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Permit type: Residential New - Single Family Residence

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

AB-20-06-6982



**CITY OF CORAL GABLES
BOARD OF ARCHITECTS**

405 Biltmore Way, Coral Gables, FL 33134 (305) 446-6800

RESPONSE TO COMMENTS (Round 2 - Jan. 29, 2021)

Board of Architects Review

Comment No.	Comment Description	Reviewer	Responses
1	Study/ Reconsider fake wood columns	Board of Architects	The idea of fake wood columns have been abandoned. The columns at the front balcony and surrounding the windows in the other volume in the front and rear are propose in concrete with painted gray tone smooth stucco finish. Refer to updated renderings on sheets A-0.0 and A-0.1 for correction
2	Horizontal banding/ eyebrow	Board of Architects	BOA was concerned with the predominance of the horizontal eyebrow due to its width and cantilever. The horizontal eyebrow has been removed. We propose a thin and simple smooth stucco band instaed in order to keep distintion between the first and second floor and to separate the tile finish from the smooth stucco finish. Refer to updated renderings in sheet A-0.0 and A--0.1 for correction
3	Storefront Systems: Not residential in appearance	Board of Architects	Windows in the front, rear and most of them on the sides has been changed from fixed (storefront look) to casement windows. Refer to updated renderings, floor plans and elevations for correction
4	Glass Railing: Not residential in appearance	Board of Architects	Glass railing has been replaced with aluminum vertical picket railing. Refer to updated renderings and elevations for correction
5	Add windows on east side	Board of Architects	We carefully studied this and added a french door by the garage on the east side. A door at this location is very convenient and functional and represents a larger opening than a window. It also balances very well this façade. Refer to updated east elevation on sheet A-6