

May 6, 2021

Re: Proposed Home Addition and Renovation at 827 Ortega Avenue, Coral Gables, Florida

Dear Board,

Below are the zoning compliance calculations associated with the proposed home at this address.

The proposed home complies with the 25 feet height restriction. The 25 feet front yard, 5 feet side yard and 10 feet rear yard setbacks from the property are indicated on the scaled site plan.

The proposed façade, railing and roof materials are shown, along with a site plant material layout.

The lot is 5,000 SF with 1,278 SF of open space (not covered by paving or home footprint). Therefore, the proposed site coverage is 74%.

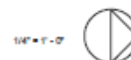
The quantity of first floor SF is 1,530 (unfinished garage not included), and second floor is 1,430 SF (open terraces not included). Therefore, the FAR (floor area ratio) proposed is 2,960 SF divided by 5,000 = .592



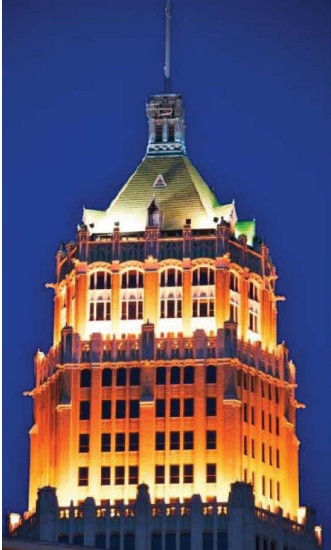
FIRST FLOOR PLAN ABOVE



PROPOSED FIRST FLOOR PLAN & EAST FACADE



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"Plans are only good intentions, unless they
immediately degenerate into hard work."
Peter Drucker