

THE
IRAHETA RESIDENCE
2806 GRANADA BLVD
ADDITION

CALLUM GIBB ARCHITECT PA

MARCH 2021



DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

PHOTOGRAPHS

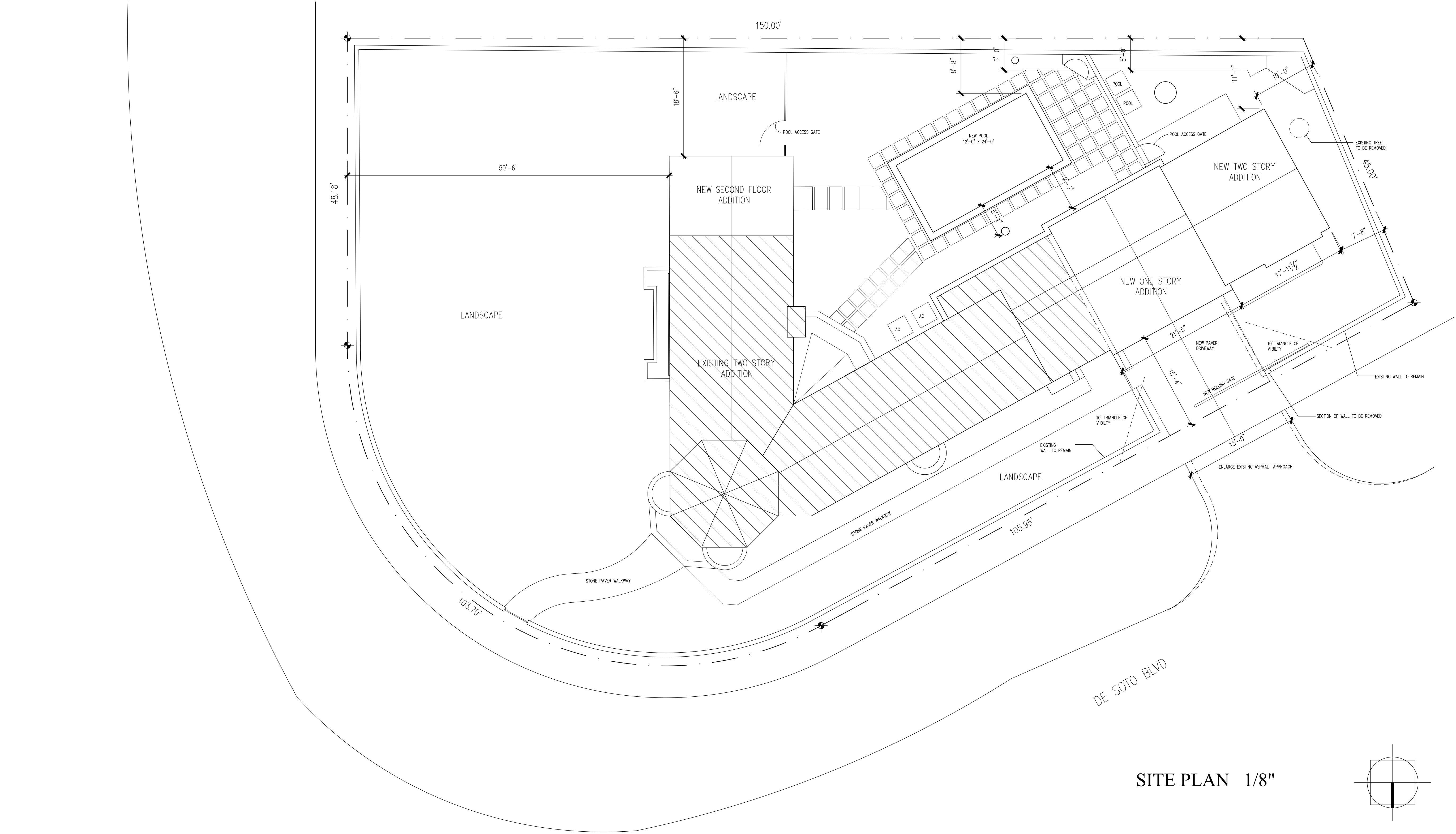
SCALE:

A .1.0

DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

353 ALCAZAR AVENUE CORAL GABLES FLORIDA 33134
TEL: 305-445-7083 A.R.: 16751



ZONING LEGEND

LOT AREA
BASED ON MEASURED SURVEY 12,575 SQ.FT

SETBACKS:

	REQ.	PROVIDED
FRONT	50'	50'-6"
SIDES COMBINED 20% OF LOT WIDTH	20' (5' MIN)	24'-1" MIN 8'-8"
SIDE STREET	15'	15'-4"
REAR	10'	7'-8"

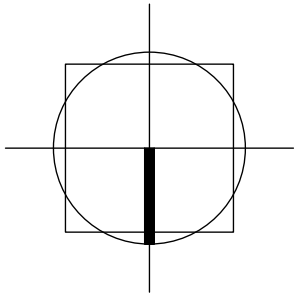
FAR % ALLOWED :

EXISTING:	3,562 SQ.FT
PROPOSED ADDITION:	1,283 SQ.FT
TOTAL	4,845 SQ.FT
ALLOWED:	4,923 SQ.FT

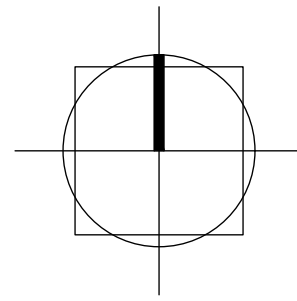
LEGAL DESCRIPTION

LOT 2, BLOCK 19, REVISED PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 108 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SITE PLAN 1/8"



LOCATION MAP



DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE

2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

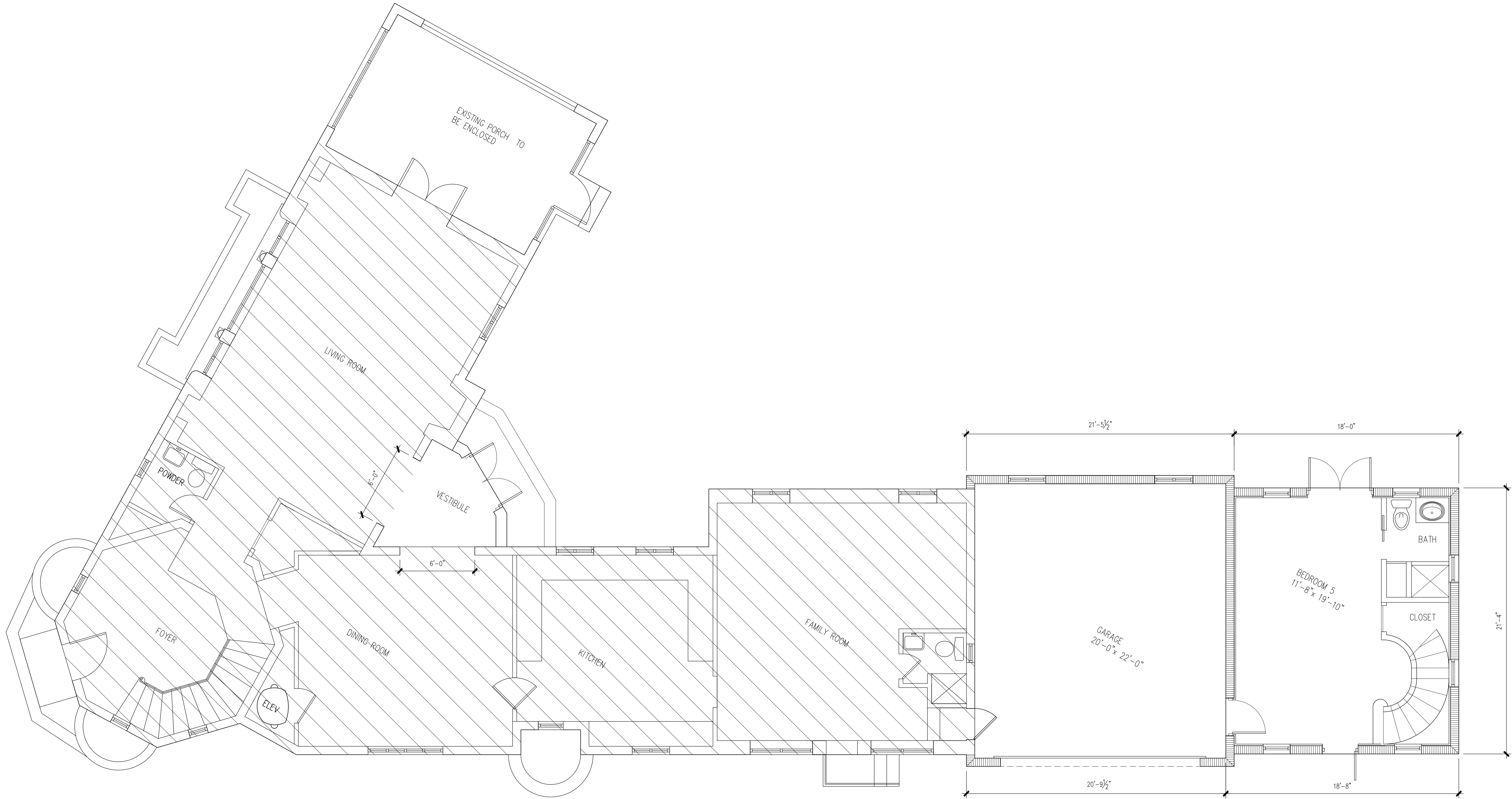
SITE PLAN

SCALE: 1/8"

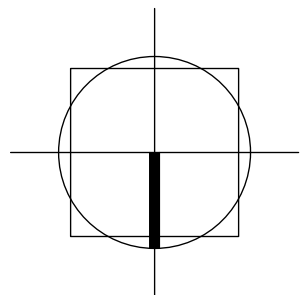
A.1.1

DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS



GROUND FLOOR PLAN 1/4"



DO NOT SCALE OFF THIS
DRAWING. USE FIGURED DIMENSIONS
ONLY OR CONSULT CALLUM GIBB
ARCHITECT P.A. ALL DIMENSIONS
TO BE CHECKED ON SITE BY THE
CONTRACTOR. CALLUM GIBB
ARCHITECT P.A. TO BE INFORMED
OF ANY VARIATIONS THAT MAY
OCCUR BEFORE COMMENCEMENT
OF WORK. ALL SHOP DRAWING TO
BE SENT TO CALLUM GIBB
ARCHITECT P.A. FOR COMMENT
PRIOR TO MANUFACTURE AND
INSTALLATION. DRAWINGS TO BE
READ IN CONJUNCTION WITH ALL
LATEST DESIGN INFORMATION AS
WELL AS ALL M.E.P. AND
STRUCTURAL ENGINEERING
DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

GROUND FLOOR PLAN

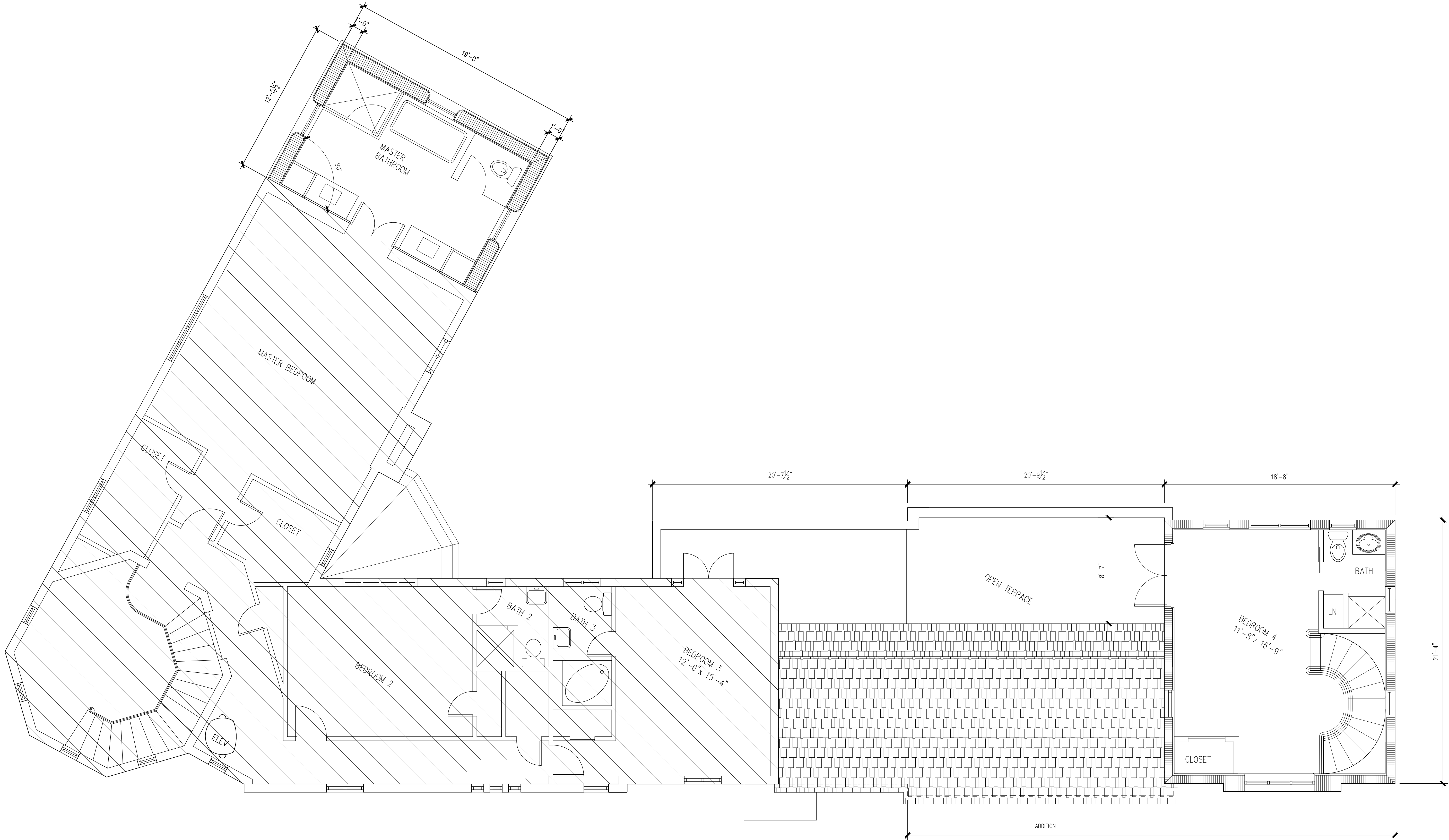
SCALE: 1/4"

A.2.1

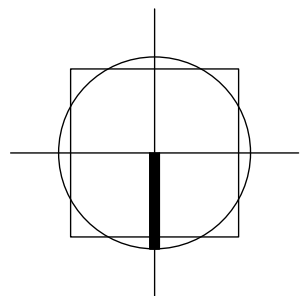
DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

353 ALCAZAR AVENUE CORAL GABLES FLORIDA 33134
TEL: 305-445-7083 A/R: 16751



SECOND FLOOR PLAN 1/4"



DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GALES FLORIDA

PROJECT NO : 14 : 105

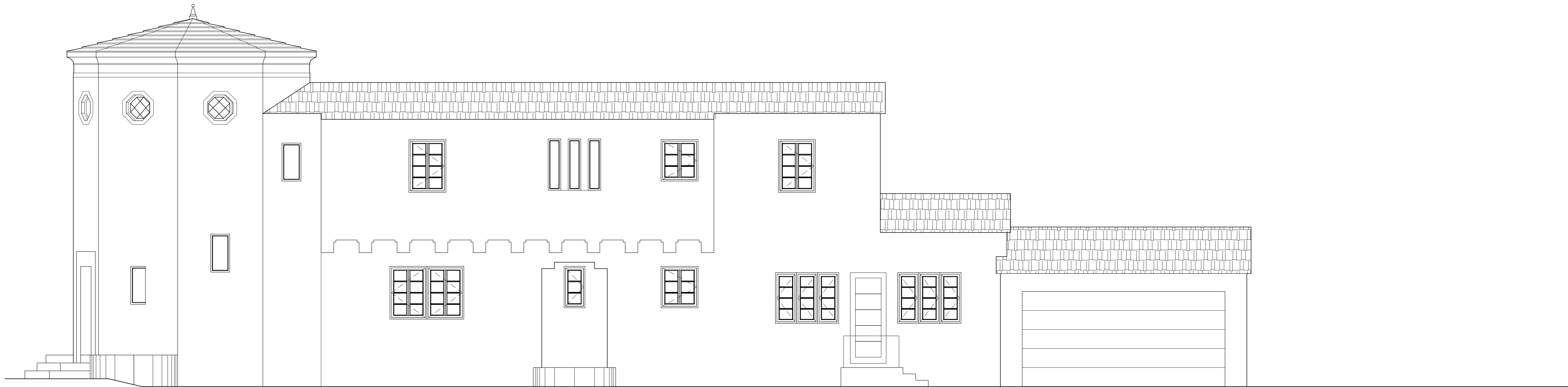
SECOND FLOOR PLAN

SCALE: 1/4"

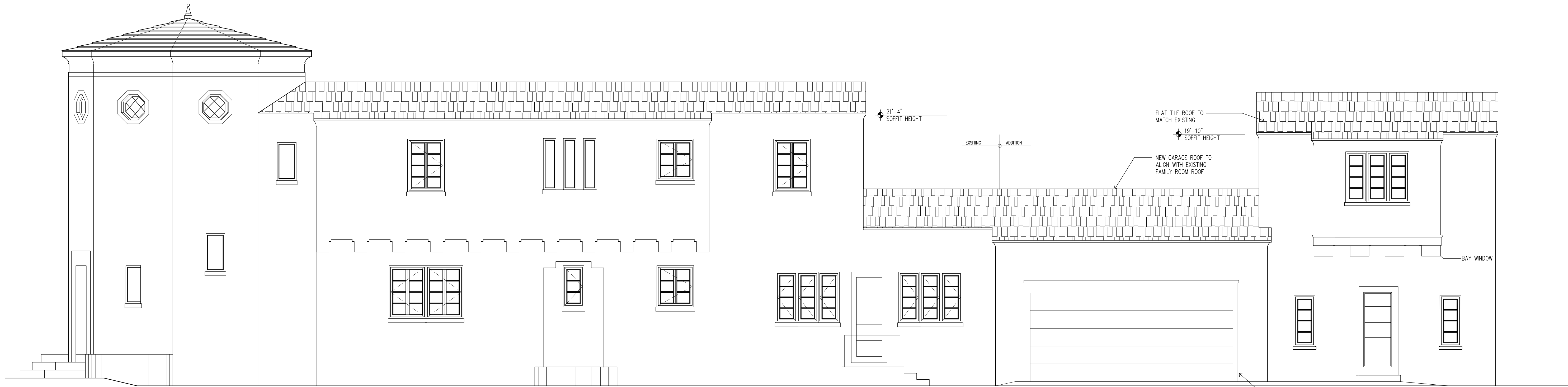
A .2.2

DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS



EXISTING NORTH ELEVATION 1/4"



PROPOSED NORTH ELEVATION 1/4"

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

ELEVATIONS

SCALE: 1/4"

A .3.1

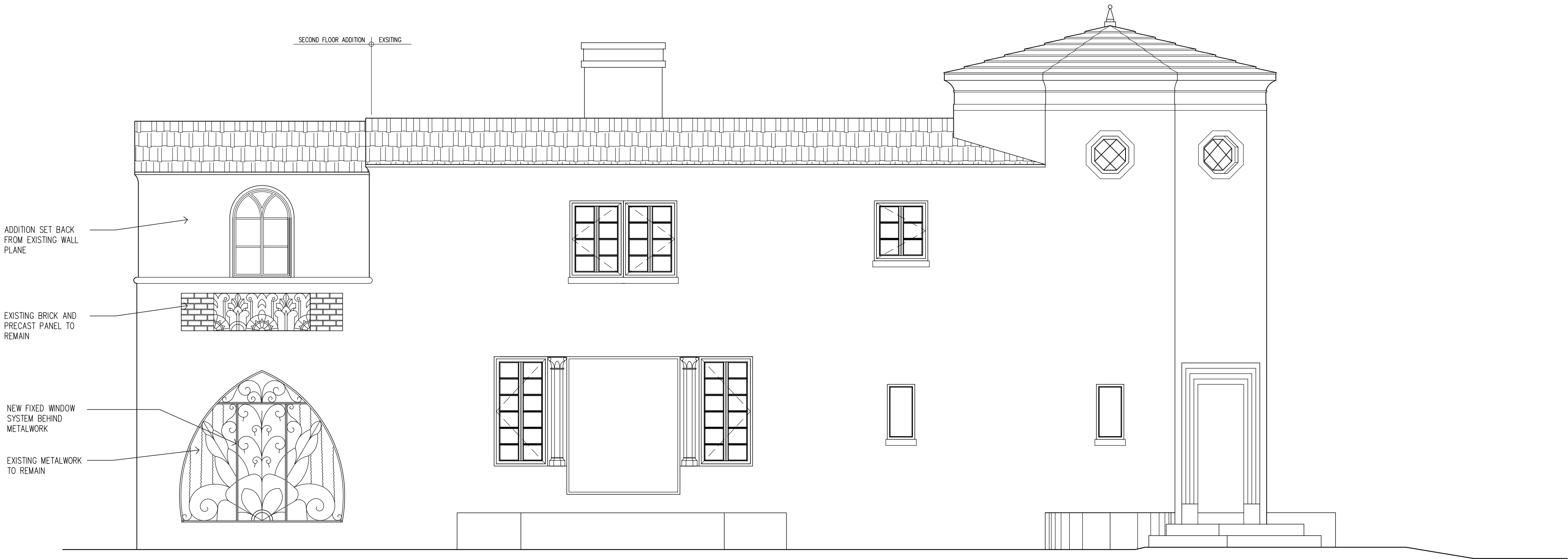
DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

353 ALCAZAR AVENUE CORAL GABLES FLORIDA 33134
TEL: 305-445-7083 A.R.: 16751



EXISTING EAST ELEVATION 1/4"



PROPOSED EAST ELEVATION 1/4"

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

ELEVATIONS

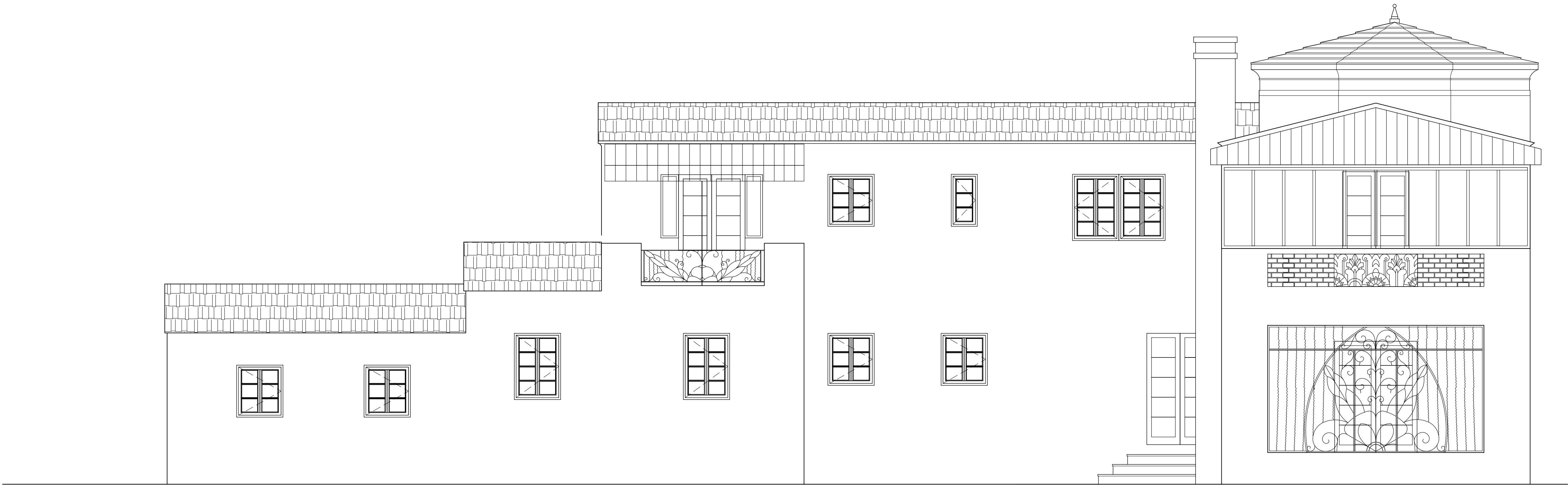
SCALE: 1/4"

A .3.2

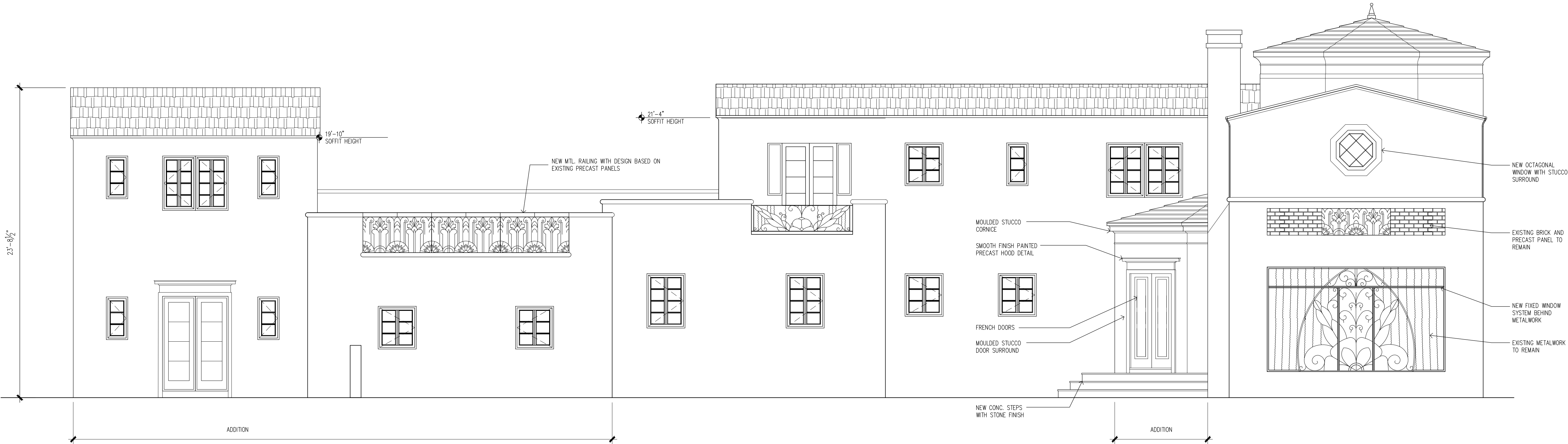
DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

353 ALCAZAR AVENUE CORAL GABLES FLORIDA 33134
TEL: 305-445-7083 A.R.: 16751



EXISTING SOUTH ELEVATION 1/4"



PROPOSED SOUTH ELEVATION 1/4"

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

ELEVATIONS

SCALE: 1/4"

A.3.3

DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE

2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

ELEVATIONS

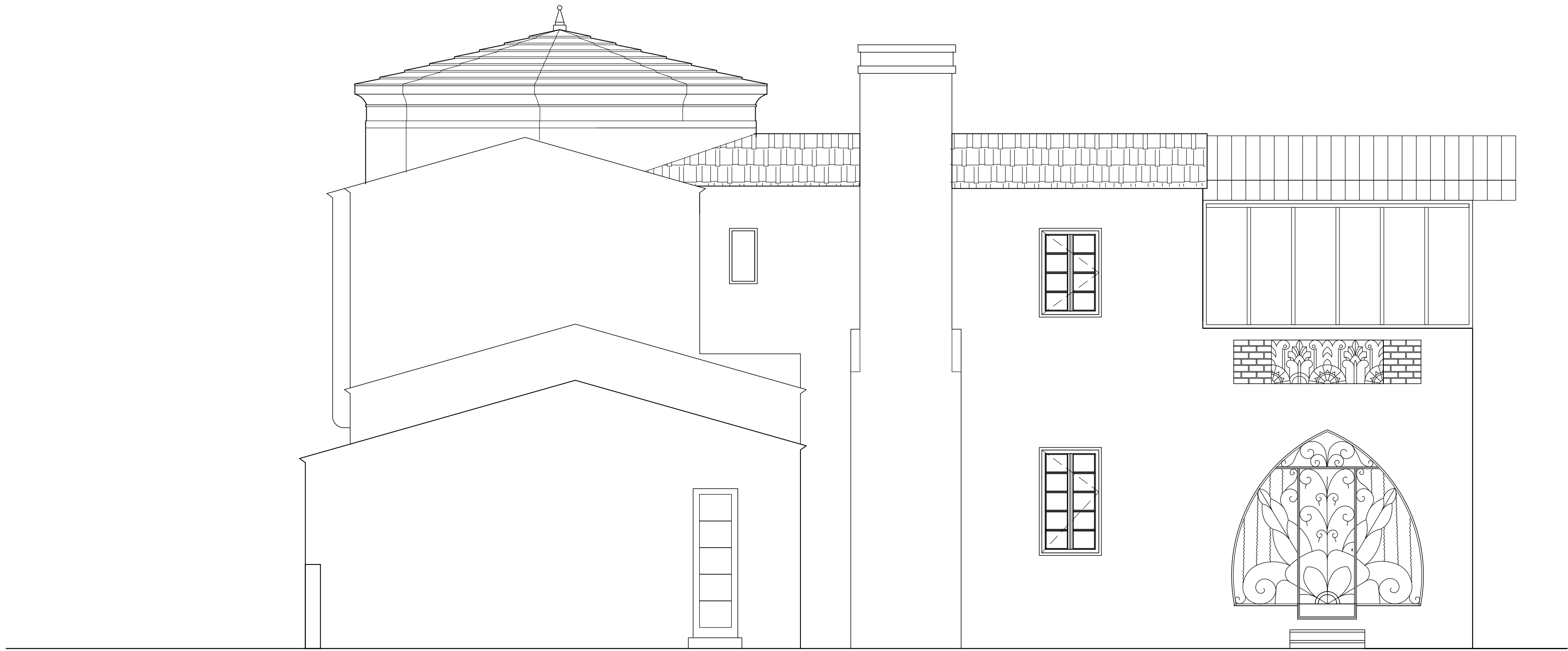
SCALE: 1/4"

A .3.4

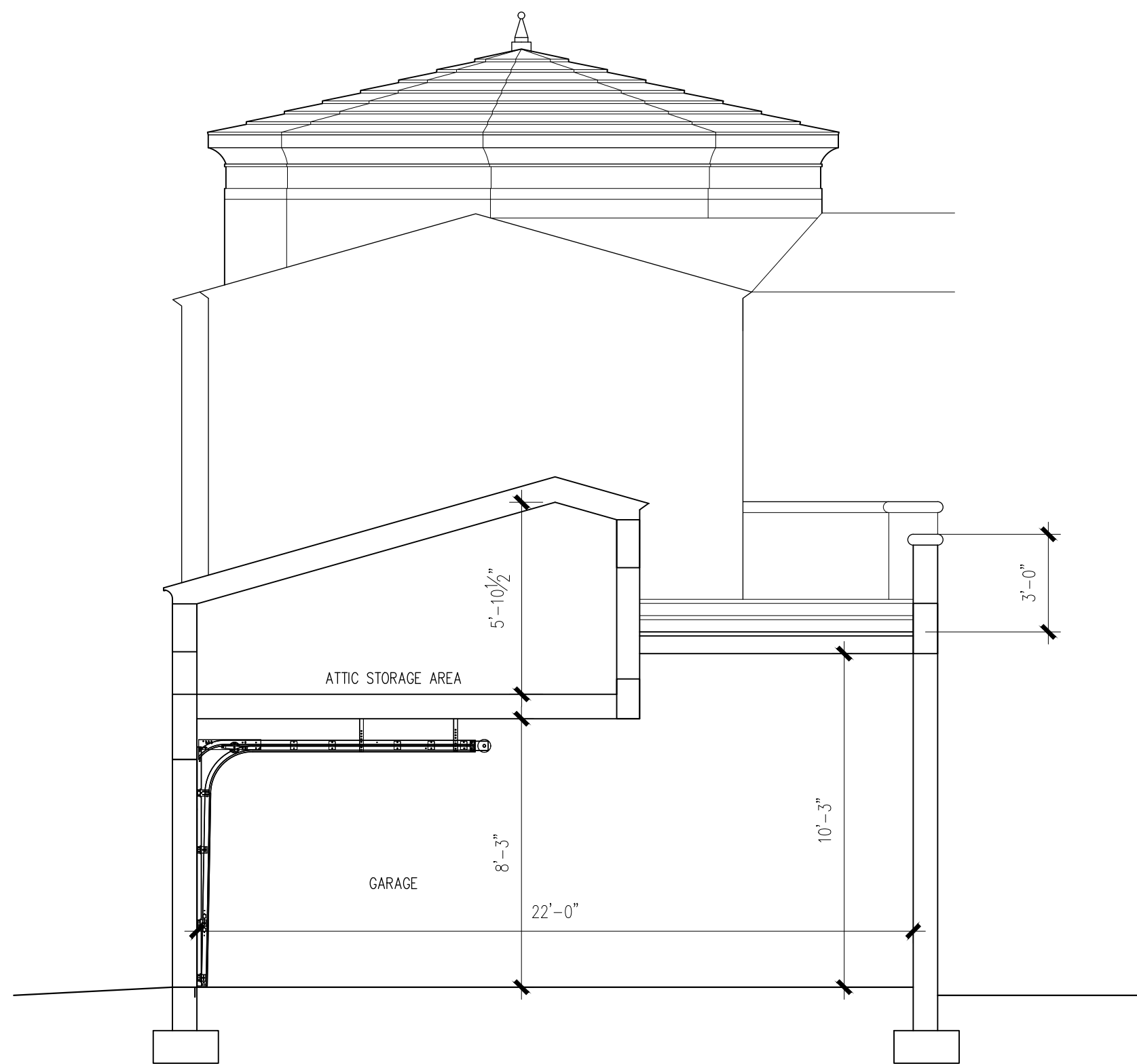
DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

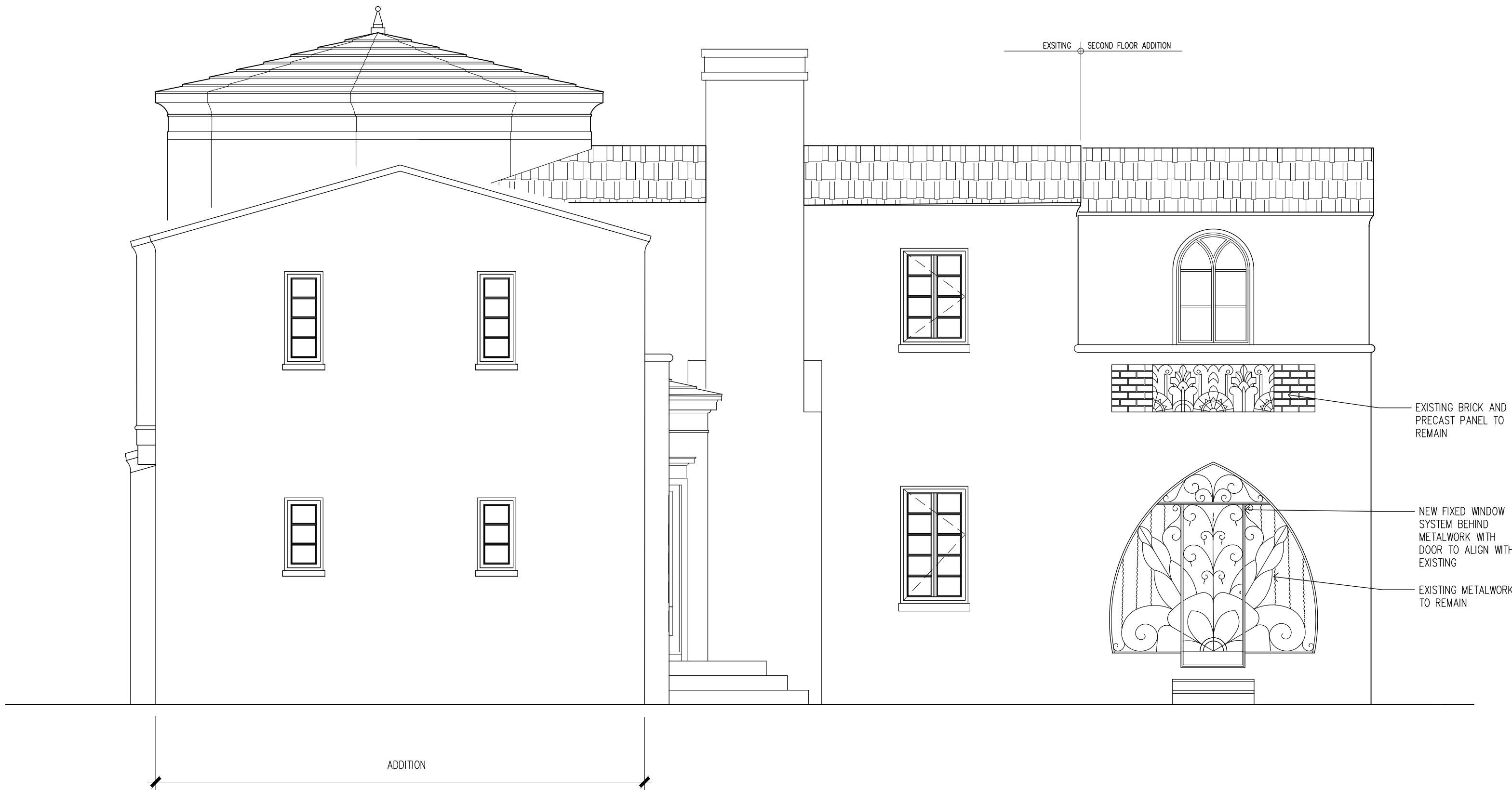
353 ALCAZAR AVENUE CORAL GABLES FLORIDA 33134
TEL: 305-445-7083 A.R.: 16751



EXISTING WEST ELEVATION 1/4"



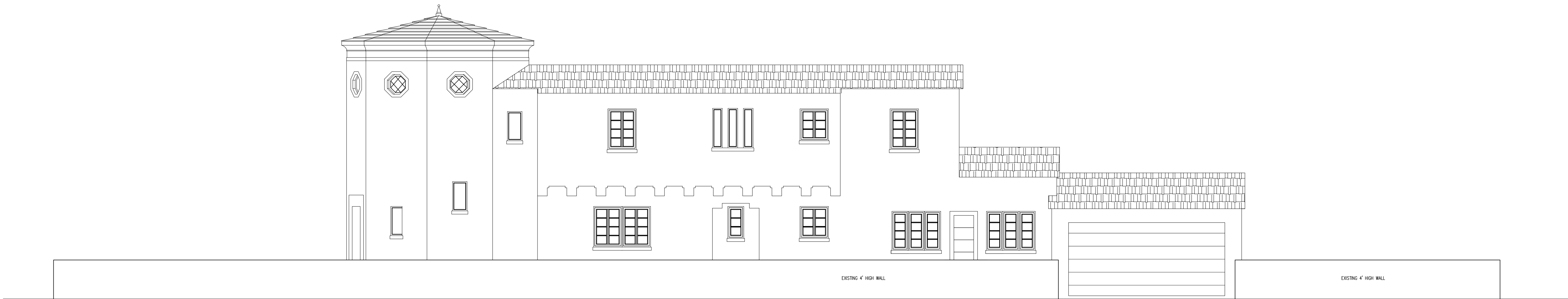
PROPOSED GARAGE SECTION 1/4"



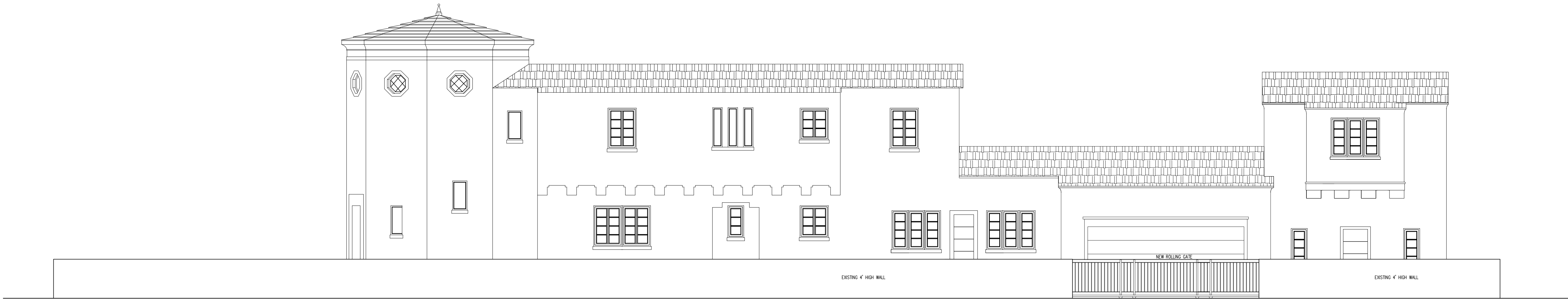
PROPOSED WEST ELEVATION 1/4"

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES



EXISTING NORTH WALL ELEVATION 3/16"



PROPOSED NORTH WALL ELEVATION 3/16"

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

ELEVATIONS

DATE : ~~SEPTEMBER~~ 2020

A.3.5

DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWINGS REVISIONS

IRAHETA RESIDENCE
2806 GRANADA BLVD
CORAL GABLES FLORIDA

PROJECT NO : 14 : 105

SECTIONS

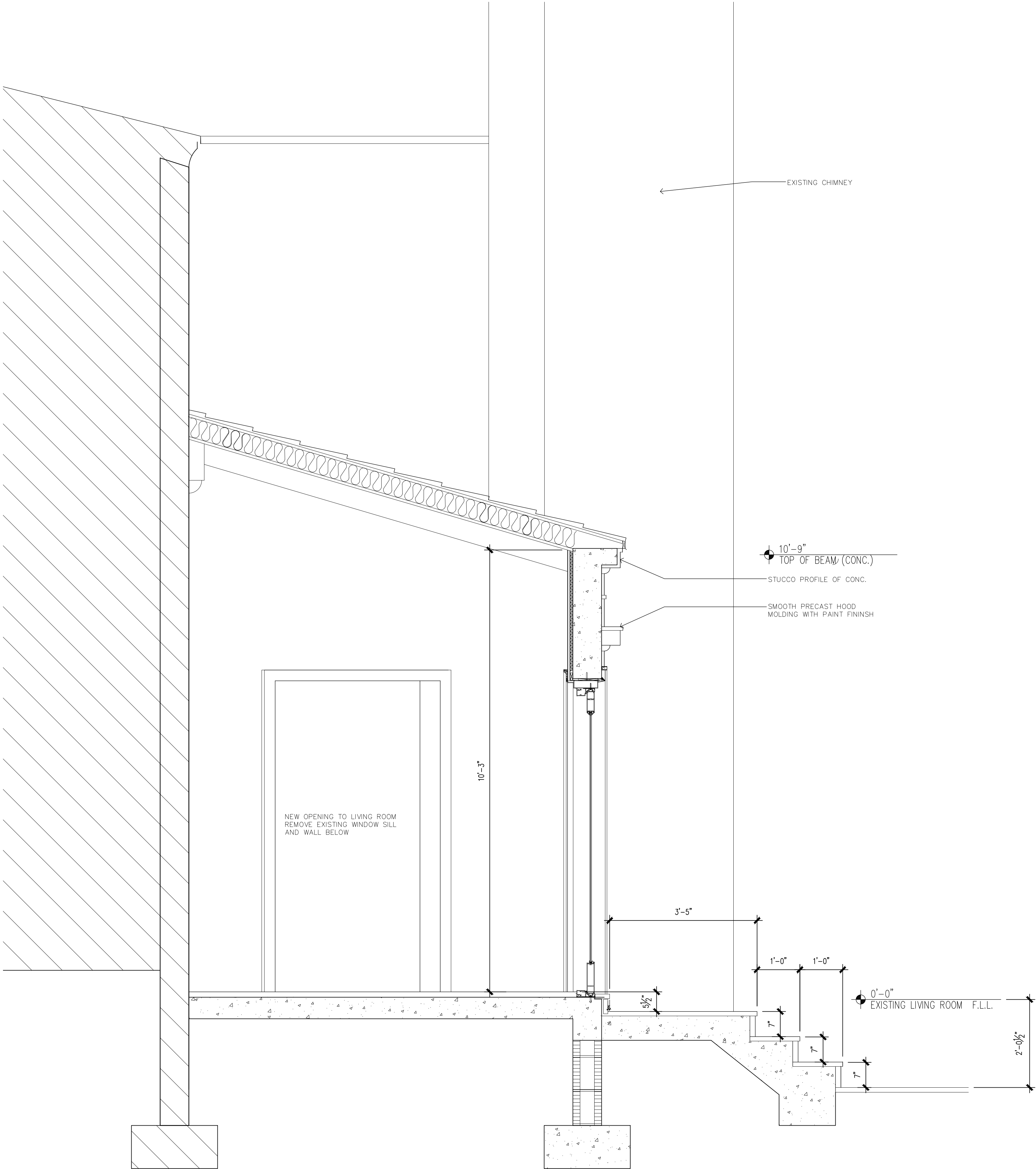
SCALE: 1/4"

A .4.1

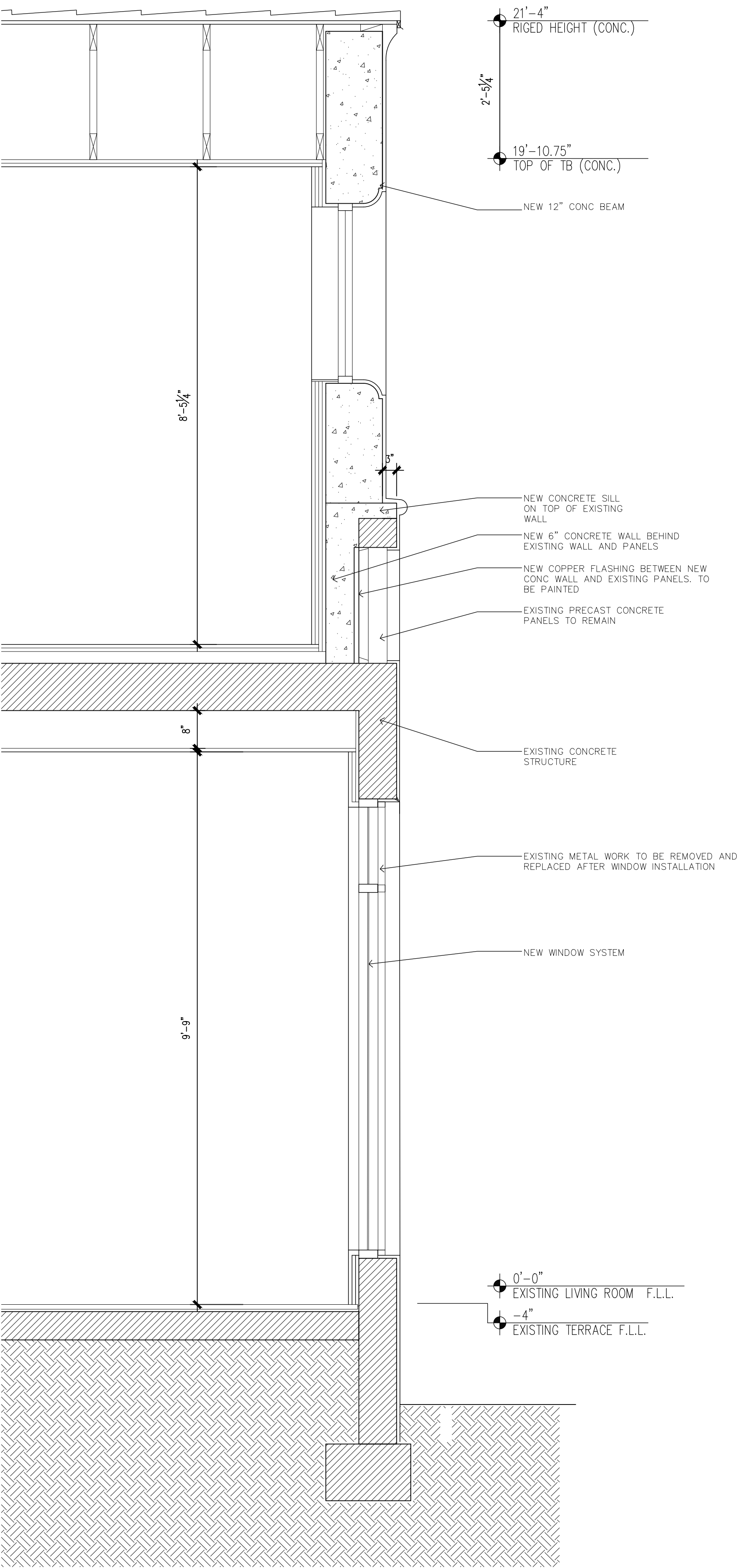
DATE : 3.5.21

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

353 ALCAZAR AVENUE CORAL GABLES FLORIDA 33134
TEL: 305-445-7083 A.R.: 16751



SECTION THROUGH VESTIBULE 3/4"



SECTION THROUGH MASTER BATH 3/4"