



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 9/3/21
PROPERTY ADDRESS: 605 SOLANO PRADO
FOLIO: 03-5105-008-0010
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 8/27/21
PERMIT NO.: AB-21-08-8555
SCOPE OF WORK: NEW 2 STORY SFR W/ACCESSORIES.

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

1. PAGE A1.1, BOA CLARIFICATION, 1ST FLOOR PLAN, APPLICANT TO CLARIFY THAT THE LEFT SIDE BALCONY WILL FULLY SCREEN THE A/C UNITS AND THE GENERATOR FROM VIEW.

2. PAGE A1.1, BOA REVIEW REQUEST, REAR ELEVATION, RETAINING WALLS CANNOT EXCEED A HEIGHT OF 4 FEET. ARTICLE 5, SECTION 5-403.

Z-CODE SECT.:

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, unless granted by the Board of Architects to maximum of twelve (12) inches to account for topography...

3. PAGE A1.1, BOA FYI, FRONT ELEVATION, SEE THE HEIGHT OF THE PLANTERS.

GENERAL OBSERVATIONS

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>

2. PAGE A0.1, PROPOSED SITE PLAN, PROVIDE THE TRIANGLE OF VISIBILITY FOR THE NEW DRIVEWAY. ARTICLE 10, SECTION 10-106.

3. PAGE A0.1, PROPOSED SITE PLAN, ON THE LEFT SIDE YARD PROVIDE THE DISTANCE FROM THE LEFT PROPERTY LINE TO THE CLOSEST EDGE OF THE NEW DRIVEWAY.

4. PAGE A0.1, PROPOSED SITE PLAN, LABEL THE LEFT PERIMETER WALL AND PROVIDE THE WALL HEIGHT.

5. PAGE A0.1, PROPOSED SITE PLAN, LABEL THE LANDSCAPE SCREENING ON THE LEFT SIDE YARD.

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6. PAGE A0.1, PROPOSED SITE PLAN, PROVIDE THE 25 FEET REAR WATERWAY SETBACK. ARTICLE 2, SECTION 2-201, D., #4 AND #5.
7. PAGE A0.1, PROPOSED SITE PLAN, PROVIDE A NOTE ON THE PLANS STATING THAT, "THE DOCK IS NOT A PART OF THIS PERMIT APPLICATION".
8. PAGE A0.1, PROPOSED SITE PLAN, THE BUILDING CANNOT ENCROACH ON THE REQUIRED SITE SPECIFIC 10 FEET SIDE SETBACK (RIGHT SIDE YARD, SEE PLANS FOR CLARIFICATION). APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-72-OLD CUTLER BAY SECTION 4.
9. PAGE A0.1, PROPOSED SITE PLAN, LABEL THE RIGHT PERIMETER FENCE AND PROVIDE THE FENCE TYPE AND HEIGHT. ARTICLE 5, SECTION 5-400.
10. PAGE A1.0, PLANS SHEET TITLE, RELABEL "CRAWL SPACE LEVEL FLOOR PLAN" TO "GROUND FLOOR PLAN".
11. PAGE A1.0, GROUND FLOOR PLAN, RELABEL "BOAT STORAGE" TO "CRAWL SPACE".
12. PAGE A1.0, GROUND FLOOR PLAN, PROVIDE THE FLOOR MATERIAL FOR THE GARAGE AND CLARIFY THE EXTENT OF THE GARAGE FLOORING, DIMENSION AND LABEL ACCORDINGLY.
13. PAGE A1.1, PLAN SHEET TITLE, RELABEL "GROUND FLOOR PLAN" TO "FIRST FLOOR PLAN".
14. PAGE A1.1, FIRST FLOOR PLAN, PROVIDE A 10 FEET SEPARATION FROM THE GENERATOR TO THE KITCHEN WINDOWS AND KITCHEN DOOR. ARTICLE 3, SECTION 3-317, A.
15. PAGE A1.3, ROOF PLAN, PROVIDE THE SQUARE FOOTAGE OF THE SLOPE ROOF AND PROVIDE THE SQUARE FOOTAGE OF THE FLAT ROOF (SUNDECK). ARTICLE 5, SECTION 5-500.
16. PAGE A2.1, FRONT ELEVATION, PROVIDE THE HEIGHT OF THE LIMESTONE VENEER WALL #20.2.
17. PAGE A2.1, REAR ELEVATION, PROVIDE THE HEIGHT OF THE RETAINING WALL (SEE PLANS FOR CLARIFICATION).
18. PAGE A0.3, ZONING LEGEND, PROVIDE A DIAGRAM FOR THE 35% AND 45% GROUND AREA COVERAGE CALCULATION, LABEL ACCORDINGLY. ARTICLE 2, SECTION 2-101, D., #6, a.
19. PAGE A0.3, ZONING LEGEND, PROVIDE A DIAGRAM FOR THE FLOOR AREA CALCULATION, LABEL ACCORDINGLY.
20. PAGE A0.3, LANDSCAPE DIAGRAM, THE TRASH BIN STORAGE AREA DOES NOT COUNT AS OPEN LANDSCAPE, REMOVE THAT SQUARE FOOTAGE FROM THE OPEN LANDSCAPE TOTAL. ARTICLE 6, SECTION 6-105.
21. PAGE A1.2, SECOND FLOOR PLAN, PROVIDE THE SQUARE FOOTAGE OF THE 2ND FLOOR FRONT BALCONY TO THE 35% AND 45% GROUND AREA COVERAGE CALCULATION, DUE TO, THE BALCONY PROJECTION EXCEEDS 5 FEET. ARTICLE 2, SECTION 2-101, D., #6, a.
22. PAGE A0.2, ON THE FINAL PLAN SUBMITTAL, PROVIDE LANDSCAPE PLAN SHEET(S), INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE REMOVAL PLAN, AND A TREE(S) AND SHRUBS SCHEDULE. ARTICLE 6, SECTION 6-105.
23. PAGE A0.2 ON THE PROPOSED LANDSCAPE PLAN, ENSURE THAT THE REQUIRED ONSITE TREE(S) AND SHRUBS ARE PROVIDED, LABEL ACCORDINGLY. ARTICLE 6, SECTION 6-105.
24. PAGE A0.2, 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. COMPLETE THE LANDSCAPE MITIGATION WORKSHEET ENCLOSED IN THE PLAN SUBMITTAL FOLDER.
26. PAGE A0.1, PROPOSED SITE PLAN, PROVIDE THE LINEAR FEET OF THE FRONT PROPERTY LINE.
27. PAGE A0.3, ON ALL THE DIAGRAMS, PROVIDE THE FLOOR PLAN LAYOUT SHOWING ALL ROOMS AND COVERED AREAS.

*** 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. ***

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