

THE
PALERMO RESIDENCE
1250 PALERMO AVENUE
CORAL GABLES FLORIDA 33134

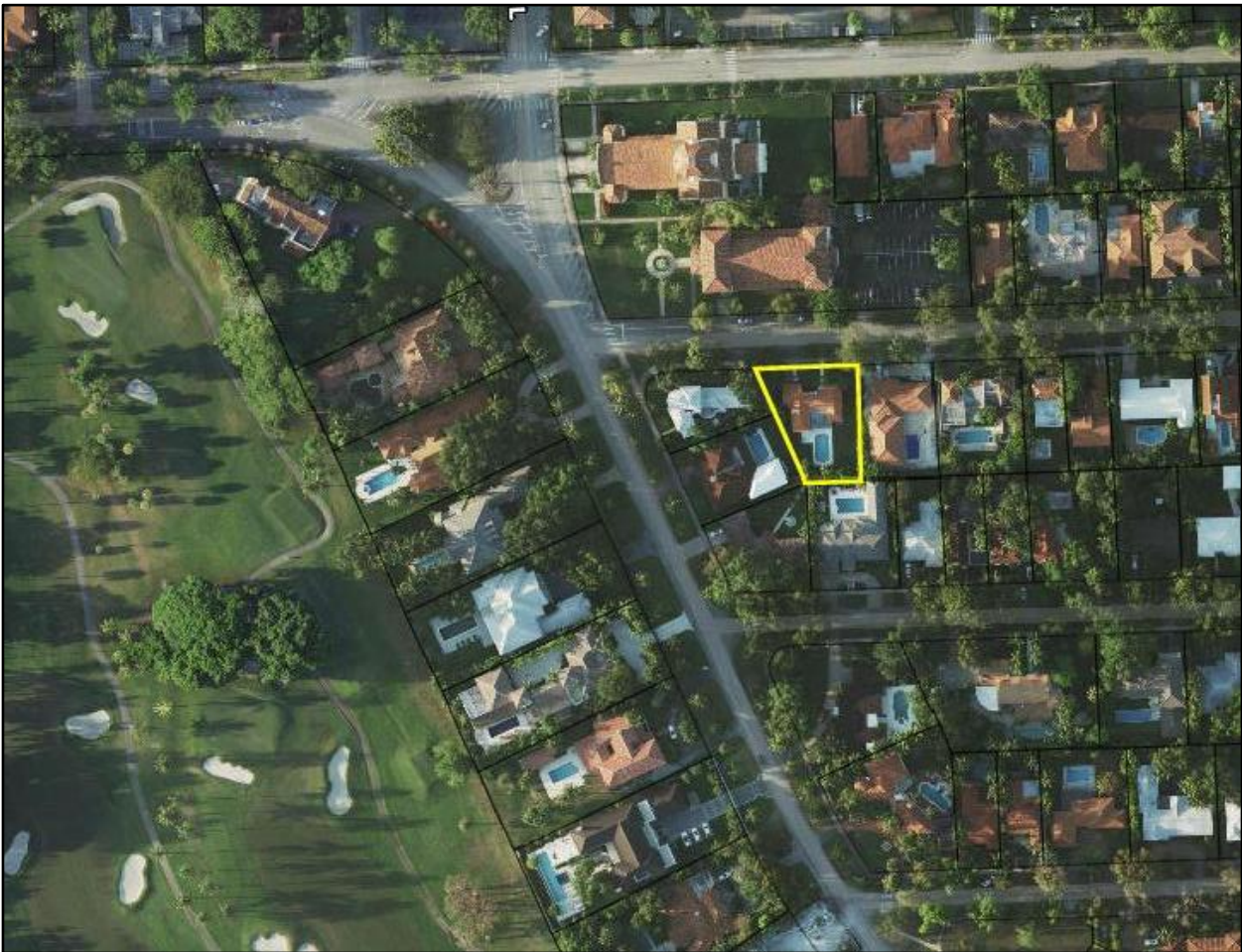


CALLUM GIBB ARCHITECT PA

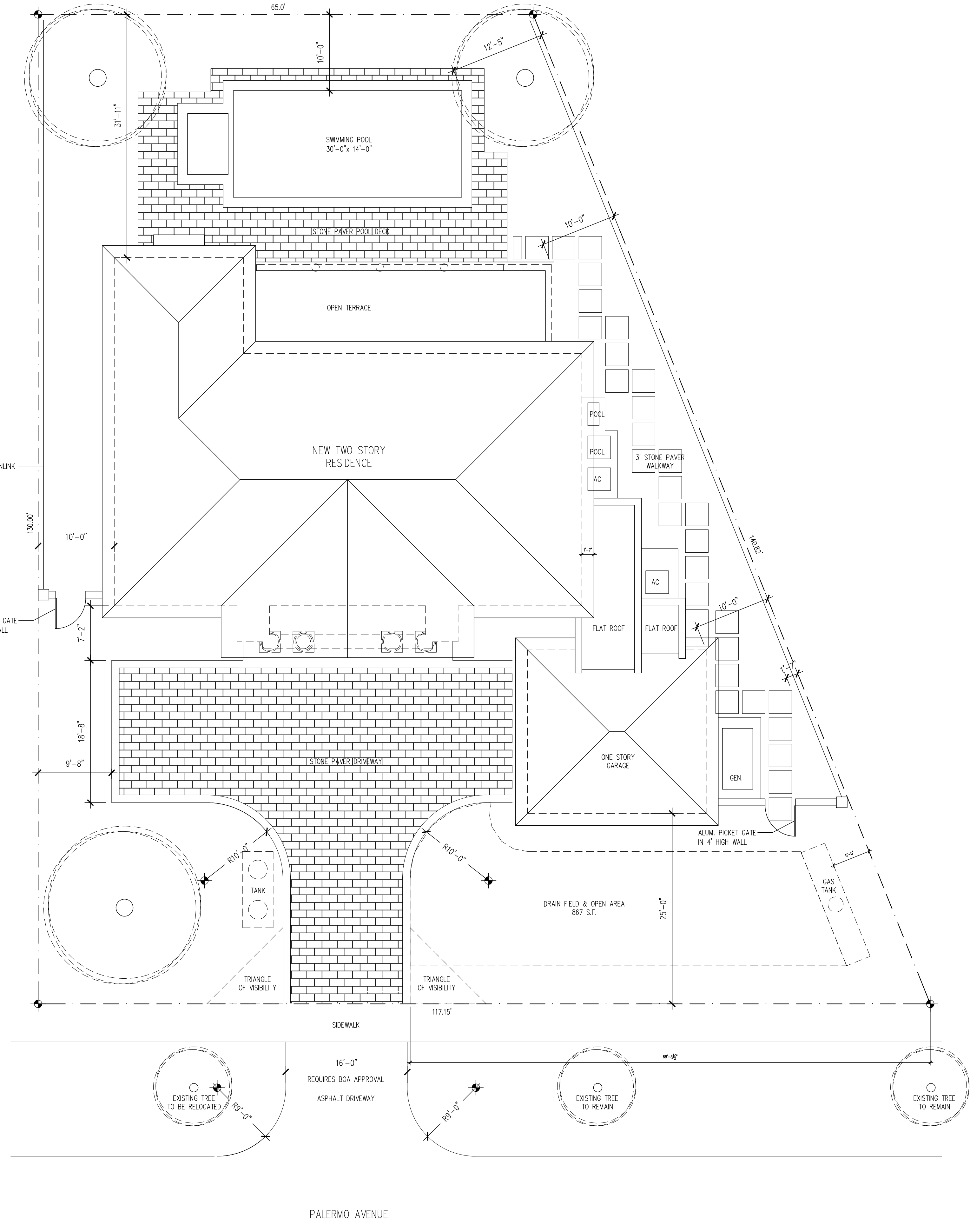
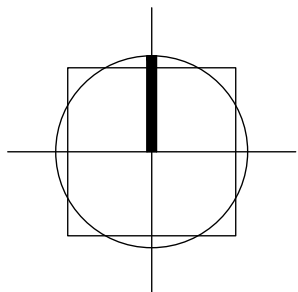
MAY 2021

ZONING LEGEND

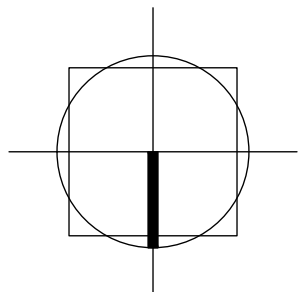
LOT AREA	11,878 SQ.FT
SETBACKS:	
MAIN HOUSE AND POOL	REQ MIN. PROVIDED.
FRONT	25' 25'-0"
INTERIOR SIDE	20% 5' MIN 20% 10'-0" MIN
REAR	10' 10'
FAR:	
ALLOWED	4,713 SQ.FT
5,000 x 48% + 5,000 x 35% + 1,878 x 30%	
PROPOSED	4,713 SQ.FT



LOCATION MAP



SITE PLAN 1/8"



DRAWING NOTES

DRAWING REVISIONS

PALERMO RESIDENCE
1250 PALERMO AVENUE CORAL GABLES
FLORIDA 33146

PROJECT NO: 20-109

SITE PLAN

SCALE: 1/4"

A.1.1

DATE: MAY 2021

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TEL : 305.445.7083 AR : 16791 callumgibbarchitect.com



THE CLASSICAL REVIVAL STYLE

IN AMERICA THE POPULARITY OF THIS STYLE CAN BE TRACED BACK TO THOMAS JEFFERSON'S MONTICELLO. ENAMORED BY PALLADIO'S FOUR BOOKS OF ARCHITECTURE, PUBLISHED IN 1570, JEFFERSON INCORPORATED THE DETAILS OF THE CLASSICAL ORDERS FOR THE COLUMNS AND MOLDINGS DRAWN BY PALLADIO. LATER THIS ADOPTION OF THE CLASSIC STYLE IN AMERICA WENT ON TO INFLUENCE THE DESIGN OF FINE HOUSES THROUGHOUT THE NATION.

IDENTIFYING FEATURES

SYMMETRICAL PRINCIPLE FACADE
FRONT FACADE DOMINATED BY COLUMNED PORCH
WALL SURFACE USUALLY BRICK, STUCCO OR STONE
UPPER STORY WINDOWS SMALLER THAN THOSE BELOW
CORNICE LINE EMPHASIZED WITH WIDE BAND OF TRIM

PRECEDENT IMAGES



VILLA EMO
TREVISO ITALY
ANDREA PALLADIO 1565



VILLA EMO
TREVISO ITALY
ANDREA PALLADIO 1565



CONSTABLE BURTON HALL
YORKSHIRE ENGLAND
JOHN CARR 1768



PANTHEON-SORBONNE UNIVERSITY
PARIS FRANCE.
UNKNOWN

DRAWING NOTES

DRAWING REVISIONS

PALERMO RESIDENCE
1250 PALERMO AVENUE CORAL GABLES
FLORIDA 33146

PROJECT NO: 20-109

ARCHITECTURAL STYLE

SCALE:

A.1.2

DATE: MAY 2021

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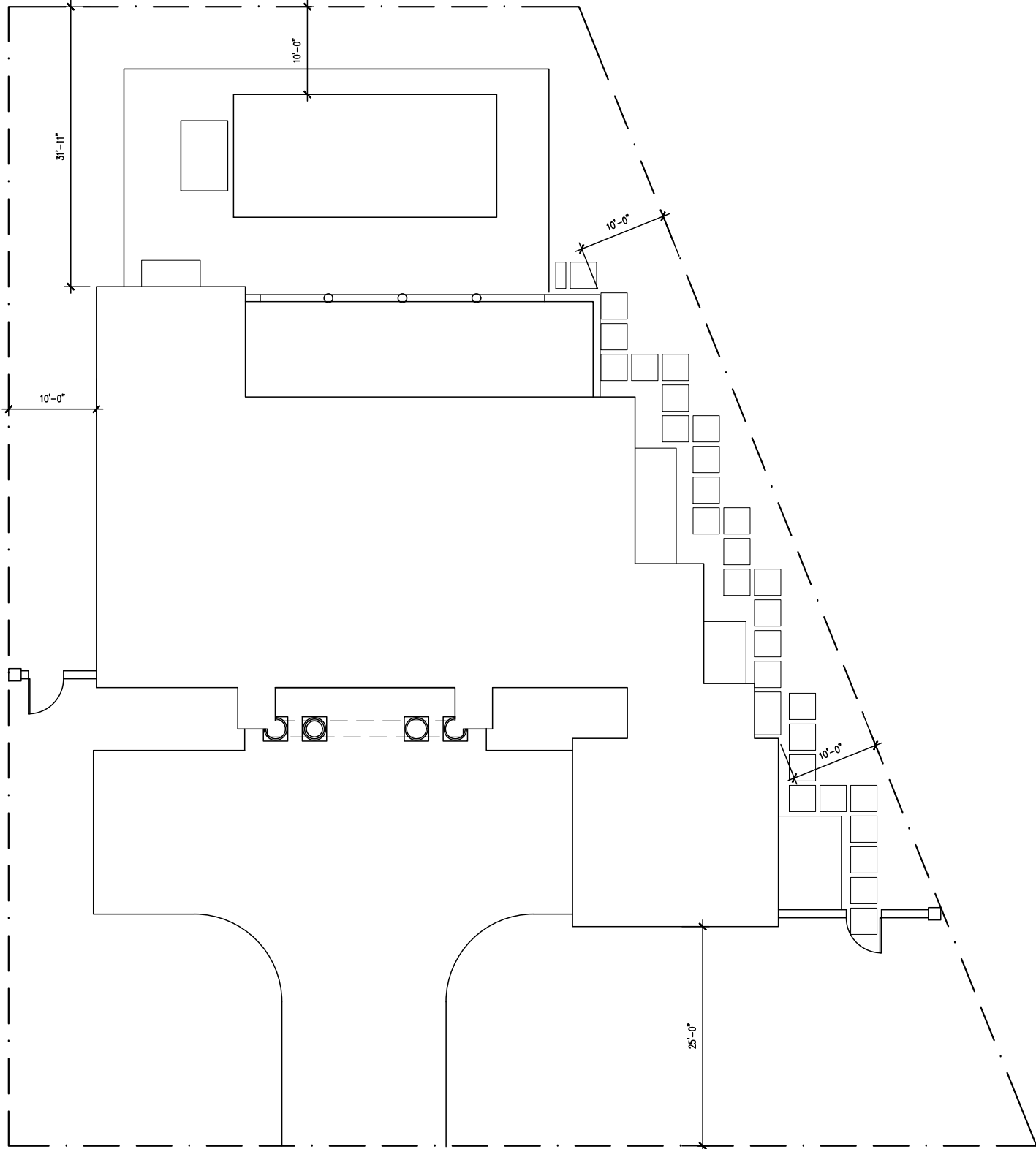
ZONING DATA

ADDRESS: 1250 PALERMO AVENUE
FOUO: 03-4118-003-1220

LEGAL DESCRIPTION
LOT 1 & WEST 15FT OF LOT 2, BLOCK 9, CORAL GABLES COUNTRY CLUB SECTION PART 1, PB 8 PAGE 108, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

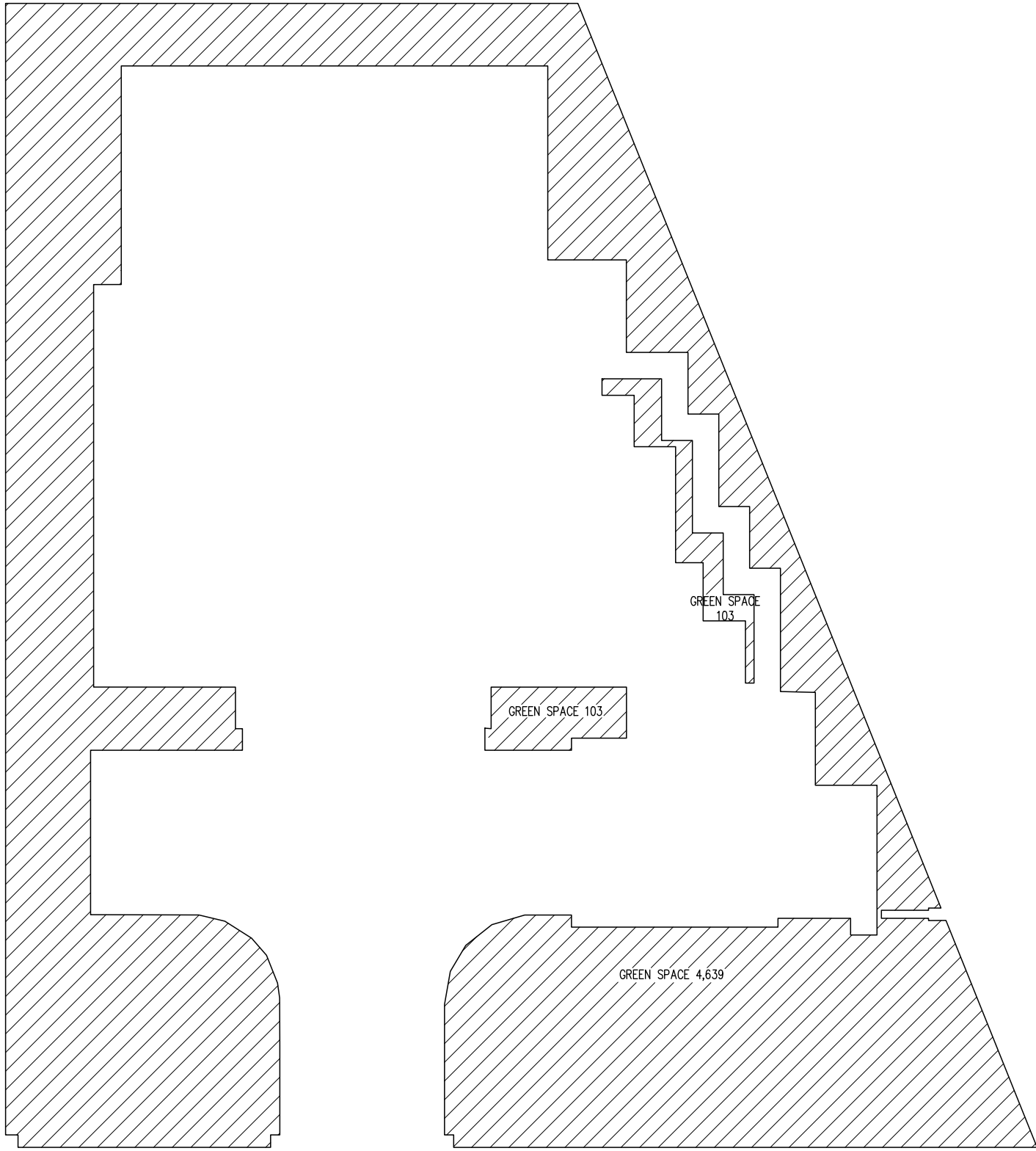
SCOPE OF WORK
NEW 2 STORY RESIDENCE

LOT AREA 11,878 S.F.
SETBACKS
FRONT 25'-0" REQUIRED
REAR 10'-0" REQUIRED
25.0' PROVIDED 10'-0" PROVIDED
INTERIOR SIDE 20% WITH MAX. 10'-0" REQUIRED EACH SIDE
20'-0" PROVIDED



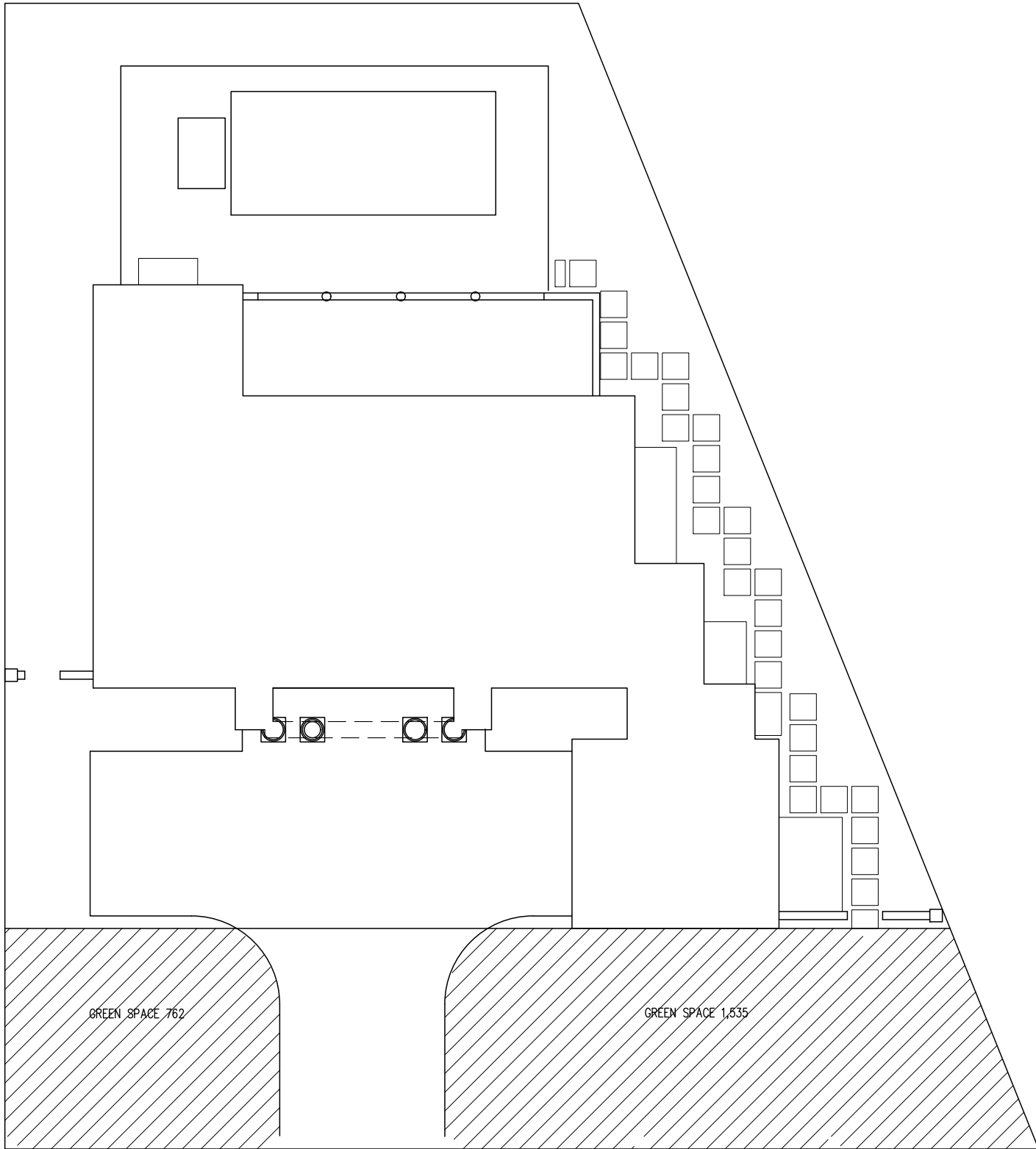
GREEN AREA

40% MINIMUM LANDSCAPE REQUIREMENT
11,878 X 40% = 4,751 S.F.
GREEN AREA PROPOSED
4,639 + 103 + 103 = 4,845 S.F.



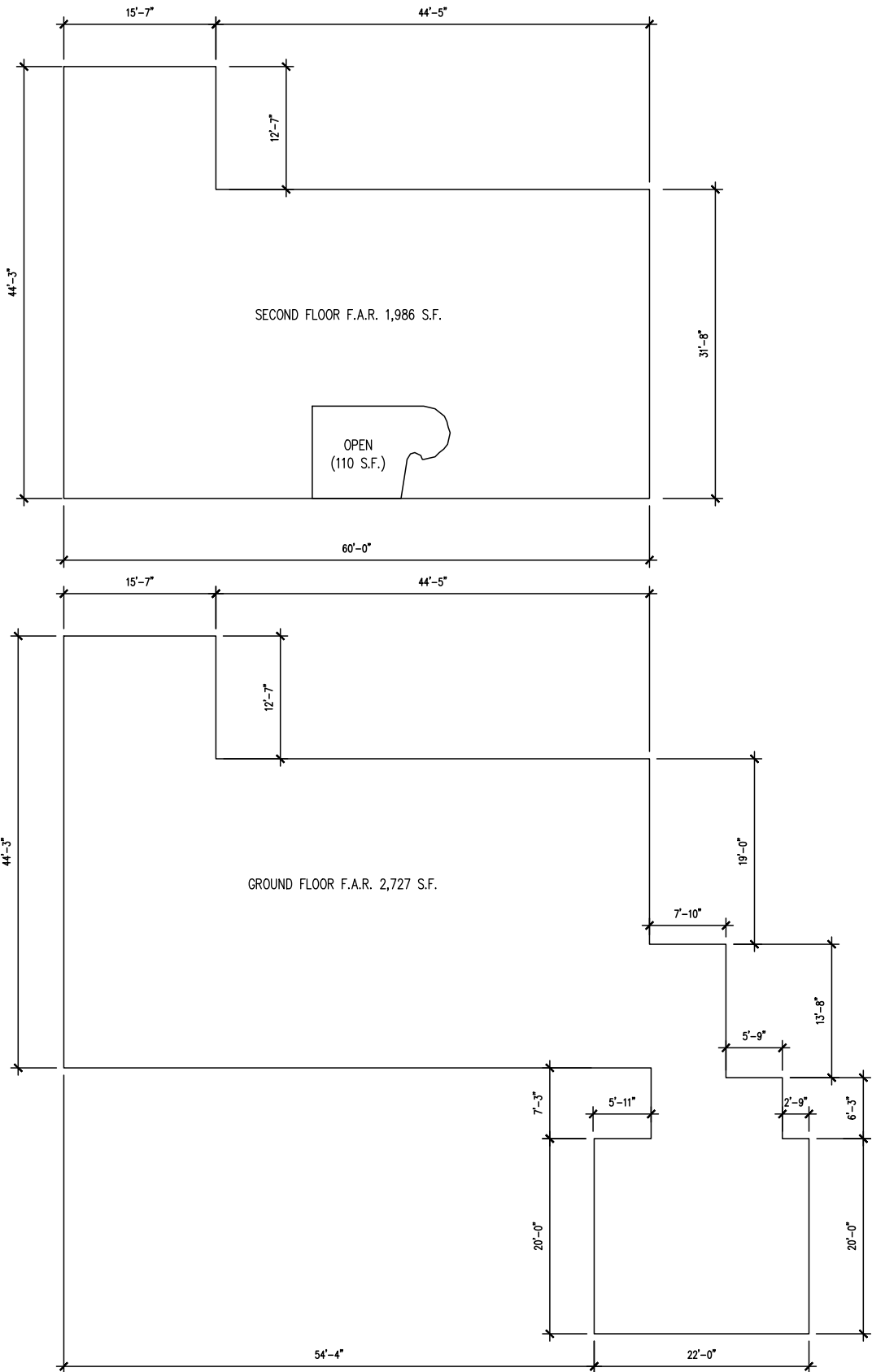
FRONT YARD GREEN AREA

20% MINIMUM LANDSCAPE REQUIREMENT
4,751 S.F. X 20% = 950 S.F.
GREEN AREA PROPOSED
1,535 + 762 = 2,297 S.F.



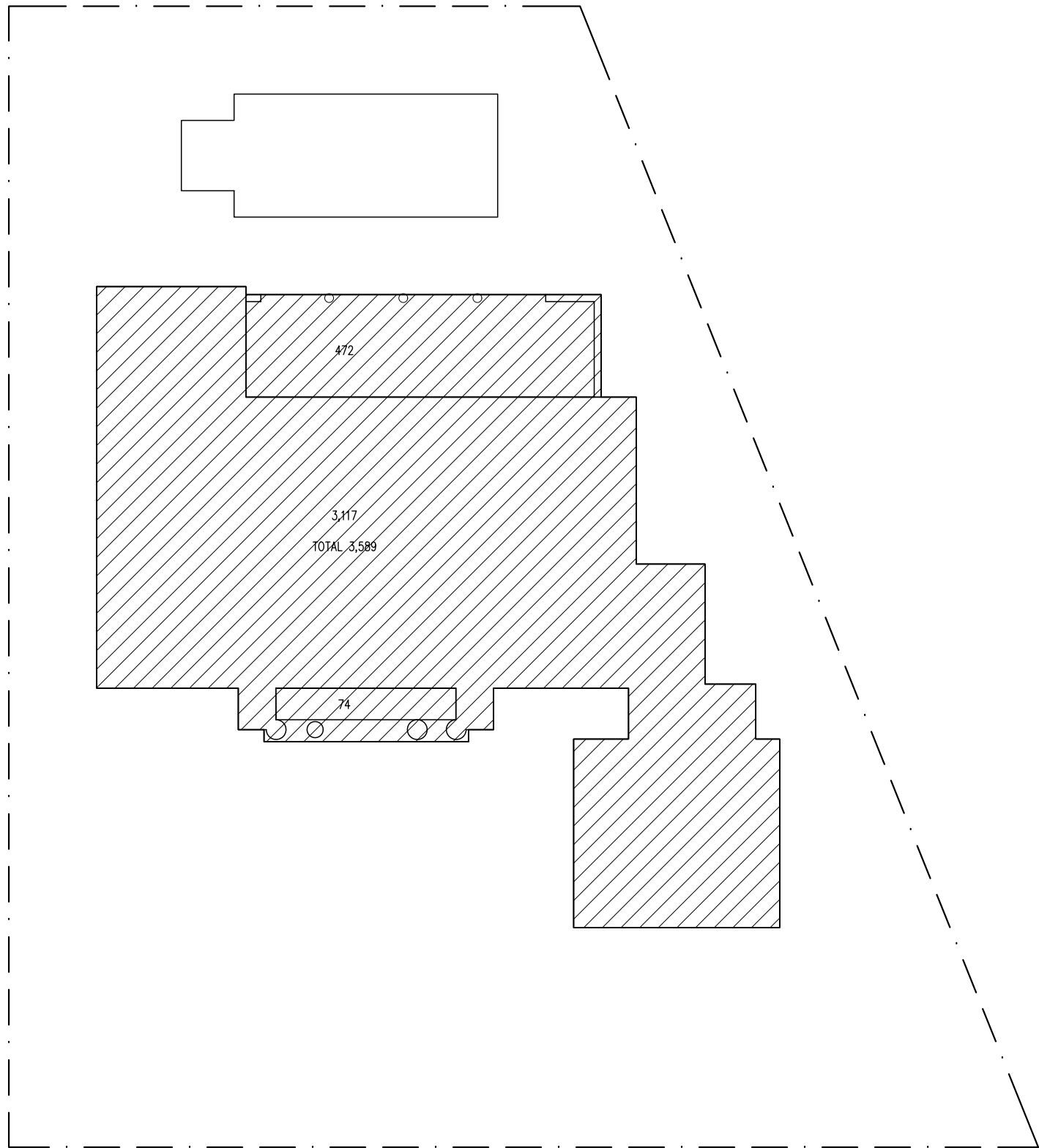
F.A.R.

5,000 X 48% = 2,400
5,000 X 35% = 1,750
1,878 X 30% = 563
MAXIMUM ALLOWED = 4,713
TOTAL PROVIDED
FIRST FLOOR = 2,727 S.F.
SECOND FLOOR = 1,986 S.F.
TOTAL = 4,713 S.F.



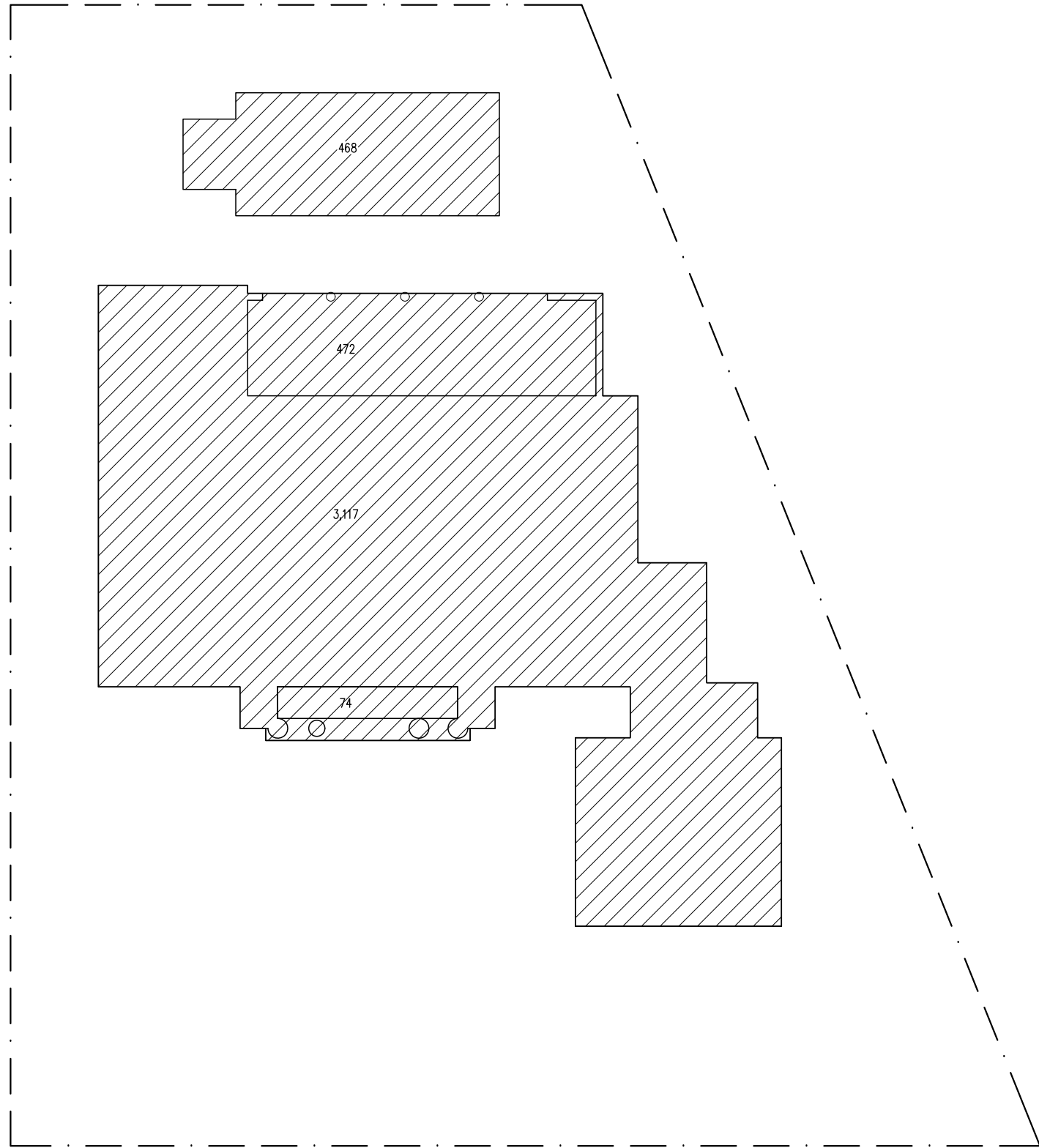
LOT COVERAGE

35% GROUND COVERAGE
11,878 X 35% 4,157 S.F.
FIRST FLOOR = 3,117 S.F.
COVERED ENTRY = 74 S.F.
REAR COVERED TERRACE = 472 S.F.
TOTAL PROPOSED = 3,663 S.F. = 30%



LOT COVERAGE

45% GROUND COVERAGE
11,878 X 45% 5,345 S.F.
FIRST FLOOR = 3,117 S.F.
COVERED ENTRY = 74 S.F.
REAR COVERED TERRACE = 472 S.F.
POOL = 468 S.F.
TOTAL PROPOSED = 4,057 S.F. = 34%



DRAWING NOTES

DRAWING REVISIONS

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ZONING DATA

SCALE:

A.1.3

DATE: MAY 2021

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EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EAST NEIGHBOR



WEST NEIGHBOR



LITTLE FLOWER ELEVATION



LITTLE FLOWER ELEVATION



RESIDENCE NEAR BY



RESIDENCE NEAR BY

DRAWING NOTES

DRAWING REVISIONS

PALERMO RESIDENCE
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PROJECT NO: 20-109

PHOTOGRAPHS

SCALE:

A.1.4

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GROUND FLOOR PLAN 1/4"

DRAWING NOTES

DRAWING REVISIONS

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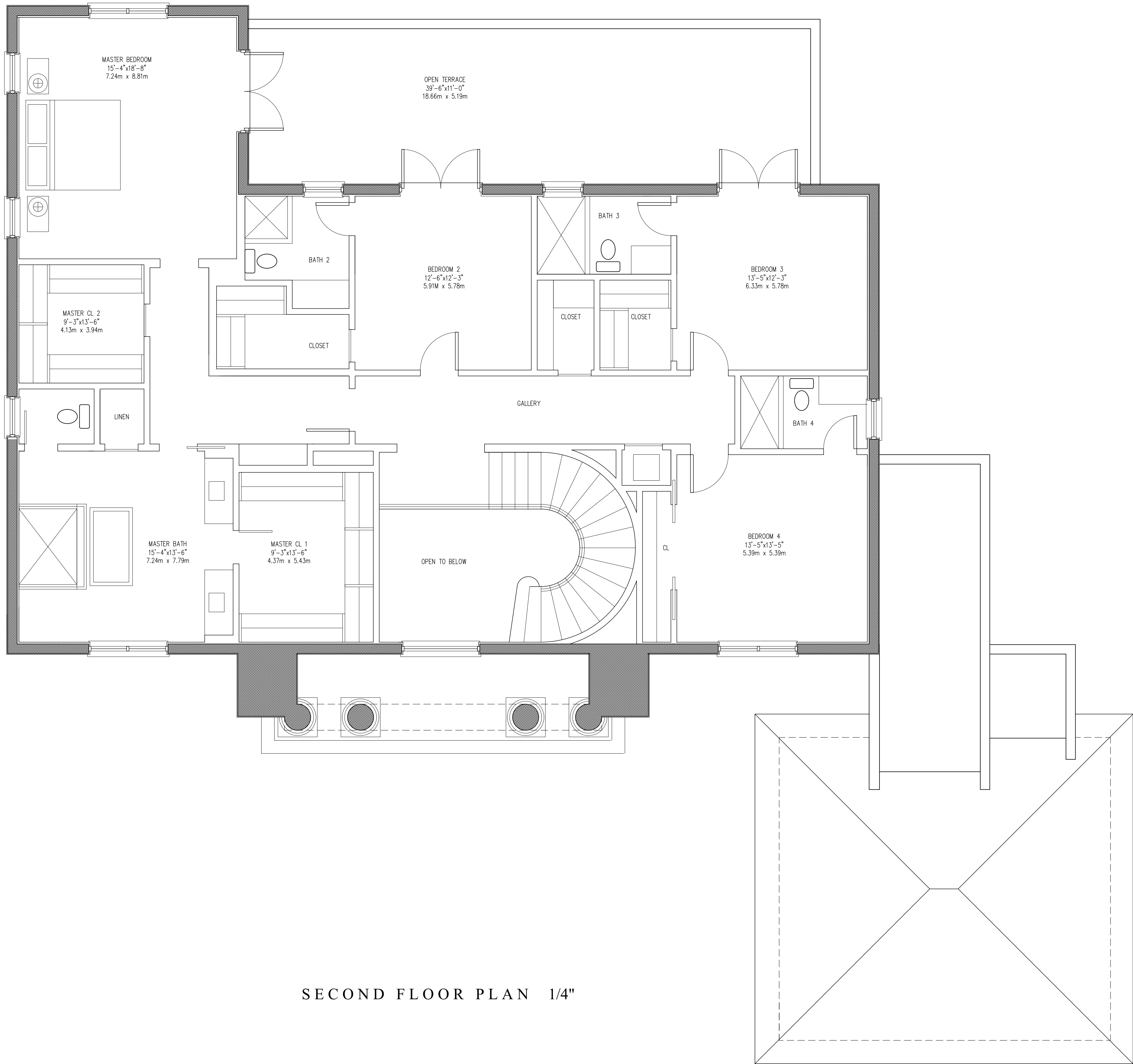
FLOOR PLAN

SCALE: 1/4"

A.2.1

DATE: MAY 2021

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SECOND FLOOR PLAN 1/4"

DRAWING NOTES

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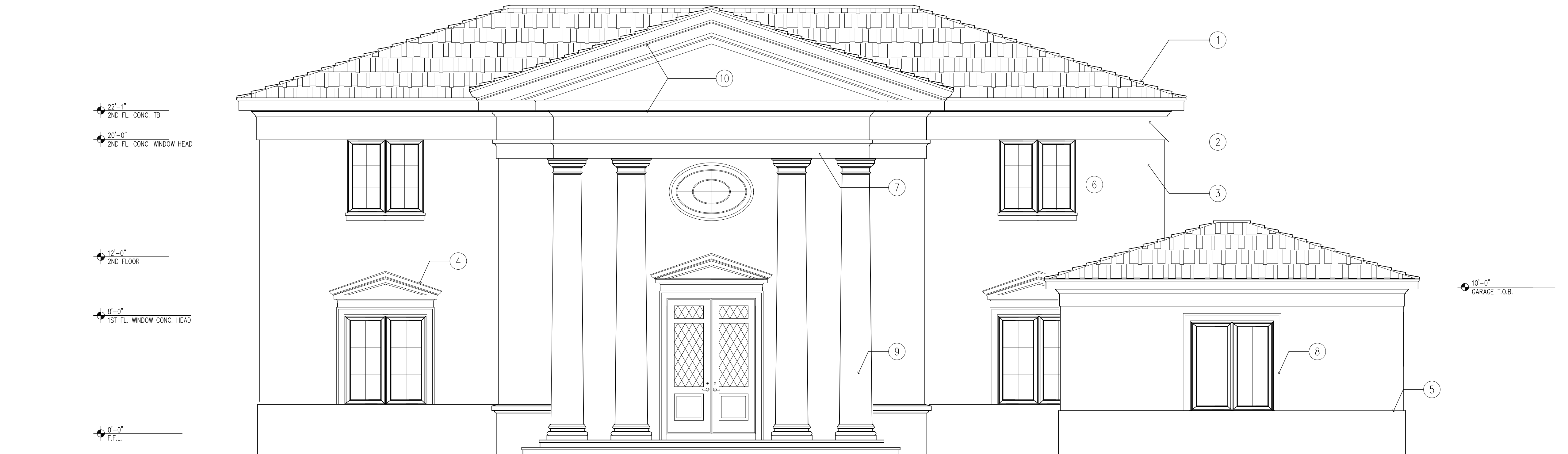
FLOOR PLAN

SCALE: 1/4"

A.2.2

DATE: MAY 2021

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FRONT ELEVATION 1/4"



REAR ELEVATION 1/4"

DRAWING NOTES

- 1 FLAT CEMENT TILE ROOF
- 2 STUCCO FRIEZE AND STEPPED WOOD MOLDING
- 3 SMOOTH STUCCO FINISH
- 4 SMOOTH PRECAST MOLDINGS
- 5 STUCCO PLINTH
- 6 CASEMENT WINDOWS
- 7 PROFILED STUCCO BAND
- 8 PROFILED STUCCO CASING
- 9 SMOOTH PRECAST COLUMNS
- 10 CAST IN PLACE SMOOTH CONC. MOLDING

DRAWING REVISIONS

PALERMO RESIDENCE
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PROJECT NO: 20-109

ELEVATION

SCALE: 1/4"

A.3.1

DATE: MAY 2021

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EAST ELEVATION 1/4"



WEST ELEVATION 1/4"

DRAWING NOTES

DRAWING REVISIONS

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PROJECT NO: 20-109

ELEVATION

SCALE: 1/4"

A.3.2

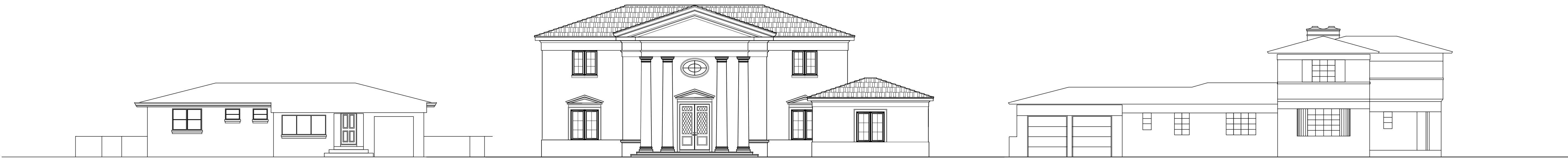
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BUILDING SECTION 3/8"



MASSING ELEVATION

DRAWING NOTES

DRAWING REVISIONS

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SECTION &
STREET ELEVATION

SCALE:

A.3.3

DATE: MAY 2021

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