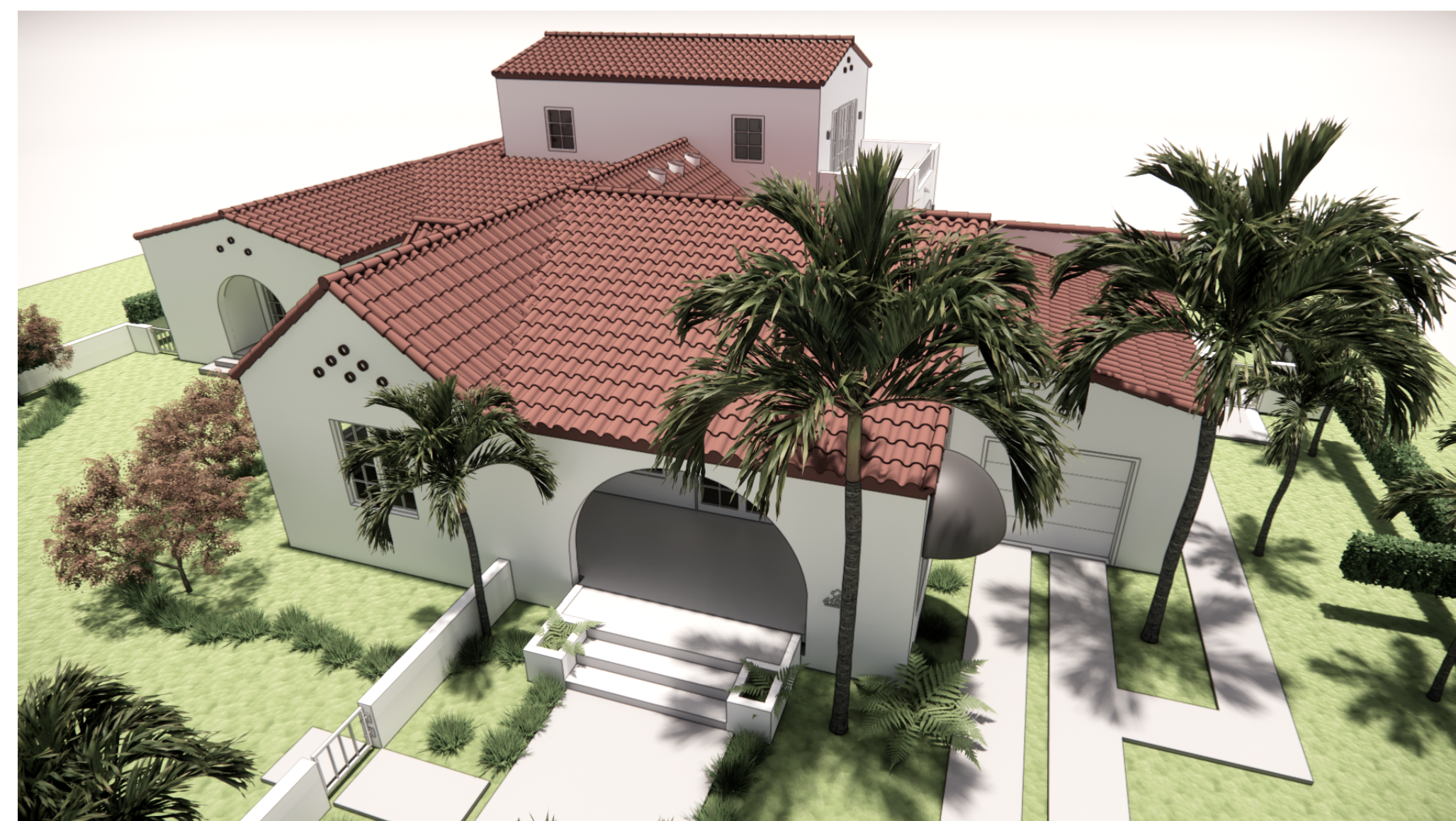


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 10950 SW 88 ST | SUITE 200 | MIAMI, FL 33176
 AR94751
 VERTICALDESIGNSTUDIO.COM
 786 250 ARCH (2724)

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WILKIE PAULINELLI RESIDENCE

410 MINORCA AVE, CORAL GABLES, FL 33134



SUBMITTAL: HISTORIC - C.O.A.

DATE: 10/9/25

PROJECT NO.
 P231018

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AERIAL PLAN



410 MINORCA AVE

N.T.S.

1



6



2



7



3



8



4



9



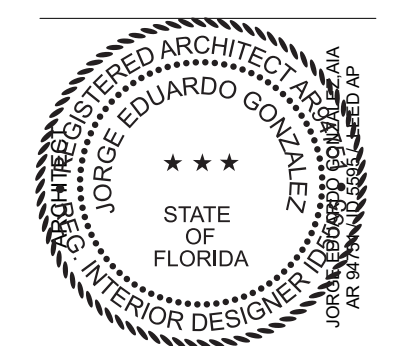
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VERTICAL DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN

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10550 SW 88 ST | SUITE 200
MIAMI, FL 33176 | ARB#151
VERTICALDESIGNSTUDIO.COM
(305) 400-1704

WILKIE PAULINELLI RESIDENCE
410 MINORCA AVE - CORAL GABLES, FL 33134



REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
P231018

DATE
10/9/25

CONTEXT
A0.2



VIEW FROM STREET, LOOKING SOUTH



EAST VIEW



VIEW FROM STREET LOOKING SOUTHEAST



WEST, NORTHWEST, LOOKING EAST, SOUTHEAST



SOUTH VIEW (ENTRANCE)



REAR VIEW LOOKING EAST, NORTHEAST



REAR VIEW LOOKING NORTH, NORTHWEST

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407.620.0100 (FL, CA)

WILKIE PAULINELLI RESIDENCE
410 MINORCA AVE. CORAL GABLES, FL 33134



REVISIONS

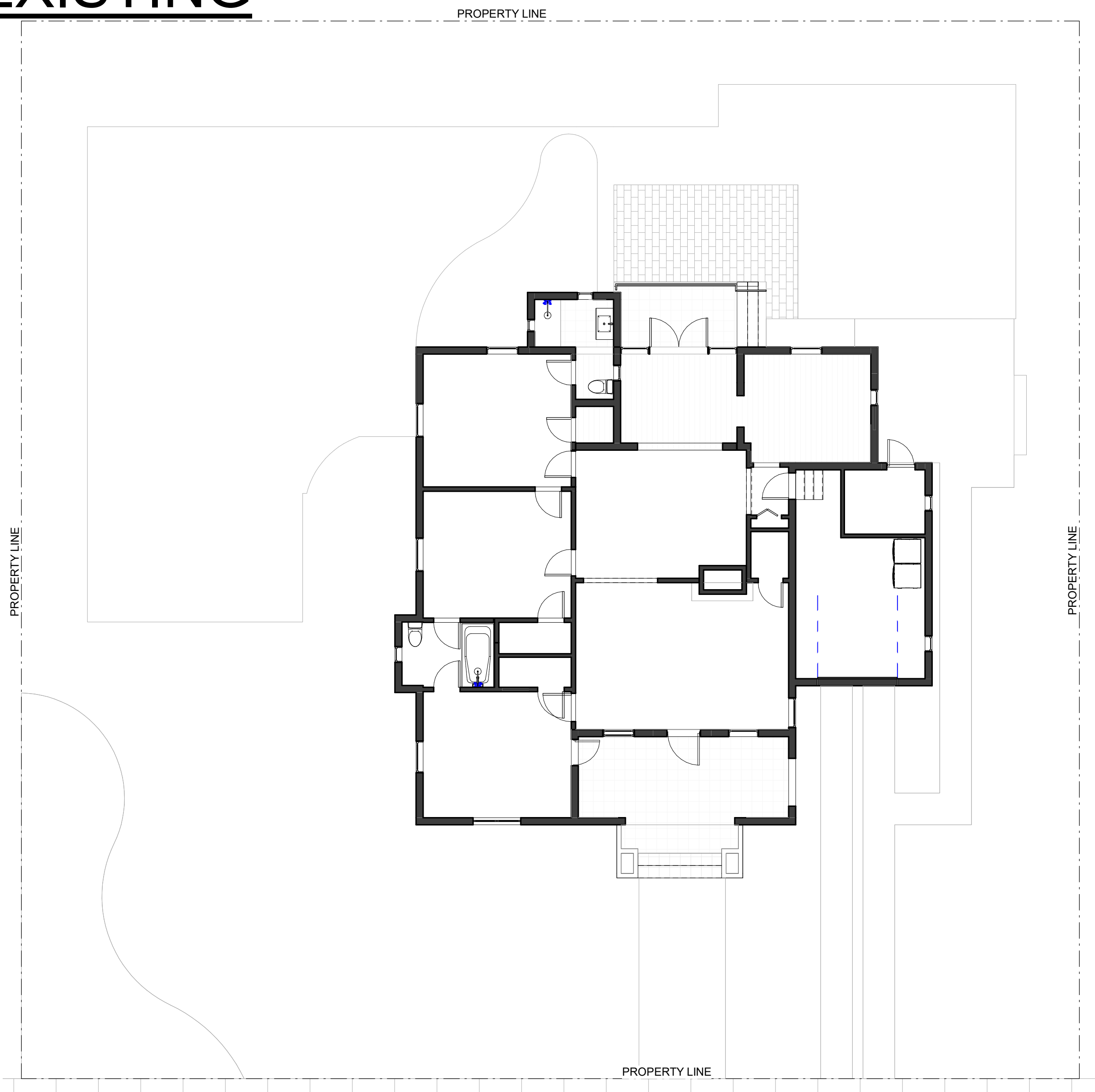
NO.	DESCRIPTION	DATE

PROJECT NUMBER
P231018
DATE
10/9/25

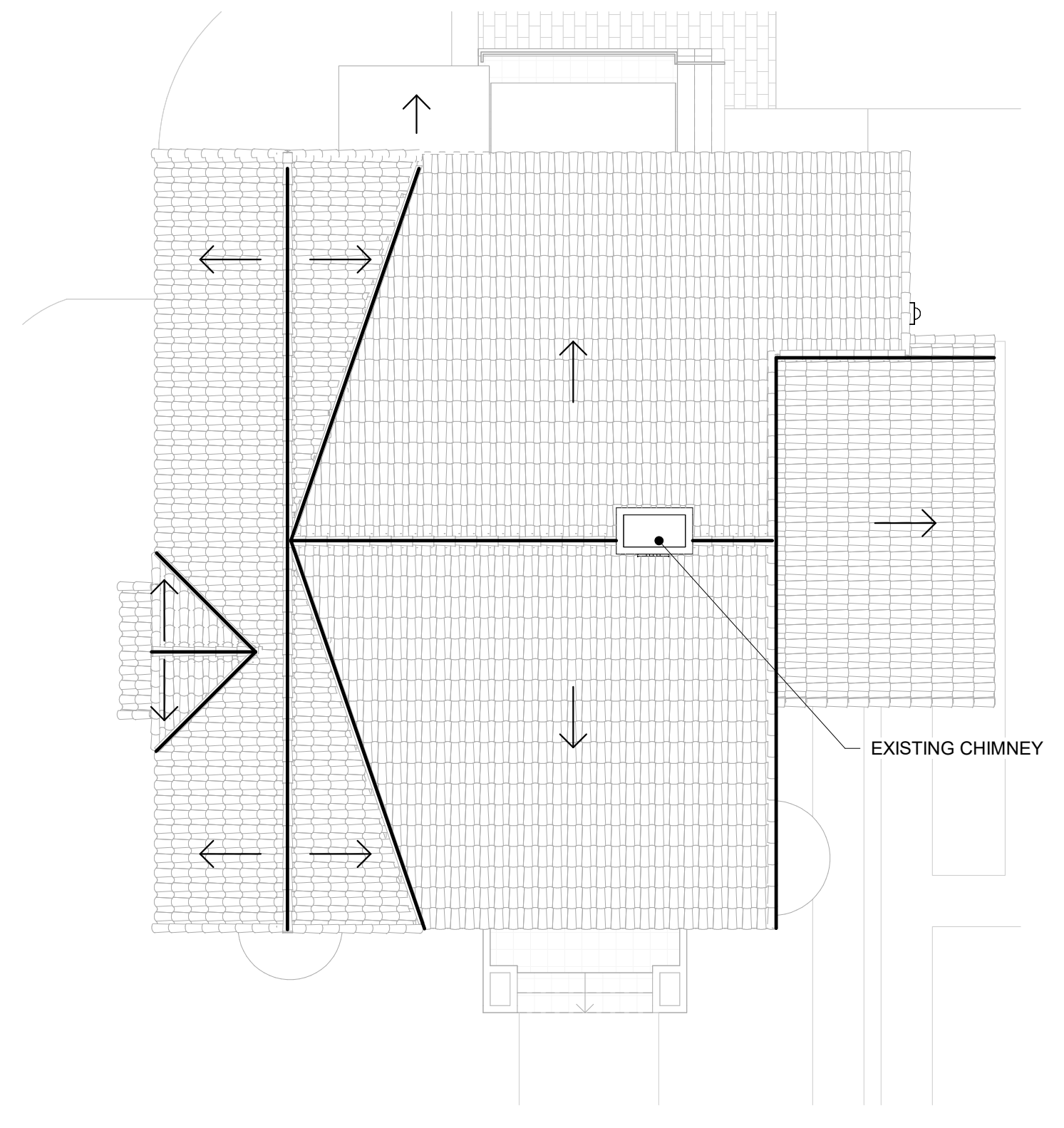
EXISTING PROPERTY VIEWS
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EXISTING

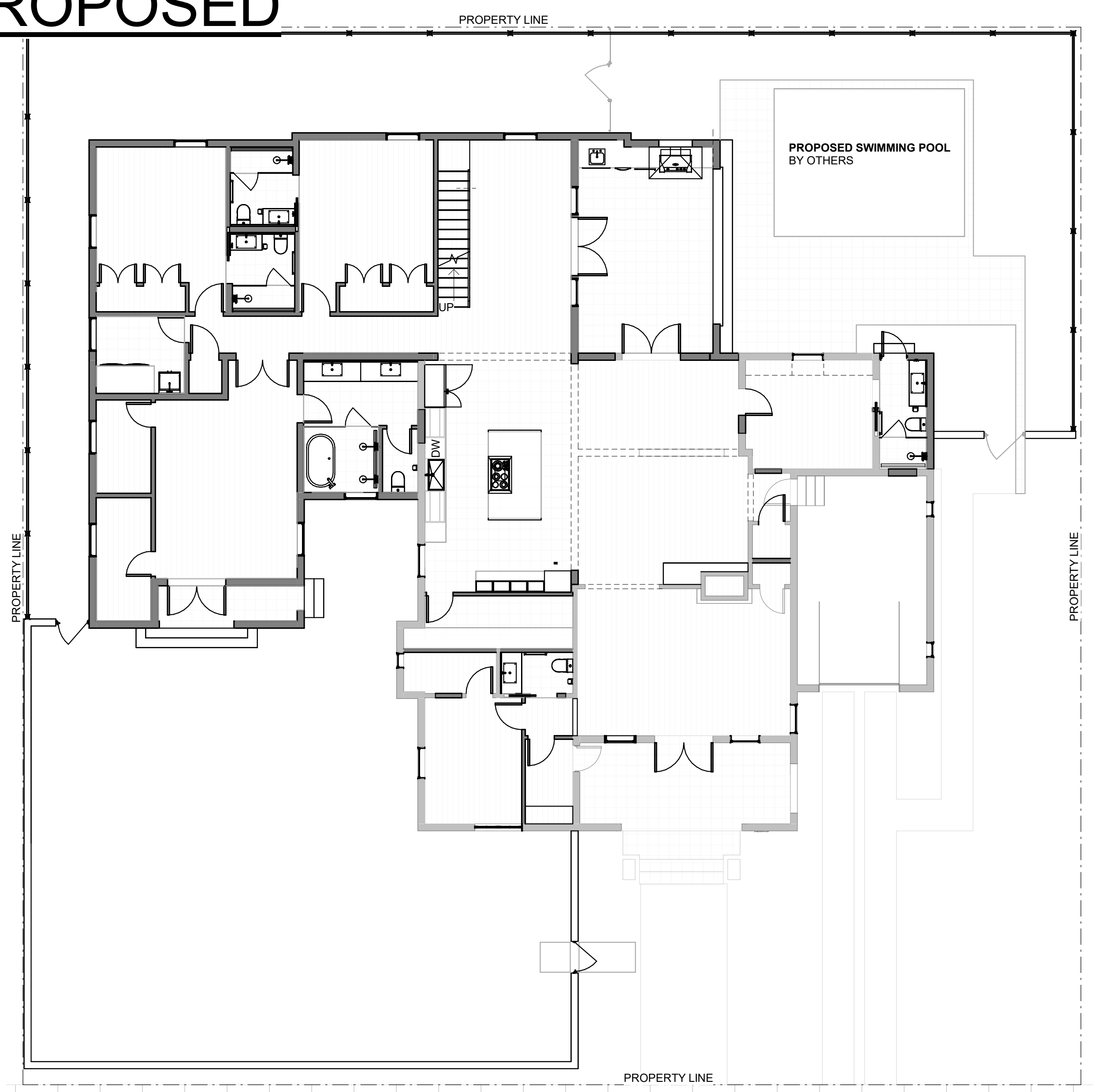


1 EXISTING PLAN
1/8" = 1'-0"

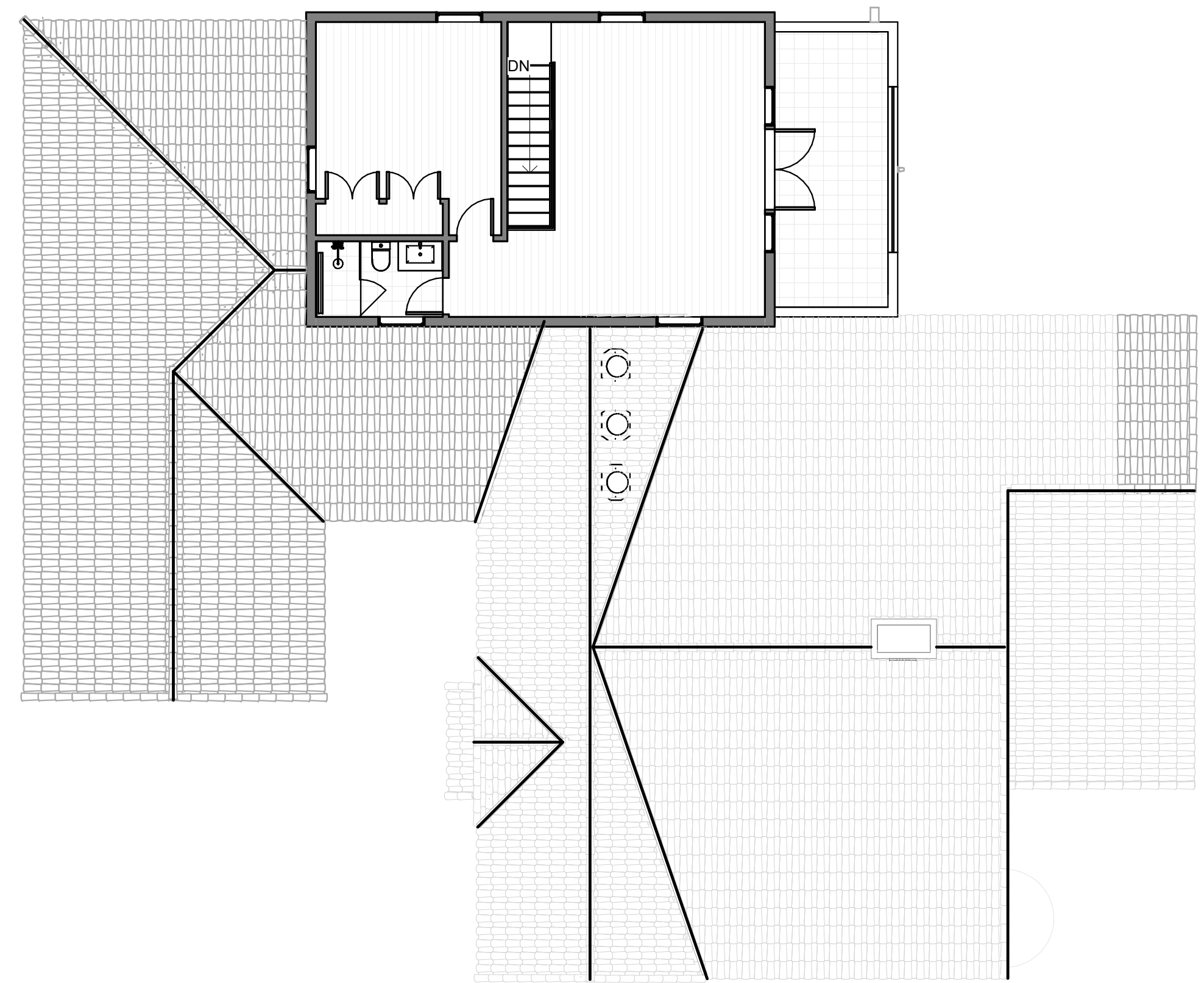


2 EXISTING ROOF PLAN
1/8" = 1'-0"

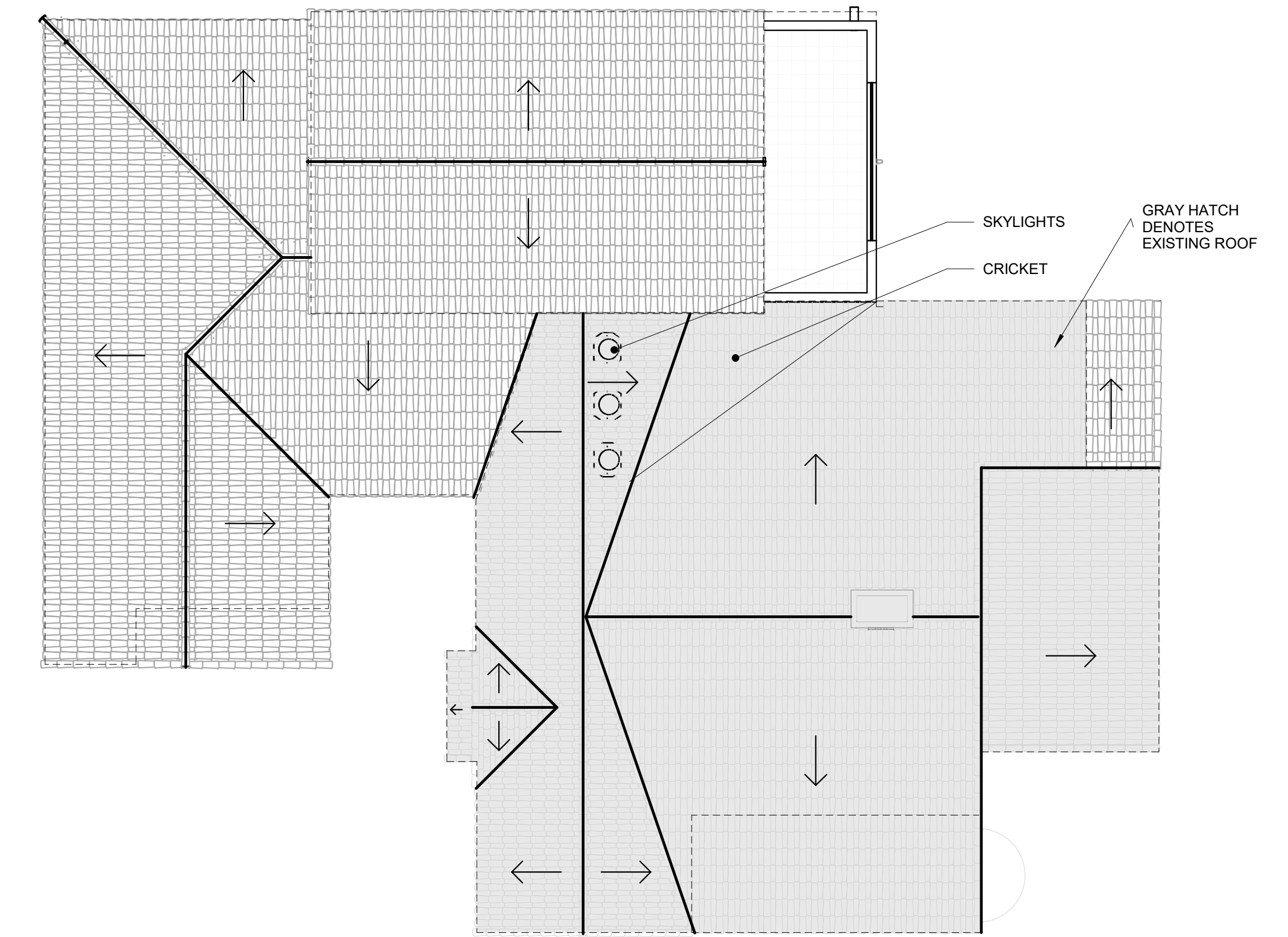
PROPOSED



3 PROPOSED 1ST FL PLAN
1/8" = 1'-0"



4 PROPOSED 2ND FL PLAN
1/8" = 1'-0"

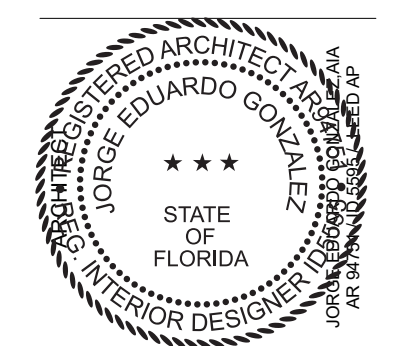


5 PROPOSED ROOF PLAN
1/8" = 1'-0"

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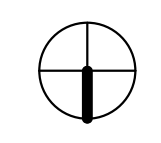


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PROJECT NUMBER
P231018

DATE
10/9/25

EXISTING / PROPOSED
COMPARISON SHEET
A0.5

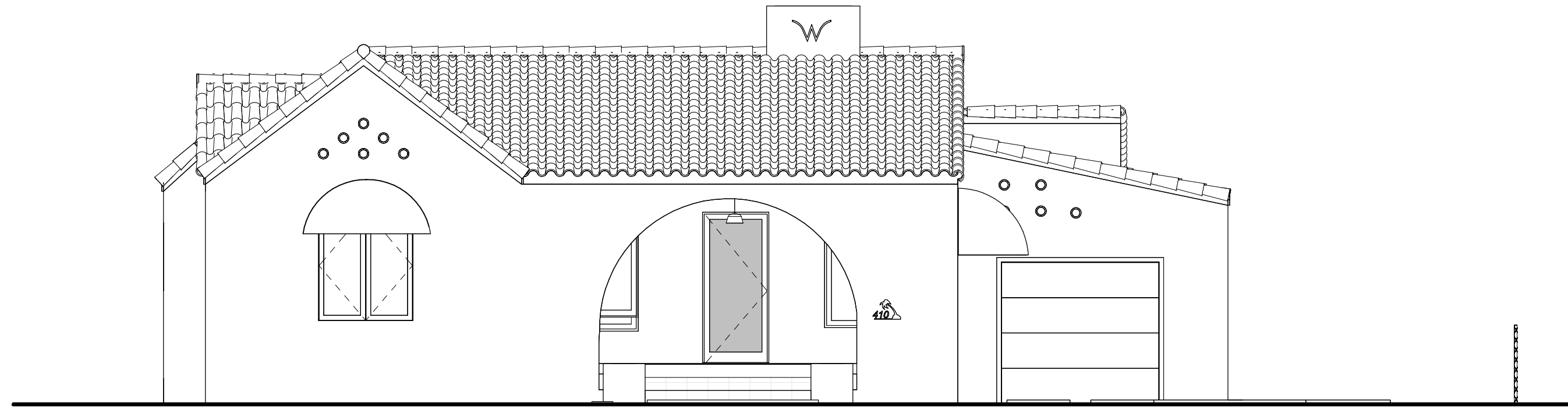


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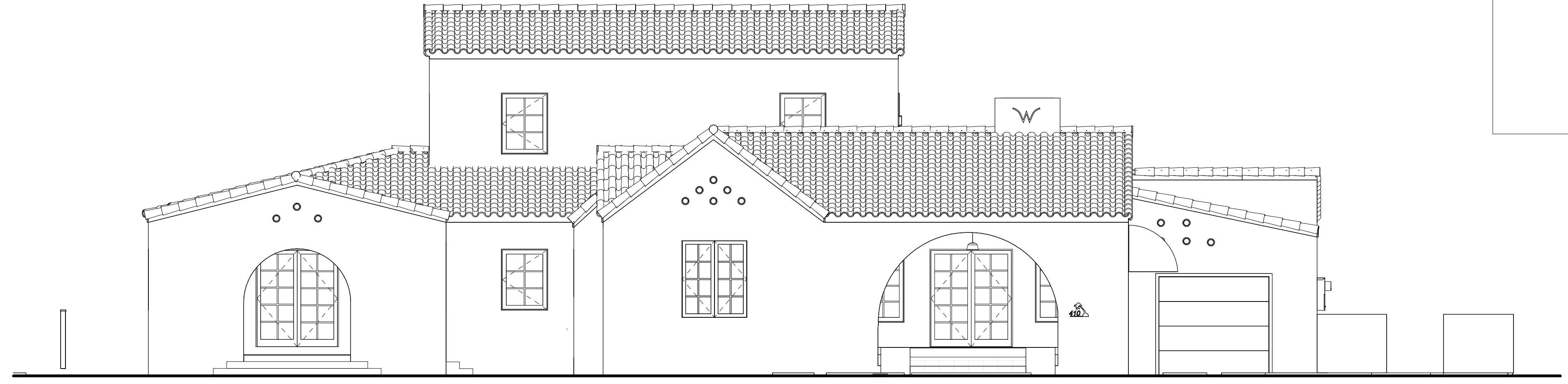
ALL FINISHES TO MATCH EXISTING (PAINTED STUCCO, BARREL TILE ROOF)

EXISTING

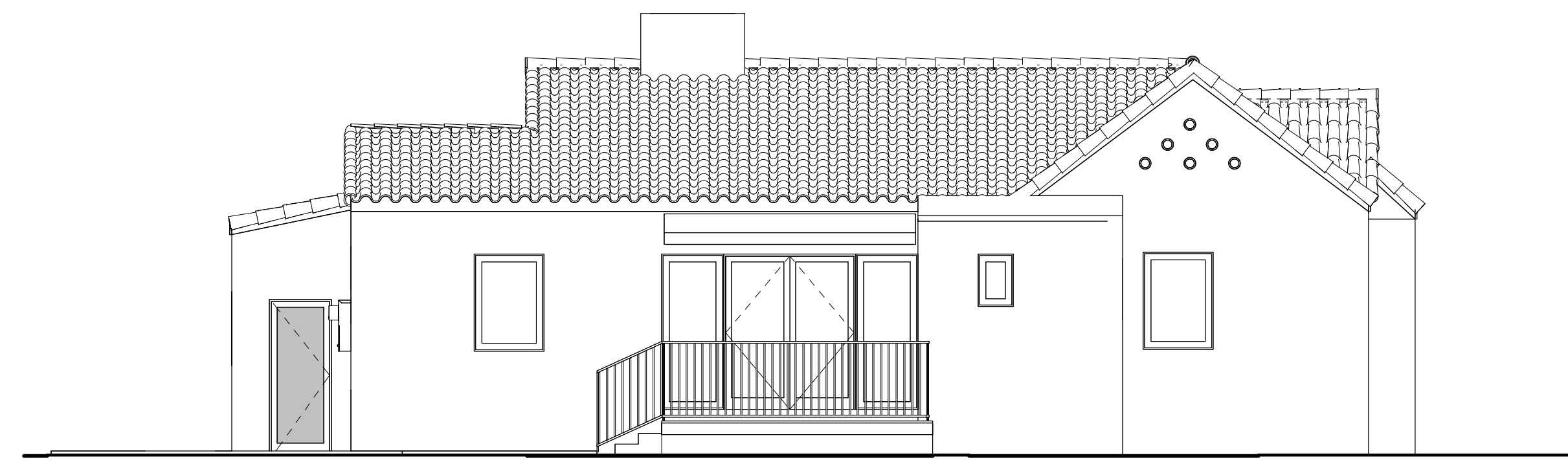
PROPOSED



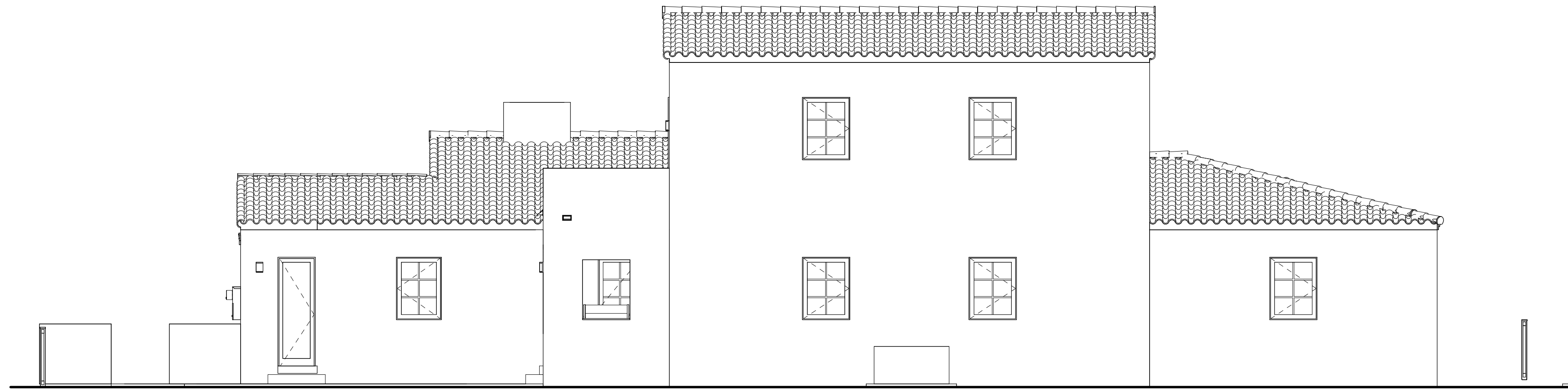
1 EXISTING NORTH (FRONT) ELEVATION
3/16" = 1'-0"



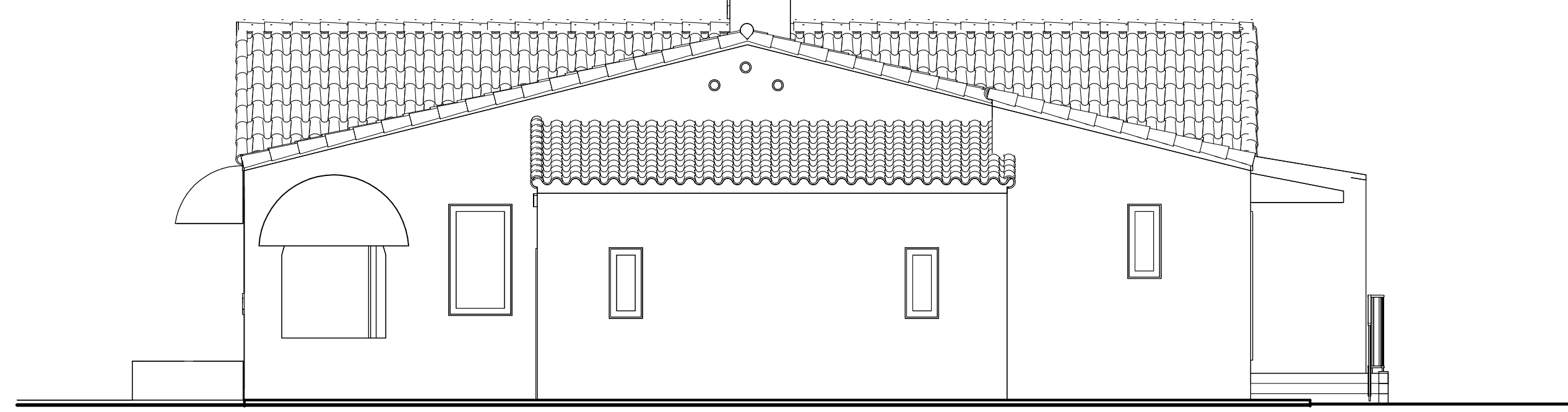
5 PROPOSED NORTH (FRONT) ELEVATION
3/16" = 1'-0"



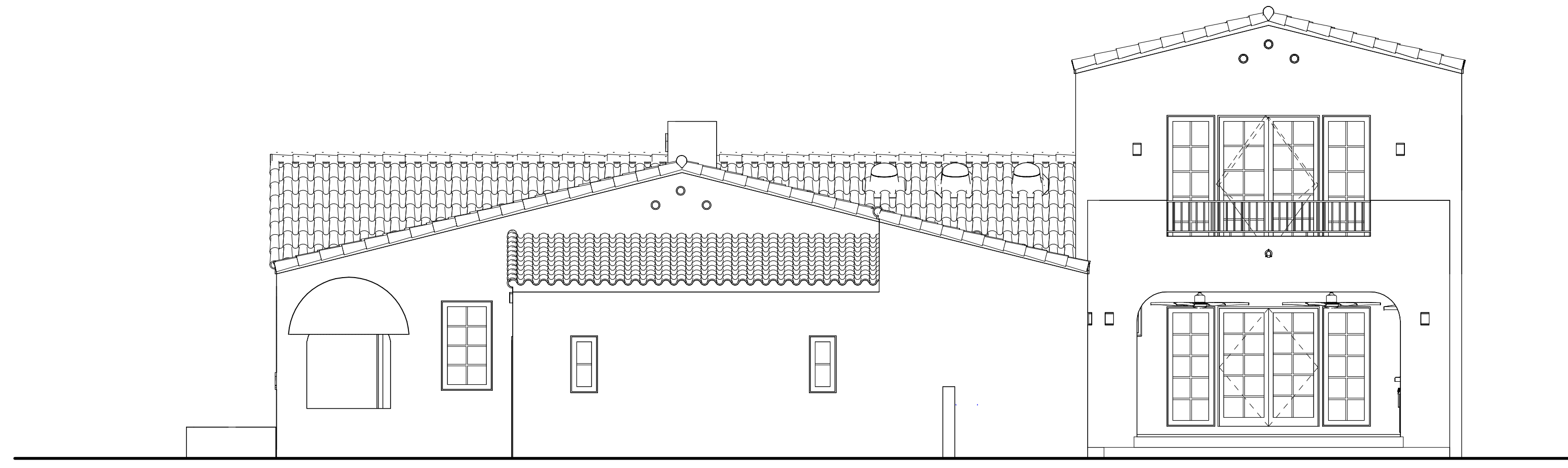
2 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



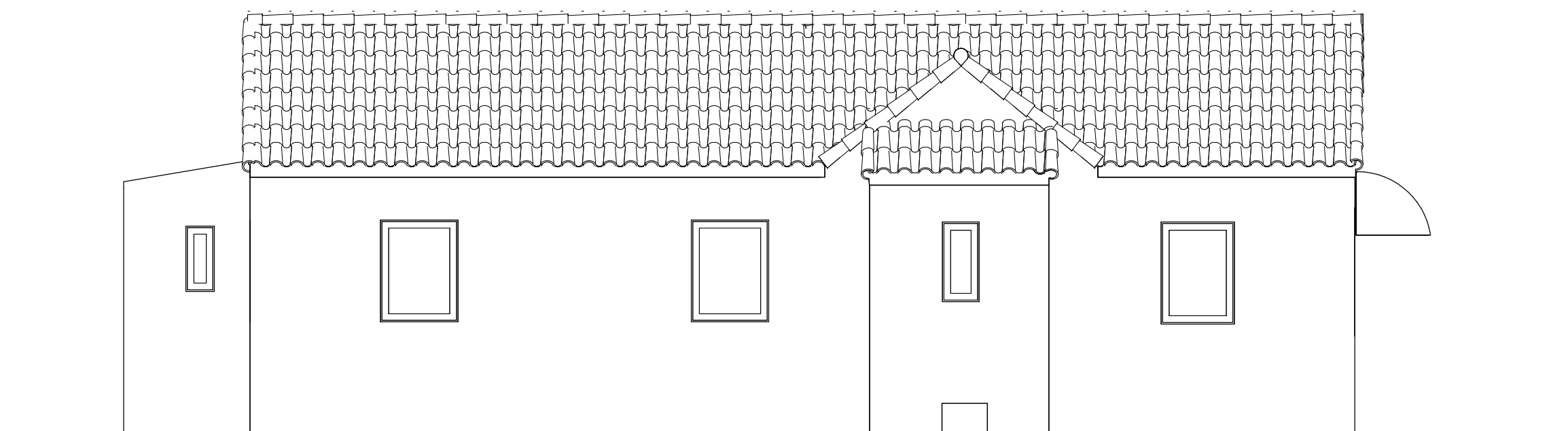
6 PROPOSED SOUTH (REAR) ELEVATION
3/16" = 1'-0"



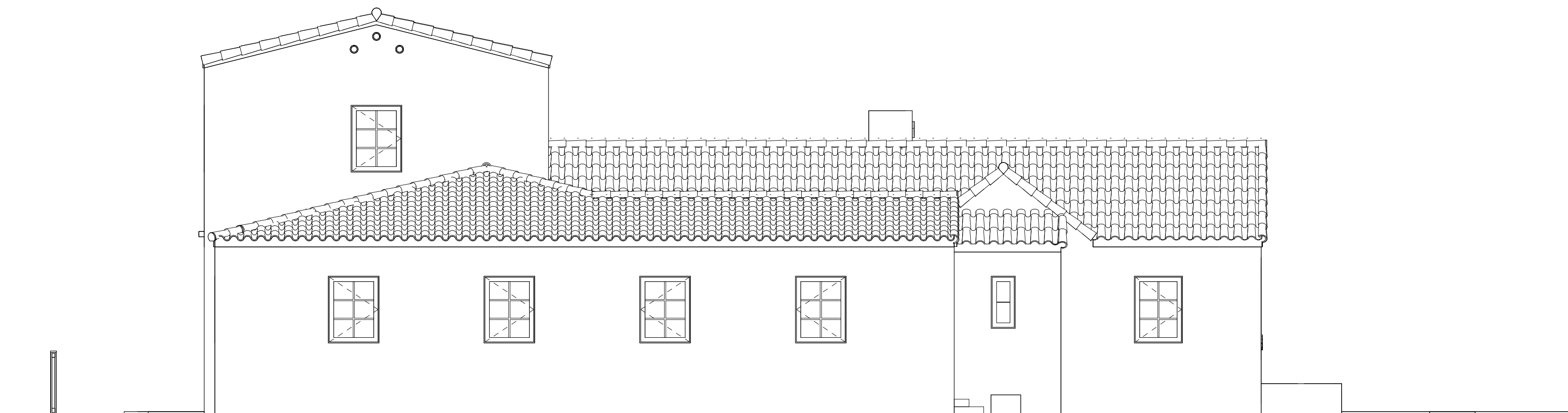
3 EXISTING WEST ELEVATION
3/16" = 1'-0"



7 PROPOSED WEST (SIDE) ELEVATION
3/16" = 1'-0"



4 EXISTING EAST ELEVATION
3/16" = 1'-0"



8 PROPOSED EAST (SIDE) ELEVATION
3/16" = 1'-0"

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WILKIE PAULINELLI RESIDENCE
410 MINORCA AVE. CORAL GABLES, FL 33134



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DATE
10/9/25

EXISTING / PROPOSED
COMPARISON SHEET

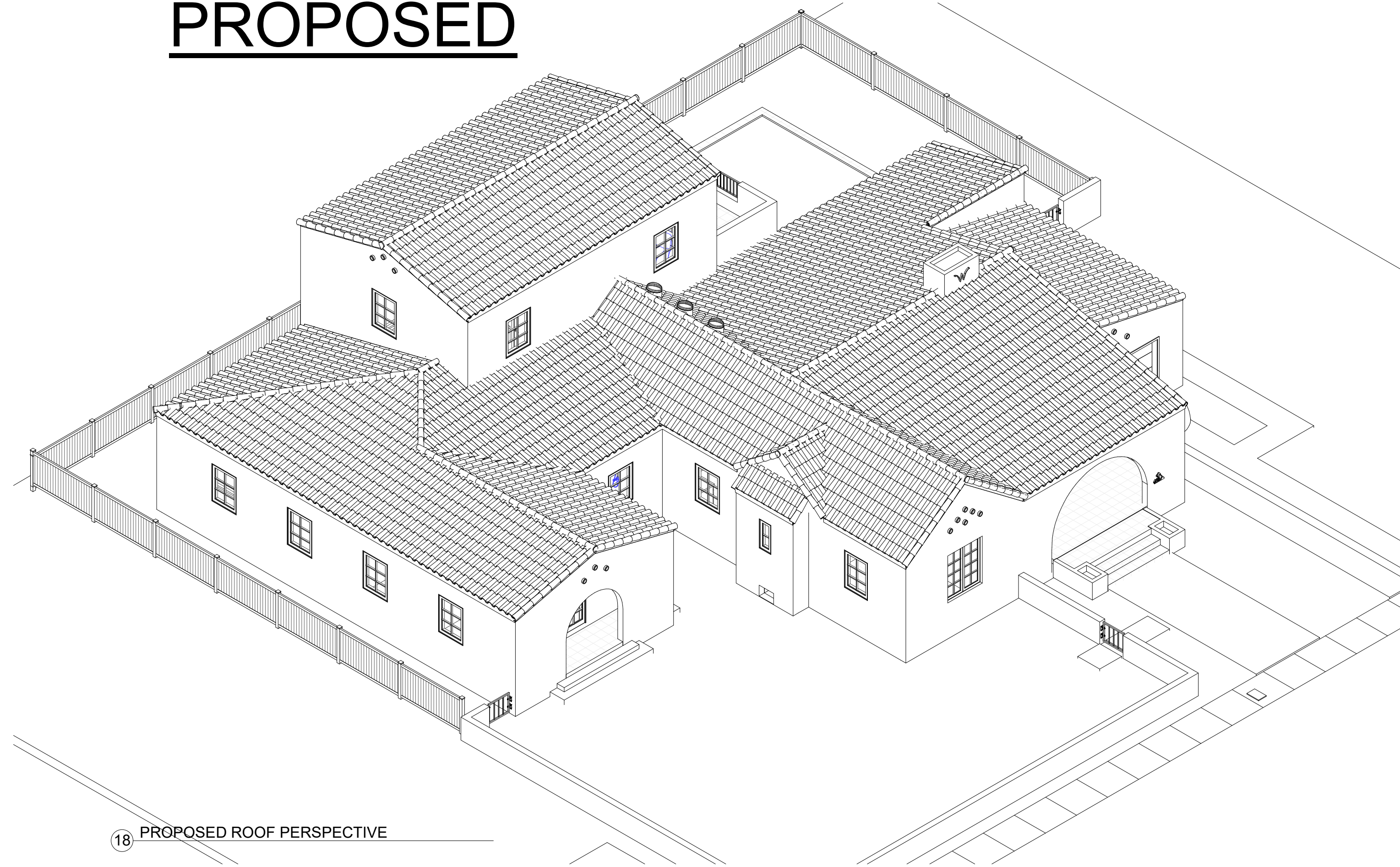
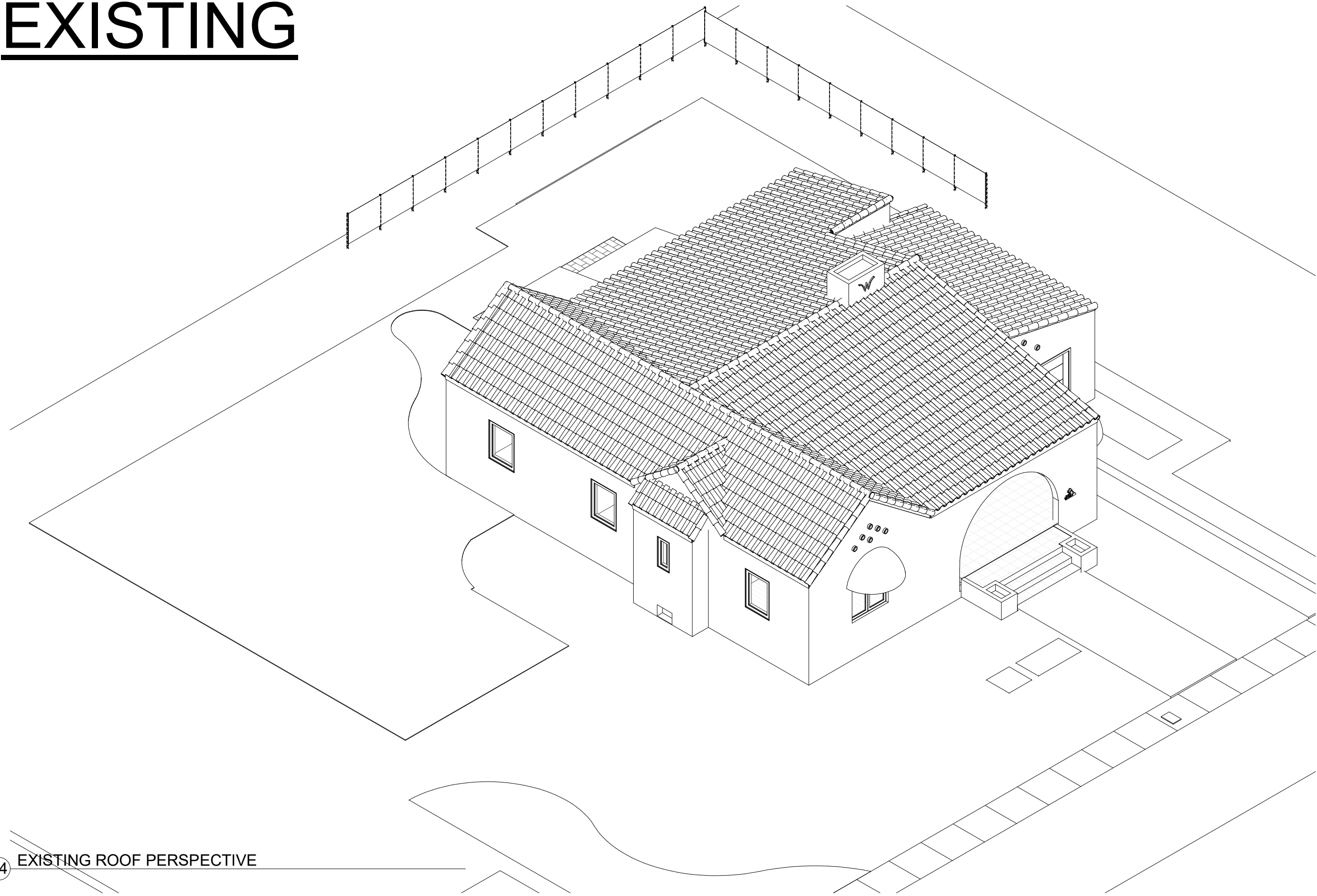
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6/5/2026 9:45:17 AM

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EXISTING

PROPOSED



14 EXISTING ROOF PERSPECTIVE

18 PROPOSED ROOF PERSPECTIVE



EXISTING FRONT VIEW

PROPOSED FRONT VIEW



EXISTING REAR YARD VIEW

PROPOSED REAR YARD VIEW



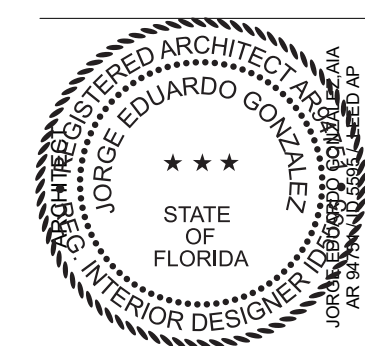
EXISTING FRONT YARD VIEW

PROPOSED FRONT YARD VIEW

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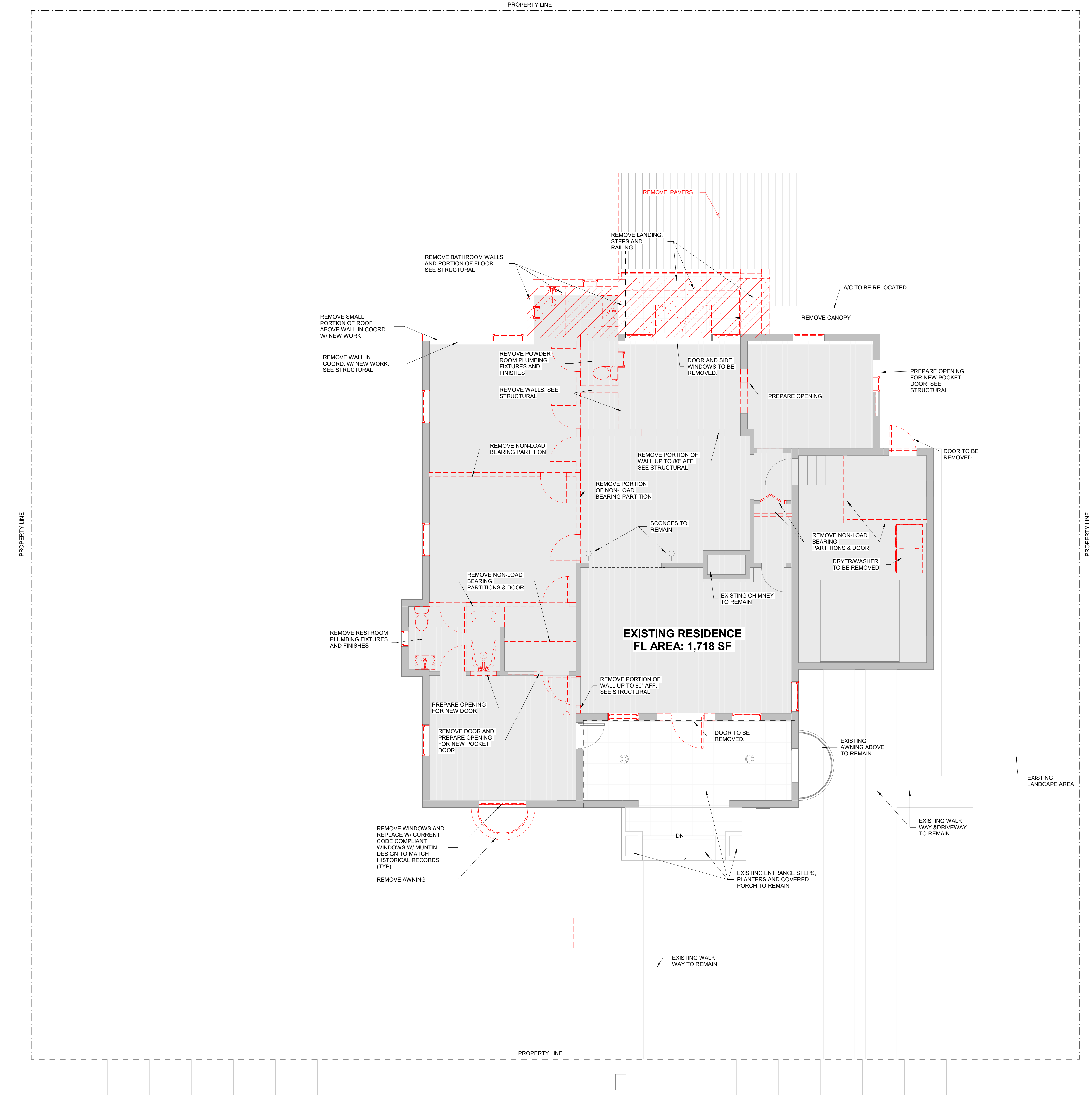
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P231018

DATE
10/9/25

EXISTING / PROPOSED
COMPARISON SHEET
A0.7

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NOTE: ALL WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND REPLACED FOR IMPACT RESISTANT TYPE. SEE PLAN

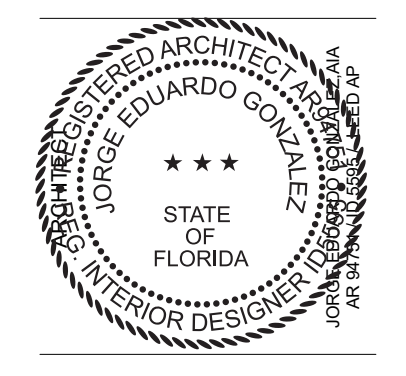
1 EXISTING/ DEMO PLAN - BOA
1/4" = 1'-0"

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6/5/2026 9:45:45 AM



WILKIE PAULINELLI RESIDENCE

410 MINORCA AVE. CORAL GABLES, FL 33134

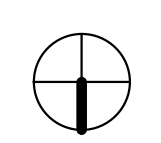


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NO.	DESCRIPTION	DATE

PROJECT NUMBER
P231018

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10/9/25

EXISTING/ DEMO PLAN
A1.0



DOOR SCHEDULE						
Door Number	Description	Width	Height	Comments	Type	
D1-1	GLASS PANEL METAL DOUBLE ENTRY DOOR SWING	5'-6"	6'-7"		A	
D1-2	DOOR GARAGE	7'-6"	6'-9"	EXISTING DOOR	A	
D1-3	EXTERIOR FULL HEIGHT GLASS DOOR	2'-6"	7'-3"		B	
D1-4	GLASS PANEL METAL DOUBLE ENTRY DOOR SWING	5'-6"	6'-7"		A	
D1-5	GLASS PANEL METAL DOUBLE ENTRY DOOR SWING	5'-6"	6'-7"		A	
D1-6	GLASS PANEL METAL DOUBLE ENTRY DOOR SWING	5'-6"	6'-7"		A	
D1-7	GLASS PANEL METAL DOUBLE ENTRY DOOR SWING	2'-6"	6'-8"		B	

WINDOW SCHEDULE						
Mark	Description	Width	Height	Sill Height	Comments	Type
W1-1	FIXED WINDOW	2'-10"	5'-0"	1'-8"		3
W1-2	FIXED WINDOW	2'-10"	5'-0"	1'-8"		3
W1-3	FIXED WINDOW	2'-10"	5'-0"	2'-0"		3
W1-4	FIXED WINDOW	1'-6"	3'-2"	1'-11"		5
W1-5	FIXED WINDOW	1'-6"	3'-2"	1'-11"		5
W1-6	CASEMENT-SINGLE	3'-0"	4'-2"	2'-6"		4
W1-7	FIXED WINDOW	2'-8"	6'-8"	0'-0"		1
W1-8	FIXED WINDOW	2'-8"	6'-8"	0'-0"		1
W1-9	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-10	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-11	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-12	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-13	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-14	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-15	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-16	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"		4
W1-17	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"	FROSTED WINDOW	4
W1-18	CASEMENT-SINGLE	3'-2"	4'-2"	2'-7"		4
W1-19	FIXED WINDOW	1'-6"	3'-3"	3'-5"		5
W1-20	CASEMENT-SINGLE	3'-0"	4'-2"	2'-6"		4
W1-21	FIXED WINDOW	2'-2"	5'-3"			1
W1-22	FIXED WINDOW	2'-2"	5'-3"			1

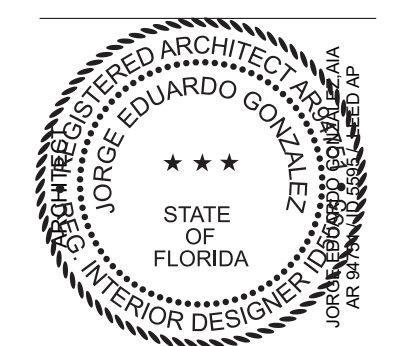


24 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



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MIAMI, FL 33176 | (AR) 751
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409.860.0000 (P) 24

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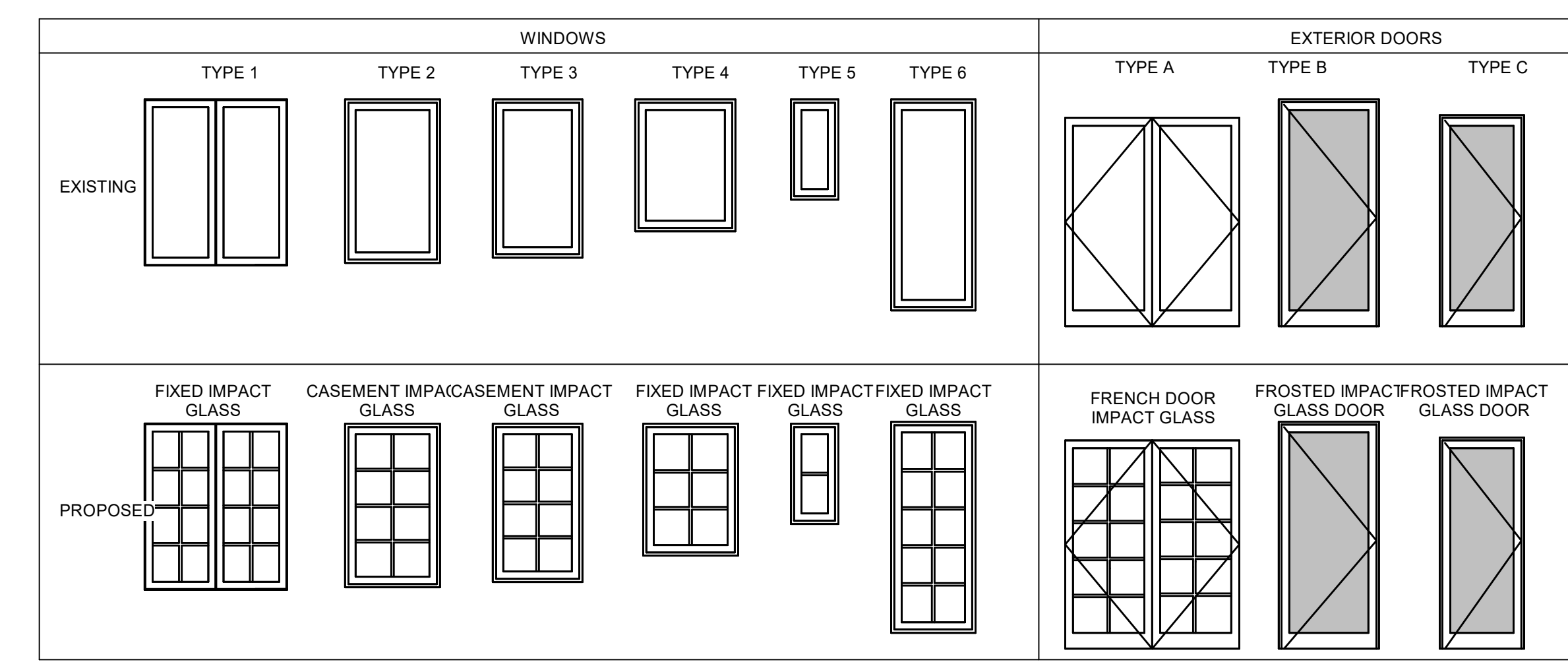


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1	ZONING COMMENT	12/11/25	

PROJECT NUMBER
P231018

DATE
10/9/25

PROPOSED 1ST FLOOR
A2.0



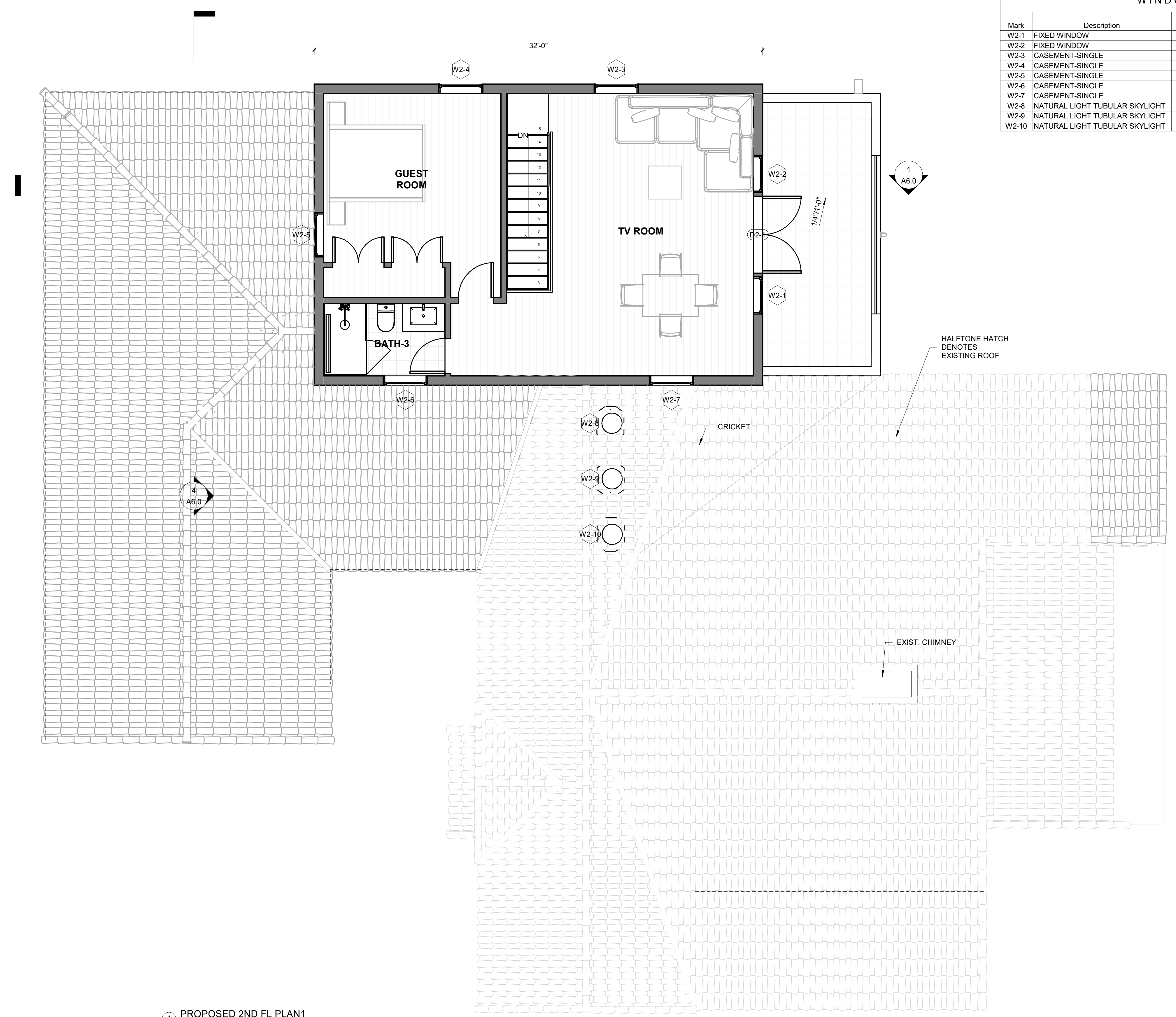
26 WINDOW AND DOOR ELEVATIONS
1/4" = 1'-0"

DOOR SCHEDULE

Door Number	Description	Width	Height	Comments	Type
D2-1	GLASS PANEL METAL DOUBLE ENTRY DOOR, SWING	5'-6"	7'-7"		A

WINDOW SCHEDULE

Mark	Description	Width	Height	Sill Height	Comments	Type
W2-1	FIXED WINDOW	2'-8"	7'-8"	0'-0"		1
W2-2	FIXED WINDOW	2'-8"	7'-8"	0'-0"		1
W2-3	CASEMENT-SINGLE	3'-2"	4'-2"	3'-6"		4
W2-4	CASEMENT-SINGLE	3'-2"	4'-2"	3'-6"		4
W2-5	CASEMENT-SINGLE	3'-2"	4'-2"	3'-6"		4
W2-6	CASEMENT-SINGLE	3'-2"	4'-2"	3'-6"	FROSTED WINDOW	4
W2-7	CASEMENT-SINGLE	3'-2"	4'-2"	3'-6"		4
W2-8	NATURAL LIGHT TUBULAR SKYLIGHT	0'-0"	0'-0"		16" DIAMETER	
W2-9	NATURAL LIGHT TUBULAR SKYLIGHT	0'-0"	0'-0"		16" DIAMETER	
W2-10	NATURAL LIGHT TUBULAR SKYLIGHT	0'-0"	0'-0"		16" DIAMETER	

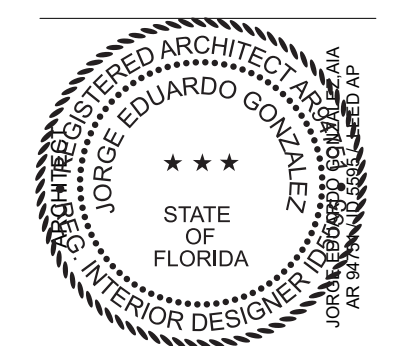


1 PROPOSED 2ND FL PLAN 1
1/4" = 1'-0"



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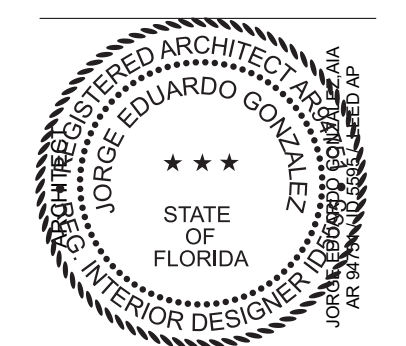
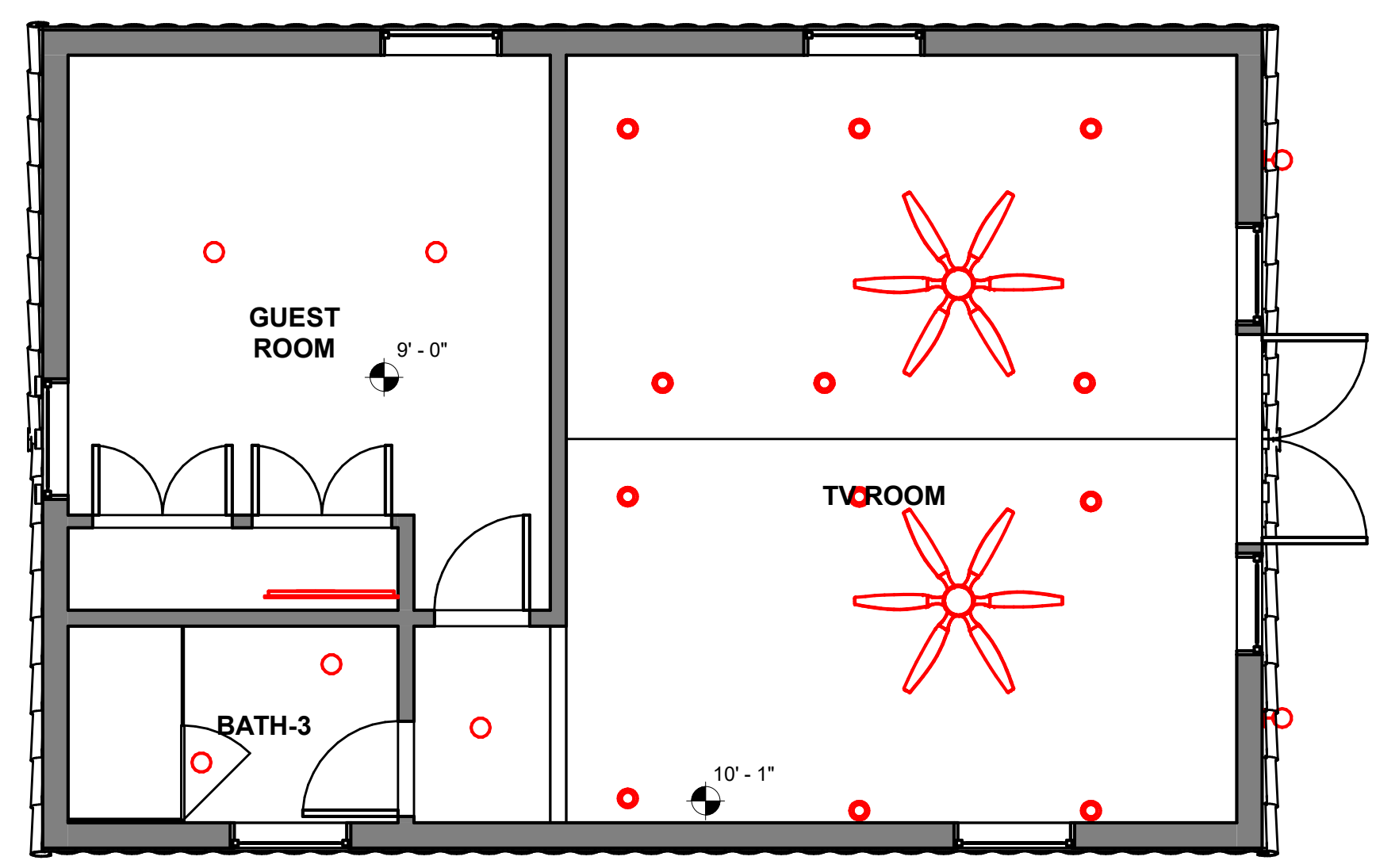
NO.	DESCRIPTION	DATE

PROJECT NUMBER
P231018

DATE
10/9/25

PROPOSED 2ND FLOOR PLAN
A3.0

LIGHTING FIXTURE SCHEDULE		
TYPE MARK	DESCRIPTION	COMMENTS
L1	RECESSED DOWNLIGHT	
L2	TO COORD. W/ CLIENT	
L3	WALL SCONCE	
L4	EXTERIOR GRADE WALL SCONCE	
L5	CEILING FAN W/ LIGHT	
L6	PENDANT LIGHT	
L12	MIRROR WITH ACCENT LIGHTING	

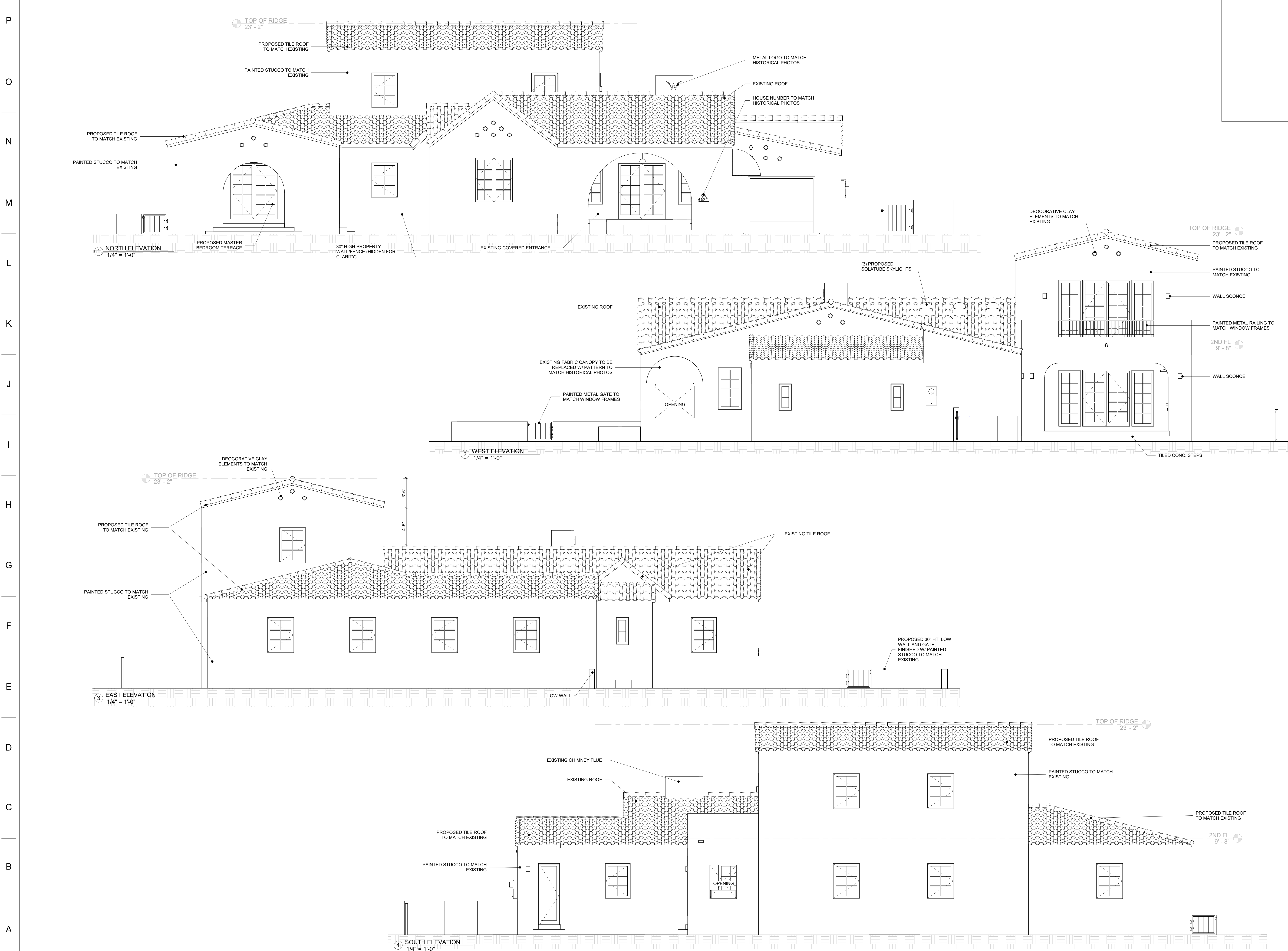


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NO.	DESCRIPTION	DATE

PROJECT NUMBER
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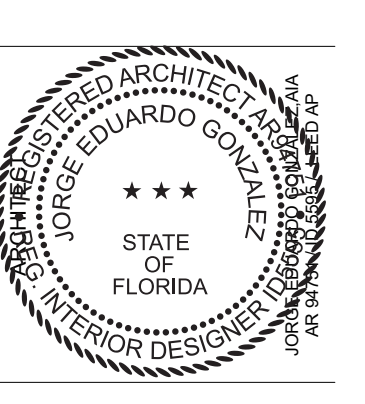
DATE
10/9/25

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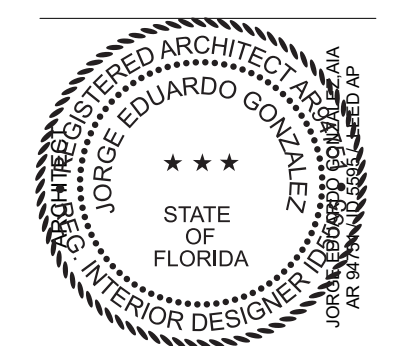
ELEVATIONS
 A5.0

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305.400.0000 (FL, CA)

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DATE
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SECTIONS
A6.0

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