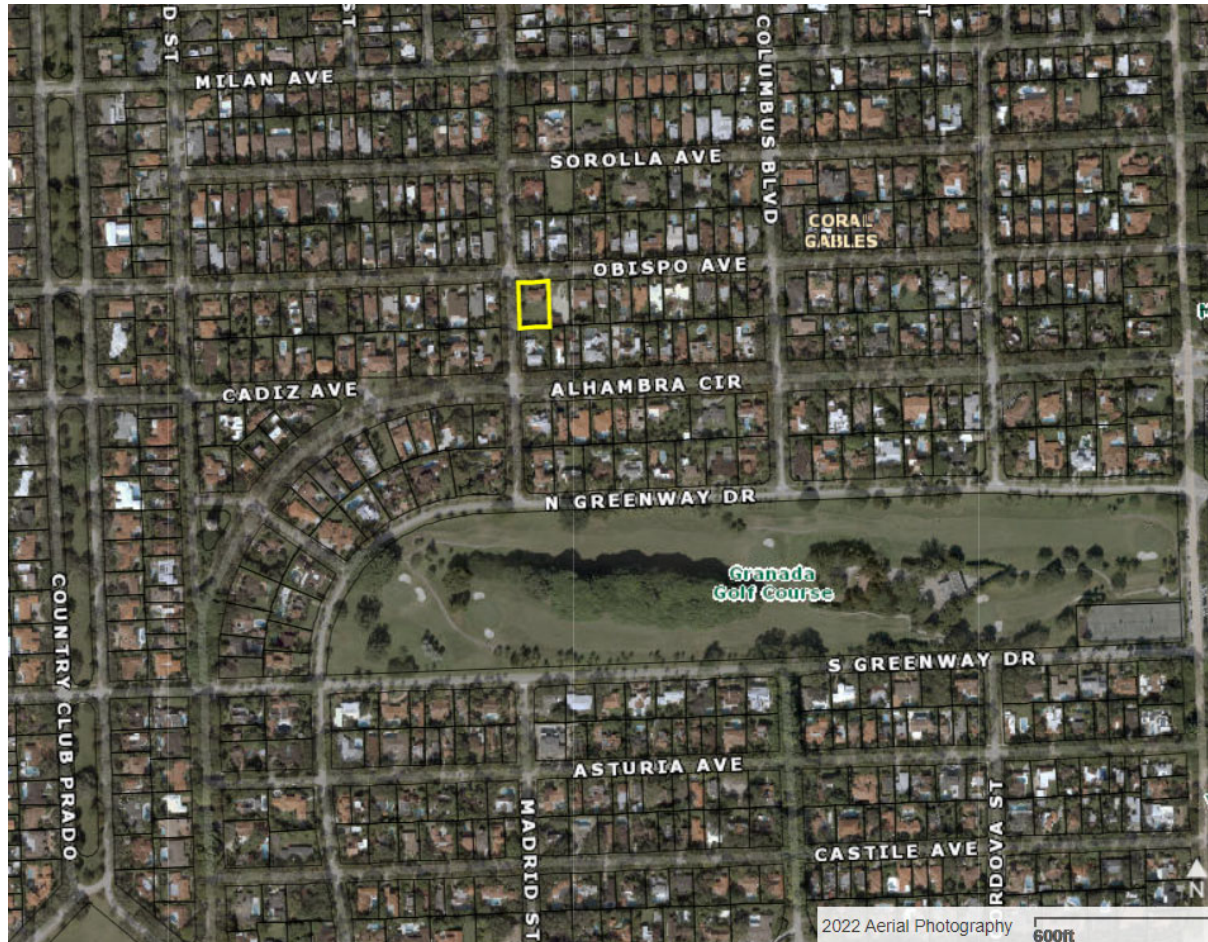


CASE FILE
COA 2022-034

An application for the issuance of a Special Certificate of Appropriateness for the property at **1258 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lots 1 and 2, Block 3, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

The application requests design approval for the demolition of the existing residence.

1258 Obispo Avenue – Location Map



1258 Obispo Avenue – ca. 1940s Photo





Project

1258 Obispo Ave Coral Gables

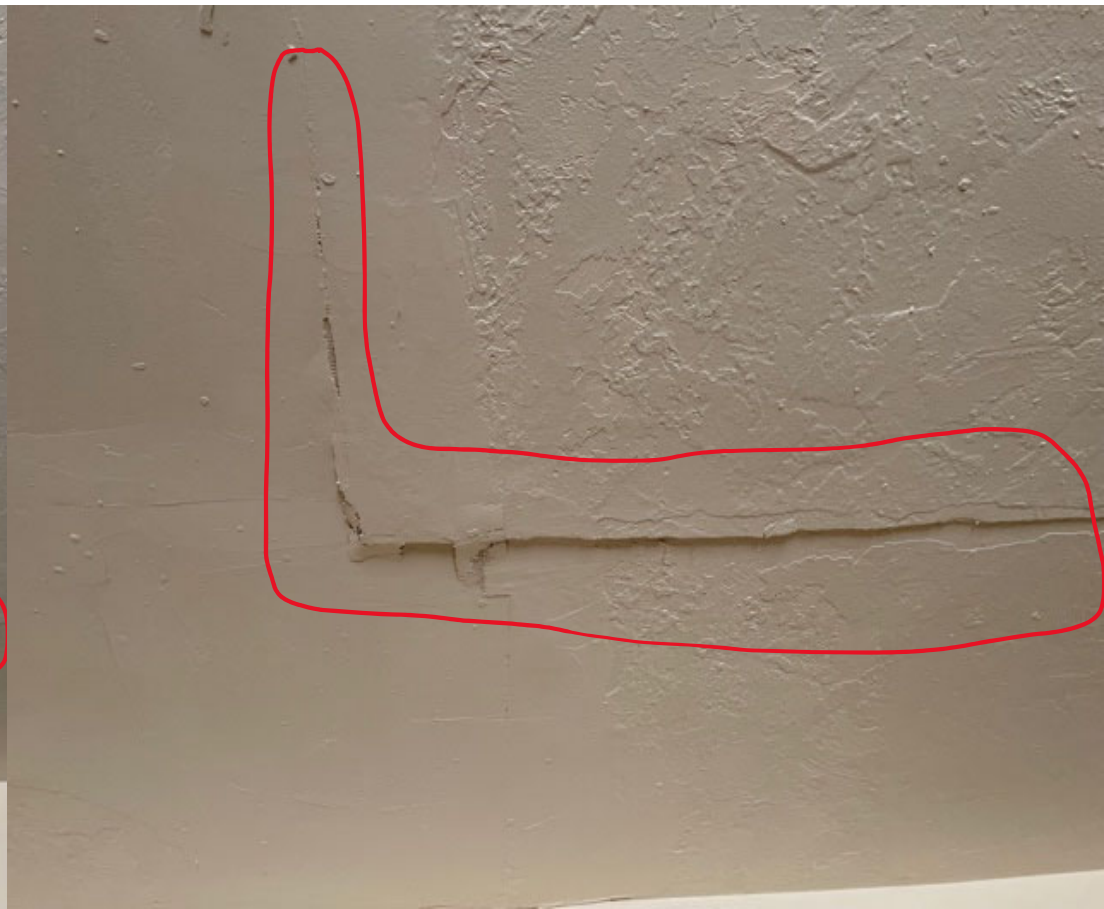
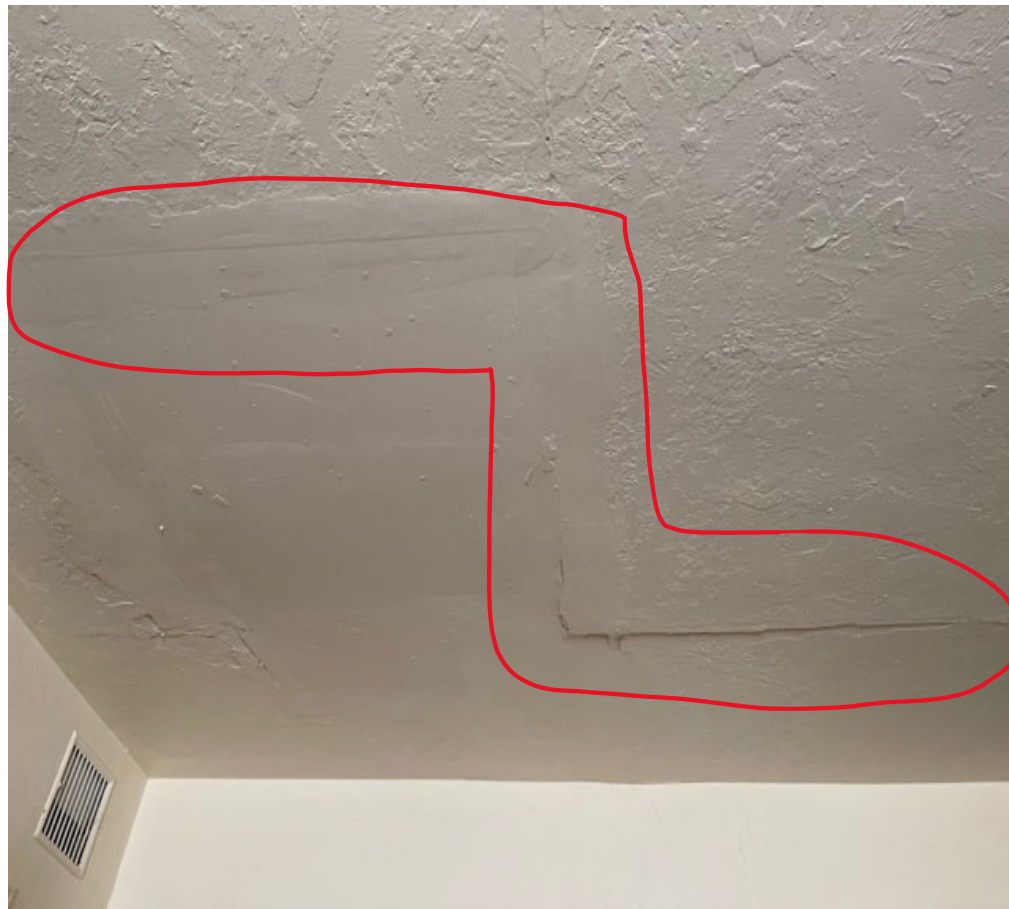
Property's Actual situation.

Principal structural problems

- Structural movement causing cracks.
- Hollow CMU
- Moisture and mold throughout the general structure (walls, ceiling and floor).
- Re-Roof over 25 years.
- Water Intrusion.
- Flooring very damage.
- Termites. Pest Infestation.
- Electricity out of code and compromised by moisture.
- No impact systems on windows and doors.
- Broken glass and rust in windows. Not met egress.



Structural movement causing cracks.



Structural movement causing cracks.



Structural movement causing cracks.





Hollow CMU.

Moisture and mold throughout the general structure (walls, ceiling and floor).



Moisture and mold throughout the general structure (walls, ceiling and floor).



Re-Roof over 25 years.



Water Intrusion.



Flooring very damage.
Termites. Pest Infestation.



Termites. Pest Infestation.



Electricity out of code and compromised by moisture.



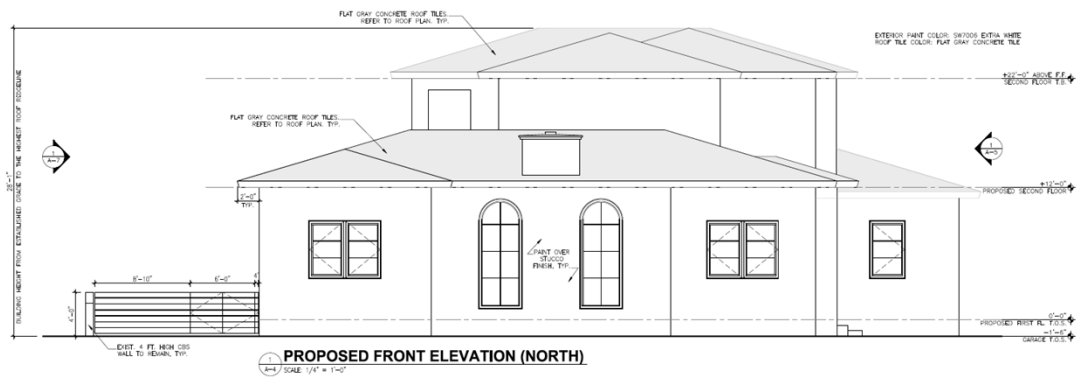
Not impact systems on windows and doors.

Not met egress.

Broken glass and rust in windows.



New construction proposal.



REVISIONS:

DATE:
VECTOR NAME, LANTANA, FL
REGISTRATION NO. 000000000000

VMS ARCHITECTURE & DEVELOPMENT, LLC
10375 SW 68th LANE
MIAMI, FLORIDA 33173
FL REGISTRATION NO. AA26003424



AVILA RESIDENCE
12500 SW 10th LANE
CORAL GABLES, FLORIDA 33134

PROJECT NO:
3321

DATE:
12.05.21

SHEET NO:
A-4



PROPOSED WEST ELEVATION

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

UTILITY RISER POLE ENCLOSURE: CONFORM TO THE CURRENT ROOF RESIDUAL

REVISIONS:

SEAL:
 MICHAEL ANTHONY
 ARCHITECTURE

VMS ARCHITECTURE & DEVELOPMENT, LLC
 10375 SW 68th LANE
 MIAMI, FLORIDA 33173
 FL REGISTRATION NO. AA26003424



AVILA RESIDENCE
 1258 CORRAL AVENUE
 CORAL GABLES, FLORIDA 33134


PROJECT NO.:
 3321

DATE:
 12.05.21

SHEET NO.:
A-5



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

REVISIONS:
SCALE: VECTOR ENGINEERING, INC. 14 HIGHLAND AVENUE MIAMI, FL 33136
VMS ARCHITECTURE & DEVELOPMENT, LLC 10375 SW 68th LANE MIAMI, FLORIDA 33173 FL REGISTRATION NO. AA24003424

AVILA RESIDENCE 125 OBISPO AVENUE CORAL GABLES, FLORIDA 33134
PROJECT NO: 3321
DATE: 12.05.21
SHEET NO: A-6



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

REVISIONS:

SCALE:
 VICTOR HANKE, LINTAS PAKS
 11 HUBBARD AVENUE, ANDOVER, MA 01917

VMS ARCHITECTURE & DEVELOPMENT, LLC
 10375 SW 68th LANE
 MIA MI., FLORIDA 33173
 FL REGISTRATION NO.: AA26003424



AVILA RESIDENCE
 1250 OBISPO AVENUE
 CORAL GABLES, FLORIDA 33134

PROJECT NO.:
 3321
 DATE:
 12.05.21

SHEET NO.:
 A-7



Thanks for your attention

