



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: 4101 Toledo Street, Coral Gables, FL 33146

Property/Project Name: 4101 Toledo Residence

Legal description: Lot(s) 22 & 23

Block(s) 103 Section(s) Coral Gables Country Club Sec 5

Folio No. 03-4119-001-5730

Owner(s): Cristina V Rodriguez & Mohammed N Oosman

Mailing Address: 4101 Toledo Street, Coral Gables, FL 33146

Telephone: (305) 926-5508 Fax

Other Email crod0520@gmail.com

Architect(s)/Engineer(s): Jordi Esteban (Esteban Design Studio, Inc.)

Architect(s)/Engineer(s) Mailing Address: 7740 SW 104th St, Suite 102, Pinecrest, FL 33156

Telephone: Business (305) 902-8022 Fax

Other Email jordi@estebandesignstudio.com

Project Information

Project Description(s): Full renovation & Addition of approximately 1,300 square feet, to include a new Master Bedroom Suite, Study, and Rear Covered Terrace

Estimated project cost*: \$400,000

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

Date(s) of Previous Submittal(s) and Action(s): N/A



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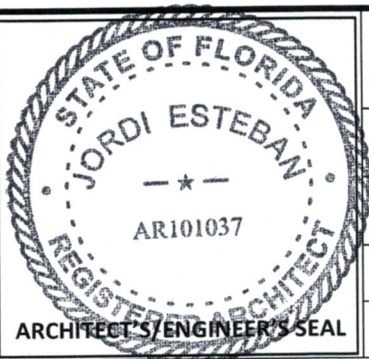
Applicant/Owner/Architect/Engineer Affirmation and Consent

(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:		Agent/Owner/Contractor Signature:	
Address:			
Telephone:	Fax:	Email:	
Architect(s)/Engineer(s) Print Name: Jordi Esteban		Architect(s)/Engineer(s) Signature: 	
Address: 7740 SW 102nd Street, Suite 102, Pinecrest, FL 33156			
Telephone: (305) 902-8022		Fax:	
Email: jordi@estebandesignstudio.com			



NOTARIZATION

STATE OF FLORIDA)

SS

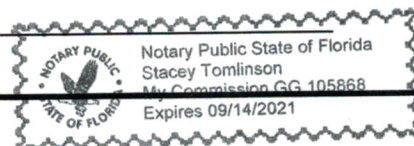
COUNTY OF MIAMI-DADE)

Sworn to or affirm and subscribed before me this 5 day of May, in the year 20 21

by Jordi Esteban who has taken an oath and is personally known to me or has produced _____ as identification.

My Commission Expires:

Notary Public



May 5th, 2021

City of Coral Gables
Board of Architects
405 Biltmore Way
3rd Floor
Coral Gables, FL 33134

Re: 4101 Toledo Street – Architectural Style

To whom it may concern,

Our proposed project includes a full interior renovation of the existing one-story single-family residence, and an addition at the rear of the property to include a new Master Bedroom Suite, Study, and Covered Terrace. The existing house was built in 1951 and represents the Mediterranean Style of Architecture native to Coral Gables.

It is our intention that through the renovation of the house, which will include raising the height approximately 3 feet, we will both preserve and enhance the Mediterranean Style of Architecture by way of materials, details, and elements that are representative of the style.

Regards,

Jordi Esteban, AIA, NCARB, LEED Green Associate

AR101037

ID6767

August 23rd, 2021

City of Coral Gables
Board of Architects
405 Biltmore Way
3rd Floor
Coral Gables, FL 33134

Re: 4101 Toledo Street – Letter of Intent / Scope of Work

Dear Board Members,

Thank you for your review of our single-family residential (renovation / addition) project, located at 4101 Toledo Street. Our proposed project includes a full interior renovation of the existing one-story single-family residence, and an addition at the rear of the property to include a new Master Bedroom Suite, Study/Guest Bedroom, and Covered Terrace. Our project also includes the addition of a swimming pool at the NE (rear) corner of the property. It is our intent that all large specimen trees remain as-is, and that no removal / relocation is required.

The existing house was built in 1951 and represents the Mediterranean Style of Architecture native to Coral Gables. Through this renovation project, we are seeking to increase the height of the house by approximately three (3) feet, to afford the owners more gracious living areas. Though we are transforming the façades of the house, it is our intent that it remains a Mediterranean (Spanish) Style home. We are keeping to materials and colors prevalent not only in Coral Gables, but in accordance with the style.

Regards,

Jordi Esteban, AIA, NCARB, LEED Green Associate
AR101037
ID6767