

# HISTORICAL: REMODELING & ADDITION

## Alkhoury Residence

4210 Santa Maria St, Coral Gables Fl 33146

Project Team



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ARCHITECTURE  
INCORPORATED

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ARCHITECTURE

Fuad Alkhoury & Julia Bisschops

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OWNER

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PRELIMINARY BOA SUBMITTAL: March 22, 2024  
COA HISTORICAL SUBMITTAL: May 20, 2024  
PERMIT SUBMITTAL:



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: WORKMENS 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 RFIS 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 SUBCONTRACTORS 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.

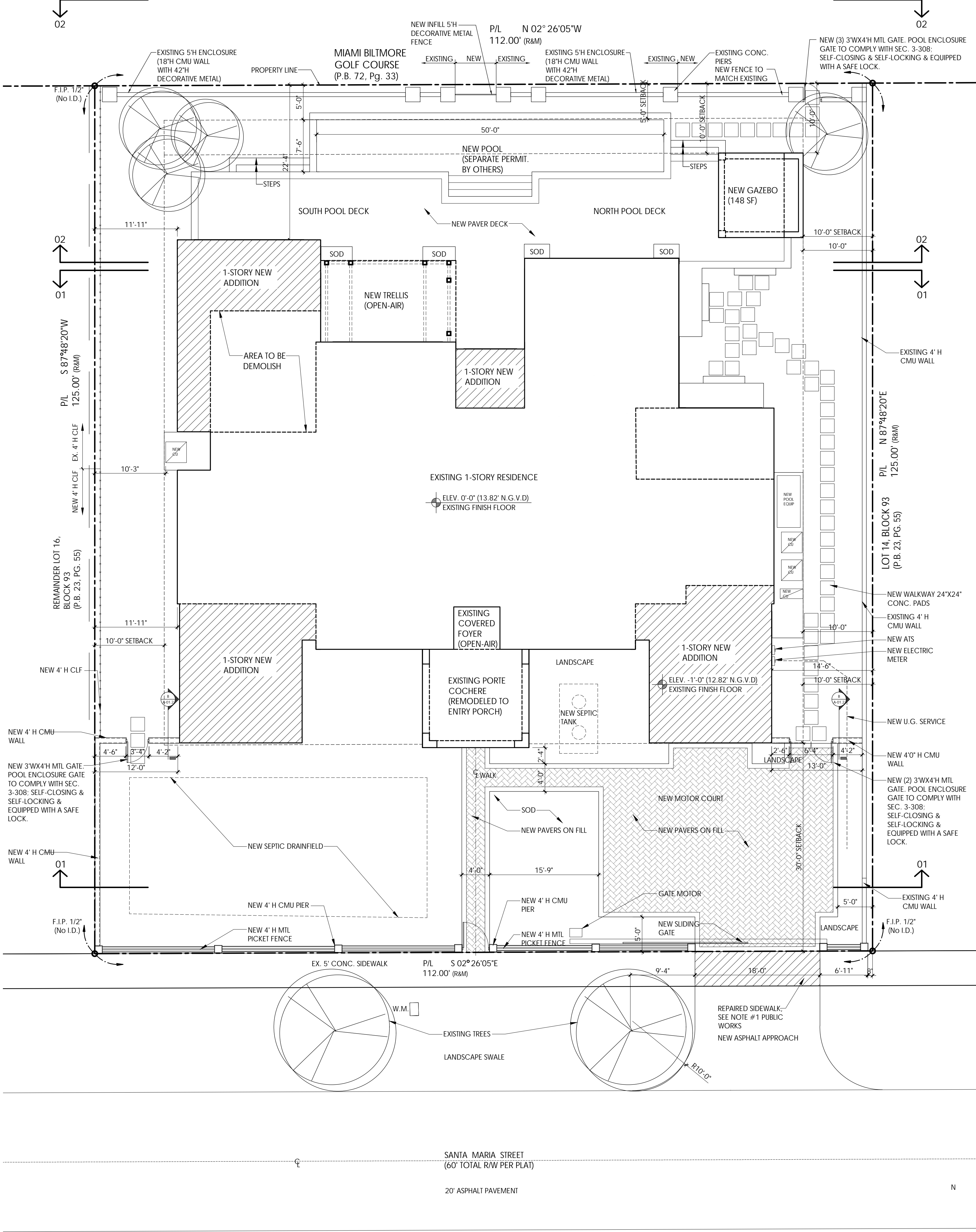
SYMBOLS KEY

BUILDING SECTION		ELEVATION	
WALL SECTION		INTERIOR ELEVATION	
DETAIL		DOOR ID	
DETAIL @ SECTION		PARTITION TYPE	
		REVISION	
		EQUIPMENT ID	
		GLAZING ID	

NOTES

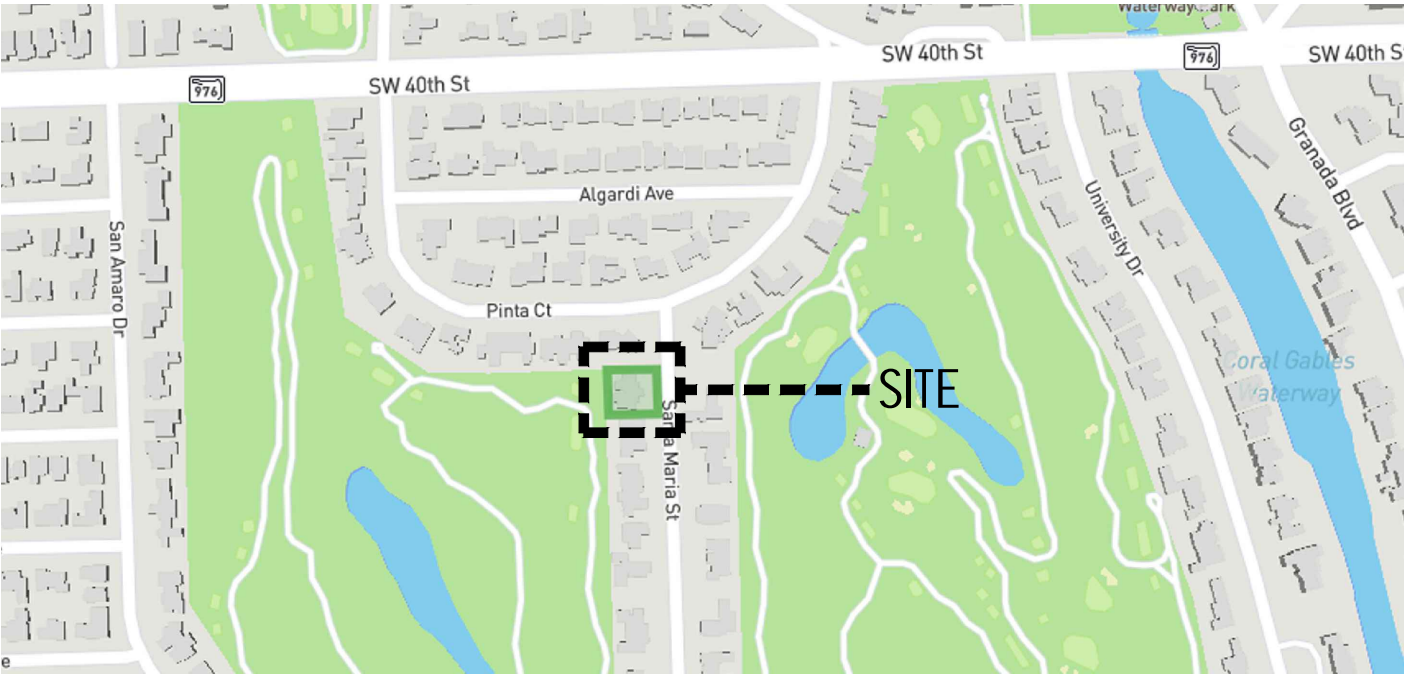
- ALL RAINWATER MUST BE RETAINED ON PROPERTY.
- LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30' AND 8'.
- NEW 6 INCHES REINFORCED CORAL GABLES BEIGE CONCRETE SIDEWALK REPLACEMENT AT NEW APPROACH AREA.
- FILL SHALL NOT BE BROUGHT UNTO SITE.
- 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.
- 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

CODE:  
FBC RESIDENTIAL 2020 7TH EDITION



PROPOSED OVERALL SITE PLAN

SCALE: 1/8"=1'-0"



LOCATION SKETCH

SCALE: NTS

LEGAL DESCRIPTION

LOT 15 AND THE NORTH 37' OF LOT 16, BLOCK 93 OF "CORAL GABLES COUNTRY CLUB SECTION, PART 5", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 AT PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

THE WORK ENTAILS THE INTERIOR REMODELING, INCLUDING PARTIAL DEMOLITION, NEW ADDITION AND MEP UPGRADES. SITE WORK INCLUDES, POOL, GATES & LANDSCAPE UPGRADES. .

ZONING INFORMATION

ZONED:	SFR
FLOOD ZONE:	X
LOT SIZE	14,000 SF
CODE:	FBC 2020, RESIDENTIAL 7TH EDITION
FOLIO:	03-4119-001-3710

	REQUIRED/ALLOWED	EXISTING/PROPOSED
F.A.R. ALLOWED	5,350 SF (48% FIRST 5,000 SF, 35% NEXT 5,000 SF, 30% REMAINING)	4,598.5 SF (PROPOSED)
LOT COVERAGE	4,900 SF MAIN HOUSE: MAX. 35% LOT 6300 SF ACCESS STRUCTURES: MAX. 45% LOT	4,888 SF (PROPOSED) 5,451 SF (PROPOSED)
MIN. FLOOR ELEVATION	FROM 16" MIN/30" MAX ABOVE EST. GRADE EST. GRADE=12.32' NGVD	13.82' NGVD EXISTING MAIN HOUSE
HEIGHT ALLOWED	TWO STORIES OR 25'-0" MAX. FROM FINISHED FLOOR TO TOP OF TIE BEAM ON TOP FLOOR	9'-0" (EXISTING)
GARAGE FLOOR ELEV.	NO MORE THAN 6" ABOVE GRADE (X.X NGVD) EST. GRADE=12.32' NGVD	12.82' NGVD (PROPOSED)
LANDSCAPE AREA REQUIRED	5,600 SF MIN. 40% LOT 1,120 SF MIN. 20% OF 40% AT FRONT YARD	5,678.7 SF (PROPOSED) 2,755.3 SF (PROPOSED)

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	EXISTING/PROPOSED
FRONT:	30'-0"	30'-0" (PROPOSED)
SIDE: NORTH	10'-0" (5'-0" MIN)	10'-0" (PROPOSED)
SIDE: SOUTH	10'-0" (5'-0" MIN)	11'-11" (EXISTING)
REAR:	10'-0"	10'-0" (PROPOSED)
POOL & POOL EQUIPMENT:	5'-0"	5'-0" (PROPOSED)

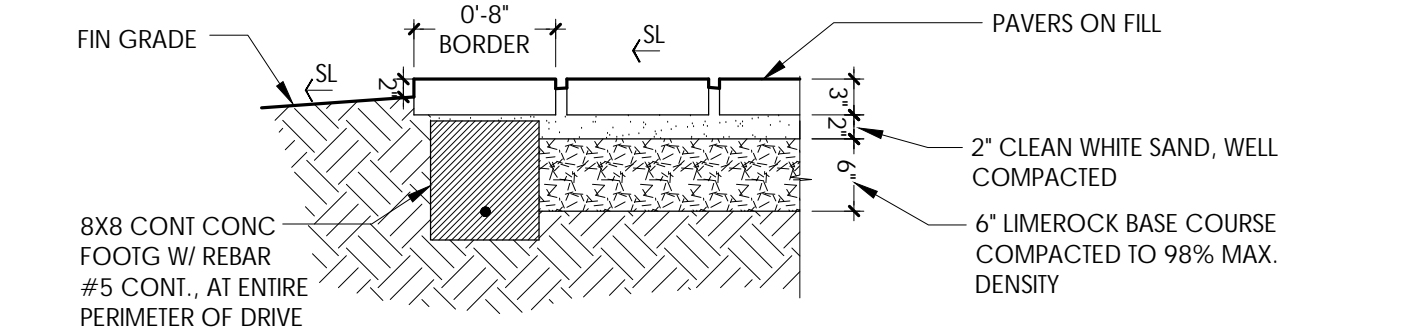
AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

WASA NOTES:

TOTAL AREA UNDER A/C: 4,581 SF

PUBLIC WORK NOTES:

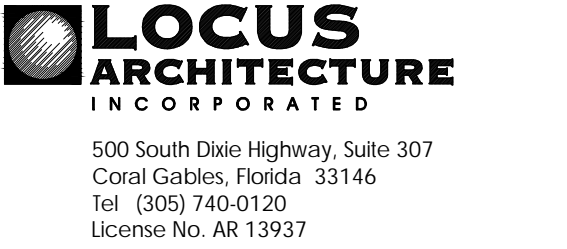
- SIDEWALK AT NEW APPROACH TO BE 6" THICK CONCRETE W/ WIRE REINFORCED MESH, COLOR CORAL GABLES BEIGE AS PER CITY SPECS.
- PAVER DETAIL, SEE A/A-01.0.
- ALL RAINWATER MUST BE RETAINED ON PROPERTY.
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PAVER DETAIL: A

SCALE: 3/4"=1'-0"

NOTES



CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-01-23
	BOA SUBMITTAL	03-22-24
	COA SUBMITTAL & ZONING REVIEW	05-31-24
	PERMIT SUBMITTAL	

PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
4210 Santa Maria St.  
Coral Gables, FL 33146

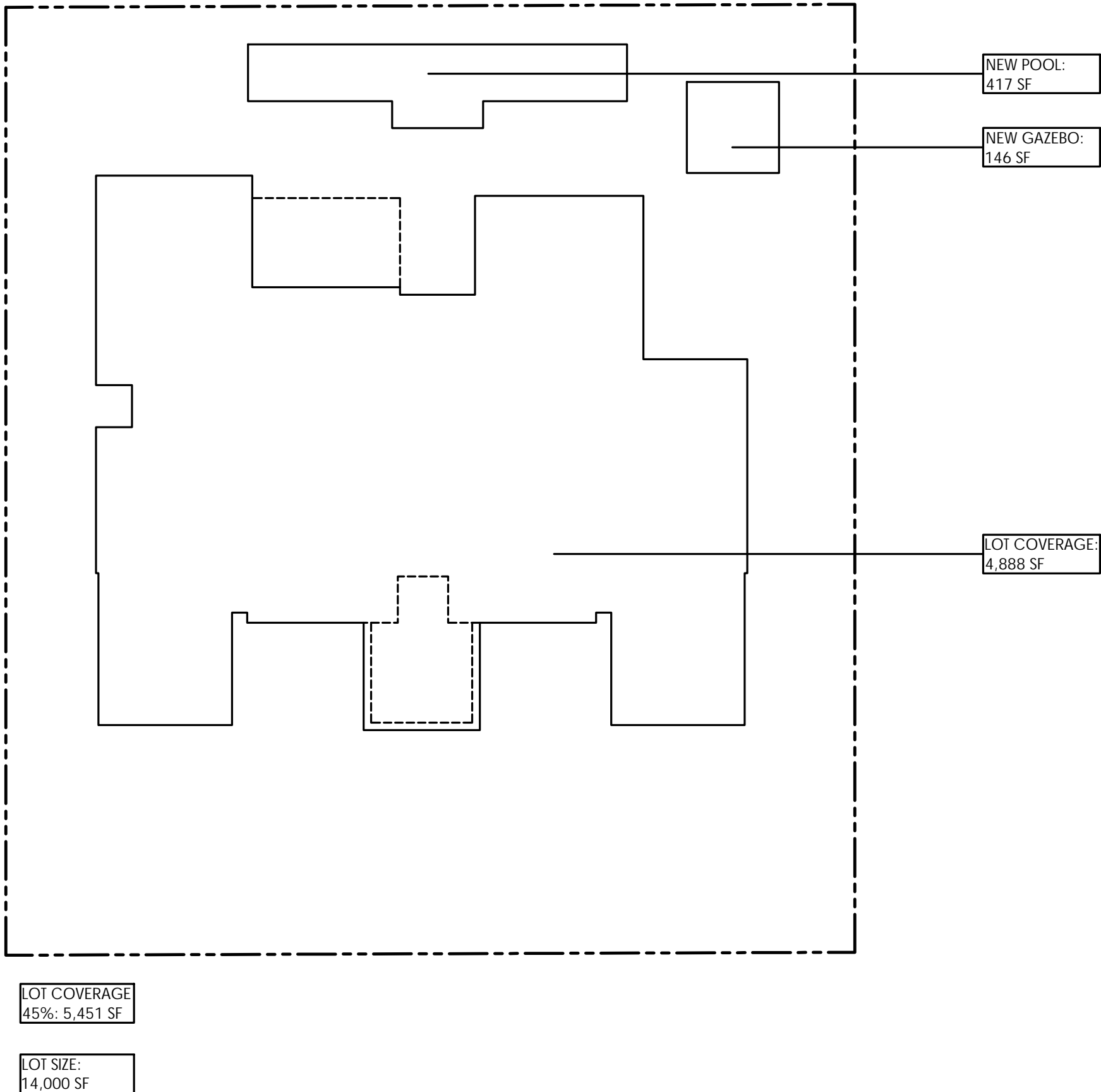
DRAWING

Proposed Site Plan and  
Zoning Information

SEAL	SCALE
	DRAWN
	REVIEWED NDL
	PROJ. NO. 301
SHEET NO.	

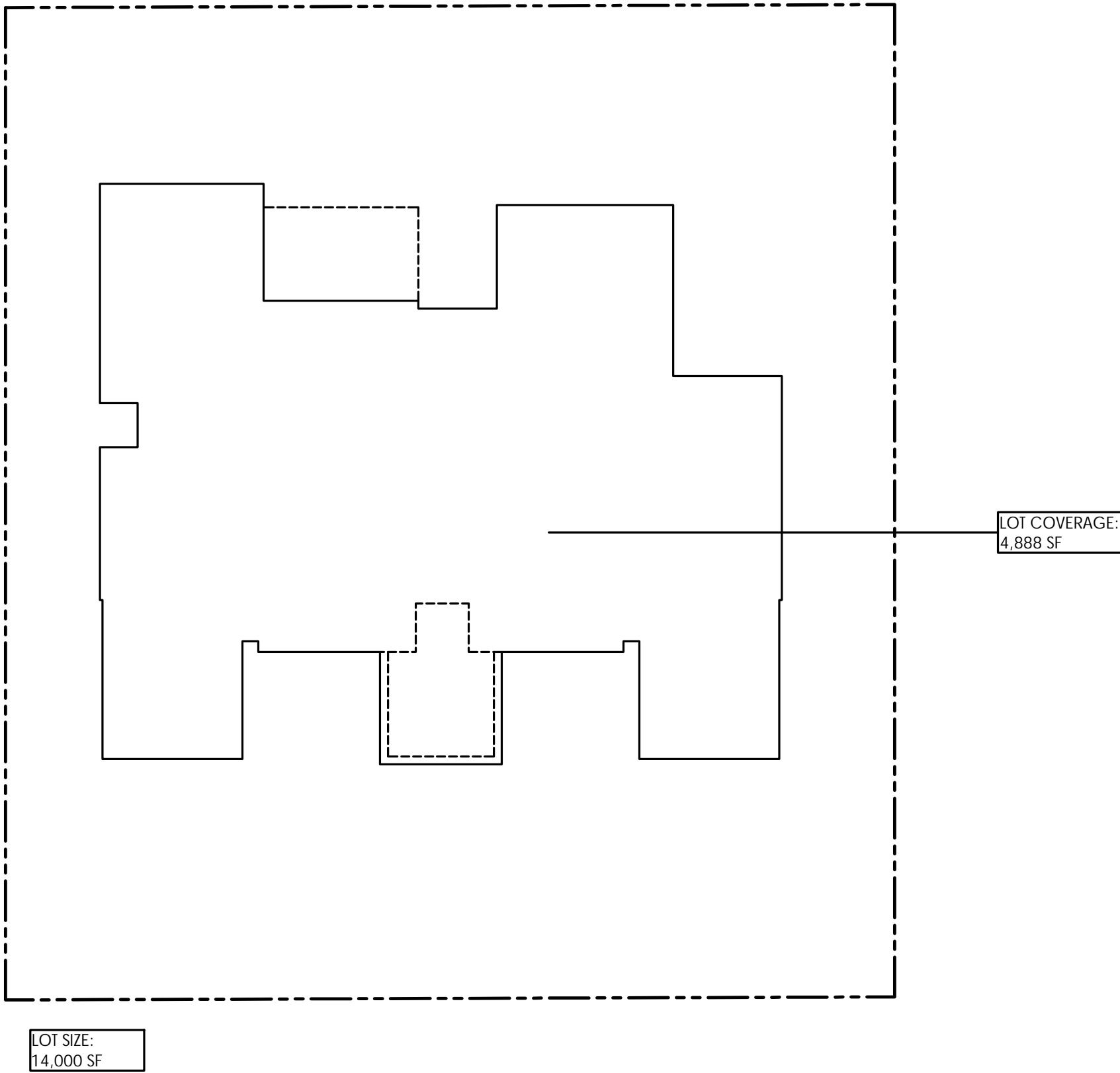
A-01.0





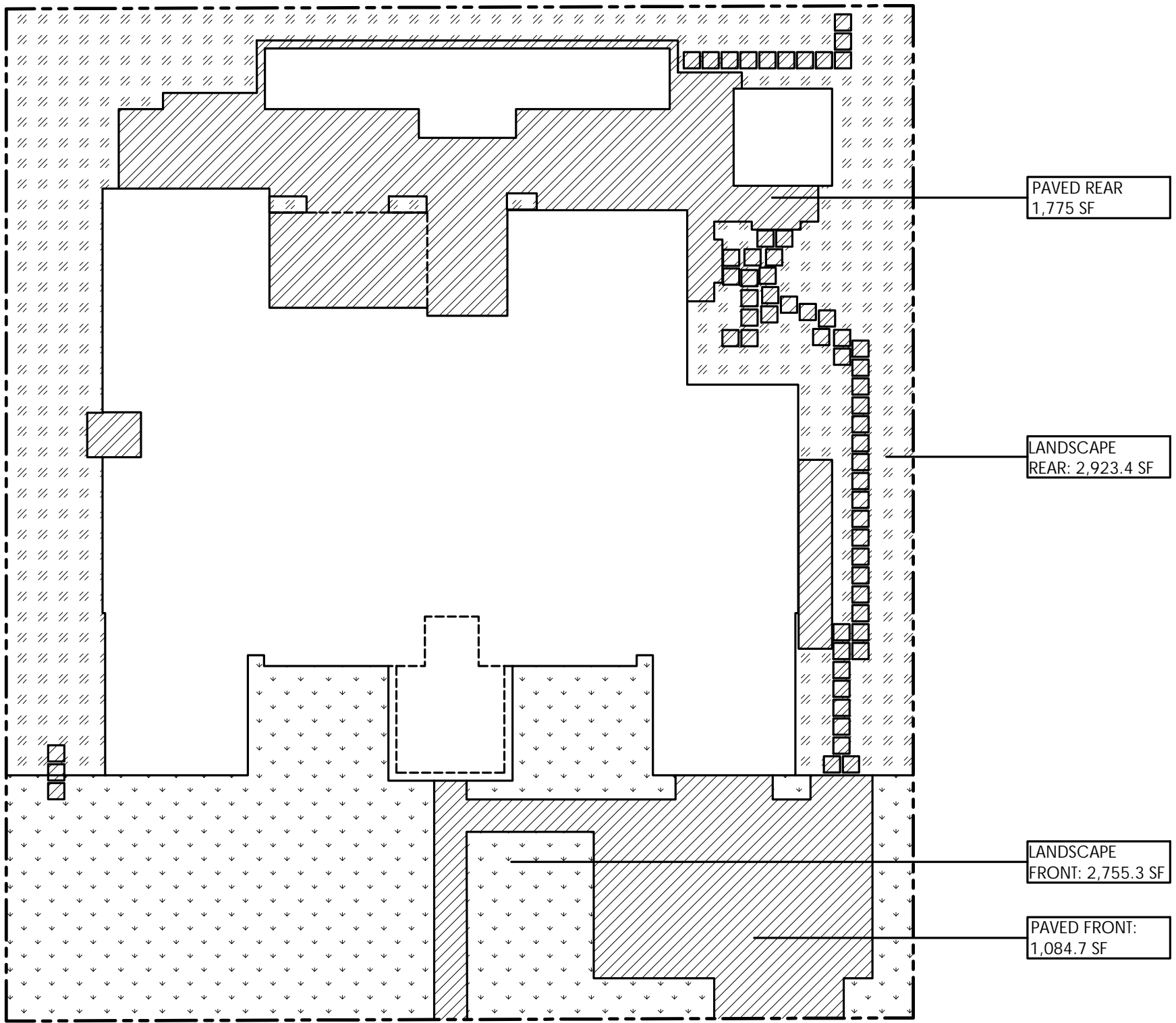
LOT COVERAGE 45%

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



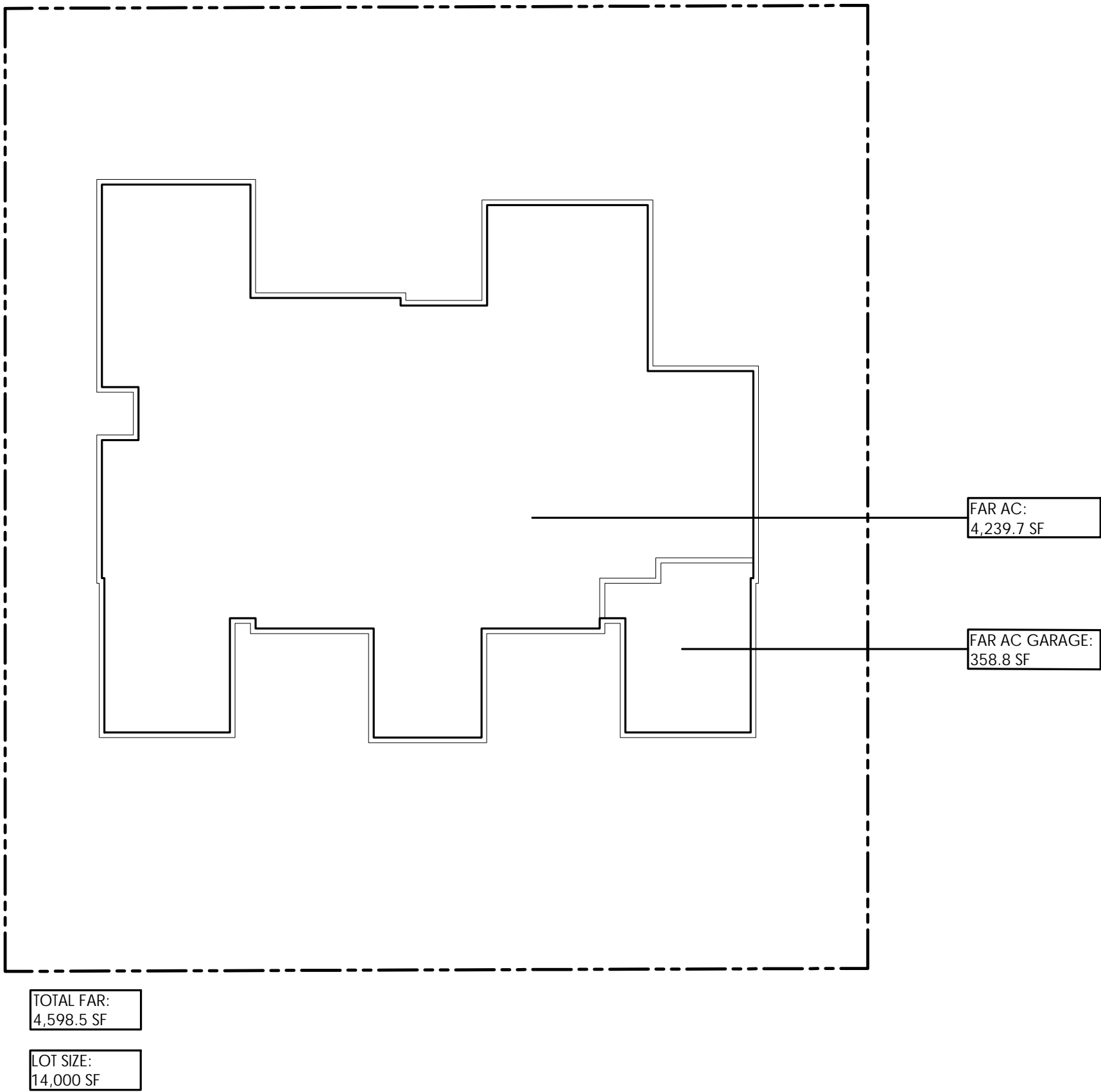
LOT COVERAGE 35%

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



LANDSCAPE AND PAVED AREAS

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



FIRST FLOOR FAR

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

AREA CALCULATIONS: TOTALS

LOT SIZE: 14,000 SF

FAR CALCULATIONS: TOTAL ALLOWED = 5,350 SF		PROPOSED
MAIN HOUSE		4,239.7 SF
GARAGE		358.8 SF
TOTALS		4,598.5 SF

LOT COVERAGE CALCS: 35% TOTAL ALLOWED = 4,900 SF		PROPOSED
MAIN HOUSE COVERED		4,888 SF
TOTALS		4,888 SF

LOT COVERAGE CALCS: 45% TOTAL ALLOWED = 6,300 SF		PROPOSED
MAIN HOUSE COVERED		4,898 SF
NEW GAZEBO		146 SF
NEW POOL		417 SF
TOTALS		5,461 SF

LANDSCAPE AREAS: TOTAL REQUIRED = 5,600 SF		PROPOSED
LANDSCAPE: BACKYARD		2,923.4 SF
LANDSCAPE: FRONT YARD 20% OF 40% = 1,120 REQ'D		2,755.3 SF
TOTALS		5,678.7 SF

PAVED AREAS		PROPOSED
FRONT YARD		1,084.7 SF
BACK YARD		1,775 SF
TOTALS		2,859.7 SF

NOTES

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	PERMIT SUBMITTAL	

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DRAWING

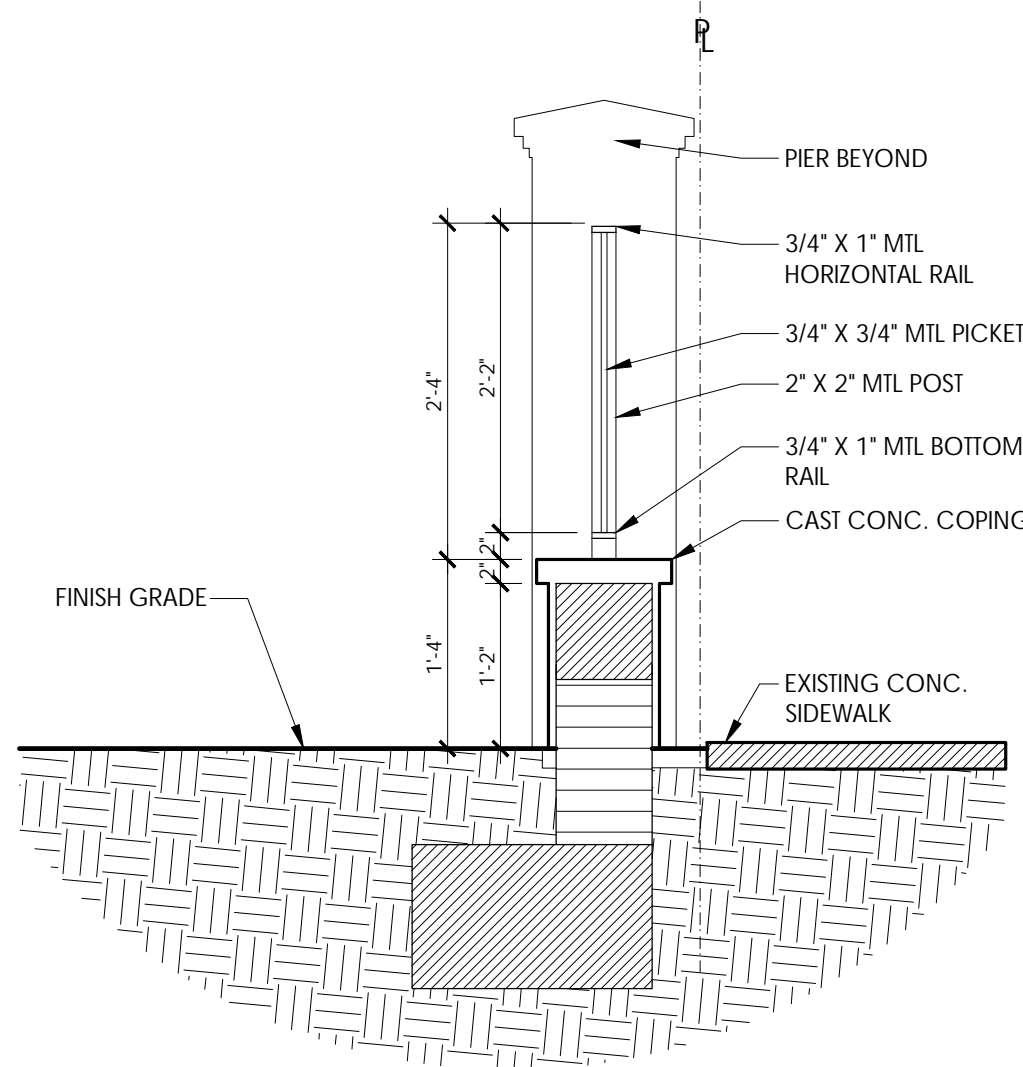
Area Diagrams  
and Calculations

SEAL	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
	PROJ. NO. 301



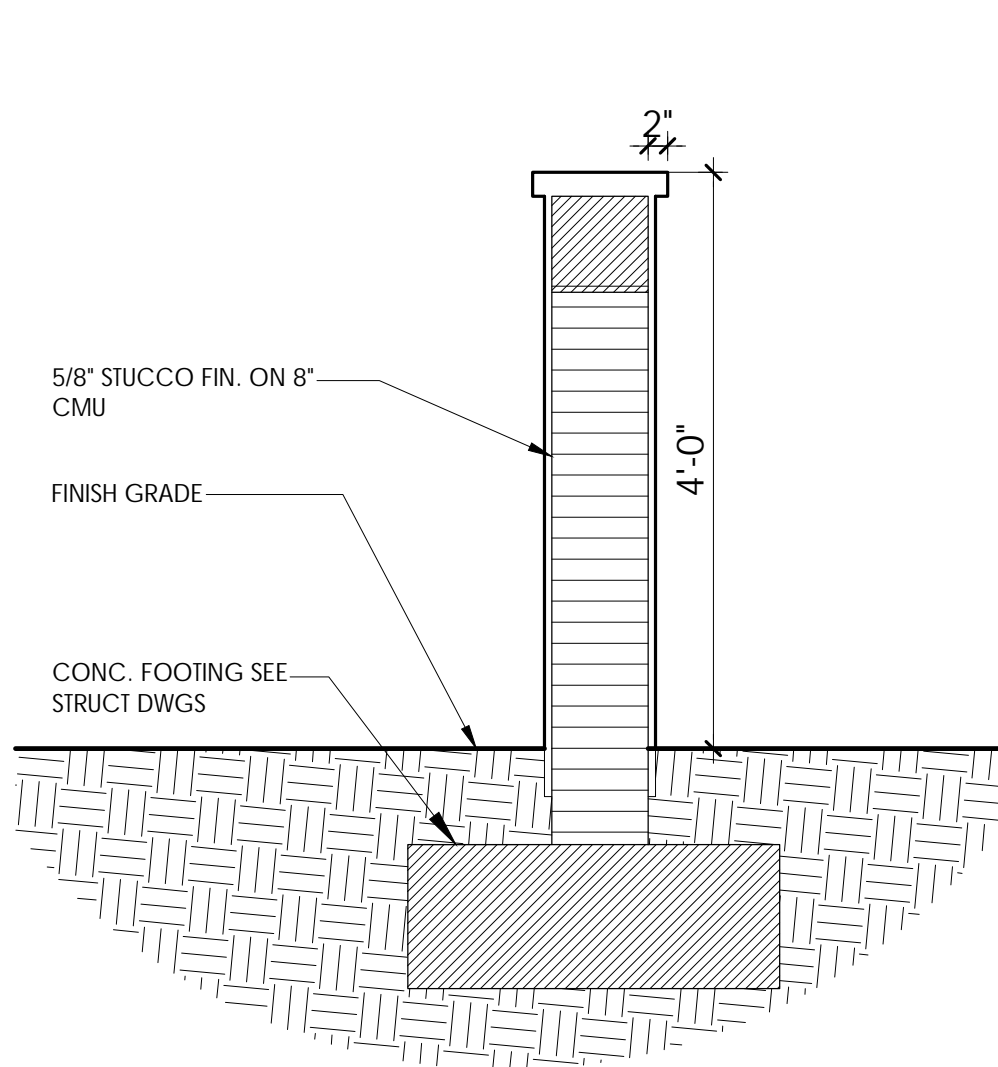
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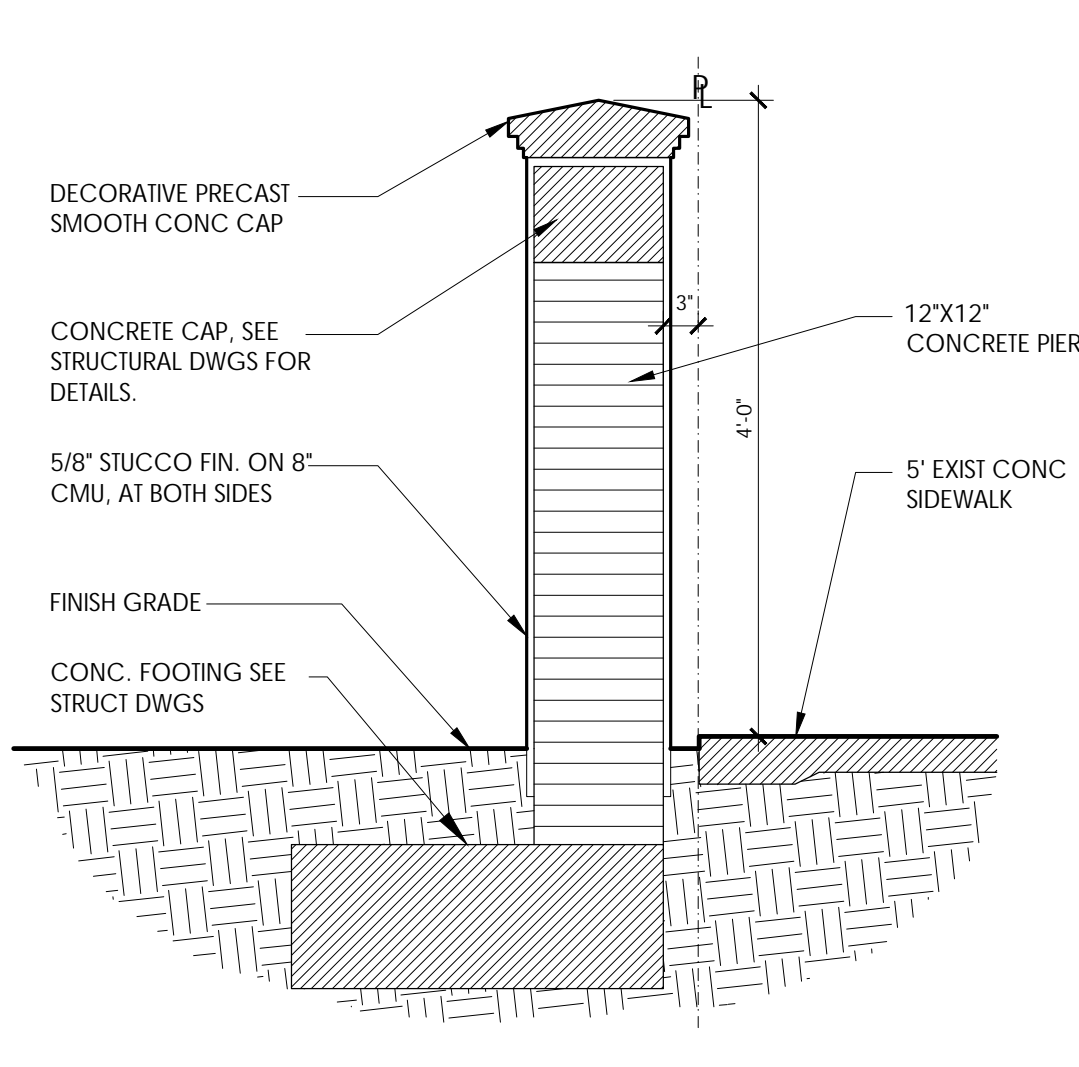
ENTRY WALL SECTION: C

SCALE: 3/4"=1'-0"



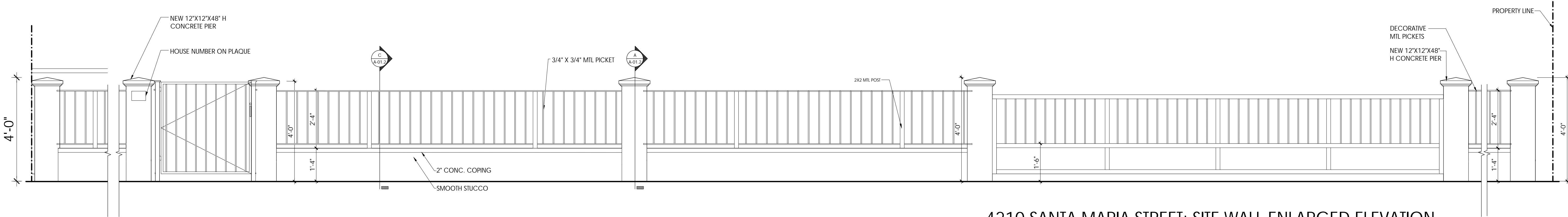
SITE WALL DETAIL: B

SCALE: 3/4"=1'-0"



PIER DETAIL: A

SCALE: 3/4"=1'-0"



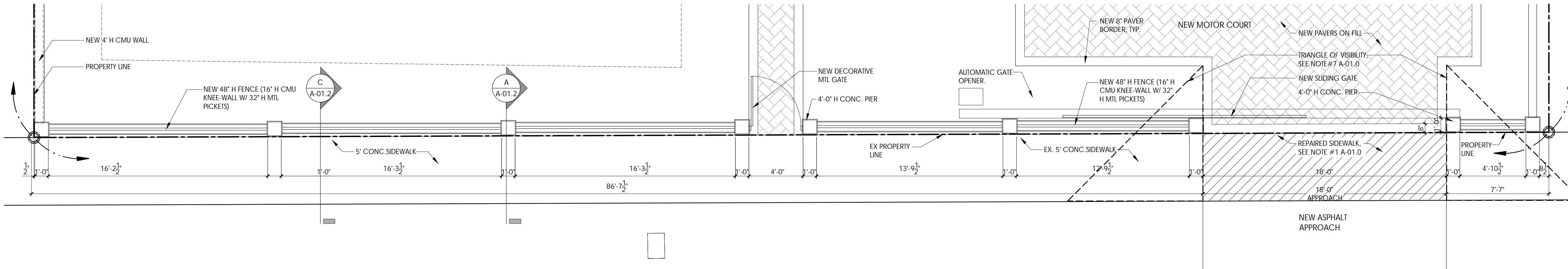
4210 SANTA MARIA STREET: SITE WALL ENLARGED ELEVATION

SCALE: 1/2"=1'-0"



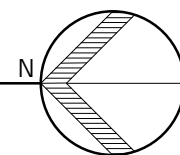
4210 SANTA MARIA STREET: SITE WALL ELEVATION

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



4210 SANTA MARIA STREET: SITE WALL FLOOR PLAN

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



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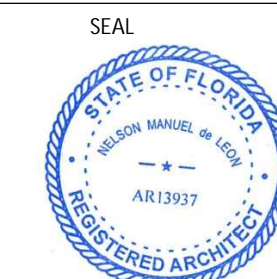
PERMIT SUBMITTAL

PROJECT

Historically designated  
Remodel & Additions:  
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DRAWING

Site Walls & Details



Nelson de Leon  
AR 13937

SHEET NO.

A-01.3

SCALE  
DRAWN  
REVIEWED  
NDL  
PROJ. NO.  
301

1. CONTRACTOR IS TO VERIFY WITH OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUNTS, ETC. TO REMAIN PRIOR TO DEMOLITION. MARK ALL PIPES, CONDUNTS, 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 LIGHT FIXTURES, RECEPTACLES, SWITCHES, SPECIAL CUTO, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND OTHER ELECTRICAL SYSTEM COMPONENTS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED FOR WORK IS TO BE REMOVED. ALL WORK SHALL BE DONE TO LEAVE ALL WORK 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.

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. LINE RISER IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER FIXTURES ARE REMOVED.
3. SEE PLUMBING SHEETS FOR DETAILS.

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED. CONTRACTOR 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



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Existing and Demolition  
Floor Plan

Nelson de Leon  
AR 13937

SHEET NO.

DRAWN

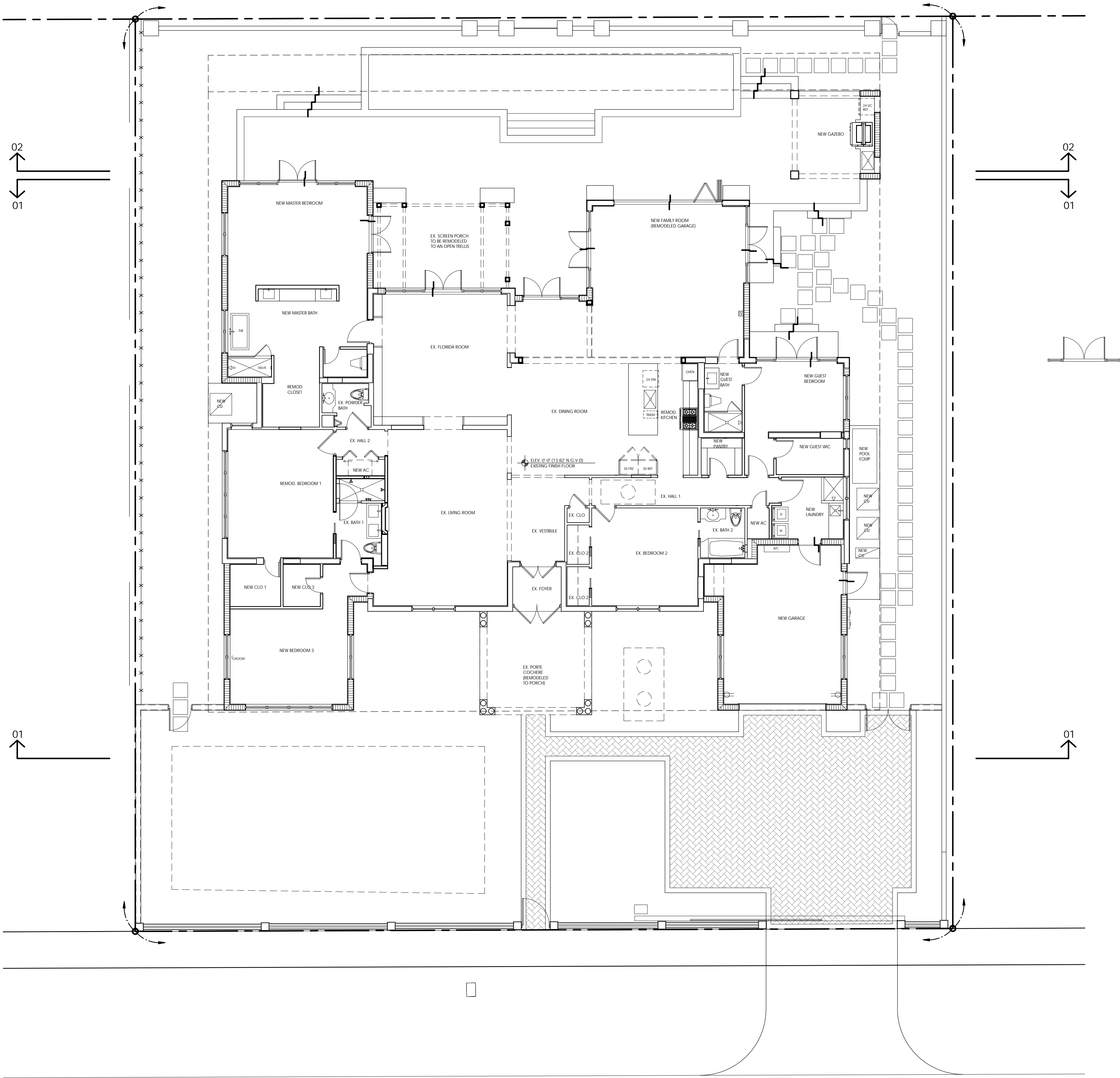
REVIEW

PROJ. 1

301 PROJ. 1

A-02.0





PROPOSED OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTES

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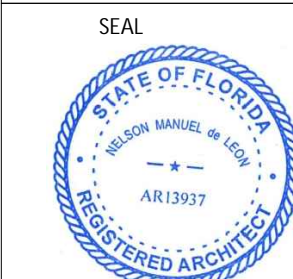
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DRAWING

Proposed Floor Plan



Nelson de Leon  
AR 13937

SHEET NO.

A-02.1

SCALE

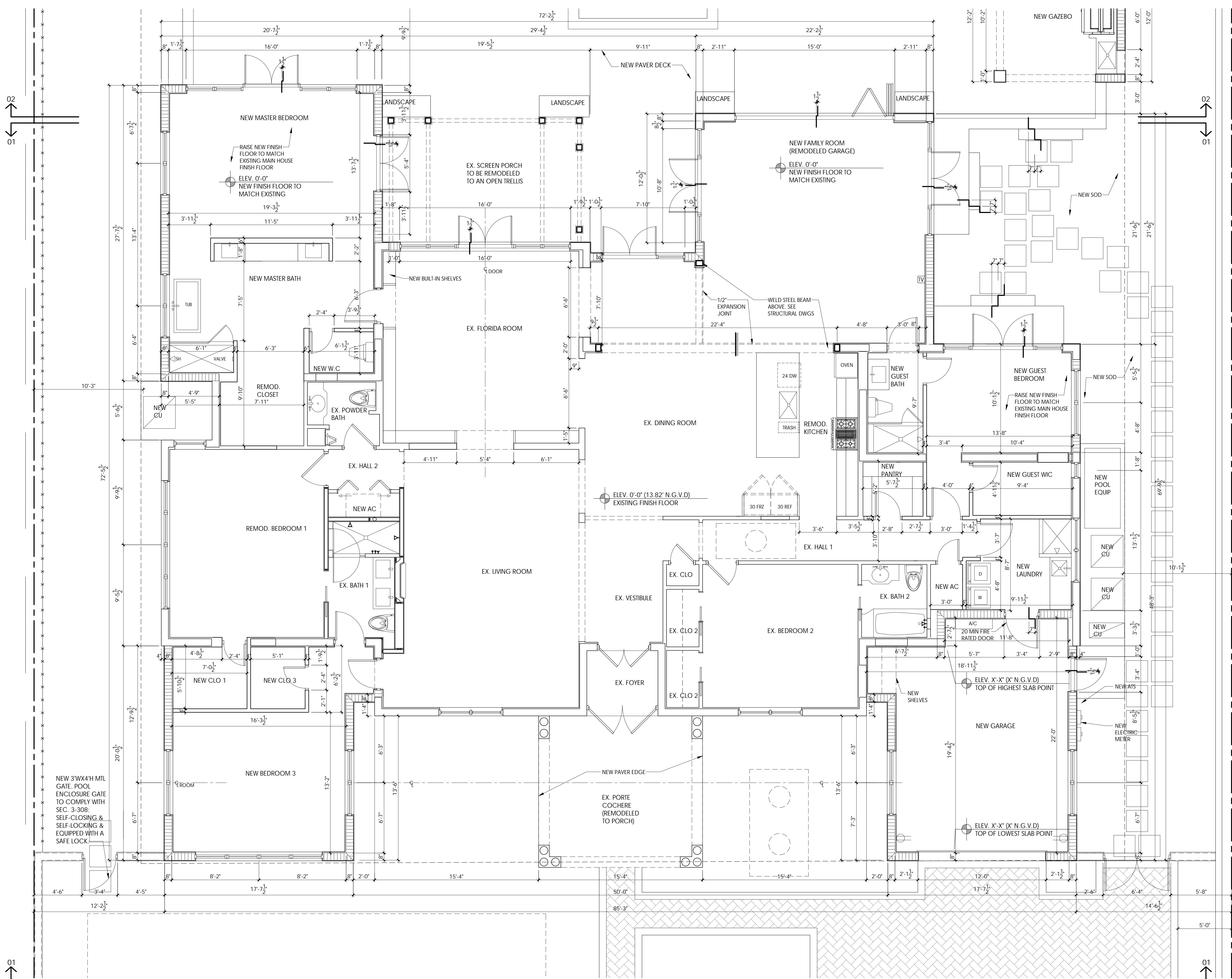
DRAWN

REVIEWED

NDL

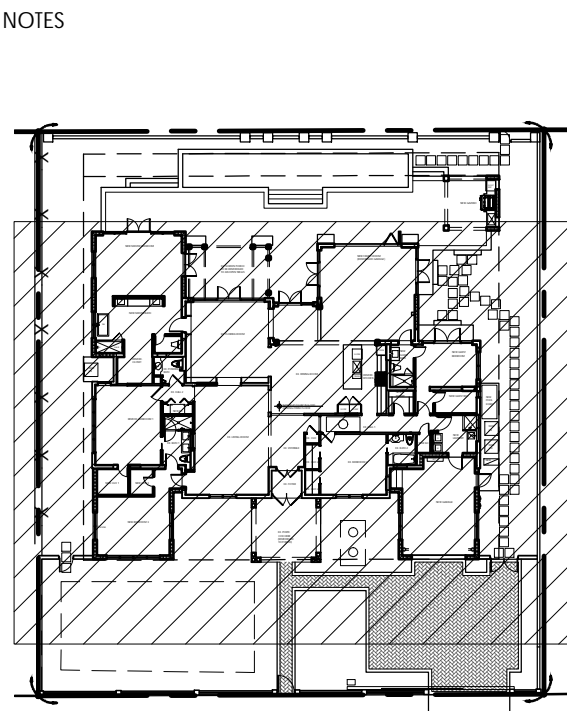
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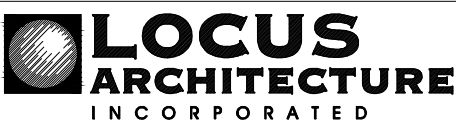
PROPOSED PARTIAL FLOOR PLAN: 01

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



KEY PLAN

SCALE: NTS



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2	BOA SUBMITTAL	03-22-24
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4	PERMIT SUBMITTAL	

PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**

4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING

Proposed Partial  
Floor Plan 01

SEAL



Nelson de Leon  
AR 13937

SHEET NO.

A-02.2

SCALE

DRAWN

REVIEWED

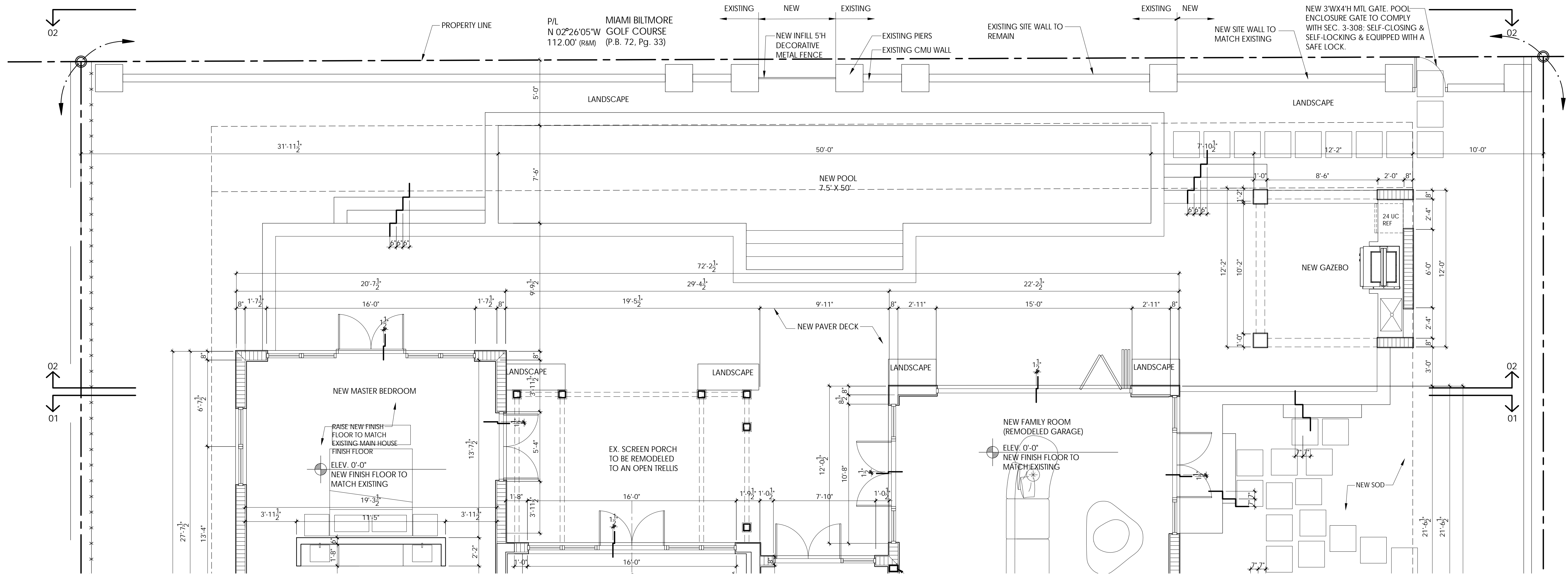
NDL

PROJ. NO.

301



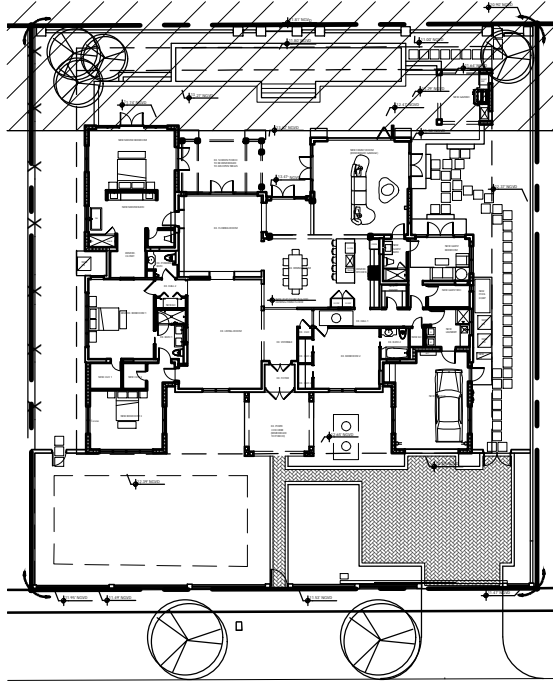
1. CONTRACTOR TO PAINT ALL INTERIOR WALLS, CEILINGS, & EXTERIOR WALLS. COORDINATE COLORS WITH OWNERS.
2. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL TOILET ROOM, LAUNDRY ROOM, CLOSET AND KITCHEN ACCESSORIES WITH OWNER. PROVIDE P.T. WOOD BLOCKING AT ALL CABINETRY AND BATHROOM ACCESSORIES.
3. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8', AT INTERCONNECTIONS, AT OPENING, AT FLOOR JOISTS AROUND DOOR POCKETS AS PER FBC R440.0.7
4. 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.
5. 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".
6. COORD. FLOORING, APPLIANCES, CABINETRY, HARDWARE, PLUMBING, AND LIGHTING FIXTURES WITH OWNER SELECTIONS.
7. 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 PARTIAL FLOOR PLAN: 02

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

NOTES



## KEY PLAN

SCALE: NTS



500 South Dixie Highway, Suite 307  
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License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	12-01-23
2	BOA SUBMITTAL	03-22-24
3	COA SUBMITTAL & ZONING REVIEW	05-31-24
4	PERMIT SUBMITTAL	
5		
6		
7		
8		
9		
10		

PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**

4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING

Proposed Partial  
Floor Plan 02

SEAL



Nelson de Leon  
AR 13937

SHEET NO.

A-02.3

SCALE

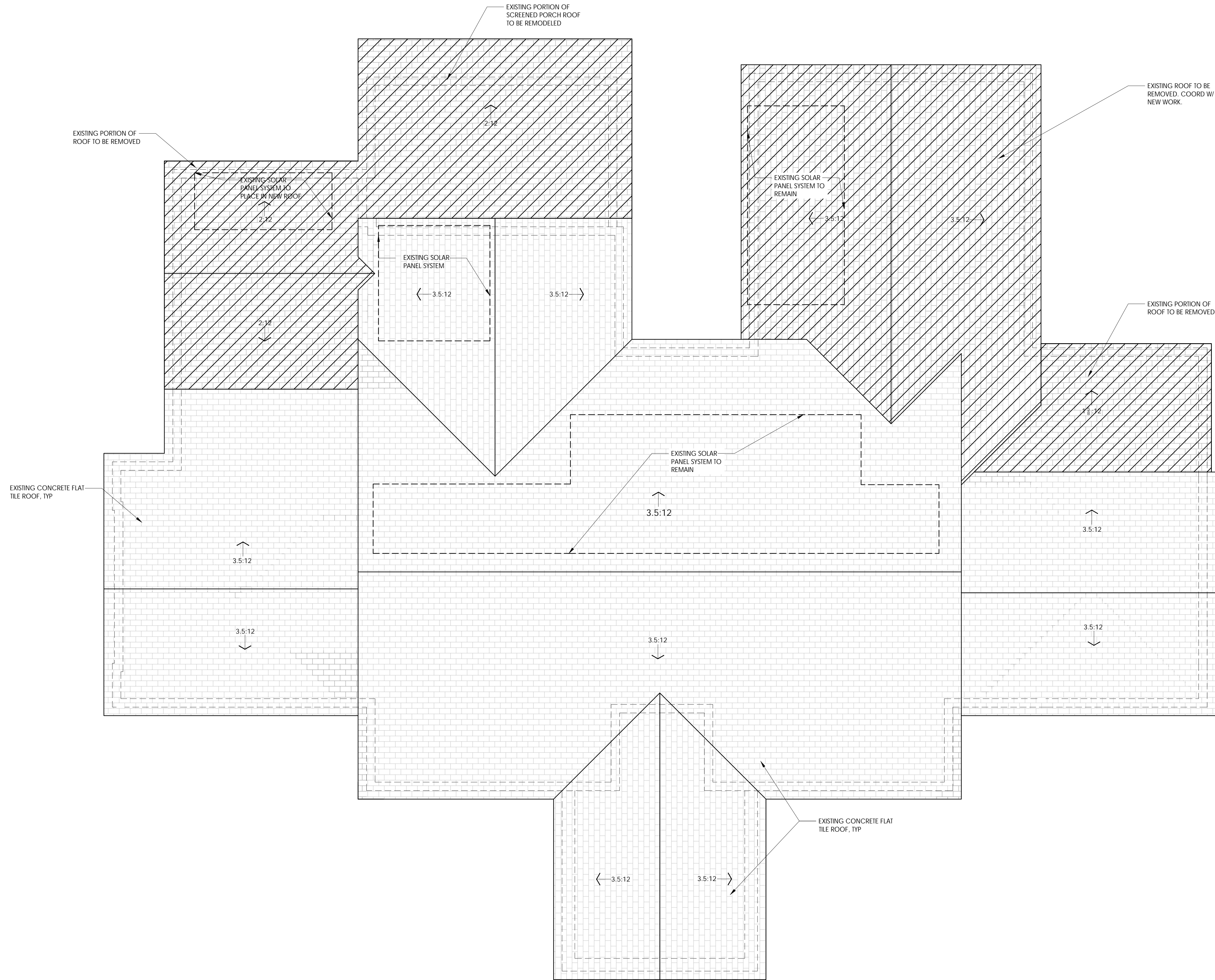
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REVIEWED

NDL

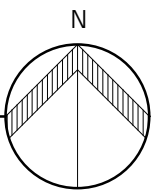
PROJ. NO.

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EXISTING AND DEMOLITION ROOF PLAN

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



NOTES

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	PERMIT SUBMITTAL	

PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING

Existing and Demolition  
Roof Plan

SEAL	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
	PROJ. NO. 301

SHEET NO.

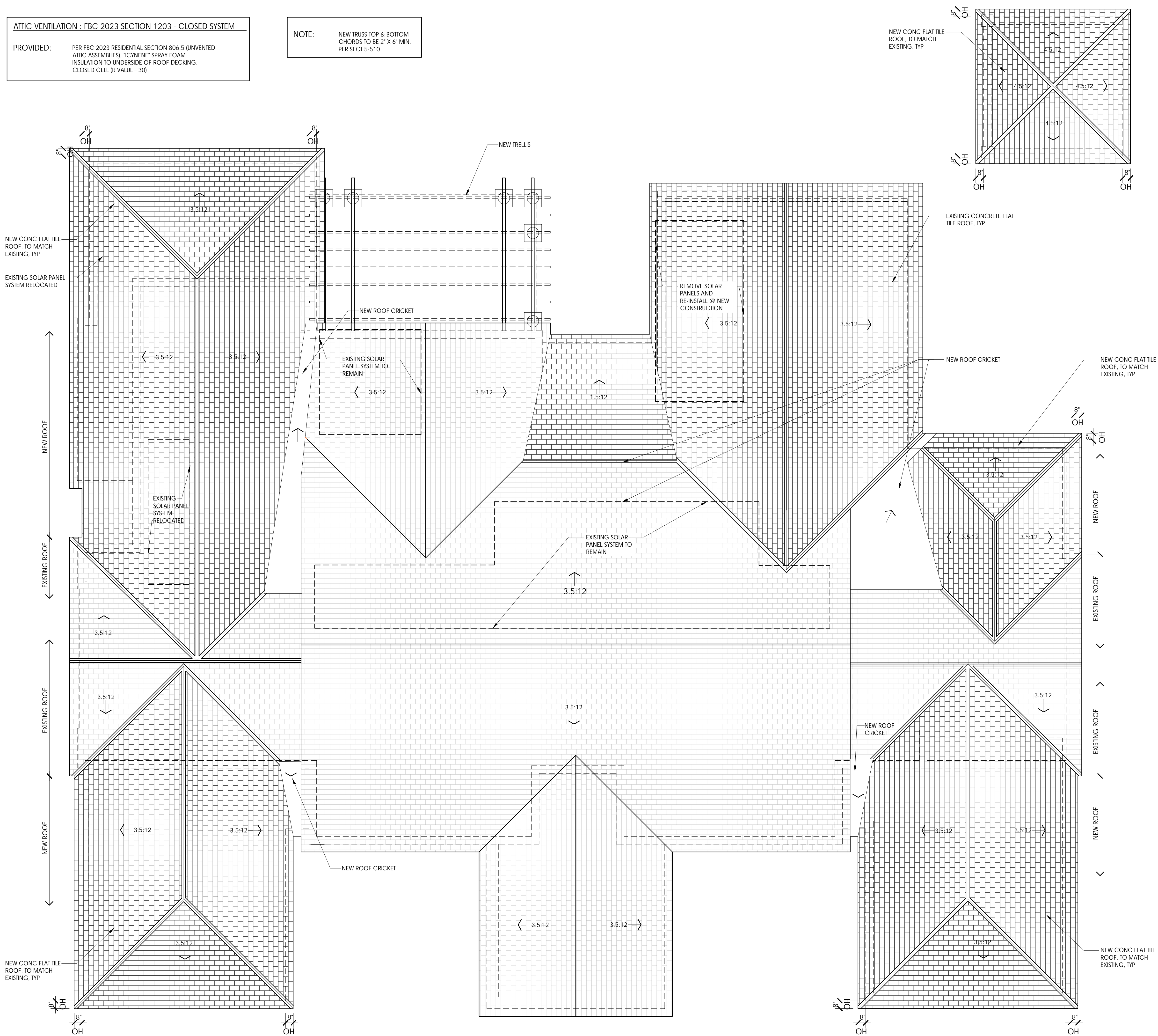
A-04.0



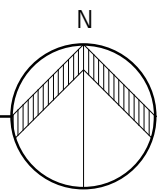
ATTIC VENTILATION : FBC 2023 SECTION 1203 - CLOSED SYSTEM

PROVIDED: PER FBC 2023 RESIDENTIAL SECTION 806.5 (UNVENTED ATTIC ASSEMBLIES), "ICYNENE" SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF DECKING, CLOSED CELL (R VALUE=30)

NOTE: NEW TRUSS TOP & BOTTOM CHORDS TO BE 2" X 6" MIN. PER SECT 5-510



PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



NOTES

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	PERMIT SUBMITTAL	

PROJECT  
Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING  
Proposed Roof Plan

SEAL	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
SHEET NO.	PROJ. NO. 301

A-04.1



## EXISTING AND DEMOLITION FRONT ELEVATION

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



## PROPOSED FRONT ELEVATION

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

NOTES

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	PERMIT SUBMITTAL	

PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING

Existing, Demolition and  
Proposed Front Elevation

SEAL



Nelson de Leon  
AR 13937

SHEET NO.

SCALE

DRAWN

REVIEWED

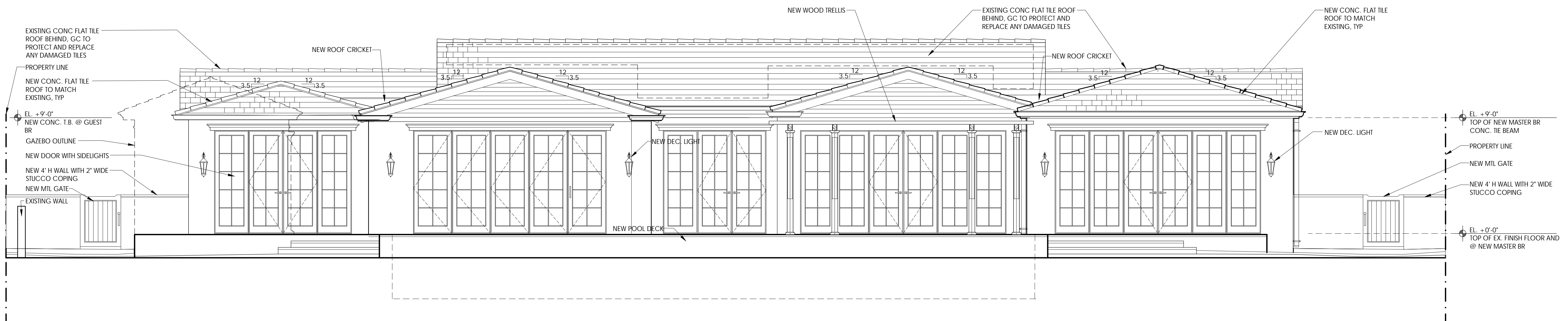
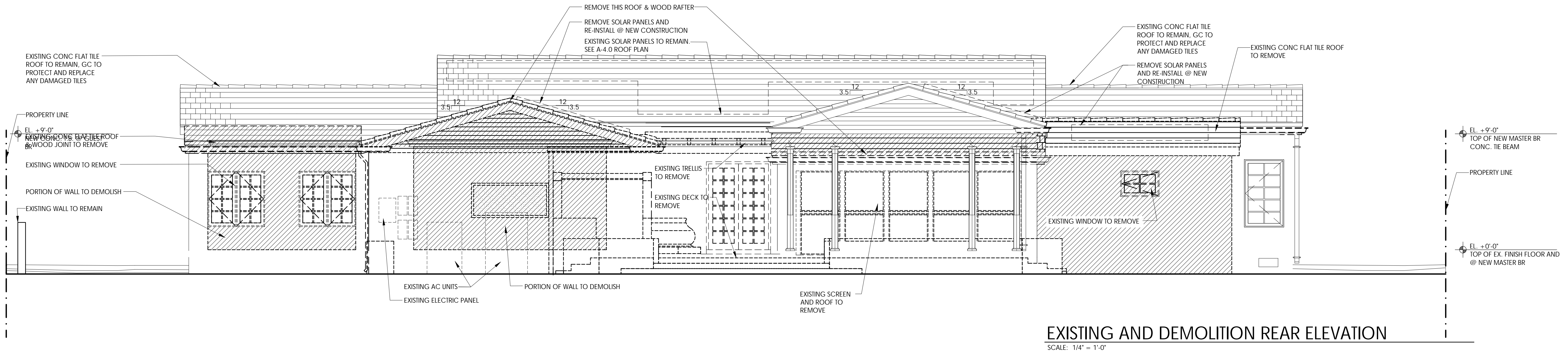
NDL

PROJ. NO.

301

A-05.0





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

NOTES

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CONSULTANT(S)

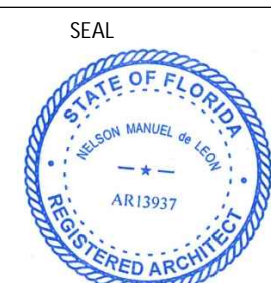
NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-01-23
	BOA SUBMITTAL	03-22-24
	COA SUBMITTAL & ZONING REVIEW	05-31-24
	PERMIT SUBMITTAL	

PROJECT

Historically designated  
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4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING

Existing, Demolition and  
Proposed Rear Elevation



Nelson de Leon  
AR 13937

SHEET NO.

A-05.1

SCALE

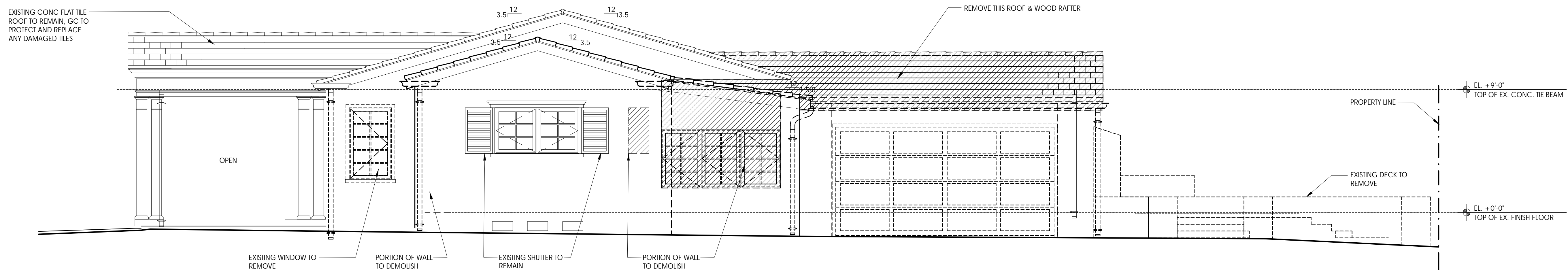
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REVIEWED

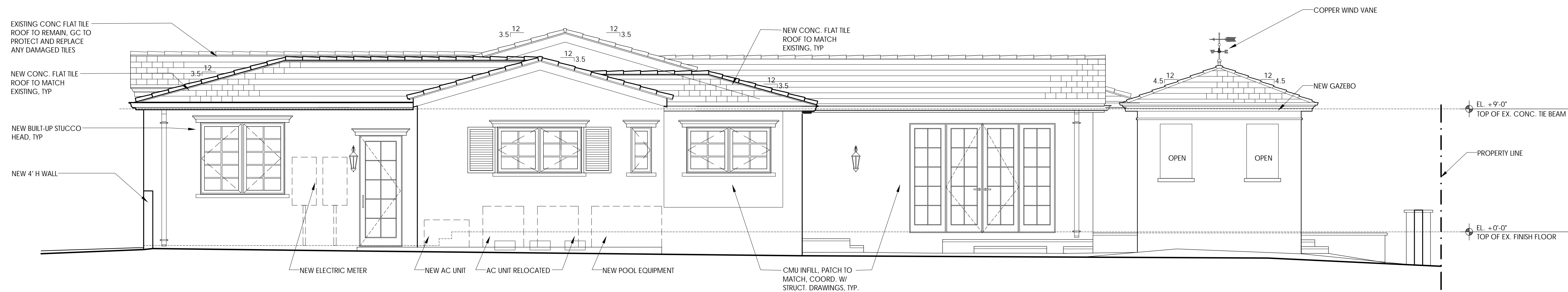
NDL

PROJ. NO.

301



EXISTING AND DEMOLITION SIDE ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"

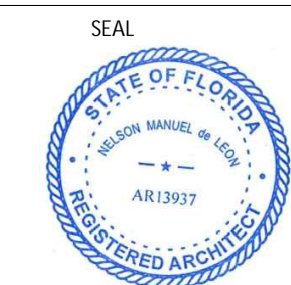
**LOCUS**  
ARCHITECTURE  
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	PERMIT SUBMITTAL	

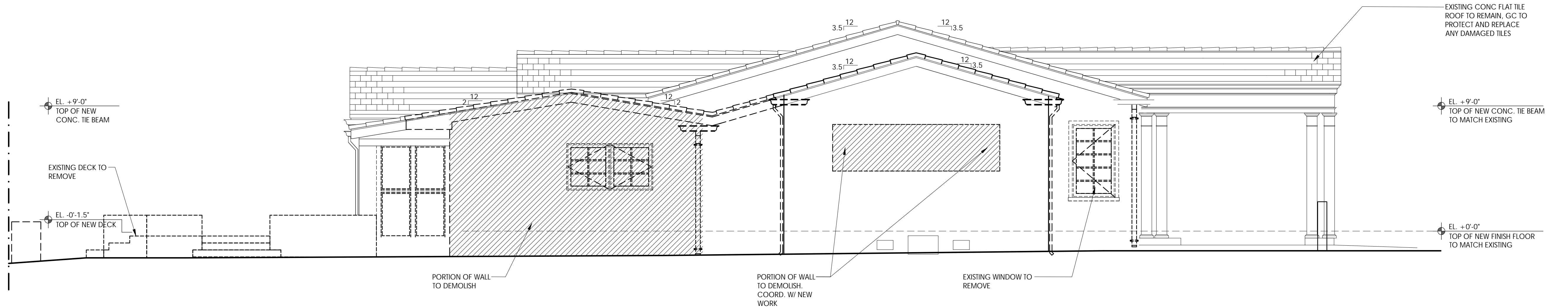
PROJECT  
Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING  
Existing, Demolition and  
Proposed North Side Elevation

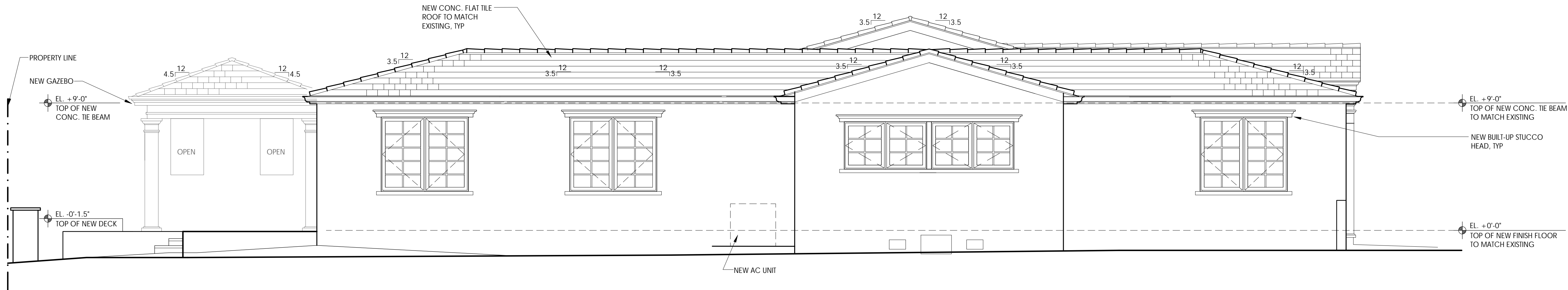
SEAL  Nelson de Leon AR 13937	SCALE DRAWN REVIEWED NDL PROJ. NO. 301
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SHEET NO.  
**A-05.2**





EXISTING AND DEMOLITION SIDE ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"



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

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CONSULTANT(S)

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	COA SUBMITTAL & ZONING REVIEW	05-31-24
	PERMIT SUBMITTAL	

PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING

Existing, Demolition and  
Proposed South Side Elevation

SEAL



Nelson de Leon  
AR 13937

SHEET NO.

A-05.3

SCALE

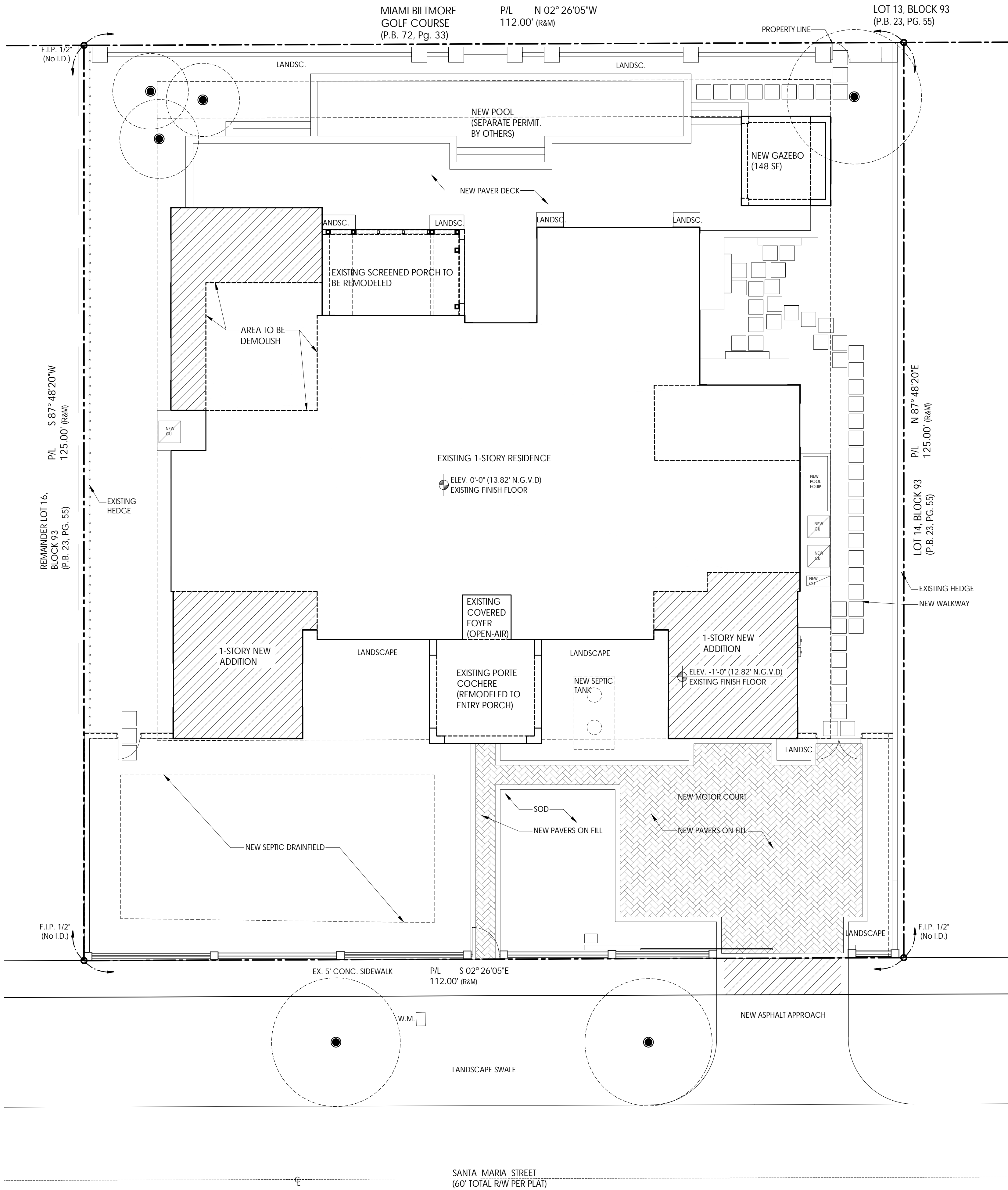
DRAWN

REVIEWED

NDL

PROJ. NO.

301



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

NOTES

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PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
4210 Santa Maria St.  
Coral Gables, FL 33146

DRAWING

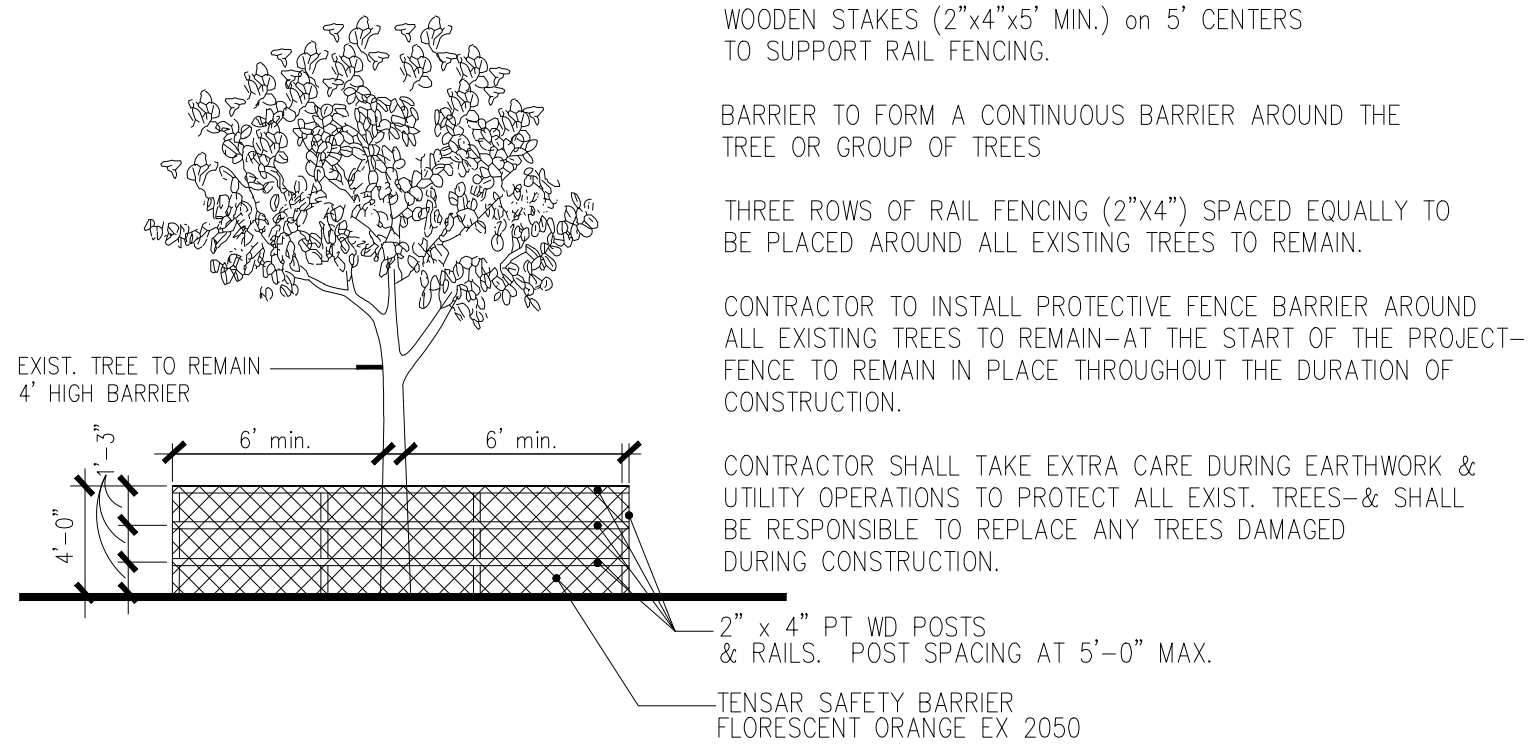
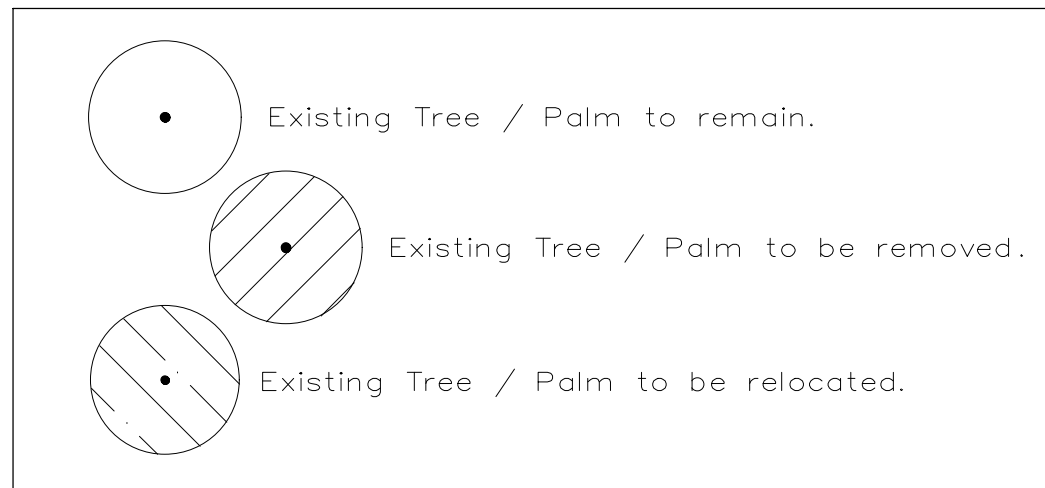
Landscape Plan

SEAL	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
	PROJ. NO. 301

SHEET NO.

L-01.0

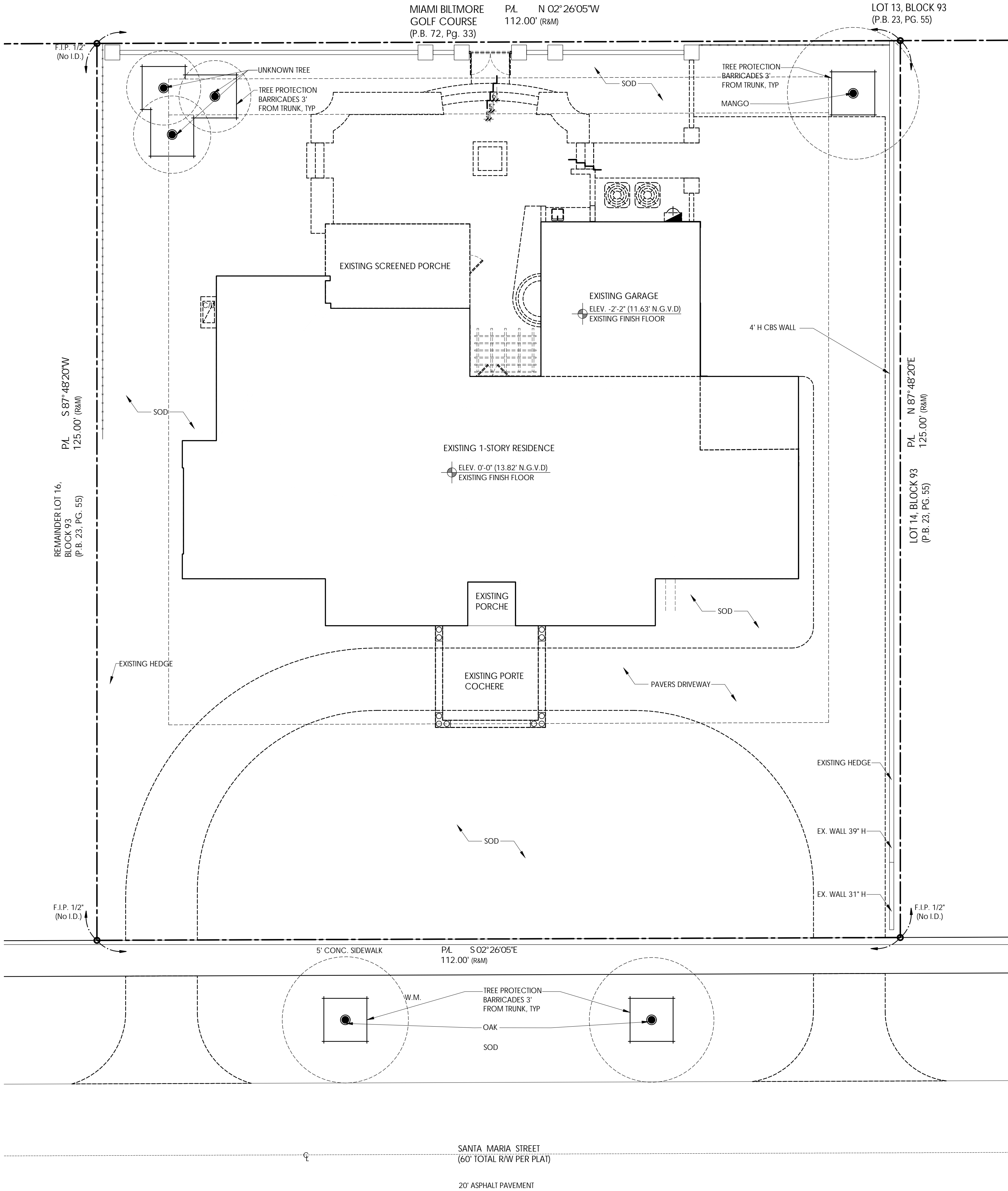




CITY OF CORAL GABLES  
TREE PROTECTION BARRICADE DETAIL  
N.T.S.

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: 1/8"=1'-0"

NOTES

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

CONSULTANT(S)		
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	PERMIT SUBMITTAL	

PROJECT

Historically designated  
Remodel & Additions:  
**Alkhoury Residence**  
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Coral Gables, FL 33146

DRAWING

Tree Disposition Plan

SEAL	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
SHEET NO.	PROJ. NO. 301
L-01.1	

## Responses to Review Comments (For Reference Only)

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<b>Location:</b>	4210 Santa Maria St. Coral Gables, FL 33146	<b>Date:</b>	May 31, 2024
<b>Applicant:</b>	Fuad Alkhoury	<b>Municipality:</b>	Coral Gables
<b>Process No.:</b>	COA(SP)2024-019	<b>Section:</b>	Zoning
<b>Responses By:</b>	Nelson de León, AIA	<b>Reviewer:</b>	S. Rodriguez

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The following are written responses to the attached review comments from the Zoning Department, dated 05/28/24

Remarks: 1) Provide a copy of the recorded unity of title covenant for this property.

**Response: By owner**

Remarks: 2) Page A-01.0, proposed site plan, remove the driveway demolition. Provide all exterior demolition details on page A-01.2

**Response: All demolition notes were removed from Site Plan Page and provided in the Site Demolition Plan, see Sheets A-01.0 and A-01.2**

Remarks: 3) Page A-01.0, proposed site plan, provide a complete pool enclosure within the said property (provide fence on sidelines). Article 3, Section 3-308

**Response: Complete pool enclosure within the property provided. Existing chain link to remain in the South side and completed with a new 4' H CLF, see Sheet A01.0**

Remarks: 4) Provide the entire floor plan on one page and then provide the partial floor plans.

**Response: Entire Floor Plan provided in a new page, se new sheet A-02.1**

Remarks: 5) Page A-04.1, proposed roof plan, provide that the upper and lower truss cords are a minimum of 2 inches by 6 inches, document accordingly. Article 5, Section 5-510.

**Response: New truss top & bottom chords to be 2" x 6" min. per Sect 5-510, note added, see Sheet A-04.1**

Remarks: 6) Page A-01.3, site wall elevation detail, provide the height of the solid panel on the driveway gate.

**Response: Dimension provided, see Sheet A-01.3, The solid panel is 1'-6".**

Respectfully submitted,

Nelson de León, AIA  
Locus Architecture Inc.