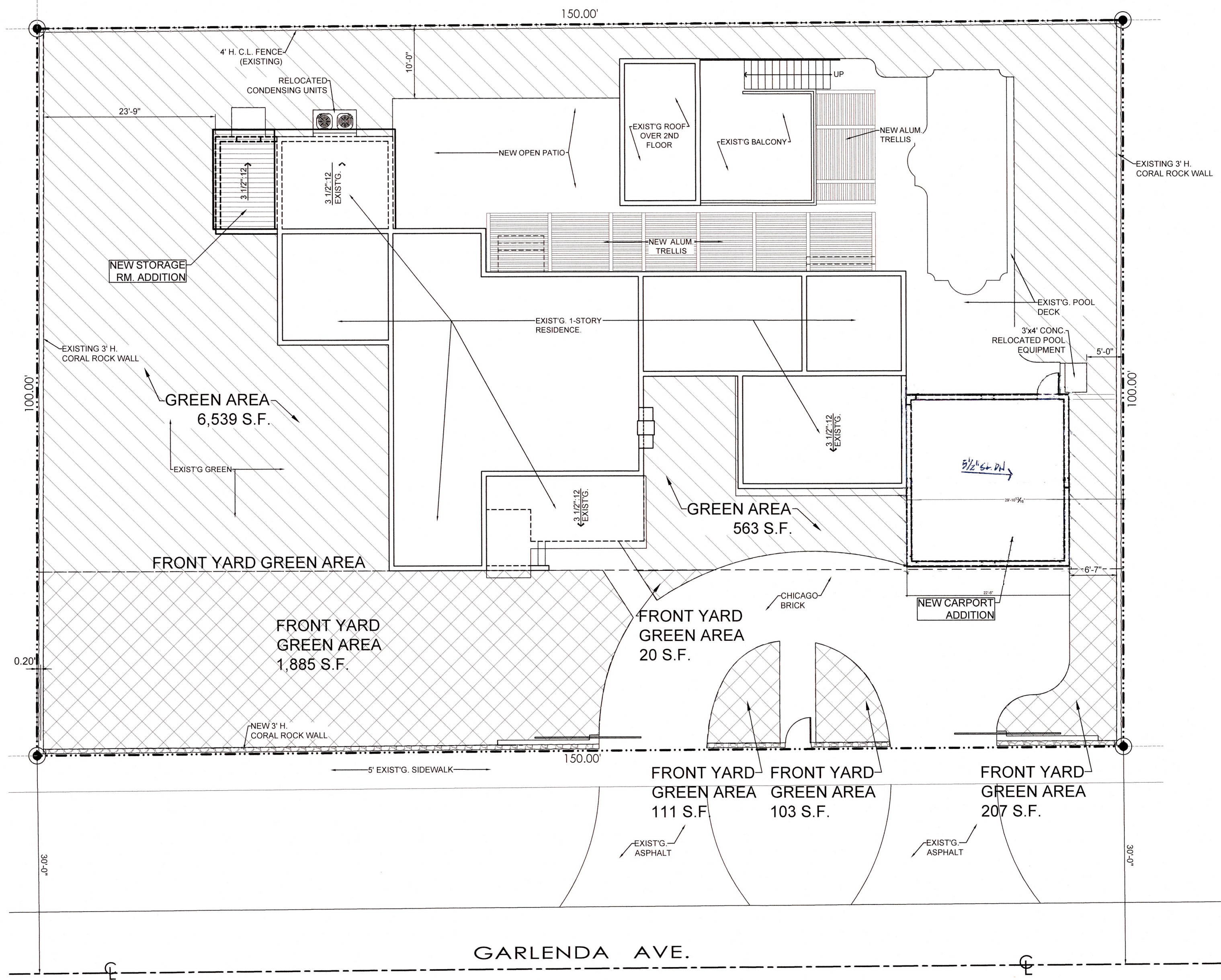




SITE PLAN - GREEN AREA
SCALE: 3/32" = 1'-0"

LEGEND:		AREAS:
	GREEN AREA	7,336 S.F. - 48.91% (40% MIN. REQUIRED) = 6,000 S.F.
	FRONT YARD GREEN AREA	2,326 S.F. MIN. REQUIRED = 20% OF 40% = 1,200.0 S.F.

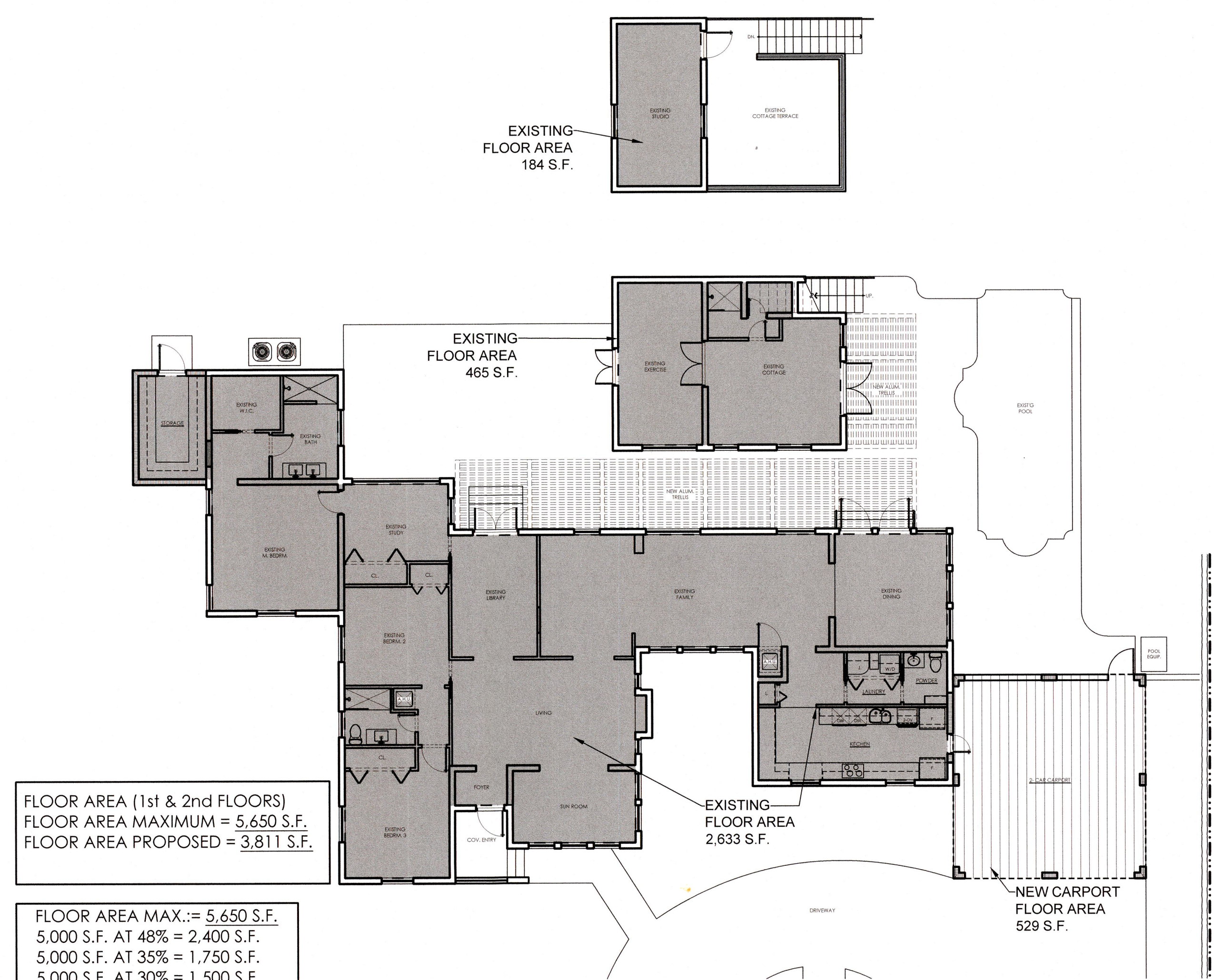
LOT SIZE = 15,000 S.F.

LEGEND:		AREAS:
	AUXILIARY: POOL & ENTRY 339 + 47	386 S.F.
	ADDITION (GROUND COVERAGE)	114 S.F.
	EXISTING GROUND COVERAGE 1st & COTTAGE: 2,752 + 526	3,278 S.F.
	FLOOR AREA TOTAL: 1st & COTTAGE 2,633 + 465	3,098 S.F.
	NEW CARPORT	529 S.F.

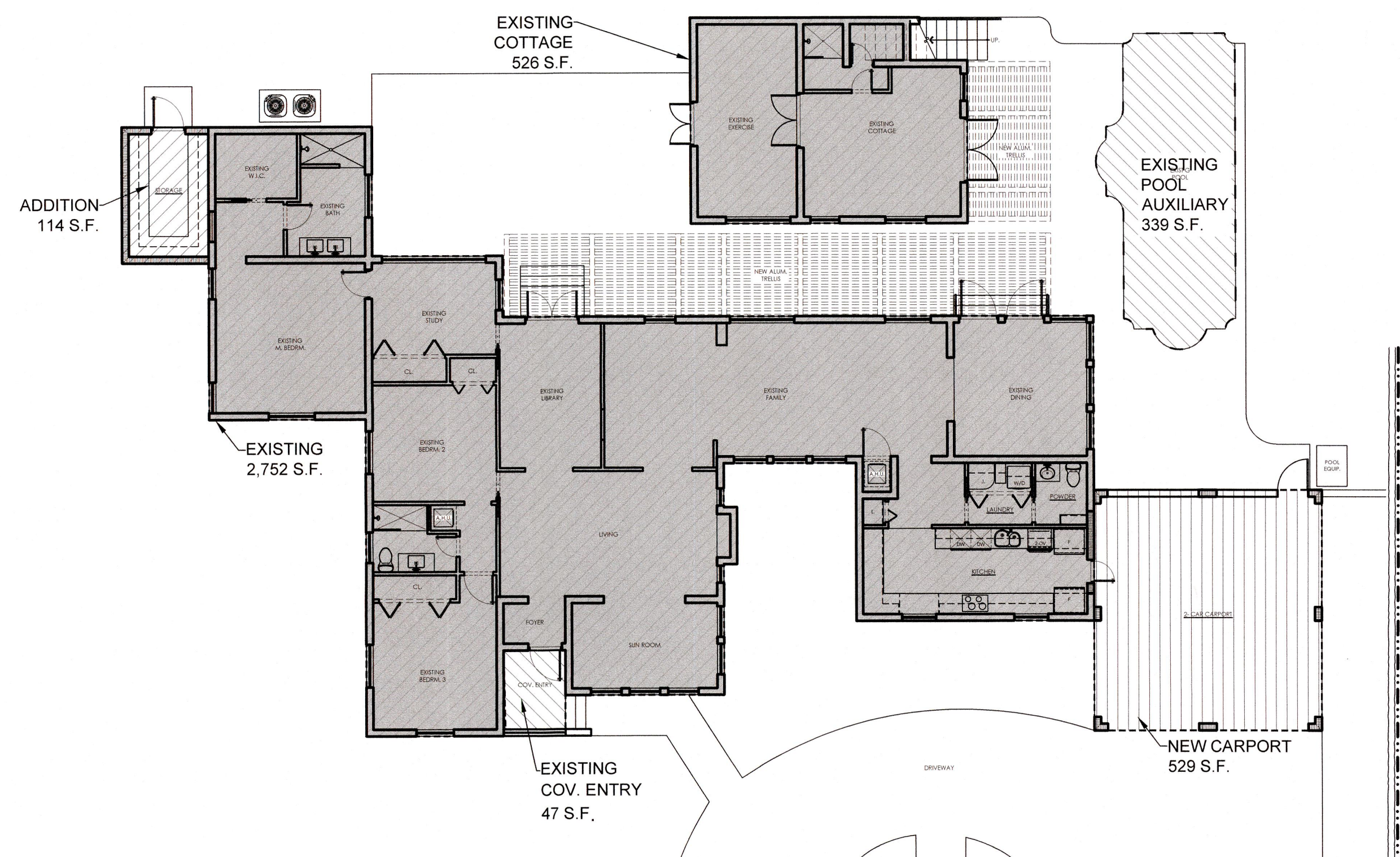
LEGEND:		AREAS:
	EXISTING AREA 1st and 2nd floor 2,752 + 526 + 224	3,502 S.F.
	FLOOR AREA TOTAL: 1st, COTTAGE, 2nd & CARPORT: 2,633 + 465 + 184 + 529	3,811 S.F.

TOTAL GROUND COVERAGE:
28.71% (PROPOSED)
386+114+3,278+529 = 4,307 S.F.

GROUND COVERAGE
INCL. AUXILIARY MAX.: = 45% = 6,750 S.F.
AUXILIARY PROPOSED = 386 S.F.



GROUND AND SECOND FLOOR AREAS
SCALE: 3/32" = 1'-0"



GROUND COVERAGE AREAS
SCALE: 3/32" = 1'-0"

REVISIONS BY

By: A. R. POZA

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PADULA RESIDENCE - ADDITION AND REMODELING
416 GARLEND AVE, CORAL GABLES, FLORIDA 33146

Date 04.12.2021

Scale AS NOTED

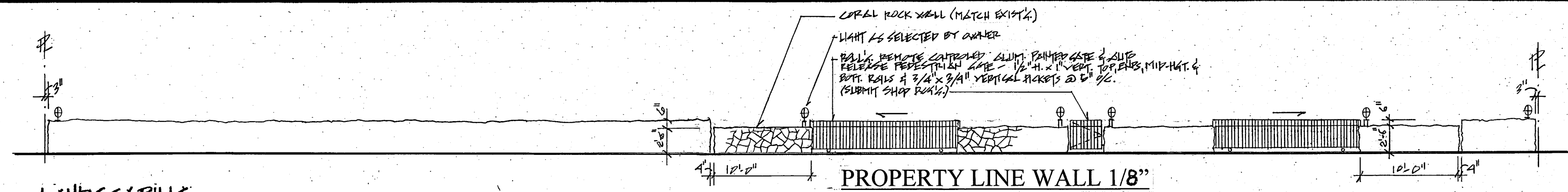
Drawn ---

Job ---

Sheet

A.0

Of 1 Sheets



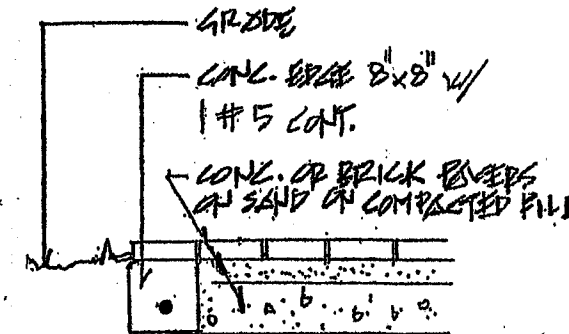
LANDSCAPING

1. Tree root protection fencing to be placed a minimum distance of 6' distance from tree trunks, and 2' distance from road edge.
Fencing to be placed around all existing trees in the City swale and inside property area of work prior to construction and left in place through final inspection, as per details found on city website, public works, landscape services section and city tree ordinance, section 82, vegetation.
2. The existing landscaping is to be repaired at the end of construction to meet the minimum zoning code requirements of article 5, division 11. Shade trees / shrubs may need to be added to meet the minimum code requirements.

THE NEW LANDSCAPE SHALL COMPLY WITH THE CITY OF CORAL GABLES ZONING CODE SECTION 5, DIVISION 11 LANDSCAPE SECTION

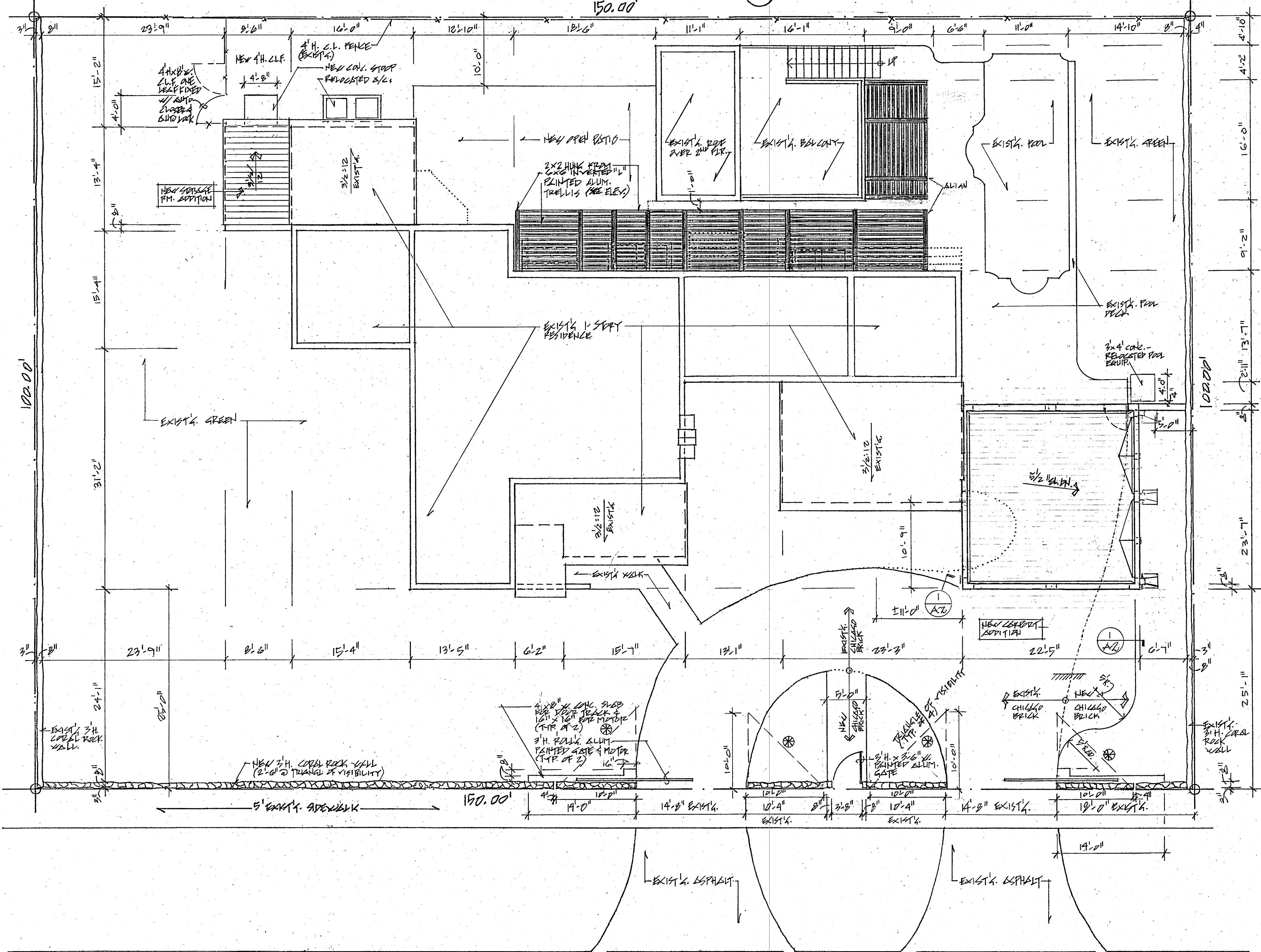
TRIANGLE OF VISIBILITY

TRIANGLE OF VISIBILITY - NOTHING WILL BE PLACED OR ALLOWED TO REMAIN IN THE TRIANGLE OF VISIBILITY. THE TRIANGLE OF VISIBILITY IS THE AREA BETWEEN A ROAD AND A DRIVEWAY OR A DRIVEWAY AND A DRIVEWAY. THE TRIANGLE OF VISIBILITY IS THE AREA BETWEEN A ROAD AND A DRIVEWAY OR A DRIVEWAY AND A DRIVEWAY. THE TRIANGLE OF VISIBILITY IS THE AREA BETWEEN A ROAD AND A DRIVEWAY OR A DRIVEWAY AND A DRIVEWAY.



LEGEND

- REMOVE EXIST'G EXIST'G TO REMAIN
- ITEM ABOVE BELOW OR HIDDEN
- NEW PARTITION
- NEW COR. BRK (SEE STIPPLE)
- NEW COR. CON. (SEE STIPPLE)



GARLEDA AVE.

SITE PLAN 1/8"

REVISIONS	BY
6.12.21 JAH	
8.4.21 B.A.A.	

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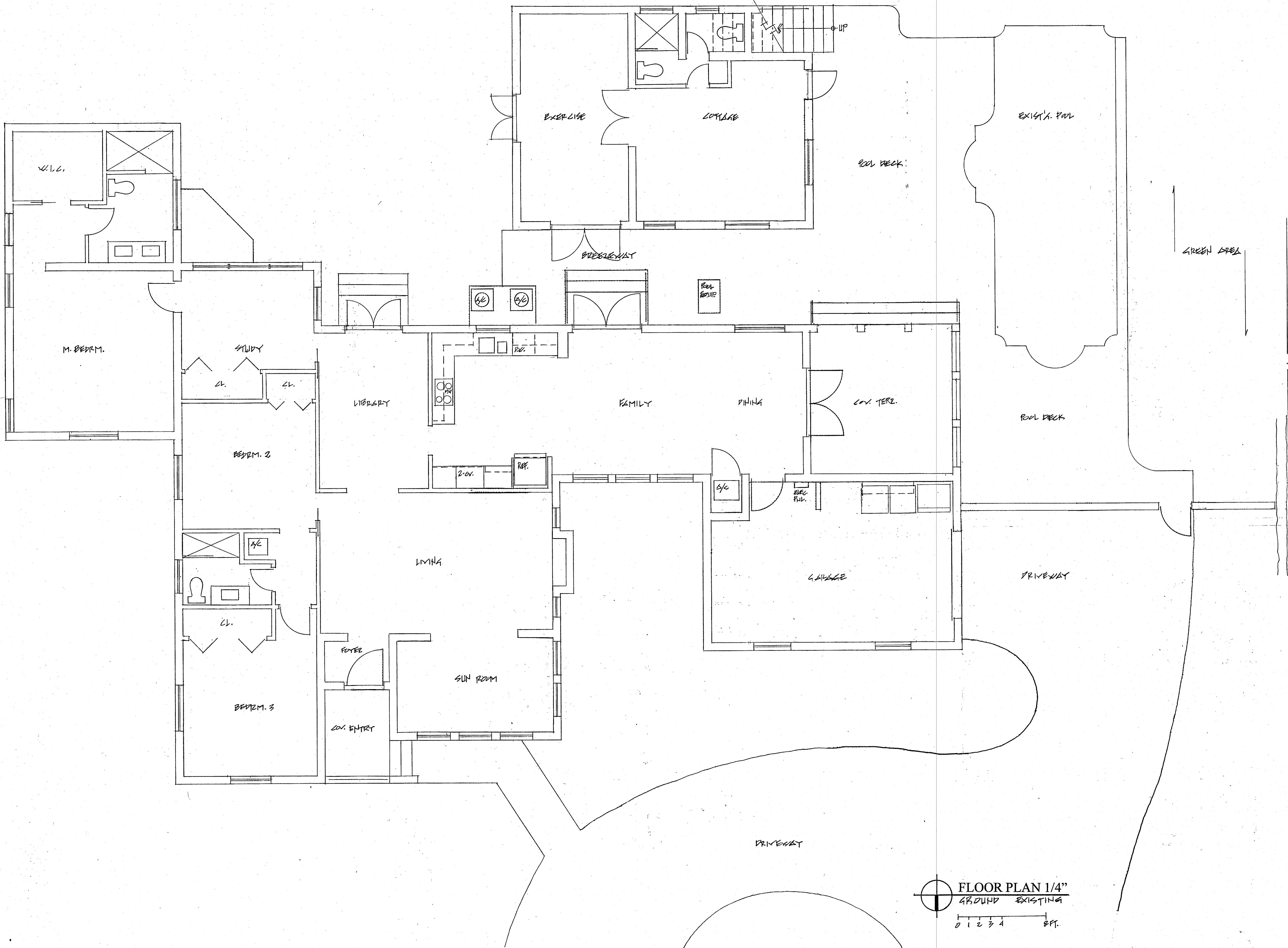
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PADULA RESIDENCE - ADDITION, REMODELING
& WINDOW/EXTERIOR DOOR REPLACEMENT
416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146

Date	4.12.21
Scale	
Drawn	
Job	
Sheet	A.2
Of	1 Sheets



REVISIONS	BY
1.12.21 ZP/NA	

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Date 4.12.21

Scale

Drawn

Job

Sheet A.3

Of 7 Sheets

FLOOR PLAN 1/4"
GROUND EXISTING
0 1 2 3 4 8 FT.

REVISIONS	BY
6.12.21 ZAN	
24.12.21 B.O.A.	

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& WINDOW/EXTERIOR DOOR REPLACEMENT**
416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146

Date 4.12.21

Scale

Drawn

Job

Sheet **A.4**

Of 7 Sheets

