

September 15, 2020

Re: Process # AB-20-02-5522

805 Majorca Avenue
Coral Gables, Florida 33146

Please see below responses to BOA Counter comments. Responses are provided by discipline.

BUILDING – Disapproved:

Discipline / Item No.	Comments
BOA 1	Comment: COMPLY WITH ZONING REQUIREMENTS
	Response: Please note response to zoning comments below as well as updated submittal sheets.
BOA 2	Comment: CONSIDER SCALE OF LARGE DOORS
	<p>Response: Please clarify location of referenced doors. The sliding doors in the north elevation are the same size as the existing door and blend into the now larger overall elevation. They are essential to provide natural light to the living areas.</p> <p>I respectfully request acceptance off doors as shown.</p>
BOA 3	Comment: ELIMINATE LARGE BLANK WALLS
	<p>Response: There are no blank walls in this project. The northernmost wall has a clerestory window, as the adjacent space is the master closet.</p> <p>In addition to the window, a wainscot decorative natural stone band has been added to further reduce the appearance of the referenced blank walls.</p>



ZONING PRE- BOA – Disapproved:

Discipline / Item No.	Comments
ZONING 1	Comment: FILE A UNITY OF TITLE COVENANT APPLICATION FOR THIS PROPERTY WITH THE C.G. CITY ATTORNEY'S OFFICE 305-460-5338, CONCURRENT WITH THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL.
	Response: Unity of Title will be filed as requested in future submittal.
ZONING 2	Comment: PAGE A-101, PROVIDE THE A/C UNIT(S) AND THE POOL EQUIPMENT.
	Response: Page has been updated to indicate equipment as requested.
ZONING 3	Comment: PAGE A-101, THE CHAIN LINK FENCE IS NOT ALLOWED AS PROPOSED ON EITHER SIDE YARD; PROVIDE THAT THE CHAIN LINK FENCE TERMINATES AT THE REAR CORNERS OF THE RESIDENCE.
	Response: CLF is existing to remain. If removal is required, please consider approving the BOA with the noted condition.
ZONING 4	Comment: PAGE A-101.1, ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE FLOOR AREA RATIO CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE (ZONING CODE ARTICLE 4, SECTION 4-101, D., #9 AND #10). ALSO, ENSURE THAT THE CALCULATION IS TAKEN FROM THE INTERIOR FLOOR AREA.
	Response: Sheet A-101.1 provides the requested information as part of the submittal set. Floor plan is submitted as sheet A-200. A room finish schedule, including square footages will be part of the permit set.
ZONING 5	Comment: PAGE A-101.1, ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), (ZONING CODE ARTICLE 4, SECTION 4-101, D., #8).
	Response: Calculation is provided on referenced sheet under "Zoning Legend". Building Footprint = 33.9% (less than 35% max.) Landscape area = 46.5% (exceeds 45% min.)



ZONING 6	Comment: PAGE A-101.1, PROVIDE THE OPEN LANDSCAPE SQUARE FOOTAGE OF THE FRONT YARD AREA.
	Response: Landscape area noted to be 4,162 sq.ft or 46.5% of site.

The above responses to comments are true to the best of our knowledge and experience. We are glad to discuss any item in person, if requested.

Sincerely,

Sebastian Eilert, AIA, LEED AP