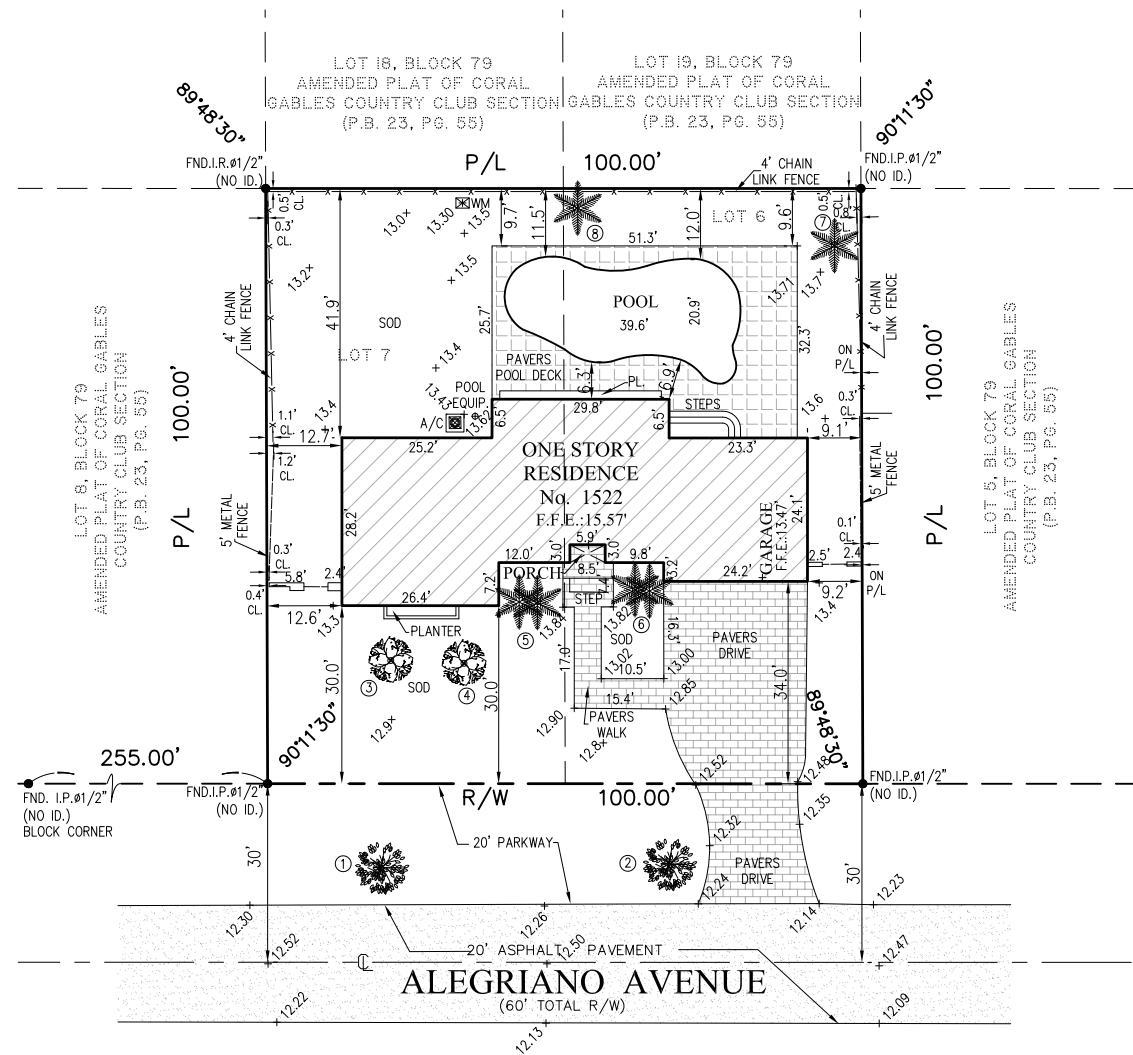





1522 Alegriano Avenue, Coral Gables
Miami-Dade County, FL 33146
Folio # 03-4119-001-1170



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

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.

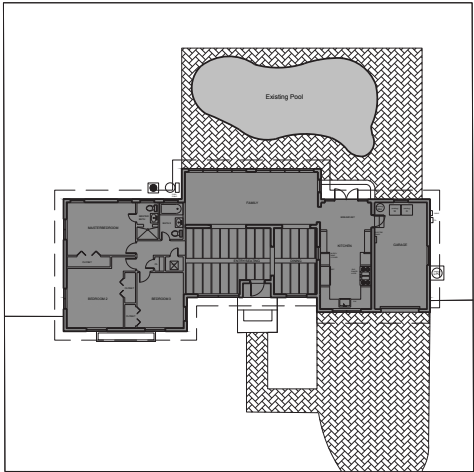
I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions. 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.

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

Date: 02-19-2021
Eugenia L. Fornoso, P.S.M.
State of Florida LS # 6660

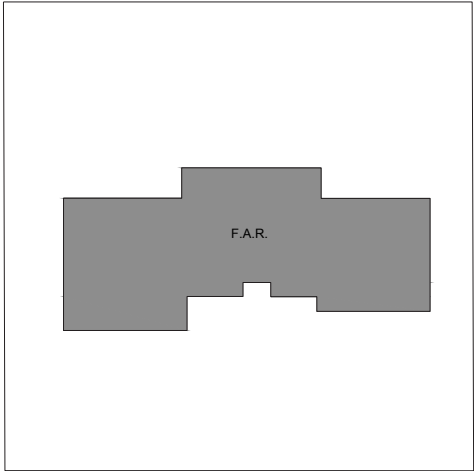
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Existing



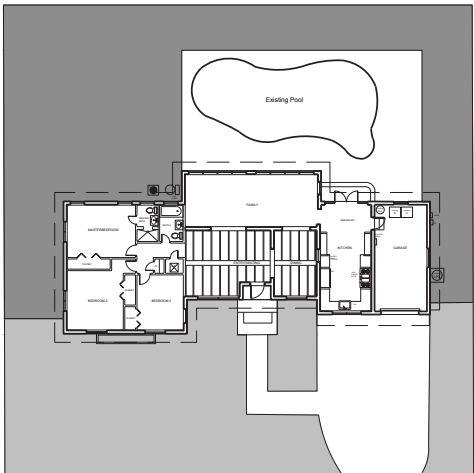
Existing Lot Coverage
(10,000 SF Lot)

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)

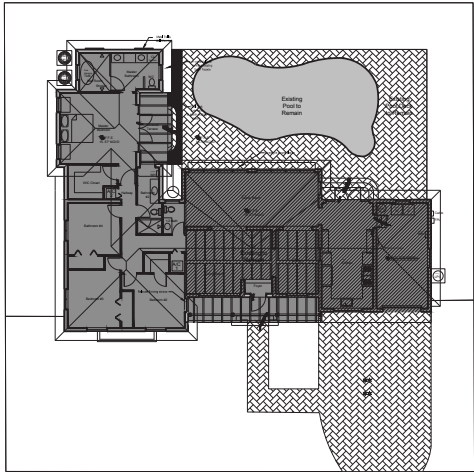
Max Floor Area Ratio Allowed = 4,150 SF
Existing Floor Area Ratio Allowed = 2,081 SF



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

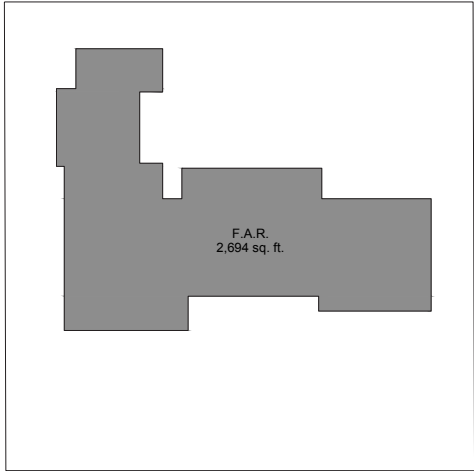
Min. Landscape Open Space Required = 40% Building Site = 4,000 SF
Min. Landscape Open Space Required in Front Yard = 20% of the 40% = 800 SF
Existing Landscape Open Space on Building Site = 5,464 SF
Existing Landscape Open Space in Front yard = 2,414 SF

Proposed



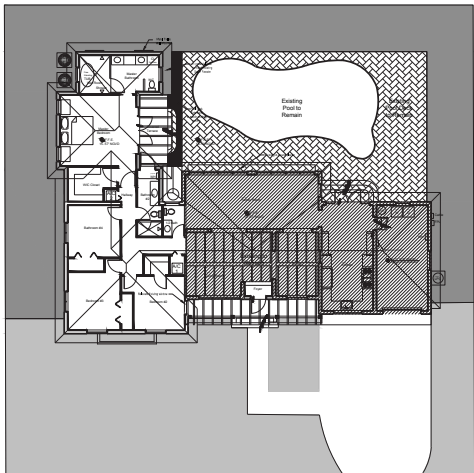
Proposed Lot Coverage
(10,000 SF Lot)

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 = 2,946 SF
Proposed Ground Coverage for Main Building + Auxiliary Structure = 3,542 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 = 4,580 SF
Proposed Landscape Open Space in Front yard = 2,336 SF

Zoning: SFR - Single Family Residential

Required / Allowed

Existing

Proposed

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

Max. for Main Building = 35% = 3,500 SF

2,098 SF

2,795 SF

Max. for Auxiliary Structures = 10% = 1,000 SF

594 SF

594 SF

d. Floor Area

4,150 SF max.

2081 SF

2,694 SF

5,000 SF or less - 48% 5,000 x 48% = 2,400 SF

Next 5,000 SF - 35% 5,000 x 35% = 1,750 SF

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

e. Density

One (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 equal on both sides)

9.1' Right Side

9.1' Right Side

12.50' Left Side

11' Left Side

b. 2 - Side Street 15 feet.

c. Rear

10 ft. If compatible with neighborhood character, the Board may recommend 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

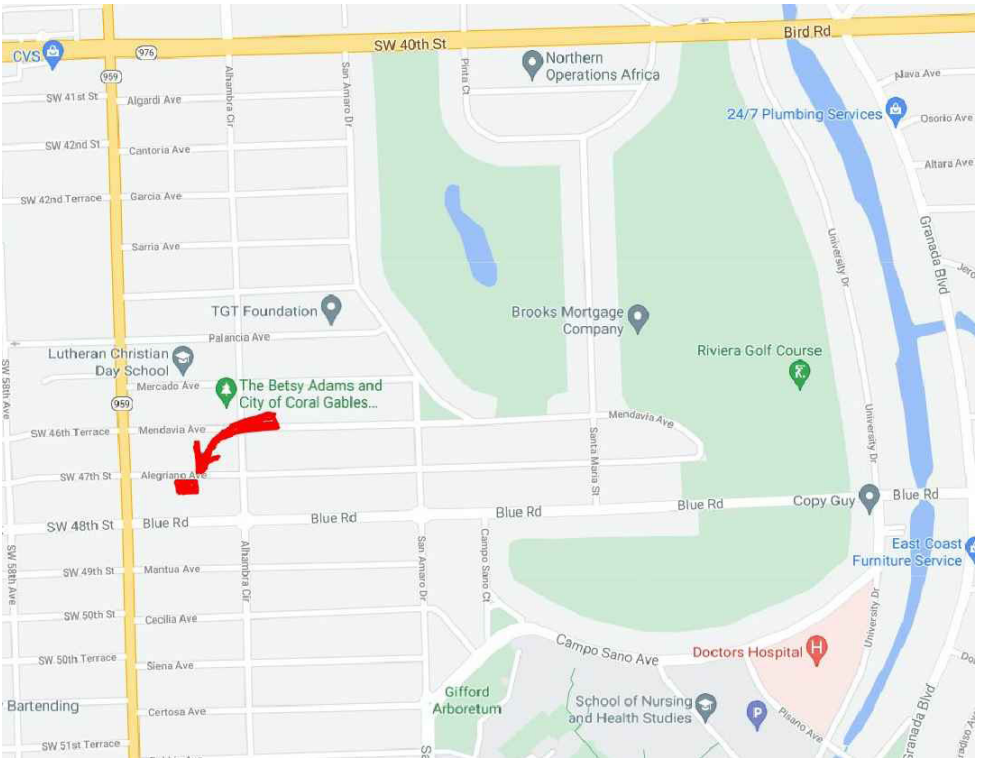
5,464 SF

4,670 SF

Minimum Required Landscape Open Space on Front yard 20% or 40% = 800 SF

2,414 SF

2,427 SF



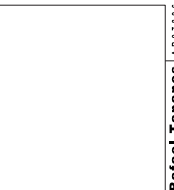
Location Map: nts



AA26004002

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Coral Gables, Florida 33134
305.975.9035

rtapanes@realizationgroup.com



Rafael Tapanes | A 037816

Lizama Residence

1522 Alegriano Avenue | Coral Gables, FL 33146

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

revisions	
△	Pre-BICA: Zoning comments 08-04-2021
△	BICA comments 08-14-2021

A-01

Board of Architects | 2021

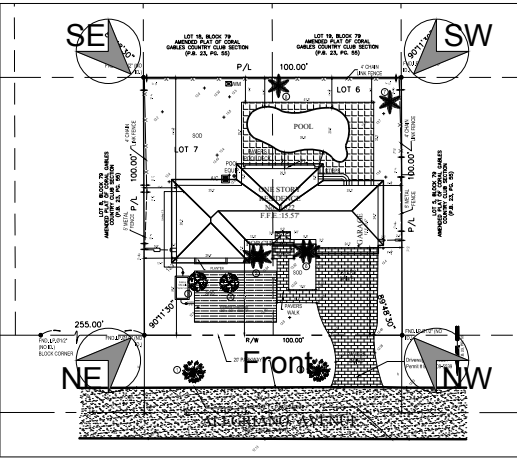
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NE View



Contextual Photo of Front of Residence



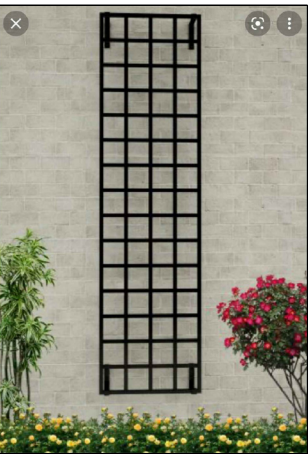
NW View



SW View



SE View



Letter of Intent:

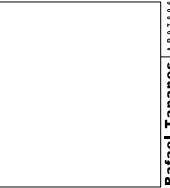
This project is seeking to create an addition to the existing Single Family Residence in the South East Corner of the property to create a full on Master Suite inclusive of a covered terrace facing the existing pool. This project will enhance the front entrance by creating an entrance feature to clearly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

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



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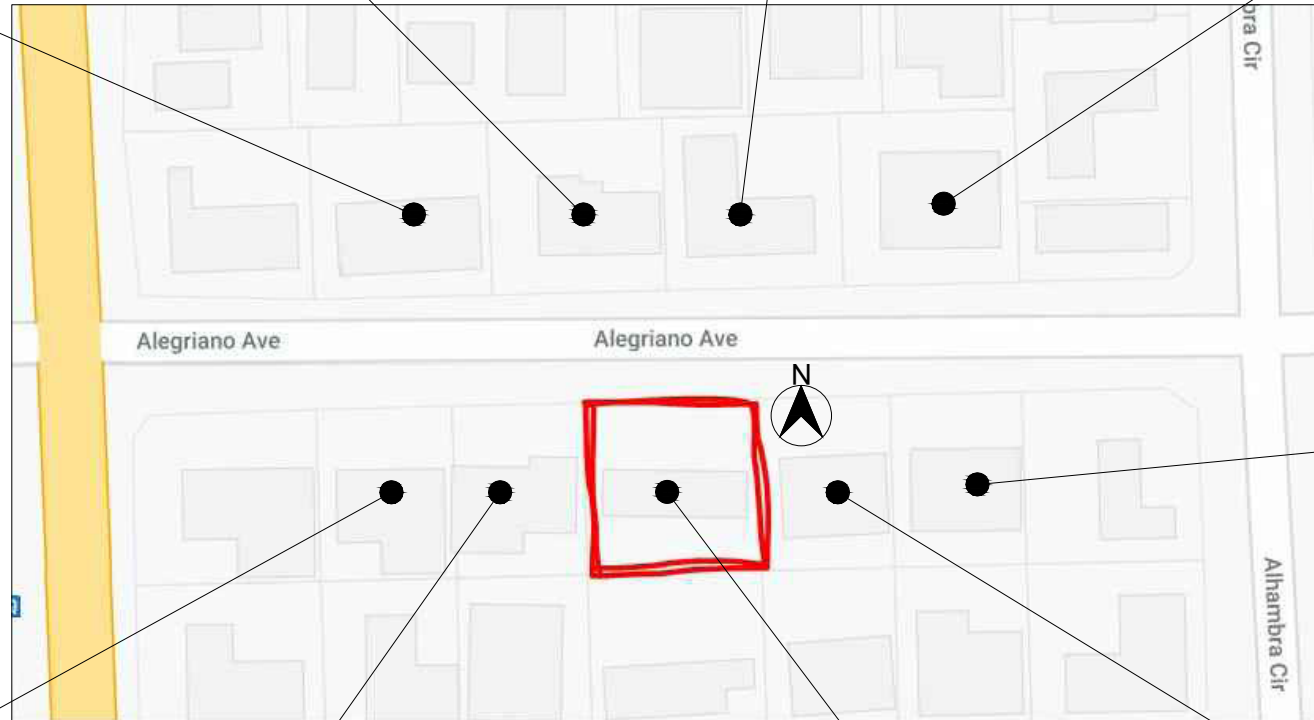
Lizama Residence
1522 Alegriano Avenue | Coral Gables, FL 33146

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

revisions	
△	Pre-BOA Zoning comments 08-04-2021
△	BOA comments 09-14-2021

A-02

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Context Map
Scale: NTS



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rtapanes@realizationgroup.com

Lizama Residence

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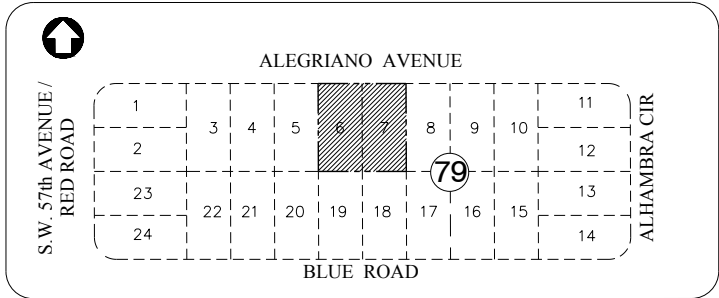
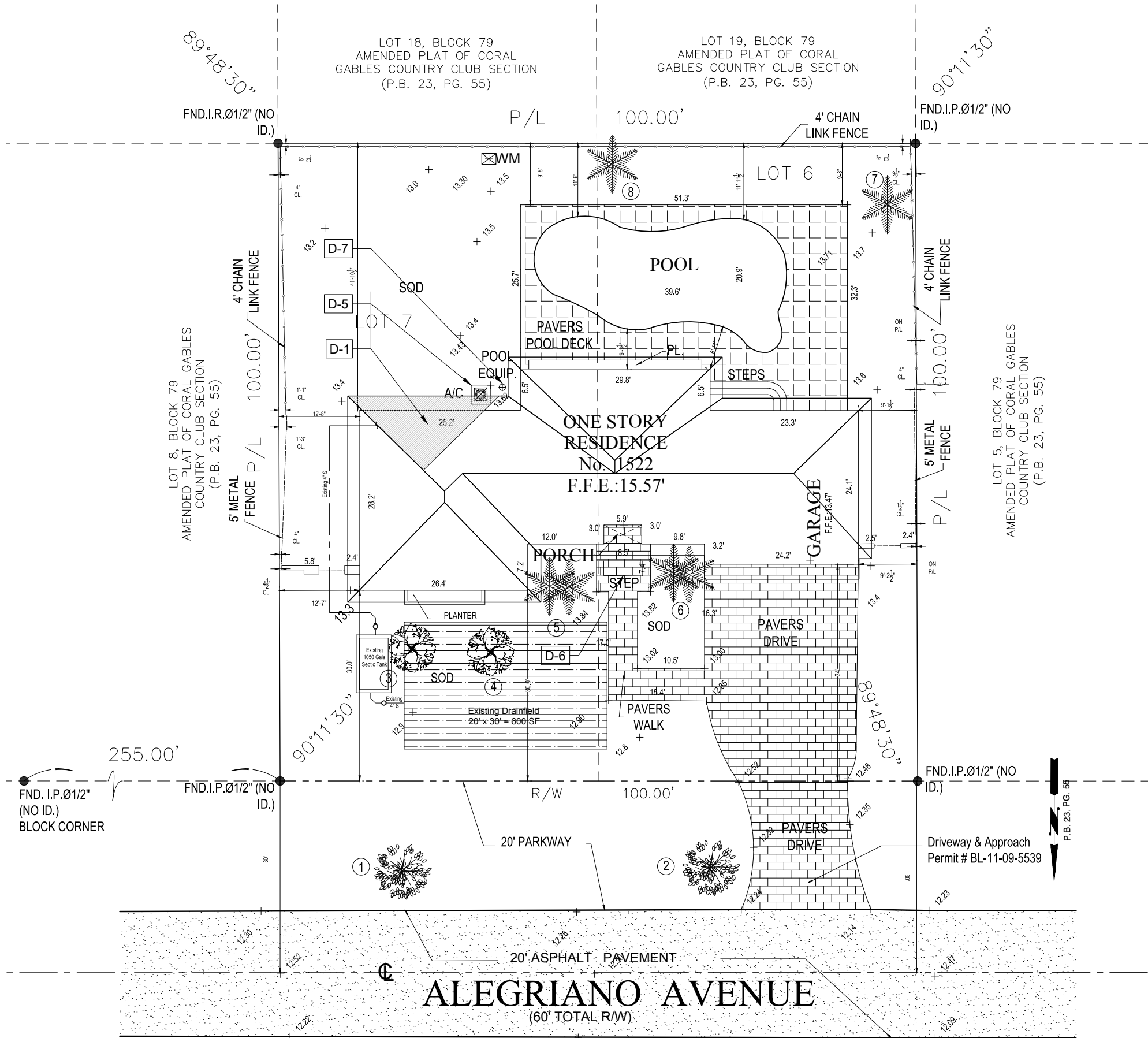
date:	06-17-21
drawn by:	RT
designed by:	RT

revisions	
	Pre-BIA: Zoning comments 08-04-2021
	BIA: comments 09-14-2021

A-03

Board of Architects | 2021

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

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.

AREA:

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

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.

TREE TABLE				
No.	TREE NAME	DIAMETER	HEIGHT	SPREAD
1	OAK TREE	30"	30'	25'
2	OAK TREE	30"	30'	25'
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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 a botanist or a trained specialist.

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

DEMOLITION NOTES

- D-1. Remove and prepare roof area for new piggyback roof.

D-2. Partition and Finish Surfaces to be removed and stripped

D-3. Demo exist. wall for new opening. Ref. rough opening from floor plan shown.

D-4. Existing Windows and Doors to be removed

D-5. Existing A/C Condensing Unit to be removed, stored and relocated to new location as per Proposed Site Plan.

D-6. Remove Stoop / Concrete steps.

D-7. Exist. crawl space entrance to be relocated to east side of house
- D-8. Pool Equipment to remain and protected.

D-9. Remove toilet and bathtub. Remove all bathroom finishes and lighting.

D-10. Reserve

D-11. Reserve

D-12. Reserve

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



AA26004002

Miami Office
Architect of Record
632 Canda Ave
Coral Gables, Florida 33134
305.975.9035

rtapanes@realizationgroup.com

Rafael Tapanes ARCHITECT

Lizama Residence
1522 Alegriano Avenue | Coral Gables, FL 33146

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

REVISIONS	
	Pre-BCA - Zoning comments 08-04-2021
	BCA comments 09-14-2021

A-04

Board of Architects, 1/2021



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Rafael Tapanes ARCHITECT

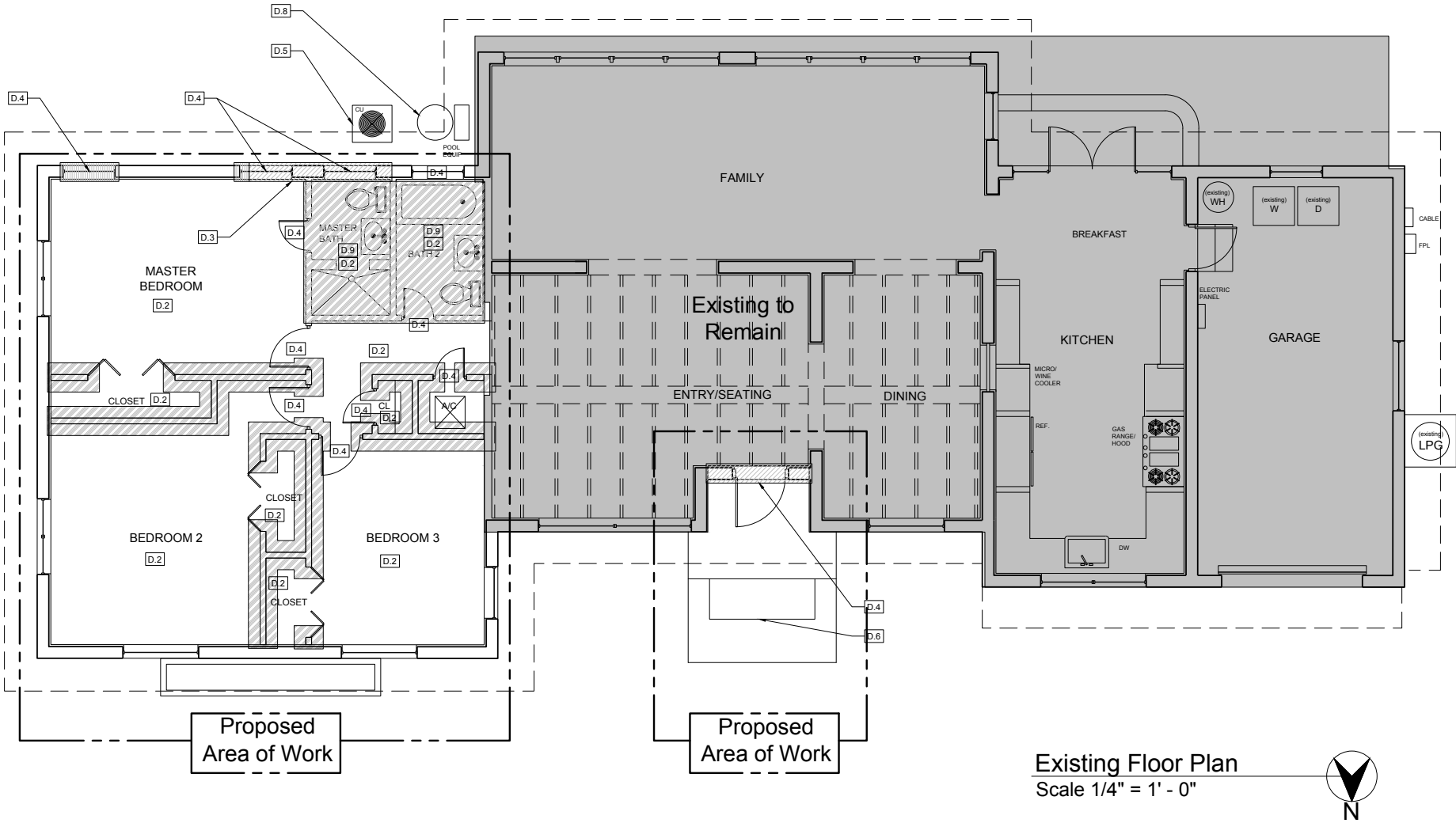
Lizama Residence
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date: 06-17-21
drawn by: RT
designed by: RT

REVISIONS	
	Pre-BICA: Zoning comments 08-04-2021
	BICA comments 09-14-2021

A-05

Board of Architects, 1/2021



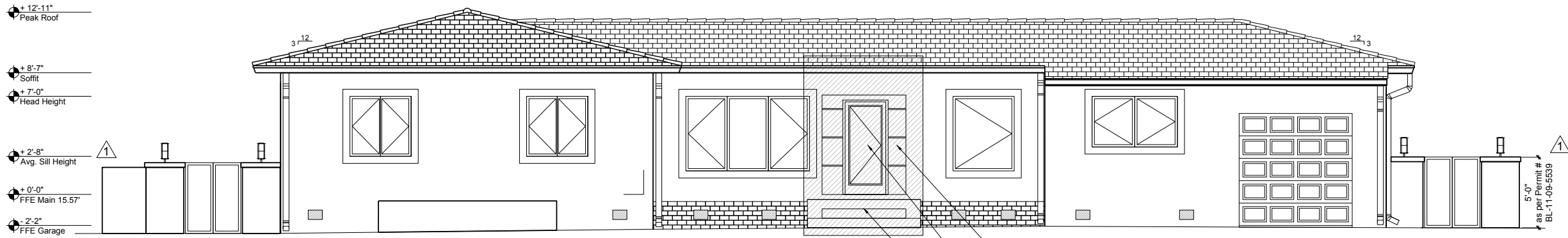
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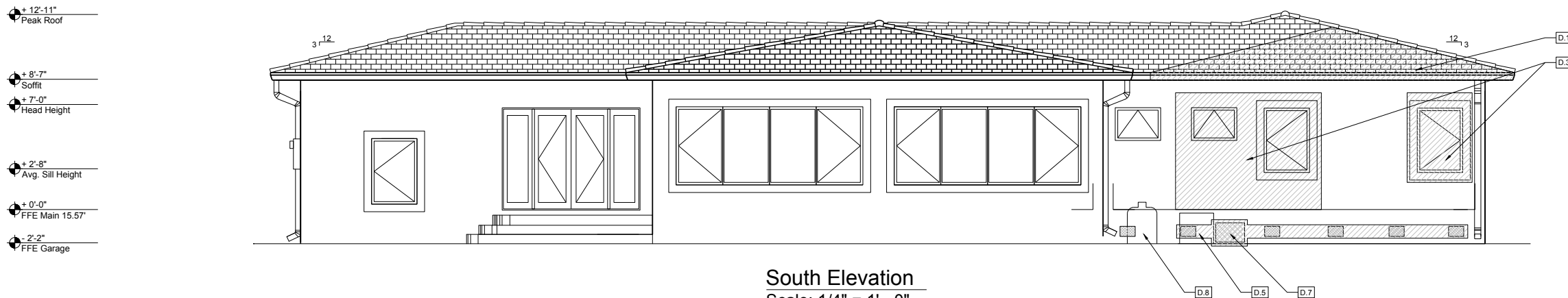
DEMO WALL LEGEND

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

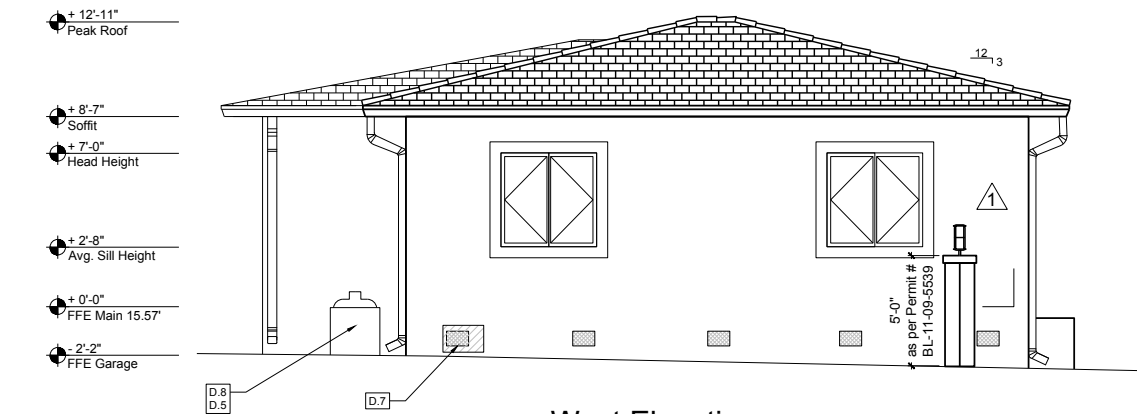
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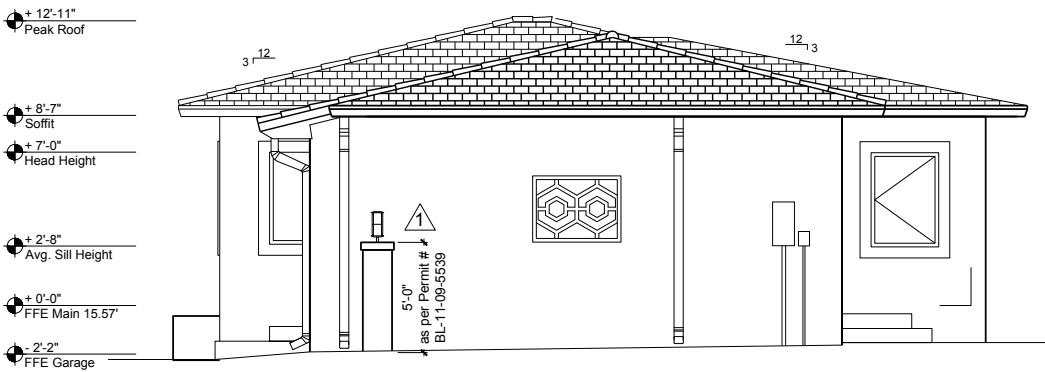
North Elevation
Scale: 1/4" = 1' - 0"



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. |
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Rafael Tapanes AIA/LEED

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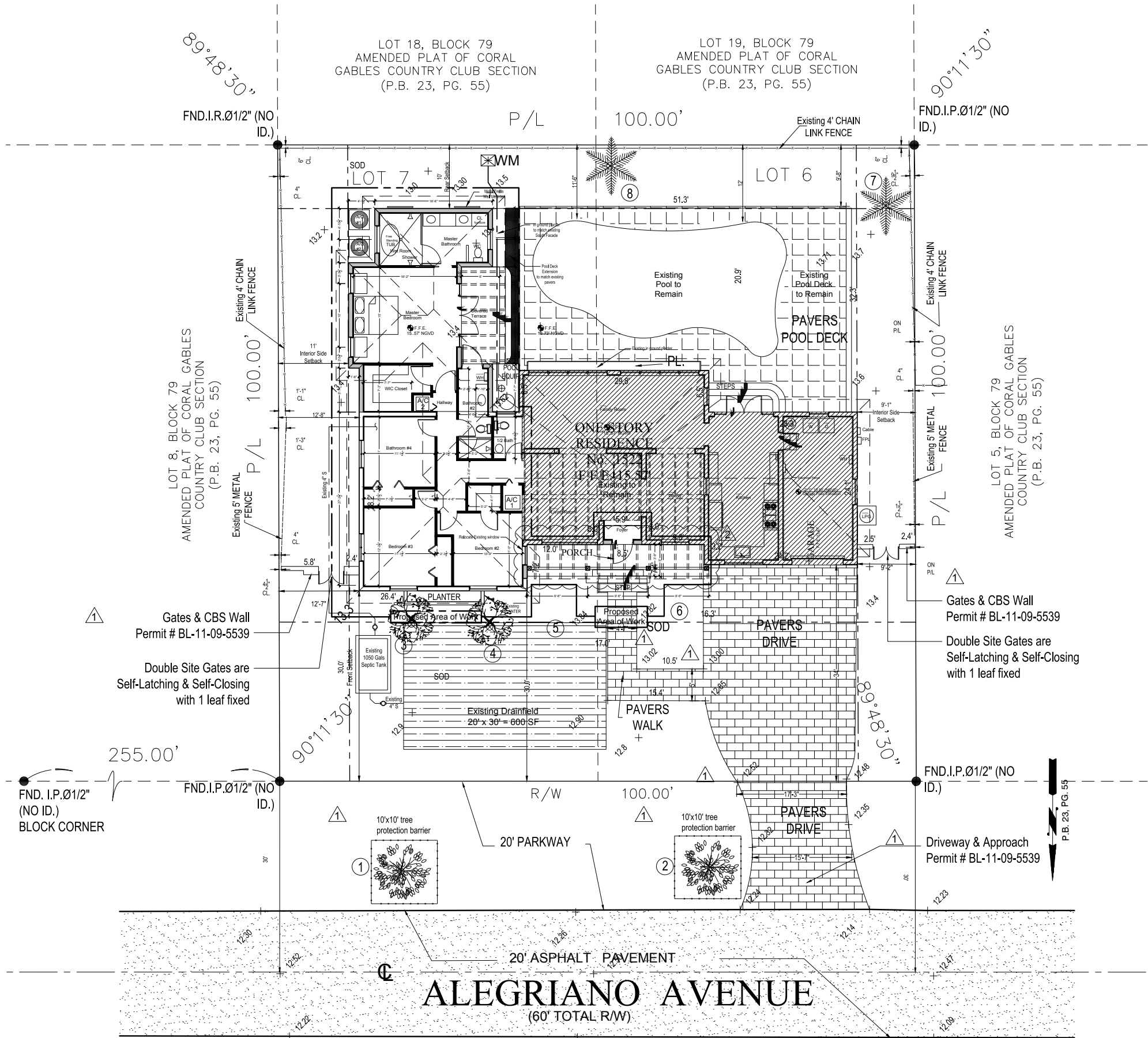
date:	06-17-21
drawn by:	RT
designed by:	RT

REVISIONS	
	Pre-BCA: Zoning comments 08-04-2021
	BCA: comments 09-14-2021

A-06

Board of Architects, 12021

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COL	Column	W/P	Water Pump	⊕	Catch basin				
P.B.	Plat Book	ENC	Encroachment						

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



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Lizama Residence

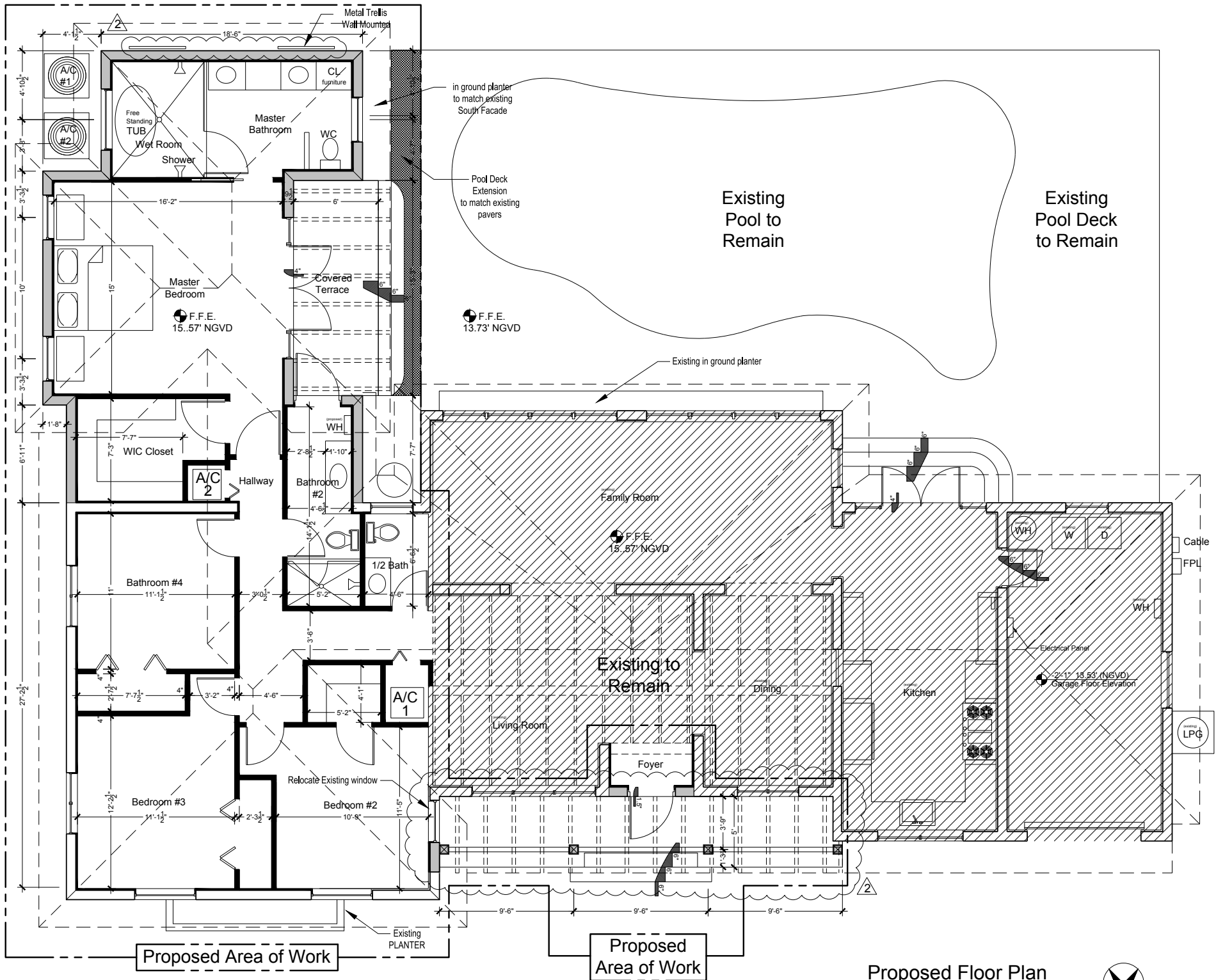
1522 Alegriano Avenue | Coral Gables, FL 33146

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

REVISIONS	
1	Pre-BCA - Zoning comments 08-04-2021
2	BCA comments 08-14-2021

A-07

Board of Architects 1/2021



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



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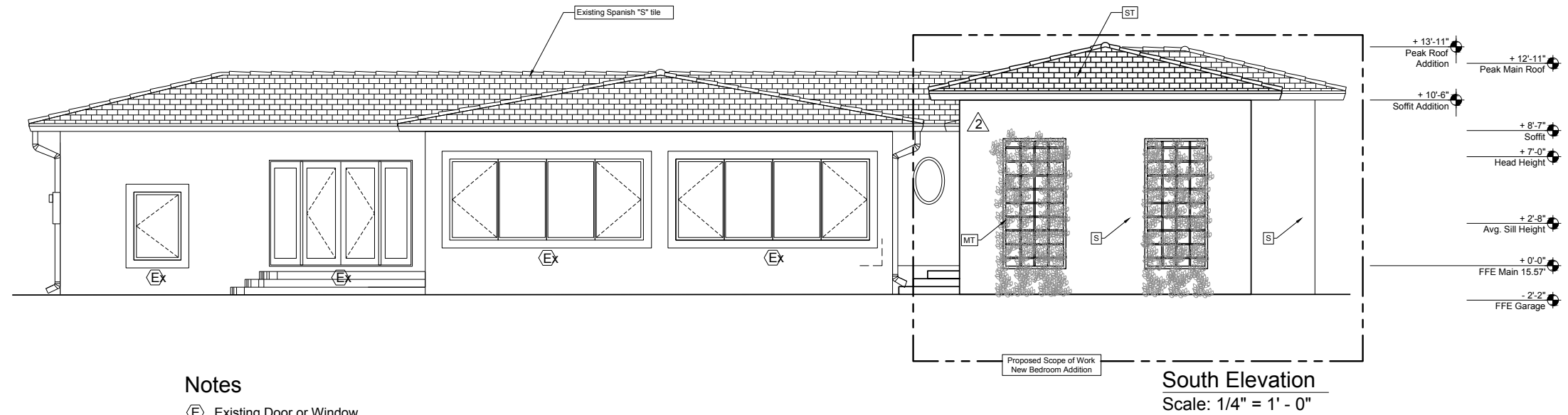
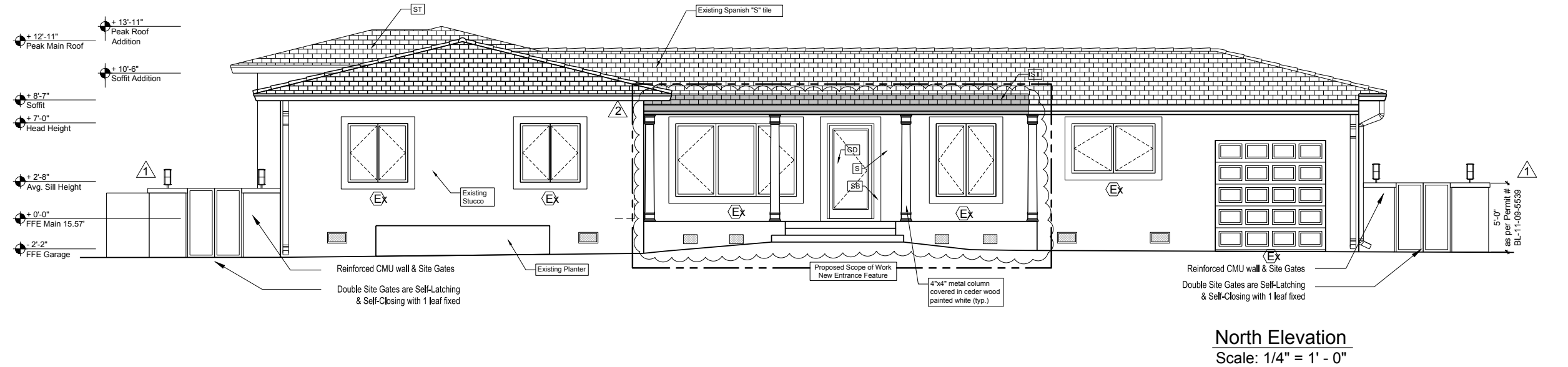
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REVISIONS	
△	Pre-BCA: Zoning comments 08-04-2021
△	BCA: comments 08-14-2021

A-08

Board of Architects | 2021



Notes

- ☐ Existing Door or Window
- ☐ Existing Garage Vent
- ☐ Metal Frame Glass Door
- ☐ Stucco to match existing
- ☐ Stucco Band to match existing in color & thickness
- ☐ Proposed Spanish "S" tile to match existing
- ☐ Metal Trellis

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Proposed Elevations

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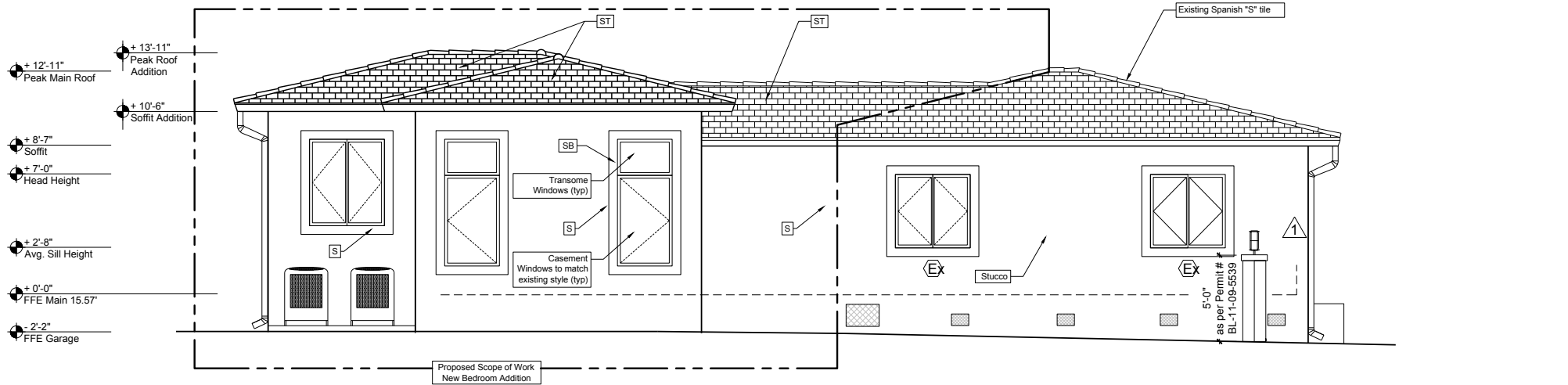
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drawn by: RT
designed by: RT

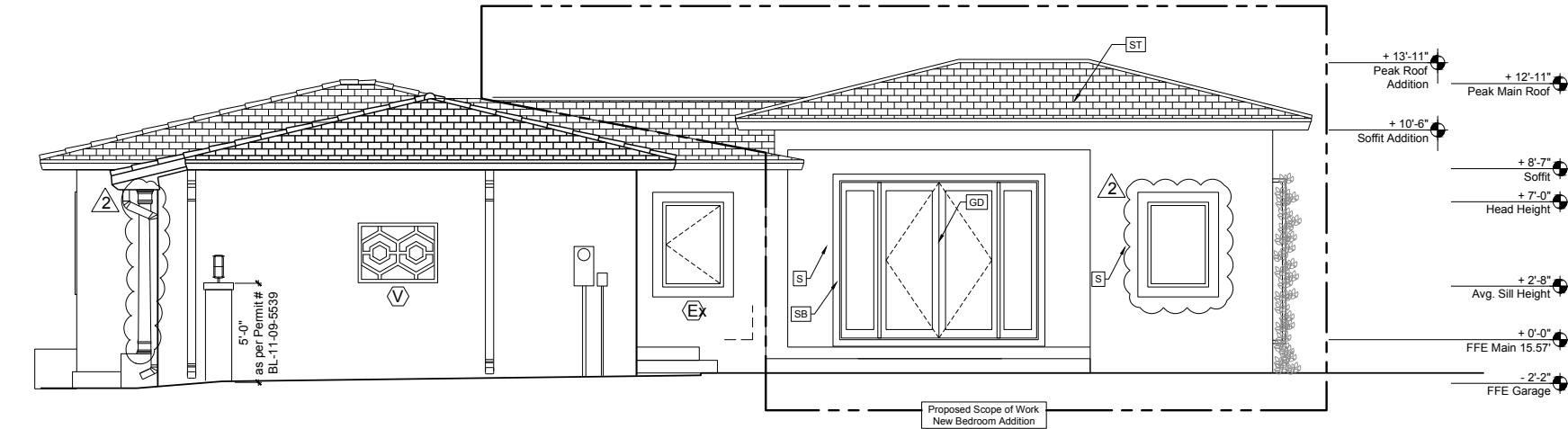
REVISIONS	
△	Pre-BICA: Zoning comments 08-04-2021
△	BICA comments 09-14-2021

A-10

Board of Architects, 1/2021



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



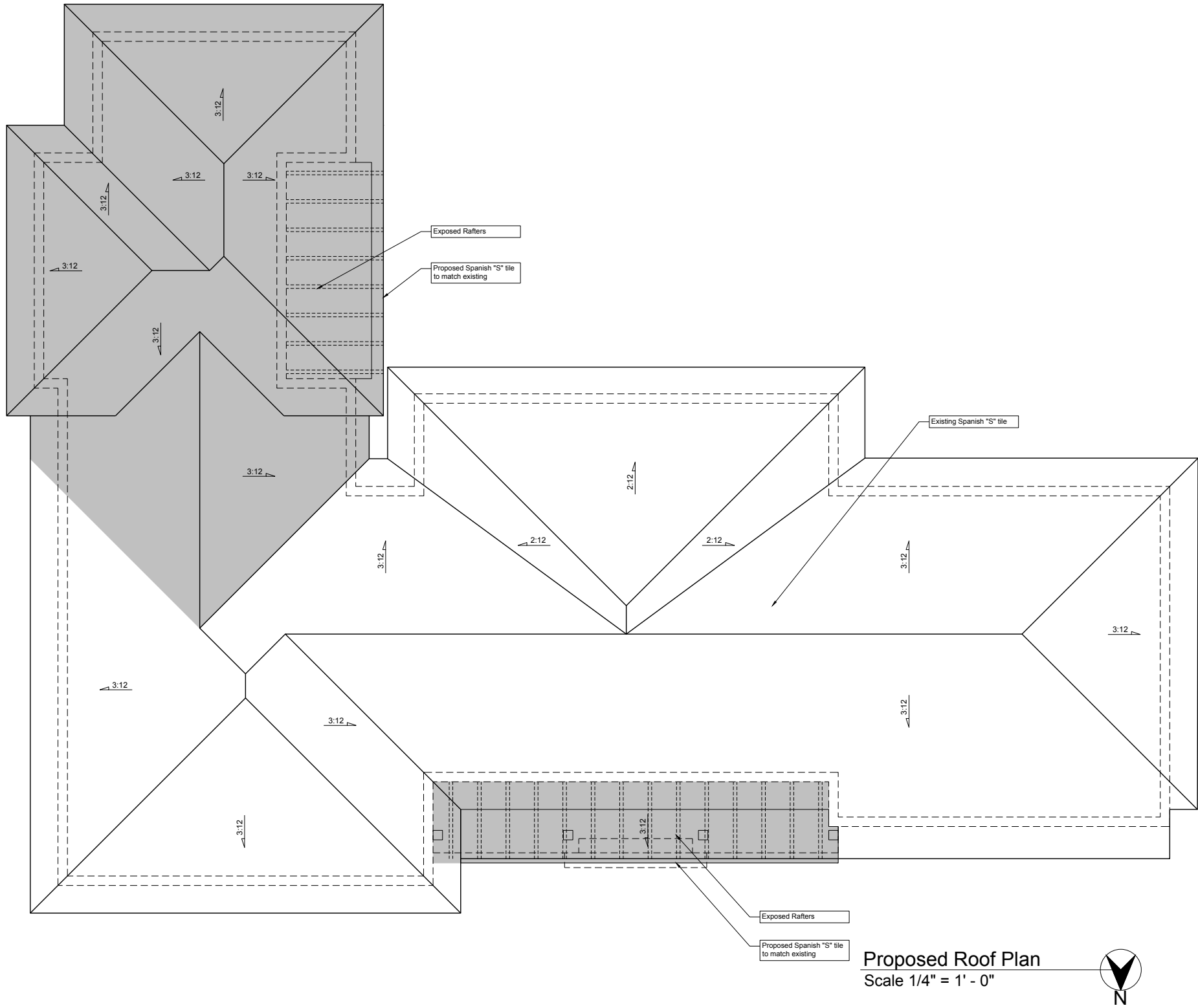
West Elevation
Scale: 1/4" = 1' - 0"

Notes

- (E) Existing Door or Window
- (V) Existing Garage Vent
- (GD) Metal Frame Glass Door (Impact)
- (S) Stucco to match existing
- (SB) Stucco Band to match existing in color & thickness
- (ST) Proposed Spanish "S" tile to match existing

Proposed Elevations

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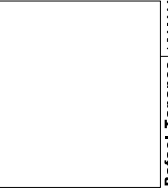


Proposed Roof Plan
Scale 1/4" = 1' - 0"



AA26004002

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Rafael Tapanes | A 27 036

Lizama Residence
1522 Alegriano Avenue | Coral Gables, FL 33146

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

revisions	
△	Pre-BCA, Zoning comments 08-04-2021
△	BCA - comments 09-14-2021

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1 Existing
Front View



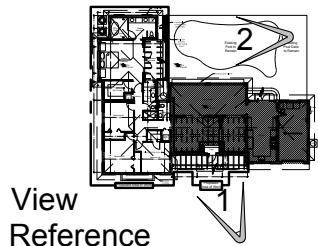
1 Proposed
Front View



2 Existing
Rear View



2 Proposed
Rear View



AA26004002

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Lizama Residence
1522 Alegriano Avenue | Coral Gables, FL 33146

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

REVISIONS	
△	Pre-BCA: Zoning comments 08-04-2021
△	BCA comments 09-14-2021

1 A-12

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Lizama Residence
1522 Alegriano Avenue | Coral Gables, FL 33146

Drawn by: RT

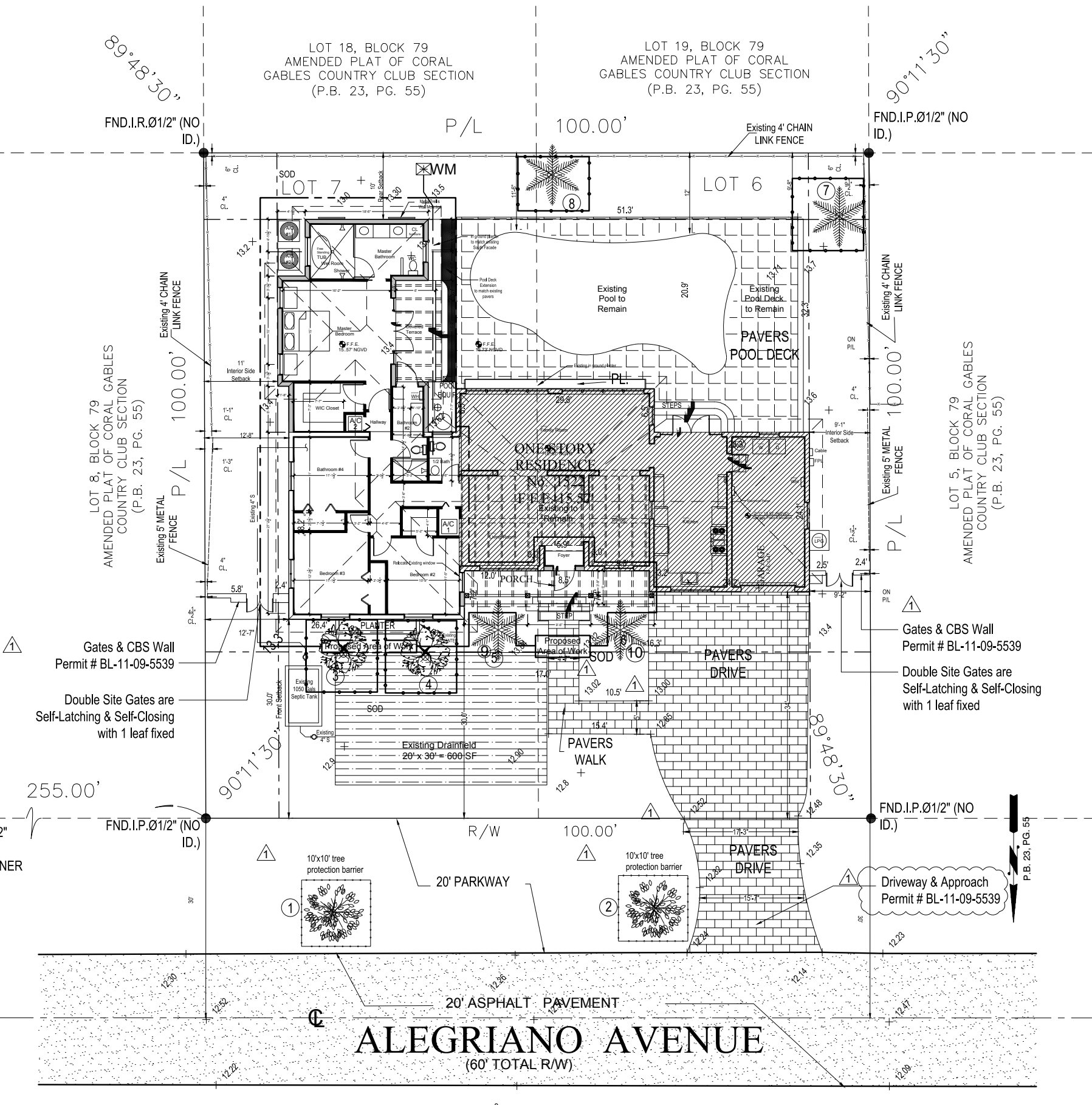
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med by:	RT
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1	Pre-BOA: Zoning comments 08-04-2021
2	BOA: comments 09-14-2021

L-01

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<u>SYMBOL</u>	<u>COMMON NAME</u>
	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.

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'
9	Sysveter Date Palm	10"	12'	8'
10	Sysveter Date Palm	10"	12'	8'

Tree Protection Fence
10' x 10'

Tree Disposition Plan

Scale 1/8" = 1' - 0"

