



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
2. ☐ Preliminary Approval
- ☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
- ☐ Final Approval

Property Information

Street Address of the Subject Property: _____

Property/Project Name: _____

Legal description: Lot(s) _____

Block(s) _____ Section(s) _____

Folio No. _____

Owner(s): _____

Mailing Address: _____

Telephone: _____ Fax _____

Other _____ Email _____ @ _____

Architect(s)/Engineer(s): _____

Architect(s)/Engineer(s) Mailing Address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____ @ _____

Project Information

Project Description(s): _____

Estimated project cost*: _____

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

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



Board of Architects Review Application

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/Contractor Print Name:		Agent/Owner/Contractor Signature:	
Address:			
Telephone:		Fax:	Email:
ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s) Print Name:		Architect(s)/Engineer(s) Signature:
	Address:		
	Telephone:		Fax:
	Email:		

NOTARIZATION

STATE OF FLORIDA)

ss

COUNTY OF MIAMI-DADE)

Sworn to or affirm 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

BRAVO ARCHITECTURE
ARCHITECTURE + PLANNING + INTERIOR DESIGN
250 CATALONIA AVENUE SUITE 404
CORAL GABLES, FLORIDA 33134
OFFICE: 305-567-1977
BRAVOARCHITECTURE.COM

August 11, 2021

Board of Architects

City of Coral Gables
405 Biltmore Way, Second Floor
Coral Gables, FL 33134
Tel: 305.460.5245

Re : **Residence Expansion and Renovation**
5536 Maggiore Street
Coral Gables, Florida

Dear Members of the Board:

Attached, please find our submittal for the improvements to the address noted above. Included in the submittal you will find the survey and location map, color photographs of the existing residence, proposed drawings, response to preliminary zoning comments and a few renderings of the proposed improvements.

The existing residence is a one story ranch style consisting of 2,241 s.f. of A/C area and 451 s.f. of garage area. There is an existing pool enclosed with a screen structure. Both will be removed to place a new covered terrace. The proposed design will convert the entire 451 s.f. of garage area into A/C area along with the addition of the following:

- Dining Room
- Master Suite
- Covered Terrace
- Den / Home Office
- 2 Car Garage
- Carport
- Covered Terrace

The total area of expansion will be 1,687 s.f. of A/C area, 572 s.f. of garage and 379 s.f. of covered Carport.

There is little opportunity to emphasize the entry area due to the lack of front setback. Instead we studied an arrival courtyard to better define the sense of entry. The garage was moved to the side street while the rest of the proposed additions remain in the scale of the existing structure. These additions were moved towards the side setback to create a center and more intimate courtyard pool.

We respectfully submit this for your review.

Should you have any questions or require additional information, please contact our office.

Sincerely,

Pedro Bravo
Bravo Architecture

BRAVO ARCHITECTURE
ARCHITECTURE + PLANNING + INTERIOR DESIGN
250 CATALONIA AVENUE SUITE 404
CORAL GABLES, FLORIDA 33134
OFFICE: 305-567-1977
BRAVOARCHITECTURE.COM

ZONING OBSERVATION: NOTE TO APPLICANT: PROVIDE THE INFORMATION AND/OR CORRECTION(S) DETAILED BELOW ON THE FINAL PLAN SUBMITTAL.

1. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION: <https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>

2. PAGE A-9, PROPOSED BUILDING ELEVATIONS, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE FROM THE ESTABLISHED GRADE TO THE ROOFTOP EDGE.

REFER TO DIMENSION ON SHEET A-9

3. PAGE A-6, PROPOSED SITE PLAN, THE DRIVEWAY AND APPROACH BY THE STAFF ROOM IS NOT ALLOWED. ARTICLE 2, SECTION 2-101, D., #10, c.

REFER TO SHEET A-6

4. PAGE A-6, PROPOSED SITE PLAN-WATER FEATURE, PROVIDE A NOTE ON THE PLANS THAT STATE, "THE WATER FEATURE WILL NOT EXCEED A DEPTH OF 18 INCHES". ARTICLE 5, SECTION 5-312.

REFER NOTE ON SHEET A-6

5. PAGE A-6, PROPOSED SITE PLAN, THE APPROACH BY THE PLAYROOM IS NOT ALLOWED. ARTICLE 2, SECTION 2-101, D., #10, c.

REFER TO SHEET A-6

6. PAGE A-6, PROPOSED SITE PLAN, THE NEW PERIMETER WALL WITHIN THE TRIANGLE OF VISIBILITY CANNOT EXCEED A HEIGHT OF 2.5 FEET. ARTICLE 10, SECTION 10-106, A., #1.

REFER TO NOTE ON SHEET A-6

7. PROVIDE A PERIMETER WALL, FENCE, AND GATE ELEVATION DETAIL, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-400.

REFER EXTERIOR FRONT WALL ELEVATION ON SHEET A-6

8. PAGE A-6, PROPOSED SITE PLAN, PROVIDE A COMPLETE POOL ENCLOSURE WITHIN THE SAID PROPERTY. ARTICLE 3, SECTION 3-308, E. AND F.

REFER NOTE ON SHEET A-6

9. PAGE A-7, PROPOSED FLOOR PLAN, RELABEL "CABANA" TO "BATHROOM". ARTICLE 3, SECTION 3-304.

REFER TO LABEL ON SHEET A-7

10. PAGE A-7, PROPOSED FLOOR PLAN, PROVIDE THAT THE CARPORT FLOOR AREA IS A MINIMUM OF 10 FEET IN WIDTH BY 22 FEET LENGTH (PROPOSED IS AT 13.66 FT. IN WIDTH BY 21.33 FT. IN LENGTH).

REFER TO NEW CARPORT DIMENSION ON SHEET A-7

11. PAGE A-7, PROPOSED FLOOR PLAN, PROVIDE THAT THE CARPORT IS NOT MORE THAN 75% ENCLOSED BY WALLS. ARTICLE 16, DEFINITIONS, TERM: CARPORT.

REFER TO CARPORT DETAIL & ENCLOSED WALL CALCULATIONS ON SHEET A-7

12. PAGE A-7, PROPOSED FLOOR PLAN, PROVIDE ACCESS TO THE SAUNA FROM WITHIN THE RESIDENCE. ARTICLE 16, DEFINITIONS, TERM: SINGLE-FAMILY RESIDENCE.

REFER TO NEW SAUNA ACCESS DOOR ON SHEET A-7

13. PAGE TRP-1, A TREE REMOVAL PERMIT APPLICATION WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION SEE THIS WEB LINK: <https://www.coralgables.com/landscape-services>

14. ON THE FINAL PLAN SUBMITTAL, PROVIDE LANDSCAPE PLAN SHEET(S), INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, TREE REMOVAL PLAN (IF APPLICABLE), NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 6, SECTION 6-105, A., #2.

15. NOTE, 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, REFER TO THE CITY LANDSCAPE CONSTRUCTION DETAILS, WEB LINK (PAGES 3-9 AND 3-10):

<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>

16. NOTE, THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6, SECTION 6-100, LANDSCAPE REGULATIONS, AT TIME OF FINAL INSPECTION. THE PROPERTY OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS, OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENTS. SEE THE C.G. ZONING CODE AT THIS WEB LINK:

<https://www.coralgables.com/departments/DevelopmentServices/zoningcode>

17. WHEN APPLICABLE, NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE PROPERTY OWNER LESS THAN 24" IN HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE CITY SWALE PLANTING GUIDELINES, WEB LINK:

https://www.coralgables.com/media/PublicWorks/Navigation_PDF/SwalePackage.pdf

18. PAGE A-5, IF APPLICABLE, PROVIDE THE SQUARE FOOTAGE OF THE EXISTING A/C SPACE THAT WILL BE DEMOLISHED FOR THE NEW PROPOSED ADDITION(S).

REVIEW BY: STEVEN RODRIGUEZ ZONING REVIEWER EMAIL:

srodriguez@coralgables.com CITY WEB SITE: WWW.CORALGABLES.COM

REFER TO NOTE ON SHEET A-5