

DATE: 9/14/21

PERMIT #: BOAR-000001-2021

ADDRESS: 1248 SOROLLA AVE.

S.O.W.: NEW 2 STORY SFR W/ACCESSORIES.

ZONING OBSERVATION #1

1. PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION:

<https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>

2. PROVIDE A COPY OF A CURRENT SIGNED AND SEALED PROPERTY SURVEY.

3. PAGE A1-1.01, PROPOSED SITE PLAN, PROVIDE THE ROOF LAYOUT.

4. PAGE A-1.01, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE EAST PROPERTY LINE TO THE CLOSEST EDGE OF THE WALKWAY AROUND THE SPA AND PROVIDE THE WIDTH OF THE SPA WALKWAY.

5. PAGE A-1.01, LABEL THAT THE CHAIN LINK FENCE IS 4 FEET IN HEIGHT. ARTICLE 3, SECTION 3-308.

6. COMPLETE THE LANDSCAPE MITIGATION WORKSHEET ENCLOSED IN THE PLAN SUBMITTAL FOLDER.

7. PAGE L-1.01, PROVIDE A LANDSCAPE PLAN SHEET DETAILING THE REQUIRED TREE PROTECTION FENCING. ARTICLE 6, SECTION 6-105, A., #2.

8. PAGE A-1.02, GROUND AREA COVERAGE CALCULATION, PROVIDE THE SQUARE FOOTAGE OF THE FOLLOWING AREAS: FRONT COVERED ENTRY, REAR COVERED TERRACE, AND POOL/SPA BODY WATER.

REVIEW BY: STEVEN RODRIGUEZ

ZONING REVIEWER

EMAIL: srodriguez@coralgables.com

CITY WEB SITE: WWW.CORALGABLES.COM

*** THIS IS A PRELIMINARY ZONING REVIEW FOR THE BOARD OF ARCHITECT'S, PLEASE CORRECT ANY ISSUES RAISED IN THIS REVIEW PROCESS PRIOR TO THE FINAL PERMIT SUBMITTAL. IN ADDITION, NO RESUBMITTAL OF THIS PLAN TO THE ZONING DIVISION IS REQUIRED. ***