



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: 1522 Alegriano Ave, Coral Gables, FL 33146
- ✓ Property/Project Name: Lizama Residence
- ✓ Legal description: Lot(s) 6 and 7
- ✓ Block(s) 79 ✓ Section(s) Coral Gables Country Club Part 5
- ✓ Folio No. 03-4119-001-1170
- ✓ Owner(s): Ignacio Luis Lizama & Roxana M. Lizama
- ✓ Mailing Address: 1522 Alegriano Ave, Coral Gables, FL 33146
- ✓ Telephone: (305) 495-9535 Fax: (305) 593-2625
- Other _____ ✓ Email: Roxana @ ROXANAMIRABALPA.CO

- Architect(s)/Engineer(s)/Contractor(s): The Realization Group.
- Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 632 Candia Ave CG, FL 33133
- Telephone: 305-975-9035 Business _____ Fax _____
- Other _____ Email: rtapanes @ realizationgroup.com.

Project Information

- Project Description(s): 600 sq ft Addition of Master Bedroom & Front Entrance Reconfiguration.
- Estimated project cost*: \$100,000
(*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: <u>Roxana Lizama</u>		Agent/Owner Signature: 	
Address: <u>1522 Alegriano Ave, Coral Gables, FL 33146</u>			
Telephone: <u>(305) 495-9535</u>		Fax:	Email: <u>roxana@roxana.bizabalpa.com</u>
	Architect(s)/Engineer(s)/Contractor(s) Print Name: <u>Rafael Tapanes</u>		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address: <u>632 Candia Ave</u>		
	<u>Coral Gables FL 33134</u>		
	Telephone: <u>305-975-9031</u>		Fax:
	Email: <u>rtapanes@realizationgroup.com</u>		
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	

1522 Alegriano Ave

Zoning: Pre-BOA

1. DRIVEWAY ON PLANS DOES NOT MATCH PREVIOUSLY APPROVED DRIVEWAY. NEED TO PROVIDE PERMIT NUMBER FOR DRIVEWAY, IF NO PERMIT IS FOUND THEN DRIVEWAY MUST COMPLY WITH ZONING CODE (SEE BELOW). " SECTION 2-101. SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, #10, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. AN EXISTING CONDITION MAY REQUIRE THE NEED TO ALLOW DRIVEWAYS AND CURB-CUTS WITHIN THE PUBLIC RIGHT-OF-WAY TO EXCEED ELEVEN (11) FEET IN WIDTH AS DETERMINED BY THE BOARD OF ARCHITECTS BUT IN NO CASE SHALL IT EXCEED EIGHTEEN (18) FEET IN WIDTH.
 - **The Driveway is existing and to remain. The Driveway was permitted on November 01,2011 under permit # [BL-11-09-5539](#)**
 - **As per the permit set previously issued, the driveway was designed for 18'. According to the Survey, the property has 17'-3" at the approach, which is less than the max allowed of 18'.**
2. AS PER SECTION 5-311, WALKWAYS IN THE REQUIRED SETBACKS WILL NOT BE ALLOWED TO EXCEED A WIDTH OF FIVE (5) FEET. NEED TO PROVIDE PERMIT NUMBER FOR EXISTING WALKWAY OR HAVE WALKWAY COMPLY WITH ZONING CODE.
 - **The walkways in the setback at the front is exactly 5' on the northern section and 4'-7" on the length leading to the front steps. Therefore we comply.**
 - **This walkway was also part of the permit # [BL-11-09-5539](#), however, the shape was altered. We do not have any evidence of any as-built posted in the city microfilm records, but can attest to the current shape not exceeding the 5' maximum width. We have added dimension to the site plan. This scope of work does not affect the walkway in any way.**
3. WALLS ARE NOT ALLOWED TO EXCEED A HEIGHT OF FOUR (4) FEET FROM ACTUAL GROUND LEVEL, PLANS SHOW WALLS ON SIDES THAT EXCEED THE SIZE ALLOWED. AS PER SECTION 5-403, WALLS OR FENCES SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT FROM THE ESTABLISHED GRADE OR THE ACTUAL GROUND LEVEL AT SUCH WALL OR FENCE, WHICHEVER IS MORE RESTRICTIVE.
 - **These walls are existing and were permitted under Permit # [BL-11-09-5539](#)**
 - **The proposed scope of work does not alter, improve, touch, or affect the current walls in any capacity. They are existing and to remain.**
4. NEED TO PROVIDE DETAILS FOR GATES ON SIDE YARDS (HEIGHT AND MATERIAL).
 - **We have added a revision to our set to indicate the heights and materials as requested.**
 - **Reinforced CMU wall with Reinforced concrete cap, 5/8" stucco, painted to match color or residence**
 - **The details are found in the permit set issued under Permit # [BL-11-09-5539](#)**
5. NEED TO PROVIDE A UNITY OF TITLE FOR LOTS 6 & 7. WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE ON FILE, PLEASE VISIT OUR SITE TO PRINT A CURRENT APPLICATION
[HTTP://WWW.CORALGABLES.COM/CGWEB/ATTORNEY_FORMSAPP.ASPX](http://www.coralgables.com/cgweb/attorney_formsapp.aspx) .
 - **Unity of Title provided as an attachment to the set.**
 - **This will be submitted to the permit counter for processing.**
 - **An additionally copy will be filed with the city attorney's office.**
6. ALL GATES LEADING TO POOL MUST BE SPRING LOCK TYPE SELF-CLOSING AND SELF-LATCHING.
 - **Note added to the drawing set for clarity**
 - **These gates are also part of the # [BL-11-09-5539](#)**
7. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT
 - **Please see Sheet L-01 for tree protection plan.**
8. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.
 - **Understood, however, this set does have a landscape plan. It is found on sheet L-01**
 - **No additional trees are proposed at this time.**



City of Coral Gables
Development Services – Board of Architects
405 Biltmore Way, 3rd Floor
Coral Gables Florida 33134
305-460-5245

632 Candia Ave
Coral Gables, FL 33134
305.975.9035
AA#: 26004002
Lic.#: AR97896

Project address: 1522 Alegriano Ave

Dear Board of Architects, Officer:

The intent of this application is to request to build the following:

- ☐ Remodel of Bedrooms
- ☐ Remodel of Bathrooms
- ☐ Expansion of Closets
- ☐ New Master Bedroom
- ☐ New Master Bathroom
- ☐ New Covered Terrace
- ☐ New Front Entrance Tower
- ☐ Relocation of the Front Door

In this application we are seeking Board of Architect approval on 2 major items. The 1st of which is the Front entrance. The home owner wishes to define the front entrance more formally. The solution here is to draw your attention to the center of the house by raising the roof line and creating the front entry feature. The 2nd item discussed in this design is the addition of a formal master bedroom, master bathroom and covered terrace in the rear of the property.

The entry feature and the addition are to continue the same architectural style of the existing residence. We are not going to deviate from that style. The house has many features which have been built in the past under separate permits. For Clarity purposes we have added the permit numbers on this set of plans.

This proposal is compliant with the City of Coral Gables Zoning Code standards such as lot coverage, height, accessory use structure setbacks, green area, F.A.R. and parking. This addition would also be consistent (in massing) with accessory floor area, height and back building configuration otherwise permitted in all SFR neighborhoods such as this one.

Sincerely,



Rafael Tapanes, Architect