

July 26<sup>th</sup>, 2021

Mr. Juan Riesco  
City Architect  
City of Coral Gables  
Board of Architects  
427 Biltmore Way  
2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

**Re: 301 – 341 Madeira Avenue  
301 thru 341 Madeira Avenue  
Coral Gables, Florida  
AB-19-01-3562**

Dear Mr. Riesco,

301 Madeira takes its influence from surrounding buildings within the city of Coral Gables. There are several architectural features that characterize this project as Mediterranean/Transitional Architecture. The proposed design refers to the proportion and architectural elements of Coral Gables landmarks such as the Biltmore Hotel and San Sebastian Apartments.

ARCHITECTURE  
PLANNING  
INTERIORS

The project incorporates several breaks, changes in height and step backs to achieve the massing to read as two distinct towers. In addition, the use of a distinctive color palettes representative of the Mediterranean architecture of the City of Coral Gables, as well as a primary facade that sits on a base of two orders of arcades. The corners are addressed by tower elements. The mass of the building is emphasized by vertical breaks that follow the scale of the Biltmore Hotel. The roof logia and the arcade proportions are elements derived from the San Sebastian Apartments.

The fabric of the surrounding neighborhood is a collage of styles, one of which includes Mediterranean and Transitional Architecture. Features found within the project includes Ornamental features throughout facade, framed windows and openings, tall arcades and columns, decorative grills, articulated openings.

The corner and entry to the project is addressed by a tower element, allowing the residential components of walk-up units designed to the Coral Gables standards, leading to an open plaza/park, creating a pedestrian friendly streetscape. The upper portion of the residential is stepped back to create a transition that defines a base, which respects the pedestrian scale. The covered terrace on the recreational deck brings the outdoors inside which is typically found in Mediterranean/Transitional Architecture style.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Robert Behar