



814 SANTIAGO ST.

CORAL GABLES FLORIDA

SINGLE FAMILY HOME - ADDITION

JULY 2nd 2025

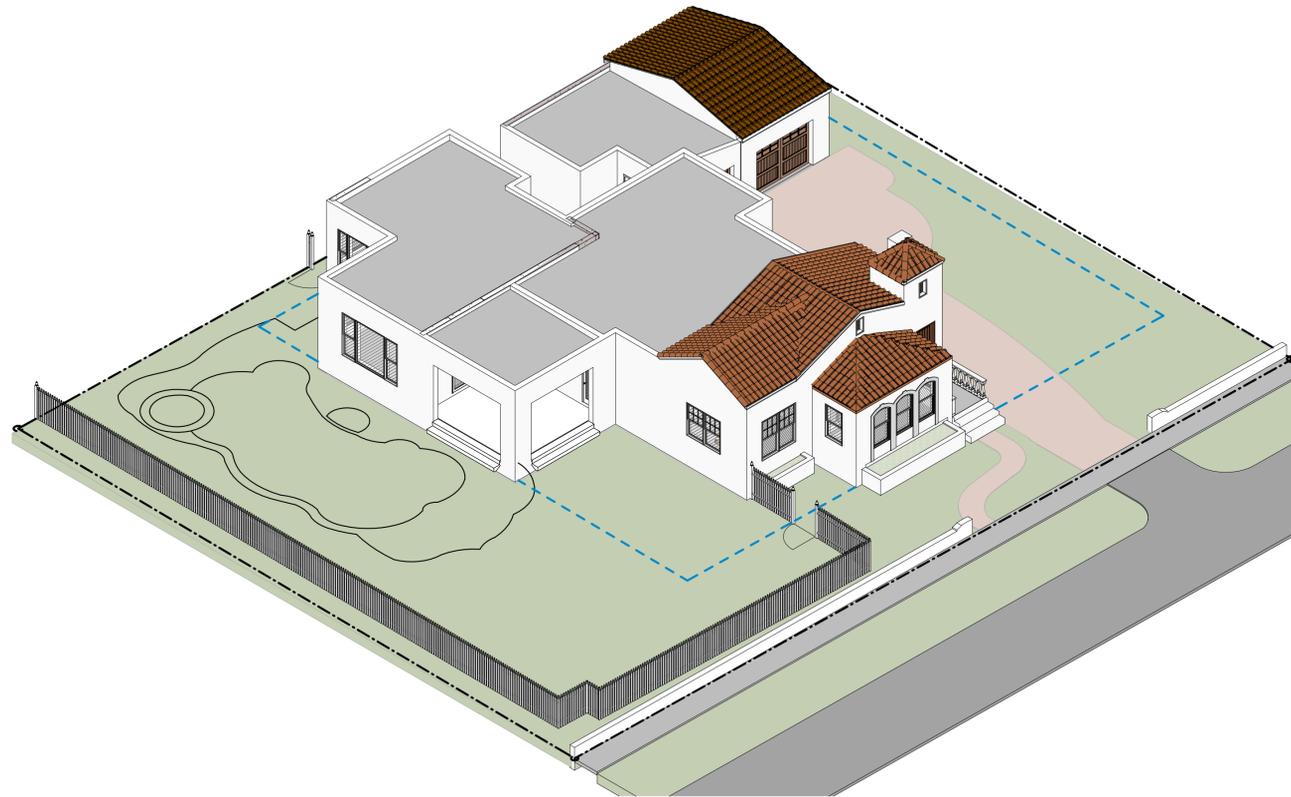
HISTORIC PRESERVATION

REVISION 3
NOVEMBER 19TH 2025

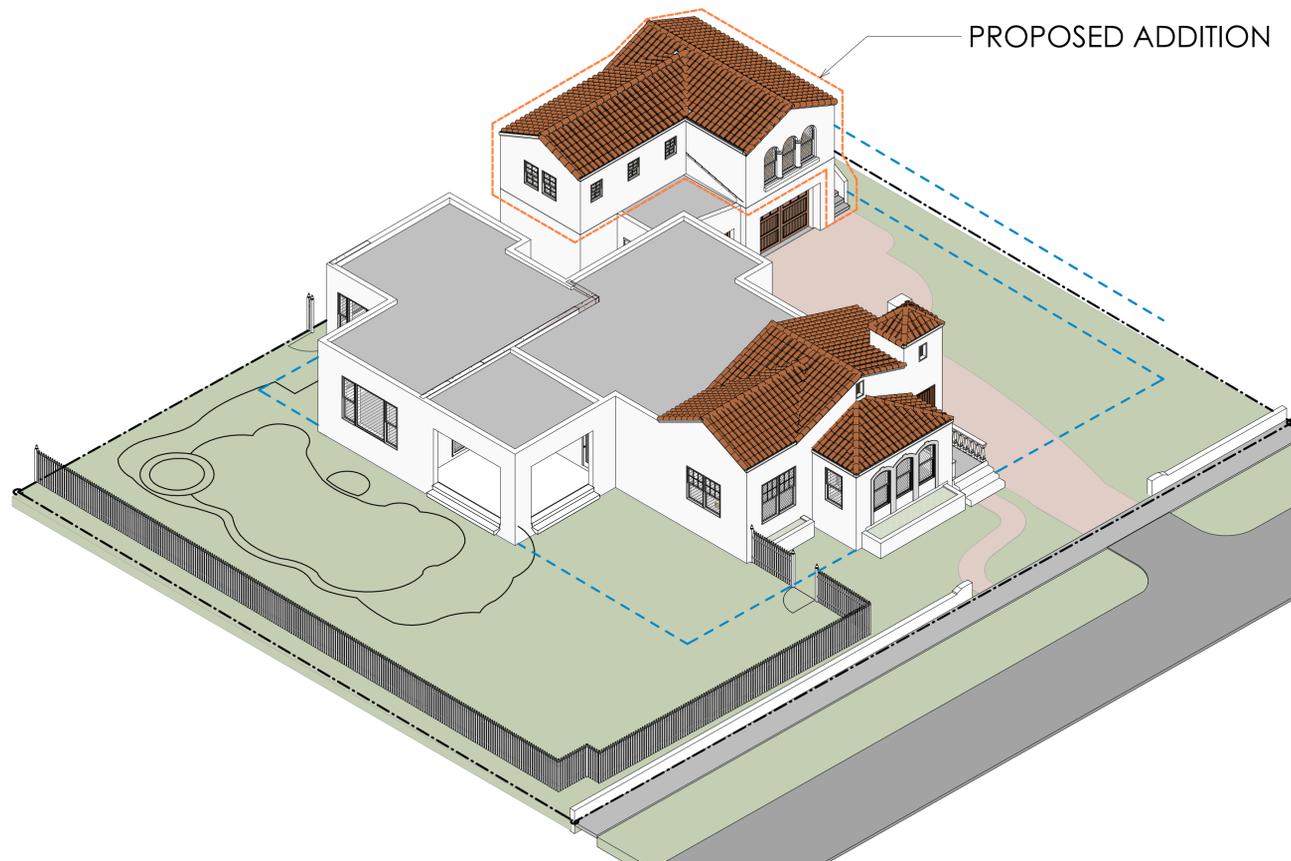


ISSUE #	CONCEPT DESIGN DESCRIPTION	DATE
1	BOA - Comments	09/03/25
2	HISTORIC COA	10/13/25
3	ZONING - Comments	11/19/25

SEAL:



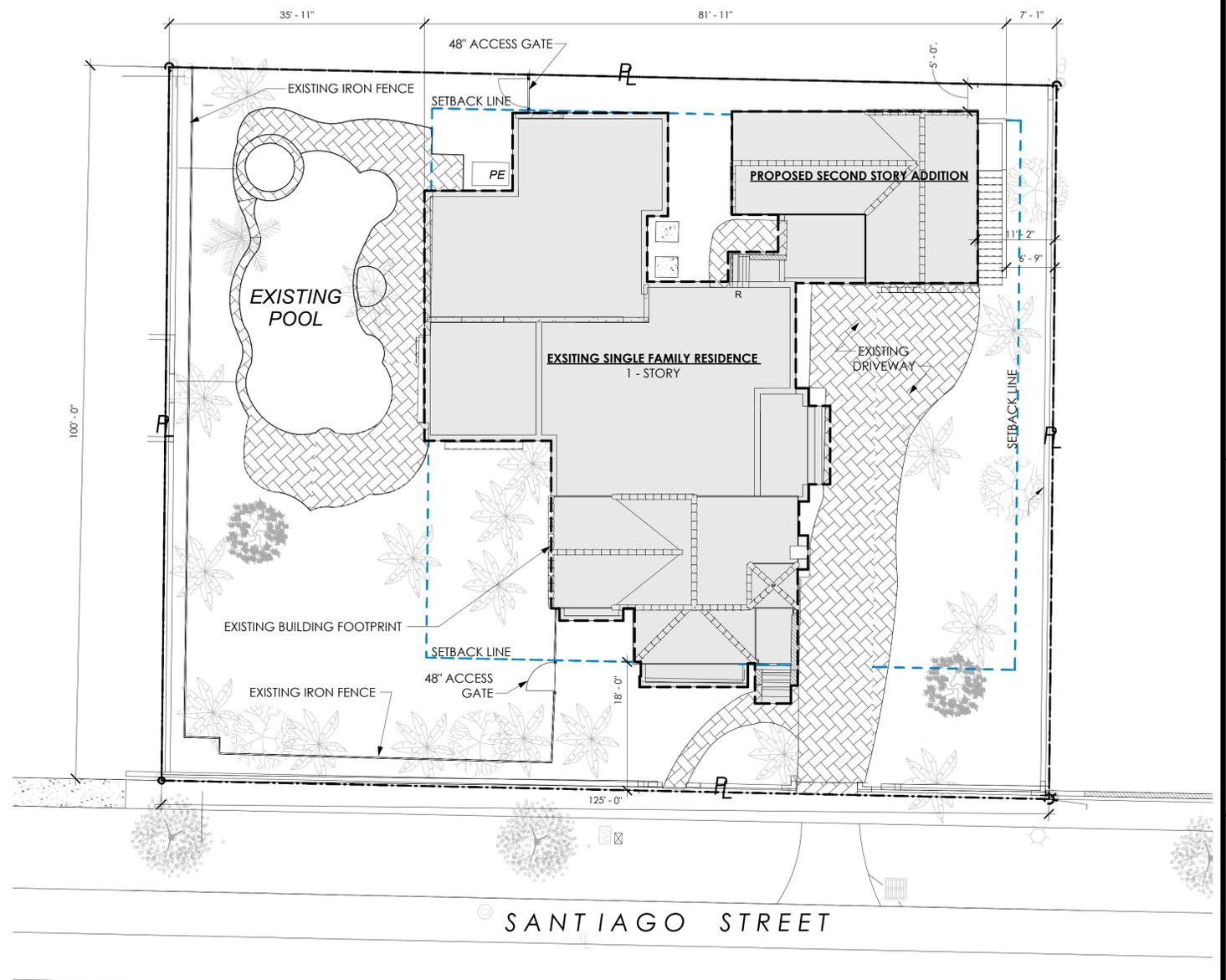
2 AXONOMETRIC EXISTING
SCALE:



3 AXONOMETRIC PROPOSED
SCALE:

ZONING ANALYSIS

I. GENERAL INFORMATION		II. BUILDING DISPOSITION			
MUNICIPALITY	CITY OF CORAL GABLES	LOT AREA:	MIN 5,000 SF	EXISTING 12,500 SF	
ADDRESS:	814 Santiago Street Coral Gables, FL 33134	LOT WIDTH:	MIN 50'-0"	EXISTING 125'-0"	
FOLIO #	03-4107-008-0190	GROUND COVERAGE MAX:	MAX 35% 4,375 sf	EXISTING 3,419 SF 27.3%	PROPOSED 3,481 SF 27.8%
LEGAL DESCRIPTION	MARIANA PLACE PB 9-111 S1/2 LOT 6 & LOTS 7 & 8 BLK 2 PER UNITY OF TITLE OR 29673-2594 LOT SIZE 12500 SQ FT M/L	PRINCIPAL BUILDING:	MAX 25'-0" (2 STORIES)	EXISTING 11'-4"	PROPOSED 15'-10"
ZONING	SFR - SINGLE FAMILY RESIDENTIAL	SETBACKS:			
HISTORIC DISTRICT	SANTIAGO STREET HISTORIC DISTRICT	PRINCIPLE STRUCTURE:	MIN.	EXISTING.	PROPOSED.
CONTRIBUTING	YES	FRONT (EAST)	20'-0"	18'-0"	18'-0"
		SIDE (SOUTH)	20% / 5'	35'-11"	37'-1"
		SIDE (NORTH)	20% / 5'	11'-2"	7'-1"
		REAR (WEST)	10'-0"	5'-0"	5'-0"
		REAR (WEST) VARIANCE REQUEST	5'-0"	5'-0"	5'-0"
		MAX AREA:	MAX	EXISTING	PROPOSED
			4,750 SF	3,146 SF	3,789 SF



1 SITE PLAN
SCALE: 1" = 10'-0"

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SEAL:

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DRAWING NAME:
SITE PLAN
PROJECT NUMBER: 2207
DATE: 07/02/2025



STREET VIEW



NORTH VIEW



QUARTER VIEW OF EXISTING GARAGE



EXISTING GARAGE



S.E. QUARTER VIEW



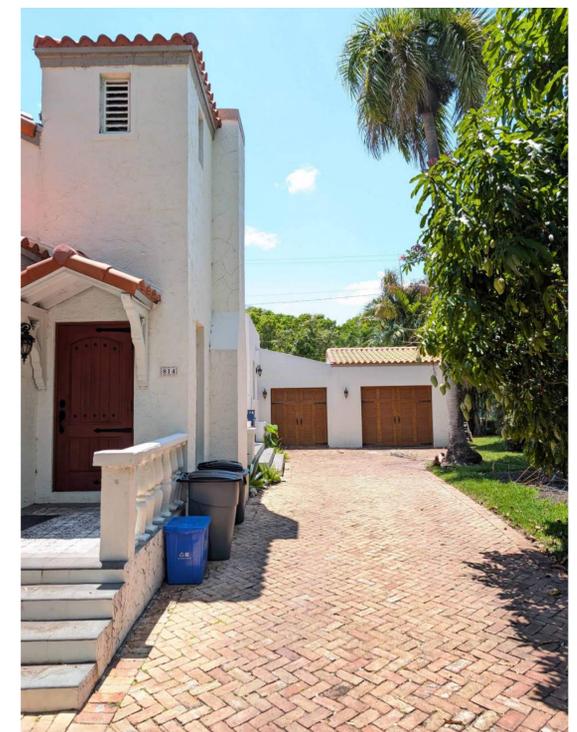
REAR OF GARAGE



S. VIEW



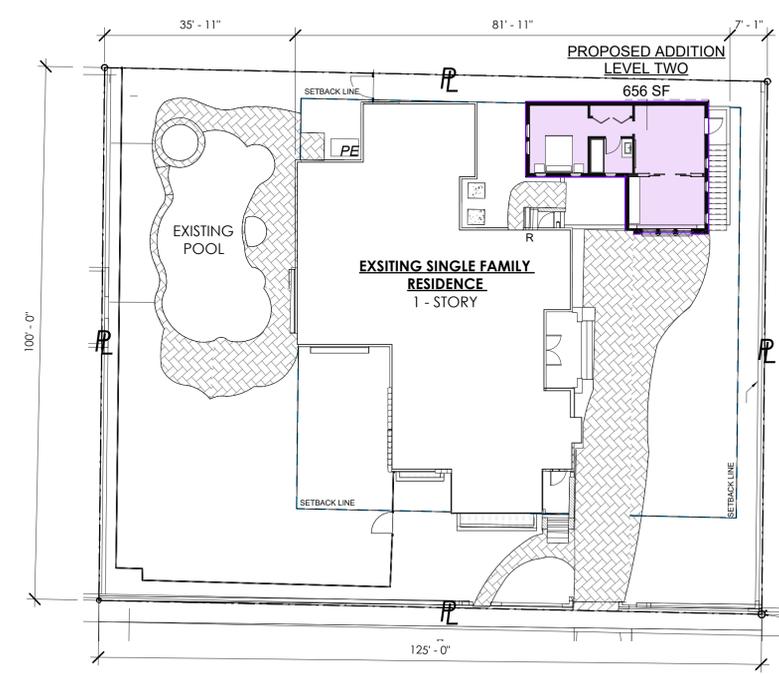
S.E. QUARTER VIEW



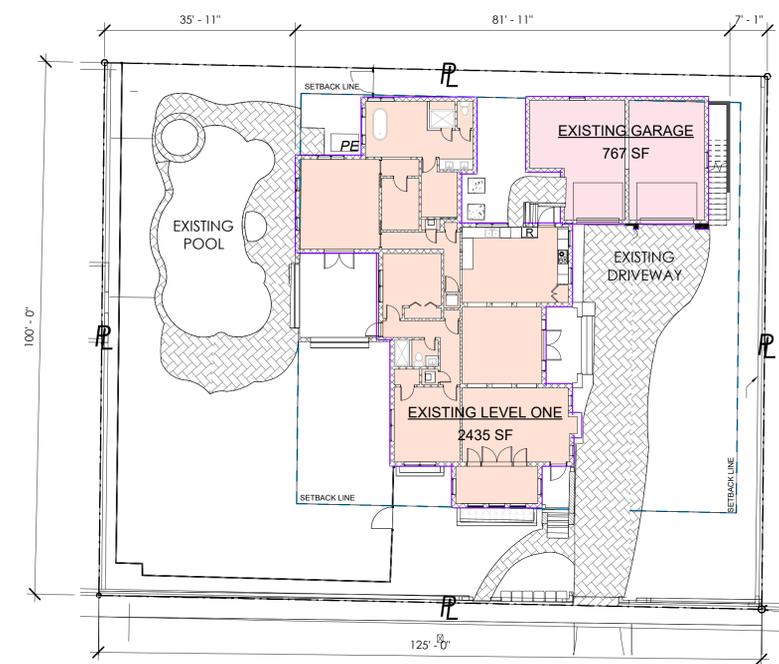
VIEW OF GARAGE FROM STREET

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SEAL:



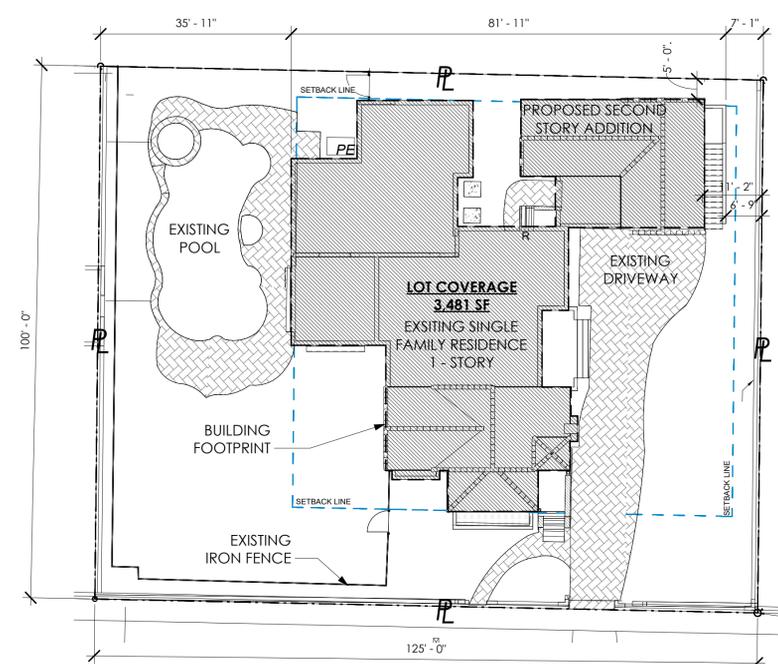
2 LEVEL TWO - AREA DIAGRAM
SCALE: 1/16" = 1'-0"



AREA CALCULATION:

EXISTING LEVEL ONE	2,435 SF
EXISTING GARAGE	767 SF
PROPOSED LEVEL TWO	656 SF
TOTAL	3,858 SF

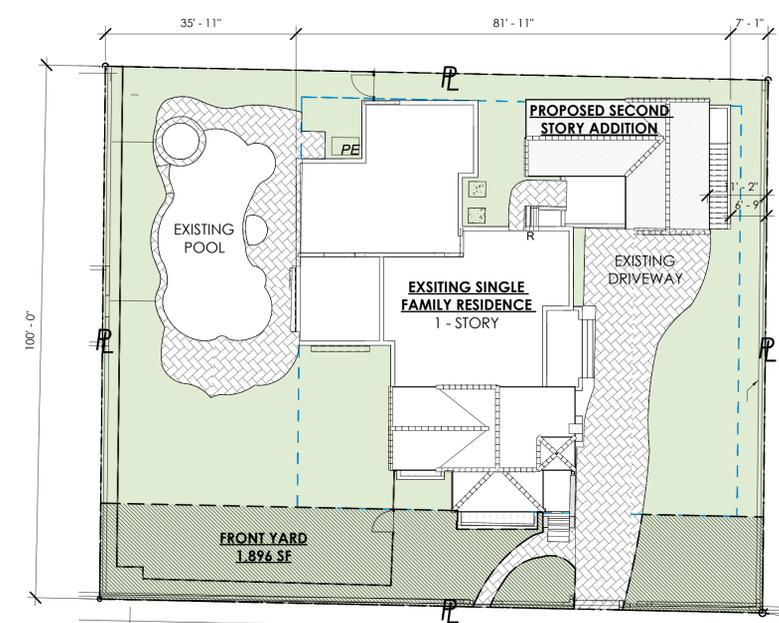
1 LEVEL ONE - AREA DIAGRAM
SCALE: 1/16" = 1'-0"



LOT COVERAGE CALCULATION:

LOT COVERAGE (ALLOWED)	35 % =	4,375 SF
LOT COVERAGE (PROPOSED)	27.8 % =	3,481 SF

3 LOT COVERAGE - AREA DIAGRAM
SCALE: 1/16" = 1'-0"



LANDSCAPE CALCULATION:

MIN. REQUIRED	40% =	5,000 SF
PROVIDED	48.5% =	6,061 SF

FRONT YARD LANDSCAPE CALCULATION:

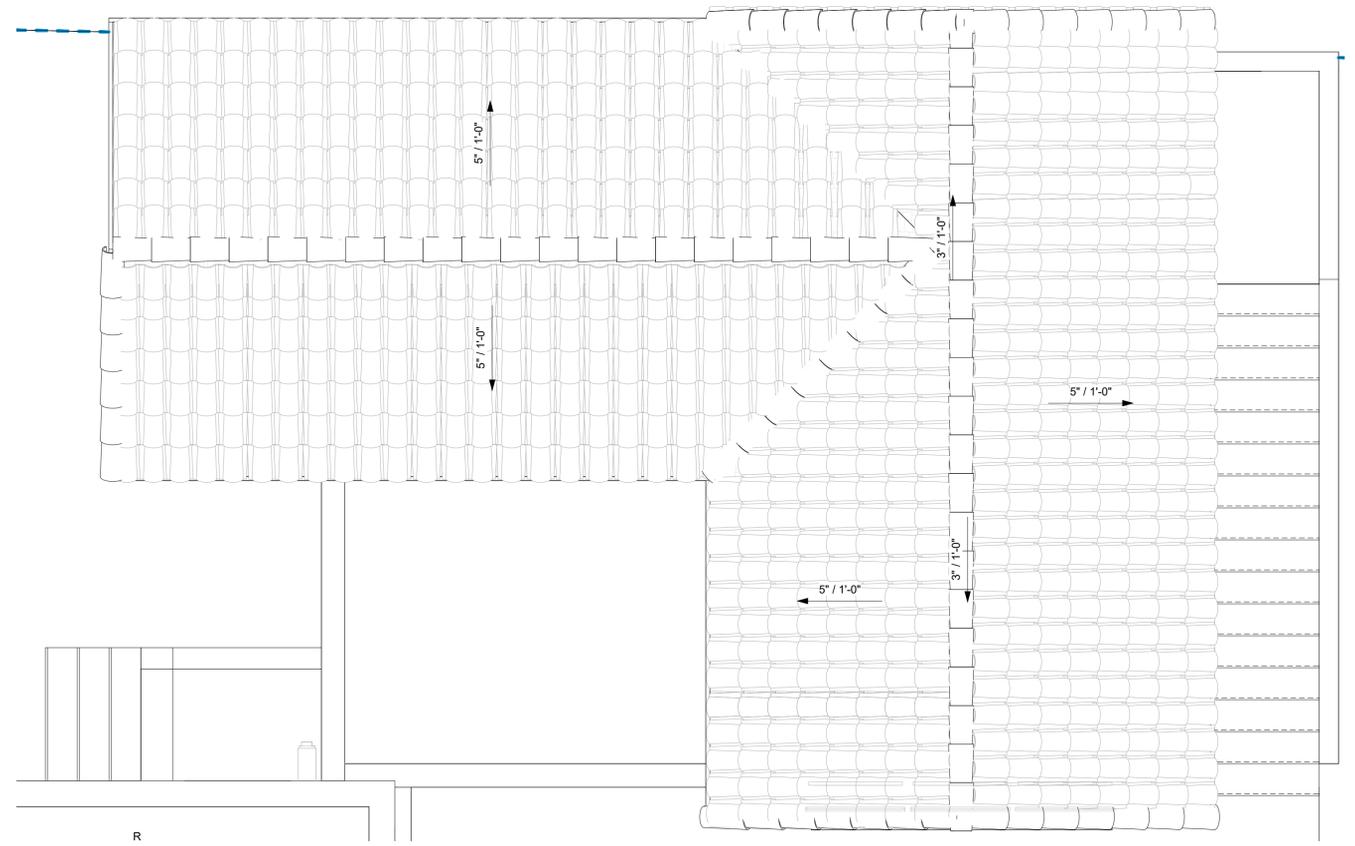
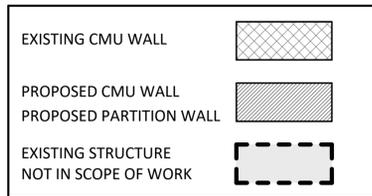
MIN. REQUIRED	20% =	1,000 SF
PROVIDED	38% =	1,896 SF

4 LANDSCAPE - AREA DIAGRAM
SCALE: 1/16" = 1'-0"

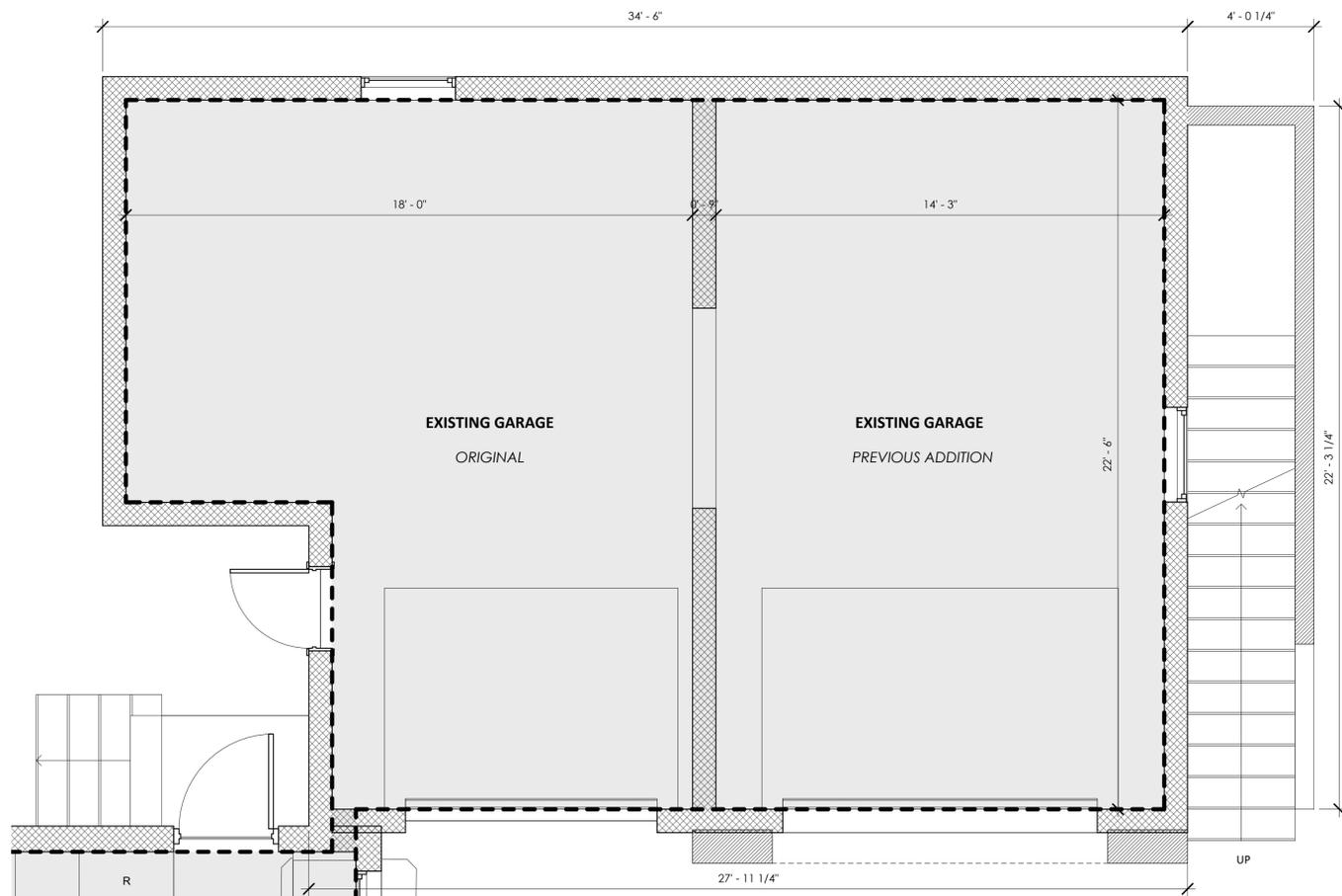


KEY PLAN

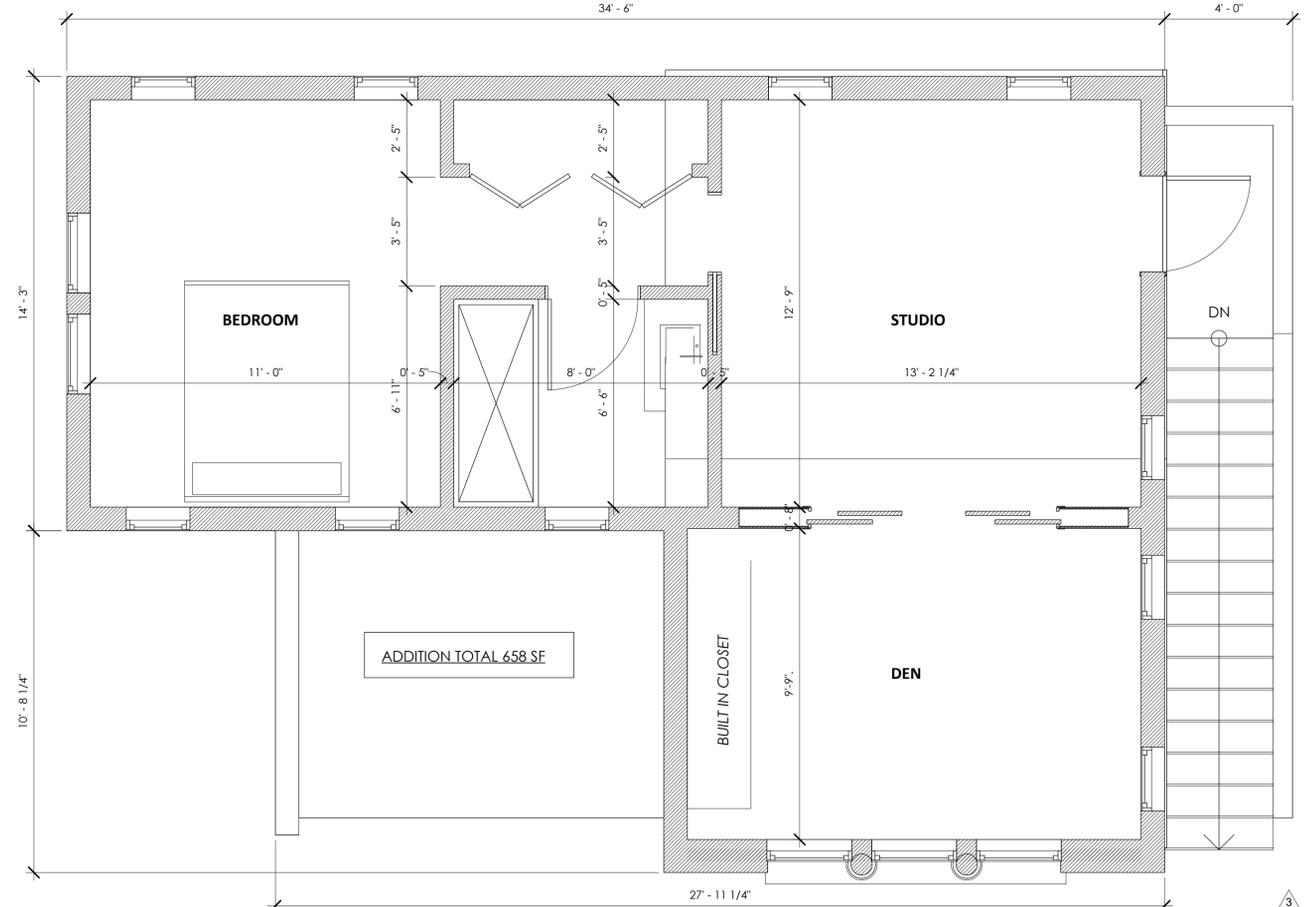
LEGEND:



4 PROPOSED ADDITION ROOF PLAN
SCALE: 3/8" = 1'-0"



2 EXISTING GARAGE FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 PROPOSED ADDITION - LEVEL 2 FLOOR PLAN
SCALE: 3/8" = 1'-0"

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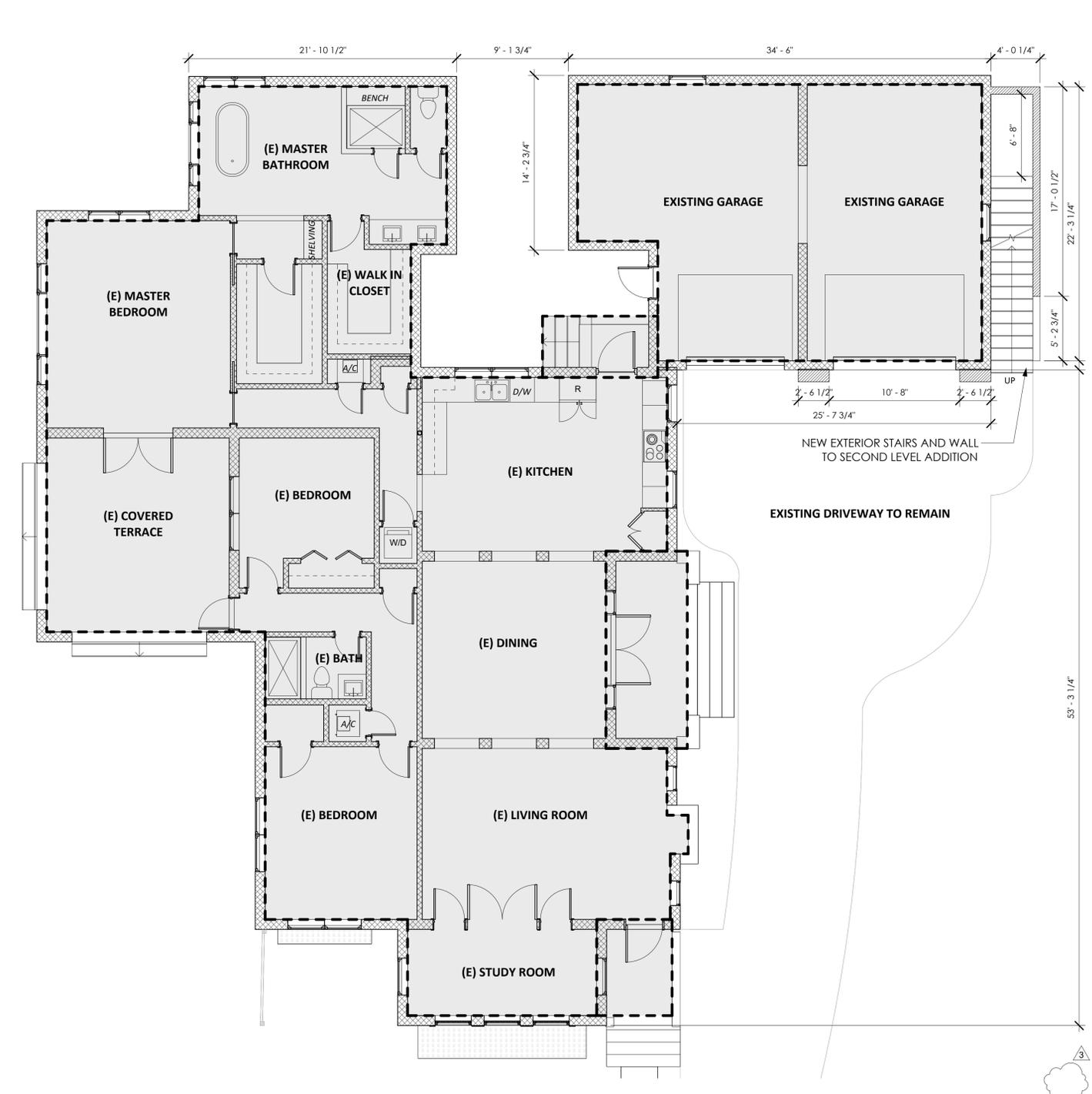
SEAL:

LEGEND:

- EXISTING CMU WALL
- PROPOSED CMU WALL
- PROPOSED PARTITION WALL
- EXISTING STRUCTURE NOT IN SCOPE OF WORK



1 EXISTING BLDG. FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED BLDG. FLOOR PLAN
SCALE: 3/16" = 1'-0"

814 SANTIAGO ST.
814 Santiago Street
Coral Gables, FL 33134

CONCEPT DESIGN	DATE
ISSUE #	11/19/25
DESCRIPTION	
3 ZONING - Comments	

SEAL:

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3	ZONING - Comments		11/19/25

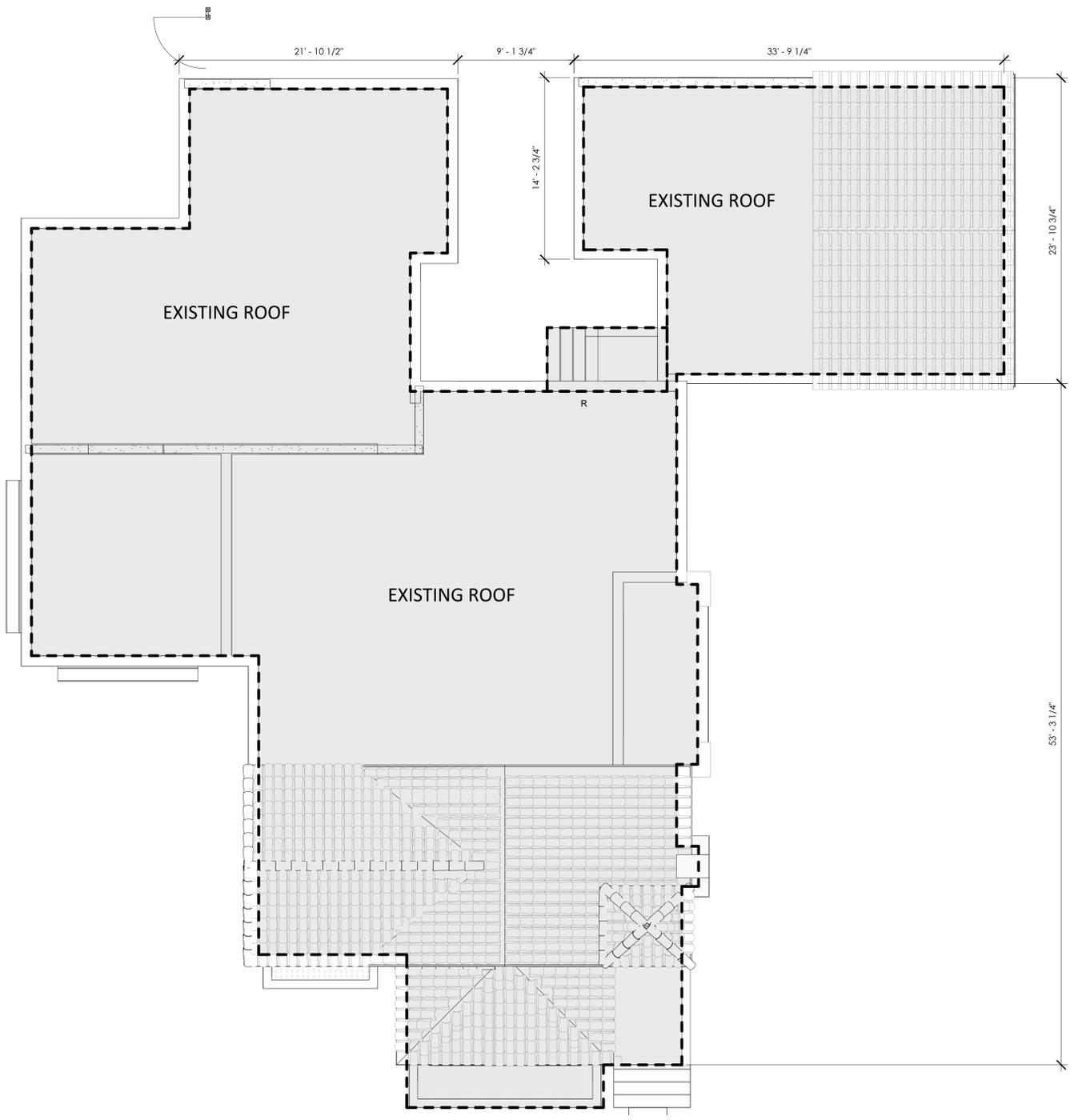
SEAL:

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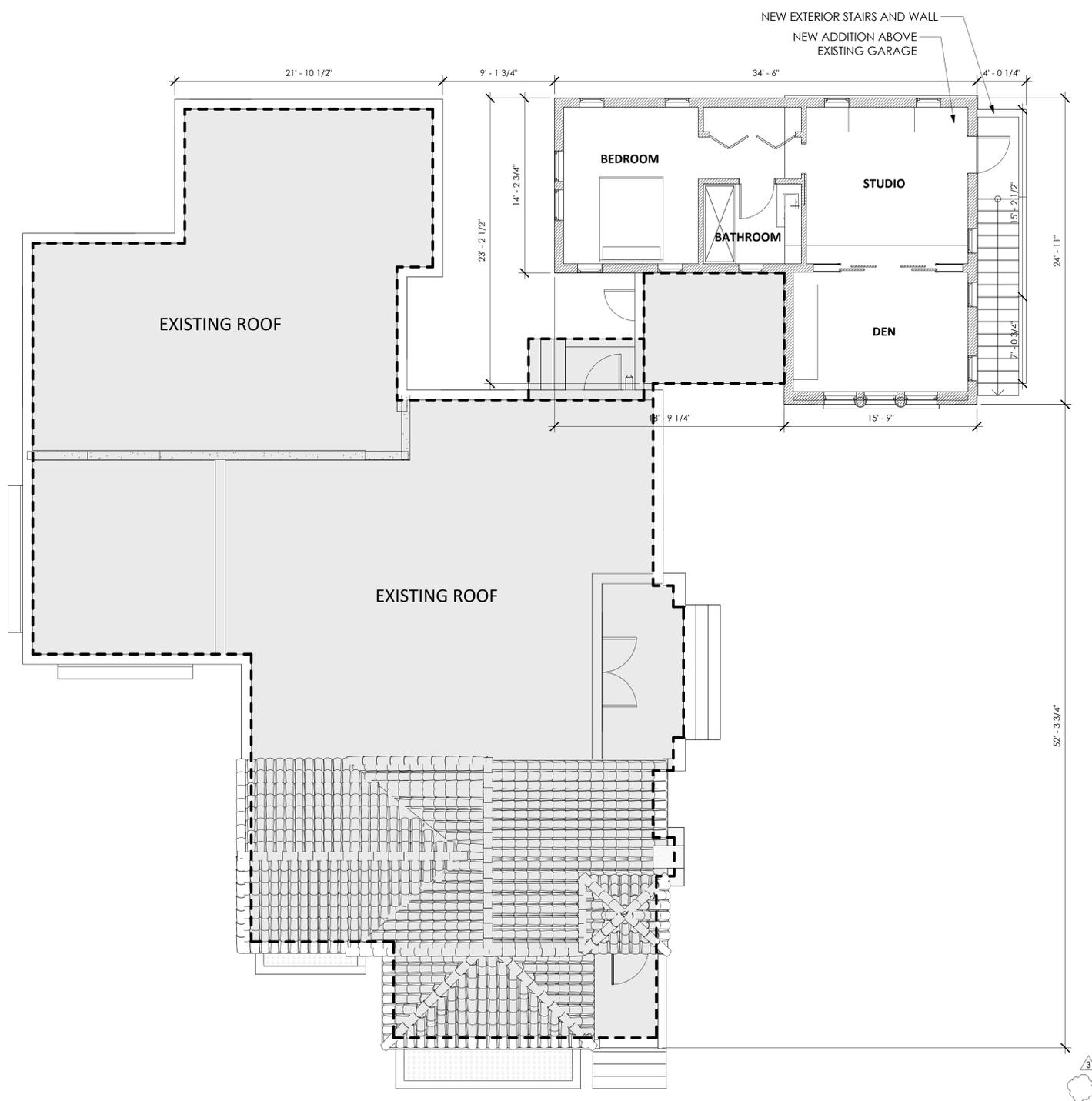
DRAWING NAME:
BLDG. FLOOR PLAN LEVEL TWO
& ROOF PLAN
PROJECT NUMBER: 2207
DATE: 07/02/2025

LEGEND:

- EXISTING CMU WALL
- PROPOSED CMU WALL
- PROPOSED PARTITION WALL
- EXISTING STRUCTURE NOT IN SCOPE OF WORK



2 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



1 PROPOSED LEVEL 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



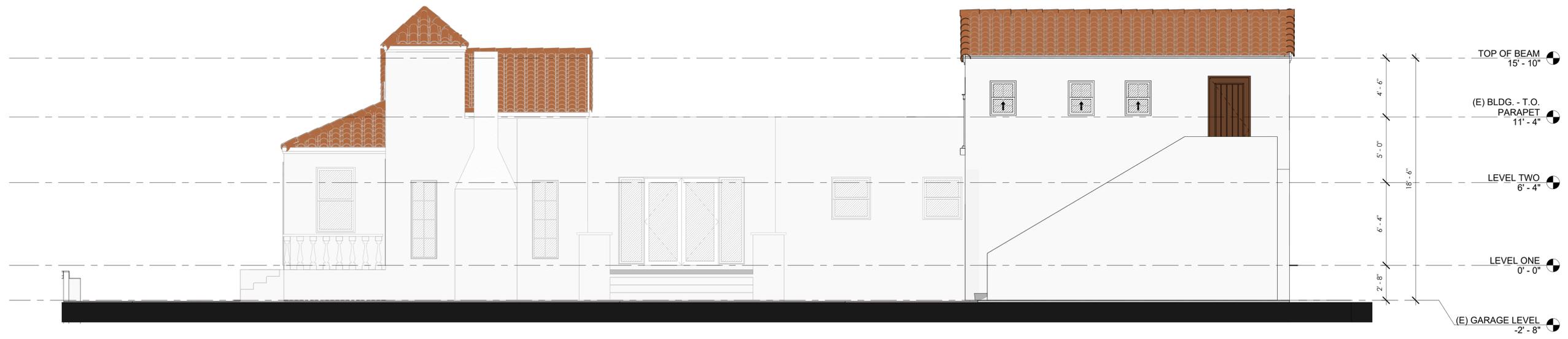
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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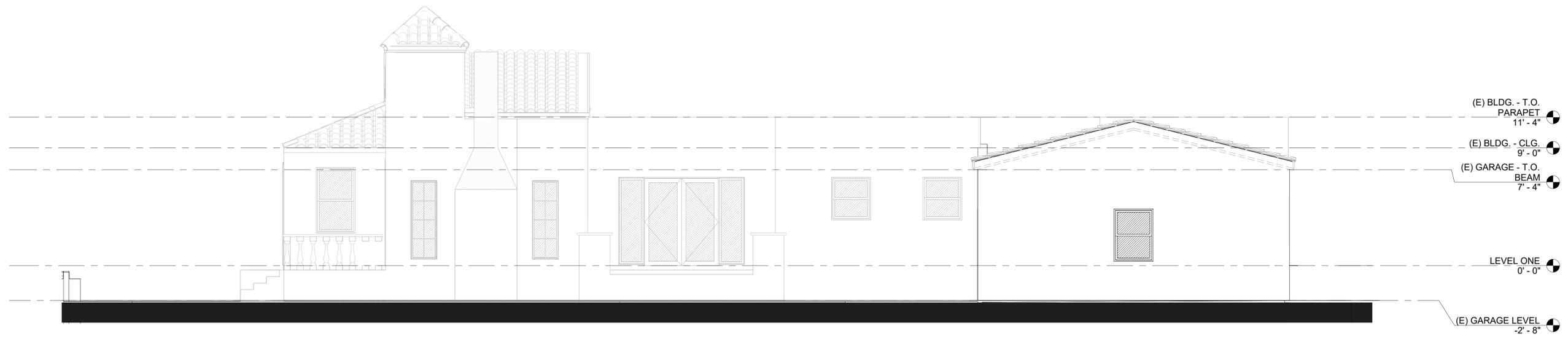
SEAL:

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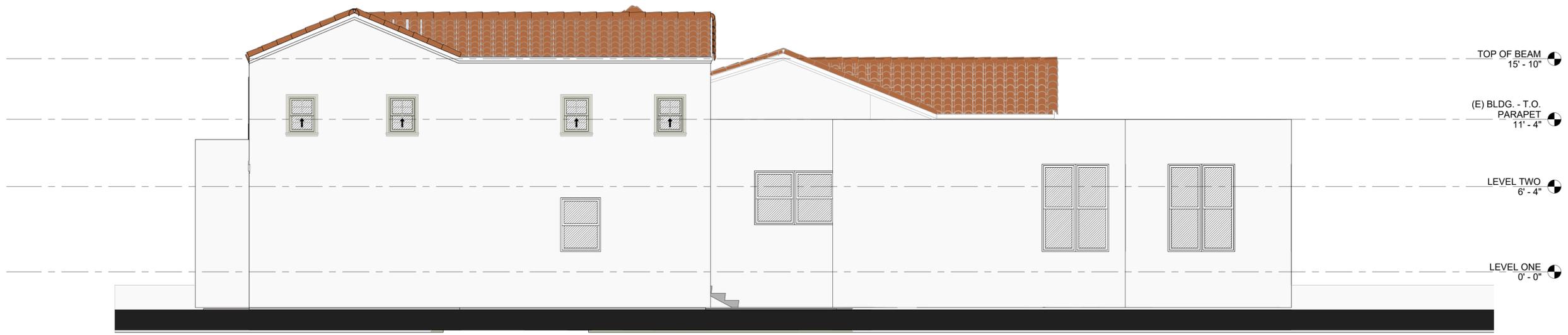
2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



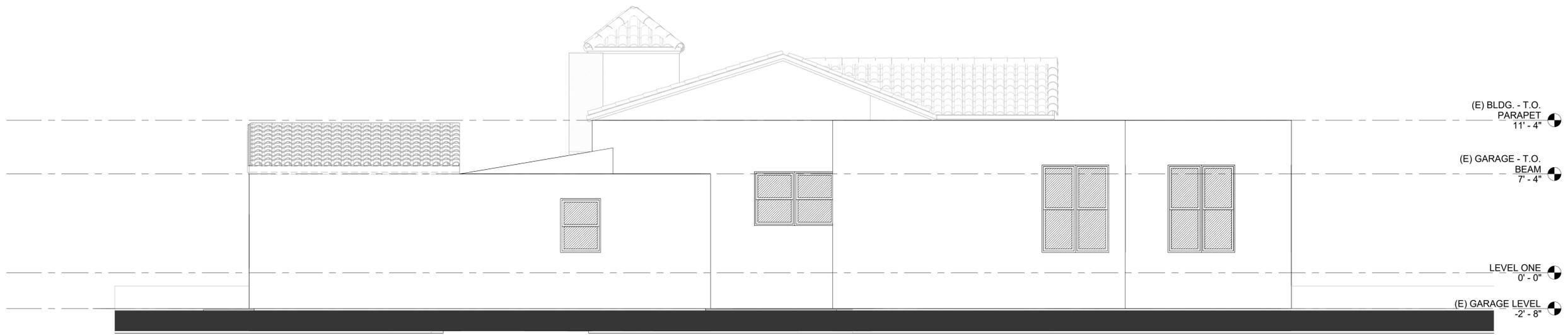
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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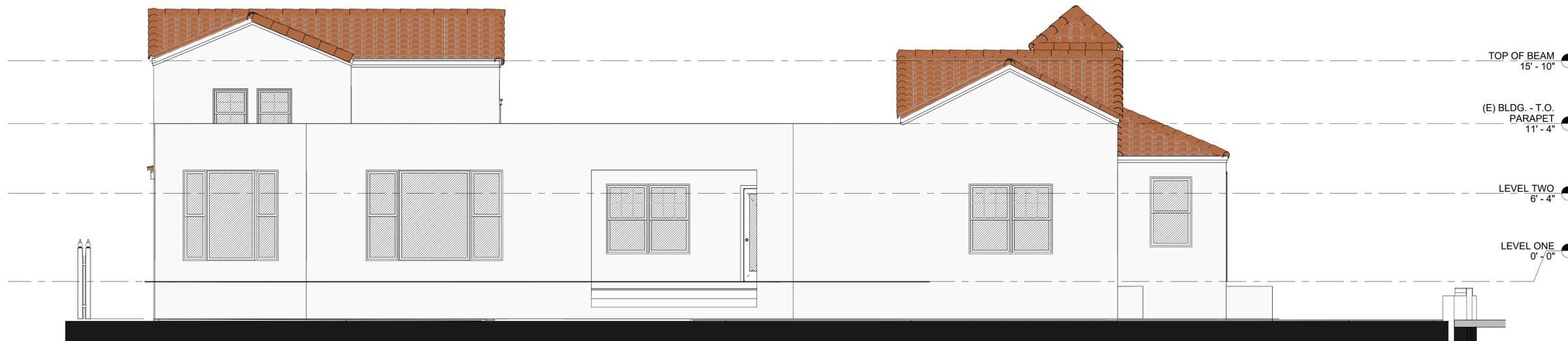
2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



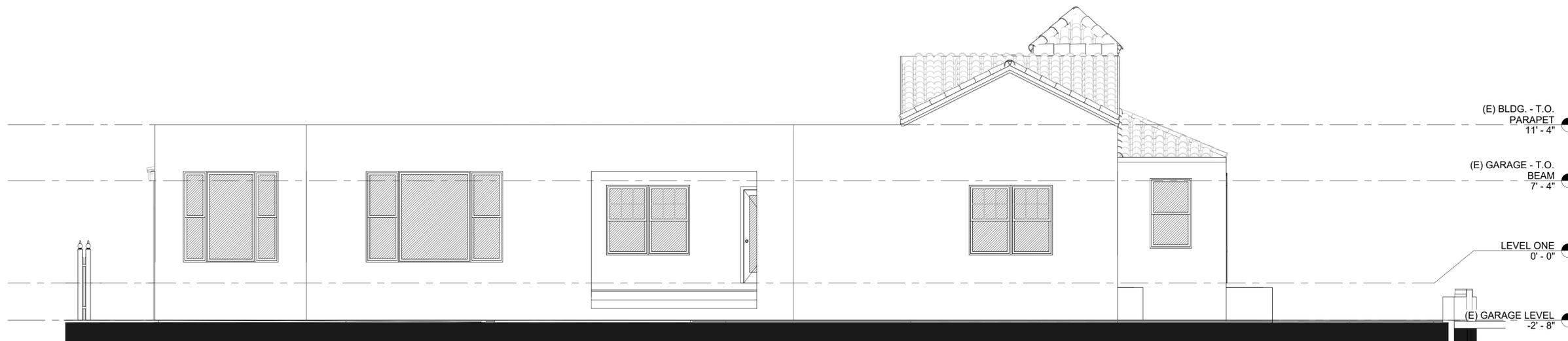
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE #	DESCRIPTION	DATE

SEAL:



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



HOUSE FROM STREET - FRONT VIEW

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HOUSE FROM STREET - QUARTER VIEW

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SEAL:





GARAGE ADDITION - FRONT VIEW



DRAWING NAME:
Render
PROJECT NUMBER: 2207
DATE: 07/02/2025

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GARAGE ADDITION - QUARTER VIEW

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SEAL:





OPTION A



OPTION SELECTED WITH THE
ADDITION OF SETTING FORWARD
GARAGE WALL 1FT.

OPTION B

PREVIOUS OPTIONS SHOWN
TO BOARD OF ARCHITECTS



PROPOSED ADDITION

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SEAL:

