

# 4615 Santa Maria Street

Board of Architecture Presentation

Additions and Remodeling's

June 15, 2021



View of side: Northwest



View of Front: West



View of Side: Southwest



View of Side: Northeast



View of Rear: East



View of Side: Southeast

## BOA Preliminary Submittal: House Photo's

Property: 4615 Santa Maria Street  
Coral Gables, FL 33146

January 27, 2021







Neighbor Across the Street to South: 1300 Mendavia Ave



Neighbor Across the Street: 4620 Santa Maria



Neighbor Across the Street to North: 4610 Santa Maria Ave



Adjacent Neighbor North side: 4603 Santa Maria St



View of Front: 4615 Santa Maria St



Adjacent Neighbor South side: 4701 Santa Maria St

## BOA Preliminary Submittal: House Photo's

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Coral Gables, FL 33146

January 27, 2021







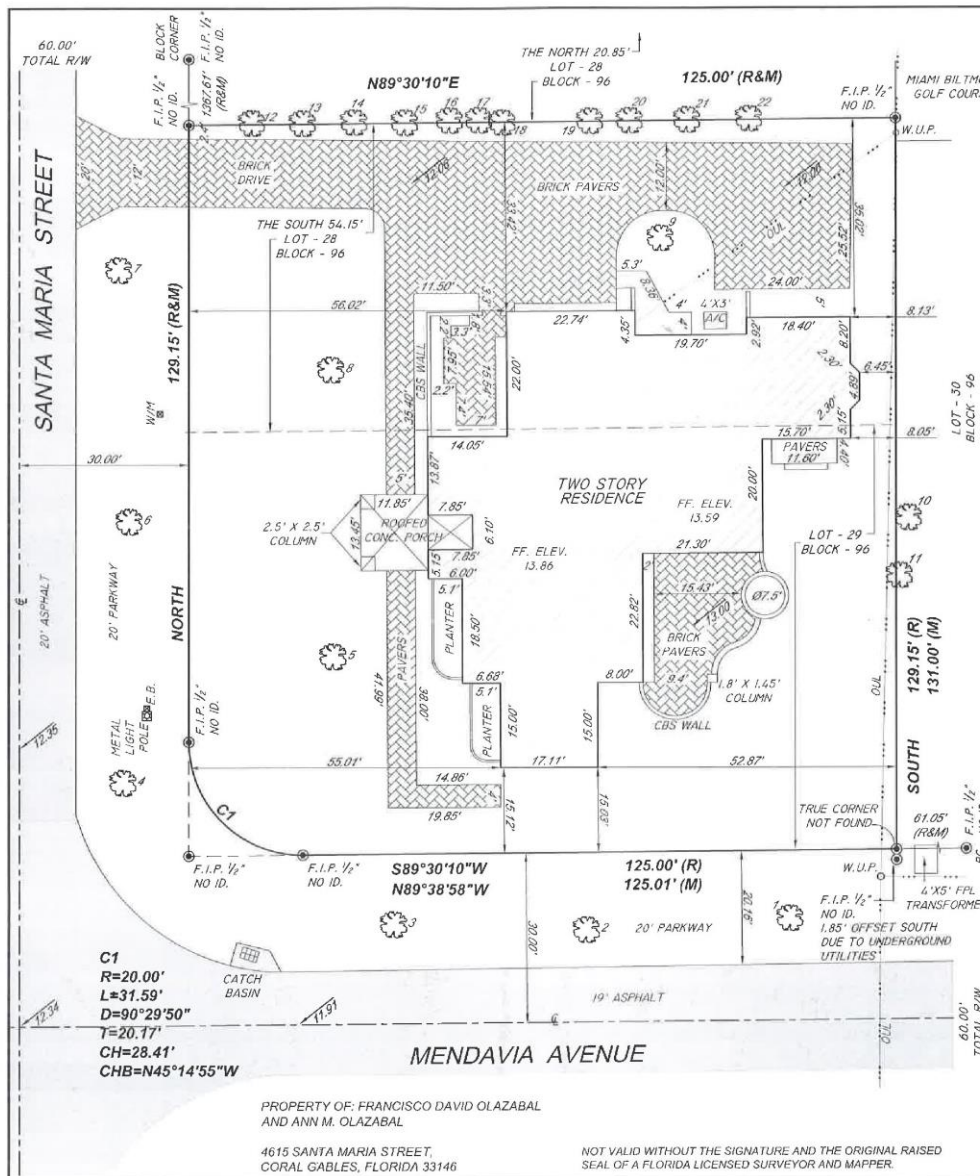
4615 Santa Maria

EXISTING | FRONT SANTA MARIA









#	TREE TYPE	DBH	CANOPY	HEIGHT
1	INDIAN ALMOND	3.00"	35'	60'
2	OAK	2.00"	45'	45'
3	OAK	2.50"	40'	45'
4	OAK	3.50"	40'	50'
5	OAK	1.00"	30'	25'
6	OAK	0.50"	10'	20'
7	OAK	3.00"	55'	50'
8	OAK	1.00"	30'	30'
9	OAK	2.50"	25'	40'
10	OAK	5.00"	60'	60'
11	OAK	3.00"	45'	35'
12	FISHTAIL PALM	0.30"	10'	30'
13	FISHTAIL PALM	0.30"	10'	30'
14	FISHTAIL PALM	0.30"	10'	30'
15	FISHTAIL PALM	0.30"	10'	30'
16	FISHTAIL PALM	0.30"	10'	30'
17	FISHTAIL PALM	0.30"	10'	30'
18	FISHTAIL PALM	0.30"	10'	30'
19	PALM	0.30"	12'	35'
20	VOLUNTEER PALM	0.30"	15'	25'
21	VOLUNTEER PALM	0.30"	15'	25'
22	VOLUNTEER PALM	0.30"	15'	25'

### LEGAL DESCRIPTION:

LOT 29 AND THE SOUTH 54.15 FEET OF LOT 28, BLOCK 96, "AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION, PART FIVE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EAST RIGHT OF WAY OF: SANTA MARIA STREET = (NORTH)

LEGEND			
A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	DBH DIAMETER AT BREAST HEIGHT
A/V AVENUE	I.P. IRON PIPE	P.L. PROFESSIONAL LAND SURVEYOR	WM WATER METER
B.V. BOULEVARD	F.P. FLUORIDE POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.V. WATER VALVE
BM BENCHMARK	F.I.R. FOUND IRON ROD	PL PROPERTY LINE	W.U.P. WOOD UTILITY POLE
CA TV CABLE TELEVISION BOX	F.N.D. FOUND	P.O.B. POINT OF BEGINNING	
C.B. CATCH BASIN	L. ARC LENGTH	P.O.C. POINT OF COMMENCEMENT	
CBS CONCRETE BLOCK STRUCTURE	(L) LEGAL	P.R.C. POINT OF REVERSE CURVATURE	
CHB CHORD BEARING	L.P. LIGHT POLE	P.R.M. PERMANENT REFERENCE MONUMENT	
CH CHORD DISTANCE	L.B. LICENSED BUSINESS	P.T. POINT OF TANGENCY	
CT COURT	L.S. LAND SURVEYOR	R. RADIUS	
C.L. CENTERLINE	(M) MEASURED	R.E. RIM ELEVATION	
CONC. CONCRETE	NAVD. NORTH AMERICAN VERTICAL DATUM	R.O.W. RIGHT-OF-WAY	
C.O. CLEAN OUT	NGVD. NATIONAL GEODETIC VERTICAL DATUM	S.I.P. SET IRON PIPE	
E.R. ELECTRIC BOX	NO ID. NOT IDENTIFIABLE	S.I.R. SET IRON ROD	
ELEV. ELEVATION	NO. NUMBER	ST. STREET	
ENCR. ENCROACHMENT	NTS. NOT TO SCALE	T. TANGENT	
E.R.P. ELEVATION REFERENCE POINT	O.R.B. OFFICIAL RECORD BOOK	T.B.M. TEMPORARY BENCHMARK	
F.F. FINISH FLOOR	ON PL. ON PROPERTY LINE	TEL. TELEPHONE	
F.H. FIRE HYDRANT	O.U.L. OVERHEAD UTILITY LINES	TYP. TYPICAL	
	P.C. POINT OF CURVATURE	U.E. UTILITY EASEMENT	
	P.C.C. POINT OF COMPOUND CURVATURE		

### A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461.002 THROUGH 461.002, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

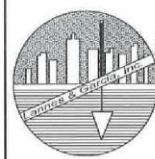
FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.

### LOCATION SKETCH

NOT TO SCALE



FLOOD ZONE: X  
MAP & PANEL = 12086C0457  
COMMUNITY No.: 120639  
SUFFIX: L  
DATE OF FIRM: 09-11-2009  
BASE ELEV. = N/A  
L.F. ELEV. = 13.59 / 13.86 NOTES LOWEST HABITABLE FLOOR ELEVATION.  
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.  
LOWEST ADJACENT GRADE = 12.10  
B.M. # 146 ELEV. = 11.84 (CITY OF CORAL GABLES)  
GARAGE ELEV. = 12.34  
E.R.P. = N/A



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 11/18/2020 SCALE: 1" = 20' DRAWN BY: PB. DWG. No.: 268316

GENERAL NOTES

A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.

B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

C. THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCAL AND KEY JOB WITH THE TIME SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

D. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.

E. ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE (FBC 2020) AND ALL APPLICABLE LOCAL ORDINANCES.

F. ALL DOCUMENTS A-105 (2017) GENERAL CONDITIONS OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.

G. THE CONTRACTOR SHALL DETERMINE THE SEQUENCE OF CONSTRUCTION ITEMS, AS WELL AS THOSE PROVIDED FOR BY SEPARATE PERMIT. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT PRIOR TO FINAL PAYMENT, DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.

H. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMANCE AND COMPLETION OF THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK, INCLUDING UNLIMITED REWORK WHICH IS CLARITY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS IMPROVEMENT SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.

I. INSURANCE, WORKMAN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.

J. AFTER THE AWARD OF THE CONTRACT AND PRIOR TO START OF ANY WORK A PRE-WORK CONFERENCE WILL BE HELD BETWEEN THE CONTRACTOR, ARCHITECT, OWNER AND REPRESENTATIVES OF THE CONTRACTOR, THE TIME AND PLACE OF THE CONFERENCE WILL BE SET BY THE OWNER. THE CONTRACTOR SHALL PREPARE A BRIEF WORK DESCRIPTION OF PROCEDURE TO BE USED IN THE PERFORMANCE OF THE WORK AND PROVIDE A SCHEDULE BAR CHART FOR THE PROJECT.

K. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS. ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.

L. SCOPE OF WORK THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, INSPECTION AND PAY ALL FEES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PROVIDING A COMPLETE, VARIABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

M. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.

N. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.

O. THE CONTRACTOR SHALL ALLOW THE ARCHITECT A RESPONSE TIME OF 7 WORKING DAYS FOR RFS AND 10 WORKING DAYS FOR RFS DRAWING REVISIONS.

P. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL RECTIFY ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR THE NEARBY ADJACENT BUILDING. THE CONTRACTOR SHALL RECTIFY DEFECTIVE WORK WITHIN 15 (FIFTEEN) DAYS AFTER IT IS BROUGHT TO THE CONTRACTOR'S ATTENTION.

Q. AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL DEBRIS, IMPLEMENTS, EQUIPMENT, AND SUPPLIES MATERIALS, LEAVING THE PROJECT "BROOM CLEAN".

R. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.

S. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT B, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

T. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH PARTIAL RELEASE OF LIEN FOR EACH PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.

W. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL THE OWNER'S PUNCH LIST HAS BEEN SATISFIED.

NOTES

1. ALL OWNERS MUST BE REMINDED ON PROPERTY.

2. UNDESIRABLE WILL GROW WITHIN THE CITY OF CORAL GABLES UNDESIRABLE REQUIREMENT ORD. 96.13 CHAPTER 1.8A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30" AND 8'.

3. FILL SHALL NOT BE BROUGHT INTO SITE.

4. SOIL LIMIT CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC., SHALL BE TREATED WITH FUMIGANT OR EQUIVALENT TREATMENT IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.

5. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE PROJECT GRADE.

SYMBOLS KEY

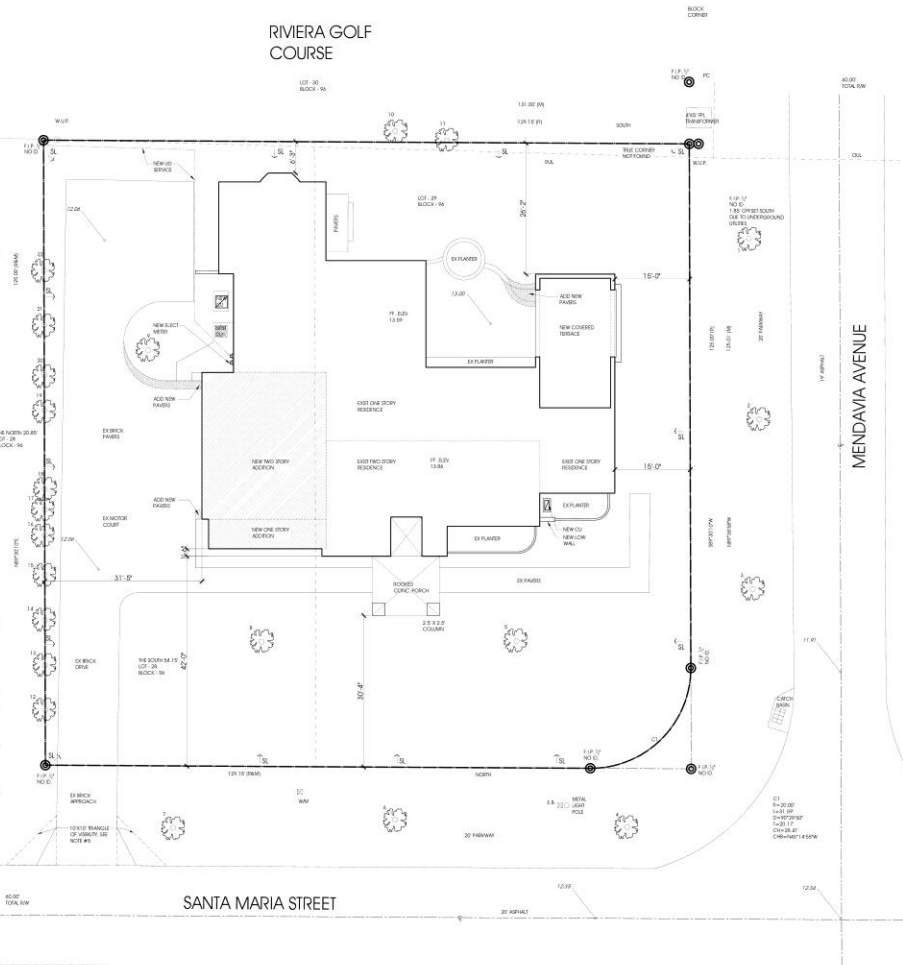
BUILDING SECTION: ELEVATION: SECTION: INTERIOR ELEVATION: DOOR ID: PARTITION TYPE: REVISION: EQUIPMENT ID: GLAZING ID:

CODE:

FBC RESIDENTIAL 2020 7TH EDITION

4615 Santa Maria

NO TREES TO BE REMOVED OR RELOCATED



PAVER DETAIL: A

SCALE: 3/32"=1'-0"

PROPOSED OVERALL SITE PLAN

SCALE: 3/32"=1'-0"

LOCATION SKETCH

LEGAL DESCRIPTION

SCOPE OF WORK

ZONING INFORMATION

REQUIRED/ALLOWED	EXISTING/PROPOSED	
F.A.R. ALLOWED	5,993 SF (MIN. FLOOR 1000 SF, 30% NEXT 5,000 SF, 30% REMAINING)	3,910 SF EXIST / 4,975 SF PROPOSED
LOT COVERAGE	5,600 SF (MIN. HOUSE MAX. 35% LOT)	3,647 SF EXIST (4,396 SF PROPOSED)
MIN. FLOOR ELEVATION	34" MAX ABOVE EST. GRADE	NO POOL OR ACCESSORY STRUCTURE
HEIGHT ALLOWED	15' MAX ABOVE EST. GRADE	15' MAX ABOVE EST. GRADE
LANDSCAPE AREA REQUIRED	6,407 SF	6,071 SF
FRONT YARD REQUIRED	1,201 SF	4,511 SF

SETBACK REQUIREMENTS

REQUIRED/ALLOWED	EXISTING/PROPOSED	
FRONT (WEST)	30'-0" SITE SPECIFIC	30'-0" EXISTING
SOUTH SIDE: MENDAVIA STREET	15'-0"	15'-0" EXISTING
NORTH SIDE: INTERIOR	(5'-0" MIN)	31'-0" NEW
REAR (EAST): GOLF COURSE	10'-0"	6'-0" EXISTING

AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

PROJECT

Addition and Remodeling:  
OLAZABAL FAMILY

4615 Santa Maria of  
Coral Gables, FL 33146

DRAWING

Proposed Site Plan and  
Zoning Information

SAL

SCALE

3/32" = 1'-0"

DRAWN

BY

REVIEWED

NOL

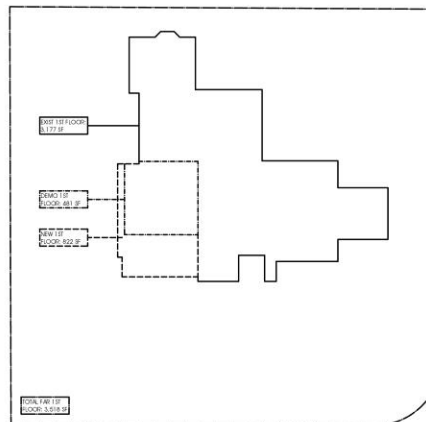
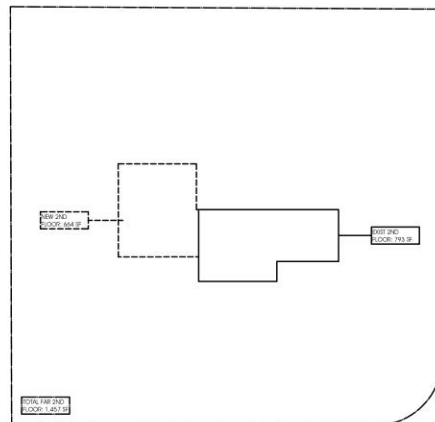
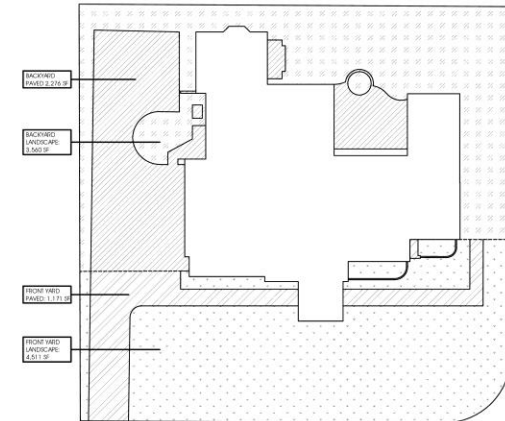
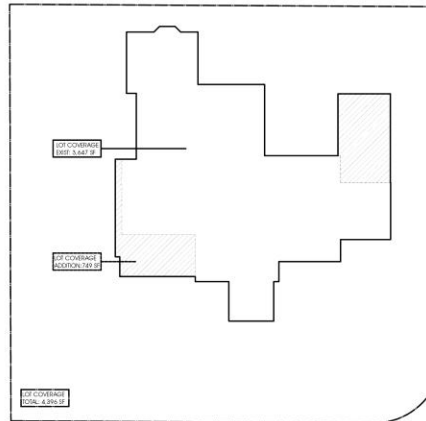
PROJ. NO.

294

SHEET NO.

A-01.0

PROPOSED OVERALL SITE PLAN



### AREA CALCULATIONS: TOTALS

FAR CALCULATIONS	EXISTING	DEMOLISHED	NEW	TOTAL
1ST FLOOR A/C + GARAGE	3,177 SF	481 SF	822 SF	3,518 SF
2ND FLOOR A/C	798 SF	0 SF	664 SF	1,467 SF
TOTALS				4,975 SF

LOT COVERAGE CALCS: 35%	EXISTING	NEW	PROPOSED
LOT COVERED	3,647 SF	749 SF	4,396 SF
TOTALS			4,396 SF

LANDSCAPE AREAS	PROPOSED
LANDSCAPE: BACKYARD	3,560 SF
LANDSCAPE: FRONT YARD	4,511 SF
TOTALS	8,071 SF

PAVED AREAS	PROPOSED
FRONT YARD	1,171 SF
BACKYARD	2,276 SF
TOTALS	3,447 SF

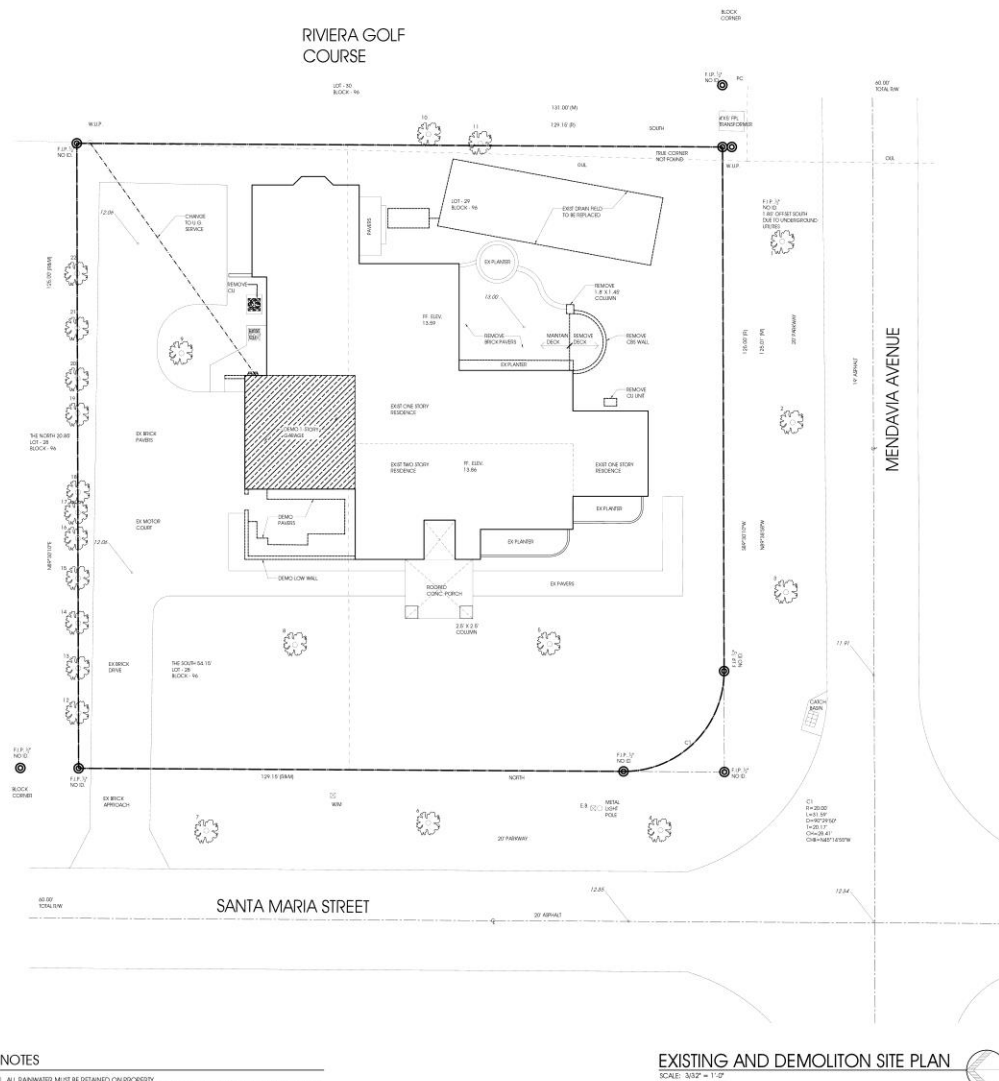


## DEMOLITION PLAN LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
	EXISTING DOOR AND FRAME TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED

## NOTES

1. ALL BANNNER MUST BE RETAINED ON PROPERTY.
2. LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.
3. NO FILL SHALL BE BROUGHT ONTO SITE.



## EXISTING AND DEMOLITION SITE PLAN

SCALE: 3/32" = 1'-0"

NOTES

## LOCUS ARCHITECTURE INCORPORATED

620 South Dixie Highway, Suite 307  
Coral Gables, Florida 33146  
Tel: (305) 740-0100  
Fax: (305) 740-0500  
Coral Gables, FL 33133

CONSULTANTS

NO.	REVISION/REVISION	DATE
1	OWNER REVIEW	01-20-21
2	PRELIMINARY BOA	02-22-21
3	PRELIMINARY BOA REV	04-27-21

PROJECT  
Addition and Remodeling:  
**OLAZABAL FAMILY**  
4615 Santa Maria of  
Coral Gables, FL 33146

DRAWING  
Existing and Demolition  
Site Plan

SCALE	SCALE
N.T.S.	N.T.S.
DESIGN	DESIGN
SEA	SEA
REVIEWED	REVIEWED
NOL	NOL
PROJ. NO.	PROJ. NO.
294	294
SHEET NO.	SHEET NO.
A-01.2	A-01.2





NOTES



LOCUS  
ARCHITECTURE  
INCORPORATED  
630 South Dixie Highway, Suite 307  
Coral Gables, Florida 33146  
Tel: (305) 740-0120  
Fax: (305) 740-0550  
Internet: www.locusarch.com

CONSULTING

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	01-20-21
2	PRELIMINARY BCIA	02-22-21
3	PRELIMINARY BCIA REV	04-27-21

PROJECT

Addition and Remodeling:  
**OLAZABAL FAMILY**  
4615 Santa Maria at  
Coral Gables, FL 33146

DRAWING

Existing And Demolition  
Second Floor Plan

SAL	SCALE
	1/4"=1'-0"
	DRAWN
	BY
	REVIEWED
	NEL
	PROJ. NO.
	294
	SHEET NO.

A-02.1

## ELECTRICAL DEMOLITION NOTES

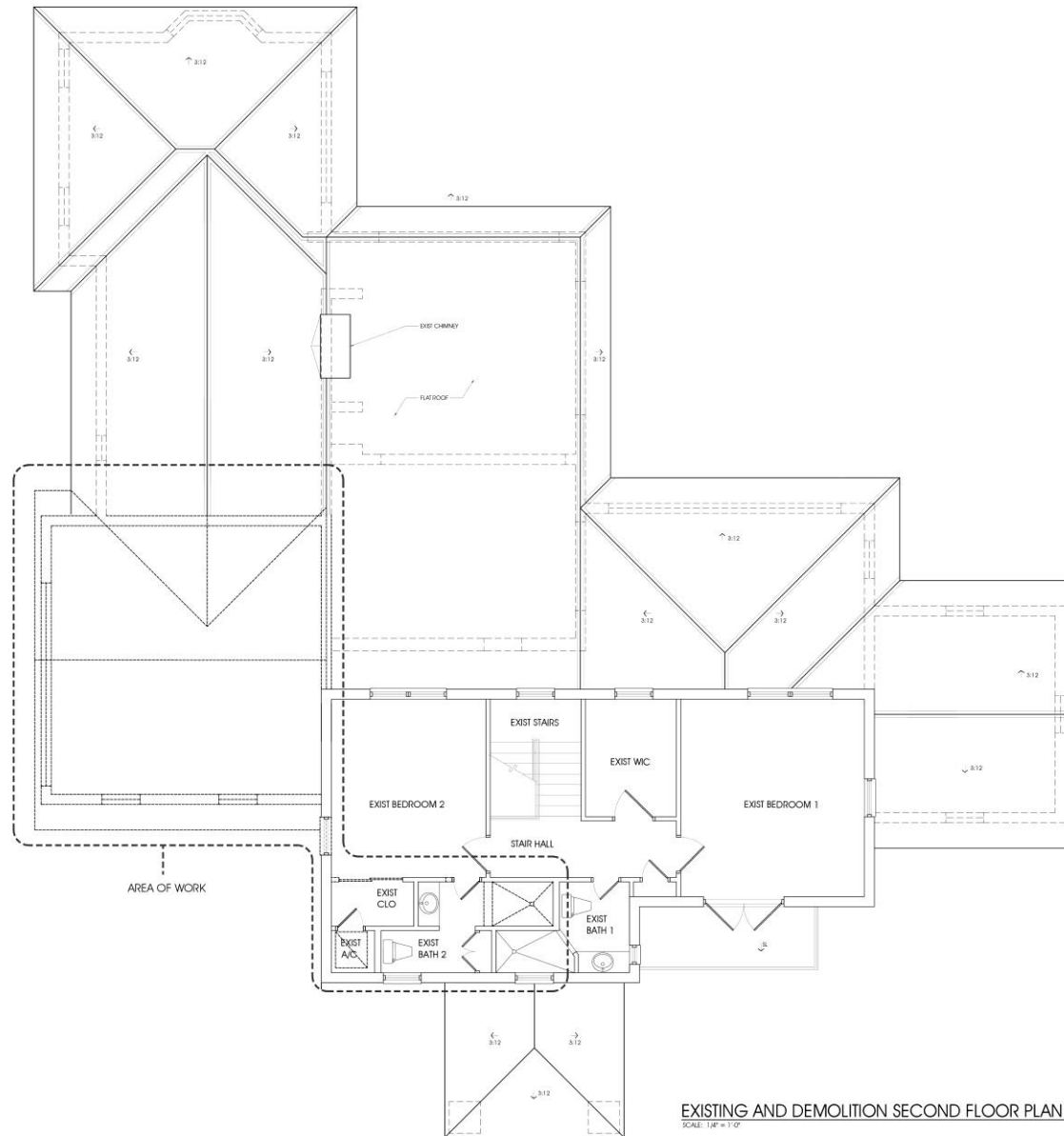
1. CONTRACTOR IS TO VERIFY WITH OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. TO REMAIN PRIOR TO DEMOLITION. MARK ALL PIPES, CONDUITS, ETC. NOT TO BE DEMOLISHED WITH RED PAINT. INFORM ALL SUB CONTRACTORS.
2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, SPECIAL OUTLETS, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUITS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND OTHER ELECTRICAL SYSTEM COMPONENTS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. CONDUITS RUN IN SLAB SHALL BE CUT FLUSH, PUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.
3. SEE ELECTRICAL SHEETS FOR DETAILS.

## PLUMBING DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO DEMOLISHING ALL EXISTING SINKS AND WCs TO BE REMOVED OR RELOCATED.
2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL PLUMBING FIXTURES LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. LINES RUN IN SLAB SHALL BE CUT FLUSH, PUGGED AND ABANDONED AFTER FIXTURES ARE REMOVED.
3. SEE PLUMBING SHEETS FOR DETAILS.

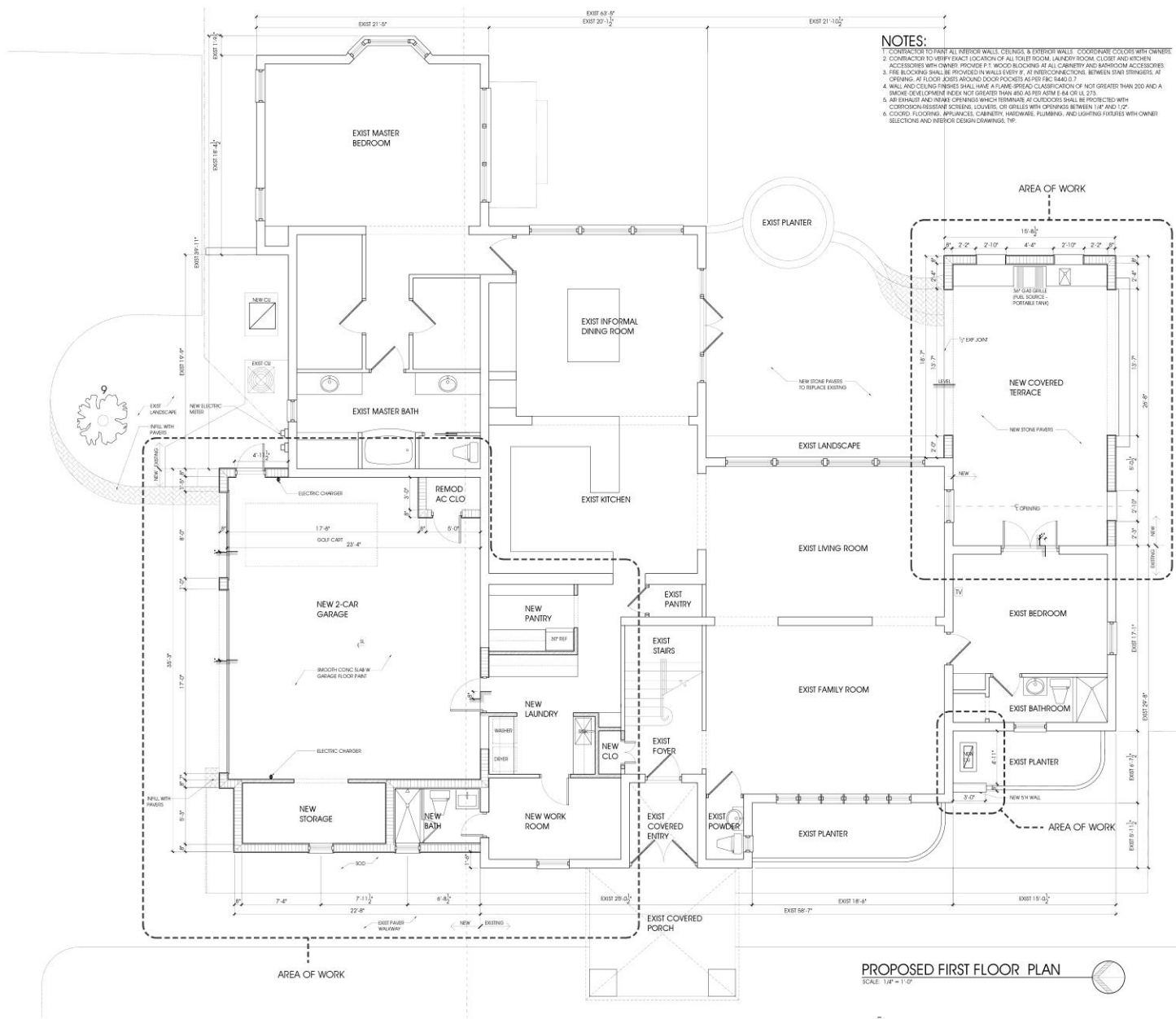
## DEMOLITION PLAN LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS
	EXISTING DOOR AND FRAME TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED



EXISTING AND DEMOLITION SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"





NOTES

**LOCUS**  
ARCHITECTURE  
INCORPORATED

620 South Dixie Highway, Suite 307  
Coral Gables, Florida 33146  
Tel: (305) 760-0100  
Fax: (305) 760-0500  
llocus@aol.com

CONSULTANTS

NO.	REVISION/REMISSION	DATE
1	OWNER REVIEW	01-20-21
2	PRELIMINARY B.O.A.	02-22-21
3	PRELIMINARY B.O.A. REV	04-27-21

PROJECT

Addition and Remodeling:  
**OLAZABAL FAMILY**  
4615 Santa Maria of  
Coral Gables, FL 33146

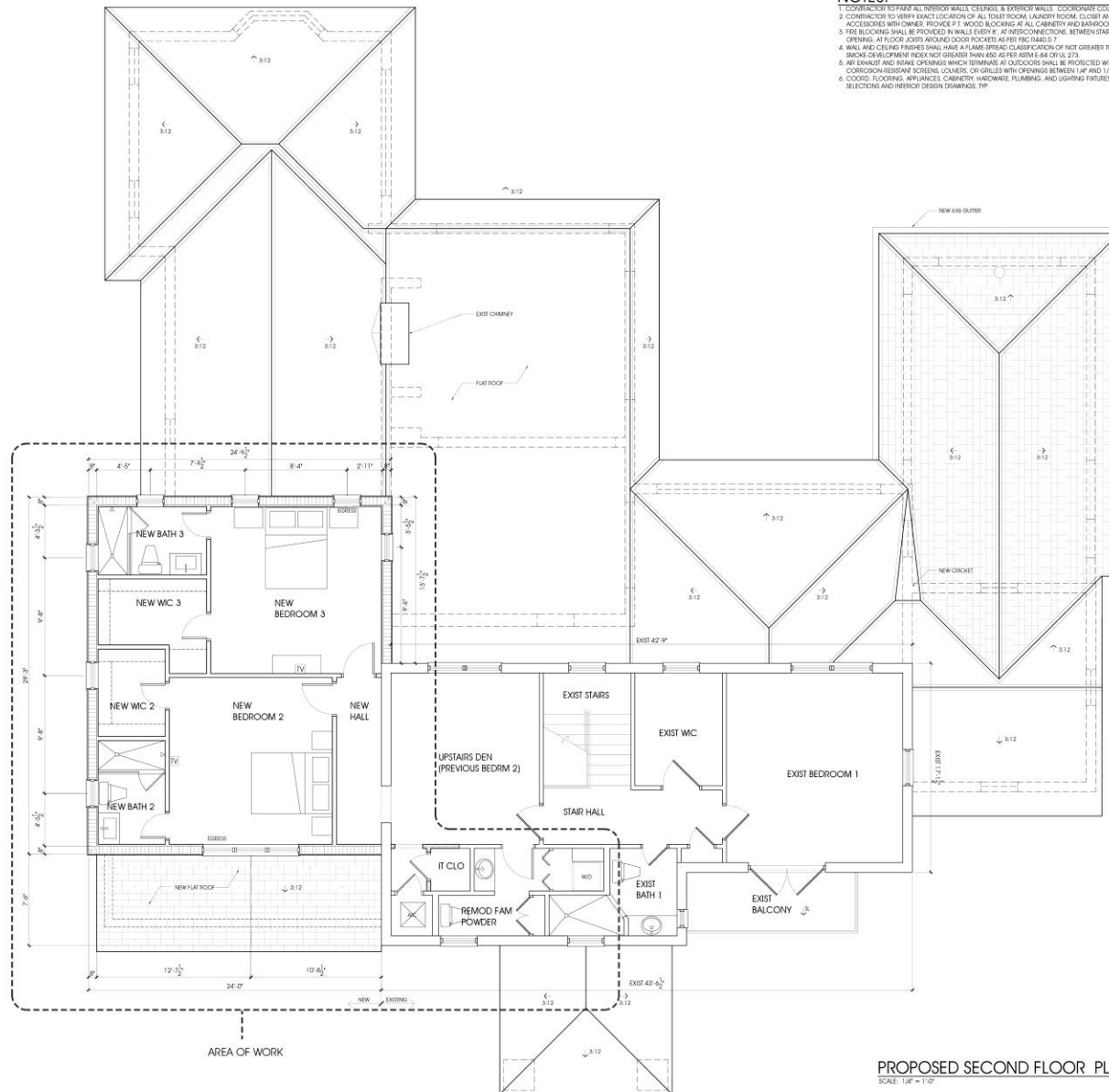
DRAWING

Proposed First  
Floor Plan

SCALE	SCALE
1/4" = 1'-0"	DESIGN
	SEA
	REVIEWED
	NOL
Nelson de Leon A/E 13937	PROJ. NO.
	294
SHEET NO.	

A-02.2





# NOTES:

1. CONTRACTOR TO PAINT ALL INTERIOR WALLS, CEILING, & EXTERIOR WALLS. COORDINATE COLORS WITH OWNER.
2. CONTRACTOR TO VERIFY EXIST LOCATION OF ALL TOILET ROOM, LAUNDRY ROOM, CLOSET AND ROOM ACCESSORIES WITH OWNER. PROVIDE P.T. WOOD BLOCKING AT ALL CABINETS AND BATHROOM ACCESSORIES.
3. FIBER BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8" AT INTERSECTIONS, BETWEEN STAIRS, BRIDGES, & OPENINGS. AT FLOOR JOISTS AROUND DOOR POCKETS AS PER IRC DATED 7
4. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E 84 OR UL 273.
5. ALL EXHAUST AND VENT OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, Louvers, OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2".
6. COORD. FLOORING, APPLIANCES, CABINETS, HARDWARE, PLUMBING, AND LIGHTING FIXTURES WITH OWNER SELECTIONS AND INTERIOR DESIGN DRAWINGS, TYP.

NOTES

**LOCUS**  
ARCHITECTURE  
INCORPORATED

620 South Dixie Highway, Suite 307  
Coral Gables, Florida 33146  
Tel: (305) 760-0122  
Fax: (305) 760-0500  
Locus No.: A0000733

CONSULTANTS

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	01-20-21
2	PRELIMINARY BOA	02-22-21
3	PRELIMINARY BOA REV	04-27-21

PROJECT

Addition and Remodeling:  
**OLAZABAL FAMILY**  
4615 Santa Maria of  
Coral Gables, FL 33146

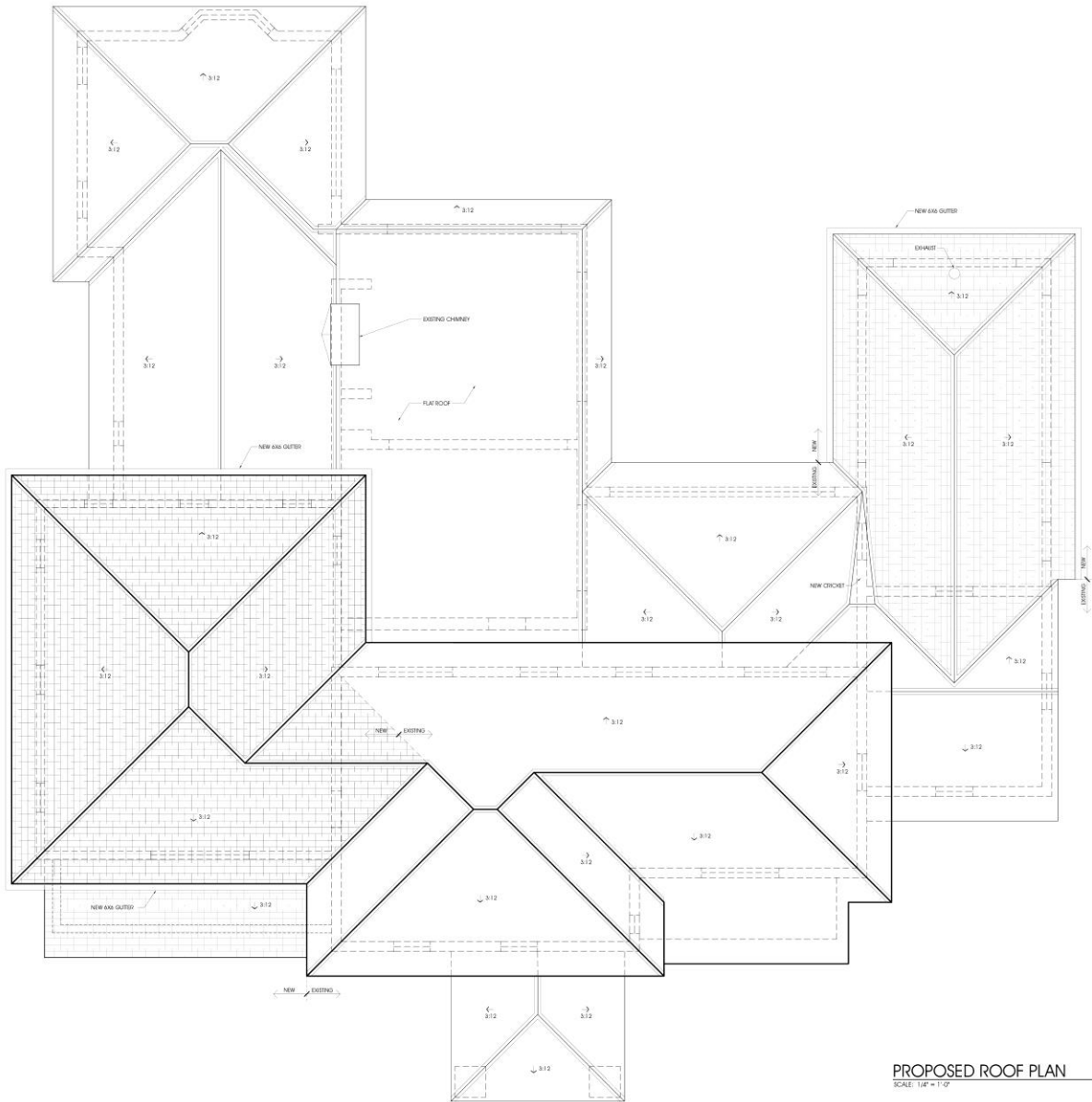
DRAWING

Proposed Second  
Floor Plan

SCALE	SCALE
1/4" = 1'-0"	DESIGN
	SEA
	REVIEWED
	NOL
	PROD. NO.
	294
	SHEET NO.

A-02.3

**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



ATIC VENTILATION - FBC 2020 SECTION 1203 - CLOSED SYSTEM  
 PROVIDED: PER FBC 2020 RESIDENTIAL SECTION 806.5 UNVENTED  
 ATIC ASSEMBLIES: "CROWN" GRAFT FOAM  
 INSULATION TO UNDERSIDE OF ROOF DECKING.  
 CLOSED CELL R-VALUE=3.0

\*APPLY LIQUID WATERPROOFING  
 SYSTEM TO ALL FLAT SURFACES &  
 BALCONIES COATED WITH  
 ARCHITECT FOR SPECIFICATIONS

**PROPOSED ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



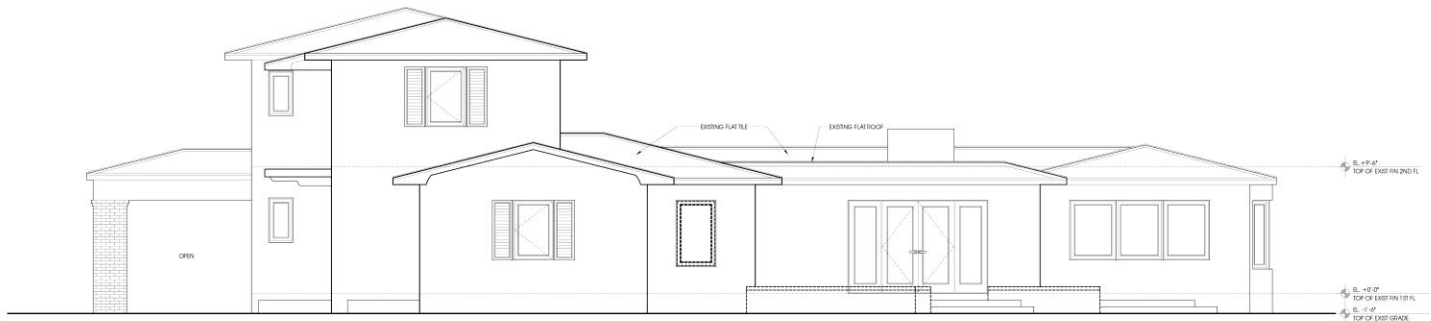
NOTES		
<b>LOCUS ARCHITECTURE INCORPORATED</b> 630 South Dixie Highway, Suite 307 Coral Gables, Florida 33146 Tel: (305) 740-0120 Fax: (305) 740-0520 Website: www.locusarch.com		
CONSULTANTS		
NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	01-20-21
	PRELIMINARY BOA	02-22-21
	PRELIMINARY BOA REV	04-27-21
PROJECT		
Addition and Remodeling: <b>OLAZABAL FAMILY</b> 4615 Santa Maria of Coral Gables, FL 33146		
DRAWING		
Proposed Roof Plan		
SEAL	SCALE: 1/4" = 1'-0"	
	DRAWN: BSA	
	REVIEWED: NDL	
	PROJECT NO: 294	
	DESIGNER/DATE: AD 1/29/21	
	SHEET NO:	
A-04.0		



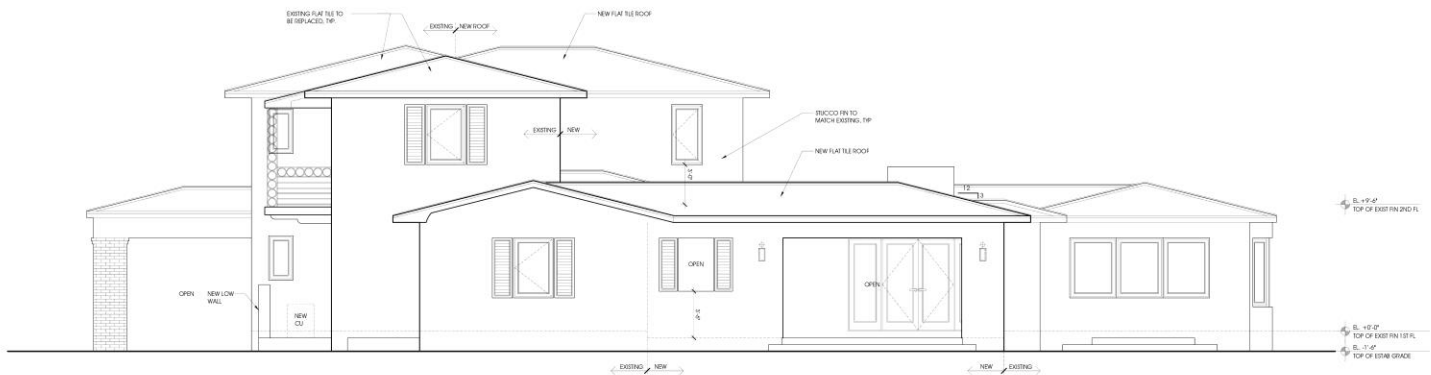




A-05.1



EXISTING/DEMOLITION EXTERIOR ELEVATION: SOUTH  
SCALE: 1/4"=1'-0"



PROPOSED EXTERIOR ELEVATION: SOUTH  
SCALE: 1/4"=1'-0"

NOTES		
<b>LOCUS ARCHITECTURE INCORPORATED</b> 500 South Dixie Highway, Suite 307 Coral Gables, Florida 33146 Tel: (305) 442-1231 Fax: (305) 442-0820 License No. AR000733		
CONSULTANTS		
NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	01-20-21
	PRELIMINARY BOA	02-22-21
	PRELIMINARY BOA REV	04-27-21
PROJECT		
Addition and Remodeling: <b>OLAZABAL FAMILY</b>		
4615 Santa Maria of Coral Gables, FL 33146		
(DRAWING)		
Existing/Demolition and Proposed Exterior Elevations: South		
SEAL	SCALE	
	1/4" = 1'-0"	
	DRAWN	
	BM	
	REVIEWED	
	NDL	
	PROJ. NO.	
	204	
Notation de Locus A01 13037		
SHEET NO.		
A-05.2		





A-05.3