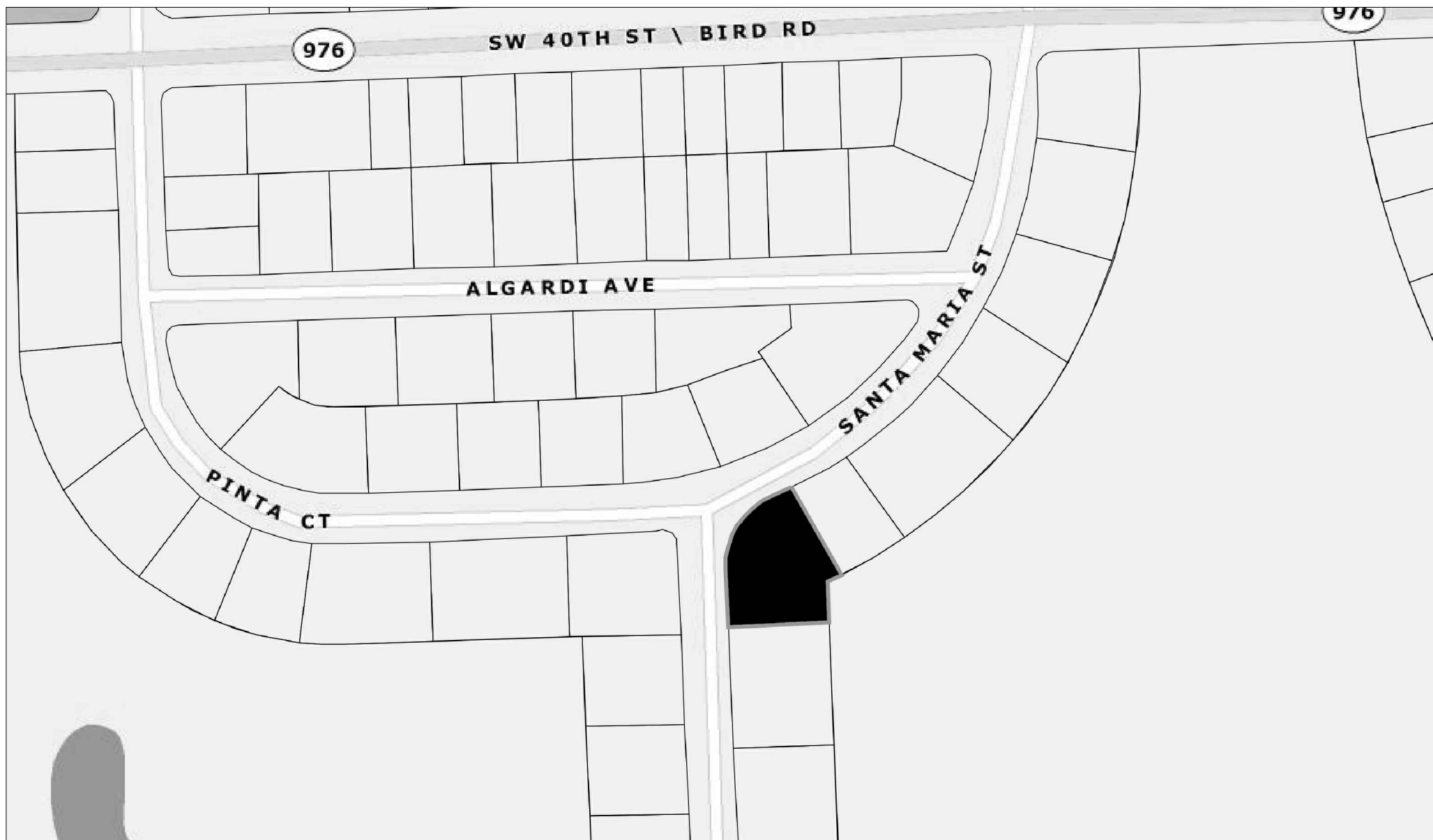


SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET - CORAL GABLES - FLORIDA - 33146

PERMIT SET
05/26/2020 REVISION C-3 OWNER REQUEST



PROJECT NO.: 2016-05



PORTUONDO PEROTTI ARCHITECTS, INC.
5717 S.W. 8th STREET
MIAMI, FLORIDA 33144
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ABBREVIATIONS

AB

ANCHOR BOLT

AGGR

AGGREGATE

AL, ALUM

ALUMINUM

AP

ACCESS PANEL

APVD

APPROVED

APPROX

APPROXIMATE

ARCH

ARCHITECT (URAL)

ASPH

ASPHALT

AUTO

AUTOMATIC

AVE

AVENUE

AVG

AVERAGE

AL, CD, WD

ALUMINUM CLAD WOOD

BD

BOARD

BITUM

BITUMINOUS

BLDG

BUILDING

BLK

BLOCK

BM

BENCH MARK

BOT

BOTTOM

BRG

BEARING

BLVD

BOULEVARD

CAB

CABINET

CEM

CEMENT

CER

CERAMIC

CFLG

COUNTER FLASHING

CFM

CUBIC FEET PER MINUTE

CI

CAST IRON

CIRC

CIRCULAR, CIRCUMFERENCE

C, JT

CONTROL JOINT

CLG

CEILING

CLO

CLOSET

CMU

CONCRETE MASONRY UNIT

CD

CLEAN OUT

COL

COLUMN

CONC

CONCRETE

CONT

CONTINUOUS-CONTINUED

C to C

CENTER TO CENTER

CCTV

CLOSED CIRCUIT TELEVISION

DET

DETAIL

DIAG

DIAGONAL

DIA

DIAMETER

DM

DIMENSION

DL

DEAD LOAD

DN

DOWN

DR

DOOR

DBL

DOUBLE

DW

DUMBWATER CAR

DWG

DRAWING

DWR

DRAWER

E

EAST

EA

EACH

EL

ELEVATION

ELEC

ELECTRICAL, ELECTRIC

ELEV

ELEVATOR

EMER

EMERGENCY

EQPT

EQUIPMENT

EQUIV

EQUIVALENT

EXH

EXHAUST

EXST

EXISTING

EXP, JT

EXPANSION JOINT

EXT

EXTERIOR, EXTERNAL

EW

EACH WAY

EWV

ELECTRIC WATER COOLER

FAB

FABRICATED

FD

FLOOR DRAIN

FIN

FINISH

FXTR

FIXTURE

FL

FLOOR

FLOUR

FLUORESCENT

FDN

FOUNDATION

FT

FOOT, FEET

FTG

FOOTING

FUT

FUTURE

FEXT

FIRE EXTINGUISHER

FH

FIRE HYDRANT

FEC

FIRE EXTINGUISHING CABINET

FHC

FIRE HOSE CABINET

GA

GAGE, GAUGE

GAL

GALLON

GALV

GALVANIZED

GEN, CONT

GENERAL CONTRACTOR

GALVI

GALVANIZED IRON

GL

GLASS

GYP, BD

GYPSUM BOARD

HC

HOLLOW CORE

HDW

HARDWARE

HDWD

HARDWOOD

HR

HOUR

HM

HOLLOW METAL

HORIZ

HORIZONTAL

H, PT

HIGH POINT

HGT

HEIGHT

HVAC

HEATING/ VENTILATING

AC

AIR CONDITIONING

HWY

HIGHWAY

ID

INSIDE DIAMETER

IN

INCH

INCAND

INCANDESCENT

INSUL

INSULATE, INSULATED, INSULATION

INTR

INTERIOR

INVT

INVERT

JT

JOINT

LB

POUND

LL

LIVE LOAD

LT

LIGHT

LG

LONG

MAX

MAXIMUM

MECH

MECHANICAL

MEMB

MEMBRANE

MET

METAL

MFR

MANUFACTURER

MH

MAN HOLE

MIN

MINIMUM

MISC

MISCELLANEOUS

MO

MASONRY OPENING

MOD

MODULE/ MODULAR

MATL

MATERIAL

N

NORTH

NIC

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

NTS

NOT TO SCALE

OA

OVERALL

OB

OBSCURE

OC

ON CENTER

OD

OUTSIDE DIAMETER

OPNG

OPENING

OPP

OPPOSITE

OVHD

OVERHEAD

OU

OUNCE

PSF

POUNDS PER SQUARE FOOT

PSI

POUNDS PER SQUARE INCH

PVC

POLYVINYL CHLORIDE

PC

PIECE

PERP

PERPENDICULAR

PL

PLATE

PL

PROPERTY LINE

PLAS

PLASTER

PLYWD

PLYWOOD

PROP

PROPERTY

PRECAST

PREFAB

PREFAB

PREFABRICATED

PT

POINT

PTN

PARTITION

QTY

QUANTITY

RA

RETURN AIR

RAD

RADIUS

RD

ROOF DRAIN

REQD

REQUIRED

REV

REVERSE, REVISION

RGD

RIGID

RH

RIGHT HAND

RM

ROOM

ROU

ROUGH OPENING

RR

RAILROAD

RW

RIGHT OF WAY

RECT

RECTANGLE, RECTANGULAR

REINF

REINFORCE, REINFORCING

S

SOUTH

SA

SUPPLY AIR

SECT

SECTION

SIM

SIMILAR

SHT

SHEET

SPEC

SPECIFICATION

SPKR

SPEAKER

SQ

SQUARE

SST

STAINLESS STEEL

ST

STREET

STA

STATION

STD

STANDARD

STL

STEEL

STR

STRUCTURAL

SURF

SURFACE

SUSP

SUSPEND, SUSPENDED

SYS

SYSTEM

UL

UNDERWRITERS LABORATORY

TEL

TELEPHONE

TEMP

TEMPERATURE

T&G

TONGUE AND GROOVE

THK

THICK, THICKNESS

TIR

TOP OF RAIL

TS/TL

TOP OF STEEL

TV

TELEVISION

TW

TOP OF WALL

TYP

TYPICAL

TIS

TOP OF SLAB

UGND

UNDERGROUND

UNF

UNFINISHED

XHCJ

EXTRA HEAVY CAST IRON

VERT

VERTICAL

V, JT

VEE JOINT

VOL

VOLUME

W

WEST

WI

WITH

WC

WATER CLOSET

WD

WOOD

WO

WITHOUT

WTRPRF

WATERPROOF

WT

WEIGHT

WWF

WELDED WIRE FABRIC

WP

WORK POINT

YD

YARD

GRAPHIC LEGEND

EXISTING WALL TO BE REMOVED

EXTERIOR

INTERIOR

8" CONCRETE BLOCK WALL

EXTERIOR

INTERIOR

CAST-IN-PLACE CONCRETE WALL

EXTERIOR

INTERIOR

CONCRETE COLUMN. REFER TO STRUCTURAL DRAWINGS

EXTERIOR

INTERIOR

4" OR 6" PARTITION WALL

INSULATED PARTITION WALL

STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS

GLASS BLOCK

EXTERIOR DOOR. REFER TO DOOR SCHEDULE

INTERIOR DOOR. REFER TO DOOR SCHEDULE

WINDOW. REFER TO WINDOW SCHEDULE

DETAIL

WALL SECTION

BUILDING SECTION

ELEVATION INDICATOR

BORING INDICATOR

BENCHMARK INDICATOR

WALL TYPE

CENTER LINE

PROPERTY LINE OR BOUNDARY LINE

INTERIOR ROOM ELEVATIONS

INTERIOR DOOR NUMBER

EXTERIOR DOOR/WINDOW NUMBER

ROOM NUMBER

REVISION INDICATOR

GRID LINE INDICATOR

MATCH LINE INDICATOR

FINISH DIMENSION

ROUGH DIMENSION

CENTERLINE DIMENSION

DISCIPLINE DESIGNATORS

G

GENERAL

H

HAZARDOUS MATERIALS

C

CIVIL

L

LANDSCAPE

S

STRUCTURAL

A

ARCHITECTURAL

I

INTERIORS

Q

EQUIPMENT

F

FIRE PROTECTION

P

PLUMBING

M

MECHANICAL

E

ELECTRICAL

T

TELECOMMUNICATIONS

R

RESOURCE

X

OTHER DISCIPLINES

Z

CONTRACTOR/SHOP DRAWINGS

SHEET TYPE DESIGNATORS

0

GENERAL (SYMBOLS LEGEND, NOTES, ETC.)

1

PLANS (HORIZONTAL VIEWS)

2

ELEVATIONS (VERTICAL VIEWS)

3

SECTIONS (SECTIONAL VIEWS)

4

LARGE SCALE VIEWS (PLANS, ELEVATIONS, OR SECTIONS, NOT DETAILS)

5

DETAILS

6

SCHEDULES AND DIAGRAMS

7

USER DEFINED (FOR TYPES WHICH DO NOT FALL IN OTHER CATEGORIES)

8

USER DEFINED (FOR TYPES WHICH DO NOT FALL IN OTHER CATEGORIES)

9

END PAGE RESERVED FOR CITY COMMENTS

SHEET SEQUENCE NUMBER

DISCIPLINE DESIGNATORS

A

-

2

0

1

SHEET SEQUENCE NUMBER

SHEET TYPE DESIGNATOR

GENERAL NOTES

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

INSTRUCTION TO BIDDERS

THE "INSTRUCTION TO BIDDERS", DOCUMENT A-701 AND STANDARD FORM OF "AGREEMENT BETWEEN OWNERS AND CONTRACTOR", DOCUMENT A- 101, ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS, 1997 (AND ITS SUPPLEMENT IF ANY) RELATES DIRECTLY TO THE WORK OF THIS PROJECT AND IS HEREBY MADE PART OF THE CONTRACT AS THOUGH FULLY CONTAINED IN THESE SPECIFICATIONS.

GENERAL CONDITIONS

THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", DOCUMENT 201, ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS, 1997, FOURTEENTH EDITION (AND ITS SUPPLEMENTS IF ANY) RELATED DIRECTLY TO THE WORK OF THIS PROJECT AND IS HEREBY MADE PART OF THE CONTRACT AS THOUGH FULLY CONTAINED IN THESE SPECIFICATIONS.

THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED, AS A CONDITION OF THE CONTRACT, TO OBTAIN THE NECESSARY NUMBER OF COPIES OF DOCUMENT A-201, TO ACQUAINT HIMSELF WITH THE ARTICLES CONTAINED THEREIN AND TO NOTIFY AND APPRAISE ALL SUBCONTRACTORS, SUPPLIERS, AND ANY OTHER PARTIES TO THE CONTRACTORS OR INDIVIDUALS OR AGENCIES ENGAGED ON THE WORK AS TO ITS CONTENTS.

NO CONTRACTUAL ADJUSTMENTS SHALL BE DUE OR BECOME EXIGENT AS A RESULT OF FAILURE OF THE PART OF THE CONTRACTOR TO FULLY ACQUAINT HIMSELF AND ALL OTHER PARTIES TO THE CONTRACT WITH THE CONDITIONS OF DOCUMENT A-201.

SHOULD THE NOTES OR DETAILS ON THE DRAWINGS DIRECTLY CONFLICT WITH PROVISIONS OF THE SPECIFICATIONS, SPECIFICATIONS SHALL SUPERCEDE UNLESS THE ARCHITECT SPECIFICALLY DIRECTS OTHERWISE. IN THE EVENT OF INCONSISTENCY WITHIN EITHER DOCUMENT, NOT CLARIFIED BY ADDENDUM, PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK AS INTERPRETED BY THE ARCHITECT.

EXECUTION, CORRELATION, INTENT AND INTERPRETATION BY EXECUTING THE CONTRACT. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.

THE DRAWINGS AND THE OUTLINE SPECIFICATIONS ARE INTENDED TO AGREE AND BE MUTUALLY EXPLANATORY AND SHALL BE ACCEPTED AND USED AS A WHOLE AND NOT SEPARATELY. SHOULD ANY ITEM BE OMITTED FROM THE DRAWINGS AND BE SPECIFIED IN THE OUTLINE SPECIFICATIONS, OR VICEVERSA, IT SHALL BE EXECUTED THE SAME AS IF SHOWN AS CONTAINED IN BOTH AT NO EXTRA COST TO THE OWNER. SHOULD ANYTHING BE OMITTED FROM THE DRAWINGS AND THE SPECIFICATIONS NECESSARY FOR THE PROPER CONSTRUCTION OF THE WORK HEREIN SPECIFIED, OR SHOULD ANY ERROR OR DISAGREEMENT BETWEEN THE SPECIFICATIONS AND DRAWINGS EXIST OR APPEAR TO EXIST, THE CONTRACTOR SHALL NOT AVAIL HIMSELF OF SUCH MANIFESTLY UNINTENTIONALLY ERROR OR OMISSION, BUT MUST HAVE SAME EXPLAINED OR ADJUSTED BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. THE ARCHITECT RESERVES THE RIGHT TO CHANGE THE DESIGN OF ANY DETAILS SHOWN IN THE ARCHITECTS' DOCUMENTS WITHOUT ADDITIONAL COST, PROVIDED THAT THERE IS NO INCREASE IN THE AMOUNT OF MATERIALS, WORKMANSHIP AND COST TO THE CONTRACTOR, ANY CONFLICT OR INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATION, AND ANY DISCREPANCY BETWEEN THE FIGURES AND DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT, WHOSE DECISION THEREON SHALL BE CONCLUSIVE.

DURING THE COURSE OF THE WORK, SHOULD ANY ERRORS, AMBIGUITIES, OR DISCREPANCIES BE FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS OR SHOULD THERE BE FOUND ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS TO WHICH THE CONTRACTOR HAS FAILED TO CALL ATTENTION BEFORE SUBMITTING HIS BID, THEN THE ARCHITECT WILL INTERPRET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND THE CONTRACTOR HEREBY AGREES TO ABIDE BY THE ARCHITECTS' INTERPRETATION AND AGREES TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT. THE CONTRACTOR WILL BE HELD TO HAVE INCLUDED IN HIS PROPOSAL- AGREEMENT THE MOST EXPENSIVE MATERIAL AND OR METHOD OF CONSTRUCTION WHEREVER THE INTENT OF THE DRAWINGS OF SPECIFICATION IS NOT INDICATED CLEARLY.

CONTRACTOR'S CONSTRUCTION SCHEDULE

COMPLETE CONSTRUCTION SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT NO LATER THAN THIRTY (30) CALENDAR DAYS AFTER THE DATE OF THE AGREEMENT AND SHALL BE UPDATED DURING CONSTRUCTION AS REQUIRED TO KEEP IT CURRENT. NOTHING IN THIS REQUIREMENT SHALL BE DEEMED TO BE AN USURPATION OF THE CONTRACTORS AUTHORITY AND RESPONSIBILITY TO PLAN AND SCHEDULE THE WORK AS HE SEES IT FIT, SUBJECT TO ALL OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

SCHEDULE OF VALUES

PREPARE SCHEDULES OF VALUES, AS REQUIRED BY GENERAL CONDITIONS, IN COORDINATION WITH PREPARATION OF PROGRESS SCHEDULE. PROVIDE BREAKDOWN OF CONTRACT SUM IN SUFFICIENT DETAIL TO FACILITATE CONTINUED EVALUATION OF PAYMENT REQUESTS AND PROGRESS REPORTS. BREAKDOWN PRINCIPAL SUBCONTRACT AMOUNTS INTO SEVERAL LINE ITEMS. ROUND OFF TO NEAREST WHOLE DOLLAR, BUT WITH TOTAL EQUAL TO CONTRACT SUM. SUBMIT THREE COPIES OF SCHEDULE OF VALUES TO ARCHITECT AND OWNER FOR REVIEW AND APPROVAL.

COORDINATION AND MEETINGS

WEEKLY COORDINATING MEETING - IN ADDITION TO SPECIFIC PRE- INSTALLATION MEETINGS, COORDINATION MEETINGS FOR EACH MAJOR ELEMENT OF WORK, REGULAR MEETINGS FOR THE PURPOSES, HOLD MONTHLY GENERAL PROJECT COORDINATION MEETINGS AT REGULARLY SCHEDULED TIMES ARE CONVENIENT FOR EVERYONE INVOLVED. REQUEST REPRESENTATION (AT EACH MEETING) BY EVERY ENTITY CURRENTLY INVOLVED IN COORDINATION OR PLANNING FOR WORK OF ENTIRE PROJECT. CONDUCT MEETINGS IN MANNER WHICH WILL RESOLVE COORDINATION PROBLEMS. RECORD RESULTS OF MEETINGS. DISTRIBUTE COPIES TO EVERYONE IN ATTENDANCE, TO OTHERS AFFECTED BY DECISIONS OR ACTIONS RESULTING FROM EACH MEETING.

ARCHITECT/ ENGINEER SITE VISITS

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REQUEST IN WRITING WITH 24 HRS. NOTICE IN ORDER FOR THE ARCHITECT/ ENGINEER TO PROVIDE THE NECESSARY SITE OBSERVATIONS AND ISSUE A COMPLIANCE LETTER.

SHOP DRAWINGS AND SAMPLES

THE CONTRACTOR SHALL APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING SHOP DRAWING AND SAMPLES, THEREBY REPRESENTING THAT HE HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOGS NUMBERS AND SIMILAR DATA, AND THAT HE HAS CHECKED AND COORDINATED EACH SHOP DRAWING AND SAMPLE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENT.

THE ARCHITECT WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES WITH REASONABLE PROMPTNESS SO AS TO CAUSE NO DELAY, BUT ONLY FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.

THE ARCHITECT'S APPROVAL OF A SEPERATE ITEM SHAL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. THE ARCHITECTS APPROVAL OF SHOP DRAWING OR SAMPLES SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS THE CONTRACTOR HAS INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION, NOR SHALL THE ARCHITECTS APPROVAL RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS OR SAMPLES.

NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLES SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.

CONTRACTOR SHALL SUBMIT FOUR SETS OF PRINTS OF ALL SHOP DRAWINGS.

CLEANING UP

THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT LEAST WEEKLY, DURING THE CONSTRUCTION PHASE, AND AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORKS "BROOM CLEAN", EXCEPT AS OTHERWISE SPECIFIED.

TEMPORARY UTILITIES AND FACILITIES

CONTRACTOR SHALL MAINTAIN ALL TEMPORARY UTILITIES, FACILITIES, FIELD OFFICES, SHEDS AND STORAGE AS REQUIRED AS LONG AS NEEDED FOR THE COMPLETION OF THE WORK. REMOVE ALL SUCH TEMPORARY INSTALLATION AT COMPLETION OF THE WORK AND RESTORE AREAS TO ORIGINAL CONDITIONS.

MATERIALS FOR TEMPORARY UTILITIES MAY BE NEW OR USED, BUT MUST BE SUITABLE FOR INTENDED PURPOSE AND ADEQUATE IN APPLICABLE CODES AND STANDARDS.

ARRANGE WITH UTILITY COMPANY, PROVIDE SERVICE REQUIRED FOR POWER AND LIGHTING, WATER, TELEPHONE AND PAY ALL COSTS FOR SERVICE AND FOR UTILITIES USED.

TEMPORARY SUPPORT FACILITIES

TYPES OF TEMPORARY FACILITIES REQUIRED INCLUDE, BUT NOT BY WAY OF LIMITATION, FIELD OFFICES, STORAGE SHEDS, FABRICATION SHEDS, SANITARY FACILITIES, BULLETIN BOARD, PRIVATE, PUBLIC PHONE, CLOCKS, THERMOMETER, PROJECT IDENTIFICATION SIGNS, CLEAN UP FACILITIES, WASTE DISPOSAL SERVICE, RODENT AND PEST CONTROL, SIMILAR MISCELLANEOUS GENERAL SERVICES. ALL AS MAY BE REASONABLY REQUIRED FOR PROFICIENT PERFORMANCE OF WORK. ACCOMMODATION OF PERSONNEL AT SITE INCLUDING OWNERS, ARCHITECTS PERSONNEL. LOCATE TEMPORARY SUPPORT FACILITIES FOR CONVENIENCE OF USERS, FOR MINIMUM INTERFERENCE WITH CONSTRUCTION ACTIVITIES.

PROJECT RECORD DOCUMENTS

MAINTAIN AT THE SITE OF THE OWNER, ONE RECORD OF: DRAWINGS ADDENDA(S) SPECIFICATIONS CHANGE ORDERS AND OTHERS MODIFICATIONS TO THE CONTRACT ARCHITECT FIELD ORDERED OR WRITTEN INSTRUCTIONS APPROVED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FIELD TEST RECORDS CONSTRUCTION PHOTOGRAPHS

MAKE DOCUMENTS AND SAMPLES AVAILABLE AT ALL TIMES FOR INSPECTION BY ARCHITECT, OR ARCHITECTS FIELD REPRESENTATIVE, OR OWNER.

RECORD DRAWINGS - MAINTAIN A WHITE-PRINT SET (BLUE-LINE OR BLACK-LINE) OF CONTRACT DRAWINGS AND SHOP DRAWINGS IN CLEAN UNDAMAGED CONDITION, WITH MARK-UP OF ACTUAL INSTALLATIONS WHICH VARY SUBSTANTIALLY FROM WORK AS ORIGINALLY SHOWN. MARK WHICH EVER DRAWING IS MOST CAPABLE OF SHOWING "FIELD" CONDITION FULLY, ACCURATELY, HOWEVER WHERE SHOP DRAWINGS ARE USED FOR MARK-UP, RECORD CROSS REFERENCE AT CORRESPONDING LOCATION OF WORKING DRAWINGS. MARK WITH RED ERASABLE PENCIL, WHERE FEASIBLE, USE OTHER COLORS TO DISTINGUISH BETWEEN VARIATIONS IN SEPARATE CATEGORIES OF WORK, MARK UP NEW INFORMATION WHICH IS RECOGNIZED TO BE OF IMPORTANCE TO OWNER, BUT WAS FOR SOME REASON NOT SHOWN ON EITHER CONTRACT DRAWINGS OR SHOP DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED WORK, WHICH WOULD BE DIFFICULT TO MEASURE, RECORD AT A LATER DATE. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE. ORGANIZE RECORD DRAWINGS SHEET INTO MANAGEABLE SETS, BIND WITH DURABLE PAPER COVER SHEETS, PRINT SUITABLE TITLES, DATES AND OTHER IDENTIFICATIONS ON COVER OF EACH SET.

AT CONTRACT CLOSE-OUT, DELIVER RECORD DOCUMENTS TO ARCHITECT FOR THE OWNER.

REVISIONS

2016-05

04/12/2018

LG / JL

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

ARCHITECTS

PORTUONDO PEROTTI ARCHITECTS

Architecture - Planning - Interior Design

AAC001407

5717 S.W. 8th Street, Miami, Florida 33144, USA

Tel: (305) 790-1931 Fax: (305) 790-9818

http://www.portundoperoiti.com

OWNER

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET

CORAL GABLES, FLORIDA 33146

CLAUDIO I. ALVAREZ

GENERAL NOTES

TITLE:

SCALE:

AS NOTED

SHEET:

A-001

OF

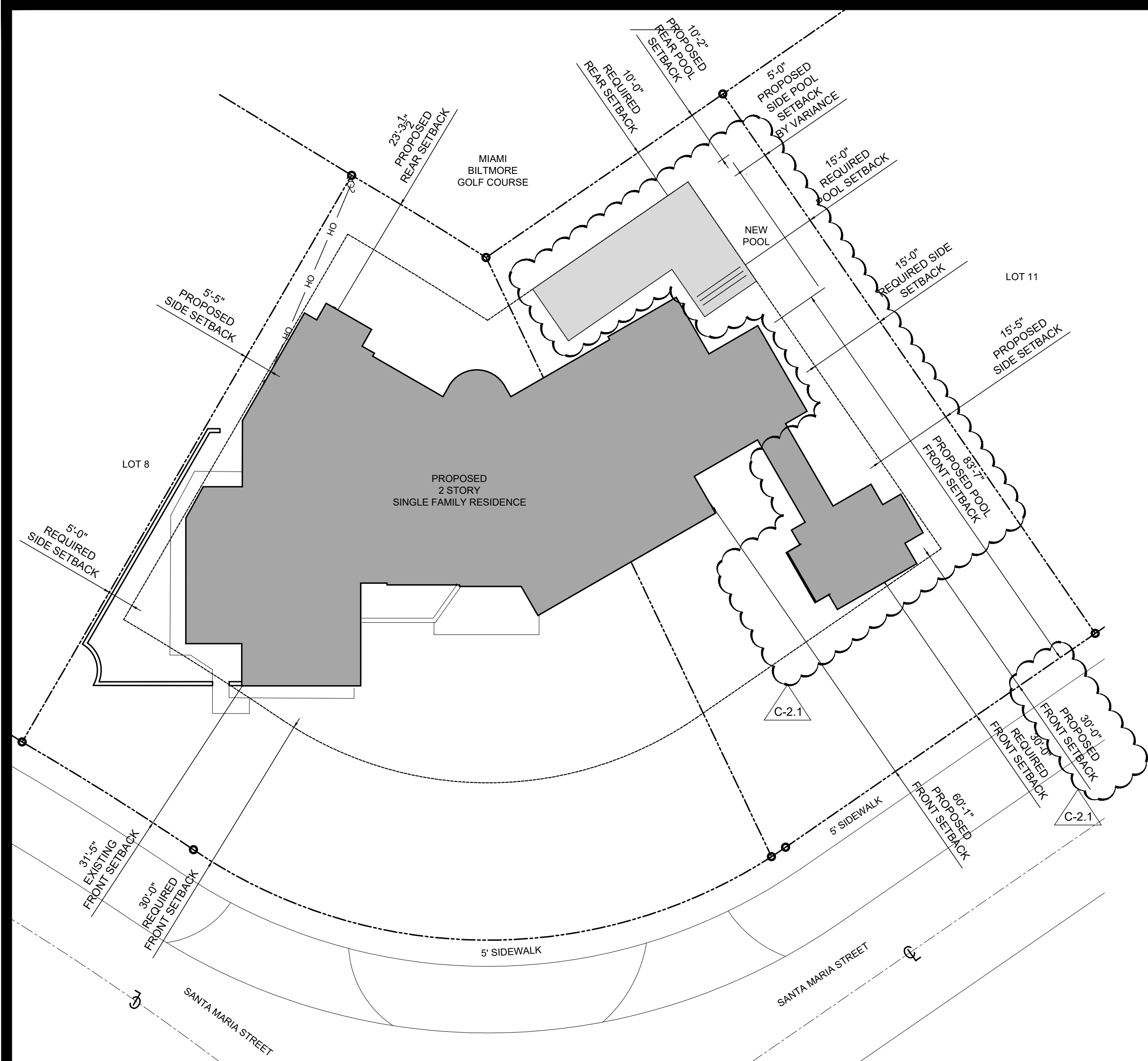
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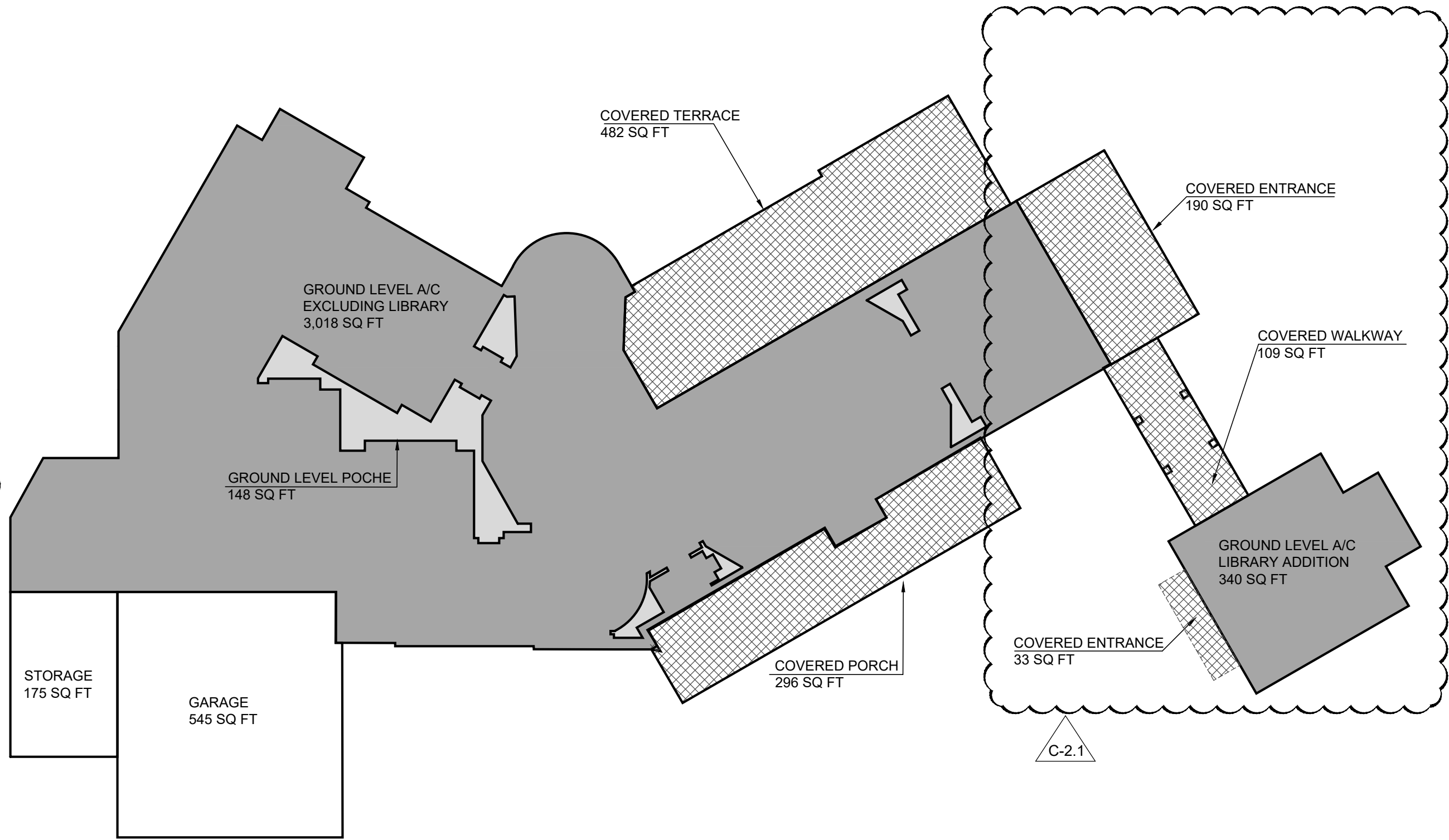
PROJECT DIRECTORY		INDEX OF DRAWINGS																							
OWNER		SHEET NO.		TITLE		100% CD	REV-01	REV-02	REV-03	REV-04	REV-05	REV-06	PERMIT	REV C-01	REV C-1.1	REV C-02	REV C-02.1	REV C-03	REV C-05	REV C-06	REV C-07	REV C-08	REV C-09	REV C-10	REV C-11
1. MR. CLAUDIO ALVAREZ 4125 SANTA MARIA STREET CORAL GABLES, FL. 33146		CIVIL		04/12/2018	05/07/2018	06/21/2018	11/05/2018	12/17/2018						05/06/2019	09/20/2019	09/23/2019	04/02/2020	05/26/2020							
		C-1	PAVING, GRADING, AND DRAINAGE PLAN VIEW		X								X												
ARCHITECT																									
2. PORTUONDO PEROTTI ARCHITECTS 5717 SW 8th STREET MIAMI, FLORIDA. 33144 PHONE (305) 260-9331 FAX (305) 260 9318 LICENSE # AAC001407		LE-1	EXISTING SITE TREE DISPOSITION		X								X												
		LP-1	PROPOSED SITE LANDSCAPE PLAN		X								X												
		LP-2	LANDSCAPE DETAILS		X								X												
		LH-1	PROPOSED SITE HARDSCAPE PLAN		X								X												
		LL-1	PROPOSED SITE LANDSCAPE LIGHTING PLAN		X								X												
		LI-1	PROPOSED SITE IRRIGATION PLAN		X								X												
		LI-2	IRRIGATION DETAILS		X								X												
STRUCTURAL ENGINEER																									
3. K + A, Inc. 7400 SW 50TH TERRACE, SUIT 105 MIAMI, FLORIDA 33155 PH: (305) 662 2301 FAX: (305) 661 3962		A-000	COVER SHEET		X		X	X	X				X	X	X	X	X	X							
		A-001	GRAPHIC LEGEND AND GENERAL NOTES		X								X												
		A-002	INDEX SHEET		X	X	X	X					X	X	X		X	X							
		A-002.1	INDEX SHEET		X	X							X				X	X	X						
		A-003	PROJECT INFO		X			X	X				X				X								
		D-100	EXISTING/DEMOLITION SITE PLAN		X								X												
		D-101	EXISTING/DEMO.GROUND FLOOR PLAN		X								X				X								
		D-102	EXISTING/DEMO.SECOND FLOOR PLAN		X								X				X								
		D-103	EXISTING/DEMO.ROOF PLAN		X	X							X	X			X								
		A-100	PROPOSED SITE PLAN		X		X	X					X				X	X							
		A-100.1	SITE LOW WALL		X			X					X												
		A-100.2	SITE LOW WALL														X	X							
		A-101.0	MAIN LEVEL PROPOSED FP-OVERALL		X		X						X				X								
		A-101.1	MAIN LEVEL PROPOSED FP-PARTIAL		X		X	X					X				X								
		A-101.2	MAIN LEVEL PROPOSED FP-PARTIAL		X		X						X				X								
		A-102.0	UPPER LEVEL PROPOSED FP-OVERALL		X		X						X	X			X								
		A-102.1	UPPER LEVEL PROPOSED FP-PARTIAL		X		X						X	X			X								
		A-102.2	UPPER LEVEL PROPOSED FP-PARTIAL		X		X						X				X								
		A-103	PROPOSED ROOF PLAN-OVERALL		X								X				X								
		A-103.1	PROPOSED ROOF PLAN-PARTIAL		X								X												
		A-103.2	PROPOSED ROOF PLAN-PARTIAL		X								X				X								
		A-104	MAIN LEVEL PROPOSED RCP-OVERALL		X								X				X								
		A-104.1	MAIN LEVEL PROPOSED RCP-PARTIAL		X								X				X								
		A-104.2	MAIN LEVEL PROPOSED RCP-PARTIAL		X		X						X				X								
		A-105.0	UPPER LEVEL PROPOSED RCP-OVERALL		X								X				X								
		A-105.1	UPPER LEVEL PROPOSED RCP-PARTIAL		X								X				X								
		A-105.2	UPPER LEVEL PROPOSED RCP-PARTIAL		X								X				X								
		D-200	EXISTING DEMO ELEVATIONS		X								X				X								
		D-201	EXISTING DEMO ELEVATIONS		X								X				X								
		A-200	PROPOSED ELEVATIONS		X								X				X								
		A-201	PROPOSED ELEVATIONS		X								X				X								
		A-203	PROPOSED ELEVATIONS		X		X						X				X								
		A-300	SECTIONS		X	X	X						X	X			X								
		A-301	SECTIONS		X								X				X								
		A-302	SECTIONS		X	X							X	X			X								
		A-303	SECTIONS		X	X	X						X	X			X								
		A-400	WALL SECTIONS		X	X							X				X								
		A-401	WALL SECTIONS		X	X							X				X								
		A-402	WALL SECTIONS		X	X							X				X								
		A-403	MAIN STAIR DETAIL		X	X							X				X								
		A-404	HISTORIC COVERED TERRACE												X										
		A-404.1	HISTORIC COVERED TERRACE												X										
		A-501	DOOR DETAILS		X								X												
		A-502	WINDOW DETAILS		X								X												
		A-503	DETAILS		X								X												
		A-504	DETAILS		X	X							X												
		A-505	DETAILS		X								X												
		A-506	CHIMNEY DETAILS		X								X												
		A-601	ROOM FINISH SCHEDULE		X		X						X												
		A-602	DOOR FINISH SCHEDULE		X								X				X								
		A-603	WINDOW SCHEDULE		X	X							X				X								
		A-603.1	SHUTTER SCHEDULE		X								X				X								
		A-900	END PAGE																						
LANDSCAPE ARCHITECT																									
5. AJ MORALES ONE SEED MIAMI FL PH:(305) 984-0457																									
5. BRUCE HOWARD & ASSOCIATES 4872 SW 72ND AVENUE MIAMI FL 33155 PH:(305) 668-3196																									
CIVIL ENGINEER																									
6. PETER LOPEZ MIRASCAPE, Inc. PH: (305) 854 9824 FAX: (305) 856 1797																									
GEOTECHNICAL ENG.																									
7. MR.EVELIO N.HORTA ARDAMAN & ASSOCIATES,INC. 2608 WEST 84 th STREET HIALEAH, FLORIDA 33016 PH: (305) 825 2683 FAX: (305) 825 2686																									
BUILDING DEPARTMENT																									
8. CORAL GABLES BLDG. DEPT. 405 BILTMORE WAY CORAL GABLES, FL. 33134 PH: (305) 446-6800 FAX: (305) 460-5371																									
CODES & STANDARDS																									
1 - MIAMI-DADE COUNTY BUILDING CODE 2014 EDITION																									
2 - MUNICIPALITY ZONING CODE																									
3 - (FLORIDA) ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION LATEST EDITION																									
4 - NATIONAL ELECTRIC CODE 2014 EDITION																									
5 - NATIONAL FIRE PROTECTION ASSOCIATION NFPA LIFE SAFETY CODE LATEST EDITION																									
6 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION LATEST EDITION																									
7 - AMERICAN NATIONAL STANDARDS INSTITUTE ANSI A117.1 HANDICAP CODE																									
8 - AMERICAN WITH DISABILITY ACT ADA ACCESSIBILITY GUIDELINES LATEST EDITION																									

SHEET: A-002		TITLE: INDEX OF DRAWINGS PROJECT DIRECTORY CODES & STANDARDS N.T.S.		OWNER: CLAUDIO J. ALVAREZ		SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA 33146		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design AAC001407 671.7 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 290 - 8337 Fax: (305) 290 - 5318 http://www.portuondoperotti.com		PROJECT NUMBER: 2016-05 DATE: 05/16/19 DRAWN BY: LG / JE CHECKED BY: & REVISIONS: A 05/16/19 OWNER REQUEST A 09/25/19 OWNER REQUEST A 09/25/19 OWNER REQUEST A 10/04/20 PUBLIC WORKS A 10/26/20 OWNER REQUEST		JOSE LUIS PEROTTI ARCHITECT	
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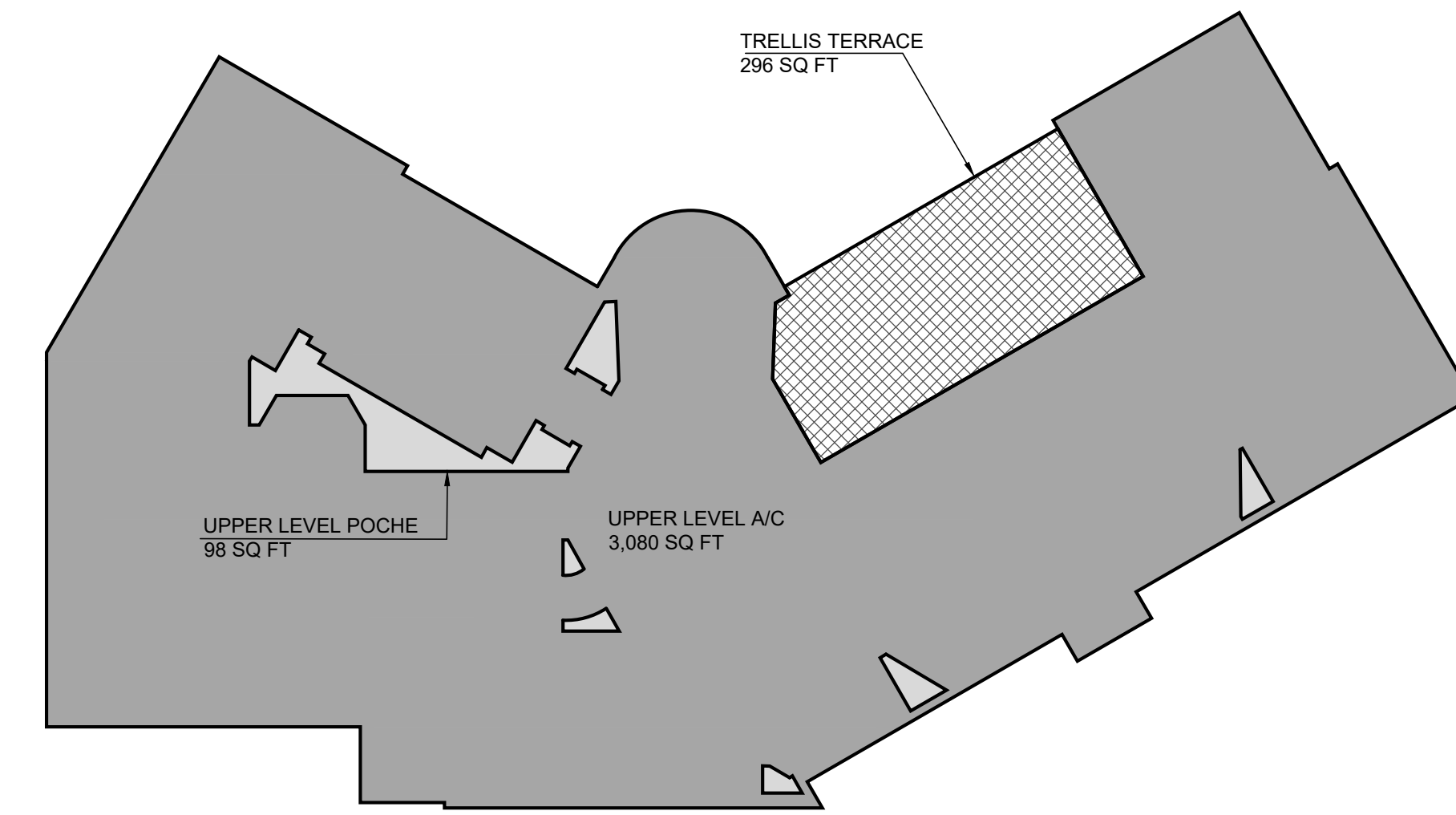
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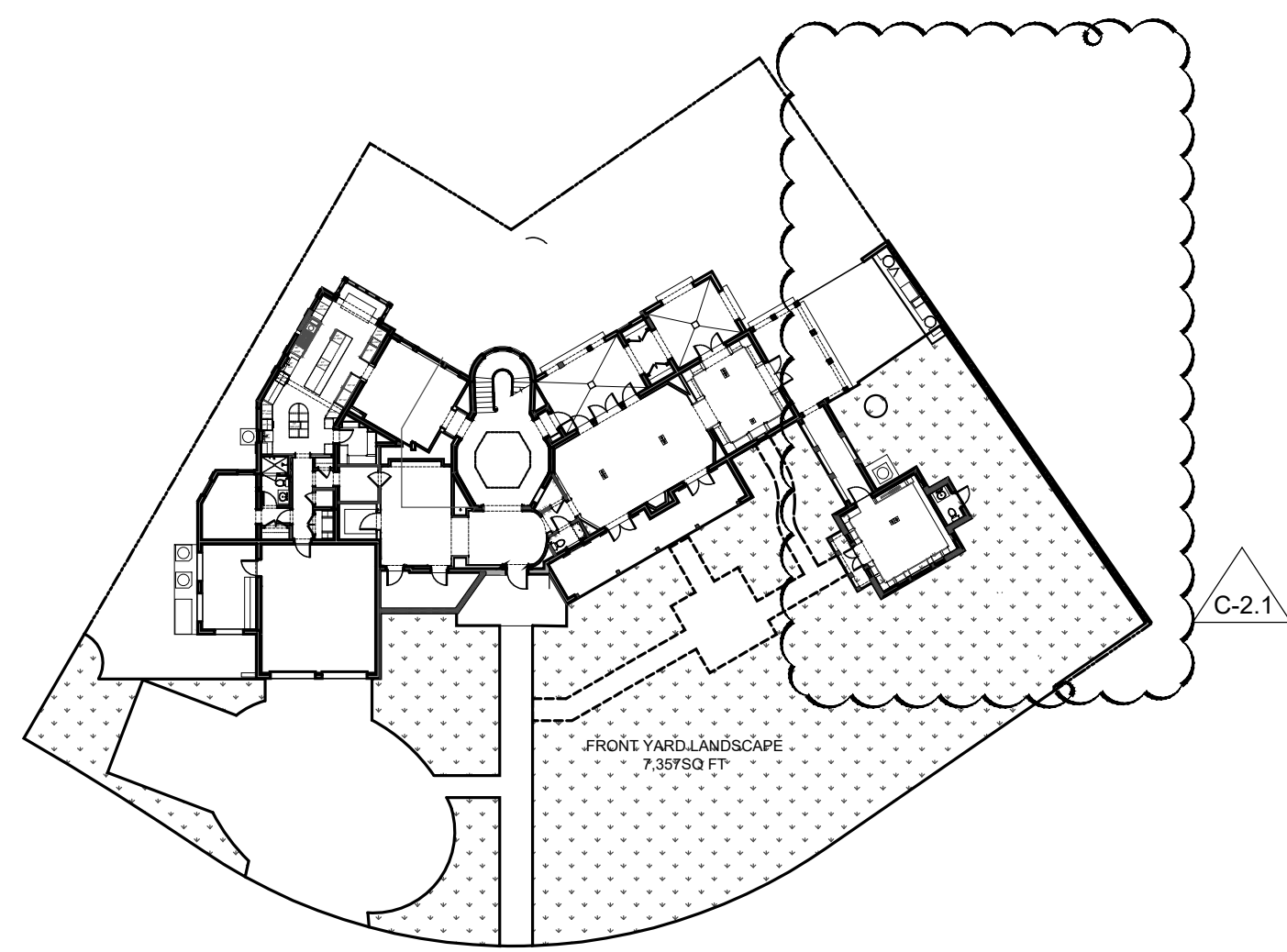
SITE PLAN DIAGRAM



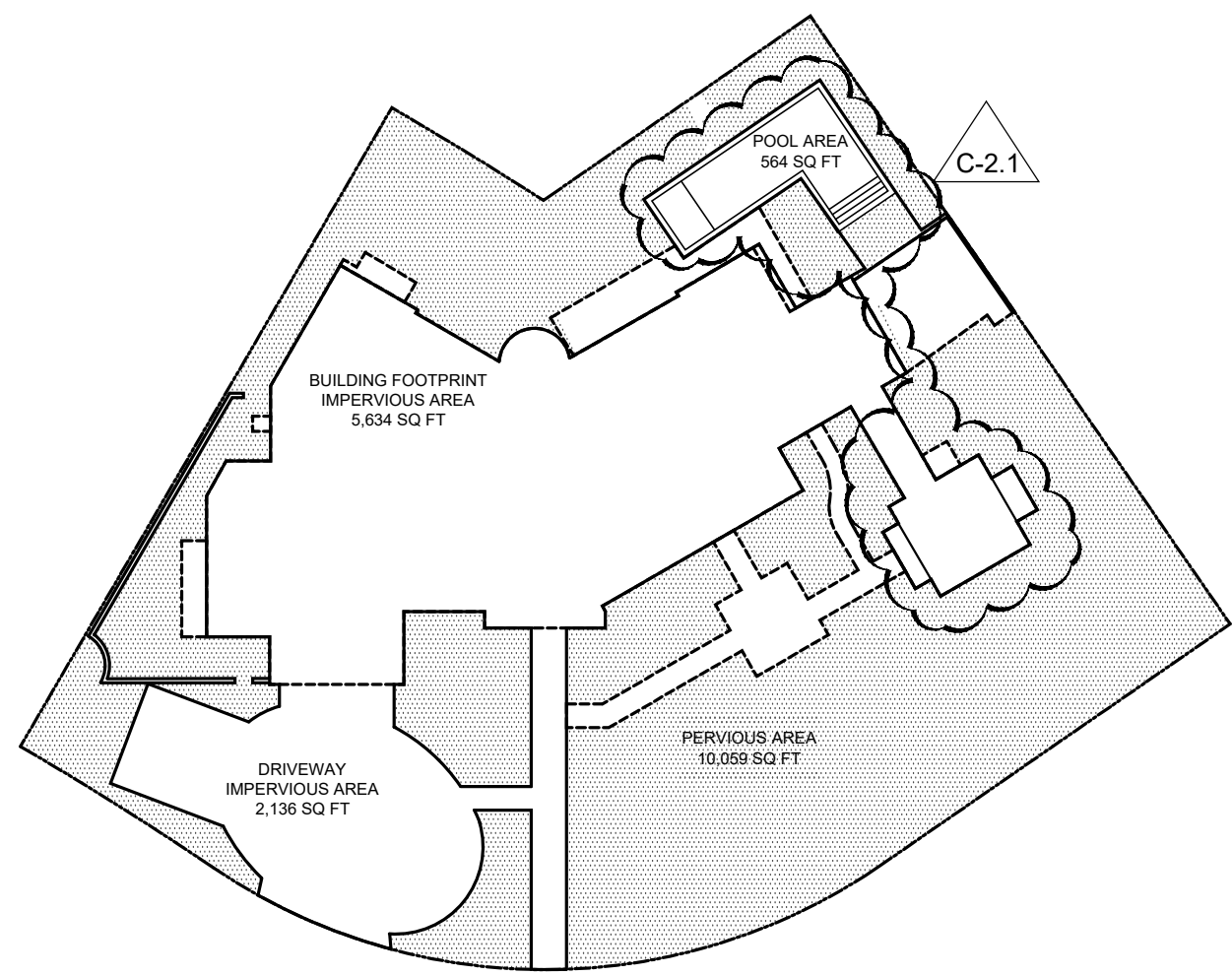
GROUND LEVEL DIAGRAM



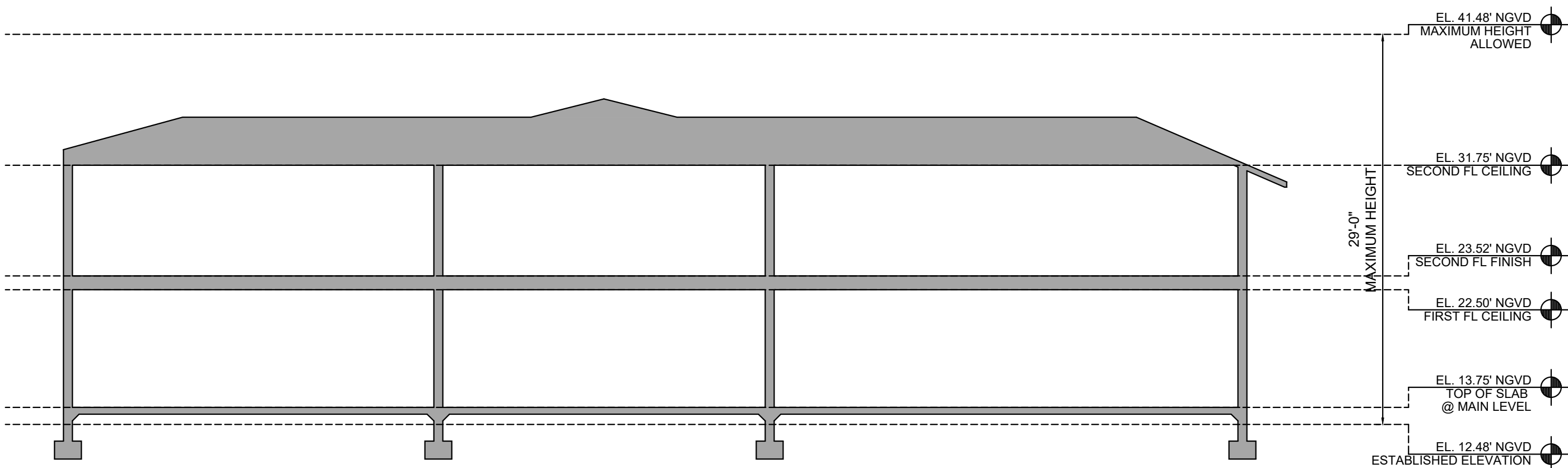
UPPER LEVEL DIAGRAM



FRONT YARD DIAGRAM



PERVIOUS AREA DIAGRAM



HEIGHT DIAGRAM

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 (1/2" + 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: 7,357 SQ FT

LOT COVERAGE - GROUND AREA

MAIN BUILDING: 3,018 SQ. FT. AREA: 19,912 SQ. FT. X .35 = 6,969.2 SQ. FT.
MAX. PROPOSED: 5,000 SQ. FT.

MAIN BUILDING + ACCESSORY BUILDING NOT TO EXCEED 45% OF LOT AREA 19,912 SQ. FT.
MAX. ALLOWED: 8,963 SQ. FT.
MAX. PROPOSED: 5,008 + 347 = 5,348 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 (83.00 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:

FRONT: 30'-0"
INT. SIDE (NORTH): 5'-0"
INT. SIDE (SOUTH): 15'-0"
REAR: 10'-0"

REQUIRED

30'-0"
5'-0"
15'-0"
10'-0"

PROPOSED

30'-0"
5'-0"
15'-0"
23'-3 1/2"

SWIMMING POOL SETBACKS:

FRONT: 30'-0"
INT. SIDE (NORTH): 5'-0"
INT. SIDE (SOUTH): 15'-0"
REAR: 10'-0"

REQUIRED

30'-0"
5'-0"
15'-0"
10'-0"

PROPOSED

83'-7"
79'-0"
5'-0" BY VARIANCE
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 TREE(S), 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				
	A/C	NON-A/C	TOTAL	LOT COVERAGE
GROUND FLOOR				
A/C SPACE EXC. LIBRARY	3018			3,018.0000 SQ. FT.
A/C LIBRARY SPACE	340			340
POCHE SPACE	161			161
GARAGE	545			545
STORAGE		175		175
COVERED TERRACE		481.57		481.5700
COVERED PORCH		296		296
COVERED ENTRANCE		223.0000		223.0000
COVERED WALKWAY		109.0000		109.0000
SECOND FLOOR				
A/C SPACE	3180.0000			
POCHE SPACE	-107			
TRELLIS TERRACE		295.6300		
TOTAL	7241.0000 SQ. FT.	1579.0000 SQ. FT.		5348.0000 SQ. FT.
TOTAL COMBINED AREA (A/C & NON-A/C)			8820.0000 SQ. FT.	

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

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4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

OWNER
CLAUDIO ALVAREZ

TITLE: PROJECT INFO
SCALE: AS NOTED

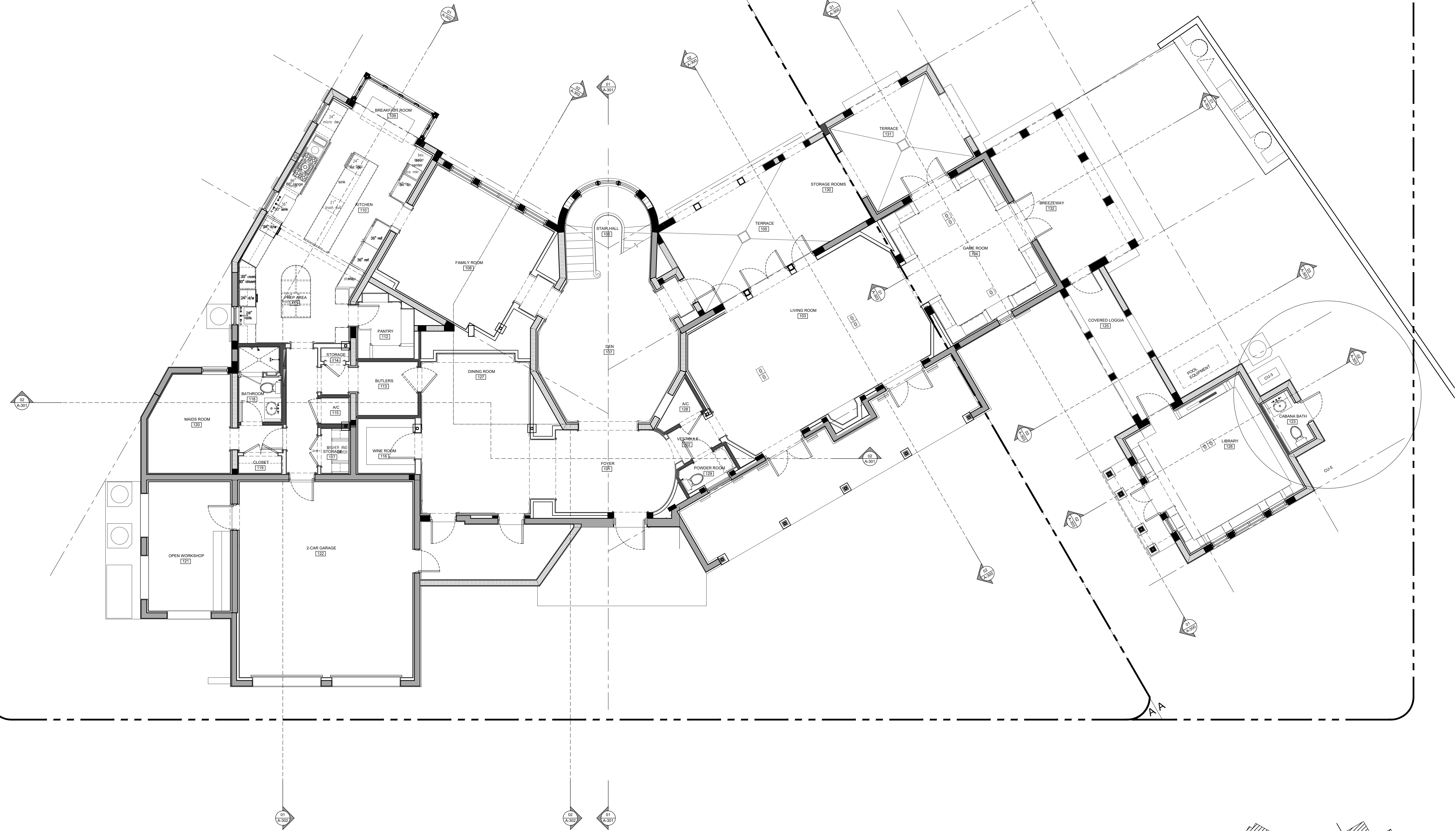
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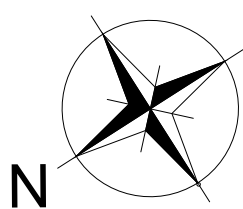
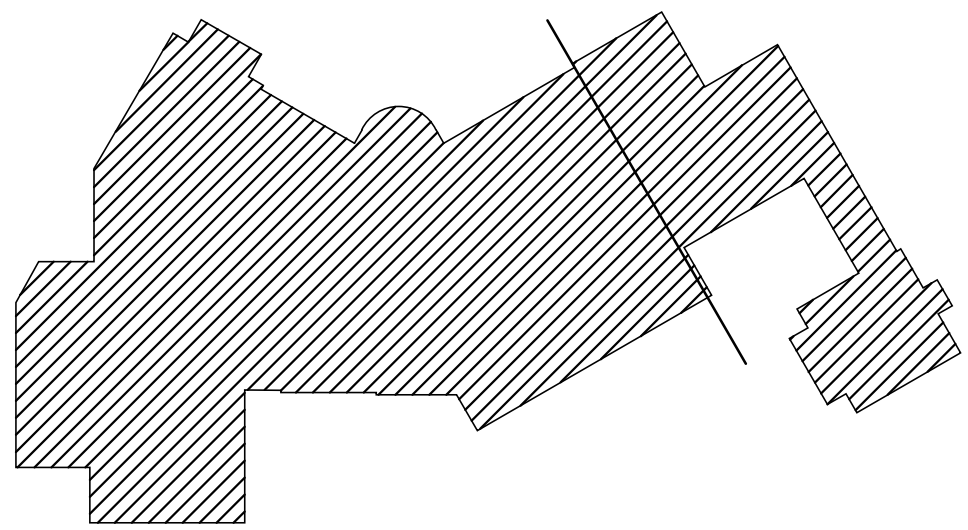
REFER TO SHEET A-101.1
FOR ENLARGED FLOOR
PLAN

REFER TO SHEET A-101.2
FOR ENLARGED FLOOR
PLAN

MATCH LINE



SYMBOLS LEGEND	
	PROPOSED RENOVATION OR ADDITION
	EXISTING TO REMAIN AS IS



01 PROPOSED GROUND FLOOR PLAN_OVERALL
Scale: 3/16" = 1'-0"

SHEET:
A-101.0
OF

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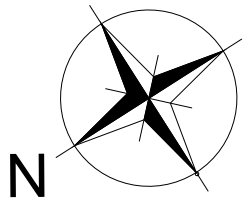
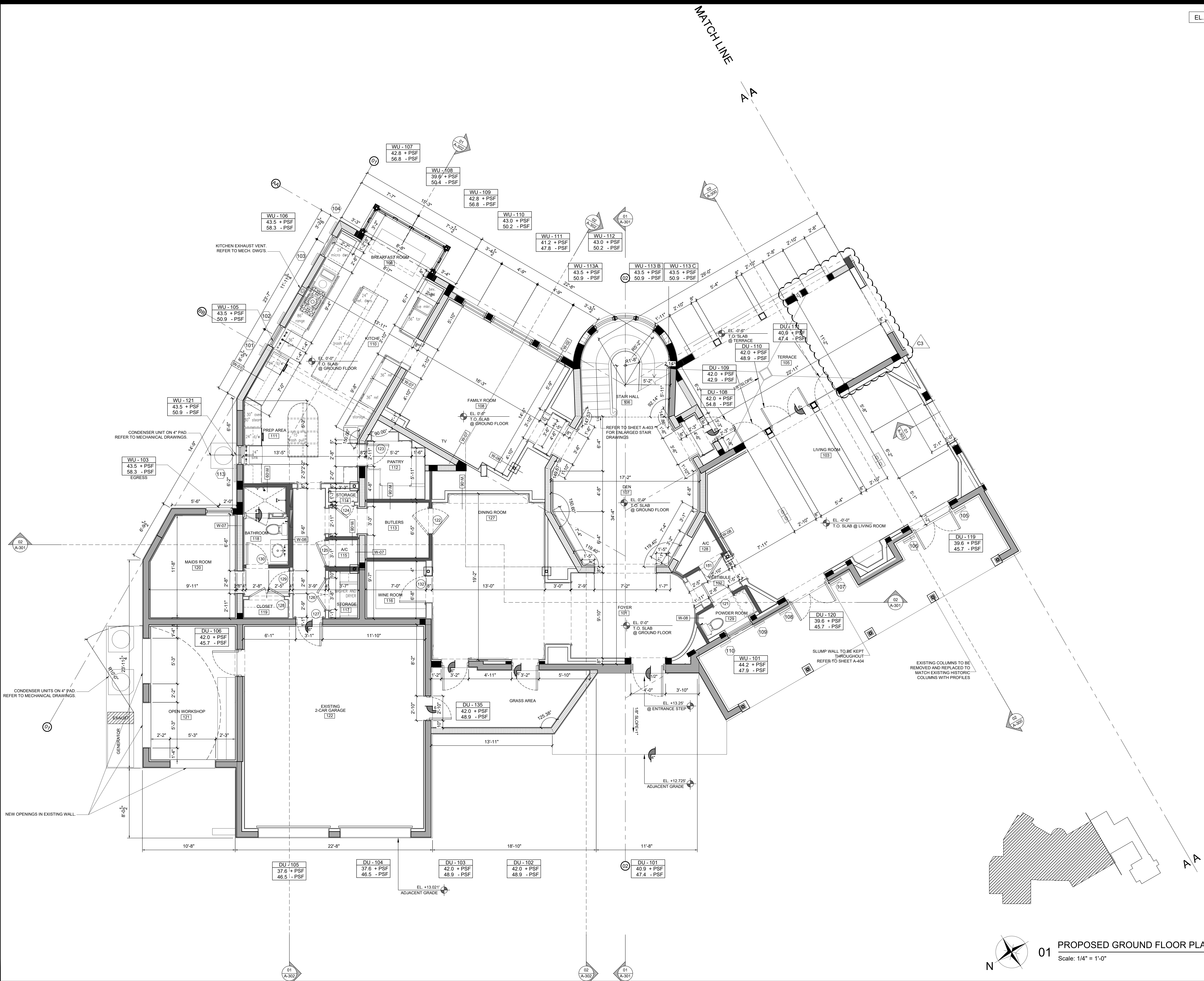
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PROJECT NUMBER: 2016-05
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01

PROPOSED GROUND FLOOR PLAN_PARTIAL

Scale: 1/4" = 1'-0"

SHEET
A-101.1
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TITLE
PROPOSED GROUND FLOOR PLAN_PARTIAL
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05/16/19
LG/JE

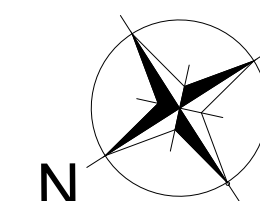
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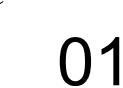
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01 PROPOSED GROUND FLOOR PLAN_PARTIAL
Scale: 1/4" = 1'-0"

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REFER TO SHEET A-102.2
FOR ENLARGED FLOOR
PLAN



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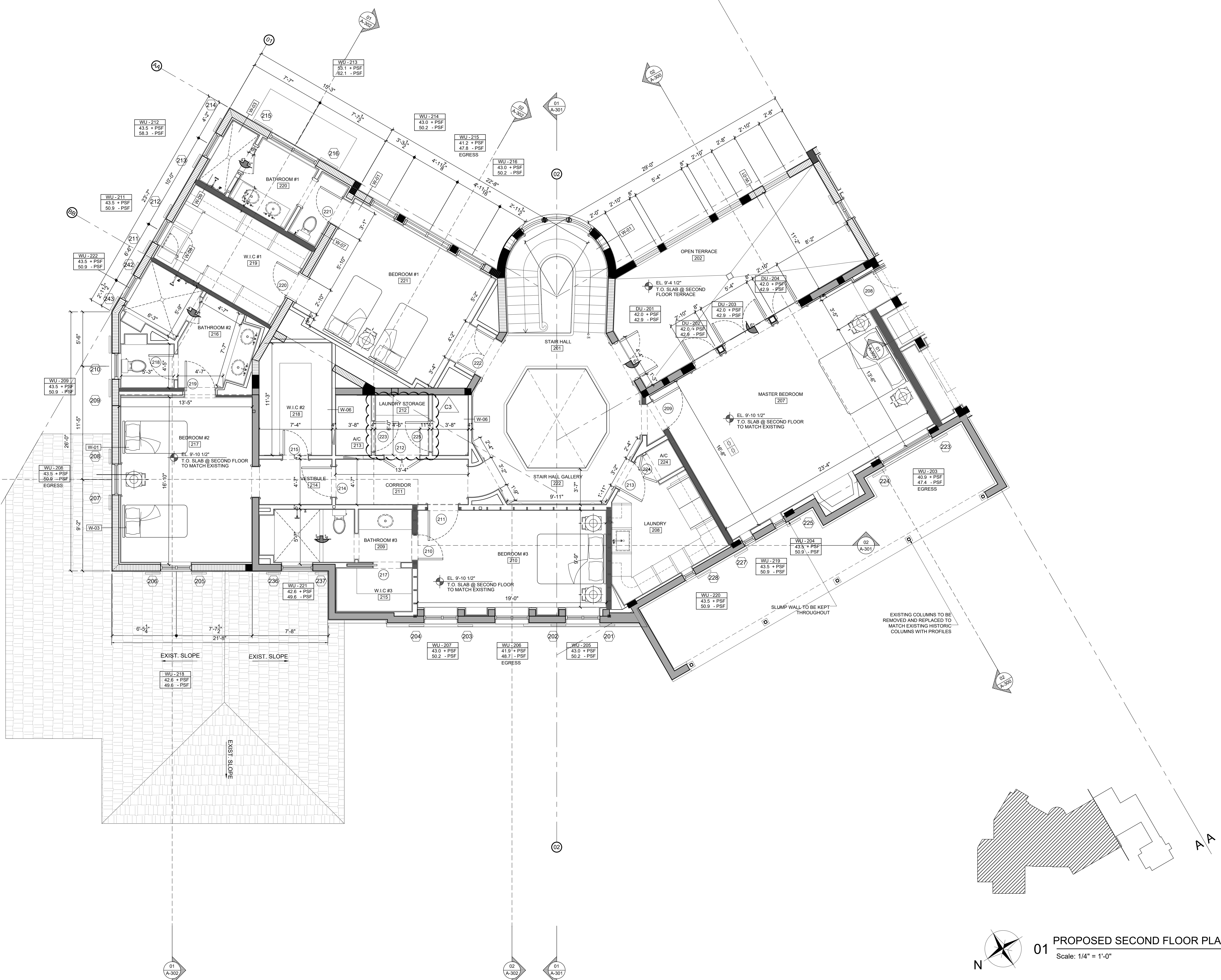
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DATE:	05/16/19	 05/16/19 OWNER REQUEST	
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JOSÉ LUIS GONZÁLEZ PEROTTI

SYMBOLS LEGEND

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	EXISTING TO REMAIN AS IS

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01 PROPOSED SECOND FLOOR PLAN_PARTIAL
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SHEET: A-102.1
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SCALE: AS NOTED

OWNER: CLAUDIO ALVAREZ

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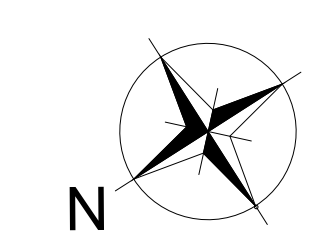
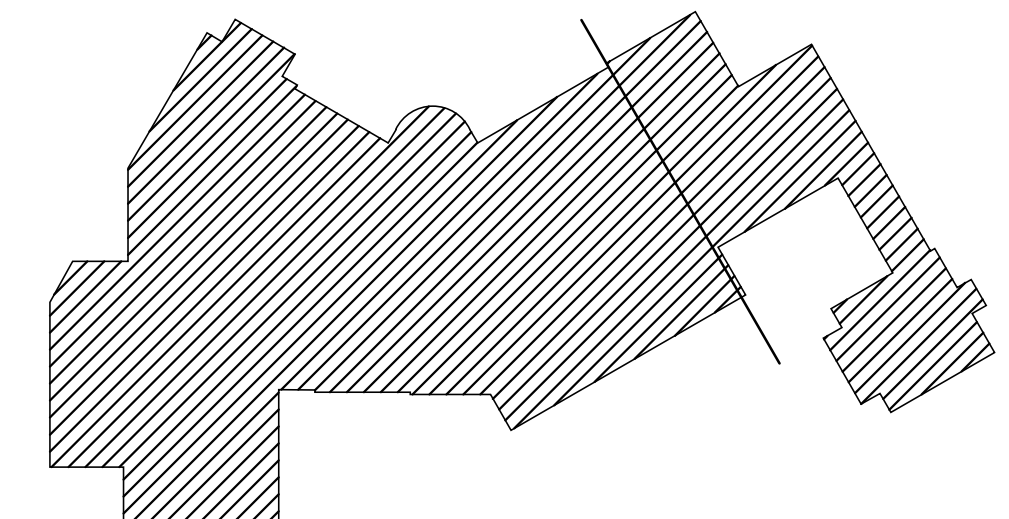
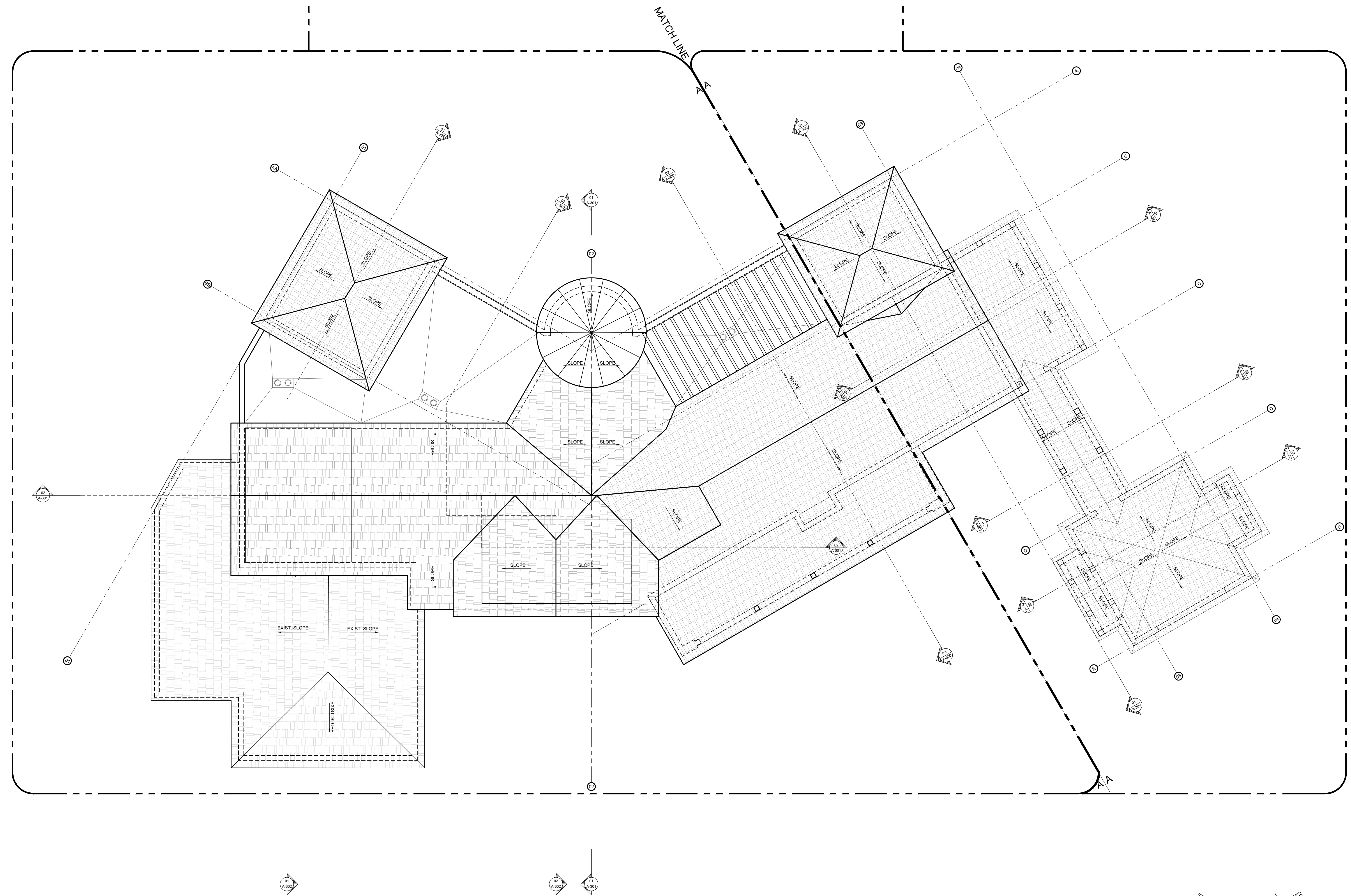
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
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5717 S.W. 8th Street, Miami, Florida 33144, USA
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http://www.portuondoperotti.com

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FOR ENLARGED FLOOR
PLAN

REFER TO SHEET A-103.2
FOR ENLARGED FLOOR
PLAN



01 PROPOSED ROOF PLAN_OVERALL
Scale: 3/16" = 1'-0"

SHEET:
A-103.0
OF

TITLE: PROPOSED ROOF⁹ PLAN_OVERALL

SCALE: AS NOTED

OWNER

CLAUDIO I. ALVAREZ

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA . 33146

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Architecture, Planning, Interior Design

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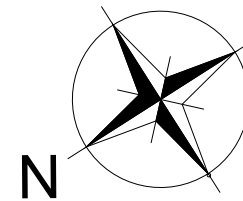
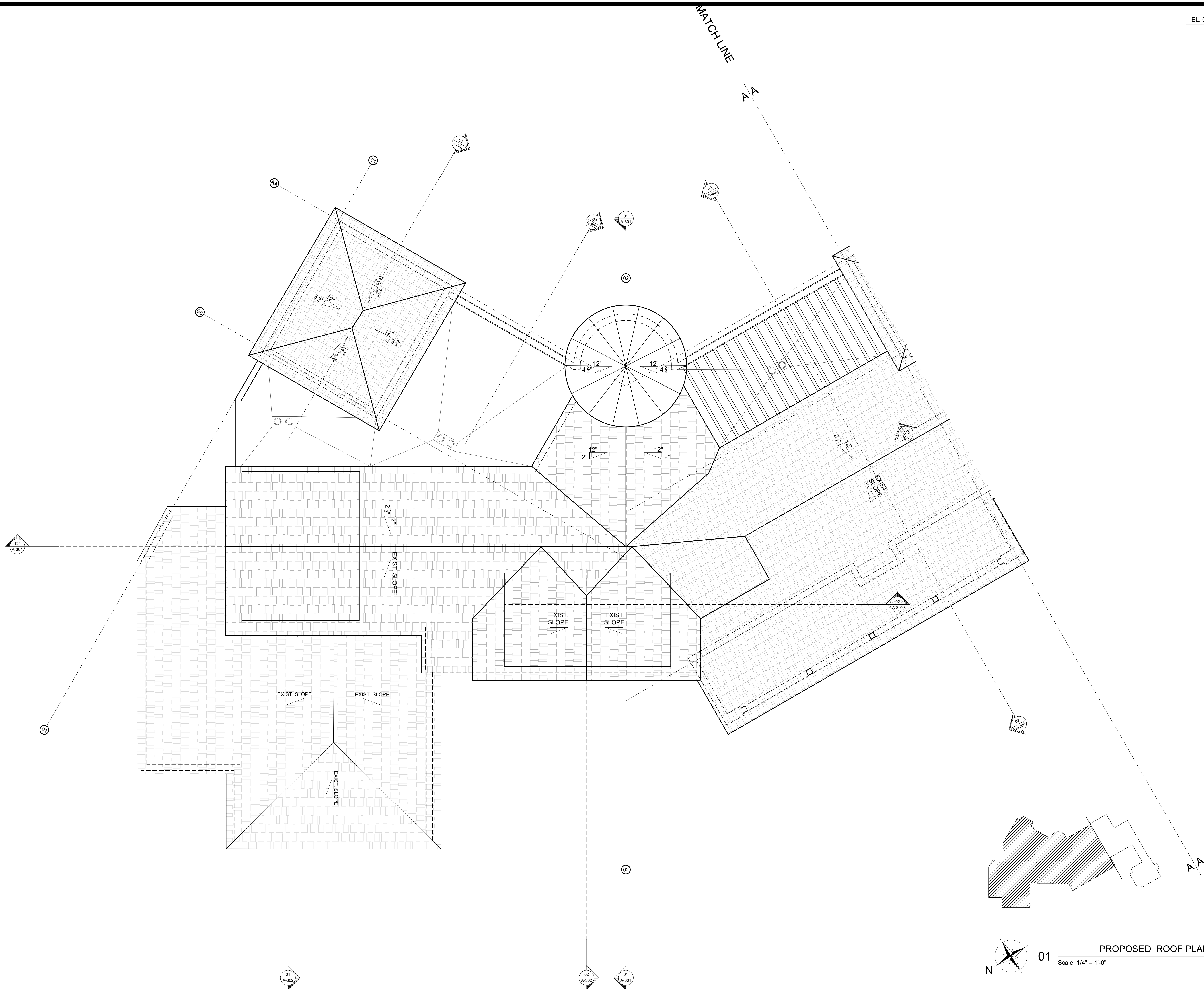
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	DATE:	05/16/19	 05/16/19 OWNER REQUEST	
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JOSE LUIS GONZALEZ PEROTTI
AR0010477

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



01

PROPOSED ROOF PLAN_PARTIAL

Scale: 1/4" = 1'-0"

SHEET
A-103.1
OF

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TITLE: PROPOSED ROOF PLAN_PARTIAL

SCALE: AS NOTED

OWNER

CLAUDIO J. ALVAREZ

SANTA MARIA RESIDENCE

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PROJECT NUMBER: 2016-05

DATE: 04/22/2018

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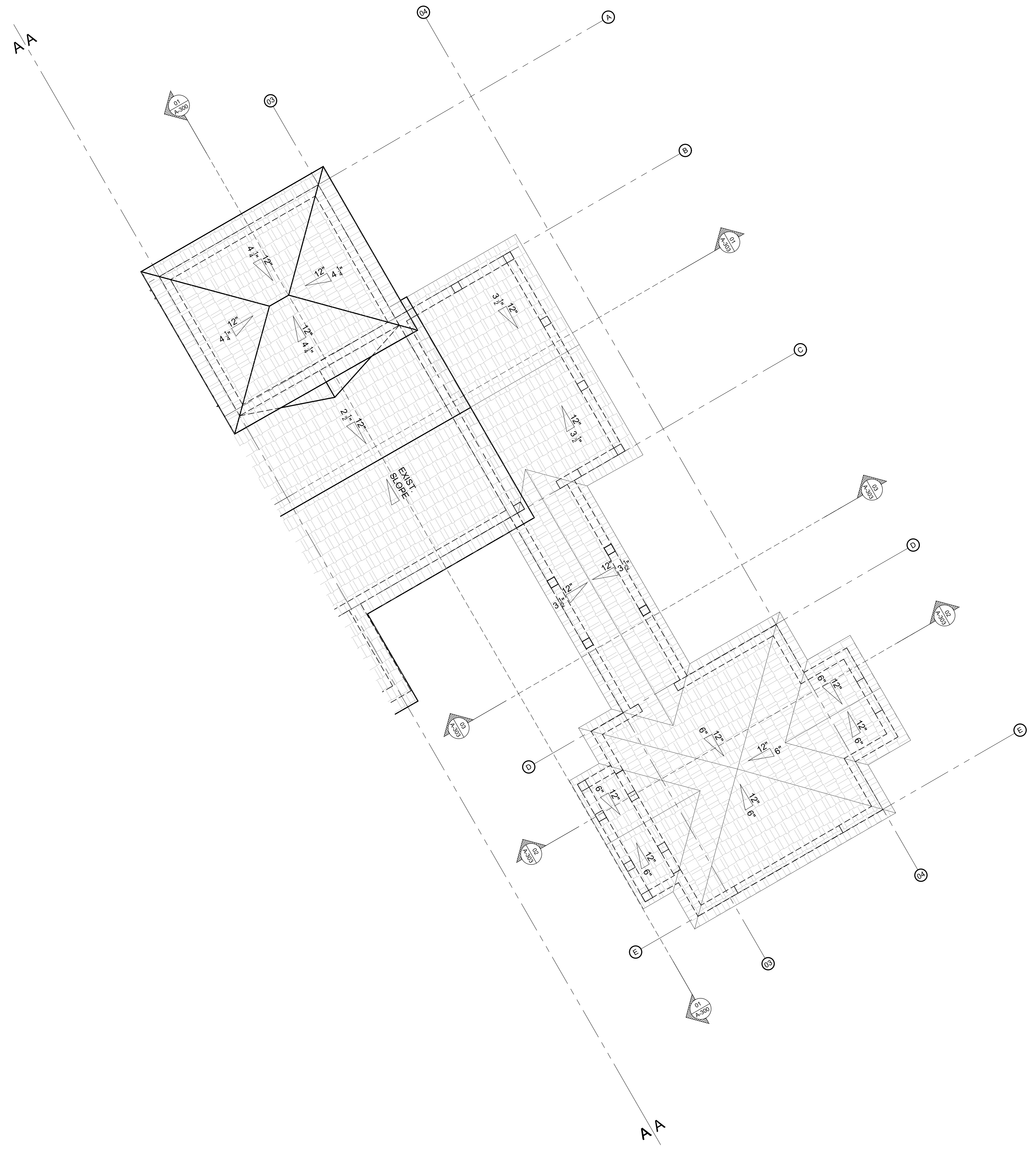
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CHECKED BY:

MATCH LINE



01

PROPOSED ROOF PLAN_PARTIAL

Scale: 1/4" = 1'-0"

SHEET: A-103.2
OF

TIME: PROPOSED ROOF PLAN_PARTIAL

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DATE:	05/16/19	05/16/19 OWNER REQUEST	0

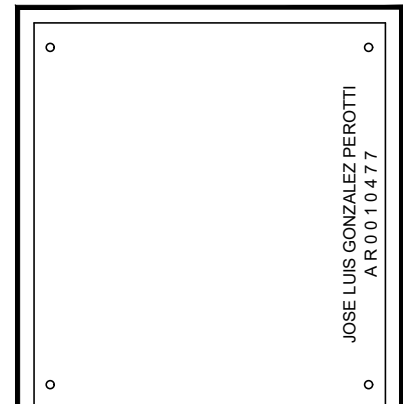
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Architecture, Planning, Interior Design

AAC001407

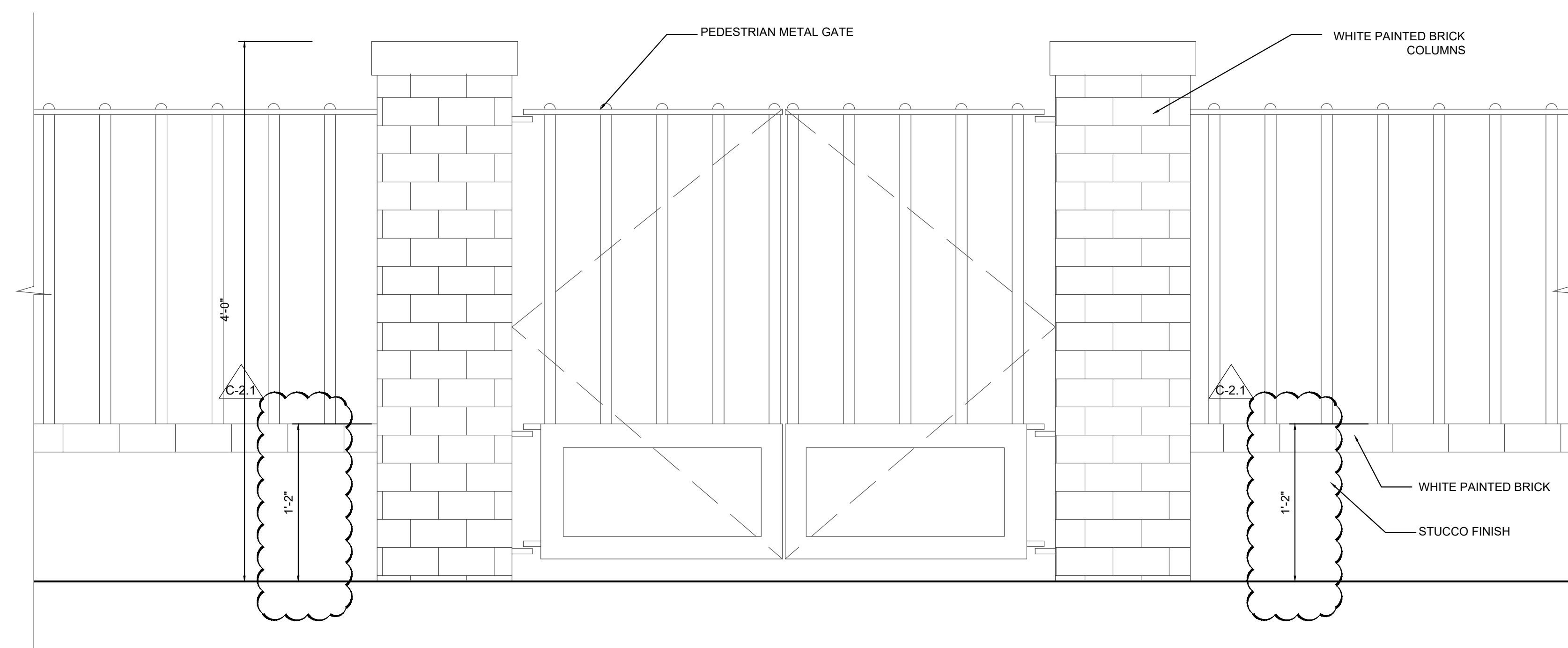
5717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 260-9331, Fax: (305) 260-9318
<http://www.portuondo-perotti.com>

0 0

Figure 1 is a schematic diagram of the experimental setup. It shows a participant (P) seated at a table, looking at a screen. The screen displays a 'OWNER' and a 'CLAUDIO I. ALVAREZ' label. The participant is positioned to the left of the screen, and the labels are on the right side of the screen.

SHEET:
A-100.2
OF
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02 FRONT PEDESTRIAN/ LOW WALL ELEVATION
Scale: 3/4" = 1'-0"



LUIS GONZALEZ PEROTTI

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.

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:

NOTES:

LEGEND

DENOTES EXISTING ELEVATIONS

DENOTES PROPOSED ELEVATIONS

CONCRETE PAVERS - COLOR
TO BE SELECTED BY
ARCHITECT

2" BEDDING OF COARSE OR SHARP, UNWASHED CONCRETE SAND OR LIMESTONE, LEVELED TO ADJUST GRADE

01
3" = 1'-0"

PAVER DETAIL

LOT 8
BLOCK 96

RIVIERA COUNTRY CLUB
OF CORAL GABLES

4' HEIGHT ALUMINUM
PICKET FENCE

4' HIGH PEDESTRIAN GATE WITH
SELF CLOSING, SELF-LATCHING
DEVICE. LATCH @ 54" AFF

ck

1



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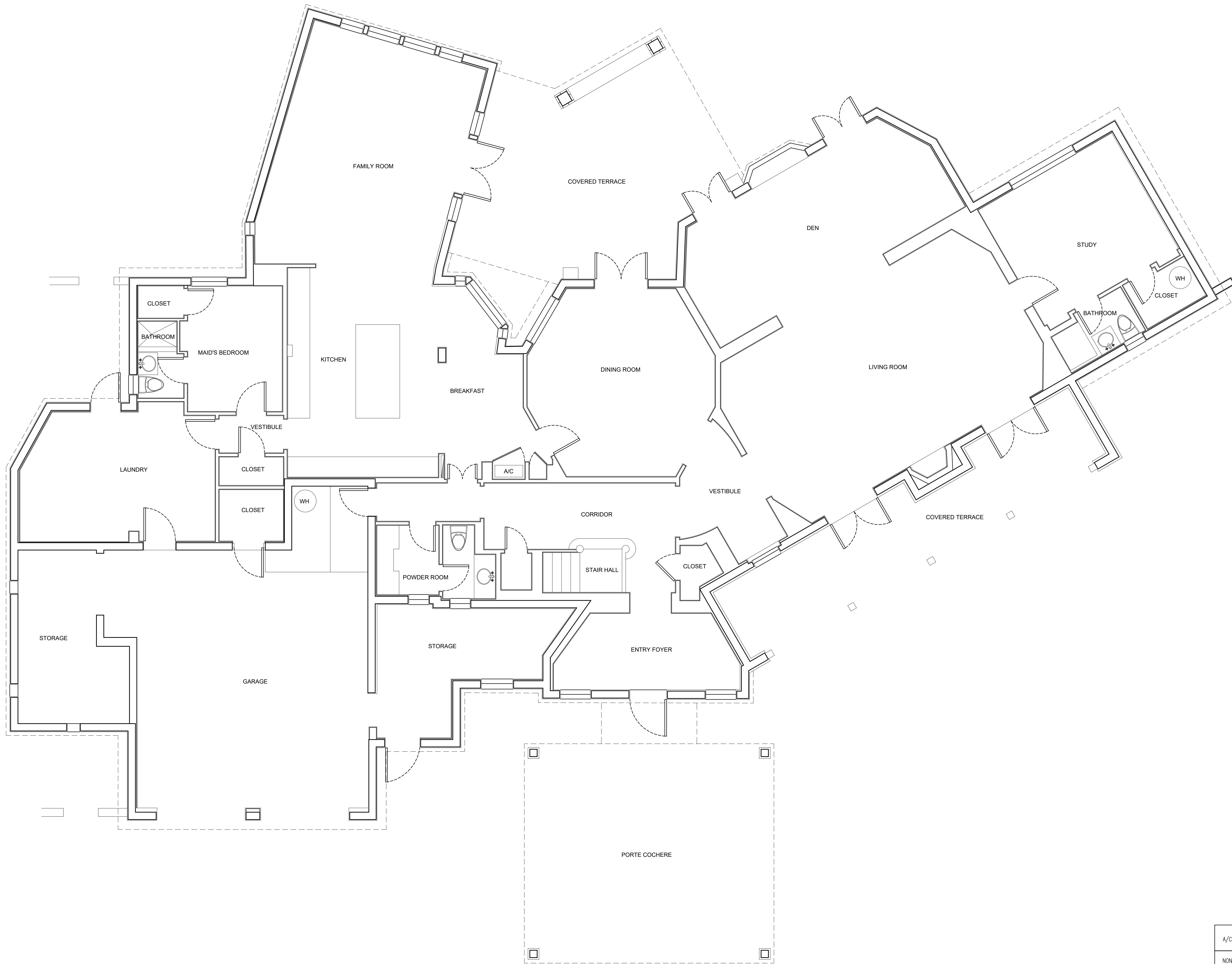
OWNER

PROPOSED SITE PLAN

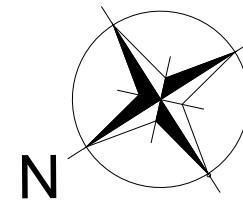
SHEET: A-100

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



A/C SPACE	3,299 SF
NON-A/C SPACE	2,155 SF



01

Scale: 1/4" = 1'-0"

GROUND FLOOR PLAN

SHEET
A-101
OF

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TITLE: GROUND FLOOR PLAN

SCALE: AS NOTED

OWNER:

CLAUDIO J. ALVAREZ

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS

Architecture, Planning, Interior Design

AAC001407

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Tel: (305) 260-5931 Fax: (305) 260-5918
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PROJECT NUMBER: 2016-05

DATE: 04/22/2018

DRAWN BY: LG/JL

CHECKED BY:

REVISIONS:

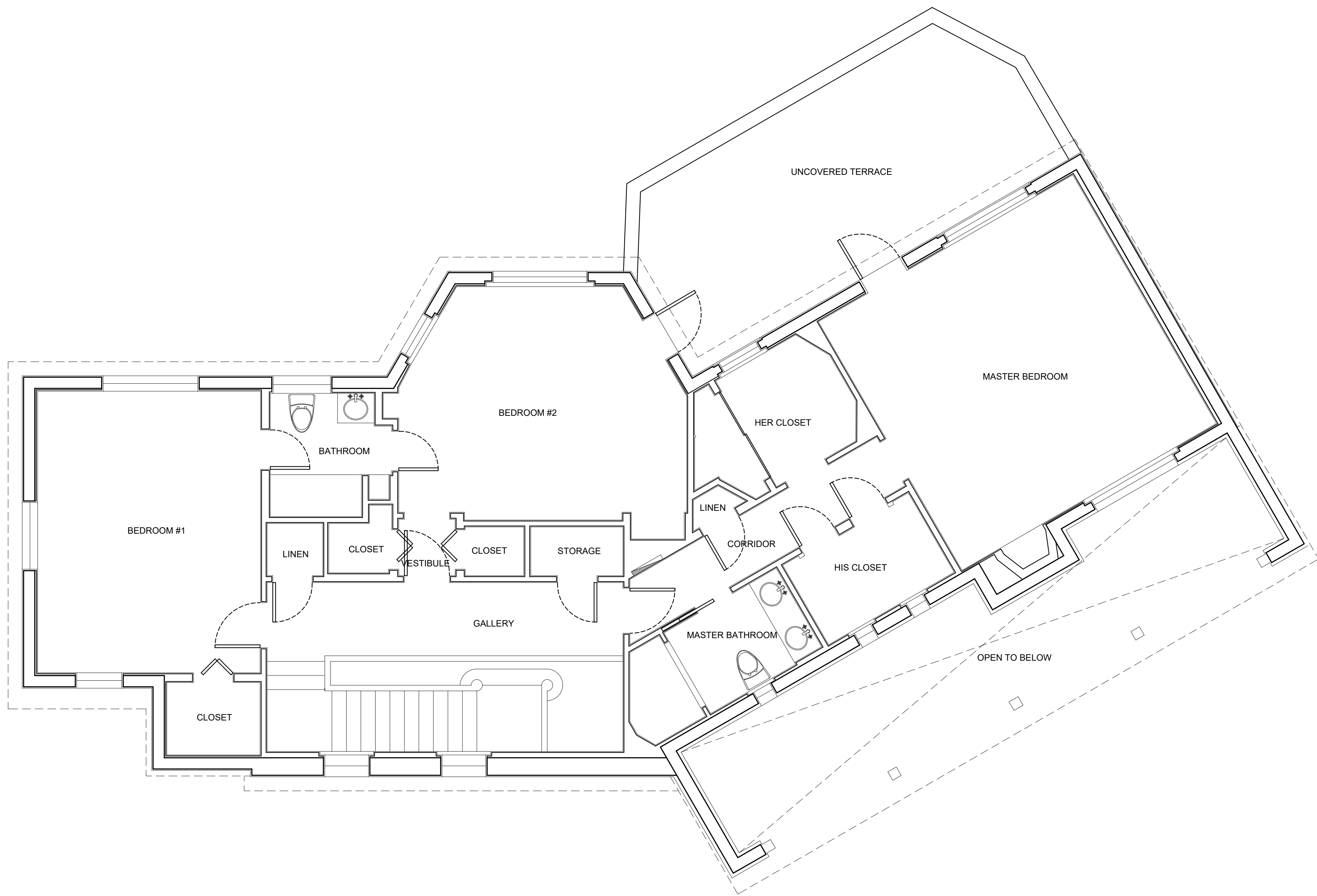
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DATE: 04/22/2018

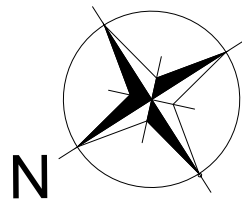
PROJECT NUMBER: 2016-05

ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS

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



A/C SPACE	1,607 SF
NON-A/C SPACE	301 SF



01

Scale: 1/4" = 1'-0"

SECOND FLOOR PLAN

SHEET
A-102
OF

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TITLE:
SECOND FLOOR PLAN

SCALE:
AS NOTED

OWNER

CLAUDIO J. ALVAREZ

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

ARCHITECTS

PORTUONDO PEROTTI ARCHITECTS

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PROJECT NUMBER:

DATE:

2016-05

04/22/2018

LG/JL

DRAWN BY:

CHECKED BY:

REVISIONS:

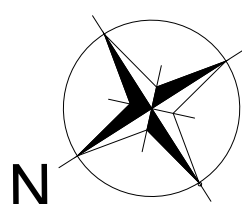
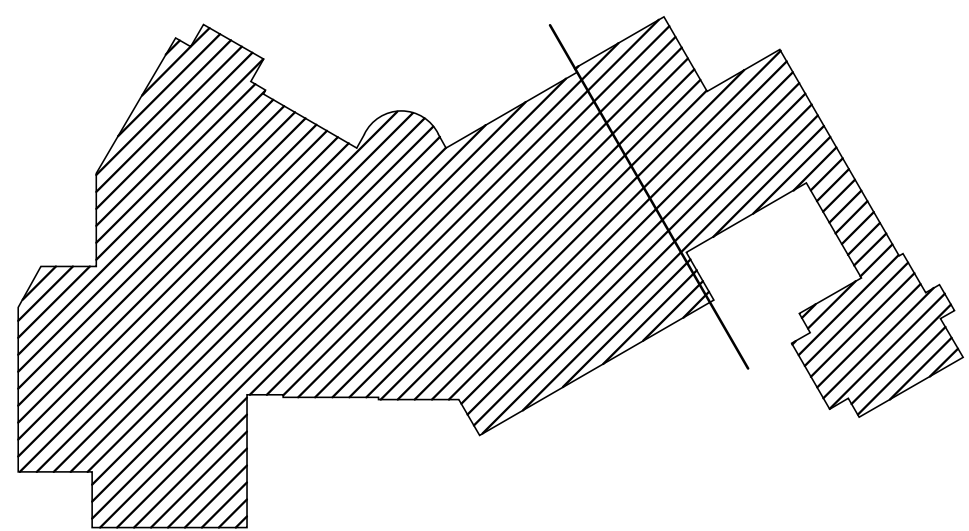
DO NOT SCALE FROM THIS SHEET
A-102 (A-102)

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

REFER TO SHEET A-104.1
FOR ENLARGED FLOOR
PLAN

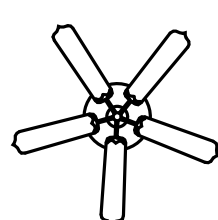
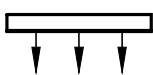
REFER TO SHEET A-104.2
FOR ENLARGED FLOOR
PLAN

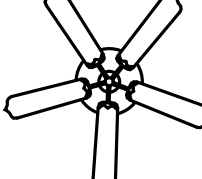
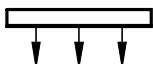
MATCH LINE
A-A



01 MAIN LEVEL PROPOSED RCP_OVERALL
Scale: 3/16" = 1'-0"

SHEET A-104.0 OF 2 © COPYRIGHT 2009	TITLE: MAIN LEVEL PROPOSED RCP_OVERALL SCALE: AS NOTED	OWNER CLAUDIO J. ALVAREZ	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) 260-5931 Fax: (305) 260-5918 http://www.portuondoperotti.com	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) 260-5931 Fax: (305) 260-5918 http://www.portuondoperotti.com	PROJECT NUMBER: 2016-05 DATE: 05/16/19 DRAWN BY: LG/JE CHECKED BY: REVISIONS: 05/16/19 OWNER REQUEST 05/16/19 OWNER REQUEST 05/16/19 OWNER REQUEST 05/16/19 OWNER REQUEST	USE LINE AND PROJECT NUMBER A A C 0 0 1 4 0 7
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LEGEND		
MARK	SYMBOL	DESCRIPTION
A		SURFACE MOUNT FLUORESCENT FIXTURE
B		UNDER CABINET FIXTURE
C		RECESSED FIXTURE
D		SURFACE-MOUNT FIXTURE
E		WALL SCONCE
F		LINEAR A/C DIFFUSER
G		STANDARD A/C DIFFUSER
H		EXHAUST FAN
I		JUNCTION BOX
J		VAPOR PROOF FIXTURE
K		CEILING FAN
L		WALL LINEAR A/C DIFFUSER
M		A/C RETURN GRILL
N		ADJUSTABLE RECESSED FIXTURE
O		JAMB SWITCH
P		CLOCK OUTLET
NOTES: - REFER TO ROOM FINISH SCHEDULE ON SHEET A-601 FOR FINISHES. - REFER TO INTERIOR DESIGN DRAWINGS FOR COORDINATION OF MILLWORKS, TRIMS, M.E.P., ETC. - REFER TO INTERIOR DESIGN DRAWINGS FOR CEILING PROFILES & DIMENSIONS. - REFER TO MECHANICAL DRAWINGS FOR DIFFUSER & FOR SPECIFICATIONS.		

LEGEND		
MARK	SYMBOL	DESCRIPTION
A		SURFACE MOUNT FLUORESCENT FIXTURE
B		UNDER CABINET FIXTURE
C		RECESSED FIXTURE
D		SURFACE-MOUNT FIXTURE
E		WALL SCONCE
F		LINEAR A/C DIFFUSER
G		STANDARD A/C DIFFUSER
H		EXHAUST FAN
I		JUNCTION BOX
J		VAPOR PROOF FIXTURE
K		CEILING FAN
L		WALL LINEAR A/C DIFFUSER
M		A/C RETURN GRILL
N		ADJUSTABLE RETURN FIXTURE
O		JAMB SWITCH
P		CLOCK OUTLET

NOTES:			
1. REFER TO ROOM FINISH SCHEDULE ON SHEET A-601 FOR FINISHES.			
2. REFER TO INTERIOR DESIGN DRAWINGS FOR COORDINATION OF MILLWORKS, TRIMS, M.E.P., ETC.			
3. REFER TO INTERIOR DESIGN DRAWINGS FOR CEILING PROFILES & DIMENSIONS.			
4. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER & FOR SPECIFICATIONS.			

JOSE LUIS GONZALEZ PEROTTI
AR0010477

PROJECT NUMBER:	2016-05	REVISIONS:	05/16/19 OWNER REQUEST
DATE:	05/16/19		09/25/19 OWNER REQUEST
DRAWN BY:	LG / JE		05/04/20 OWNER REQUEST & PUBLIC WORKS
CHECKED BY:			05/26/20 OWNER REQUEST

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SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES · FLORIDA · 33146

TITLE: MAIN LEVEL PROPOSED RCP_PARTIAL

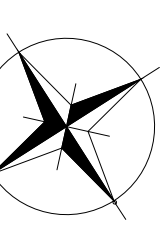
SCALE: AS NOTED

SHEET: A-104.2 OF 2

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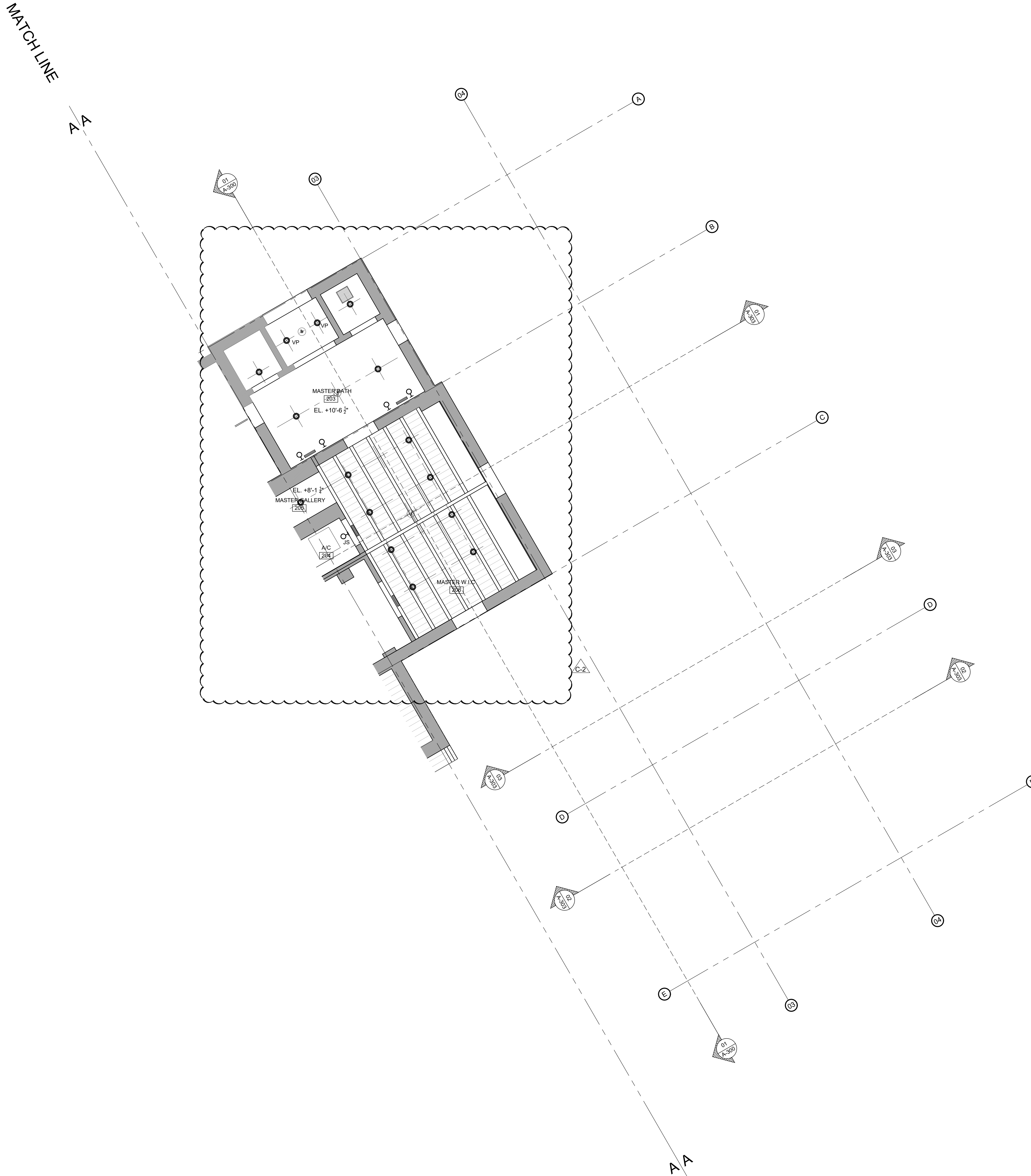
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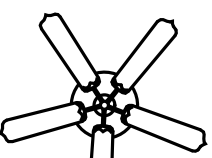
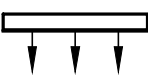
MATCH LINE



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



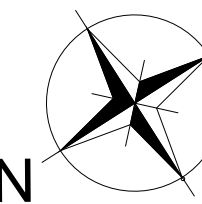
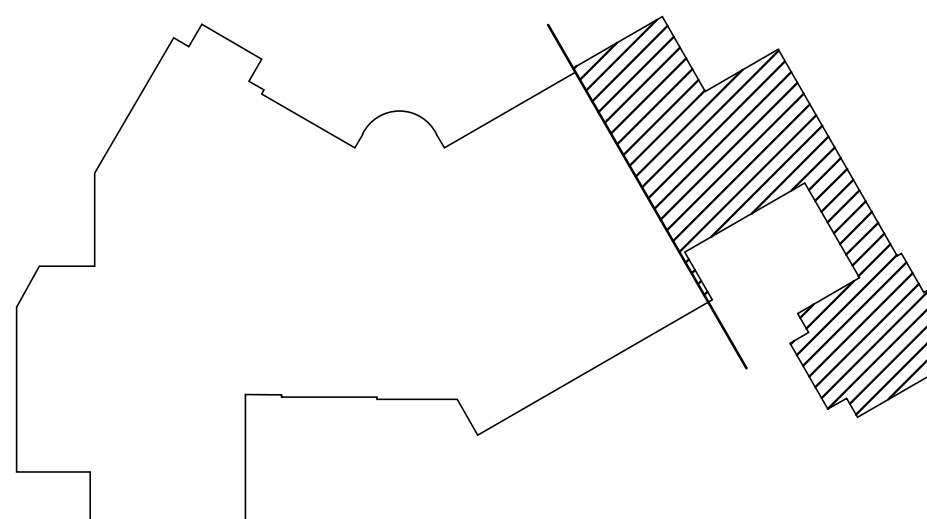
MARK	SYMBOL	DESCRIPTION
A		SURFACE MOUNT FLUORESCENT FIXTURE
B		UNDER CABINET FIXTURE
C		RECESSED FIXTURE
D		SURFACE-MOUNT FIXTURE
E		WALL SCONCE
F		LINEAR A/C DIFFUSER
G		STANDARD A/C DIFFUSER
H		EXHAUST FAN
I		JUNCTION BOX
J		VAPOR PROOF FIXTURE
K		CEILING FAN
L		WALL LINEAR A/C DIFFUSER
M		A/C RETURN GRILL
N		ADJUSTABLE RECESSED FIXTURE
O		JAMIS SWITCH
P		CLOCK OUTLET

NOTES:

1. REFER TO ROOM FINISH SCHEDULE ON SHEET A-601 FOR FINISHES.
2. REFER TO INTERIOR DESIGN DRAWINGS FOR COORDINATION OF MILLWORKS, TRIMS, M.E.P., ETC.
3. REFER TO INTERIOR DESIGN DRAWINGS FOR CEILING PROFILES & DIMENSIONS.
4. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER & FLOOR SPECIFICATIONS.

NOTES:

1. REFER TO ROOM FINISH SCHEDULE ON SHEET A-601 FOR FINISHES
2. REFER TO INTERIOR DESIGN DRAWINGS FOR COORDINATION OF MILLWORKS, TRIMS, M.E.P., ETC.
3. REFER TO INTERIOR DESIGN DRAWINGS FOR CEILING PROFILES & DIMENSIONS.
4. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER & FOR SPECIFICATIONS.

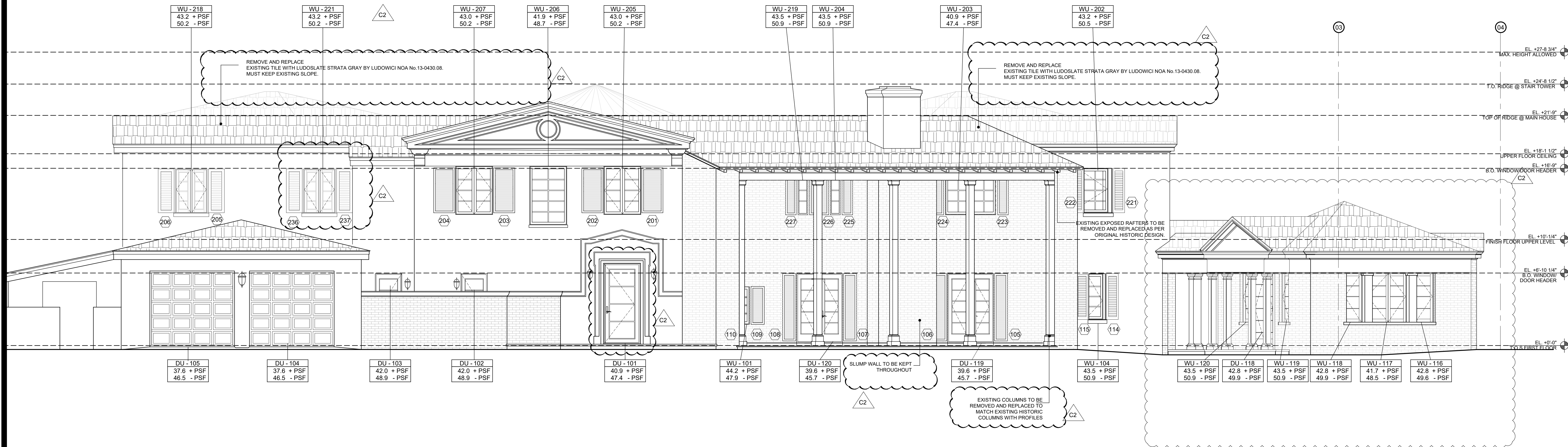


01 SECOND LEVEL RCP_PARTIAL
Scale: 1/4" = 1'-0"

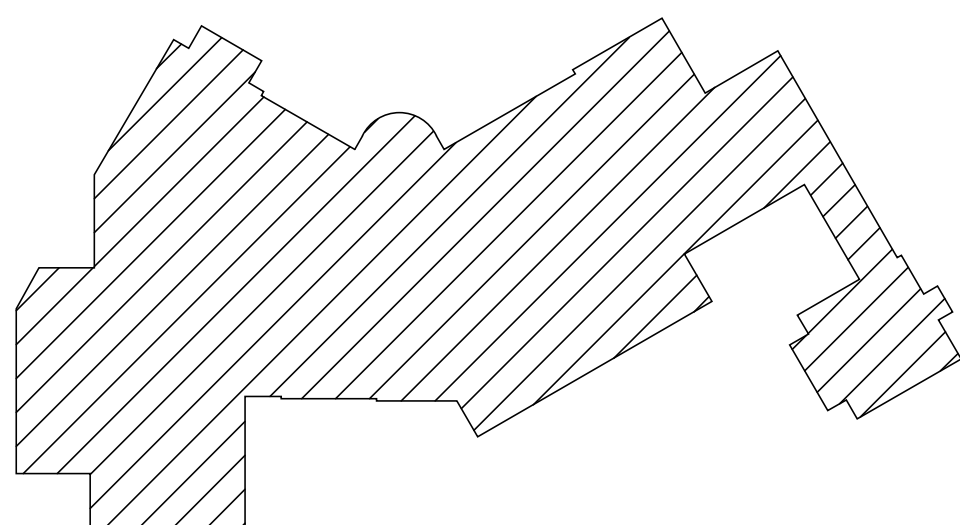
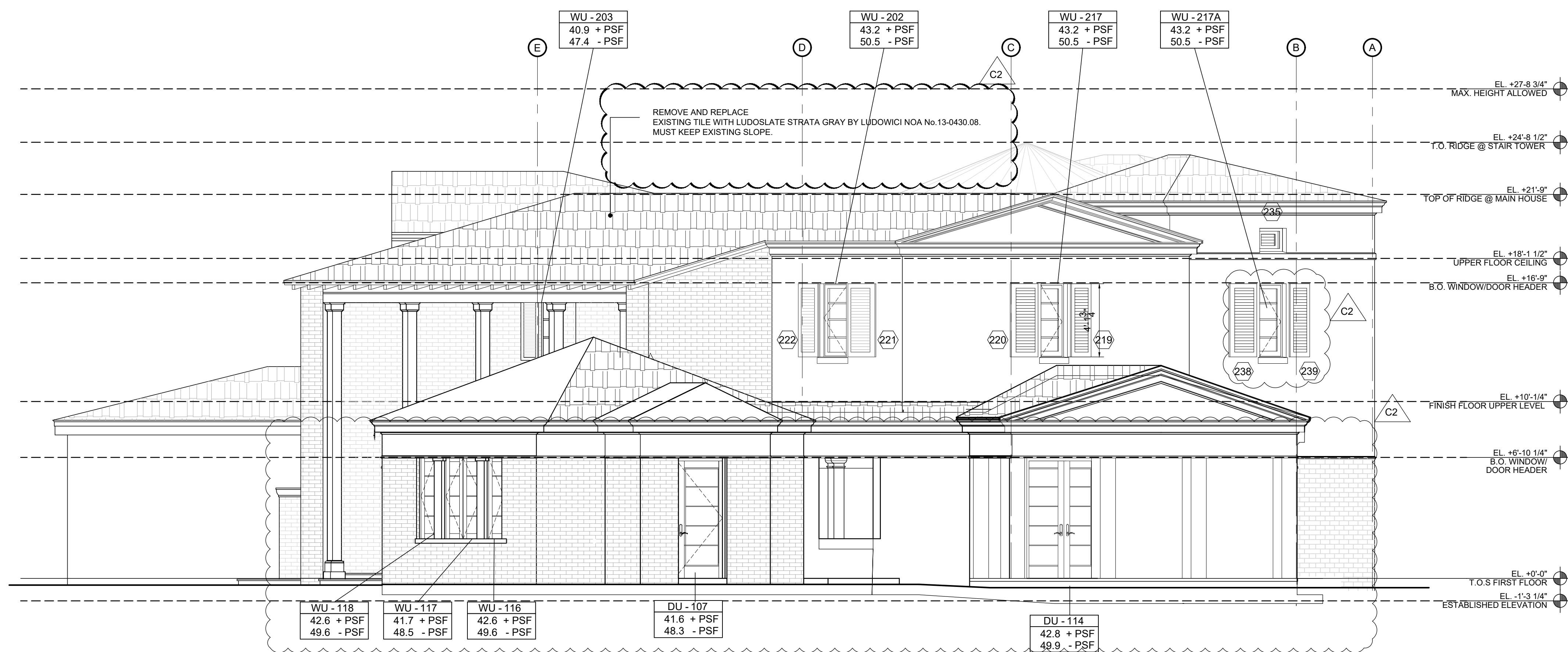
SHEET A-105.2 OF		SECOND LEVEL PROPOSED RCP_PARTIAL SCALE: AS NOTED		OWNER CLAUDIO J. ALVAREZ		SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA 33146		ARCHITECTS PORTUONDO, PEROTTI, ARCHITECTS A A C 0 0 1 4 0 7 5717 SW 8th Street, Miami, Florida 33144, USA Tel: (305) 326-8331 Fax: (305) 326-1918 http://www.ppa-architects.com		REVISIONS: 2016-05 05/16/19 OWNER REQUEST 05/16/19 05/16/19 OWNER REQUEST LG / JE DRAWN BY: 05/04/20 OWNER REQUEST CHECKED BY: 05/04/20 OWNER REQUEST		PROJECT NUMBER: 2016-05 DATE: 05/16/19 DRAWN BY: LG / JE CHECKED BY:		JOSIE LEE CORRALES PEROTTI AIA 0513477	
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EL. 0'-0" = 13.625' N.G.V.D.



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



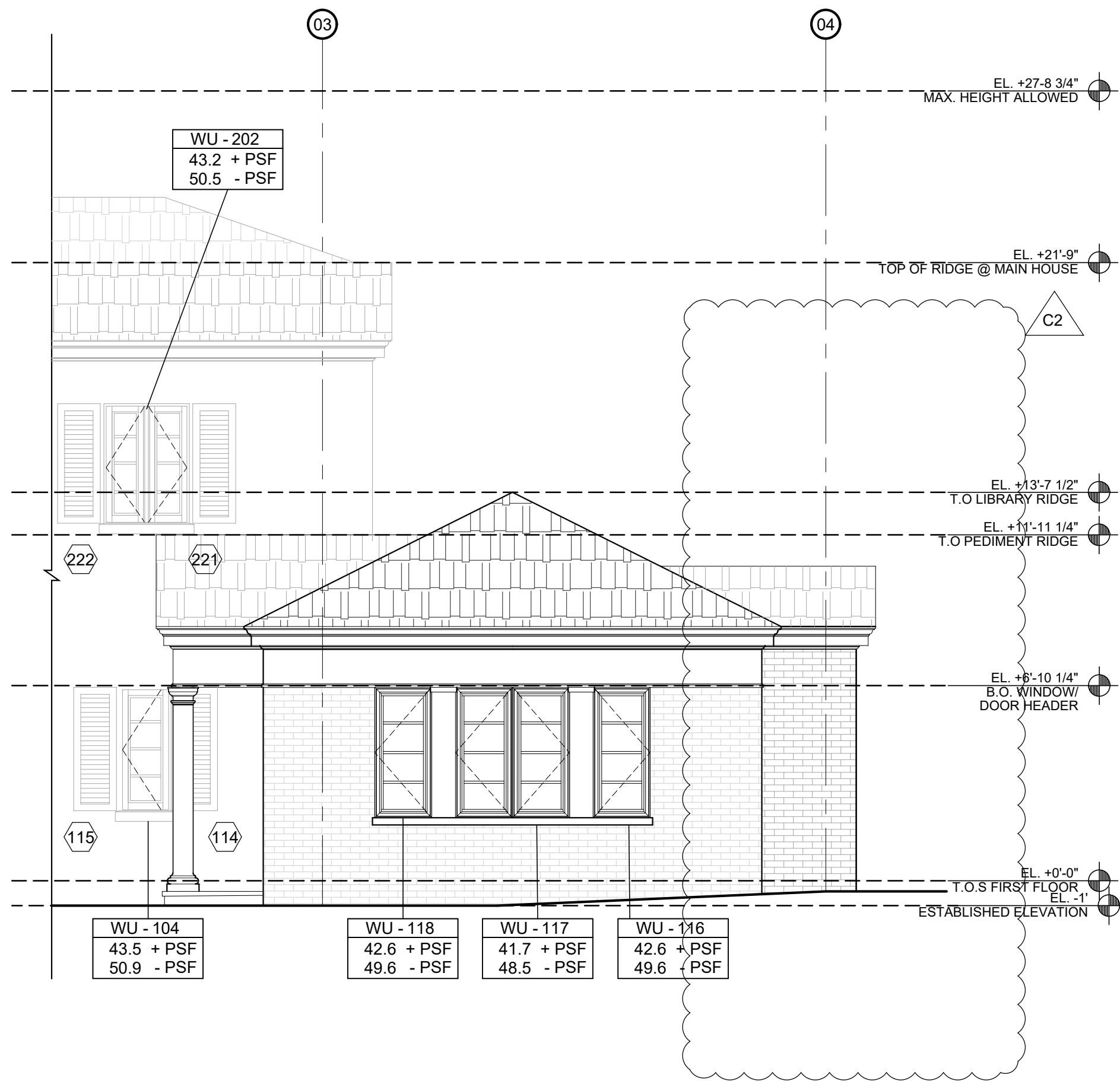
02 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"

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PROJECT NUMBER 2016-05 DATE: 05/16/19 DRAWN BY: LG / JE CHECKED BY:		REVISIONS: 05/16/19 OWNER REQUEST 09/23/19 OWNER REQUEST		THE ARCHITECT'S TECHNICAL AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART HEREOF SHALL BE COPIED, DISSEMINATED TO OTHERS OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT		JHE LUIS GONZALEZ PEROTTI A A C O 1 4 0 7	

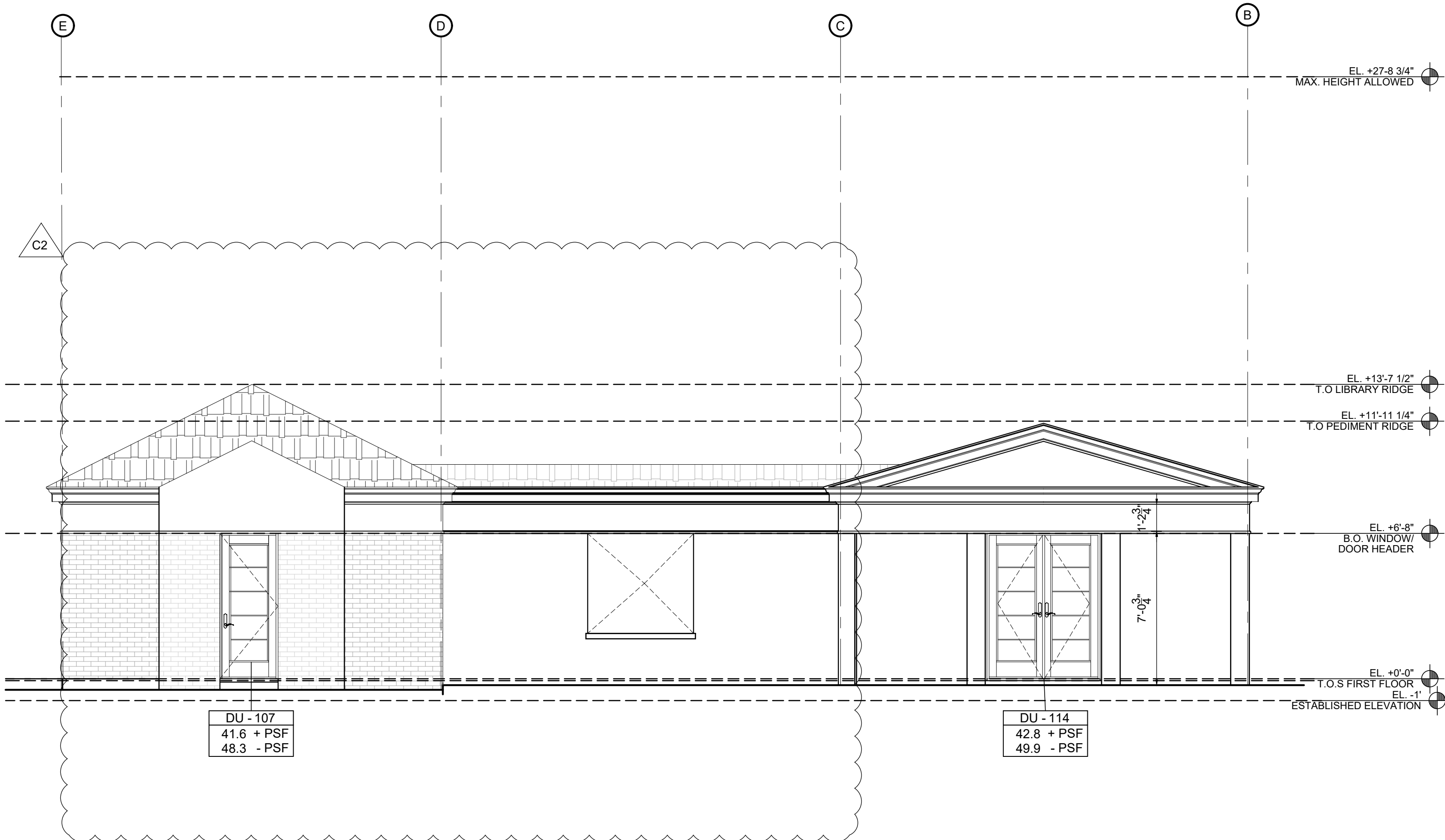


SHEET: A-201	TITLE: ELEVATIONS	OWNER: CLAUDIO ALVAREZ	PROJECT NUMBER: 2016-05	REVISIONS: △ 05/16/19 OWNER REQUEST
OF	SCALE: AS NOTED		DATE: 05/16/19	△ 09/23/19 OWNER REQUEST
			DRAWN BY: LG/JE	CHECKED BY:
			PORTUONDO PEROTTI ARCHITECTS ARCHITECTS Architecture Planning Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel. (305) 280 - 8337 - Fax: (305) 280 - 8318 http:// www.portuondo-perotti.com	
			SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA 33146	
			JOSE LUIS GONZALEZ PEROTTI AIA 131147	
			© COPYRIGHT 2009	

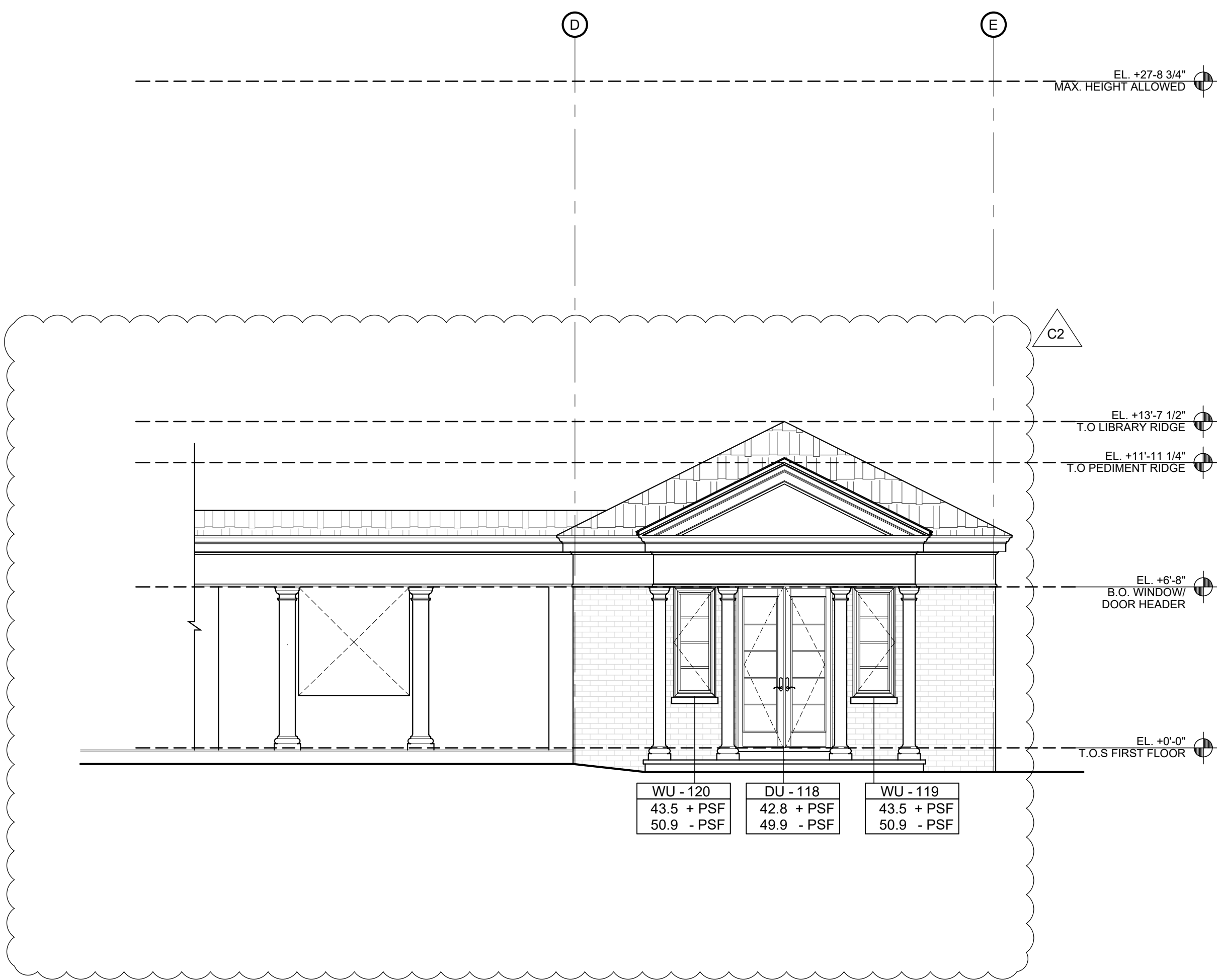
EL. 0'-0" = 13.625' N.G.V.D.



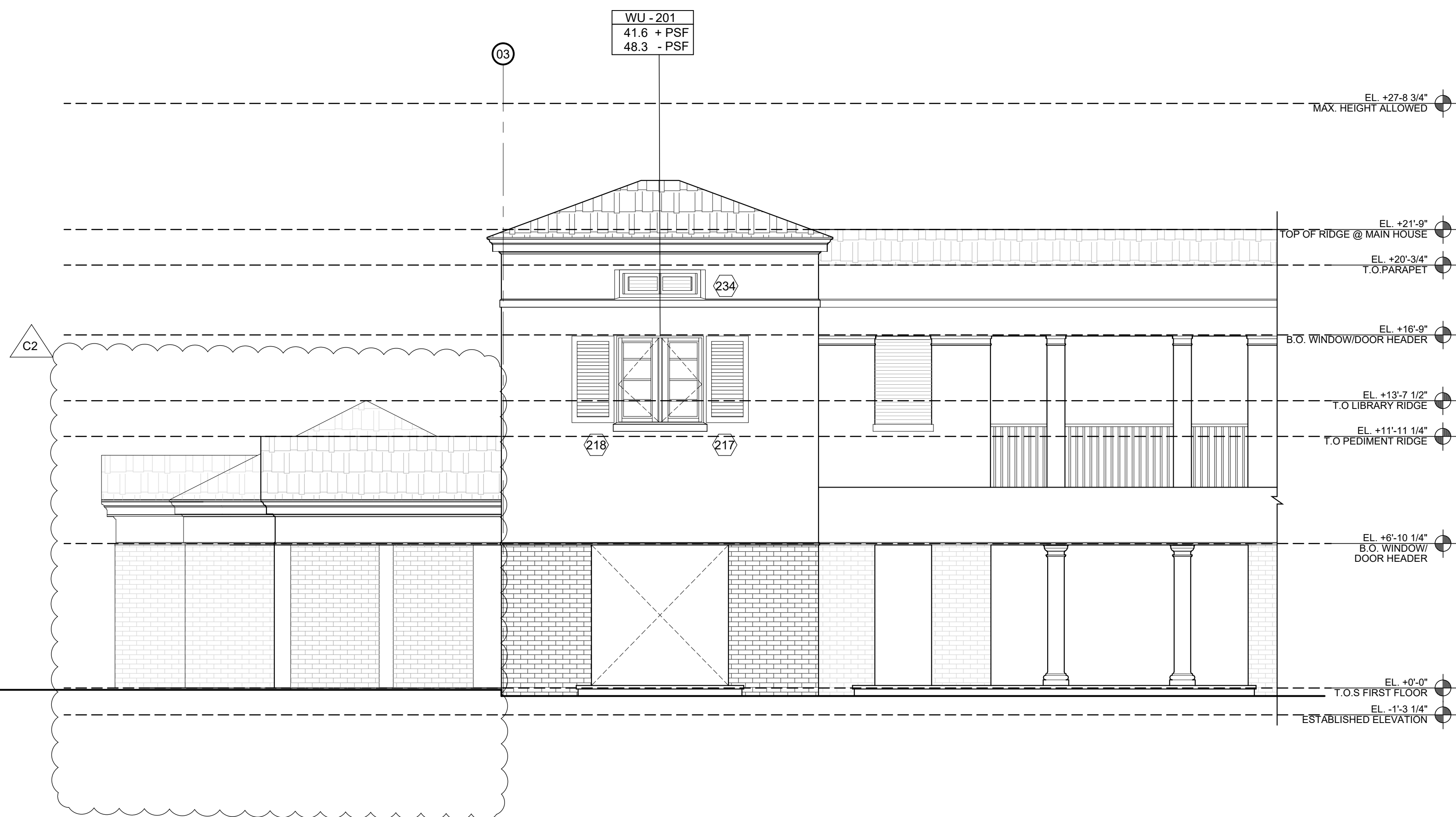
03 NORTH ELEVATION
Scale: 1/4" = 1'-0"



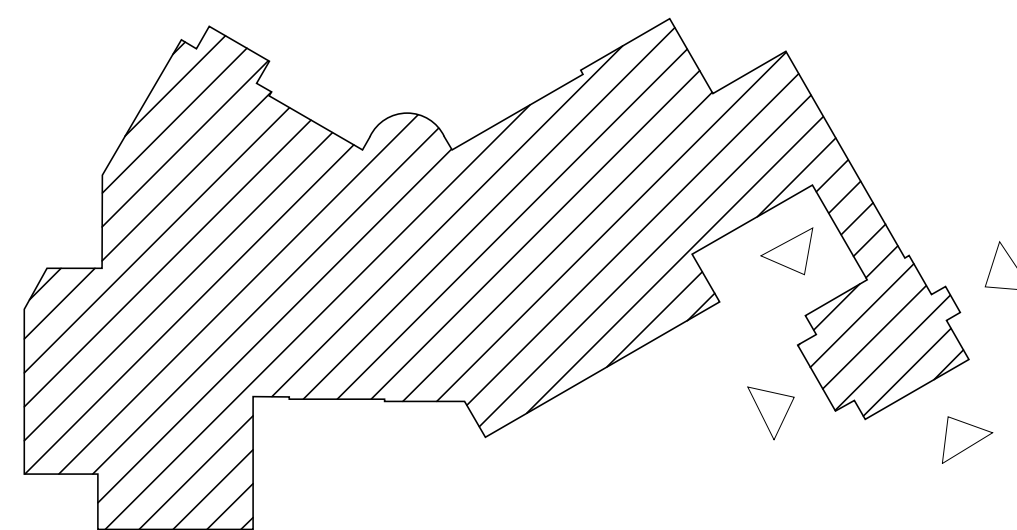
01 WEST ELEVATION
Scale: 1/4" = 1'-0"



04 EAST ELEVATION
Scale: 1/4" = 1'-0"



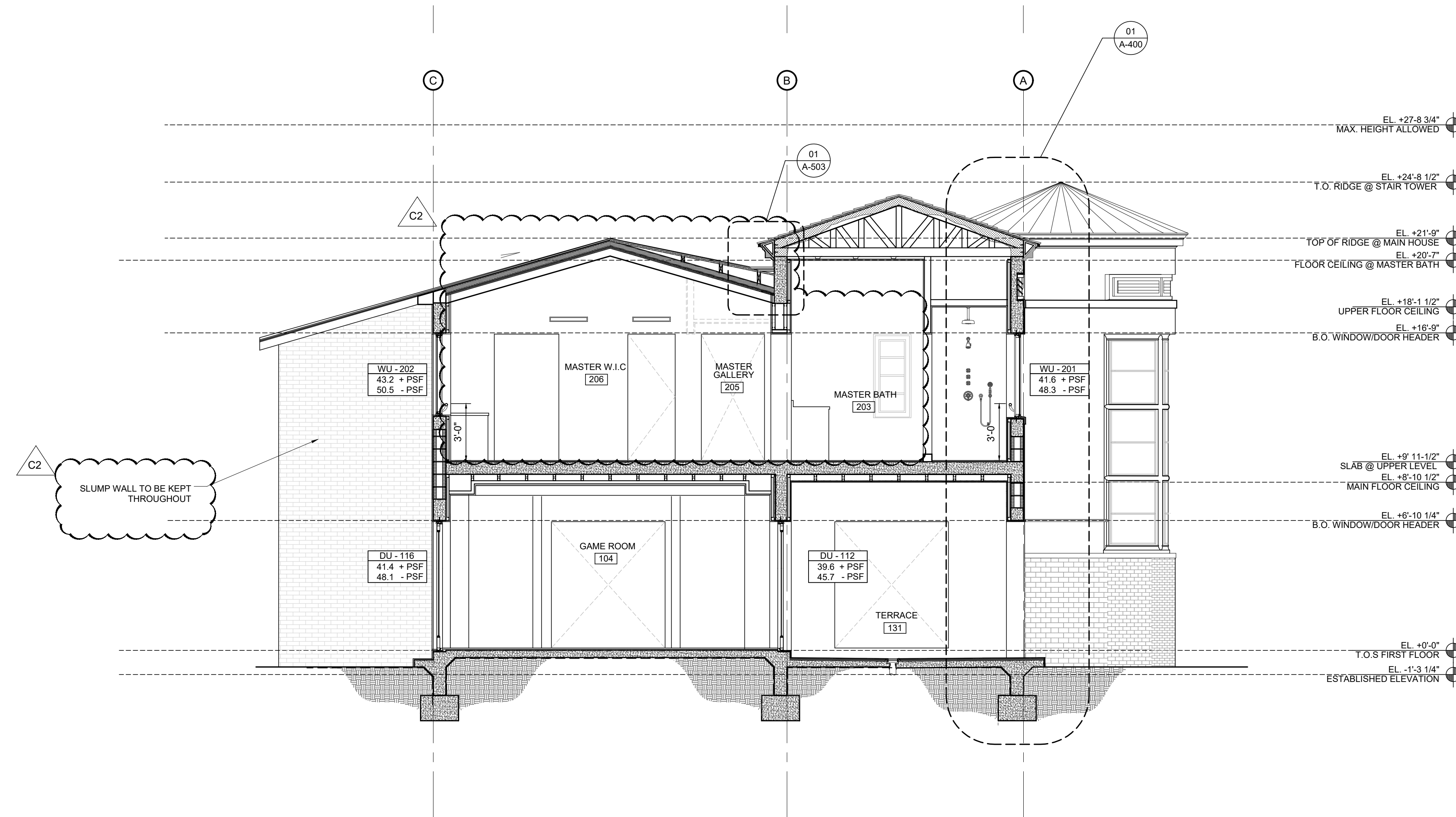
02 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



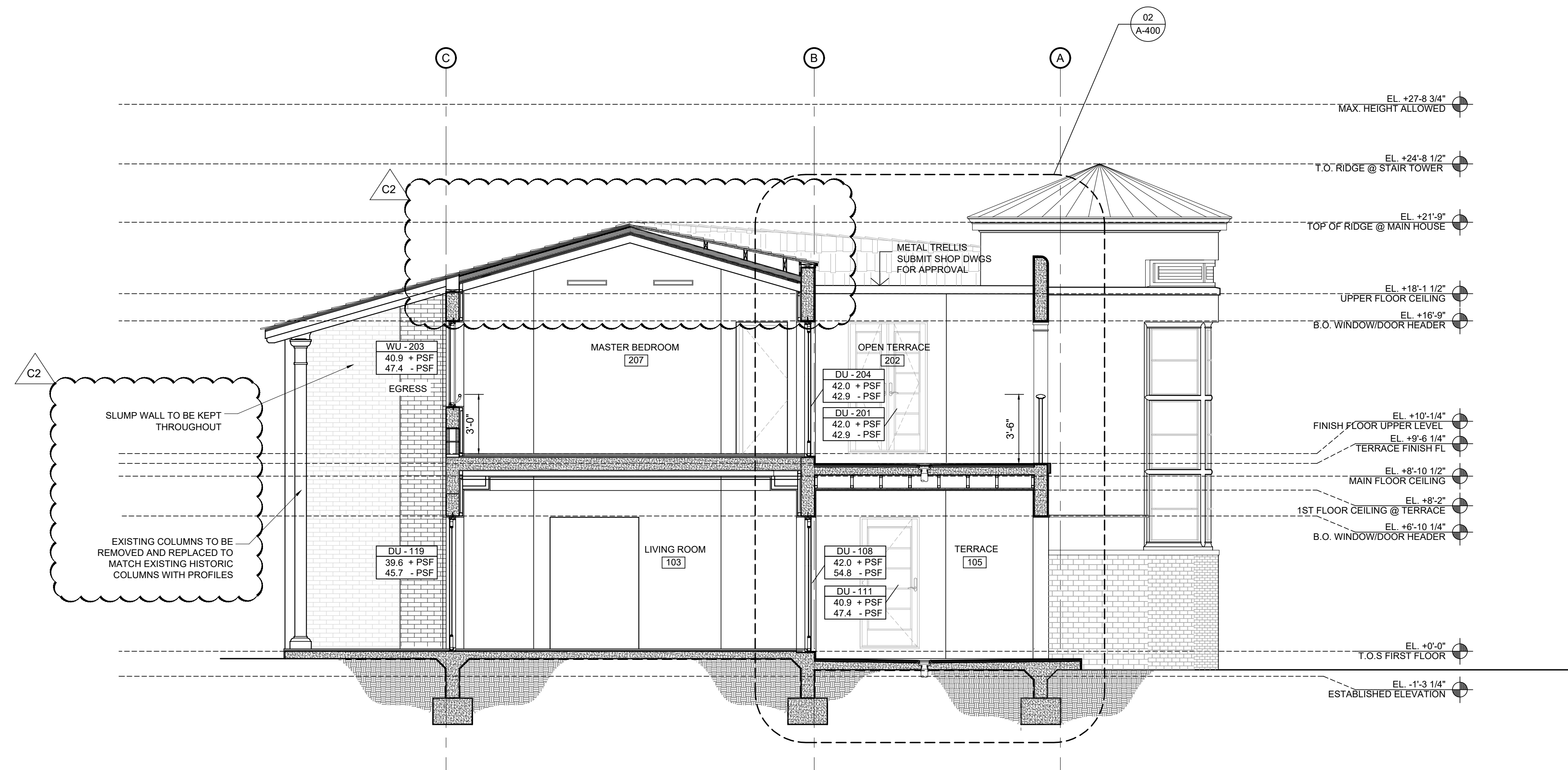
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PROJECT NUMBER: 2016-05 DATE: 05/16/19		REVISIONS: 05/16/19 OWNER REQUEST 08/23/19 OWNER REQUEST LG/JE	
DRAWN BY: CHECKED BY:		TITLE: ELEVATIONS SCALE: AS NOTED	
SHEET: A-203 OF		© COPYRIGHT 2019	

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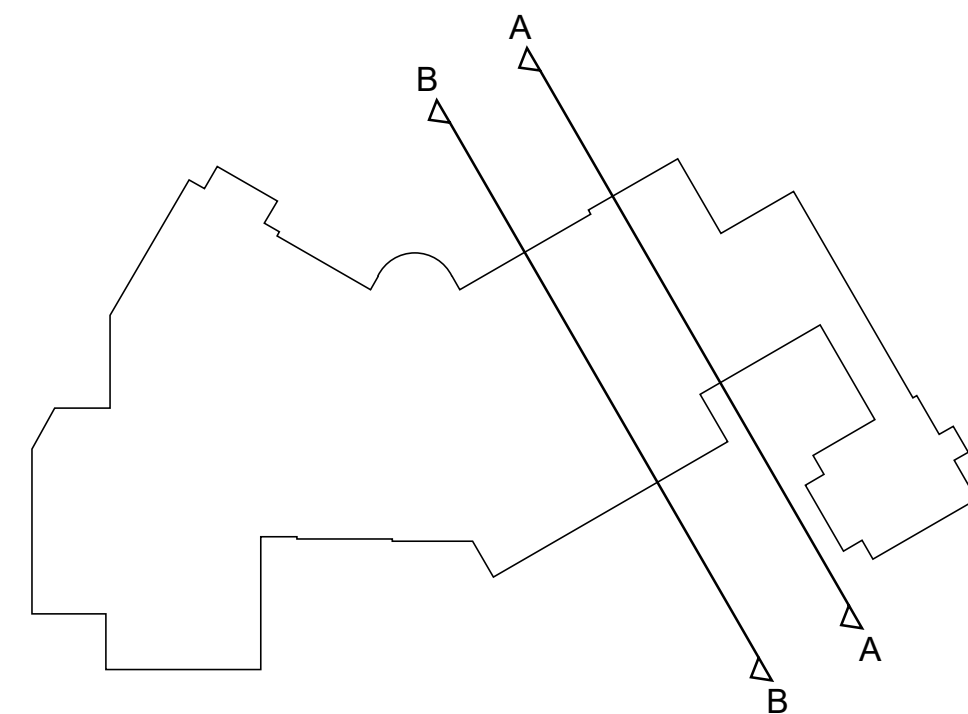
EL. 0'-0" = 13.625' N.G.V.D.



01 SECTION A-A THROUGH MASTER BATH
Scale: 1/4" = 1'-0"



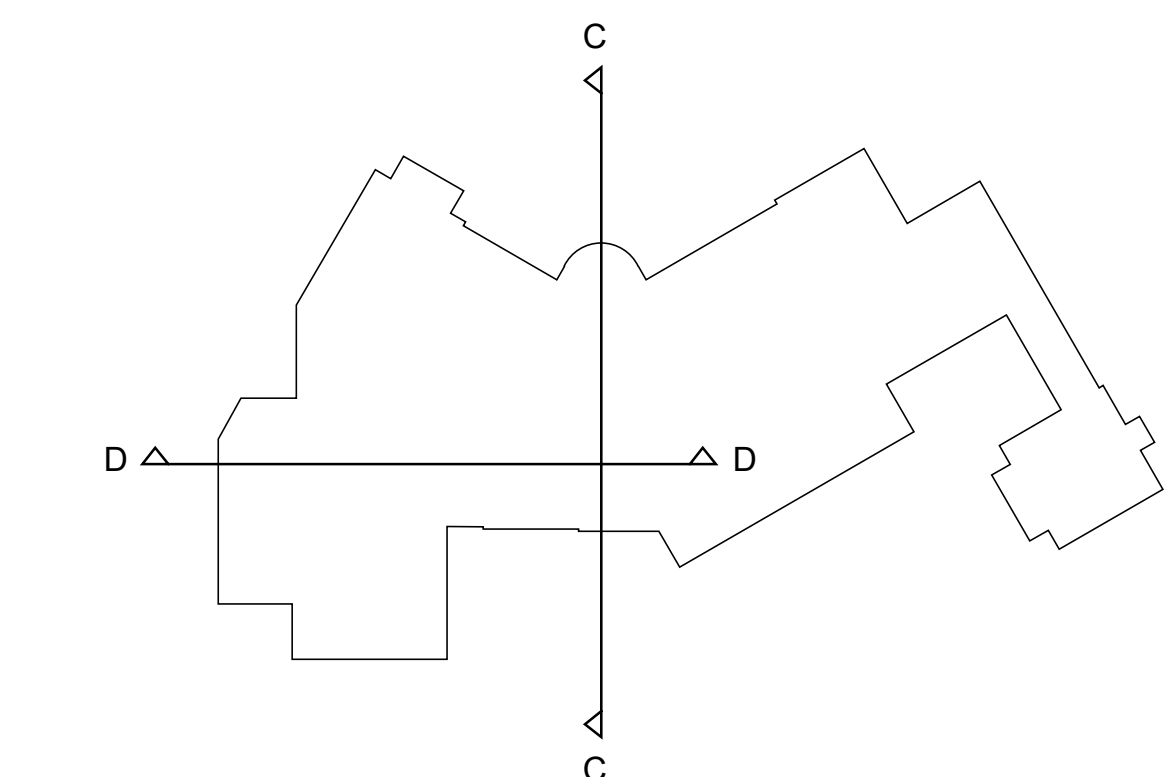
02 SECTION B-B THROUGH TRELLIS TERRACE
Scale: 1/4" = 1'-0"



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OWNER CLAUDIO ALVAREZ		TITLE: SECTIONS		SCALE: AS NOTED		SHEETS: A-300 OF		© COPYRIGHT 2019	

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02 SECTION D-D THROUGH DINING ROOM
Scale: 1/4" = 1'-0"

PROJECT NUMBER:	2016-05	REVISIONS:	05/16/19 OWNER REQUEST
DATE:	05/16/19		09/25/19 OWNER REQUEST
DRAWN BY:	LG / JE		05/04/20 OWNER REQUEST & PUBLIC WORKS
CHECKED BY:			05/26/20 OWNER REQUEST

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SANTA MARIA RESIDENCE

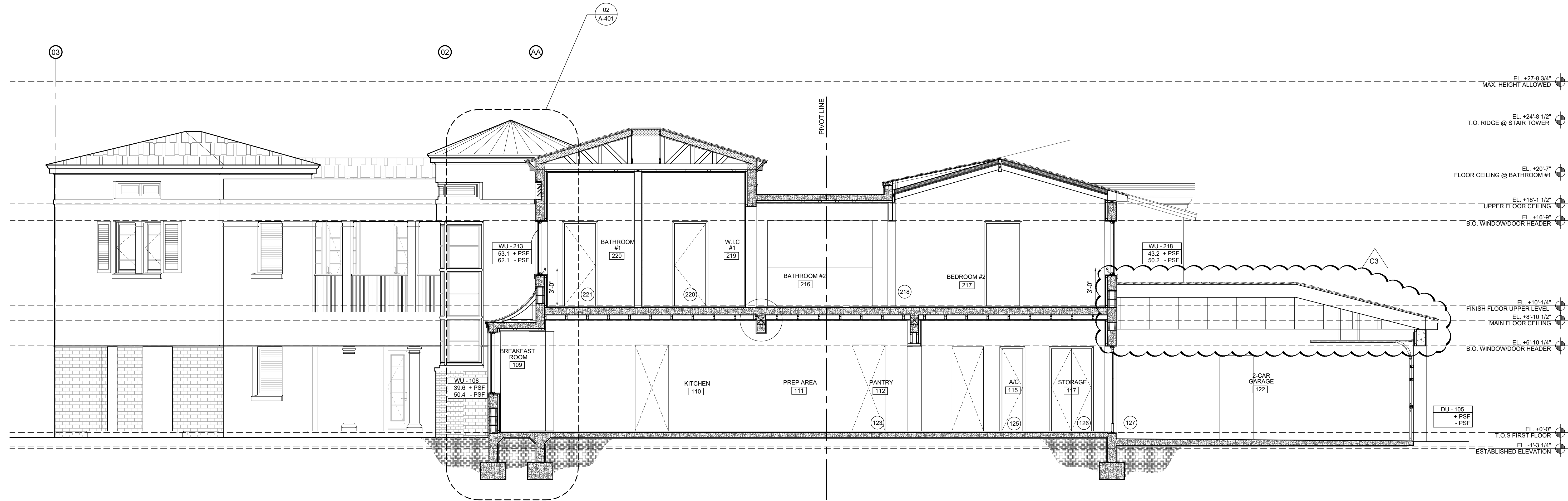
4125 SANTA MARIA STREET
CORAL GABLES , FLORIDA , 33146

Year	OWNER	CLAUDIO J. ALVAREZ
1980	0	0
1985	10	10
1990	20	20
1995	30	30
2000	40	40

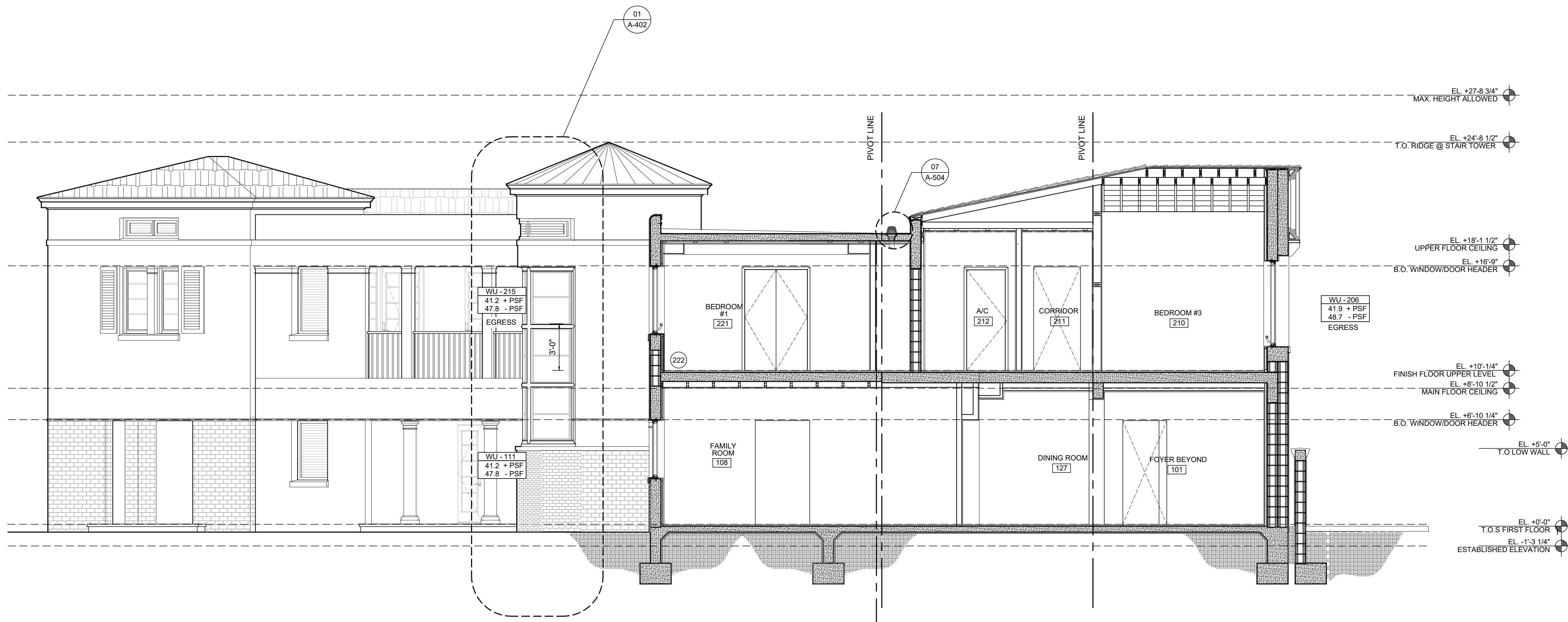
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0	SCALE:	AS NOTED	0

SHEET: **A-301**
OF

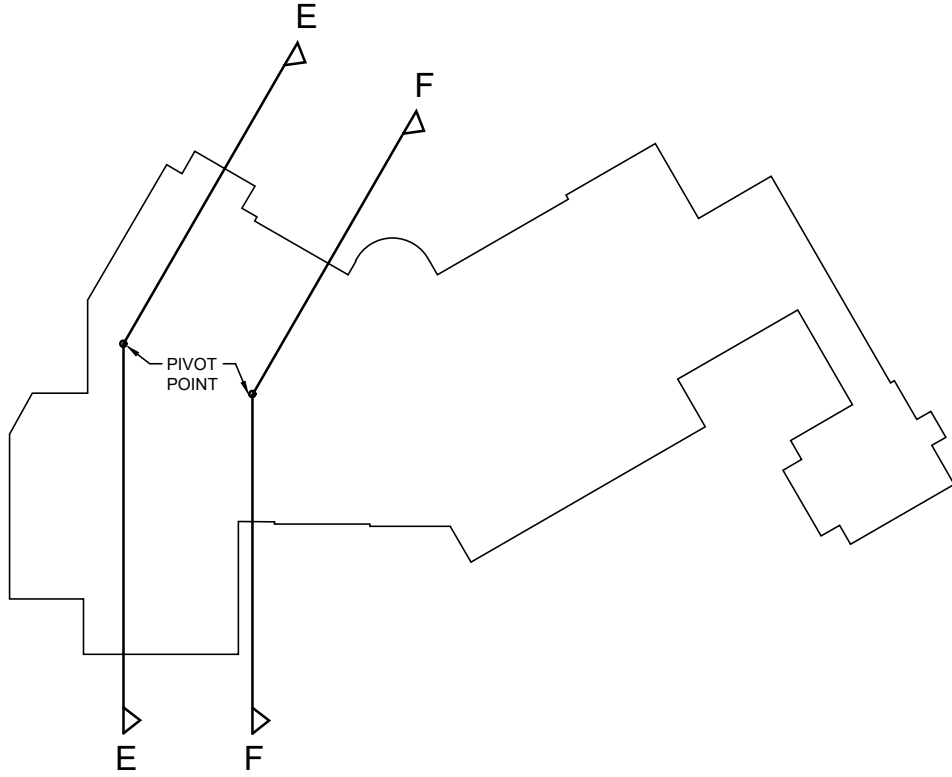
EL. 0'-0" = 13.625' N.G.V.D.



01 SECTION E-E THROUGH KITCHEN
Scale: 1/4" = 1'-0"



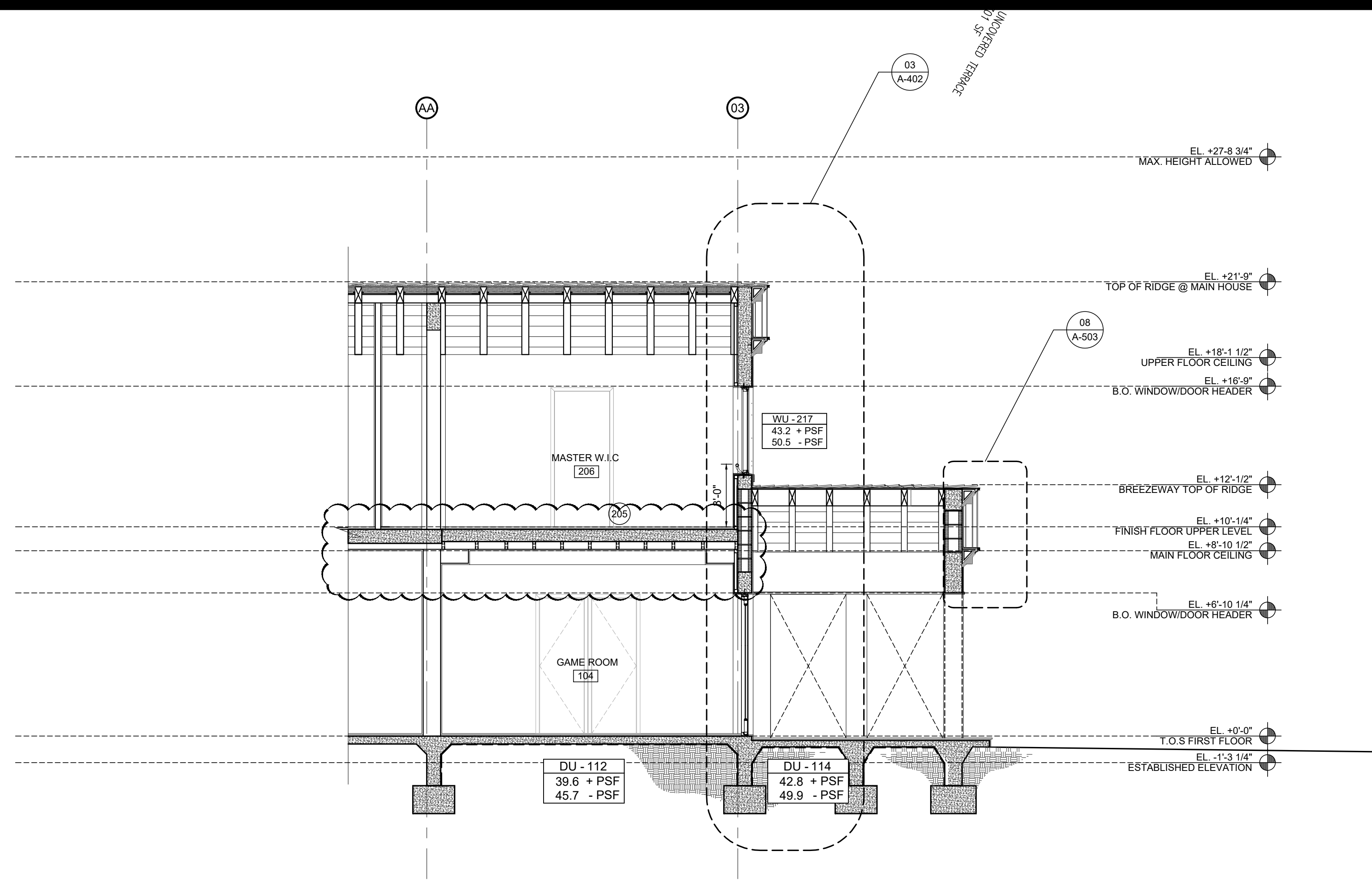
02 SECTION F-F THROUGH FAMILY ROOM
Scale: 1/4" = 1'-0"



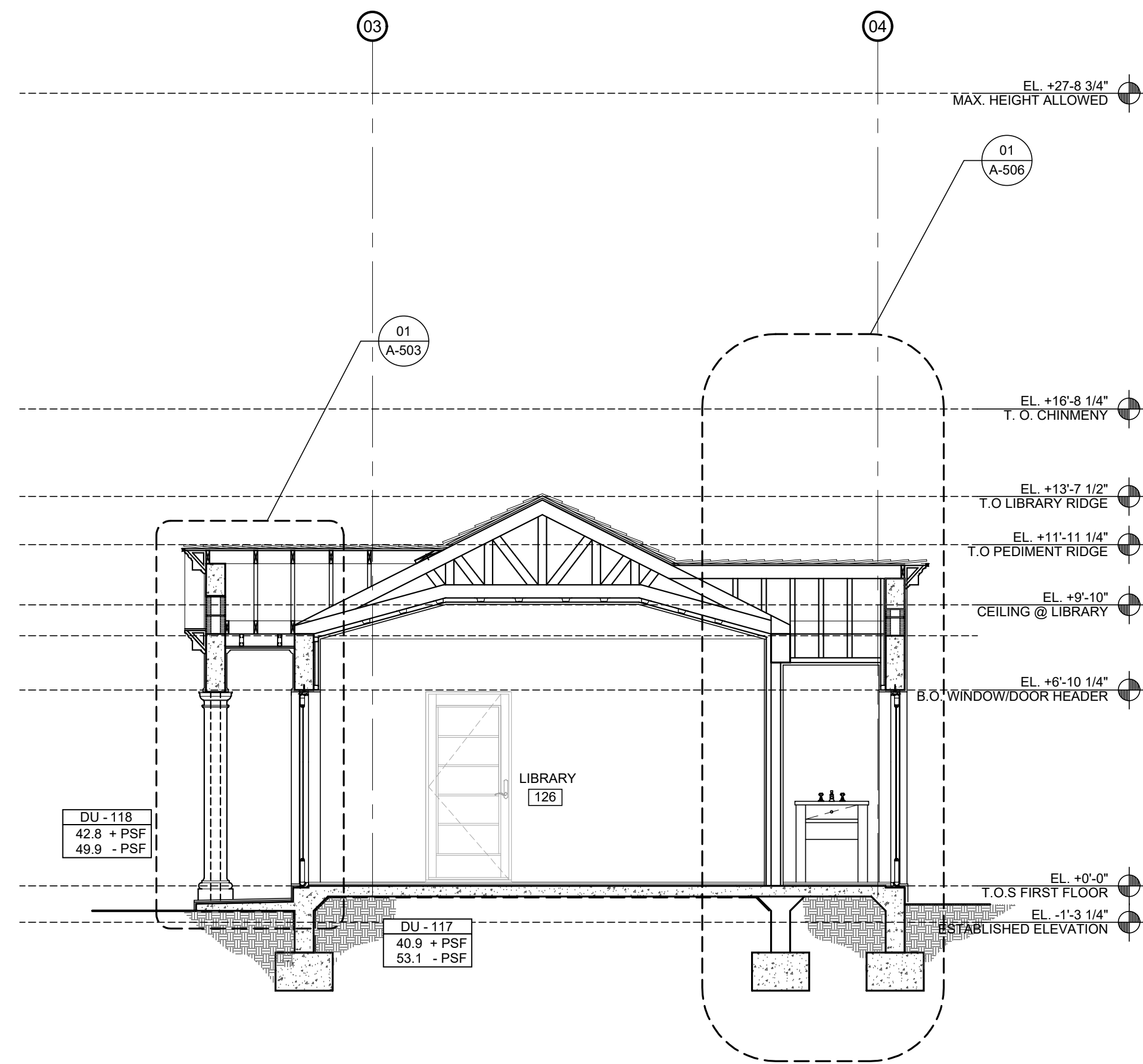
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture, Planning, Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel. (305) 260-5931 • Fax (305) 260-5918 http://www.portundoperotti.com		OWNER CLAUDIO I. ALVAREZ	
REVISIONS: 2016/05 05/16/19 DATE: LG/JE DRAWN BY: LG/JE CHECKED BY: LG/JE		SECTIONS TITLE: SCALE: AS NOTED	
SHEET A-302 OF 2		© COPYRIGHT 2009	

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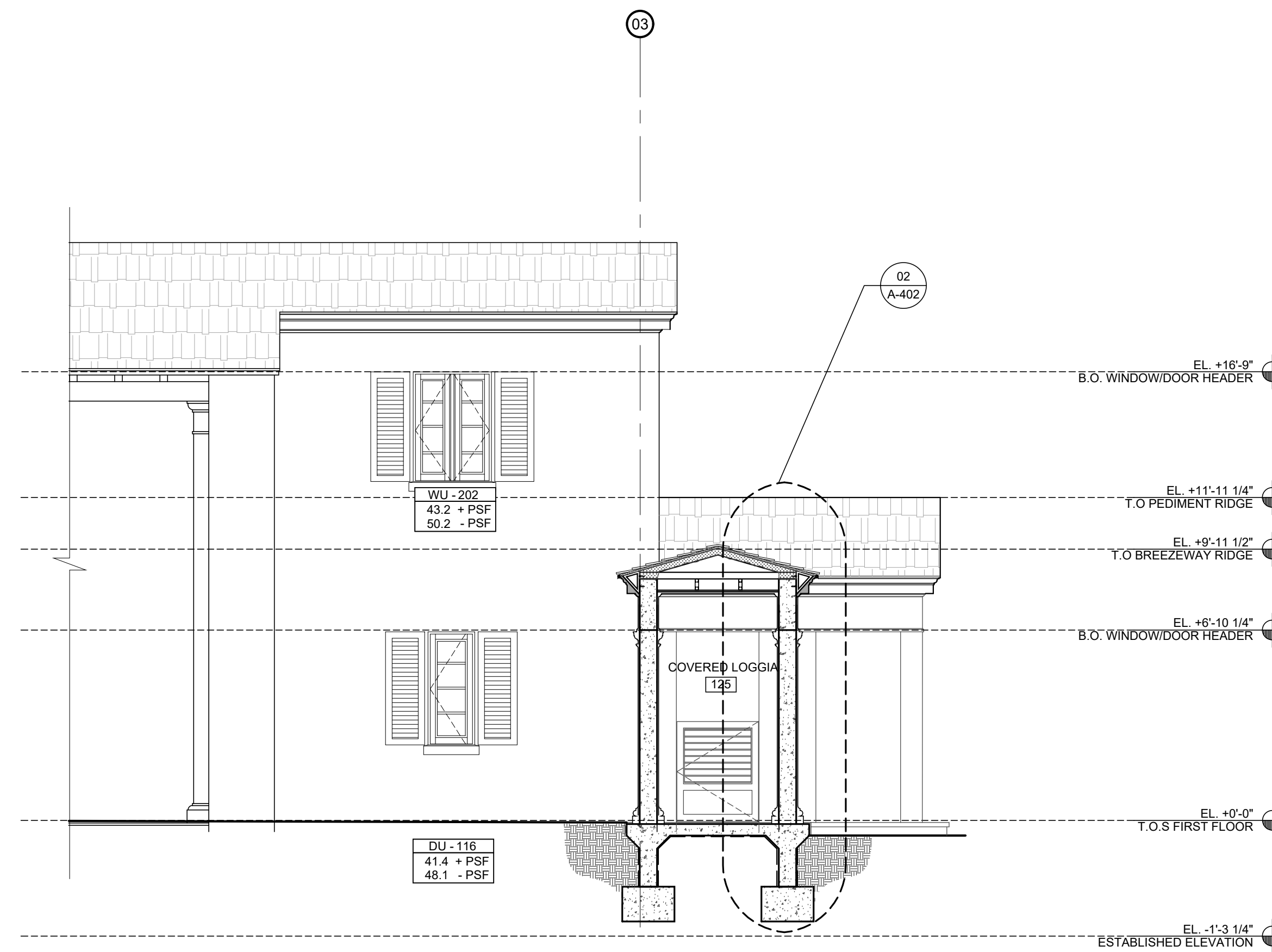
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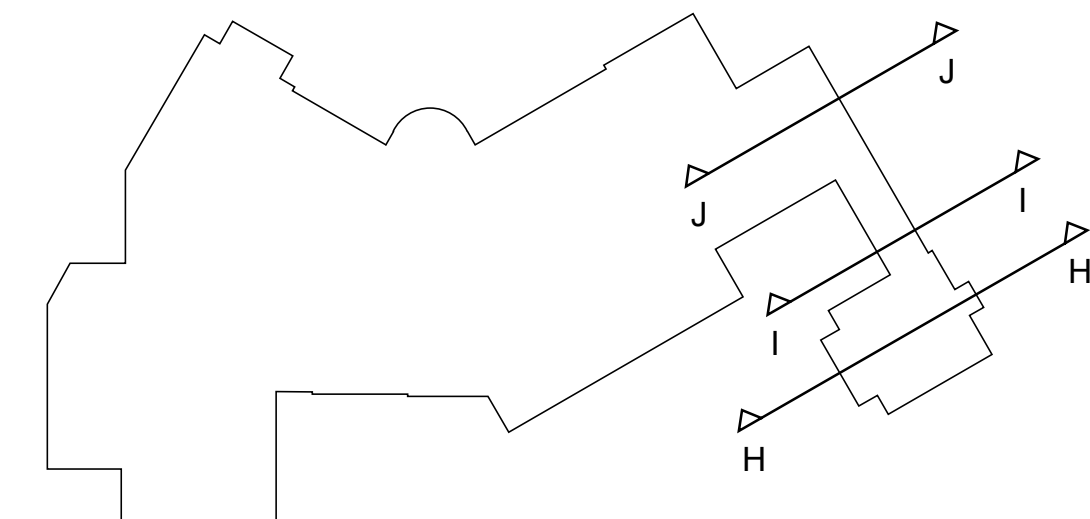
01 SECTION J-J THROUGH GAME ROOM
Scale: 1/4" = 1'-0"



02 SECTION H-H THROUGH LIBRARY
Scale: 1/4" = 1'-0"

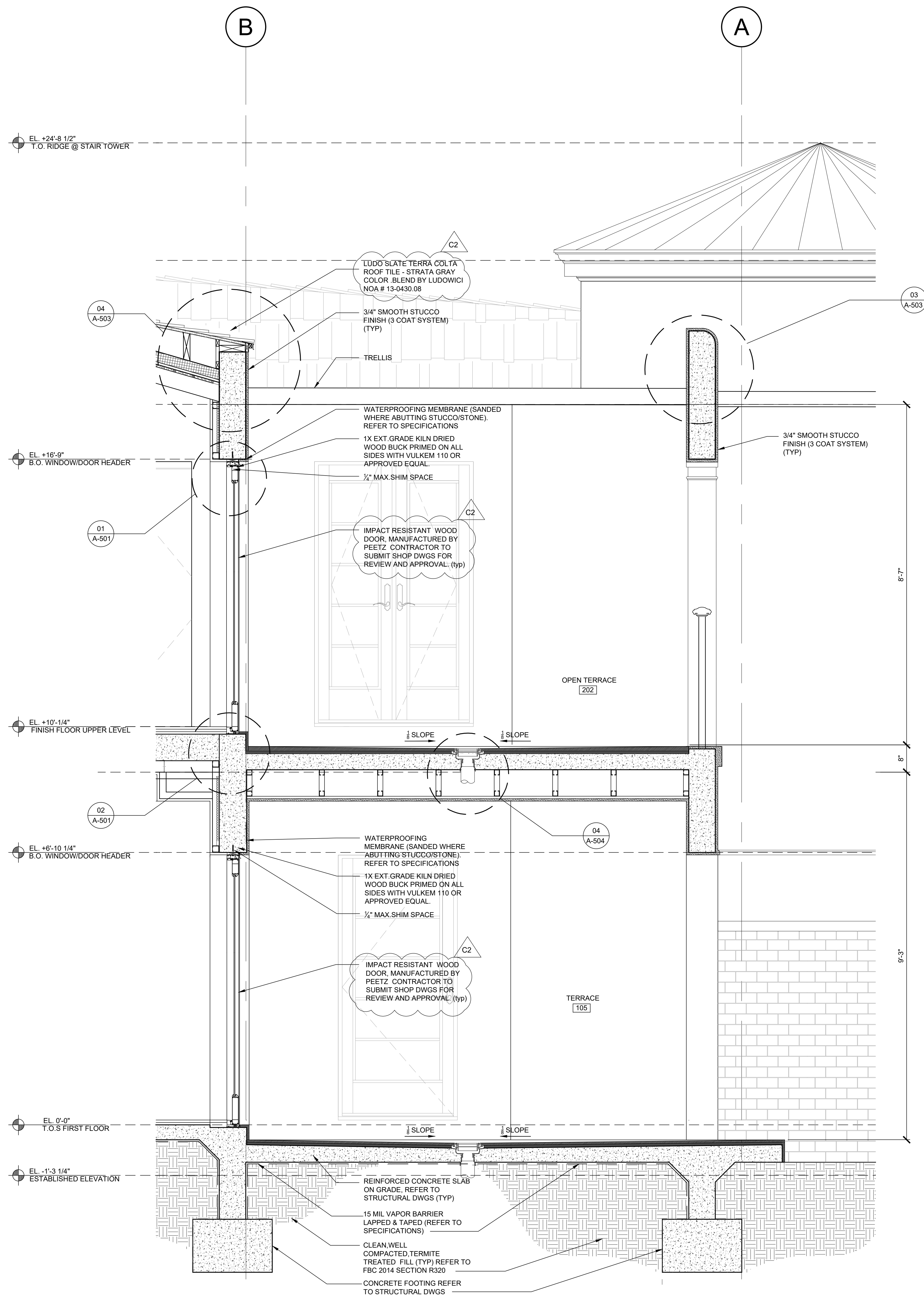


03 SECTION I-I THROUGH COVERED WALKWAY
Scale: 1/4" = 1'-0"



SHEET A-303 OF		TITLE: SECTIONS SCALE: AS NOTED		OWNER: CLAUDIO / ALVAREZ		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 260-5931 - Fax: (305) 260-5918 http://www.portundoperotti.com		REVISIONS: 2016-05 PROJECT NUMBER: DATE: DRAWN BY: CHECKED BY:		2016-05 05/16/19 LG / JL DATE: DRAWN BY: CHECKED BY:		USE AND DISSEMINATE PERMIT A-303 (A-17)	
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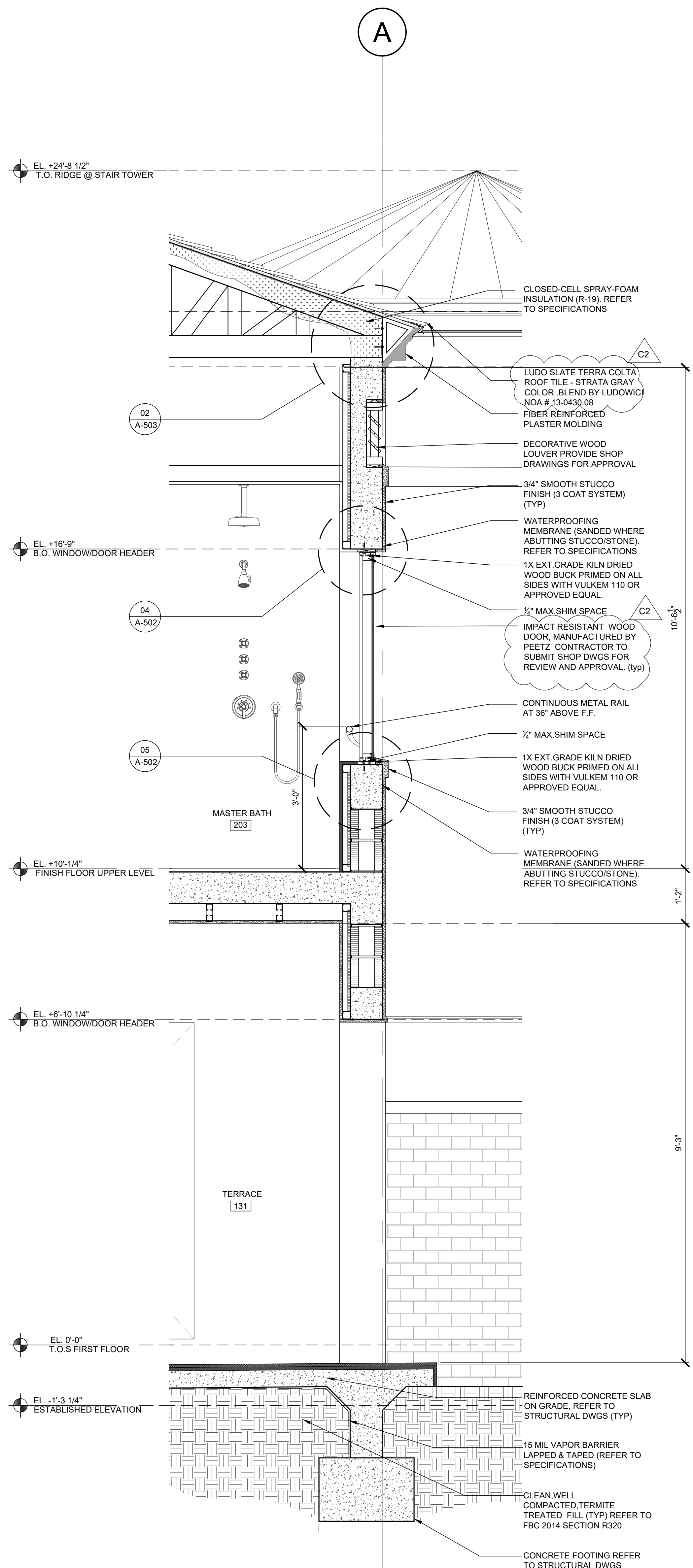
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02

Scale: 3/4" = 1'-0"

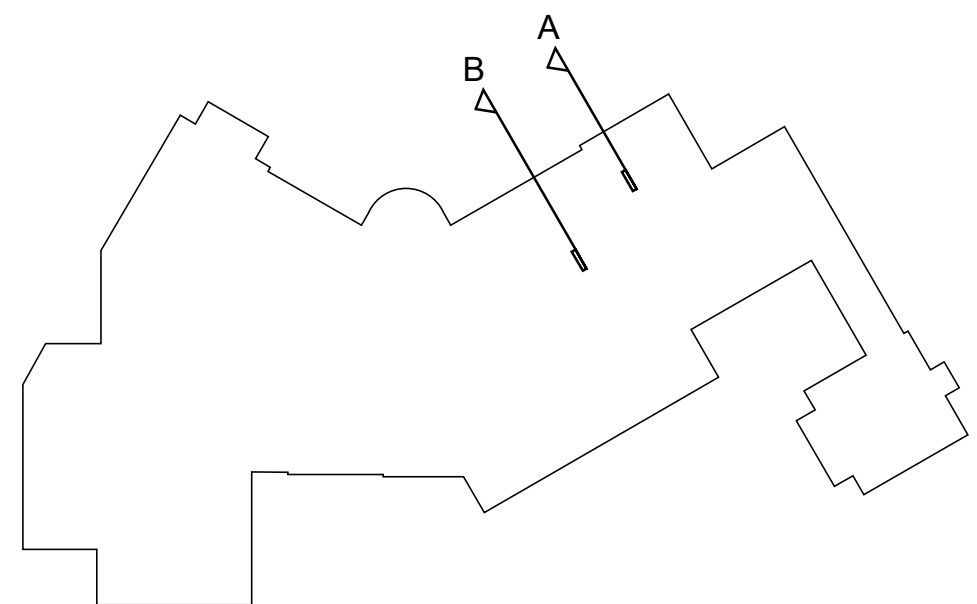
WALL SECTION B



01

Scale: 3/4" = 1'-0"

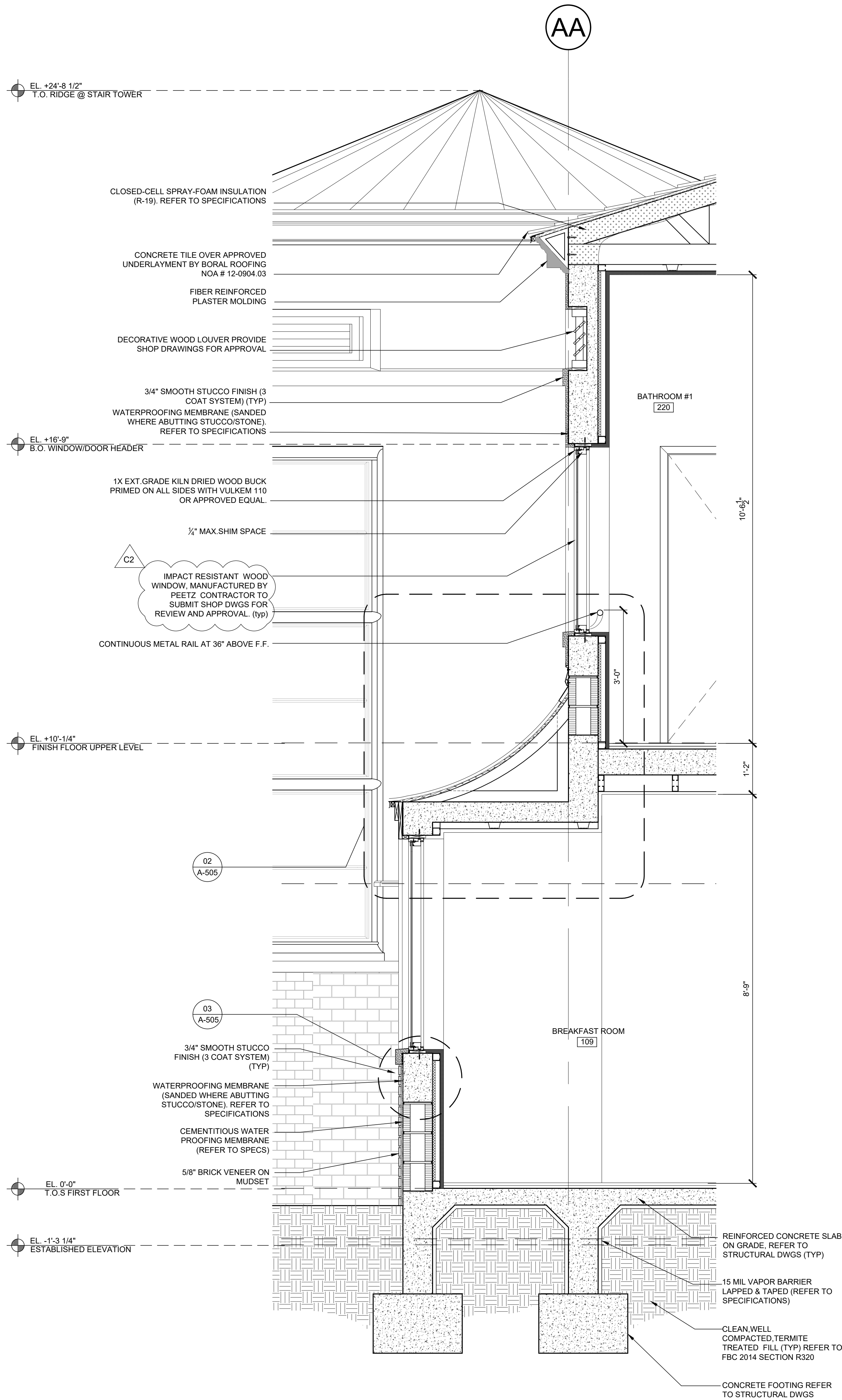
WALL SECTION A



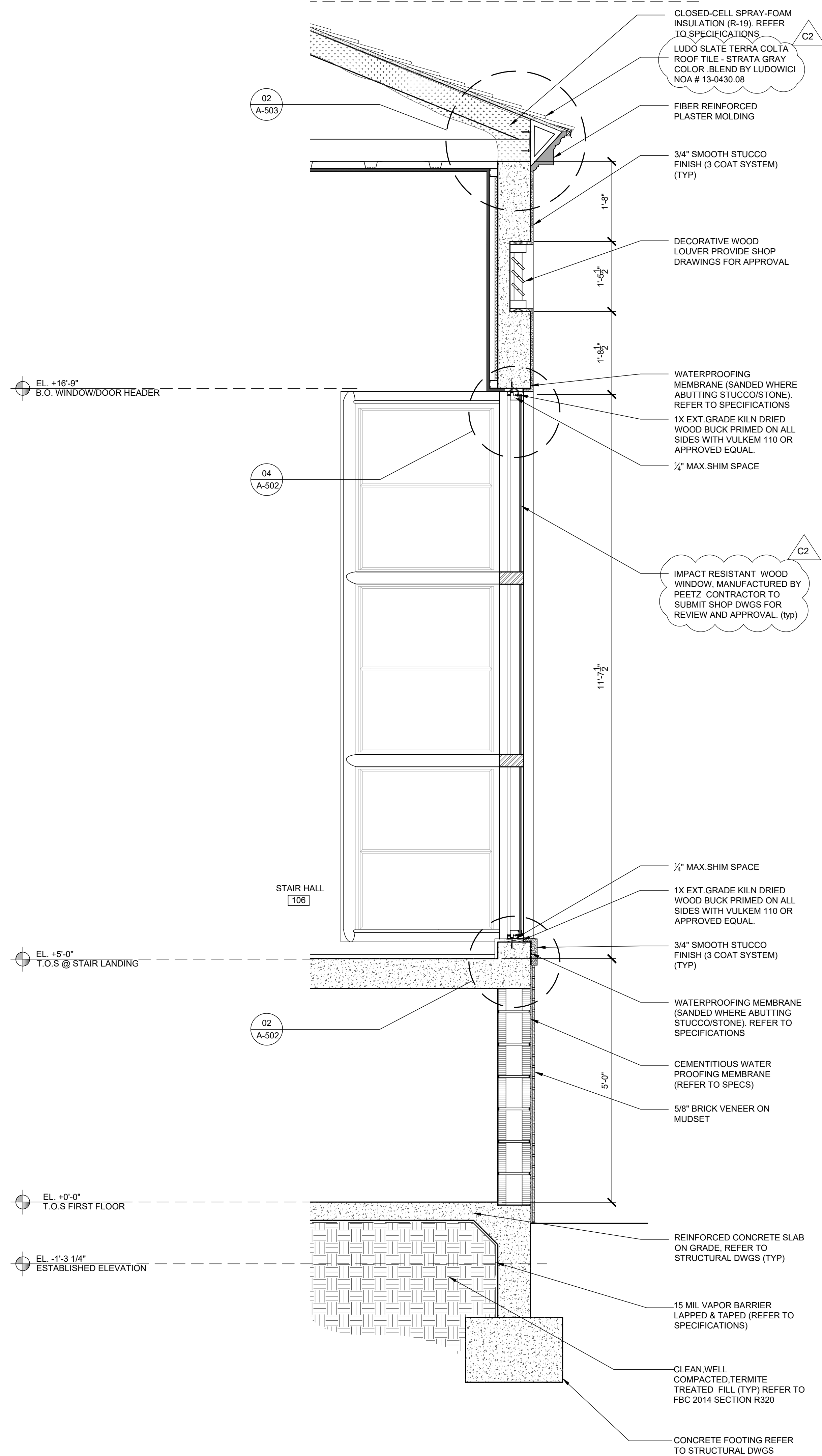
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 260-1931 Fax: (305) 260-5818 http://www.portundoperotti.com		OWNER CLAUDIO ALVAREZ	
TITLE WALL SECTIONS		SCALE AS NOTED	
SHEET A-400 OF		© COPYRIGHT 2009	
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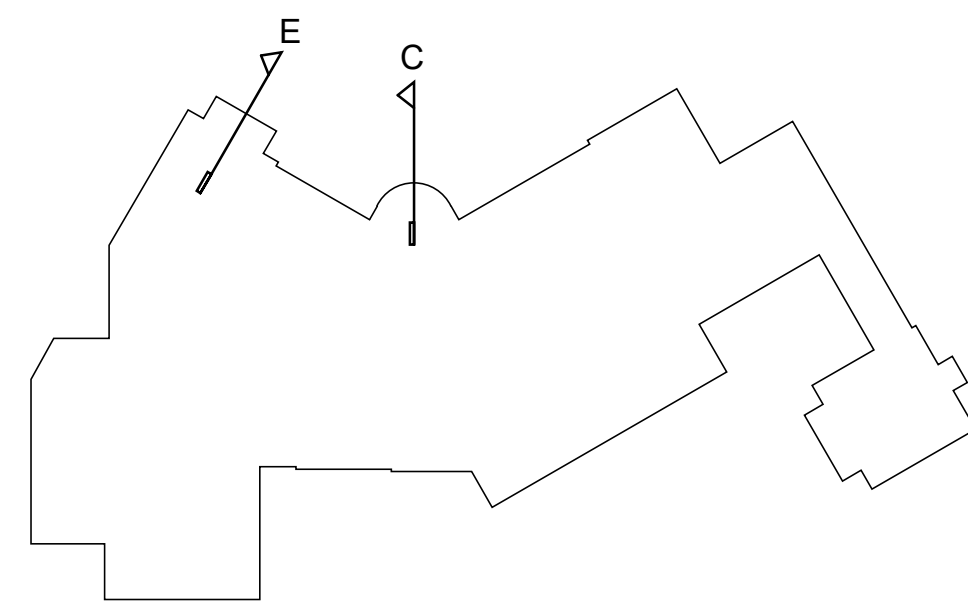
EL. 0'-0" = 13.625' N.G.V.D.



02 WALL SECTION E
Scale: 3/4" = 1'-0"

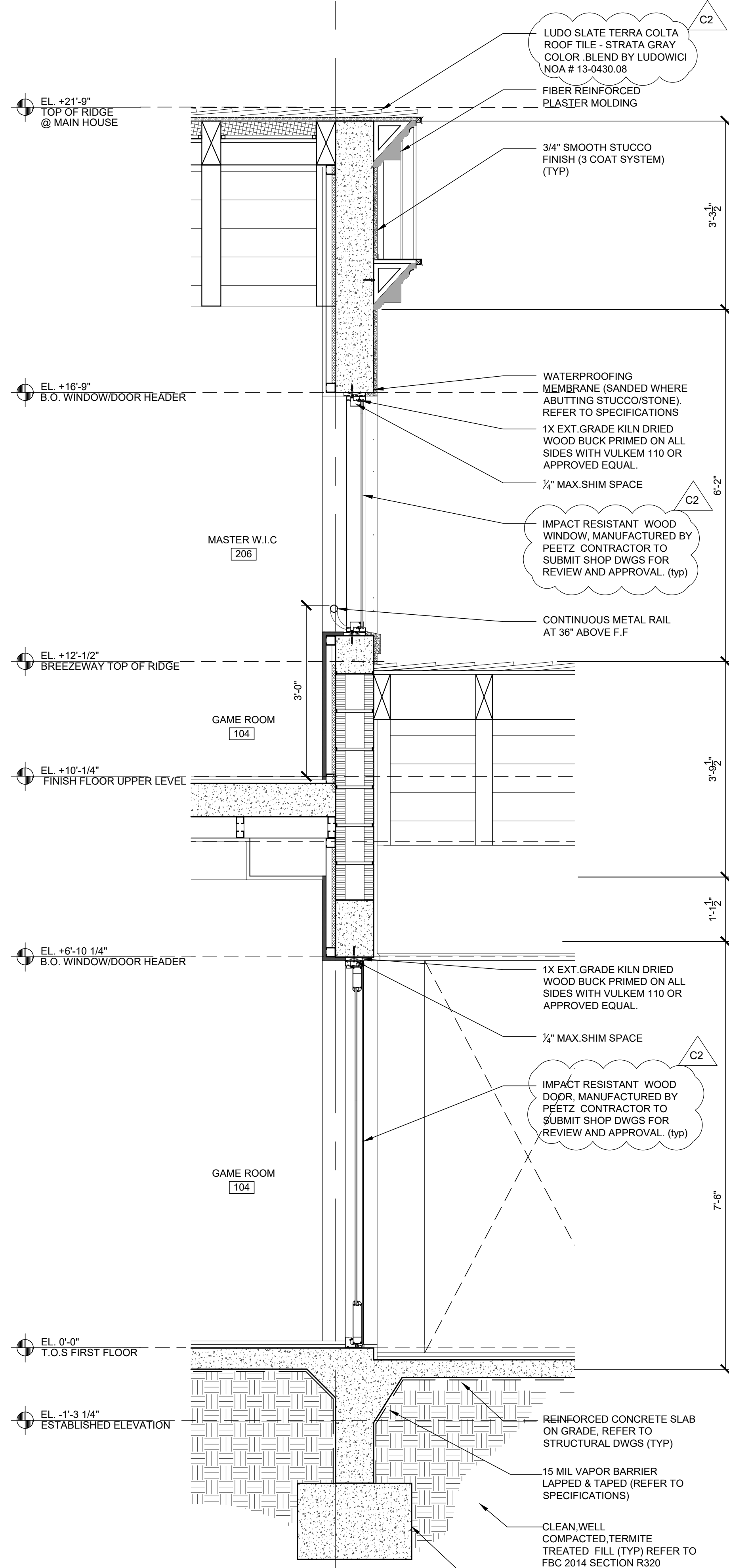


01 WALL SECTION C
Scale: 3/4" = 1'-0"

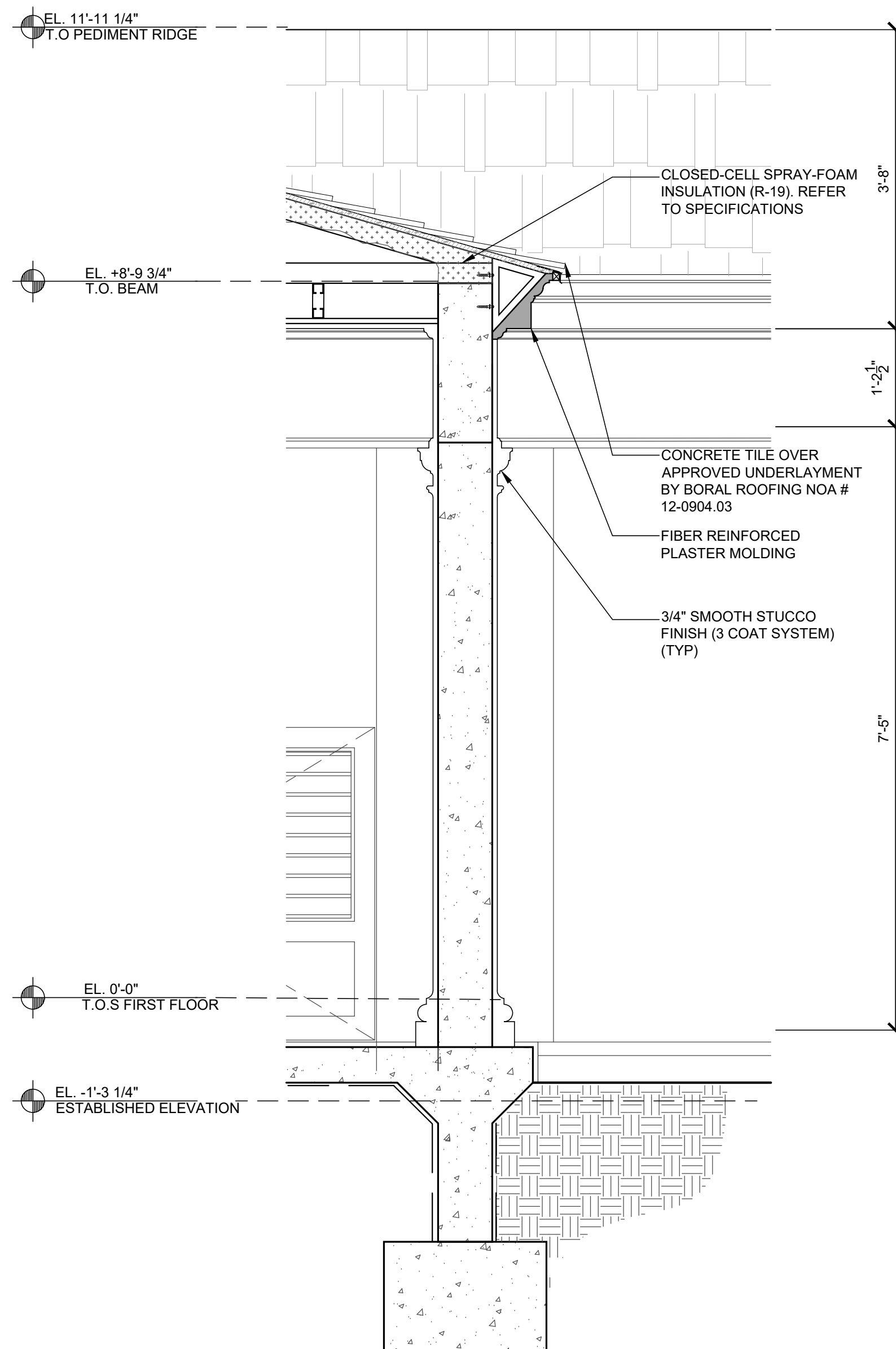


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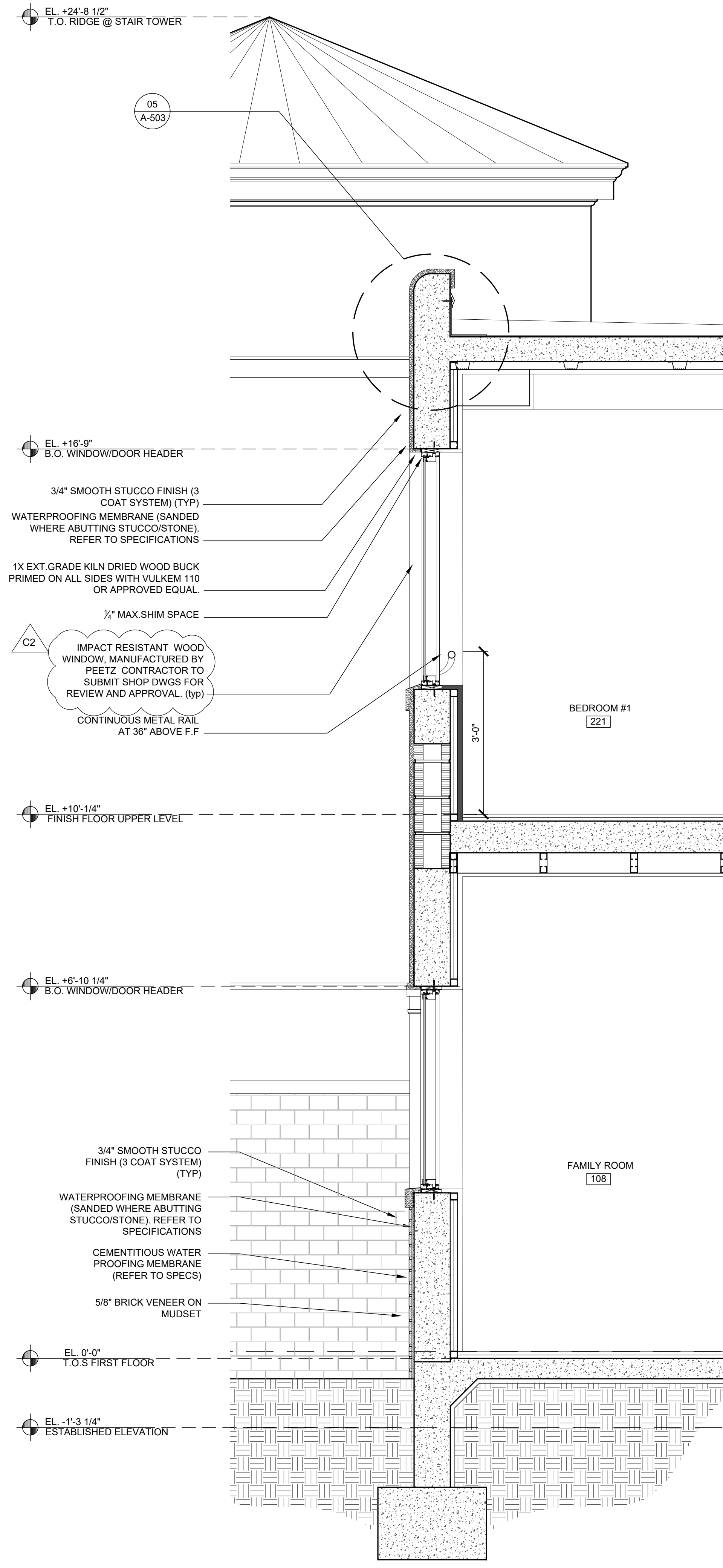
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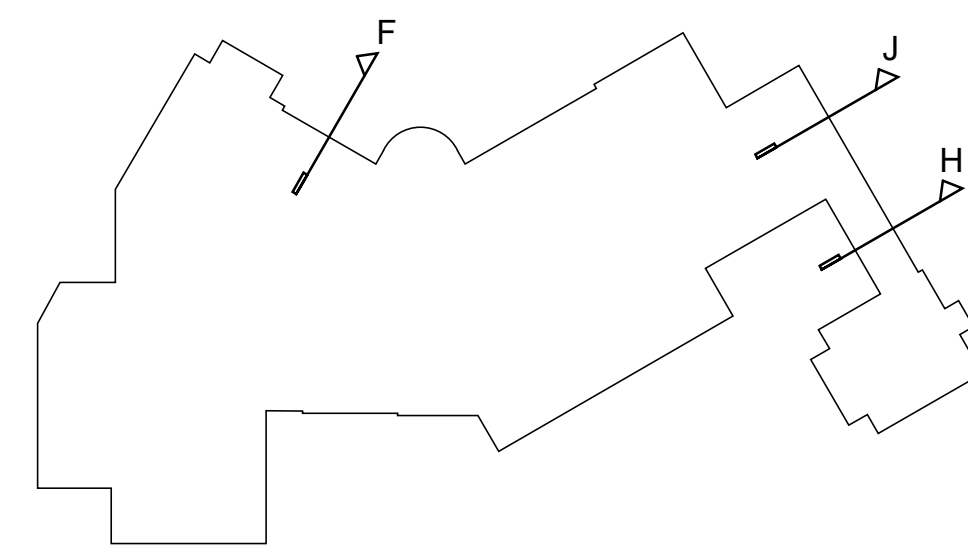
WALL SECTION J



WALL SECTION H



WALL SECTION F



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

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http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

OWNER
CLAUDIO ALVAREZ

TITLE: WALL SECTIONS
SCALE: AS NOTED

SHEET: A-402
OF 402
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03 MAIN LEVEL FLOOR PLAN
Scale: 1/2" = 1'-0"

04 UPPER LEVEL FLOOR PLAN
Scale: 1/2" = 1'-0"

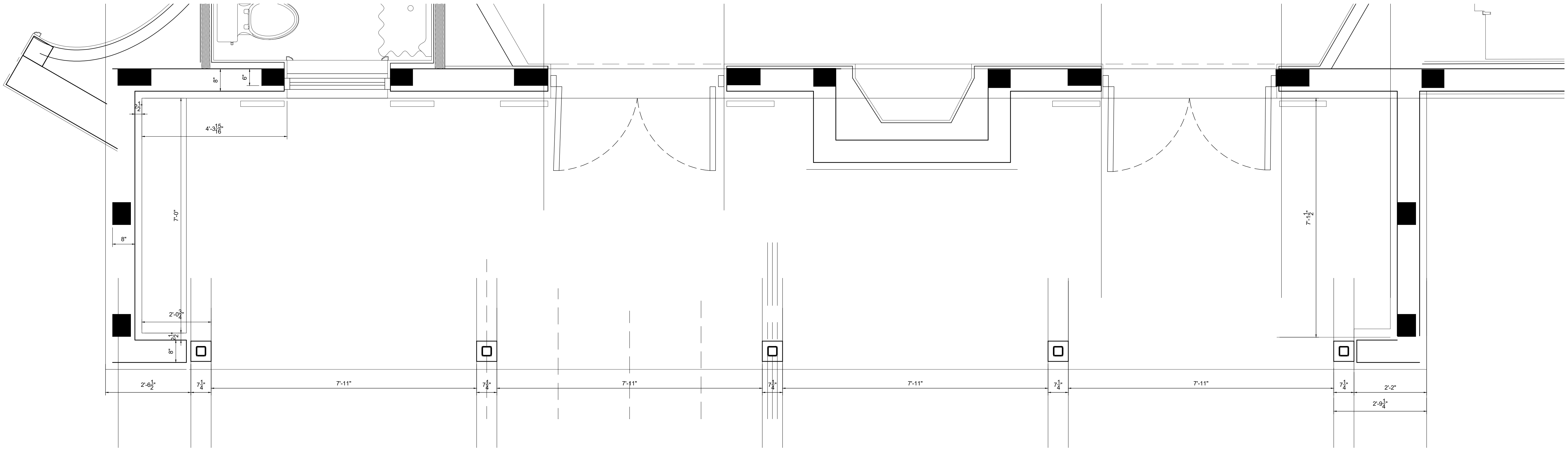
02 STAIR SECTION
Scale: 1/2" = 1'-0"

01 STAIR SECTION
Scale: 1/2" = 1'-0"

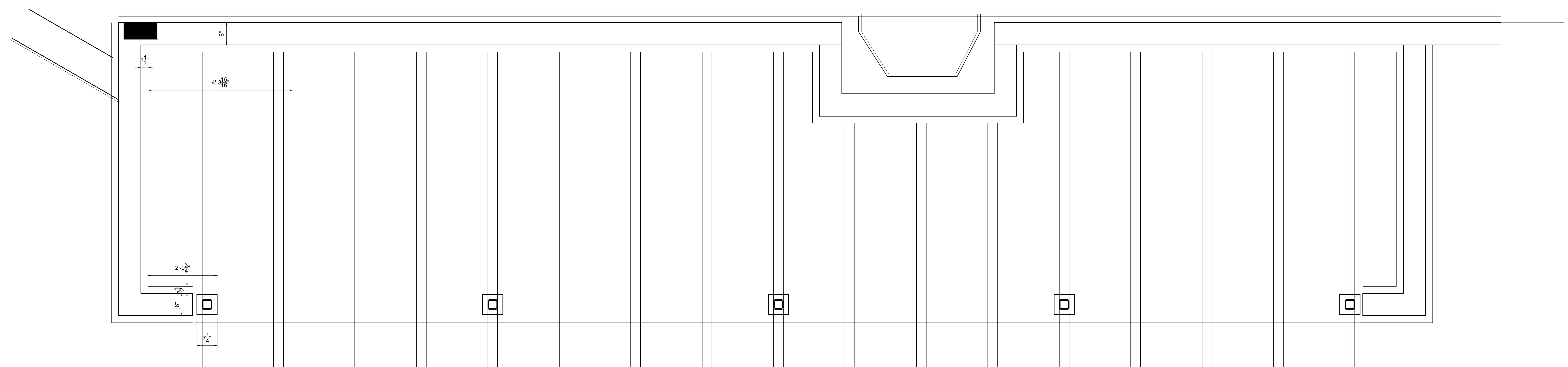
TITLE:	MAIN STAIR DETAIL
SCALE:	AS NOTED

SANTA MARIA RESIDENCE

PROJECT NUMBER:	2016-05	REVISIONS:	
DATE:	03/16/19	05/18/19	OWNER REQUEST
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CHECKED BY:			



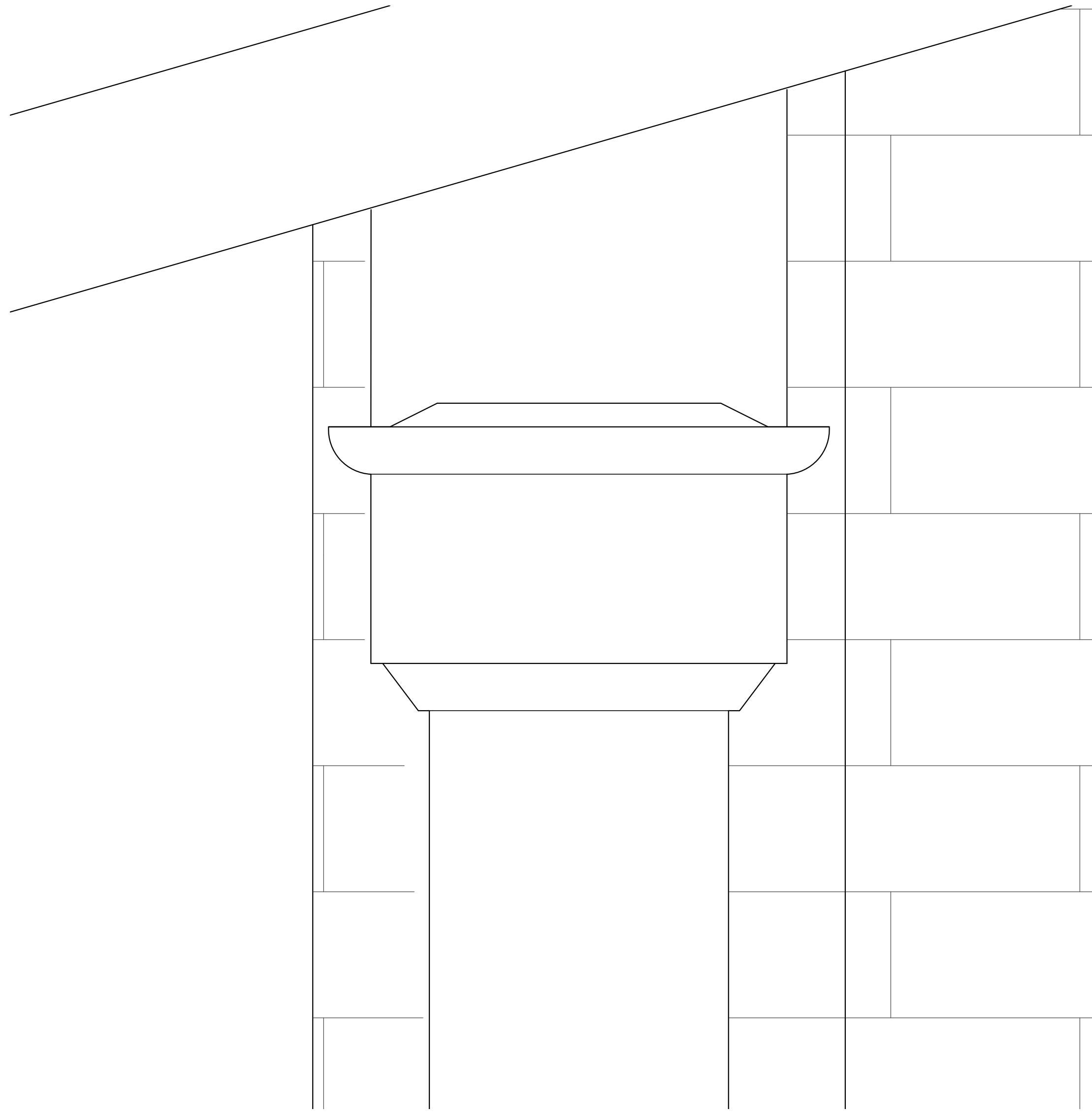
01 HISTORIC COVERED TERRACE FLOOR PLAN
Scale: 3/4" = 1'-0"



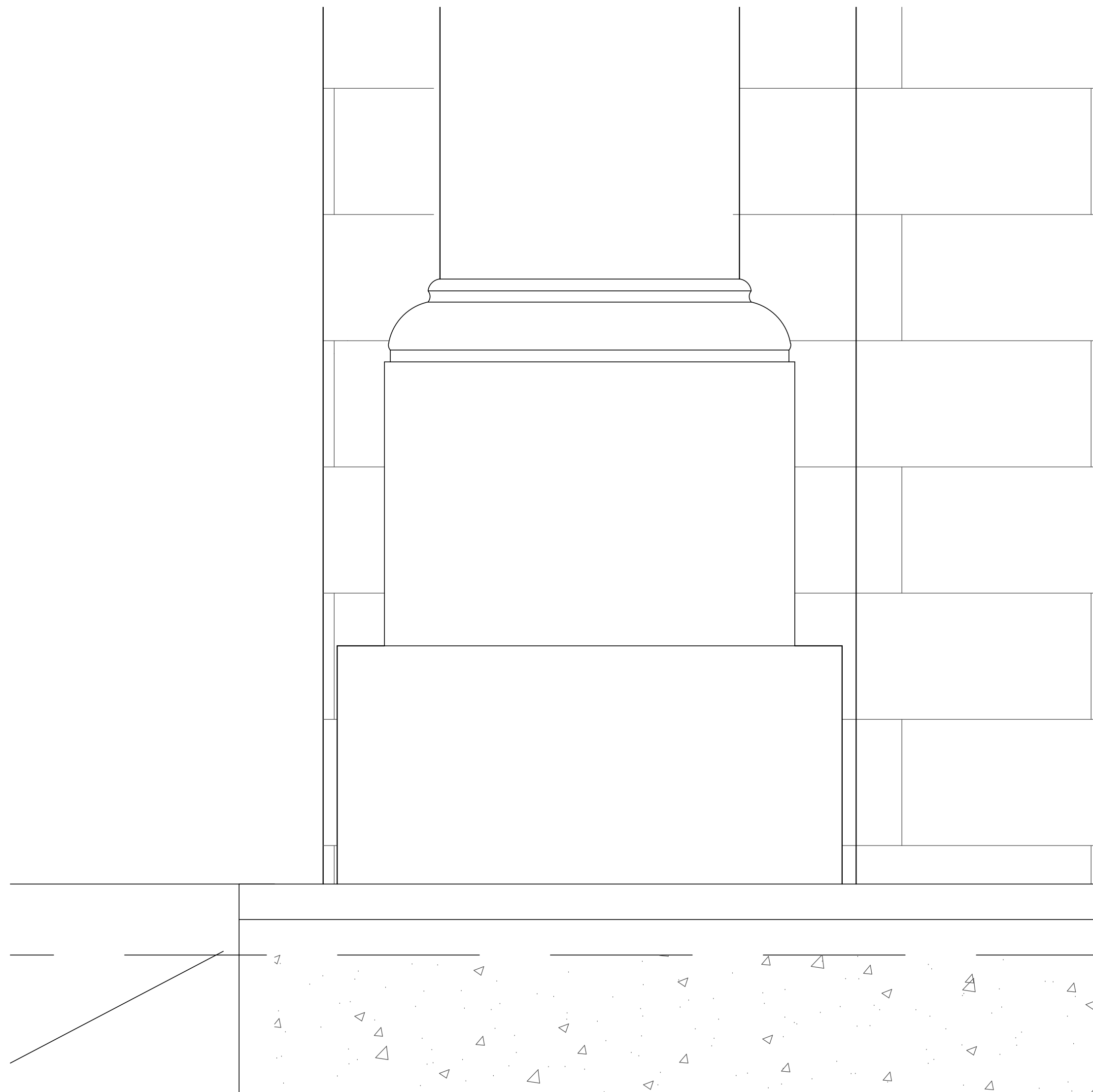
02 HISTORIC COVERED TERRACE RCP
Scale: 3/4" = 1'-0"

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

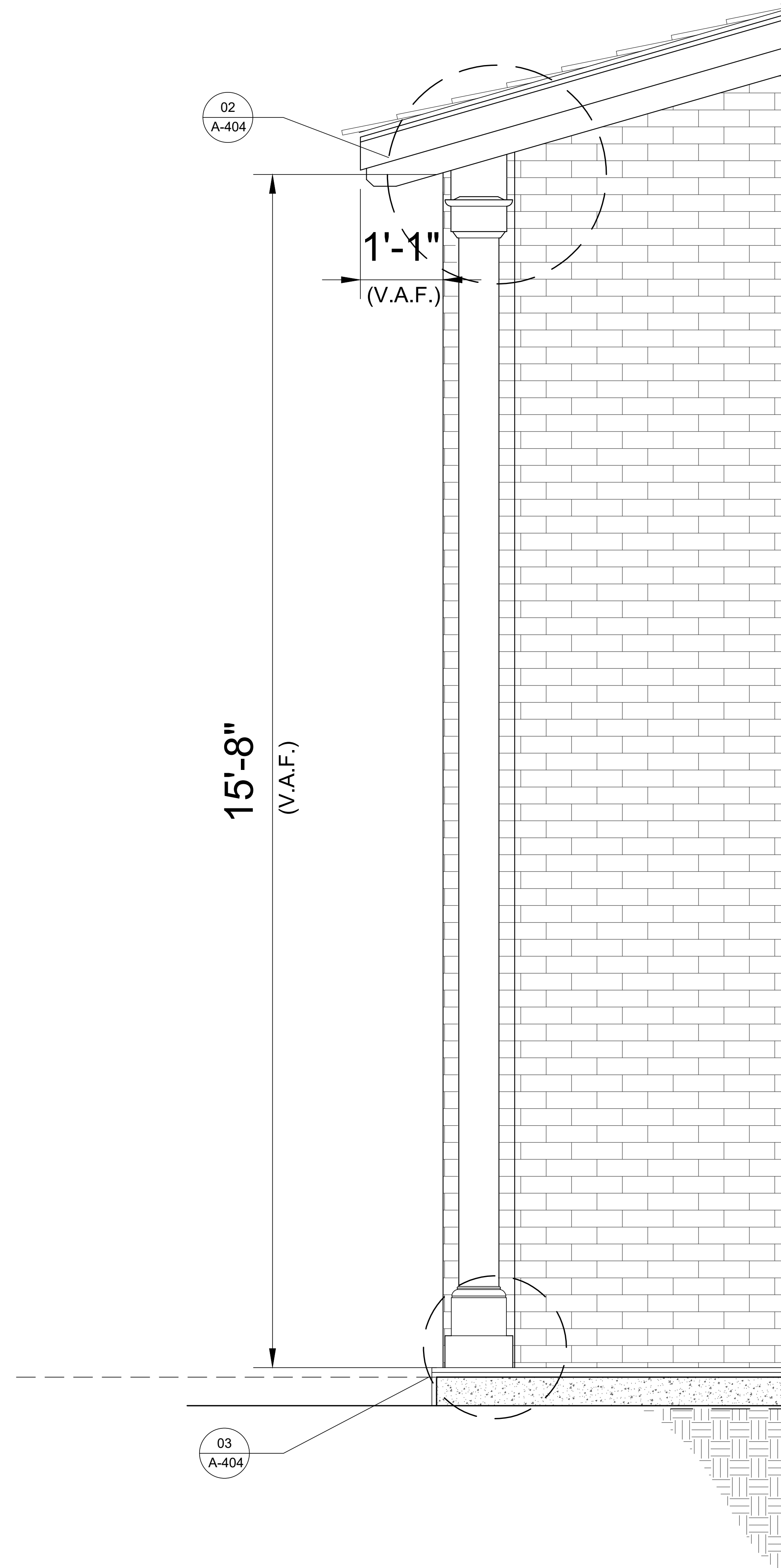
PROJECT NUMBER: 2016-05 DATE: 04/12/2018 DRAWN BY: LG / JL CHECKED BY:	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS Architecture Planning Interior Design AAC001407 5717 SW 8th Street, Miami, Florida 33144, USA Tel: (305) 280-1331 Fax: (305) 280-8318 http://www.portundo-perotti.com	OWNER: CLAUDIO ALVAREZ	TITLE: HISTORIC WALL @ TERRACE SCALE: AS NOTED	SHEET: A-404 OF
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02 HISTORIC COLUMN CAPITOL DETAIL
Scale: 6" = 1'-0"

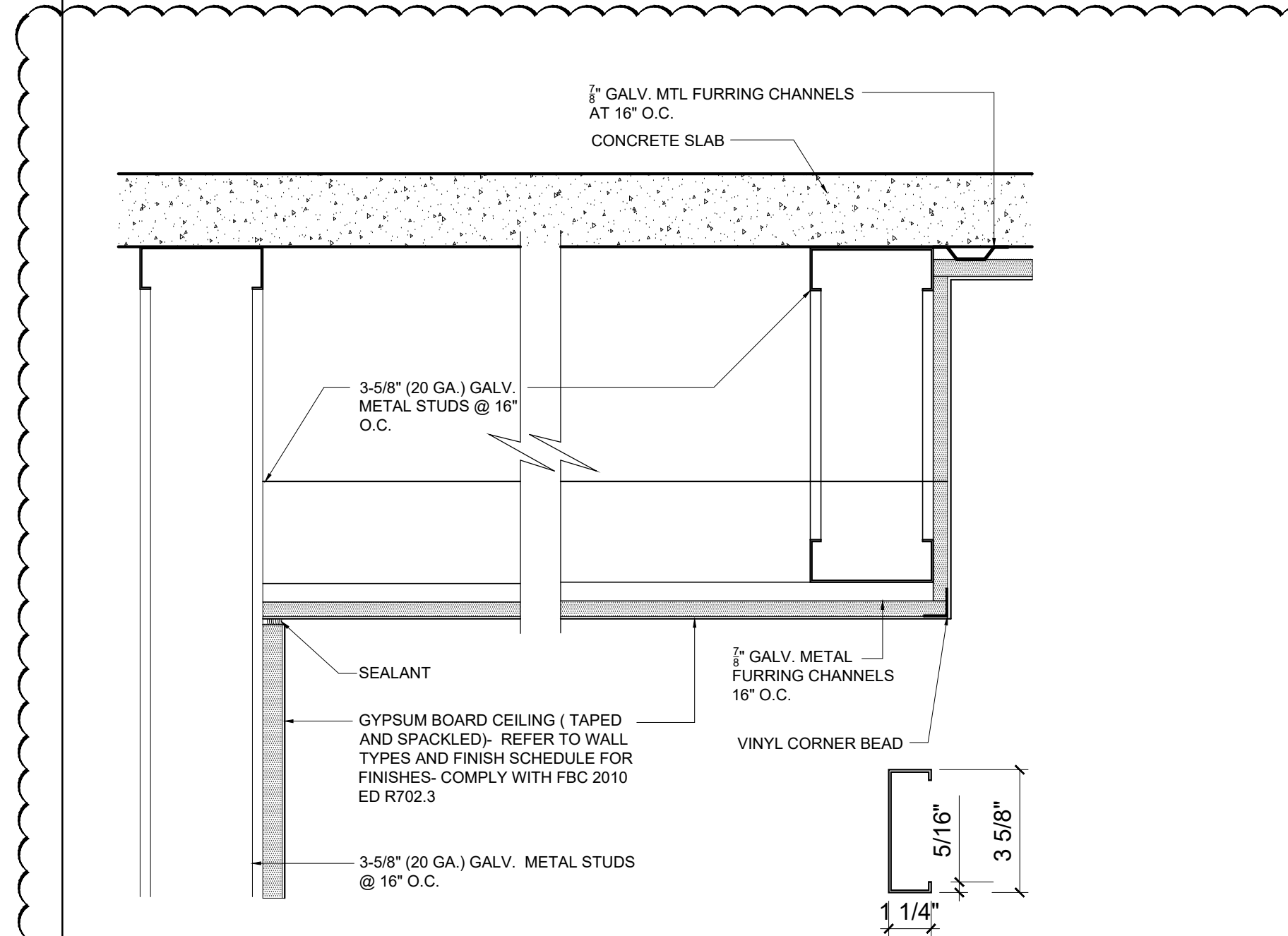


03 HISTORIC COLUMN BASE DETAIL
Scale: 6" = 1'-0"

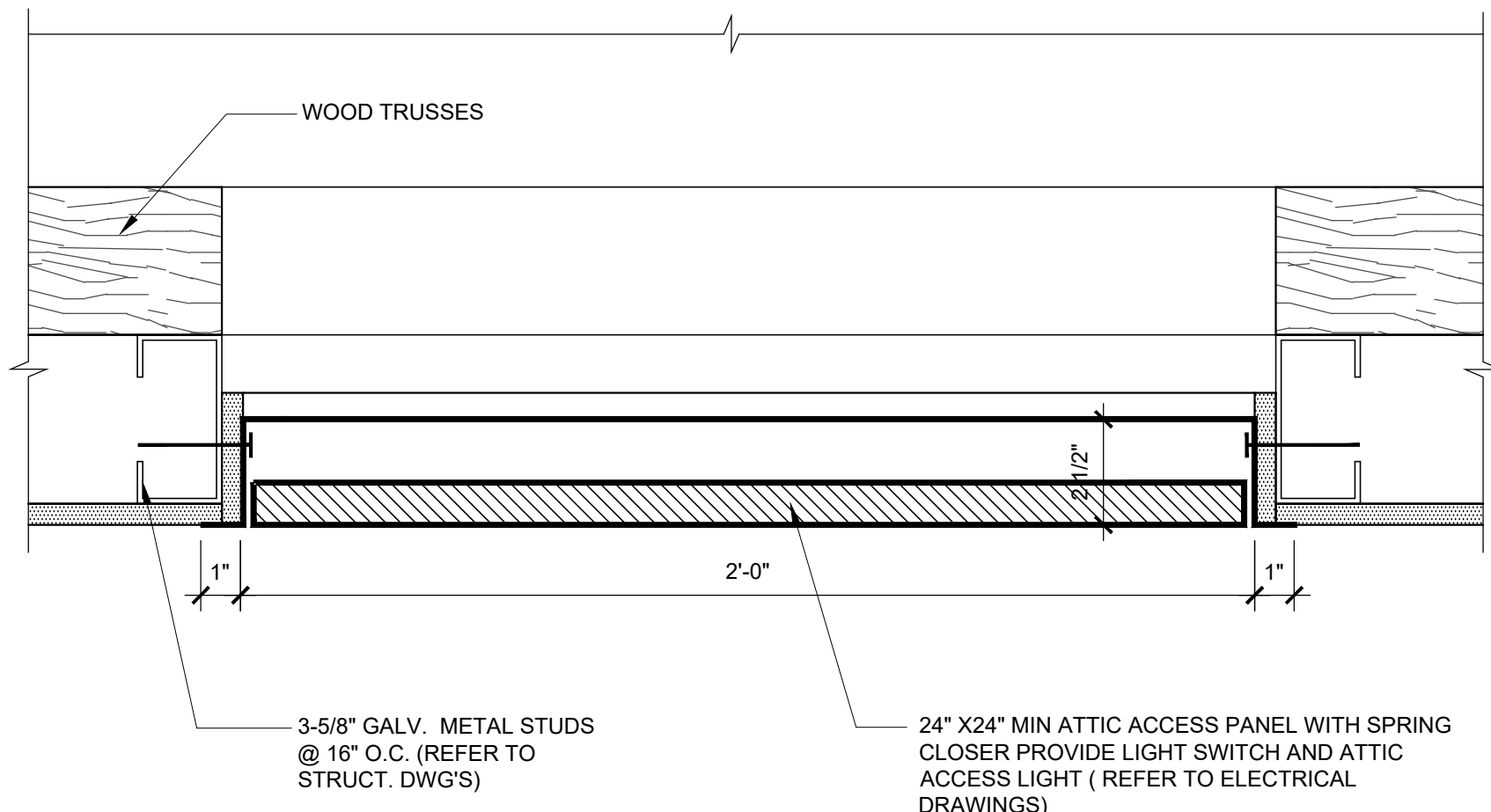


01 HISTORIC COVERED TERRACE SECTION
Scale: 1" = 1'-0"

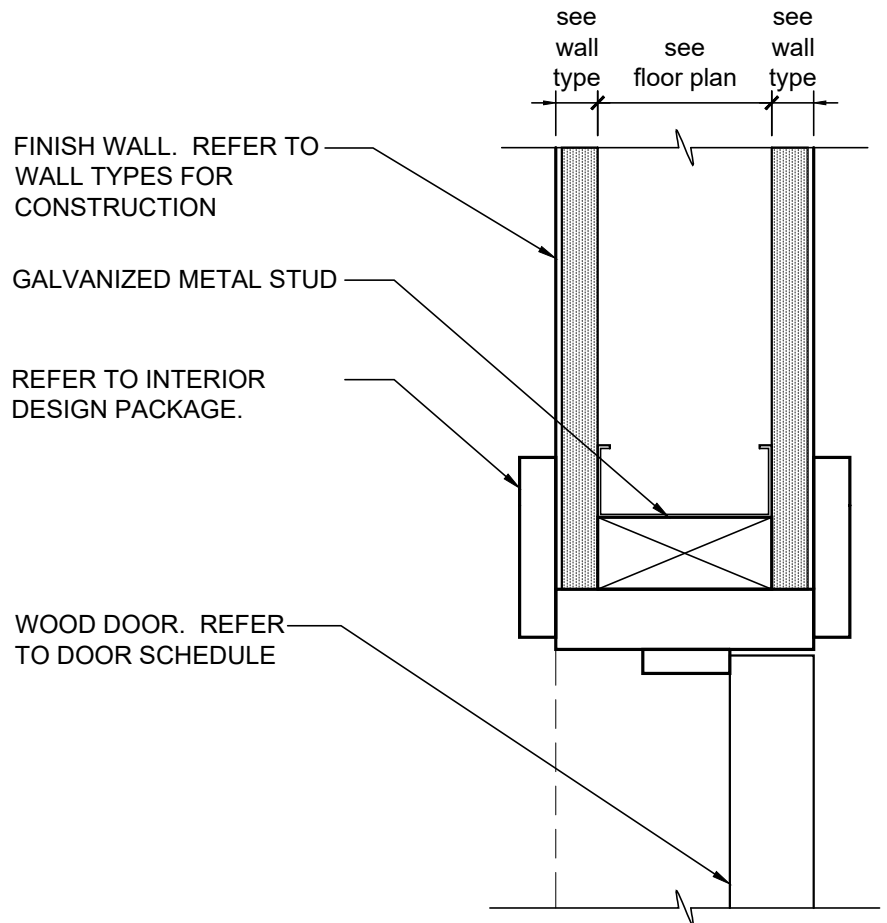
SHEET A-404 OF © COPYRIGHT 2009	TITLE: HISTORIC WALL @ TERRACE SCALE: AS NOTED	OWNER CLAUDIO / ALVAREZ	SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA, 33146	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 260-5931 - Fax: (305) 260-5918 http://www.portuondoperotti.com	PROJECT NUMBER: 2016-05 DATE: 04/12/2018 DRAWN BY: LG/JL CHECKED BY:	REVISIONS: DOE USE PERMANENT RESIDENT A-001847.2
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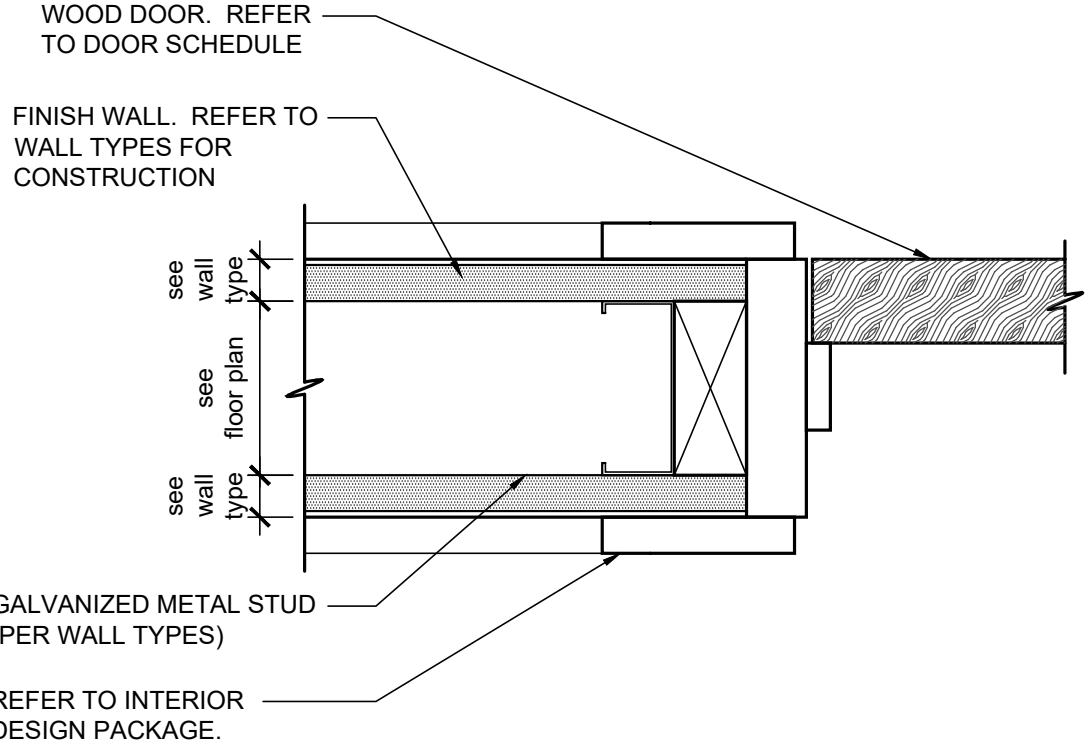
07 SUSPENDED CEILING DETAIL
3" = 1'-0"



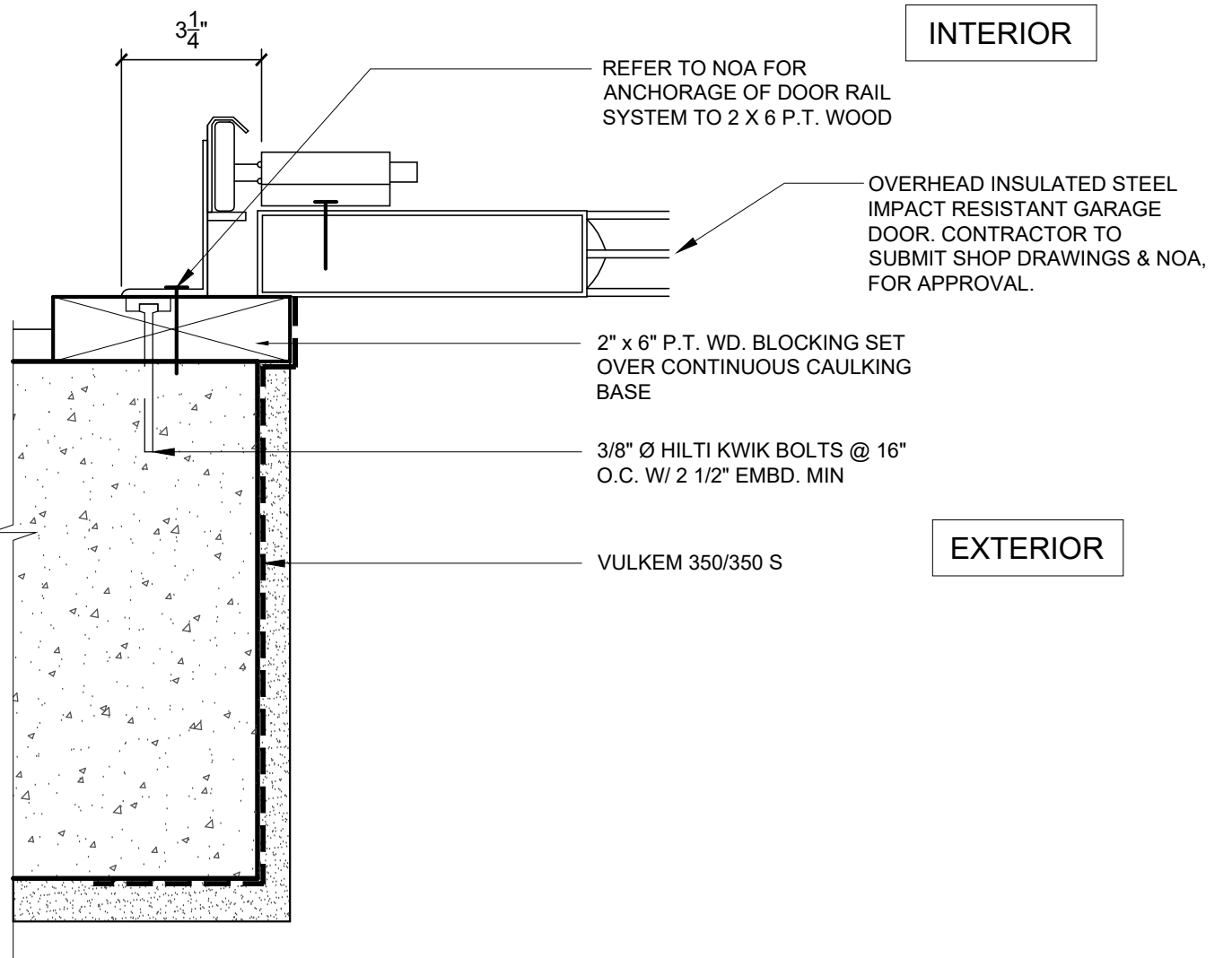
08 ATTIC ACCESS PANEL
3" = 1'-0"



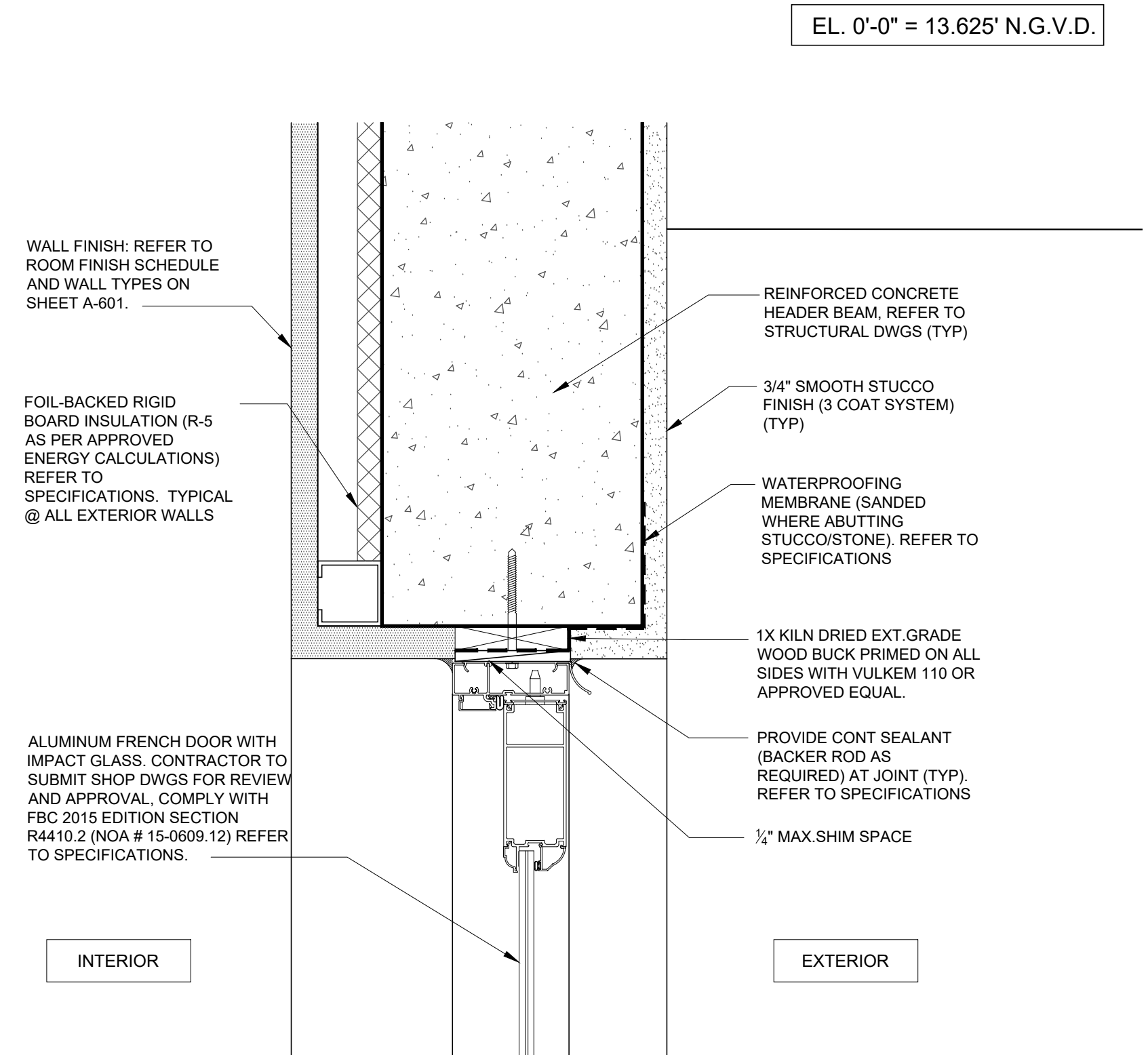
04 INTERIOR DOOR HEADER DETAIL
3" = 1'-0"



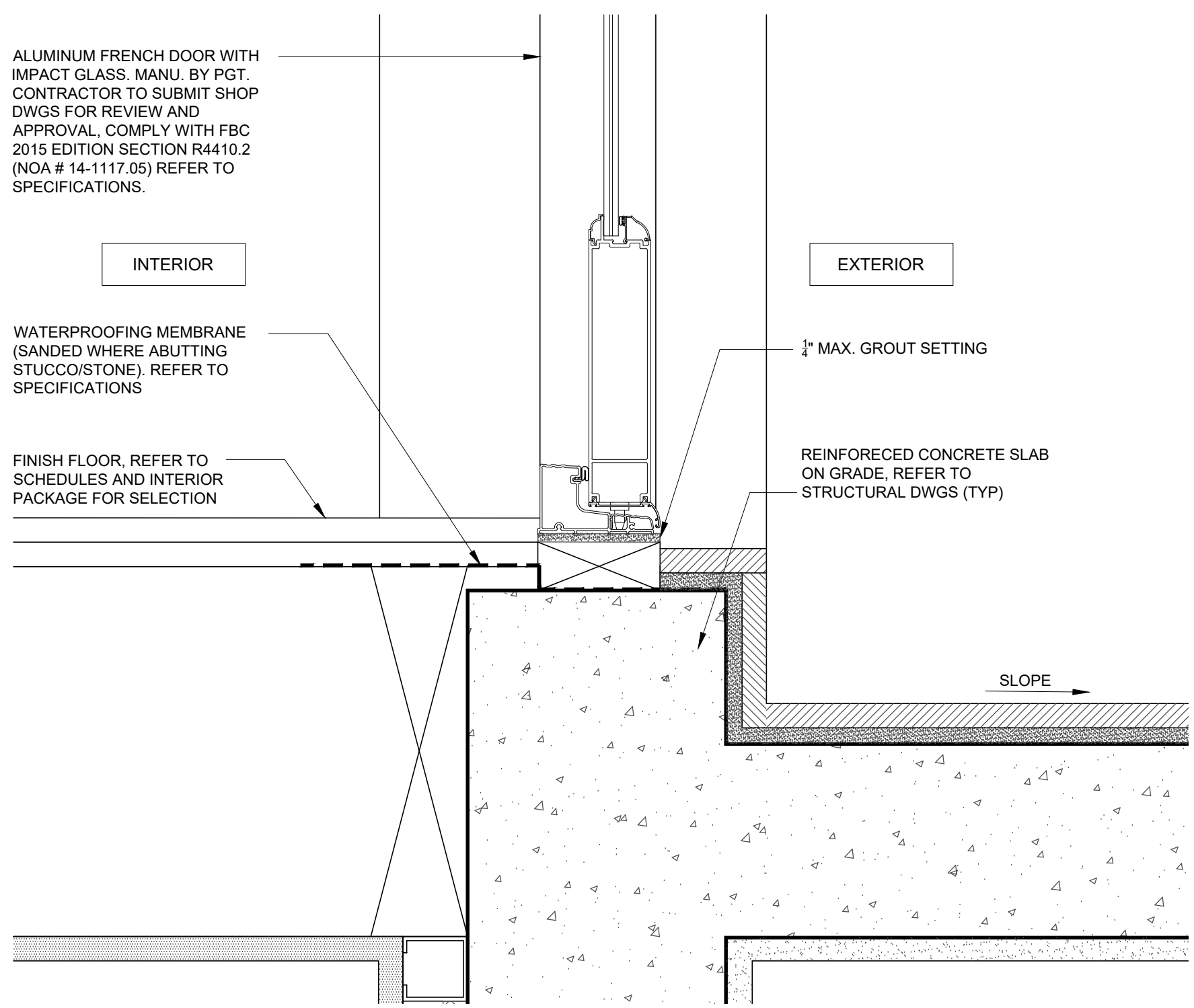
05 INTERIOR DOOR JAMB DETAIL
3" = 1'-0"



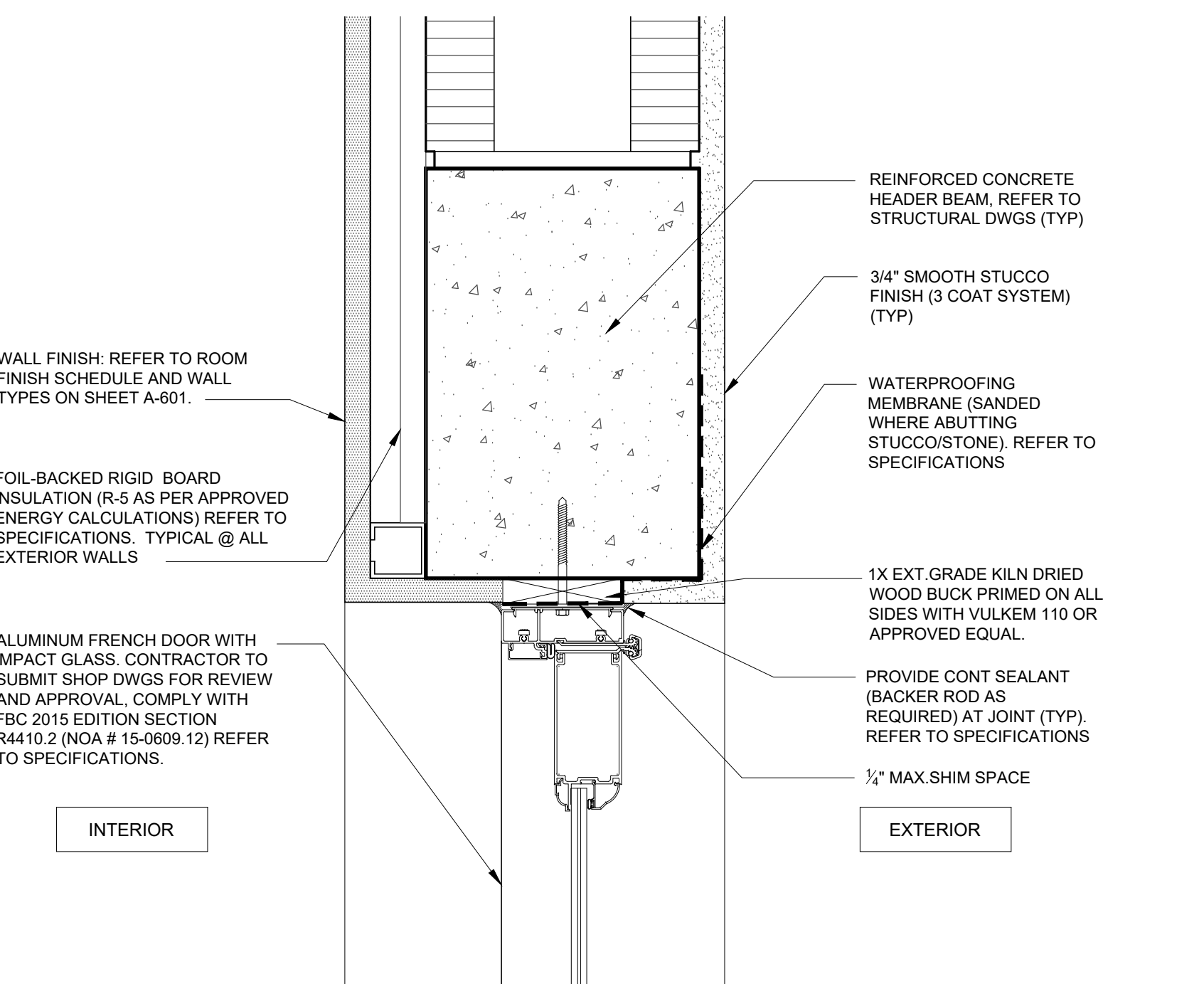
06 GARAGE DOOR JAMB DETAIL
3" = 1'-0"



01 DOOR HEAD DETAIL
3" = 1'-0"

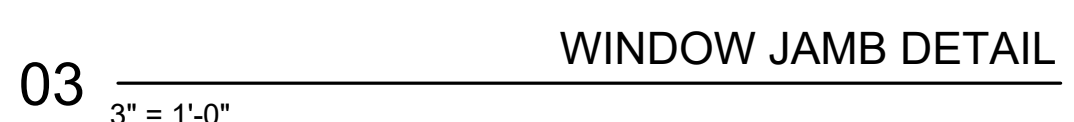
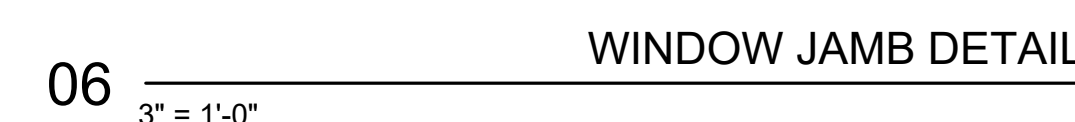
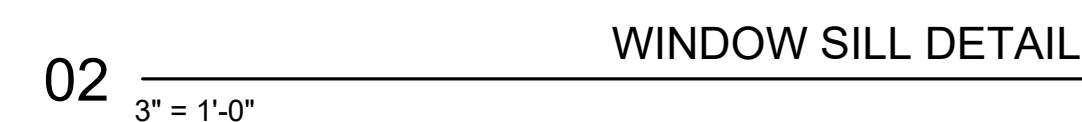
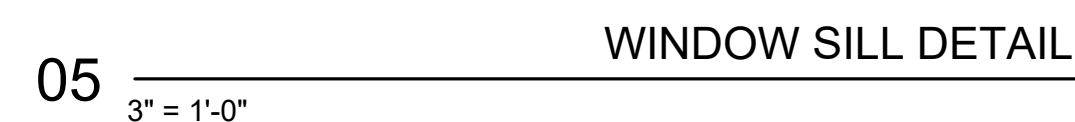
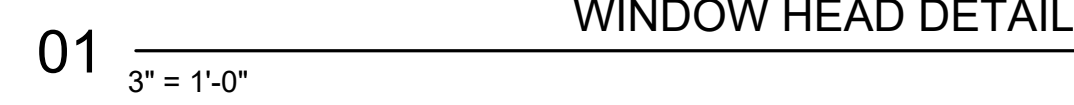
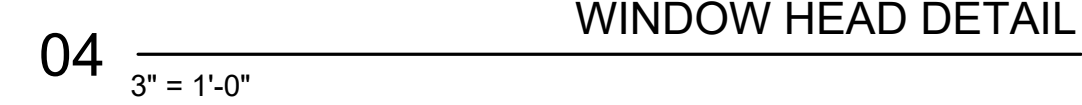
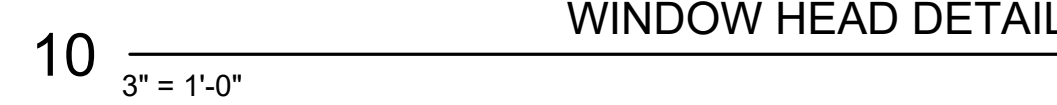


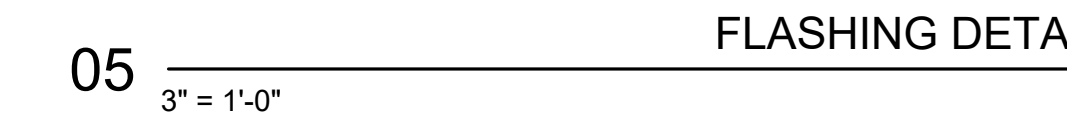
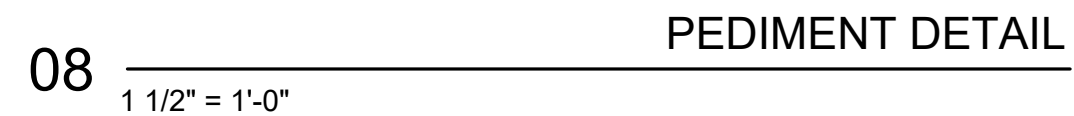
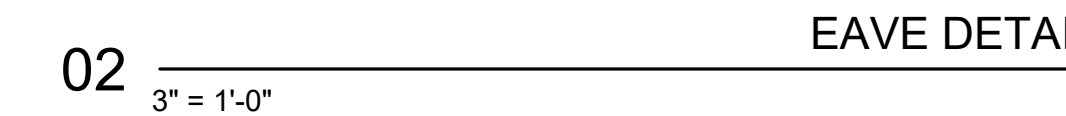
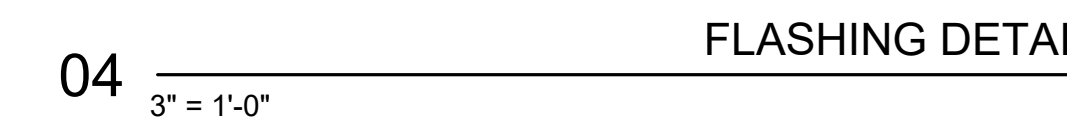
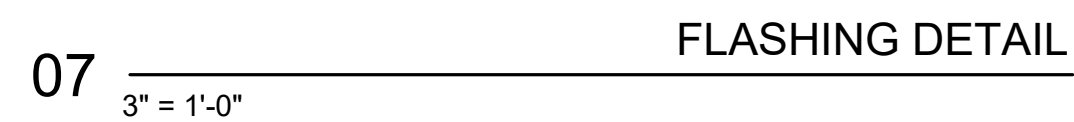
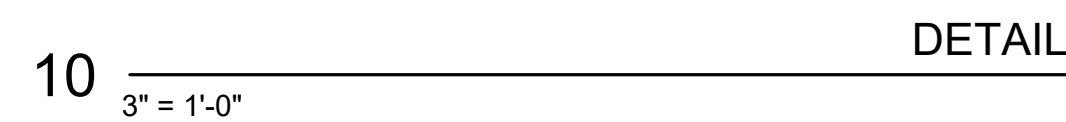
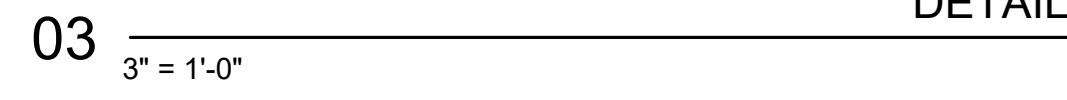
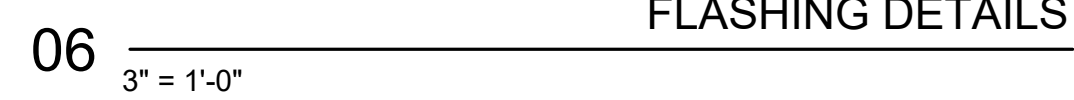
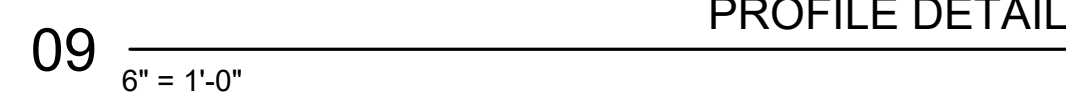
02 DOOR SILL DETAIL
3" = 1'-0"

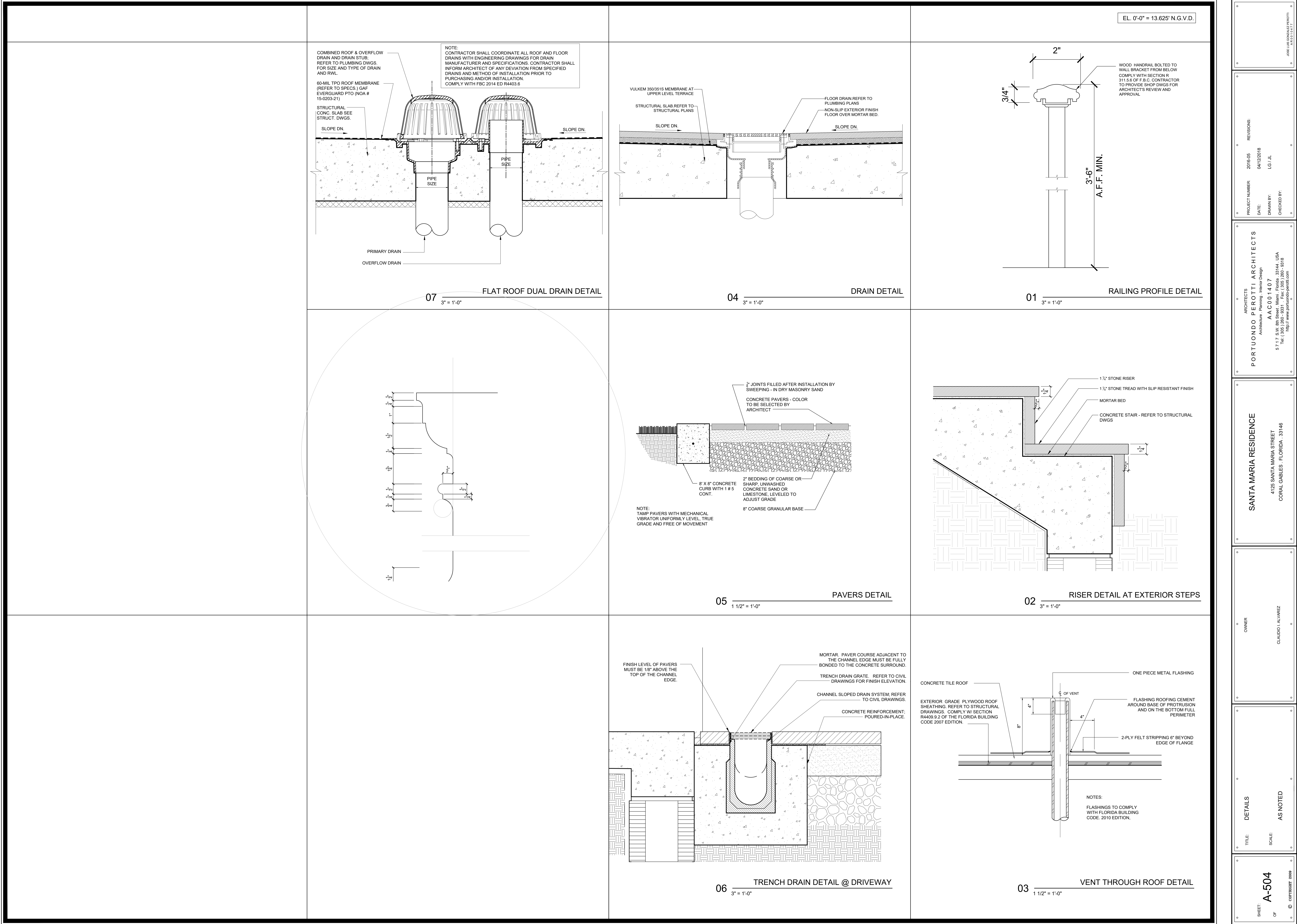


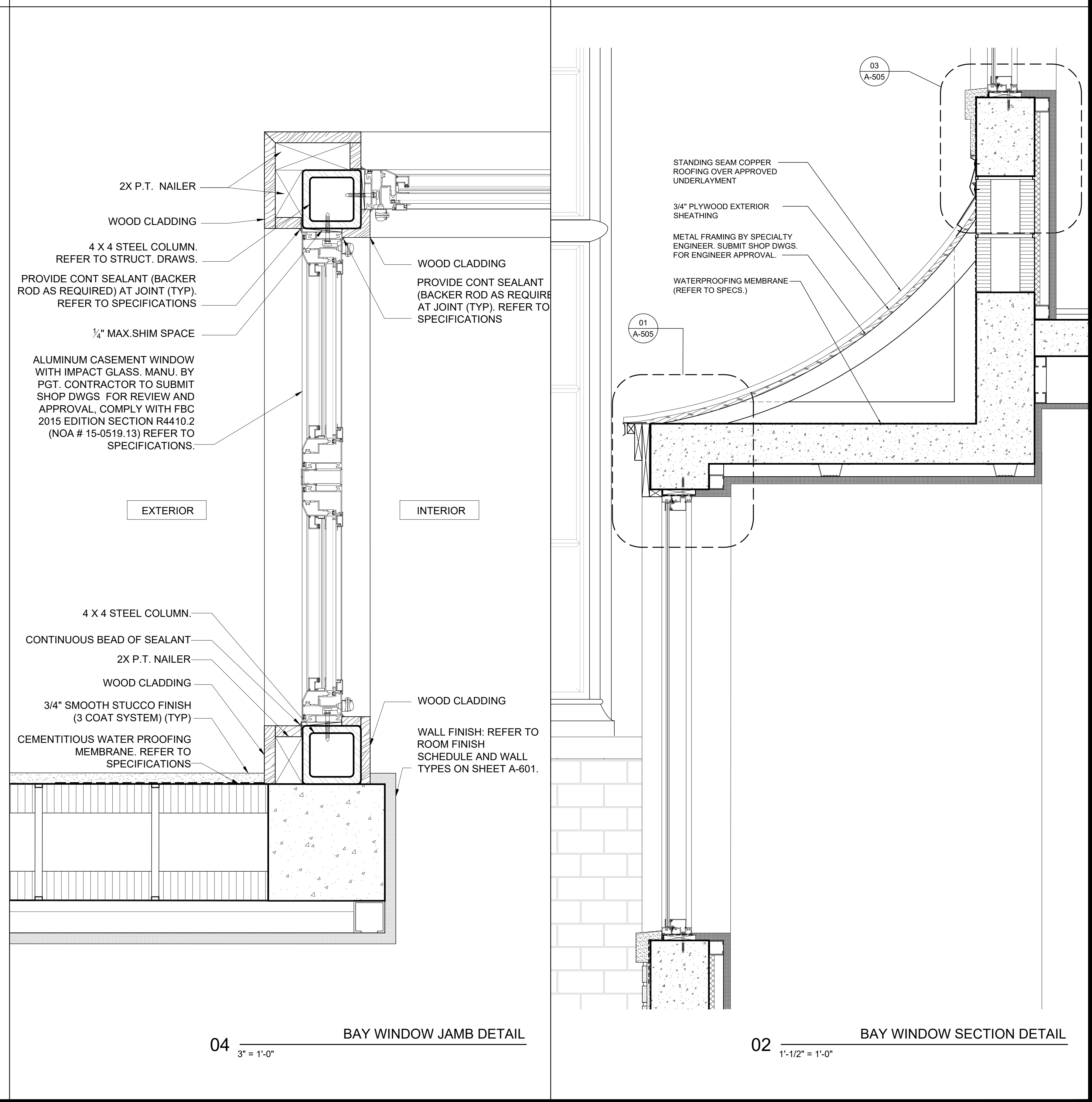
03 DOOR JAMB DETAIL
3" = 1'-0"

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OWNER	CLAUDIO / ALVAREZ
DOOR DETAILS	
TITLE:	AS NOTED
SCALE:	AS NOTED
SHEET	A-501
OF	09
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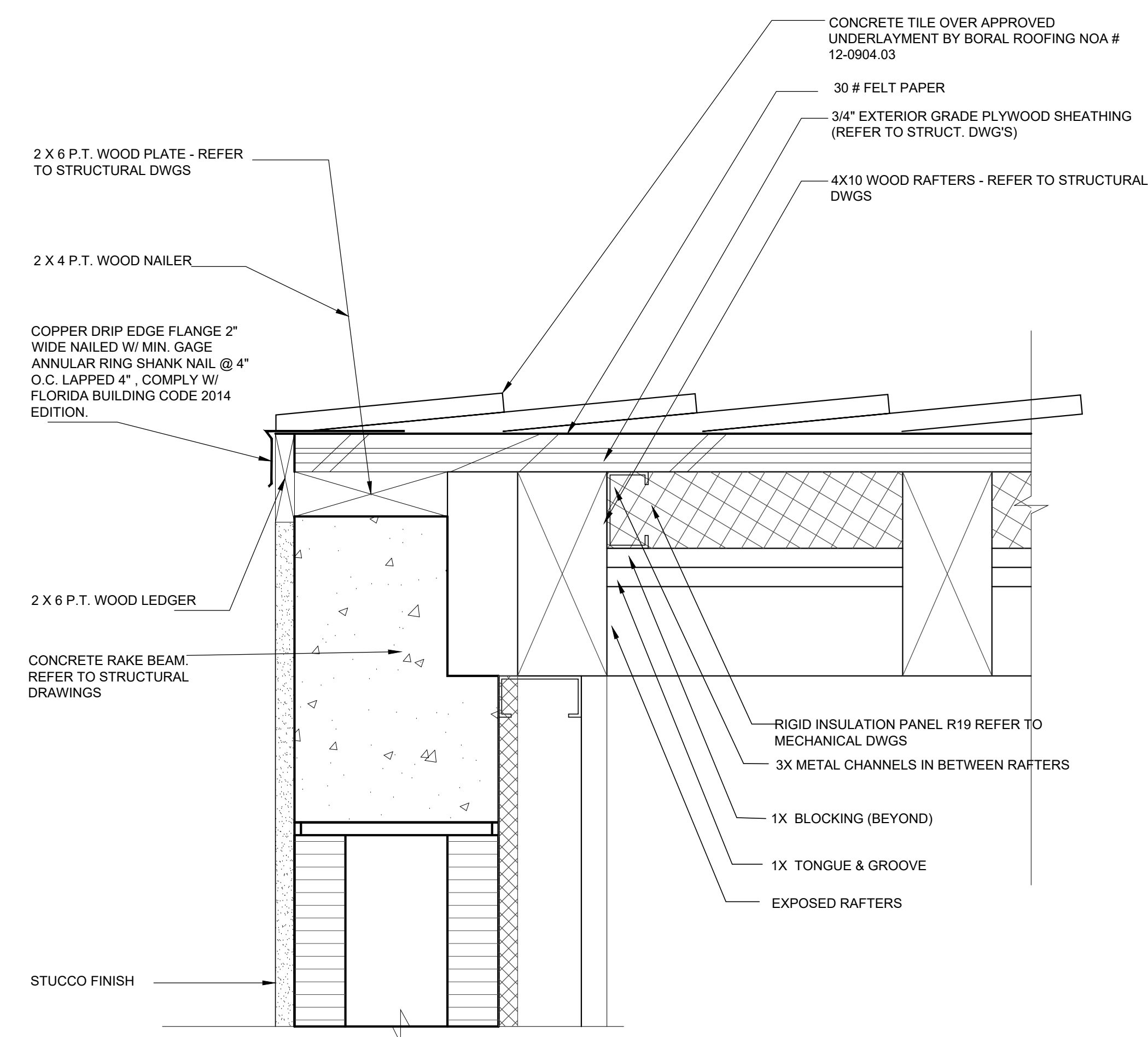








EL. 0'-0" = 13.625' N.G.V.D.



01 3/4" = 1'-0"

EAVE DETAIL

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Architecture, Planning, Interior Design
AAC001407
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SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA . 33146

CLAUDIO I. ALVAREZ

SCALE: AS NOTED

SHEET: A-506
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MAIN LEVEL - ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	FLOOR BASE		WALLS				CEILING			REMARKS
			MATERIAL	FINISH	NORTH	SOUTH	EAST	WEST	MATERIAL	FINISH	HEIGHT A.F.F.	
101	FOYER	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
102	VESTIBULE	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
103	LIVING ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
104	GAME ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
105	TERRACE	STONE	STONE	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	9'-3"	
106	STAIR HALL	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	21'-1"	
107	DEN	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	18'-0"	
108	FAMILY ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
109	BREAKFAST ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	7'-10 1/2"	
110	KITCHEN	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
111	PREP. AREA	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
112	PANTRY	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
113	BUTLERS	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
114	STORAGE	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
115	A/C	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
116	WINE ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
117	STORAGE	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
118	BATHROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
119	CLOSET	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
120	MAIDS ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
121	OPEN WORKSHOP	STONE	STONE	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	9'-3"	
122	2-CAR GARAGE	STONE	STONE	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	9'-3"	
123	POOL BATH	STONE	STONE	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-7 1/2"	
124	N/A											
125	COVERED LOGGIA	STONE	STONE	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-7 1/2"	
126	LIBRARY	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	9'-8 1/2"	
127	DINING ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
128	A/C	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
129	POWDER ROOM	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-9"	
130	NOT IN USE											
131	TERRACE	STONE	STONE	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	9'-3"	
132	COVERED TERRACE	STONE	STONE	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-7 1/2"	

UPPER LEVEL - ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	FLOOR BASE		WALLS				CEILING			REMARKS
			MATERIAL	FINISH	NORTH	SOUTH	EAST	WEST	MATERIAL	FINISH	HEIGHT	
201	STAIR HALL	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	21'-1"	
202	OPEN TERRACE	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	-	
203	MASTER BATH	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	10'-4"	
204	A/C	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
205	MASTER GALLERY	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
206	MASTER W.I.C	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
207	MASTER BEDROOM	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	9'-1 1/4"	
208	LAUNDRY	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
209	BATHROOM #3	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
210	BEDROOM #3	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
211	CORRIDOR	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
212	LAUNDRY STORAGE	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
213	A/C	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
214	VESTIBULE	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
215	W.I.C #3	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
216	BATHROOM #2	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
217	BEDROOM #2	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
218	W.I.C #2	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
219	W.I.C #1	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	10'-6 1/2"	
220	BATHROOM #1	STONE	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	10'-6 1/2"	
221	BEDROOM #1	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
222	STAIR HALL GALLERY	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
223	STORAGE	WOOD	WOOD	PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	
224	AC CLOSET	WOOD	N/A	N/A	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD.	PAINT	8'-1 1/4"	

WALL TYPES

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

STUCCO - CMU - INTERIOR

W-01 WALL TYPE 01

N.T.S.

BRICK - CMU - INTERIOR

W-02 WALL TYPE 02

N.T.S.

STUCCO - CMU - WET

W-03 WALL TYPE 03

N.T.S.

BRICK - CMU - WET

W-04 WALL TYPE 04

N.T.S.

BRICK - CMU - BRICK

W-05 WALL TYPE 05

N.T.S.

STUCCO - CMU - WET

W-06 WALL TYPE 06

N.T.S.

GWB - CMU - GWB

W-07 WALL TYPE 07

N.T.S.

GWB - MTL - GWB

W-08 WALL TYPE 08

N.T.S.

GWB - MTL - STONE / WET

W-09 WALL TYPE 09

N.T.S.

REVISIONS:

2016-05 05/16/19

PROJECT NUMBER: 2016-05

DATE: 05/16/19

DRAWN BY: LG/JE

CHECKED BY: 05/16/19

ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS

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SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET

CORAL GABLES, FLORIDA, 33146

OWNER: CLAUDIO J. ALVAREZ

ROOM FINISH SCHEDULE

TITLE: AS NOTED

SHEET A-601 OF

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SHEET: A-602	TITLE: DOOR SCHEDULE	OWNER CLAUDIO J. ALVAREZ	ARCHITECTS POR TUO ENO PEROTTI ARCHITECTS Architecture Planning Interior Design A A C 0 0 1 4 0 7 5 7 1 7 S W 8 th Street Miami Florida 33144 USA Tel (3 0 5) 2 9 0 - 5 3 3 1 Fax (3 0 5) 2 9 0 - 1 9 1 8 http://www.por-tuo-perotti.com	PROJECT NUMBER: 2016-05	POISSONS: △ 05/16/19 OWNER REQUEST △ 05/25/19 OWNER REQUEST △ 05/04/20 OWNER REQUEST & △ 05/04/20 OWNER REQUEST △ 05/04/20 OWNER REQUEST
OF	SCALE: AS NOTED			DATE: 05/16/19	DRAWN BY: LG / JE
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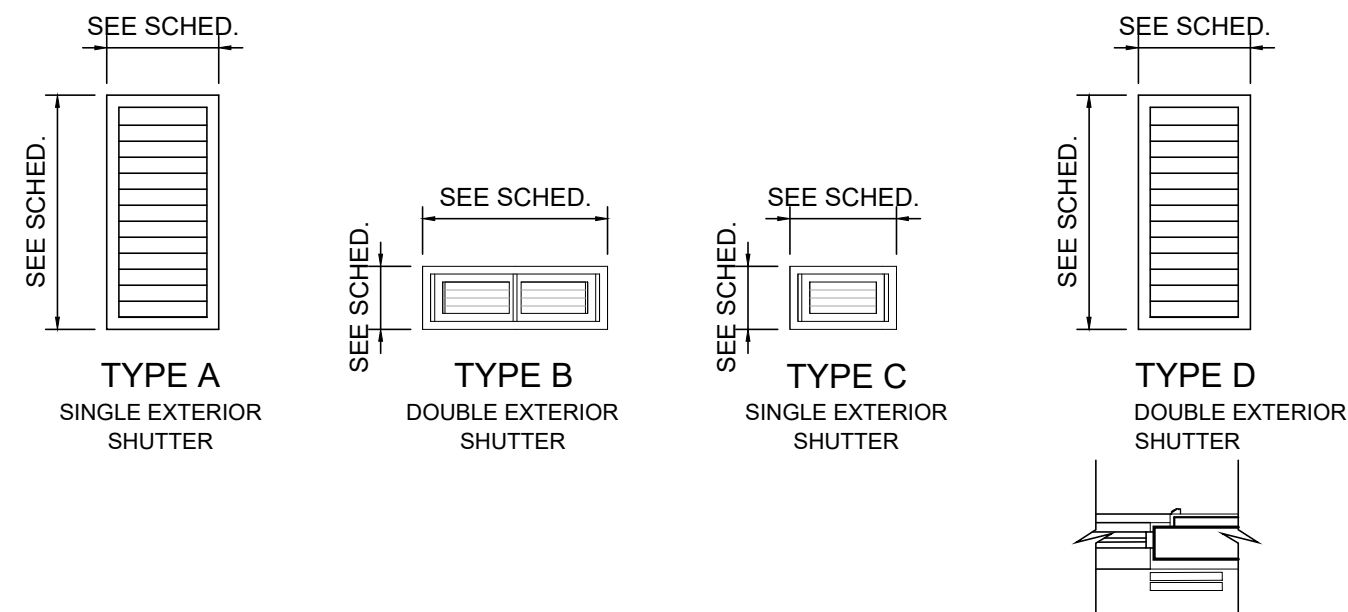
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EL. 0'-0" = 13.625' N.G.V.D.

SHUTTER SCHEDULE

SHUTTER	TYPE	SIZE		ROUGH OPENING		FRAME		GLASS	DETAILS			DESIGN PRESSURES				REMARKS
		W	H	W	H	MATERIAL	FINISH	TYPE	HEAD	JAMB	SILL	WINDOW POS	TRANSOM NEG	POS	NEG	
MAIN LEVEL - MAIN HOUSE																
101	A	1'-2 1/2"	3'-8"			WOOD	STAIN									
102	A	1'-2 1/2"	3'-8"			WOOD	STAIN									
103	A	1'-2 1/2"	3'-8"			WOOD	STAIN									
104	A	1'-2 1/2"	3'-8"			WOOD	STAIN									
105	A	1'-3"	6'-8"			WOOD	STAIN									
106	A	1'-3"	6'-8"			WOOD	STAIN									
107	A	1'-3"	6'-8"			WOOD	STAIN									
108	A	1'-3"	6'-8"			WOOD	STAIN									
109	A	1'-5 1/2"	4'-4"			WOOD	STAIN									
110	A	1'-5 1/2"	4'-4"			WOOD	STAIN									
111	VOID															
112	VOID															
113	A	2'-0"	3'-8"			WOOD	STAIN									
114	A	2'-0"	3'-8"			WOOD	STAIN									
115	NOT USED															
UPPER LEVEL - MAIN HOUSE																
201	A	1'-7"	4'-5"			WOOD	STAIN									
202	A	1'-7"	4'-5"			WOOD	STAIN									
203	A	1'-7"	4'-5"			WOOD	STAIN									
204	A	1'-7"	4'-5"			WOOD	STAIN									
205	A	1'-6"	4'-5"			WOOD	STAIN									
206	A	1'-6"	4'-5"			WOOD	STAIN									
207	A	1'-5 1/2"	4'-2"			WOOD	STAIN									
208	A	1'-5 1/2"	4'-2"			WOOD	STAIN									
209	A	1'-3"	2'-8"			WOOD	STAIN									
210	A	1'-3"	2'-8"			WOOD	STAIN									
211	A	1'-3"	2'-8"			WOOD	STAIN									
212	A	1'-3"	2'-8"			WOOD	STAIN									
213	A	1'-3"	2'-8"			WOOD	STAIN									
214	A	1'-3"	2'-8"			WOOD	STAIN									
215	A	2'-6 1/2"	4'-2"			WOOD	STAIN									
216	A	2'-6 1/2"	4'-2"			WOOD	STAIN									
217	A	2'-1 1/2"	4'-2"			WOOD	STAIN									
218	A	2'-1 1/2"	4'-2"			WOOD	STAIN									
219	A	1'-5 1/2"	4'-2"			WOOD	STAIN									
220	A	1'-5 1/2"	4'-2"			WOOD	STAIN									
221	A	1'-5 1/2"	4'-2"			WOOD	STAIN									
222	A	1'-5 1/2"	4'-2"			WOOD	STAIN									
223	D	1'-4"	4'-4"			WOOD	STAIN									
224	D	1'-4"	4'-4"			WOOD	STAIN									
225	A	1'-6"	4'-4"			WOOD	STAIN									
226	NOT USED															
227	A	1'-6"	4'-4"			WOOD	STAIN									
228	A	1'-6"	4'-4"			WOOD	STAIN									
229	NOT USED															
230	C	2'-6"	1'-0"			WOOD	STAIN									
231	C	2'-6"	1'-0"			WOOD	STAIN									
232	B	5'-0"	1'-0"			WOOD	STAIN									
233	B	3'-6"	1'-0"			WOOD	STAIN									
234	B	4'-4"	1'-0"			WOOD	STAIN									
235	C	2'-0"	1'-0"			WOOD	STAIN									
236	A	1'-2 1/2"	4'-5"			WOOD	STAIN									
237	A	1'-2 1/2"	4'-5"			WOOD	STAIN									
238	NOT USED															
239	A	2'-9"	4'-2"			WOOD	STAIN									
240	A	1'-6"	4'-2"			WOOD	STAIN									
241	A	1'-6"	4'-2"			WOOD	STAIN									
242	A	1'-3"	2'-8"			WOOD	STAIN									
243	A	1'-3"	2'-8"			WOOD	STAIN									

SHUTTERS TYPES



WINDOW / SHUTTERS NOTES

GENERAL CONTRACTOR TO COORDINATE FINAL ROUGH OPENING DIMENSIONS PRIOR TO ISSUING SHOP DRAWINGS FOR REVIEW & APPROVAL

CATEGORY II SAFETY GLAZING REQUIREMENTS:

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

- Glazing in swinging doors except jalousies.
- Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- Glazing to comply Table R308.3.1 (1)
- Safety glazing at second floor where below 36" A.F.F

GLAZING NOTES:

Exterior glazing to have 0.35 SHGC and 0.94 U-factor, typical at windows & doors.

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

- Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
- The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R4410.2.6.1.Swinging or Sliding doors of glass without a continuous frame shall be of only fully tempered glass not less than 3/8 inch (9.5mm) in thickness.

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OWNER
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SCHEDULE
TITLE:
AS NOTED
SCALE:

A-603.1
SHEET:
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PROJECT NUMBER: 2016-05
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06/10/20 OWNER REQUEST
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WINDOW TYPES

WINDOW	TYPE	SIZE		ROUGH OPENING		FRAME		GLASS	DETAILS			DESIGN PRESSURES WINDOW TRANSOM				DIRECT MOUNT	REMARKS
		W	H	W	H	MATERIAL	FINISH	TYPE	HEAD	SILL	JAMB	POS	NEG	POS	NEG		
GROUND LEVEL																	
101	A	3'-0"	4'-4"			WOOD	PAIN	IMPACT		10 A-502	02 A-502	06 A-502	40.9	47.9		D	EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
102	NOT USED																
103	B	3'-0"	2'-9"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	43.5	58.3			EQUIPPED W/ EXIT ALARM EGRESS
104	D	2'-0"	3'-8"			WOOD	PAIN	IMPACT					43.5	50.9			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
105	D1	2'-6"	3'-8"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 A-502	43.5	50.9			EQUIPPED W/ EXIT ALARM
106	D1	2'-6"	3'-8"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 A-502	43.5	58.3			EQUIPPED W/ EXIT ALARM
107	A	2'-10"	4'-9"			WOOD	PAIN	IMPACT		01 A-505	03 A-505	04 A-505	42.8	56.8		D	EQUIPPED W/ EXIT ALARM
108	E	8'-11"	4'-9"			WOOD	PAIN	IMPACT		01 A-505	03 A-505	04 A-505	39.6	50.4		D	EQUIPPED W/ EXIT ALARM
109	A	2'-10"	4'-9"			WOOD	PAIN	IMPACT		01 A-505	03 A-505	04 A-505	42.8	56.8		D	EQUIPPED W/ EXIT ALARM
110	D1	2'-10"	3'-8"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 & 06 A-502	43.0	50.2			EQUIPPED W/ EXIT ALARM
111	A1	5'-2"	3'-8"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 A-502	41.2	47.8			EQUIPPED W/ EXIT ALARM
112	D1	2'-10"	3'-8"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 & 06 A-502	43.0	50.2			EQUIPPED W/ EXIT ALARM
113 A	F	2'-2"	10'-10"			WOOD	PAIN	IMPACT		04 A-502	02 A-502	03 A-502	43.5	50.9		D	
113 B	F	2'-2"	10'-10"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	06 A-502	43.5	50.9		D	
113 C	F	2'-2"	10'-10"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	06 A-502	43.5	50.9		D	
114	NOT USED																
115	NOT USED																
116	D	2'-0"	4'-7"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 & 06 A-502	42.6	49.6			EQUIPPED W/ EXIT ALARM
117	A	4'-0"	4'-7"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	06 A-502	41.7	48.5			EQUIPPED W/ EXIT ALARM
118	D	2'-0"	4'-7"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	06 A-502	42.6	49.6			EQUIPPED W/ EXIT ALARM
119	D	1'-7"	4'-7"			WOOD	PAIN	IMPACT					43.5	50.9			EQUIPPED W/ EXIT ALARM
120	D	1'-7"	4'-7"			WOOD	PAIN	IMPACT					43.5	50.9			EQUIPPED W/ EXIT ALARM
121	D1	2'-0"	3'-8"			WOOD	PAIN	IMPACT					43.5	50.9			FIXED
UPPER LEVEL																	
201	A	4'-4"	4'-2"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 A-502	41.6	48.3			
202	D	3'-0"	4'-2"			WOOD	PAIN	IMPACT		01 A-502	02 A-502	03 A-502	43.2	50.5			
203	E	5'-6"	4'-2"			WOOD	PAIN	IMPACT		10 A-502	02 A-502	06 A-502	40.9	47.4		D	EGRESS SIZE TO MATCH EXISTING OPENING(VIF)
204	D	1'-1"	4'-2"			WOOD	PAIN	IMPACT		10 A-502	02 A-502	06 A-502	43.5	50.9		D	SIZE TO MATCH EXISTING OPENING(VIF)
205	A	3'-6"	4'-7"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	43.0	50.2		D	SIZE TO MATCH EXISTING OPENING(VIF)
206	A2	3'-6"	5'-6"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	41.9	48.7		D	EGRESS SIZE TO MATCH EXISTING OPENING(VIF)
207	A	3'-6"	4'-7"			WOOD	PIANT	IMPACT		04 A-502	05 A-502	03 A-502	43.0	50.2		D	SIZE TO MATCH EXISTING OPENING(VIF)
208	A	3'-0"	4'-6"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	43.5	50.9			EGRESS
209	C	2'-6"	2'-8"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	43.5	50.9			
210	NOT IN USED																
211	C	2'-6"	2'-8"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	43.5	50.9			
212	C	2'-6"	2'-8"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	43.5	58.3			
213	A	5'-2"	4'-2"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	53.1	62.1			
214	D	2'-10"	4'-2"			WOOD	PAIN	IMPACT		01 A-502	05 A-502	03 A-502	43.0	50.2			
215	A	5'-2"	4'-2"			WOOD	PAIN	IMPACT		01 A-502	05 A-502	03 A-502	41.2	47.8			EGRESS
216	D	2'-10"	4'-2"			WOOD	PAIN	IMPACT		01 A-502	05 A-502	03 A-502	43.0	50.2			
217	D	3'-0"	4'-2"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	43.2	50.5			
217 A	D	2'-0"	4'-2"			WOOD	PAIN	IMPACT					43.2	50.5			
217 B	D	2'-0"	4'-2"			WOOD	PAIN	IMPACT					43.2	50.5			
218	A	3'-0"	4'-2"			WOOD	PAIN	IMPACT		04 A-502	05 A-502	03 A-502	42.6	49.6		D	
219	D	1'-1"	4'-2"			WOOD	PAIN	IMPACT		10 A-502	02 A-502	06 A-502	43.5	50.9		D	SIZE TO MATCH EXISTING OPENING(VIF)
220	D	1'-1"	4'-2"			WOOD	PAIN	IMPACT		10 A-502	02 A-502	06 A-502	43.5	50.9		D	SIZE TO MATCH EXISTING OPENING(VIF)
221	A	3'-0"	4'-2"			WOOD	PAIN	IMPACT					42.6	49.6		D	SIZE TO MATCH EXISTING OPENING(VIF)
222	C	2'-6"	2'-8"			WOOD	PAIN	IMPACT					43.5	50.9			

WINDOW / SHUTTERS NOTES

GENERAL CONTRACTOR TO COORDINATE FINAL ROUGH OPENING DIMENSIONS PRIOR TO ISSUING SHOP DRAWINGS FOR REVIEW & APPROVAL

CATEGORY II SAFETY GLAZING REQUIREMENTS:

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing to comply Table R308.3.1 (1)
4. Safety glazing at second floor where below 36" A.F.F

GLAZING NOTES:

Exterior glazing to have 0.35 SHGC and 0.94 U-factor, typical at windows & doors

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be provided for each sleeping room and for each sleeping room in the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground level serves as an emergency escape and rescue opening and is provided with a sill or threshold having a maximum height of 44 inches (1118 mm), the minimum clear height of the opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with Section R310.2. Window wells and emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

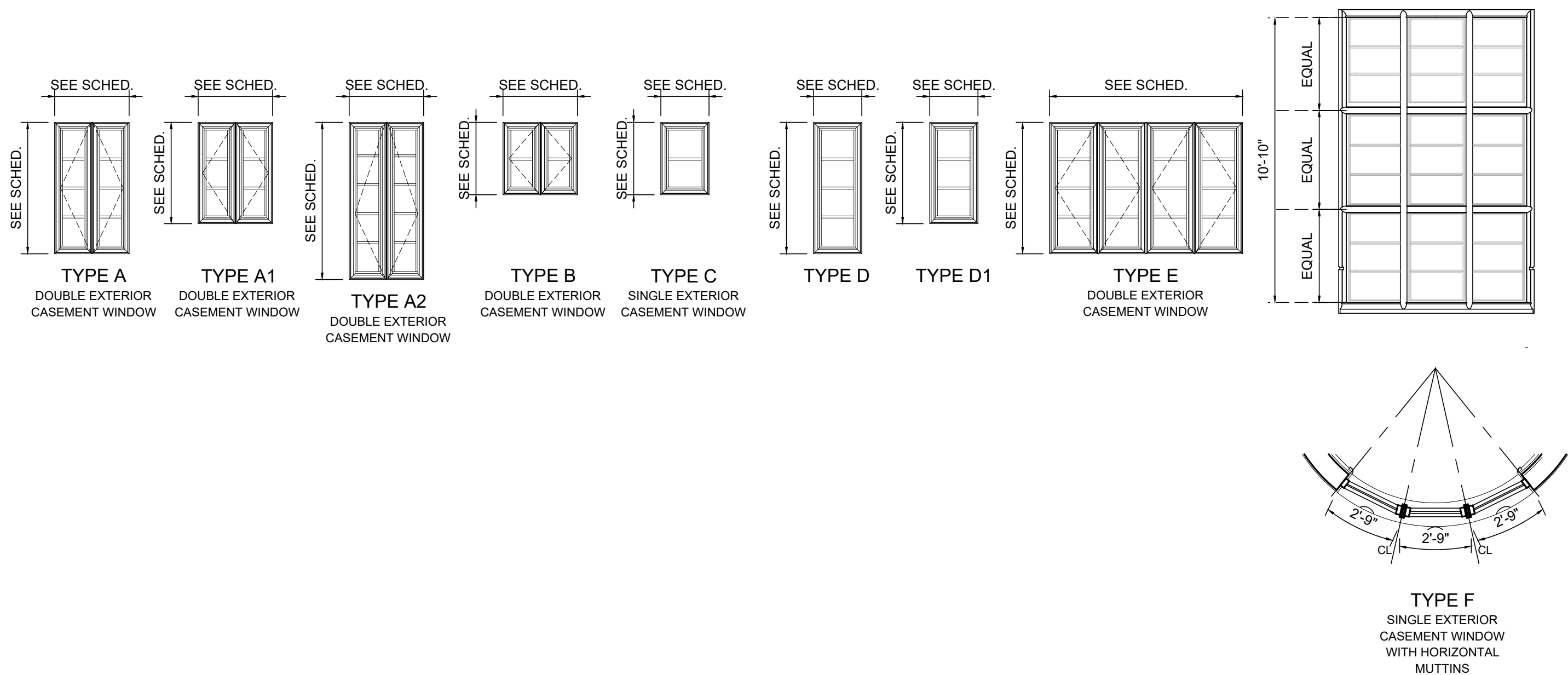
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm)

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R4410.2..6.1.Swinging or Sliding doors of glass without a continuous frame shall be of only fully tempered glass not less than $\frac{3}{8}$ inch (9.5mm) in thickness.



SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

PROJECT NUMBER:	2016-05	REVISIONS:	05/16/19 OWNER REQUEST
DATE:	05/16/19		09/25/19 OWNER REQUEST
DRAWN BY:	LG / JE		05/04/20 OWNER REQUEST & PUBLIC WORKS
CHECKED BY:			05/26/20 OWNER REQUEST

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WINDOW

AS NOTED

HEET:
A-603

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