

# A.R. POZA

## ARCHITECT, INC.

Architecture  
Interior Design  
Construction Management

April 15, 2026

City of Coral Gables Building Department  
427 Biltmore Way  
Coral Gables, FL 33134

Ref: 415 Aragon Avenue, Coral Gables, FL 33134  
BLDR-26-02-8867  
COA (SP) 2025-017

### RESPONSE TO STAFF CONDITIONS FOR APPROVAL

1. Met with Director to reach a solution (see South & East Elevation A.5 & A.6).
2. Front porch remains open, concrete floor add-on removed, original sills remain, railing to replicate original and return to opening (see South & North Elevations Sht. A.5 & A.6 & Floor Plan A.4).
3. Window/Door muntins are high-profile/dimensional (see Note at Window Schedule A.4).
4. Window/Door Glass is clear/no tint/no reflectivity/no Low-E (see Note at Window Schedule A.4).
5. Existing sills are remaining (see Elevations A.5 & A.6).
6. French doors to have higher bottom rails/kick plates (see Note at Window Schedule A.4).
7. Roof tile is true two-piece barrel (see Site & Roof Plan (A.1), Elevations A.5 & A.6).
8. Low relief arch panel and flanking columns to remain (see South Elevation A.5).
9. House not to be re-stuccoed (see Note A.5).
10. Staff are to review cast concrete turned columns prior to purchase and installation. Shop Drawings may be required.
11. Existing front door to remain (see Door Schedule A.4).
12. Repair and restoration Details (see Note A.5).
13. Front door "hood" to be a barrel style canvas awning as per meeting with Director (see South, West & East Elevations A.5 & A.6).
14. Parapet at Master Bedroom modified as per meeting with Director (see South, North, East, West Elevations A.5 & A.6).
15. Existing stucco different from new and demarcation line where applicable (see Note A.5 & West Elevation A.6).
16. Recess provided at original garage door (see Rear Building South Elevation A.6).
17. Roof/Parapet of Rear Building not raised (see Rear Building Elevations A.6).

Alberto Poza, Architect

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