

Narrative: Owner Revision 3

Location:	1104 Malaga Ave. Coral Gables Fl 33134	Date:	January 27, 2025
Applicant:		Municipality:	Coral Gables
Process No.:	BLDR-23-11-4594	Section:	Historic
Responses By:	Nelson de León, AIA	Reviewer:	Kara Kautz

A-01.0: Added new 1-story covered terrace and 1-story (new storage room) extension at NW corner of garage.

A-01.1: Revised FAR, lot coverage, and landscape calculations.

A-01.3: Added new 1-story covered terrace and 1-story (new storage room) extension at NW corner of garage.

A-02.0: Removed existing ground level open-air terrace and relocated elevator.

A-02.1: Relocated elevator.

A-02.2: Added new 1-story covered terrace, 1-story (new storage room) extension at NW corner of garage. Relocated kitchen and elevator.

A-02.3: Added new open-air roof terrace and relocated elevator. Created new bedroom 3 (by subdividing JR Suite into 2 separate rooms). Redesigned new master hall and WIC, new JR suite bathroom and existing guest living layout. Enlarged new master bath (extended south) to align with wall below.

A-03.0: Relocated and added new lights according to changes in plan (new covered terrace, relocated kitchen, relocated elevator, new storage room and new powder room).

A-03.1: Relocated and added new lights according to changes in plan and owner's revisions (new open-air roof terrace, new bedroom 3, redesigned existing guest living, remodeled bedroom 2, remodeled tv room, master hall and WIC, remodeled JR suite bathroom and new JR suite bathroom.)

A-04.1: Added new 1-story covered terrace and new chimney.

A-05.0: Added 1-story (new storage room) extension at NW corner of garage. Revised entry front door form a pair of doors to a single arched door (reduced width).

A-05.1: Added new 1-story covered terrace and new double doors at new family room. Changed existing windows at 2nd floor bedrooms 1 & 2 to new doors to create access to the new open-air roof terrace. Enlarged new master bath to align with wall below.

A-05.2: Added new 1-story covered terrace and new chimney. Changed master bedroom windows to new doors to create access to the new open-air roof terrace.

A-05.3: At carport side entry landing, added new steps and metal railing mirroring existing. Added 1-story (new storage room) extension at NW corner of garage.

A-05.4: Relocation of new decorative plaster louver to 2nd floor balcony.

A-05.5: Added new 1-story covered terrace. Changed existing windows to new doors to create access to the new open-air roof terrace.

A-06.0: Altered wall section - new steps and door to replace window.

A-06.1: Altered wall section based on addition of new 1-story terrace with open-air roof terrace.

A-06.3: Extended master bath to align with wall below (eliminated step back).

A-07.0: Modified several doors, including the main entry door and the new doors to access the open-air roof terrace.

A-07.1: Modified several windows, including changing many to new doors to access the open-air terrace.

Respectfully submitted,

Nelson de León, AIA
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