



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: 4951 UNIVERSITY DR. CORAL GABLES, FL 33146-1154

Property/Project Name: UNIVERSITY DUPLEX

Legal description: Lot(s) 19 54 41 PB 25-47. C GABLES RIVIERA SEC PART 4. LOT 22 AND PT OF UNDUG WW LYG. ADJ THERETO BLK 56. LOT SIZE 77,500 X 148 OR 18136-1283 0498 5

Block(s) Section(s)

Folio No. 03-4119-006-0220

Owner(s): UNIVERSITY REALTY VENTURES LLC

Mailing Address: 1025 S ALHAMBRA CIR. CORAL GABLES, FL 33146

Telephone: 786 514 2339 / 561 350 8824 Fax

Other Email omarissa85@gmail.com

Architect(s)/Engineer(s)/Contractor(s): REINALDO BORGES AIA

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 1111 BRICKELL AVENUE, 10TH FLOOR, MIAMI, FL 33131

Telephone: Business 3053749216 Fax

Other 305 322 5956 CELL Email rborges@borgesarchitects.com

Project Information

Project Description(s): 2 story private duplex residences with 2 independent garages, kitchen, family, dining, living and pool deck. Each unit has 5 bedrooms (4 on second floor and 1 on ground level) and 5 baths. Total combined area of 6,600 s.f. of A/C

Estimated project cost*: \$1,200,000.

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

Date(s) of Previous Submittal(s) and Action(s): N/A



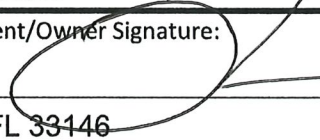
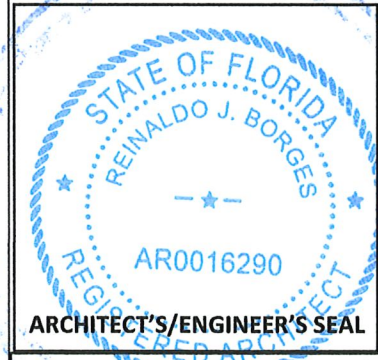
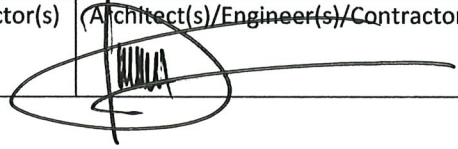

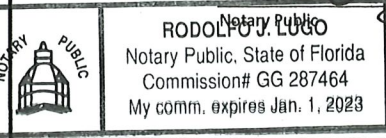
Board of Architects Review Application

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 Print Name: UNIVERSITY REALTY VENTURES LLC		Agent/Owner Signature:  Omar T. Issa owner/mogel	
Address: 1025 S ALHAMBRA CIR. CORAL GABLES, FL 33146			
Telephone: 786 514 2339 / 561 350 8824		Fax:	Email: omarrisa85@gmail.com / lupevar@msn.com / nancythector@aol.com
	Architect(s)/Engineer(s)/Contractor(s) Print Name: REINALDO BORGES		Architect(s)/Engineer(s)/Contractor(s) Signature: 
	Address:		
	1111 BRICKELL AVENUE, 10TH FLOOR, FL 33131		
	Telephone: 305 374 9216		Fax:
Email: rborges@borgesarchitects.com			
STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>21</u> day of <u>JULY</u> , in the year 20 <u>21</u> by <u>OMAR T. ISSA</u> who has taken an oath and is personally known to me or has produced <u>FL DL</u> as identification.		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: 		My Commission Expires: _____	
		Notary Public	

July 1st, 2021

Re: University Duplex BOA submittal at 4951 University Dr., Coral Gables, Florida 33146

To whom it may concern:

Borges + Associates has been retained to design a residential duplex, two equal units with a total area of 6,600 sq.ft., including garages. Each unit includes 5 bedrooms, 1 car garage, swimming pool with terraces and plenty of open areas. The home is designed with a contemporary style, respectful of the context dominated by the University of Miami and the Doctor's Hospital that is across the street.

The exterior finishes consist in different tonalities of Smooth Stucco with Sandstone veneer at entry and in accent moldings. Rectangular stucco frames are used in large openings on the West and East Side of the house. The interior space enjoys an open plan, flexible and adaptable to modern living style.

The duplex proposed is designed specifically for this location addressing the university waterway and the proximity to the University of Miami iconic architecture

Cordially,

Reinaldo Borges, AIA
Principal

borges+
associates

1111 Brickell Avenue
10th Floor
Miami, FL 33131
Phone: 305-374-9216

Responses to the City of Coral Gables Comments - Zoning Review

4951 University Dr. Private Duplex
Project Address: 4951 University Dr. Coral Gables, FL. 33146
Folio Number: # 03-4119-006-2020
September 8th, 2021

No.	Comment	Referenced Sheet #	Reviewer	Responses
			Steven Rodriguez	
1	PRIOR TO OR WITH THE FINAL PLAN SUBMITTAL, FILE A TOTAL DEMOLITION PERMIT APPLICATION WITH THE C.G. BUILDING DEPT. WEB LINK: https://www.coralgables.com/departments/DevelopmentServices/building-division			Noted. Demolition Permit Application to be submitted with the C.G. Building Department
2	PAGES A-100, A-101, AND A-102, THE SECOND FLOOR CANNOT PROJECT ON TO THE 25 FEET FRONT SETBACK. ARTICLE 2, SECTION 2-102, D., #4, d.	A-100 / A-101 / A-102		Provided. The Second floor projection is adjusted to meet the 25 feet front setback line
3	PAGES A-100, A-101, AND A-102, THE 2ND FLOOR CANNOT PROJECT ON TO THE 35 FEET REAR SETBACK. ARTICLE 2, SECTION 2-102, D., #4, d.	A-100 / A-101 / A-102		Provided. The Second floor projection is adjusted to meet the 35 feet front setback line
4	PAGE A-300, PROVIDE THE TOTAL HEIGHT OF THE BUILDING FROM THE ESTABLISHED GRADE TO THE TOP OF THE A/C ROOF ENCLOSURE (MAX. HEIGHT ALLOWED IS 26.5 FT.). IF THE ROOF HEIGHT IS EXCEED BY THE A/C EQUIPMENT AND ENCLOSURE, THEN, THE EQUIPMENT SHALL BE RELOCATED. ARTICLE 2, SECTION 2-102, d. #8.	A-200 / A-201 / A-300 / A-301		Provided. Refer to updated Elevations and Sections
5	PAGES A-100 AND A-101, THE PROPOSED GARAGE FACADE EXCEED THE ALLOWED LINEAR FOOTAGE (1/3 RULE = 9.276 FT, PER GARAGE FACADE / PROPOSED = 14.833 FEET PER GARAGE FACADE), SEE THE PRELIMINARY PLAN PAGE A-101, FOR COMPLETE COMPUTATION. ARTICLE 2, SECTION 2-102, D. #10, a.	A-100 / A-101		Noted. A clarification of this computation was presented to the Zoning Department. Garage façade linear footage is calculated from garage door width
6	PAGES A-100 AND A-101, PROVIDE ONE APPROACH FOR THIS SITE. ARTICLE2, SECTION 2-102, D., #10, b.	A-100		Noted. Two approaches to the site are proposed to preserve an exisitng and significant tree. A clarification of this condition was presented to the Zoning Department
7	PAGE A-100, PROVIDE THAT THE APPROACH AND THE DRIVEWAY HAVE THE SAME WIDTH AT THE POINT WHERE THEY MEET.	A-100 / A-101		Provided. The approach and driveway have the same width at the point where they meet
8	PAGE A-100, PROVIDE THAT ALL WALKWAYS WITHIN THE REQUIRED SETBACKS DO NOT EXCEED A WIDTH OF 5 FEET. ARTICLE 5, SECTION 5-311.	A-100 / A-101		Provided. All walkways within the required setbacks do not exceed a width of 5 feet
9	PAGE A-100 AND A-103, THE FLAT ROOF WITHOUT A PARAPET DOES NOT COMPLY WITH ARTICLE 5, SECTION 5-502, WITHIN THE FRONT FACADE OF THE BUILDING.	A-103		Provided. Flat roof areas at front façade was updated to meet parapets standards as per Coral Gables building code
10	PAGE A-103, PROVIDE THE PITCH OF THE FLAT ROOF. NOTE, FLAT ROOF MEANS A ROOF HAVING A PITCH OF NOT MORE THAN ONE AND ONE-HALF (1½) INCHES IN TWELVE (12) INCHES. ARTICLE 16, DEFINITIONS, TERM: FLAT ROOF.	A-103		Provided. Refer to Roof Plan for flat roof pitch calculations
11	PAGES A-103 AND A-200, THE PROPOSED PARAPET ROOF SHALL COMPLY WITH ARTICLE 5, SECTION 5-503. NOTE, THE PARAPET TOTAL HEIGHT CANNOT EXCEED 26.5 FEET FROM THE ESTABLISHED GRADE TO THE PARAPET TOP EDGE; PROPOSED PARAPET HEIGHT IS AT 27 FEET NOT INCLUDING THE ROOFTOP A/C EQUIPMENT AND ENCLOSURE. ALSO, THE PARAPET ROOF DECK CANNOT EXCEED A TOTAL HEIGHT OF 24 FEET AND THE PROPOSED ROOF DECK IS AT 25 FEET, HEIGHT REDUCTION REQUIRED.	A-103 / A-200		Provided. Roof height reduction was implemented to meet maximum heights requirements. A clarification of this computation was presented to the Zoning Department.
12	PAGE A-100, THE WOOD FENCE IS NOT ALLOWED IN THIS ZONING DISTRICT - RIVIERA SECTION PART 4, REPLACE WITH AN ALLOWED METAL FENCE AND/OR MASONRY WALL. ARTICLE 5, SECTION 5-400.	A-100		Provided. All fences to be aluminum
13	PAGE A-100, RELABEL "EXISTING DOCK" TO "NEW WOOD DECK" AND THE SAID STRUCTURE SHALL COMPLY WITH ARTICLE 5, SECTION 5-310.	A-100		Provided. "Existing dock" label was updated to "new wood deck"
14	PAGE A-100, PROVIDE A COMPLETE POOL ENCLOSURE, ILLUSTRATE AND LABEL ACCORDINGLY. ARTICLE 3, SECTION 3-308.	A-100 / A-101		Pool enclosures with self-closing gate system is provided as per Coral Gables Building Code
15	PAGE A-100, PROVIDE LANDSCAPE SCREENING FOR THE GENERATORS. ARTICLE 3, SECTION 3-317, A., #13.	A-100 / A-101		Landscape screening are provided along generators
16	PAGE A-101, THE 1ST FLOOR REAR OUTDOOR SEATING PATIO CANNOT ENCROACH ON THE REQUIRED 35 FEET REAR SETBACK. NOTE, A WOOD DECK WOULD BE ALLOW TO ENCROACH ON THE REAR WATERWAY SETBACK SEE ARTICLE 5, SECTION 5-310.	A-101		Provided. The rear seat area was updated to wood deck
17	PAGE A-102, THE REAR 2ND FLOOR OUTDOOR SEATING BALCONY CANNOT PROJECT ON TO THE REQUIRED 35 FEET REAR WATERWAY SETBACK. ARTICLE	A-102		Noted. The rear second floor seating balcony is adjusted to meet the 35 feet rear setback line
18	PAGE A-300, THE REAR 2ND FLOOR OUTDOOR SEATING BALCONY PROJECTION (10 FT.) SHALL BE INCLUDED IN THE 35% AND 45% GROUND AREA COVERAGE CALCULATION. ARTICLE 2, SECTION 2-102, D., #6, a.	A-016		Noted. A clarification of this computation was presented to the Zoning Department.
19	PAGE A-015, GROUND FLOOR PLAN AREA DIAGRAM, THE 35% GROUND AREA COVERAGE IS OVER (1ST FLR. 2,740 SQ. FT., GARAGES 546 SQ. FT., 2ND FLR. REAR BALCONY PROJECTION 347 SQ. FT., AND FRONT COVERED ENTRIES 127 SQ. FT., GRAND TOTAL IS 3,760 SQ. FT. / 35% MAX. ALLOWED IS 3,678 SQ. FT.).	A-015		Noted. A clarification of this computation was presented to the Zoning Department.
19	PAGE A-015, GROUND FLOOR PLAN AREA DIAGRAM, THE 35% GROUND AREA COVERAGE IS OVER (1ST FLR. 2,740 SQ. FT., GARAGES 546 SQ. FT., 2ND FLR. REAR BALCONY PROJECTION 347 SQ. FT., AND FRONT COVERED ENTRIES 127 SQ. FT., GRAND TOTAL IS 3,760 SQ. FT. / 35% MAX. ALLOWED IS 3,678 SQ. FT.).	A-015		Noted. A clarification of this computation was presented to the Zoning Department.
20	NOTE, THE 2ND FLOOR REAR BALCONY PROJECTION THAT IS 10 FT. BY 34.666 FT. COUNTS ON THE 35% AND 45% GROUND AREA COVERAGE. ARTICLE 2, SECTION 2-102, #6, a.	A-015		Noted. A clarification of this computation was presented to the Zoning Department.
21	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			Noted
22	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			Noted
23	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 24. 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 25. WITH THE FINAL PLAN SUBMITTAL, PROVIDE THE LANDSCAPE MITIGATION WORKSHEET ENCLOSED WITH THE PRELIMINARY PLAN FOLDER. REVIEW BY: STEVEN RODRIGUEZ ZONING REVIEWER EMAIL: srodriguez@coralgables.com CITY WEB SITE: WWW.CORALGABLES.COM *** THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN. ***			Noted