



PROJECT: SOUTO RESIDENCE
Permit Number : AB-20-10-6324

Review: ZONING

Reviewer: ELISA DARNA EDARNA@CORALGABLES.COM

ITEM	COMMENT	RESPONSE
1	BOA REVIEW REQUEST FOR PROPOSED FACING MATERIALS: ROUGH CUT KEYSTONE, WOOD PAINTED HORIZONTAL RAINSCREEN CLADDING, EXPOSED CONCRETE, WOOD LOUVERS, GLASS RAILINGS. A. PER ZONING CODE, SECTION 5-102 DESIGN REVIEW STANDARDS, THE BOARD OF ARCHITECTS SHALL DETERMINE IF AN APPLICATION SATISFIES DESIGN REVIEW STANDARDS FOR COLOR, DESIGN, FINISHES, FENESTRATION, TEXTURE, SELECTION OF ARCHITECTURAL ELEMENTS OF EXTERIOR SURFACES OF THE STRUCTURE ARE COMPATIBLE. ALSO SEE SECTION 5-607 EXTERIOR WALLS-FACING MATERIALS. B. PROPOSED WOOD FACING. PER ZONING CODE, SECTION 5-302 EXTERIOR WALLS- FACING MATERIALS. WOOD FACINGS SHALL BE PERMITTED ON THE EXTERIOR WALLS OF SINGLE-FAMILY RESIDENCES IN THAT AREA OF CORAL GABLES LYING SOUTH OF THE CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD. C. AS PER SECTION 5-103. ARCHITECTURAL STYLE, NUMBER 8. "EXPOSED CONCRETE OR MASONRY BLOCK SHALL NOT BE PERMITTED. WITH THE EXCEPTION OF SLUMP, RED OR OTHER BRICK, CRAB ORCHARD OR OTHER STONE AND ARCHITECTURALLY FORMED AND DETAILED CONCRETE, ALL MASONRY SURFACES SHALL BE STUCCOED." SEE PAGE A 200, ITEM NUMBER 01 ARCHITECTURAL CONCRETE.	PLEASE SEE UPDATED ELEVATIONS, WOOD FACING HAS BEEN REMOVED.
2	OBTAIN APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE LOCATION OF DETACHED GARAGE IN ORDER TO EXCLUDE PROPOSED DETACHED GARAGE FROM FAR CALCULATIONS. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 6. EXCLUSION OF DETACHED GARAGE OF FAR CALCULATIONS AND LOCATION. DETACHED ONE- AND TWO-STORY STRUCTURES LESS THAN OR EQUAL TO FOUR HUNDRED (400) SQUARE FEET WHERE THE GROUND LEVEL IS A CARPORT OR GARAGE. THE BOARD OF ARCHITECTS WILL APPROVE THE LOCATION AND REVIEW COMPATIBILITY WITH THE SURROUND AREA. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.	BOARD OF ARCHITECTS TO APPROVE LOCATION OF GARAGE
3	MECHANICAL EQUIPMENT LOCATION SHALL BE APPROVED BY THE CITY ARCHITECT OR BOARD OF ARCHITECTS. SEE SECTION 5-606 MECHANICAL EQUIPMENT LOCATION AND AESTHETICS STANDARDS.	MECHANICAL EQUIPMENT IS HIDDEN FROM VIEW AND WITHIN THE SETBACKS
4	PROVIDE DEMOLITION PERMIT ALONG WITH THE HISTORIC SIGNIFICANCE LETTER FROM HISTORICAL RESOURCES DEPARTMENT.	DEMOLITION PERMIT TO BE PROVIDED BY CONTRACTOR

5	PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR THIS PROPERTY, SHOULD YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT: HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS . COPY AND PASTE THE LINK IN YOUR BROWSER.	THE UNITY OF TITLE COVENANT TO BE PROVIDED BY OWNER
6	AS PER SITE SPECIFICS, SECTION A-34 COUNTRY CLUB SECTION PART 5, A MINIMUM OF 30 FEET FRONT SETBACK IS REQUIRED. MINIMUM REAR SETBACK FOR SWIMMING POOLS IS FIVE FEET.	PLEASE SEE REVISED SHEETS THAT SHOW COMPLIANCE WITH 30' SETBACK
7	PLANS MUST INCLUDE THE ZONING DATA WORKSHEET FOR 35% PERCENT GROUND AREA COVERAGE CALCULATIONS, 45% PERCENT TOTAL GROUND AREA COVERAGE CALCULATIONS AND F.A.R. CALCULATIONS AND OPEN LANDSCAPE CALCULATIONS. INDICATE ALL AREAS COUNTED ON THIS CALCULATIONS AND A BREAK DOWN OF CALCULATIONS. PROVIDE DIMENSIONS. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE. HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF . COPY AND PASTE THE LINK IN YOUR BROWSER.	PLEASE SEE SHEET A100B - ZONING DIAGRAMS HAVE BEEN INCLUDED THAT SHOW GROUND COVERAGE, LANDSCAPE OPEN SPACE AND F.A.R. CALCULATIONS
8	PROVIDE AREAS OF SWIMMING POOL, GAZEBO, AND DETACHED GARAGE. 9. FLOOR SPACE IN 1 STORY ROOFED TERRACES ARE EXEMPT FROM F.A.R. CALCULATIONS PROVIDED A COVENANT SHALL BE SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA. SEE SECTION 2-101, NUMBER 6. PROVIDE AREA OF PROPOSED COVERED TERRACES.	PLEASE SEE SHEET A100B DIAGRAM 3 THAT SHOWS COVERED TERRACE AREAS. COVENANT TO BE PROVIDED BY OWNER.
9	PER ZONING CODE, SECTION 5-607 EXTERIOR WALLS- FACING MATERIALS. WOOD FACINGS SHALL BE PERMITTED ON THE EXTERIOR WALLS OF SINGLE-FAMILY RESIDENCES IN THAT AREA OF CORAL GABLES LYING SOUTH OF THE CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD. PROPOSED WOODEN FACING IS NOT ALLOWED.	PLEASE SEE SHEET A200 AND A201 FOR PROPOSED FACING MATERIAL
10	PER SECTION 5-503 FLAT ROOFS WITH A PARAPET SHALL BE PERMITTED AS LONG AS THE RESIDENCE HAS A FLAT ROOF WITH A PARAPET AND WITH A PITCHED ROOF AREA THAT IS LESSER IN SIZE AND PROPORTION TO THE FLAT ROOF AREA. ROOF MUST BE IN COMBINATION OF FLAT AND SLOPED ROOF. INDICATE HEIGHT OF PARAPET. ALSO SEE ZONING CODE, ARTICLE 5, SECTION 5-502 FLAT ROOFS WITHOUT A PARAPET.	SEE UPDATED DRAWINGS. RESIDENCE ONLY HAS FLAT ROOFS WITH PARAPETS
11	ROOFS ON ACCESSORY OR AUXILIARY BUILDINGS SHALL CONFORM TO THE ROOF REQUIREMENTS FOR THE PRINCIPAL BUILDING. PER SECTION 5-505 PITCHED ROOFS.	SEE UPDATED DRAWINGS. CABANA AREA ROOF HAS BEEN UPDATED TO THAT OF ENTRY STRUCTURES.
12	PER ZONING CODE, SECTION 5-301 EXTERIOR WALLS- MATERIAL AND COLOR, ALL EXTERIOR MASONRY SURFACES SHALL BE STUCCOED AND PAINTED EXCEPT THOSE OF CORAL ROCK, STONED GLASS, CLAY BRICK. EXPOSED CONCRETE IS NOT ALLOWED BY CODE.	PLEASE SEE UPDATED ELEVATIONS: MATERIAL IS NOW ARCHITECTURAL CONCRETE.
13	PER ZONING CODE, SECTION 5-302 EXTERIOR WALLS- FACING MATERIALS. WOOD FACINGS SHALL BE PERMITTED ON THE EXTERIOR WALLS OF SINGLE-FAMILY RESIDENCES IN THAT AREA OF CORAL GABLES LYING SOUTH OF THE CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD. PROPOSED WOODEN FACING IS NOT ALLOWED IN THE AREA.	PLEASE SEE UPDATED ELEVATIONS, WOOD FACING HAS BEEN REMOVED.
14	INDICATE DISTANCE FROM PROPERTY LINE TO PROPOSED DRIVEWAY. A MINIMUM OF 18 INCHES FROM PROPERTY LINE IS REQUIRED. SEE ARTICLE 10 PARKING AND ACCESS.	PLEASE SEE SHEET A100 AND A100B FOR DIMENSIONS. DRIVEWAY IS 26" FROM PROPERTY LINE.
15	LABEL STRUCTURE ENCRACHING ON THE LEFT SIDE SETBACK.	PLEASE SEE , THESE ARE EXTERIOR STEPS GIVE ACCESS TO STORAGE SPACE
15	NEW RESIDENCES MUST PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. SEE ZONING CODE, ARTICLE 6, LANDSCAPING.	LANDSCAPE PLAN WILL BE PROVIDED BY LANDSCAPE ARCHITECT

16	PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4 FEET HIGH PROVIDING THAT GATES ACCESSING TO THE POOL AREA ARE MECHANICALLY SELF-CLOSING AND SELF-LOCKING. SEE ZONING CODE, ARTICLE 5, SECTION 5-108 SWIMMING POOL AND/ OR SPA AND DIVISION 24 FOR WALL AND FENCES REGULATIONS. INDICATE HEIGHT, MATERIAL AND STYLE FOR THE COMPLETE POOL ENCLOSURE.	PLEASE SEE FLOORPLANS THEY SHOW THEY SHOW THE APPROVED POOL ENCLOSURE
----	--	---



July 6, 2021

City of Coral Gables
Board of Architects
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 4120 University Drive, Coral Gables, FL

The Souto Residence, located at 4120 University Drive, is designed in a contemporary architectural style with its materiality inspired by the natural elements of the Riviera Golf Course, while taking into consideration the fabric and scale of the existing homes in the community.

The character of University Drive is made up of many original homes, all differing in their architectural language. This lack of consistent character led our design studio to address the site with a light contemporary structure, creating the home the Souto family dreams of building for their growing family. The single-story garden entry addresses University Drive with a smaller scale in consideration of the neighboring homes, with its natural stone cladding inspired by the stone bridges of the golf course experienced from the rear yard. The main building of the home is a light two-story structure, designed to maximize golf course views and create an open family environment.

We have addressed all zoning comments, resulting in minor design changes. We believe the Souto Residence will be a great addition to the city and respectfully request your consideration of this submittal.

Sincerely,

Andrea Rebull
Principal