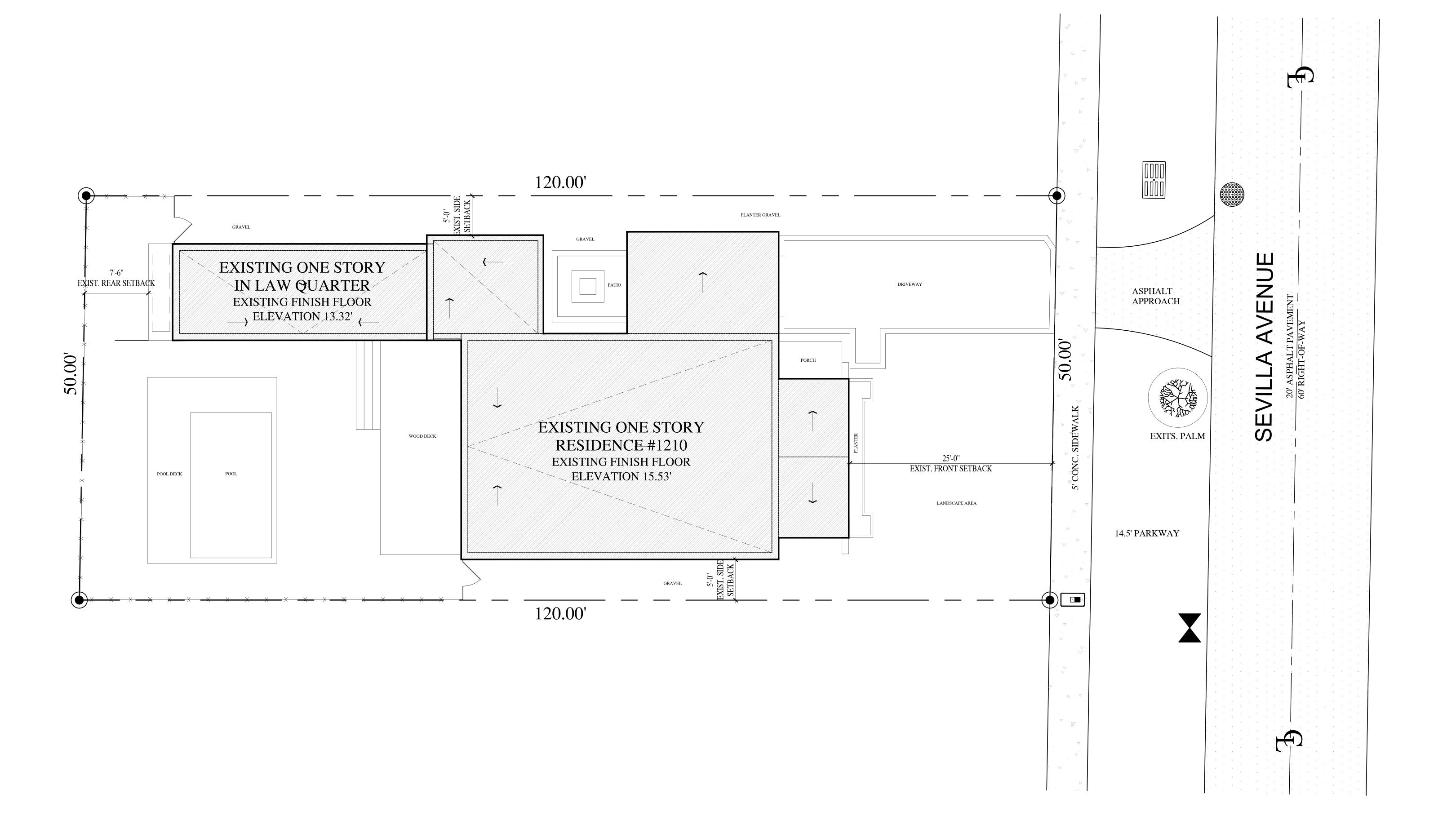
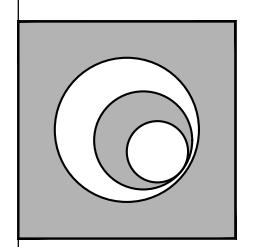
RENOVATION TO RESIDENCE: 1210 SEVILLA AVENUE CORAL GABLES, FLORIDA 33134





BRAVO ARCHITECTURE





BRAVO

L L C
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771 IB 26000638

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

RESIDENCE RENOVATION 210

REVISIONS: ⚠ 09-26-24 B.O.A COMM <u>Å</u> 08-06-25 B.O.A COMM

SCALE: AS NOTED DRAWN BY: CHECKED BY: PROJECT NO.: FILE NAME:

SUBMITTAL:

EXISTING SITE PLAN

SCALE = 3/16"=1'-0"





LEGAL DESCRIPTION

FOLIO NUMBER: 03-4118-003-1090

PROPERTY ADDRESS: 1210 SEVILLA AVENUE, CORAL GABLES, FLORIDA, 33144

LOT 12, BLOCK 8, CORAL GABLES COUNTRY CLUB SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 108 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

SETBACKS:

FRONT:

25'-0"	REQUIRE
25'-0"	PROPOSE
INTERIOR SI	DE EAST:

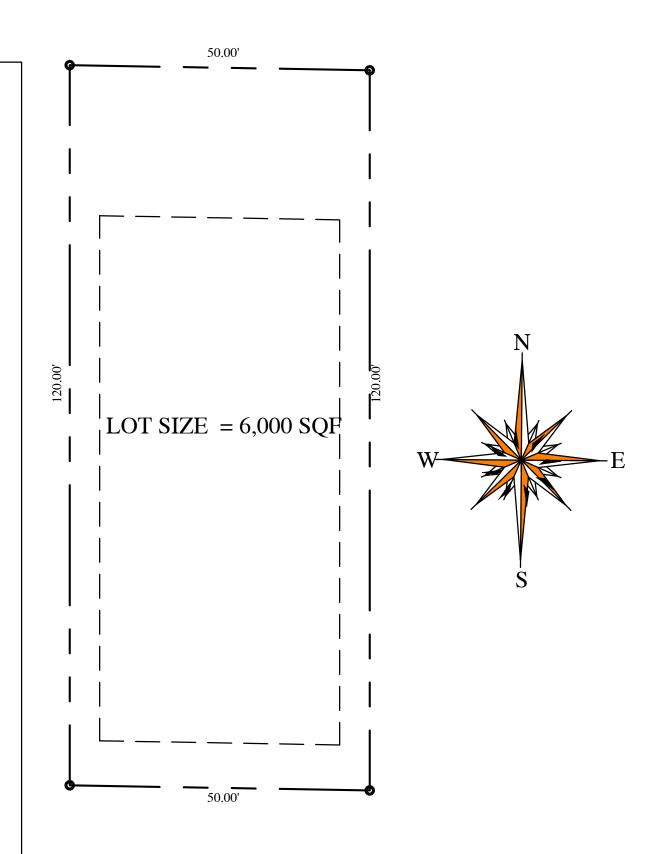
5'-0''	REQUIRE
5'-0''	PROPOSE

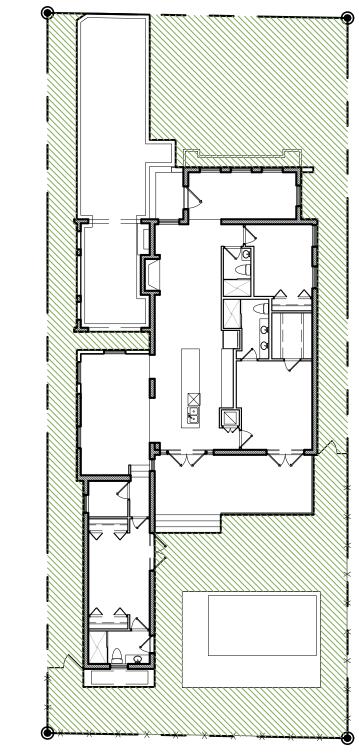
INTERIOR SIDE WEST:

5'-0''	REQUIRED
5'-0''	PROPOSED

REAR:

REQUIRED 7'-6" 7'-6" PROPOSED



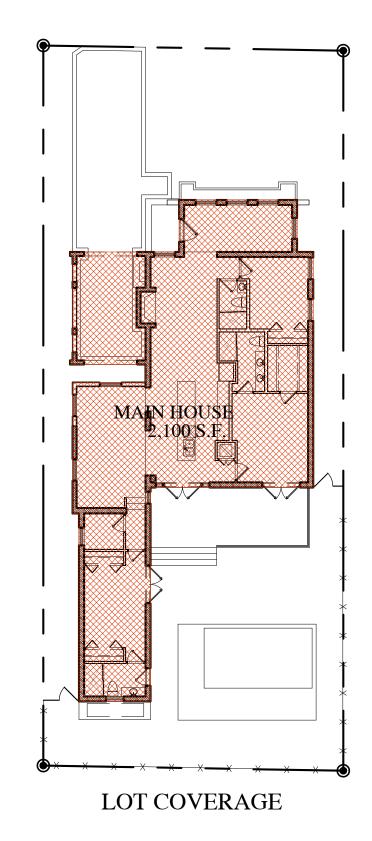


40% MINIMUM LANDSCAPE REQUIREMENT

 $6,000 \times 40\% = 2,400$ MINIMUM REQUIRED

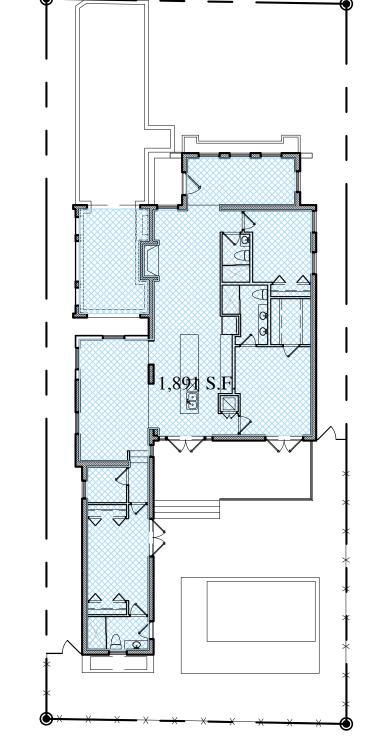
GREEN AREA PROPOSED 2,672 S.F (44.80%)



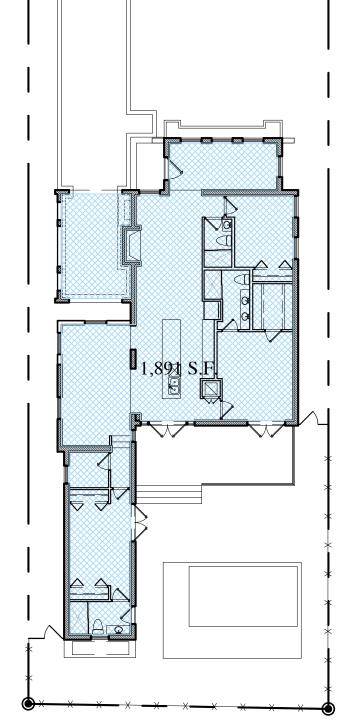


35% GROUND COVERAGE 6,000 x 35% = 2,100 S.F. MAX. ALLOWED

PROPOSED = 2,100 S.F. (35%)



F.A.R. GROUND FLOOR



F.A.R.

 $0 \times 30\% = N/A$

MAXIMUM ALLOWED = 2,750 S.F.

F.A.R GROUND FLOOR = 1,891 S.F.

TOTAL F.A.R. PROPOSED = 1,891 S.F.

10% TOTAL AUXILIARY STRUCTURE

 $6,000 \text{ S.F. } \times 10\% = 600 \text{ S.F. } \text{MAX}.$

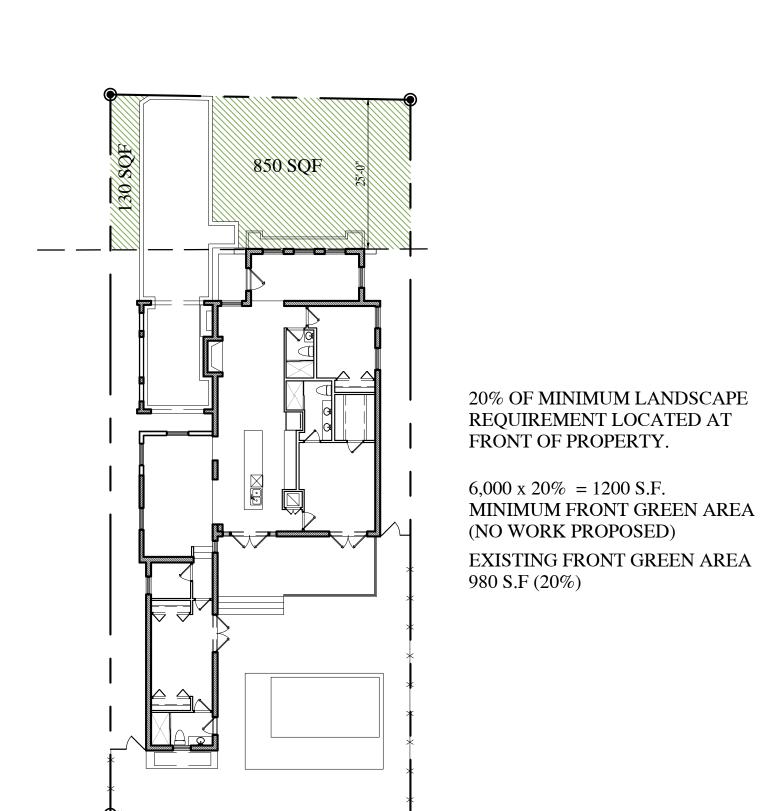
EXISTING POOL = 180 S.F. (3%)

ALLOWED

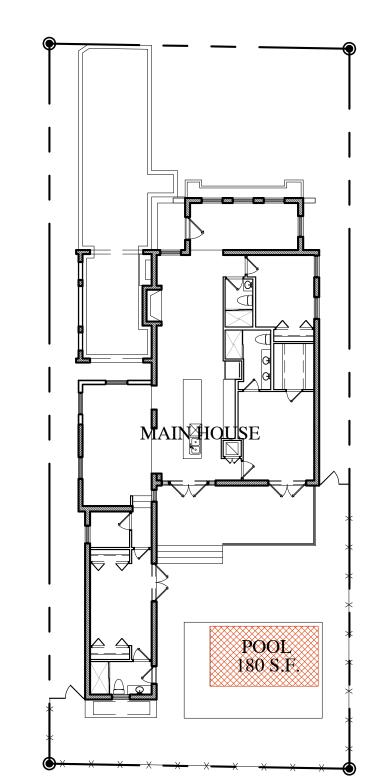
F.A.R. SECOND FLOOR = N/A

 $5,000 \times 48\% = 2,400 \text{ S.F.}$

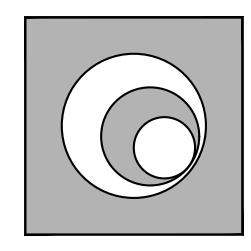
 $1,000 \times 35\% = 350 \text{ S.F.}$



FRONT AREA GREEN SPACE



AUXILIARY STRUCTURE



L L C ARCHITECTURE PLANNING INTERIOR DESIGN

AA 26000771 IB 26000638

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

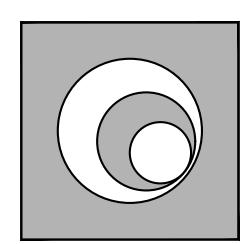
RENOVATION Ŋ

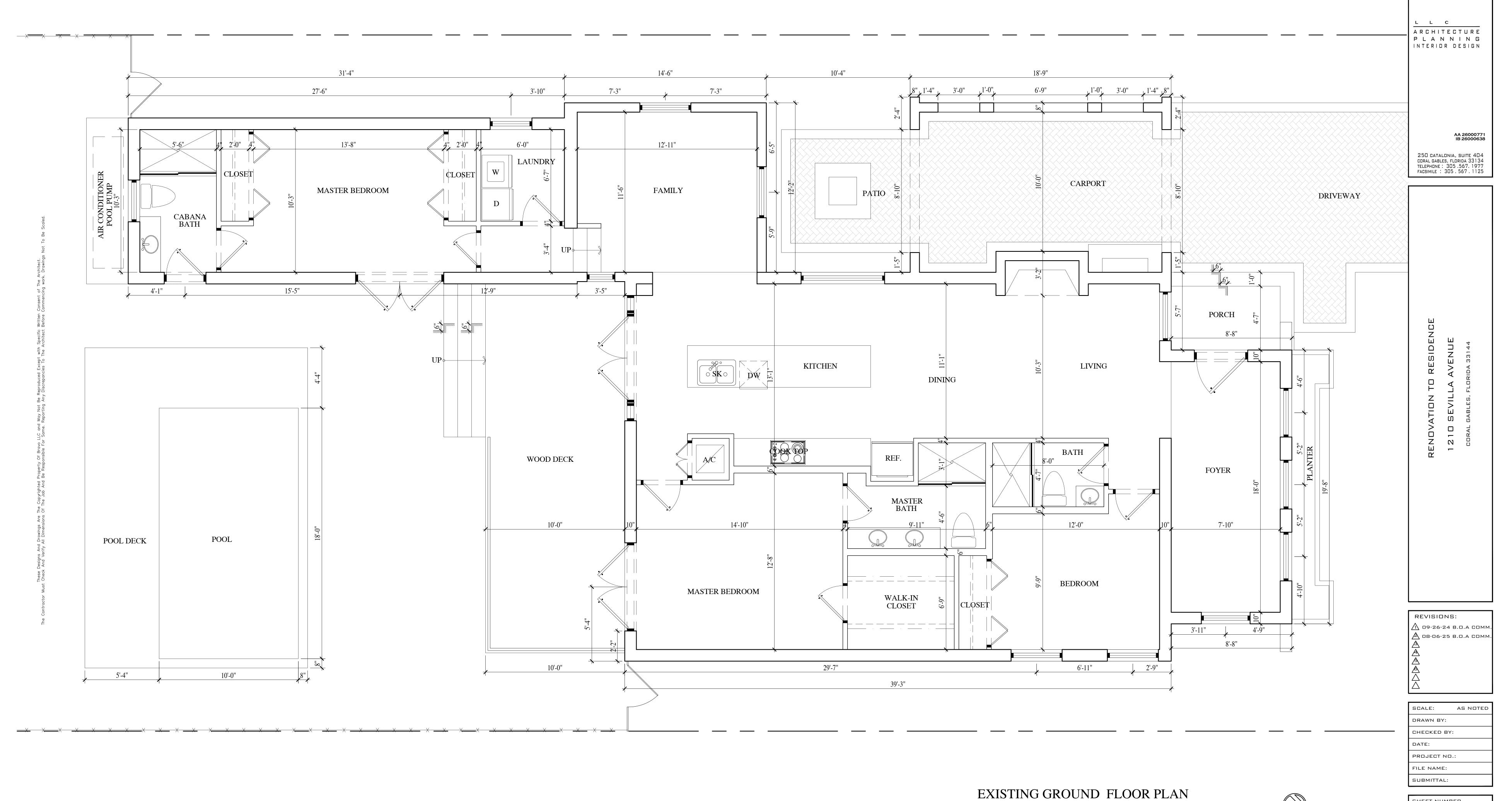
REVISIONS: ⚠ 09-26-24 B.O.A COMM △ 08-06-25 B.O.A COMM.

SCALE: AS NOTED DRAWN BY: CHECKED BY: DATE: PROJECT NO.: FILE NAME:

SUBMITTAL:

SHEET NUMBER A-5.1STUDY DIAGRAMS

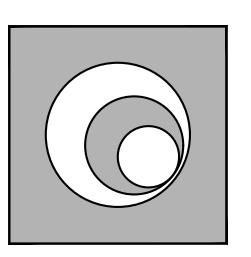




SCALE = 3/8"=1'-0"

A-2.0
EXISTING
FLOOR PLAN





L L C ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771 IB 26000638

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

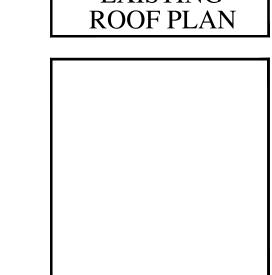
TO RESIDENCE RENOVATION -1210 SEVILL

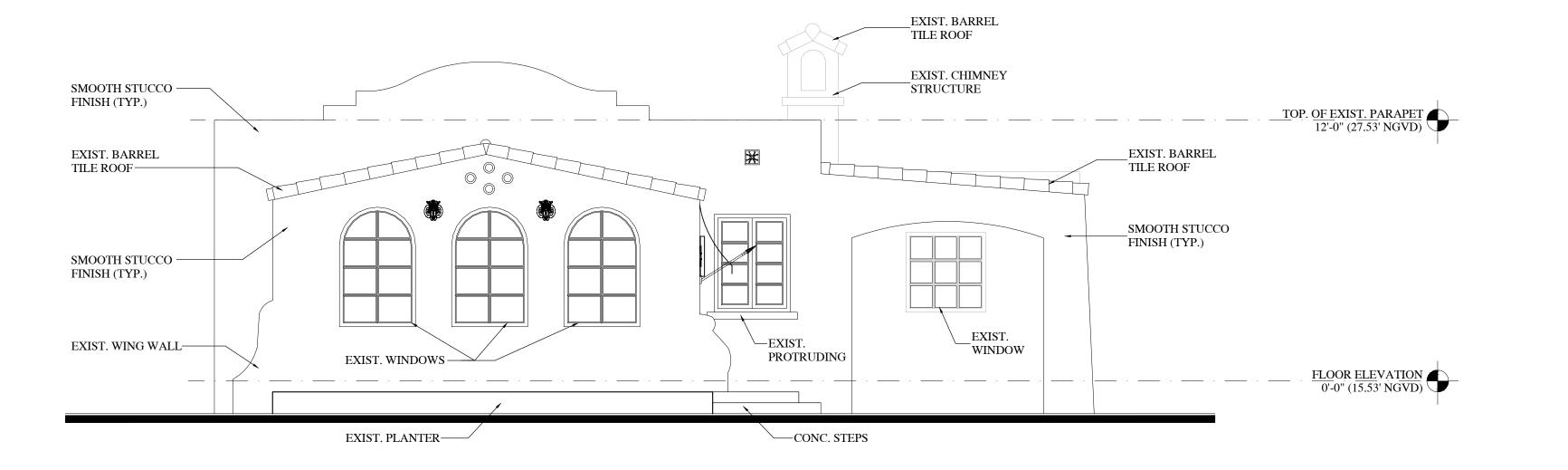
REVISIONS: ⚠ 09-26-24 B.O.A COMM. ⚠ 08-06-25 B.O.A COMM.

SCALE: AS NOTED DRAWN BY: CHECKED BY: DATE: PROJECT NO.:

FILE NAME:

SUBMITTAL: A-3.0 EXISTING ROOF PLAN





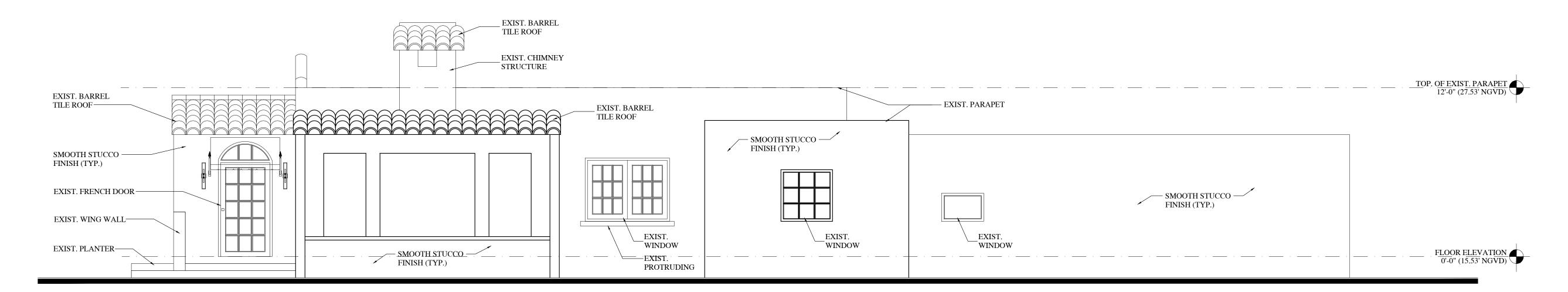
EXISTING NORTH (FRONT) ELEVATION

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



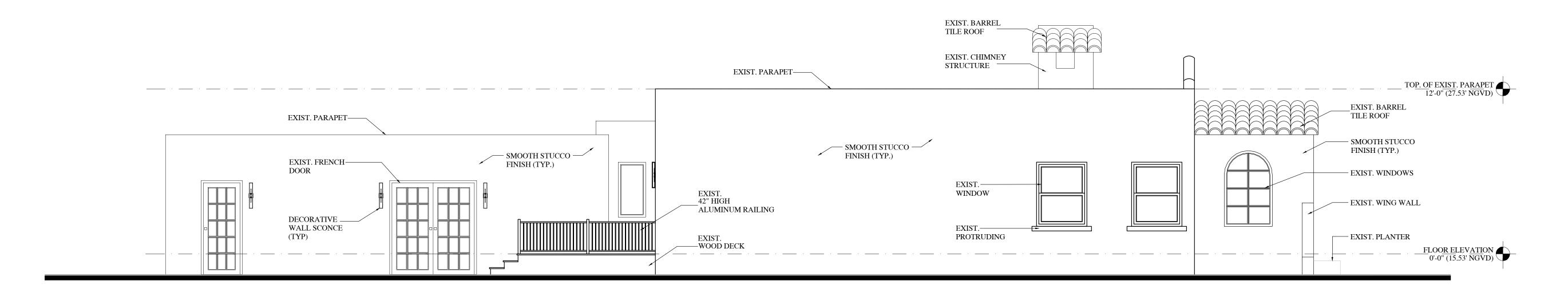
EXISTING SOUTH (REAR) ELEVATION

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



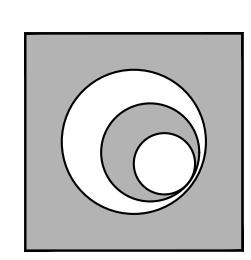
EXISTING WEST (RIGHT) ELEVATION

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



EXISTING LEFT (EAST) ELEVATION

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



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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

> RENOVATION TO RESIDENCE 1210 SEVILLA AVENUE

REVISIONS:

\$\hat{\Delta} = 09-26-24 \ B.O.A COMM
\$\hat{\Delta} = 08-06-25 \ B.O.A COMM
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SCALE: AS NOTED

DRAWN BY:

CHECKED BY:

DATE:

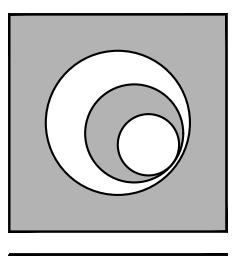
PROJECT NO.:

FILE NAME:

SUBMITTAL:

A-4.0
EXISTING
ELEVATIONS





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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

50 CATALONIA, SUITE 404 IRAL GABLES, FLORIDA 33134 LEPHONE: 305.567.1977 CSIMILE: 305.567.1125

RENOVATION TO RESIDENCE

1210 SEVILLA AVENUE

CORAL GABLES, FLORIDA 33144

REVISIONS:

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SCALE: AS NOTED

DRAWN BY:

CHECKED BY:

DATE:

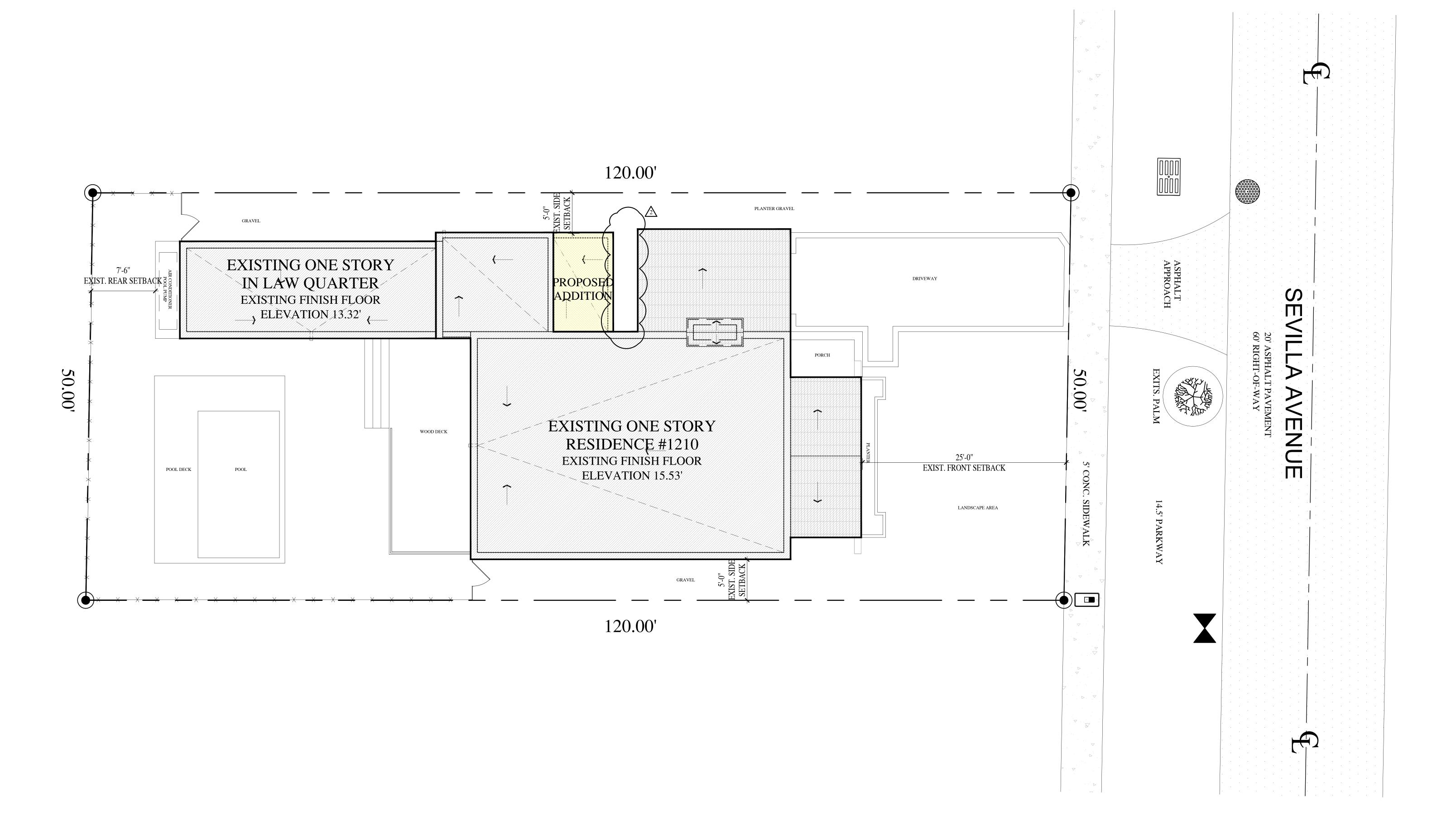
PROJECT NO.:

FILE NAME:

SUBMITTAL:

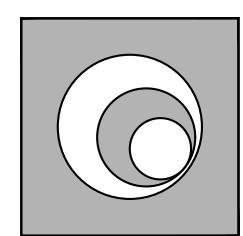
A-5.0
PROPOSED
SITE PLAN

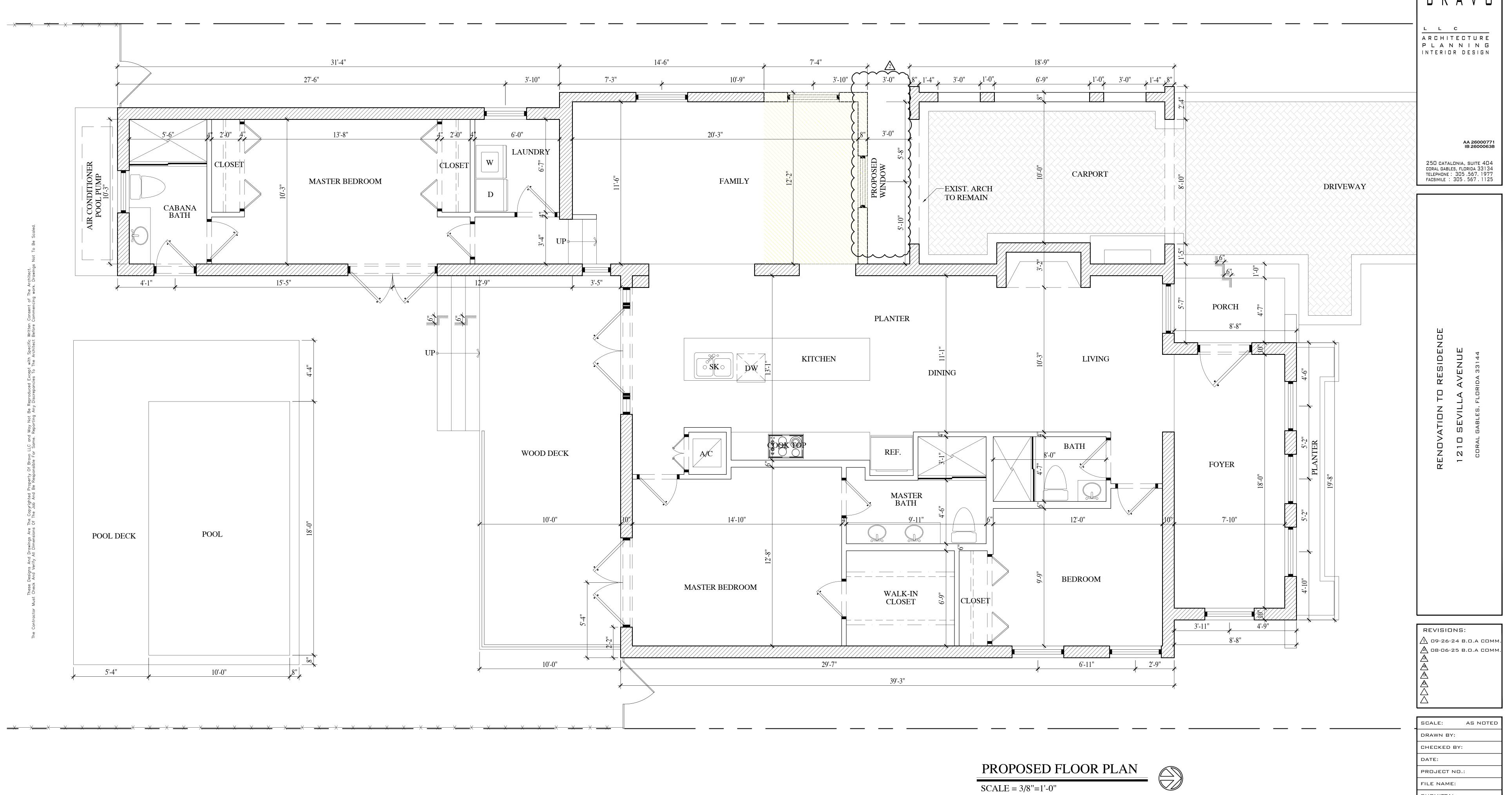
SITE PLAN



PROPOSED SITE PLAN

SCALE = 3/16"=1'-0"





PROJECT NO.:

FILE NAME:

SUBMITTAL:

SHEET NUMBER

A-6.0
PROPOSED
FLOOR PLAN

L L C ARCHITECTURE PLANNING INTERIOR DESIGN

AA 26000771 IB 26000638

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

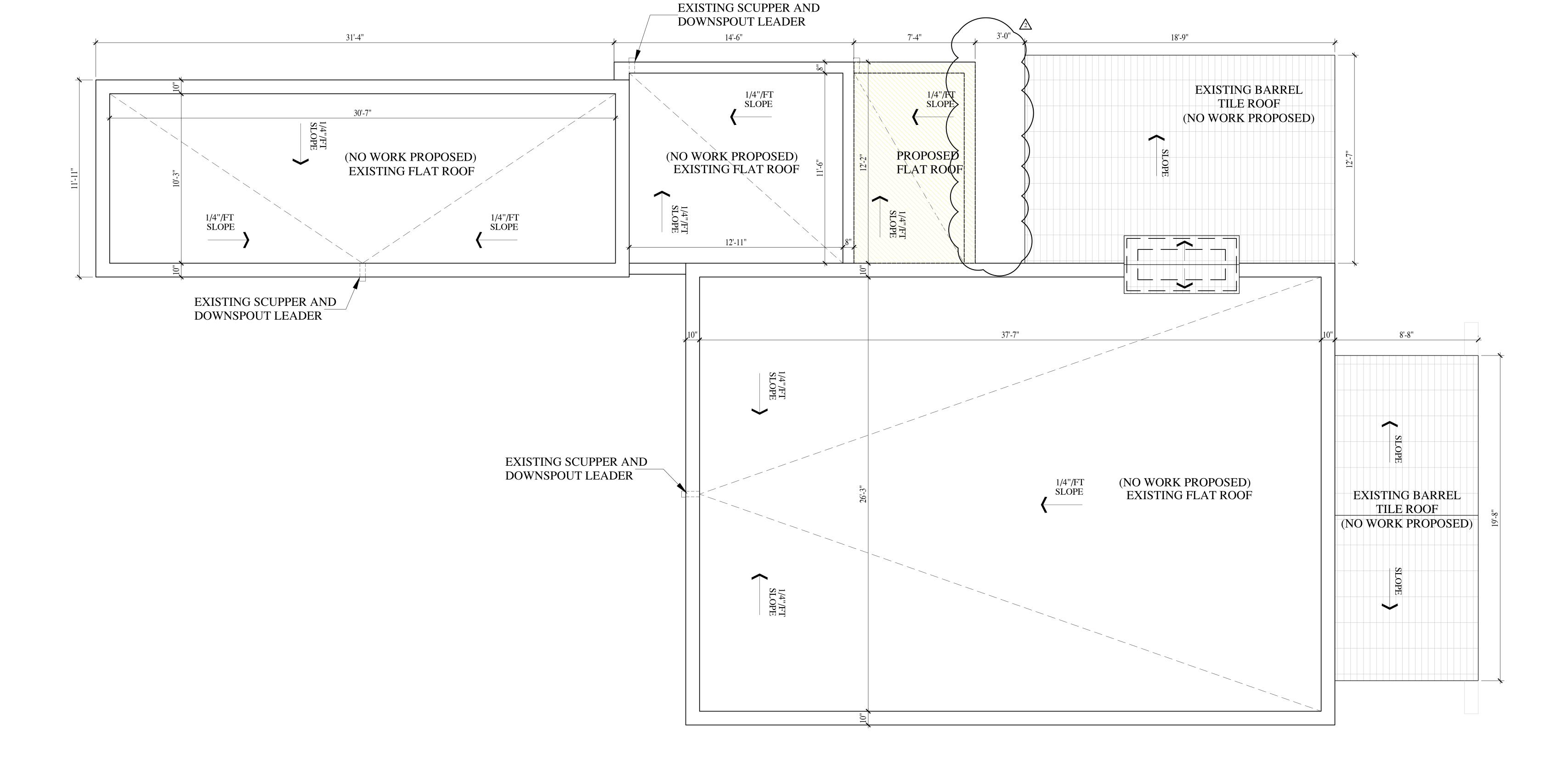
RESIDENCE RENOVATION '

REVISIONS: ⚠ 09-26-24 B.O.A COMM. 🛕 08-06-25 В.О.А СОММ.

SCALE: AS NOTED DRAWN BY: CHECKED BY: PROJECT NO.: FILE NAME:

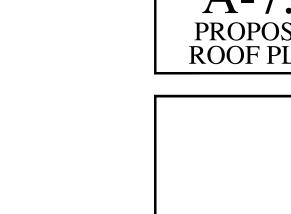
SUBMITTAL:

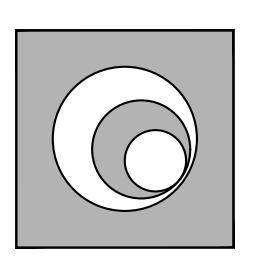
A-7.0 PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

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





L L C ARCHITECTURE PLANNING

INTERIOR DESIGN

AA 26000771 IB 26000638

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

RESIDENC

RENOVATION

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PROPOSED SOUTH (REAR) ELEVATION

PROPOSED NORTH (FRONT) ELEVATION

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

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

EXIST. BARREL
TILE ROOF EXIST. CHIMNEY STRUCTURE EXIST. BARREL
TILE ROOF — EXIST. PARAPET SMOOTH STUCCO — FINISH (TYP.) SMOOTH STUCCO FINISH (TYP.) EXIST. FRENCH DOOR -SMOOTH STUCCO — FINISH (TYP.) — SMOOTH STUCCO FINISH (TYP.) EXIST. WING WALL— PROPOSED _WINDOM WINDOW WINDOW EXIST. PLANTER—

EXIST. PARAPET——

EXIST. __42" HIGH ALUMINUM RAILING

EXIST. —WOOD DECK

EXIST. PARAPET—

EXIST. FRENCH—

DECORATIVE ___ WALL SCONCE (TYP)

— SMOOTH STUCCO —

FINISH (TYP.)

EXIST. BARREL TILE ROOF

EXIST. CHIMNEY STRUCTURE -

EXIST.— WINDOW

EXIST. ———WINDOW SILL

SMOOTH STUCCO FINISH (TYP.)

FLOOR ELEVATION 0'-0" (15.53' NGVD)

PROPOSED WEST (RIGHT) ELEVATION

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

EXIST. BARREL
TILE ROOF

- SMOOTH STUCCO

- EXIST. WINDOWS

— EXIST. WING WALL

EXIST. PLANTER

FINISH (TYP.)

REVISIONS: ⚠ 09-26-24 В.О.А СОММ △ 08-06-25 B.O.A COMM

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

SHEET NUMBER A-8.0 PROPOSED ELEVATIONS

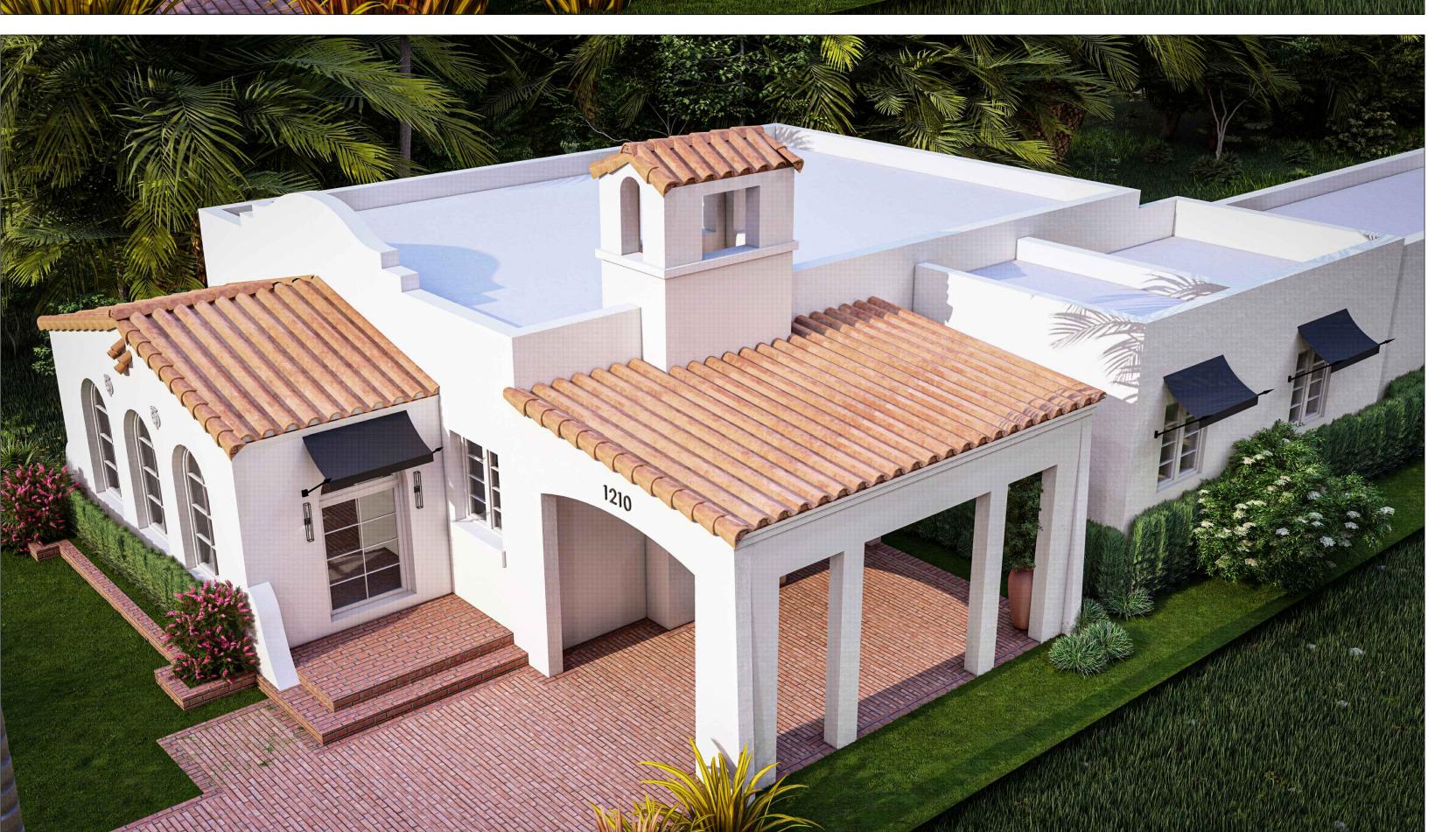
PROPOSED LEFT (EAST) ELEVATION

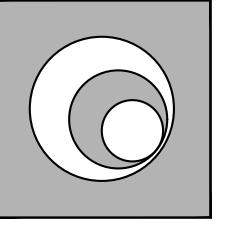
SCALE = 1/4"=1'-0"

FLOOR ELEVATION 0'-0" (15.53' NGVD)









BRAVO

L L C
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000 IB 260006

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

1210 SEVILLA AVENUE

REVISIONS:

1 09-26-24 B.O.A COMM.
1 08-06-25 B.O.A COMM.
1 A

SCALE: AS NOTED

DRAWN BY:

DATE:
PROJECT NO.:

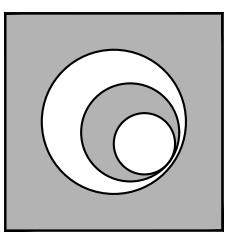
PROJECT NO.:

FILE NAME:

SUBMITTAL:

A-9.0
RENDERINGS





L L C ARCHITECTURE
PLANNING
INTERIOR DESIGN

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

⚠ 09-26-24 B.O.A COMM.

SCALE:

SUBMITTAL:

SHEET NUMBER A-9.1 RENDERINGS