HISTORICAL: REMODELING & ADDITION

Volsky Residence

1008 Alhambra Circle, Coral Gables Fl 33134

Project Team

LOCUS ARCHITECTURE INCORPORATED — ARCHITECTURE
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
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License No. AA 13937

Alex and Lindsay Volsky — OWNER
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Miami, FL 33155
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Tel.: (305) 442 9494
Email:
Licence No: 1519185

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PRELIMINARY BOA SUBMITTAL: January 19, 2026
COA HISTORICAL SUBMITTAL: xx 2026
PERMIT SUBMITTAL: xx 2026

NELSON M DE LEON
Digitally signed by NELSON M DE LEON
Date: 2026.01.30 18:46:32 -05'00'

SKETCH OF SURVEY

NORTH
SCALE 1" = 20'

LEGEND:

- FIRE HYDRANT
- WATER METER
- GUARD POLE
- ELECTRIC SERVICE BOX
- 11.0 – EXISTING ELEVATION
- SIGN
- WATER VALVE

ABBREVIATIONS:

R/W	RIGHT OF WAY
(Meas)	MEASURED
(R)	RECORD
C.B.S.	CONCRETE BLOCK AND STUCCO
CONC.	CONCRETE
G.F.E.	GARAGE FLOOR ELEVATION
RES.	RESIDENCE
F.F.E.	FINISH FLOOR ELEVATION
No.:	NUMBER

PREPARED BY:

GUNTER GROUP, INC.

LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

9350 S.W. 22nd TERRACE

MIAMI, FLORIDA 33165

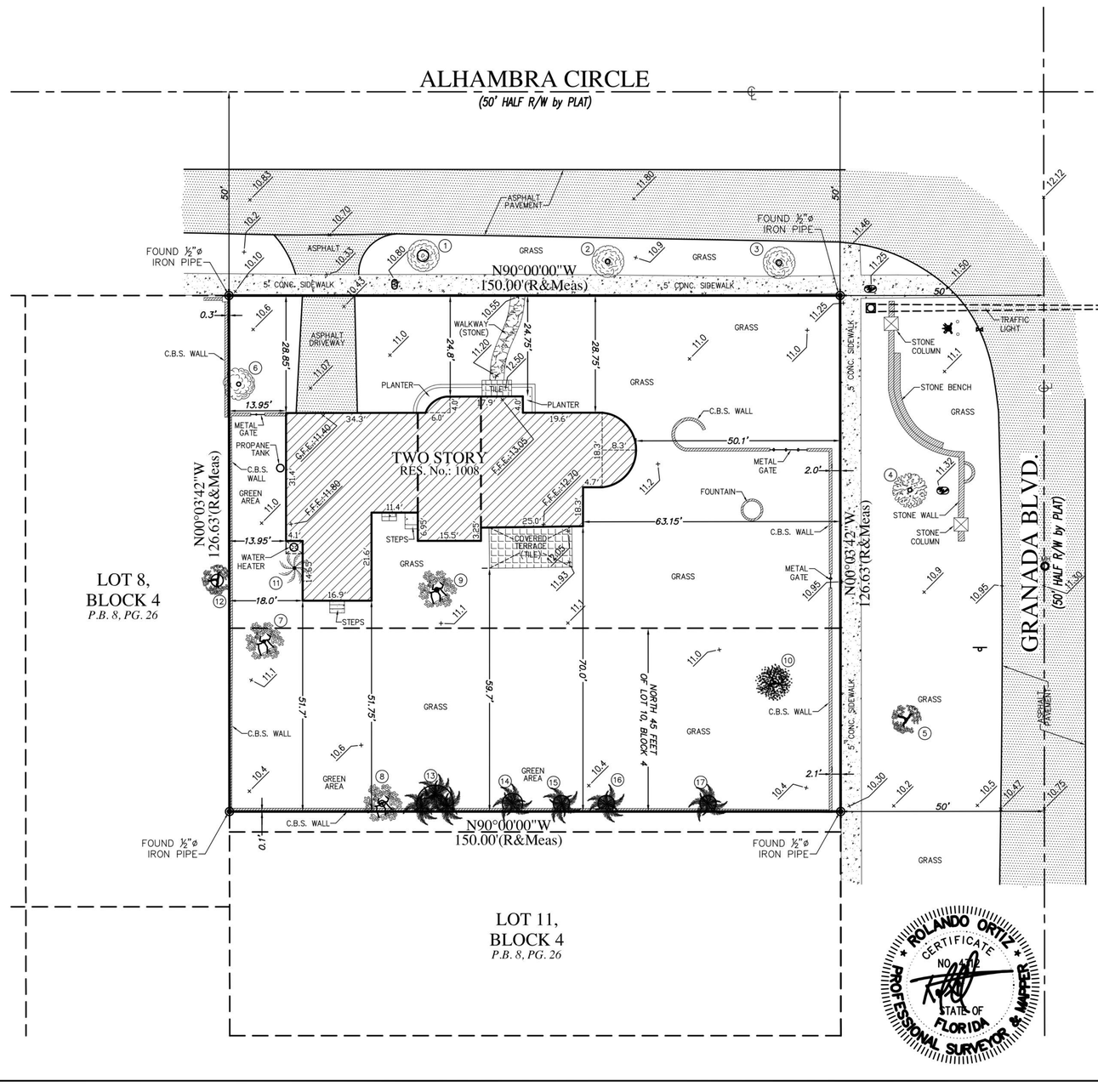
(305) 220-0073

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

TREE TABLE

No.	Common Name	Diameter inches	Height feet	Spread feet
1	Mahogany	32	35	45
2	Mahogany	14	30	20
3	Mahogany	16	30	20
4	Ceiba	12	15	20
5	Oak	7	20	20
6	Sapodilla	12	20	15
7	Mango	7	15	15
8	Mango	17	20	35
9	Mango	13	25	30
10	Avocado	25	40	45
11	Palm (2)	4	20	8
12	Oak	36	35	50
13	Arecas cluster	108	20	10
14	Arecas cluster	60	20	10
15	Arecas cluster	48	15	10
16	Arecas cluster	48	20	10
17	Arecas cluster	48	20	10



PROPERTY ADDRESS: 1008 Alhambra Circle, Coral Gables, Florida 33134.

PROPERTY FOLIO #: 03-4107-014-0480

LEGAL DESCRIPTION:

Lot 9 and the North 45 feet of Lot 10, in Block 4, of CORAL GABLES SECTION "C"; according to the Plat thereof, as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida.

FOR: Alex and Lindsay Volsky.

SURVEYOR'S NOTES:

1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
3) Bearings shown hereon are based on an assumed meridian of N90°00'00"W along the front boundary line of the subject property.
4) The North arrow direction shown herein is based on an assumed Meridian.
5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
10) Elevations shown referred to N.G.V. Datum 1929, City of Coral Gables benchmark No.: CG-362, elevation 8.91 feet.
11) According to the National Flood Insurance Program the subject property falls in Community No.: 120639, Panel No.: 294, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: X.
12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
15) The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I hereby certify to Alex and Lindsay Volsky, that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

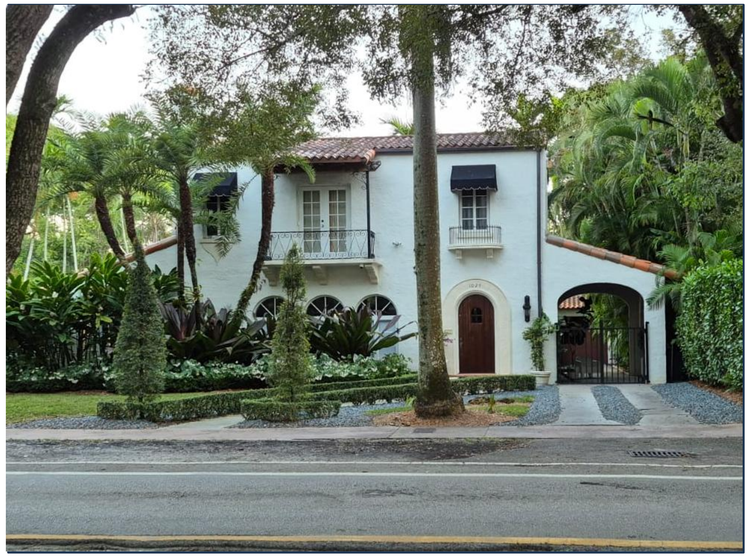
ROLANDO ORTIZ CERTIFICATE NO. 4312 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Rolando Ortiz

Digitally signed by Rolando Ortiz
Date: 2026.01.15 22:03:58 -05'00'

Date: 11-08-2024
Job No.: 24-33318
Sketch No.: 31178

By: Rolando Ortiz LS 4312
Professional Land Surveyor & Mapper, State of Florida.



Neighbor Across the Street: 1023 Alhambra Circle



Neighbor Across the Street: 1021 Alhambra Circle



Neighbor Across the Street: 1818 Granada Blvd



Adjacent neighbor: 1016 Alhambra Cir



Front view: 1008 Alhambra Cir



Adjacent neighbor: 1910 Granada Blvd

BOA Preliminary Submittal: Context Photo's
Property: 1008 Alhambra Cir
Coral Gables, FL, 33134

2026

LOCUS ARCHITECTURE INCORPORATED



View of rear



View of side from Granada Blvd



View from Alhambra Cir



View of front from Alhambra Cir

BOA Preliminary Submittal: House Photo's
Property: 1008 Alhambra Cir
Coral Gables, FL, 33134

2026

LOCUS ARCHITECTURE
INCORPORATED

DOOR SCHEDULE

No	SIZE	THICKNESS	PAN	GRILL	REMARKS
1	2'6" X 7'0"	1¾"			SOLID WOOD PANEL VIN. TILE FACED
2	2'6" X 7'0"	1¾"		1 LT	SOLID CORE
3	2'8" X 6'8"			6 LT	STEEL DOOR
4	2'0" X 6'8"	1⅜"			WOOD SCREEN
5	2'6" X 6'8"	1⅜"			RE 20
6	2'0" X 6'8"	1⅜"			RE 20
7	2'8" X 6'8"	1⅜"			RE 21
8	2'6" X 6'8"	1⅜"			RE 20
9	2'8" X 6'8"	1⅜"			RE 20
10	2'6" X 6'8"	1⅜"			RE 20
11	2'0" X 6'8"	1⅜"			RE 20
12	2'6" X 6'8"	1⅜"		1 LT	RE 20
13	2'6" X 6'8"	1¾"	2 PAN		VAL. GARAGE DOOR
14	2'6" X 6'8"	1⅜"	2 PAN		
15	2'6" X 6'8"	1¾"			WOOD SCREEN DOOR
16	2'6" X 6'8"	1⅜"	2 PAN		
17	2'6" X 6'8"	1⅜"	2 PAN		
18	2'6" X 6'8"	1⅜"	2 PAN		
19	2'6" X 6'8"	1⅜"	1 PAN	3 LT	
20	FLOVISHEAD	1⅜"		1 LT	SOLID TEAKWOOD FACING - APPLIED MOULDING
21	2'6" X 6'8"	1⅜"			RE 20
22	2'0" X 6'8"	1⅜"			RE 20
23	2'6" X 6'8"	1⅜"			RE 20
24	2'0" X 6'8"	1⅜"			RE 20
25	2'6" X 6'8"	1⅜"			RE 20
26	2'6" X 6'8"	1⅜"			RE 20
27	2'6" X 6'8"	1⅜"			RE 20
28	2'6" X 6'8"	1⅜"	2 PAN		RE 20

NOTE - ALL RE 20 DOORS SHALL BE GROOVED AS SHOWN ON ELEV.

NOTE - ALL CONC. FOOTINGS UNDER 8" WALLS SHALL BE 16" X 20" WITH 2-⅝" BARS CONTINUOUS - ALL FOOTINGS UNDER 12" WALLS SHALL BE 16" X 24" WITH 2-⅝" BARS CONTINUOUS - ALL FOOTINGS UNDER 16" WALLS SHALL BE 20" X 24" WITH 2-⅝" BARS CONTINUOUS - ALL FOOTINGS UNDER STEPS INCLUDING MAIN ENTRANCE SHALL BE 16" THICK & PROJECT 4" BEYOND ONE FACE OF 15" FELT OVER ALL SLABS TO RECEIVE TILE.

FOUNDATION PLAN

SCALE - ¼" = 1'0"

RESIDENCE FOR

MR. & MRS. E. G. GIFFEN

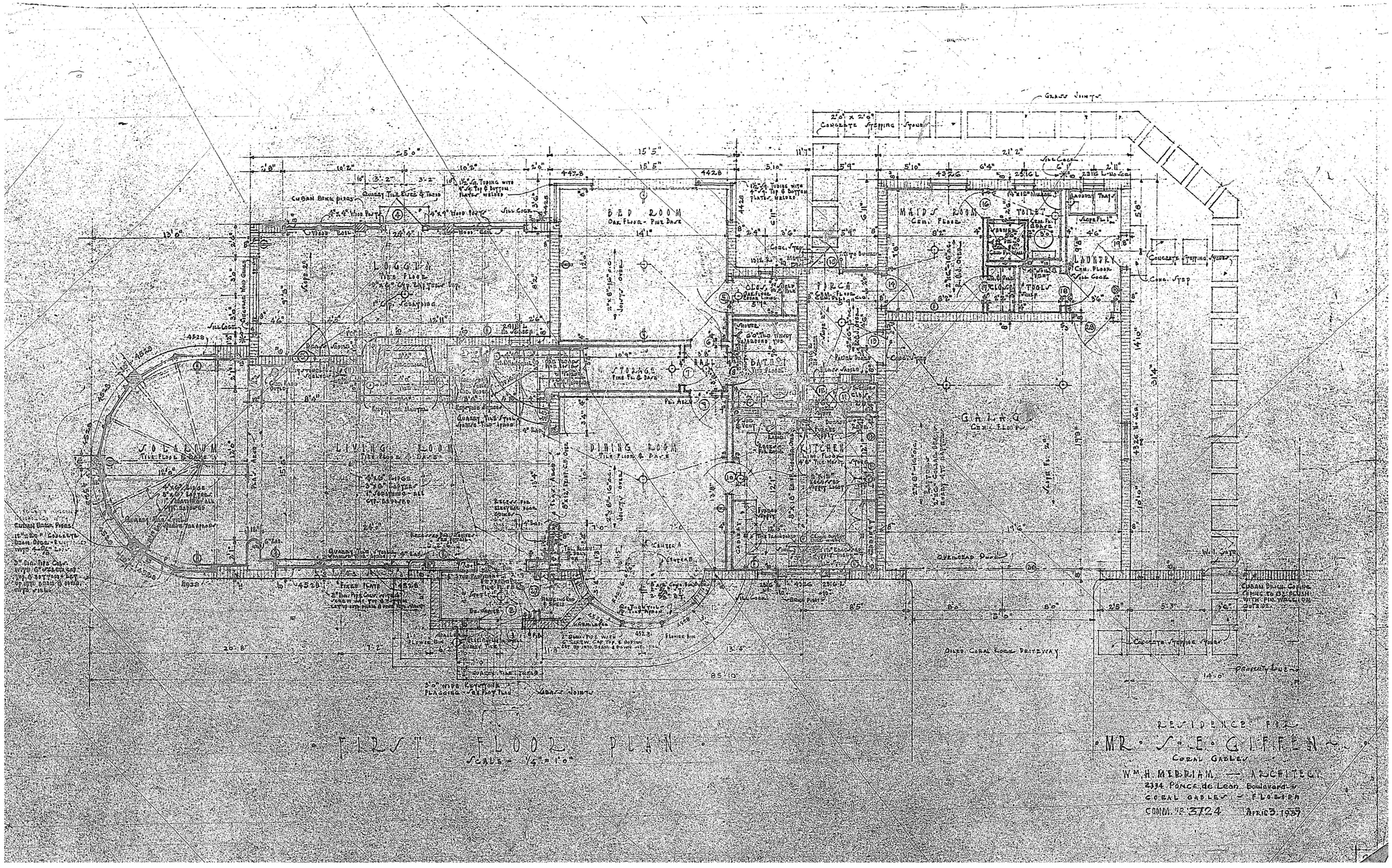
CORAL GABLES

WM. H. MELLIAN — ARCHITECT

2354 Ponce de Leon Boulevard

CORAL GABLES - FLORIDA

COMM. NO 3724 APRIL 3, 1937



- FIRST FLOOR PLAN -

SCALE - 1/4" = 1'0"

RESIDENCE FOR
MR. & MRS. E. GIFFEN
CORAL GABLES
WM. H. MERRIAM — ARCHITECT
2334 PONCE de LEON Boulevard
CORAL GABLES — FLORIDA
COMM. # 3724 APRIL 3, 1937

BED ROOM

MASTER BED ROOM

HALL

Wayne Concrete Tile Roof

Wayne Concrete Tile Roof

Wayne Concrete Tile Roof

Wayne Concrete Tile Roof

Chimney

Chimney

Oak Floors - Tile Bath

Oak Floors - Tile Bath

Quarry Tile Floor

Quarry Tile Floor

Slate Brick

Slate Brick

Lot 18 & 19 of Lot 10
Block 4 - Section C

ALHAMBRA CIRCLE

PLOT PLAN
Scale: 1/32" = 1'0"

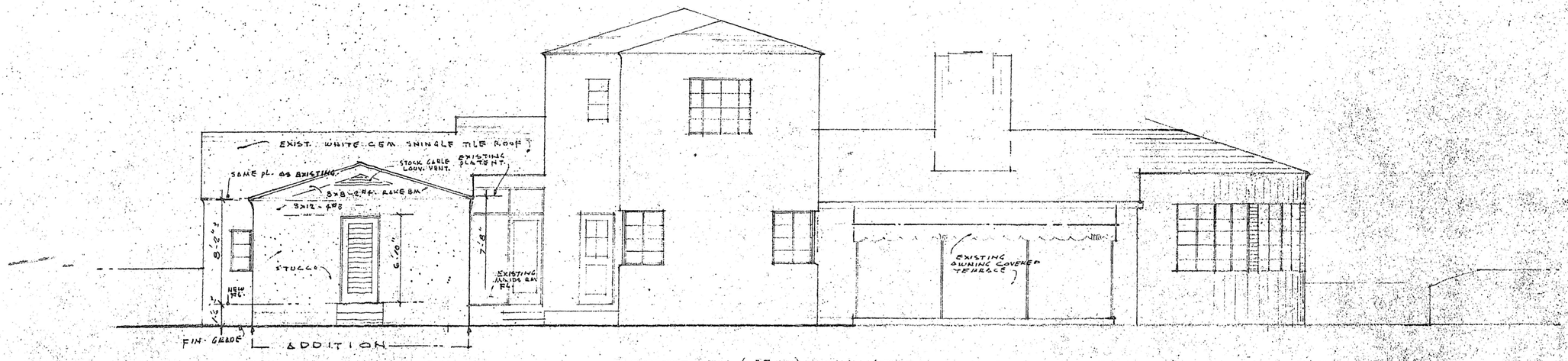
SECOND FLOOR PLAN
Scale: 1/4" = 1'0"

EAST ELEVATION
Scale: 1/4" = 1'0"

RESIDENCE FOR
MR. & MRS. E. G. TIFFEN
CORAL GABLES

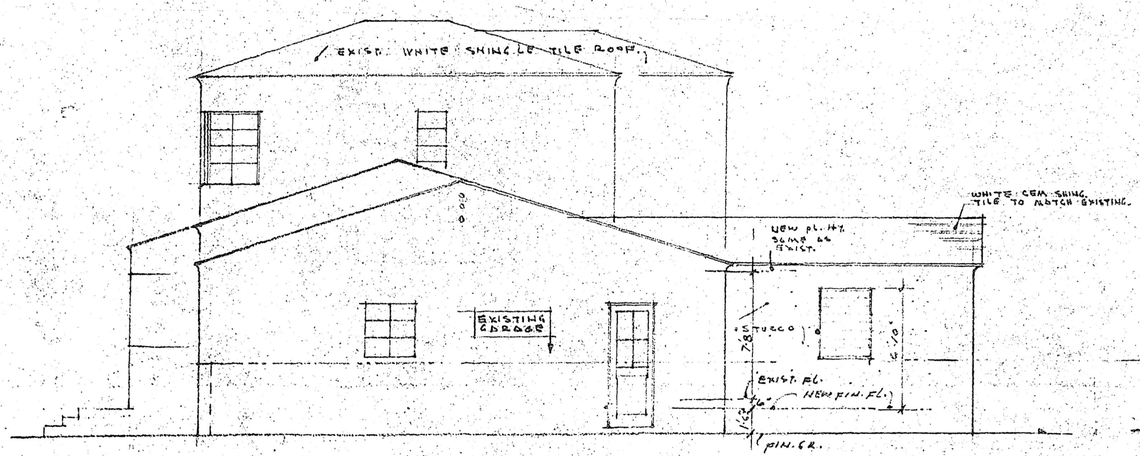
WM. H. MERIAM — ARCHITECT
2004 PONCE DE LEON BLVD.
CORAL GABLES — FLORIDA
COMM. NO. 2124 APRIL 5-1926

3



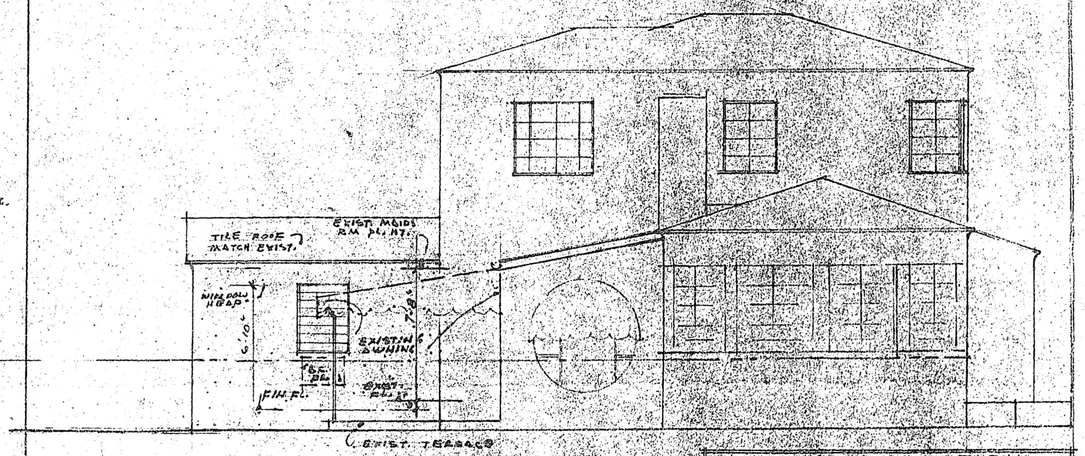
SOUTH (REAR) ELEVATION

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



WEST (SIDE) ELEVATION

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



EAST ELEVATION

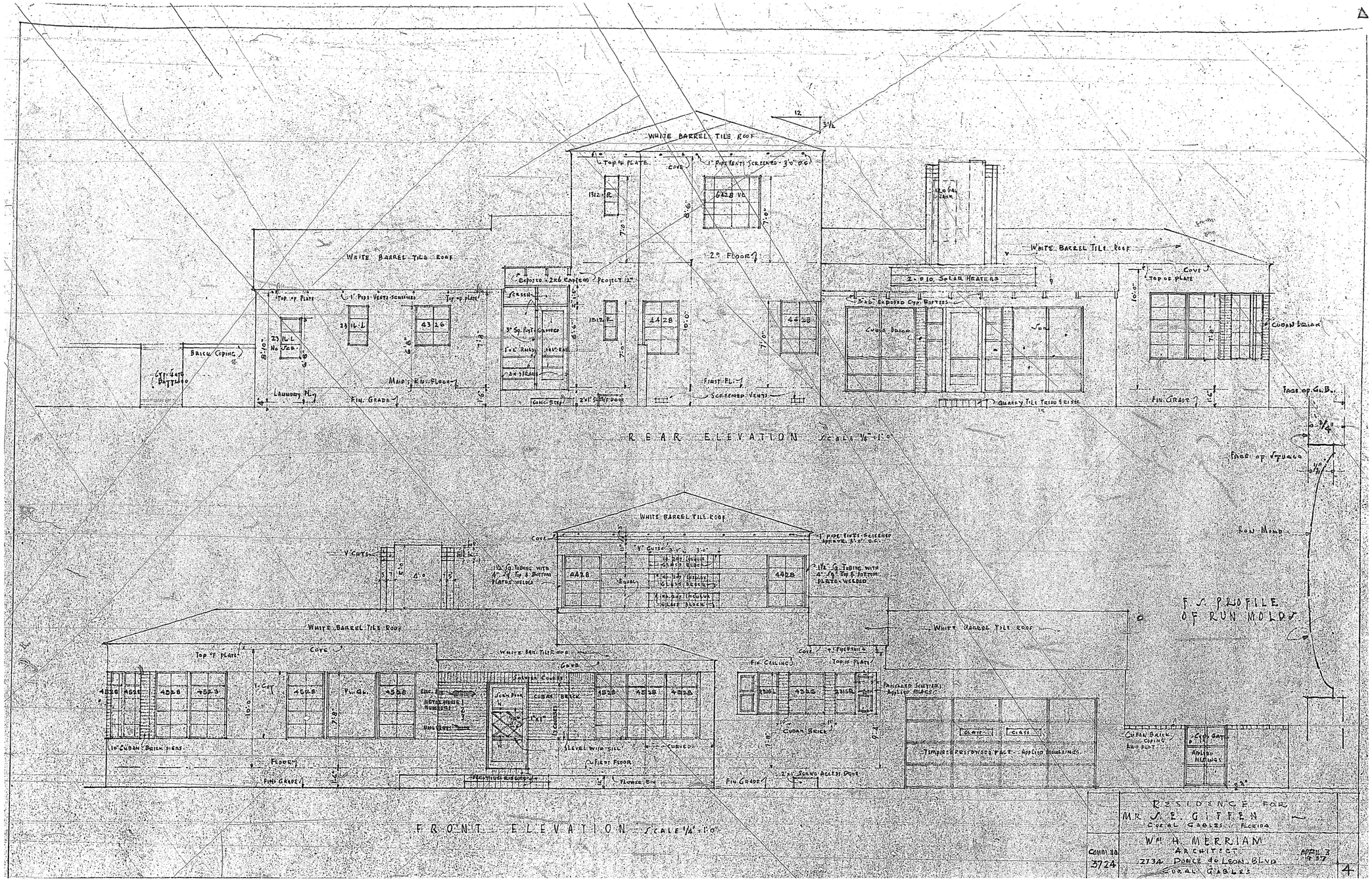
SCALE - 1/4" = 1'-0"

MAIDS RM. & ADDITION
TO THE RESIDENCE OF
MR & MRS. S. E. GREEN
800 LUGARNO CIR. CORAL GABLES

MANFRED M. UNGARO
ARCHITECT
7951 BISCAYNE BLVD
MIAMI

Mar. 96

SHEET OF 2 2



RESIDENCE FOR
MR. J. E. GIFFEN
CORAL GABLES - FLORIDA

WM. H. MERRIAM
ARCHITECT
2734 PONCE de LEON BLVD
CORAL GABLES

COMM. NO. 3724

APRIL 3 1937

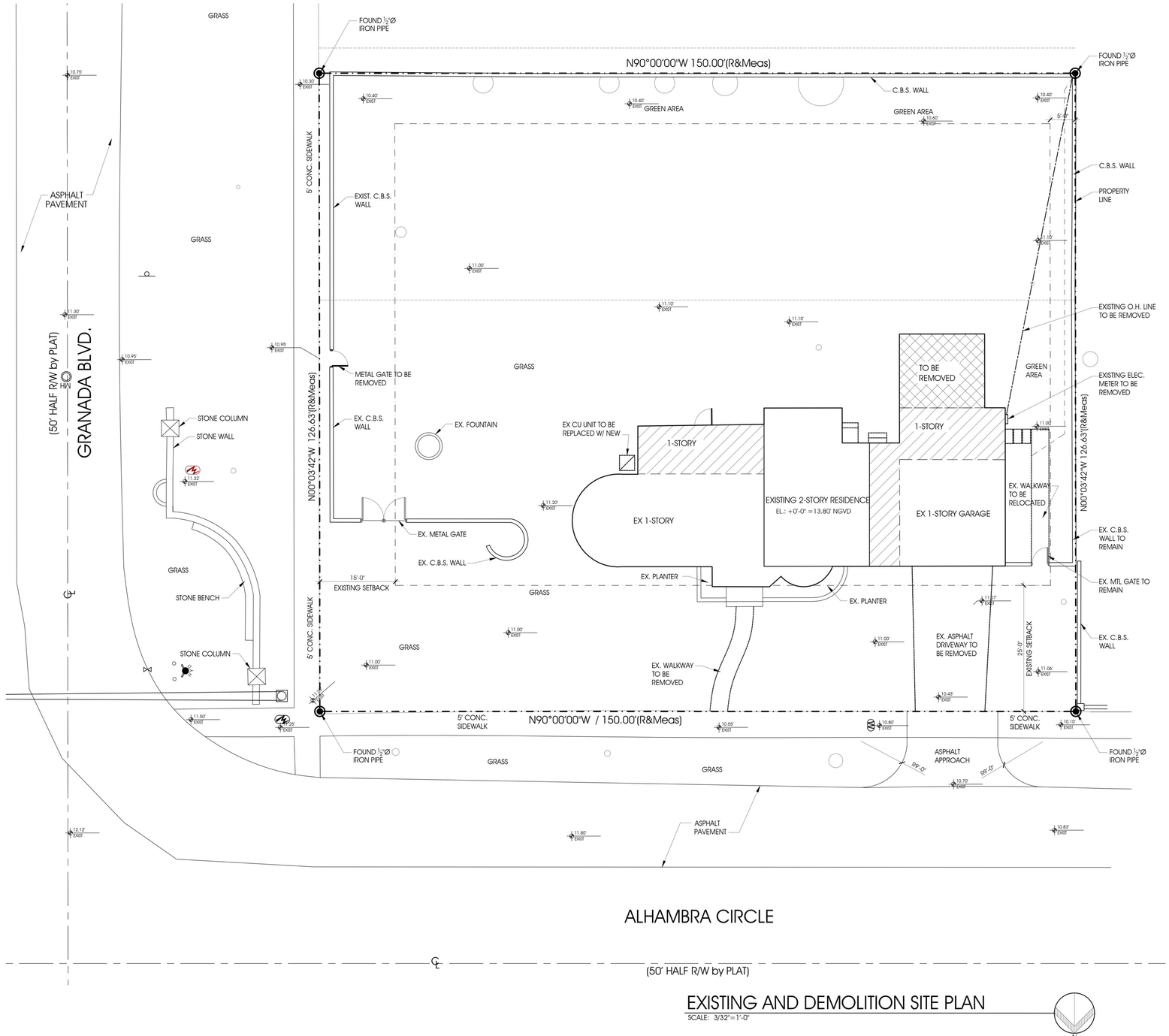
4

DEMO SITE PLAN LEGEND

- EXISTING
- REMODELED
- REMOVED

NOTES

1. ALL RAINWATER MUST BE RETAINED ON PROPERTY.
2. LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.



EXISTING AND DEMOLITION SITE PLAN

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

N

NOTES

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License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Existing and Demolition Site Plan

SEAL

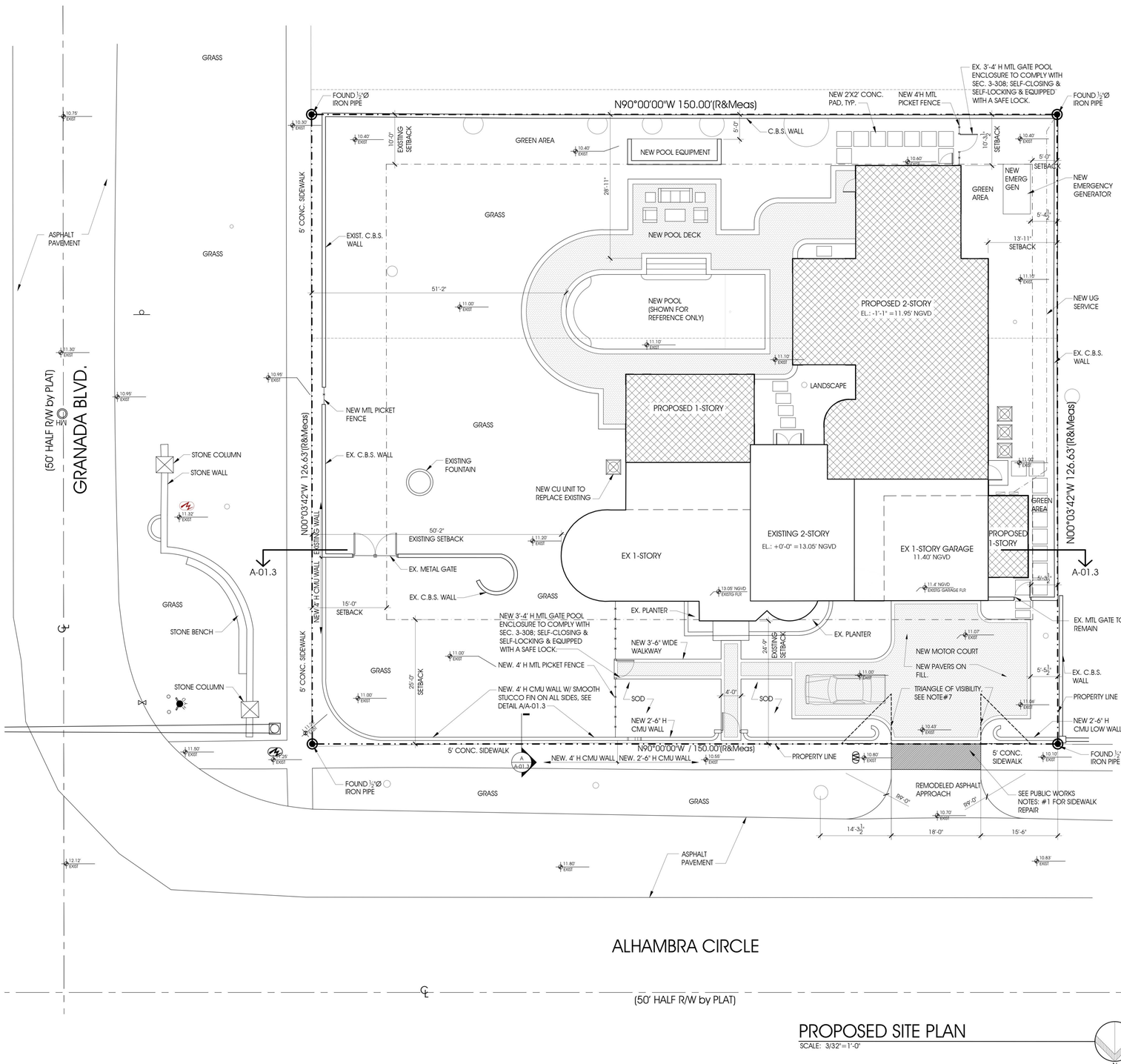
STATE OF FLORIDA — NELSON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE	
DRAWN	
REVIEWED	NDL
PROJ. NO.	368

SHEET NO.

A-01.2



PROPOSED SITE PLAN

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

N



LOCATION SKETCH

SCALE: NTS

NORTH

LEGAL DESCRIPTION

LOT 9 AND THE NORTH 45 FEET OF LOT 10, IN BLOCK 4, OF CORAL GABLES SECTION "C"; ACCORDING TO THE PLAT THEREFOR, AS RECORDED IN PLAY BOOK 8, AT PAGE 26. OF THE PUBLIC RECORDS OF MIAMI-DADE COUONTRY, FLORIDA.

SCOPE OF WORK

THE WORK ENTAILS EXTERIOR RESTORATION AND INTERIOR REMODELING, INCLUDING PARTIAL DEMOLITION. NEW WORK INCLUDES 1AND 2-STORY ADDITIONS, STRUCTURAL AND MEP UPGRADES. NEW SITE WORK INCLUDES; SITE ENCLOSURE WALLS, POOL, GATES & LANDSCAPE UPGRADES.

ZONING INFORMATION

ZONED:	SFR/MF1
FLOOD ZONE:	X
LOT SIZE	19,001 SF
CODE:	FBC 2023, RESIDENTIAL 8TH EDITION
ALTERATION LEVEL :	LEVEL 2
FOLIO:	03-4107-014-0480

	REQUIRED/ALLOWED	EXISTING	PROPOSED
F.A.R. ALLOWED	6,850.3 SF (48% FIRST 5,000 SF, 35% NEXT 5,000 SF, 30% REMAINING)	2,988 SF	6,385 SF
LOT COVERAGE: 35%	6,650.3 SF MAIN HOUSE: MAX. 35% LOT	2,661 SF (14%)	4,236 SF (22.3%)
LOT COVERAGE: 45%	8,550.4 SF ACCESS STRUCTURES: MAX. 45% LOT	2,661 SF (14%)	5,405 SF (28.4%)
MIN. FLOOR ELEVATION	FROM 16" MIN/30" MAX ABOVE EST. GRADE EST. GRADE=10.62' NGVD+1.33' MIN FLOOR=11.95' NGVD	13.05' NGVD (TO REMAIN)	EXISTING; 0'-0"=13.05' NGVD NEW = -1'-1" =11.95' NGVD (AT NEW WEST WING)
GARAGE FLOOR ELEV.	NO MORE THAN 6" ABOVE GRADE (EXISTG GRADE AT GARAGE =11.00' NGVD)	11.40' NGVD (TO REMAIN)	
HEIGHT ALLOWED	TWO STORIES OR 25'-0" MAX. FROM FINISHED FLOOR TO TOP OF TIE BEAM ON TOP FLOOR	18'-10" (2-STORY)	18'-10" (2-STORY)
LANDSCAPE AREA REQUIRED	7,600.4 SF 40% LOT	15,564.8 SF (82%)	10,716 SF (56%)
FRONT YARD REQUIRED	1,520 SF 20% OF 40%AT FRONT YARD	3,698 SF	2,968 SF

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	EXISTING / PROPOSED
FRONT: ALHAMBRA AVENUE	25'-0"	24'-9" (EX) / 24'-9" (PR)
SIDE STREET: GRANADA BLVD	15'-0"	24'-10" (EX) / 24'-10" (PR)
SIDE: WEST	5'-0" MIN	3'-0" (EX) / 6'-0" (PR)
REAR: MAIN HOUSE SOUTH	10'-0"	51'-9" (EX) / 10'-3 ½" (PR)
EX. POOL: REAR	5'-0"	
EX. POOL: SIDE	5'-0"	

AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

WASA NOTES:

TOTAL AREA UNDER A/C: XX SF

PUBLIC WORK NOTES:

1.SIDEWALK AT NEW APPROACH TO BE 6" THICK CONCRETE W/ WIRE REINFORCED MESH, COLOR CORAL GABLES BEIGE AS PER CITY SPECS.

2. PAVER DETAIL, SEE A/A-01.0.

ZONING NOTES:

3. ALL RAINWATER MUST BE RETAINED ON PROPERTY.

4. LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30" AND 8'.

5. FILL SHALL NOT BE BROUGHT UNTO SITE.

6. SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC...SHALL BE TREATED WITH FUMISEAL OR EQUAL FOR TERMITES IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBTERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.

7. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

NOTES

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PROJECT

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DRAWING

Proposed Site Plan and Zoning Information

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED NDL

PROJ. NO. 368

SHEET NO.

A-01.0

ELECTRICAL DEMOLITION NOTES

1. CONTRACTOR IS TO VERIFY WITH OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. TO REMAIN PRIOR TO DEMOLITION. MARK ALL PIPES, CONDUITS, ETC. NOT TO BE DEMOLISHED WITH RED PAINT. INFORM ALL SUB-CONTRACTORS.

2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, SPECIAL OUTLETS, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND OTHER ELECTRICAL SYSTEM COMPONENETS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. CONDUITS RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.

3. SEE ELECTRICAL SHEETS FOR DETAILS.

PLUMBING DEMOLITION NOTES

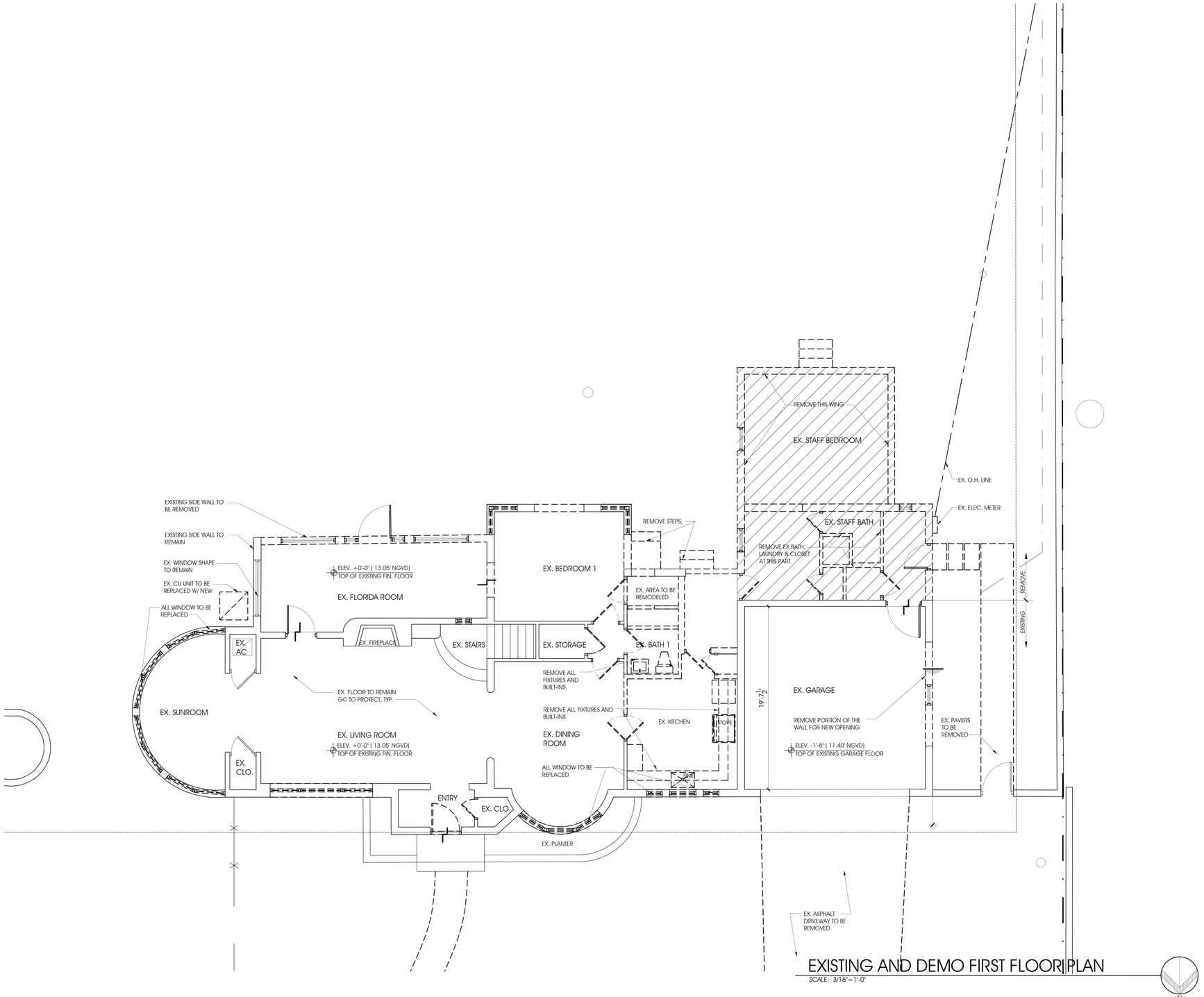
1. CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO DEMOLISHING ALL EXISTING SINKS AND WC TO BE REMOVED OR RELOCATED.

2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL PLUMBING FIXTURES LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. LINES RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER FIXTURES ARE REMOVED.

3. SEE PLUMBING SHEETS FOR DETAILS.

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED



EXISTING AND DEMO FIRST FLOOR PLAN

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

NOTES

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DRAWING

Existing and Demolition Fisrt Floor Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

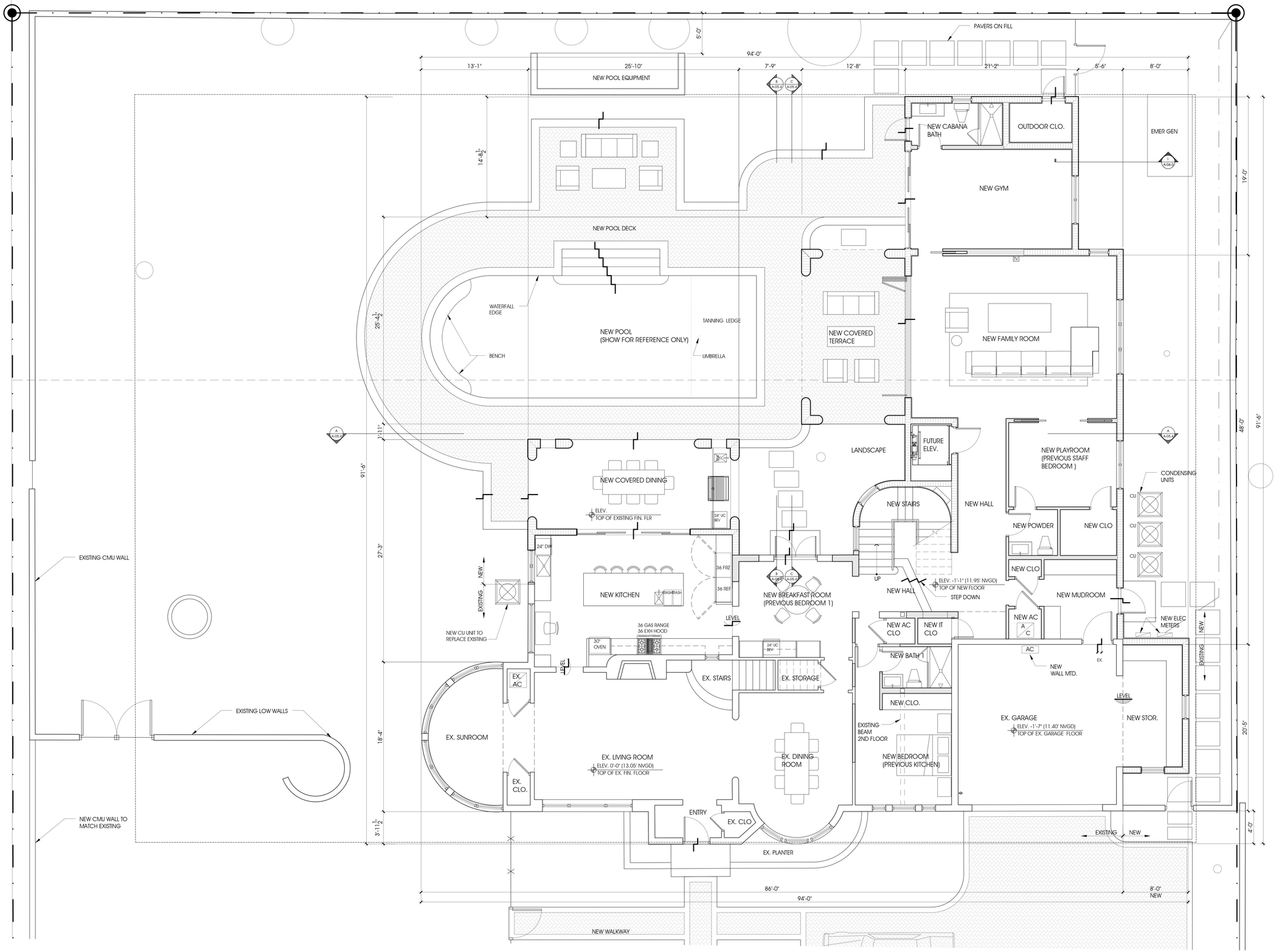
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NDL

PROJ. NO.
368

SHEET NO.

A-02.0



PROPOSED FIRST FLOOR PLAN

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

N

NOTES

LOCUS ARCHITECTURE INCORPORATED

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Proposed First
Floor Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

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NDL

PROJ. NO.
368

SHEET NO.

A-02.2

ELECTRICAL DEMOLITION NOTES

1. CONTRACTOR IS TO VERIFY WITH OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. TO REMAIN PRIOR TO DEMOLITION. MARK ALL PIPES, CONDUITS, ETC. NOT TO BE DEMOLISHED WITH RED PAINT. INFORM ALL SUB-CONTRACTORS.

2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, SPECIAL OUTLETS, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND OTHER ELECTRICAL SYSTEM COMPONENETS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. CONDUITS RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.

3. SEE ELECTRICAL SHEETS FOR DETAILS.

PLUMBING DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO DEMOLISHING ALL EXISTING SINKS AND WC TO BE REMOVED OR RELOCATED.

2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL PLUMBING FIXTURES LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. LINES RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER FIXTURES ARE REMOVED.

3. SEE PLUMBING SHEETS FOR DETAILS.

DEMOLITION PLAN LEGEND

EXISTING WALL TO REMAIN

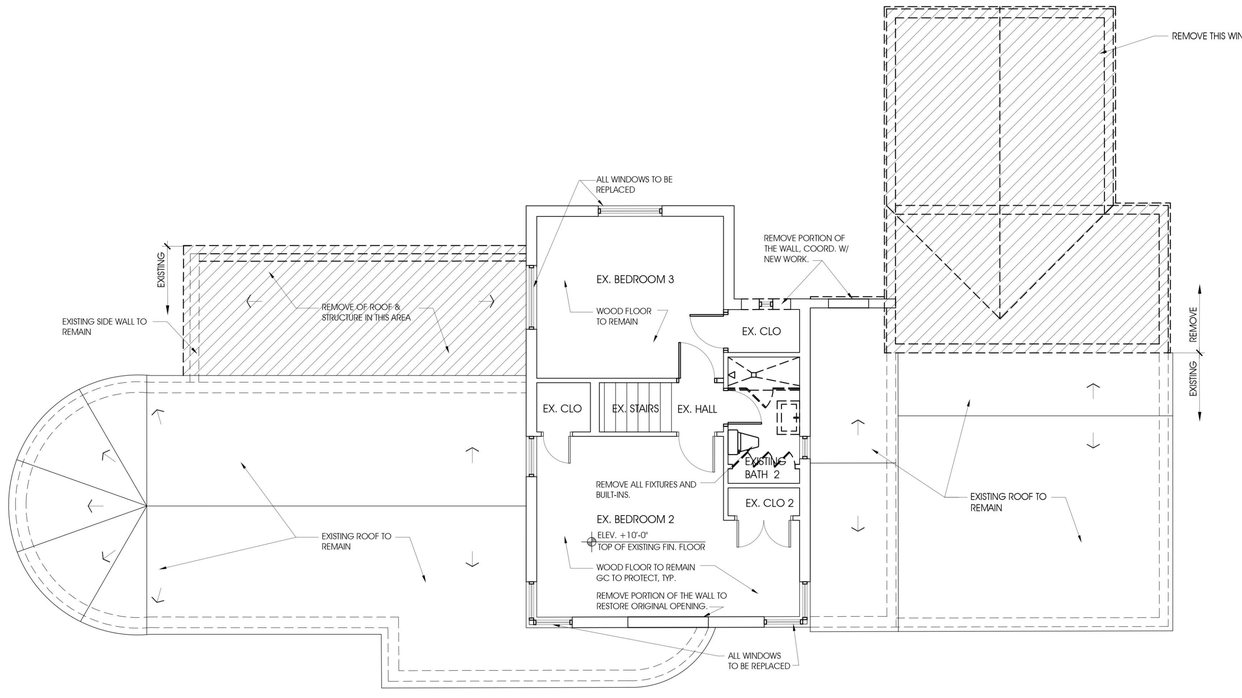
EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.

EXISTING DOOR AND FRAME TO REMAIN

EXISTING DOOR AND FRAME TO BE REMOVED

EXISTING WINDOW TO REMAIN

EXISTING WINDOW TO BE REMOVED



EXISTING AND DEMOLITION SECOND FLOOR PLAN

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

NOTES

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CONSULTANT(S)

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	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Existing & Demolition Second Floor Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

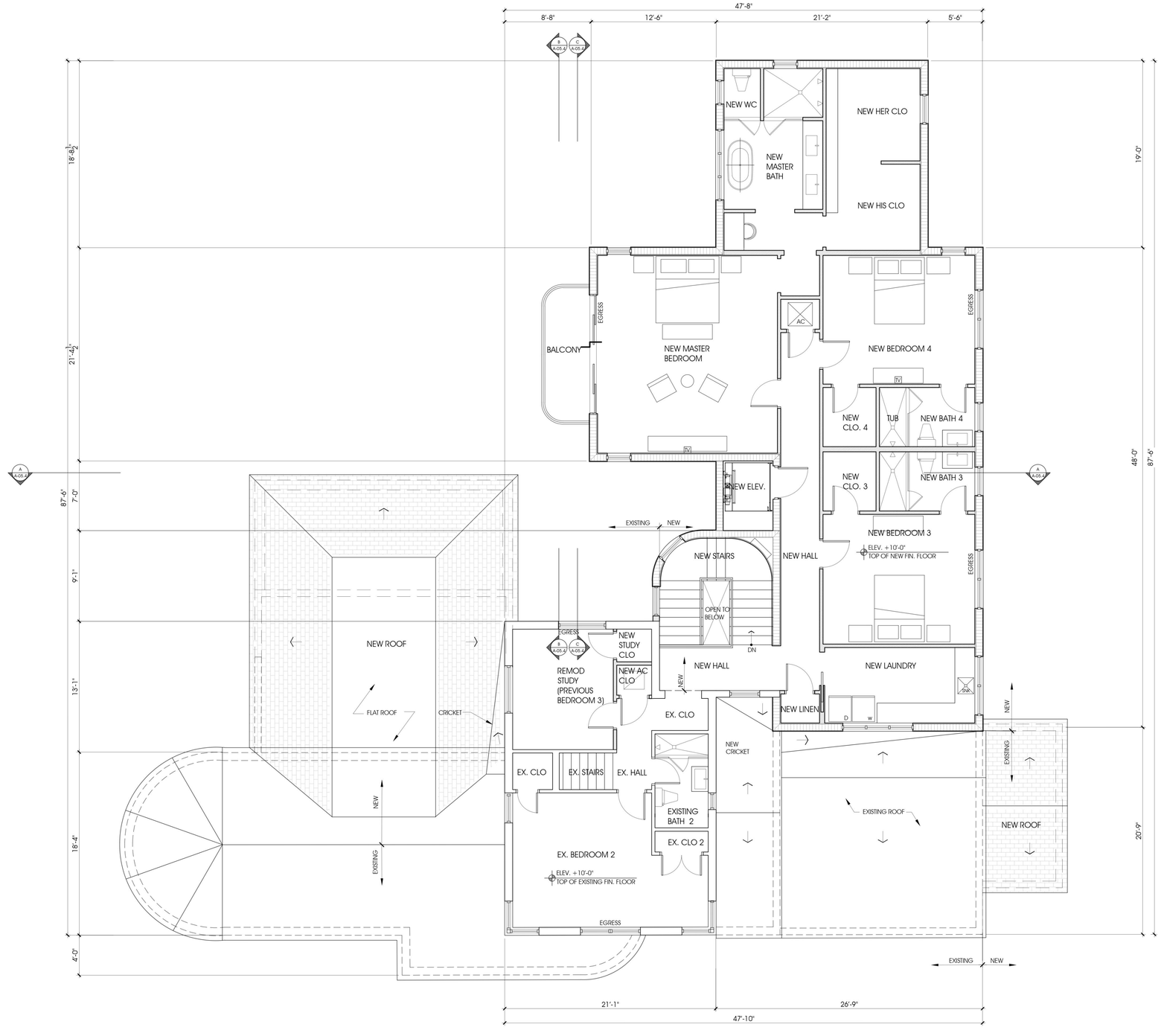
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368

SHEET NO.

A-02.1



LEGEND

- EXISTING WALL TO REMAIN
- NEW FULL-HEIGHT WALL OR IN-FILL EXISTING WALL/OPENING
- NEW FULL-HEIGHT WALL OR IN-FILL EXISTING WALL/OPENING WITH SOUND INSULATION
- NEW CMU WALL
- EXISTING DOOR TO REMAIN
- NEW GLASS WINDOW
- NEW DOOR AND FRAME

1. CONTRACTOR TO PAINT ALL INTERIOR WALLS, CEILINGS, & EXTERIOR WALLS. COORDINATE COLORS WITH OWNERS.
2. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL TOILET ROOM, LAUNDRY ROOM, CLOSET AND KITCHEN ACCESSORIES WITH OWNER. PROVIDE P.T. WOOD BLOCKING AT ALL CABINETRY AND BATHROOM ACCESSORIES.
3. PROVIDE P.T. WOOD BLOCKING AT ALL CABINETRY, SHELVING, HOOKS, RODS, BATHROOM ACCESSORIES ETC.
4. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8', AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENING, AT FLOOR JOISTS AROUND DOOR POCKETS AS PER FBC R440.0.7
5. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.
6. AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2".
7. COORD. FLOORING, APPLIANCES, CABINETRY, HARDWARE, PLUMBING, AND LIGHTING FIXTURES WITH OWNER SELECTIONS AND INTERIOR DESIGN DRAWINGS, TYP.
8. 2 HR MINIMUM RATING ACHIEVED USING FBC 2020 BUILDING SECTION 721 (PRESCRIPTIVE FIRE RESISTANCE) TABLE 721.1(2).F: 8" CMU HAVING CELLS FULL GROUTED EQUALS 4 HR RATINGS PER 4.7". ADDITIONALLY, ONE LAYER OF 5/8" GWB EQUALS 20 MIN RATING PER FBC TABLE 7221.1.4(2).

PROPOSED SECOND FLOOR PLAN

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

N

NOTES

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Tel (305) 740-0120
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Proposed Second Floor Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

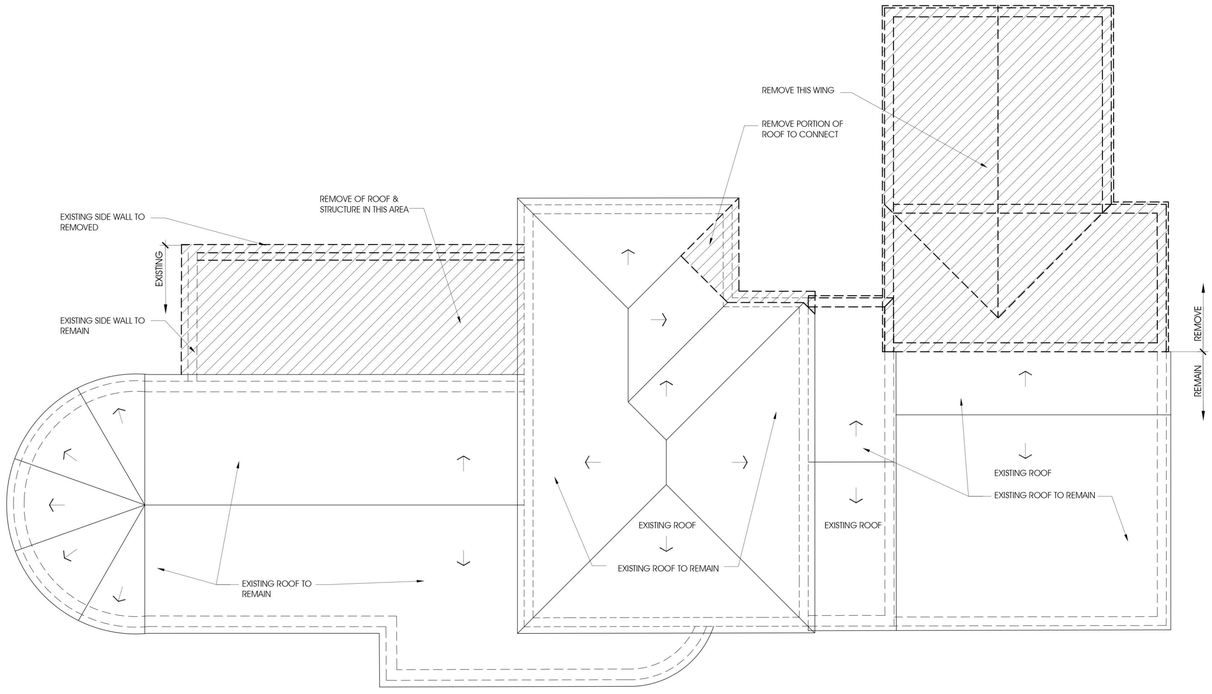
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PROJ. NO.
368

SHEET NO.

A-02.3



EXISTING & DEMOLITION ROOF PLAN

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

N

NOTES

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	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Existing & Demolition Roof Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

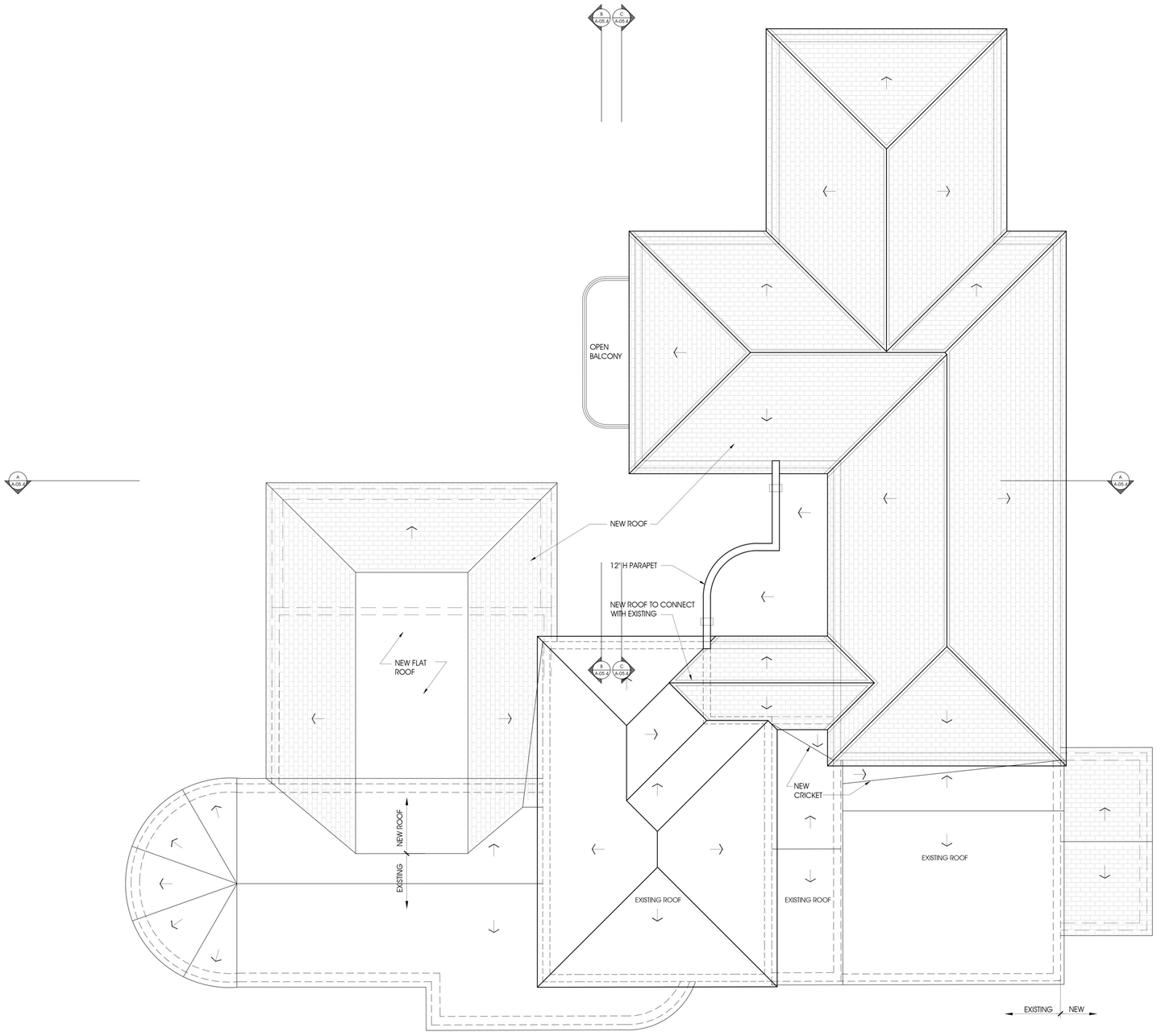
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NDL

PROJ. NO.
368

SHEET NO.

A-04.0



PROPOSED ROOF PLAN

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

N

NOTES

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INCORPORATED

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License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Proposed Roof Plan

SEAL

STATE OF FLORIDA
NELSON MANUEL DE LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED
NDL

PROJ. NO.
368

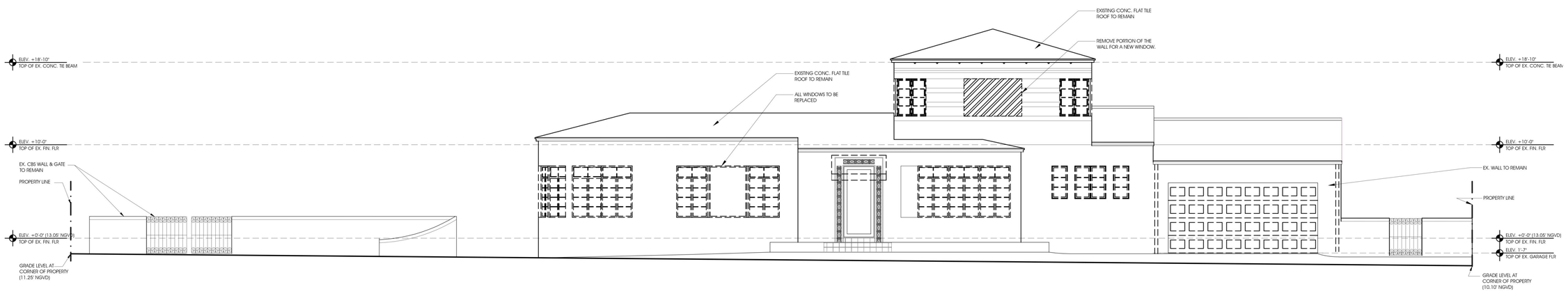
SHEET NO.

A-04.1



EXISTING FRONT ELEVATION (NORTH)

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



DEMO FRONT ELEVATION (NORTH)

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



PROPOSED FRONT ELEVATION (NORTH)

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

NOTES

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CONSULTANT(S)

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	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Existing, DemoLITION & Proposed Front Exterior Elevations (North)

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED
NDL

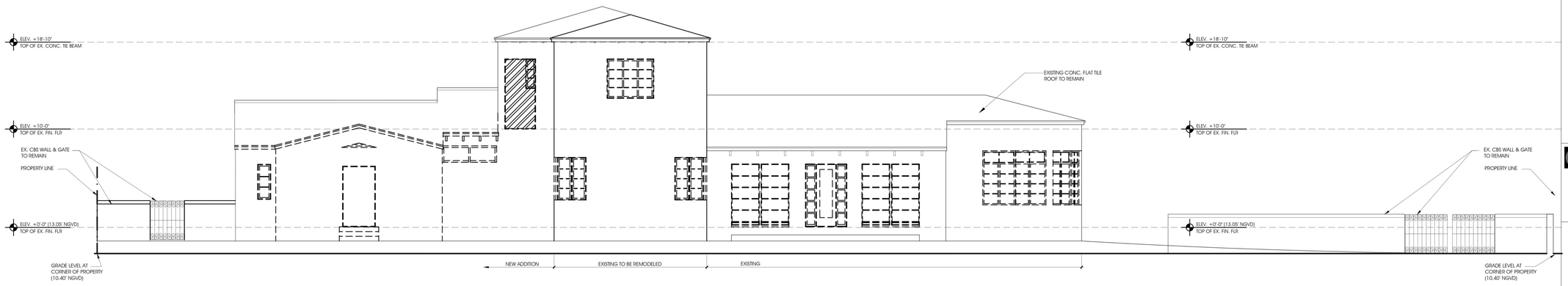
PROJ. NO.
368

SHEET NO.
A-05.0



EXISTING REAR ELEVATION (SOUTH)

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



DEMO REAR ELEVATION (SOUTH)

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



PROPOSED REAR ELEVATION (SOUTH)

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

NOTES

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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-11-25
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	COA SUBMITAL	

PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Existing, Demolition & Proposed
Rear Exterior Elevations (South)

SEAL

STATE OF FLORIDA
NELSON EMANUEL de LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

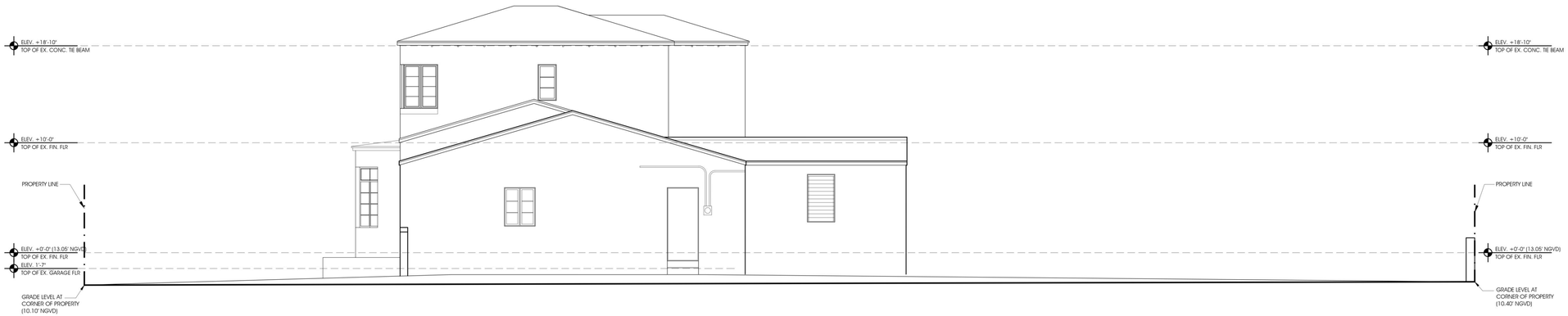
SCALE

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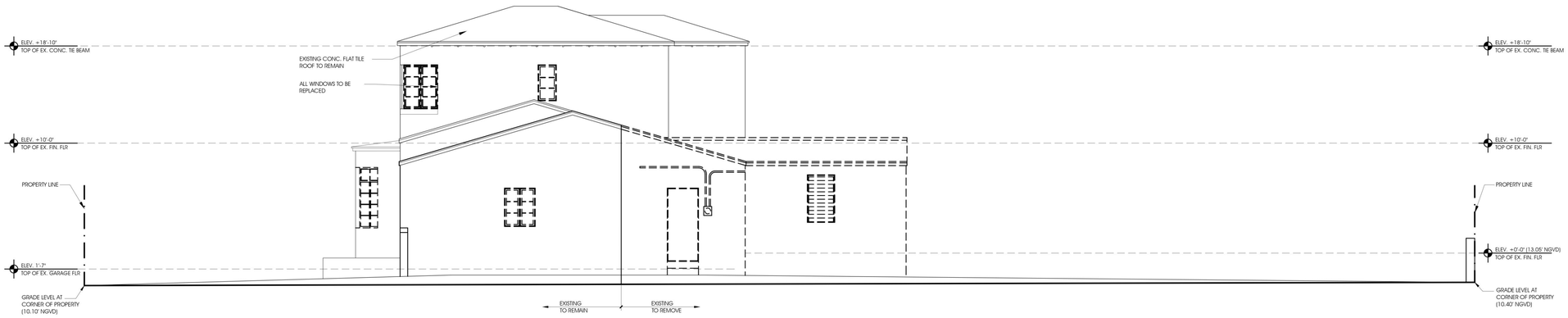
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A-05.1



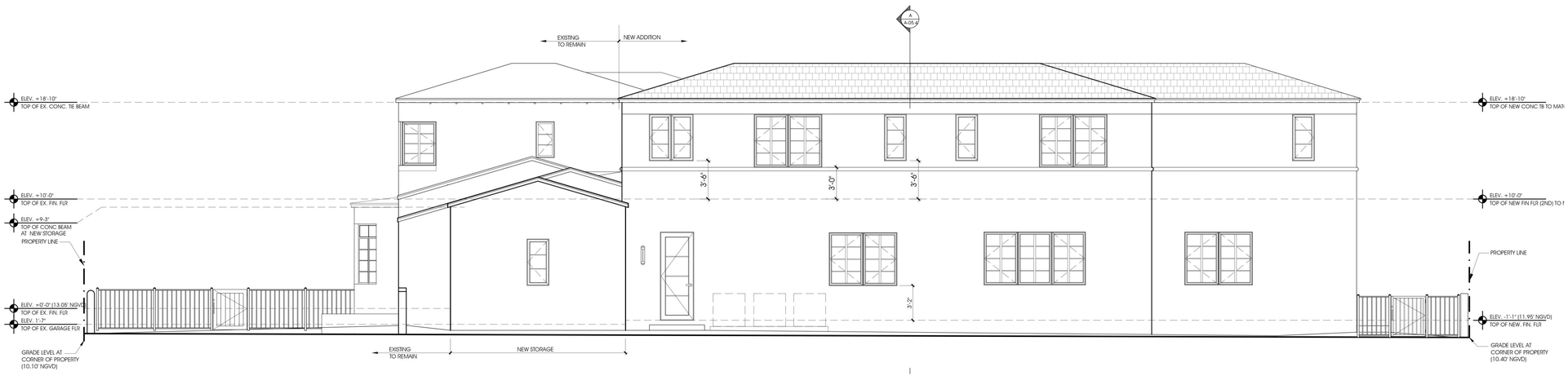
EXISTING SIDE ELEVATION (WEST)

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



DEMO SIDE ELEVATION (WEST)

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



PROPOSED SIDE ELEVATION (WEST)

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

NOTES

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INCORPORATED
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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Existing, Demolition & Proposed
Side Exterior Elevations (West)

SEAL

STATE OF FLORIDA
NELSON MANUEL de LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

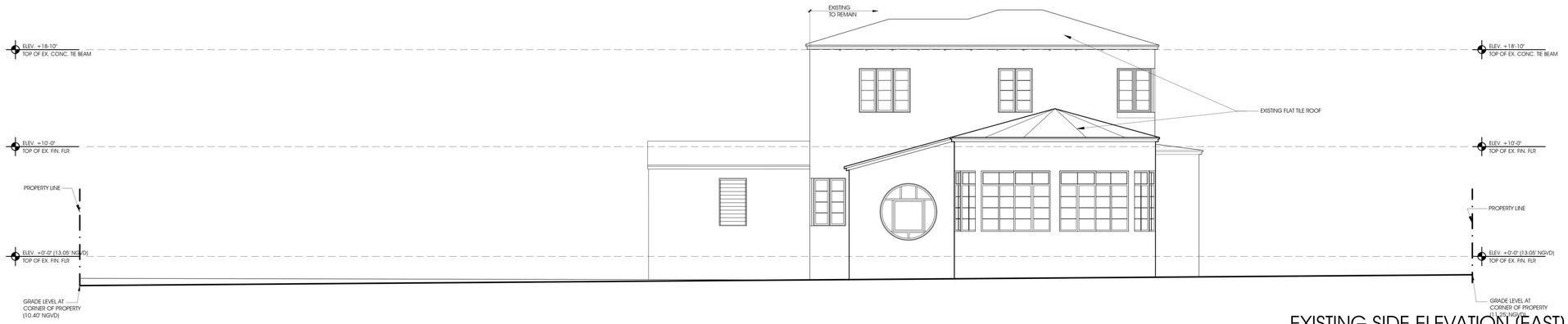
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REVIEWED
NDL

PROJ. NO.
368

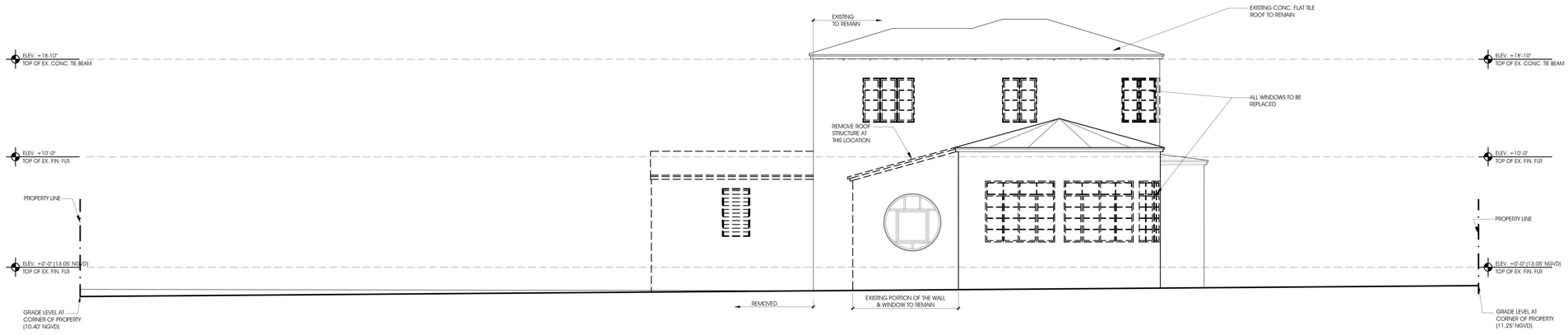
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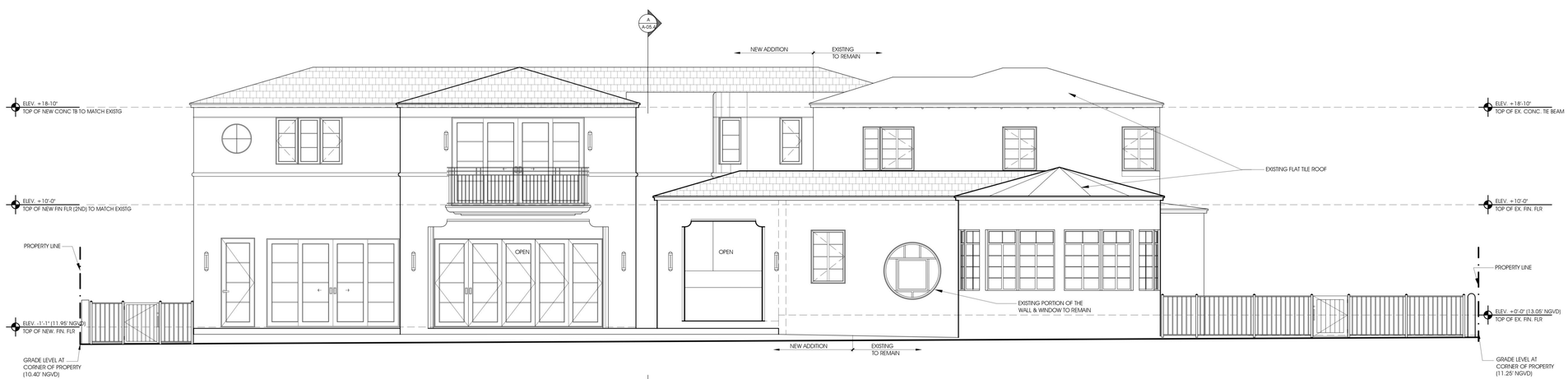
EXISTING SIDE ELEVATION (EAST)

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



DEMO SIDE ELEVATION (EAST)

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



PROPOSED SIDE ELEVATION (EAST)

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

NOTES

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PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Existing, Demolition & Proposed
Side Exterior Elevations (East)

SEAL

STATE OF FLORIDA
NELSON MANUEL de LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

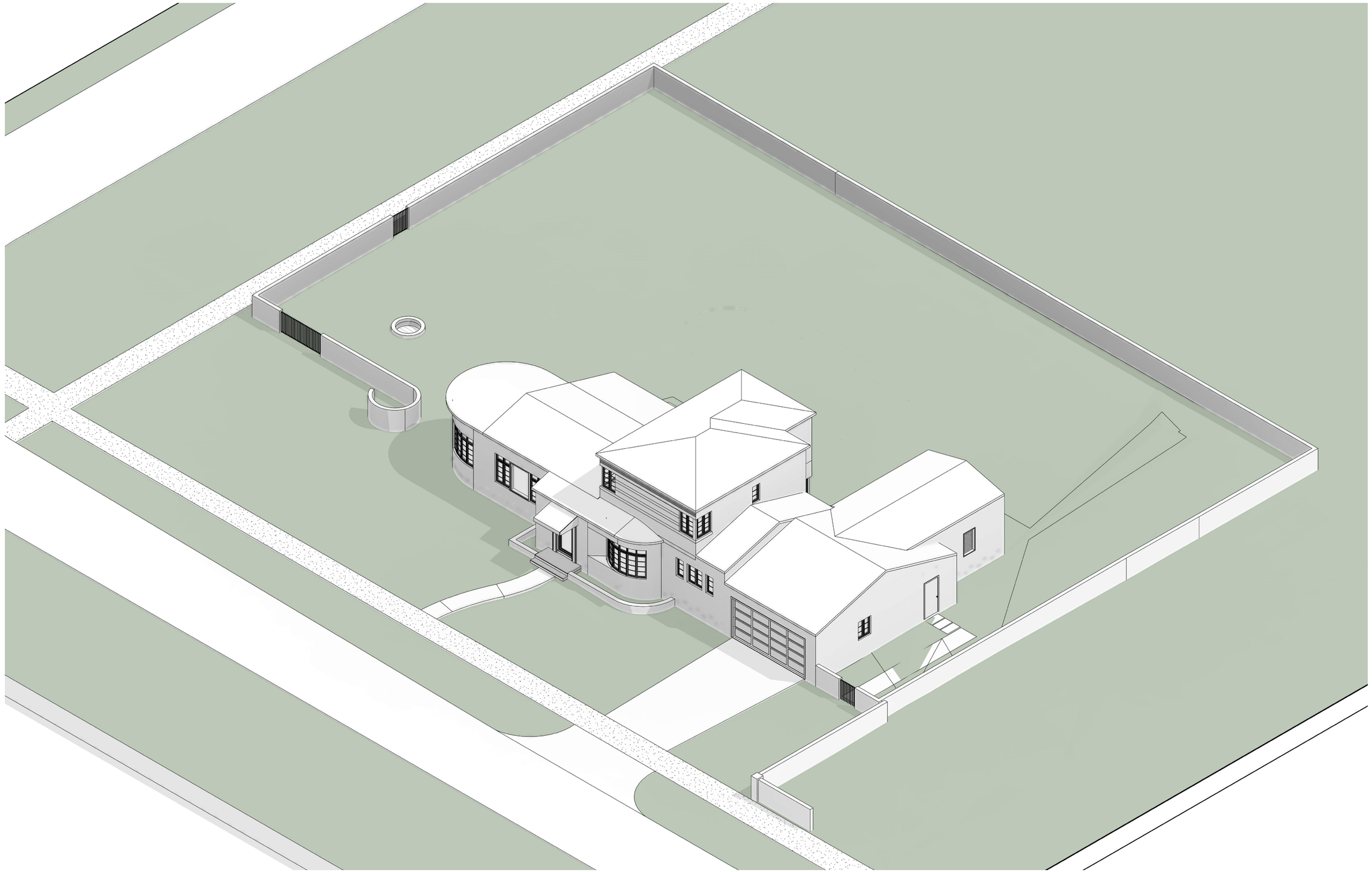
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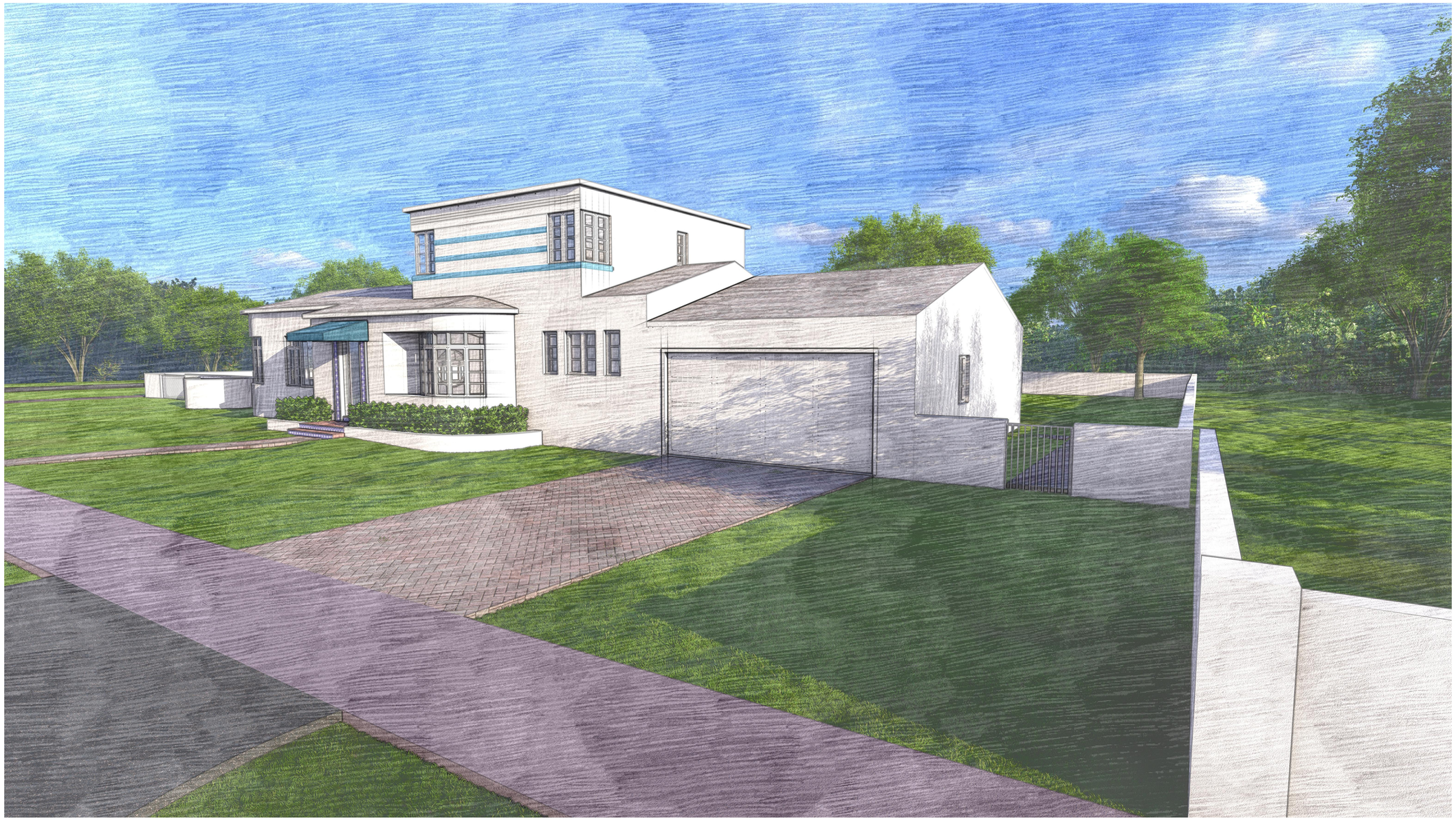
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PROJ. NO.
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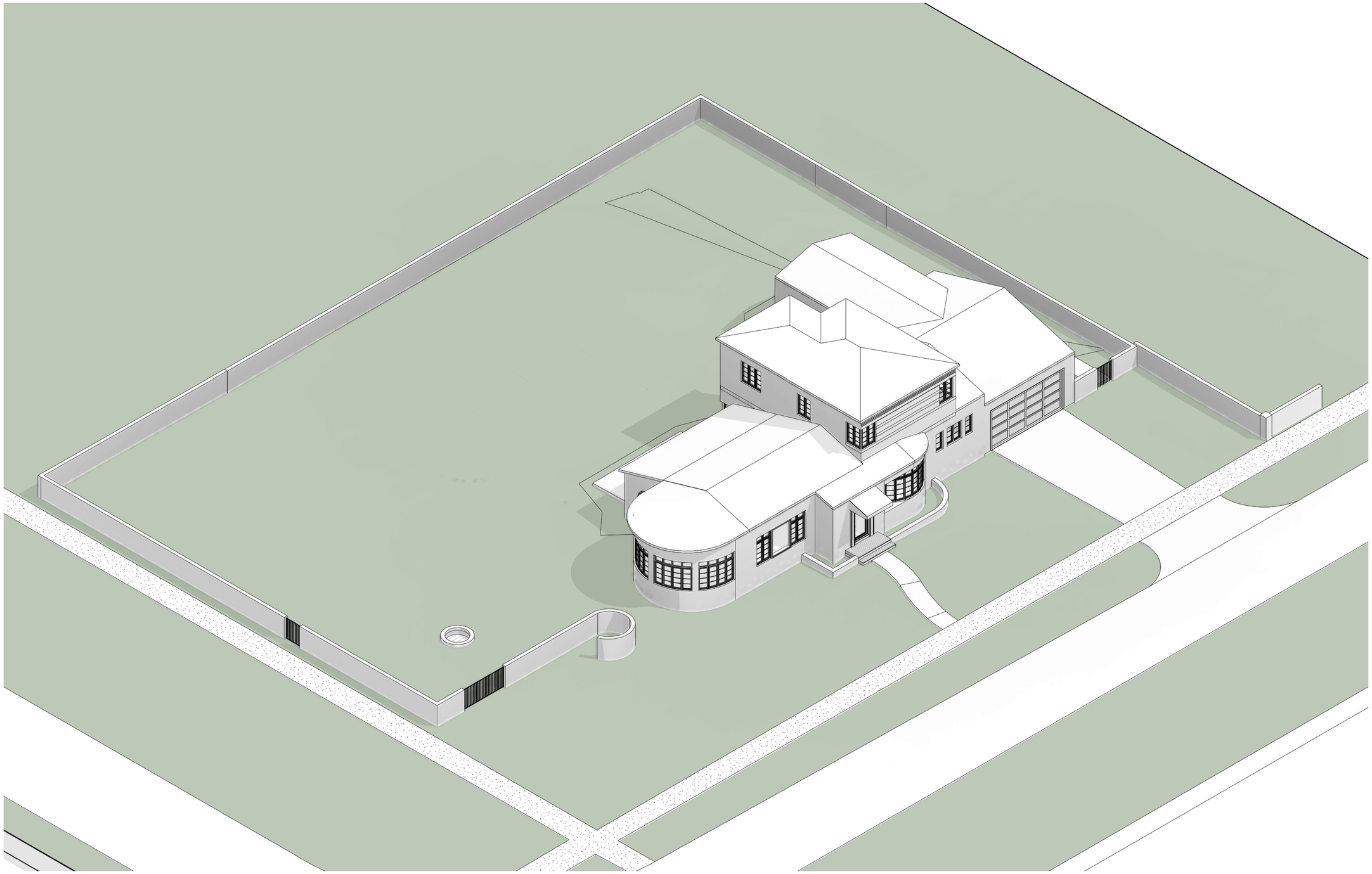
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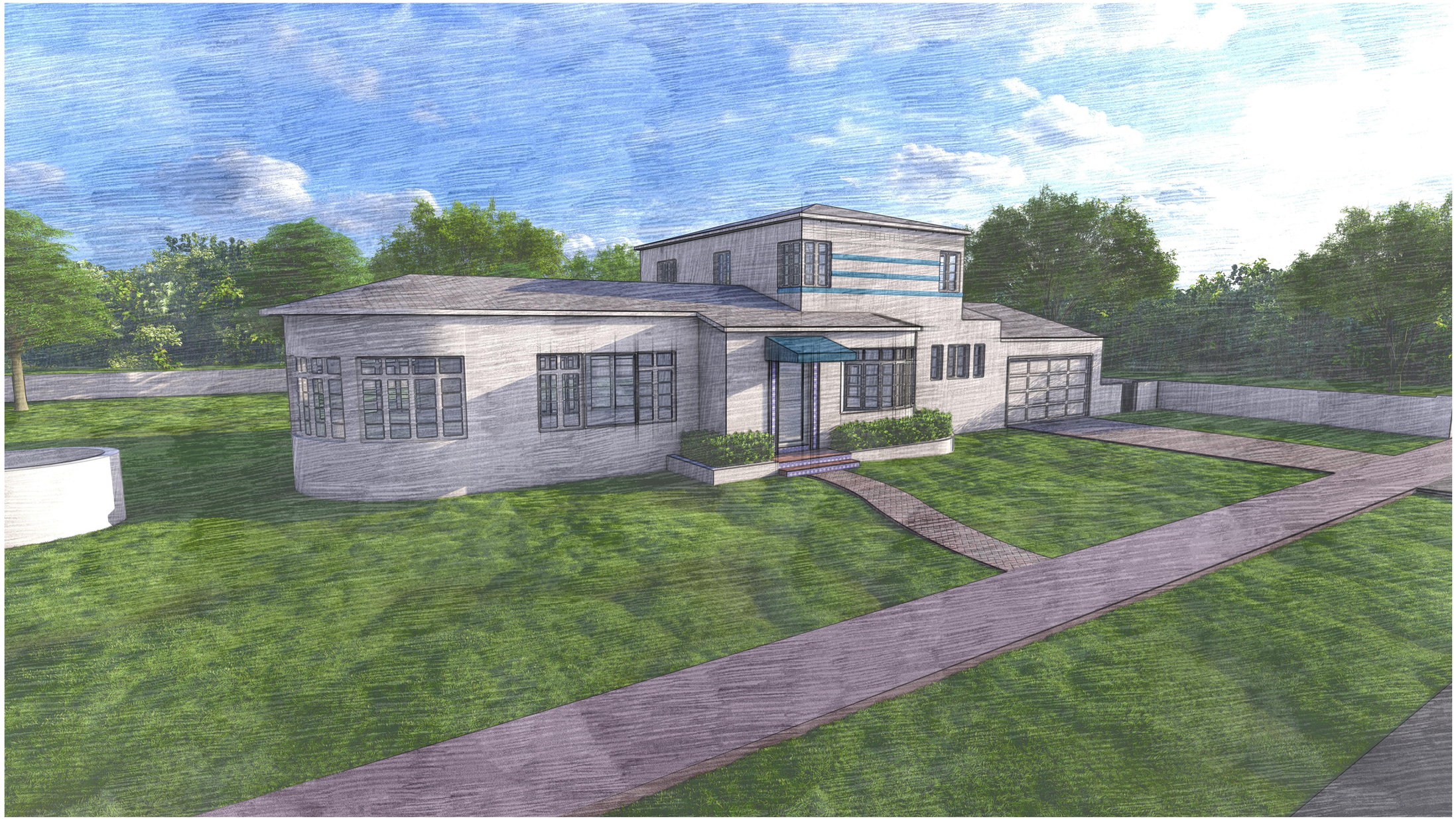


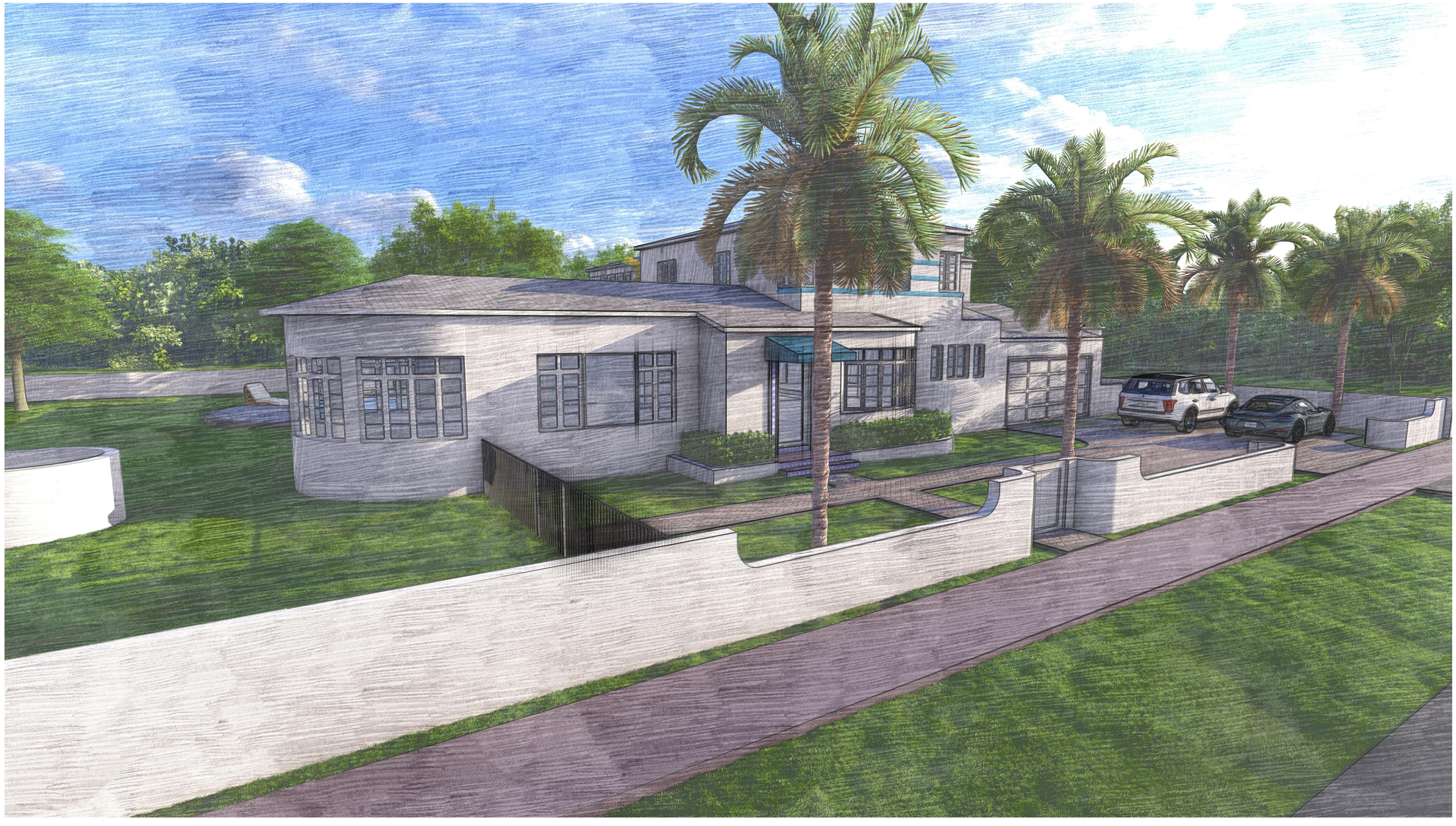




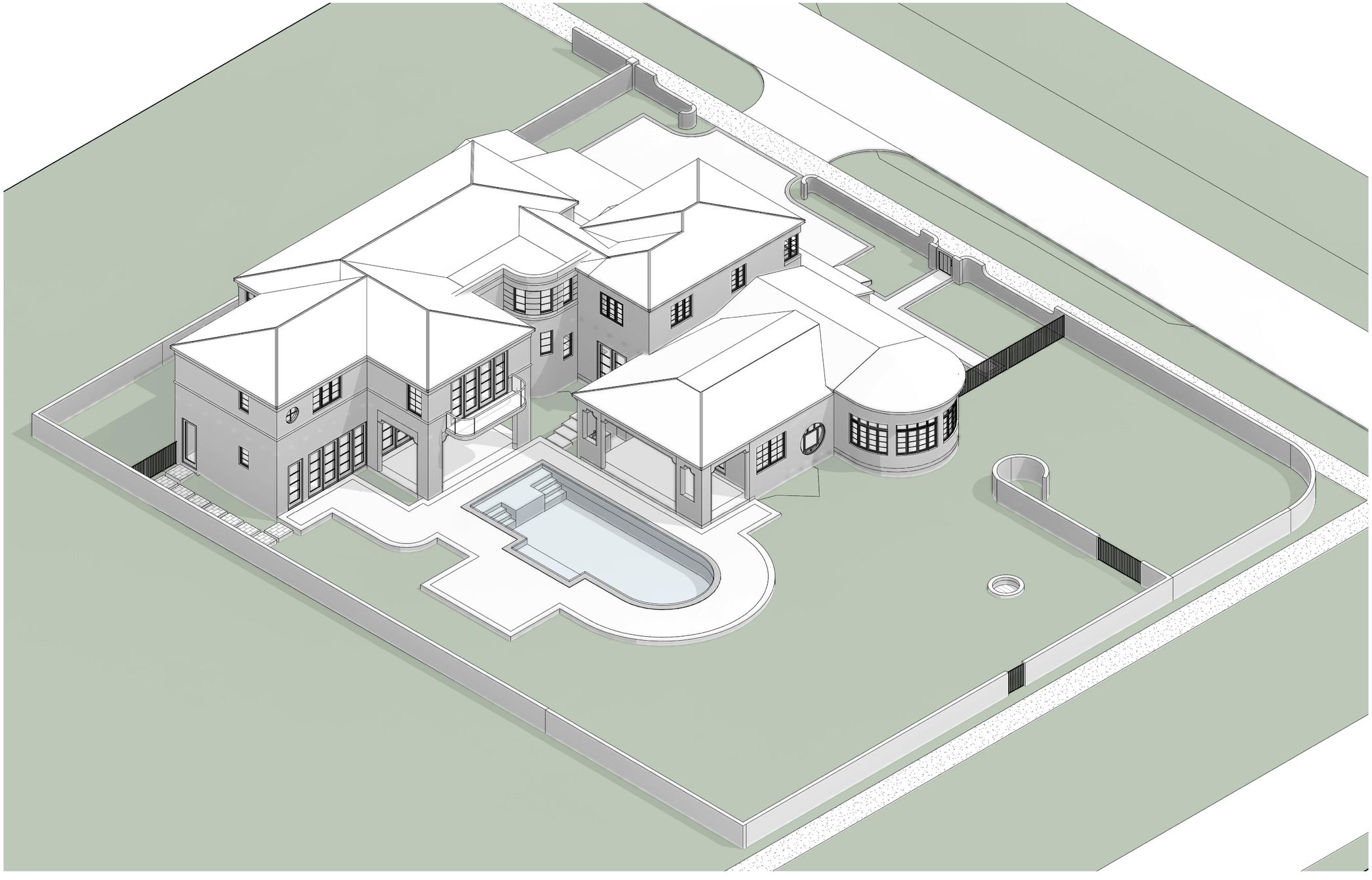


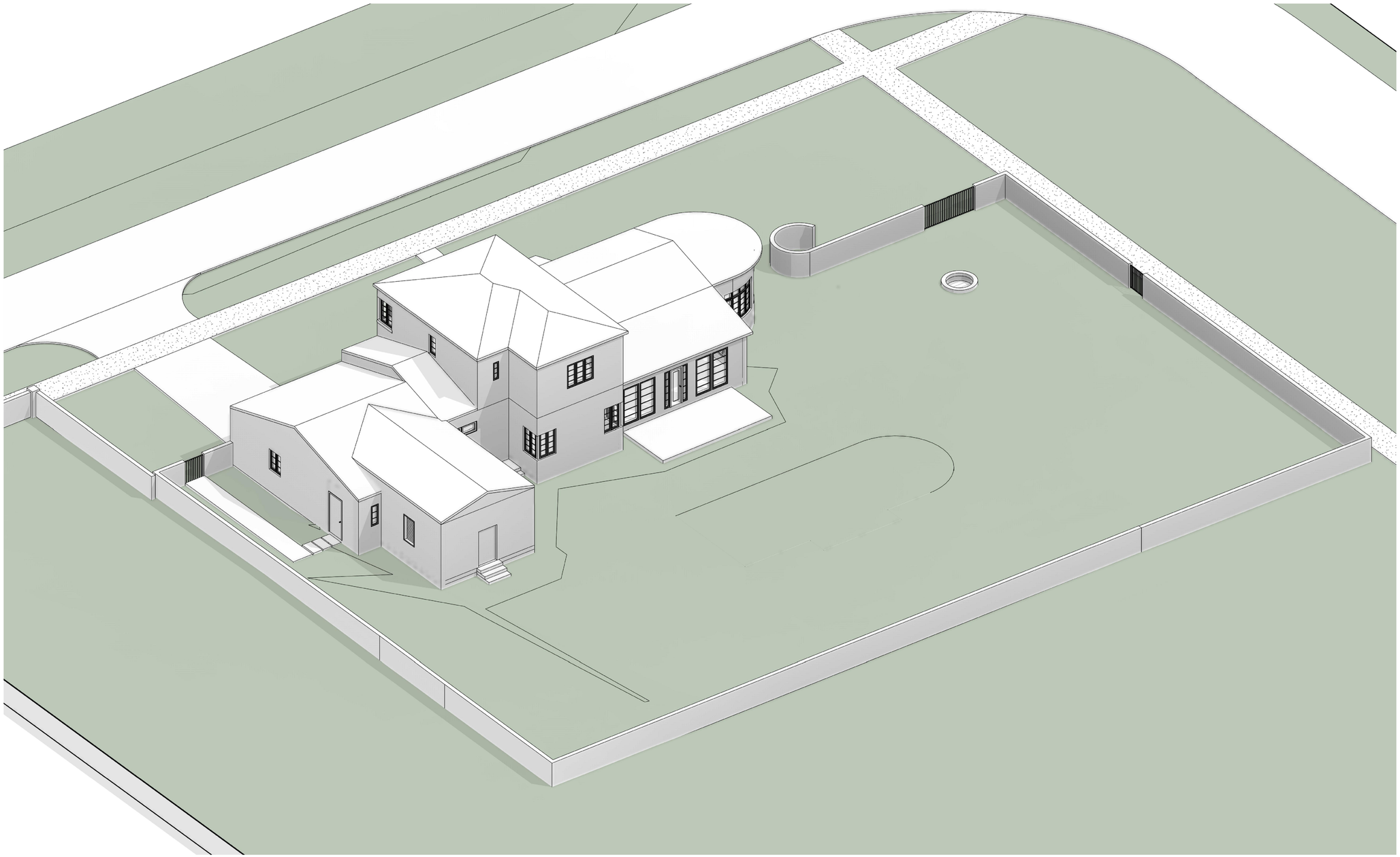


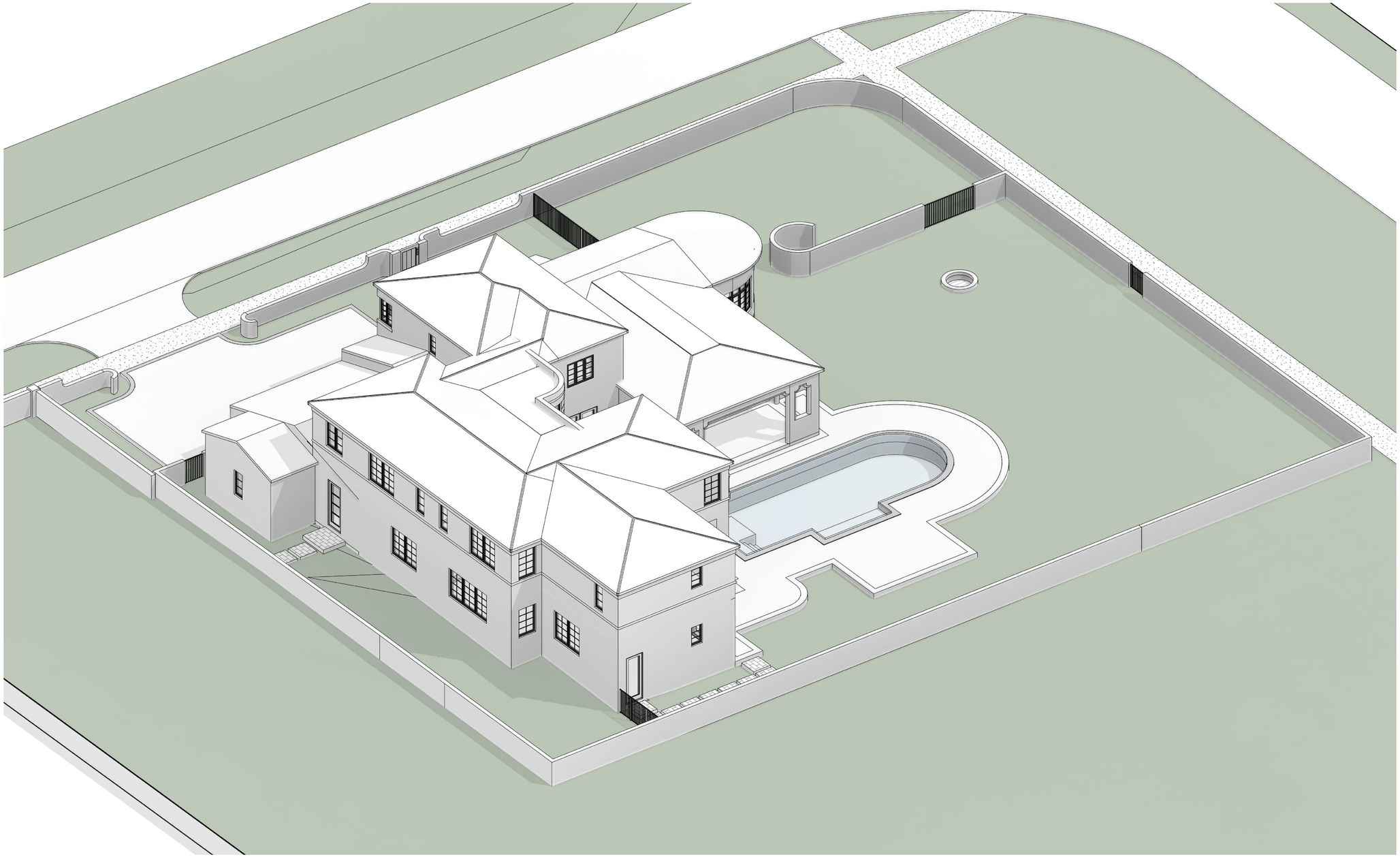












GENERAL NOTES

A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.

B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

C. THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK AND KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

D. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.

E. ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE 7TH ED (2020) AND ALL AUTHORITIES HAVING JURISDICTION.

F. AIA DOCUMENT A-105 (2020) GENERAL CONDITIONS OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.

G. THE CONTRACTOR SHALL DETERMINE THE SEQUENCE OF CONSTRUCTION ITEMS, AS WELL AS THOSE PROVIDED FOR BY SEPARATE PERMIT. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.

H. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.

I. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.

J. AFTER THE AWARD OF THE CONTRACT AND PRIOR TO START OF ANY WORK A PRE-WORK CONFERENCE WILL BE HELD BETWEEN THE CONTRACTOR, ARCHITECT, OWNER AND REPRESENTATIVES OF THE CONTRACTOR. THE TIME AND PLACE OF THIS CONFERENCE WILL BE SET BY THE OWNER. THE CONTRACTOR SHALL PREPARE A BRIEF WORK DESCRIPTION OF PROCEDURE TO BE USED IN THE PERFORMANCE OF THE WORK AND PROVIDE A SCHEDULE (BAR CHART) FOR THE PROJECT.

K. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS, ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.

L. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

M. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.

N. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.

O. THE CONTRACTOR SHALL ALLOW THE A/E TEAM A RESPONSE TIME OF 7 WORKING DAYS FOR RFI'S AND 10 WORKING DAYS FOR SHOP-DRAWING REVIEWS.

P. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR REPAIRS. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.

Q. AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVING THE PROJECT "BROOM CLEAN".

R. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.

S. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

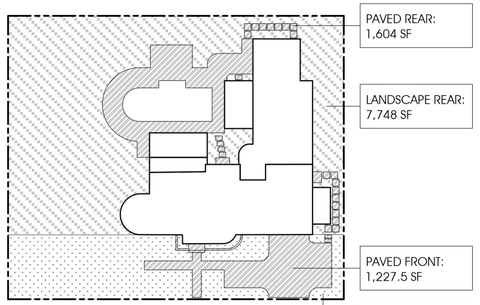
T. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTOR'S FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH PARTIAL RELEASE OF LIEN FOR EACH PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.

W. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL THE OWNER'S PUNCH-LIST HAS BEEN SATISFIED.

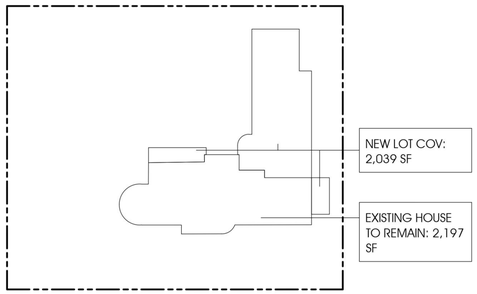
FBC RESIDENTIAL 2023 8TH EDITION



LOT SIZE: 19,001 SF

LANDSCAPE AND PAVED AREAS

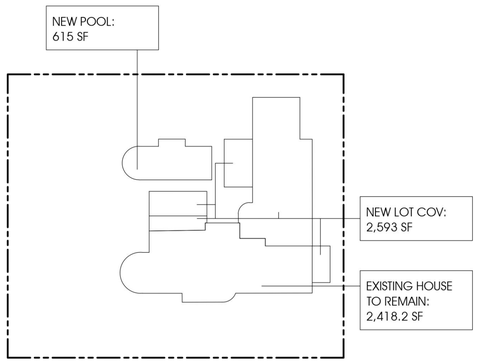
SCALE: 1/32"=1'-0"



LOT SIZE: 19,001 SF

LOT COVERAGE 35%

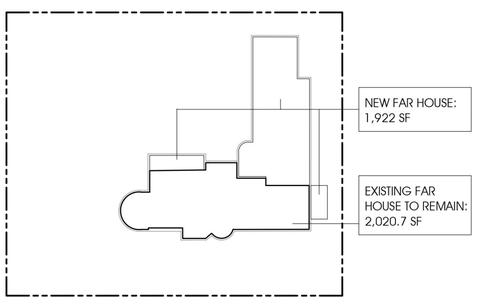
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LOT SIZE: 19,001 SF

LOT COVERAGE 45%

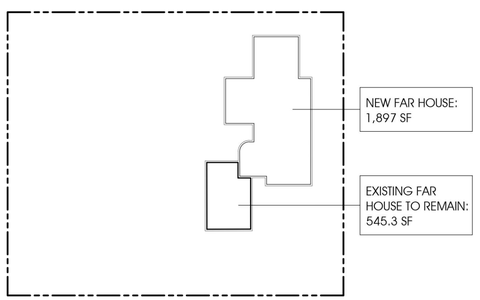
SCALE: 1/32"=1'-0"



LOT SIZE: 19,001 SF

FAR 1ST FLOOR

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



LOT SIZE: 19,001 SF

FAR 2ND FLOOR

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

GROSS AREA CALCULATIONS GENERAL INFORMATION

	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
1ST FLOOR MAIN HOUSE AC	2,062 SF	422 SF	1,791 SF	3,431 SF
2ND FLOOR MAIN HOUSE AC	545.3 SF	0 SF	1,897 SF	2,442.3 SF
SUBTOTAL				5,873.3 SF
GARAGE + NEW STORAGE	380.7 SF	0 SF	131 SF	511.7 SF
SUBTOTAL				511.7 SF
COVERED AREAS	0 SF	0 SF	554 SF	554 SF
TOTAL				6,939 SF

LOT SIZE: 19,001 SF

AREA CALCULATIONS: TOTALS :FAR

FAR CALCULATIONS ALLOWED: 6,850.3 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
1ST FLOOR MAIN HOUSE	2,062 SF	422 SF	1,922 SF	3,562 SF
2ND FLOOR MAIN HOUSE	545.3 SF	0 SF	1,897 SF	2,442.3 SF
GARAGE	380.7 SF	0 SF	0 SF	380.7 SF
TOTALS	2,988 SF	422 SF	3,819 SF	6,385 SF

LOT COVERAGE 35%: ALLOWED: 6,650.35 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
1ST FLOOR COVERED	2,661 SF	464 SF	2,039 SF	4,236 SF
TOTALS	2,661 SF	464 SF	2,039 SF	4,236 SF

LOT COVERAGE 45%: ALLOWED: 8,550.4 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
1ST FLOOR COVERED	2,661 SF	464 SF	2,593 SF	4,790 SF
POOL	0 SF	0 SF	615 SF	615 SF
TOTALS	2,661 SF	464 SF	3,208 SF	5,405 SF

LANDSCAPE AREAS TOTAL REQUIRED: 7,600.4 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
LANDSCAPE: BACKYARD	11,866.8 SF	4,118.8	-	7,748 SF
LANDSCAPE: FRONT YARD TOTAL REQUIRED = 1,520 SF	3,698 SF	730	-	2,968 SF
TOTALS	15,564.8	4,848.8	-	10,716 SF

PAVED AREAS	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
FRONT YARD	528.2 SF	475.1 SF	1,174.4 SF	1,227.5 SF
BACK YARD	30.6 SF	30.6 SF	1,604 SF	1,604 SF
TOTALS	558.8 SF	505.7 SF	2,778.4 SF	2,831.5 SF

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-11-25
	BOA SUBMITAL	01-19-26
	COA SUBMITAL	

PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Area Diagrams and Calculations

SEAL

STATE OF FLORIDA — NELSON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED NDL

PROJ. NO. 368

SHEET NO.

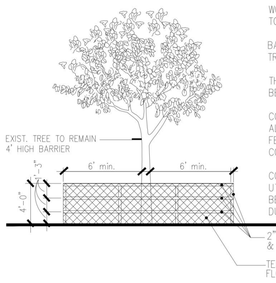
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TREE TABLE				
No.	Common Name	Diameter inches	Height feet	Spread feet
1	Mahogany	32	35	45
2	Mahogany	14	30	20
3	Mahogany	16	30	20
4	Ceiba	12	15	20
5	Oak	7	20	20
6	Sapodilla	12	20	15
7	Mango	7	15	15
8	Mango	17	20	35
9	Mango	13	25	30
10	Avocado	25	40	45
11	Palm (2)	4	20	8
12	Oak	36	35	50
13	Arecas cluster	108	20	10
14	Arecas cluster	60	20	10
15	Arecas cluster	48	15	10
16	Arecas cluster	48	20	10
17	Arecas cluster	48	20	10

Existing Tree/Palm to remain.

Existing Tree/Palm to be removed.

Existing Tree/Palm to be relocated.



WOODEN STAKES (2"x4"x5' MIN.) on 5' CENTERS TO SUPPORT RAIL FENCING.

BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES

THREE ROWS OF RAIL FENCING (2"X4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN–AT THE START OF THE PROJECT– FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK & UTILITY OPERATIONS TO PROTECT ALL EXIST. TREES–& SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

2" x 4" PT WD POSTS & RAILS. POST SPACING AT 5'–0" MAX.

TENSAR SAFETY BARRIER FLORESCENT ORANGE EX 2050

CITY OF CORAL GABLES
TREE PROTECTION BARRICADE DETAIL

N.T.S.

Notes:

1) *Tree Protection Barricade dimensions are measured from the outside of the trunk.*

2) *Tree Protection Barricades are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.*

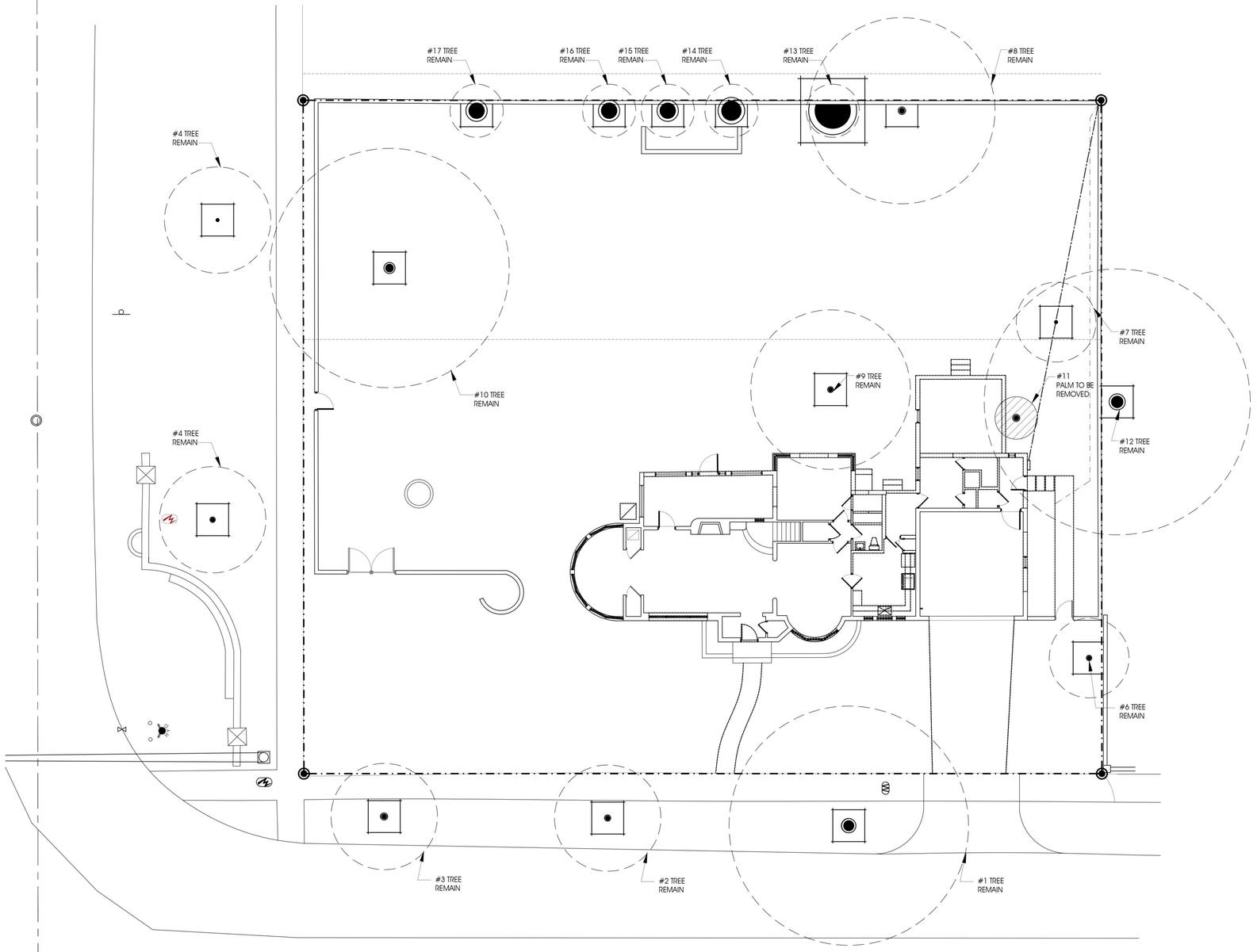
3) *No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.*

4) *Barricades to remain in place throughout the duration of construction activities.*

5) *Barricades to be attached to existing CLF's, WD fences or concrete walls where applicable.*

6) *Barricades to be located no closer than 2' from edge of pavement.*

7) *TPZ dimensions are 6' from face of trunk for exist. trees to remain on site or in the R/W. 3' for exist. palms.*



TREE SURVEY/DISPOSITION & PROTECTION PLAN

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

N

NOTES

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	COA SUBMITAL	

PROJECT

Historically designated Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Tree Disposition Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

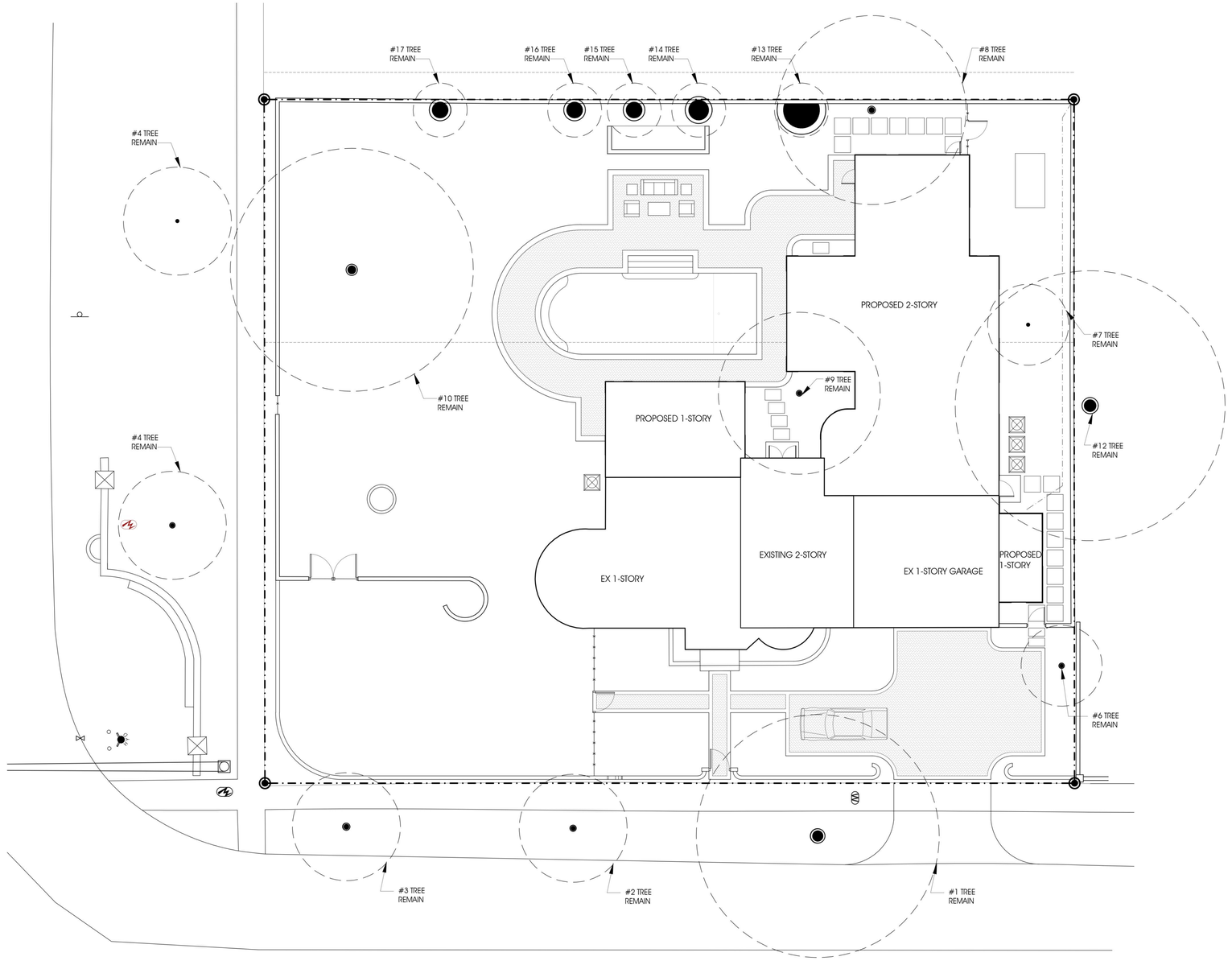
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SHEET NO.

LA-01.1



LANDSCAPE PLAN

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

NOTES

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PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Landscape Plan

SEAL

STATE OF FLORIDA — NELSON MANUEL de LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE	
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LA-01.0



SITE WALLS FRONT ELEVATION

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

NOTES

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PROJECT

Historically designated
Remodel & Additions:

Volsky Residence

1008 Alhambra Cir.
Coral Gables, Fl. 33134

DRAWING

Site Walls & Details

SEAL

STATE OF FLORIDA
NELSON MANUEL de LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

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368

SHEET NO.

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