



DESIGN STATEMENT AND RESPONSES TO PREVIOUS MEETING

10 November 2020 (*updated 31 March 2021 - see comments below*)

RE: Alterations to the Kolaya Residence, 5211 Alhambra Circle, Coral Gables

The project scope includes the addition of a covered terrace on the east side of the house, the addition of an open trellis and outdoor paved area on the south side of the house, the construction of a new pool and pool deck east of the new covered terrace, and the addition of an outdoor kitchen structure connected to the 2 story portion of the house on the east side of the property.

It also includes the replacement of all windows and doors in existing and some modified openings as indicated on the plans, modification of the stucco details on the portico columns at the front entrance to the house, a new wall fountain on axis with the center of the entry portico, and the relocation of walls and AC compressor units at the front of the house to the northeast corner of the property out of view.

The original house is a 1950's ranch style house with additions from the 1990's. The two-story portion has an awkward condition including 2 garage doors and a driveway to this portion of the house along the east property line. The new site plan shows the integration of the first floor of the two story building into the pool area and garden, along with the removal of the driveway through the garden. The new windows and doors will enhance the street views and are also in keeping with the clean lines of the additions.

The additions are new structures with parapet walls to resolve the existing multiple roof line conditions of the existing house. The covered terrace and outdoor kitchen will create a unified space around the new pool and garden, and the trellis will enhance the south elevation of the house and show a designed facade to Ancona Street.

The existing barrel tile roof is to remain as it is new and was installed soon before the owners purchased the house. We will explore the possibility of painting it a neutral color to compliment the new house colors.

Per Board of Architect's comments from the meeting on January 21, 2021, the following updates were made to the plans:

- *The covered terrace has been extended to the south and wraps around to the door from the living room*
- *The trellis architectural language has been simplified to harmonize better with the simplicity of the terrace architecture*

- *The eyebrow has been removed from the cabana sliding doors.*
- *There is a 36" high garden wall with 24" high aluminum fencing along the west side wrapping around to the south as indicated on the plans. The double gates are set into the space to swing out within the property line and it accommodates planting at the southeast corner of the property as a buffer to the neighbor. The wall and fence schematic details are shown on sheet A303.*
- *The paving adjacent to the driveway and front entrance to the house has been adjusted per comments from the meeting. The paving is to accommodate future parking for the family's children but also intended to be decorative hardscape.*
- *There is a new gate on the north side of the garage to accommodate the trash cans and provide easy access for city sanitation. There will be new pavers on sand to accommodate access from the house to the outside for trash disposal and pick up.*
- *Please see new sheet A400 for a section through the covered terrace.*
- *Please see new sheet D100 for a demolition plan as requested.*
- *Please see new sheets L100-L303 for proposed landscape removal and proposed landscape plans and planting list. The intent is to provide native and quality species and coordinate the planting seamlessly with new hardscape, provide privacy, shade, and minimize sod area. Lawns are specified as design elements adjacent to the pool (and over the existing drainfield) and not used as substantial areas of coverage on the property.*