



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-20-2021
PROPERTY: 4101 TOLEDO ST
FOLIO: 03-4129-032-1440
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 05-19-2021
PERMIT NO: **AB-21-05-7754**
SCOPE OF WORK: ADDITION AND REMODELING.

**ZONING OBSERVATIONS REQUIRING CITY ARCHITECT OR BOARD OF ARCHITECTS SPECIFIC APPROVAL AS
PER THE ZONING CODE**

1. REVIEW OF FINISHES AND PRODUCTS.
PER ZONING CODE, ARTICLE 5, SECTION 5-602 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.
PROPOSED GARAGE DOOR WOOD CLAD. AS PER PAGE A-202.1 MOST OF THE FINISHES ARE TO BE DETERMINED.

GENERAL OBSERVATIONS

1. PROVIDE ZONING DIAGRAMS FOR GROUND AREA COVERAGE CALCULATIONS, FAR CALCULATIONS AND OPEN LANDSCAPE CALCULATIONS. SEE THE FOLLOWING SITE. COPY AND PASTE THE LINK IN YOUR BROWSER IF NECESSARY.
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>

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2. INCLUDE, A DIAGRAM OF THE FLOOR PLAN AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. SEE ARTICLE 2, SECTION -101, # 6.
3. ON PAGE A-002 CLARIFY EXISTING AC AREA PROVIDED ON THE SITE PLAN, DATA DIFFERS FROM DATA PROVIDED ON THE AREA TABULATION TABLE.
4. ON PAGE A-002 CLARIFY ADDITION AREA PROVIDED ON THE SITE PLAN, DATA DIFFERS FROM DATA PROVIDED ON THE AREA TABULATION CHART.
5. PROVIDE INTERIOR GARAGE DIMENSION. MINIMUM INTERIOR GARAGE DIMENSIONS FOR ONE CAR GARAGE IS 10 BY 22 FEET. SEE SECTION 10-102 GEOMETRIC STANDARDS, ITEM NUMBER 4. DIMENSIONS OF GARAGES AND CARPORTS. PROVIDE DIMENSIONS FOR EXISTING ONE CAR GARAGE.
6. ALL INTERIOR WALLS OF GARAGES AND ROOMS EXCEEDING TWENTY-FIVE (25) SQUARE FEET IN AREA WHICH LIE WITHIN A GARAGE SHALL BE OF THE SAME TYPE OF CONSTRUCTION AS THE MAIN WALLS OF THE BUILDING". WALLS WILL NEED TO BE 8" MASONRY. SEE SECTION 5-700 MISCELLANEOUS CONSTRUCTION REQUIREMENTS, SECTION 5-701 MINIMUM STANDARDS.
7. ON THE FLOOR PLAN PROVIDE EXISTING ELEVATION AND PROPOSED ELEVATION FOR ADDITION. AS PER SECTION 5-1301 MINIMUM STANDARDS, FLOOR ELEVATIONS FOR RESIDENTIAL. MINIMUM FLOOR ELEVATIONS OF RESIDENTIAL SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE.
8. INDICATE PROPOSED ROOF MATERIAL. PROPOSED ADDITION SHALL MATCH EXISTING. SEE SECTION ROOFS. SEE SECTION 5-505. PITCHED ROOFS, MATERIAL.
9. INDICATE ROOF PROJECTION SEE SECTION 5-509 ROOF PROJECTIONS. ON SETBACKS FROM TEN AND ONE- TENTH (10.1) FEET TO FIFTEEN FEET, ROOFS MAY PROJECT NOT MORE THAN THREE FEET INTO THE REQUIRED MINIMUM SETBACK AREA.
10. ON THE SITE PLAN SHOW ALL MECHANICAL EQUIPMENT AND PROPOSED SETBACKS. AS PER SECTION 5-606. MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS, EQUIPMENT SHALL COMPLY WITH REQUIRED FRONT AND REAR SETBACKS OF THE BUILDING SITE. IN NO CASE SHALL A SIDE SETBACK BE LESS THAN FIVE FEET.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: ELISA DARNA
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CITY OF CORAL GABLES- ZONING DIVISION