



# Board of Architects Review Application

Phone: 305.460.5238

Email: boardofarchitects@coralgables.com

## Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):

(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☐ New Building OR ☒ Alterations / Additions OR ☐ Color Palette Review
2. ☒ Preliminary Approval  
☐ Coral Gables Mediterranean Style Design Standards Bonus Approval  
☐ Final Approval

## Property Information

Street Address of the Subject Property: 1203 N. Greenway Drive, coral Gables, FL., 33134

Property/Project Name: Clementi Residence Addition

Legal description: Lot(s) 17 & 18

Block(s) 4 Section(s) Coral Gables SEC E

Folio No. 03-41-07-016-0530

Owner(s): Michael S Clementi, as Trustee of the Poppy Revocable Trust

Mailing Address: 1203 N. Greenway Dr., Coral gables, FL., 33134

Telephone: 305-458-5813

Fax

Other Email michaelclementi15 @ gmail.com

Architect(s)/Engineer(s)/Contractor(s): Victor Hernandez

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 11423 Sea Grass Cir, Boca Raton, FL 33498

Telephone: 954-247-1389 Business 754-422-8796

Fax

Other Email HSD @ Consultants.com

## Project Information

Project Description(s): 2-Storey unattached addition to existing house. 2-car Garage on ground level and a bedroom above with balcony facind existing pool area.

Estimated project cost\*: \$95,000.00

(\*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s):



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## Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12-midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Agent/Owner Print Name: <b>Mark Tatis</b>		Agent/Owner Signature:	
Address: <b>2925 NW 126 Ave. Unit 106 Sunrise, FL., 33323</b>			
Telephone: <b>305-773-1311</b>		Fax: <b></b>	
Email: <b>radinc2002@gmail.com</b>			
	Architect(s)/Engineer(s)/Contractor(s) Print Name: <b>Victor Hernandez</b>		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address: <b>11423 SEA GRASS CIR, BOCA RATON FL 33498</b>		
	Telephone: <b>754-422-8796</b>		Fax: <b>—</b>
	Email: <b>hsl@consultant.com</b>		
STATE OF FLORIDA ) SS COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this ____ day of ____ in the year 20__ by ____ who has taken an oath and is personally known to me or has produced ____ as identification.  My Commission Expires: Notary Public		STATE OF FLORIDA ) SS COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this ____ day of ____ in the year 20__ by ____ who has taken an oath and is personally known to me or has produced ____ as identification.  My Commission Expires: _____ Notary Public	

## **SCOPE AND INTENT OF PROPOSED ADDITION**

### **SCOPE OF WORK**

To add a 2-car garage, (approximately 450 sq. ft.) on Ground Level with a Second Floor for a Bedroom, Bathroom, and a Balcony overlooking the pool area. This structure will be attached to the existing house using an open breezeway as the connector as required per Code.

The space is located in Columbus Blvd. side where there is already an existing gate and existing asphalt driveway. The new Garage will have the required setbacks of 10'-0" from back property line and 15'-0" from Columbus Blvd. property line, as required by Code.

### **INTENT OF WORK**

To design the addition to have the same architectural details as the existing house by matching same color and materials on exterior, wrought iron work in balcony, continue same existing brick pavers on walkways, maintain same proportions in arches and trims as existing, use of canvas awnings on windows (color and configuration to match existing ones), use same roof pitch prominent in existing house, the use of same red barrel clay roof tiles, new doors and windows will match existing also.

## SUMMARY OF REVISIONS PER BOARD REVIEW ON 4-15-21.

As per comments by BOA and follow up call with Mr. Riesco on 4-26-21, the following revisions have been made in the hope it will satisfy all comments made:

**FOOTPRINT-** The footprint was reduced from 25'-10" x 23'-4" to 23'-4" x 23'-4". Eliminated the Cabana in the Garage Floor and it's now a 2-car Garage only with 22'-0"x22'-0" inside dimensions. This reduces the total volume of the addition, and allows for more proportionality, organization of all doors and windows, and order in the placement of all elements.

**ELEVATIONS-** The single 2-car garage door was replaced by two individual doors, with the same proportion as in the existing single- car garage in the house, and with same the round motive. This looks more proportionate with new volume. All windows were simplified, re-organized, on both floors, and placed in an order which now corresponds more to a Historical House vocabulary.

**GABLE ROOF-** The overall height of roof was lowered by almost 2'-0", by lowering the tie beam on Upper Level, which helped the total proportion. The 11'-0" ceiling height inside the Garage is important to keep since the Owner wants to be able to add lifts, for his car collection. The roof overhang at exterior stair was eliminated which allowed for the gable roof to be centered on structure thus creating that very important symmetry in all elevations.

**MISC.-** The AHU that had been placed in the Garage, was relocated to Upper Floor thus avoiding the problem of having a louvered door in garage, which was one of the comments made. The Balcony was reduced in width from 7'-4" to 5'-0" making it more proportional with new footprint size.

All revisions made have not changed any previous Zoning approvals.