



Board of Architects Review Application



04

Phone: 305.460.5245

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 OR Color Palette Review
- 2. Preliminary Approval
- Coral Gables Mediterranean Style Design Standards Bonus Approval
- Final Approval

Property Information

Street Address of the Subject Property: 410 MINORCA AVE, CORAL GABLES, FL 33134

Property/Project Name: WILKIE PAULINELLI RESIDENCE

Legal description: Lot(s) CORAL GABLES SEC B PB 5-111, LOTS 10 & 11 BLK 4, LOT SIZE 100 X 100, OR 20891-1898 12/2002 1

Block(s) _____ Section(s) _____

Folio No. 03-4108-001-0620

Owner(s): MACGREGOR J WILKIE, NATHALIA PAULINELLI

Mailing Address: 410 MINORCA AVE, CORAL GABLES, FL 33134 USA

Telephone: _____ Fax _____

Other _____ Email _____

Architect(s)/Engineer(s)/Contractor(s): JORGE GONZALEZ, AIA

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 10950 SW 88TH ST MIAMI, FL 33176

Telephone: _____ Business (786)430-7765 Fax _____

Other _____ Email JORGE@VERTICALDESINGSTUDIO.COM

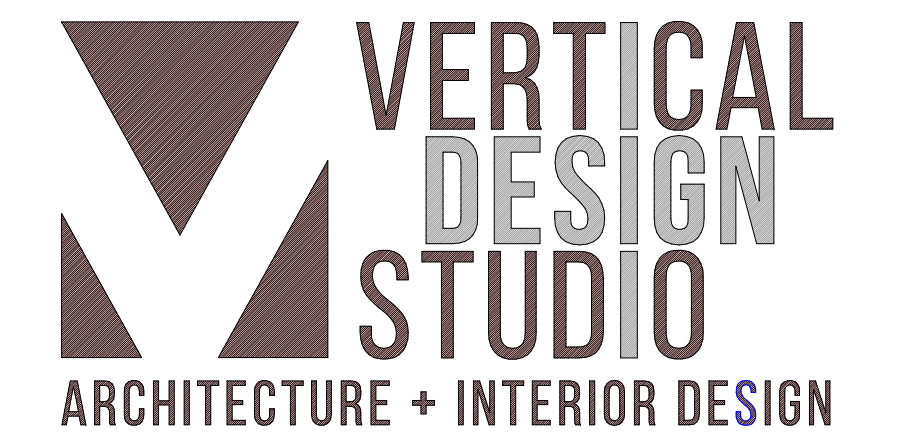
Project Information

Project Description(s): JORGE@VERTICALDESINGSTUDIO.COM

Estimated project cost*: \$950,000

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

Date(s) of Previous Submittal(s) and Action(s): _____



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

IMPORTANT:
 THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF VERTICAL DESIGN STUDIO, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECT'S RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

WILKIE PAULINELLI RESIDENCE

410 MINORCA AVE, CORAL GABLES, FL 33134

BOARD OF ARCHITECTS
 DEFERRED REJECTED
 ADDITIONAL COMMENTS & REVISED OR
 ADDITIONAL NOTES
 • REWORK PENETRATION COMPOSITION & PLACEMENT
 • REWORK PENETRATION PROPORTIONS
 • REWORK REAR TERRACE FASCIA DETAIL FOR A
 DETAIL THAT DOES NOT COMPETE WITH
 FRONT ENTRANCE TERRACE
 • DOCUMENT EXISTING HOUSE CORRECTLY
 SPECIFICALLY THE FASCIA DETAIL
 • CONSIDER HOW THE PROPOSED FASCIA
 DETAIL RELATES TO EXISTING
 • REWORK BALCONY, COVERED TERRACES
 AT REAR REWORK ARCHED OPENING
 EXPRESSION
 • AS AN ALTERNATIVE CONSIDER
 A HIP ROOF ON 2ND
 STORY WINGS.

SEE A0.1 FOR RESPONSES



SUBMITTAL: PRELIMINARY BOA REVIEW

DATE: 8/30/24

PROJECT NO.
 P231018

ABBREVIATIONS

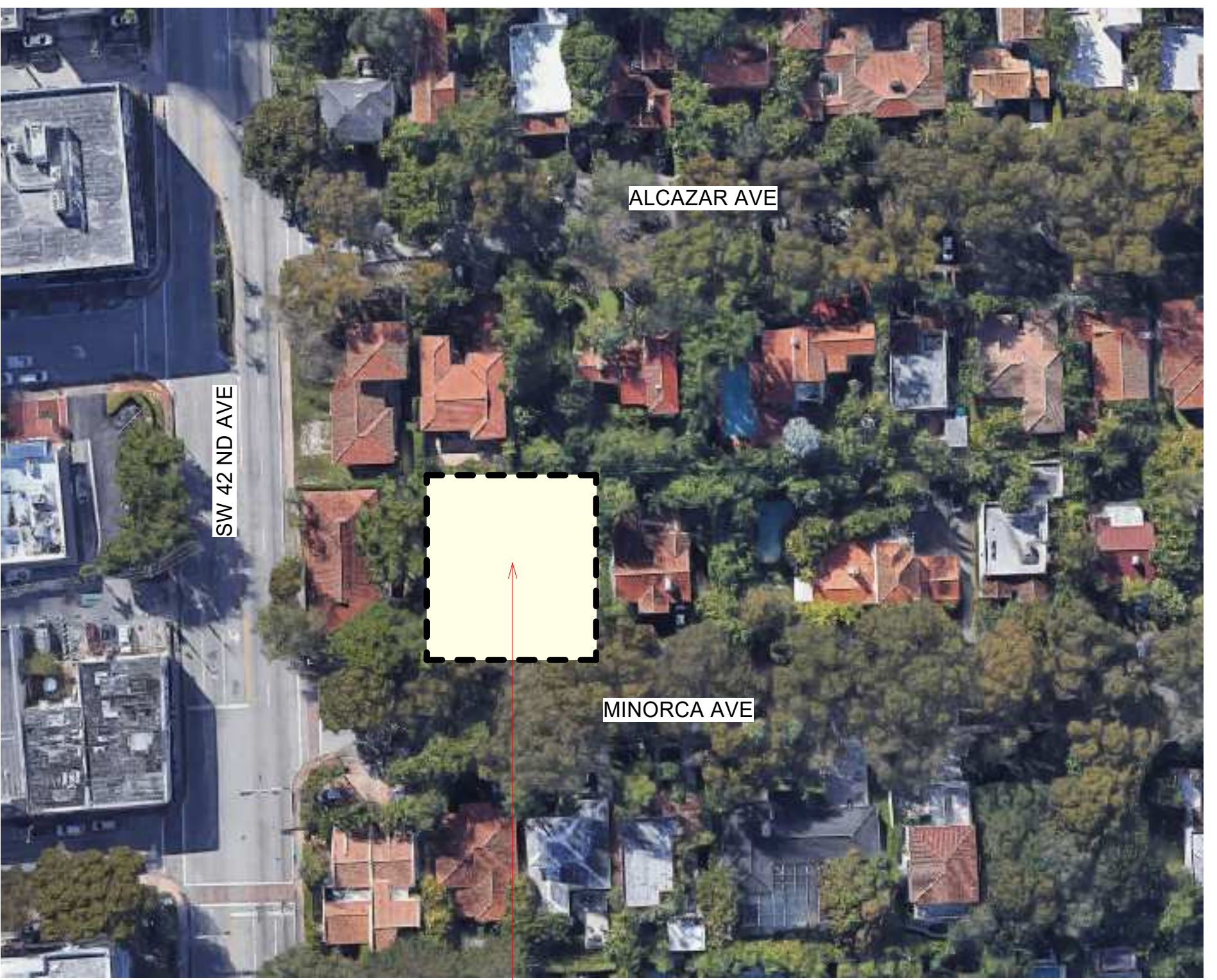
@	At	ID	Inside Diameter
ACT	Acoustical Ceiling Tile	IN	Inch
ADJ.	Adjustable	INCLAND	Inch/Inch/Inch/Inch
A.F.C.	Above Finished Ceiling	INCL	Include/Including
A.F.F.	Above Finished Floor	INFO.	Information
AA	American Institute of Architects	INSUL	Insulation
AIEE	American Institute of Electrical Engineers	INT	Interior
AISC	American Institute of Steel Construction	JAN	Janitor
AL, ALUM.	Aluminum	KN	Knock Down
ALM.	Alarm	KO	Knock Out
ALT.	Alternate	KW	Kilowatt
AMP.	Ampere	L	Length
APT.	Apartment	LA	Lavatory
ARCH.	Architect	LB	Pound
ASHRAE	American Society of Heating, Refrigerating & Air Conditioning Engineers	LH	Left Hand
ASME	American Society of Mechanical Engineers	LHR	Left Hand Reverse
ASTM	American Society of Testing Engineers	LI	Linear
AWG	American Wire Gauge	LT	Light
BD.	Board	MANUF	Manufacturer
BLK	Block	MAX	Maximum
BM	Beam	MATL	Material
BO	By Others	MECH	Mechanical
BOT.	Bottom	MED	Medium
BTU	British Thermal Unit	MEZZ	Mezzanine
CAB.	Cabinet	MISC	Miscellaneous
CEL, CLG	Ceiling	MTL	Metal
CER	Ceramic	N	North
CFM	Cubic Feet Per Minute	NEC	National Electrical Code
C.H.	Ceiling Height	NEMA	National Electrical Manufacturers Association
CL.	Centerline	N.I.C.	Not in Contract
CLO.	Closet	NO.	Number
CLR	Clear	N.T.S.	Not To Scale
COL.	Column	OA	Overall
CONC.	Concrete	OAD	Overall Dimension
CONST.	Construction	OC	On Center
CORR.	Corridor	OD	Outside Diameter
COV'G	Covering	OFF.	Office
CR	Control Room	PA	Public Address
CSK	Countersink	PERF.	Perforated
CTR	Center	PL, LAM.	Plastic Laminate
CU FT	Cubic Feet	PLYWD	Plywood
CU IN	Cubic Inch	PNL.	Panel
CU YD	Cubic Yard	POL	Polished
DBL	Double	POS	Positive
DEPT	Department	PSF	Pound Per Square Foot
DET, DTL	Detail	PSI	Pound Per Square Inch
D.F.	Diameter	PTN	Partition
DIAG.	Diagonal	PT.	Paint
DIM, DIMEN	Dimension	PTG	Painting
DN	Down	PR	Pair
DR(S)	Door(s)	QUAL	Quality
DWG	Drawing	RECD	Received
EL.	Elevation	RECP	Receptacle
ELEV	Elevator	REF	Refrigerator
ELEC	Electrical	RH	Right Hand
ENAM	Enamel	RHR	Right Hand Reverse
ENGR	Engineer	RQD	Required
EQ.	Equal	RM(S)	Room(s)
EQUIP	Equipment	S/S	Stainless Steel
EWX	Electric Water Cooler	S.C.	Cold Core
EXH	Exhaust	SECT	Section
EXP, EXGH	Existing	SEP	Separate
EXTR	Extruded	SIM	Similar
F.D.	Fire Damper	SL	Sound Lock
FIN.	Finish	SPEC(S)	Specification(s)
FL, FLR	Floor	SPKR	Speaker
FIG.	Figure	SPKR	Sprinkler
FRF	Fire Proof	SQ	Square
FIX	Fixture	SR	Senior
F.P.S.C.	Fireproof Self Closing	STD	Standard
FT, LB.	Foot Pound	STL	Steel
FTG.	Foot	STRUC	Structural
GA.	Gauge	SUPT	Superintendent
GAL.	Gallon	SUSP	Suspended
GALV.	Galvanized	T	Terra Cotta
GC	General Contractor	TID	Technical Interior Design
GL	Glass	TEL	Telephone
GPM	Gallons Per Minute	TH, THK	Thick
GYP	Gypsum	TYP.	Typical
H, HGT	Height	U.L.	Underwriter's Laboratories
HDWRE	Hardware	U.O.N	Unless Otherwise Noted
H.M.	Hollow Metal	VAV	Variable Air Volume
HOR	Horizontal	VCT	Vinyl Composite Tile
HR	Hour	VERT	Vertical
H.R.	Handrail	V.I.F.	Verify In Field
HW	Hot Water	VS	Versus
IB	Iso Booth	VOL	Volume
		W	Width
		WC	Water Closet
		WD	Wood
		W/O	Without
		W.P.	Water Proof
		WT	Weight
		YD	Yard

GENERAL NOTES:

- THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
- THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OR PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS. X-RAYS OF SLAB MUST BE TAKEN PRIOR TO MAKING ANY PENETRATIONS TO ENSURE EXISTING REINFORCEMENT WILL NOT BE DISTURBED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.
- DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
- CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES BY THE ARCHITECT / ENGINEER.
- VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND PARTS OF THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND / OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
- CODE COMPLIANCE:** EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION; FLORIDA FIRE PREVENTION CODE, 8TH EDITION, AND ADOPTED NFPA STANDARDS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.
- EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.
- THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE PROJECT. COORDINATE WITH OWNER THE USE OF EXISTING FACILITIES DURING THE PROJECT.
- ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
- PERMITS, FEES AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE. APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
- PERFORMANCE OF WORK: NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THE WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.
- CLEANUP: IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND YAC, TRIMMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.
- MATERIALS: ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER. UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS, FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
- CUTTING AND PATCHING: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.
- PRIOR TO BEGINNING WORK, GC IS TO OBTAIN, BECOME FAMILIAR AND FOLLOW ANY AND ALL CONSTRUCTION GUIDELINES, RULES AND REGULATIONS FROM THE OWNER AND/OR CONDOMINIUM OFFICE, SO LONG AS SUCH GUIDELINES ARE NOT IN CONFLICT WITH THE FLORIDA BUILDING CODE OR LOCAL JURISDICTION. IF GC DETECTS DISCREPANCIES BETWEEN CONDO GUIDELINES AND LOCAL CONSTRUCTION REGULATIONS, GC MUST INFORM ARCHITECT, CONDO OFFICE AND OWNER IN WRITING IN ORDER TO REACH A RESOLUTION PRIOR TO PROCEEDING WORK.
- DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.
- DEMOLITION NOTES ARE A GENERAL OUTLINE OF ITEMS TO BE REMOVED, HOWEVER, ANY ITEMS IN THE WAY OF NEW CONSTRUCTION MUST BE REMOVED AND DISCARDED IN ORDER TO INSTALL NEW PRODUCTS.

TERMITE PROTECTION:
PER FCBR 449.18 TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
 "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

LOCATION MAP:



N.T.S. PROJECT LOCATION

CODE IN EFFECT:

FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION (2023)
 CITY OF CORAL GABLES CODE OF ORDINANCES

MUNICIPALITY:

CITY OF CORAL GABLES

LEGAL DESCRIPTION:

CORAL GABLES SEC B PB 5-11
 LOTS 10 & 11 BLK 4
 LOT SIZE 100 X 100
 OR 20991-1898 12/2002 1

FOLIO # 03-4108-001-0620

ZONING: SFR

FLOOD INFORMATION:

FLOOD ZONE: X
FEMA FIRM PANEL: 12086C0294L / EFFECTIVE 09/11/2009
EXISTING ELEVATION TO REMAIN. SEE SCOPE OF WORK BELOW

SCOPE OF WORK:

- INTERIOR REMODEL OF 1-STORY SINGLE FAMILY RESIDENCE
 - TWO STORY ADDITION AT SOUTHWEST CORNER OF RESIDENCE
- EXISTING FLOOR AREA (1,718) + TOTAL ADDITION FLOOR AREA (2,235) = 3,953 TOTAL FLOOR AREA

ESTABLISHED GRADE (AVERAGE OF SIDEWALK):
FINISHED SLAB ELEVATION: F.F.E. MAIN 13.45 NGVD (GARAGE 11.30)
FLOOD ZONE: X

ZONING LEGEND

CITY OF CORAL GABLES	EXISTING / REQUIRED	PROPOSED
1. ZONING DISTRICT	SFR	
2. SITE AREA	10,000 SF	
3. FRONTAGE	100'-0"	NO CHANGE
4. SETBACKS		
FRONT:	25'-0" MIN	24'-0" (EXIST.) NO CHANGE
SIDE (WEST):	20% TOTAL LOT WIDTH (5' MIN, EACH SIDE) EX. E SETBACK: 13'-9"	NO CHANGE
SIDE (EAST):	10' / 5' MIN (1 STORY HOUSE)	6'-3"
REAR (SOUTH):		7'-0"
5. BUILDING HEIGHT	2 STORIES / 25'-0" MAX. FROM BFE	18'-5" FROM BFE TO PEAK OF ROOF

THE FOLLOWING ITEMS ARE BY OTHERS AND SHALL BE UNDER SEPARATE PERMIT:

- EXTERIOR WINDOWS AND DOORS
 - ROOFING
 - LOW VOLTAGE
 - RAILINGS AND GUARDRAILS
 - POOL & POOL BARRIER
- GC TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO PERMITTING. ALL VENDORS SHALL VISIT SITE AND INSPECT EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEVELOPING SHOP DRAWINGS.

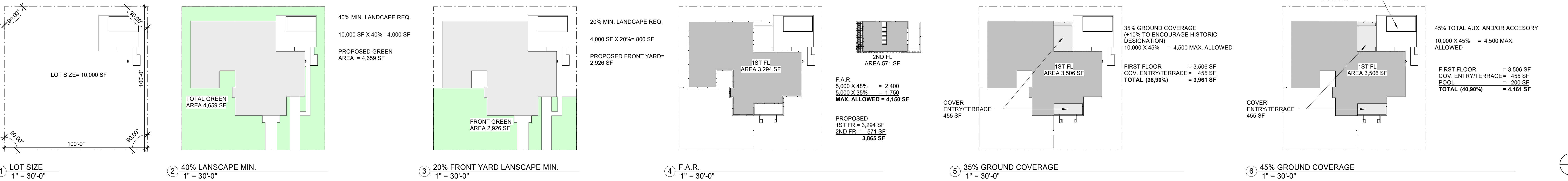
BALCONIES AND ROOFTOPS:
 110.3.6 WEATHER-EXPOSED BALCONY AND WALKING SURFACE WATERPROOFING. WHERE BALCONY OR OTHER ELEVATED WALKING SURFACES ARE EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER. ALL ELEMENTS OF THE IMPERVIOUS-MOISTURE-BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.

BOA RESPONSES:

- REWORK MASSING & PITCHES OF ADDITION ROOF.** SEE A6, A7 & A11. THE EXISTING ROOF PITCHES HAVE BEEN CAREFULLY VERIFIED AND ARE NOW ACCURATELY REFLECTED. THE PROPOSED ADDITION ROOF PITCH HAS BEEN REVISED SO IT IS COMPATIBLE AND HARMONIOUS WITH THE EXISTING STRUCTURE. THE MASSING OF THE SW CORNER OF THE SINGLE STORY ELEMENT HAS BEEN MODIFIED TO RESPECT THE ORIGINAL ARCHITECTURE AND ROOF LINE. THE MASSING OF THE SECOND-STORY ELEMENT HAS BEEN SHIFTED TO IMPROVE THE REAR ELEVATION (SEE 6/A8) AND THE PROPOSED LOCATION IS TUCKED BEHIND THE EXISTING RESIDENCE TO MINIMIZE ITS VISIBILITY FROM THE STREET (SEE A9, PROPOSED FRONT VIEW). THIS APPROACH WAS REVIEWED WITH BOTH THE HISTORIC DEPARTMENT AND THE CITY ARCHITECT.
- REWORK FENESTRATION COMPOSITION & PLACEMENT** SEE A6 & A7. THE COMPOSITION AND PLACEMENT OF FENESTRATION HAVE BEEN ADJUSTED THROUGHOUT THE DESIGN TO ACHIEVE A MORE BALANCED AND COHESIVE ARRANGEMENT, COMPATIBLE WITH THE EXISTING.
- REWORK FENESTRATION PROPORTIONS** SEE A6, A7 & A14. FENESTRATION PROPORTIONS ON THE EXISTING PORTION OF THE RESIDENCE HAVE BEEN CORRECTED TO REFLECT ACTUAL CONDITIONS. PROPOSED FENESTRATION HAS BEEN COORDINATED TO ALIGN WITH THESE PROPORTIONS.
- REWORK SECONDARY PROPOSED PORCH SO THAT IT DOESN'T COMPETE WITH FRONT ENTRANCE PORCH** SEE 5/A6 & A7. THE SECONDARY PORCH HAS BEEN REDESIGNED TO ENSURE IT COMPLEMENTS THE MAIN ENTRY ARCH RATHER THAN COMPETING WITH IT, RESULTING IN A CLEARER HIERARCHY OF ELEMENTS.
- DOCUMENT EXISTING HOUSE CORRECTLY SPECIFICALLY THE FASCIA DETAIL** SEE A6 & A7. THE DOCUMENTATION FOR THE EXISTING RESIDENCE HAS BEEN UPDATED, INCLUDING FASCIA DETAILING, TO REFLECT ACTUAL EXISTING CONDITIONS MORE ACCURATELY.
- CONSIDER HOW THE PROPOSED FASCIA DETAIL RELATES TO EXISTING** SEE A6 & A7. THE PROPOSED FASCIA DETAIL HAS BEEN REVISED SO THAT IT FITS SEAMLESSLY INTO THE EXISTING FASCIA, MAINTAINING CONSISTENCY ACROSS THE DESIGN.
- REWORK BALCONY, COVERED TERRACE AT REAR REWORK ARCHED OPENING EXPRESSION** SEE 7/A6. THE BALCONY AND COVERED TERRACE DESIGN HAVE BEEN REVISED, AND THE EXPRESSION OF THE ARCHED OPENINGS IS NOW FULLY COMPATIBLE WITH THE BALCONY AS WELL AS THE OVERALL DESIGN INTENT.
- AS AN EXERCISE CONSIDER A HIP ROOF ON 2nd STORY MASS** SEE A7, BOTTOM RIGHT. A HIP ROOF STUDY WAS PREPARED AND REVIEWED. WHILE THE HIP OPTION WAS EXPLORED, IT WAS DETERMINED THAT GABLE ENDS PROVIDE A MORE COMPATIBLE SOLUTION WITH THE EXISTING RESIDENCE AND OVERALL DESIGN APPROACH.

LEGEND

- INDICATES CEILING HEIGHT
- INDICATES CEILING MATERIAL
- INDICATES ROOM/AREA NAME
- INDICATES ROOM/AREA NUMBER
- INDICATES WORKPOINT
- INDICATES DETAIL PLAN NUMBER
- INDICATES DRAWING NUMBER
- INDICATES SECTION NUMBER
- INDICATES DRAWING NUMBER
- INDICATES ELEVATION NUMBER
- INDICATES DRAWING NUMBER
- INDICATES DRAWING NUMBER
- INDICATES ELEVATION NUMBER
- INDICATES WINDOW NUMBER
- INDICATES DOOR NUMBER
- INDICATES ALIGNMENT
- SEE PARTITION DETAILS



WILKIE PAULINELLI RESIDENCE
 4110 MINORCA AVE, CORAL GABLES, FL 33134

ARCHITECT
 WILKIE PAULINELLI ARCHITECTS

NO.	DESCRIPTION	DATE
2	BOA COMMENTS	02/11/25

PROJECT NUMBER: P231018
DATE: 8/30/24

AERIAL PLAN



410 MINORCA AVE

N.T.S.

1



6



2



7



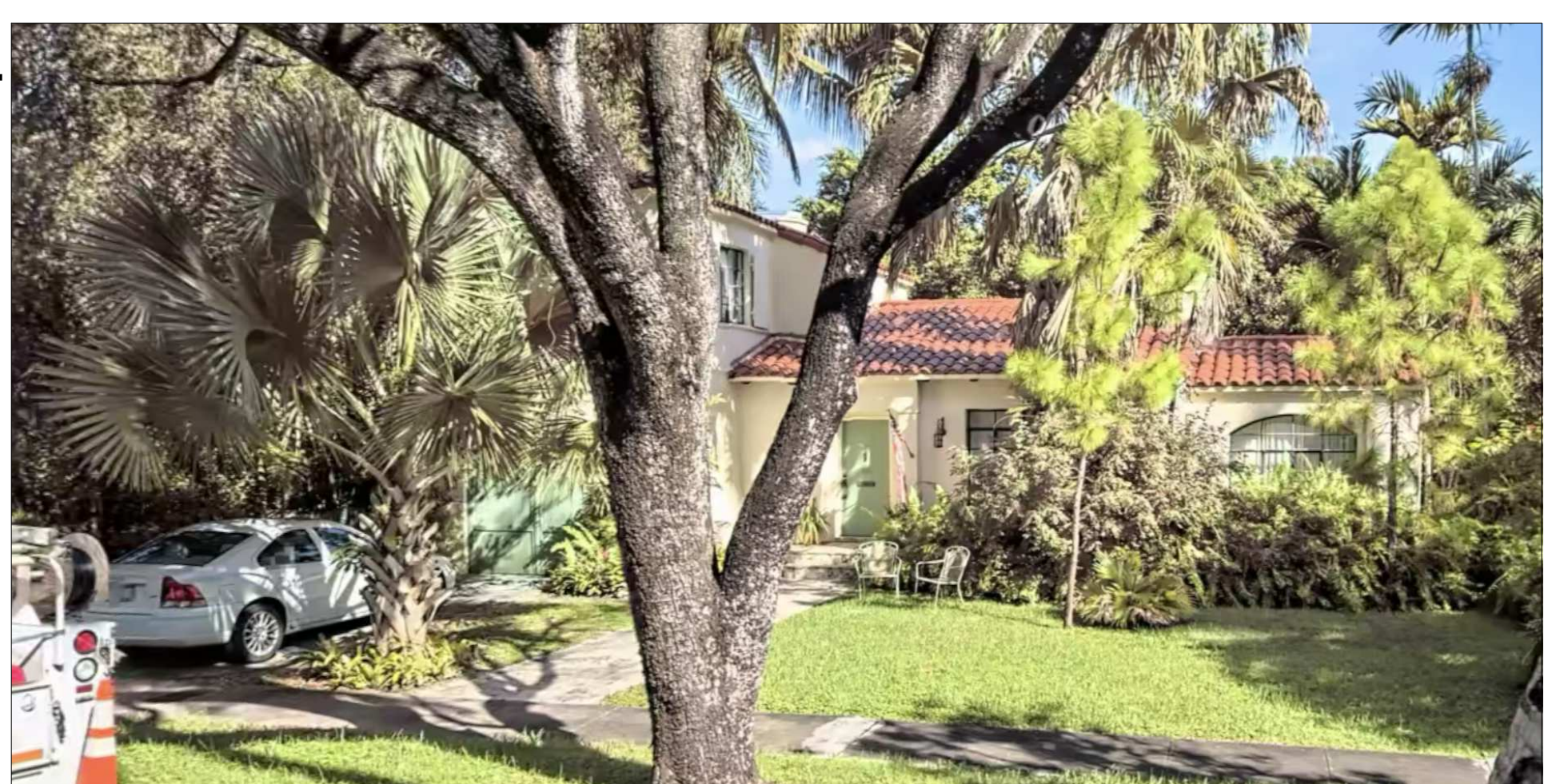
3



8



4



9



5



VERTICAL DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN

VERTICAL DESIGN STUDIO, P.A.
10950 SW 88 ST | SUITE 200
MIAMI, FL 33176 | ARBATEL
VERTICALDESIGNSTUDIO.COM
(305) 455-1234

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

ARCHITECT

JORGE EDUARDO GONZALEZ, AIA
410 MINORCA AVE - CORAL GABLES, FL 33134

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
P231018

DATE
8/30/24

CONTEXT
A3



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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407.626.0100 (FL, CA)

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410 MINORCA AVE. CORAL GABLES, FL 33134

ARCHITECT

REVISIONS

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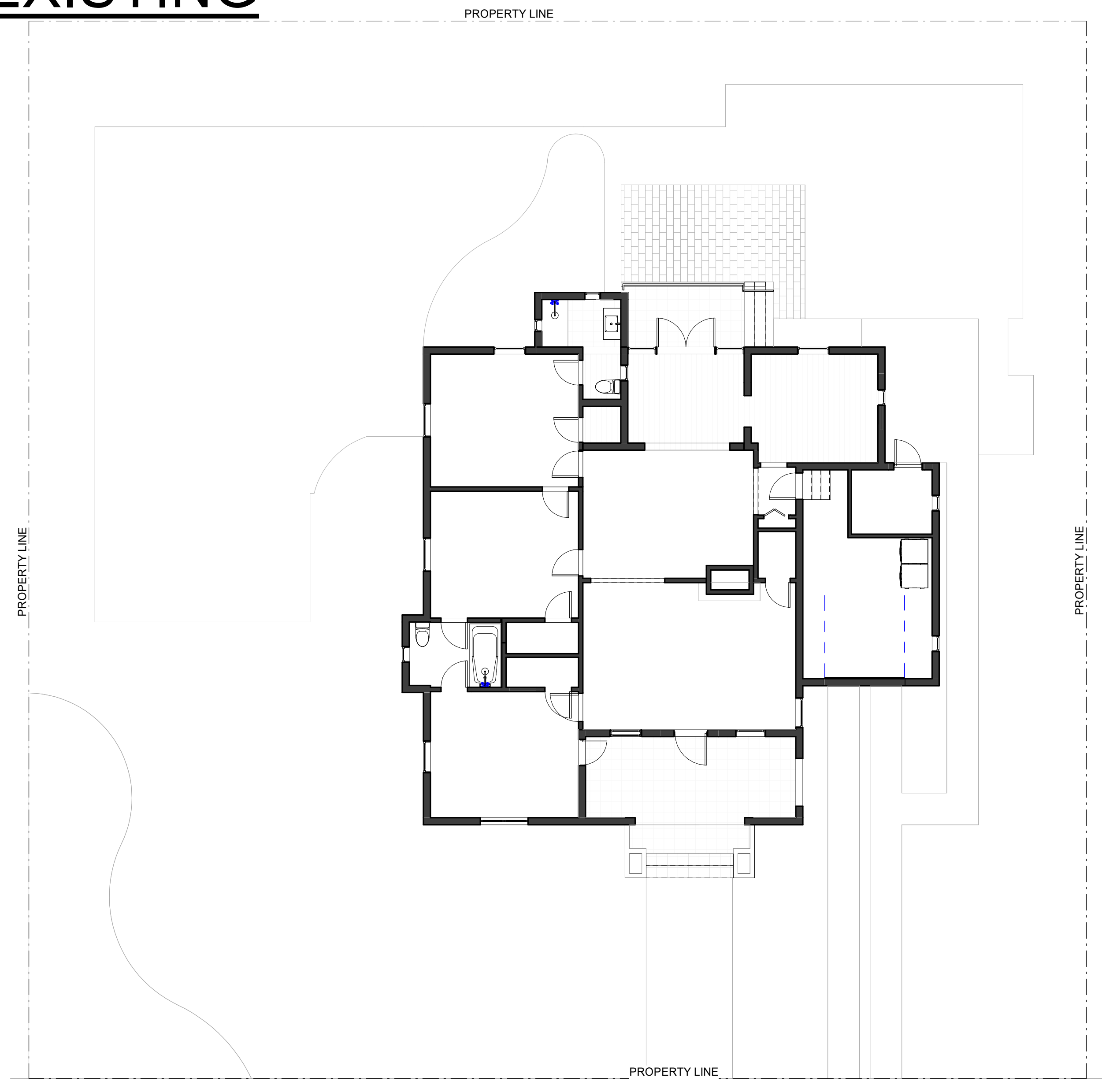
8/30/24

EXISTING PROPERTY VIEWS

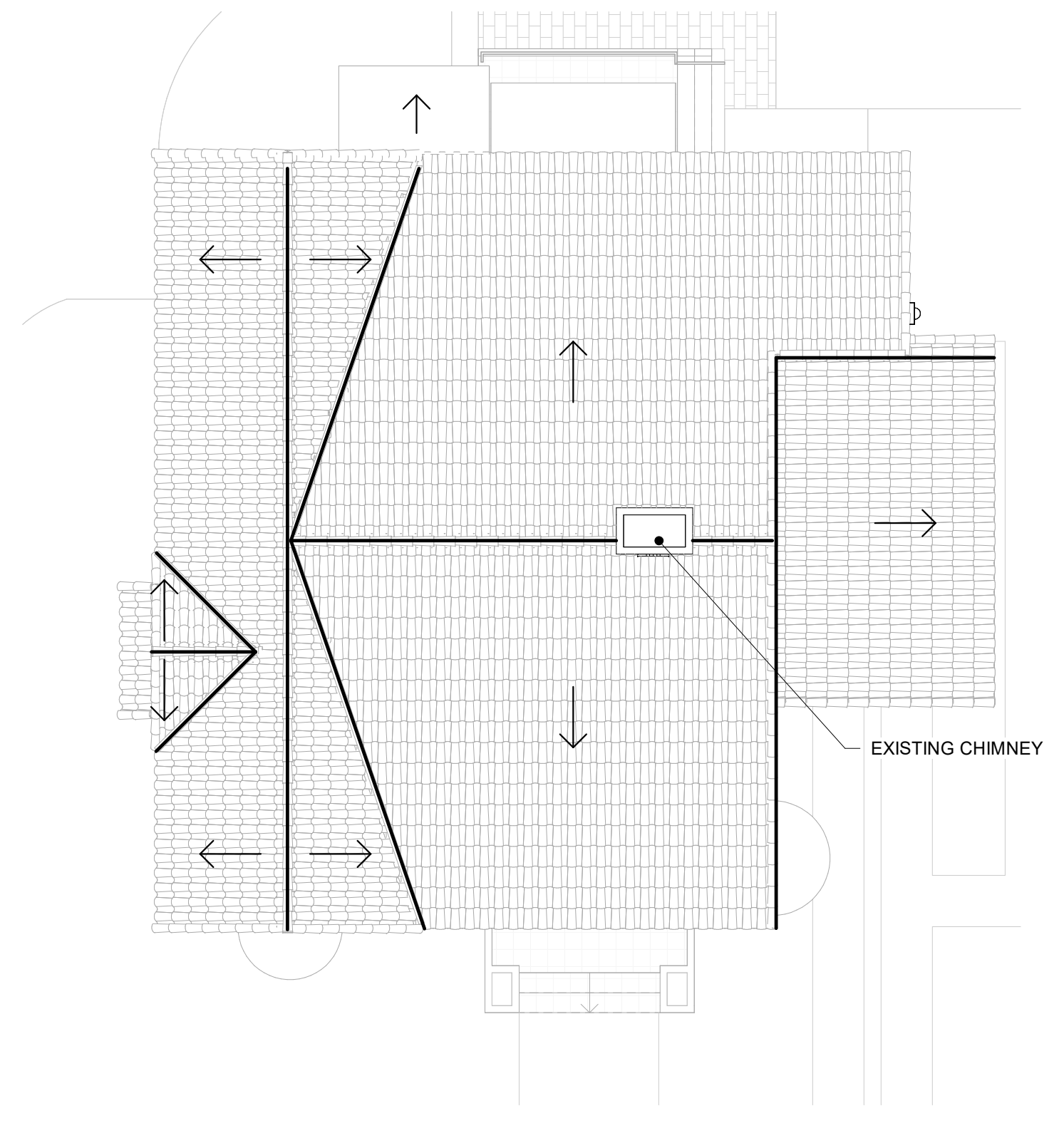
A4

IMPORTANT: THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF VERTICAL DESIGN STUDIO, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS BASED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

EXISTING

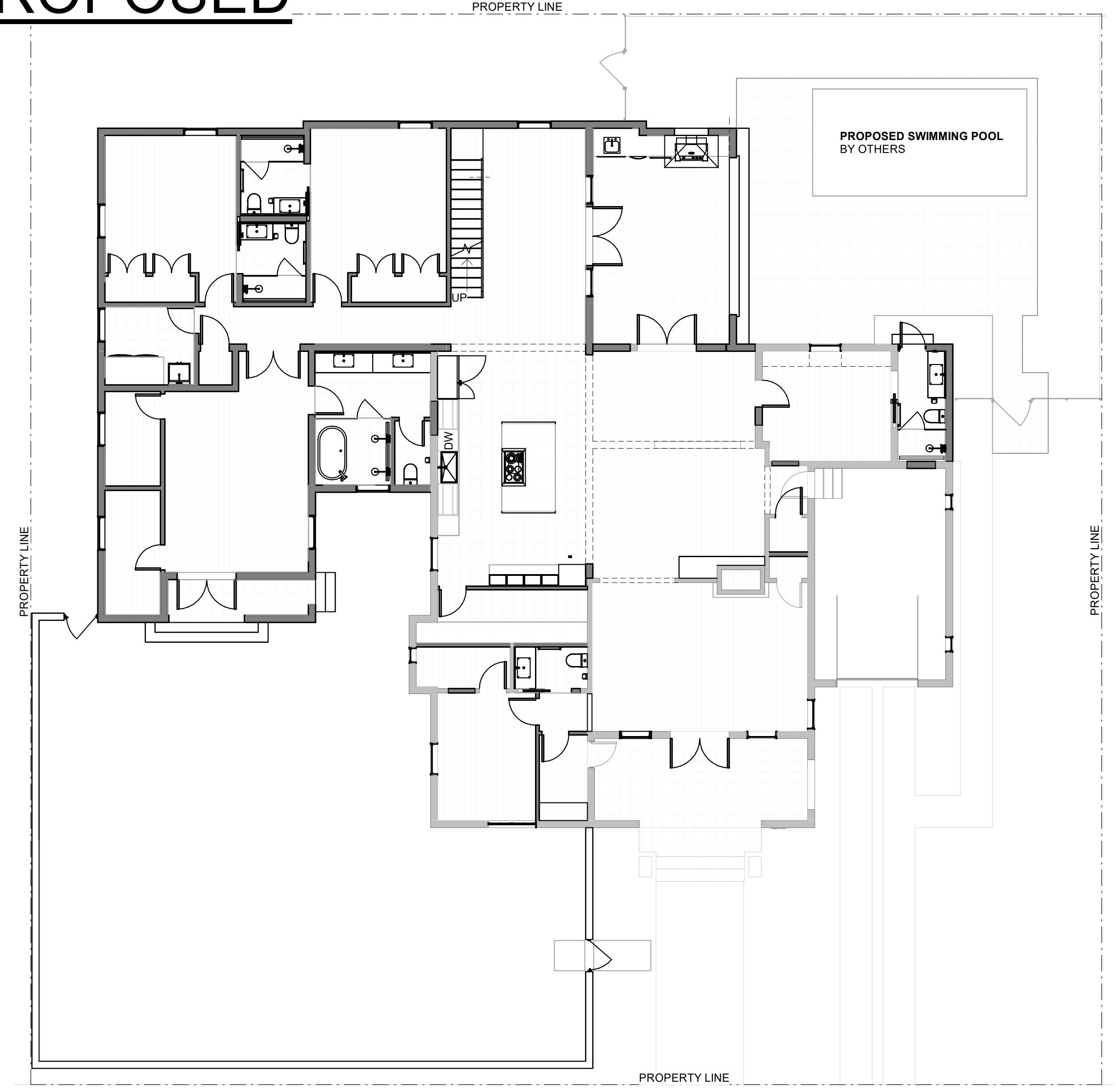


1 EXISTING PLAN
1/8" = 1'-0"

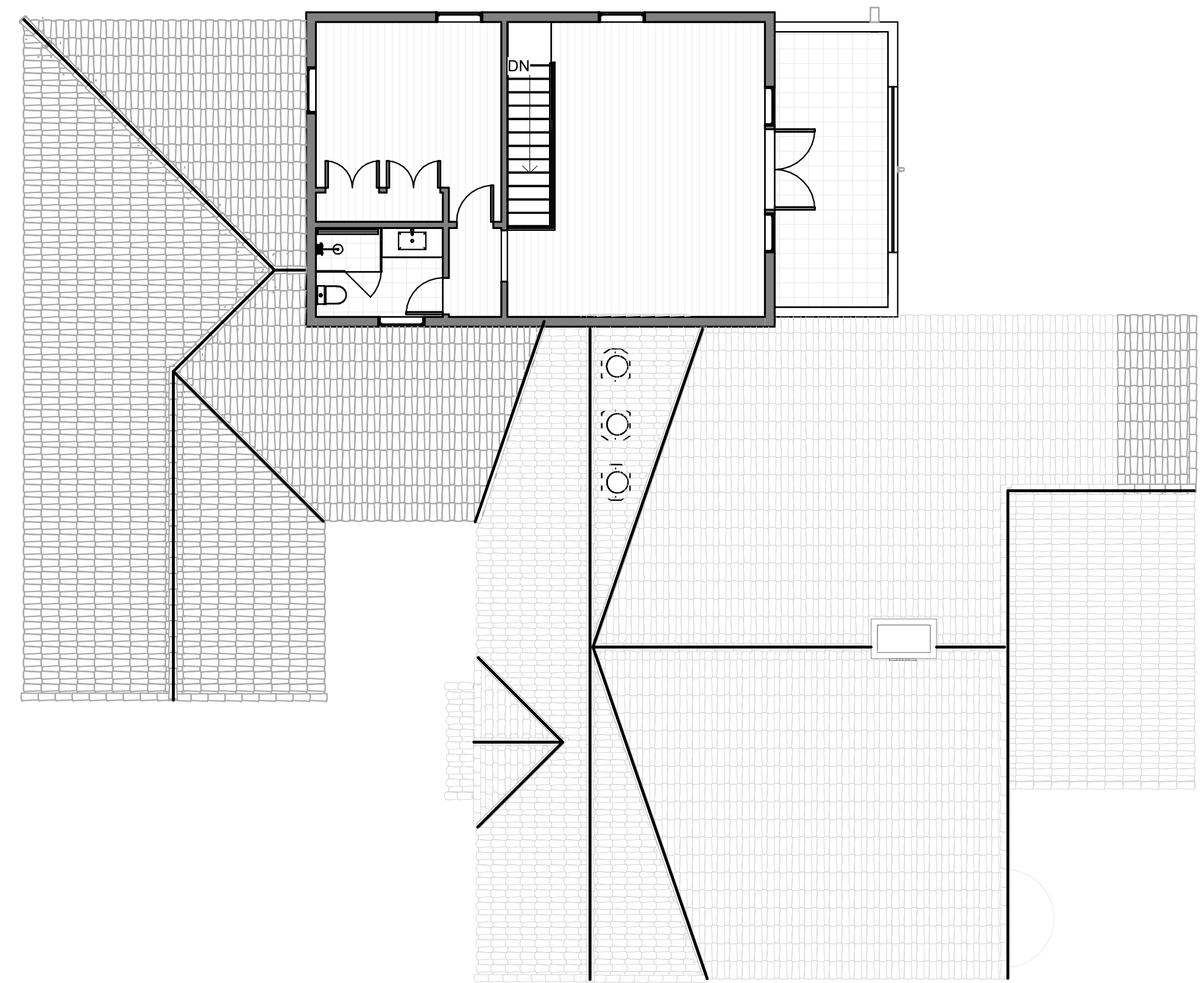


2 EXISTING ROOF PLAN
1/8" = 1'-0"

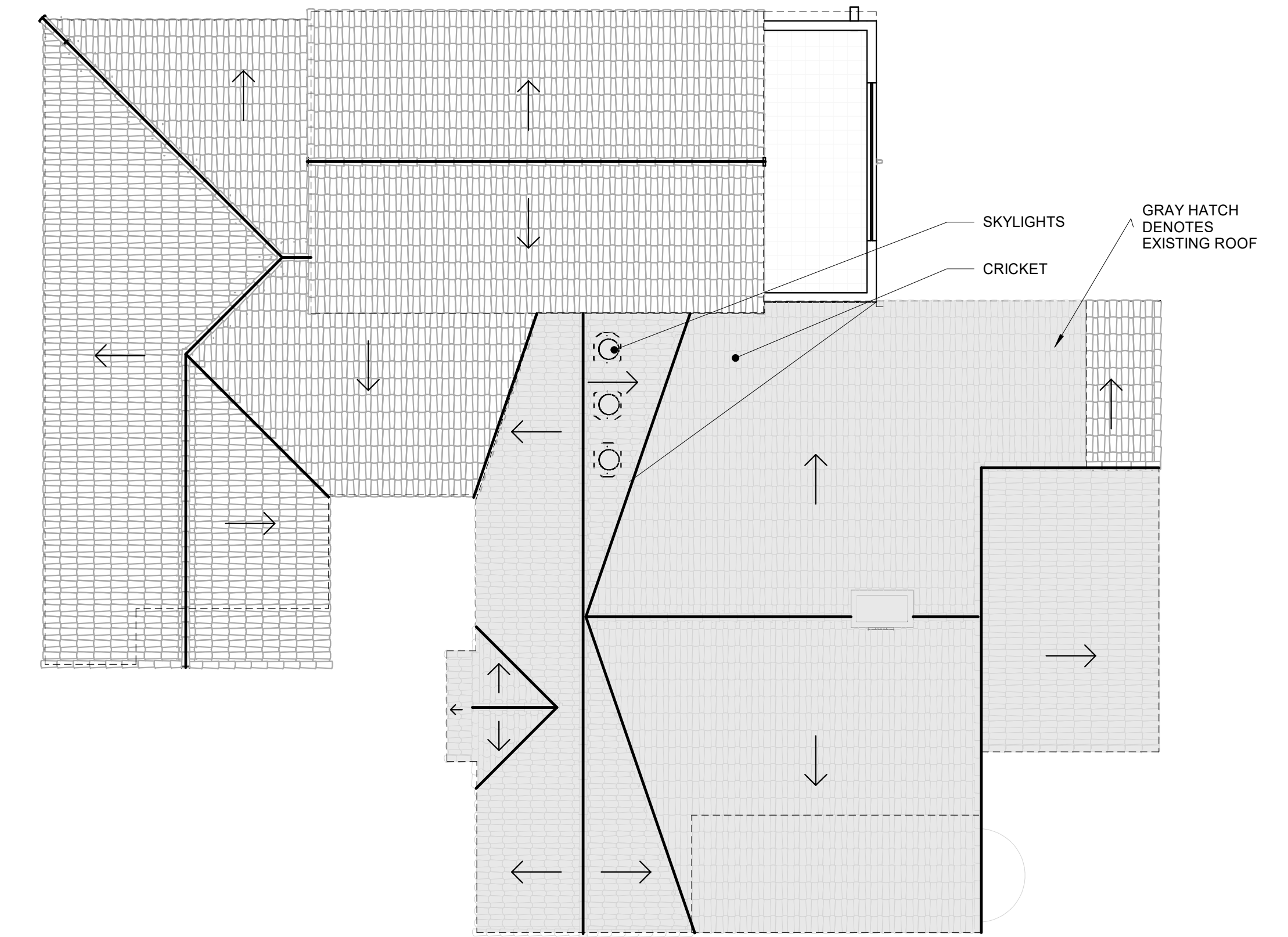
PROPOSED



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"

REV 2:
BOA COMMENTS. SEE A0.1

VERTICAL DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN
VERTICAL DESIGN STUDIO, P.A.
10950 SW 88 ST. | SUITE 200
MIAMI, FL 33176 | (305) 451-1000
VERTICALDESIGNSTUDIO.COM

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

ARCHITECT
JAMES EDUARDO GONZALEZ, AIA
ARCHITECT 11030010000000

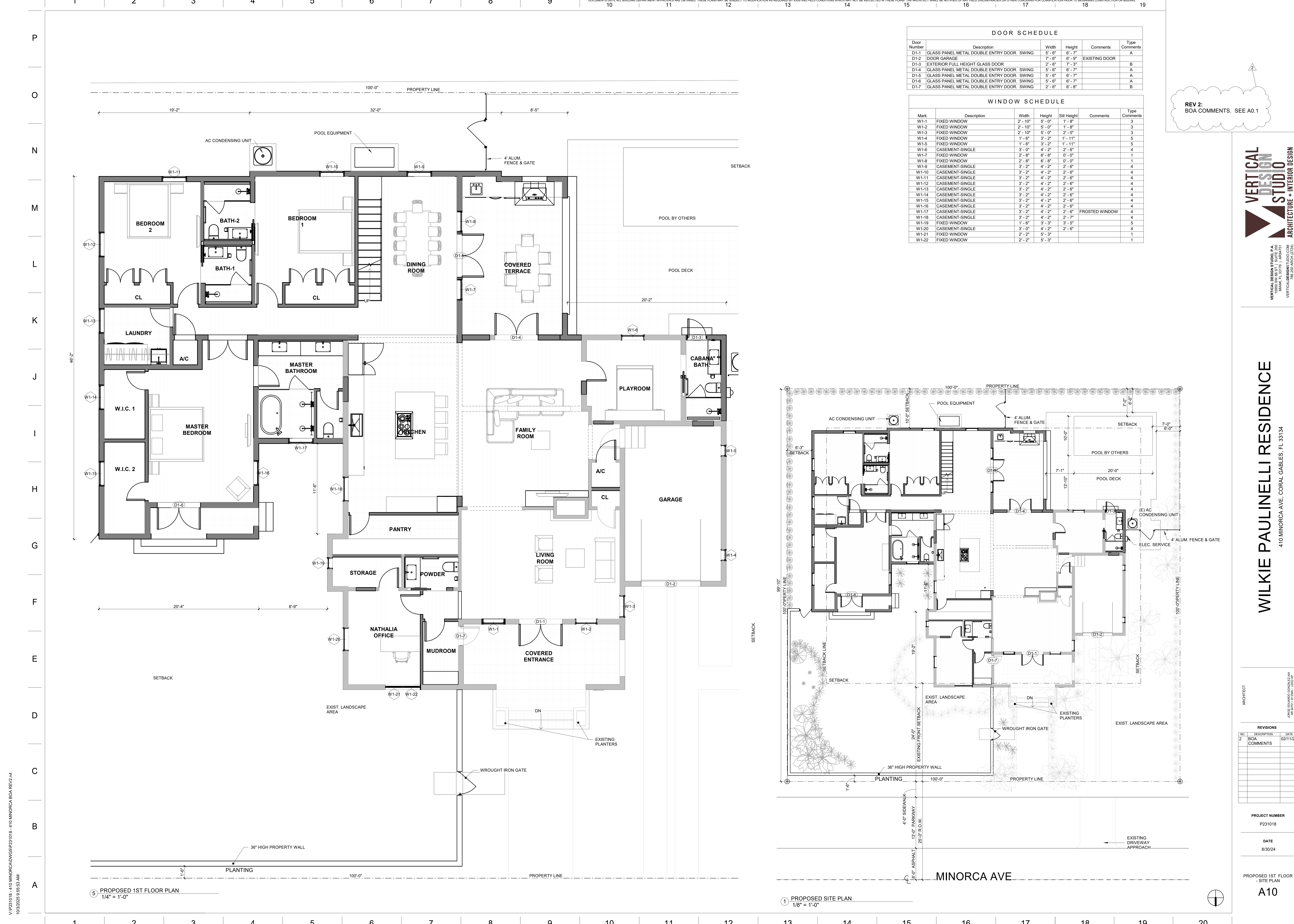
NO.	DESCRIPTION	DATE
2	BOA COMMENTS	02/11/25

PROJECT NUMBER
P231018

DATE
8/30/24

EXISTING / PROPOSED
COMPARISON SHEET

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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"		4
W1-18	CASEMENT-SINGLE	3'-2"	4'-2"	2'-6"	FROSTED WINDOW	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

REV 2:
BOA COMMENTS. SEE A0.1

VERTICAL DESIGN STUDIO
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4110 MINORCA AVE. CORAL GABLES, FL 33134

ARCHITECT
JAMES EDUARDO GONZALEZ
ARCHITECTURE + INTERIOR DESIGN

NO.	DESCRIPTION	DATE
1	BOA COMMENTS	02/11/25
2	BOA COMMENTS	02/11/25

PROJECT NUMBER
P231018

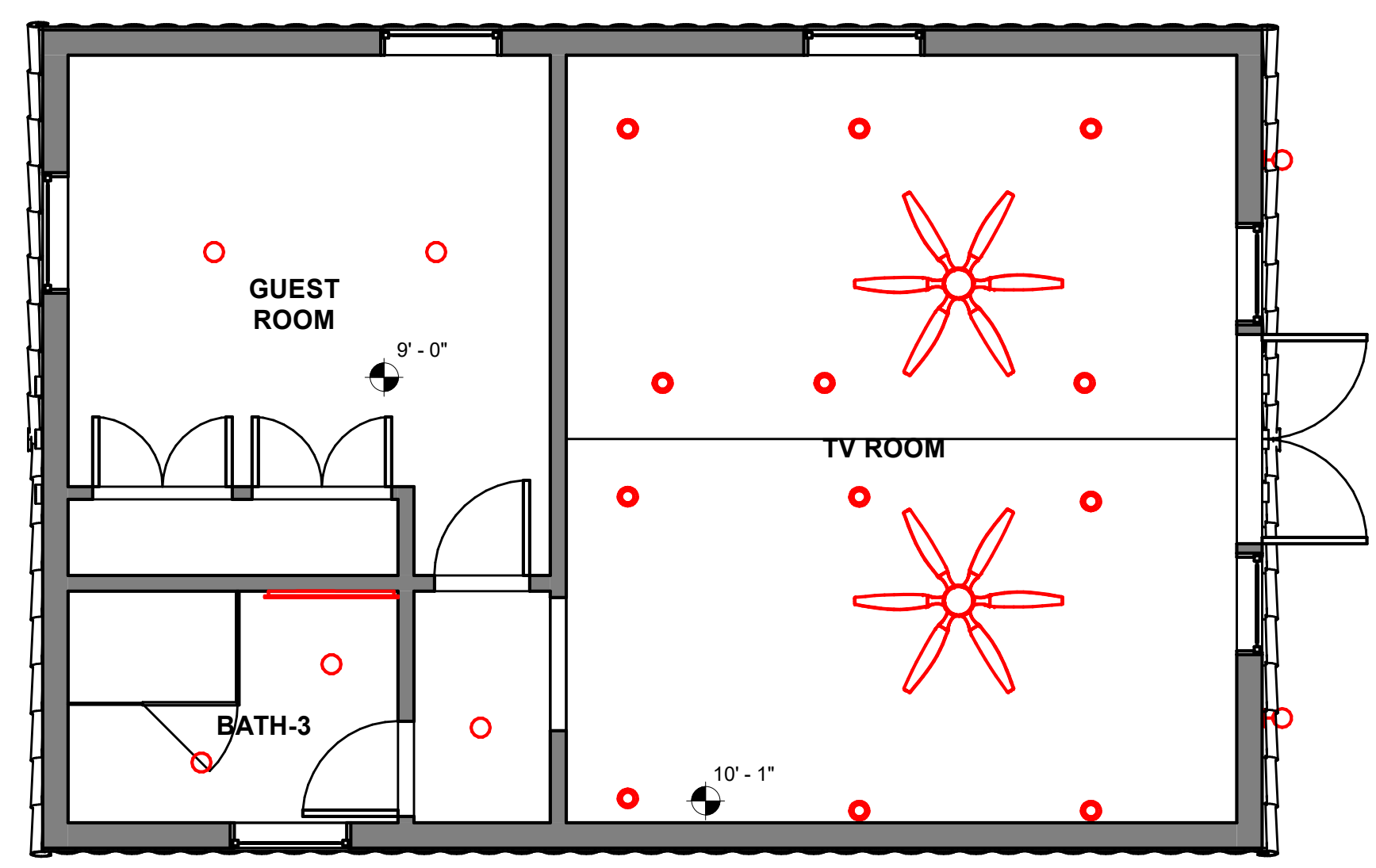
DATE
8/30/24

PROPOSED 1ST FLOOR
- SITE PLAN

A10

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10/30/2025 9:55:53 AM

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	



REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER
P231018

DATE
8/30/24



REV 2:
BOA COMMENTS. SEE A0.1

VERTICAL DESIGN STUDIO
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ARCHITECT
JAMES EDUARDO GONZALEZ
ARCHITECTURE

REVISIONS		
NO.	DESCRIPTION	DATE
2	BOA COMMENTS	02/11/25

PROJECT NUMBER
P231018

DATE
8/30/24

SECTIONS
A14

September 19, 2024

The City of Coral Gables
Board of Architects
Coral Gables, FL 33134

RE: CITY OF CORAL GABLES BOARD OF ARCHITECTS LETTER OF INTENT

Board of Architects,

We are proposing work on a 1936 single-story residence for the Wilkie Paulinelli family. Although the house is not currently designated as historic, the Historic Department has shown interest in preserving its original architecture, and the intent is to seek designation as part of this process.

The scope of work includes restoring some of the home's original exterior features, as seen in the earliest known photograph of the property, remodeling the interior, as well as a two story addition towards the rear of the property to meet the client's current needs. Throughout, we aim to respect and emphasize the historical value of the existing architecture.

The design draws from a contemporary interpretation of the classical Mediterranean style, directly responding to the original structure while avoiding direct replication of forms and features, ensuring the preservation of the home's historical character. This 'transitional' style blends traditional forms with modern elements in terms of scale, fenestration, and finishes.

I affirm that this proposal is an original design and is not a replication of any other house or project.

Thank you for your consideration.

The property is located at:
410 Minorca Ave
Coral Gables, FL 33134

Folio: 03-4108-001-0620

Legal Description:
CORAL GABLES SEC B PB 5-111
LOTS 10 & 11 BLK 4
LOT SIZE 100 X 100
OR 20891-1898 12/2002 1

Regards,

Jorge E. Gonzalez AIA
Vertical Design Studio, P.A.

BOAR-24-11-1005
410 MINORCA AVE



DESCRIPTION:

****HISTORIC** TWO STORY ADDITION AT SOUTHWEST CORNER OF RESIDENCE TO SINGLE FAMILY RESIDENCE SEEKING HISTORICAL DESIGNATION**

DEVELOPMENT SERVICES- BOARD OF ARCHITECTS - PRELIMINARY

- APPROVED **APPROVED AS NOTED** CONTINUED
- DEFERRED ATTENDANCE/CANCELLED REJECTED

COMMENTS:

ADD WINDOW ON SECOND FLOOR FRONT TO MATCH THE ONE ON THE LEFT

CENTER PROPOSED WINDOW ON SECOND FLOOR SIDE TO THE CENTER OF THE VOLUME.

JUDY CARTY	SIGNATURE	DATE
M 2 Y N E R		10/09/2025
M 2 E N E R		10/09/2025
M 2 E N E R		10/09/2025
M 2 Y N E R		10/09/2025
M 2 Y N E R		10/09/2025
M E Y N E R		10/09/2025
M 2 E N E R		10/09/2025
M 2 E N E R		10/09/2025
M 2 E N E R		10/09/2025

PRELIMINARY IS FOR ARCHITECTURAL DESIGN ONLY
and is approved subject to submission of final plans. Zoning Code, Florida Building code, Historic, Public Works, Fire code and all other regulations must be complied with.