

PROJECT:

CAPO RESIDENCE

6860 SUNRISE COURT MIAMI, FL 33133

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CLIENT:

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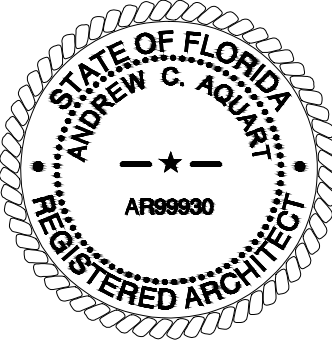
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G-001

# 6860 SUNRISE COURT GARDEN

Board of Architects Submittal

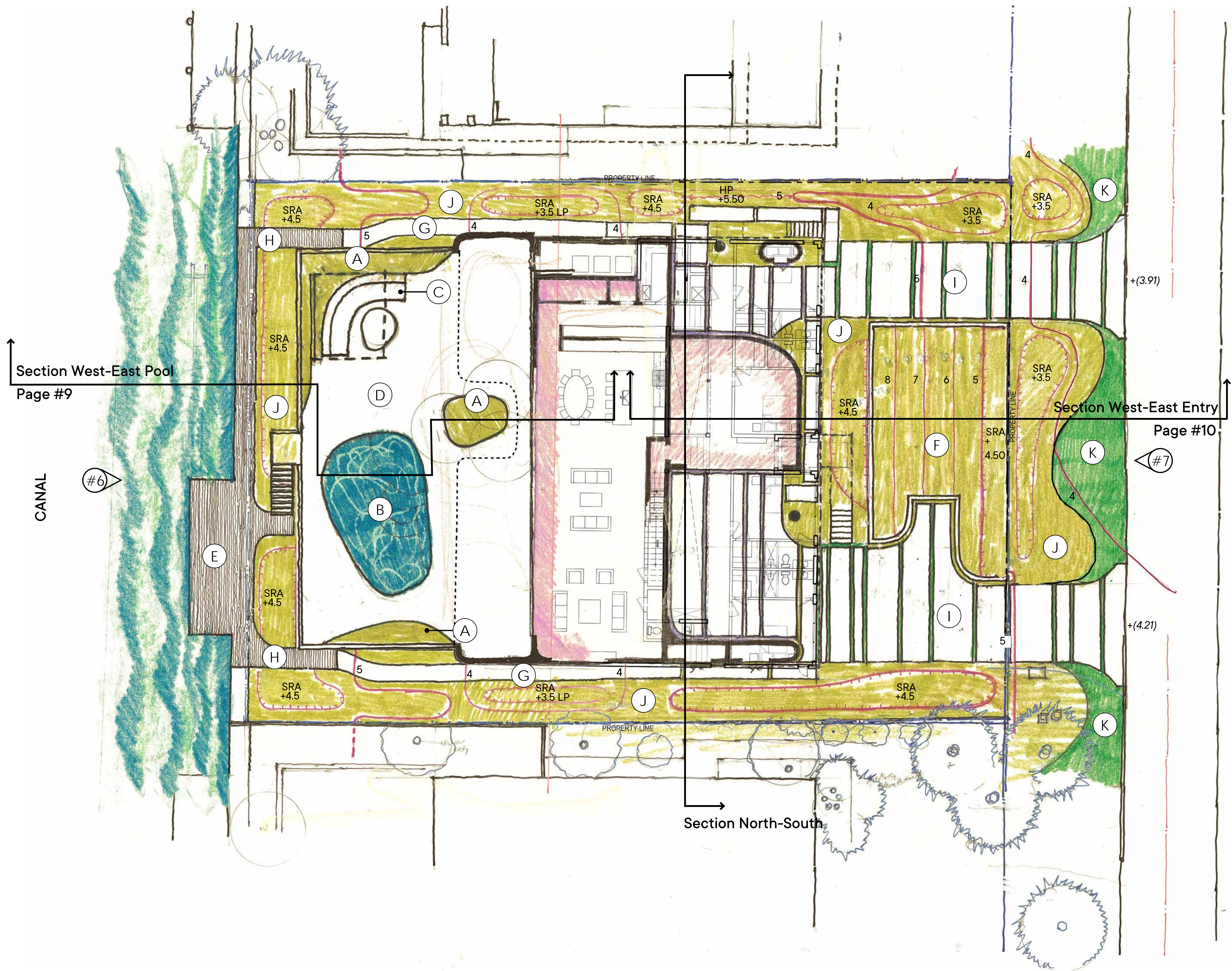
Coral Gables, FL | December 4, 2020

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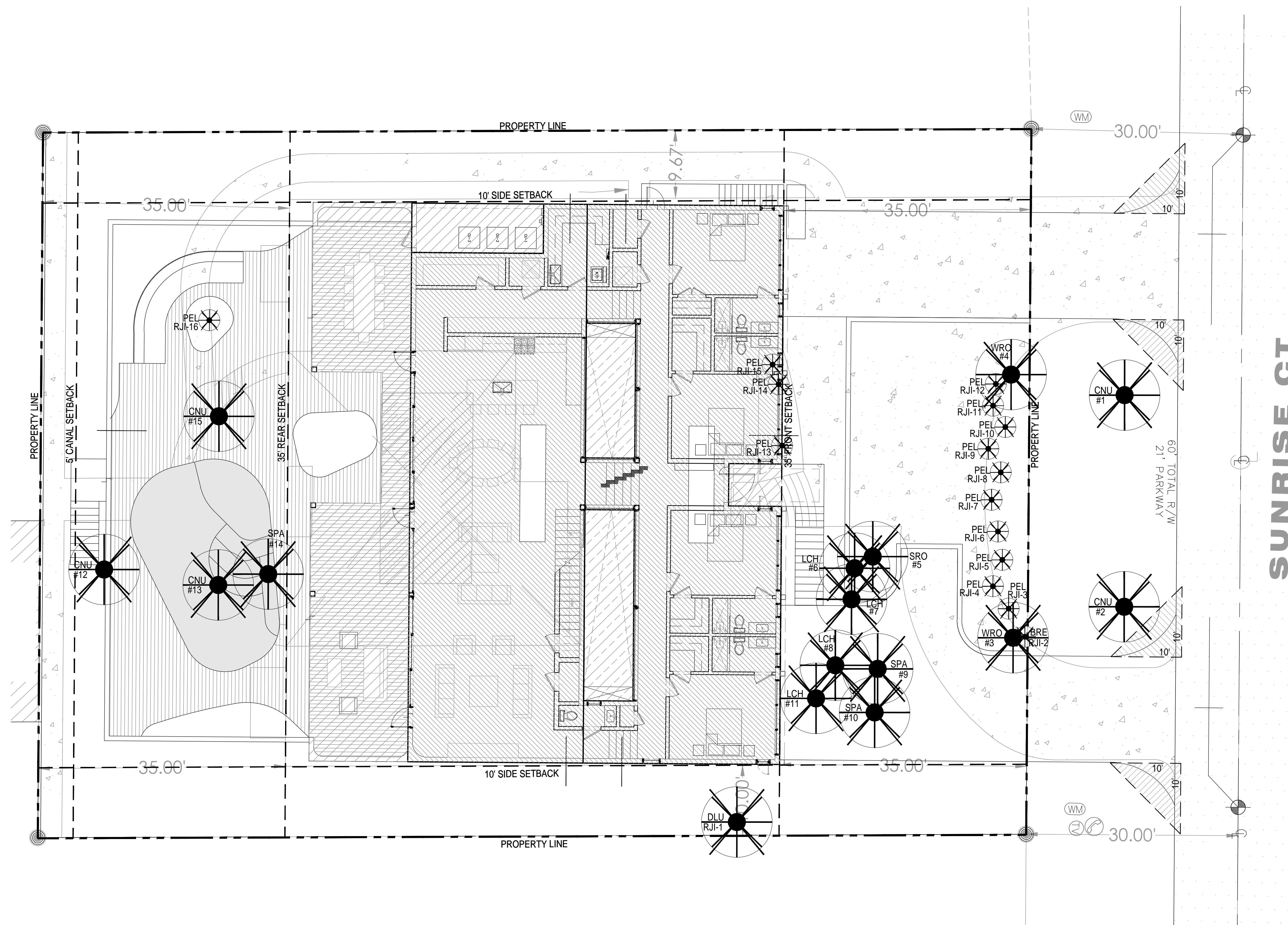




- Legend:
- Lawn Area
  - Planting Area
  - Water
  - Shallow Retention Area (SRA)
  - Property Line
  - Setback Line
  - Proposed Index Contour
  - Proposed Intermediate Contour
  - Proposed Contour Elevation
  - Existing Spot Elevation

- Legend:
- A. Planter for Specimen Tree or Palm
  - B. Pool
  - C. Furniture Setting As Shown
  - D. Pool Deck, Wood Or Stone. One Level
  - E. Wood Deck
  - F. Sloped Planting Area
  - G. Garden Path Coquina Shell with Soil Cement
  - H. Boardwalk
  - I. Concrete Driveway with Exposed Aggregate and Grass Joints
  - J. Planting Area, Typ.
  - K. Lawn Area





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6860 Sunrise Court Garden | Tree Disposition Schedule 08/11/2020

Tree and Palm locations, identification numbers and spread per tree survey dated 12/20/2019 by Vizcaya Surveying and Mapping, Inc.  
Tree and Palm Disposition per Raymond Jungles, Inc.

Existing Trees and Palms							
Iden.	Scientific Name	Common Name	D.B.H. (inches)	O.A. Height (feet)	Spread (feet)	Disposition	Notes
1	<i>Cocos nucifera</i>	Coconut Palm	9	30	30	Remove	
2	<i>Cocos nucifera</i>	Coconut Palm	9	35	30	Remove	
3	<i>Washingtonia robusta</i>	Mexican Fan Palm	12	45	20	Remove	
4	<i>Washingtonia robusta</i>	Mexican Fan Palm	13	45	20	Remove	
5	<i>Syagrus romanzoffiana</i>	Queen Palm	7	30	25	Remove	
6	<i>Livistona chinensis</i>	Chinese Fan Palm	8	30	20	Remove	Double Trunk
7	<i>Livistona chinensis</i>	Chinese Fan Palm	7	30	25	Remove	
8	<i>Livistona chinensis</i>	Chinese Fan Palm	7	30	20	Remove	
9	<i>Sabal palmetto</i>	Sabal Palm	7	30	25	Remove	
10	<i>Sabal palmetto</i>	Sabal Palm	10	30	20	Remove	
11	<i>Livistona chinensis</i>	Chinese Fan Palm	9	30	20	Remove	Double Trunk
12	<i>Cocos nucifera</i>	Coconut Palm	9	35	30	Remove	
13	<i>Cocos nucifera</i>	Coconut Palm	9	35	30	Remove	
14	<i>Sabal palmetto</i>	Sabal Palm	13	30	20	Remove	
15	<i>Cocos nucifera</i>	Coconut Palm	9	35	30	Remove	
RJ1-1	<i>Dyopsis lutescens</i>	Anaca Palm	8	25	12	Remove	Per Site Observation
RJ1-2	<i>Ptychosperma elegans</i>	Solitaire Palm	8	25	8	Remove	Per Site Observation
RJ1-3	<i>Ptychosperma elegans</i>	Solitaire Palm	6	18	8	Remove	Per Site Observation
RJ1-4	<i>Ptychosperma elegans</i>	Solitaire Palm	8	25	8	Remove	Per Site Observation
RJ1-5	<i>Ptychosperma elegans</i>	Solitaire Palm	8	25	8	Remove	Per Site Observation
RJ1-6	<i>Ptychosperma elegans</i>	Solitaire Palm	8	18	8	Remove	Per Site Observation
RJ1-7	<i>Ptychosperma elegans</i>	Solitaire Palm	6	25	12	Remove	Per Site Observation

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6860 Sunrise Court Garden | Tree Disposition Schedule 08/11/2020

Tree and Palm Location, identification numbers and spread per tree survey dated 12/20/2019 by Vizcaya Surveying and Mapping, Inc.  
Tree and Palm Disposition per Raymond Jungles, Inc.

Existing Trees and Palms							
	Scientific Name	Common Name	D.B.H. (inches)	O.A. Height (feet)	Spread (feet)	Disposition	Notes
RJL-8	<i>Pythosperma elegans</i>	Solitaire Palm	6	12	12	Remove	Per Site Observation
RJL-9	<i>Pythosperma elegans</i>	Solitaire Palm	6	25	8	Remove	Per Site Observation
RJL-10	<i>Pythosperma elegans</i>	Solitaire Palm	8	25	8	Remove	Per Site Observation
RJL-11	<i>Pythosperma elegans</i>	Solitaire Palm	8	25	8	Remove	Per Site Observation
RJL-12	<i>Pythosperma elegans</i>	Solitaire Palm	8	25	8	Remove	Per Site Observation
RJL-13	<i>Pythosperma elegans</i>	Solitaire Palm	8	18	8	Remove	Per Site Observation
RJL-14	<i>Pythosperma elegans</i>	Solitaire Palm	6	20	12	Remove	Per Site Observation
RJL-15	<i>Pythosperma elegans</i>	Solitaire Palm	6	20	12	Remove	Per Site Observation
RJL-16	<i>Pythosperma elegans</i>	Solitaire Palm	8	12	8	Remove	Per Site Observation



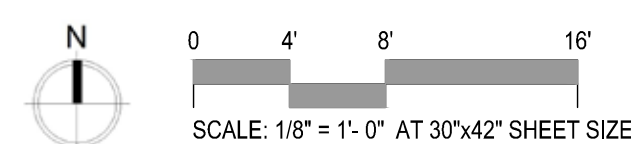
CANAL

SUNRISE COURT

Labels:

1. *Clusia rosea* - Autograph Tree - Specimens
2. *Copernicia fallae*
3. *Chloroleucon tortum* - Brazilian Rain Tree
4. *Thrinax radiata* - Florida Thatch Palm
5. *Guaiacum sanctum* - Lignum Vitae
6. Miscellaneous Understory Trees TBD
7. Existing Royal Palms on Neighbor's Property
8. Specimen Palm or Tree
9. Tall *Coccothrinax* sp. or *Thrinax radiata* Palms
10. *Thrinax radiata* - Green Thatch Palm - Character Specimen
11. *Sabal causiarum* - Cuban Sabal Palm
12. *Conocarpus erectus* - Green Buttonwood
13. *Heterospatha elata* - Sagisi Palm - 21'-25' CT
14. *Coccothrinax* sp. - Specimen
15. *Sabal palmetto* - Sabal Palm - Booted, 16'-20' trunk HT, Staggered heights
16. *Sabal palmetto* - Sabal Palm - Character, 25'-35' WD

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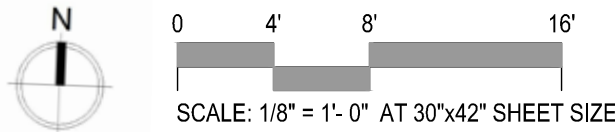


CANAL

SUNRISE COURT

- Legend:
- 1. *Philodendron 'Burle Marx'*
  - 2. *Tripsacum floridana* - Gamma Grass
  - 3. *Mimosa strigillosa* - Sunshine Mimosa
  - 4. Miscellaneous Native Ferns and Ground Covers TBD
  - 5. *Farfugium japonicum* - Leopard Plant
  - 6. *Pilea glauca*
  - 7. *Neomarica caerulea* - Giant Apostle's Iris
  - 8. Miscellaneous Understory Shrubs TBD
  - 9. Miscellaneous Low Understory Shrubs TBD
  - 10. Specimen Climbing Aroid
  - 11. Understory Palms
  - 12. Accent Aroid
  - 13. Low Aroid
  - 14. River Rock, Various Sizes
  - 15. Sod

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CANAL

SUNRISE COURT

- Labels:
- 1. Planted Columns with Ferns and Begonias
  - 2. Dark Gravel or Groundcover TBD

Reference Images:



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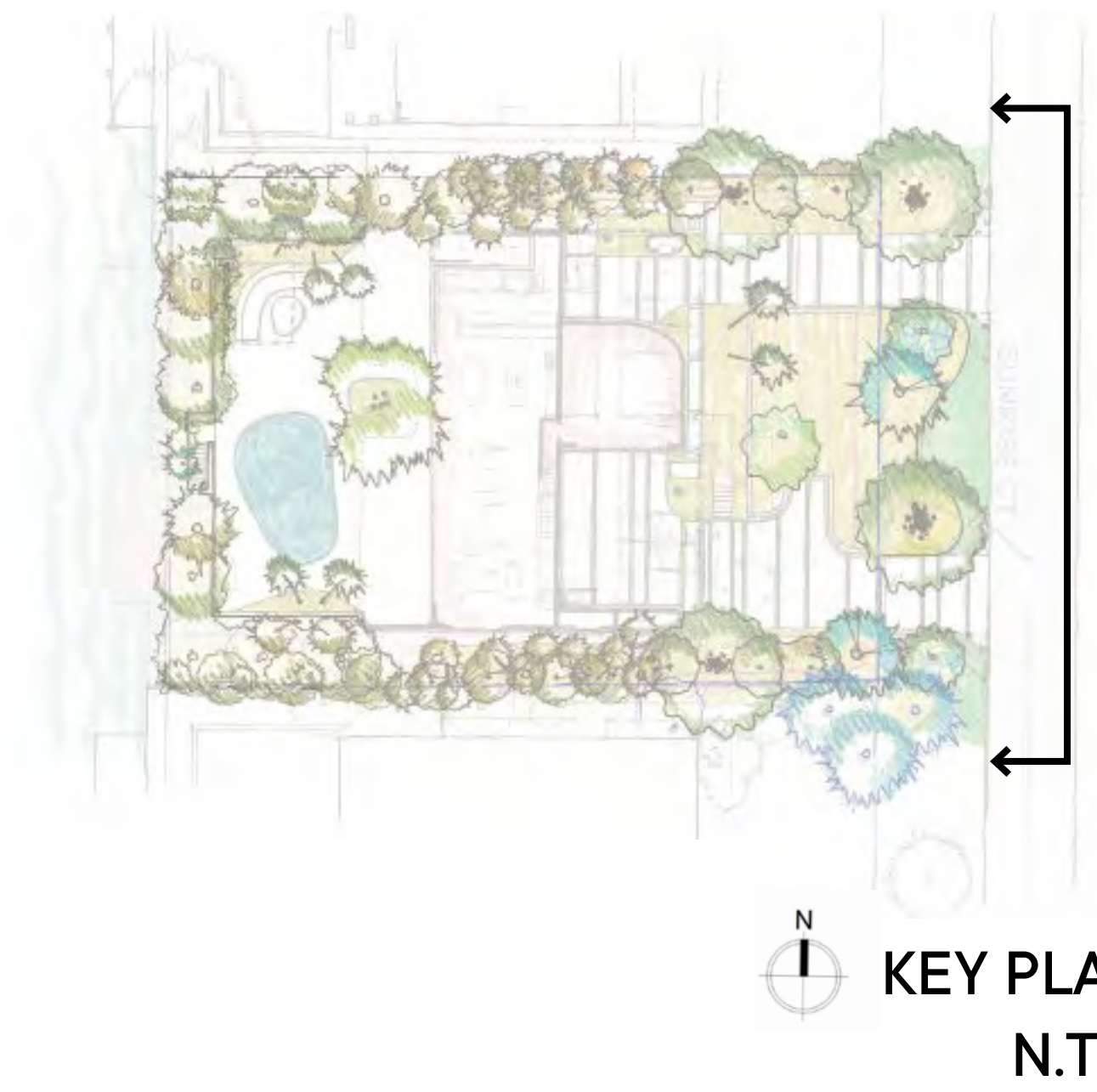
CANAL

SUNRISE COURT

- Labels:
- 1. Small Scale Sculptural Accent Tree
  - 2. Native Grasses
  - 3. *Tripsacum dasyloides* - Fakahatchee Grass
  - 4. Cascading Ground Cover

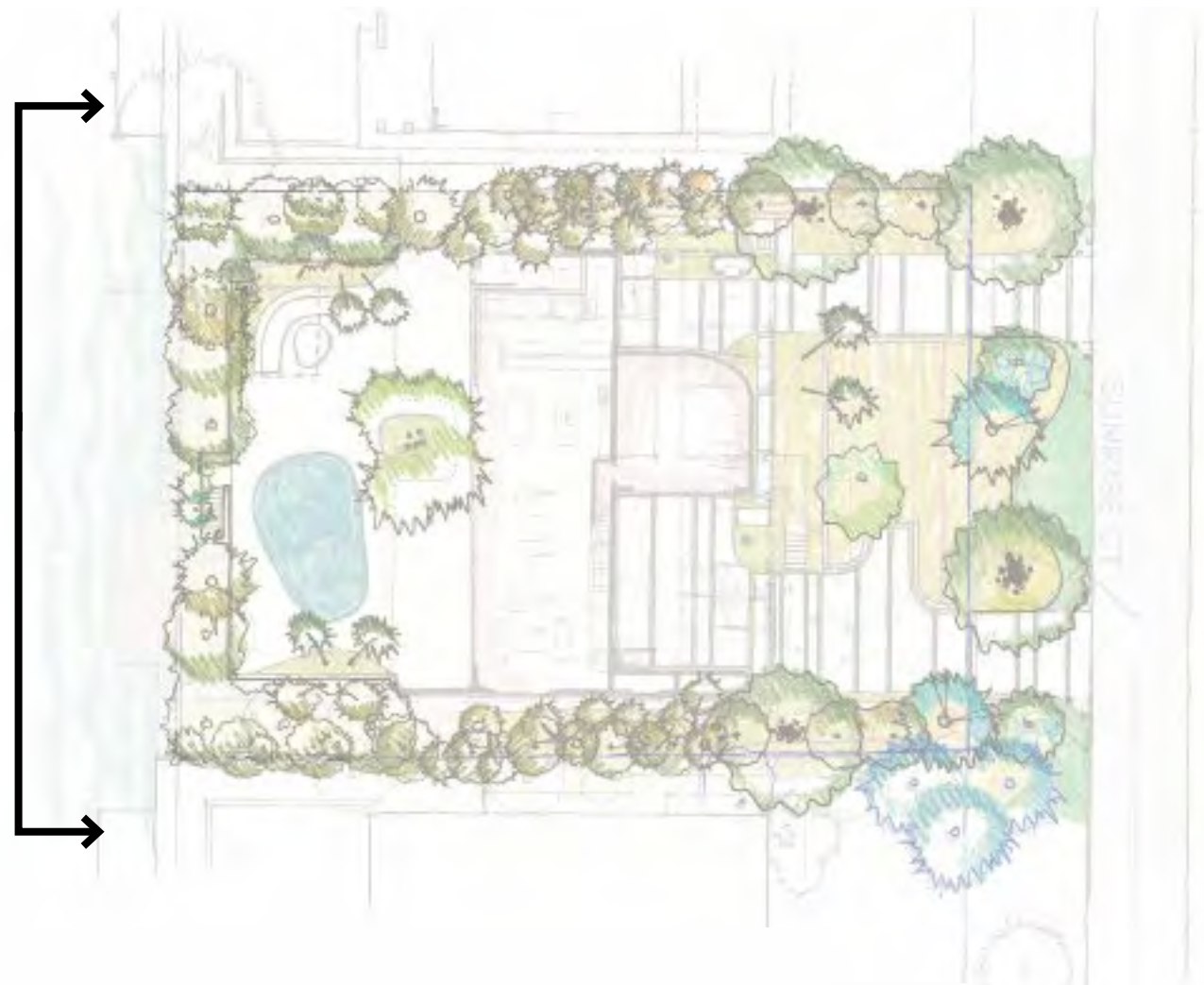
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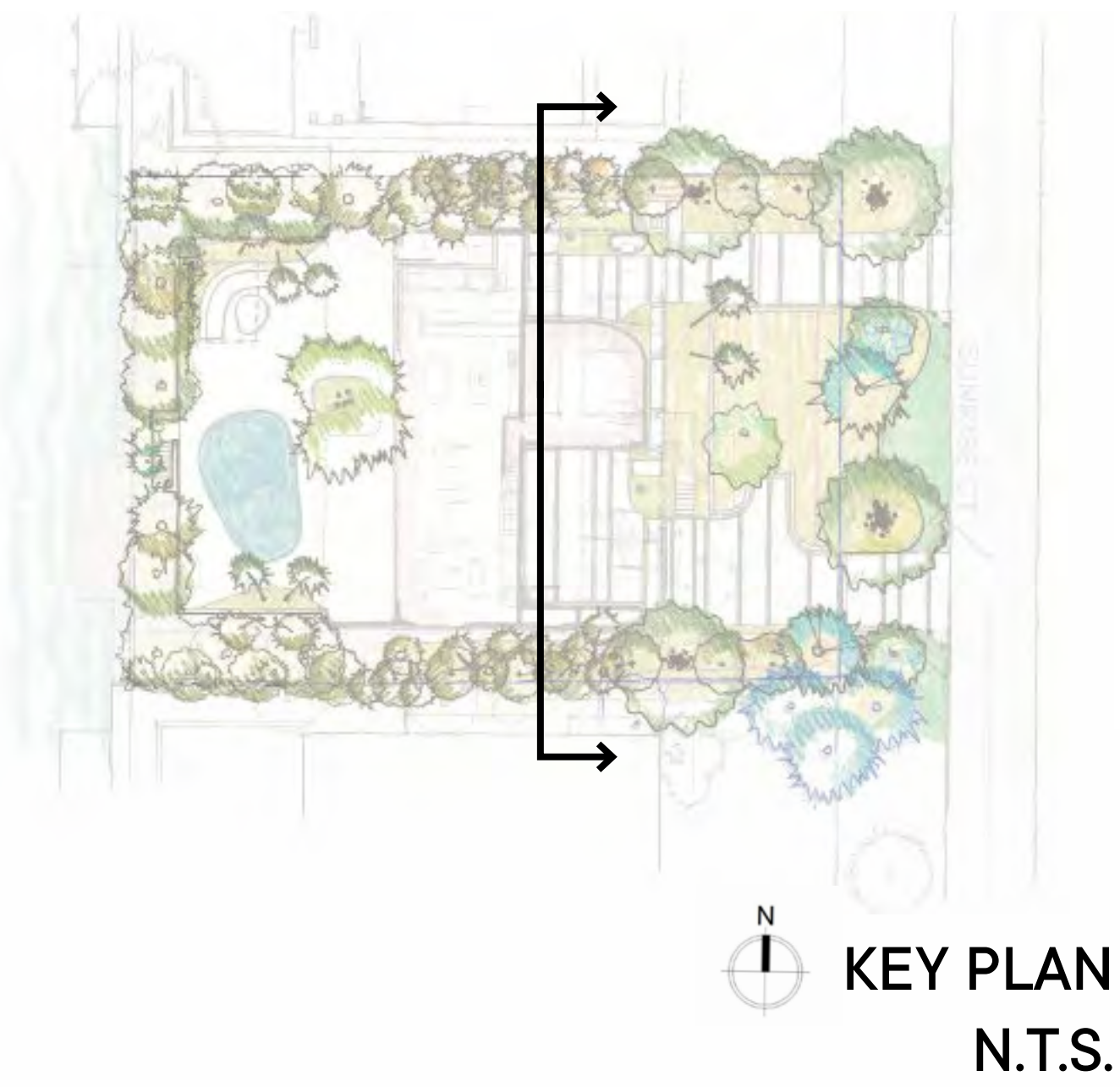


KEY PLAN  
N.T.S.



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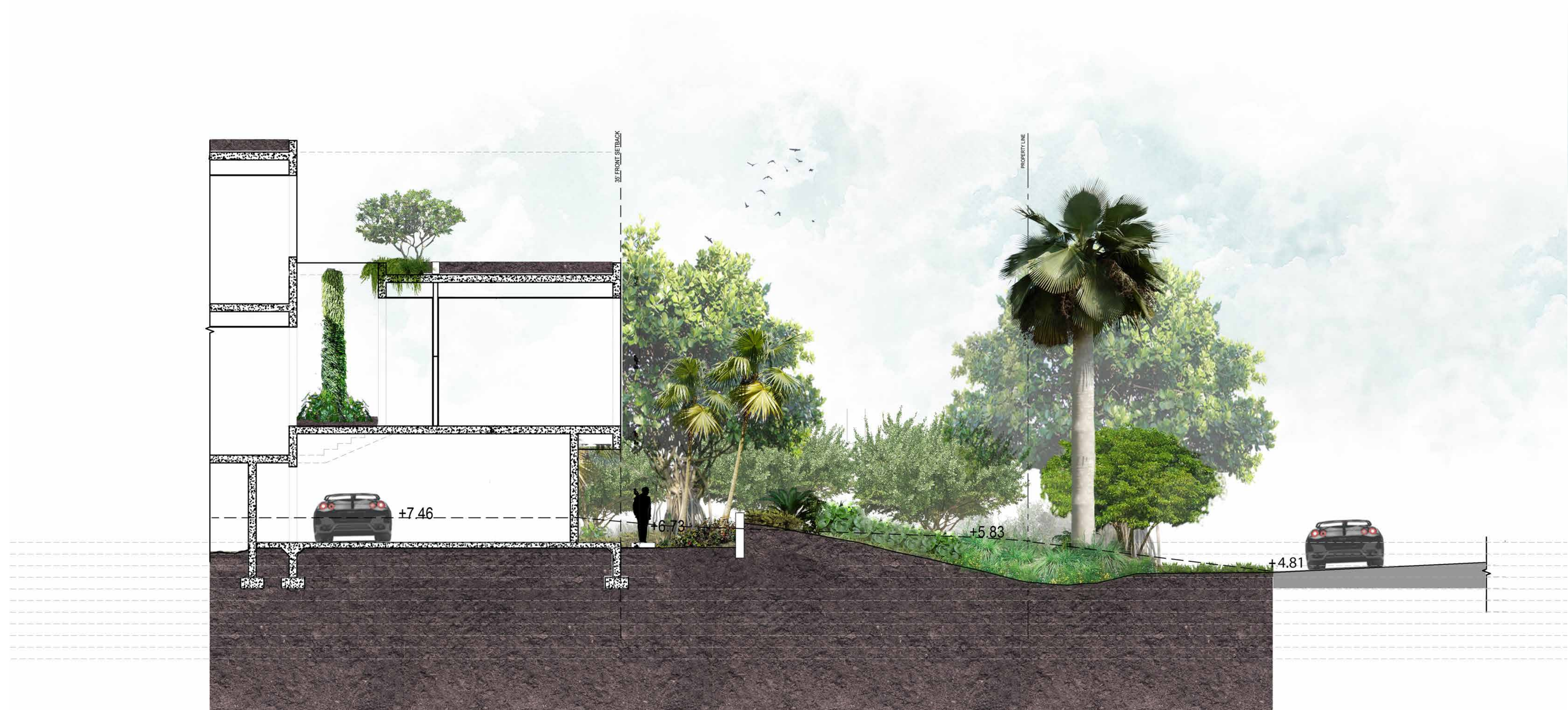
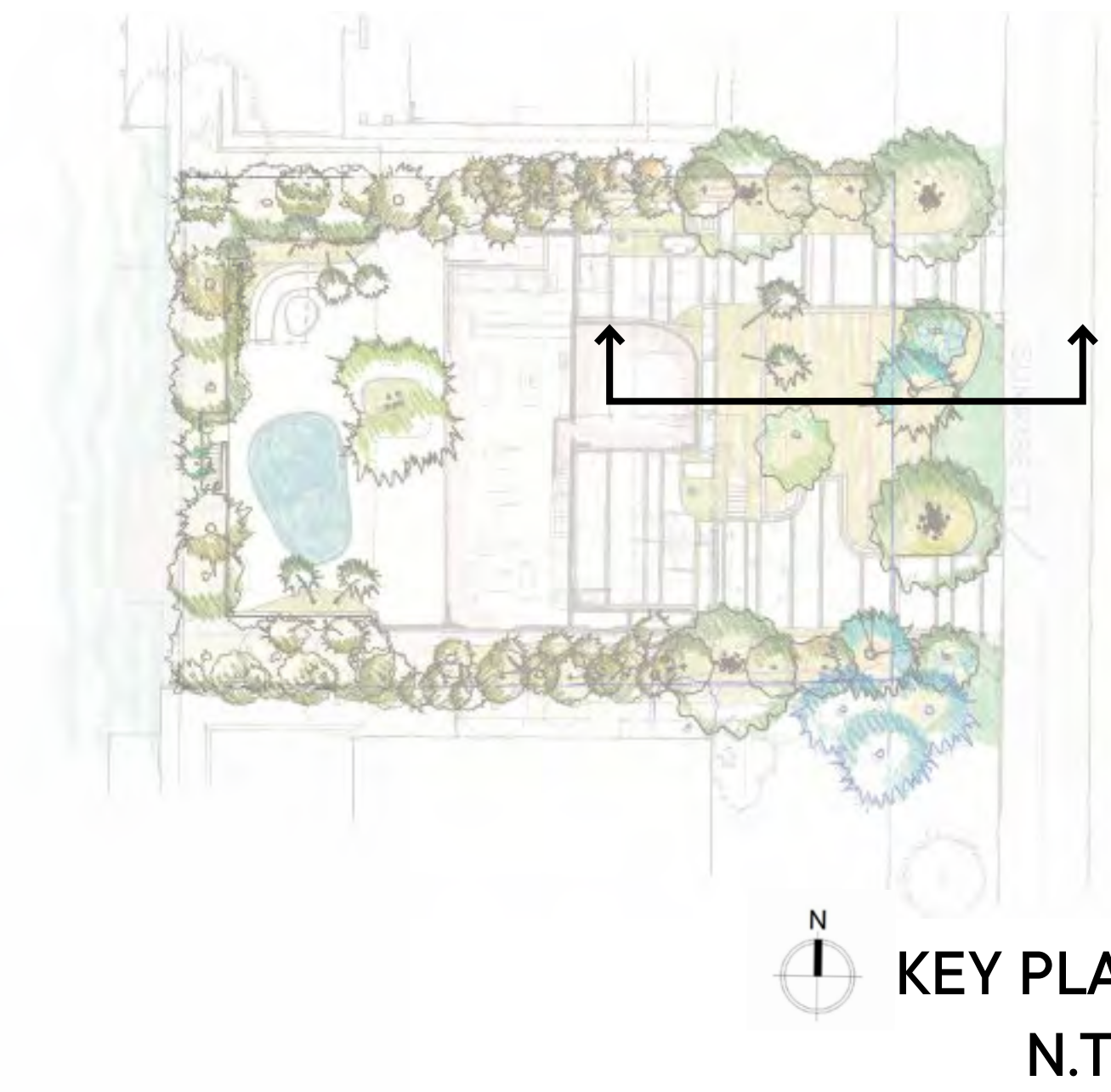




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0 2' 4' 8'  
SCALE: 1/4" = 1'-0" AT 30"x42" SHEET SIZE

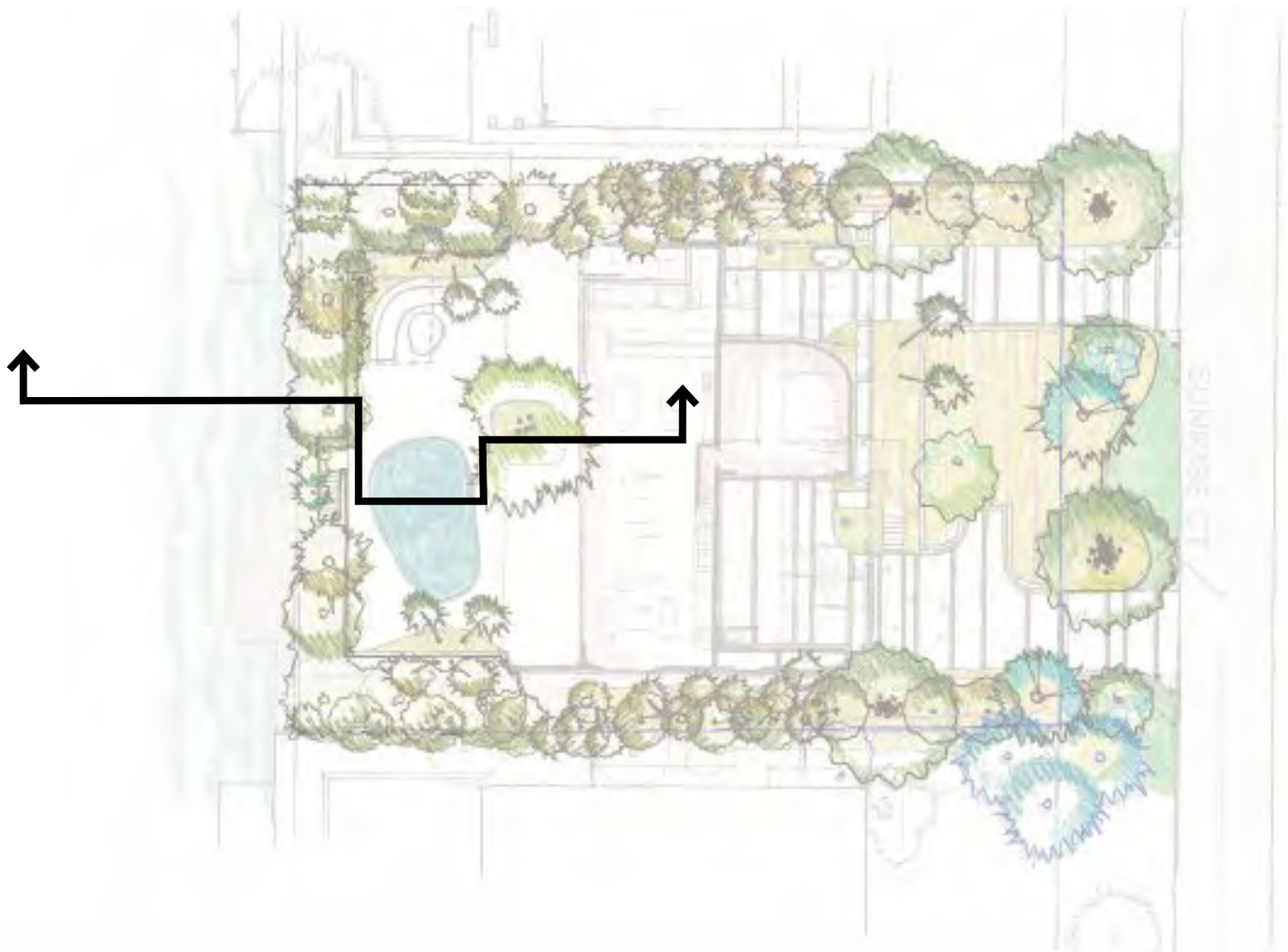




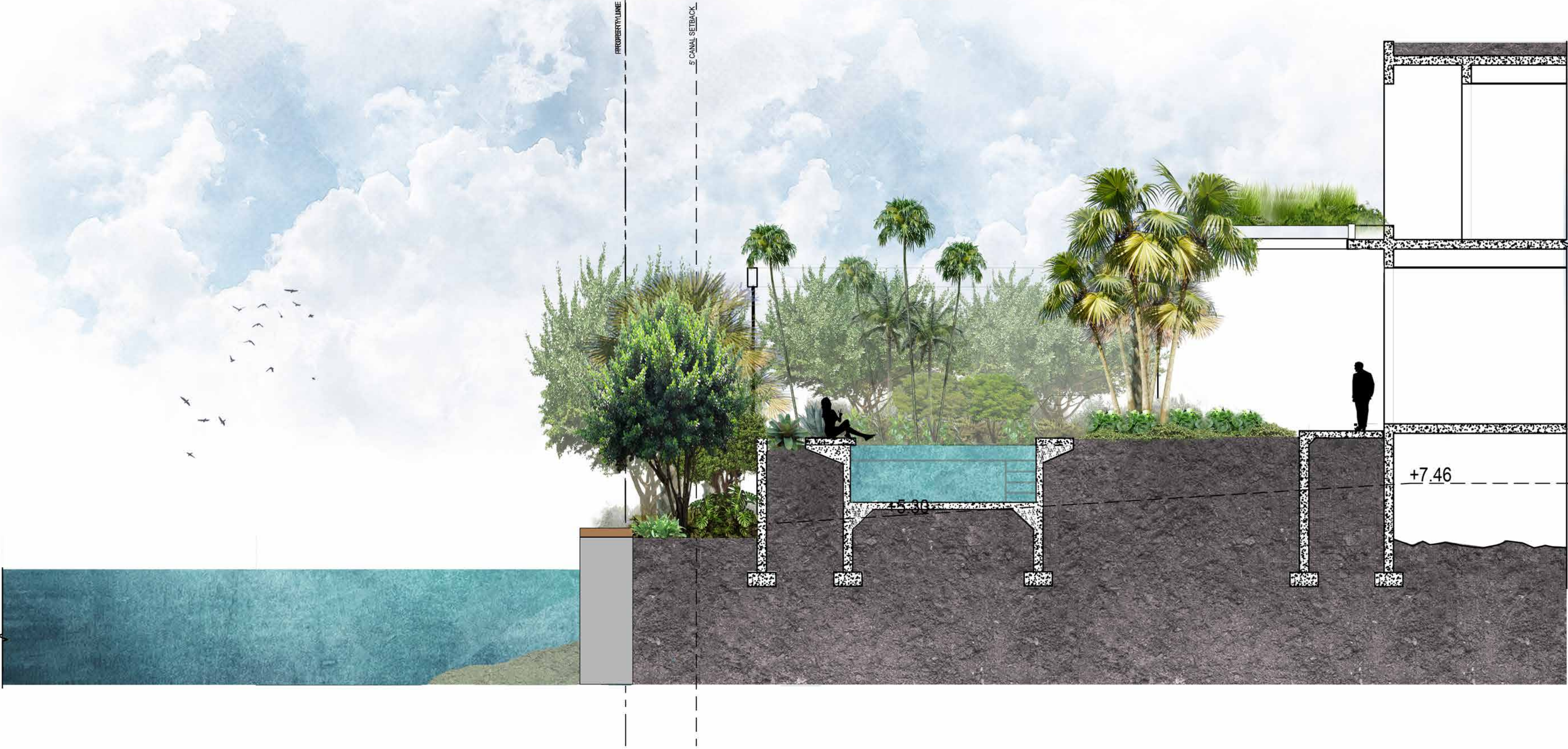
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0 2' 4' 8'  
SCALE: 1/4" = 1'-0" AT 30"x42" SHEET SIZE





KEY PLAN  
N.T.S.



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0 2' 4' 8'  
SCALE: 1/4" = 1'-0" AT 30"x42" SHEET SIZE



GENERAL DATA			
ZONING DATA			
ZONING DISTRICT	(SFR) SINGLE FAMILY RESIDENTIAL	PROVIDED	REQUIRED
BUILDING DISPOSITION			
LOT AREA (FRONT AND BACK IS 100'00' SIDES 140'00')		14,000 SF	N/A
LOT WIDTH		100 FEET	50 FEET MIN
SETBACK REQUIREMENTS (MAIN HOUSE)			
FRONT (EAST)		35'-0"	35'-0" MIN (A-35)
SIDE (NORTH)		10'-0"	10'-0" MIN
SIDE (SOUTH)		10'-0"	10'-0" MIN
(TWENTY PERCENT OF THE TOTAL LOT WIDTH, WITH A COMBINED MAXIMUM OF TWENTY FEET SHALL BE EQUAL ON BOTH SIDES) 100' x 20' = 20 FEET			
REAR/CANAL (WEST)		52'-4"	35'-0" (CANAL)
BUILDING HEIGHT (RESIDENCES VULNERABLE TO RISING WATER) MEASURED FROM BASEFLOOD + FREEBOARD		25'-0"	25 FT. AND 2 FT
GROUND AREA COVERAGE			
GROUND AREA COVERAGE ALLOWED IS 35% OF SITE			
35% OF 14,000 IS 14,000 x 0.35 = 4,900 SF		4,768.18 SF	4,900 SF MAX
FLOOR AREA RATIO			
LOT IS 14,000 SF. (5,000 + 5,000 + 4,000 = 14,000)		5,346 SF	5,350 SF MAX
5,000 SF x 0.48 = 2,400 SF			
5,000 SF x 0.35 = 1,750 SF			
4,000 SF x 0.35 = 1,250 SF			
TOTAL FLOOR AREA ALLOWED IS 2,400 + 1,750 + 1,250 = 5,350 SF			
5,346 SF IS LESS THAN 5,350 SF THEREFORE OK.			
CONSTRUCTION TYPE			
TYPE III - MASONRY - UNPROTECTED			
SINGLE FAMILY RESIDENCE			
AVERAGE SITE GRADE ELEVATION (SEE SURVEY)		5'00" NGVD.	
SIDEWALK ELEVATION (SEE SURVEY)		N/A	
OCCUPANCY TYPE		SINGLE FAMILY	SINGLE FAMILY
FLOOD INFORMATION			
FLOOD ZONE		AE	
BASE FLOOD ELEVATION		11'	
PROPOSED FIRST FLOOR ELEVATION		15'50" NGVD.	
CROWN OF ROAD ELEVATION (SEE SURVEY)		3'83" NGVD.	
BUILDING CODES			
ALL WORK DONE IS AS PER:			
2011 FLORIDA BUILDING CODE			
2011 FLORIDA FIRE CODE			
2014 NATIONAL ELECTRICAL CODE			
2018 NFPA 101 LIFESAFETY CODE			
2012 FLA. ACC. CODE			

LEGAL DESCRIPTION
LOT 36 BLOCK 2 SUBDIVISION REVISED PLAT OF SUNRISE HARBOUR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOT TO SCALE

WATERWAY

6850

6853

6860

6861

6910

6915

6922

6925

6934

6935

SOUTH COAST

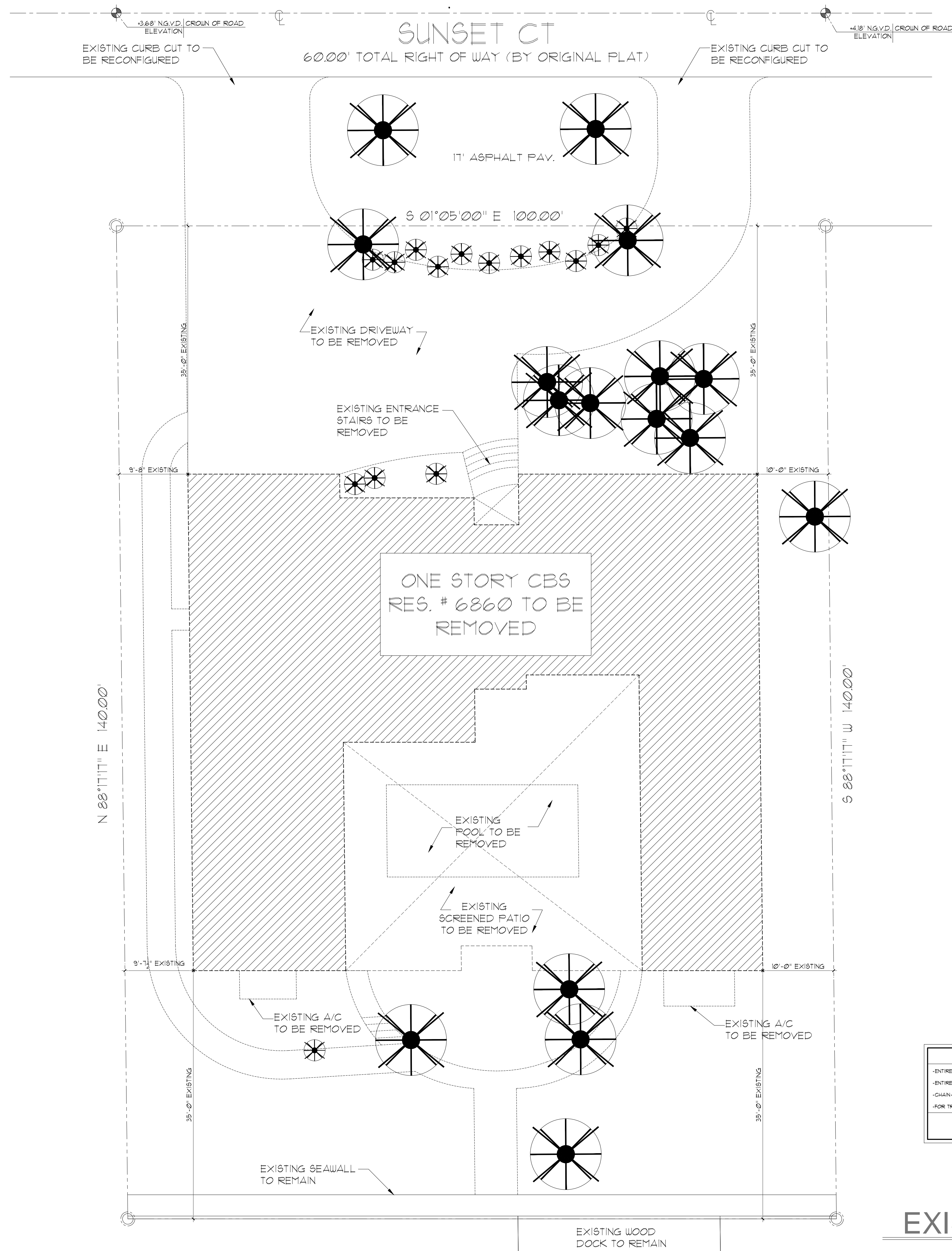
WATERWAY



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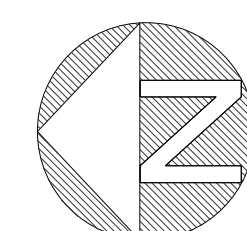
A-101





DEMOLITION NOTES	
-ENTIRE STRUCTURE TO BE REMOVED	
-ENTIRETY OF SITE WORK TO BE REMOVED	
-CHAIN-LINK FENCE TO REMAIN	
-FOR TREE REMOVAL SEE LANDSCAPE DRAWINGS	
-----	WALLS, DOORS, WINDOWS, FIXTURES OR CABINATRY TO BE REMOVED

EXISTING/DEMO PLAN  
SCALE: 1/8" = 1'-0"



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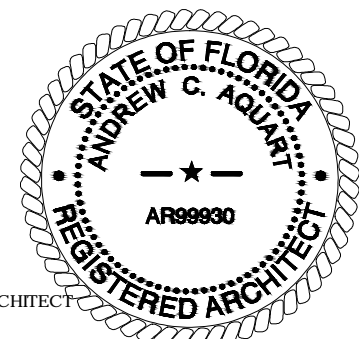
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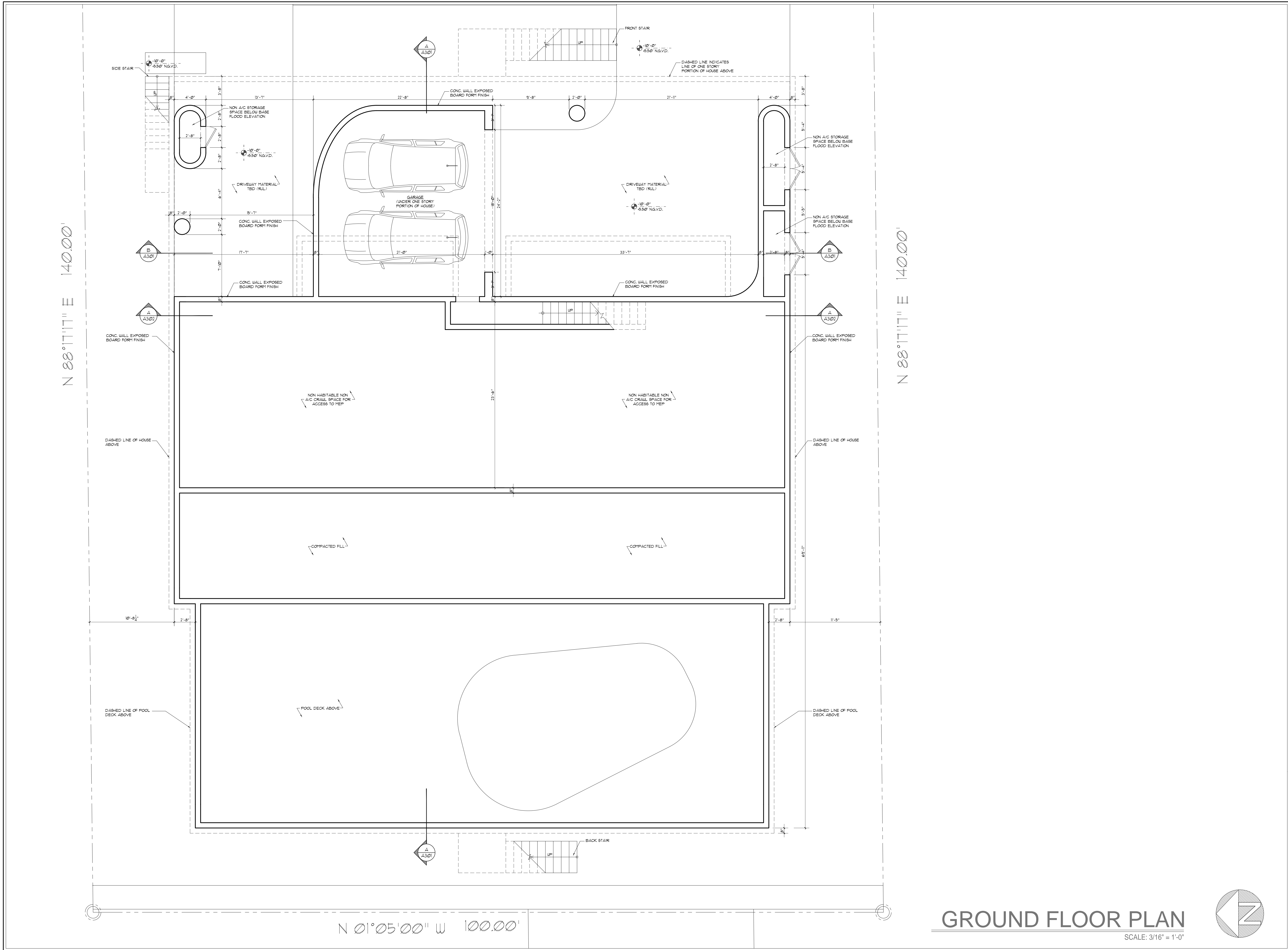
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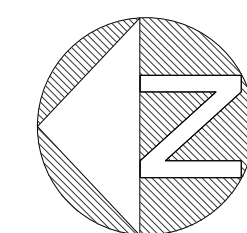
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A-102





GROUND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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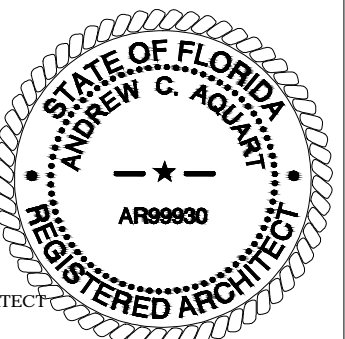
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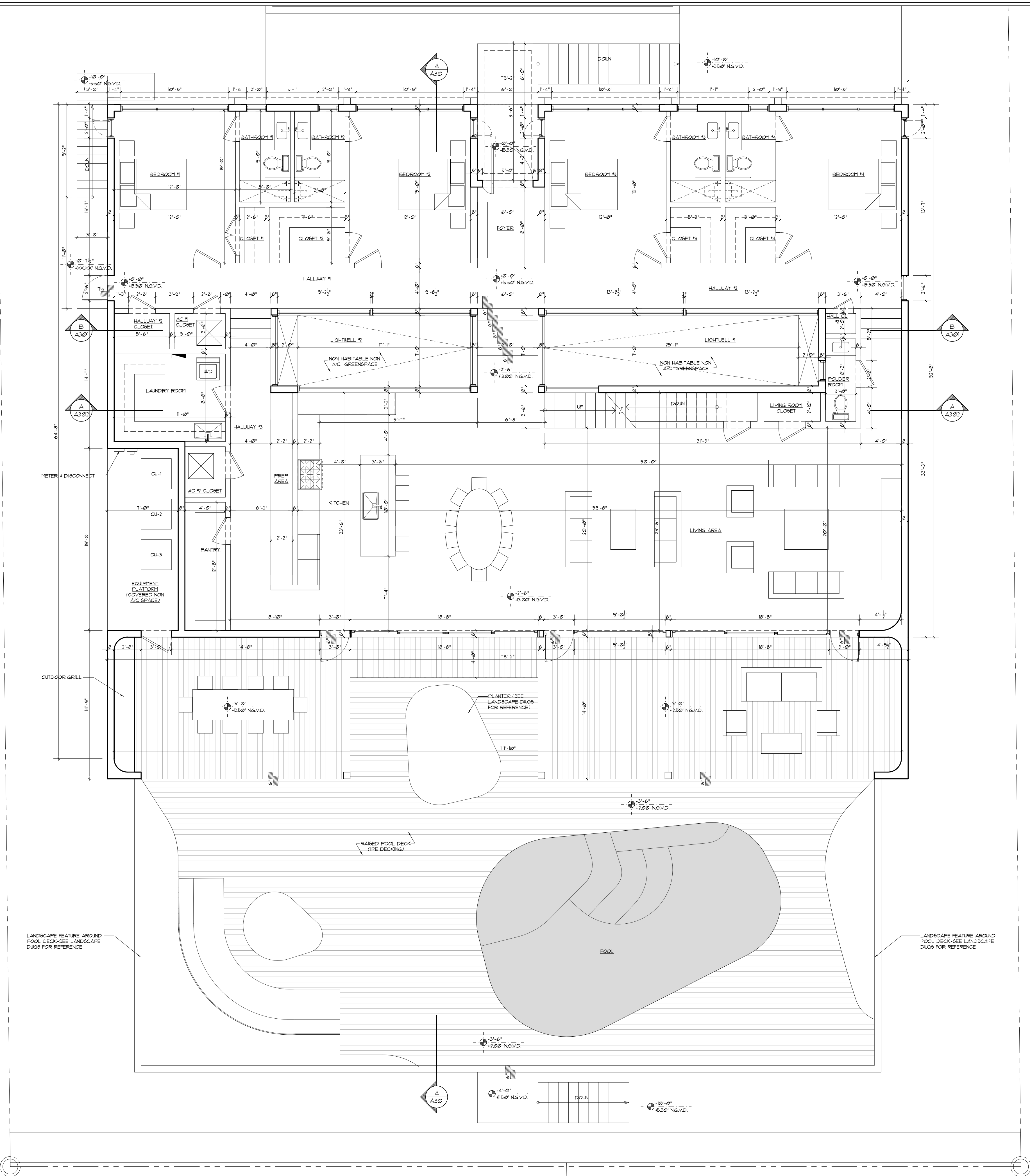
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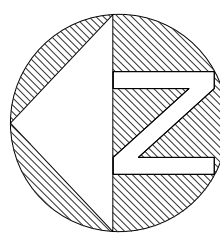
A-103





FIRST FLOOR PLAN

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



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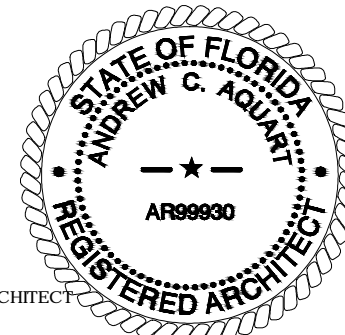
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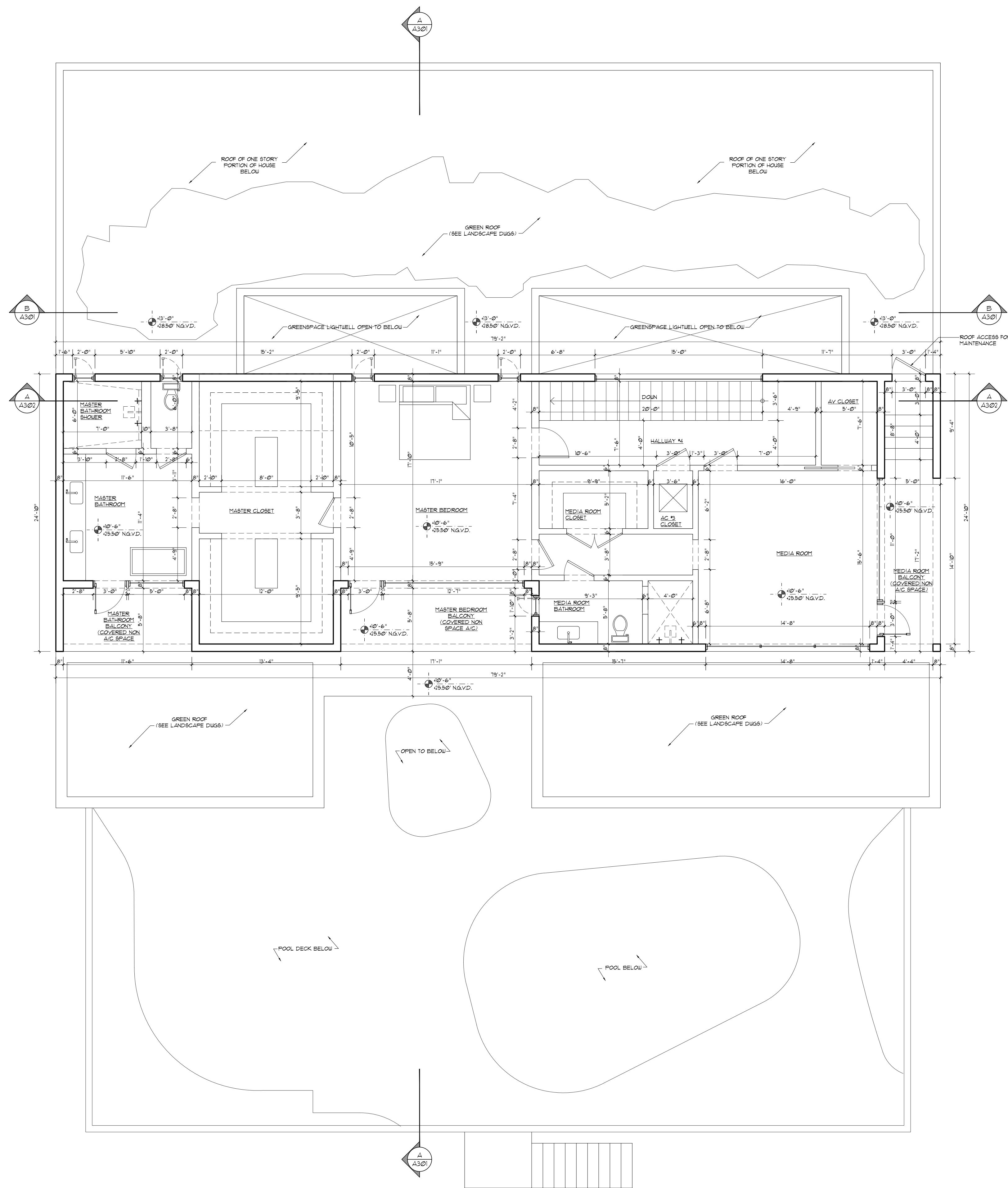
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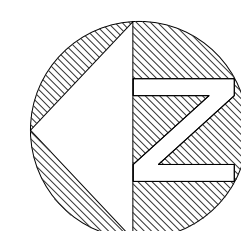
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A-104





SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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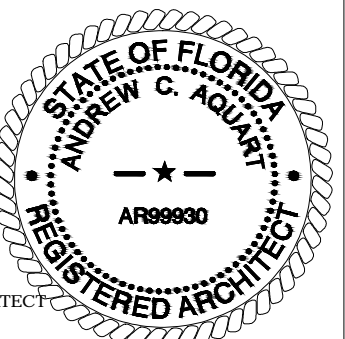
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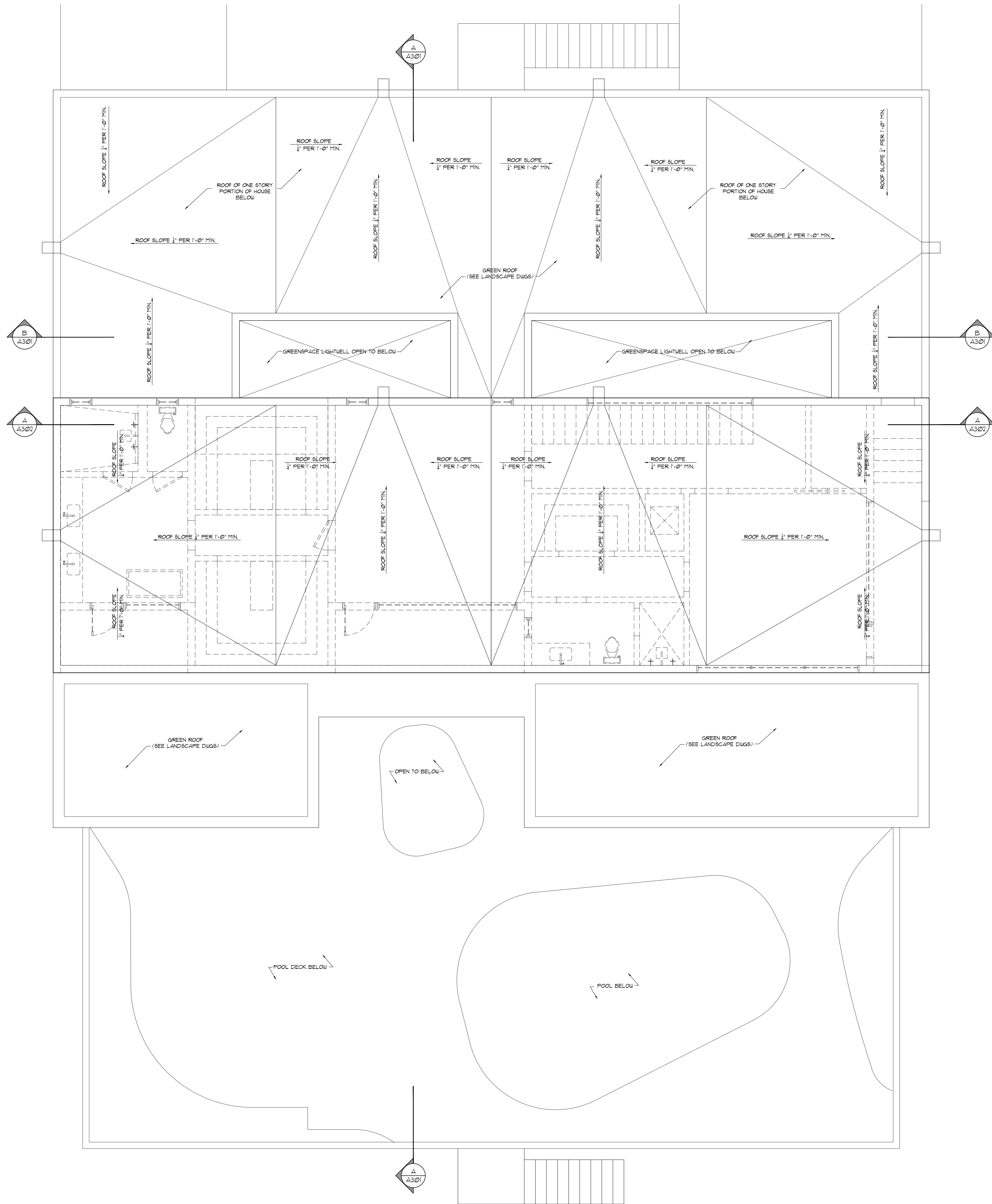
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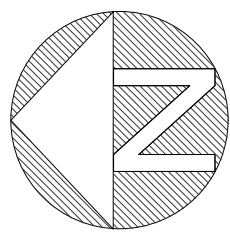
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PROPOSED ROOF PLAN  
SCALE: 3/16" = 1'-0"



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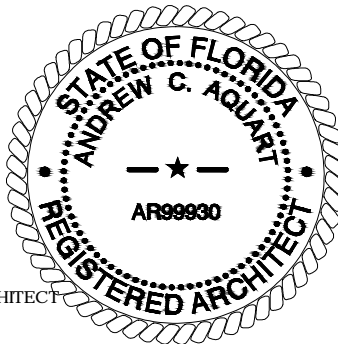
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JOB NUMBER 2020-003

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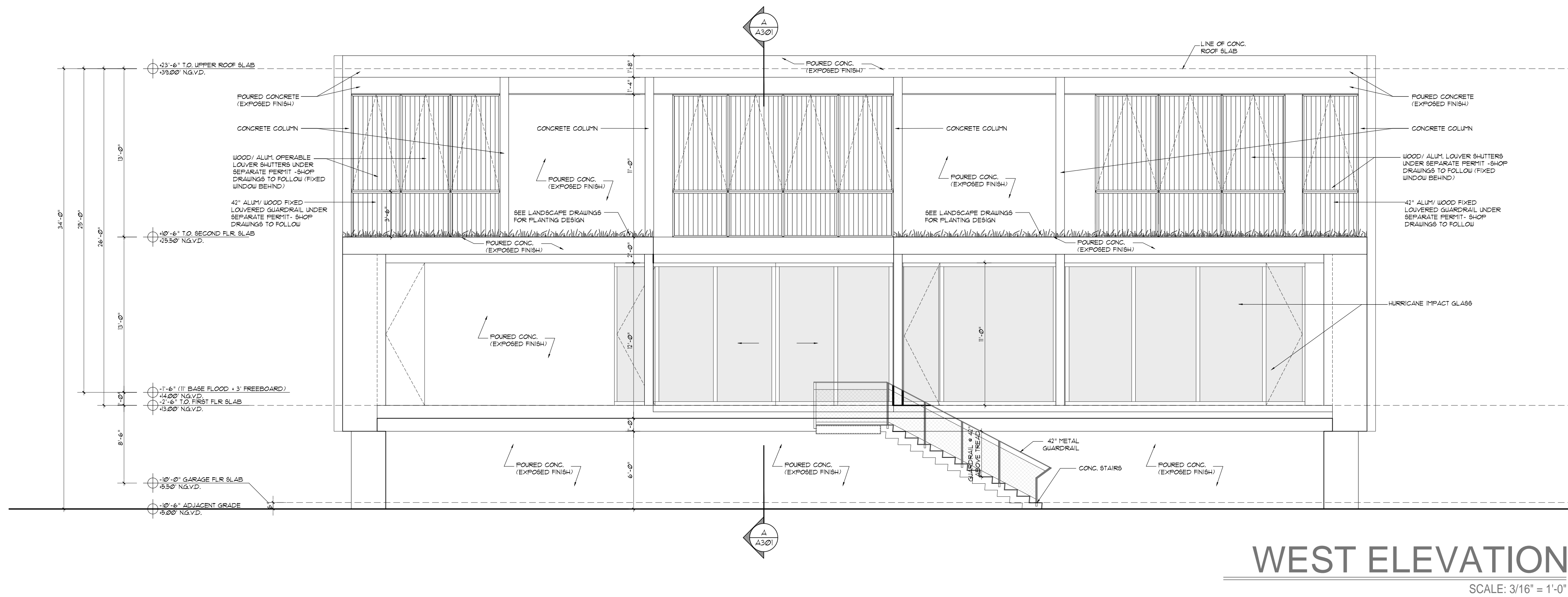
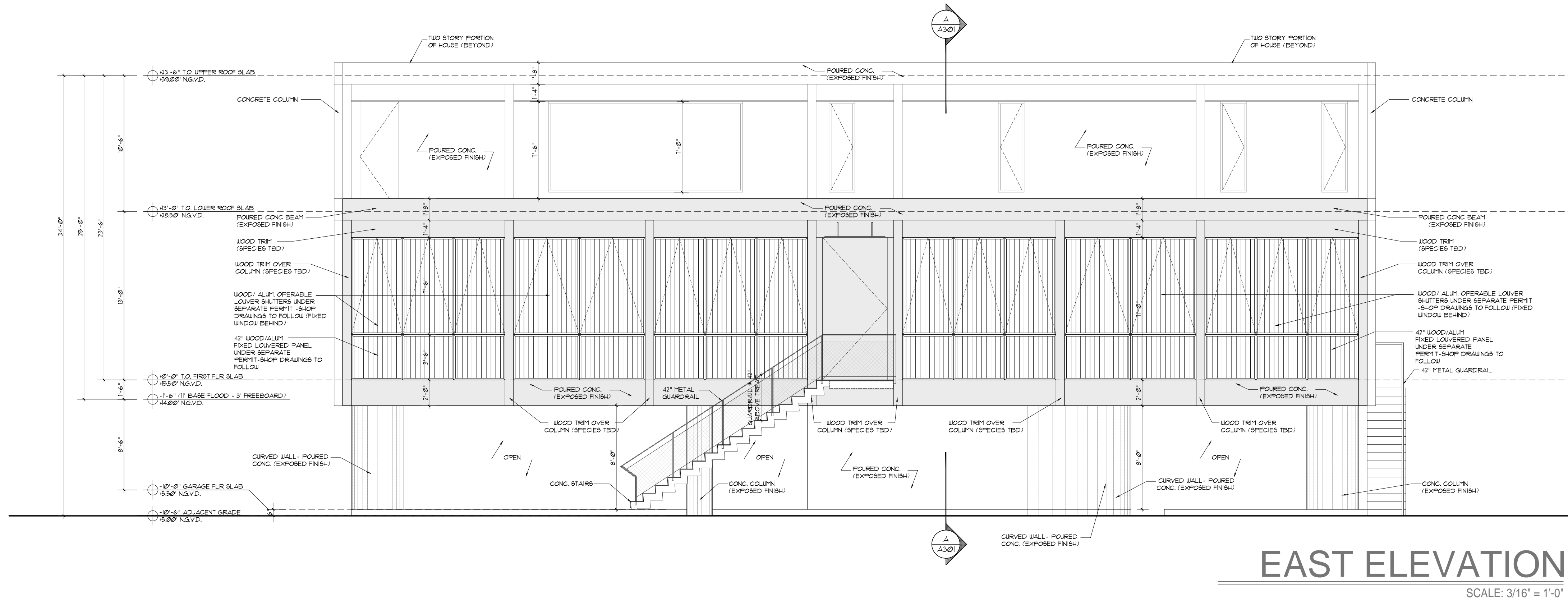
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ANDREW AQUART  
FLORIDA REGISTERED ARCHITECT  
AR99930

**A-106**





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ANDREW AQUART  
LICENSE - AR99930

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PHONE: 305.336.8126

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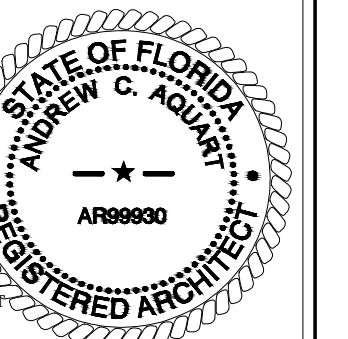
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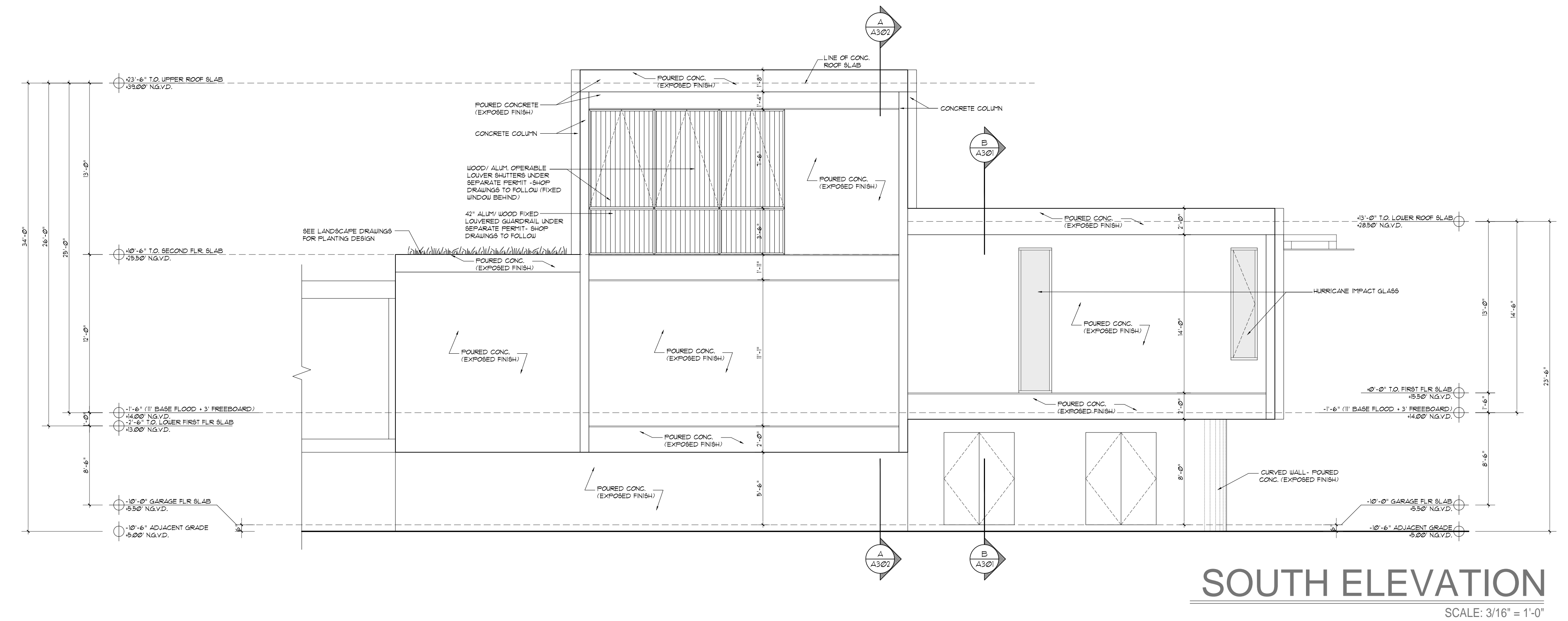
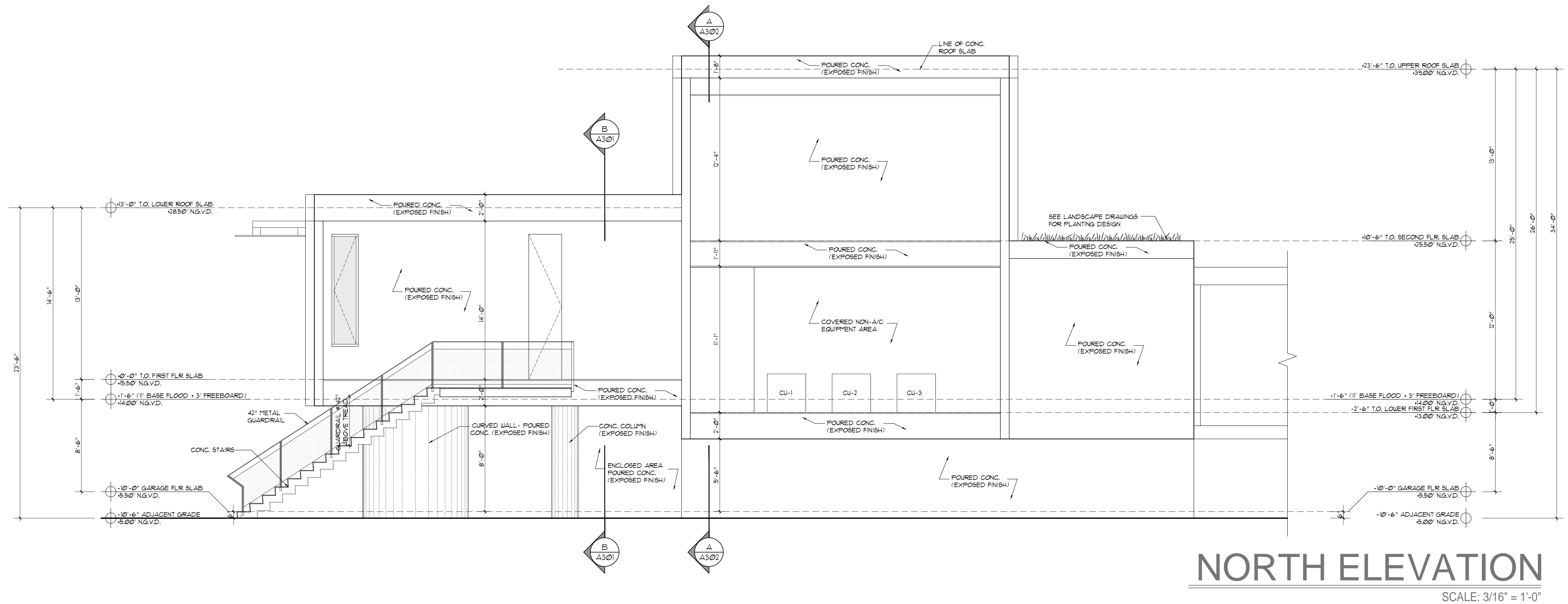
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AR99930

**A-201**





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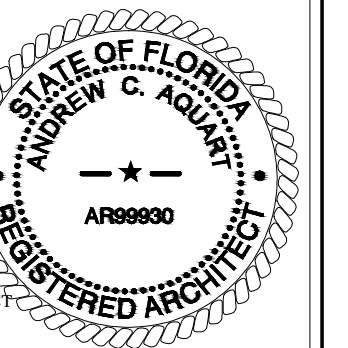
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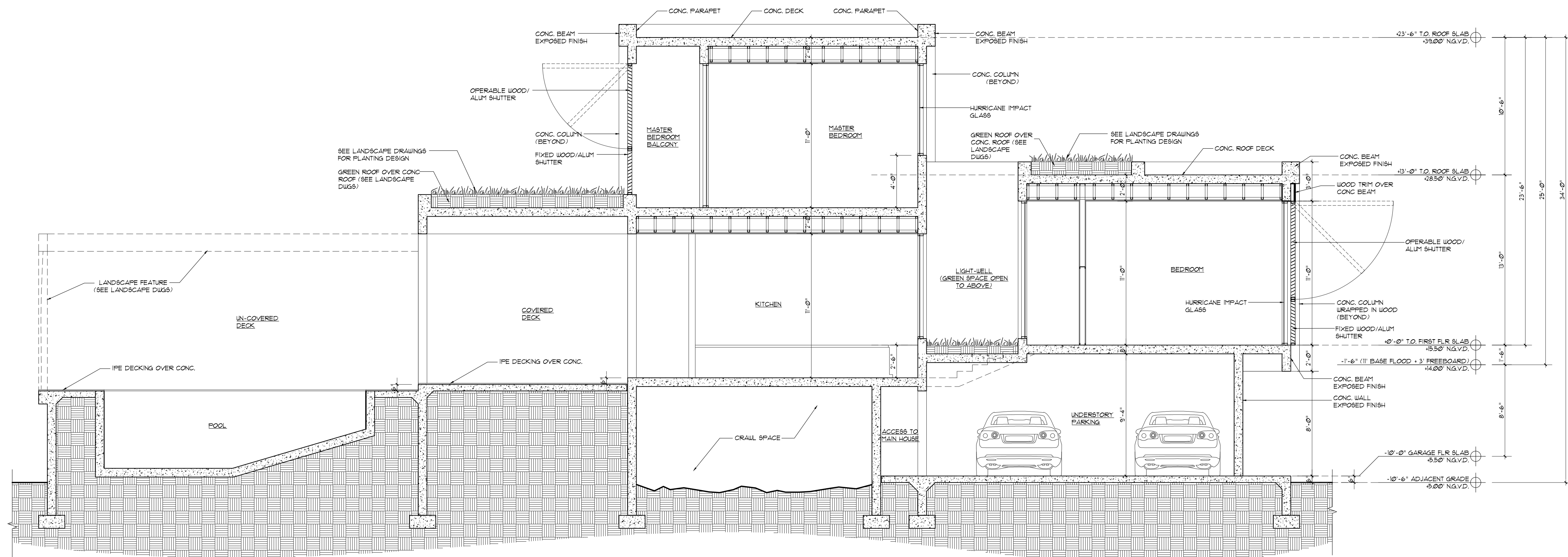
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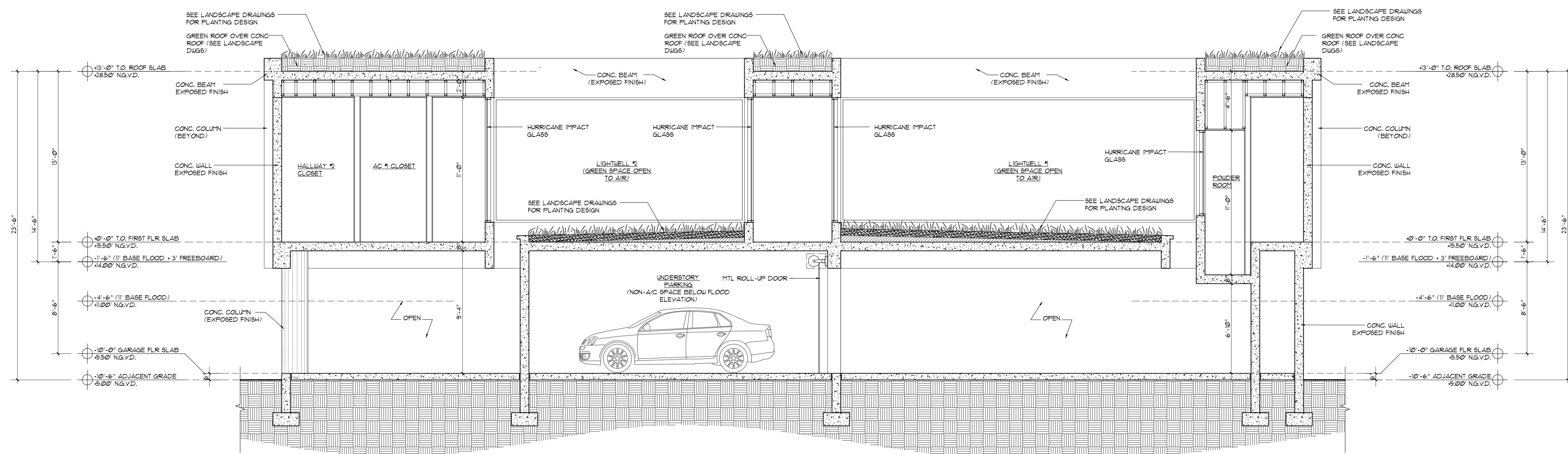
**A-202**





**BUILDING SECTION (A)**

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



**BUILDING SECTION (B)**

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

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architecture**

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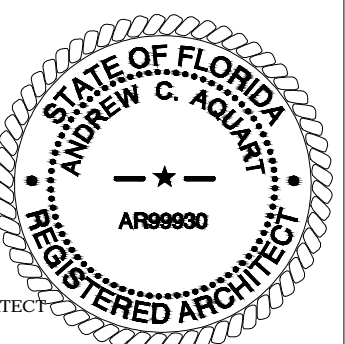
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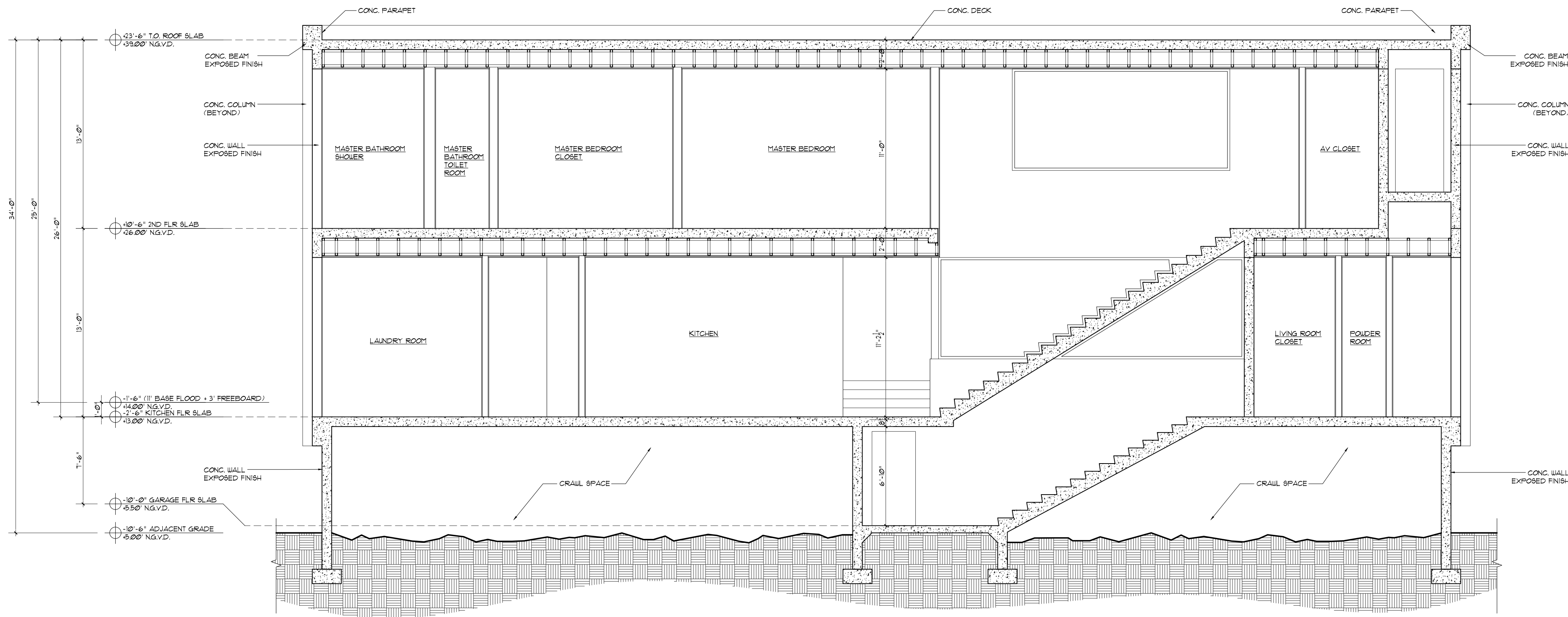
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FLORIDA REGISTERED ARCHITECT  
AR99930

**A-301**





BUILDING SECTION (A)

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

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ARCHITECT, P.A.

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ANDREW AQUART

LICENSE - AR99930

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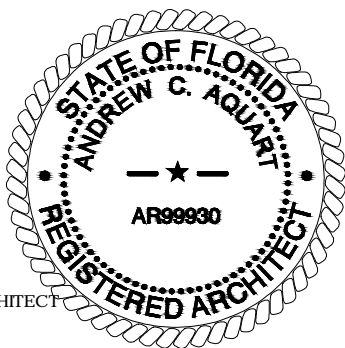
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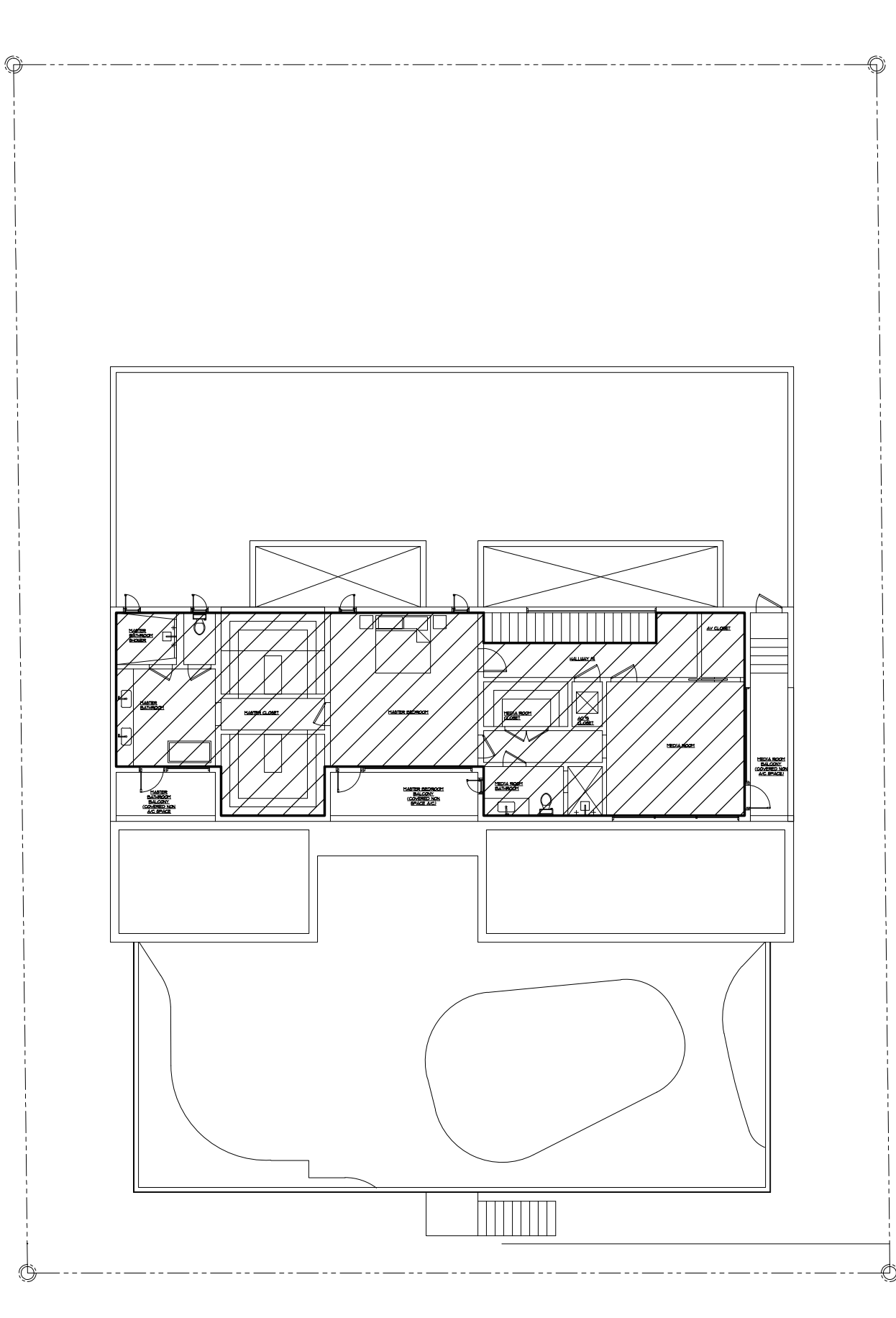
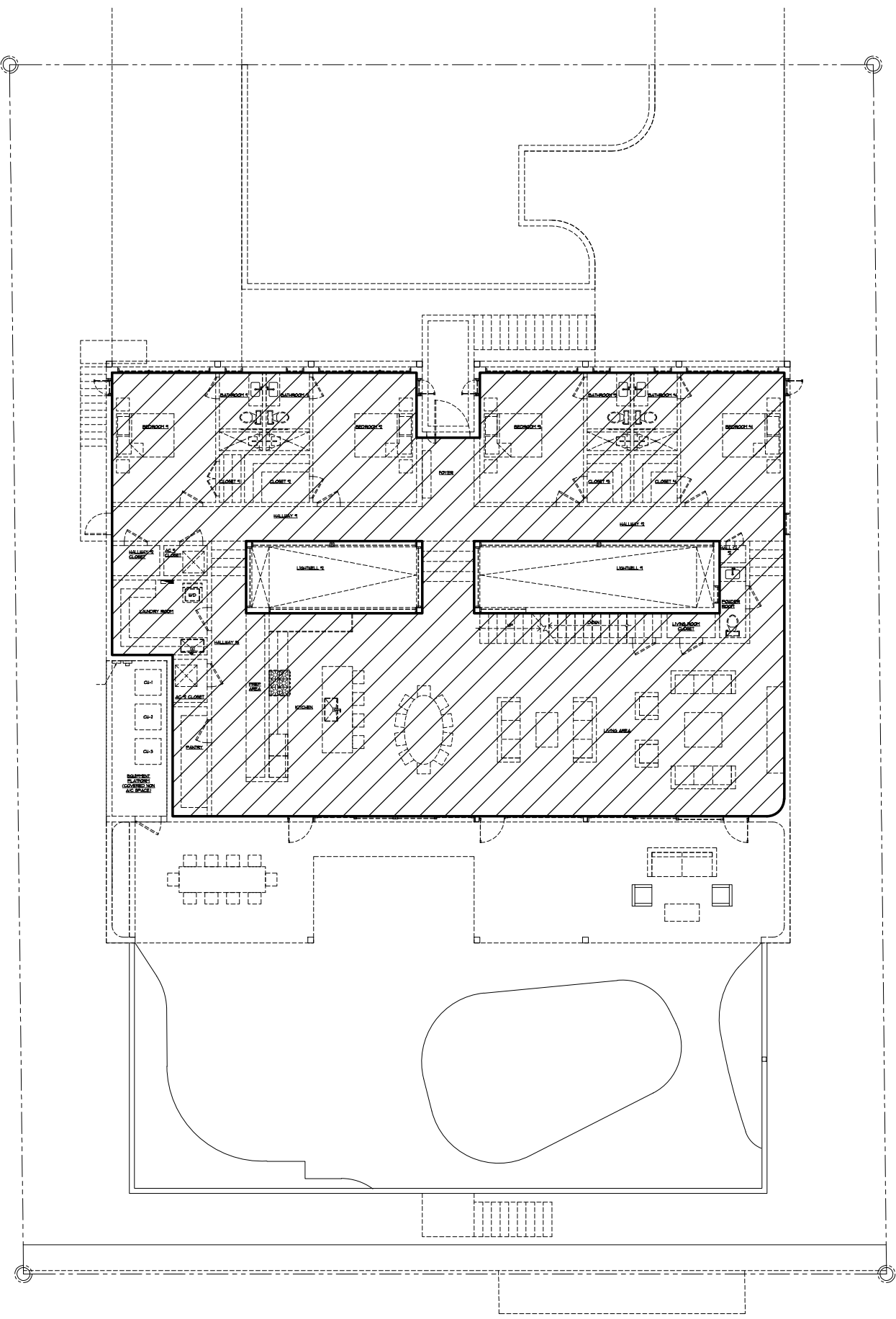
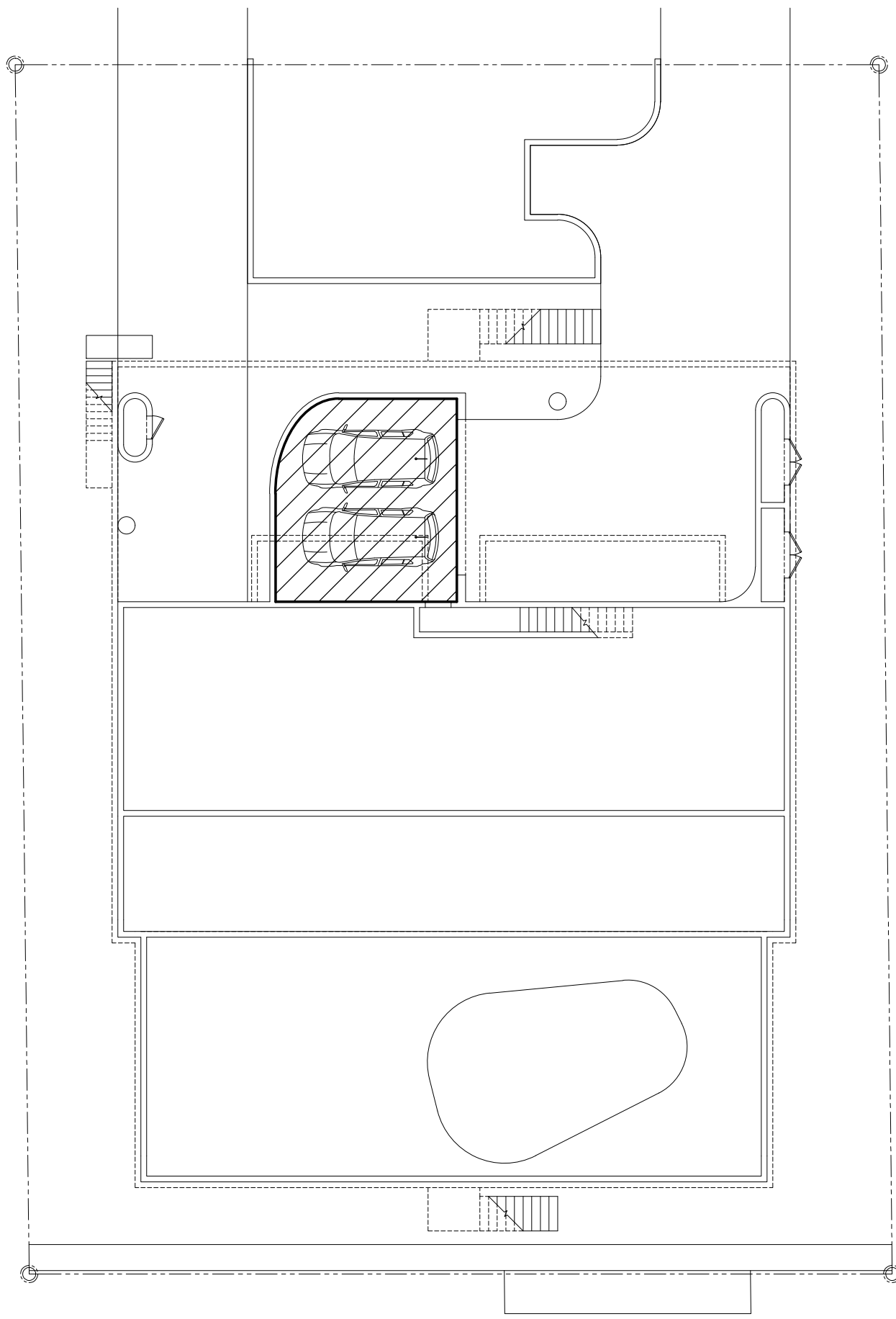


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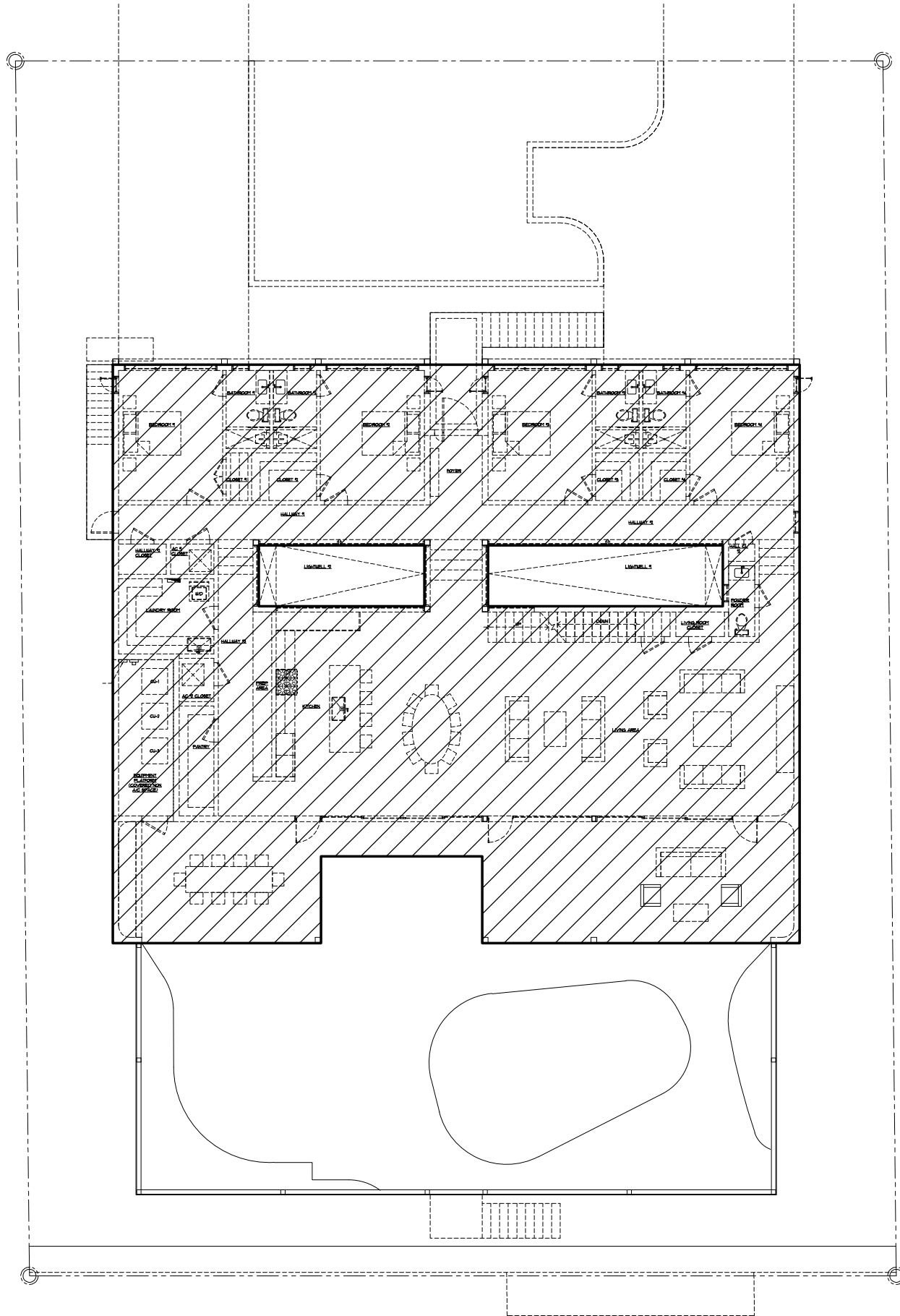
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AR99930

A-302





FLOOR AREA RATIO		
	PROVIDED	REQUIRED
LOT AREA	14,000 SF.	
3,000 SF X .48 = 1,440 SF		
5,000 SF X .35 = 1,750 SF		
4,000 SF X .35 = 1,400 SF		
TOTAL FLOOR AREA ALLOWED IS 3,400 + 1,750 + 1,400 = 5,350 SF.		
FIRST FLOOR AREA (EXCLUDING EXT. WALLS) = 3,400 SF.		
SECOND FLOOR AREA (EXCLUDING EXT. WALLS) = 1,468 SF.		
GARAGE (EXCLUDING EXT. WALLS) = 531 SF.		
TOTAL FLOOR AREA PROVIDED IS 3,400 + 1,468 + 531 = 5,346 SF.	5,346 SF.	5,350 SF. MAX.



GROUND AREA COVERAGE		
	PROVIDED	REQUIRED
LOT SIZE	14,000 SF.	
GROUND AREA COVERAGE (30% OF 14,000 = 4,200 SF. MAX)	4,366 SF.	4,200 SF. MAX.

**brillhart  
architecture**

JACOB BRILLHART  
ARCHITECT, P.A.

LICENSE - AA26001340

ANDREW AQUART  
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1278 NW 29TH STREET  
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PHONE: 305.336.8126

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COCONUT GROVE, FLORIDA 33133

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A new design for:

**LEANN &  
ALEX CAPO**

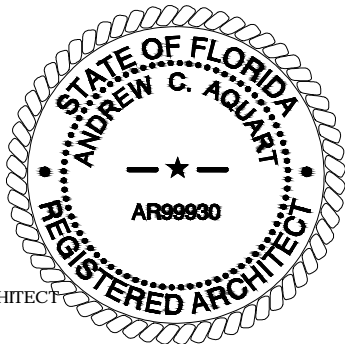
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FLORIDA REGISTERED ARCHITECT  
AR99930

**A-601**





FRONT ELEVATION VIEW  
SCALE: NTS

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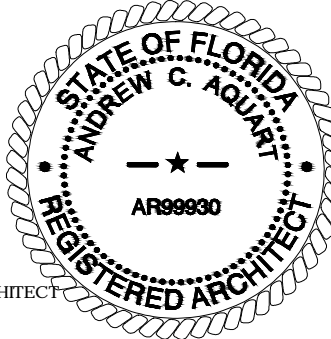
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ANDREW AQUART  
FLORIDA REGISTERED ARCHITECT  
AR99930



A-901





REAR ELEVATION VIEW  
SCALE: NTS

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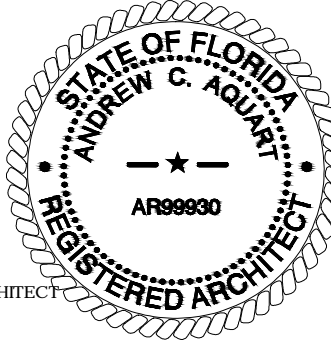
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A-902





SUBJECT PROPERTY  
EXISTING FRONT ELEVATION (EAST)



SUBJECT PROPERTY  
EXISTING REAR ELEVATION (WEST)



SUBJECT PROPERTY  
EXISTING SIDE ELEVATION (NORTH)



SUBJECT PROPERTY  
EXISTING SIDE ELEVATION (SOUTH)

**brillhart  
architecture**

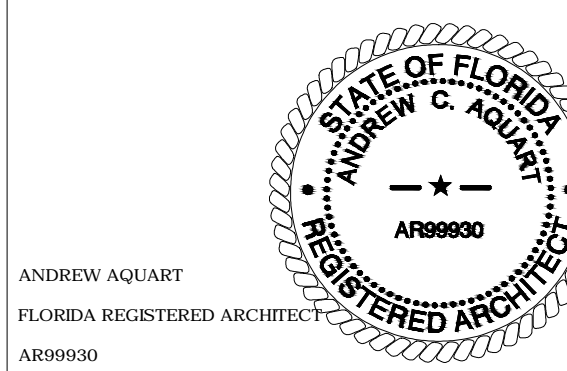
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ANDREW AQUART  
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**A-903**





SUBJECT PROPERTY  
EXISTING DOCK AND SEA WALL



SUBJECT PROPERTY  
EXISTING BOAT LIFT

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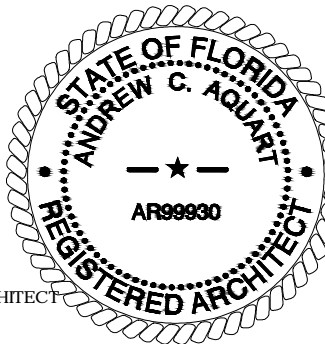
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ANDREW AQUART  
FLORIDA REGISTERED ARCHITECT  
AR99930

A-904

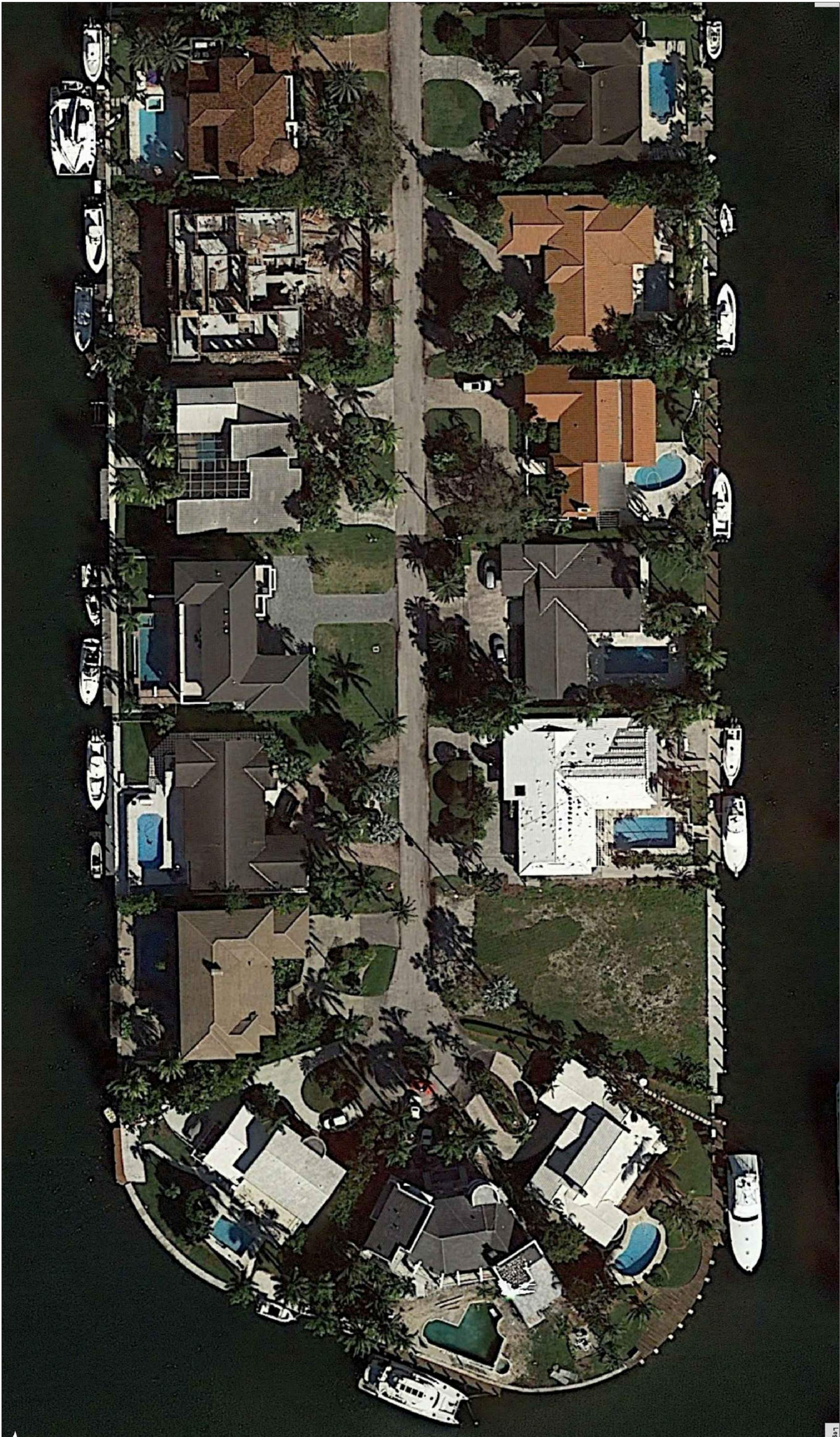




6850 SUNRISE CT  
NEIGHBORING STRUCTURE (NORTH)



6910 SUNRISE CT  
NEIGHBORING STRUCTURE (SOUTH)



NEIGHBORING STRUCTURE MAP

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STATE OF FLORIDA  
ANDREW C. AQUART  
REGISTERED ARCHITECT  
AR99930  
ANDREW AQUART  
FLORIDA REGISTERED ARCHITECT  
AR99930

A-905





6853 SUNRISE CT  
NEIGHBORING STRUCTURE (NORTHEAST)



6861 SUNRISE CT  
NEIGHBORING STRUCTURE (EAST)



6915 SUNRISE CT  
NEIGHBORING STRUCTURE (SOUTHEAST)

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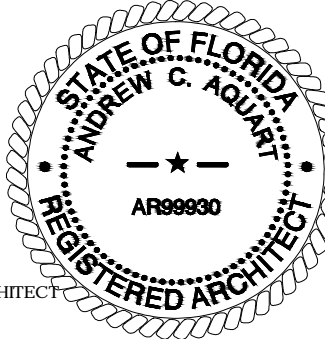
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ANDREW AQUART  
FLORIDA REGISTERED ARCHITECT  
AR99930

A-906





6815 SUNRISE DR



100 E SUNRISE AVE

SUNRISE HARBOUR NEIGHBORHOOD DESIGN CONTEXT

SUNRISE HARBOUR IS HOME TO AN ECLECTIC VARIETY OF ARCHITECTURAL STYLES. FROM 70'S RANCH STYLE, TO MID-CENTURY MODERN, CONTEMPORARY AND TROPICAL MODERN STYLES. THE NEIGHBORHOOD HANDLES THIS VARIETY GRACEFULLY WITH AN ICONIC LANDSCAPE OF LARGE CANOPY TREES AND NATIVE PALMS. THIS "GARDEN CITY" NEIGHBORHOOD IS TRUE TO THE CORAL GABLES CORE AESTHETIC AND IS THE PRIMARY DESIGN CONCEPT THAT WEAVES THIS PROJECT INTO THE EXISTIC FABRIC OF THE SUNRISE HARBOUR NEIGHBORHOOD AND THE CITY OF CORAL GABLES AT LARGE.



6946 SUNRISE CT



6975 SUNRISE TER



160 E SUNRISE AVE



6866 SUNRISE TER

brillhart  
architecture

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STATE OF FLORIDA  
ANDREW C. AQUART  
REGISTERED ARCHITECT  
AR99930  
ANDREW AQUART  
FLORIDA REGISTERED ARCHITECT  
AR99930

A-907