

CHISHOLM

architects

Ref. Molieri Residence
4901 University Drive, Coral Gables, FL 33146
Board of Architects Review
Preliminary Approval
BOA Response Letter


To address the comments made by the Board of Architects on September 16th, 2021, the proposed project has been enhanced with the following updates:

1. The entry feature has been designed to include additional louvers on both the west side entrance and north side. The water feature was also expanded to be visible from the front area. The eyebrow was flattened and expanded to provide a horizontal element in the vertical emphasis. The eyebrow provides needed protection from sun and rain when entering the residence.
2. The exterior walls at the entry feature, master bedroom, and the storage area have been selected to have an irregular keystone pattern on them which correlate throughout each elevation and the recessing walls are smooth stucco. The louver system will be aluminum/anodized.
3. The A/C equipment has been moved from being above the outdoor storage area to above the laundry room, where there is a flat roof and not visible from pedestrian view. With this move, the patio sloped roof extends to north side of the residence. The roof line remains at 6/12 and the open patio at 3/12 and the ridgelines have been improved in connections.
4. The fenestrations on the front/west elevation have been increased in size, the location of the north bedroom window has been moved closer to the center of the façade, and the wall recessed to define the windows and provide shadow lines.

Should you have any questions, please do not hesitate to contact our office at 305-661-2070.

Sincerely,

RE Chisholm Architects, Inc.


Robert E. Chisholm, FAIA, NCARB
Chairman/CEO

cc: Matthew Polak

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Ref. Molieri Residence
4901 University Drive, Coral Gables, FL 33146
Board of Architects Review
Preliminary Approval
Letter of Intent / Scope of Work

To whom it may concern,

The following project is a conversion of a Duplex Residential Structure to a Single-Family Residence. The project is a Level 3 Alteration of an existing +/- 3,270 SF structure with +/- 655 SF addition, total area of +/- 3,885 SF under roof. The addition includes the expansion of the roofed terrace and new master bedroom suite. The residence will consist of a new open interior floor plan with new raised roofs. The project includes: new pool, new roofed terrace, new driveway, new septic tank and drainage field system, new roofed front entry breezeway, and new raised roof system throughout.

Throughout the required BOA review process, we received comments from the Zoning Department regarding a garage or carport structure being required for Single Family Residential Dwellings. After several meetings with the City of Coral Gables, it was determined and confirmed by the Director of Development Services, Ms. Suramy Cabrera, that this structure was in compliance with Section 10-110 of the Coral Gables Zoning Code which states:

"Any building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district."

With this determination the zoning comments pertaining to the driveway, carport or garage requirements are not applicable. Please note that all other comments have been or will be addressed and do not affect the design.

Should you have any questions, please do not hesitate to contact our office at 305-661-2070.

Sincerely,

RE Chisholm Architects, Inc.


Matthew Polak, AIA, LEED AP
President of Architecture

cc: Robert E. Chisholm