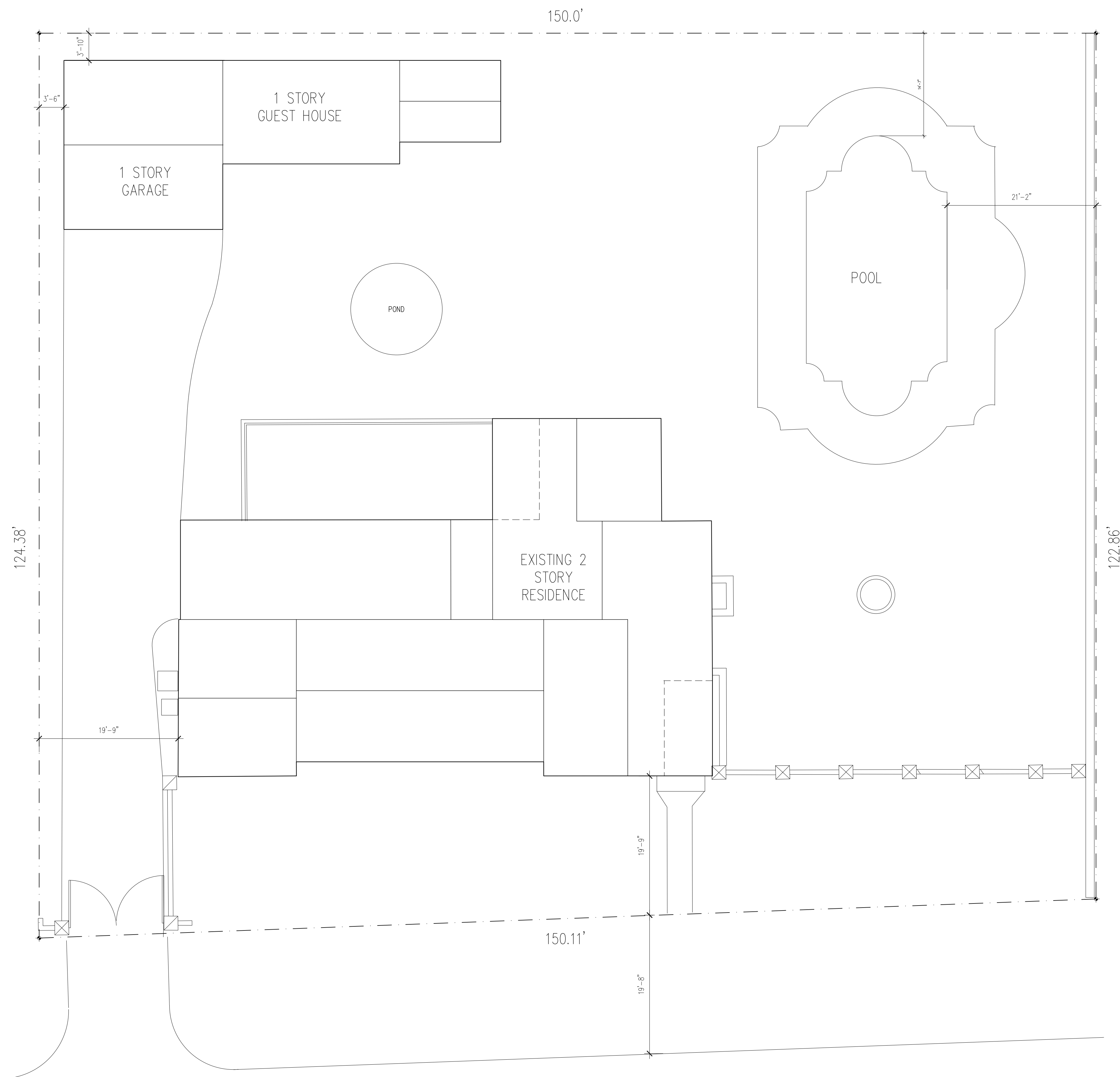


THE
CLEMENTI RESIDENCE
4400 PALMARITO STREET
ADDITION



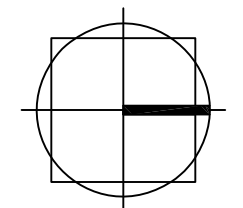
CALLUM GIBB ARCHITECT PA

APRIL 2026



PALMARITO STREET

PROPOSED SITE PLAN 1/8"



DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

EXISTING SITE PLAN

SCALE: 1/8"

A.1.1

DATE: 1.30.26

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FRONT



SOUTH SIDE



REAR



SOUTH SIDE



NORTH SIDE



AERIAL



GARAGE FRONT



GUEST HOUSE REAR



PORCH DETAIL



PORCH DETAIL



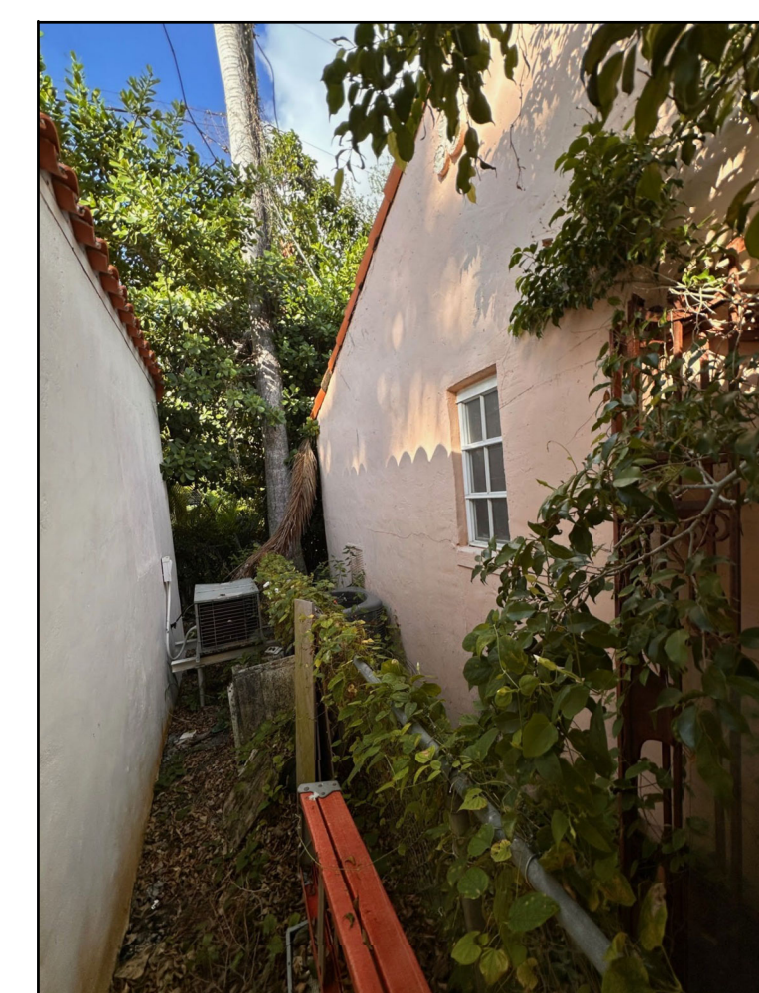
FACING NEIGHBOR



GUEST HOUSE ENTRY



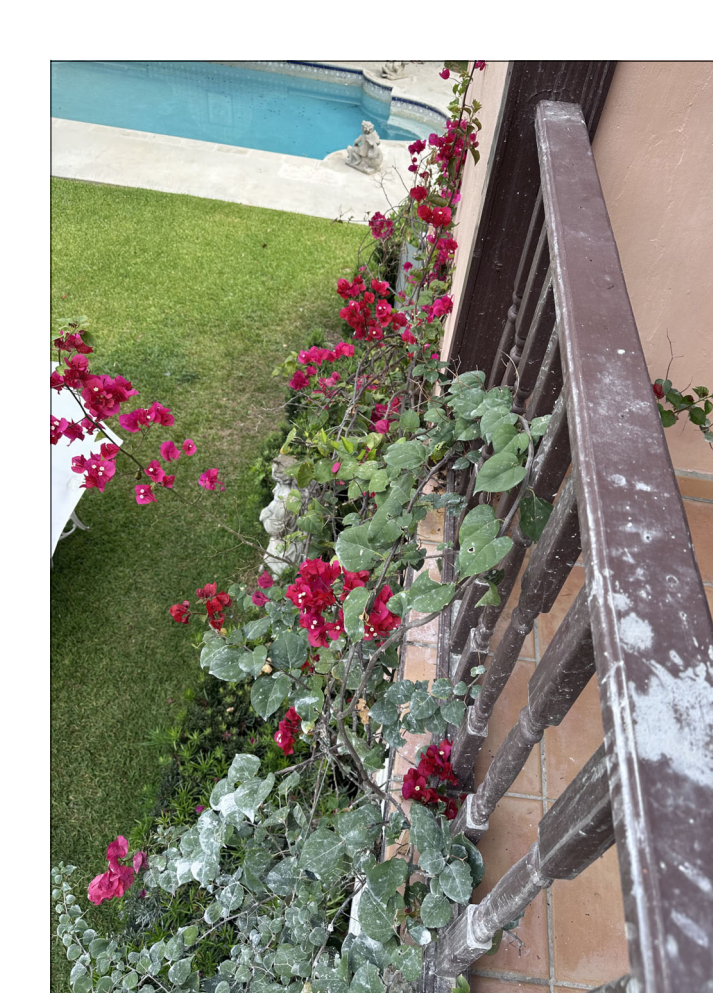
GUEST HOUSE NORTH



GARAGE SOUTH SIDE



REAR PORCH DETAIL



PORCH RAILING DETAIL



SOUTH NEIGHBOR

DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

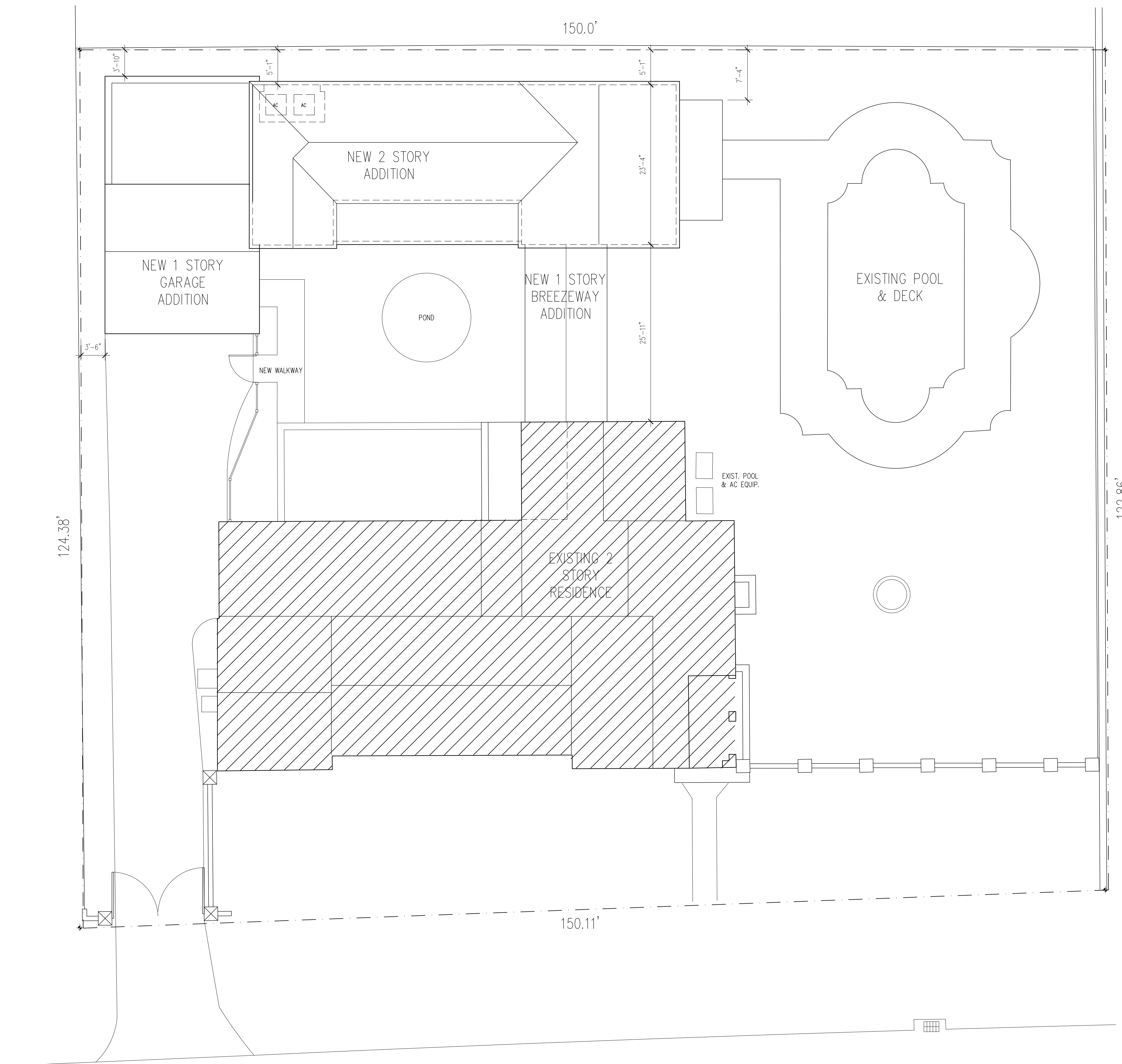
PHOTOGRAPHS

SCALE:

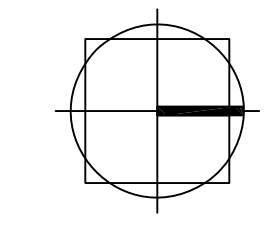
A.1.2

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PROPOSED SITE PLAN 1/8"



DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

SCALE: 1/8"

A.1.3

DATE: 1.30.26

SITE PLAN

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ZONING DATA

ADDRESS: 4400 PALMARITO AVE
 FOLIO: 03-4120-022-1230

LOT AREA 18,845 S.F.

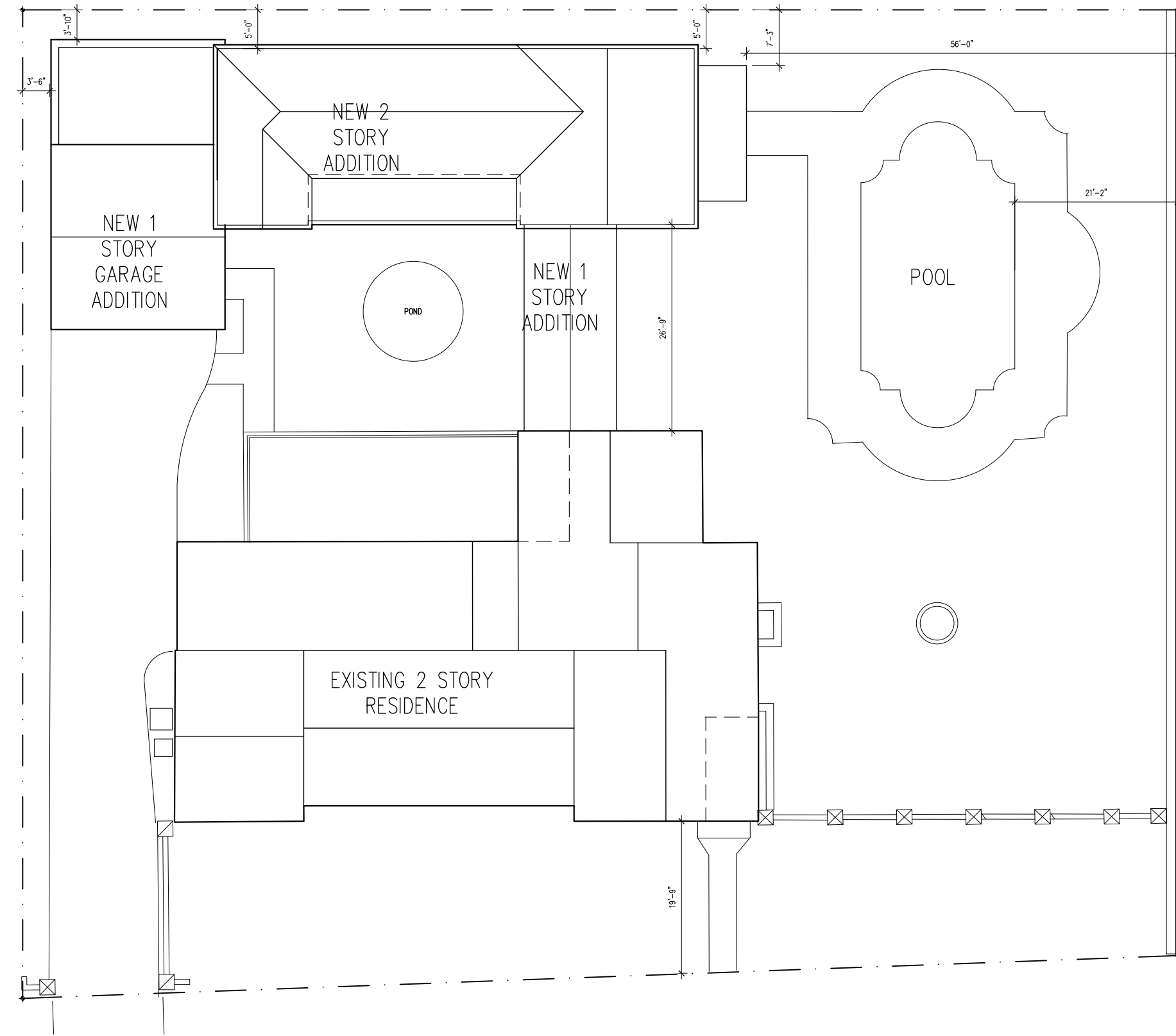
LEGAL DESCRIPTION
 LOT 7.8 & 9, BLOCK 12, CORAL GABLES RIVERA SECTION PART 1,
 PB 44 PAGE 86, ACCORDING TO THE PLAT THEREOF AS RECORDED
 IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SETBACKS
 FRONT 25'-0" REQUIRED
 19'-9" EXISTING

REAR 3'-10" EXISTING 10'-0" REQUIRED
 3'-10" EXISTING 5'-0" PROVIDED FOR ADDITION (VARIANCE WILL BE REQUESTED)

SCOPE OF WORK
 NEW 2 STORY ADDITION TO EXISTING RESIDENCE

INTERIOR SIDE
 20% WITH MAX. 20'-0" MAX
 24'-8" PROVIDED



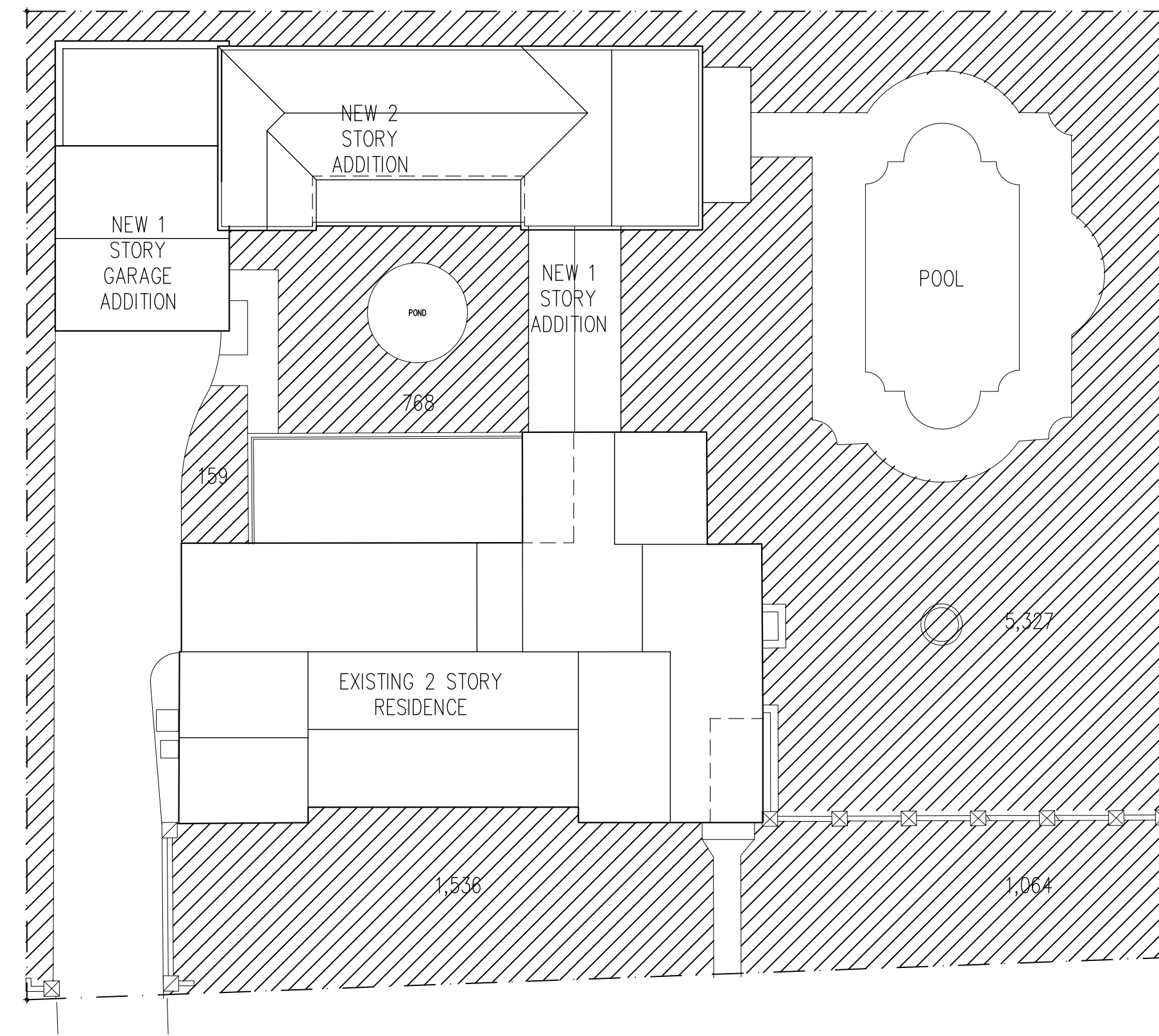
GREEN AREA

40% MINIMUM LANDSCAPE REQUIREMENT

18,845 X 40% = 7,538 S.F.

GREEN AREA PROPOSED

47% = 8,854 S.F.



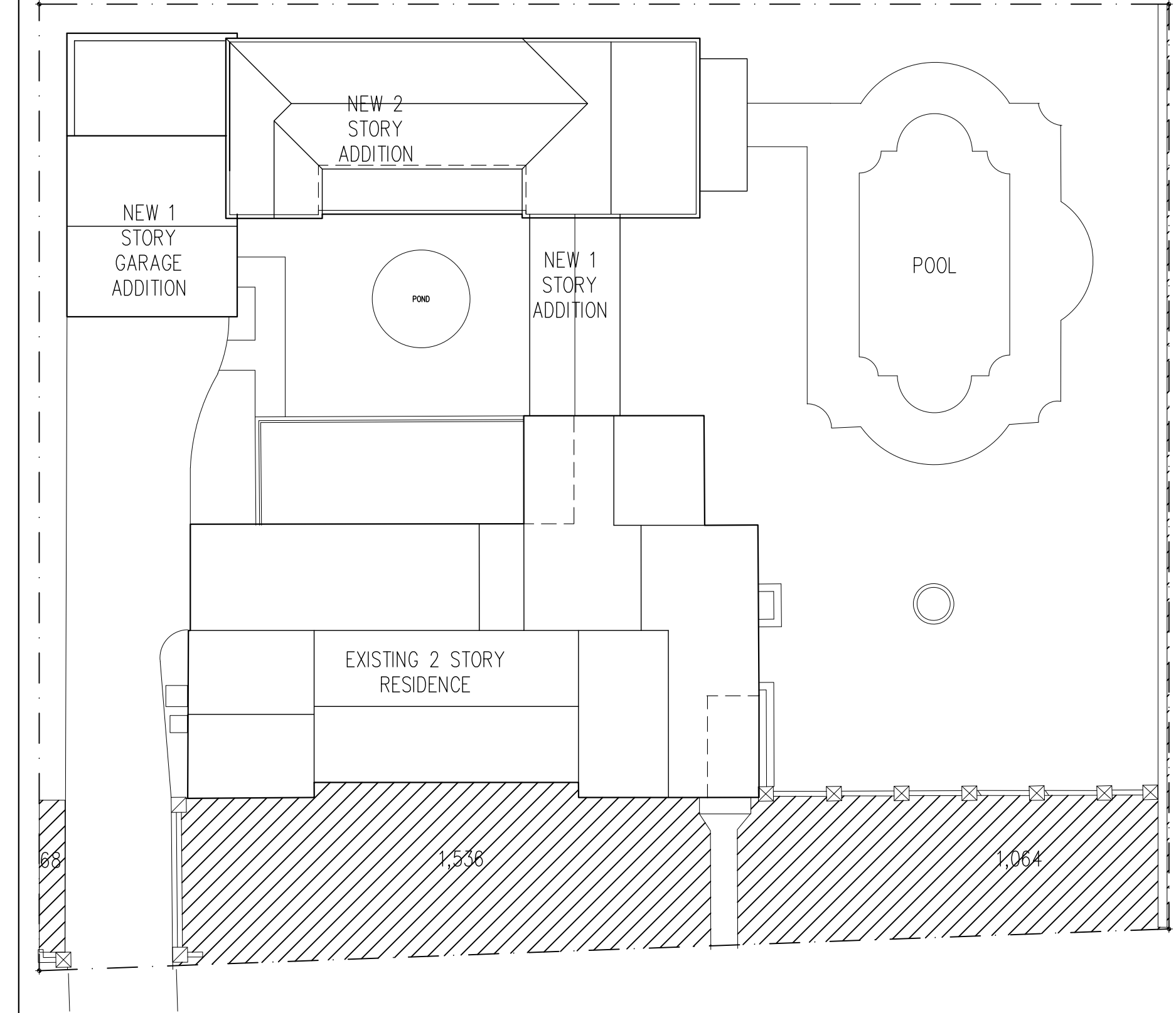
FRONT YARD GREEN AREA

20% MINIMUM LANDSCAPE REQUIREMENT

7,538 S.F. X 20% = 1,508 S.F.

GREEN AREA PROPOSED

1,536 + 1,062 + 68 = 2,668 S.F.



F.A.R.

5,000 X 48% = 2,400
 5,000 X 35% = 1,750
 8,845 X 30% = 2,654
 MAXIMUM ALLOWED = 6,803

TOTAL PROVIDED
 EXIST. FIRST FLOOR = 2,739 S.F.
 EXIST. SECOND FLOOR = 1,078 S.F.
 EXIST. TOTAL 3,817
 ADDITION FIRST FLOOR = 1,570 S.F. (INC 750 FOR GARAGE)
 ADDITION SECOND FLOOR = 957 S.F.
 ADDITION TOTAL 2,527

OVERALL TOTAL 6,344 S.F.

LOT COVERAGE

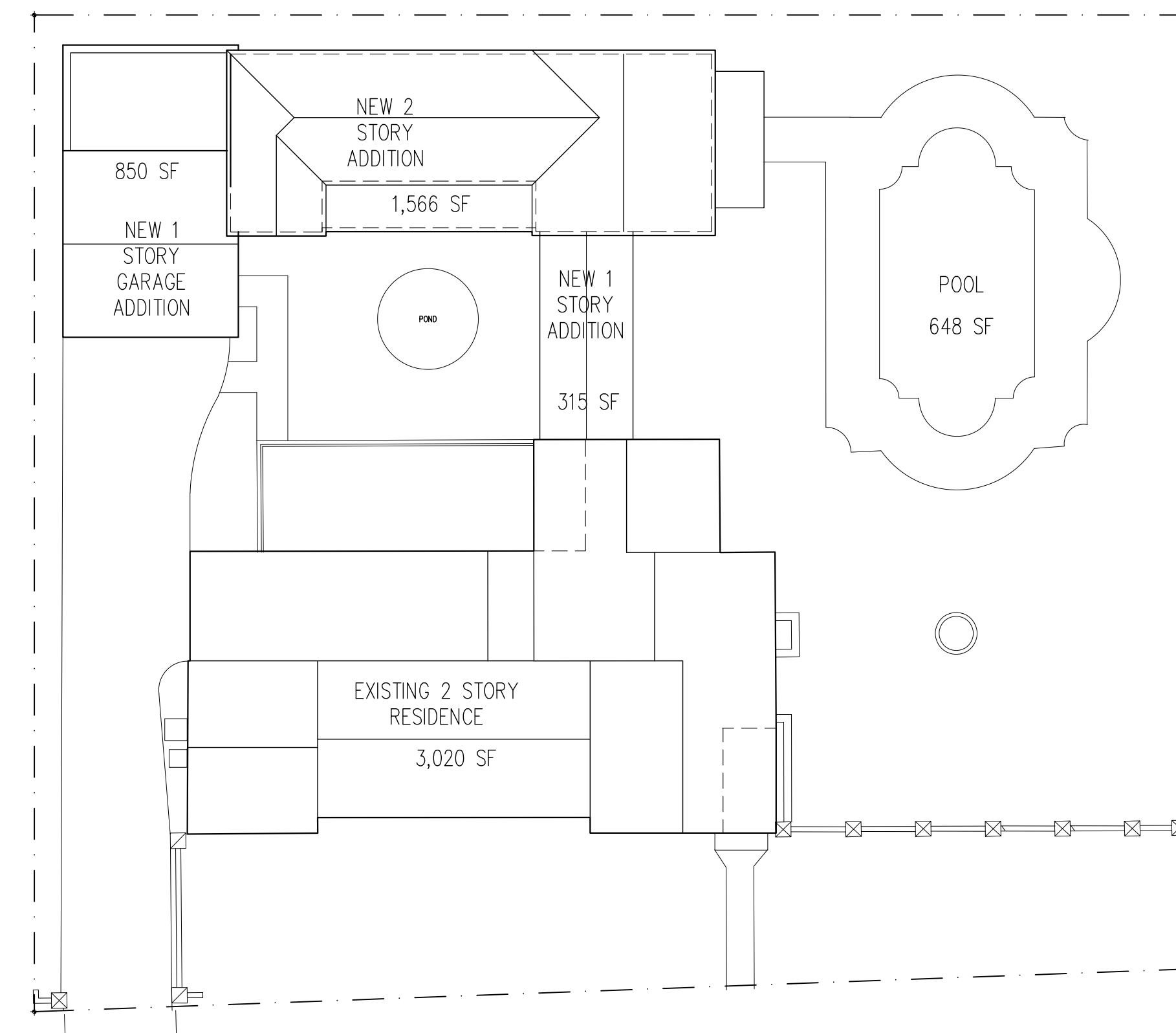
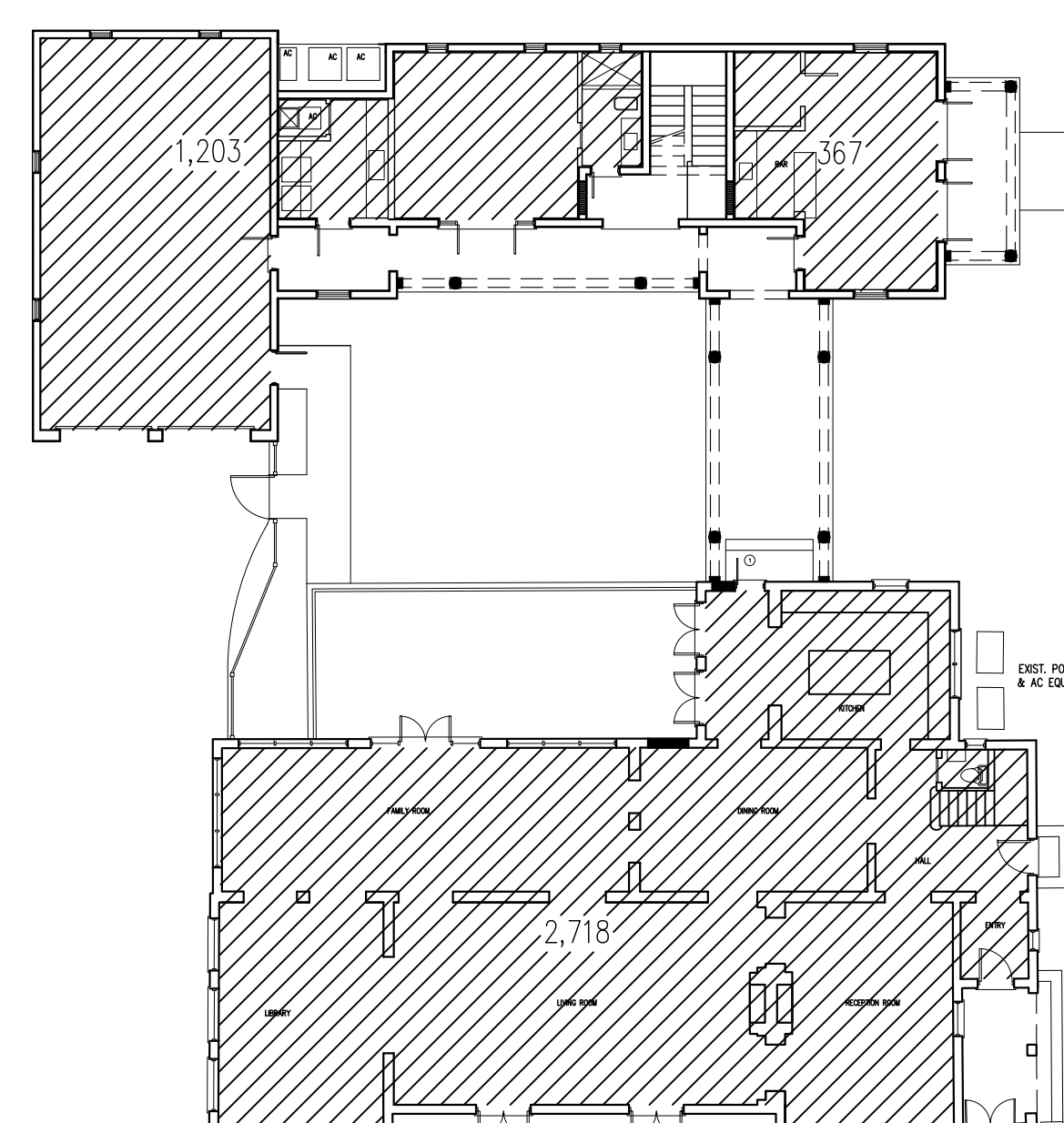
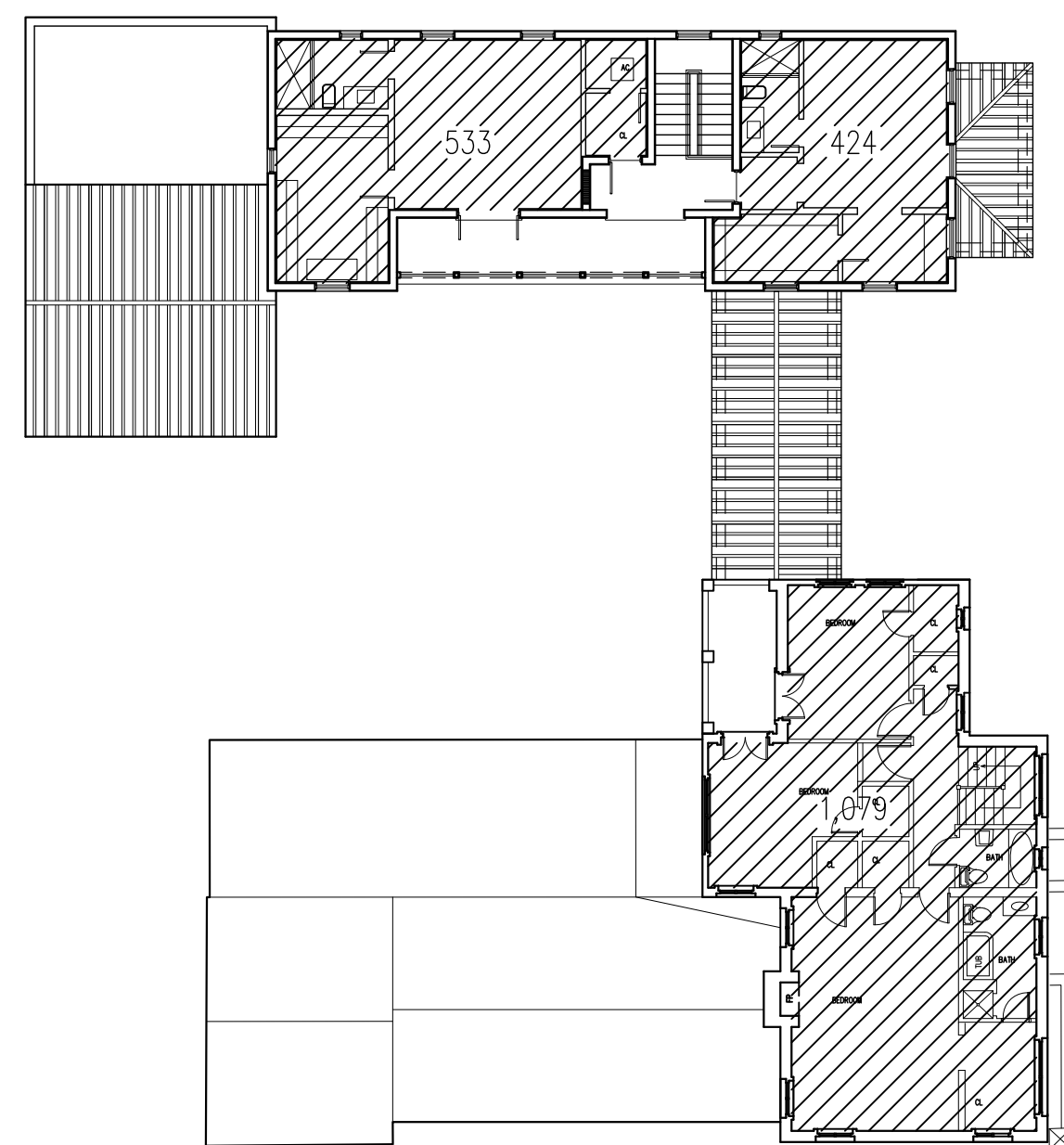
35% GROUND COVERAGE
 18,845 X 35% 6,596 S.F.

TOTAL PROVIDED
 EXIST. RESIDENCE = 3,020 S.F.
 ADDITION LIVING AREA = 1,566 S.F.
 ADDITION BREEZEWAY = 315 S.F.
 ADDITION GARAGE = 850 S.F.
 TOTAL = 5,751 S.F.

TOTAL LOT COVERAGE

45% GROUND COVERAGE
 18,845 X 45% 8,480 S.F.

TOTAL PROVIDED
 EXIST. RESIDENCE = 3,020 S.F.
 ADDITION LIVING AREA = 1,566 S.F.
 ADDITION BREEZEWAY = 315 S.F.
 ADDITION GARAGE = 850 S.F.
 EXISTING POOL = 648 S.F.
 TOTAL = 6,399 S.F.



DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
 4400 PALMARITO STREET
 CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

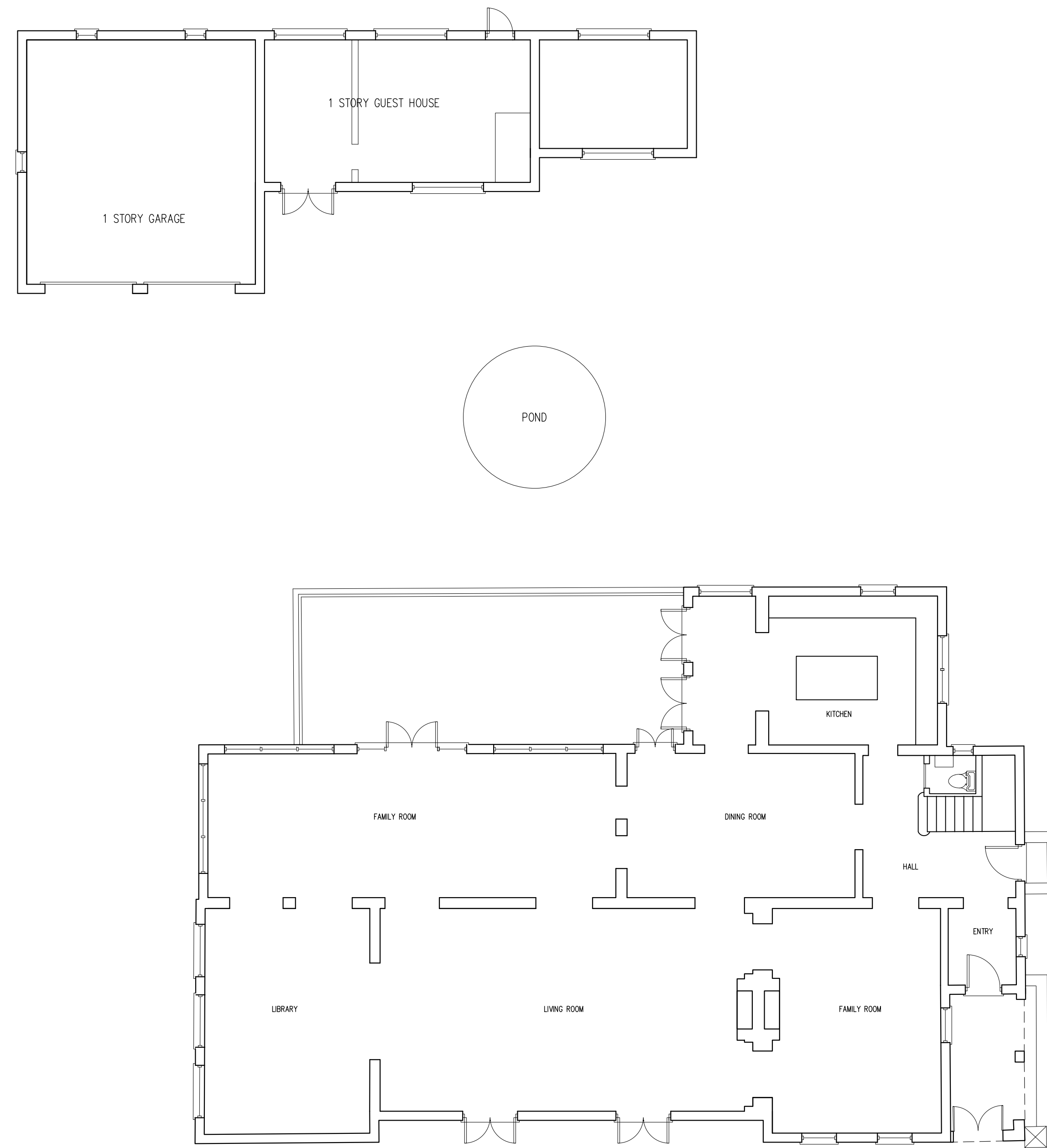
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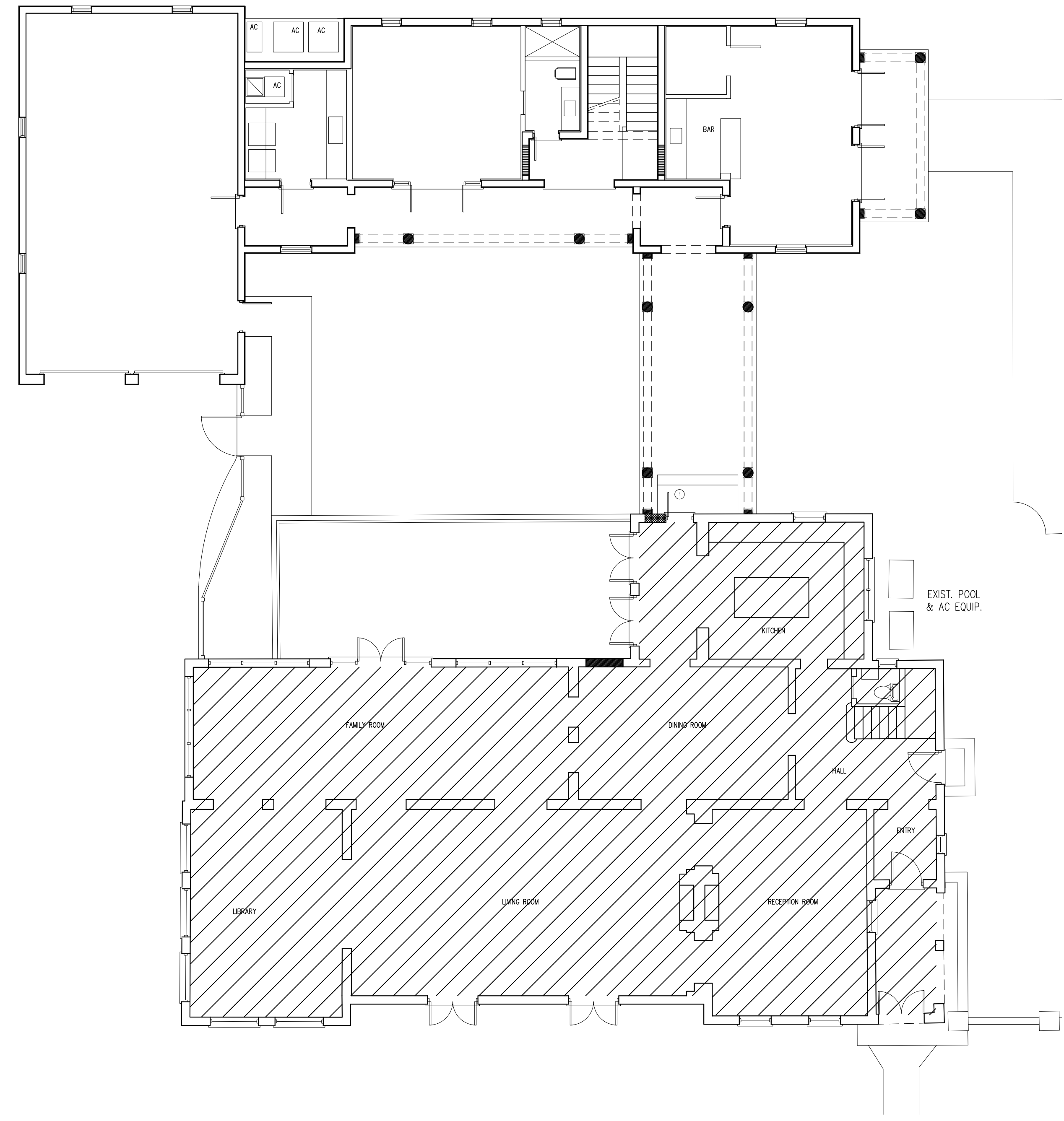
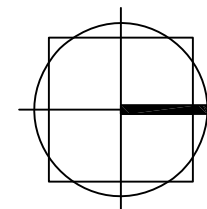
A.1.4

DATE: 1.30.26

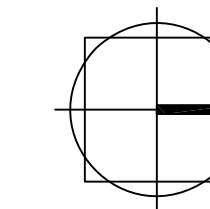
CALLUM GIBB ARCHITECT P.A.
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EXISTING GROUND FLOOR PLAN 1/8"



PROPOSED GROUND FLOOR PLAN 1/8"



DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

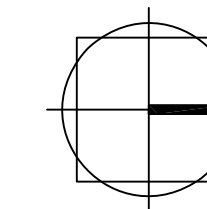
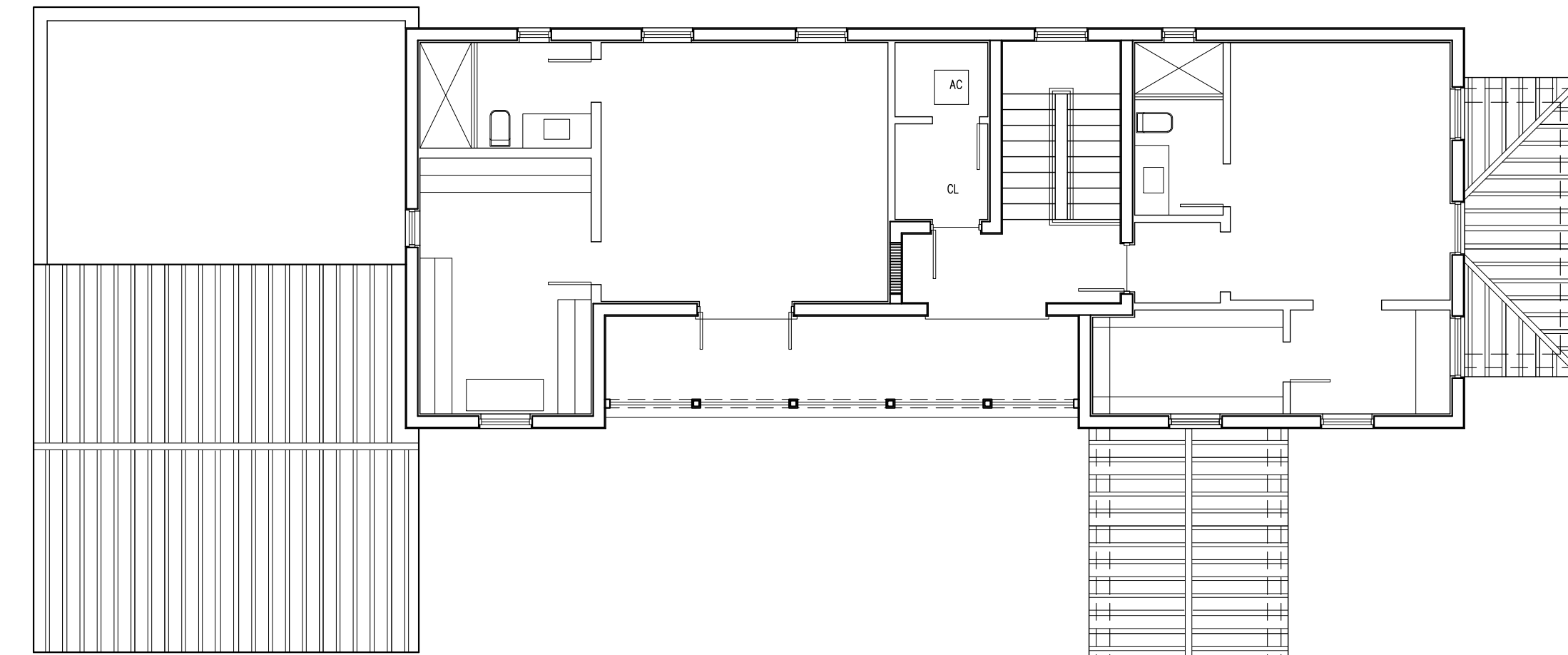
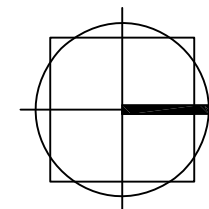
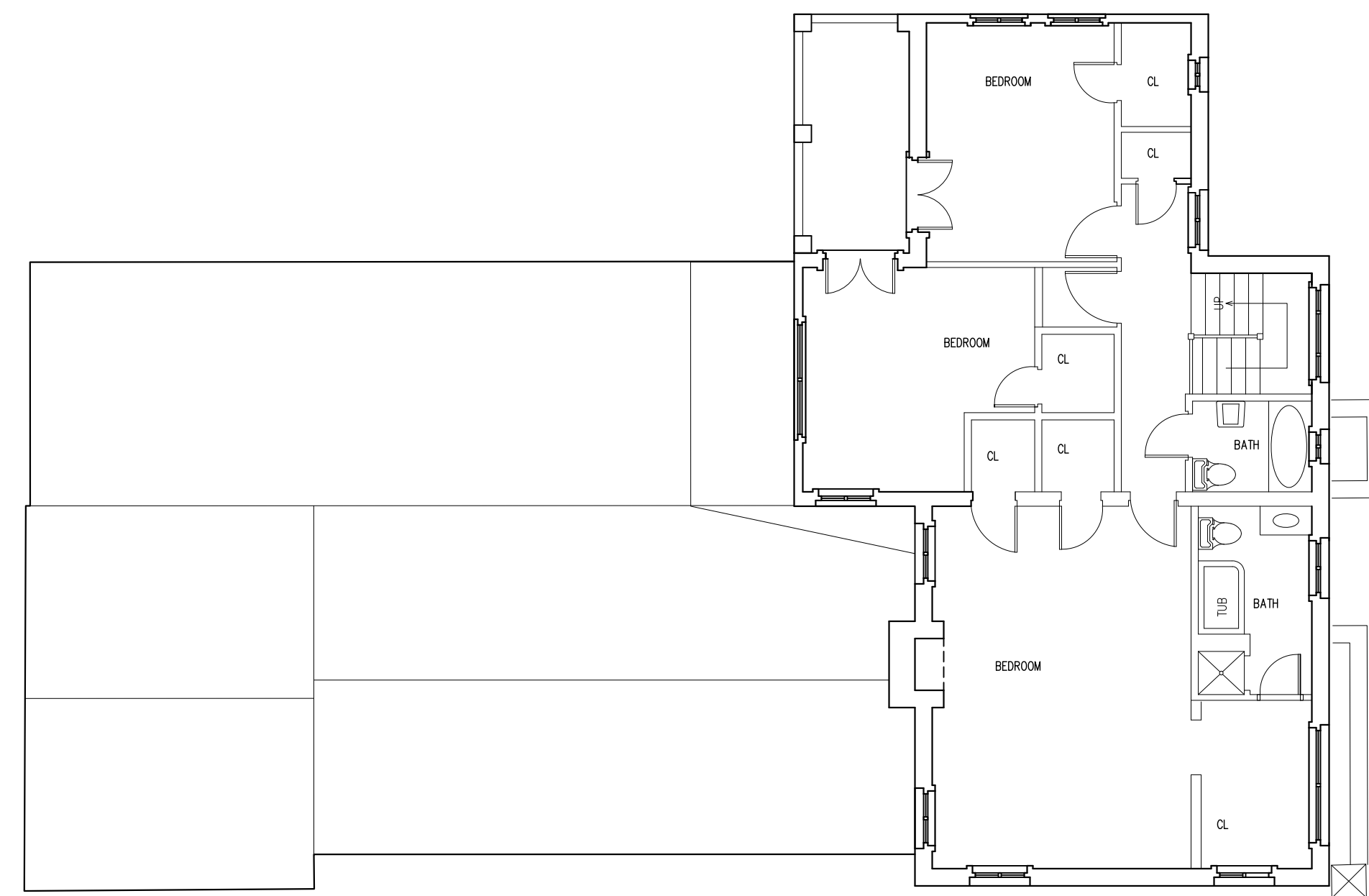
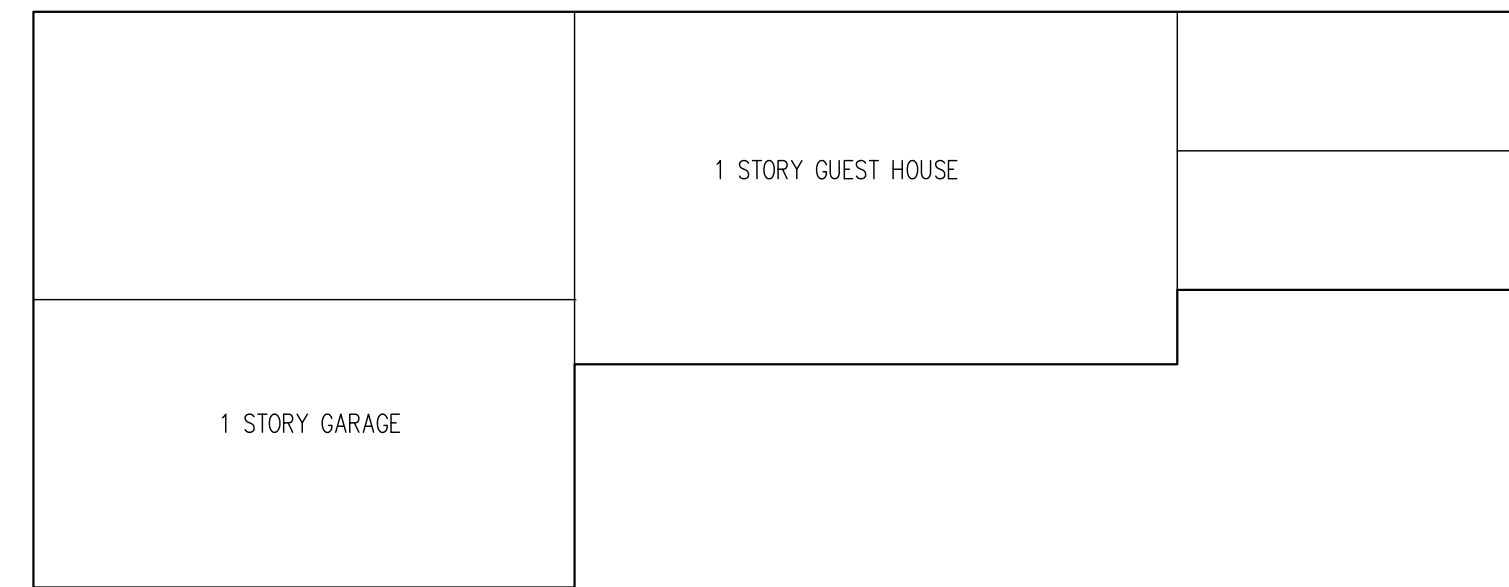
GROUND FLOOR PLANS

SCALE: 1/8"

A.2.0

DATE: 1.30.26

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DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

SECOND FLOOR PLANS

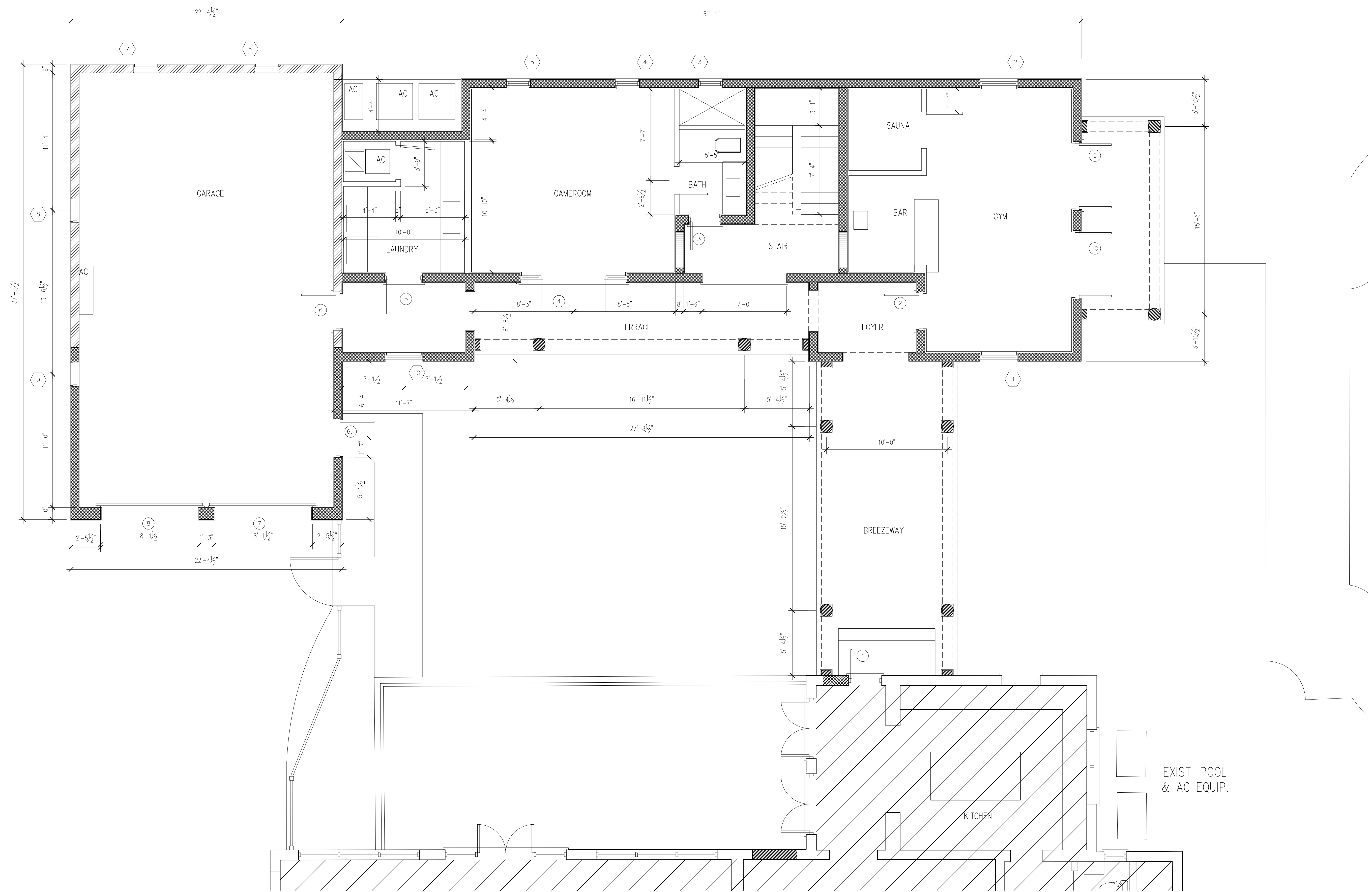
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A.2.1

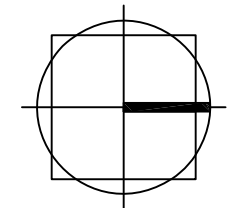
DATE: 1.30.26

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PROPOSED GROUND FLOOR PLAN 1/4"



DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

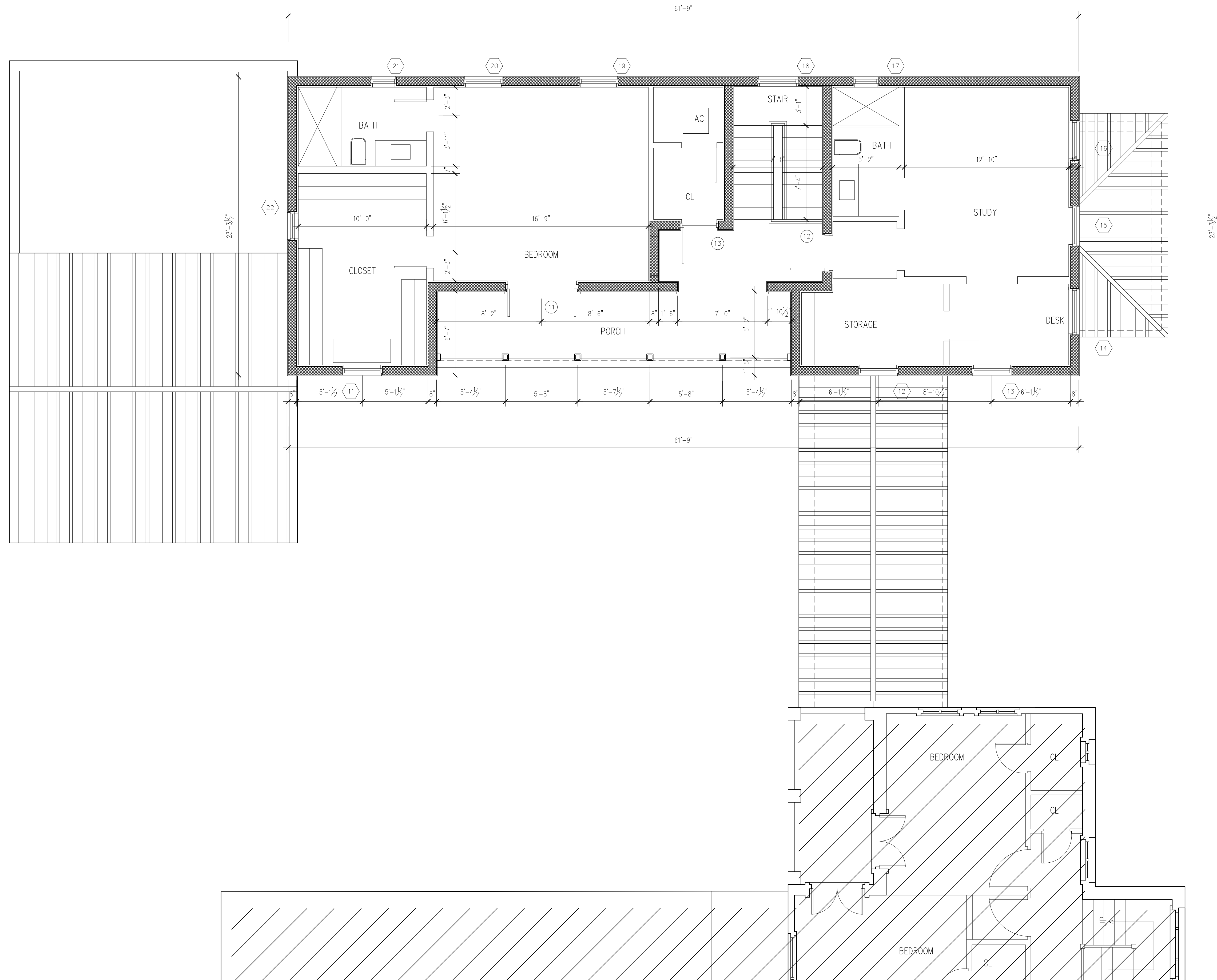
GROUND FLOOR PLAN

SCALE: 1/4"

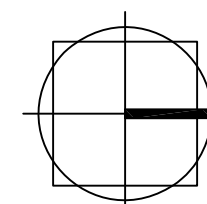
A.2.2

DATE: 1.30.26

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PROPOSED SECOND FLOOR PLAN 1/4"



DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

SECOND FLOOR PLAN

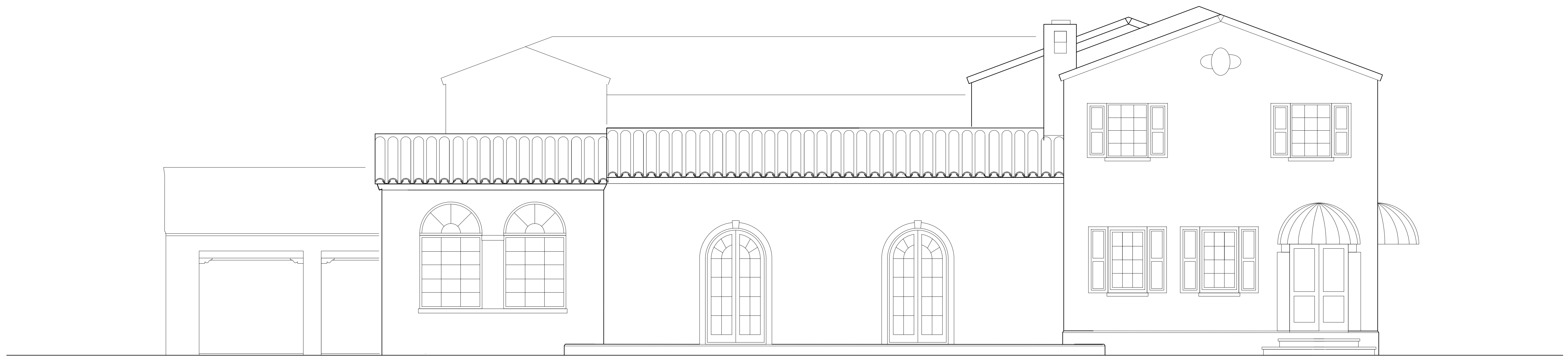
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A.2.3

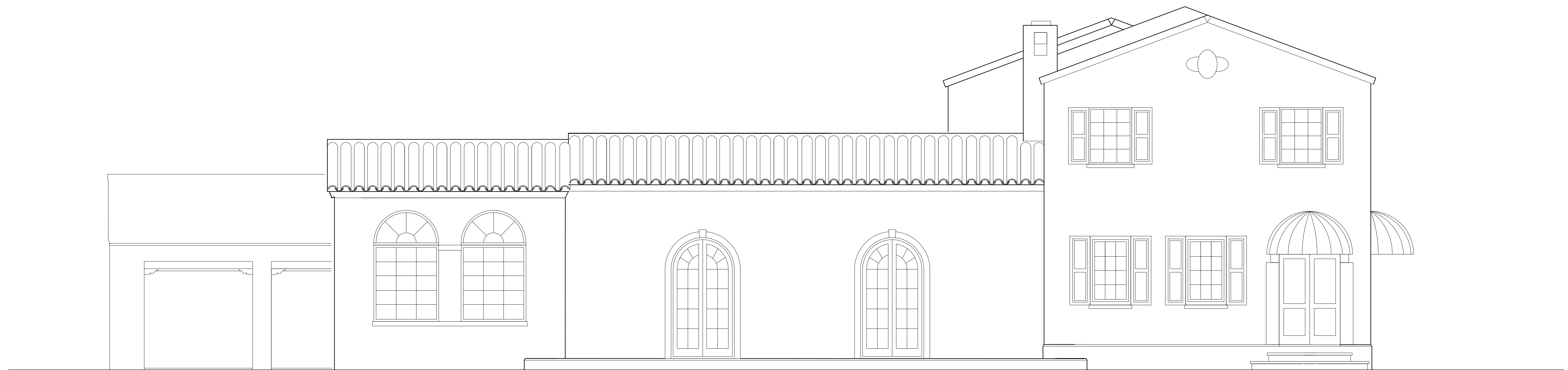
DATE: 1.30.26

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PROPOSED FRONT ELEVATION 1/4"



EXISTING FRONT ELEVATION 1/4"

DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

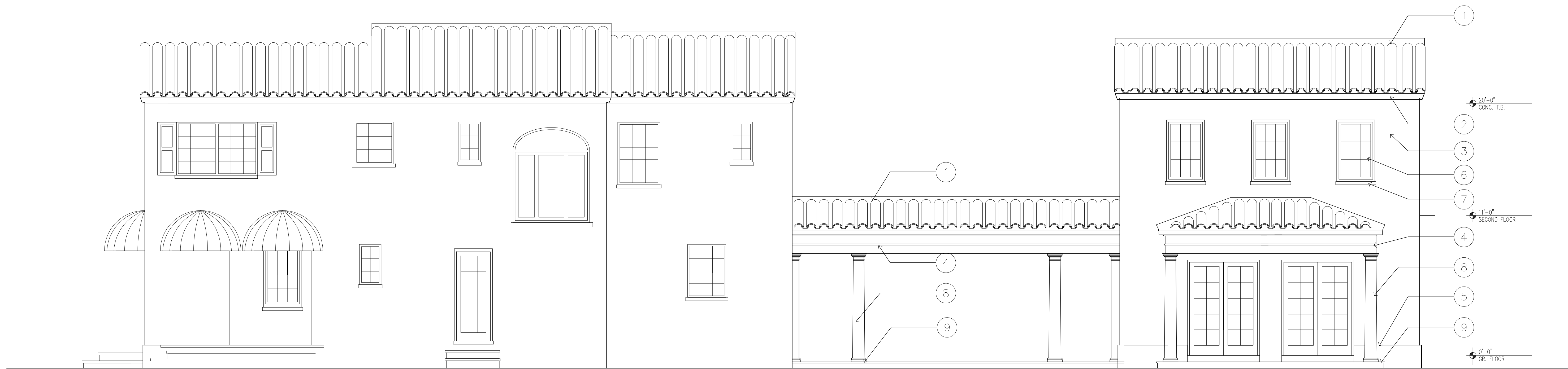
ELEVATIONS

SCALE: 1/4"

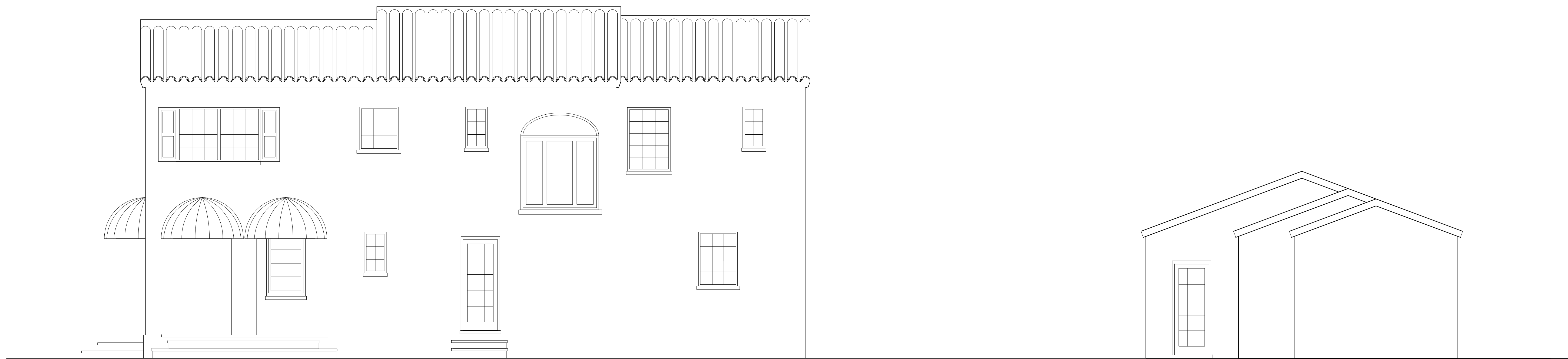
A.3.1

DATE: 1.30.26

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PROPOSED NORTH ELEVATION 1/4"



EXISTING NORTH ELEVATION 1/4"

DRAWING NOTES

- 1 BARREL TILE ROOF TO MATCH EXISTING
- 2 WOOD SOFFIT
- 3 SMOOTH STUCCO FINISH
- 4 SMOOTH CAST CONC. MOLDINGS WITH PAINTED STUCCO WASH FINISH
- 5 1.5" STUCCO PLINTH
- 6 CASEMENT WINDOWS
- 7 1.25" x 4" PROFILE STUCCO SILL
- 8 SMOOTH PRECAST COLUMNS BY CHADSWORTH COLUMNS
- 9 STONE STEPS

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

ELEVATIONS

SCALE: 1/4"

A.3.2

DATE: 1.30.26

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PROPOSED SOUTH ELEVATION 1/4"



EXISTING SOUTH ELEVATION 1/4"

DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

ELEVATIONS

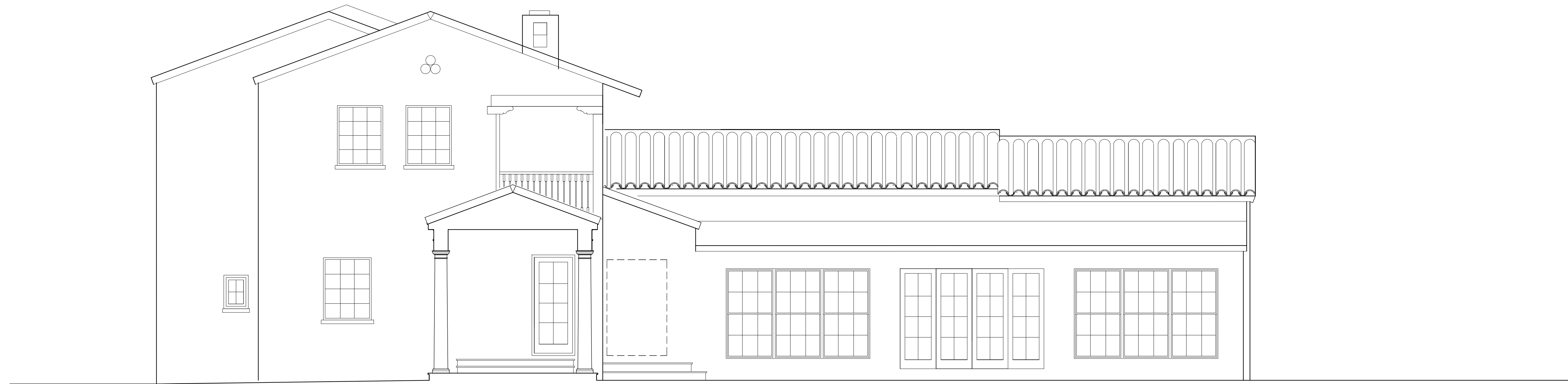
SCALE: 1/4"

A.3.3

DATE: 1.30.26

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PROPOSED REAR ELEVATION 1/4"



EXISTING REAR ELEVATION 1/4"

DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

ELEVATIONS

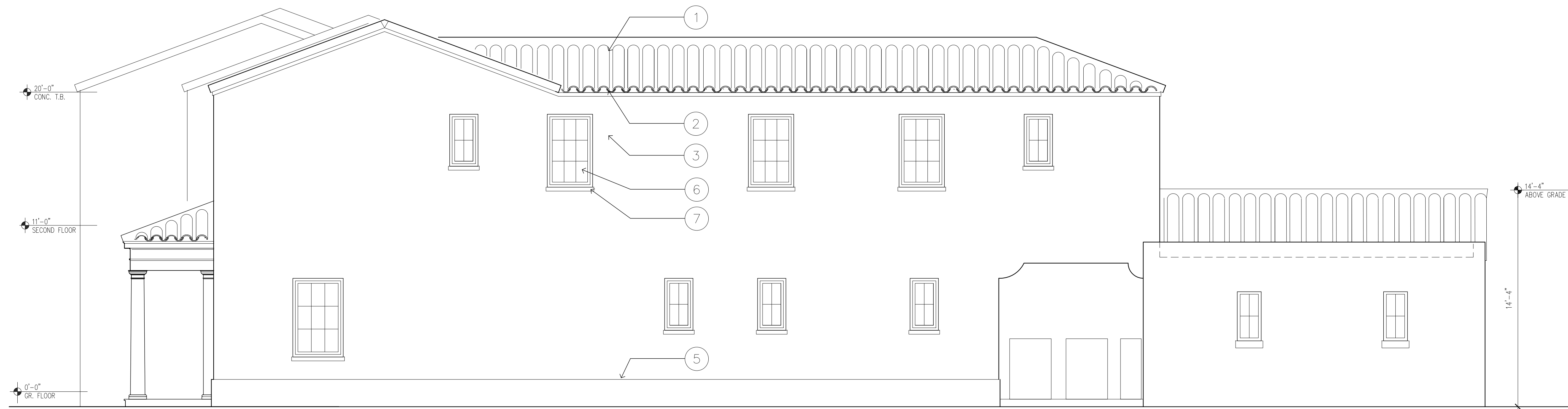
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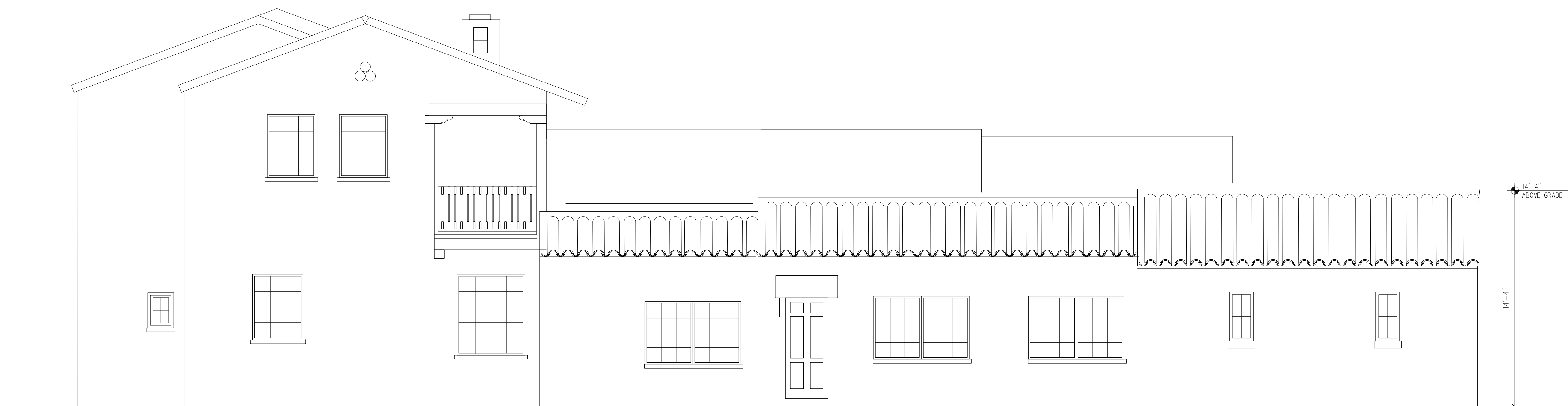
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PROPOSED ADDITION REAR ELEVATION 1/4"



EXISTING GARAGE REAR ELEVATION 1/4"

DRAWING NOTES

- 1 BARREL TILE ROOF TO MATCH EXISTING
- 2 WOOD SOFFIT
- 3 SMOOTH STUCCO FINISH
- 4 SMOOTH CAST CONC. MOLDINGS WITH PAINTED STUCCO WASH FINISH
- 5 1.5" STUCCO PLINTH
- 6 CASEMENT WINDOWS
- 7 1.25" x 4" PROFILE STUCCO SILL
- 8 SMOOTH PRECAST COLUMNS BY CHADSWORTH COLUMNS
- 9 STONE STEPS

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

ELEVATIONS

SCALE: 1/4"

A.3.6

DATE: 1.30.26

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PROPOSED ADDITION SECTION 1/4"

DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

SECTIONS

SCALE: 1/4"

A.4.1

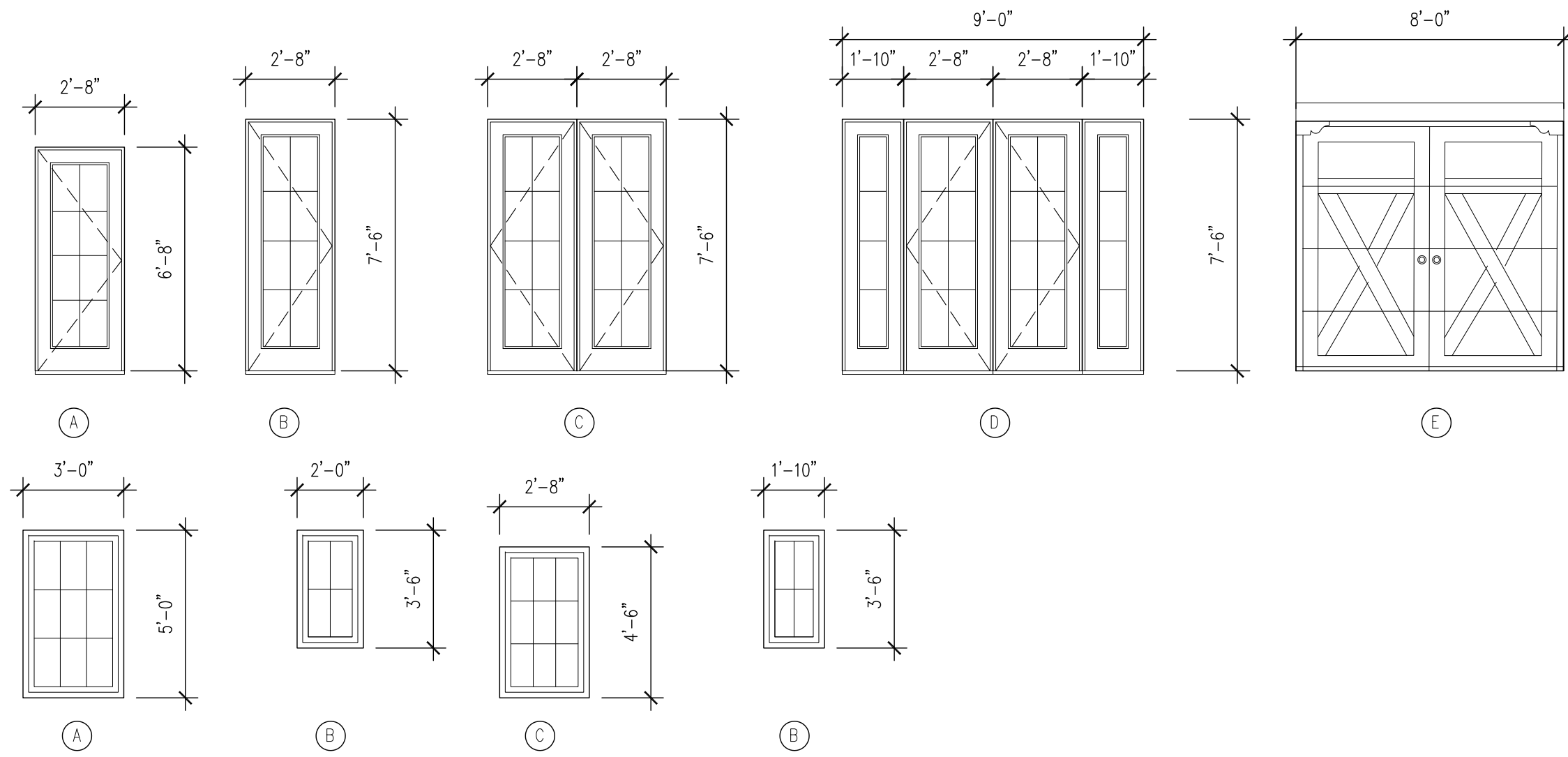
DATE: 1.30.26

CALLUM GIBB ARCHITECT P.A.
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EXTERIOR DOOR SCHEDULE

WHITE FRAMES AND CLEAR GLASS TO MATCH EXISTING HI PROFILE MUNTINS

NO.	LOCATION	WIDTH	HEIGHT	TYPE	ELEV.	FRAME MAT.	DOOR MAT.	THRESHOLD	WIND LOAD	REMARKS	PROD. APP. NO.
1	KITCHEN	2'-8"	6'-8"	FRENCH DOOR	A	ALUMINUM	ALUMINUM	ALUMINUM			FL 15444
2	GYM	2'-8"	7'-6"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			
3	BATH 3	2'-8"	7'-6"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			
4	GAME ROOM	9'-0" (2x2'-8" WITH 2 1'-10" SIDELITES)	7'-6"	FRENCH DOOR	D	ALUMINUM	ALUMINUM	ALUMINUM			
5	LAUNDRY	2'-8"	7'-6"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			
6	GARAGE	2'-8"	7'-6"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			
6.1	GARAGE	2'-8"	7'-6"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			
7	GARAGE	8'-0"	7'-6"	FOLD UP GARAGE DOOR	E						
8	GARAGE	8'-0"	7'-6"	FOLD UP GARAGE DOOR	E						
9	GYM	5'-4" (2x2'-8")	7'-6"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			
10	GYM	5'-4" (2x2'-8")	7'-6"	FRENCH DOOR	C	ALUMINUM	ALUMINUM	ALUMINUM			
11	BEDROOM 1	5'-4" (2x2'-8")	7'-6"	FRENCH DOOR	C	ALUMINUM	ALUMINUM	ALUMINUM			
12	STUDY	2'-8"	6'-8"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			
13	BATH 2	2'-8"	6'-8"	FRENCH DOOR	B	ALUMINUM	ALUMINUM	ALUMINUM			



DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

DOOR AND WINDOW
SCHEDULES

SCALE: 1/4"

A.5.1

DATE: 1.30.26

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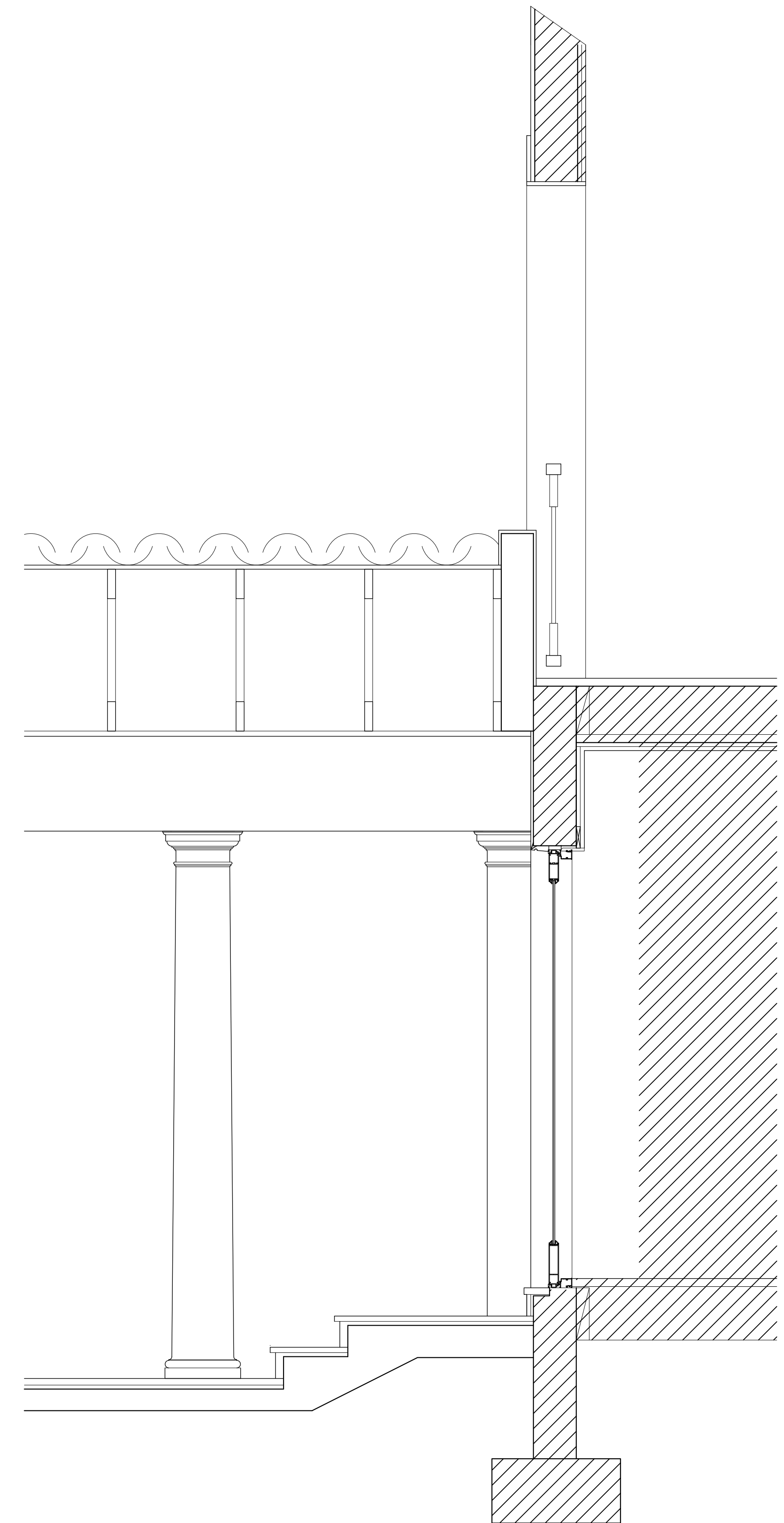
WINDOW SCHEDULE

WHITE FRAMES AND CLEAR GLASS HI PROFILE MUNTINS

NO.	LOCATION	WIDTH	HEIGHT	TYPE	ELEV.	FRAME MAT.	REMARKS	PROD. APP. NO.
1	GYM	36"	60"	CASEMENT	A			
2	GYM	36"	60"	CASEMENT	A			
3	BATH 3	24"	42"	CASEMENT	B			
4	GAME ROOM	24"	42"	CASEMENT	B			
5	GAME ROOM	24"	42"	CASEMENT	B			
6	GARAGE	24"	42"	CASEMENT	D			
7	GARAGE	24"	42"	CASEMENT	D			
8	GARAGE (EXISTING OPENING)	22"	42"	CASEMENT	D			
9	GARAGE	24"	42"	CASEMENT	D			
10	LAUNDRY	32"	54"	CASEMENT	C			
11	CLOSET	32"	54"	CASEMENT	A			
12	STORAGE	32"	54"	CASEMENT	C			
13	STUDY	32"	54"	CASEMENT	C			
14	STUDY	32"	54"	CASEMENT	C			
15	STUDY	32"	54"	CASEMENT	C			
16	STUDY	32"	54"	CASEMENT	C			
17	BATH 2	24"	42"	CASEMENT	B			
18	STAIR	32"	54"	CASEMENT	C			
19	BEDROOM 1	32"	54"	CASEMENT	C			
20	BEDROOM 1	32"	54"	CASEMENT	C			
21	BATHROOM 1	32"	54"	CASEMENT	C			
22	CLOSET	24"	42"	CASEMENT	B			



SECTION THROUGH BREEZEWAY ADDITION 3/4"



SECTION THROUGH BREEZEWAY ADDITION 3/4"

DRAWING NOTES

DRAWING REVISIONS

THE CLEMENTI RES
4400 PALMARITO STREET
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-101

BREEZEWAY
SECTIONS

SCALE: 3/4"

A.6.1

DATE: 1.30.26

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CALLUM GIBB ARCHITECT PA

APRIL 2026