

PROPOSED ADDITION FOR:  
1116 ALBERCA ST RESIDENCE

1 1 1 6 A L B E R C A S T , C O R A L G A B L E S , F L 3 3 1 3 4



SHEET INDEX

- G-1.00 COVER SHEET
- G-1.01 EXISTING CONDITIONS
- G-1.02 RENDERINGS
- G-1.03 RENDERINGS

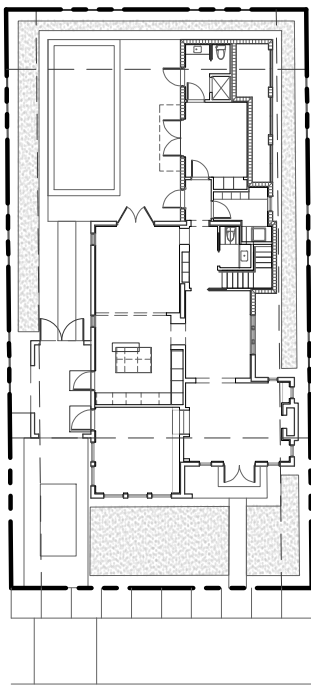
SURVEY

ARCHITECTURAL

- D-1.00 DEMOLITION FLOOR PLAN
- A-1.00 EXISTING AND PROPOSED SITE PLANS
- A-1.01 GROUND LEVEL AND 2ND LEVEL FLOOR PLANS
- A-1.02 EXISTING AND PROPOSED ROOF PLANS
- A-2.01 EXISTING AND PROPOSED ELEVATIONS
- A-2.02 EXISTING AND PROPOSED ELEVATIONS
- A-2.03 EXISTING AND PROPOSED ELEVATIONS
- A-2.04 EXISTING AND PROPOSED ELEVATIONS

SCOPE OF WORK

+/- 892 SF RENOVATION TO INCLUDE FAMILY ROOM, KITCHEN, LAUDRY ROOM, CABANA BATHROOM, AND STAIRS TO A NEW +/- 1,090 SF SECOND FLOOR ADDITION CONSISTING OF A ON SUITE BEDROOM WITH WALK-IN CLOSET AND BATHROOM AND A PRIMARY SUITE.



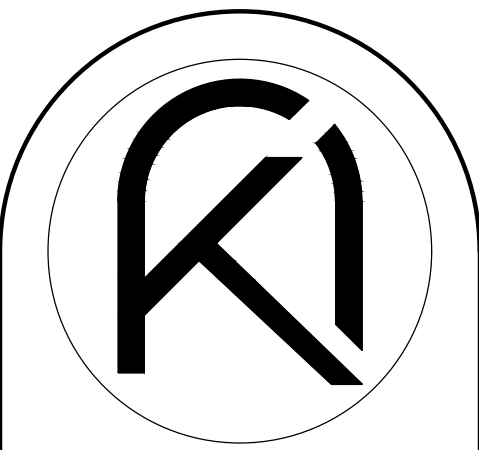
KEY PLAN

SCALE: 1/32" = 1'-0"



LOCATION MAP

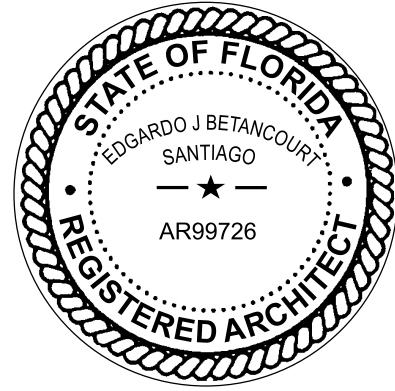
SCALE: N.T.S.



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PROPOSED ADDITION FOR:  
1116 ALBERCA ST RESIDENCE

1116 ALBERCA ST.  
CORAL GABLES, FL 33134



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DATE 05.06.25 LA PROJECT  
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REVISIONS

COVER SHEET

SCHEMATIC DESIGN

G-1.00



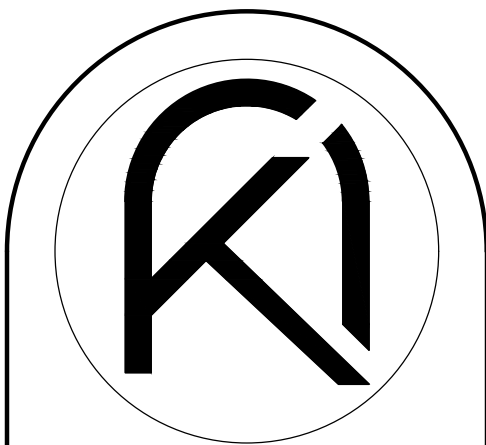
3 SIDE VIEW (SOUTH EAST)



2 FRONT VIEW FROM ALBERCA ST



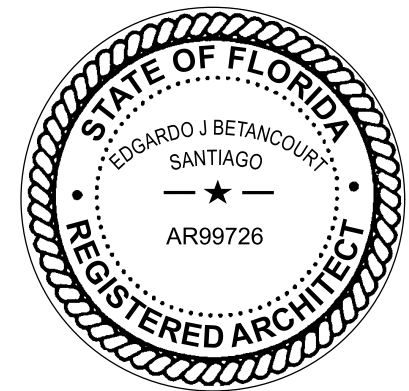
1 FRONT VIEW



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REVISIONS

PHOTOS OF  
EXISTING  
CONDITIONS

SCHEMATIC DESIGN

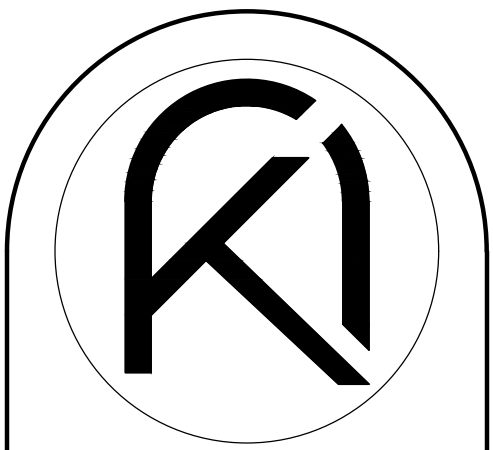
G-1.01



2 FRONT VIEW RENDERING



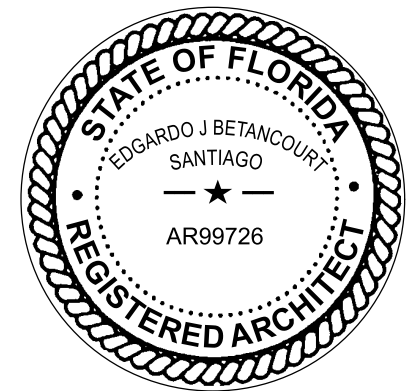
1 FRONT VIEW RENDERING



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REVISIONS

RENDERINGS

SCHEMATIC DESIGN

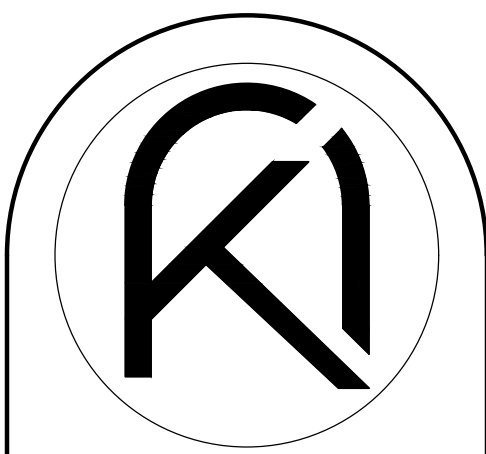
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2 REAR VIEW RENDERING



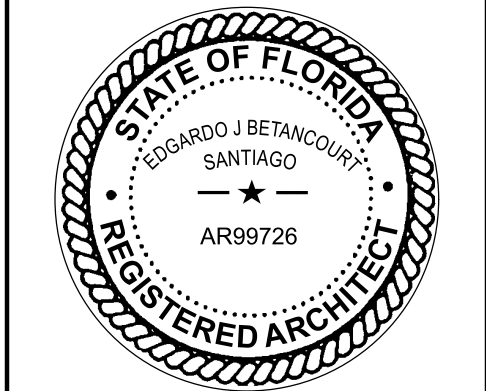
1 REAR VIEW RENDERING



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REVISIONS

RENDERINGS

SCHEMATIC DESIGN

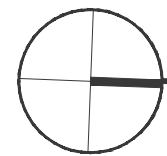
G-1.03

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| ZONING INFORMATION                                                |                 |                           |          |
|-------------------------------------------------------------------|-----------------|---------------------------|----------|
| PROPERTY ADDRESS: 1116 ABLEBRCA ST, CORAL GABLES, FL 33134        |                 |                           |          |
| ZONING: SFR                                                       |                 |                           |          |
| LOT AREA:                                                         | 4,850 SF        |                           |          |
| 0.1113 ACRES                                                      |                 |                           |          |
| REQUIRED/ALLOWED                                                  |                 | ALLOWED                   | PROPOSED |
| LOT COVERAGE                                                      |                 |                           |          |
| MAIN BUILDING MAX LOT COVERAGE: 35% + 10% HISTORIC DESIGNATION    |                 |                           |          |
| 4,850 X (0.35 + 0.10) = 2,182.5 SF                                | 2,182.5 SF MAX. | 1,968 SF                  |          |
| TOTAL LOT COVERAGE: 45% + 10% HISTORIC DESIGNATION                |                 |                           |          |
| 4,850 X (0.45 + 0.10) = 2,667.5 SF                                | 2,667.5 SF MAX. | 2,280 SF                  |          |
| FLOOR AREA RATIO                                                  |                 |                           |          |
| 5,000 X 0.48 = 2,400 SF                                           | 2,400 SF MAX.   | 2,298 SF                  |          |
| OPEN SPACE                                                        |                 |                           |          |
| MIN OPEN SPACE: 40%                                               |                 |                           |          |
| 4,850 X 0.4 = 1,940 SF                                            | 1,940 SF MIN.   | 1,761 SF                  |          |
| FRONT YARD 20% MIN = 970 SF                                       | 970 SF MIN.     | 630 SF                    |          |
| SETBACKS                                                          |                 |                           |          |
| FRONT (EAST)                                                      |                 |                           |          |
| 25'-0"                                                            | 25'-0" MIN.     | 15'-0" EXISTING CONDITION |          |
| SIDE INTERIOR (NORTH)                                             |                 |                           |          |
| 20% OF LOT WIDTH W/ A COMBINED MAX. OF 20'-0" AND A MIN. OF 5'-0" | 5'-0" MIN.      | 2'-0" EXISTING CONDITION  |          |
| SIDE INTERIOR (SOUTH)                                             |                 |                           |          |
| 20% OF LOT WIDTH W/ A COMBINED MAX. OF 20'-0" AND A MIN. OF 5'-0" | 5'-0" MIN.      | 3'-4" EXISTING CONDITION  |          |
| REAR (WEST)                                                       |                 |                           |          |
| 10'-0"                                                            | 10'-0" MIN.     | 5'-1"                     |          |
| BUILDING HEIGHT                                                   |                 |                           |          |
| 25'-0" MAX.                                                       | 25'-0" MAX.     | 24'-1"                    |          |
| FLOOD ZONE: X                                                     |                 |                           |          |

| EXISTING AREA                 |          |
|-------------------------------|----------|
| CARPORT                       | 162 SF   |
| FIRST LEVEL                   | 1,305 SF |
| TOTAL EXISTING AREA: 1,197 SF |          |

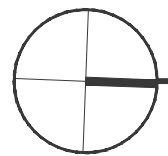
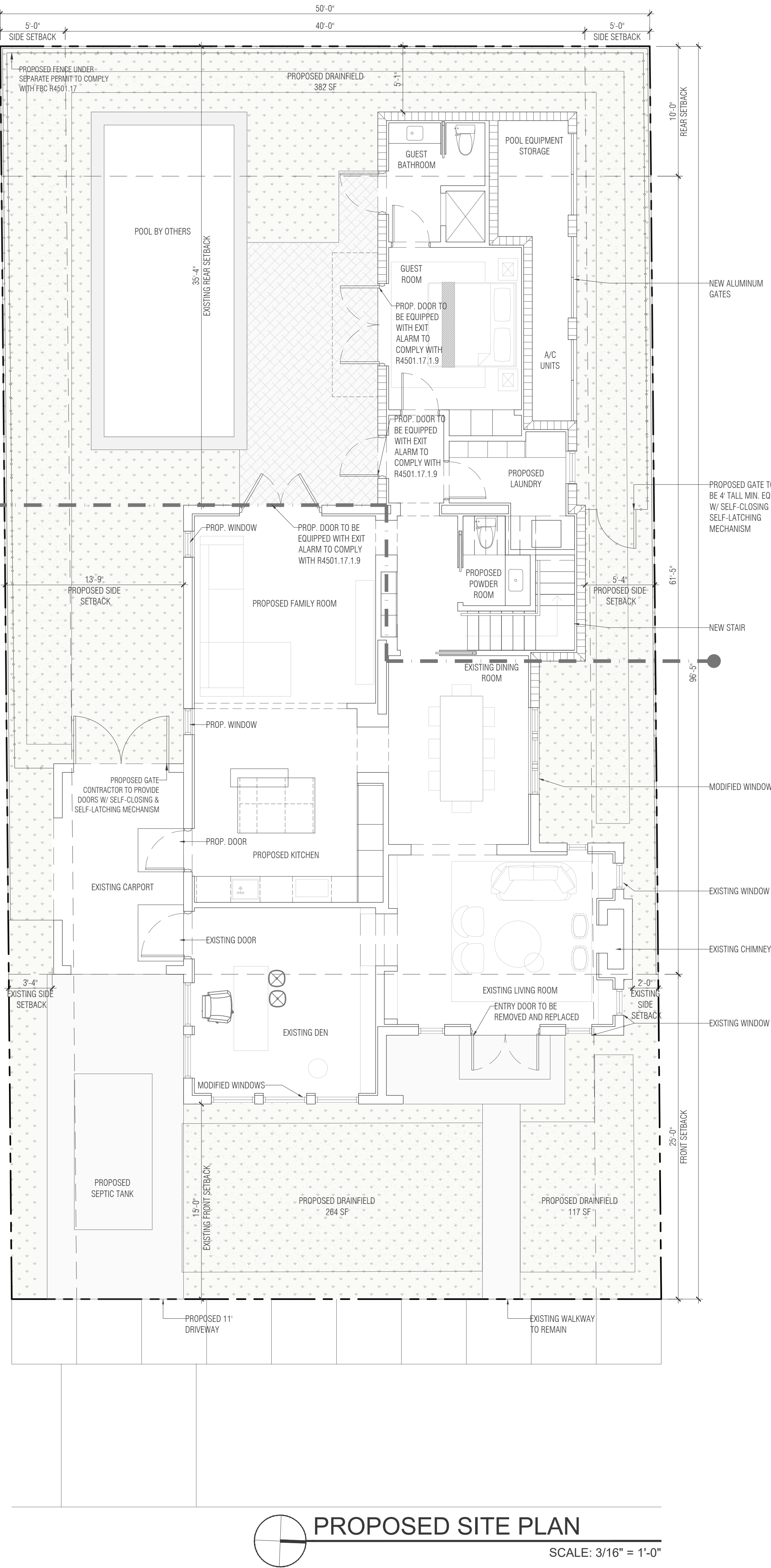
| PROPOSED AREA                 |          |
|-------------------------------|----------|
| CARPORT                       | 162 SF   |
| FIRST LEVEL                   | 1,807 SF |
| SECOND LEVEL                  | 865 SF   |
| POOL DECK                     | 667 SF   |
| TOTAL PROPOSED AREA: 3,501 SF |          |



EXISTING SITE PLAN

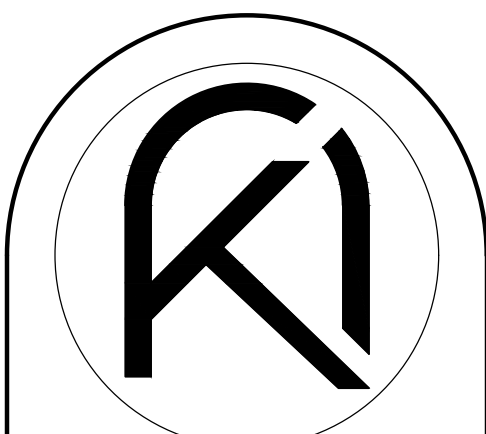
SCALE: 3/16" = 1'-0"

EXISTING BLDG NEW ADDITION



PROPOSED SITE PLAN

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

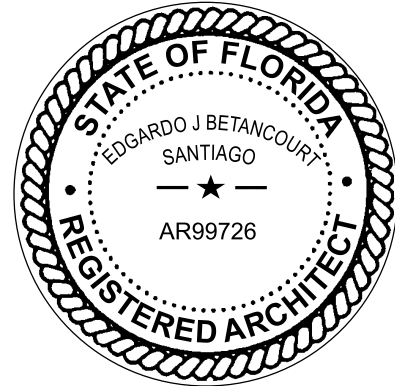


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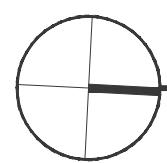
REVISIONS

EXISTING AND  
PROPOSED SITE  
PLANS

SCHEMATIC DESIGN

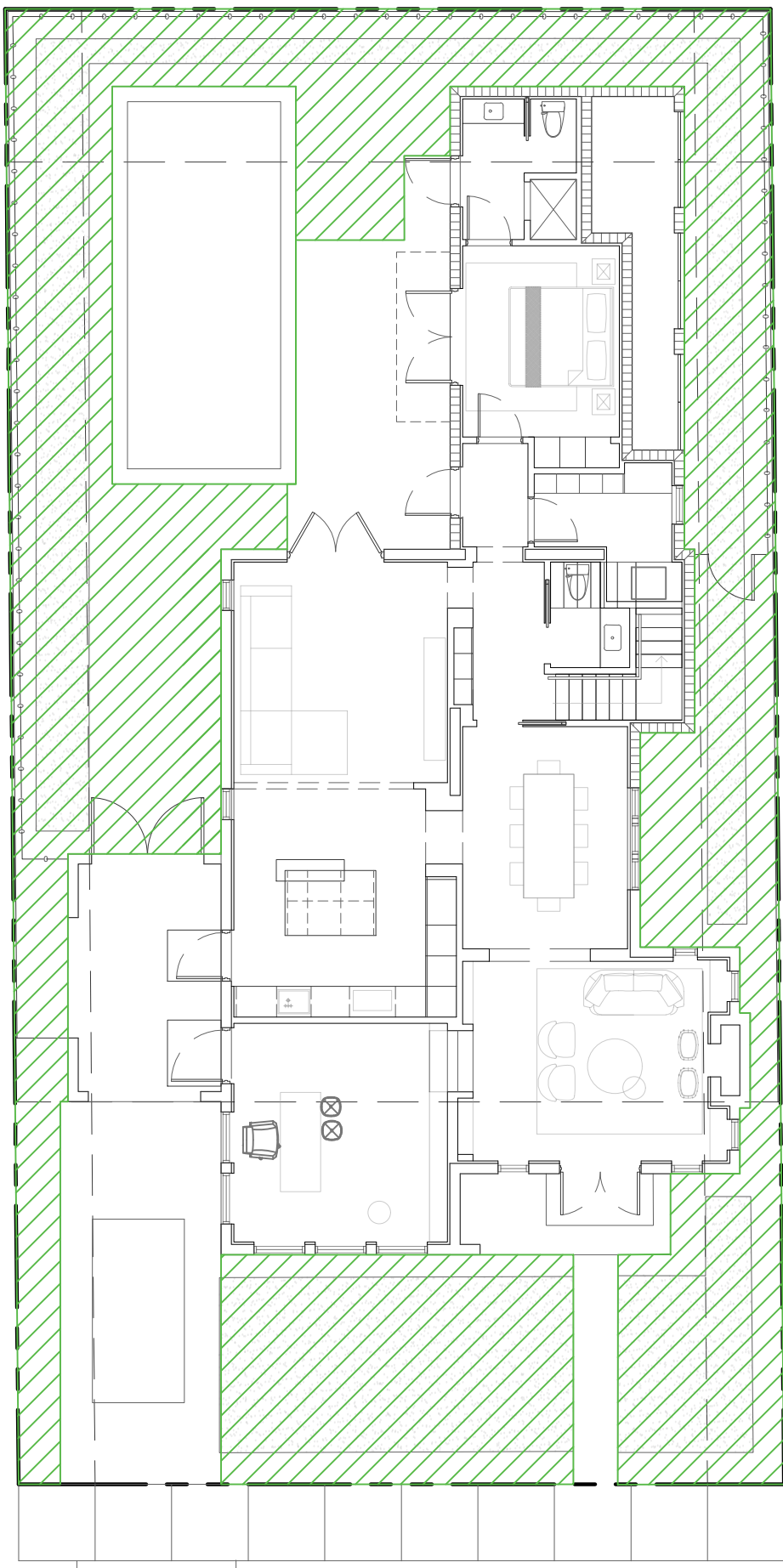
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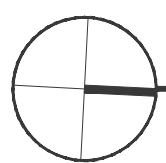


PROPOSED OPEN SPACE DIAGRAM

SCALE: 3/32" = 1'-0"

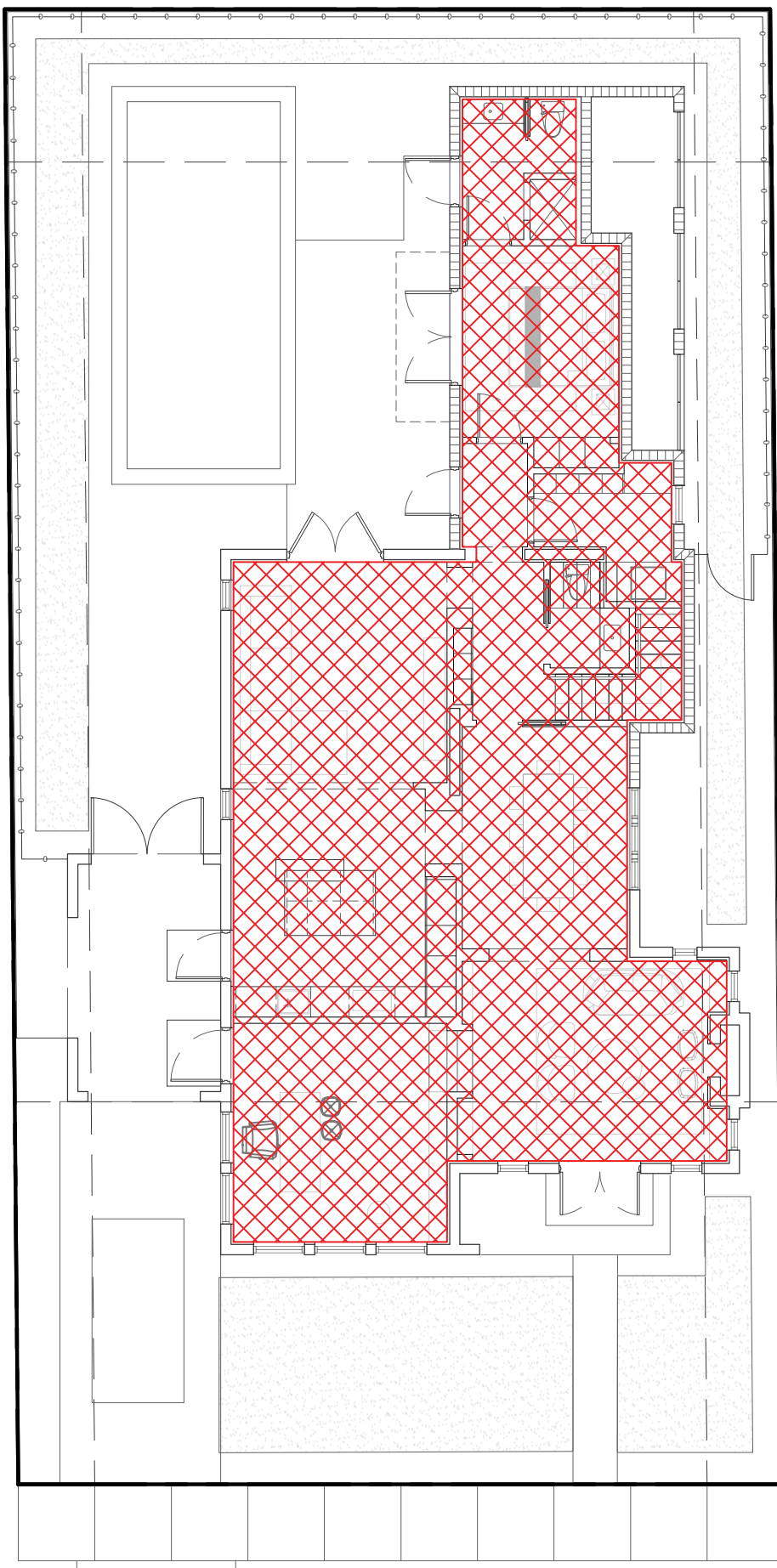


MIN ALLOWED 40% LANDSCAPE  
 $4,850 \text{ SF} \times 0.40 = 1,940 \text{ SF}$   
PROPOSED = 1,940 SF

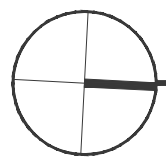


FLOOR AREA 1ST FLOOR

SCALE: 3/32" = 1'-0"

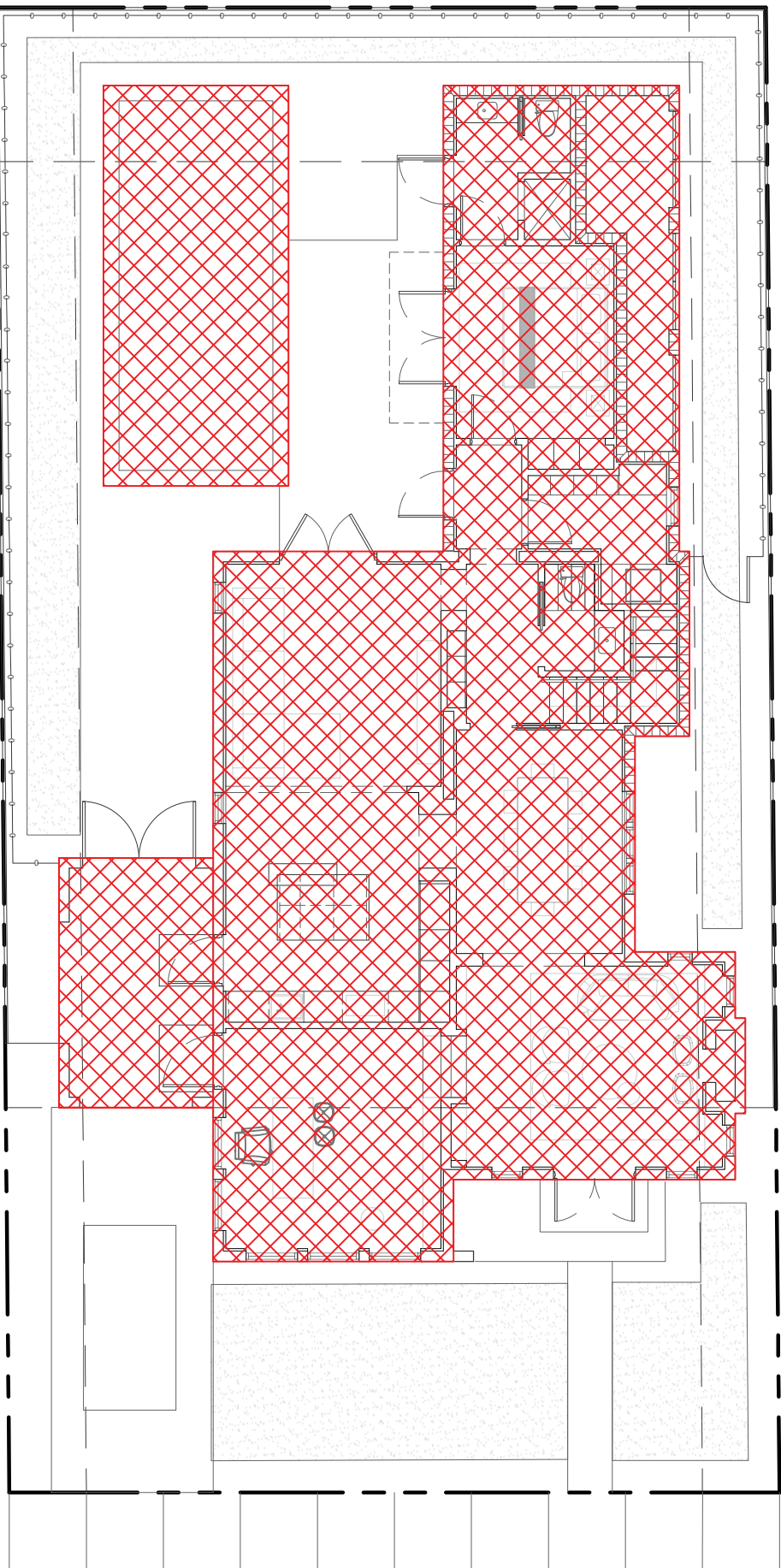


F.A.R.  
 $5,000 \text{ SF} \times 48\% = 2,400 \text{ SF}$   
MAX ALLOWED = 2,400 SF  
FIRST FLOOR = 1,506 SF  
SECOND FLOOR = 792 SF  
PROPOSED = 2,298 SF

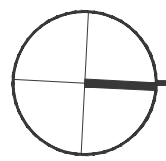


45% GROUND COVERAGE DIAGRAM

SCALE: 3/32" = 1'-0"

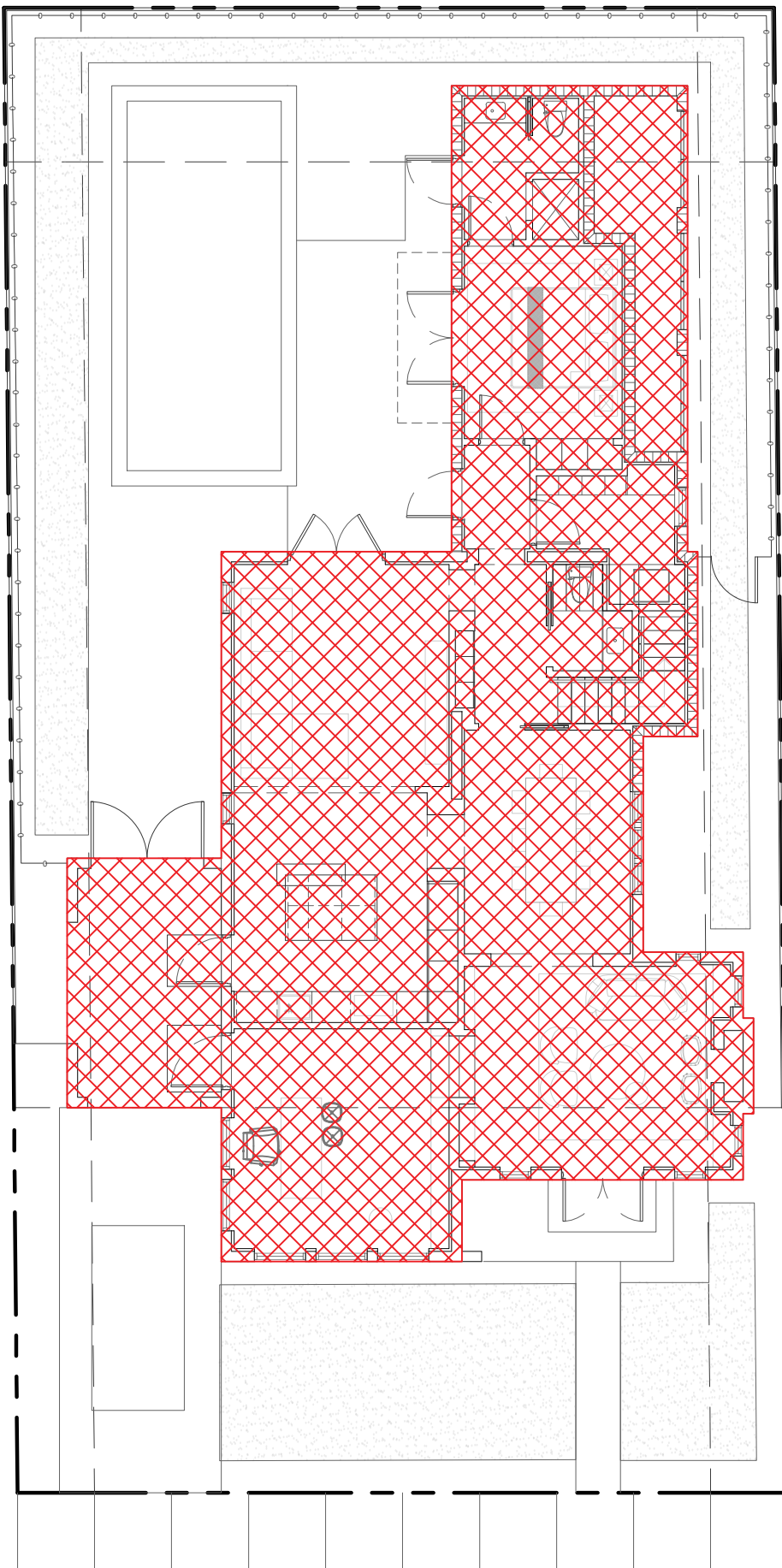


MAX ALLOWED 45% GROUND COVER  
 $4,850 \text{ SF} \times (0.45 + 0.10^*) = 2,667.5 \text{ SF}$   
\*10% INCREASE FOR HISTORIC DESIGNATION  
SEC. 2-101 (6)(A)  
FIRST FLOOR = 1,806 SF  
CARPORT = 162 SF  
POOL = 312 SF  
TOTAL = 2,280 SF (47%)

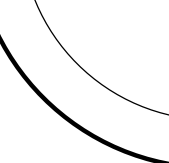


35% GROUND COVERAGE DIAGRAM

SCALE: 3/32" = 1'-0"

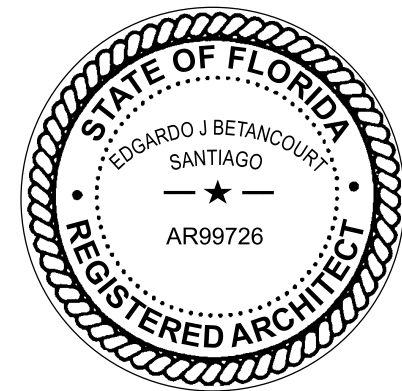
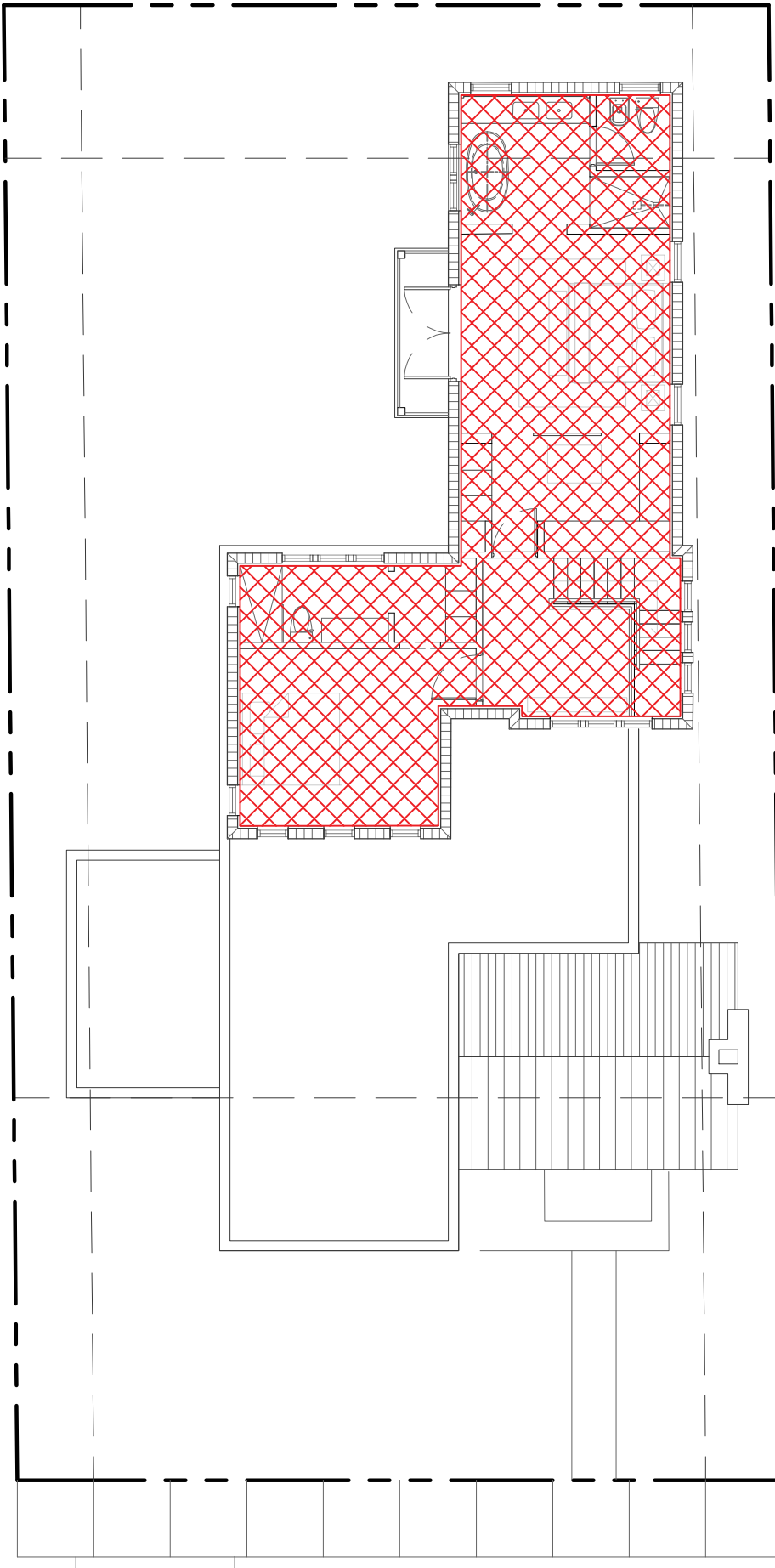


MAX ALLOWED 35% GROUND COVER  
 $4,850 \text{ SF} \times (0.35 + 0.10^*) = 2,182.5 \text{ SF}$   
\*10% INCREASE FOR HISTORIC DESIGNATION  
SEC. 2-101 (6)(A)  
FIRST FLOOR = 1,806 SF  
CARPORT = 162 SF  
TOTAL = 1,968 SF (41%)



FLOOR AREA 2ND FLOOR

SCALE: 3/32" = 1'-0"



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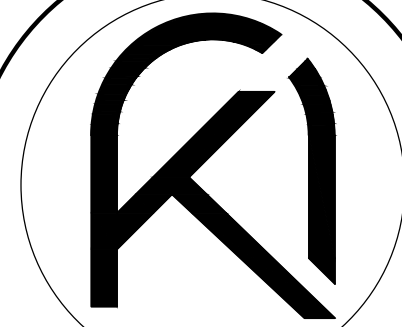
ZONING  
DIAGRAMS

SCHEMATIC DESIGN

A-1.00.1

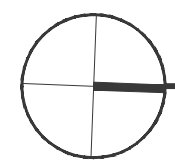
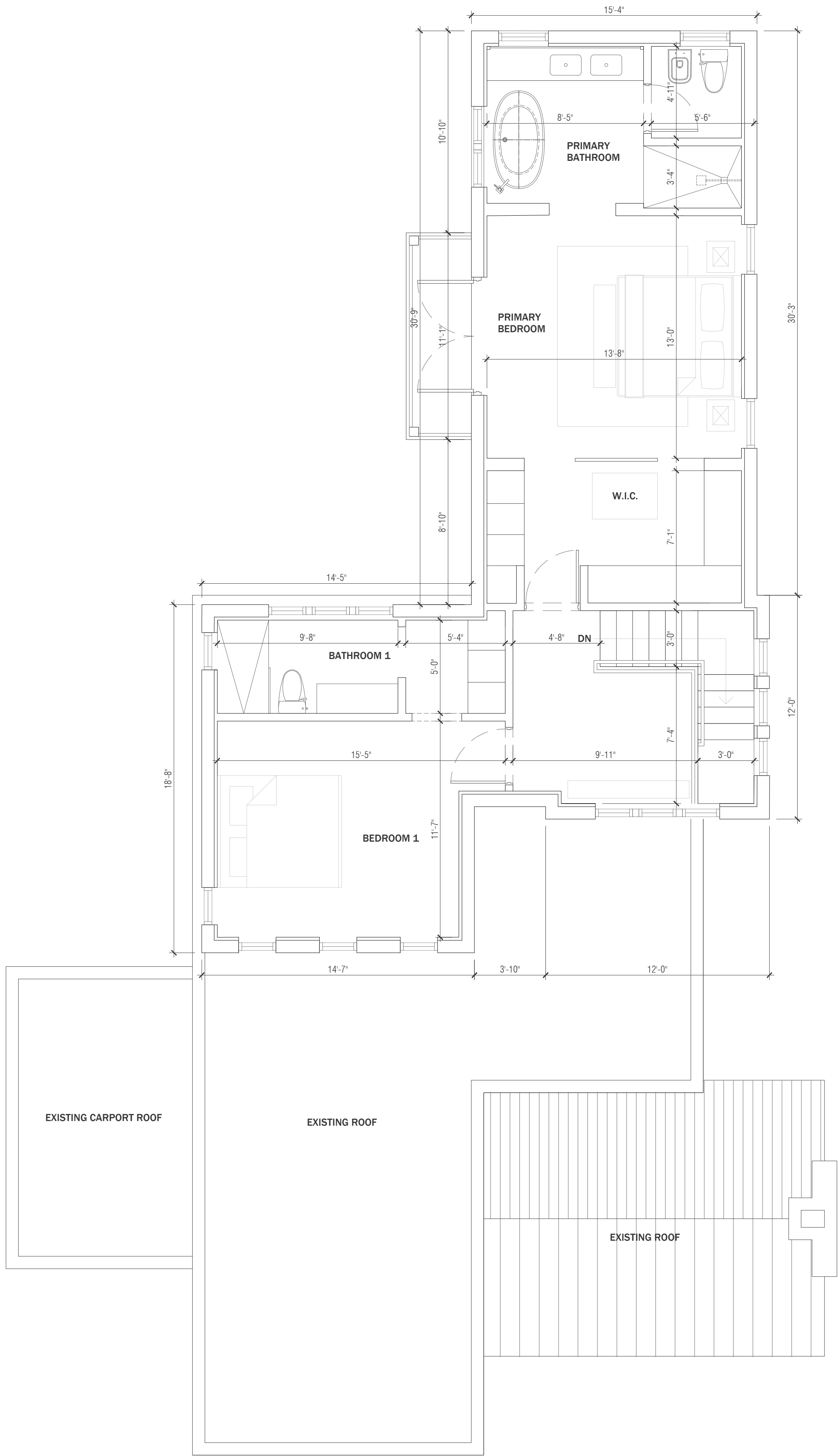
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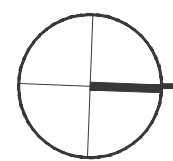
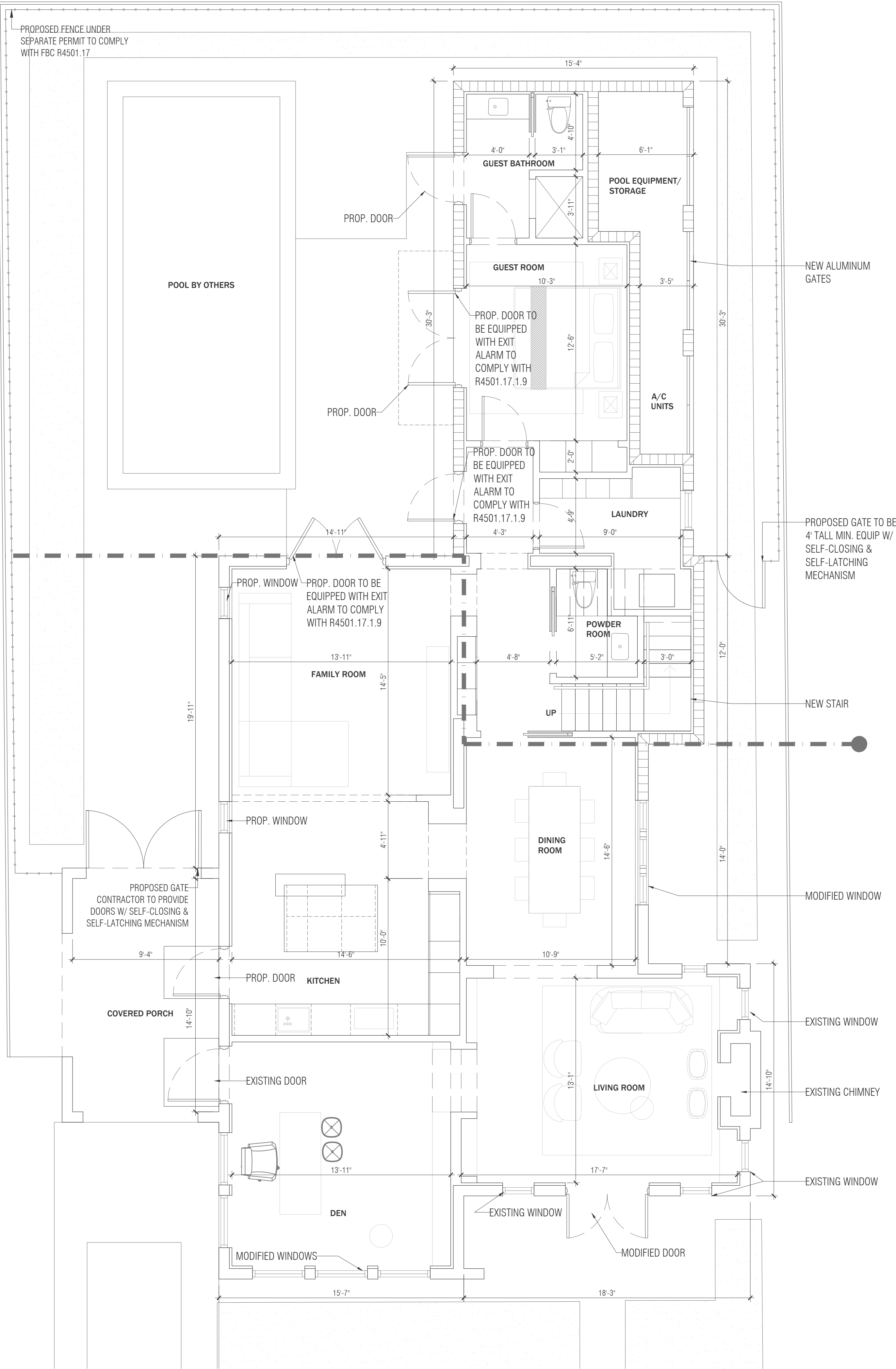
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SECOND LEVEL FLOOR PLAN

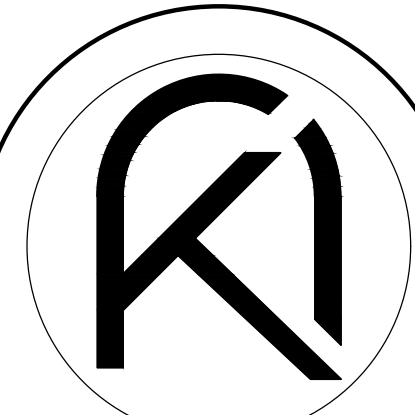
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EXISTING BLDG NEW ADDITION



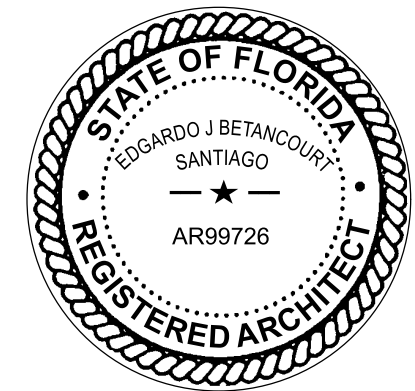
GROUND FLOOR PLAN

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



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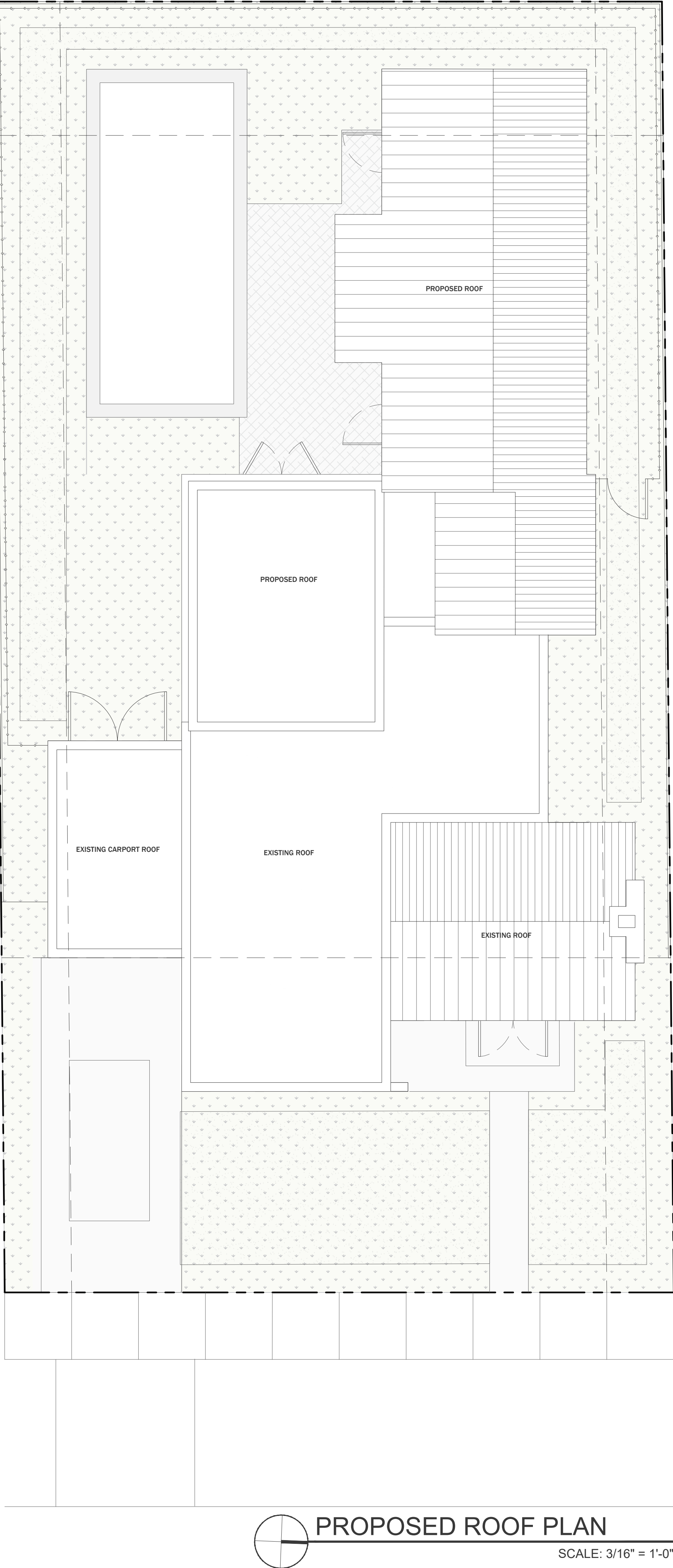
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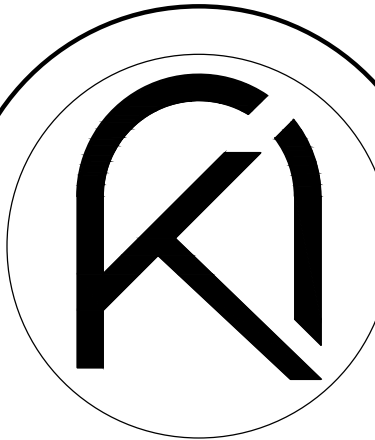
PROPOSED  
FLOOR PLANS

SCHEMATIC DESIGN

A-1.01

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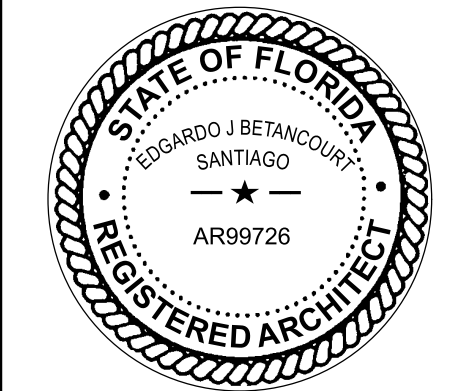


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PROPOSED  
ROOF PLANS

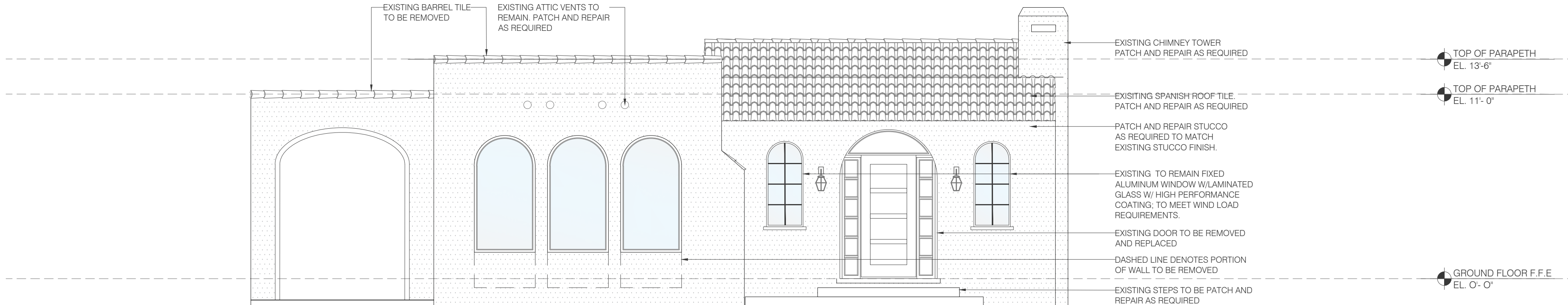
SCHEMATIC DESIGN

**A-1.02**

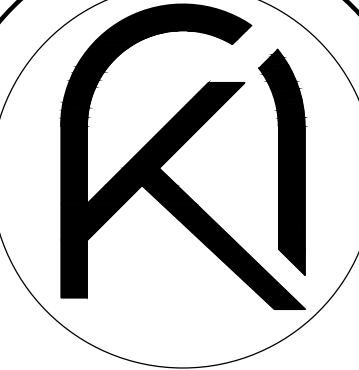
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2 PROPOSED FRONT ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"

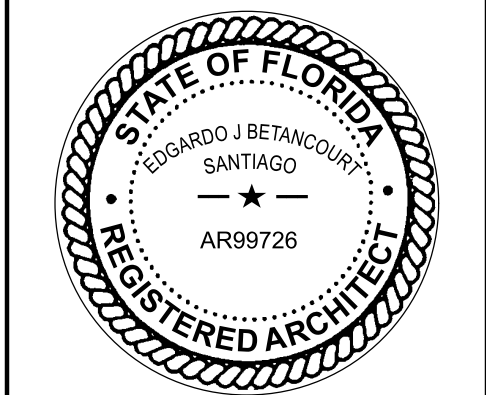


1 EXISTING FRONT ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"



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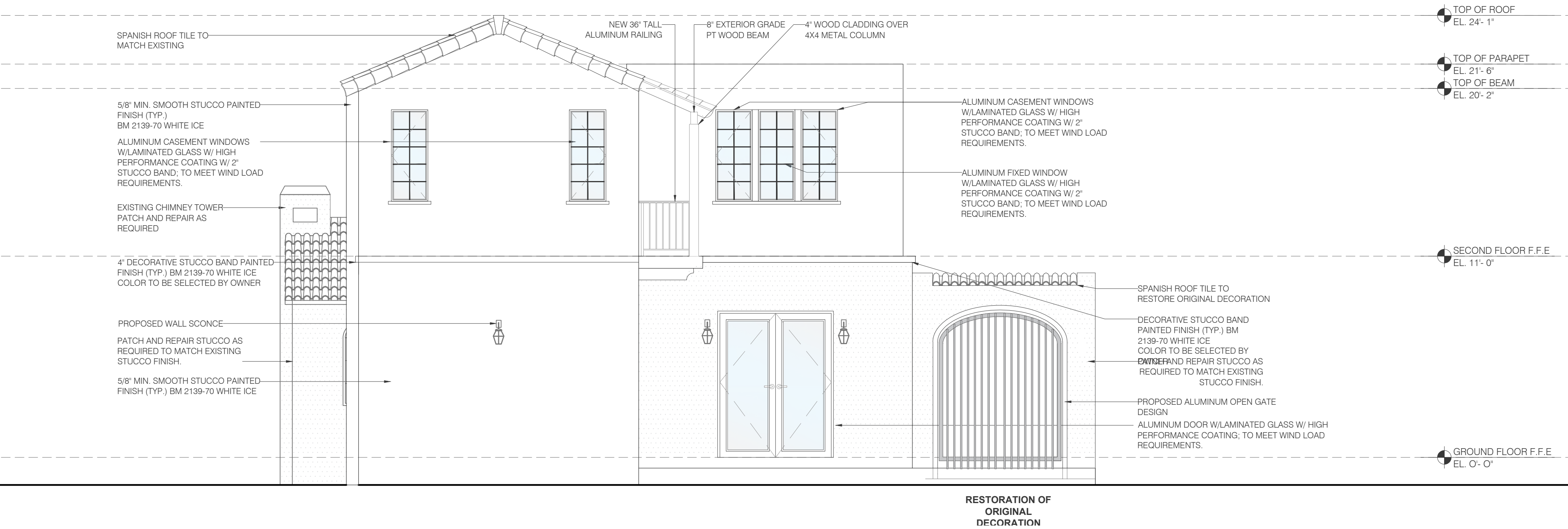
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EXISTING AND PROPOSED FRONT ELEVATIONS

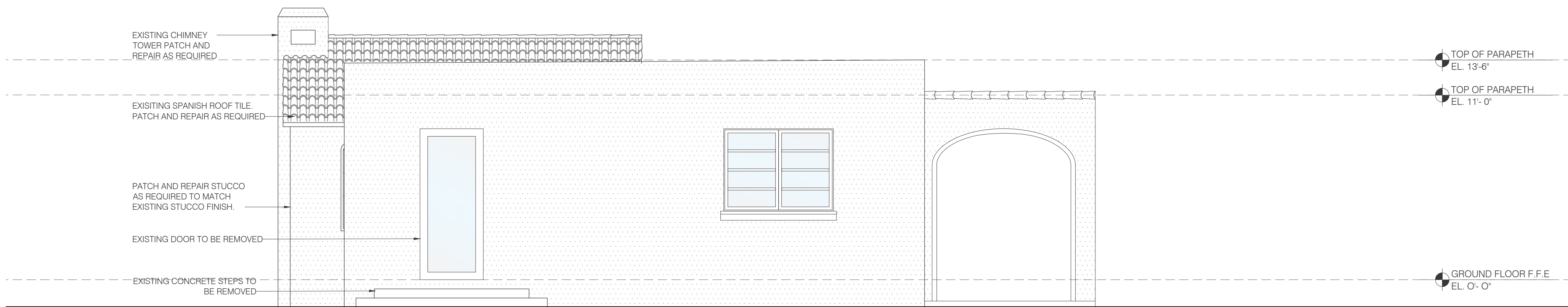
SCHEMATIC DESIGN

A-2.01

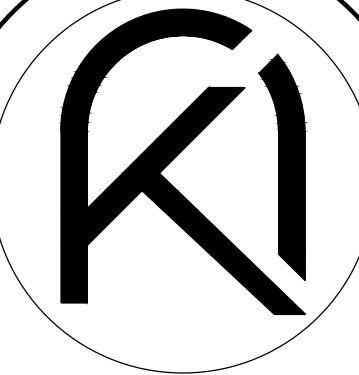
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2 PROPOSED REAR ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"

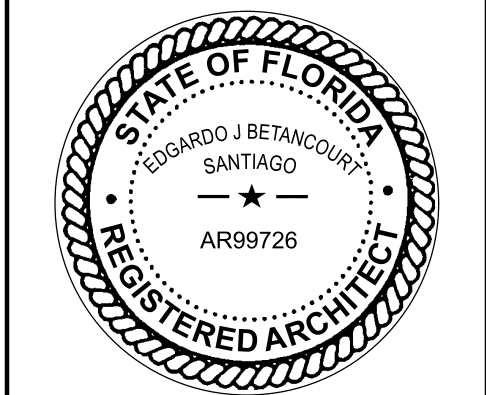


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PROPOSED ADDITION FOR:  
**1116 ALBERCA ST RESIDENCE**  
1116 ALBERCA ST.  
CORAL GABLES, FL 33134



|          |            |         |
|----------|------------|---------|
| DRAWN BY |            | PROJECT |
| DATE     | LA         | 25-19   |
| 05.06.25 | CHECKED BY | EV      |

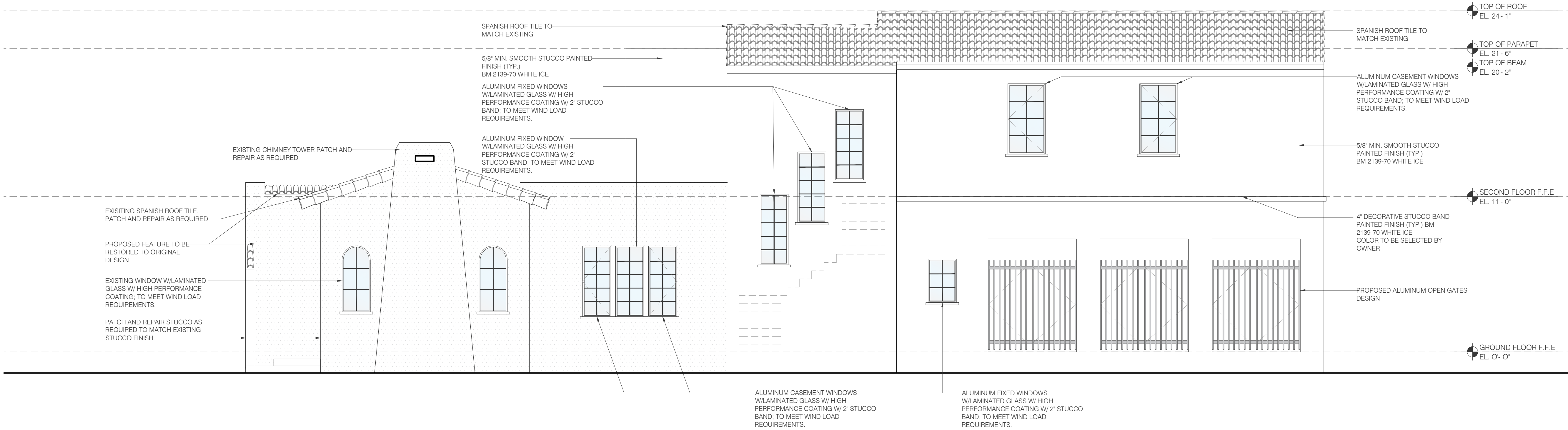
REVISIONS

EXISTING AND  
PROPOSED  
REAR  
ELEVATIONS

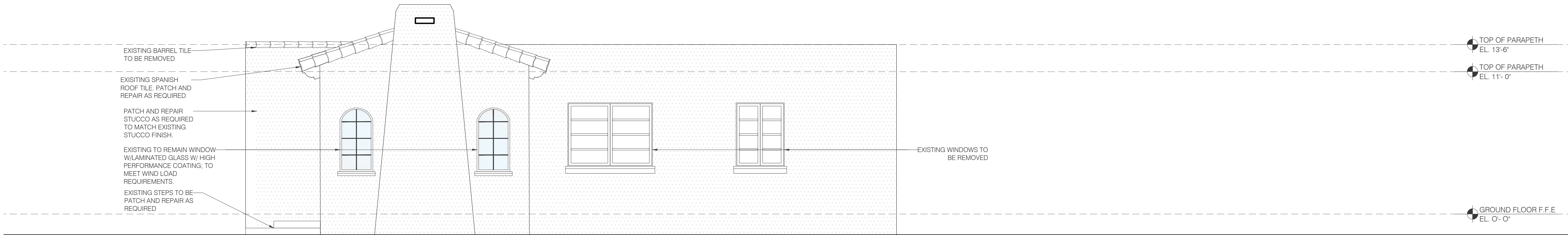
SCHEMATIC DESIGN

A-2.02

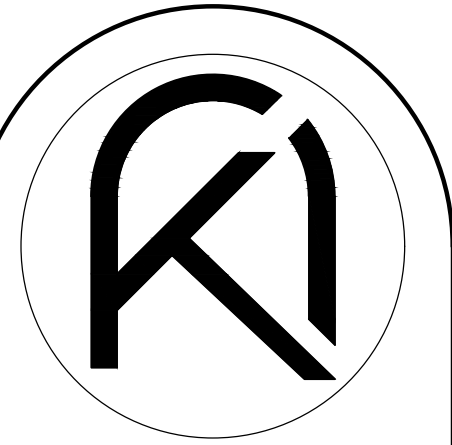
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2 PROPOSED SIDE ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"



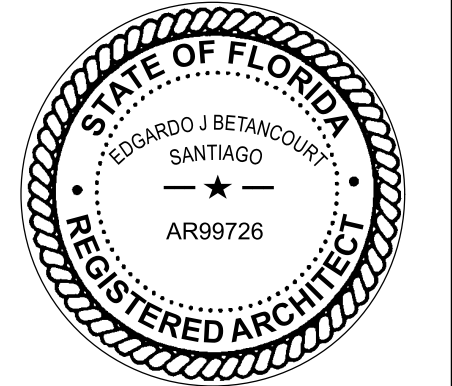
1 EXISTING SIDE ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"



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PROPOSED ADDITION FOR:  
**1116 ALBERCA ST RESIDENCE**

1116 ALBERCA ST.  
CORAL GABLES, FL 33134



DRAWN BY  
LA PROJECT  
DATE 05.06.25 CHECKED BY EV 25-19

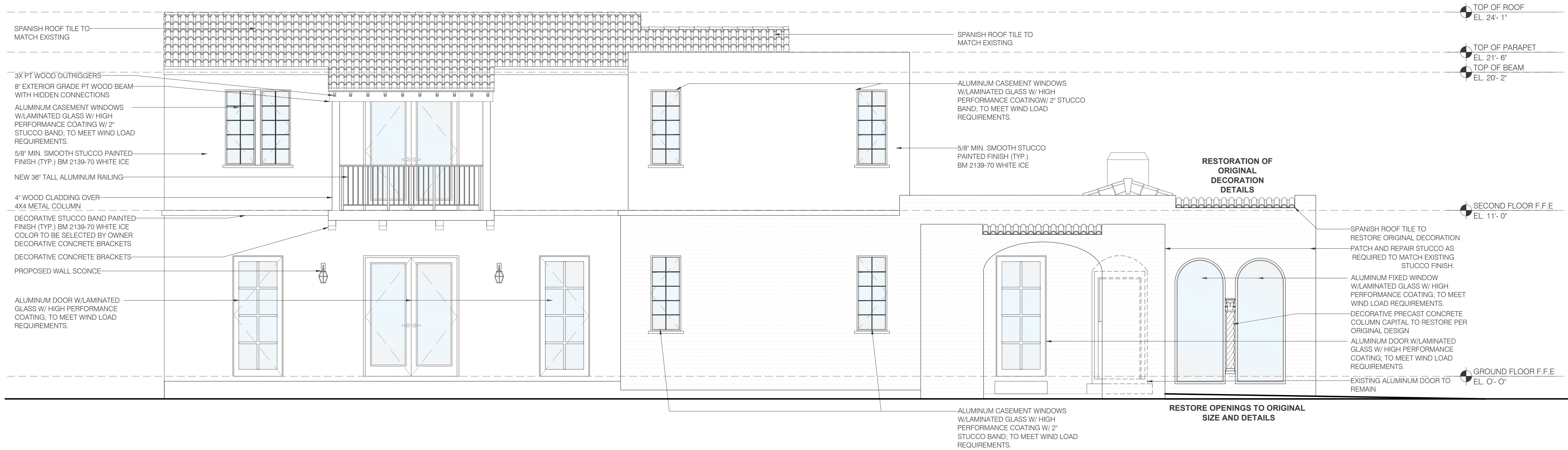
REVISIONS

EXISTING AND  
PROPOSED SIDE  
ELEVATIONS

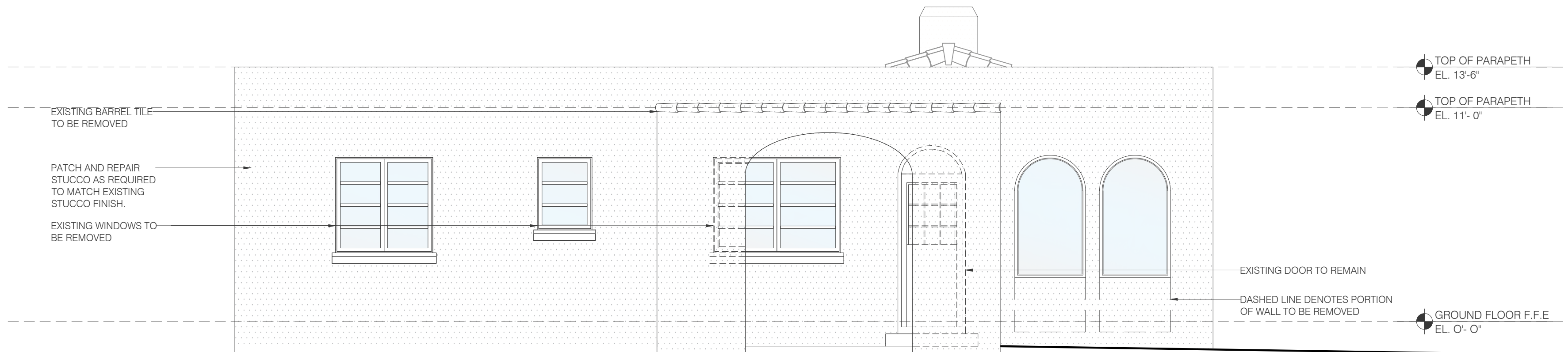
SCHEMATIC DESIGN

A-2.03

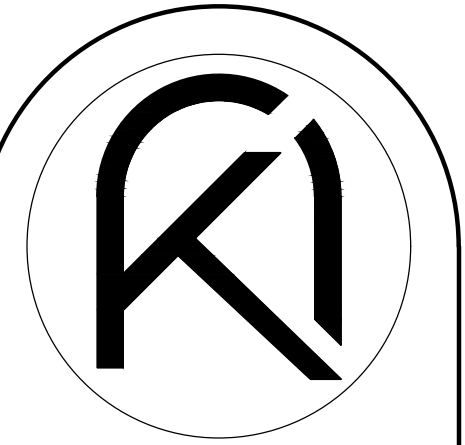
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2 PROPOSED SIDE ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"

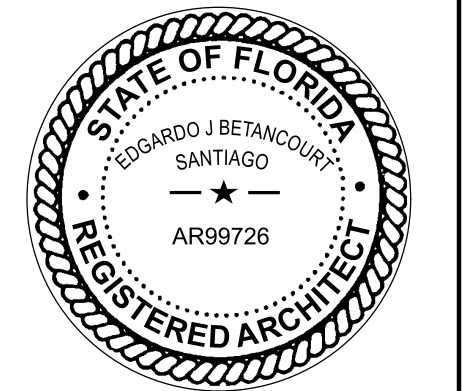


1 EXISTING SIDE ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"



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PROPOSED ADDITION FOR:  
**1116 ALBERCA ST RESIDENCE**  
1116 ALBERCA ST.  
CORAL GABLES, FL 33134



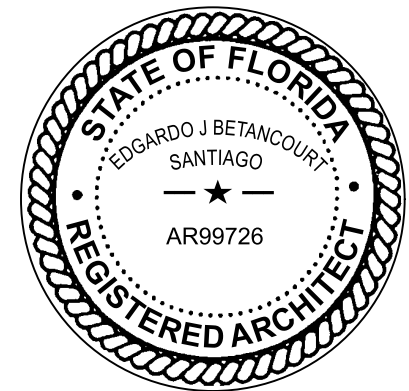
DRAWN BY  
LA PROJECT  
DATE 05.06.25 CHECKED BY EV 25-19

REVISIONS

EXISTING AND  
PROPOSED SIDE  
ELEVATIONS

SCHEMATIC DESIGN

A-2.04

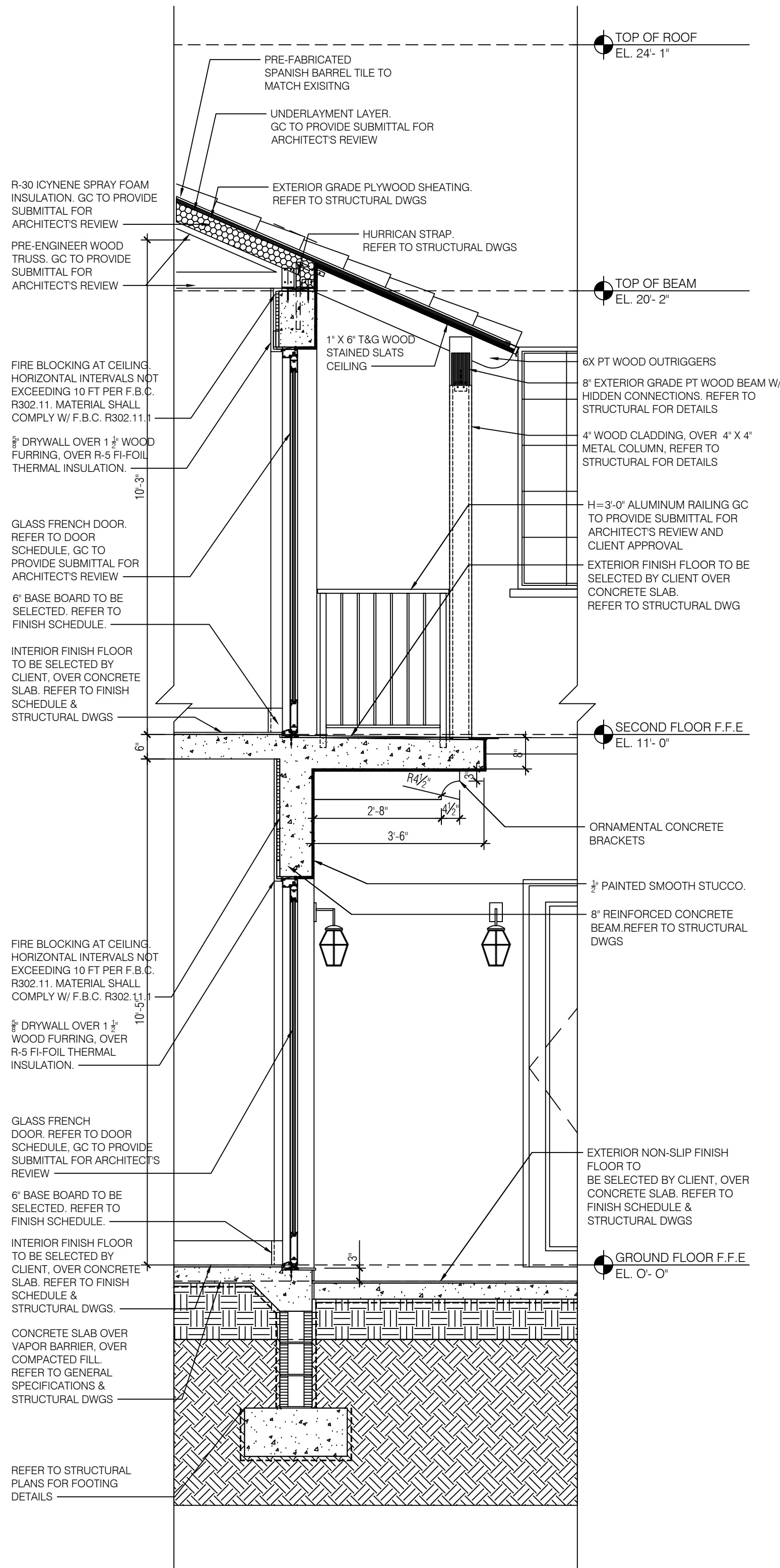


## REVISIONS

## SECTION

A-3.01

THE STRUCTURAL SOLUTIONS FOR THE NEW PROPOSED BALCONY THAT ARE SHOWN IN THIS DRAWING IS A PRELIMINARY PROPOSAL MADE FOR A FUTURE COORDINATION. THE FINAL SOLUTION SHOULD BE PROVIDED FOR THE GENERAL CONTRACTOR WHO SHOULD COORDINATE WITH STRUCTURE THOSE SPECIFICATIONS TO BE SHOWN IN THE SHOP DRAWINGS.



1 PROPOSED TRANSVERSAL BALCONY SECTION