



GARCIA RESIDENCE

4590 Alhambra Cir., Coral Gables, FL 33146

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SCOPE OF WORK

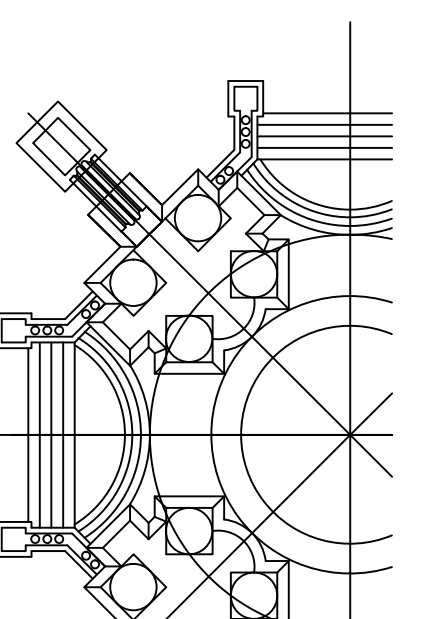
REQUEST FOR BOA APPROVAL FOR THE PROPERTY
LOCATED AT
4590 ALHAMBRA CIR., CORAL GABLES, FL. 33146

Digitally signed by
Zbigniew Jarosz
Date: 2021.09.03
'15:59:54 -04'00

Z.W. JAROSZ ARCHITECT, P.A.

3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

DESIGN ARCHITECT: Z.W. JAROSZ, AIA, RIBA. ARC 8223



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

#	TREE NAME	DIAMETER(N)	HEIGHT(±FT)	SPREAD(±FT)
1	MANGO	12	30	30
2	OAK TREE	16	30	30
3				
4	BLACK OLIVE	3	15	5
5	BLACK OLIVE	3	15	5
6	BLACK OLIVE	3	15	5
7	PALMETTO TREE	10	10	10
8	BLACK OLIVE	36	40	40
9	BLACK OLIVE	36	40	40
10	BLACK OLIVE	24	40	40
11				
12				
13				



WALDO F. PAETZ
CERTIFICATE
No. 3284
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

BOUNDARY SURVEY

[illegible]

SURVEY

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SHEET TITLE

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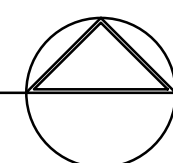
2102-GAR

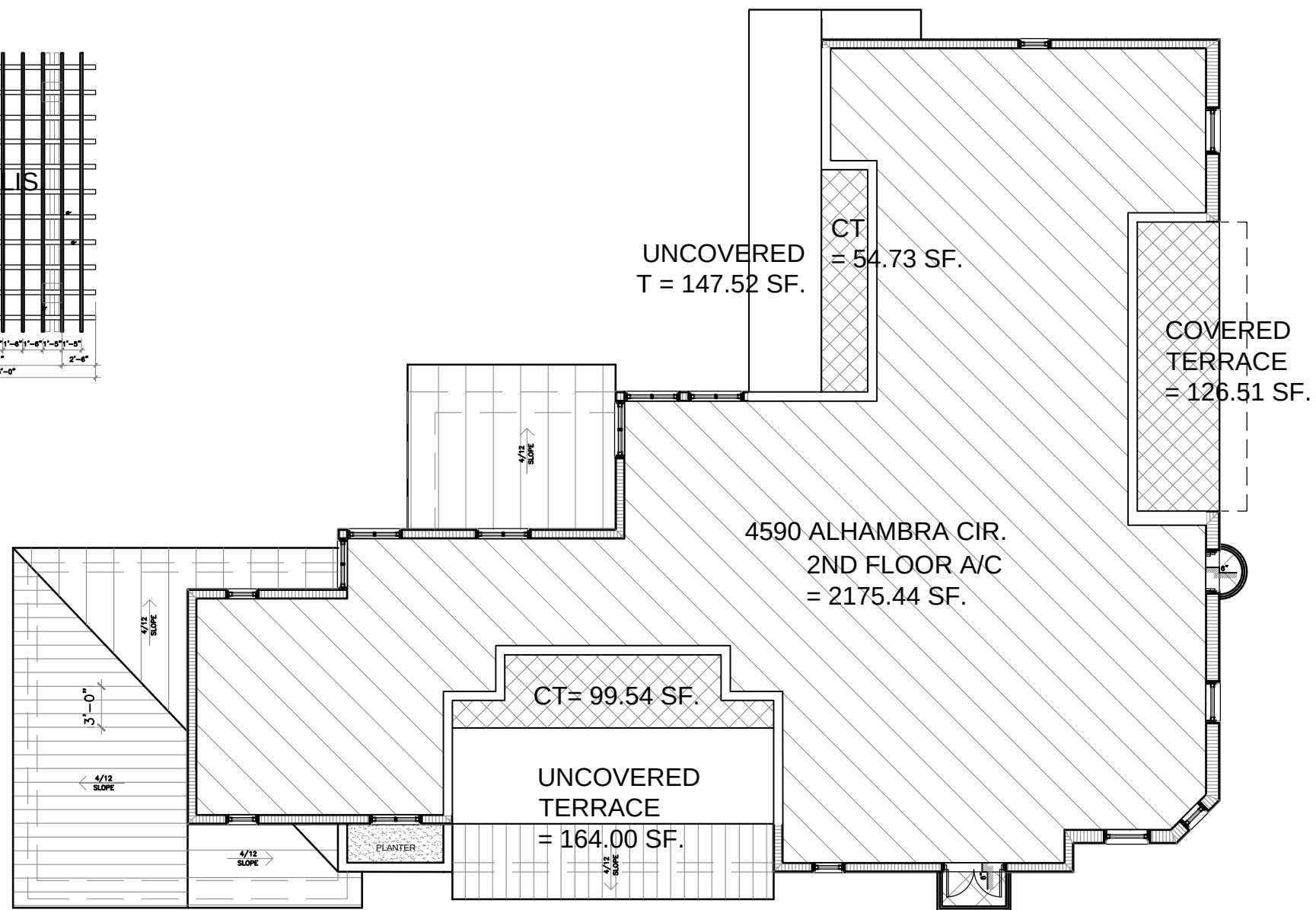
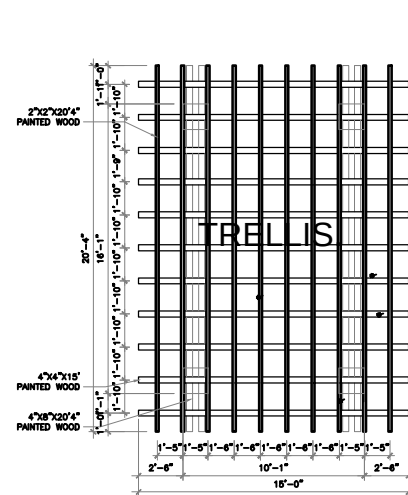
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SCALE:	N/A

SHEET

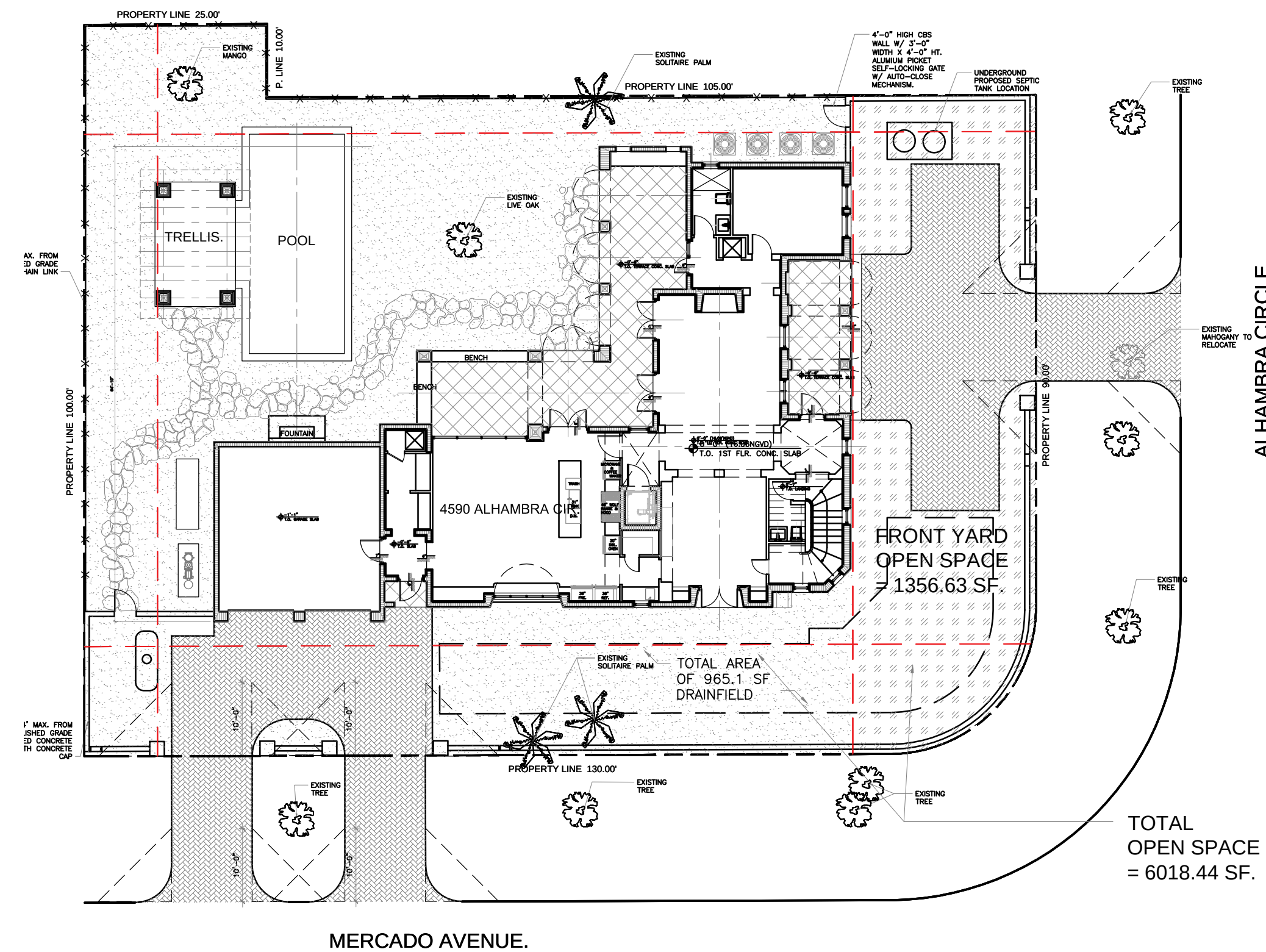
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SURVEY
SCALE: 1" = 20'



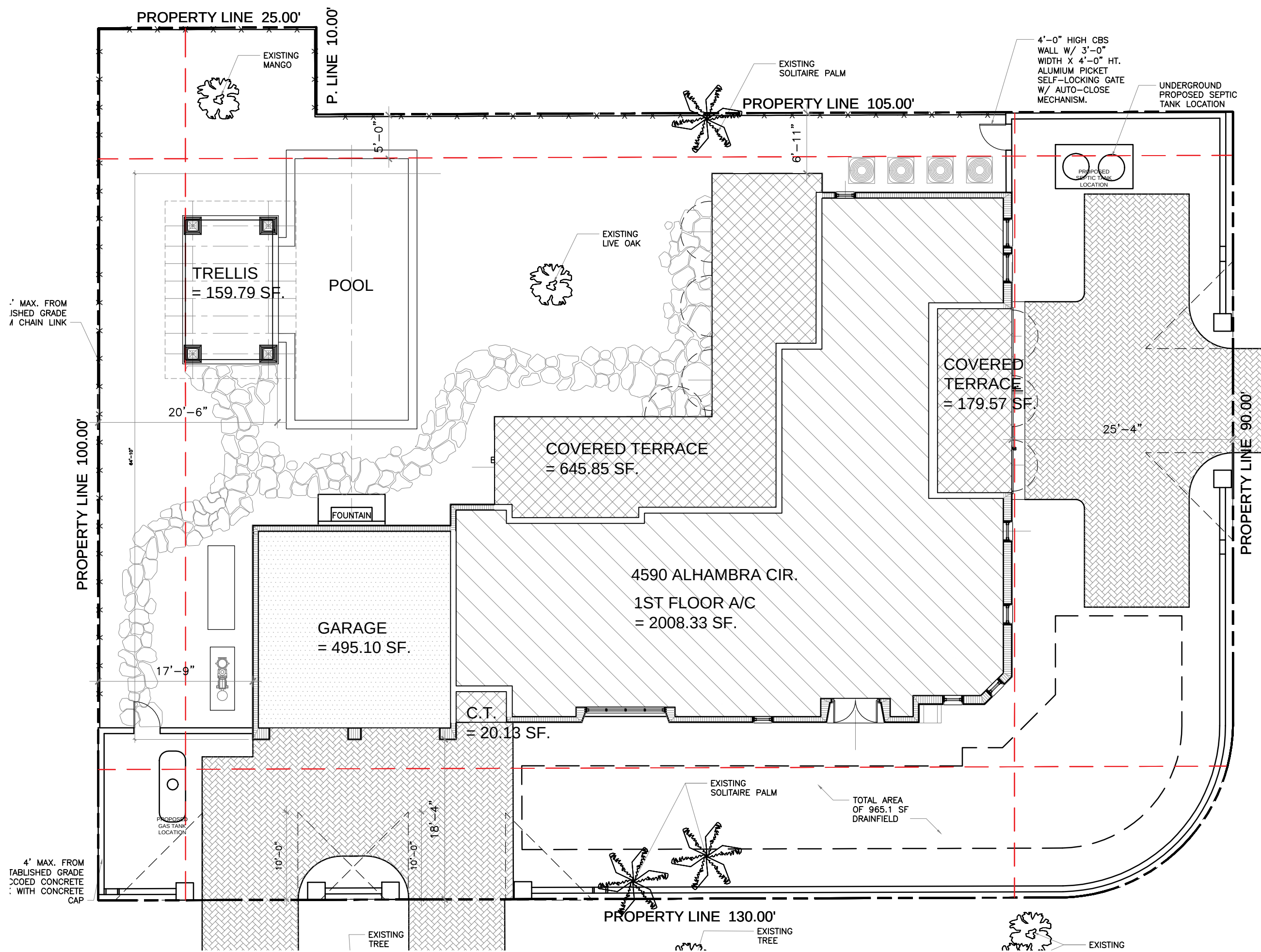


SQ. FT. FLOOR AREA DIAGRAM - SECOND FLOOR.
SCALE: 3/32" = 1'-0"

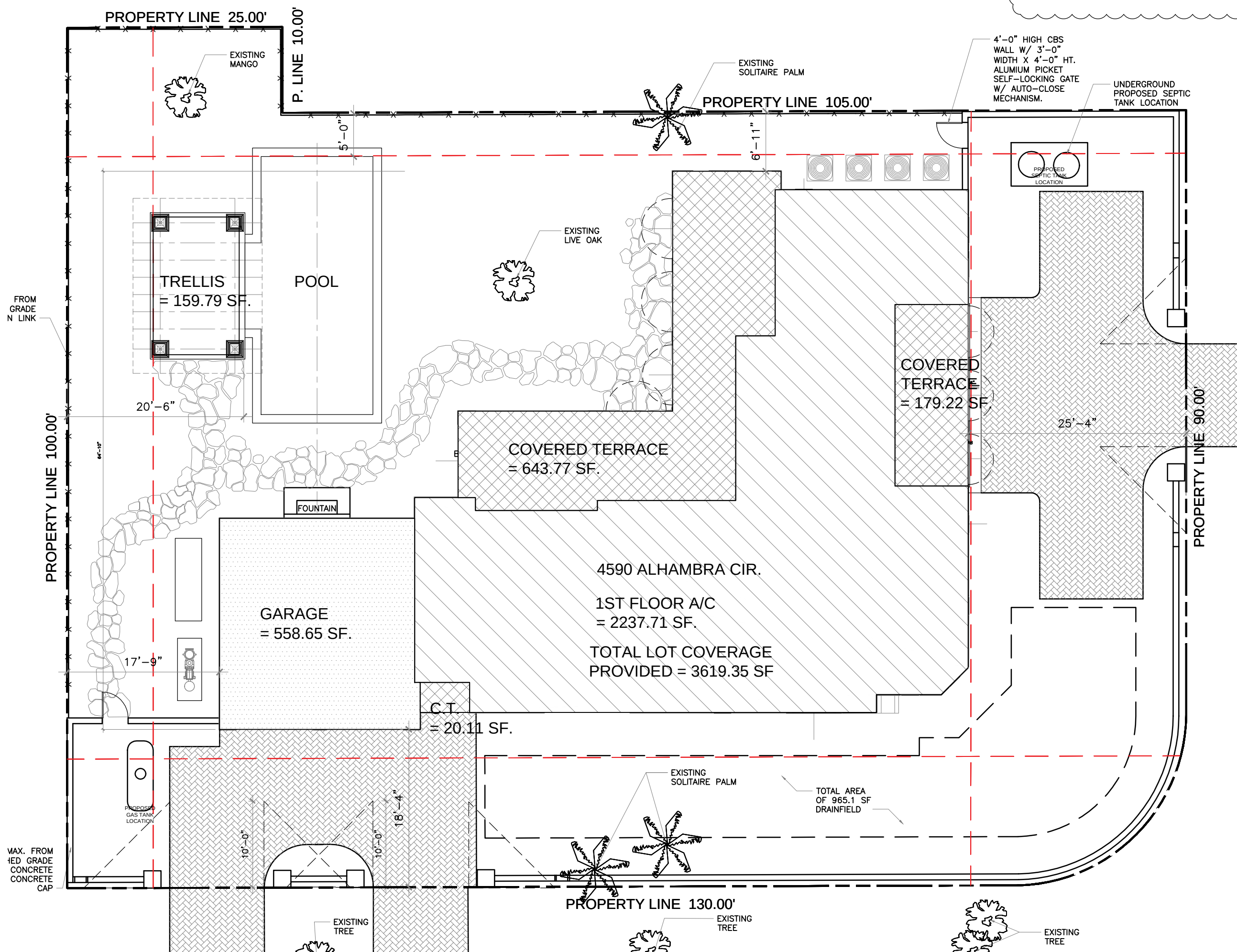


OPEN SPACE DIAGRAM.
SCALE: 1/16" = 1'-0"

ZONING DATA - 4590 Alhambra Cir.		SFR- SINGLE FAMILY RESIDENTIAL
GROSS LOT AREA:		11,865 SQ. FT.
SQUARE FOOT FLOOR AREA	ALLOWED	PROPOSED
	(5,000 @ 48.0%) 2,400.0 SQ. FT. (5,000 @ 35.0%) 1,750.0 SQ. FT. (1,865 @ 30.0%) 559.5 SQ. FT.	1st FL. A/C = 2,008.33 SQ. FT. 2nd FL. A/C = 2,175.44 SQ. FT. TOTAL A/C = 4,183.77 SQ. FT. GARAGE = 495.1 SQ. FT.
	TOTAL: 4,709.5 SQ. FT.	TOTAL AREA PROVIDED = 4,678.87 SQ. FT. 2ND FLOOR COVERED TERRACE = 280.79 SQ. FT. TOTAL = 4,959.66 SQ. FT.
GROUND AREA COVERAGE:		
GROUND AREA COVERAGE	35% OF LOT AREA (11,865 @ 35%) 4,152.75 SQ. FT.	1ST FL. A/C = 2,237.71 SQ. FT. GARAGE = 558.65 SQ. FT. COVERED ENTRY = 179.22 SQ. FT. COVERED TERRACE = 643.77 SQ. FT.
	TOTAL: 4,152.75 SQ. FT.	TOTAL: 3,619.35 SQ. FT.
SETBACKS:		
MAIN SETBACKS:		
FRONT SETBACK:	25'-0" MIN.	25'-4" (NORTH)
SIDE INTERIOR SETBACKS:	5'-0" MIN.	6'-11" (WEST)
SIDE STREET SETBACKS:	15'-0" MIN.	18'-4" (EAST)
REAR SETBACK:	10'-0" MIN.	17'-9" (SOUTH)
POOL SETBACKS:		
SIDE SETBACKS:	5'-0" MIN.	5'-0" (WEST)
REAR SETBACK:	10'-0" MIN.	20'-6" (NORTH)
HEIGHT REQUIREMENT:		
	(2) STORIES MAX. * 25' MAX. FROM FINISHED FLOOR TO THE TIE BEAM. ON THE TOP FLOOR.	25'-0" MAX.
LANDSCAPE REQUIREMENT:		
	MIN. REQUIRED TOTAL: 11,865.0 SQ. FT. x 40% = 4,746.0 SQ. FT.	6,018.44 SQ. FT. (50.7%)
	MIN. REQUIRED FRONT YARD: 4,746.0 SQ. FT. x 20% = 949.2 SQ. FT.	1,356.63 SQ. FT. (28.6%)

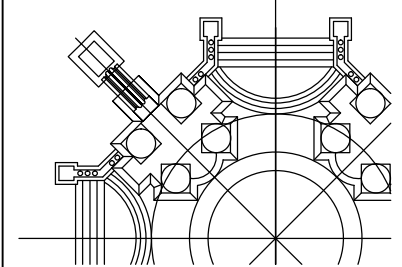


SQ. FT. FLOOR AREA DIAGRAM - GROUND FLOOR.
SCALE: 3/32" = 1'-0"



GROUND AREA COVERAGE DIAGRAM.
SCALE: 3/32" = 1'-0"

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PROJECT / SHEET TITLE

GARCIA RESIDENCE
4590 Alhambra Cir.,
Coral Gables, FL. 33146
AREA DIAGRAM AND SITE DATA

LIC. ARCHITECT
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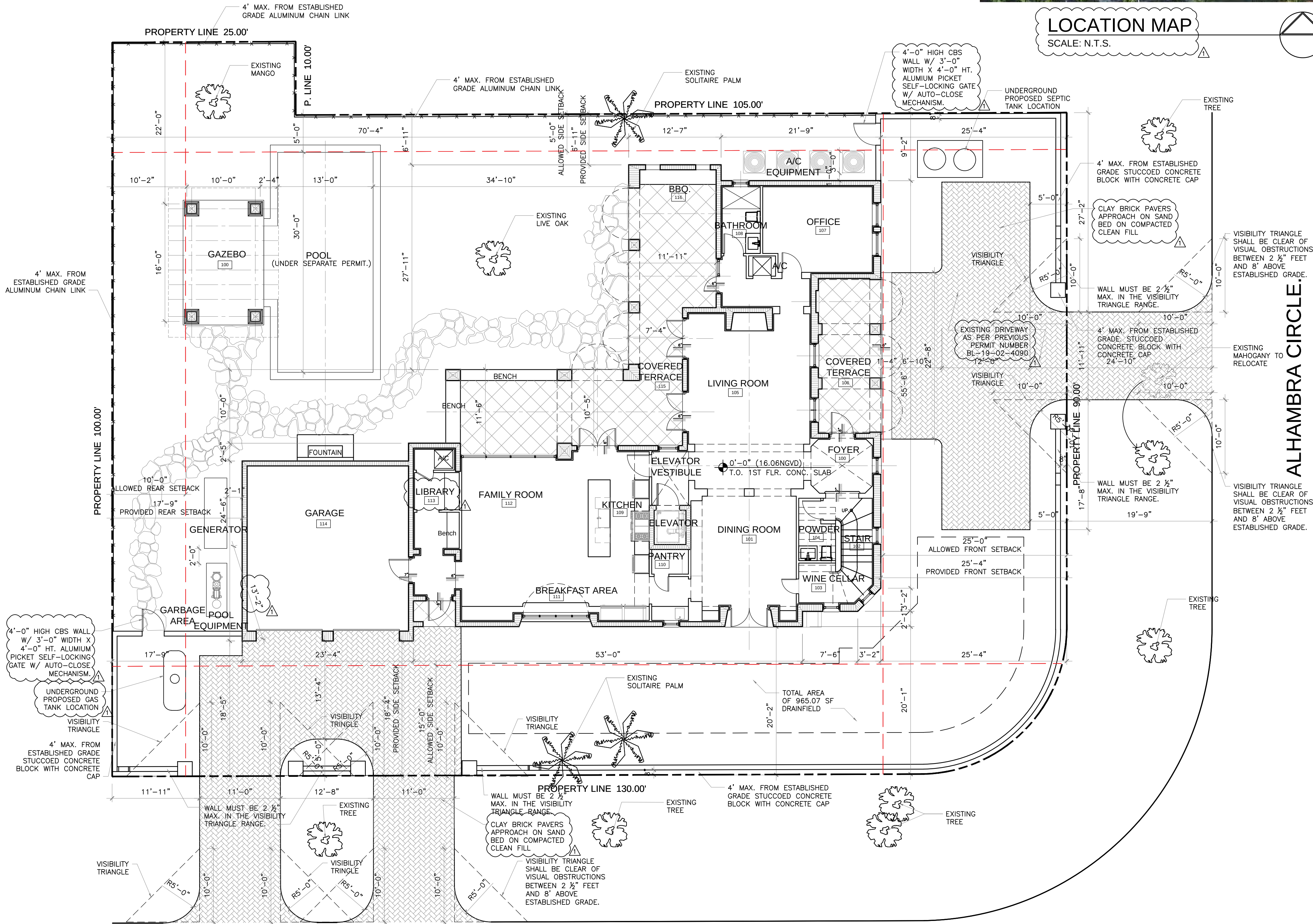
A0.02

4590 ALHAMBRA CIR.,
CORAL GABLES, FL 33146



LOCATION MAP

SCALE: N.T.S.



MERCADO AVENUE.

SITE PLAN

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

GARCIA RESIDENCE

4590 Alhambra Cir.,
Coral Gables, FL 33146

SITE PLAN AND LOCATION MAP

LIC. ~~Architect~~ *Signature*

signed by
Zbigniew
Jarosz

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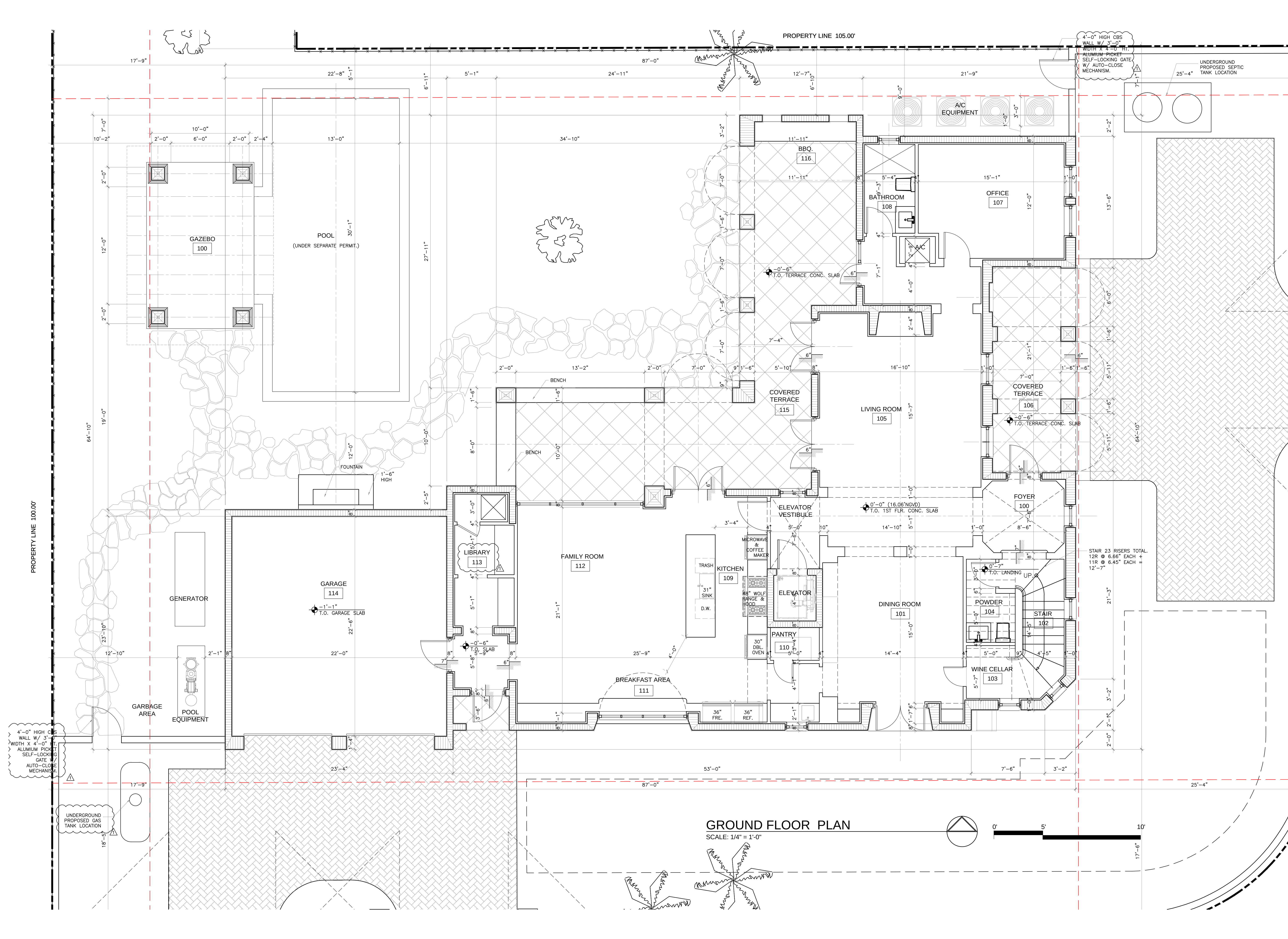
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A1.01



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PROJECT / SHEET TITLE

GARCIA RESIDENCE
4590 Alhambra Cir.,
Coral Gables, FL. 33146
GROUND FLOOR PLAN

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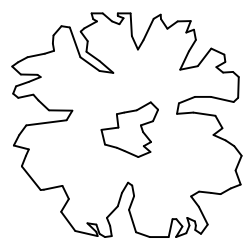
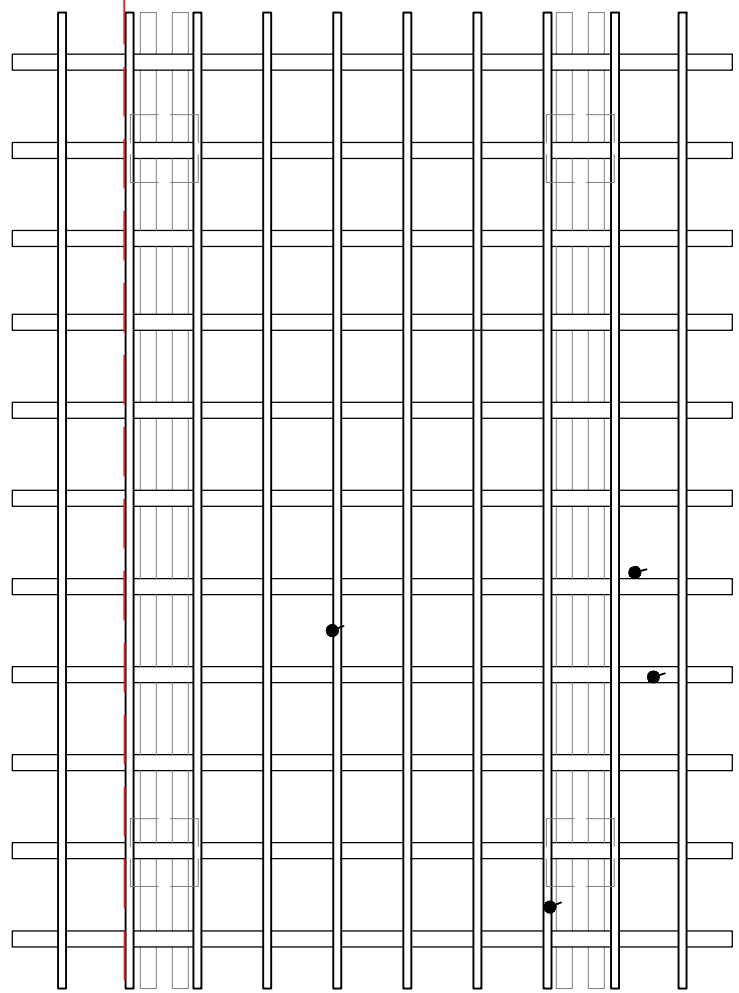
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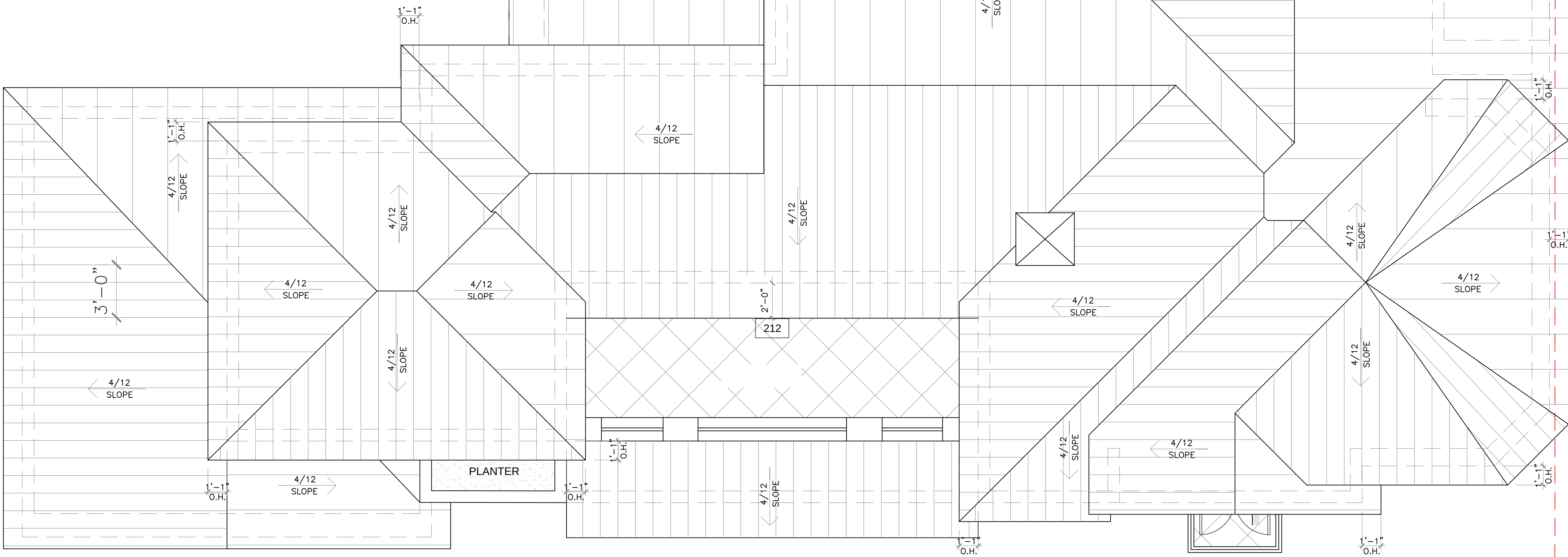
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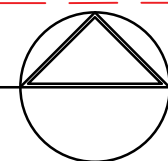
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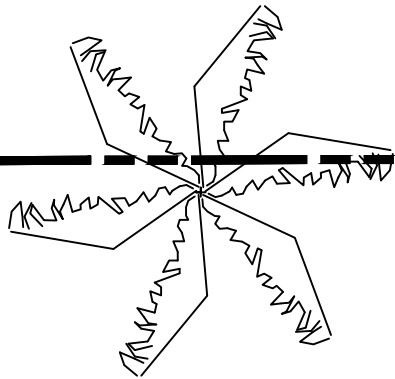
P. LINE 10.00



ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPERTY LINE 105.00'



GARCIA RESIDENCE

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ROOF PLAN

LIC. AR8223

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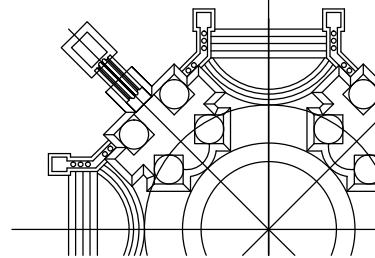
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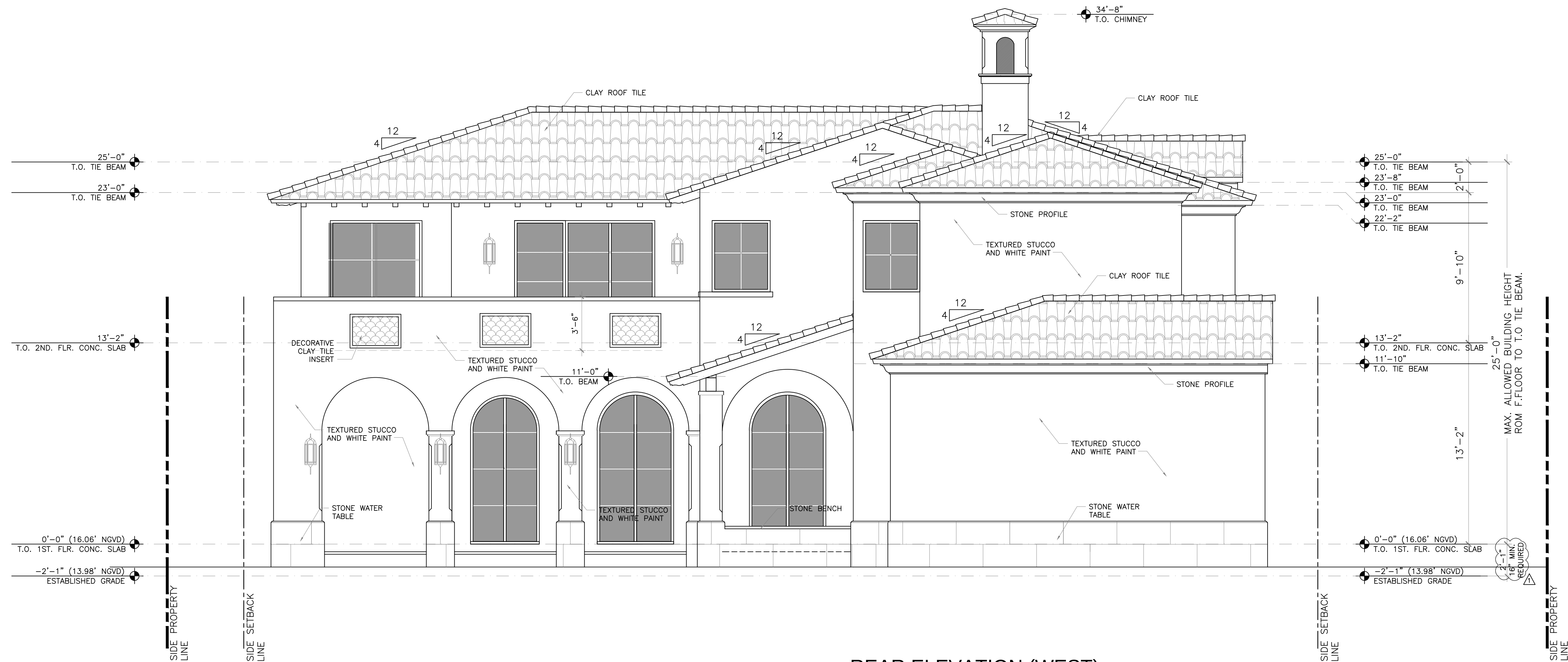
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A2.03



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REAR ELEVATION (WEST)

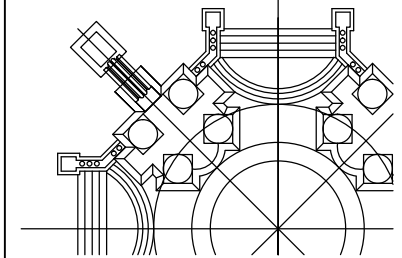
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (EAST)

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

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GARCIA RESIDENCE
4590 Alhambra Cir.,
Coral Gables, FL 33146
FRONT AND REAR ELEVATION

LIC. ~~Not~~ Digitally
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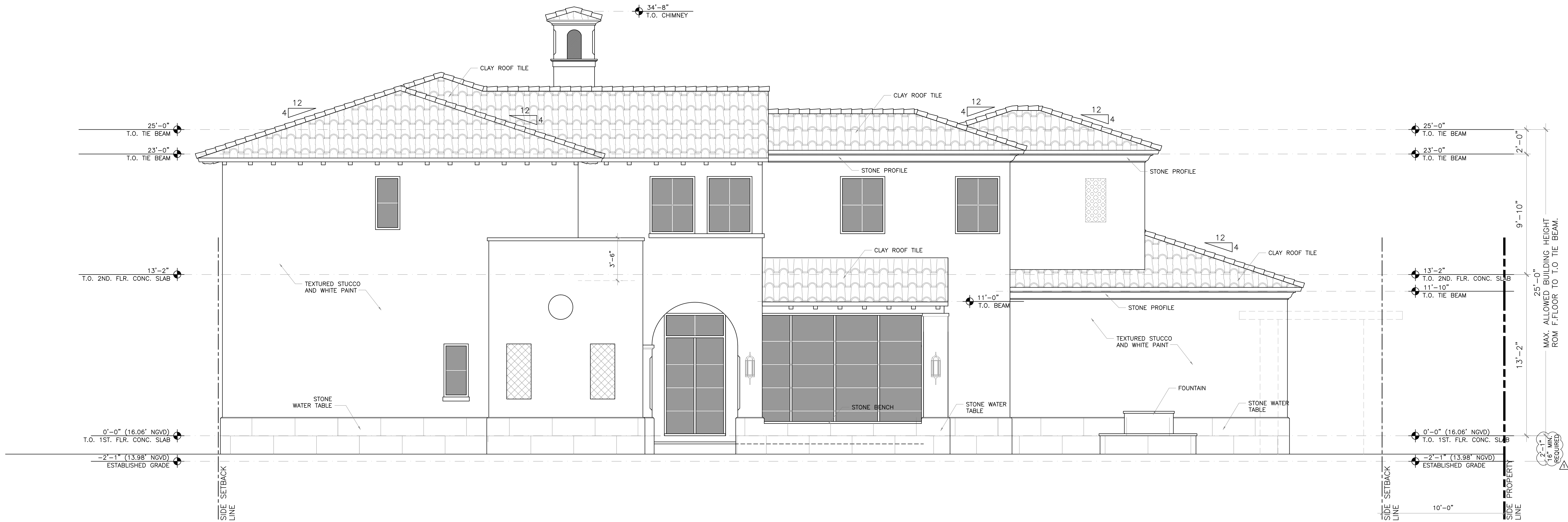
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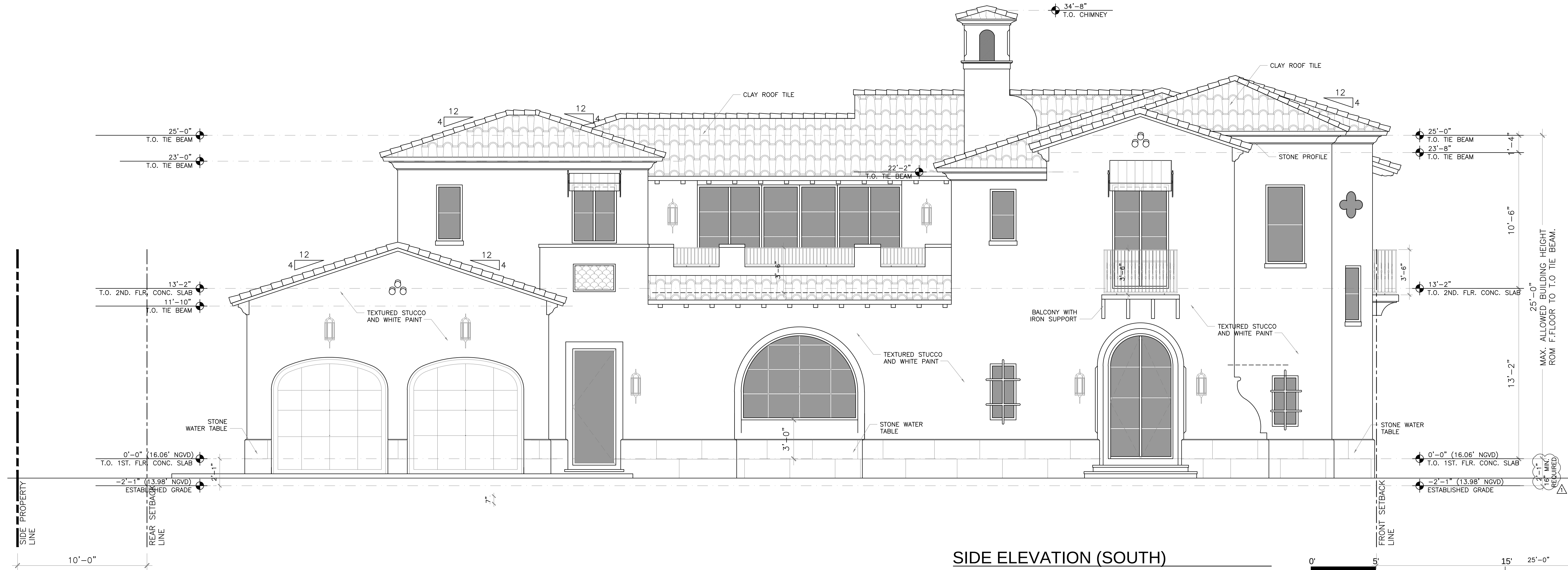
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SIDE ELEVATION (NORTH)

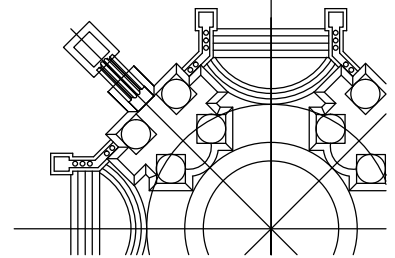
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (SOUTH)

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

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GARCIA RESIDENCE
4590 Alhambra Cir.,
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SIDE ELEVATIONS

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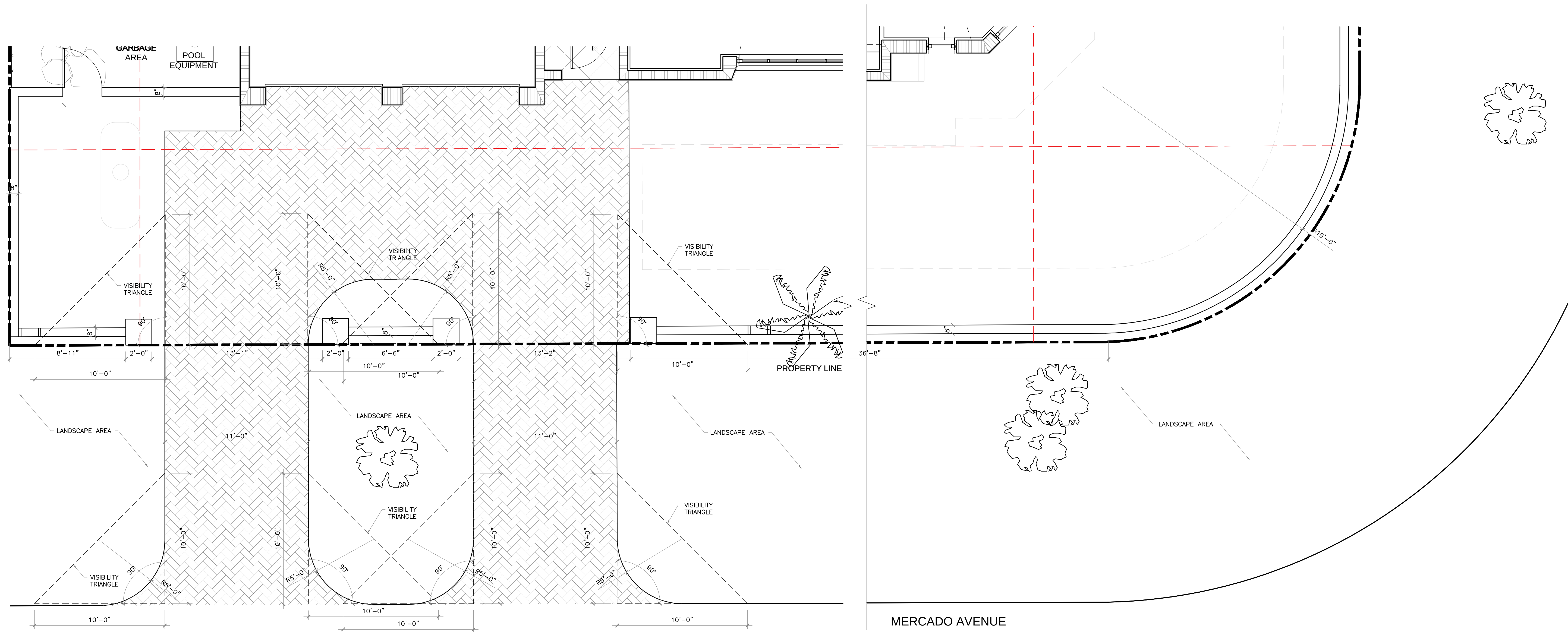
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SHEET	

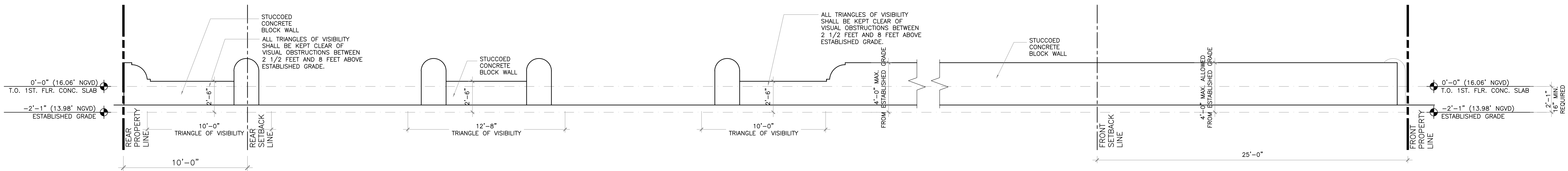
A3.02







2 SIDE WALL & FENCE FLOOR PLAN
A3.31 SCALE: 1/4" = 1'-0"



1 SIDE WALL & FENCE ELEVATION (SOUTH)
A3.31 SCALE: 1/4" = 1'-0"



PROJECT /
SHEET TITLE

GARCIA RESIDENCE
4590 Alhambra Cir.,
Coral Gables, FL 33146
WALL & FENCES DETAIL

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SHEET

A3.31

PROJECT /
SHEET TITLE

GARCIA RESIDENCE
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WALL & FENCES DETAIL

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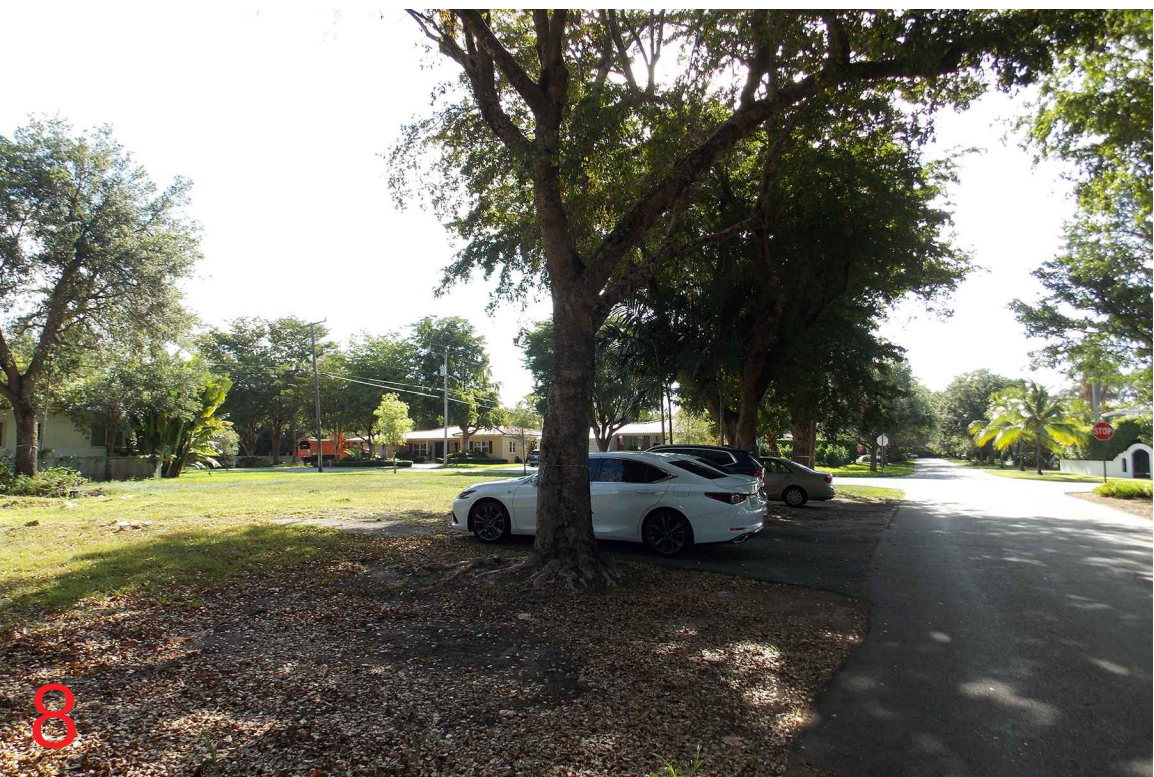
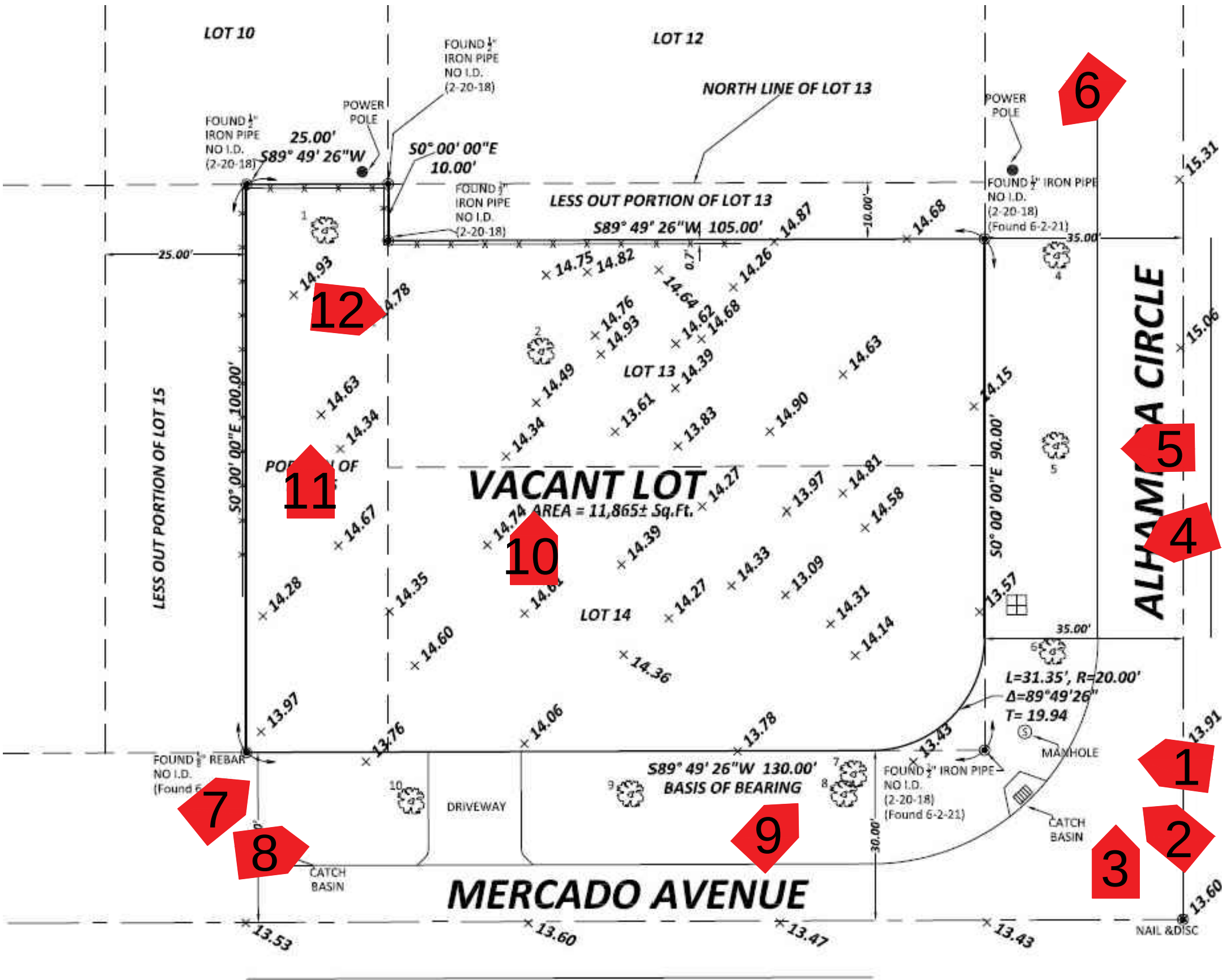
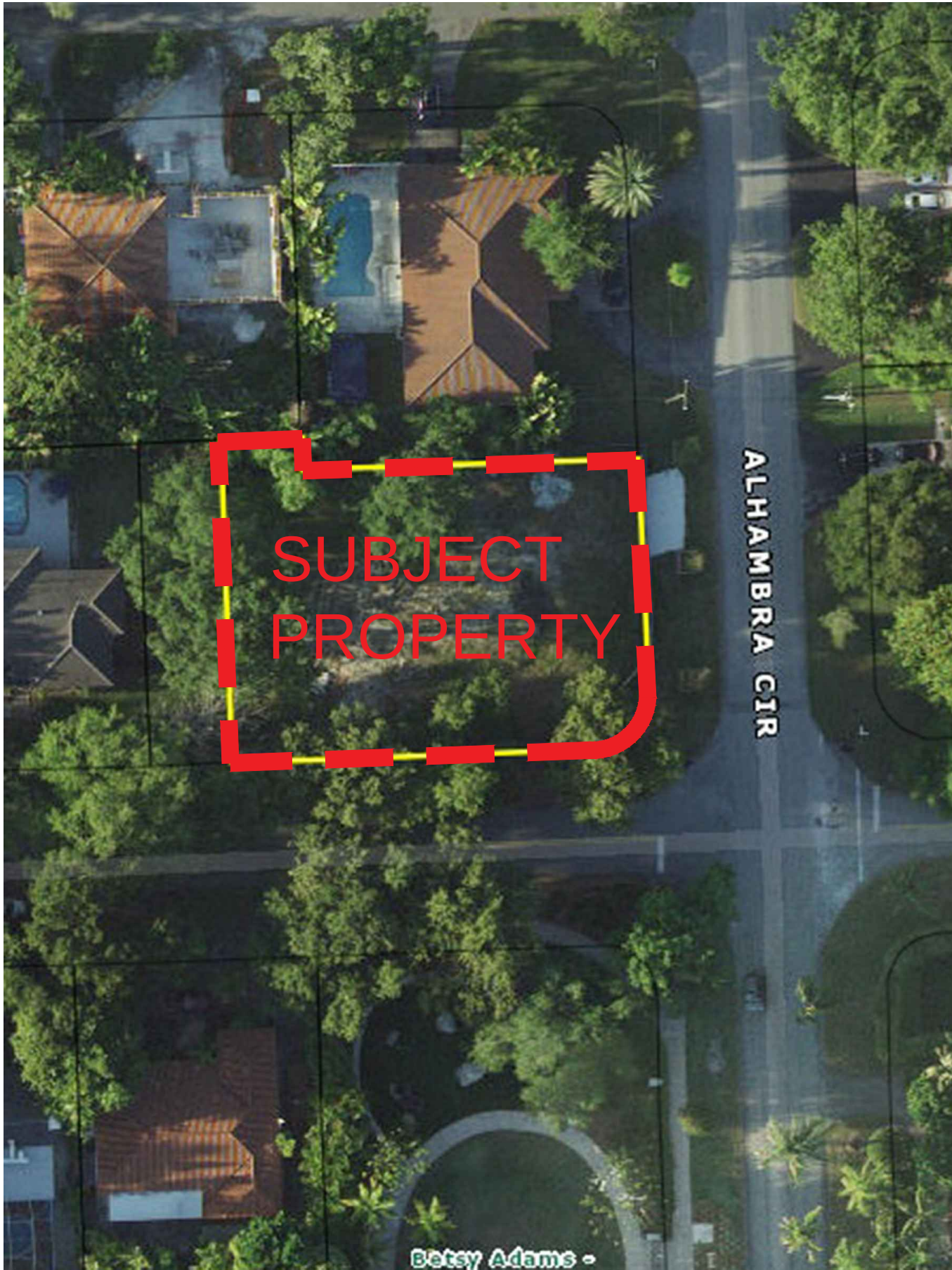
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SCALE: N/A

SHEET

A3.31



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PROJECT / SHEET TITLE

GARCIA RESIDENCE
4590 Alhambra Cir.,
Coral Gables, FL. 33146

SITE IMAGES

LIC. Architect
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Zbigniew Jarosz
Date: 2021.09.03 16:07:28 -04'00

REVISIONS

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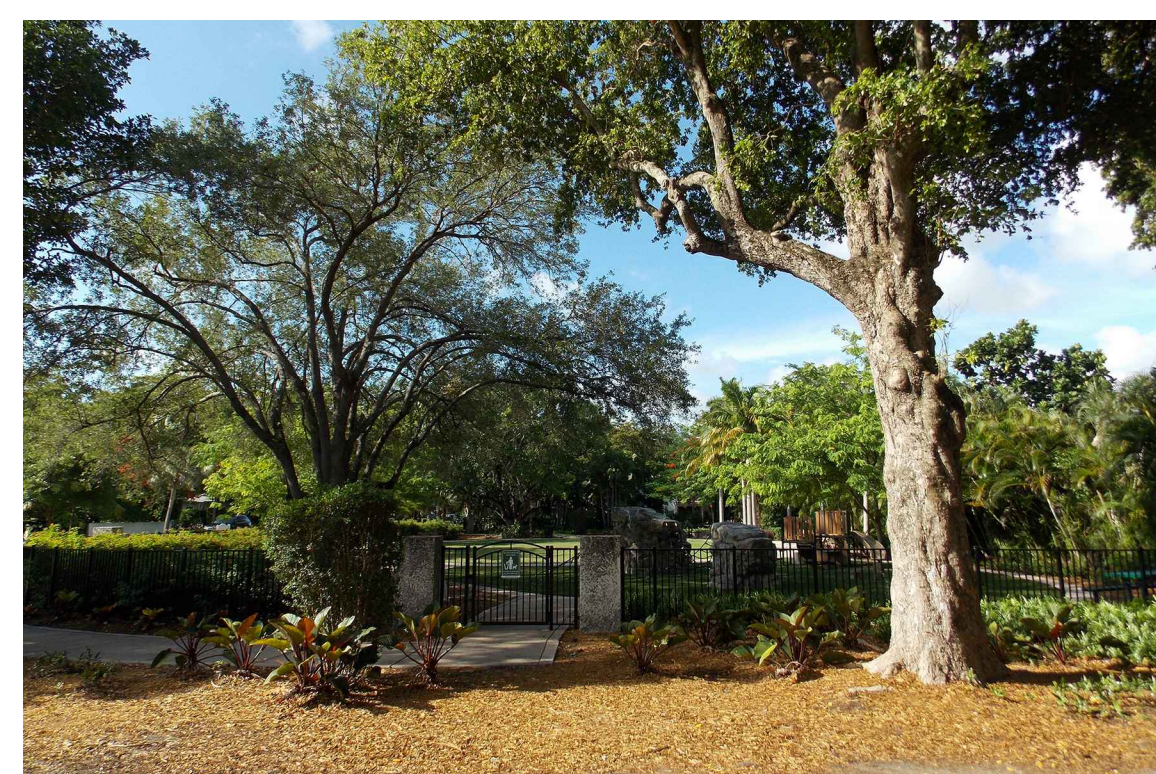
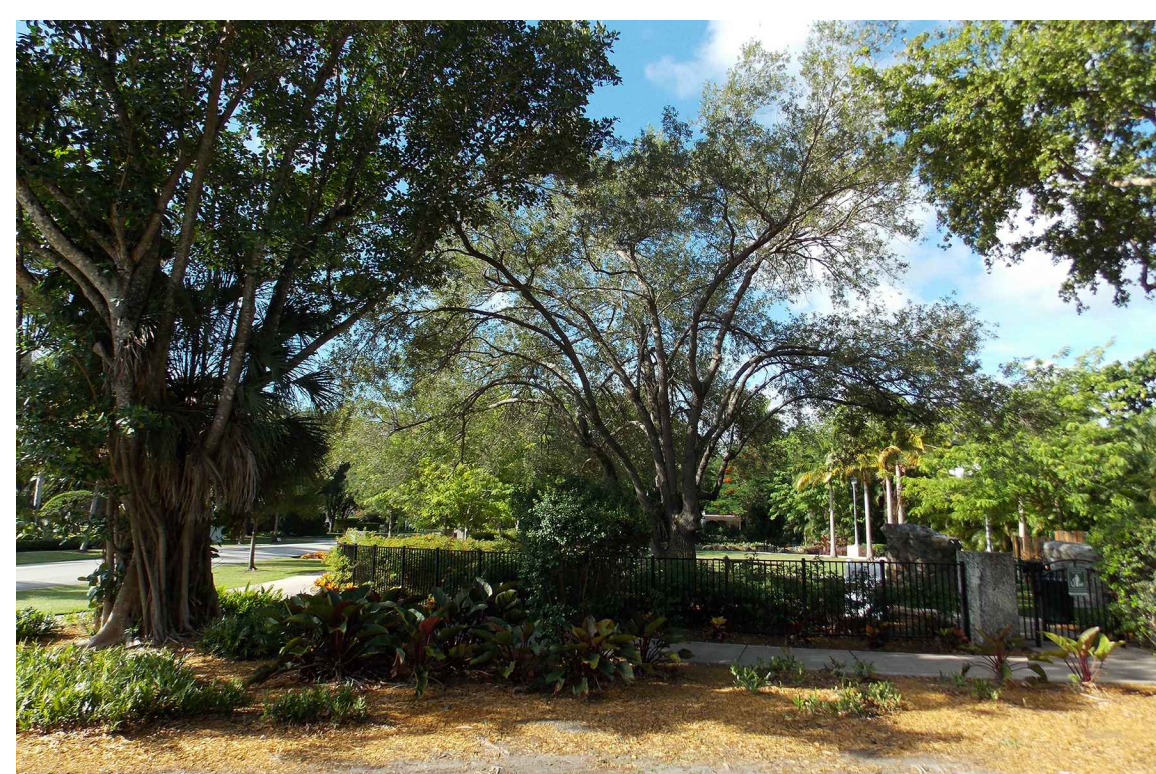
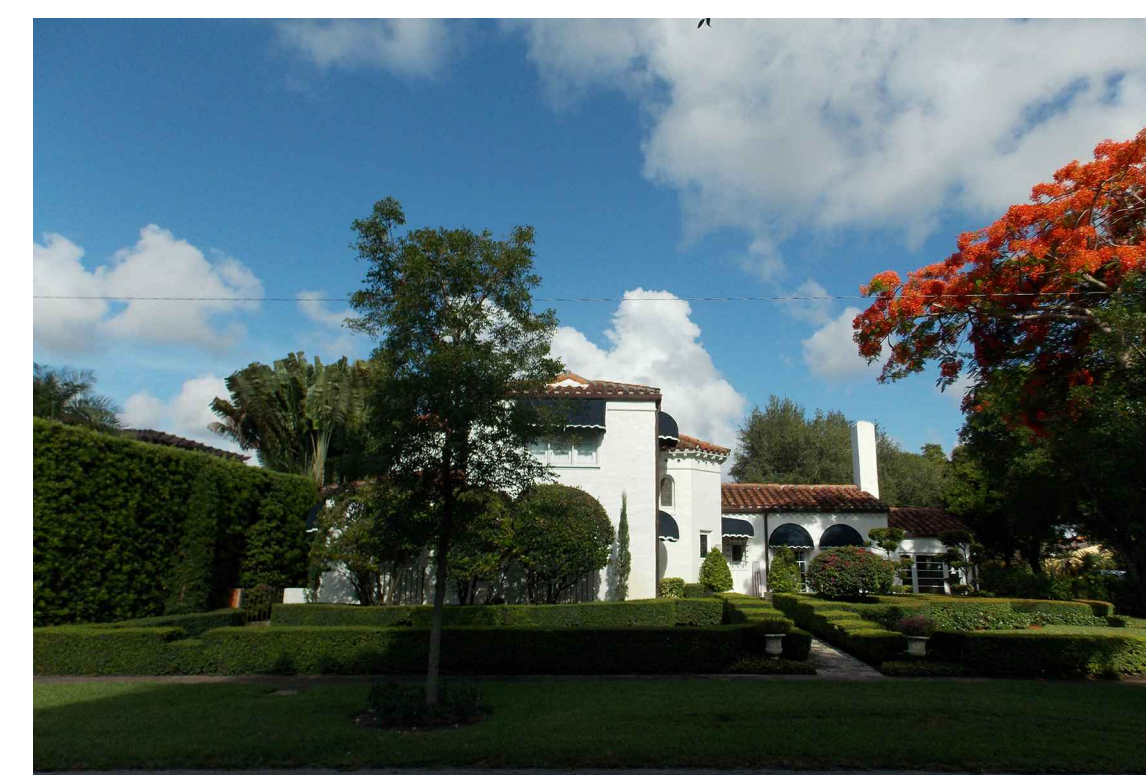
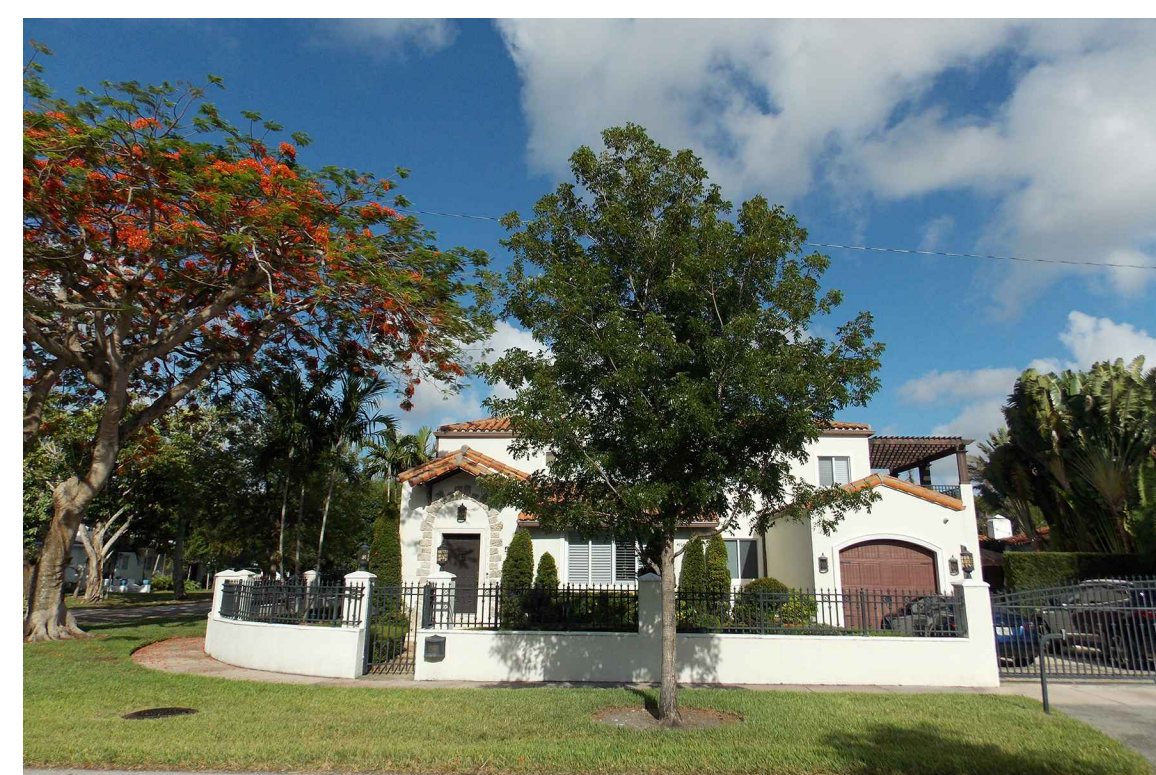
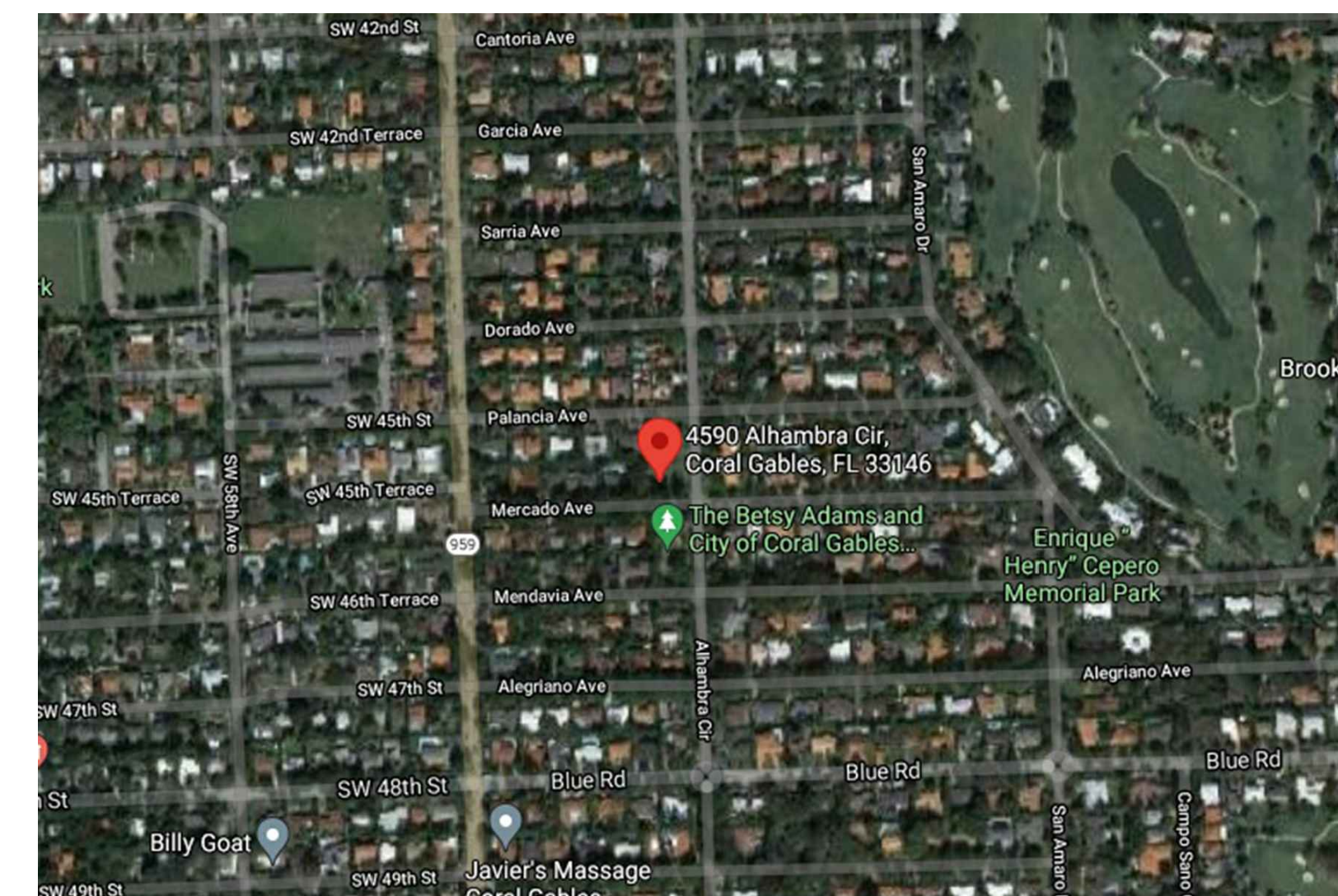
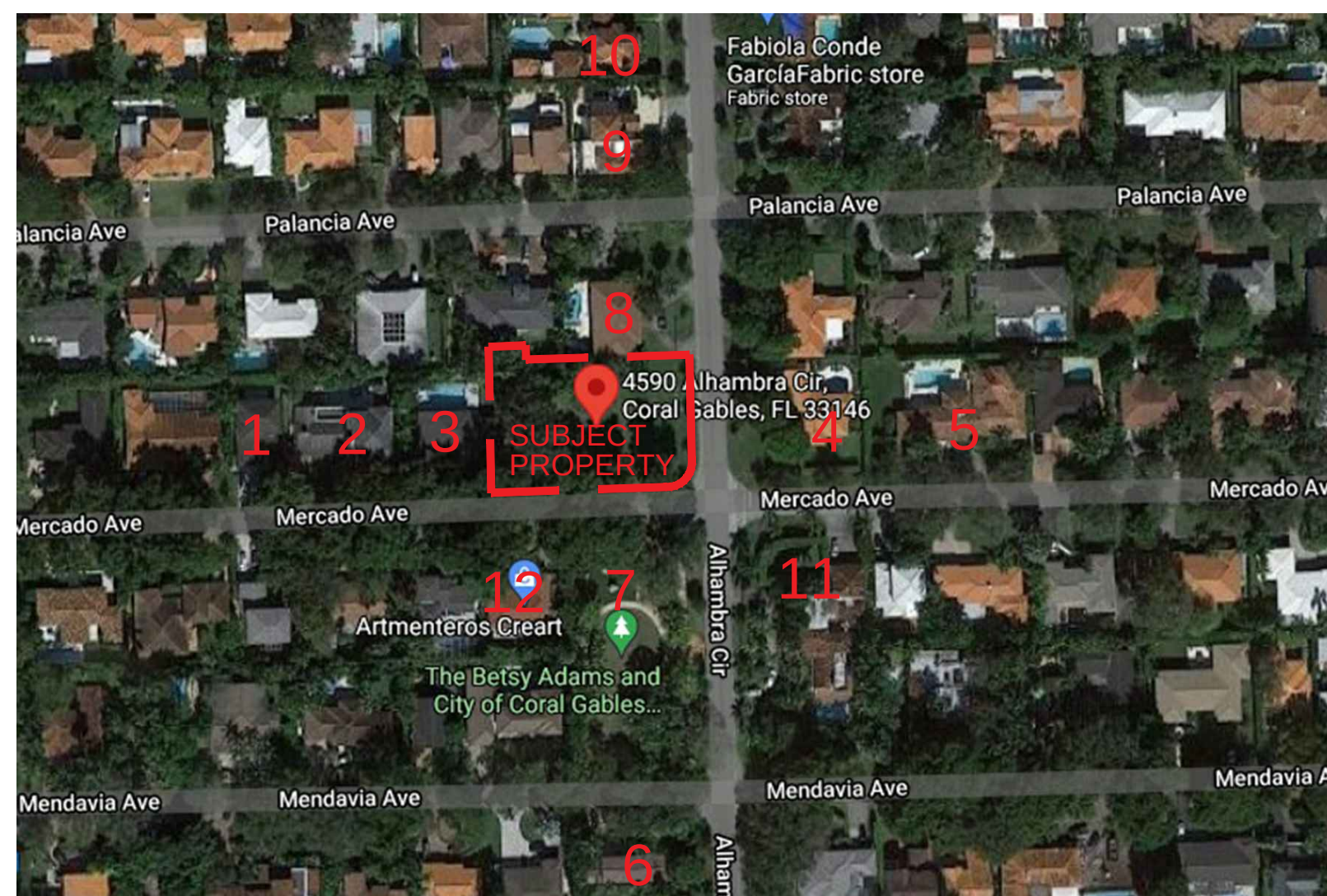
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SHEET

A4.01

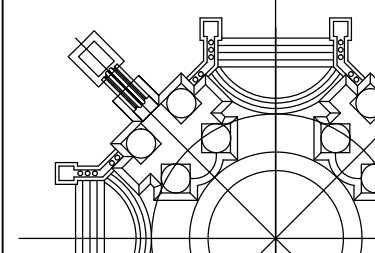
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Z.W. JAROSZ ARCHITECT, P.A.

33 326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM



GARCIA RESIDENCE

4590 Alhambra Cir.,
Coral Gables, FL. 33146

CONTEXTUAL IMAGES

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REVISIONS

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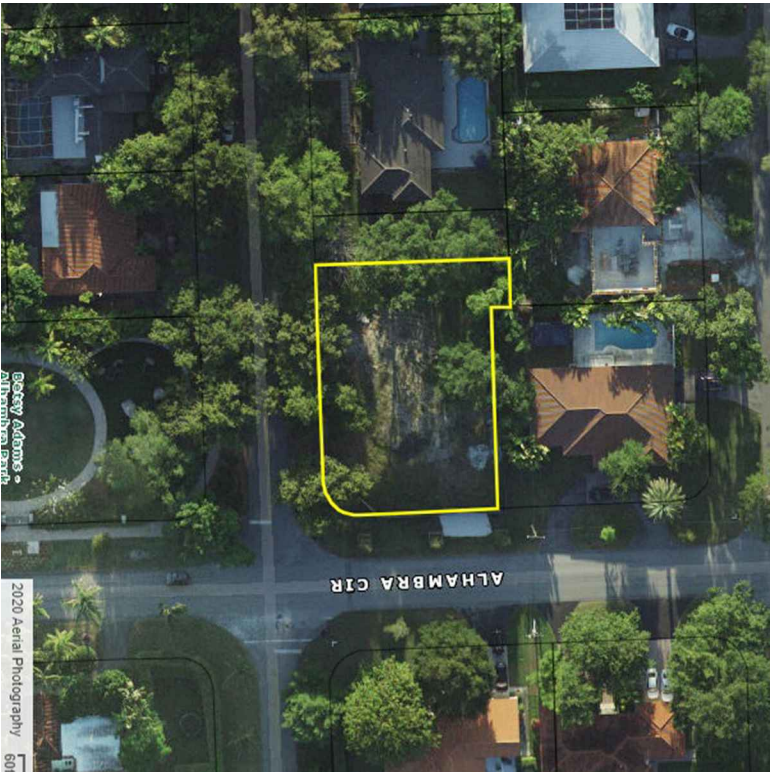
DATE:	January 20, 2021
DRAWN BY:	Z.J.
CHECKED BY:	Z.J.
SCALE:	N/A

SHEET

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4650 Alhambra Cir.
Adjacent Property
Lot Size: 21,000 Sq.Ft.

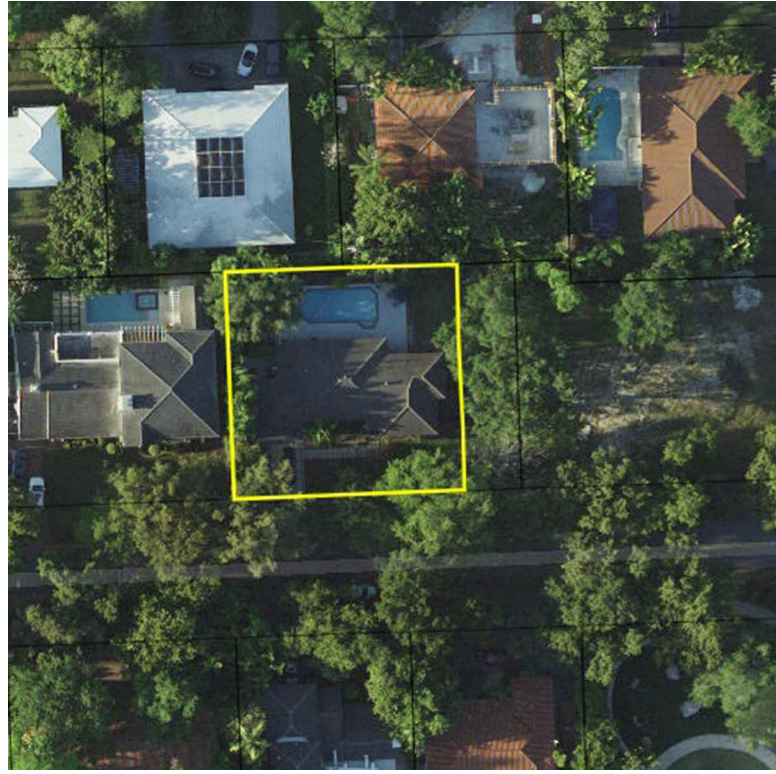


4590 Alhambra Cir.
Proposed Property
Lot Size: 11,865 Sq.Ft.

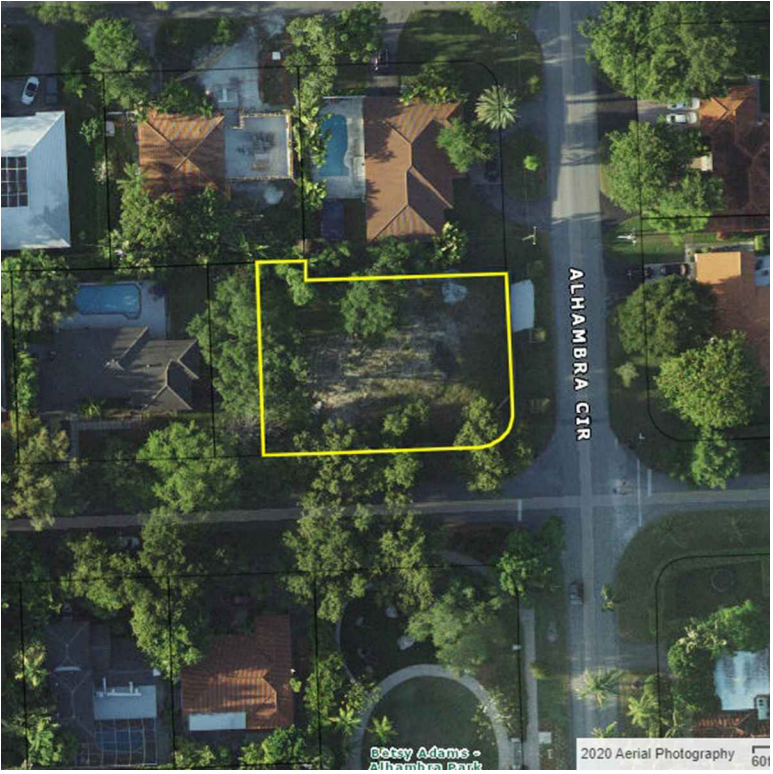


4550 Alhambra Cir.
Adjacent Property
Lot Size: 11,550 Sq.Ft.

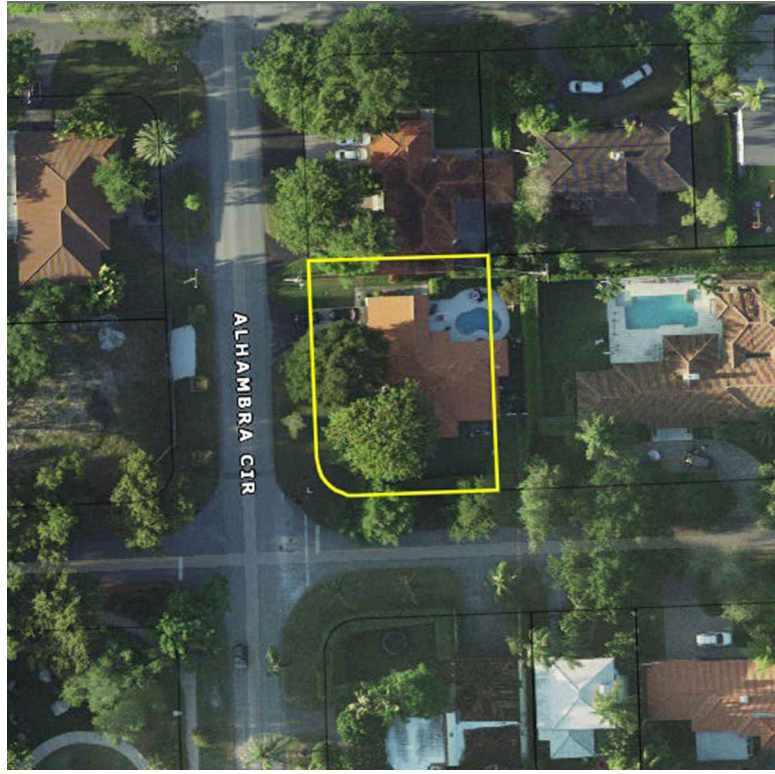
ALHAMBRA CIR.



1515 Mercado Ave.
Adjacent Property
Lot Size: 10,000 Sq.Ft.



4590 Alhambra Cir.
Proposed Property
Lot Size: 11,865 Sq.Ft.



4531 Alhambra Cir.
Adjacent Property
Lot Size: 10,000 Sq.Ft.

MERCADO AVE.

REVISIONS		
NO.	DATE	DESCRIPTION

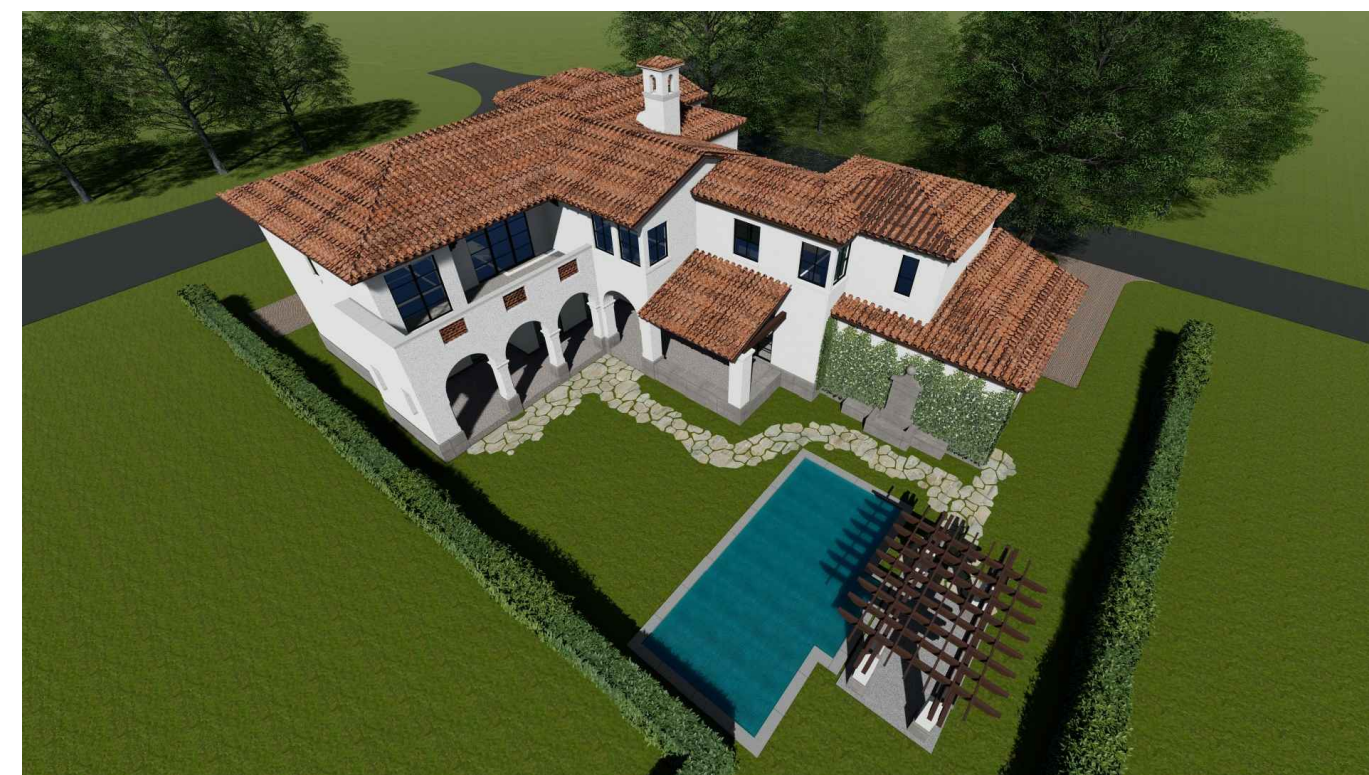
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A4.03

PROJECT /
SHEET TITLE

GARCIA RESIDENCE
4590 Alhambra Cir.,
Coral Gables, FL. 33146

PERSPECTIVE VIEWS

LIC. A0872
Digitally signed by Zbigniew Jarosz
Date: 2021.09.03 16:09:48 +04'00

REVISIONS

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PROJECT / SHEET TITLE

GARCIA RESIDENCE
4590 Alhambra Cir.,
Coral Gables, FL 33146

LIC. **Digitally**
signed by
Zbigniew
Jarosz
Date:
2021.09.03
16:11:21
'04'00

REVISIONS

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