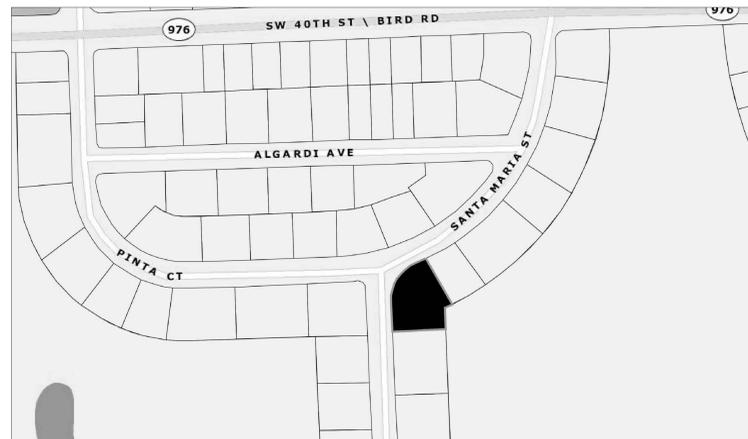


SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET - CORAL GABLES - FLORIDA - 33146



HISTORIC PRESERVATION BOARD OF ARCHITECTS

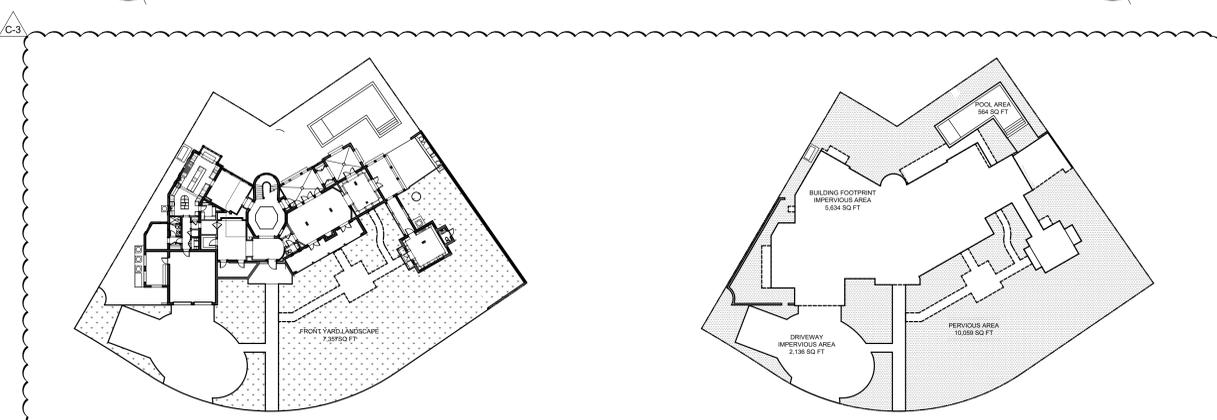
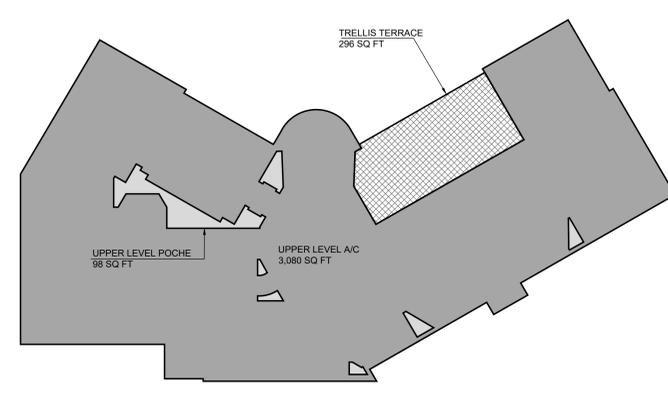
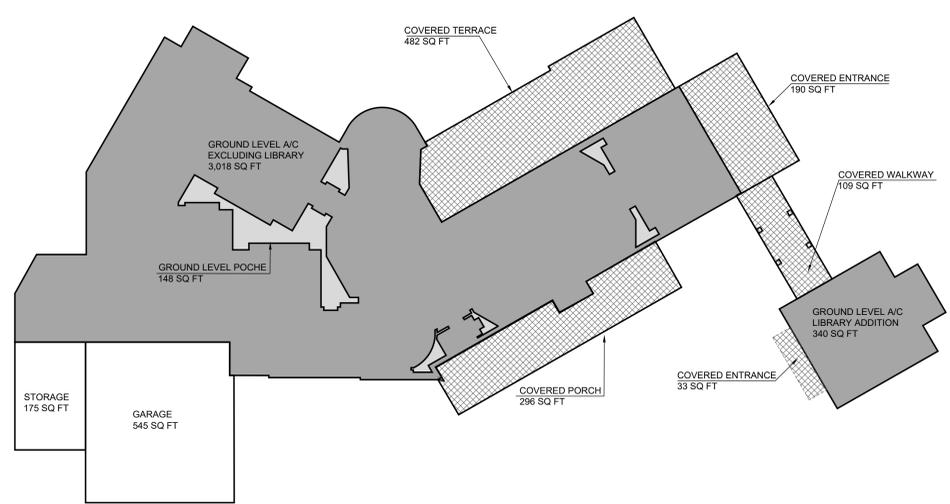
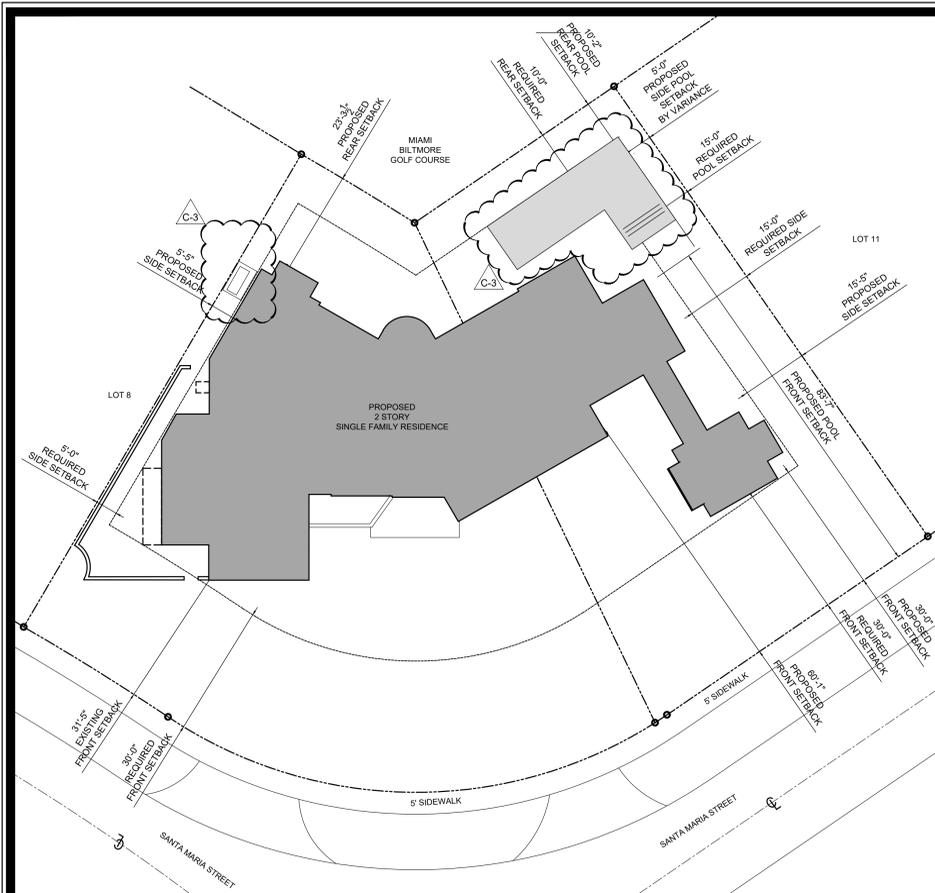


09/23/20 OWNER REQUEST

PROJECT NO.: 2016-05



PORTUONDO PEROTTI ARCHITECTS, INC.
5717 S.W. 8th STREET
MIAMI, FLORIDA 33144
PH: (305) 260 -9331
FAX: (305) 260 -9318
E-MAIL: info@PORTUONDO-PEROTTI.COM



LEGAL DESCRIPTION (S)
LOTS 9 & 10, BLOCK 96, "REVISED PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART 5" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 55, OF THE PUBLIC RECORDS OF CORAL GABLES, FLORIDA.

PROPERTY ADDRESS(ES)
FOLIO: 03-4119-001-4310
4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146-1122

ZONING CLASSIFICATION
SFR - SINGLE FAMILY RESIDENTIAL DISTRICT

FLOOD CRITERIA
FLOOD ZONE: X

MAX. CROWN OF ROAD: 13.15' NGVD
BASE ELEVATION LINE: 13.82' NGVD (CROWN OF ROAD + 8")
ESTABLISHED ELEVATION: 12.48' NGVD (AVERAGE SIDEWALK)
REQUIRED LOWEST FLOOR ELEVATION: 13.82' NGVD
EXISTING LOWEST FLOOR ELEVATION: 13.75' NGVD
REQUIRED LOWEST ADJACENT GRADE: 13.125' NGVD (d + C.O.R.)
PROPOSED LOWEST ADJACENT GRADE: 12.725' NGVD (PER HISTORIC EXISTING CONDITION)
PROPOSED A/C COMPRESSOR & GENERATOR SLAB ELEVATION: 13.75' NGVD

LOT AREA
GROSS LOT AREA = 19,912 SQ. FT.

LANDSCAPE OPEN SPACE
MIN PERVIOUS / OPEN LANDSCAPED SURFACE RATIO:
REQUIRED: 40% OF LOT AREA: 19,912 SQ FT X .40 = 7,964.8 SQ FT
PROPOSED: 10,059 SQ FT
FRONT YARD LANDSCAPED OPEN SPACE:
REQUIRED: 20% OF LOT AREA: 7,965 FT X .20 = 1,593 SQ FT
PROPOSED: 7,387 SQ FT

LOT COVERAGE / GROUND AREA
MAIN BUILDING:
MAX. ALLOWED: 35% OF LOT AREA: 19,912 SQ. FT. X .35 = 6,969.2 SQ. FT.
MAX. PROPOSED: **5,008 SQ.FT**
MAIN BUILDING + ACCESSORY BUILDING NOT TO EXCEED 45% OF LOT AREA 19,912 SQ.FT
MAX. ALLOWED: 8,961 SQ. FT.
MAX. PROPOSED: **5,008 + 347 = 5,348 SQ.FT + 564 SQ.FT.POOL AREA=5,912 SQ.FT**

F.A.R.

48% OF 5,000.00 SQ FT	2,400.00 SQ FT
35% OF 5,000.00 SQ FT	1,750.00 SQ FT
30% OF 9,912 SQ FT	2,974.00 SQ FT
MAXIMUM ALLOWED:	7,124.00 SQ FT
PROPOSED:	7,241.00 SQ FT
OVER BY:	117.00 SQ.FT (163.00 SQ.FT BY APPROVED VARIANCE)

BUILDING HEIGHT
MAXIMUM: TWO STORIES OR 29'-0" (above average finished grade elevation)
PROPOSED: **23'-6"**

BUILDING SETBACKS
AS STATED IN SEC 142-106 (1), (2), & (3)

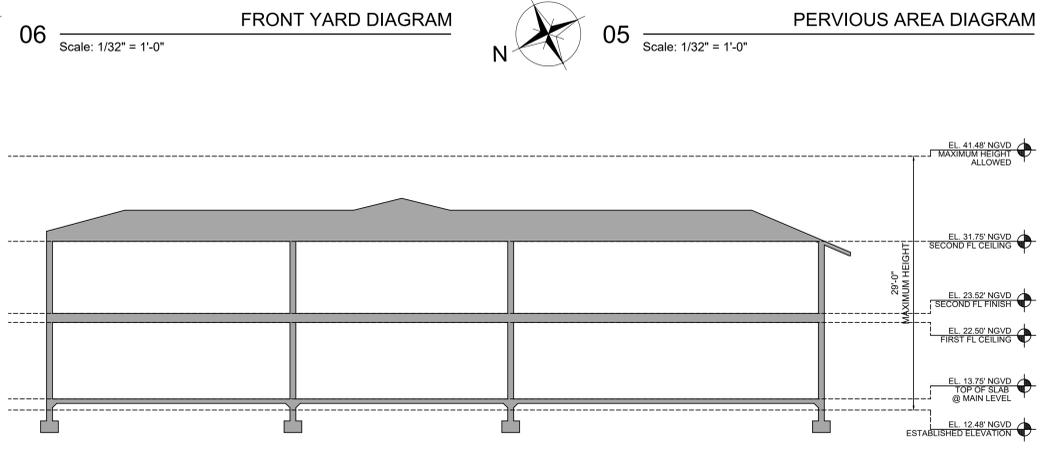
PRINCIPAL BUILDING:	REQUIRED	PROPOSED
FRONT	30'-0"	30'-0"
INT. SIDE (NORTH)	5'-0"	5'-0"
INT. SIDE (SOUTH)	15'-0"	15'-0"
REAR	10'-0"	23'-3 1/2"

SWIMMING POOL SETBACKS:	REQUIRED	PROPOSED
FRONT	30'-0"	83'-7"
INT. SIDE (NORTH)	5'-0"	7'-0"
INT. SIDE (SOUTH)	15'-0"	5'-0" BY VARIANCE
REAR	10'-0"	11'-0"

* **SIDE SETBACKS (ARTICLE 4 - ZONING DISTRICTS)**
4.B. SIDE SETBACKS: INSIDE LOTS SHALL HAVE MINIMUM SIDE SETBACKS, WHICH TOTAL TWENTY (20%) PERCENT OF THE WIDTH OF THE LOT MEASURED ACROSS THE FRONT SETBACK LINE WITH A MINIMUM TOTAL OF TEN (10) FEET AND UP TO A MAXIMUM OF TWENTY (20) FEET. A MINIMUM SIDE SETBACK OF FIFTEEN (15) FEET SHALL BE REQUIRED AND MAINTAINED FROM ANY SIDE LINE OF A BUILDING SITE THAT ABUTS UPON A STREET. PROVIDED, HOWEVER, THAT BUILDINGS ON CORNER LOTS WHICH HAVE ONE (1) SIDE ABUTTING UPON A STREET ON WHICH OTHER LOTS IN THE SAME BLOCK FACE, SHALL SETBACK A MINIMUM DISTANCE FROM SUCH SIDE STREET AS IS PROVIDED HEREIN AS THE MINIMUM FRONT SETBACK FOR BUILDINGS FACING SUCH SIDE STREET. THE REQUIRED SIDE SETBACKS SHALL BE EQUAL ON BOTH SIDES UNLESS AN UNEVEN DISTRIBUTION IS USED TO MITIGATE AN EXISTING CONTEXTUAL CONDITION ON THE PROPERTY AS DETERMINED BY THE BOARD OF ARCHITECTS. AN EXISTING CONTEXTUAL CONDITION MAY INCLUDE BUT SHALL NOT BE LIMITED TO THE LOCATION OF TREES, EXISTING STRUCTURES ON THE PROPERTY, OR EXISTING NONCONFORMING SETBACK CONDITIONS. IN NO CASE SHALL A SIDE SETBACK BE LESS THAN FIVE (5) FEET.

SQUARE FOOTAGE

	AREA TABULATION		TOTAL	LOT COVERAGE
	A/C	NON-A/C		
GROUND FLOOR				
A/C SPACE EXC. LIBRARY	3016	SQ.FT		3,016.0000 SQ.FT
A/C LIBRARY SPACE	340	SQ.FT		340
POCHE SPACE	161	SQ.FT		161 SQ.FT
GARAGE	545	SQ.FT		545 SQ.FT
STORAGE		175	SQ.FT	175 SQ.FT
COVERED TERRACE		481.57	SQ.FT	481.5700 SQ.FT
COVERED PORCH		296.1900	SQ.FT	296
COVERED ENTRANCE		223.0000	SQ.FT	223.0000 SQ.FT
COVERED WALKWAY		109.0000	SQ.FT	109.0000 SQ.FT
SECOND FLOOR				
A/C SPACE	3180.0000	SQ.FT		
POCHE SPACE	-107	SQ.FT		
TRELLIS TERRACE		295.6300	SQ.FT	
TOTAL	7241.0000	SQ.FT	1579.0000	SQ.FT
TOTAL COMBINED AREA (A/C & NON-A/C)				8820.0000



ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
A A C 0 1 4 0 7
5717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 780-0931 Fax: (305) 200-0918
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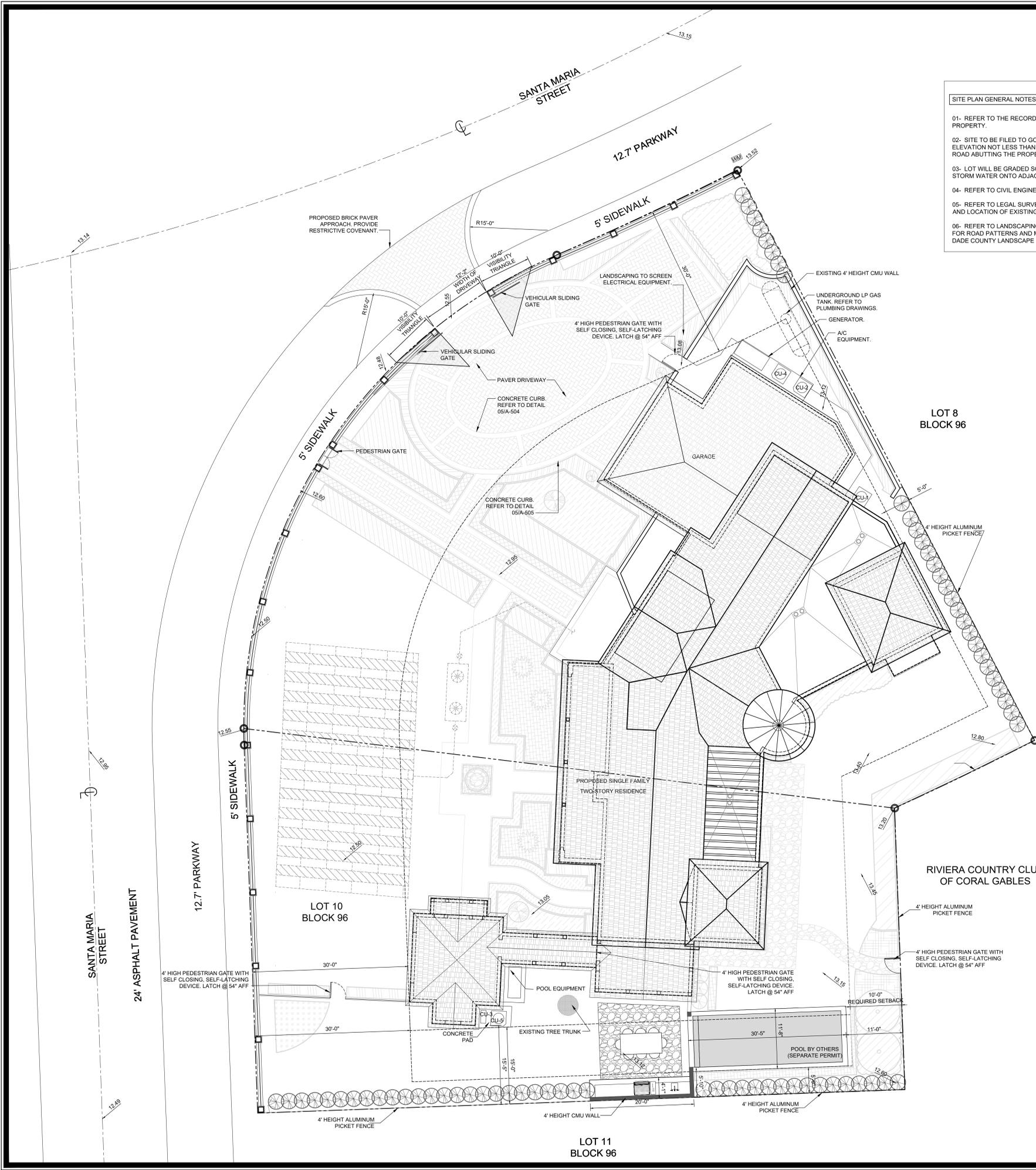
PROJECT NUMBER: 2016-05
DATE: 05/16/19
DRAWN BY: LG/JE
CHECKED BY:

REVISIONS:
05/16/19 OWNER REQUEST
08/29/19 OWNER REQUEST
08/29/19 OWNER REQUEST
08/29/19 OWNER REQUEST

OWNER
CLAUDIO L. ALVAREZ

TITLE: PROJECT INFO
SCALE: AS NOTED

SHEET: **A-003**
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SITE PLAN GENERAL NOTES:

01- REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.

02- SITE TO BE FILED TO GOVERNMENT FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NOT LESS THAN THE HIGHEST APPROVED CROWN ELEVATIONS OF THE ROAD ABUTTING THE PROPERTY.

03- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTIES.

04- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE GRADING AND DRAINAGE

05- REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING ELEMENTS.

06- REFER TO LANDSCAPING DRAWINGS FOR LANDSCAPING REQUIREMENTS AND FOR ROAD PATTERNS AND MATERIALS. LANDSCAPING SHALL WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.

07- THE FIRST INCH OF RAINWATER WILL BE RETAINED ON PROPERTY.

08 - PROVIDE TERMITE PROTECTION: AS PER FLORIDA BUILDING CODE - RESIDENTIAL 2014 EDITION, R4409.13.5 TERMITE PROTECTION.

ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

01 - LANDSCAPING SHALL WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.

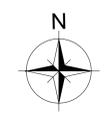
02 - ALL RAINWATER SHALL BE RETAINED ON PROPERTY. REFER TO CIVIL ENGINEERING DRAWINGS FOR DRAINAGE INFORMATION.

LEGEND

○ B BORING/PERCOLATION TEST LOCATION

X XX.XX' DENOTES EXISTING ELEVATIONS

+ XX.XX' DENOTES PROPOSED ELEVATIONS



ARCHITECTS PORTUNDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C 0 0 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 780-0931 Fax: (305) 200-0918 http://www.pportundoperotti.com	PROJECT NUMBER: 2016-05 DATE: 05/16/19 DRAWN BY: LG/JE CHECKED BY: LG/JE	REVISIONS: 05/16/19 OWNER REQUEST 08/29/19 OWNER REQUEST 09/23/20 OWNER REQUEST
SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA, 33146	OWNER CLAUDIO J. ALVAREZ	
PROPOSED SITE PLAN TITLE SCALE: AS NOTED		
SHEET A-100 OF 01 © COPYRIGHT 2019		

SITE PLAN GENERAL NOTES:

- 01- REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.
- 02- SITE TO BE FILED TO GOVERNMENT FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NOT LESS THAN THE HIGHEST APPROVED CROWN ELEVATIONS OF THE ROAD ABUTTING THE PROPERTY.
- 03- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTIES.
- 04- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE GRADING AND DRAINAGE.
- 05- REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING ELEMENTS.
- 06- REFER TO LANDSCAPING DRAWINGS FOR LANDSCAPING REQUIREMENTS AND FOR ROAD PATTERNS AND MATERIALS. LANDSCAPING SHALL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.

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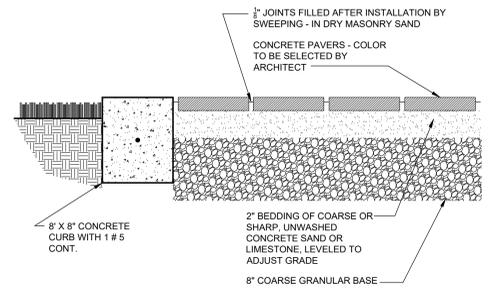
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

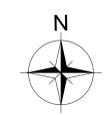
- 01 - LANDSCAPING SHALL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.
- 02 - ALL RAINWATER SHALL BE RETAINED ON PROPERTY. REFER TO CIVIL ENGINEERING DRAWINGS FOR DRAINAGE INFORMATION.

LEGEND

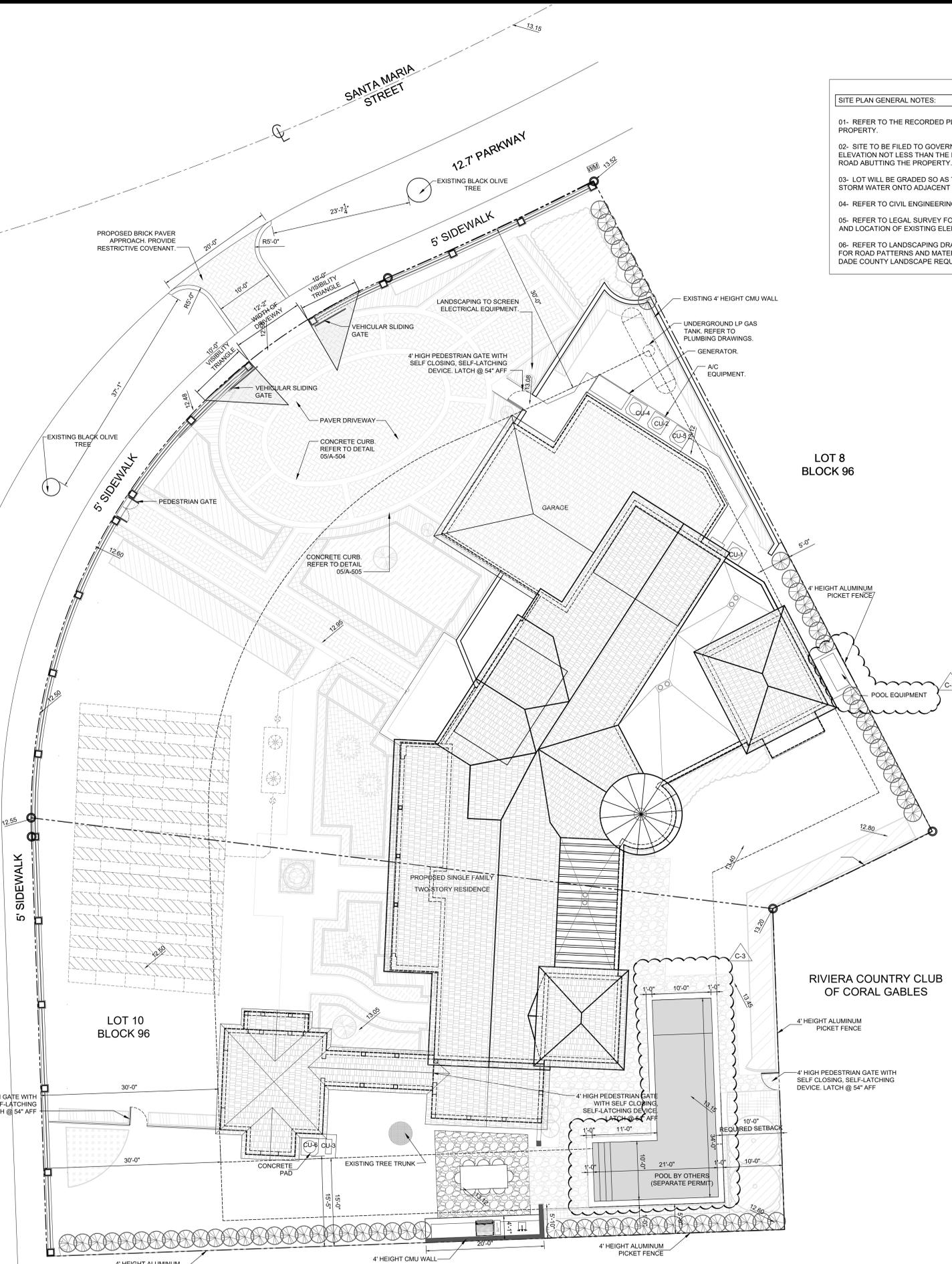
- BORING/PERCOLATION TEST LOCATION
- DENOTES EXISTING ELEVATIONS
- DENOTES PROPOSED ELEVATIONS



01 PAVER DETAIL
3" = 1'-0"



01 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



LOT 11
BLOCK 96

LOT 10
BLOCK 96

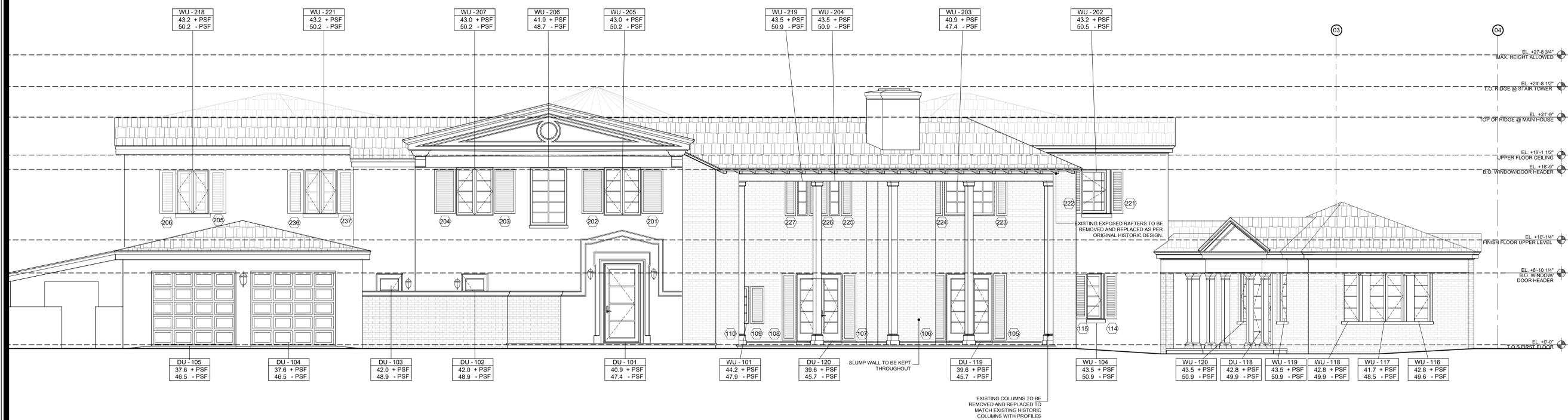
LOT 8
BLOCK 96

RIVIERA COUNTRY CLUB
OF CORAL GABLES

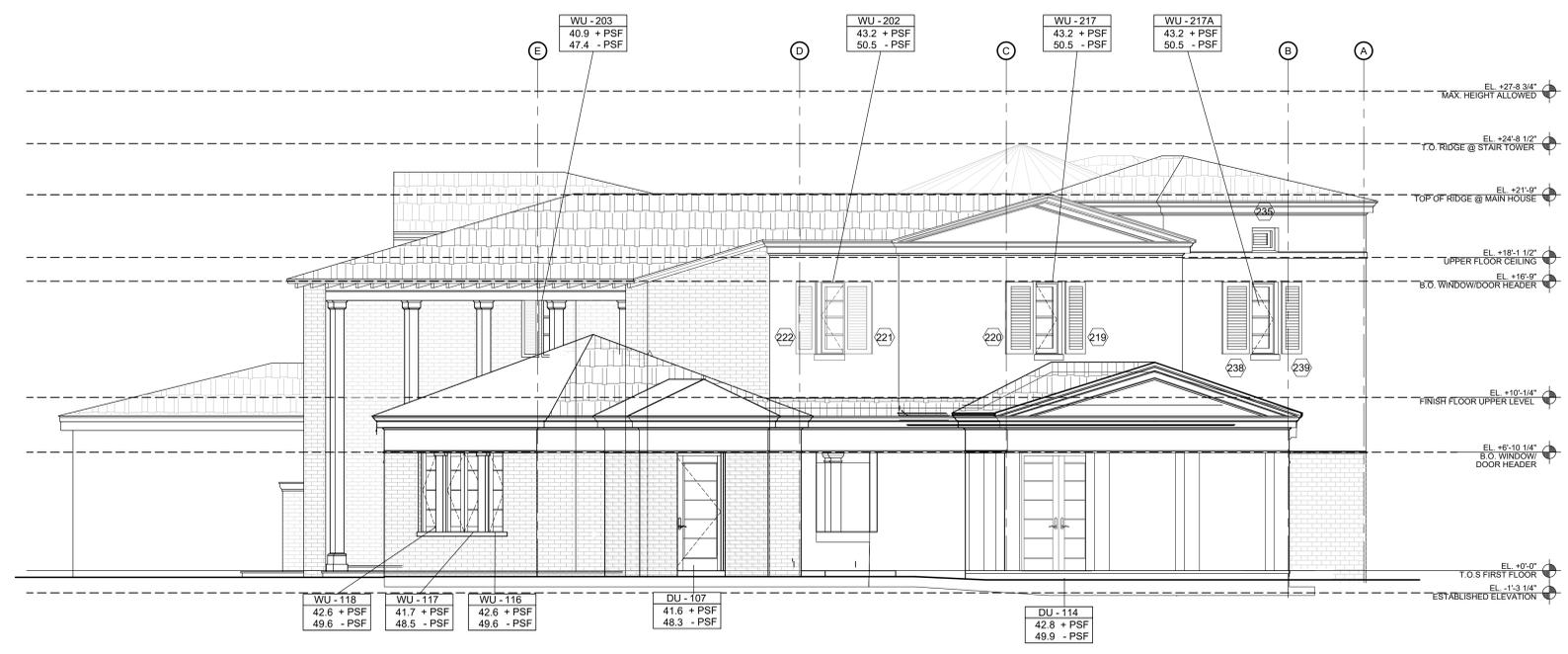
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C 0 0 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 280-0931 Fax: (305) 280-0918 http://www.portundoperotti.com	OWNER CLAUDIO J. ALVAREZ	PROPOSED SITE PLAN AS NOTED	SHEET A-100 OF	REVISIONS: 05/16/19 OWNER REQUEST 08/29/19 OWNER REQUEST 05/04/20 OWNER REQUEST & PUBLIC WORKS 09/23/20 OWNER REQUEST
PROJECT NUMBER: 2016-05	DATE: 05/16/19	DRAWN BY: LG/JE	CHECKED BY: LG/JE	2016-05 05/16/19 LG/JE LG/JE

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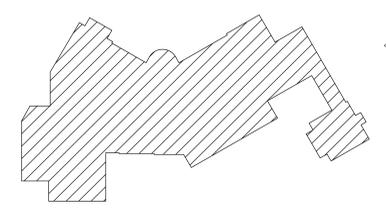
EL. 0'-0" = 13.625' N.G.V.D.



01 APPROVED FRONT ELEVATION
Scale: 1/4" = 1'-0"



02 APPROVED SIDE ELEVATION
Scale: 1/4" = 1'-0"



REVISIONS:
 05/16/19 OWNER REQUEST
 08/23/19 OWNER REQUEST
 09/23/20 OWNER REQUEST

PROJECT NUMBER: 2016-05
 DATE: 05/16/19
 LG/JE
 DRAWN BY:
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 4125 SANTA MARIA STREET
 CORAL GABLES, FLORIDA, 33146

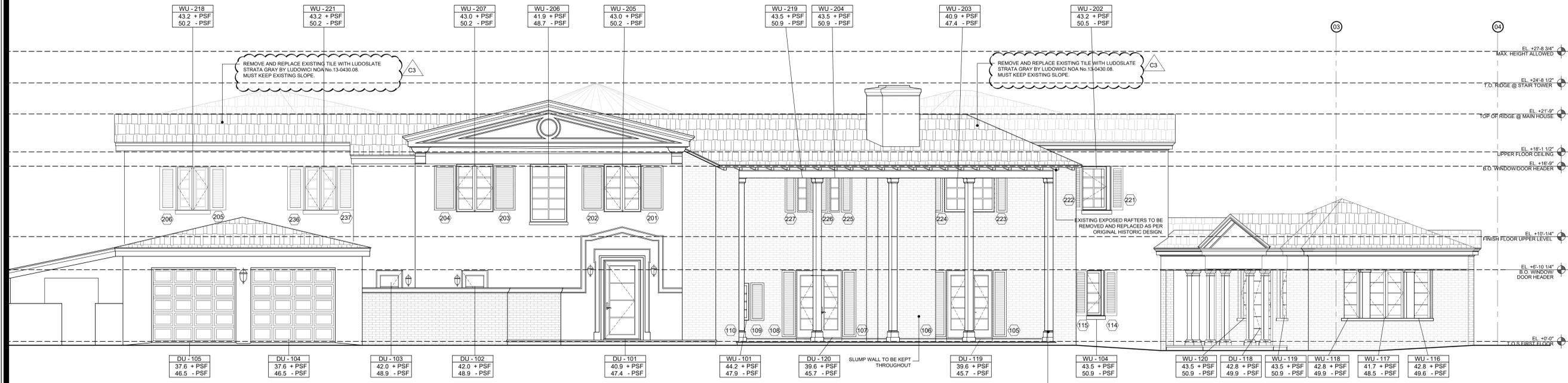
OWNER
 CLAUDIO ALVAREZ

ELEVATIONS
 AS NOTED

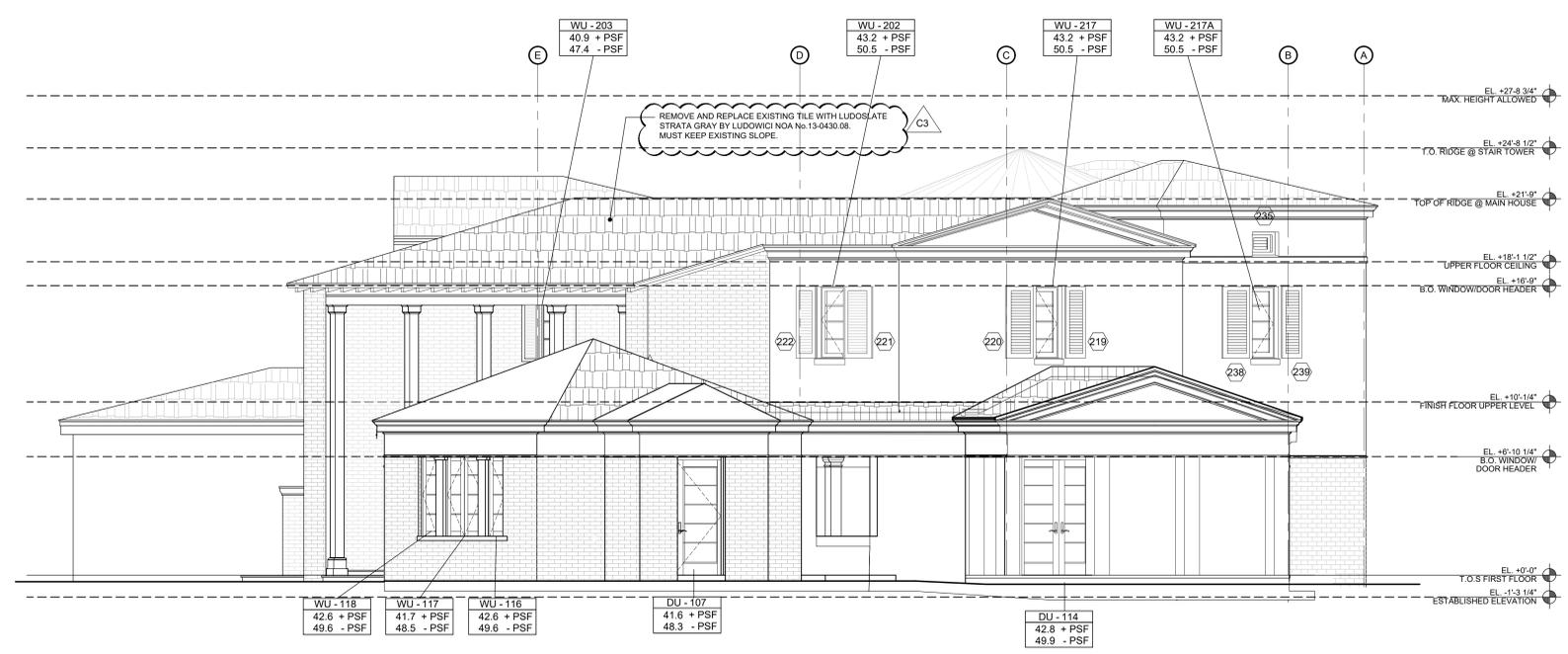
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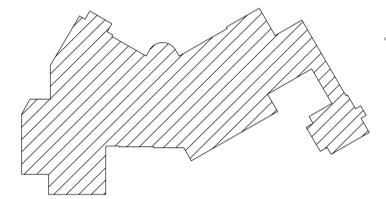


01 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



02 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"

NOTE:
REMOVE AND REPLACE EXISTING WINDOWS AND DOORS WITH UNITS BY PEETZ WINDOWS AND DOORS, INC.



REVISIONS:
 2016-05 PROJECT NUMBER: 051619
 05/16/19 DATE: LG/JE
 09/20/15 OWNER REQUEST
 09/20/20 OWNER REQUEST

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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 5717 S.W. 8th Street, Miami, Florida 33144, USA
 Tel: (305) 790-0331 Fax: (305) 280-9818
 http://www.portundoperotti.com

OWNER
 CLAUDIO ALVAREZ

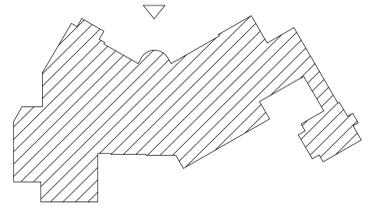
TITLE
 ELEVATIONS
 SCALE
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 JOSUE LUIS GONZALEZ PEROTTI
 A 310 12417



01 APPROVED REAR ELEVATION
Scale: 1/4" = 1'-0"



REVISIONS:
2016/05
05/16/19
LG/JE

PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:

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PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
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Tel: (305) 790-0331 Fax: (305) 200-0918
http://www.portundoperotti.com

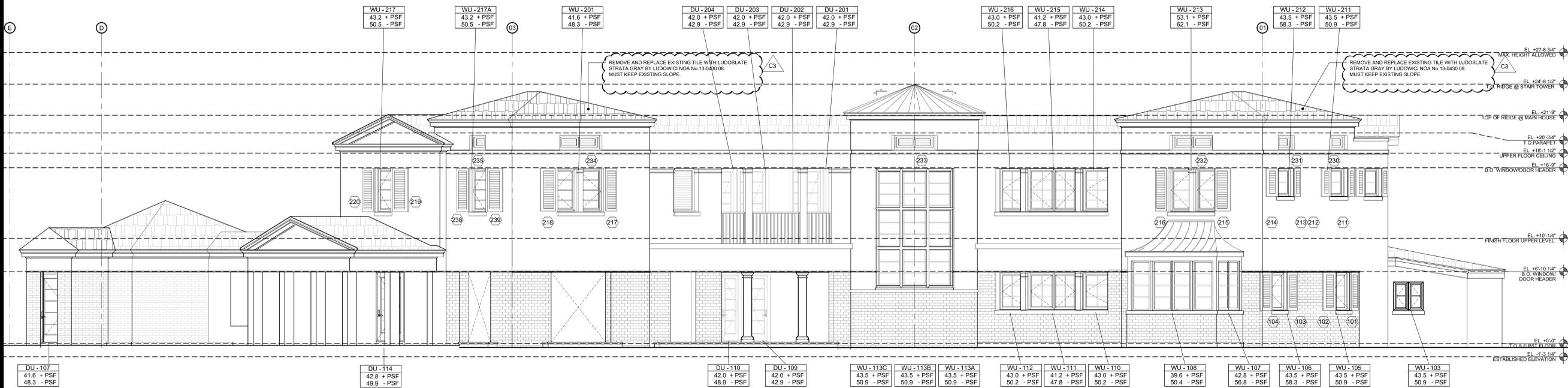
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4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA, 33146

OWNER
CLAUDIO I. ALVAREZ

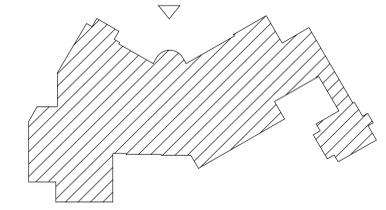
TITLE
ELEVATIONS
SCALE
AS NOTED

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01 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"



NOTE:
REMOVE AND REPLACE EXISTING WINDOWS AND DOORS WITH UNITS BY PEETZ WINDOWS AND DOORS, INC.

REVISIONS:
 05/16/19
 09/23/19 OWNER REQUEST
 09/23/19 OWNER REQUEST
 09/23/20 OWNER REQUEST

PROJECT NUMBER: 2016-05
 DATE: 05/16/19
 DRAWN BY: LG/JE
 CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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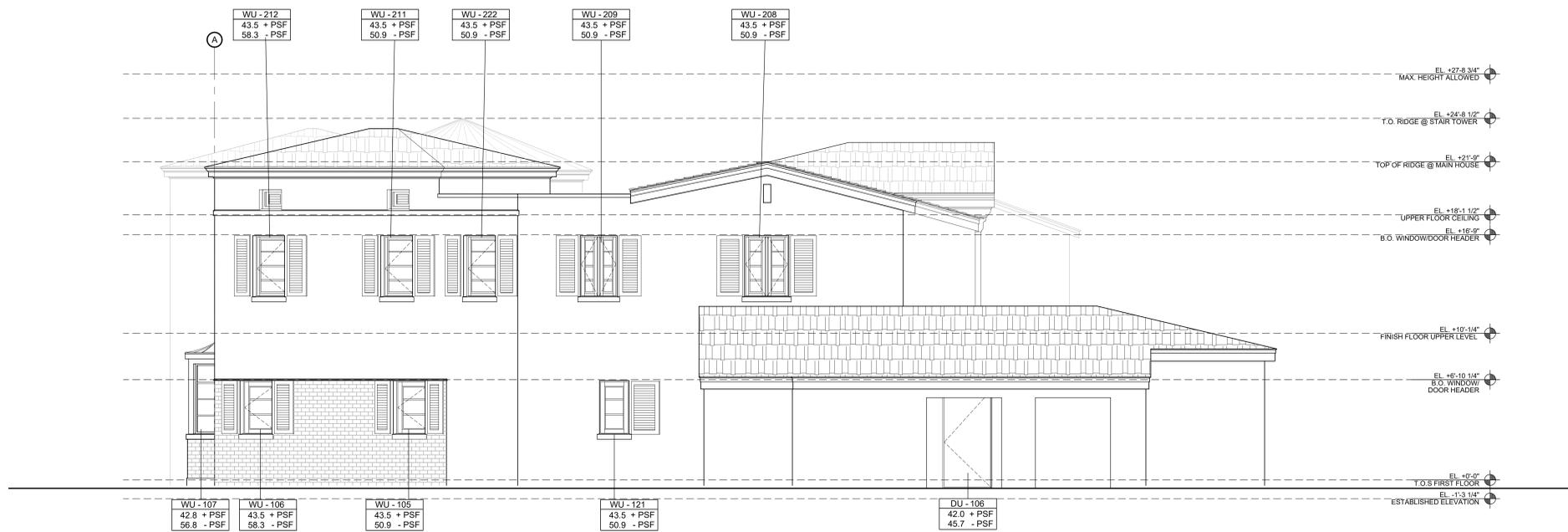
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 4125 SANTA MARIA STREET
 CORAL GABLES, FLORIDA, 33146

OWNER
 CLAUDIO I. ALVAREZ

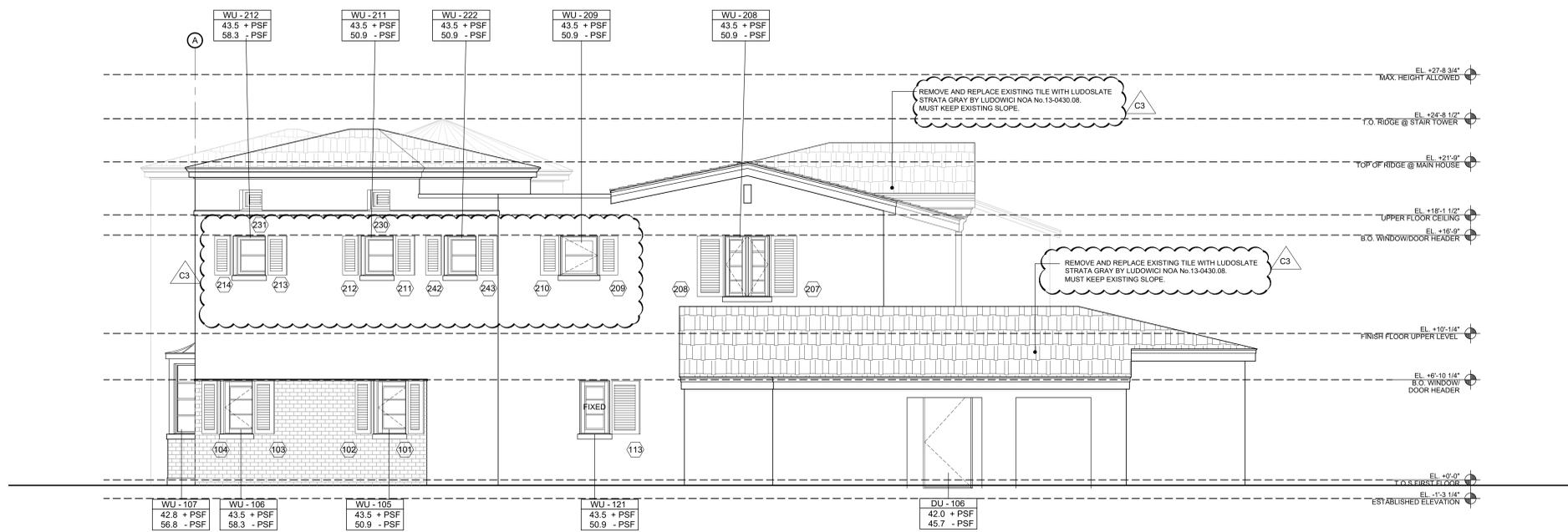
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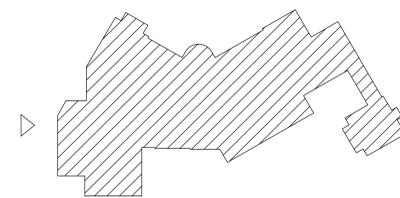
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01 APPROVED SIDE ELEVATION
Scale: 1/4" = 1'-0"



02 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"



NOTE:
REMOVE AND REPLACE EXISTING WINDOWS AND DOORS WITH UNITS BY
PERTZ WINDOWS AND DOORS, INC.

REVISIONS: 05/16/19 09/26/19 OWNER REQUEST 09/23/20 OWNER REQUEST	
PROJECT NUMBER: 2016-05	DATE: 05/16/19
DRAWN BY: LG/JE	CHECKED BY:
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C O O I 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 280-0931 Fax: (305) 280-0918 http://www.ppai.com	
OWNER CLAUDIO I. ALVAREZ	
TITLE: ELEVATIONS	SCALE: AS NOTED
SHEET: A-202 OF	© COPYRIGHT 2009

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