EXPANSION AND RENOVATION TO RESIDENCE:
5536 MAGGIORE STREET
CORAL GABLES, FLORIDA 33146

BRAVO ARCHITECTURE

SUBMITTAL:
BOARD ARCHITECTS
JULY 8, 2021

Y:\5536 Maggiore ST\(B)Cover Sheet.dwg, 7/8/2021 3:01:16 PM, DWG To PDF.pc3

EXISTING HOUSE

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BRAVO
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ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771
IB 26000638

250 CATALONIA, SUITE 404
CORAL GABLES, FLORIDA 33134
TELEPHONE : 305.567.1977
FACSIMILE : 305.567.1125

EXPANSION AND RENOVATION
5536 MAGGIORE ST
CORAL GABLES FLORIDA 33146

REVISIONS:
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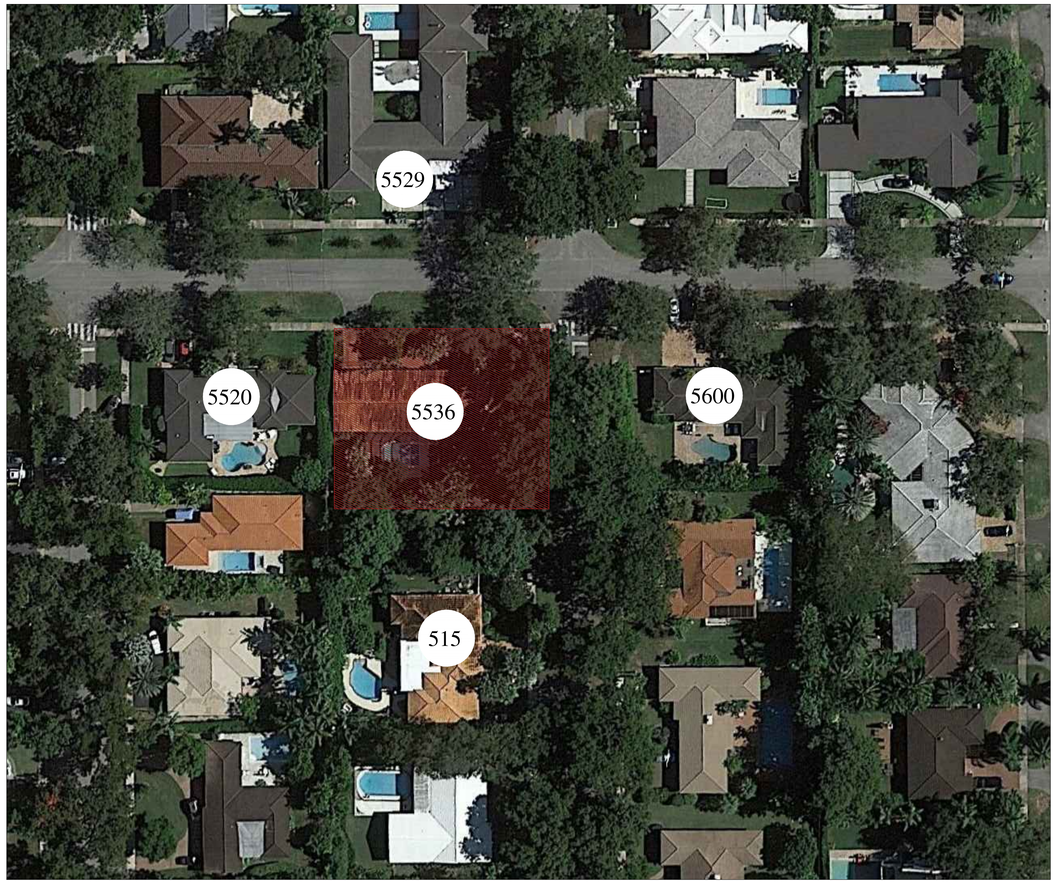
SCALE:	AS NOTED
DRAWN BY:	A.P.
CHECKED BY:	P.B.
DATE:	
PROJECT NO.:	
FILE NAME:	
SUBMITTAL:	

SHEET NUMBER
A-10

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226



5529 MAGGIORE ST

515 BARGELLO AVE

5600 MAGGIORE ST

5520 MAGGIORE ST

NEIGHBOR PROPERTIES

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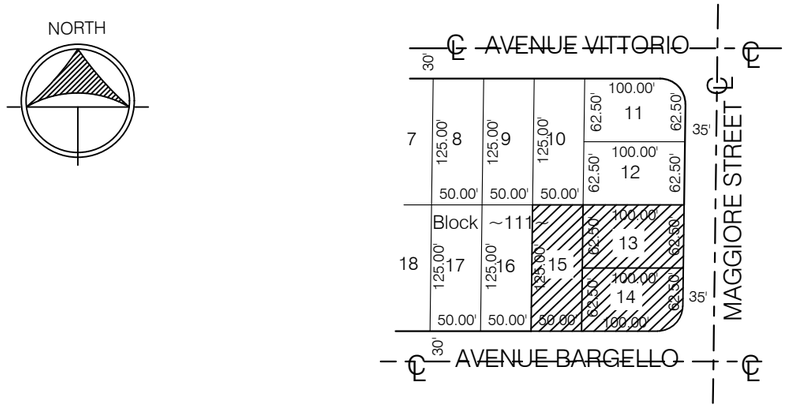
SUBMITTAL:	

SHEET NUMBER
A-12

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226

LOCATION MAP

Scale: 1" = 100'



GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
6) WALL TIES ARE THE FACE OF THE WALL.
7) FENCE OWNERSHIP NOT DETERMINED.
8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
15) THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
16) BENCHMARK: X-2-R-1958..... ELEVATION: 7.65 FEET (N.G.V.D.1929)

LEGAL DESCRIPTION:

FOLIO: 03-4129-027-0670
LOT 13,14 and 15, BLOCK 111, " CORAL GABLES RIVIERA SECTION PART 10 ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 1, OF THE PUBLIC RECORDS, OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

5536 MAGGIORE STREET, CORAL GABLES, FLORIDA 33146-2859

FLOOD ZONE INFORMATION:

FLOOD ZONE: "X" COMMUNITY: 120639 PANEL: 0459
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: N/A

CERTIFIED TO:

SUZANNE SCHMIDT
ESTEBAN PEREZ BERNAL

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
CONC.	=DENOTES CONCRETE
(Meas)	=DENOTES MEASURE
(Rec)	=DENOTES RECORD
(Calc)	=DENOTES CALCULATED
R/W	=DENOTES RIGHT - OF- WAY
℄	=DENOTES CENTERLINE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
Cl.	=DENOTES CLEAR
N.	=DENOTES NORTH
S.	=DENOTES SOUTH
E.	=DENOTES EAST
W.	=DENOTES WEST
D	=DENOTES DELTA
R	=DENOTES RADIUS
L	=DENOTES ARC LENGTH
CH	=DENOTES CHORD LENGTH
O/S	=DENOTES OFFSET
ID.	=DENOTES IDENTIFICATION
	=DENOTES WATER METER
	=DENOTES WOOD POWER POLE
	=DENOTES WOOD FENCE
	=DENOTES CHAIN LINK FENCE
	=DENOTES IRON FENCE
—OH—	=DENOTES OVERHEAD WIRES
	=DENOTES FOUND IRON PIPE (NO ID.)

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Miguel Espinosa

Digitally signed by Miguel Espinosa
DN: cn=Miguel Espinosa, o=Miguel Espinosa Land Surveying, ou=P.S.M. No. 5101, email=ESPINOSALANDSURVEYING@GMAIL.COM, c=US
Date: 2021.07.07 13:18:29 -04'00'

SIGNED
MIGUEL ESPINOSA

FOR THE FIRM
P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

SHEET 1 OF 2
NOT VALID WITHOUT ALL PAGES

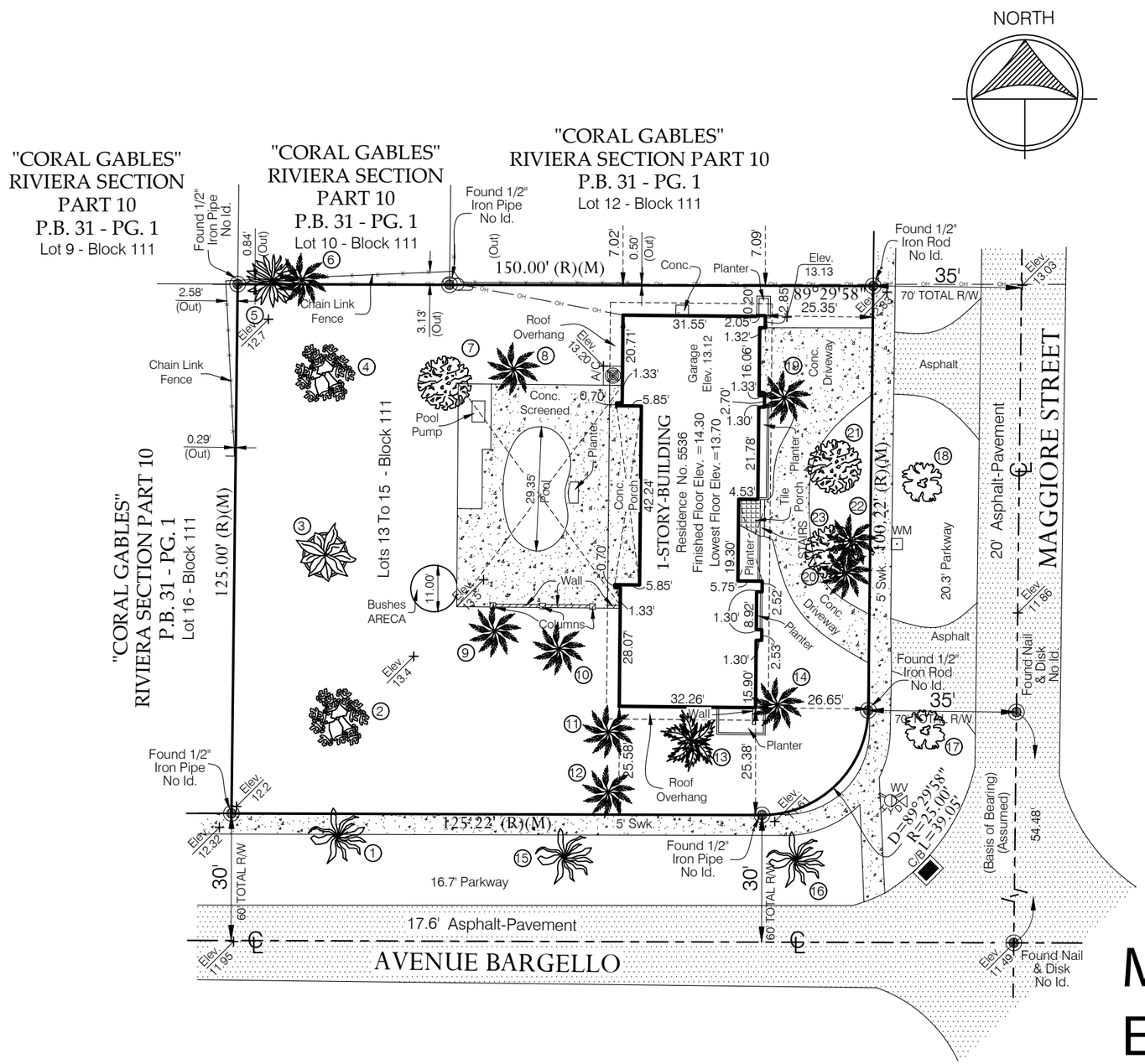
MIGUEL ESPINOSA LAND SURVEYING INC.
PROFESSIONAL SURVEYOR AND MAPPER
10200 SW 134 STREET, MIAMI, FLORIDA 33176
PHONE: (305) 262-2992
L.B. No. 6463

BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
06/30/2021	06/29/2021	06/30/2021	T.N.	S-14320

MAP OF SURVEY

Scale: 1" = 30'



TREE TABULATION				
No.	NAME	TRUNK (Diameter)	HEIGHT	CANOPY (Diameter)
1	BLACK OLIVE	1.0'	20'	18'
2	MANGO	2.0'	25'	32'
3	AVOCADO	3.0'	40'	40'
4	MANGO	2.0'	40'	38'
5	ALMACIO	0.5'	22'	8'
6	2 PALMS	0.35'	15'	6'
7	TREE	1.10'	30'	18'
8	2 PALMS	0.65'	25'	10'
9	5 PALMS	0.35'	25'	8'
10	5 PALMS	0.35'	25'	8'
11	PALM	0.65'	18'	10'
12	PALM	0.65'	28'	11'
13	ROYAL PARADISE	1.0'	30'	8'
14	PALM	0.65'	30'	8'
15	BLACK OLIVE	3.0'	45'	40'
16	BLACK OLIVE	4.0'	45'	35'
17	OAK	2.0'	35'	40'
18	OAK	1.0'	32'	18'
19	3 PALMS	0.25'	25'	6'
20	2 PALMS	0.6'	25'	8'
21	TREE	1.2'	18'	12'
22	PALM	0.35'	25'	6'
23	TREE	0.65'	15'	8'

Miguel Espinosa

Digitally signed by Miguel Espinosa
DN: cn=Miguel Espinosa, o=Miguel Espinosa Land Surveying, ou=P.S.M. No. 5101, email=ESPINOSALANDSURVEYING@GMAIL.COM, c=US
Date: 2021.07.07 13:18:59 -04'00'

SHEET 2 OF 2

NOT VALID WITHOUT ALL PAGES

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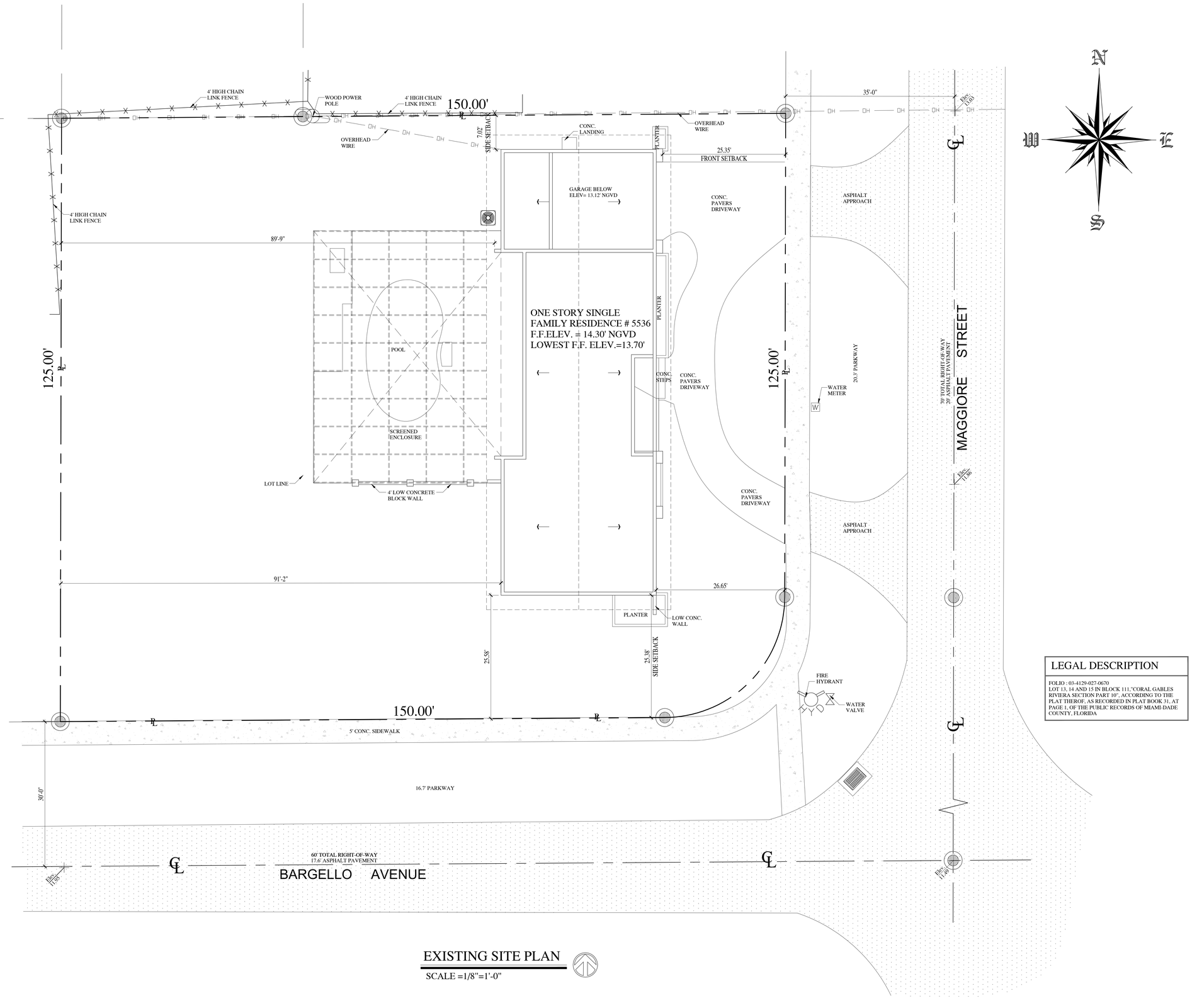

EXISTING SITE PLAN

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

LEGAL DESCRIPTION

FOLIO : 03-4129-027-0670
LOT 13, 14 AND 15 IN BLOCK 111,"CORAL GABLES RIVIERA SECTION PART 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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INTERIOR DESIGN

AA 26000771
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250 CATALONIA, SUITE 404
CORAL GABLES, FLORIDA 33134
TELEPHONE : 305.567.1977
FACSIMILE : 305.567.1125

EXPANSION AND RENOVATION
5536 MAGGIORE ST
CORAL GABLES FLORIDA 33146

REVISIONS:

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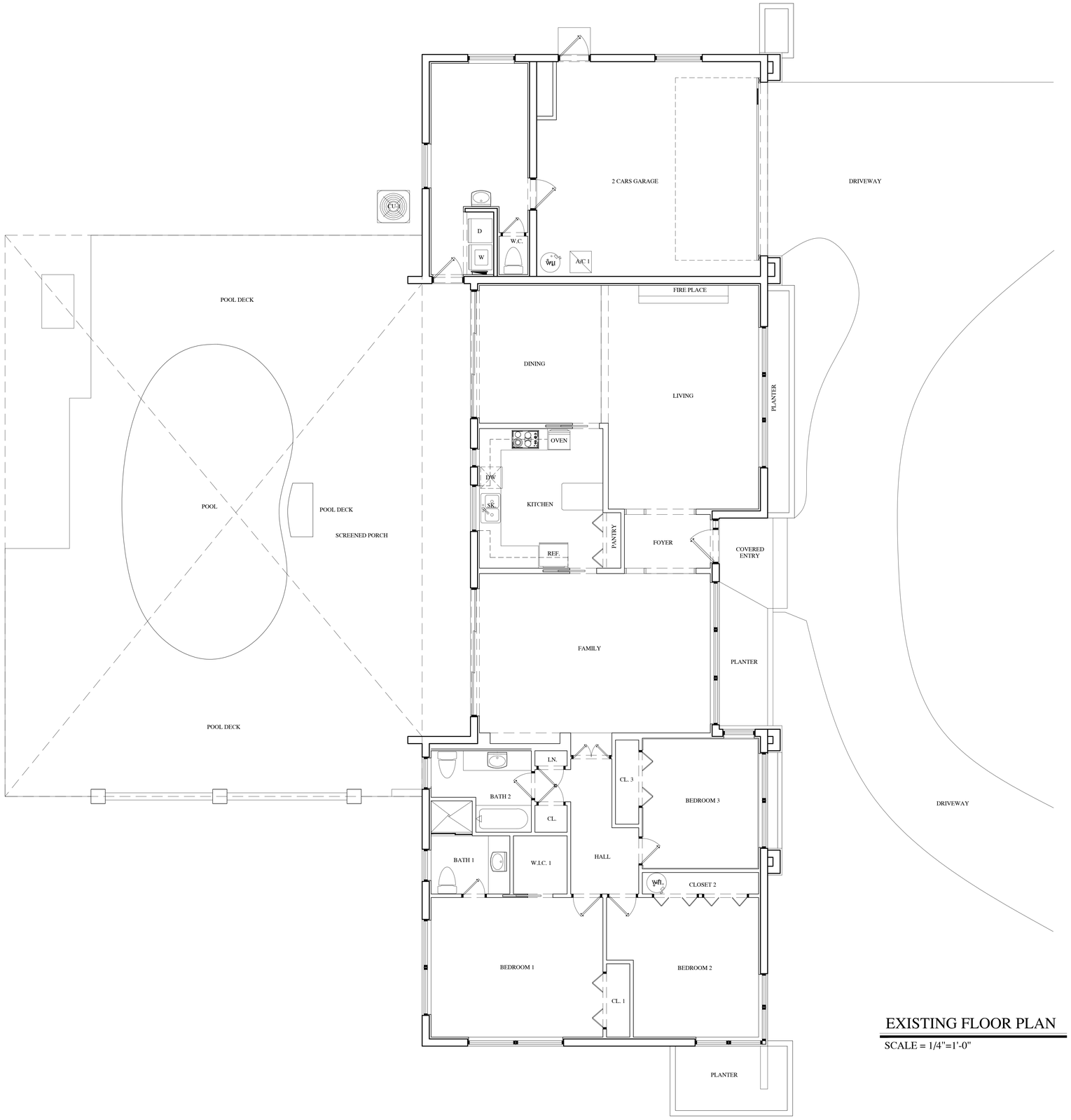
CHECKED BY:	P.B.
DATE:	
PROJECT NO.:	
FILE NAME:	
SUBMITTAL:	

SHEET NUMBER
A-1
EXISTING SITE PLAN

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226



EXISTING FLOOR PLAN

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

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EXPANSION AND RENOVATION
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FILE NAME:	
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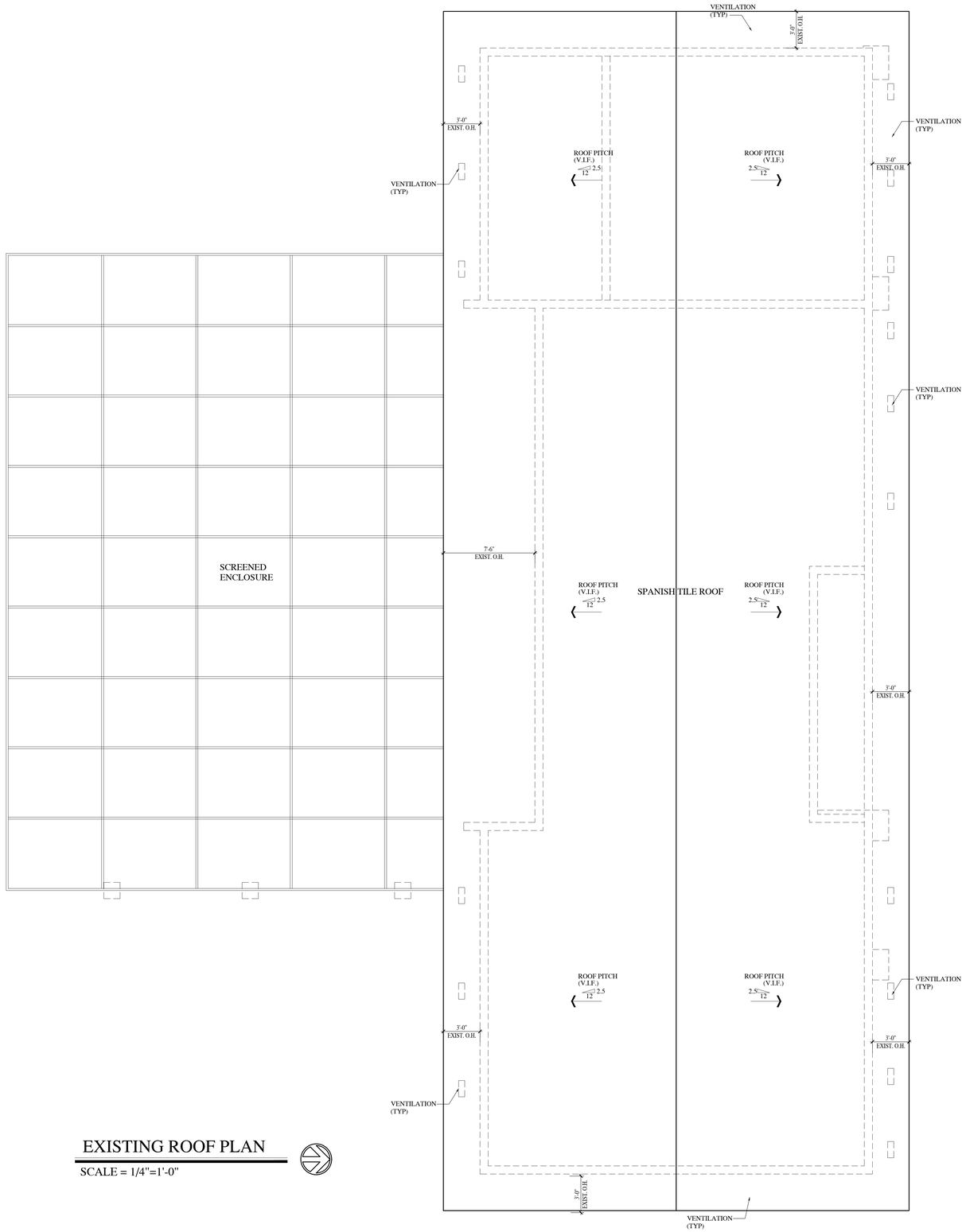
SHEET NUMBER
A-2
EXISTING FLOOR PLAN

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226



EXISTING ROOF PLAN

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

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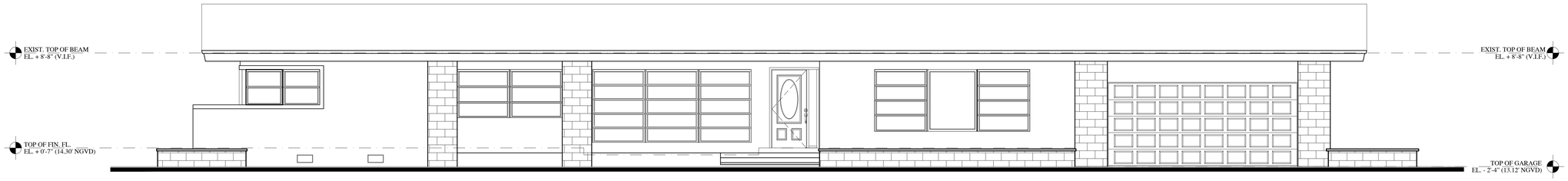
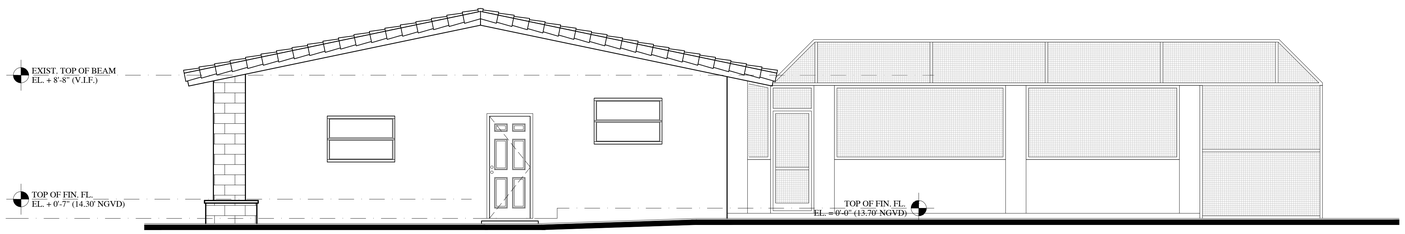
SHEET NUMBER
A-3
EXIST. ROOF PLAN

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226



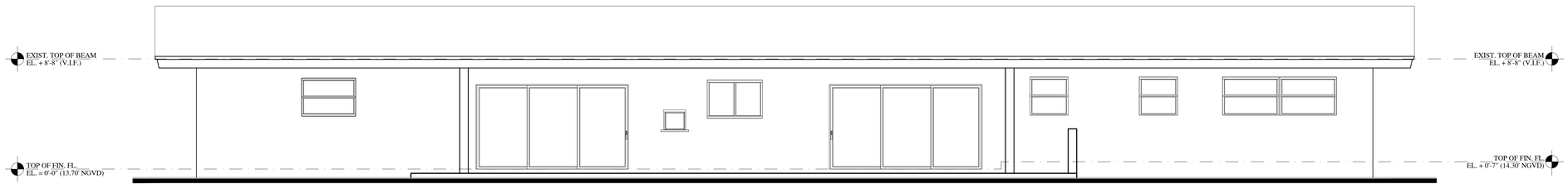
EXISTING EAST (FRONT) ELEVATION

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



EXISTING NORTH (RIGHT) ELEVATION

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



EXISTING WEST (REAR) ELEVATION

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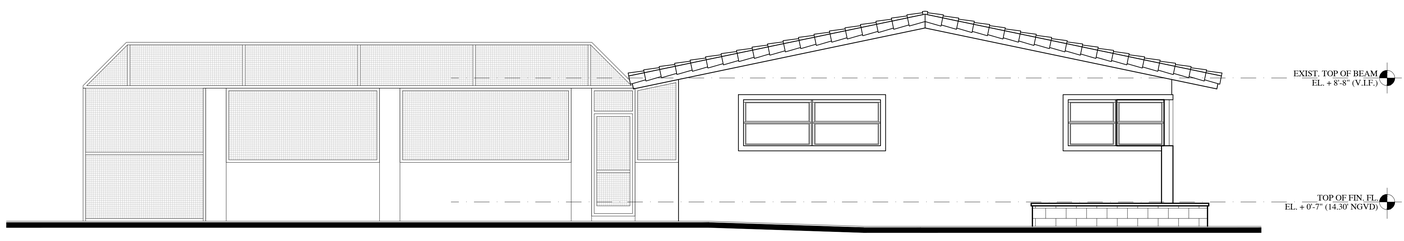

EXISTING SOUTH (RIGHT) ELEVATION

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

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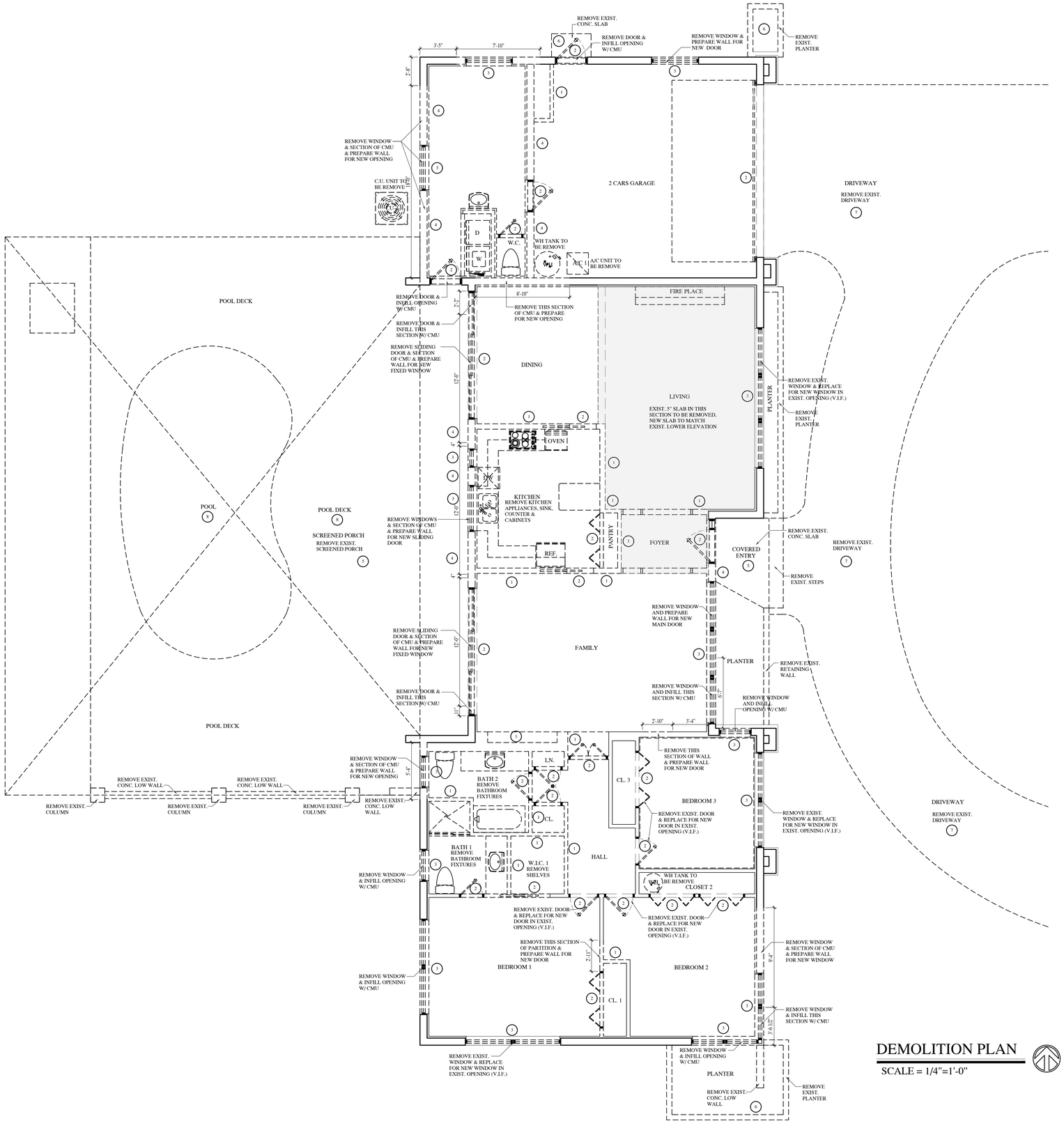

DEMOLITION PLAN

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

DEMOLITION NOTES

PART I SUMMARY

1.01 DESCRIPTION

A. FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO PERFORM DEMOLITION AND REMOVAL OF DEBRIS FROM DEMOLITION OPERATIONS AS INDICATED ON DRAWINGS AND SPECIFIED IN THIS SECTION.

1.02 QUALITY ASSURANCE

A. QUALIFICATIONS:
1. PROVIDE STAFF RESPONSIBLE FOR DEMOLITION WORK FULLY EXPERIENCED IN THIS TYPE OF WORK.

2. PROVIDE EQUIPMENT OF SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.

3. PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.

4. REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO.

B. REFERENCE STANDARDS: COMPLY WITH ALL CODES AND REGULATIONS REGARDING DEMOLITION WORK.

PART 11 PRODUCTS

2.01 SALVAGED ITEMS:

A. ALL SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.

PART 111 EXECUTION

3.01 PERFORMANCE:

A. PREVENT DAMAGE TO ADJOINING STRUCTURES AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITION BEFORE COMMENCING WITH DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

B. PREVENT DAMAGE TO OVERHEAD WIRES, UNDERGROUND CABLES, TELEPHONE, WATER, AND SEWER LINES DURING DEMOLITION. CONTRACTOR CORDS. WATILITIES TO VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD LINES.

C. SHORE STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE. REMOVE FINISHES FIRST IN ORDER TO ASCERTAIN WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL PROVIDE AN ADEQUATE SHORING PLAN. SAID SHORING PLAN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA & SUBMITED FOR APPROVAL BY ARCHITECT/ENGINEER

D. REMOVAL DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

3.02 ADJUST AND CLEAN:

A. REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK.

B. DO NOT PERMIT ANY ACCUMULATION OF DEBRIS ON SITE.

C. TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE ON STREETS.

D. LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.

DEMOLITION LEGEND

1. PARTITION TO BE REMOVED
2. REMOVE DOOR
3. REMOVE WINDOW
4. CMU TO BE REMOVED
5. CONC. SLAB TO BE REMOVED
6. REMOVE PLANTER
7. CONC. PAVERS DRIVEWAY TO BE REMOVED
8. REMOVE POOL & POOL DECK

DEMOLITION LEGEND

- TO BE DEMOLISHED
- EXISTING CMU WALLS TO REMAIN
- EXISTING PARTITION TO REMAIN

NOTE

EXISTING A/C AREA WILL NOT BE DEMOLISHED FOR THE NEW PROPOSED ADDITION.

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SHEET NUMBER
A-5
DEMOLITION PLAN

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226

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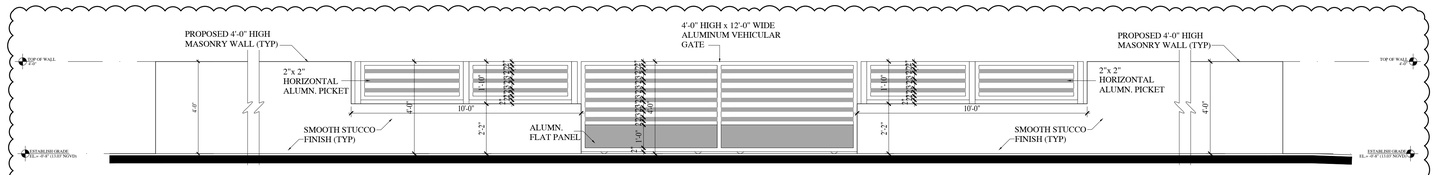
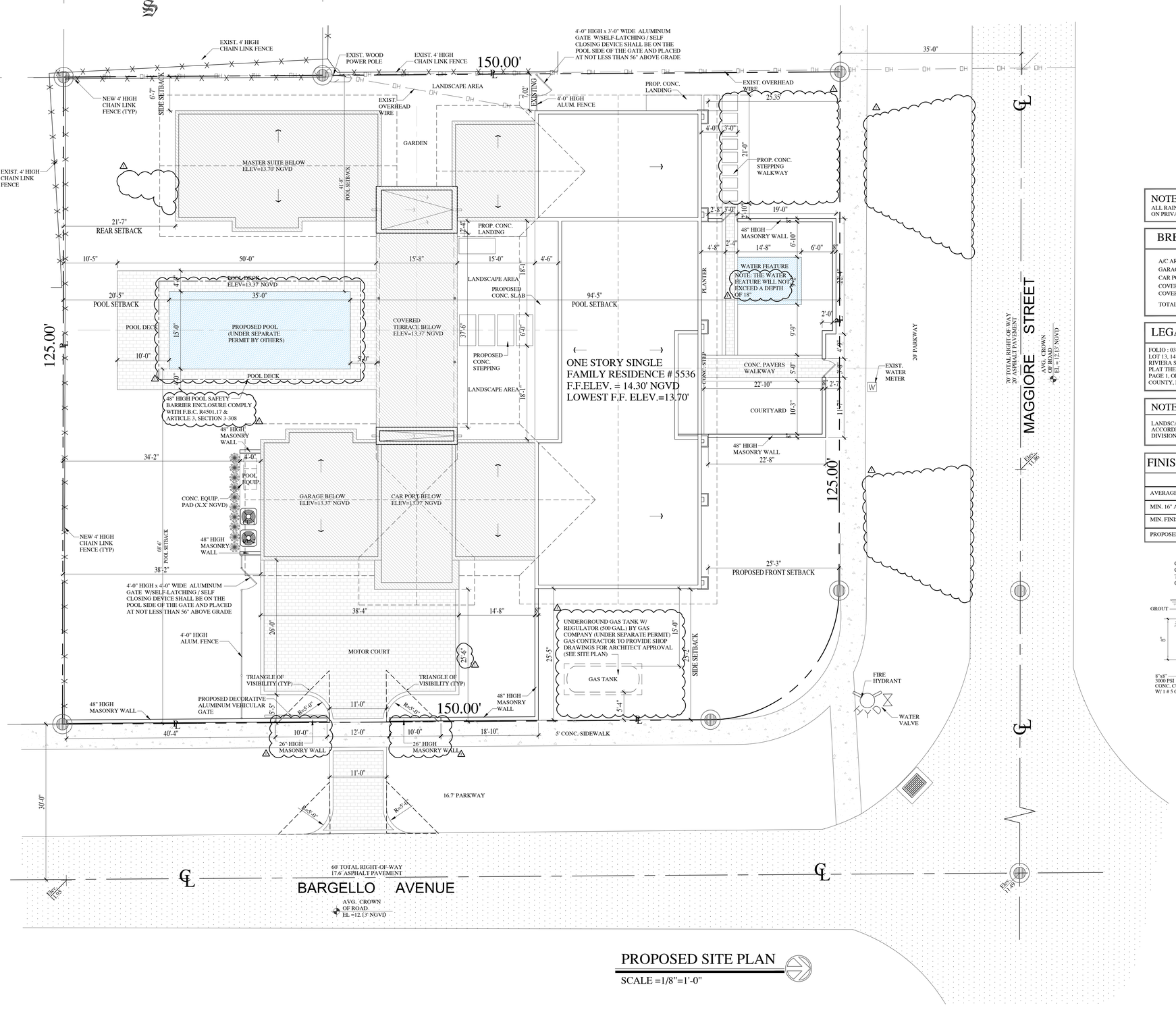


EXTERIOR FRONT WALL ELEVATION

SCALE = 3/8"=1'-0"



PROPOSED SITE PLAN

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

ZONING LEGEND

ZONING DISTRICT:	SFR
NET LOT AREA:	18,618 S.F.
LOT COVERAGE ALLOWED:	6,516 S.F. (35%)
AUXILIARY STRUCTURE (POOL) ALLOWED:	1,862 S.F. (10%)
LOT COVERAGE PROPOSED (MAIN STRUCTURE) :	6,118 S.F. (32.9%)
AUXILIARY STRUCTURE (POOL) PROPOSED:	525 S.F. (2.8%)
FLOOR AREA CALCULATIONS:	
48% 1ST 5,000 S.F. =	2,400 S.F.
35% 2ND. 5,000 S.F. =	1,750 S.F.
30% REM LOT (8,618 S.F.) =	2,585 S.F.
MAX FAR =	6,735 S.F.
FAR PROVIDED =	
A/C FLOOR AREA (FAR) =	4,070 S.F.
GARAGE (FAR) =	509 S.F.
CAR PORT (FAR) =	364 S.F.
TOTAL FAR PROVIDED =	4,943 S.F.

SETBACKS:

	ALLOWED	PROVIDED
FRONT	25'-0"	25'-3"
REAR	10'-0"	21'-7"
INTERIOR SIDE	5'-0"	6'-7"
SIDE STREET	15'-0"	25'-2"

BUILDING HEIGHT ALLOWED =	25-0"
BUILDING HEIGHT PROVIDED =	14'-2"(NEW)
MIN GREEN SPACE REQUIRED =	7,447 S.F. (40%)
GREEN SPACE PROVIDED =	9,422 S.F. (50.6%)
20% OF REQ. GREEN SPACE LOCATED IN FRONT YARD:	1,489 S.F.
GREEN SPACE PROVIDED IN FRONT YARD =	2,567 S.F. (34.5%)

NOTE
ALL RAINWATER MUST BE RETAINED ON PRIVATE PROPERTY

NOTE
APPROACH TO MAINTAIN 5'-0" CLEAR FROM EXISTING TREES, POLES & HYDRANTS

BREAKDOWN AREAS

A/C AREA =	4,384 S.F.
GARAGE =	572 S.F.
CAR PORT =	352 S.F.
COVERED TERRACE =	673 S.F.
COVERED ENTRY =	89 S.F.
TOTAL AREA =	6,070 S.F.

NOTE
THE BUILDING FLOOR ELEVATION IS A MIN OF 16" ABOVE CROWN OF ROAD (NON FLOOD ZONE)

NOTE
SIDEWALK AT APPROACH MUST BE 6" THICK REINFORCED CONCRETE W/ WIRE MESH COLOR CORAL GABLES BEIGE (AS PER CITY SPECS)

LEGAL DESCRIPTION

FOLIO : 03-4129-027-0670
LOT 13, 14 AND 15 IN BLOCK 111,"CORAL GABLES RIVIERA SECTION PART 10", ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 31, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

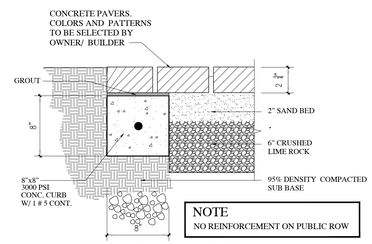
NOTE
ALL TRIANGLES OF VISIBILITY THAT ARE REQUIRED BY THIS SECTION SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2-1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

NOTE
LANDSCAPE HAS BEEN PROVIDED ACCORDING TO ARTICLE 5, DIVISION 11 LANDSCAPE SECTION

NOTE
HOSE BIBS TO BE PROVIDED FOR LANDSCAPE WATERING IN LIEU OF IRRIGATION SYSTEM. 75' MINIMUM DISTANCE REQUIRED BETWEEN HOSE BIBS

FINISH FLOOR ELEV. DETERMINATION

	NGVD
AVERAGE OF CROWN OF ROAD	+ 12.13' NGVD
MIN. 16" ABOVE CROWN OF ROAD (NON FLOOD ZONE)	+ 1.33'
MIN. FINISH FLOOR ELEVATION	12.13' + 1.33' = 13.46' NGVD
PROPOSED FINISH FLOOR ELEVATION OF BUILDING	+13.70' NGVD



NOTE
NO REINFORCEMENT ON PUBLIC ROW

DRIVEWAY DETAIL

SCALE = NTS

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IB 26000638

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EXPANSION AND RENOVATION
5536 MAGGIORE ST
CORAL GABLES FLORIDA 33146

REVISIONS:

SCALE:	AS NOTED
DRAWN BY:	A.P.
CHECKED BY:	P.B.
DATE:	
PROJECT NO.:	
FILE NAME:	
SUBMITTAL:	

SHEET NUMBER
A-6
PROPOSED SITE PLAN

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226

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Y:\5536 Maggiore ST\1)A6-Proposed Site Plan.dwg, 8/12/2021 9:51:52 AM, DWG To PDF.pc3

ZONING DATA

ADDRESS:
5536 MAGGIORE STREET
CORAL GABLES, FLORIDA 33146

FOLIO NUMBER:
XX-XXXX-XXX-XXXX

LEGAL DESCRIPTION:
LOTS 13, 14 &15 , BLOCK 111, CORAL GABLES RIVIERA SECTION PART 10, AS RECORDED IN PLAT BOOK 31, AT PAGE 1 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY,FLORIDA

SETBACKS:

FRONT:

25'-0"	REQUIRED
25'-4"	PROPOSED

INTERIOR SIDE NORTH:

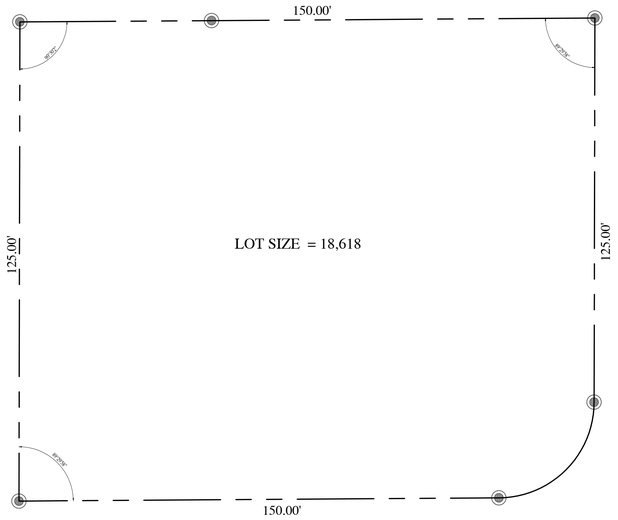
5'-0"	REQUIRED
6'-5"	PROPOSED

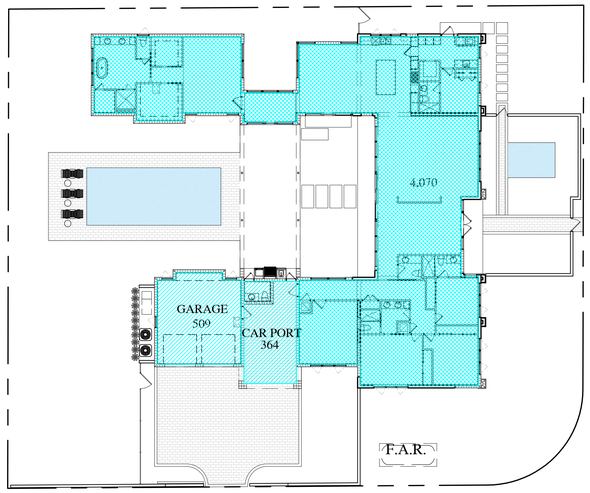
SIDE STREET SOUTH:

15'-0"	REQUIRED
24'-5"	PROPOSED

REAR:

10'-0"	REQUIRED
21'-8"	PROPOSED





F.A.R:
5,000 x 48% = 2,400
5,000 x 35% = 1,750
8,618 x 30% = 2,585
MAXIMUM ALLOWED = 6,735

A/C FLOOR AREA	=	4,070
GARAGE	=	509
CAR PORT	=	364
		4,943

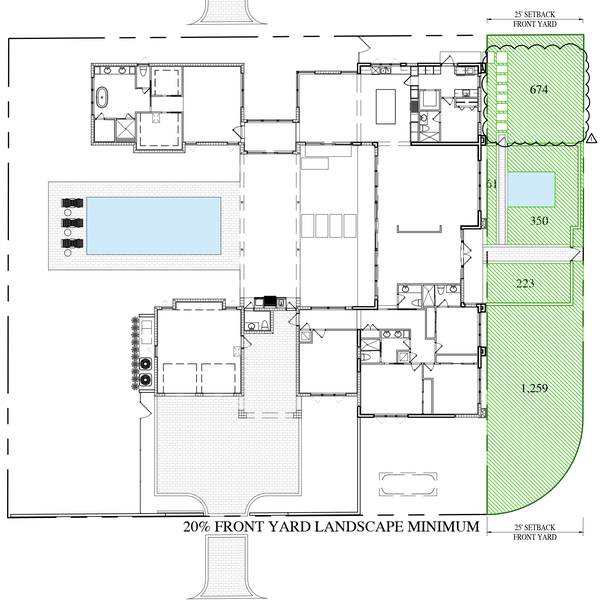
6,735	MAX. ALLOWED
4,943	PROPOSED

40% LANDSCAPE MINIMUM

40% MINIMUM LANDSCAPE REQUIREMENT

18,618 x 40% = 7,447
MINIMUM REQUIRED

GREEN AREA PROPOSED
9,422 S.F (50.6%)

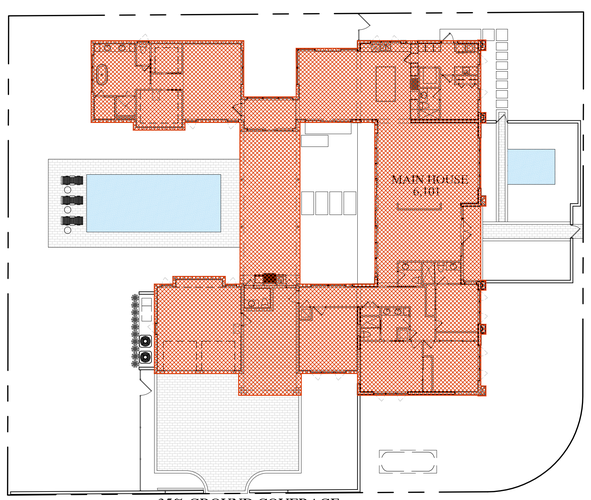


20% FRONT YARD LANDSCAPE MINIMUM

20% MINIMUM LANDSCAPE REQUIREMENT

7,447 x 20% = 1,489
MINIMUM REQUIRED

20% GREEN AREA PROPOSED
2,567 S.F (34.5%)

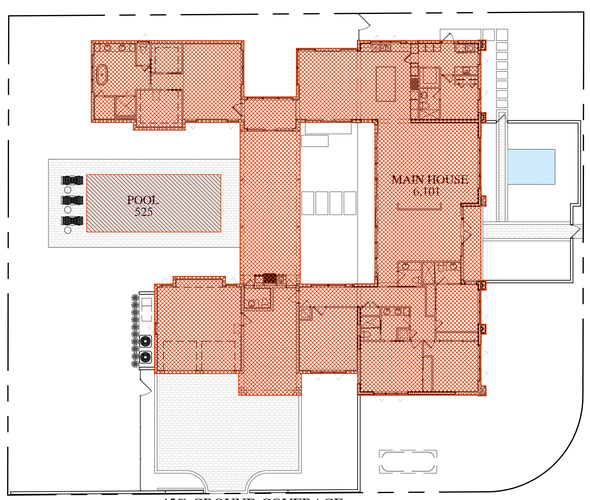


35% GROUND COVERAGE

35% MAIN LOT COVERAGE

18,618 x 35% = 6,516 MAX. ALLOWED

6,516 (35%) MAX. ALLOWED
6,101 (32.8%) PROPOSED



45% GROUND COVERAGE

45% TOTAL AUXILIARY & MAIN COVERAGE

18,618 x 45% = 8,378 MAX. ALLOWED

MAIN STRUCTURE	=	6,101
POOL	=	525
		6,626

8,378 (45%) MAX. ALLOWED
6,626 (35.6%) PROPOSED

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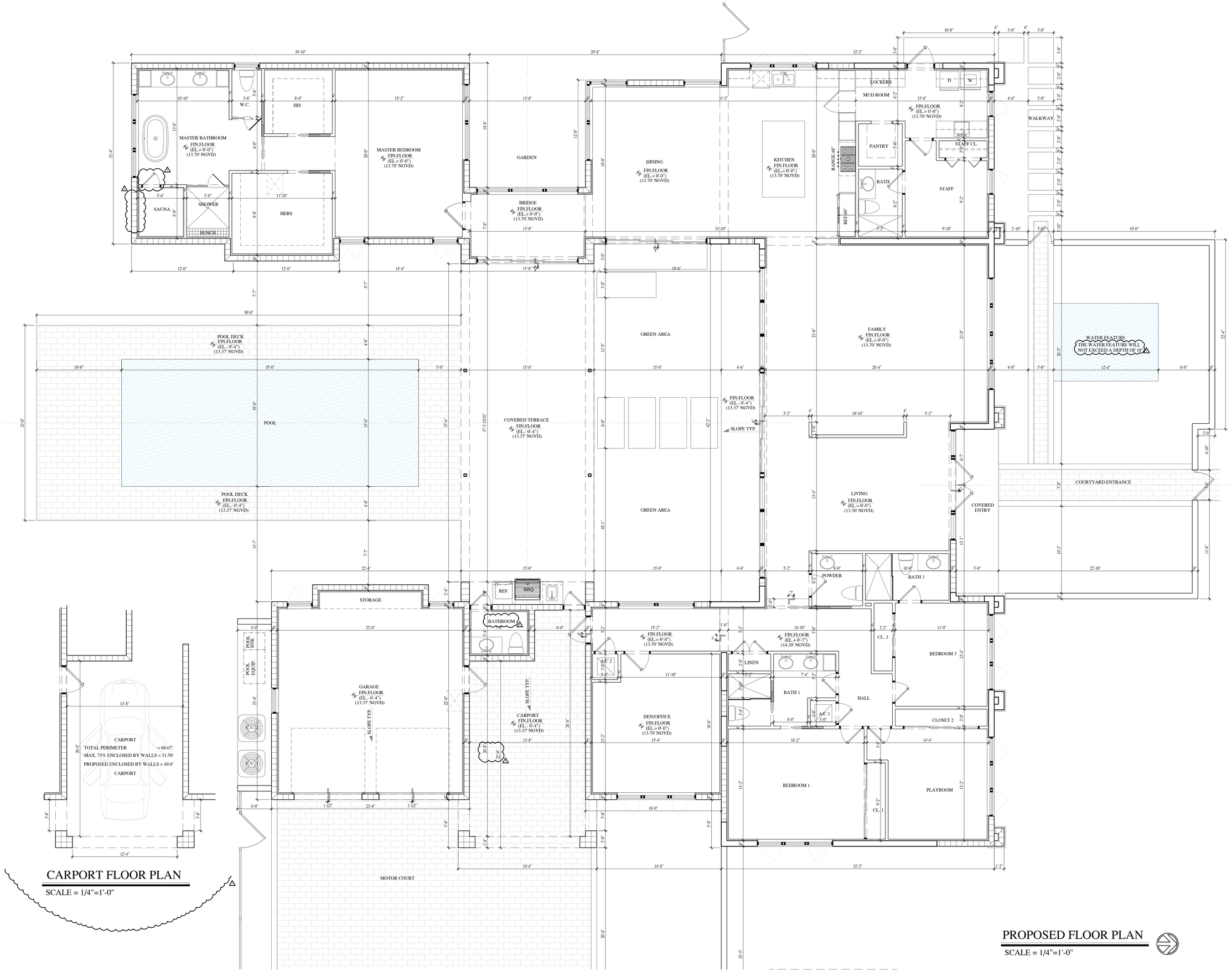

CARPORT FLOOR PLAN

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

PROPOSED FLOOR PLAN

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

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SHEET NUMBER
A-7
PROPOSED FLOOR PLAN

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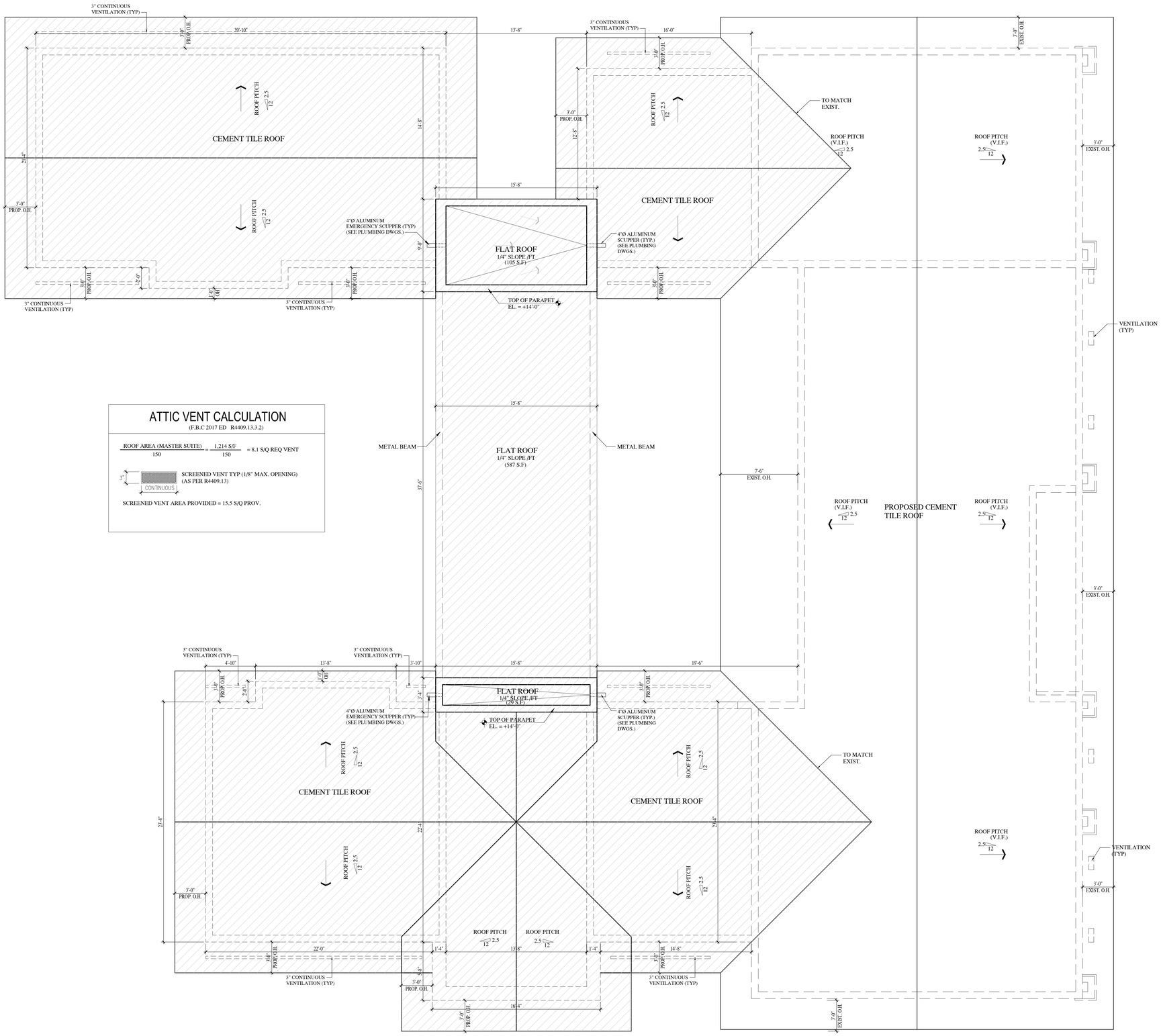


ATTIC VENT CALCULATION

(F.B.C 2017 ED R4409.13.3.2)

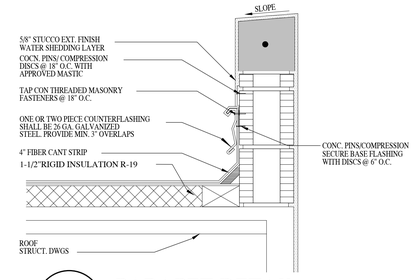
$$\frac{\text{ROOF AREA (MASTER SUITE)}}{150} = \frac{1{,}214\ \text{S/F}}{150} = 8.1\ \text{S/Q REQ VENT}$$

5" CONTINUOUS — SCREENED VENT TYP (1/8" MAX. OPENING) (AS PER R4409.13)

SCREENED VENT AREA PROVIDED = 15.5 S/Q PROV.

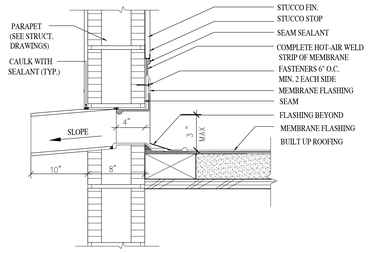
PROPOSED ROOF PLAN

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



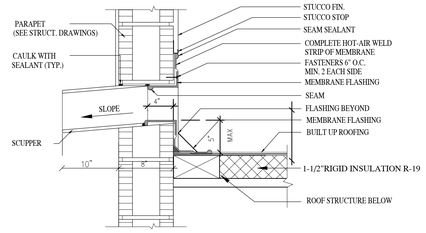
1 / A-8 **PARAPET DETAIL**

SCALE = N.T.S.



2 / A-8 **SCUPPER DETAIL**

SCALE = N.T.S.



3 / A-8 **EMERGENCY OVERFLOW SCUPPER**

SCALE = N.T.S.

ROOF DRAINAGE CALCULATION

AS PER TABLE 1106.2 AND 1106.3 FBC 2017

FLAT ROOF AREA A (BRIDGE)
1/4" SLOPE
AREA (TOTAL AREA OF ROOF)= 105 SQ. FT.
EACH 4" DIAMETER SCUPPER @ 1/4" SLOPE DRAIN 1,794 SQ. FT.
REQUIRED = (1) 4"Ø SCUPPER
PROVIDED = (1) 4"Ø SCUPPER
(1) OVERFLOW 4"Ø SCUPPER PROVIDED

ROOF DRAINAGE CALCULATION

AS PER TABLE 1106.2 AND 1106.3 FBC 2017

FLAT ROOF AREA B (BBQ TOWER)
1/4" SLOPE
AREA (TOTAL AREA OF ROOF)= 29 SQ. FT.
EACH 4" DIAMETER SCUPPER @ 1/4" SLOPE DRAIN 1,794 SQ. FT.
REQUIRED = (1) 4"Ø SCUPPER
PROVIDED = (1) 4"Ø SCUPPER
(1) OVERFLOW 4"Ø SCUPPER PROVIDED

NOTE:

DOWNSPOUTS AND CONDENSATE LINES MUST DISCHARGE MIN. 12" FROM STRUCT. FBC 1503.4.4 SEE MEP DWGS.

ROOF PLAN STATEMENT

ROOF SECONDARY DRAINAGE SYSTEM WAS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF FBC 1616.2

OVERFLOW SCUPPER CALCULATIONS

Rainfall rate
100 years / 1 Hour Rainfall /
Eastern United States
Figure 1106.1 / Table 1106.2 F.B.C.2017 (Plumbing)
Rate = 5 inch per hour

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A-8

PROPOSED ROOF PLAN

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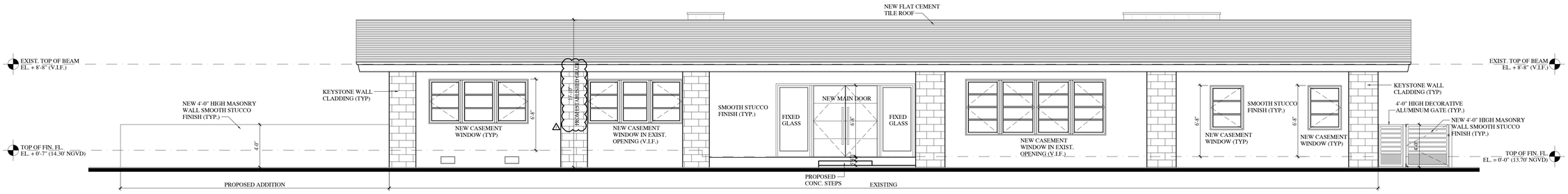
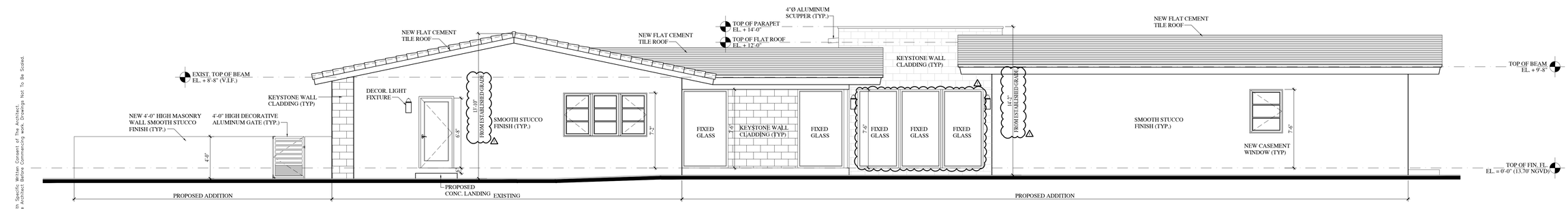


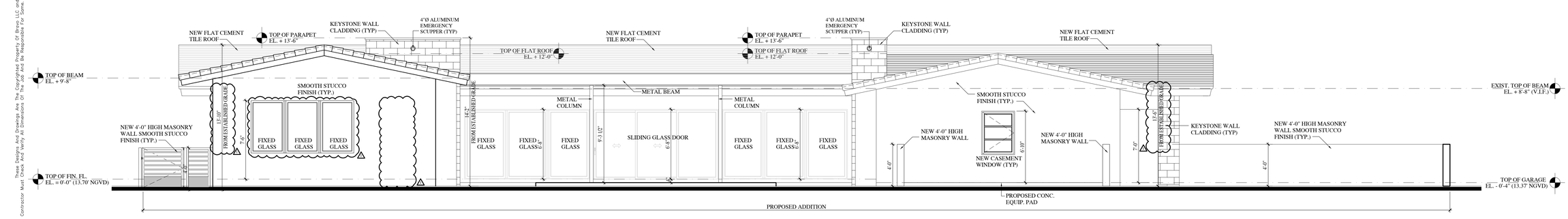
PROPOSED EAST (FRONT) ELEVATION

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



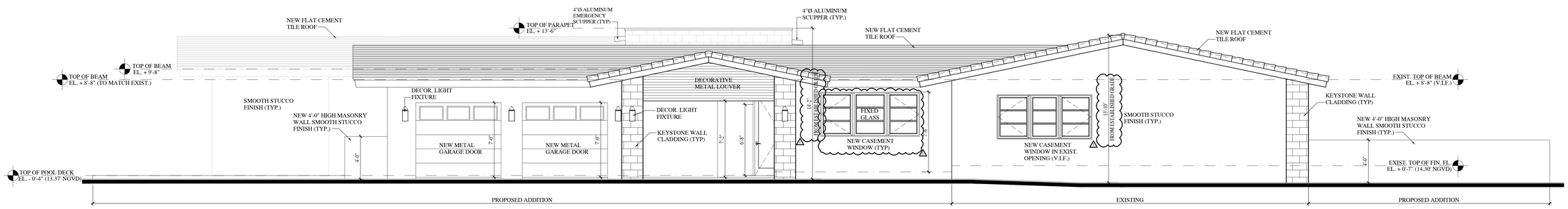
PROPOSED NORTH (RIGHT) ELEVATION

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



PROPOSED WEST (REAR) ELEVATION

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



PROPOSED SOUTH (RIGHT) ELEVATION

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

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SHEET NUMBER
A-9
PROP. ELEV.

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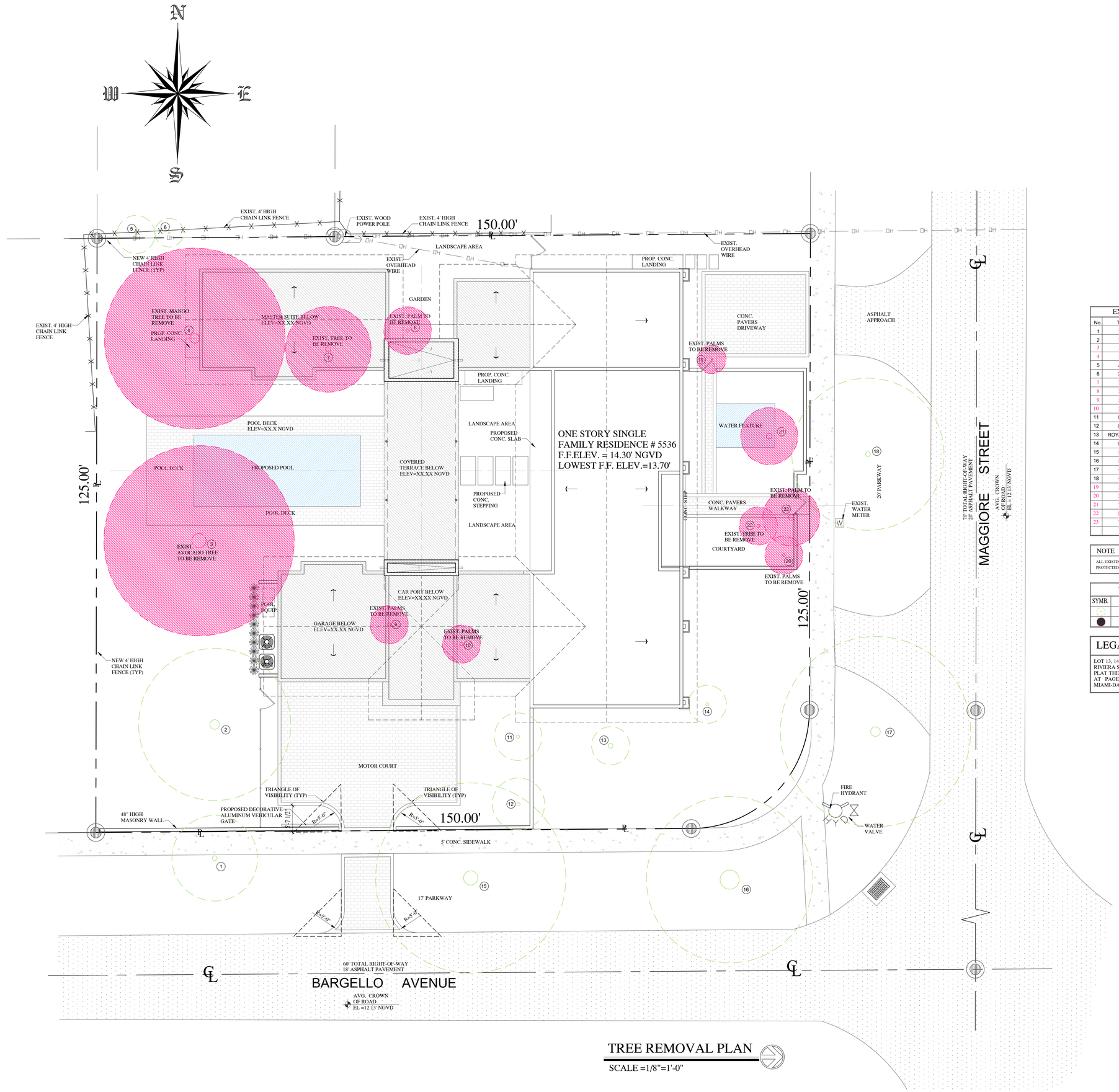

TREE REMOVAL PLAN

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

EXISTING TREE DISPOSITION LEGEND

No.	TREE NAME	DIAMETER	HEIGHT	CANOPY	REMARKS	REASON
1	BLACK OLIVE	1.0'	20'	18'	TO REMAIN	
2	MANGO	2.0'	25'	32'	TO REMAIN	
3	AVOCADO	3.0'	40'	40'	TO REMOVE	INSIDE PROP. POOL DECK
4	MANGO	2.0'	40'	38'	TO REMOVE	INSIDE PROP. BUILDING
5	ALMACIO	0.5'	22'	8'	TO REMAIN	
6	2 PALMS	0.35'	15'	6'	TO REMAIN	
7	TREE	1.10'	30'	18'	TO REMOVE	INSIDE PROP. BUILDING
8	2 PALMS	0.65'	25'	10'	TO REMOVE	INSIDE PROP. BUILDING
9	5 PALMS	0.35'	25'	8'	TO REMOVE	INSIDE PROP. BUILDING
10	5 PALMS	0.35'	25'	8'	TO REMOVE	INSIDE PROP. BUILDING
11	PALM	0.65'	18'	10'	TO REMAIN	
12	PALM	0.65'	28'	11'	TO REMAIN	
13	ROYAL PARADISE	1.0'	30'	8'	TO REMAIN	
14	PALM	0.65'	30'	8'	TO REMAIN	
15	BLACK OLIVE	3.0'	45'	40'	TO REMAIN	
16	BLACK OLIVE	4.0'	45'	35'	TO REMAIN	
17	OAK	2.0'	35'	40'	TO REMAIN	
18	OAK	1.0'	32'	18'	TO REMAIN	
19	3 PALMS	0.25'	25'	6'	TO REMOVE	ABOVE PROP. WALKWAY
20	2 PALMS	0.6'	25'	8'	TO REMOVE	INSIDE PROP. COURTYARD
21	TREE	1.2'	18'	12'	TO REMOVE	INSIDE PROP. WATER FEATURE
22	PALM	0.35'	25'	6'	TO REMOVE	ABOVE PROP. WALKWAY
23	TREE	0.65'	15'	8'	TO REMOVE	INSIDE PROP. POOL

NOTE

ALL EXISTING TREES TO REMAIN AND PROTECTED BY BARRIERS

TREE LEGEND

SYMB.	ACTION
○	TO REMAIN
●	TO BE REMOVED

LEGAL DESCRIPTION

LOT 13, 14 AND 15 IN BLOCK 111,CORAL GABLES RIVIERA SECTION PART 10, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 31 AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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SHEET NUMBER
TRP-1
TREE REMOVAL PLAN

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Y:\5536 Maggiore ST\(TRP) Tree Removal Plan.dwg, 7/8/2021 2:35:51 PM, DWG To PDF.pc3

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RENDERING

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INTERIOR DESIGN

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IB 26000638

250 CATALONIA, SUITE 404
CORAL GABLES, FLORIDA 33134
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EXPANSION AND RENOVATION
5536 MAGGIORE ST
CORAL GABLES FLORIDA 33146

REVISIONS:
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SCALE:	AS NOTED
DRAWN BY:	A.P.
CHECKED BY:	P.B.
DATE:	
PROJECT NO.:	
FILE NAME:	
SUBMITTAL:	

SHEET NUMBER
A-11.3
RENDERING

P. CARLOS BRAVO, R.A.
FLA. REGISTRATION NO.: 6226

RENDERING

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RENDERING

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PROJECT NO.:	
FILE NAME:	
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SHEET NUMBER
A-11.6
RENDERING

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