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Permit type: Residential New - Single Family Residence

Project address: 1120 Manati Ave, Coral Gables, FL 33146



**CITY OF CORAL GABLES
BOARD OF ARCHITECTS**
405 Biltmore Way, Coral Gables, FL 33134 (305) 446-6800

RESPONSE TO COMMENTS (Round 1)

Board of Architects Review

| Comment No. | Comment Description | Reviewer | Responses |
|-------------|--|---------------------|--|
| 1 | Provide a Tree disposition plan, which includes a tree protection plan for all specimen trees on the site and in the public right of way | Board of Architects | By others - to be provided by owner |
| 2 | Provide written statement explaining the architectural style of the proposed building or alteration | Board of Architects | Thorough architectural style narrative as well as significant examples of style has been documented on sheet A-0.2 |
| 3 | Architect must submit an affidavit, on new buildings, certifying that the building is an original design and not a duplicate design of an existing building | Board of Architects | Design of proposed New Single Family Residence is an original design. Affidavit certifying so is provided |
| 4 | Provide neighborhood architecture contextual design study with drawings and photographs demonstrating compatibility with / and character of the surrounding area | Board of Architects | Comprehensive neighborhood architectural contextual design study has been documented on sheet A-0.3. Architectural context provided include the height, scale, massing, style and separation between buildings of Manti Ave block where New Residence is proposed. Differences in height, scale, etc. contribute to the overall harmony and character of the area. Drawing and pictures of entire block provided is to scale. Neighboring properties drawings were obtained from City of Coral Gables Microfilm Department |
| 5 | Redmarks on plans as follow: • Identify guardrails material • Concern about columns that support front balconies being weak • Identify floor to ceiling windows • Identify different materials in facades • Identify garage door in façade • Add some dimensions in elevations (from top of window to bottom of roof overhang) | Board of Architects | All different materials including guardrails, stucco, texture, colors, gates, etc. have been identified on elevations. Clarification and identification of columns material supporting the front balcony have been made in floor plan and elevations. Proposed columns are steel columns with a wood look cladding/ finish. Steel column is of sufficient strength to support the wood framing roof above for the little span planned between the columns. The proportion of these columns in connection with first floor is the intent of the design. Refer to architectural style narrative (A-0.2) for specific and detailed characteristics of proposed design we envisioned. All fixed and operable windows and doors have been identified on floor plans Garage door has been identified on elevation. Dimensions as requested on elevations have been added. |