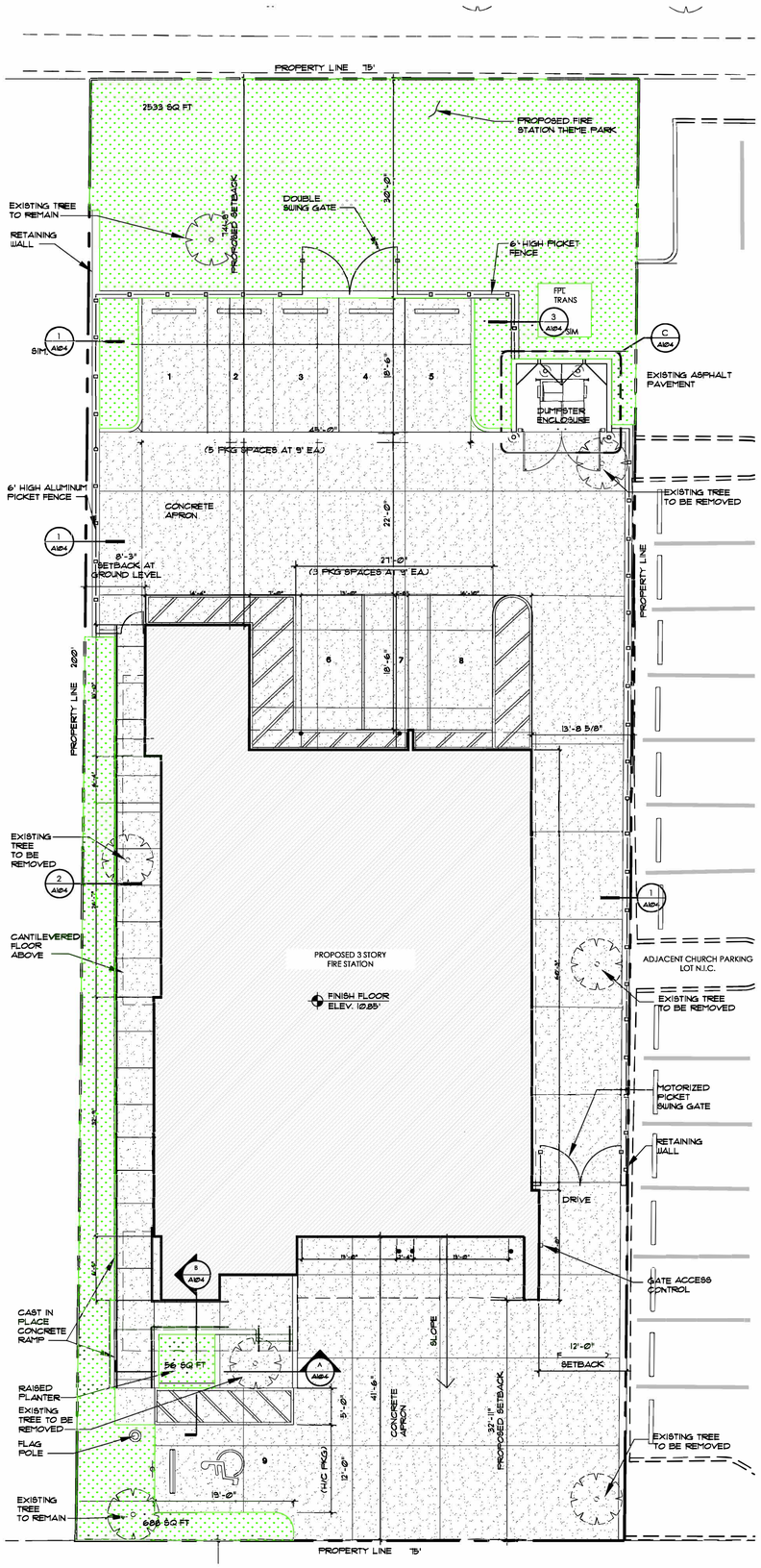
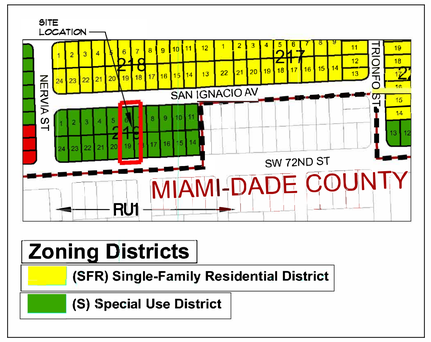


ENLARGED ARCHITECTURAL SITE PLAN

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

NORTH



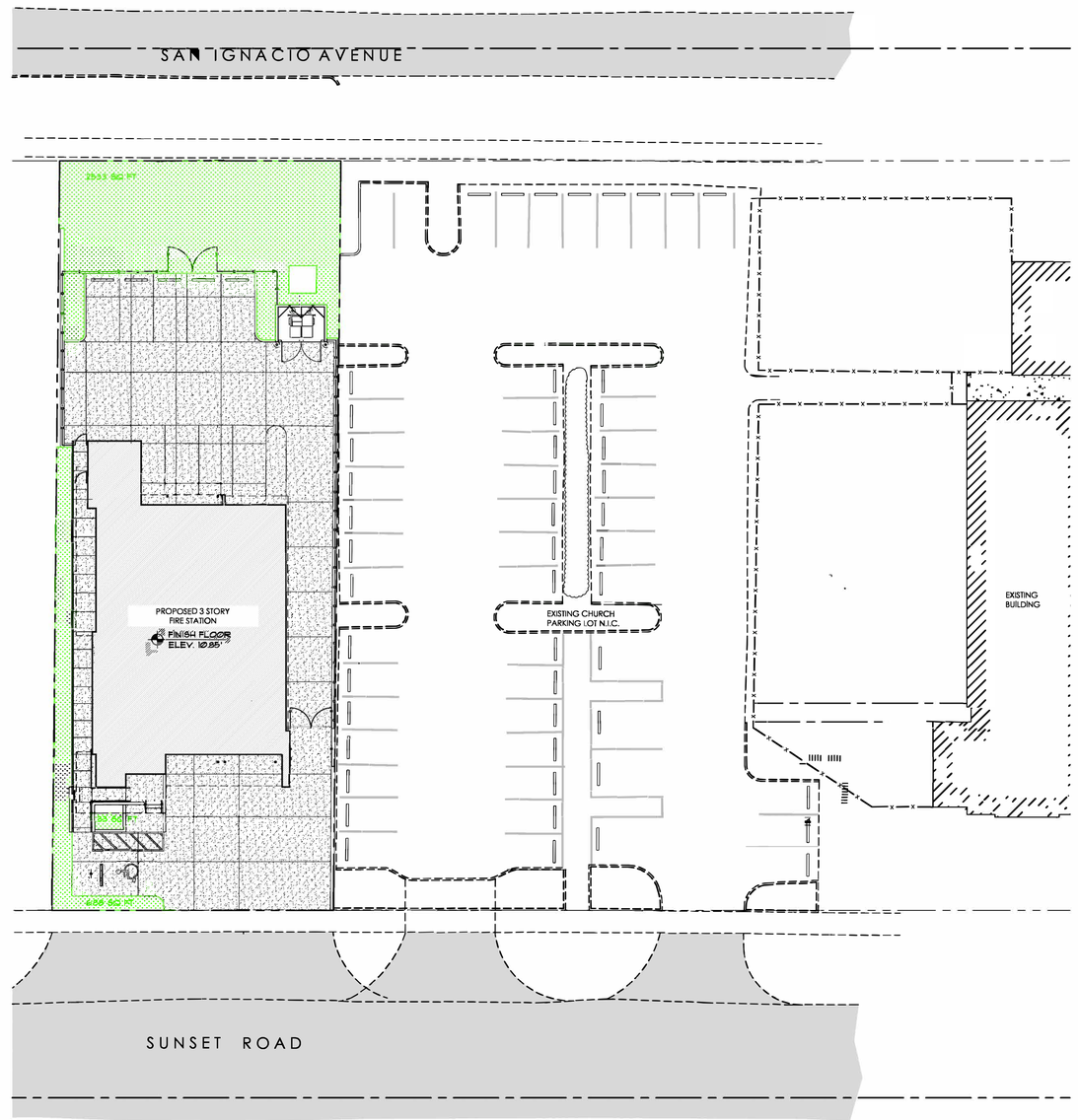
BUILDING GROSS AREA

	PROVIDED
FIRST FLOOR	3,832 SQ. FT.
SECOND MEZZANINE FLOOR	1,918 SQ. FT.
THIRD FLOOR	3,901 SQ. FT.
COVERED BALCONY	286 SQ. FT.
ROOF PENTHOUSE STAIR	283 SQ. FT.
TOTAL AREA	10,218 SQ. FT.

ZONING DATA

ZONING DISTRICT	SPECIAL USE (S) DISTRICT	
	ALLOWED/ REQUIRED	PROVIDED
LOT AREA		15,000 SQ. FT. 100 %
LOT COVERAGE		
FLOOR AREA RATIO (SEE NOTE 1)	.35	5,535 SQ.FT. (.36) SEE SHEET A112
PAVED AREA (IMPERVIOUS AREA)		7,916 SQ. FT. 52.77 %
LANDSCAPED OPEN SPACE	35%	3,277 SQ. FT. 21.84 %
SETBACK REQUIREMENTS		
SETBACK TYPE	ALLOWED/ REQUIRED	PROVIDED
FRONT SETBACK (NW 11TH AVENUE)	25'-0"	32'-11"
INTERIOR SETBACK (WEST)	15'-0" (20% WIDTH IN TOTAL)	8'-3"
INTERIOR SETBACK (EAST)		11'-11"
REAR SETBACK	5'-0"	74'-9"
MAXIMUM BUILDING HEIGHT	45'-0"	44'-10"
OFF-STREET PARKING CALCULATIONS	ALLOWED/ REQUIRED	PROVIDED
1 PKG SPACE/ DORMITORY	8 SPACES	9 SPACES

NOTE 1 PER SECTION 3-301.D (4) THE FLOOR AREA RATIO SHALL BE CALCULATED AT .10 WHEN NOT ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT AND .35 WHEN ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT



ARCHITECTURAL SITE PLAN

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

NORTH

ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE
PLANNING INTERIOR DESIGN &
CONSTRUCTION MANAGEMENT

7294 SW 48TH STREET
MIAMI, FLORIDA 33155
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www.alleguezarchitecture.com
AA C002746

CONSULTANTS:

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SRS ENGINEERING, INC.
5001 SW 74TH COURT, SUITE 201
MIAMI, FLORIDA 33155
(305) 662-8887 (FAX) 662-8858

STRUCTURAL ENGINEER
DOUGLAS WOOD ASSOCIATES, INC.
5040 NW 7th STREET, SUITE 820
MIAMI, FLORIDA 33126
(305) 461-3450 EXT 300

ELEC. MECH. PLUM. ENGINEER
SDM CONSULTING ENG.
135 ALMEIRA AVENUE
CORAL GABLES, FLORIDA 33134
(305) 446-2788 (FAX) 443-5944

LANDSCAPE ARCHITECT
LAURA LLERENA AND ASSOCIATES INC.
13170 SW 128TH STREET, SUITE 207
MIAMI, FLORIDA 33186
(305) 256-1199 (FAX) 256-1155

LEED CONSULTANT
ECSG ENERGY COST SOLUTIONS GROUP, LLC
1925 CALAIS DRIVE Suite 6
MIAMI BEACH, FLORIDA 33141
(305) 787-4133 FAX (786) 472-6812

PROJECT:

CORAL GABLES FIRE HOUSE No. 04

1345 SUNSET DRIVE
CORAL GABLES, FLORIDA 33143

OWNER:
CITY OF CORAL GABLES

OWNER'S REP.
ERNESTO PINO R.A.
305.460.5004

DRAWING TITLE:

ARCHITECTURAL SITE PLAN & ZONING INFORMATION

SEAL

Ana Alleguez, RA

Digitally signed by Ana Alleguez, RA
Date: 2021.05.26 17:33:14 -04'00'

ANA ALLEGUEZ, R.A.
LICENSE NO. 14190

DATE:
JUNE 10TH, 2021

REVISED:

CAD DRAWING NAME:
A100.dwg

SHEET NO.

A100

BOA SUBMITTAL