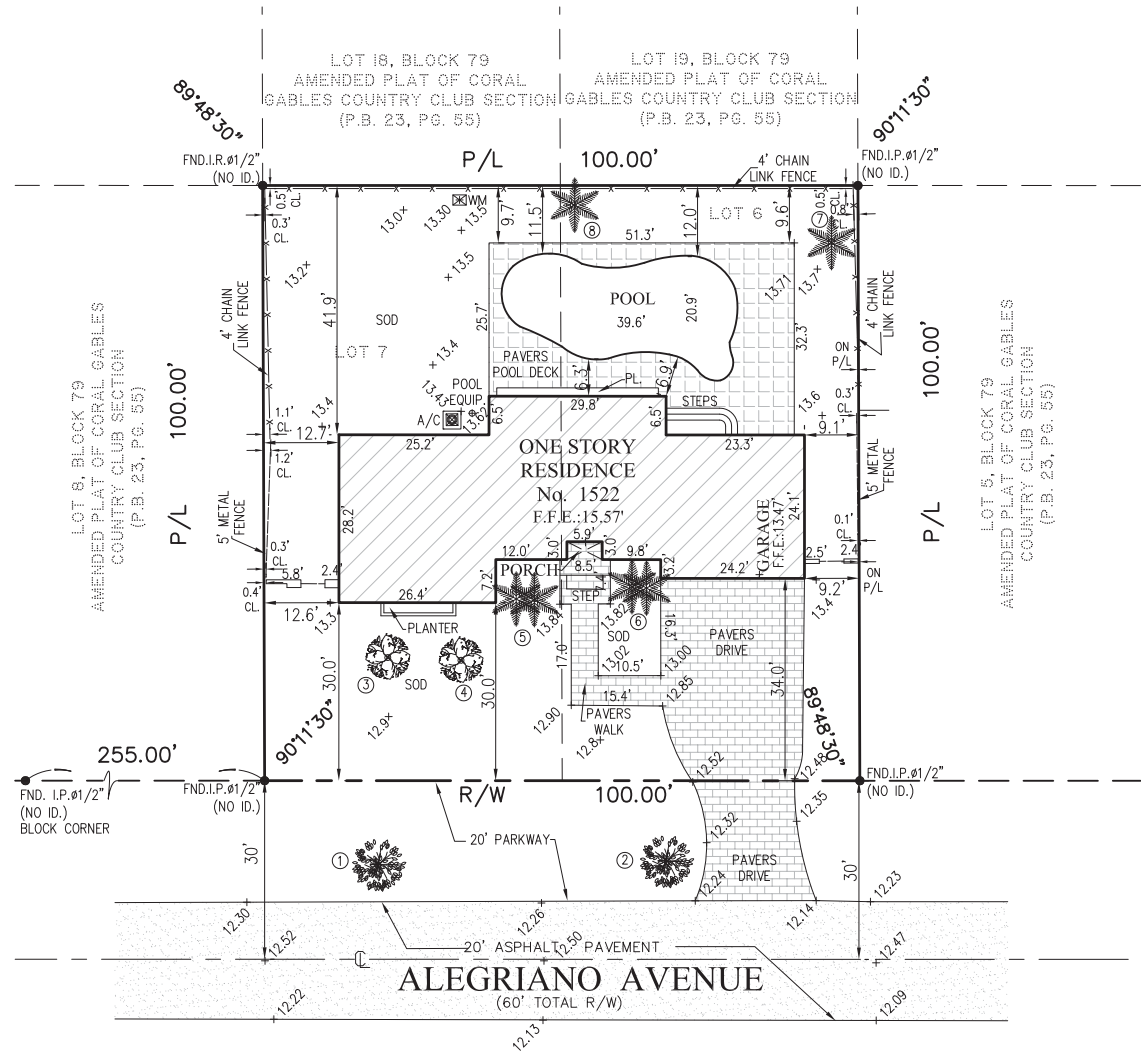
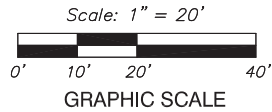


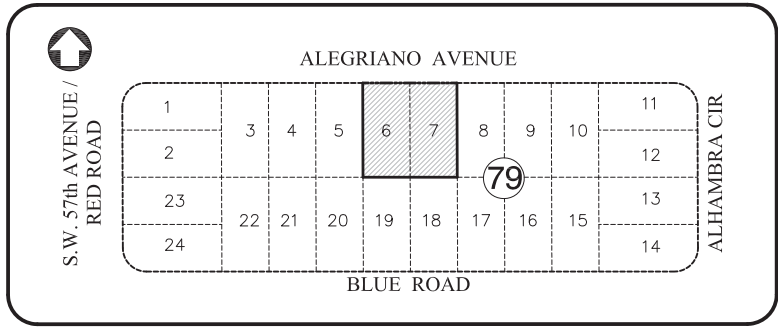
MAP OF BOUNDARY SURVEY

1522 Alegriano Avenue, Coral Gables
Miami-Dade County, FL 33146
Folio # 03-4119-001-1170



TREE TABLE				
No.	TREE NAME	DIAMETER	HEIGHT	SPREAD
1	OAK TREE	30"	30'	25'
2	OAK TREE	30"	30'	25'
3	TREE	7"	15'	10'
4	TREE	7"	15'	10'
5	2 PALM TREES	12"	15'	6'
6	2 PALM TREES	12"	15'	6'
7	PALM TREE	22"	20'	10'
8	PALM TREE	6"	25'	10'

SYMBOL	COMMON NAME
	OAK TREE
	PALM TREE
	GUAVA TREE
Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.	



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: February 19th, 2021.

2. LEGAL DESCRIPTION:

Lots 6 and 7, Block 79, CORAL GABLES COUNTRY CLUB SECTION PART 5, according to the plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 10,000 Square Feet or 0.23 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

—The Legal Description was furnished by client.
—North Arrow as per Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida.
This line is considered well-established and monumented

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.
Benchmark used: City of Coral Gables Benchmark No. 112, Elevation=12.54' (N.G.V.D. 1929)
located @ Alhambra Circle Alegriano Avenue S.W. COR PKBW POC FSW.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Coral Gables and Community Number 120639 Map/Panel Number 12086C0456, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only; legal ownership not determined.
No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify. This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions. Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS & LEGEND					
A	Arc	Pg.	Page	—x—x—	Chain Link Fence
FND	Found	R/W	Right-of-Way	—//—	Wood Fence
U.E.	Utility Easement	CL	Center Line	— — —	Metal or plastic Fence
IP	Iron Pipe	M	Monument Line	—DUL—	Overhead Utility line
IR	Iron Rebar	TBM	Temporary Benchmark	+ 0.00	Spot Elevation
N&D	Nail & Disc	PWY	Parkway		
COL	Column	W/P	Water Pump		
P.B.	PLat Book	ENC	Encroachment		
		⊕	Unknown Manhole	⊕	Fire Hydrant
		⊙	Sewer Manhole	⊕	Electric Box
		⊙	Telephone Manhole	⊕	Light Pole
		⊕	Water Meter	⊕	Utility Pole
		⊕	Water Valve	⊕	Concrete Light Pole
		⊕	Catch basin	⊕	Property Corner



FormTech
Land Surveying, Inc.

State of Florida LB # 7980
12209 S.W. 129th Court, Miami, Florida, 33186
Ph: (786)429-3034 (786)443-0285 (786)443-0678
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:

Job # 21-02063

Date:

02-19-2021

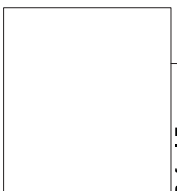
Eugenía L. Formoso, P.S.M.
State of Florida LS # 6660



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Rafael Tapanes | A A 2 7 5 3 5

Lizama Residence
1522 Alegriano Avenue | Coral Gables, FL 33146

date:	06-17-21
drawn by:	RT
designed by:	RT

revisions	
△	Pre-BOA: Zoning comments 08-04-2021

A-00

Board of Architects | 2021

index of drawings

A-00	Cover Sheet
A-01	Zoning Legend and Diagrams
A-02	Context Photos, L.O.I. & Reference Photos
A-03	Context Map and Neighboring Residence Photos
A-04	Existing Site Plan
A-05	Existing Floor Plan & Demo
A-06	Existing Elevations & Demo
A-07	Proposed Site Plan
A-08	Proposed Floor Plan
A-09	Proposed Elevations
A-10	Proposed Elevations
△ A-11	Proposed Roof Plan
A-12	Renderings
L-01	Tree Disposition Plan



Lizama Residence

1522 Alegriano Avenue, Coral Gables, FL 33146 |
BOA submission set

0 6 . 2 8 . 2 1

revision index

rev no.	date	description
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Scope of Work

- Remodel of Bedrooms
- Remodel of Bathrooms
- Expansion of Closets
- New Master Bedroom
- New Master Bathroom
- New Covered Terrace
- New Front Entrance Tower
- Relocation of the Front Door

architect
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mike@guerreroengineers.com

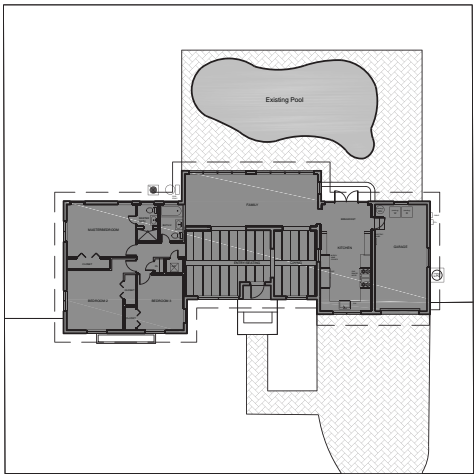
HTH Engineering
5112 NW 79th Ave, Unit 108
Doral, FL 33166
PH: 786.356.9606
admin@hth-engineering.com

client
Mr. & Mrs. Lizama
1522 Alegriano Ave
Coral Gables, FL 33146

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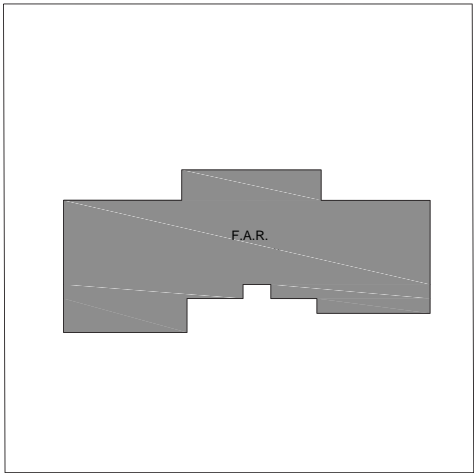
Existing



Existing Lot Coverage
(10,000 SF Lot)

Max Ground Coverage Allowed for Main Building = 35% = 3,500 SF
Max Ground Coverage Allowed for Main Building + Auxiliary Structure = 45% = 4,500 SF

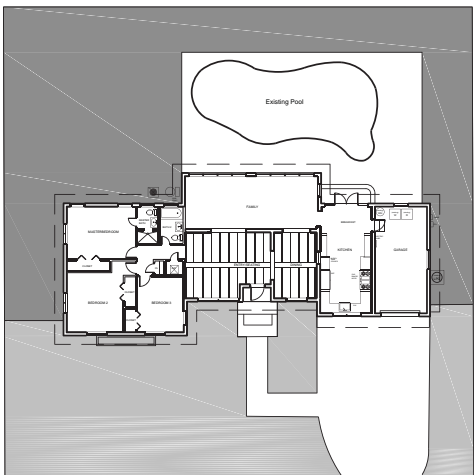
● Existing Ground Coverage for Main Building = 2,098 SF
● Existing Ground Coverage for Main Building + Auxiliary Structure = 2,692 SF



Existing Floor Area Ratio
(10,000 SF Lot)

Max Floor Area Ratio Allowed = 4,150 SF

● Existing Floor Area Ratio Allowed = 2,081 SF

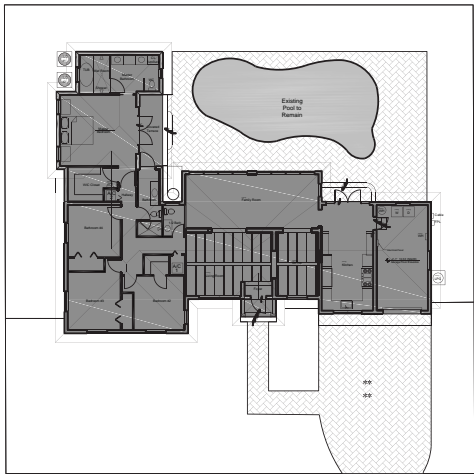


Min. Landscape Open Space Required
(10,000 SF Lot)

Min. Landscape Open Space Required = 40% Building Site = 4,000 SF
Min. Landscape Open Space Required in Front Yard = 20% of the 40% = 800 SF

● Existing Landscape Open Space on Building Site = 5,464 SF
● Existing Landscape Open Space in Front yard = 2,414 SF

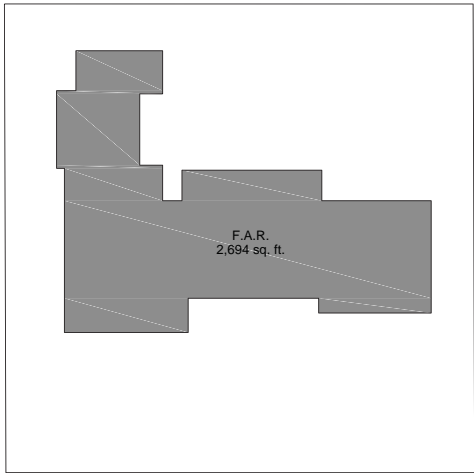
Proposed



Proposed Lot Coverage
(10,000 SF Lot)

Max Ground Coverage Allowed for Main Building = 35% = 3,500 SF
Max Ground Coverage Allowed for Main Building + Auxiliary Structure = 45% = 4,500 SF

● Proposed Ground Coverage for Main Building = 2,795 SF
● Proposed Ground Coverage for Main Building + Auxiliary Structure = 3,389 SF



Proposed Floor Area Ratio
(10,000 SF Lot)

Max Floor Area Ratio Allowed = 4,150 SF

● Proposed Floor Area Ratio Allowed = 2,694 SF



Min. Landscape Open Space Required
(10,000 SF Lot)

Min. Landscape Open Space Required = 40% Building Site = 4,000 SF
Min. Landscape Open Space Required in Front Yard = 20% of the 40% = 800 SF

● Proposed Landscape Open Space on Building Site = 4,670 SF
● Proposed Landscape Open Space in Front yard = 2,427 SF

Zoning: SFR - Single Family Residential

Lot Occupation

a. Lot area (sf)	5,000 Min.	10,000 SF	10,000 SF
b. Lot width	50 FT min.	100 FT	100 FT
c. Ground area coverage (Article 4. 4-7)	4,500 SF max. (Main Building + Accessory)	2,692 SF	3,389 SF

Required / Allowed

Existing

Proposed

Max. for Main Building = 35% = 3,500 SF
Max. for Auxiliary Structures = 10% = 1,000 SF

d. Floor Area	4,150 SF max.	2,098 SF	2,795 SF
	5,000 SF or less - 48% 5,000 x 48% = 2,400 SF	594 SF	594 SF
	Next 5,000 SF - 35% 5,000 x 35% = 1,750 SF	2081 SF	2,694 SF

Remainder of the building site area- 30% 0 x 30% = 0 SF

e. Density	One (1) principal building	1 Principal Building	1 Principal Building
------------	----------------------------	----------------------	----------------------

Building Setbacks

a. Front setback	25 ft	30.0'	30.0'
b. Side Setback			
	b. 1 - Interior Side	Min. 5 ft. (20% of the total lot width, with a combined maximum of 20 feet shall be equalon both sides)	9.1' Right Side 12.50' Left Side
	b. 2 - Side Street	15 feet.	11' Left Side
c. Rear	10 ft. If compatible with neighborhood character, the Board may recoomend variances to allow a rear setback of 5 feet.	36.27'	10'

Building Height

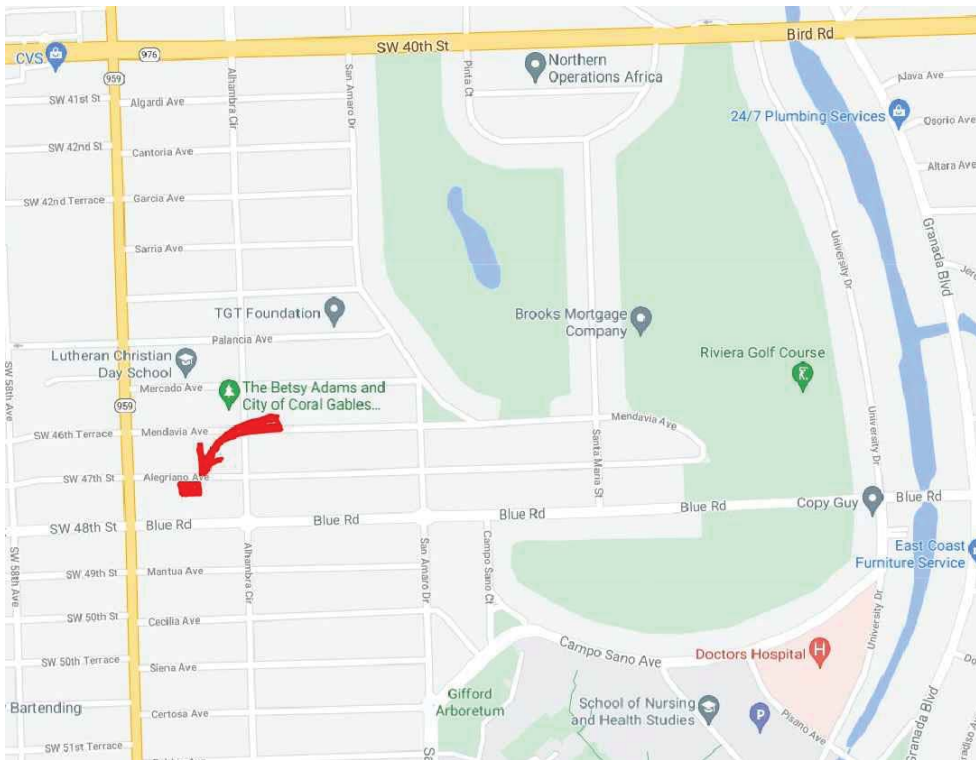
a. Maximum height	2 Stories or 25 feet. Measure from finish floor to the tie-beam on the floor, excluding a raised floor of thirty (30) inches	12' - 10"	13' - 11"
-------------------	--	-----------	-----------

Parking Requirements

a. Single Family	One (1) parking space consisting of a roofed structure. Which utilized the same materials as the principle structure and that is a garage, carport, or porte-cochere	3 Spaces	3 Spaces
------------------	--	----------	----------

Landscape Requirements

a. Landscape Open Space	All buildings shall provide landscaped open space of not less than forty (40%) percent of the areas of the building site. At least twenty (20%) percent of the required forty (40%) of the landscape open space shall be located in the front yard area.	5,464 SF	4,670 SF
	Minimum Required Landscape Open Space = 40% = 4,000 SF	5,464 SF	4,670 SF
	Minimum Required Landscape Open Space on Front yard 20% or 40% = 800 SF	2,414 SF	2,427 SF



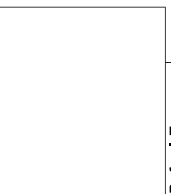
Location Map: nts



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rtapanes@realizationgroup.com



Rafael Tapanes | A R T I S T

Lizama Residence

1522 Alegriano Avenue | Coral Gables, FL 33146

date:	06-17-21
drawn by:	RT
designed by:	RT

REVISIONS

A-01

Board of Architects | 2021

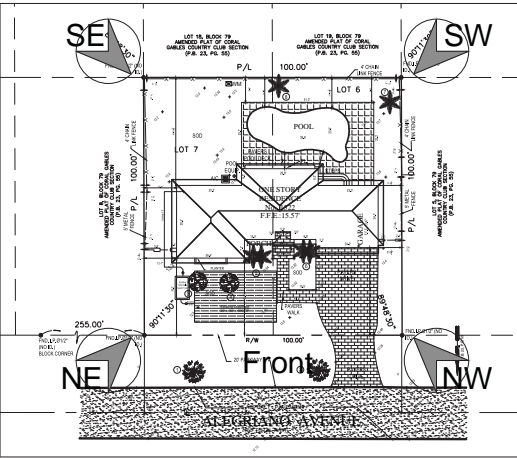
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NE View



Contextual Photo of Front of Residence



NW View



SW View



SE View



Letter of Intent:

This project is seeking to create an addition to the existing Single Family Residence in the South East Corner of the property to create a full on Master Suite inclusive of a covered terrace facing the existing pool. This project will enhance the front entrance by creating an entrance feature to clearly mark the front door.

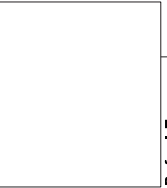
- Remodel of Bedrooms
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- Expansion of Closets
- New Master Bedroom
- New Master Bathroom
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- New Front Entrance Tower
- Relocation of the Front Door



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1522 Alegriano Avenue | Coral Gables, FL 33146

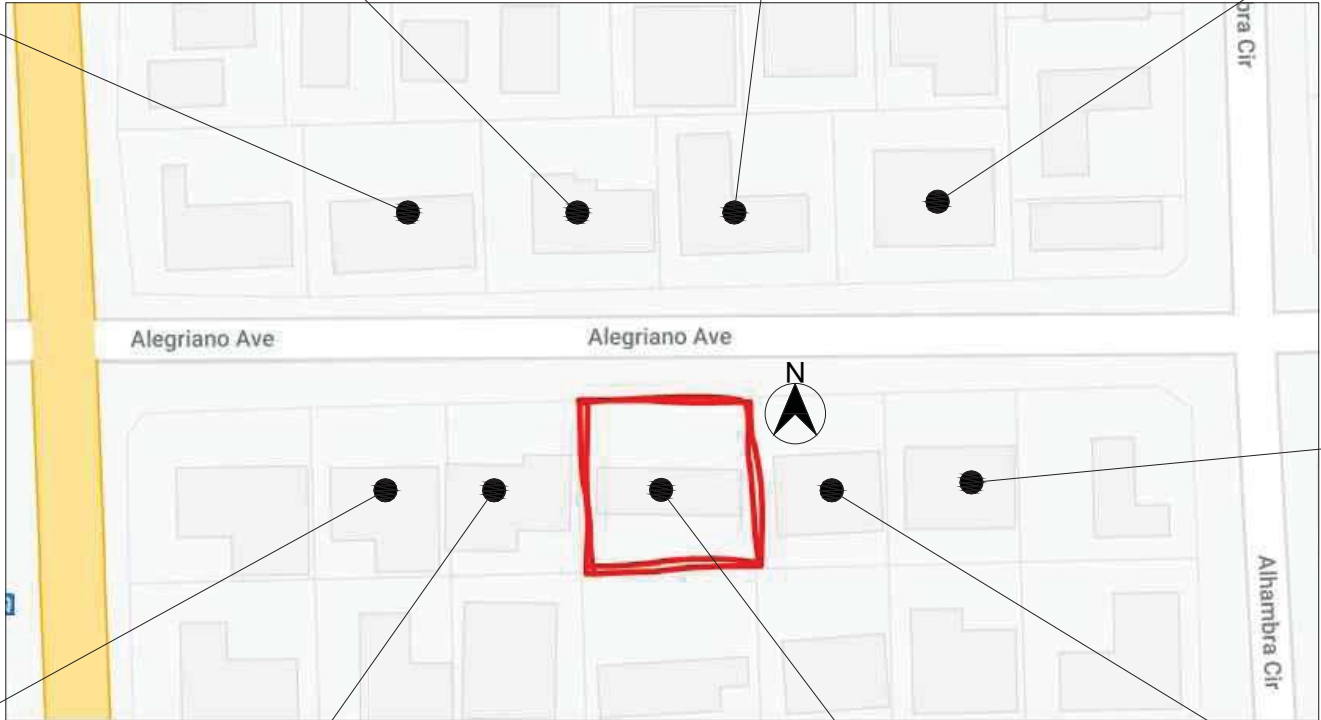
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designed by: RT

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A-02

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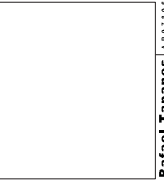


Context Map
Scale: NTS



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Lizama Residence

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designed by: RT

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A-03

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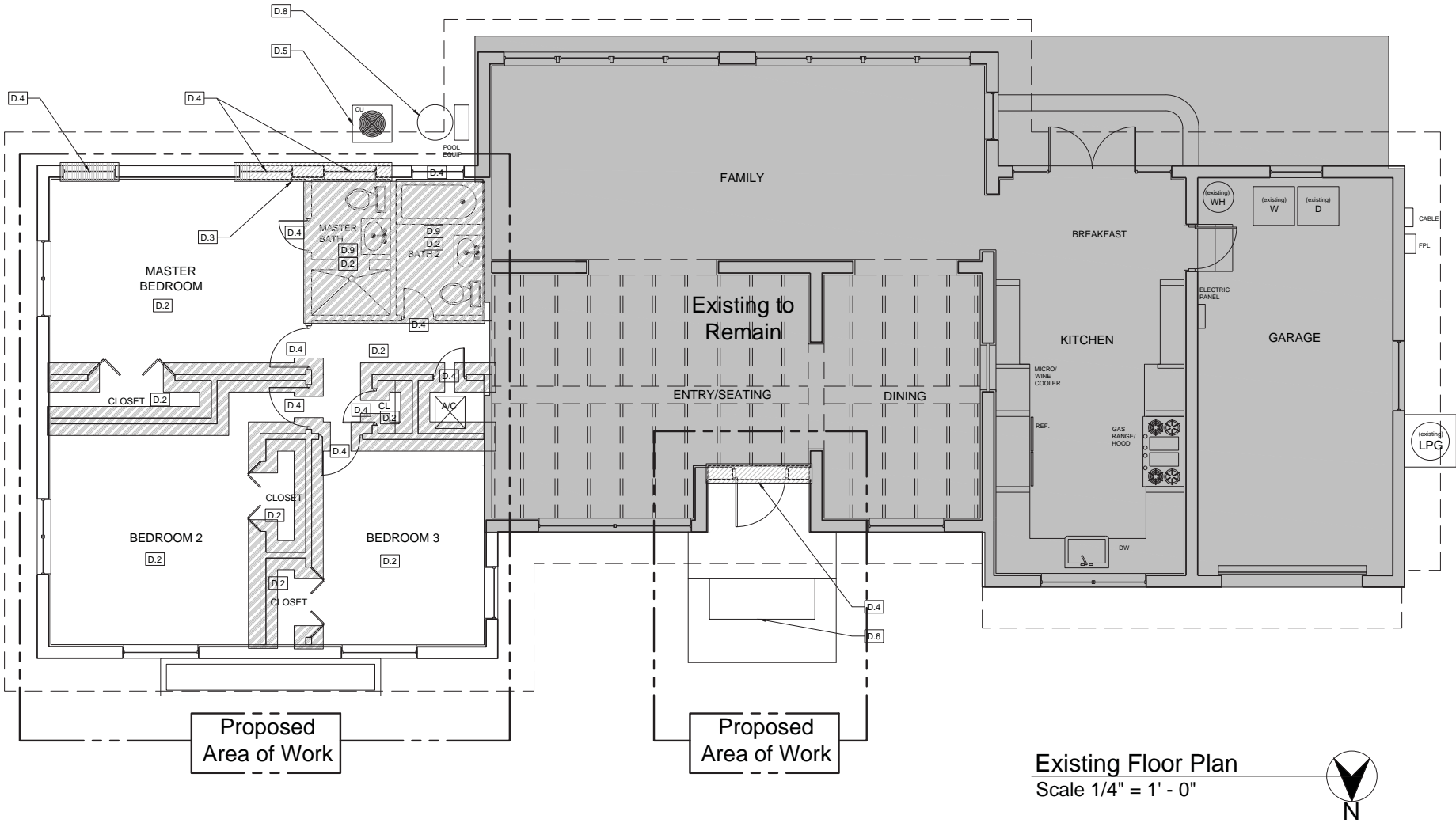
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A-05

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Rafael Tapanes A 897586

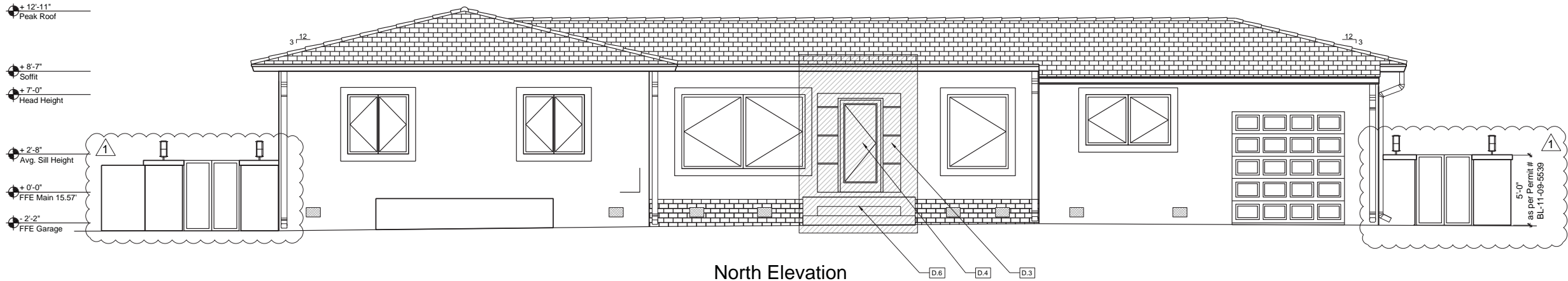
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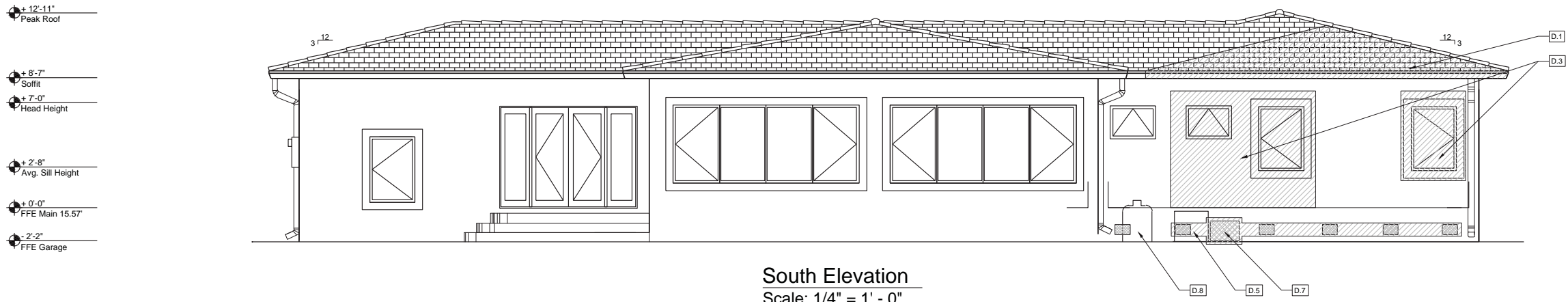
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1	Pre-BID - Zoning comments 08-04-2021

A-06

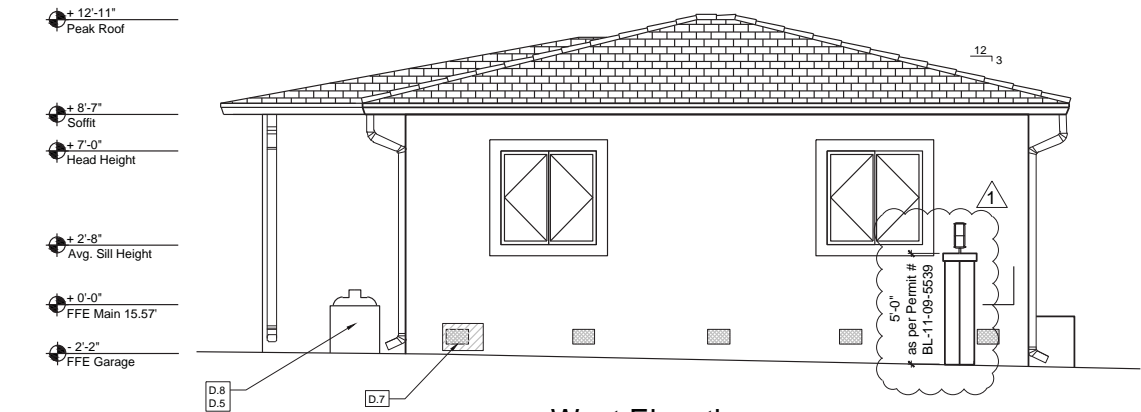
Board of Architects 1/2021



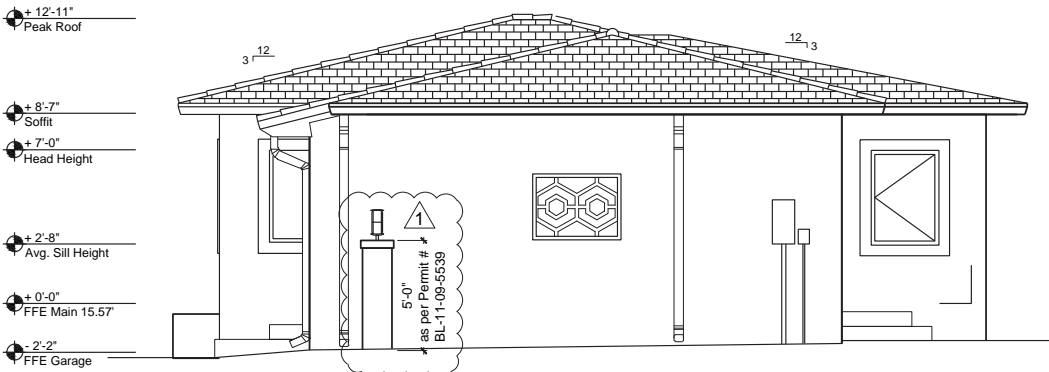
North Elevation
Scale: 1/4" = 1' - 0"



South Elevation
Scale: 1/4" = 1' - 0"



West Elevation
Scale: 1/4" = 1' - 0"



East Elevation
Scale: 1/4" = 1' - 0"

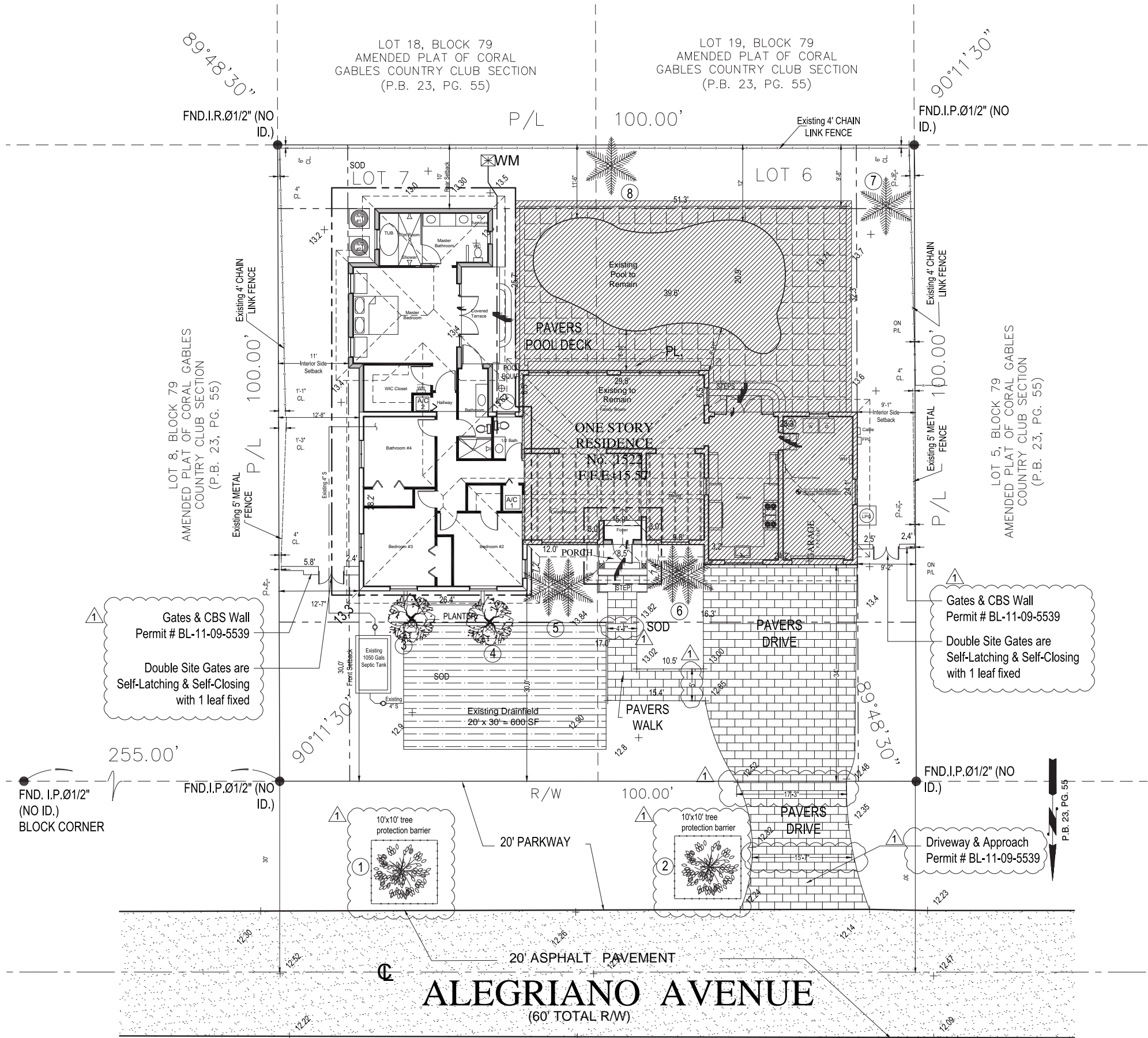
DEMOLITION NOTES

- | | |
|--|--|
| D-1. Remove and prepare roof area for new piggyback roof. | D-8. Pool Equipment to remain and protected. |
| D-2. Partition and Finish Surfaces to be removed and stripped | D-9. Remove toilet and bathtub. Remove all bathroom finishes and lighting. |
| D-3. Demo exist. wall for new opening. Ref. rough opening from floor plan shown. | D-10. Reserve |
| D-4. Existing Windows and Doors to be removed | D-11. Reserve |
| D-5. Existing A/C Condensing Unit to be removed, stored and relocated to new location as per Proposed Site Plan. | D-12. Reserve |
| D-6. Remove Stoop / Concrete steps. | |
| D-7. Exist. crawl space entrance to be relocated to east side of house | |

DEMO WALL LEGEND

- | | |
|--|---------------------------------|
| | Existing walls to be demolished |
| | Existing areas to be demolished |
| | New Masonry Wall |

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1522 Alegriano Avenue, Coral Gables
Miami-Dade County, FL 33146
Folio # 03-4119-001-1170

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SYMBOL	COMMON NAME
	OAK TREE
	PALM TREE
	GUAVA TREE

Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

ABBREVIATIONS & LEGEND										
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FND	Found	R/W	Right-of-Way	⊙	Sewer Manhole	⊙	Electric Box	—	Wood Fence	
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N&D	Nail & Disc	PWY	Parkway	⊙	Water Pump	⊙	⊕	Property Corner		
COL	Column	W/P	Water Pump	⊙	ENC	Encroachment				
P.B.	Plat Book									



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Rafael Tapanes

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date: 06-17-21
drawn by: RT
designed by: RT

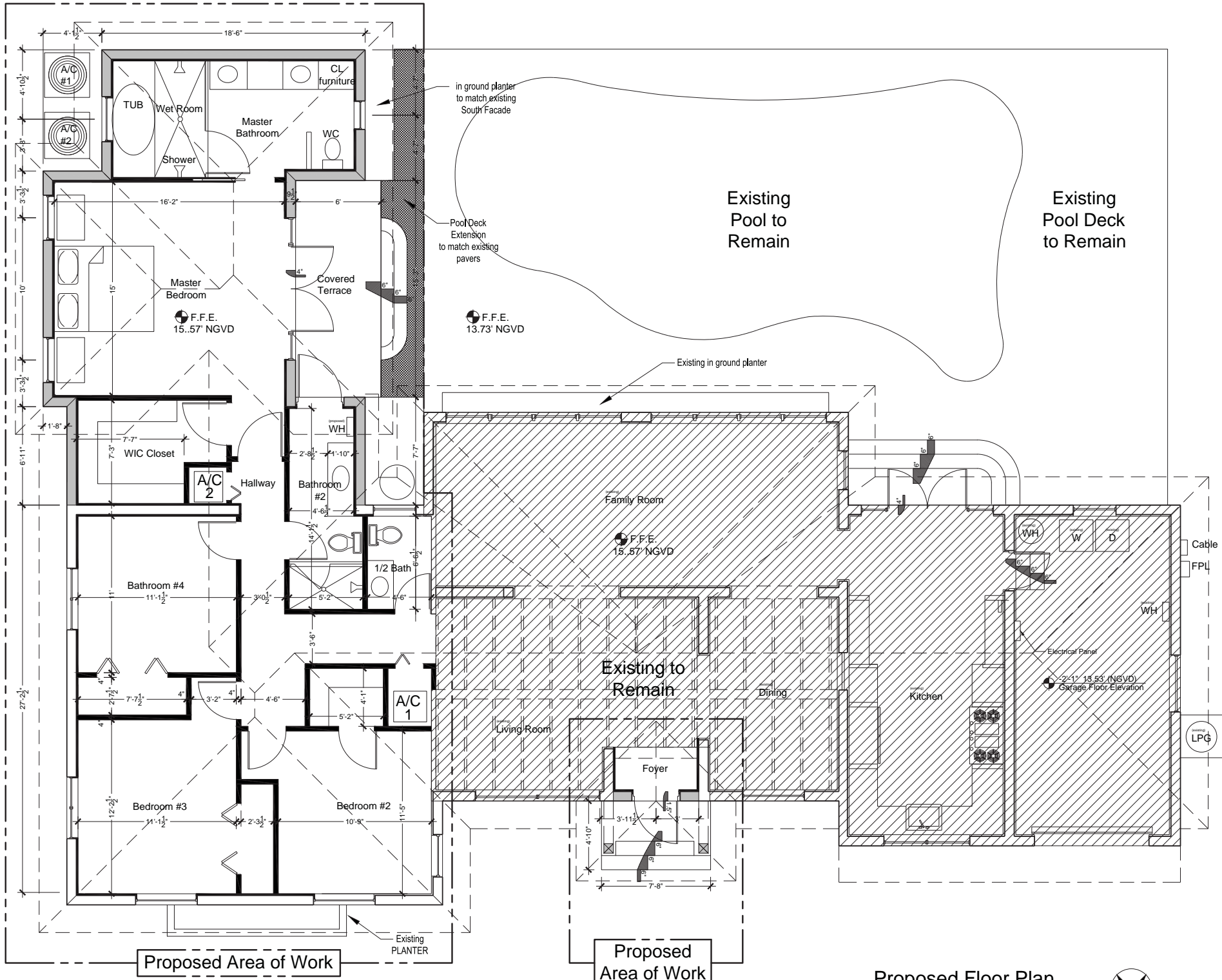
REVISIONS	
1	Pre-BID - Zoning comments 08-04-2021

A-07

Board of Architects 12021

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





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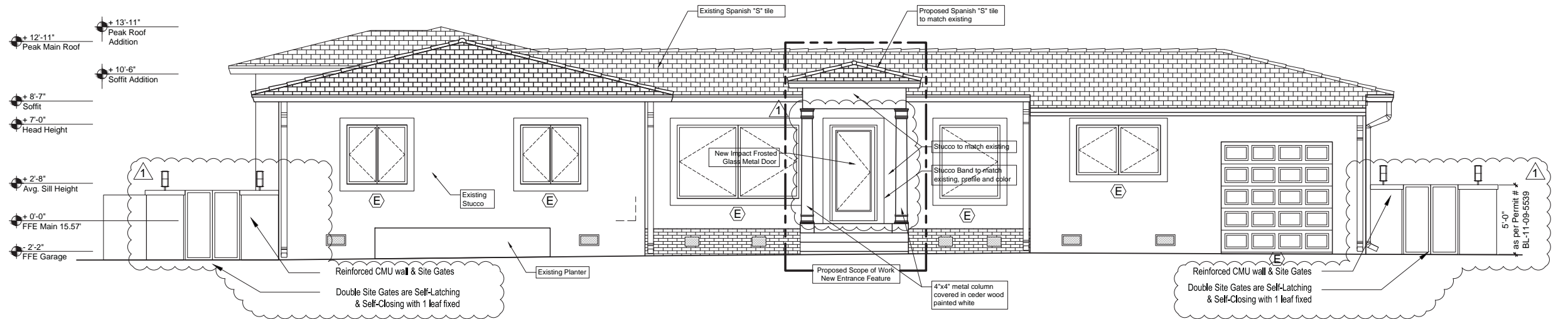
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designed by: RT

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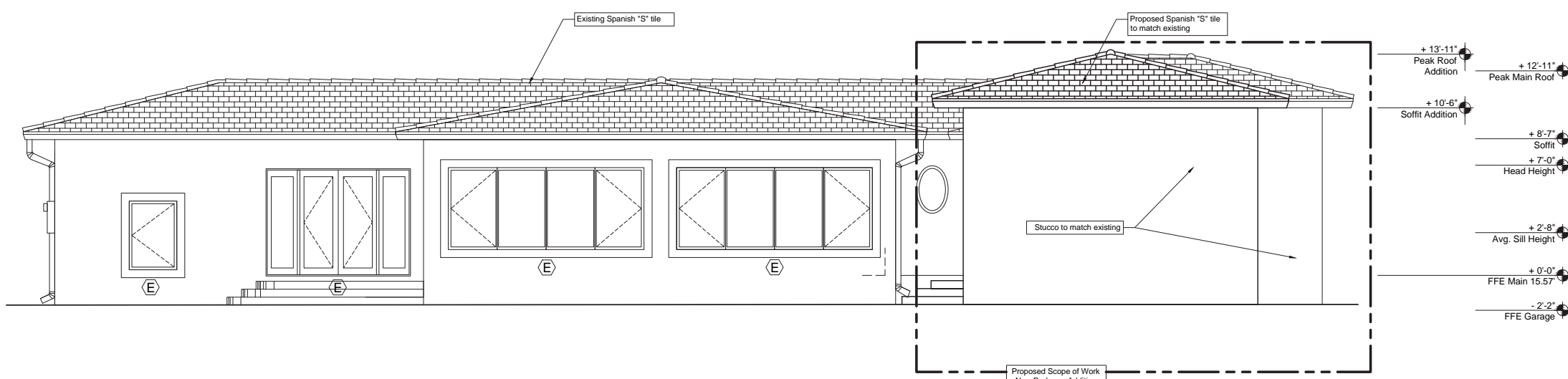
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North Elevation
Scale: 1/4" = 1' - 0"



South Elevation
Scale: 1/4" = 1' - 0"

- Notes
- (E) Existing Door or Window
 - (V) Existing Garage Vent



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rapanes@realizationgroup.com

Rafael Tapanes A.R. 97138

Lizama Residence

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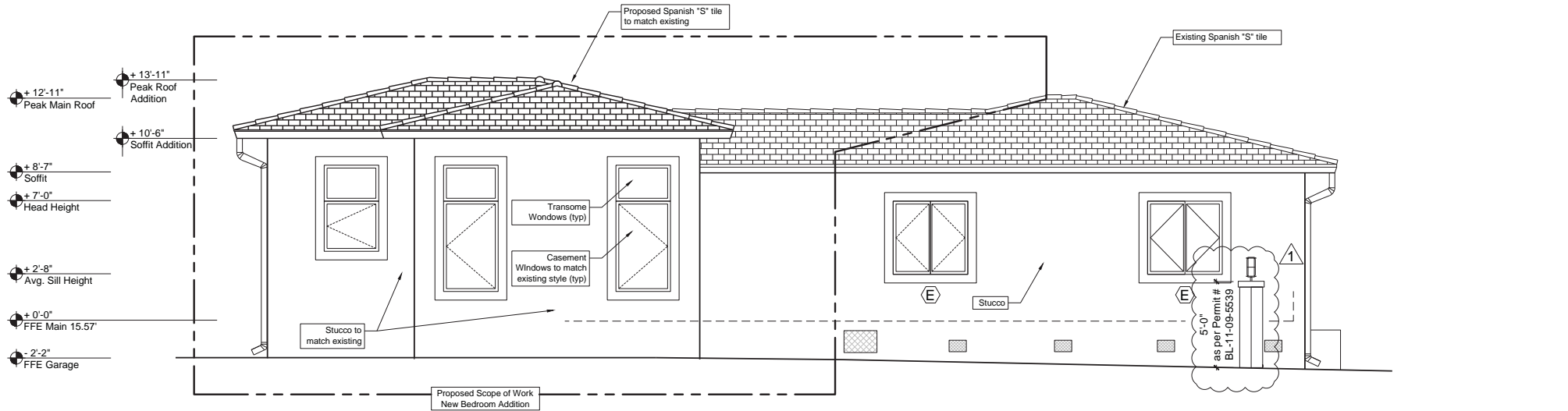
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△	Pre-BOA: Zoning comments 08-04-2021

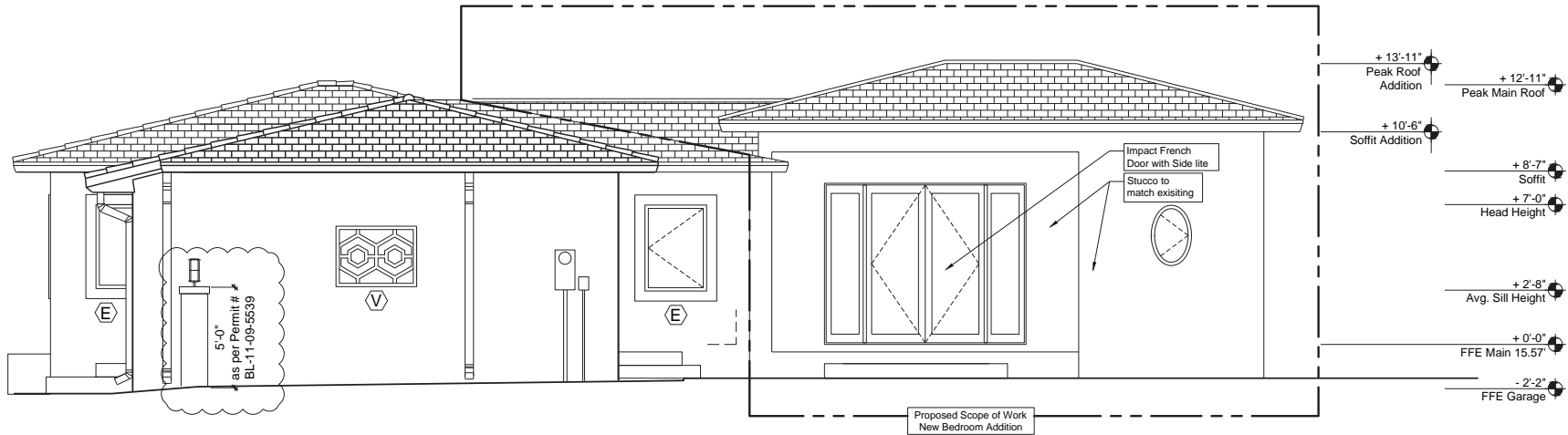
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East Elevation
Scale: 1/4" = 1' - 0"



West Elevation
Scale: 1/4" = 1' - 0"

- Notes
- (E) Existing Door or Window
 - (V) Existing Garage Vent



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Lizama Residence
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date:	06-17-21
drawn by:	RT
designed by:	RT

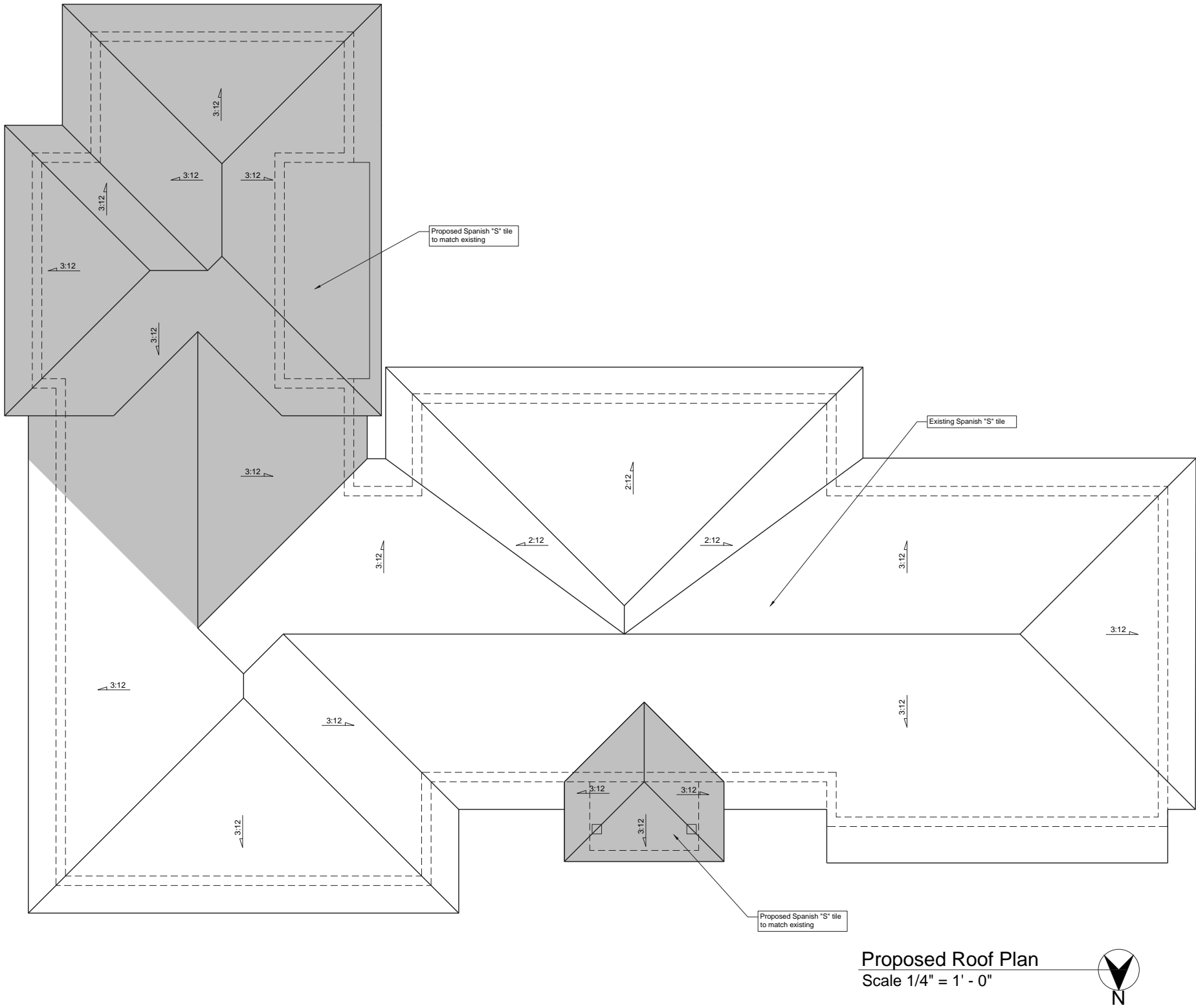
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Proposed Elevations

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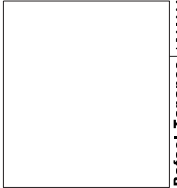


Proposed Roof Plan
Scale 1/4" = 1' - 0"



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1 Existing
Front View



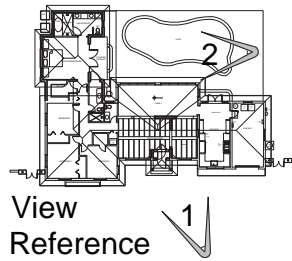
1 Proposed
Front View



2 Existing
Rear View

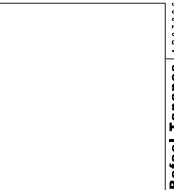


2 Proposed
Rear View



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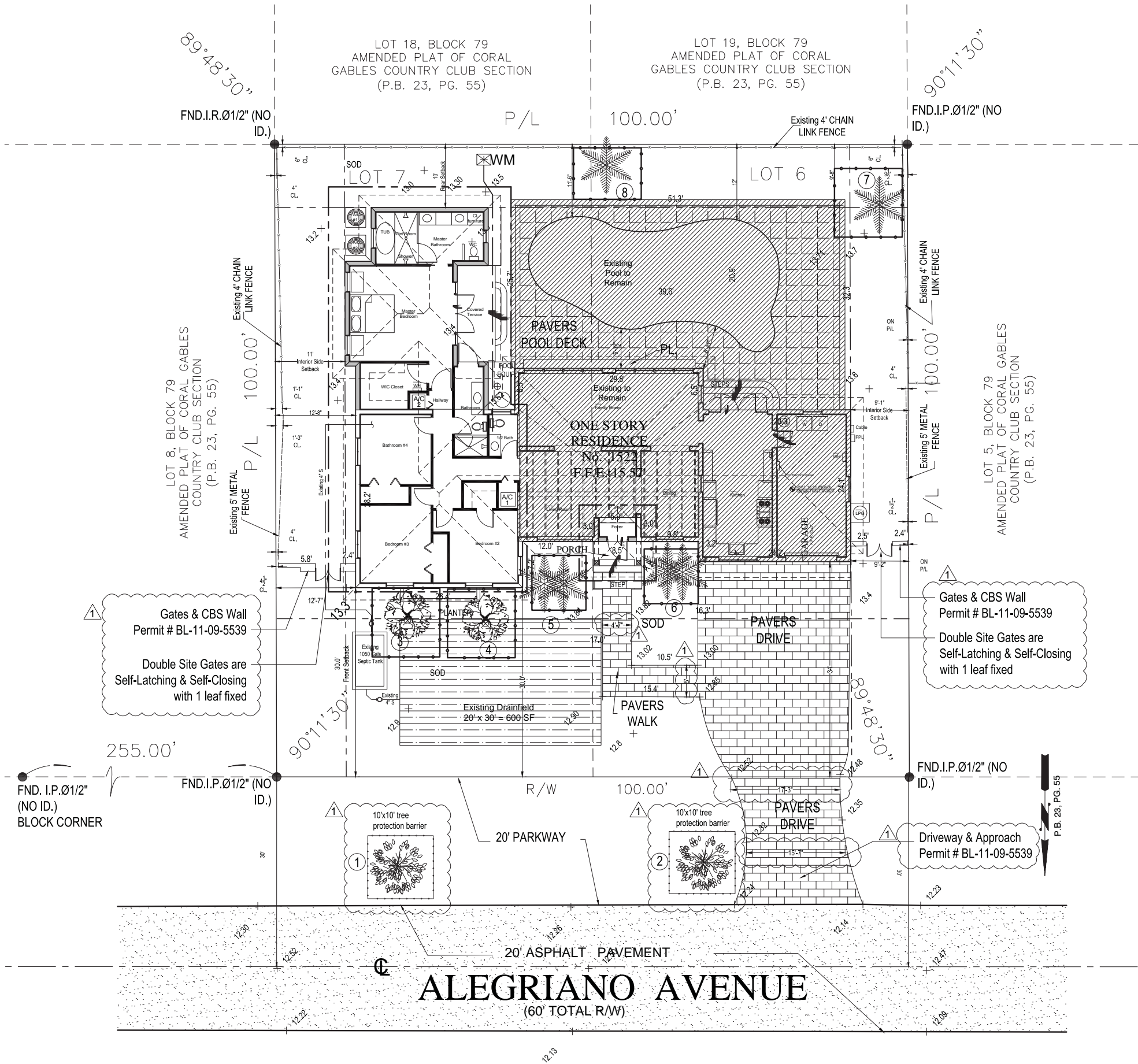
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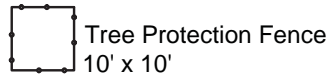
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SYMBOL	COMMON NAME
	OAK TREE
	PALM TREE
	GUAVA TREE

Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

TREE TABLE				
No.	TREE NAME	DIAMETER	HEIGHT	SPREAD
1	OAK TREE	30"	30'	25'
2	OAK TREE	30"	30'	25'
3	TREE	7"	15'	10'
4	TREE	7"	15'	10'
5	2 PALM TREES	12"	15'	6'
6	2 PALM TREES	12"	15'	6'
7	PALM TREE	22"	20'	10'
8	PALM TREE	6"	25'	10'



Tree Disposition Plan
Scale 1/8" = 1' - 0"

