



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: 1229 ANDORA AVE CORAL GABLES, FL.

Property/Project Name: NEW 2 STORY RESIDENCE

Legal description: Lot(s) 5

Block(s) 4 Section(s) RIVIERA WATERWAYS

Folio No. 03-4130-006-0260

Owner(s): JOHN LINVILLE JR

Mailing Address: 1229 ANDORA AVE CORAL GABLES FL 33146

Telephone: 602 738-5944

Fax: JOHN.LINVILLE@me.com

Other: _____ Email: _____@_____

Architect(s)/Engineer(s): BALLI-TRAUTMAN ARCH. LLC

Architect(s)/Engineer(s) Mailing Address: 1533 SUNSET DR. # 101 CG FL 33143

Telephone: Business 305 669-5160

Fax: _____

Other: _____

Email: GIORGIOEBALLI@DESIGN.COM

Project Information

Project Description(s): NEW 2 STORY RESIDENCE

Estimated project cost*: \$1,350,000

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

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



Board of Architects Review Application

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:

GEORGIO BALLI

Agent/Owner/Contractor Signature:

[Signature]

Address:

Telephone:

Fax:

Email:

Architect(s)/Engineer(s) Print Name:

GEORGIO BALLI

Architect(s)/Engineer(s) Signature:

[Signature]

Address: 1533 SUNSET DR.

CORAL GABLES FL 33143

Telephone: 305 669-5160

Fax:

Email: GEORGIOE.BALLI.DESIGN.COM

ARCHITECT'S/ENGINEER'S SEAL

NOTARIZATION

STATE OF FLORIDA)

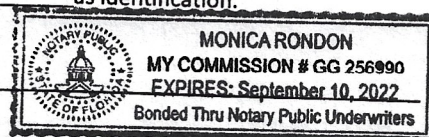
ss

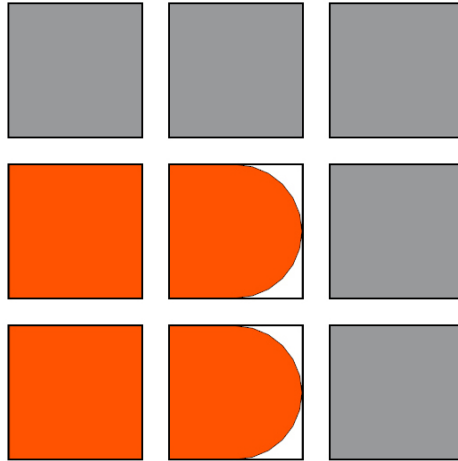
COUNTY OF MIAMI-DADE)

Sworn to or affirm and subscribed before me this 10th day of NOVEMBER, in the year 20 21
by GEORGIO BALLI who has taken an oath and is personally known to
me or has produced _____ as identification.

My Commission Expires:

[Signature]
Notary Public





Balli-Trautman Architects LLC.
1533 Sunset Drive Suite 101
Coral Gables Florida 33143

September 27, 2021

To: City of Coral Gables
Board of Architects

Project

New residence at 1229 Andora Avenue

To Whom it may Concern:

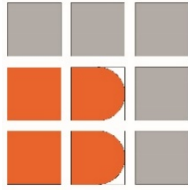
Our approach to creating this original design for the above-mentioned property consists of a sequence of spaces, beginning with an open roof entry lanai with louvers containing planting and a water feature which filters the views to the residence from the street. Then the double height foyer provides an orientation to the rest of the house while allowing an inside outside transparency to the backyard and pool.

The overall massing of the design is split into two main areas of hip roofs with a flat roof between them. This provides a break in the roof line creating a scale change in the façade facing the street.

The style of the home with large overhangs is very conducive to protecting the large windows and doors from our local weather.

Sincerely,

David Scott Trautman
Architect
AR 15045



COMMENT RESPONSE SHEET – 1229 Andora Ave

DATE: 11/08/2021

Comment#

Response

Comments:

1. A valid historical significance letter
 - a. **Applied for**
2. Tree disposition plan
 - a. **Provided, see sheet LA-1**
3. Materials/surface treatments need to be identified
 - a. **Already provided, see elevation sheets A-5 & A-6**
4. Dimensions on the floor plans
 - a. **Revised, see sheets A-3 & A-4**
5. Provide a roof plan
 - a. **Provided, see Site/Roof plan 1/A-2**
6. Identify the window types
 - a. **Revised, see elevation sheets A-5 & A-6**
7. Provide a comprehensive front elevation with the property wall/fence
 - a. **Provided, see elevation 6/A-2**
8. Complete, signed and notarized BOA application - include ownership information (name, address, phone number, emails address for the owner), total unadjusted square footage and cost of work
 - a. **Provided, see attached**
9. Architectural statement/letter of intent
 - a. **Already submitted, attached again**
10. If artificial turf is being proposed, identify the location and specify the brand/model/color
 - a. **No artificial turf proposed**
11. Provide a more comprehensive neighborhood contextual study
 - a. **Provided, see Sheet A-8**
12. The digital submittal needs to be updated to reflect the before mentioned
 - a. **Acknowledged**
13. Label fencing & parapets on A-2
 - a. **Provided, see A-2**
14. Dimensions on driveway
 - a. **Provided, see A-2**
15. Include second floor balcony square footage on ground coverage
 - a. **Provided, see A-2**

16. Label courtyard & decorative wall for planting area
 - a. **Provided, see A-3**
17. Garage must be at a minimum of 22 feet in depth
 - a. **Provided, see A-3**
18. Label the Studio room as Study
 - a. **Provided, see A-3**