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AR0016093

City of Coral Gables, Florida

Historic Preservation Division / Historic Preservation Board

**Re:** Letter of Intent for Juan Arce Project

**Project Address:** 808 Majorca Ave, Coral Gables, FL

**Project Name:** Juan Arce Project

**Architect of Record:** Adolfo Danilo Lopez R.A., AIA, LEED AP BD+C

**Registration No.:** AR0016093

Dear Members of the Historic Preservation Board,

I, **Adolfo Danilo Lopez**, a licensed architect with registration number **AR0016093**, am writing to submit this Letter of Intent on behalf of my client, **Juan Arce**, for the proposed improvements to the existing residence located at **808 Majorca Ave, Coral Gables, FL**.

### **Project Overview**

The proposed project consists of the renovation and expansion of an existing **one-story single-family residence**. The intent of the project is to improve the functionality of the home while maintaining its residential scale, architectural character, and compatibility with the surrounding neighborhood.

The existing residence contains approximately **1,408 square feet of air-conditioned area**. The proposed scope includes a **one-story addition** of approximately **707.60 square feet of new air-conditioned area**, bringing the total air-conditioned area to approximately **2,115.60 square feet**. The existing garage area is approximately **224 square feet**, and the total building area shown in the submitted plans is approximately **2,339.60 square feet**, with a proposed **F.A.R. of 0.28**.

The proposed addition includes a new **family room, master bedroom, walk-in closet, and master bathroom**. The project also includes limited interior remodeling and selective demolition to allow the new addition to connect properly with the existing residence.

## Scope of Work

The proposed scope of work includes:

- Construction of a new one-story addition.
- New family room.
- New master bedroom.
- New walk-in closet.
- New master bathroom.
- Limited interior remodeling.
- Selective demolition of existing wall areas/openings as required to connect the proposed addition to the existing residence.
- Exterior modifications as shown in the submitted architectural plans.
- New roof condition for the addition, consisting of a flat roof with parapet.

## Historic and Architectural Intent

The proposed addition has been designed to remain compatible with the existing residence in terms of scale, massing, proportions, and overall exterior appearance. The addition remains one story and is intended to integrate with the existing structure without overwhelming the original residence or negatively impacting the streetscape.

As shown in the submitted plans, the proposed new roof includes a **flat roof with parapet**. This roof condition was reviewed through the applicable Historic Preservation process, and the required variance has been approved. The proposed roof design is intended to comply with the approved Historic Preservation guidelines and remain consistent with the architectural language of the residence.

## Site and Area Information

The property has a lot area of approximately **8,439 square feet**. The submitted calculations show a proposed landscape area of approximately **3,539.5 square feet**, representing approximately **41.94%** of the lot area. The

proposed ground coverage is approximately **27.72%**, and the impervious coverage is approximately **39.68%**.

### **Project Commitment**

In submitting this Letter of Intent, we express our commitment to the following:

#### **Compliance:**

We will comply with all applicable local building codes, zoning requirements, Historic Preservation guidelines, and City of Coral Gables regulations.

#### **Historic Sensitivity:**

We recognize the historic and architectural context of Coral Gables and are committed to respecting the character of the existing residence and the surrounding neighborhood.

#### **Aesthetic Integrity:**

The proposed addition is intended to be harmonious with the existing structure, maintaining visual and architectural coherence.

#### **Quality Assurance:**

We are committed to providing a high-quality architectural design that supports the client's needs while contributing positively to the property and neighborhood.

#### **Collaboration:**

We are prepared to continue working with the City of Coral Gables, the Historic Preservation Division, the Historic Preservation Board, and all relevant authorities to provide any additional documentation or clarification required for the review process.

### **Conclusion**

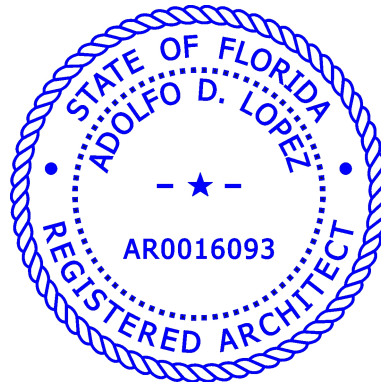
We believe the proposed improvements to the **Juan Arce Project** will enhance the functionality of the existing residence while preserving its

residential scale, architectural character, and compatibility with the Coral Gables community.

We respectfully request the Historic Preservation Board's review and approval of the proposed scope of work as presented in the submitted architectural drawings.

Thank you for your time and consideration.

Sincerely,



**Adolfo Danilo Lopez R.A., AIA, LEED AP BD+C**

Registered Architect AR0016093

**NextGen Miami Corp.**

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