



## Board of Architects Review Application

Phone: 305.460.5238

Email: boardofarchitects@coralgables.com

### Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):

(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☐ New Building OR ☒ Alterations / Additions
2. ☐ Preliminary Approval
- ☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
- ☐ Final Approval

### Property Information

Street Address of the Subject Property: 817 Alhambra Circle, Coral Gables, FL 33134.

Property/Project Name: Fadel Residence.

Legal description: Lot(s) Lots 5 & 6

Block(s) 31 Section(s) B

Folio No. 03-4108-001-5080

Owner(s): Joseph Fadel.

Mailing Address: 905 Sorolla Avenue, Coral Gables FL 33134.

Telephone: 305-606-2709

Fax

Other \_\_\_\_\_ Email jafadel@gmail.com

Architect(s)/Engineer(s): John Richard Medina & Associates.

Architect(s)/Engineer(s) Mailing Address: 4901 SW 75th Ave, Miami FL 33155

Telephone: Business 305.740.0554. Fax

Other \_\_\_\_\_ Email mrodriguez@miamicurtainwall.com

### Project Information

Project Description(s): The project consist in new two story addition and interior renovation including replacement of windows and doors.

Estimated project cost\*: \$680,000.00

(\*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): \_\_\_\_\_



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## Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12-midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Agent/Owner/Contractor Print Name: <u>John Medina &amp; Associates.</u>		Agent/Owner/Contractor Signature:	
Address: <u>4901 SW 75th Ave, Miami, FL 33155.</u>			
Telephone: <u>305-740-0554</u>		Fax:	Email: <u>mrodriguez@miamicurtainwall.com.</u>
<b>ARCHITECT'S/ENGINEER'S SEAL</b>	Architect(s)/Engineer(s) Print Name: <u>John Richard Medina</u>		Architect(s)/Engineer(s) Signature:
	Address: <u>4901 SW 75th Ave, Miami FL. 33155</u>		
	Telephone: <u>305.740.0554.</u>		
	Fax:		
	Email: <u>mrodriguez@miamicurtainwall.com.</u>		

### NOTARIZATION

STATE OF FLORIDA )

SS

COUNTY OF MIAMI-DADE )

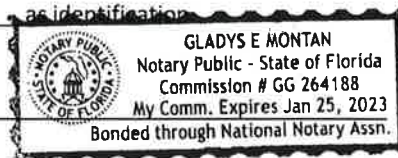
Sworn to or affirm and subscribed before me this 30 day of October, in the year 20 20

by John Medina who has taken an oath and is personally known to

me or has produced

My Commission Expires: 1/25/2023

Gladys E. Montan  
Notary Public





# Board of Architects Review Application

## Submittal Requirements

**NOTE:** The Board of Architects Review Application submittal deadline is Friday at 12:00 noon (late submittals require an additional fee and may be accepted until Monday at 12:00 noon) for that Thursday's meeting, or for the following meeting if the project must be posted. Any project with an estimated construction cost exceeding \$75,000 will be deferred for a week in accordance with Zoning Code Section 3-302, for posting of the property. If at a later time the estimated cost of the project is determined to be above the \$75,000 cost, the property will then be posted, and a fee increase will be charged at that time. It is the applicant's responsibility to update the cost of the project if any changes occur.

Plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed by a building permit. Plans which are not picked up within fourteen (14) days will be discarded. Applications for Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.

The information provided herein must be true and correct, and the application must be submitted with all of the documents necessary for review by the appropriate Board and the Development Services Department. Failure to provide the information necessary for review by the appropriate Board may cause the application to be deferred without review. The Historical Resources Department's approval and letter of historical significance is required prior to the issuance of a demolition permit.

A Building Site Determination is required on all preliminary submittals for a new residence and duplex building proposed on vacant lots from the Zoning Division. A Building Site Determination is not required if documentation is provided indicating a building or structure previously existed on the building site. Request for a Building Site Determination letter may be found online at [www.coralgables.com](http://www.coralgables.com) under Development Services - Planning & Zoning - Applications and Forms.

Required Approvals, where applicable	Required Inspections, where applicable	
1. Board of Architects	1. Architect/Engineer – Soil Conditions Letter (Pile Logs if piling used)	16. Insulation
2. Building	2. Setback	17. Window Bucks
3. Concurrency	3. Foundation – Soil Letter Required (Grade beam if piling used)	18. Window Anchors
4. Electrical	4. Termite Treatment Certificate	19. Screws for Gypsum Board
5. FEMA	5. Slabs	20. Wire Lath (if required)
6. Fire (if commercial)	6. Tie Columns / Columns	21. Driveway Setback
7. Historical (if historic)	7. Elevation Certificate (if in SFHA)	22. Driveway Subgrade
8. Mechanical	8. Poured Cells /Tie Beams / Roof Ties Beams	23. Driveway Base
9. Plumbing	9. Walls	24. Driveway Concrete Perimeter
10. Public Works	10. Steel Connections	25. Final – Public Works
11. Structural	11. Roof Trusses / Conventional Roof Framing	26. Final – Sub-permits
12. Zoning	12. Roof Sheathing	27. Final – Fire (Commercial only)
13. State Health and Rehabilitative Services (if on septic)	13. Roof Insulation	28. Final – Historical (if historic)
14. County Environmental Resources Management	14. Rough Inspection for Sub-permits	29. Final – Zoning
15. County Impact Fee	15. Framing / Framing Accessibility (Commercial only)	30. Final – Structural
		31. Final – Survey
		32. Final – Elevation Certificate

## Letter of Intent

### **Fadel Residence**

817 Alhambra Circle  
Coral Gables, FL 33134  
Folio #: 03-4108-001-5080

October 30, 2020

Board of Architects  
City of Coral Gables  
405 Biltmore Way, 3<sup>rd</sup> floor  
Coral Gables, FL 33134

The proposed project consists of a new two-story addition and interior renovation including replacement of windows and doors. The property is located on a 13,953 square foot lot, within the SFR zoning classification. This property can be further identified by Miami Dade County Folio No. 03-4108-001-5080.

The proposed project has been designed with the intention of preserving the existing character of the building and in harmony with the surrounding community.

John R. Medina & Associates, Architects

4901 SW 75th Avenue  
Miami, Florida 33155  
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F 305.740.5355  
jrmainc@bellsouth.net