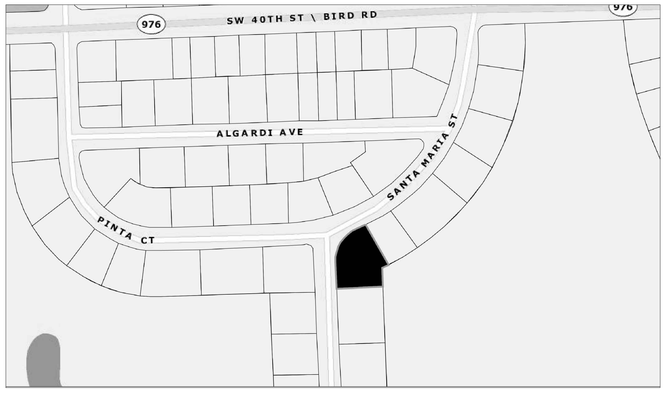
SANTA MARIA RESIDENCE

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
PH: (305) 260 -9331
FAX: (305) 260 -9318
E-MAIL: info@PORTUONDO-PEROTTI.COM

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
CO	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
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DBL	DOUBLE
DW	DUMBWAITER 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
EWC	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
A/C	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
OZ	OUNCE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PC	PIECE
PERP	PERPENDICULAR
PL	PLATE
P/L	PROPERTY LINE
PLAS	PLASTER
PLYWD	PLYWOOD
PROP	PROPERTY
PRCST	PRECAST
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
RO	ROUGH OPENING
RR	RAILROAD
R/W	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	UNDERWRITER'S LABORATORY
TEL	TELEPHONE
TEMP	TEMPERATURE
T&G	TONGUE AND GROOVE
THK	THICK, THICKNESS
T/R	TOP OF RAIL
T/STL	TOP OF STEEL
TV	TELEVISION
T/W	TOP OF WALL
TYP	TYPICAL
T/S	TOP OF SLAB
U/GND	UNDERGROUND
UNF	UNFINISHED
XHCI	EXTRA HEAVY CAST IRON
VERT	VERTICAL
V JT	VEE JOINT
VOL	VOLUME
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	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
- 4" OR 6" PARTITION WALL
- INSULATED PARTITION WALL
- STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS
- GLASS BLOCK
- 101 — EXTERIOR DOOR. REFER TO DOOR SCHEDULE
- 101 — INTERIOR DOOR. REFER TO DOOR SCHEDULE
- WU - 101 / 70.00 + PSF / 70.00 - PSF — WINDOW. REFER TO WINDOW SCHEDULE
- 1 / A-115 — DETAIL
- 1 / A-401 — WALL SECTION
- B / A-301 — BUILDING SECTION
- EL. +44.71' NGVD / MAX. ALLOWABLE HEIGHT — ELEVATION INDICATOR
- TB — BORING INDICATOR
- BENCHMARK INDICATOR
- WT-1 — WALL TYPE
- CENTER LINE
- PROPERTY LINE OR BOUNDARY LINE
- 1 / A-118 / 3 / 4 — INTERIOR ROOM ELEVATIONS
- 101 — INTERIOR DOOR NUMBER
- WU - 101 / 70.00 + PSF / 70.00 - PSF — EXTERIOR DOOR/WINDOW NUMBER
- 101 — ROOM NUMBER
- 01 — REVISION INDICATOR
- A — GRID LINE INDICATOR
- MATCH LINE INDICATOR
- FINISH DIMENSION
- ROUGH DIMENSION
- CENTERLINE DIMENSION

UNIFORM DRAWING SYSTEM

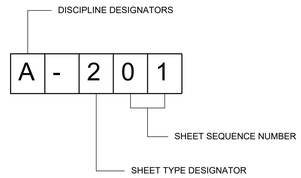
DISCIPLINE DESIGNATORS

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



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 ARCHITECT'S 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 ARCHITECT'S 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 CONTRACTOR'S 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 ARCHITECT'S APPROVAL OF SHOP DRAWING OR SAMPLES SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILTY 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 ARCHITECT'S APPROVAL RELIEVE THE CONTRACTOR FROM RESPONSIBILTY 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 OWNER'S, ARCHITECT'S 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 ARCHITECT'S 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.

JOSE LUIS PONCE DE PEROTTI
AR 0013147

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: GENERAL NOTES
SCALE: AS NOTED

SHEET: A-001
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

INDEX OF DRAWINGS

SHEET NO.	TITLE	100% CD	REV-01	REV-02	REV-03	REV-04	REV-05	REV-06	PERMIT	REV C-01	REV C-02	REV C-03	REV C-04	REV C-05	REV C-06	REV C-07	REV C-08	REV C-09	REV C-10	REV C-11	REV C-12
PLUMBING		04/12/2018	06-07-17								09/23/2019	05/26/2020									
P-100	SITE PLAN PLUMBING	X	X						X		X										
P-101	MAIN LEVEL PROPOSED FLOOR PLAN-PLUMBING	X	X						X		X										
P-102	UPPER LEVEL PROPOSED FLOOR PLAN-PLUMBING	X							X		X										
P-201	SANITARY, WATER & GAS DIST./STORM DRAINAGE PIPING ISOMETRICS	X							X		X										
P-300	LEGEND, SCHEDULES, NOTES & DETAILS-PLUMBING	X	X						X		X										
HVAC																					
M-101	MAIN LEVEL PROPOSED FLOOR PLAN-MECHANICAL	X	X						X		X										
M-102	UPPER LEVEL PROPOSED FLOOR PLAN-MECHANICAL	X	X						X		X										
M-2.00	SCHEDULES AND DETAILS-MECHANICAL	X	X						X		X										
M-301.1	ENERGY CODE COMPLIANCE & HEATING AND COOLING LOAD CALCULATIONS	X							X												
M-301.2	ENERGY CODE COMPLIANCE & HEATING AND COOLING LOAD CALCULATIONS	X							X												
M-301.3	ENERGY CODE COMPLIANCE & HEATING AND COOLING LOAD CALCULATIONS	X							X												
M-301.4	ENERGY CODE COMPLIANCE & HEATING AND COOLING LOAD CALCULATIONS	X							X												
M-301.5	ENERGY CODE COMPLIANCE & HEATING AND COOLING LOAD CALCULATIONS	X							X												
ELECTRICAL																					
E-100	PROPOSED SITE PLAN-ELECTRICAL	X							X		X										
E-101	MAIN LEVEL PROPOSED FLOOR PLAN -ELECTRICAL	X	X						X		X										
E-102	UPPER LEVEL PROPOSED FLOOR PLAN-ELECTRICAL	X	X						X		X										
E-103	MAIN LEVEL PROPOSED FLOOR PLAN-LIGHTING	X	X						X		X										
E-104	UPPER LEVEL PROPOSED FLOOR PLAN-LIGHTING	X	X						X		X										
E-200	ELECTRICAL RISER & PANEL SCHEDULE	X	X						X		X										
E-201	SYMBOL LEGEND AND ELECTRICAL DIAGRAMS	X	X						X		X										

INDEX OF DRAWINGS

PROJECT DIRECTORY

A-002.1

JOSE LUIS PONCE DE PEROTTI
ARCHITECT
AR-0011447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES - FLORIDA 33146

OWNER

CLAUDIO I. ALVAREZ

TITLE: N.T.S.

SCALE:

SHEET:

OF

© COPYRIGHT 2009

THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

PROJECT DIRECTORY

OWNER

1. MR. CLAUDIO ALVAREZ
4125 SANTA MARIA STREET
CORAL GABLES, FL. 33146

ARCHITECT

2. PORTUONDO PEROTTI ARCHITECTS
5717 SW 8th STREET
MIAMI, FLORIDA. 33144
PHONE (305) 260-9331 FAX (305) 260 9318
LICENSE # AAC001407

STRUCTURAL ENGINEER

3. k + A, Inc.
7400 SW 50TH TERRACE, SUIT 105
MIAMI, FLORIDA 33155
PH: (305) 662 2301
FAX: (305) 661 3962

MEP ENGINEER

4. R. P. J. ENGINEERING
4977 SOUTH WEST 74TH. COURT
MIAMI, FLORIDA 33155
PHONE (305) 666-2131 FAX (305) 665-0131
LICENSE # 16395

LANDSCAPE ARCHITECT

5. A.J 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

INDEX OF DRAWINGS

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

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
CIVIL		04/12/2018	05/07/2018	06/21/2018	11/05/2018	12/17/2018				05/06/2019	09/202019	09/23/2019	04/02/2020	05/26/2020							
C-1	PAVING, GRADING, AND DRAINAGE PLAN VIEW	X							X												
LANDSCAPE																					
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												
ARCHITECTURE																					
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	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		X									
D-103	EXISTING/DEMO.ROOF PLAN	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																				
STRUCTURE																					
S-0.1	GENERAL NOTES	X							X												
S-1.0	SITE PLAN	X							X	X											
S-1.0B	DEMOLITION SECOND LEVEL																				
S-1.0C	DEMOLITION ROOF																				
SD-1.1	EXISTING / DEMOLITION GROUND FLOOR PLAN	X							X	X											
SD-1.2	EXISTING / DEMOLITION GROUND FLOOR PLAN	X							X	X											
SD-1.3	EXISTING / DEMOLITION ROOF PLAN	X							X												
S-1.1	PROPOSED GROUND FLOOR PLAN	X							X	X	X	X									
S-1.2	PROPOSED SECOND FLOOR PLAN	X							X	X	X	X									
S-1.3	PROPOSED ROOF PLAN	X							X			X									
S-2.1	BEAM SCHEDULE AND DETAILS	X							X			X									
S-2.2	COLUMN DETAILS	X							X		X										
S-3.1	PROJECT SECTIONS / DEMOLITION DETAILS	X							X												
S-3.2	PROJECT SECTIONS	X							X												
S-3.3	PROJECT SECTIONS	X							X			X									
S-3.4	PROJECT SECTIONS	X							X	X		X									
S-3.5	PROJECT SECTIONS	X							X	X		X									
S-3.6	PROJECT SECTIONS	X							X	X		X									
S-3.7	PROJECT SECTIONS										X	X									
S-4.1	TYPICAL MASONRY DETAILS & NOTES	X							X												
S-4.2	TYPICAL MASONRY DETAILS	X							X												
S-5.1	STANDARD CONCRETE DETAILS	X							X												
S-5.2	STANDARD CONCRETE DETAILS	X							X												
S-5.3	STANDARD DETAILS	X							X												
S-5.4	TRUSS FRAMING DETAILS	X							X												
S-6.1	ROOFING AND UPLIFT PRESSURES	X							X												
S-6.2	COMPONENT & CLADDING PRESSURES	X							X												
S-6.3	COMPONENT & CLADDING PRESSURES	X							X												

JOSE LUIS GONZALEZ PEROTTI
A E0 1 9 4 7 7

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & FIRE MARSHAL COMMENTS
4 06/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
AAC001407
5 7 1 7 S.W. 8th Street, Miami, Florida. 33144. USA
Tel: (305) 260 - 9331 Fax: (305) 260 - 9318
http://www.portuondoperotti.com

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

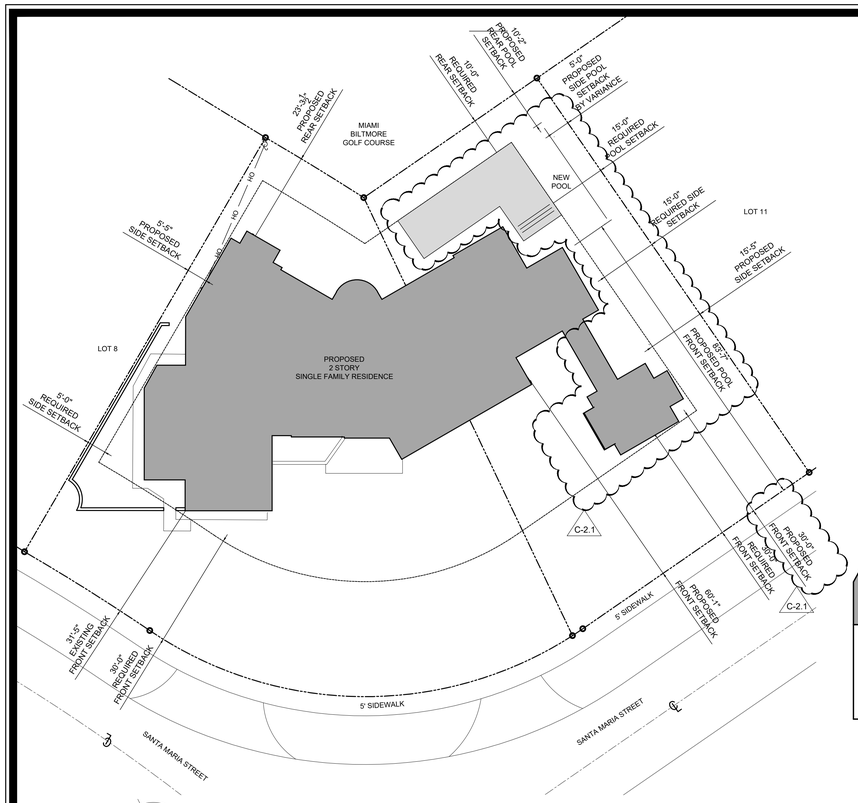
OWNER
CLAUDIO I. ALVAREZ

TITLE: INDEX OF DRAWINGS
PROJECT DIRECTORY
CODES & STANDARDS
SCALE: N.T.S.

SHEET: A-002
OF

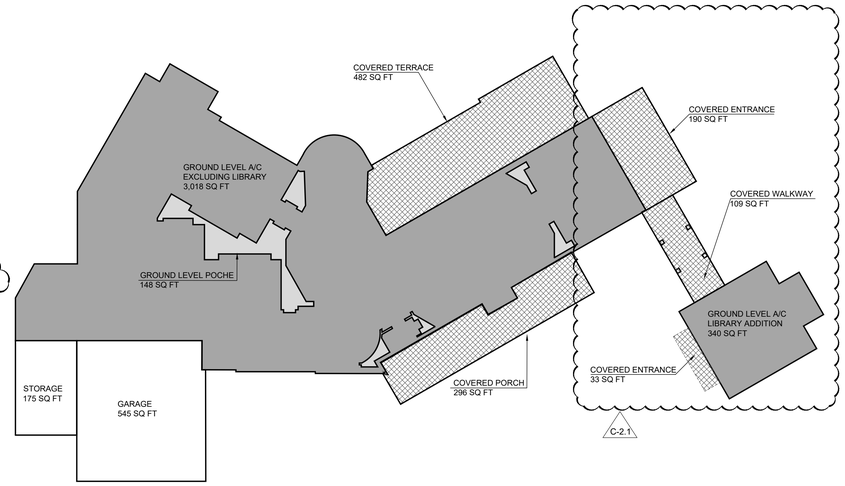
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



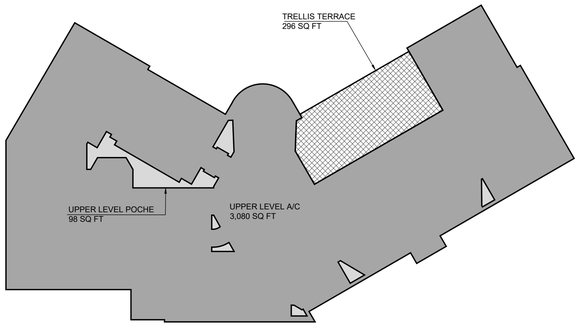
N 01 SITE PLAN DIAGRAM

Scale: 1/16" = 1'-0"



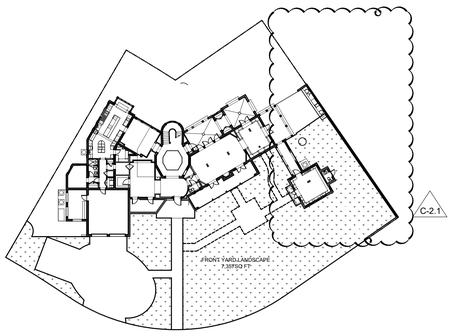
N 02 GROUND LEVEL DIAGRAM

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



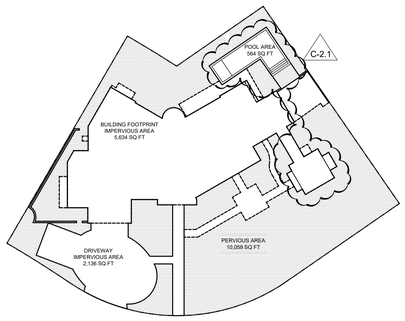
N 03 UPPER LEVEL DIAGRAM

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



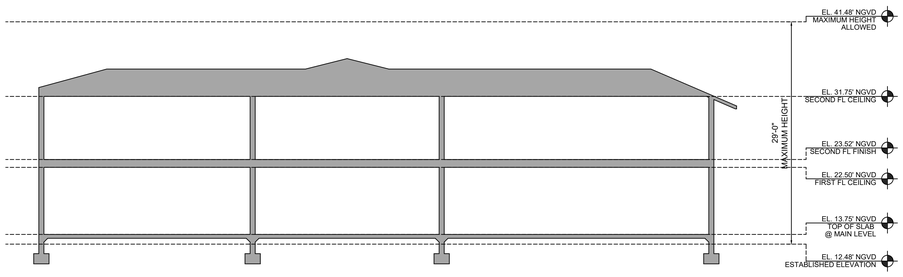
N 06 FRONT YARD DIAGRAM

Scale: 1/32" = 1'-0"



N 05 PERVIOUS AREA DIAGRAM

Scale: 1/32" = 1'-0"



04 HEIGHT DIAGRAM

Scale: 1/8" = 1'-0"

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 ($\frac{1}{2}$" + 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 : C-2.1
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: C-2.1
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:
MAX. ALLOWED: 35% OF LOT AREA: 19,912 SQ. FT. x .35 = 6,969.2 SQ. FT.
MAX. PROPOSED: **5,008 SQ.FT** C-2.1

MAIN BUILDING + ACCESSORY BUILDING NOT TO EXCEED 45% OF LOT AREA 19,912 SQ.FT
MAX. ALLOWED: 8,960 SQ.FT
MAX. PROPOSED: **5,008 + 347 = 5,348 SQ.FT**

F.A.R.

C-2.1

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 C-2.1
OVER BY:	117.00 SQ.FT (63.00 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" C-2.1
INT. SIDE (NORTH): *	5'-0"	5'-5"
INT. SIDE (SOUTH): *	15'-0"	15'-5"
REAR:	10'-0"	23'-3 1/2"

SWIMMING POOL SETBACKS:	REQUIRED	PROPOSED
FRONT	30'-0"	83'-7"
INT. SIDE (NORTH):	5'-0"	79'-6"
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 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	C-2.1			
A/C SPACE EXC. LIBRARY	3018 SQ.FT			3,018.0000 SQ.FT
A/C LIBRARY SPACE	340 SQ.FT			C-2.1 340 SQ.FT
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 SQ.FT
COVERED ENTRANCE	C-2.1	223.0000 SQ.FT		C-2.1 223.0000 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	7241.0000SQ.FT	1579.0000SQ.FT		5348.0000SQ.FT C-2.1
TOTAL COMBINED AREA (A/C & NON-A/C)			8820.0000SQ.FT	

JOSE LUIS CONCALVZ PERDITI
ARCHITECT
AR 0011407

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW 8th Street, Miami Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: PROJECT INFO
SCALE: AS NOTED

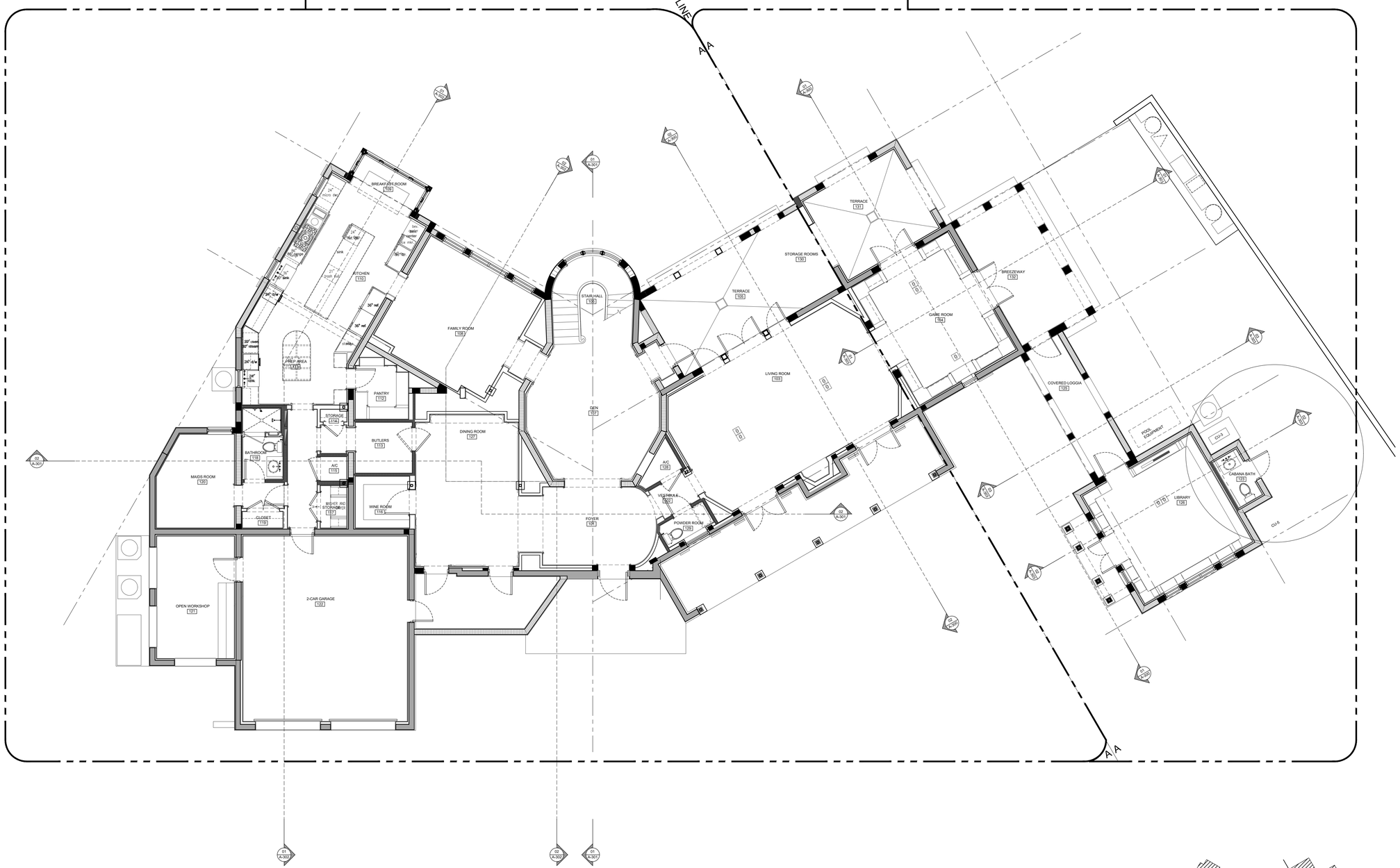
SHEET: A-003
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

REFER TO SHEET A-101.1 FOR ENLARGED FLOOR PLAN

REFER TO SHEET A-101.2 FOR ENLARGED FLOOR PLAN



SYMBOLS LEGEND

PROPOSED RENOVATION OR ADDITION

EXISTING TO REMAIN AS IS

N

01 PROPOSED GROUND FLOOR PLAN_OVERALL

Scale: 3/16" = 1'-0"

JOSE LUIS CHON-DIAZ PERIOTTI
ARCHITECT
AR-0011407

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

PROJECT NUMBER: 2016-05
DATE: 09/16/19
DRAWN BY: LG / JE
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

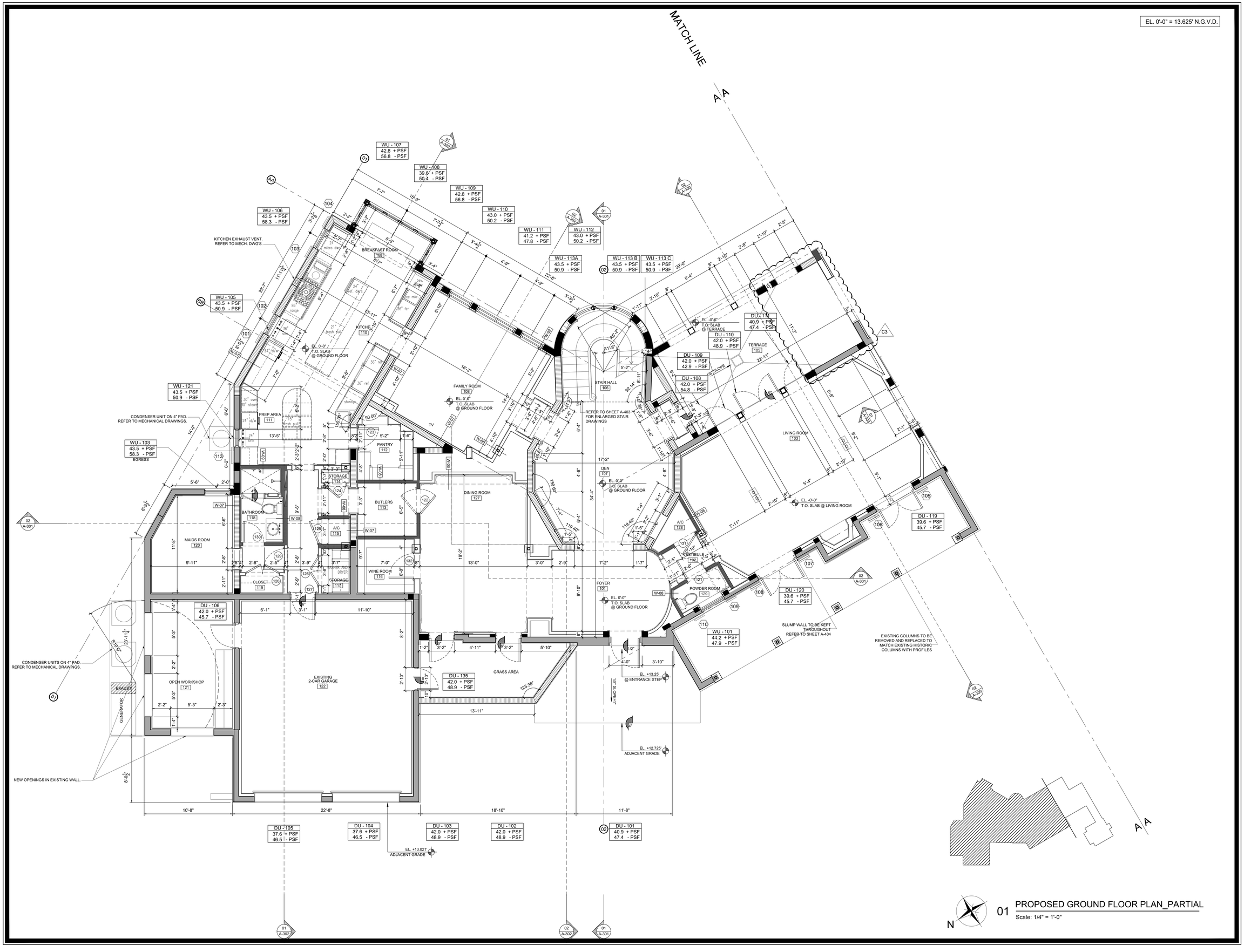
OWNER
CLAUDIO I. ALVAREZ

TITLE: PROPOSED GROUND FLOOR PLAN_OVERALL
SCALE: AS NOTED

SHEET: A-101.0
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



01 PROPOSED GROUND FLOOR PLAN_PARTIAL

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

JOSE LUIS CHON GUI PERDOMO
ARCHITECT
AR-0011447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES · FLORIDA 33146

OWNER

CLAUDIO I. ALVAREZ

TITLE: PROPOSED GROUND FLOOR PLAN_PARTIAL

SCALE: AS NOTED

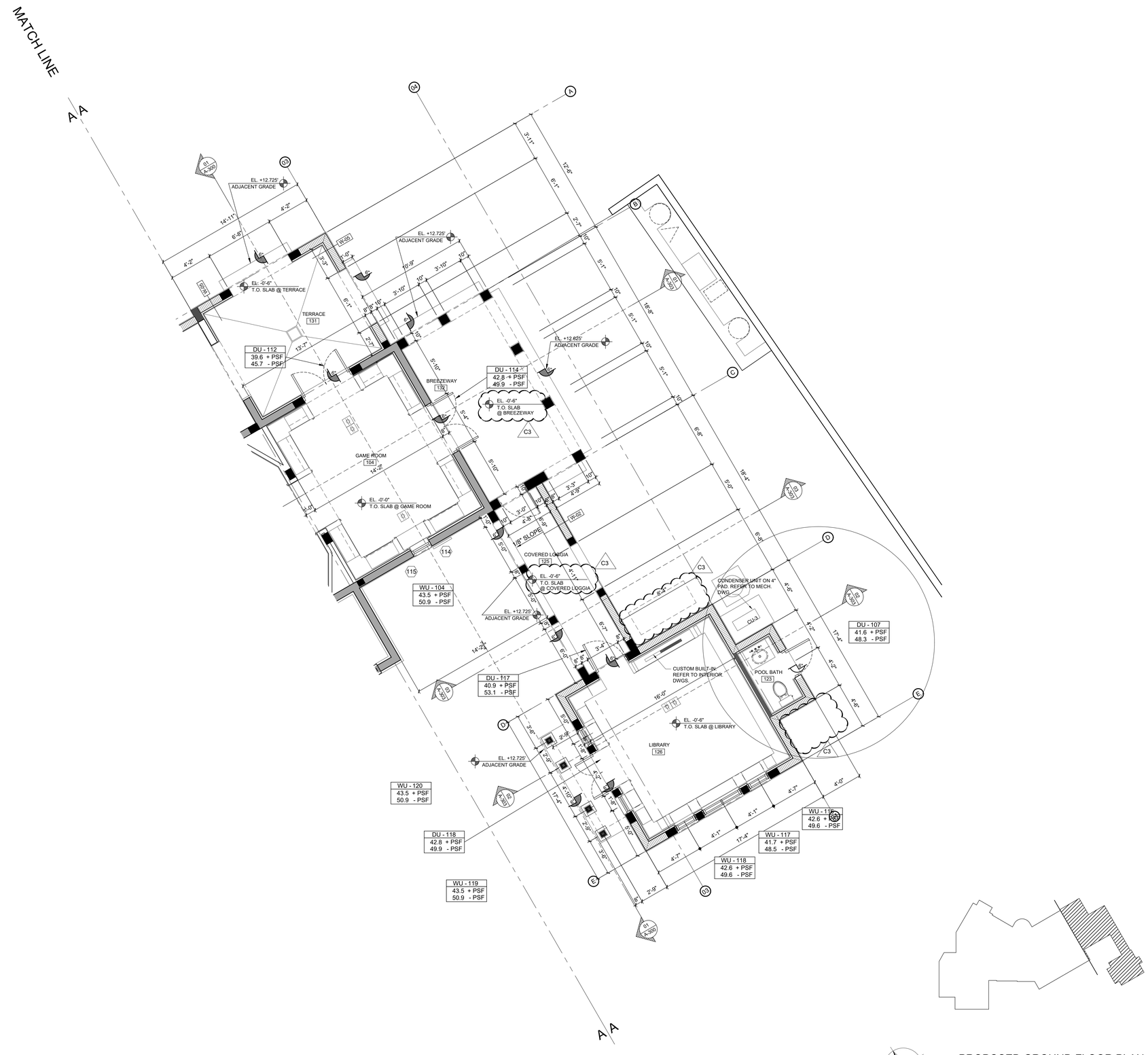
SHEET: A-101.1

OF

© COPYRIGHT 2009

THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



01 PROPOSED GROUND FLOOR PLAN_PARTIAL

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

JOSE LUIS CHON-DIAZ PERDITI
ARCHITECT
AR-0011047

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW 8th Street, Miami Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

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

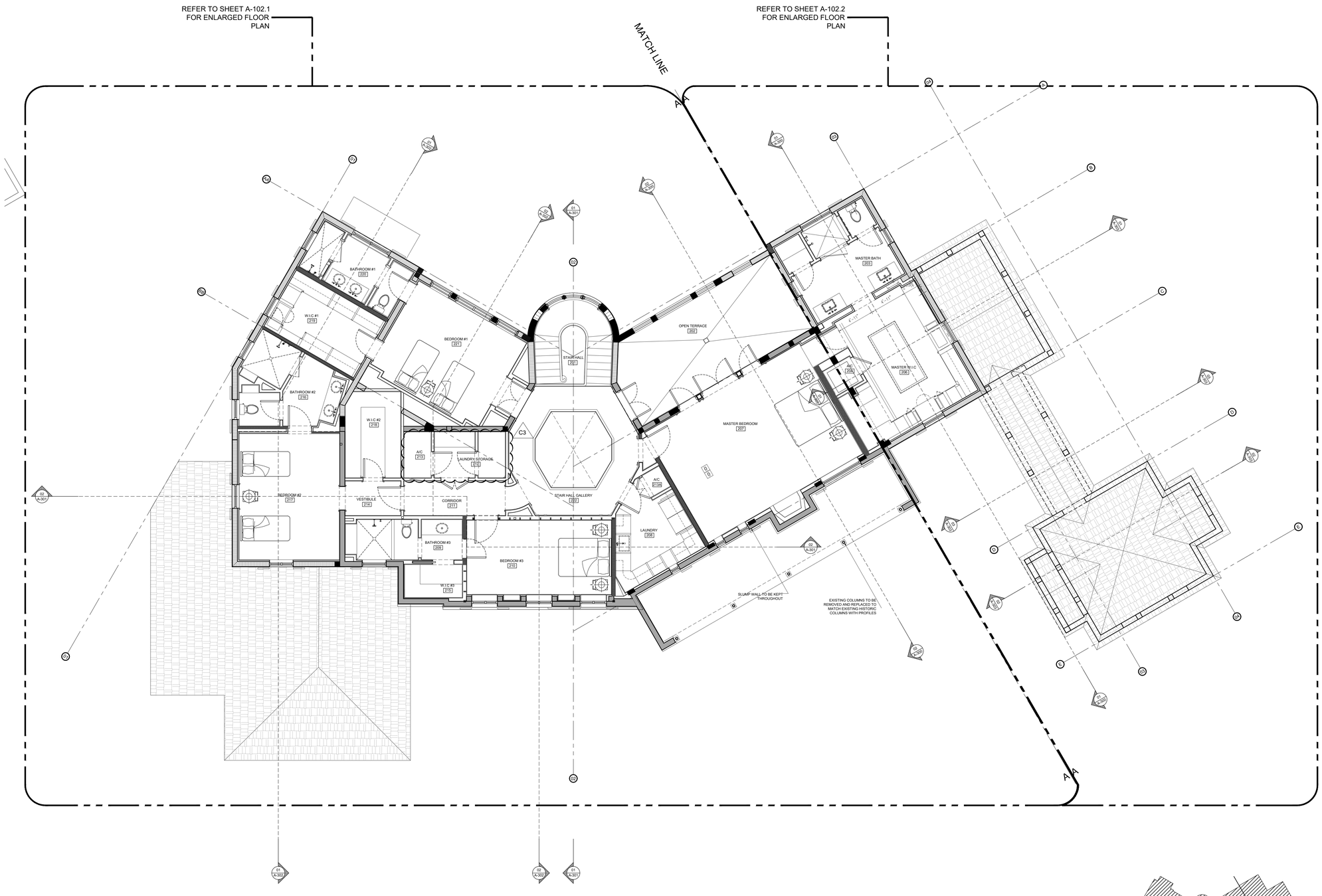
OWNER
CLAUDIO I. ALVAREZ

TITLE: PROPOSED GROUND FLOOR PLAN_PARTIAL
SCALE: AS NOTED

SHEET: A-101.2
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



SYMBOLS LEGEND

PROPOSED RENOVATION OR ADDITION

EXISTING TO REMAIN AS IS

N

01 PROPOSED SECOND FLOOR PLAN_OVERALL

Scale: 3/16" = 1'-0"

JOSE LUIS CHON-KAY PEROTTI
ARCHITECT
AA-0001407

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER

CLAUDIO I. ALVAREZ

TITLE PROPOSED SECOND FLOOR PLAN_OVERALL

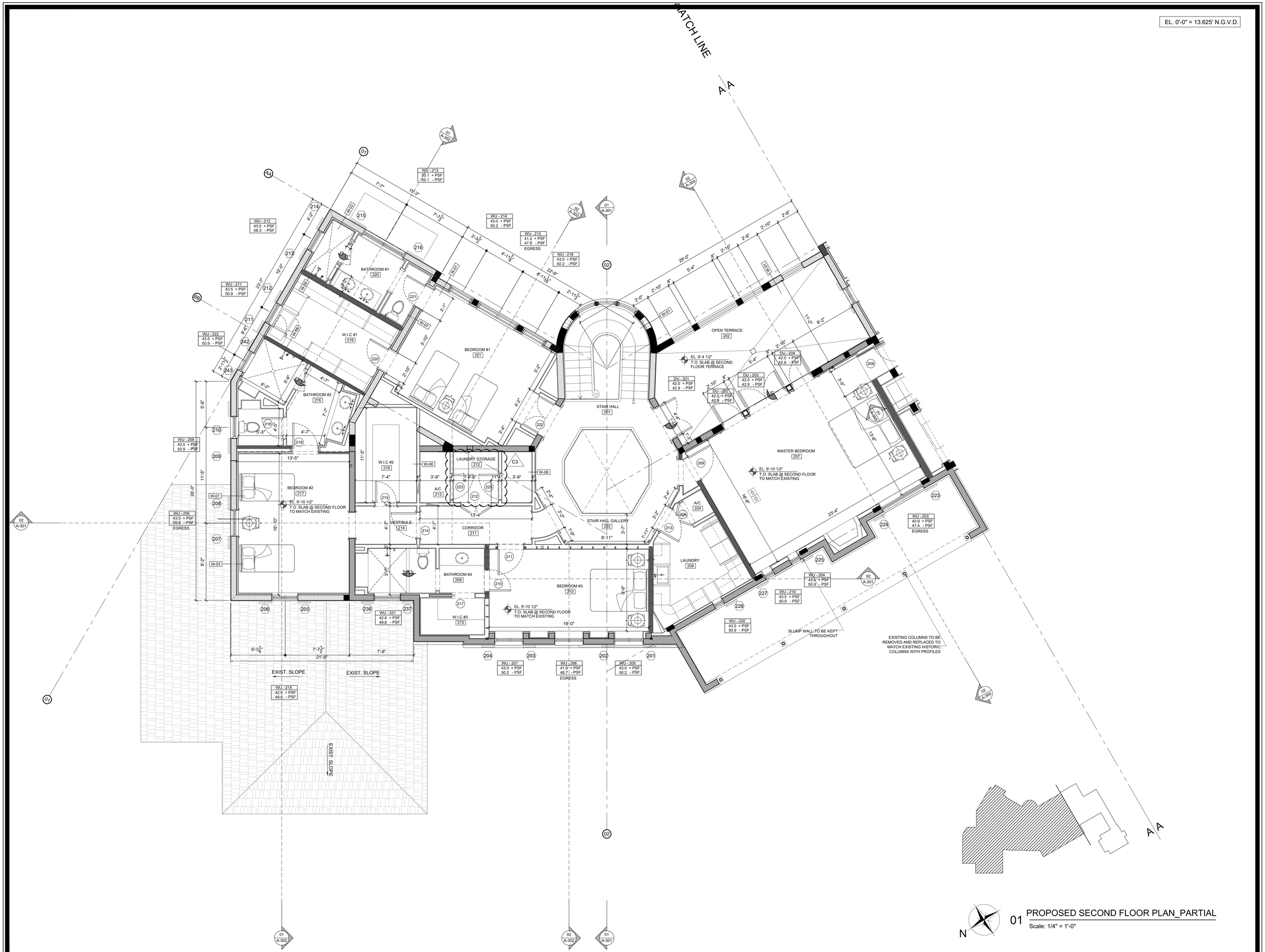
SCALE AS NOTED

SHEET A-102.0
OF

© COPYRIGHT 2009

THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



01 PROPOSED SECOND FLOOR PLAN_PARTIAL

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

JOSE LUIS CHON-DAT PEROTTI
ARCHITECT
AR-0011407

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

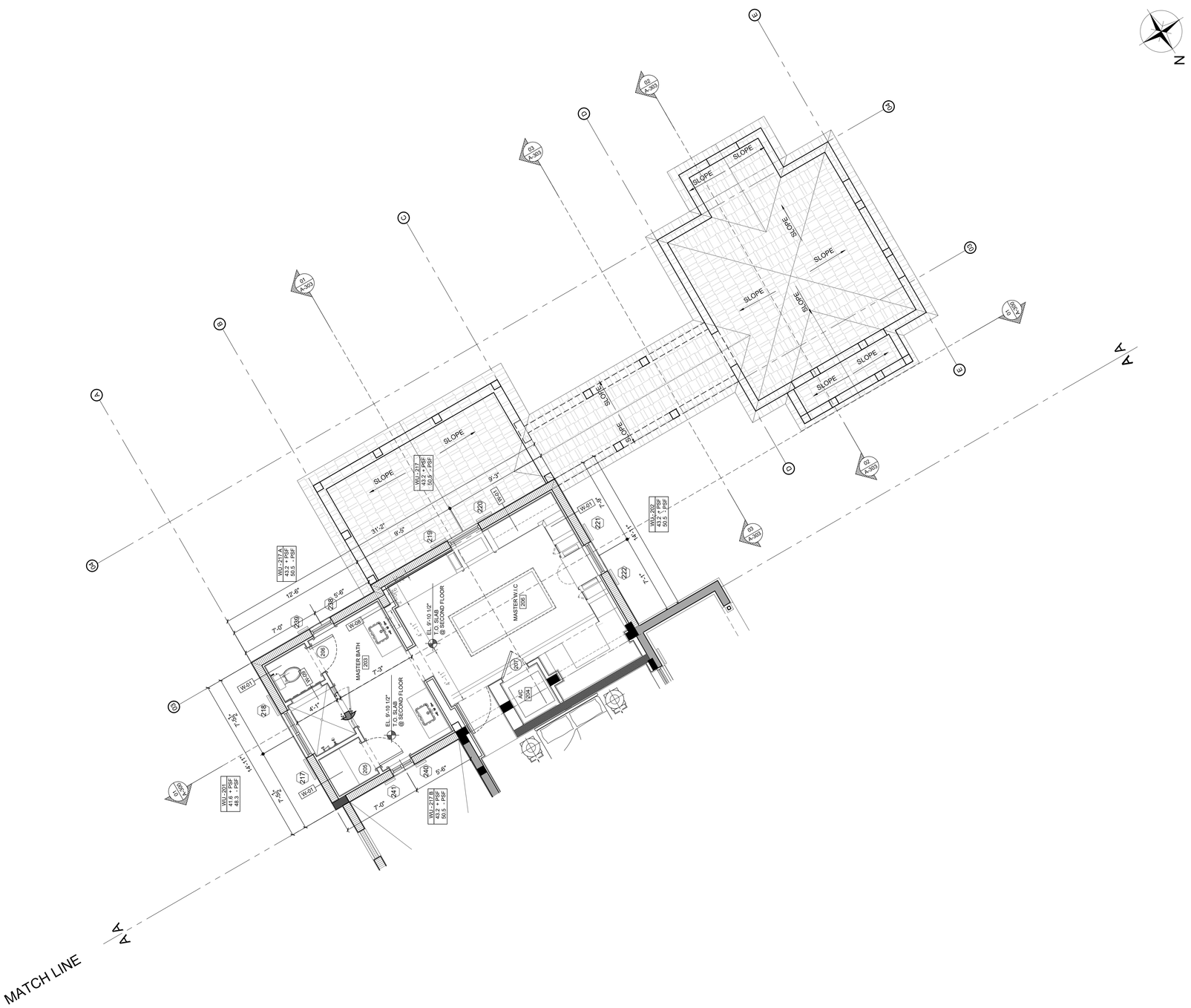
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES - FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: PROPOSED SECOND FLOOR PLAN_PARTIAL
SCALE: AS NOTED

SHEET A-102.1
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO FERROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

© COPYRIGHT 2009 SHEET A-102.2 OF	PROPOSED SECOND FLOOR PLAN_PARTIAL TITLE AS NOTED SCALE:	OWNER CLAUDIO I. ALVAREZ	SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES , FLORIDA , 33146

ARCHITECTS
PORTUONDO FERROTTI ARCHITECTS
Architecture . Planning . Interior Design
5717 S.W. 8th Street, Miami , Florida , 33144 , USA
Tel: (305) 260 - 9331 , Fax: (305) 260 - 9318
http://www.portuondo-perotti.com
AAC001407

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

REVISIONS:
1 09/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

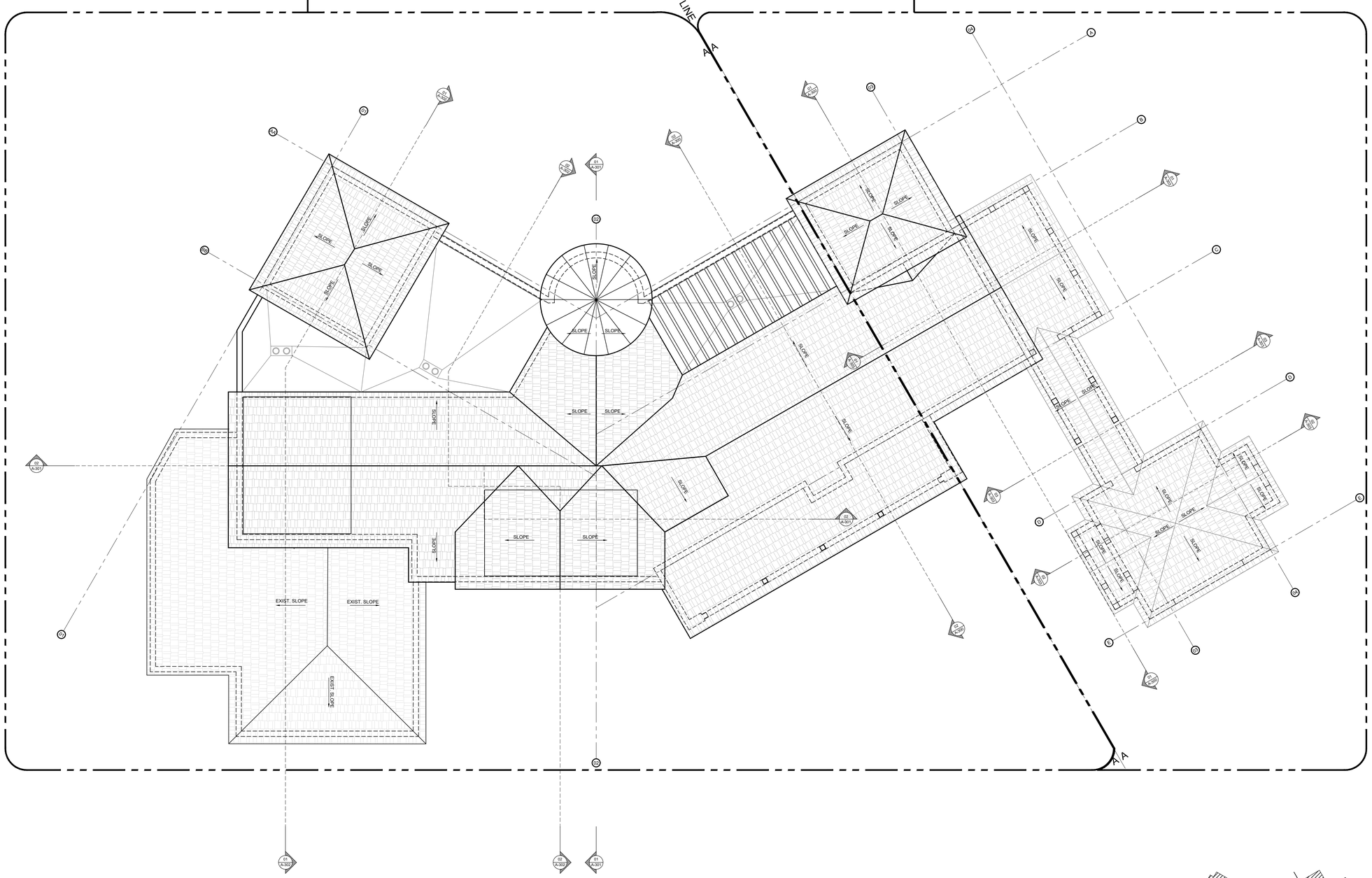
JOSE LUIS GONZALEZ FERROTTI
- AR0010427

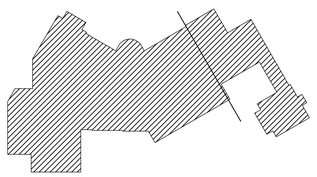
EL. 0'-0" = 13.625' N.G.V.D.

REFER TO SHEET A-103.1 FOR ENLARGED FLOOR PLAN

REFER TO SHEET A-103.2 FOR ENLARGED FLOOR PLAN

MATCH LINE





N

01 PROPOSED ROOF PLAN_OVERALL

Scale: 3/16" = 1'-0"

JOSE LUIS LOPEZ DE PENDITI
ARCHITECT
AR-0017447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

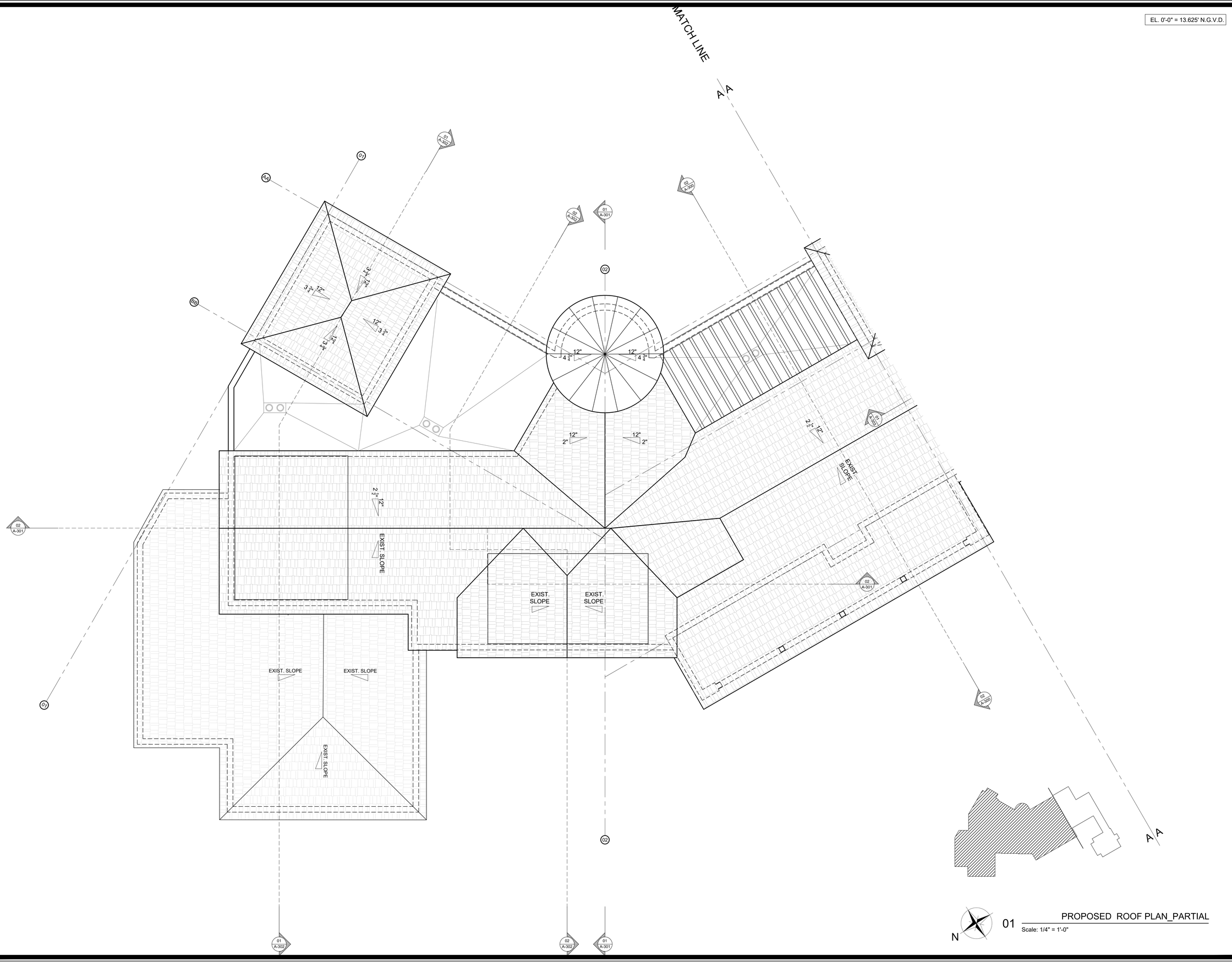
OWNER
CLAUDIO I. ALVAREZ

TITLE: PROPOSED ROOF PLAN_OVERALL
SCALE: AS NOTED

SHEET: A-103.0
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



01 PROPOSED ROOF PLAN_PARTIAL

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

JOSE LUIS CHON-LAY PEROTTI
ARCHITECT
AR-0011407

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

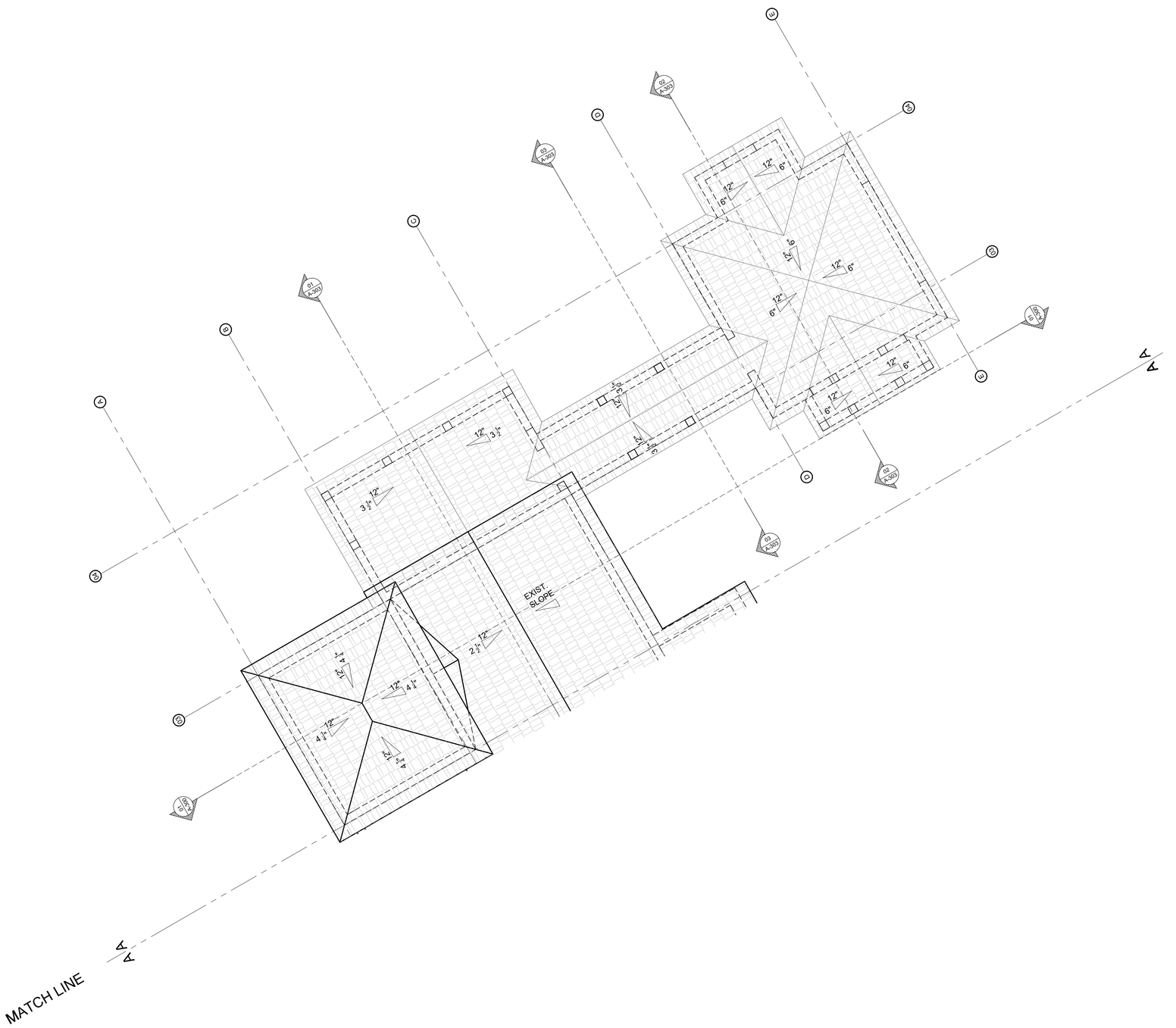
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES · FLORIDA · 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: PROPOSED ROOF PLAN_PARTIAL
SCALE: AS NOTED

SHEET: A-103.1
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

SHEET A-103.2
OF
© COPYRIGHT 2009

TITLE: PROPOSED ROOF PLAN_PARTIAL
SCALE: AS NOTED

OWNER
CLAUDIO I. ALVAREZ

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

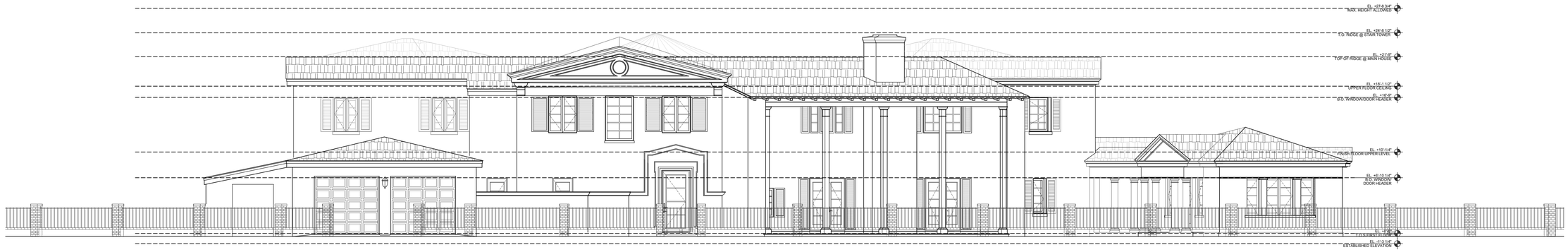
ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture . Planning . Interior Design
AAC001407
5717 S.W. 8th Street, Miami , Florida 33144 , USA
Tel: (305) 260 - 9331 , Fax: (305) 260 - 9318
http://www.portuondo-perotti.com

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

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

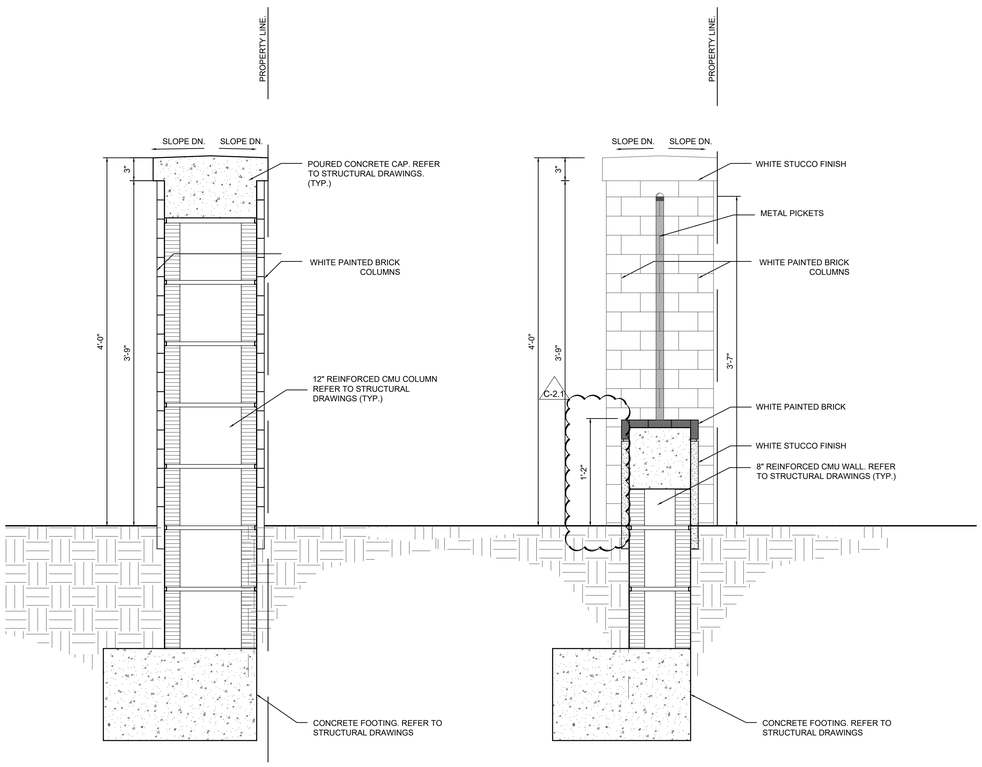
JOSE LUIS GONZALEZ PEROTTI
- AR0010427

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



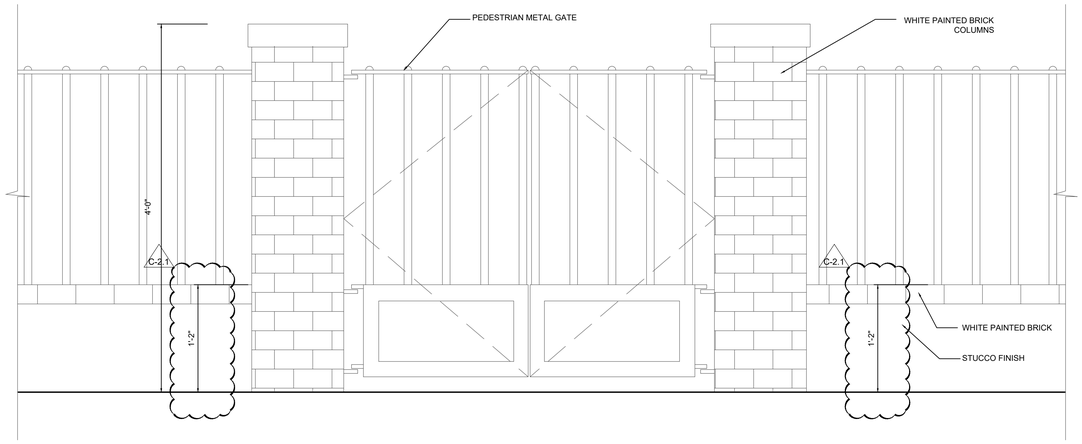
01 FRONT LOW WALL ELEVATION

Scale: 3/16" = 1'-0"



03 LOW WALL SECTION

Scale: 1-1/2" = 1'-0"



02 FRONT PEDESTRIAN/ LOW WALL ELEVATION

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

JOSE LUIS CHON CAZ PERDOMO
ARCHITECT
AR 0017147

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

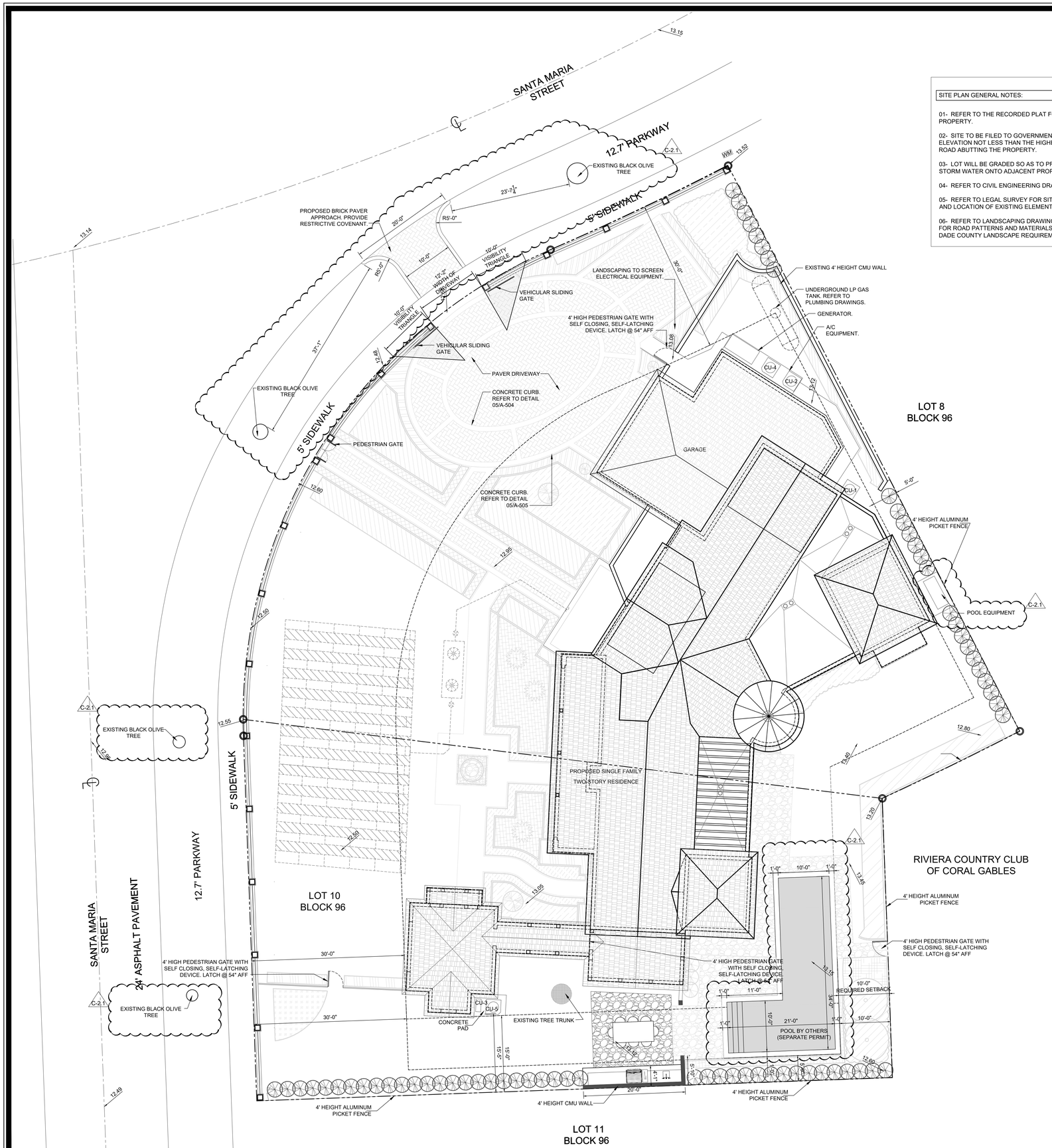
TITLE: SITE FRONT LOW WALL

SCALE: AS NOTED

SHEET: A-100.2
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



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."

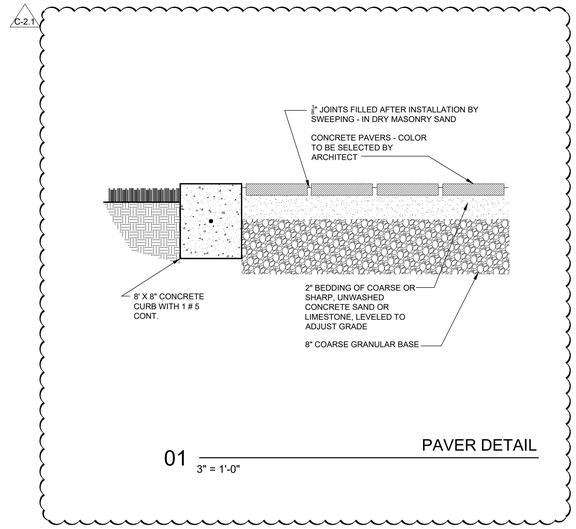
NOTES:

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
+ XX.XX'	DENOTES EXISTING ELEVATIONS
+ XX.XX'	DENOTES PROPOSED ELEVATIONS



01 PAVER DETAIL
3" = 1'-0"

N

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

JOSE LUIS CHON-DIAZ PERDOMO
ARCHITECT
AR 0017147

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

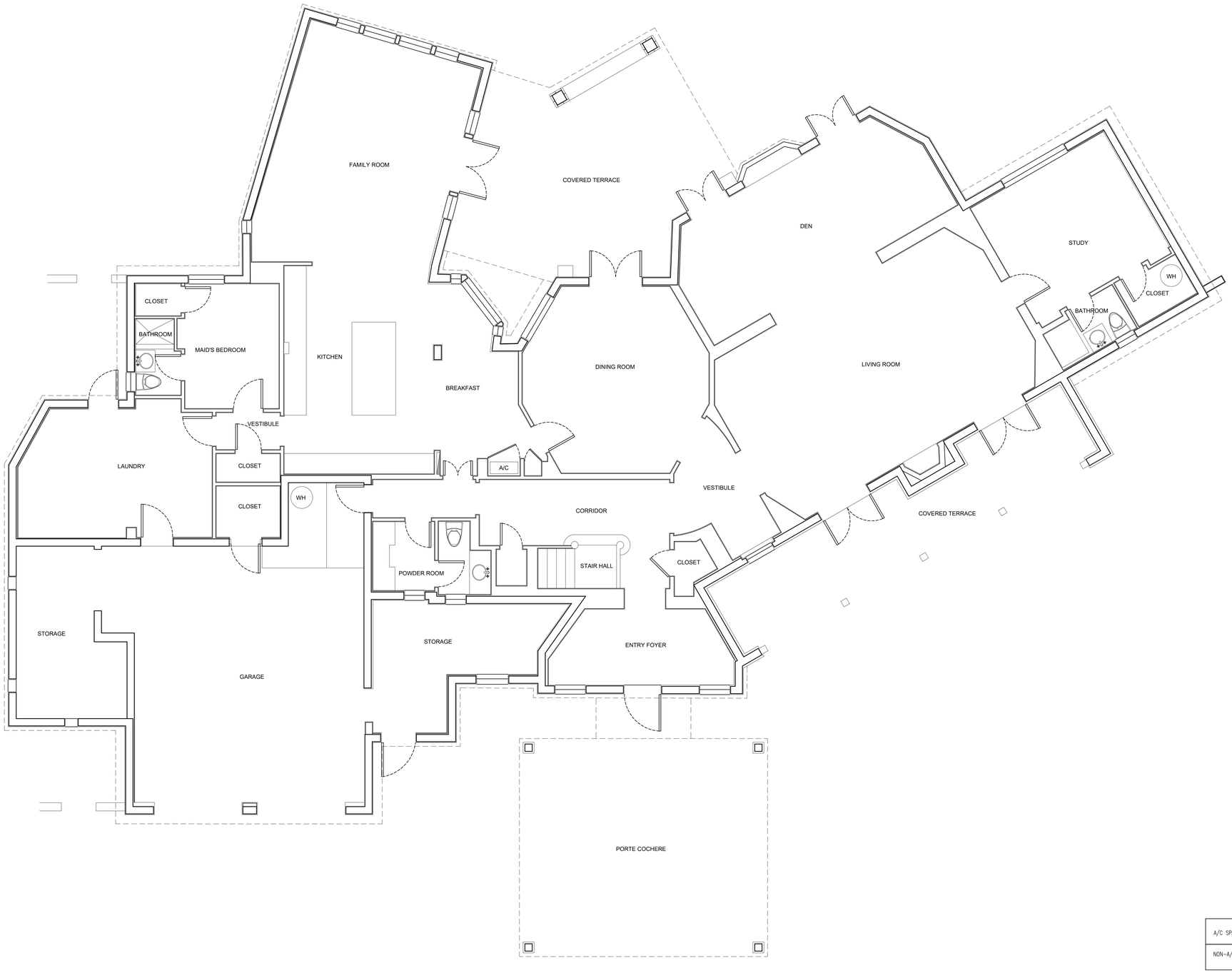
OWNER
CLAUDIO I. ALVAREZ

TITLE: PROPOSED SITE PLAN
SCALE: AS NOTED

SHEET: A-100
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



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

N

01 GROUND FLOOR PLAN

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

JOSE LUIS LOGO ALFI PEROTTI
ARCHITECT
AA0001407

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
REVISIONS:
DRAWN BY: LG / JL
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5 7 1 7 S.W. 8th Street, Miami Florida 33144 USA
Tel: (305) 260 - 9331 Fax: (305) 260 - 9318
http:// www.portuondo-perotti.com

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

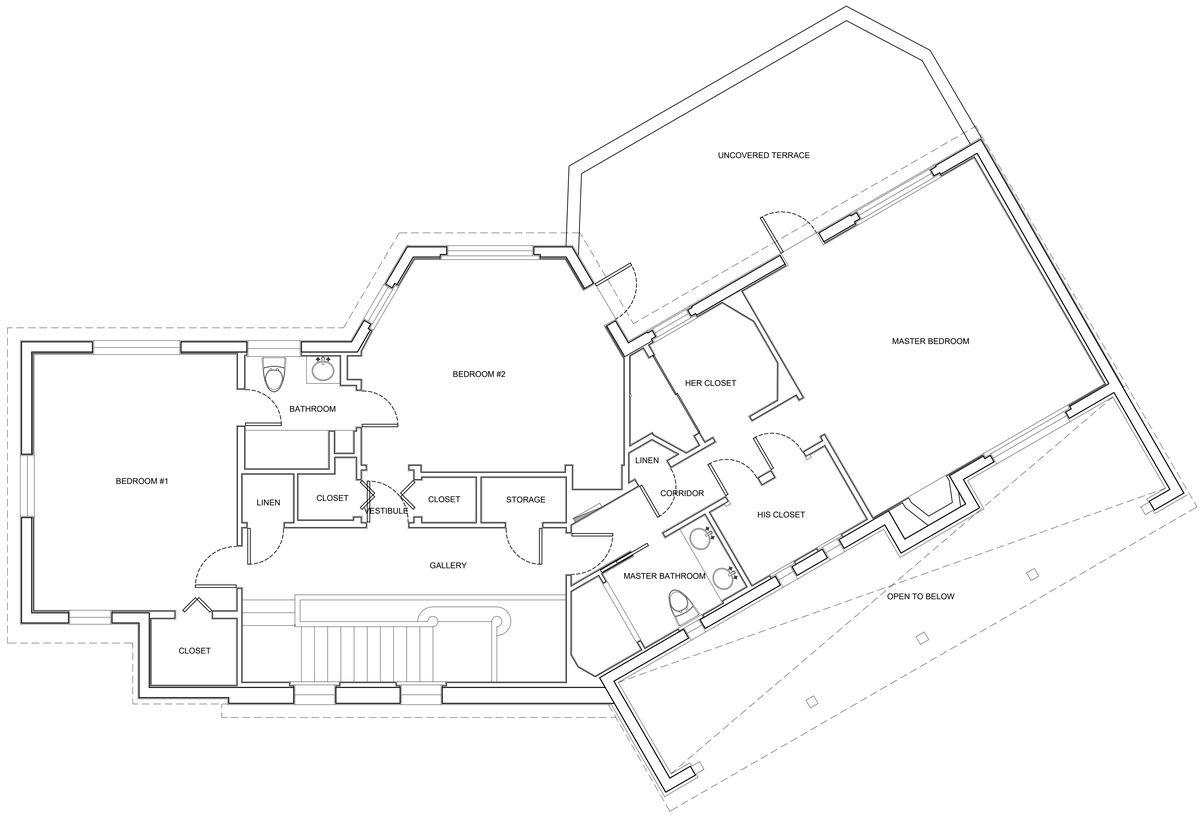
OWNER
CLAUDIO I. ALVAREZ

TITLE: GROUND FLOOR PLAN
SCALE: AS NOTED

SHEET: A-101
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



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

N

01 SECOND FLOOR PLAN

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

JOSE LUIS PEROTTI
ARCHITECT
AR 0001447

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

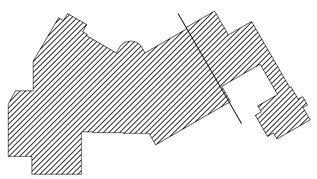
OWNER
CLAUDIO I. ALVAREZ

TITLE: SECOND FLOOR PLAN
SCALE: AS NOTED

SHEET A-102
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



N

01 MAIN LEVEL PROPOSED RCP_OVERALL

Scale: 3/16" = 1'-0"

JOSE LUIS LOGA LAT PENDTI
ARCHITECT
AR 0011427

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 S.W. 8th Street, Miami, Florida, 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

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

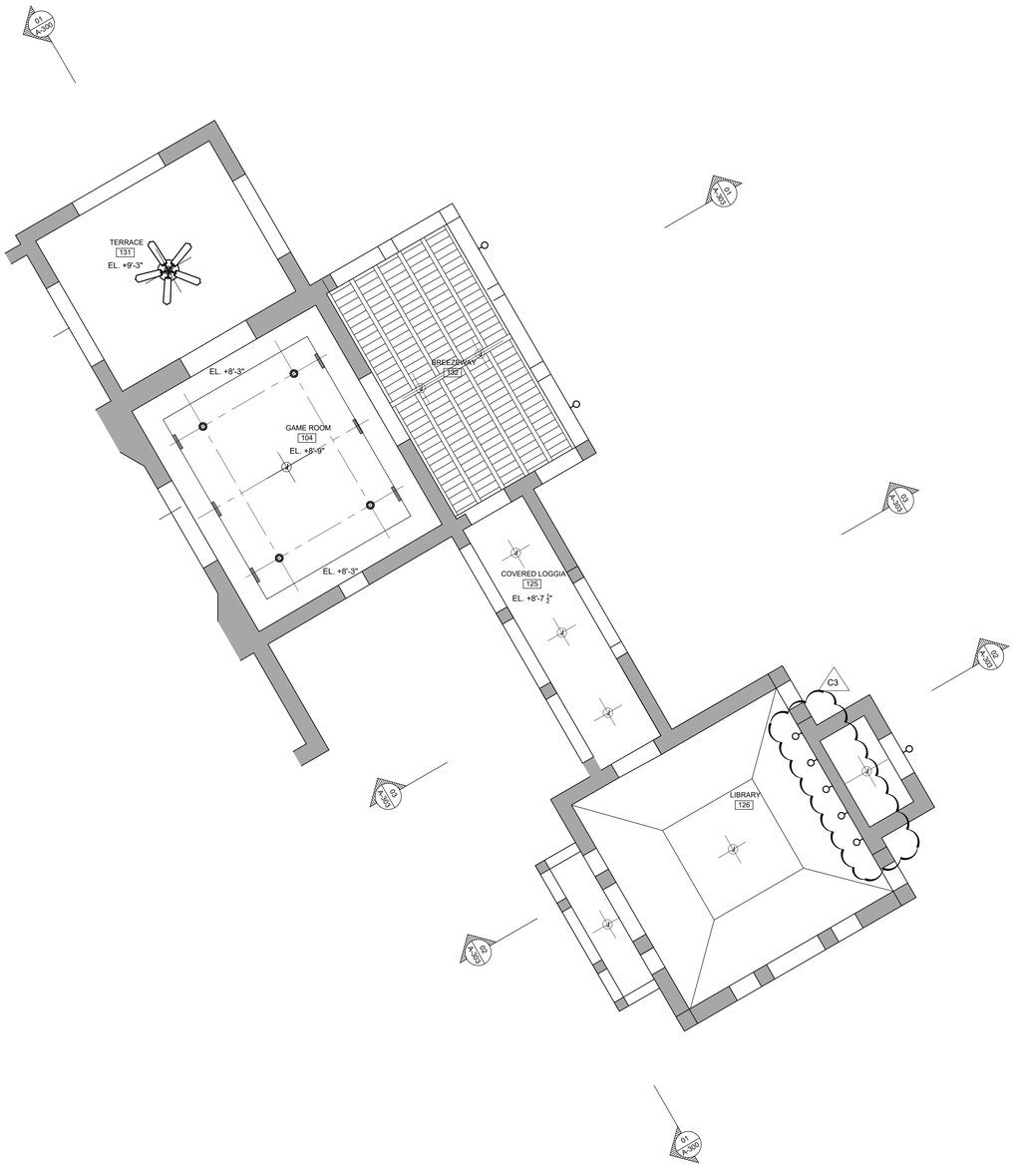
OWNER
CLAUDIO I. ALVAREZ

TITLE: MAIN LEVEL PROPOSED RCP_OVERALL
SCALE: AS NOTED

SHEET: A-104.0
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

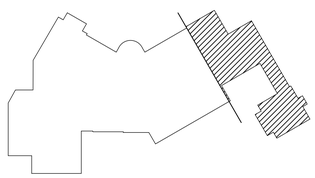


LEGEND

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	J	JUNCTION BOX
J	VP	VAPOR PROOF FIXTURE
K		CEILING FAN
L		WALL LINEAR A/C DIFFUSER
M		A/C RETURN GRILL
N		ADJUSTABLE RECESSED FIXTURE
O	JS	JAMB SWITCH
P	CO	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.



N

01 PROPOSED GROUND RCP_PARTIAL

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

JOSE LUIS CHON-DIAZ PERDOMO
ARCHITECT
AR-0017447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST
4 05/26/20 OWNER REQUEST & PUBLIC WORKS

PROJECT NUMBER: 2016-05
DATE: 09/16/19
DRAWN BY: LG / JE
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: MAIN LEVEL PROPOSED RCP_PARTIAL
SCALE: AS NOTED

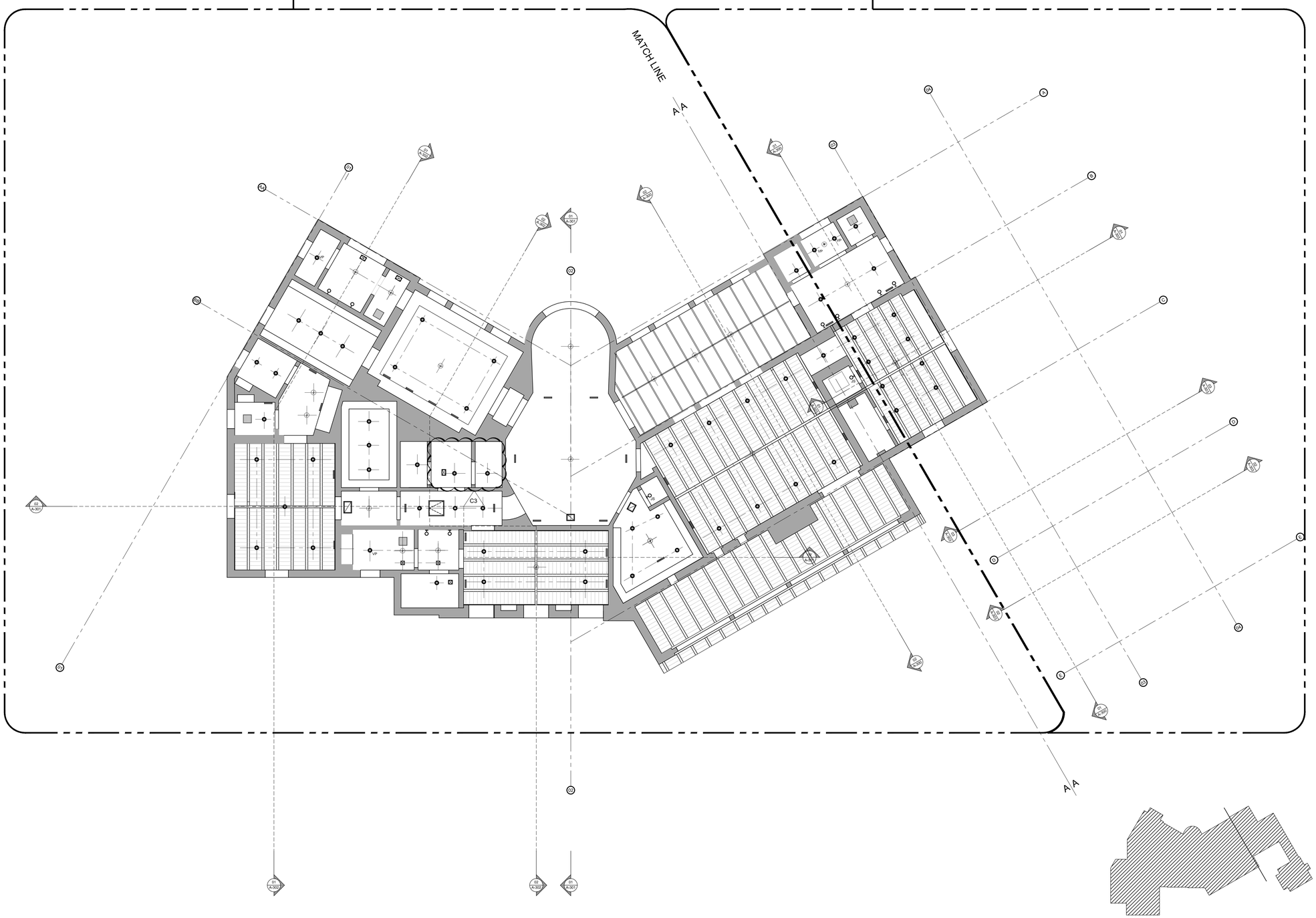
SHEET: A-104.2
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

REFER TO SHEET A-105.1 FOR ENLARGED FLOOR PLAN

REFER TO SHEET A-105.2 FOR ENLARGED FLOOR PLAN



N

01 UPPER LEVEL PROPOSED RCP_OVERALL

Scale: 3/16" = 1'-0"

JOSE LUIS CHAO-LAY PERDITI
ARCHITECT
AR 0011447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES - FLORIDA 33146

OWNER

CLAUDIO I. ALVAREZ

TITLE: UPPER LEVEL PROPOSED RCP_OVERALL

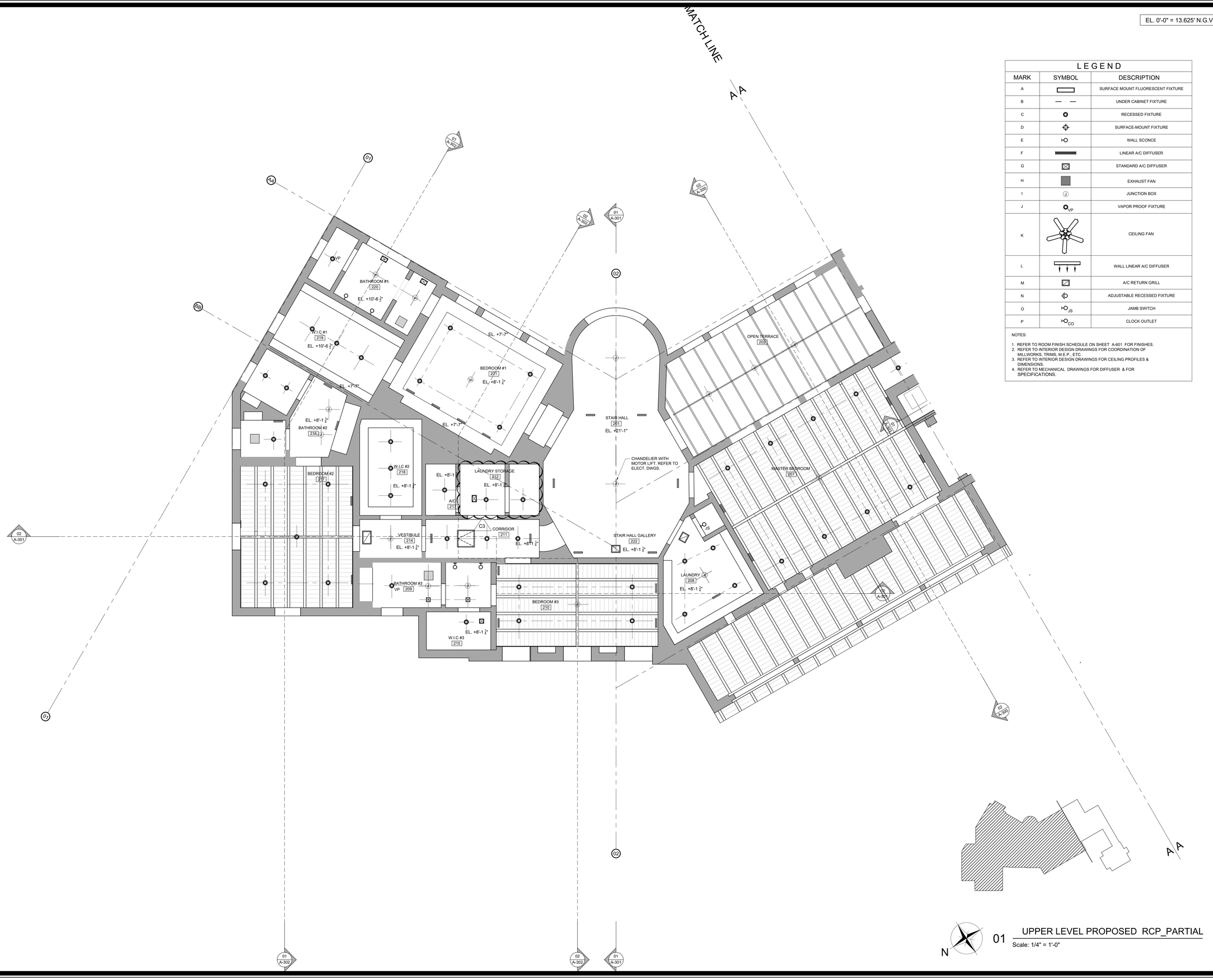
SCALE: AS NOTED

SHEET: A-105.0
OF

© COPYRIGHT 2009

THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



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	J	JUNCTION BOX
J	VP	VAPOR PROOF FIXTURE
K		CEILING FAN
L		WALL LINEAR A/C DIFFUSER
M		A/C RETURN GRILL
N		ADJUSTABLE RECESSED FIXTURE
O	JS	JAMB SWITCH
P	CO	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.

N

01 UPPER LEVEL PROPOSED RCP_PARTIAL

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

JOSE LUIS CHON-LAY PEROTTI
ARCHITECT
AA26001407

REVISIONS:
05/16/19 OWNER REQUEST
09/25/19 OWNER REQUEST
05/04/20 OWNER REQUEST & PUBLIC WORKS
05/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

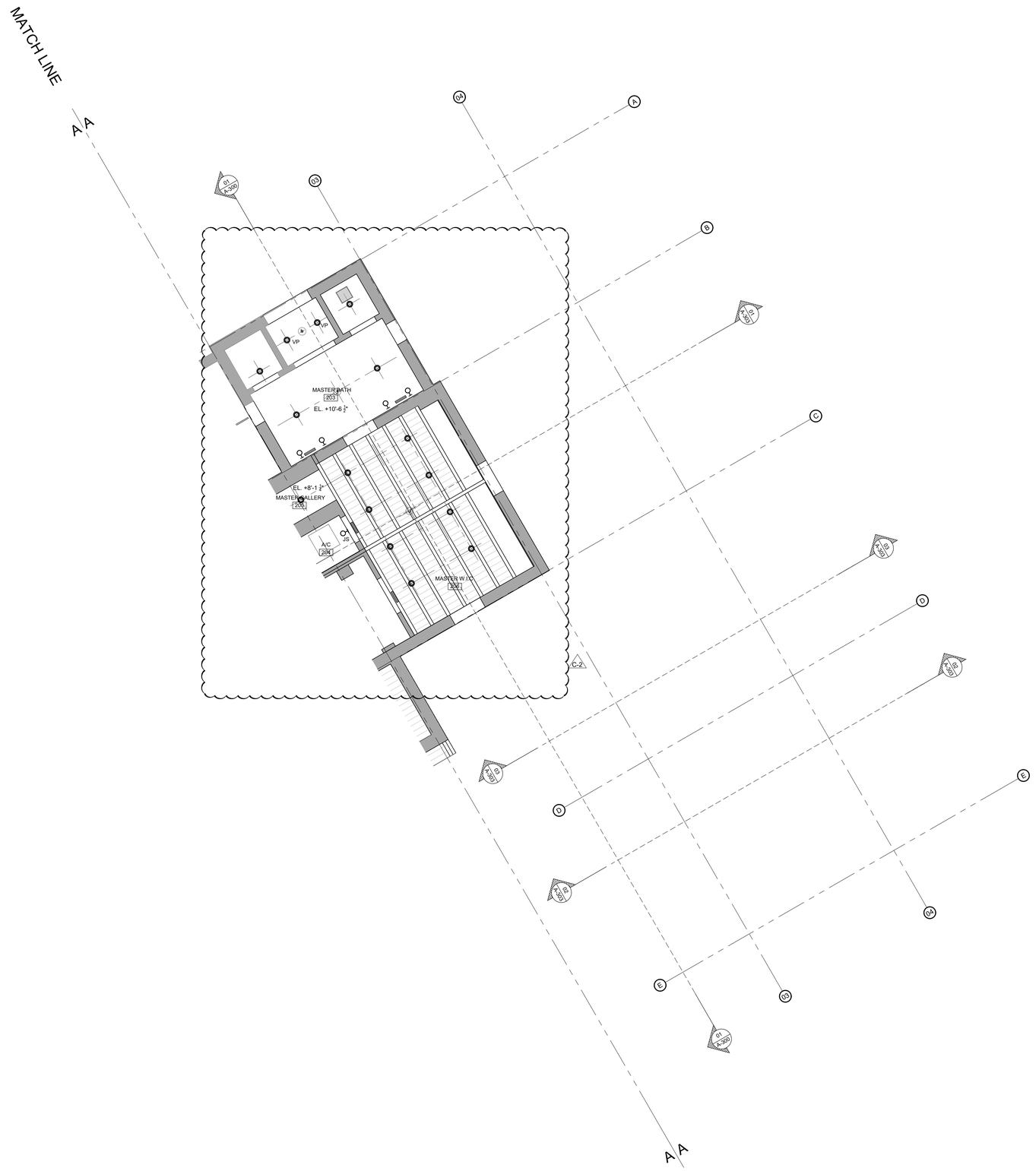
TITLE: UPPER LEVEL PROPOSED RCP_PARTIAL

SCALE: AS NOTED

SHEET A-105.1 OF

THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
© COPYRIGHT 2009

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

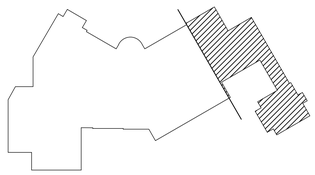


LEGEND

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	J	JUNCTION BOX
J	VP	VAPOR PROOF FIXTURE
K		CEILING FAN
L		WALL LINEAR A/C DIFFUSER
M		A/C RETURN GRILL
N		ADJUSTABLE RECESSED FIXTURE
O	JS	JAMB SWITCH
P	CO	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.



N

01 SECOND LEVEL RCP_PARTIAL

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

JOSE LUIS CHON-DIAZ PERDITI
ARCHITECT
AR-0017147

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

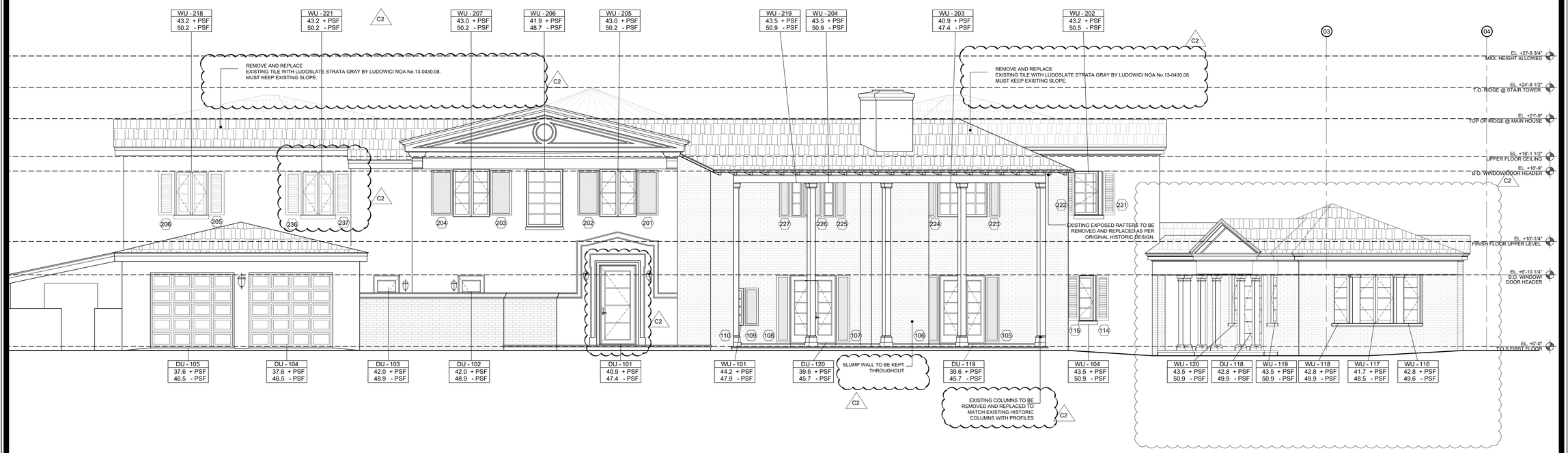
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: SECOND LEVEL PROPOSED RCP_PARTIAL
SCALE: AS NOTED

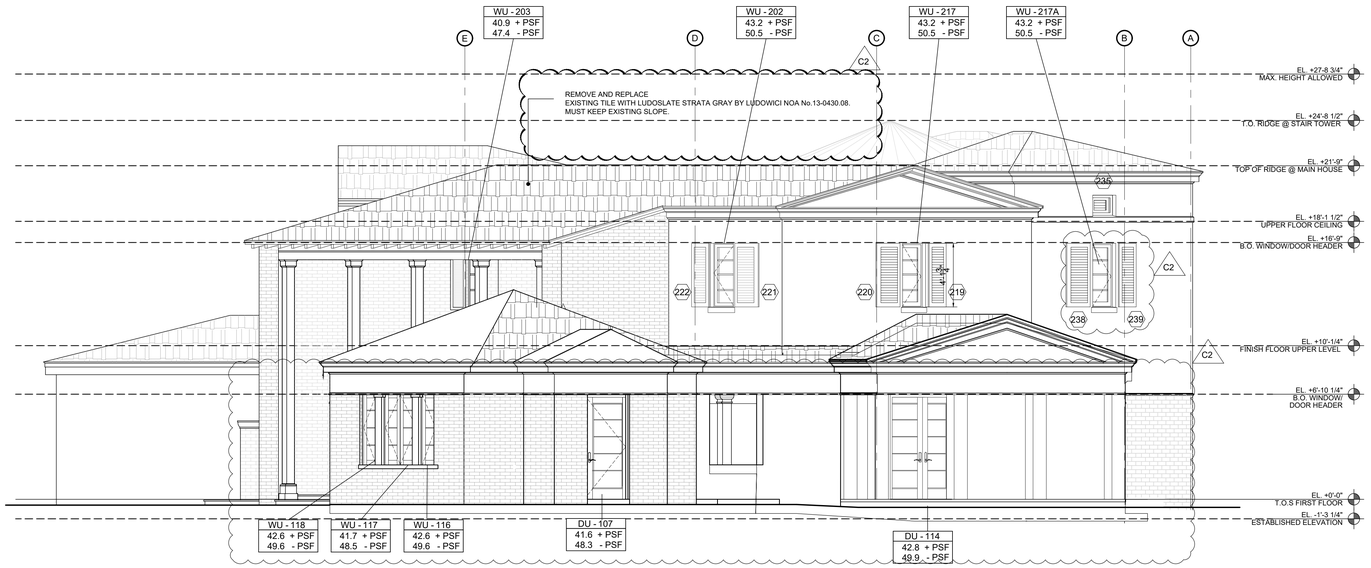
SHEET A-105.2
OF

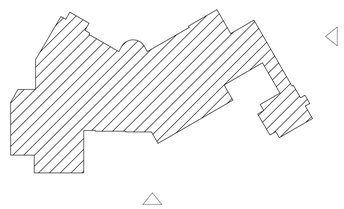
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



01 PROPOSED FRONT ELEVATION

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





02 PROPOSED SIDE ELEVATION

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

JOSE LUIS GONZALEZ PEROTTI
AR0210477

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture . Planning . Interior Design
AAC001407
5717 S.W. 8th Street . Miami . Florida . 33144 . USA
Tel.: 305 / 260 - 9331 . Fax: (305) 260 - 9318
http: www.portuondoperotti.com

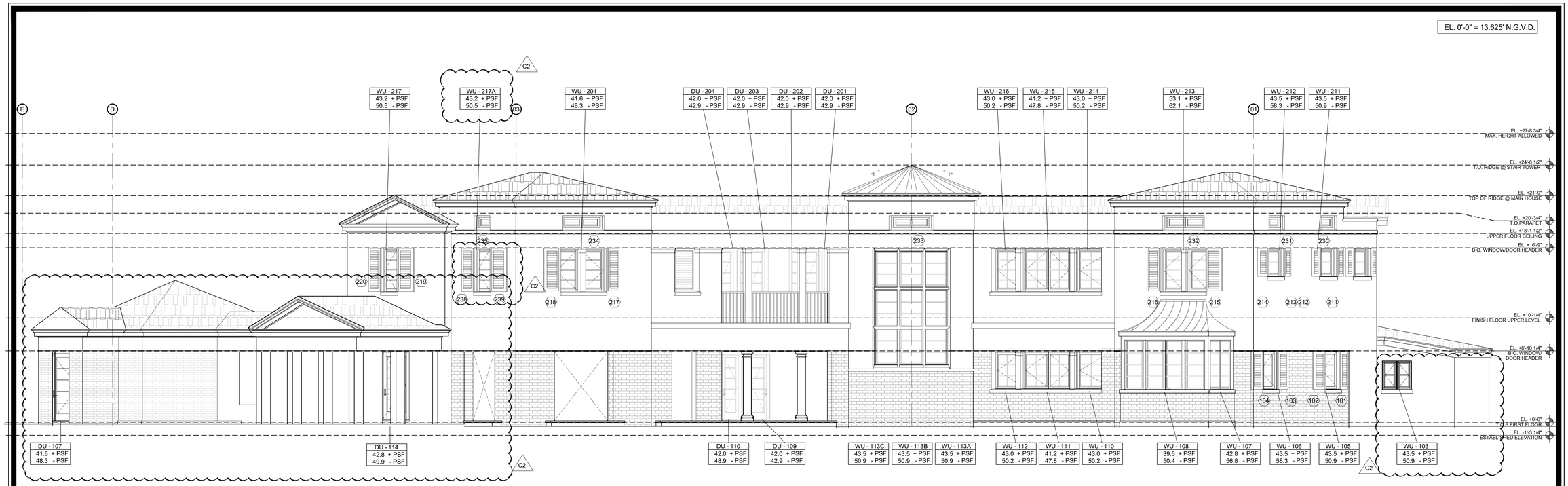
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES . FLORIDA . 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: ELEVATIONS
SCALE: AS NOTED

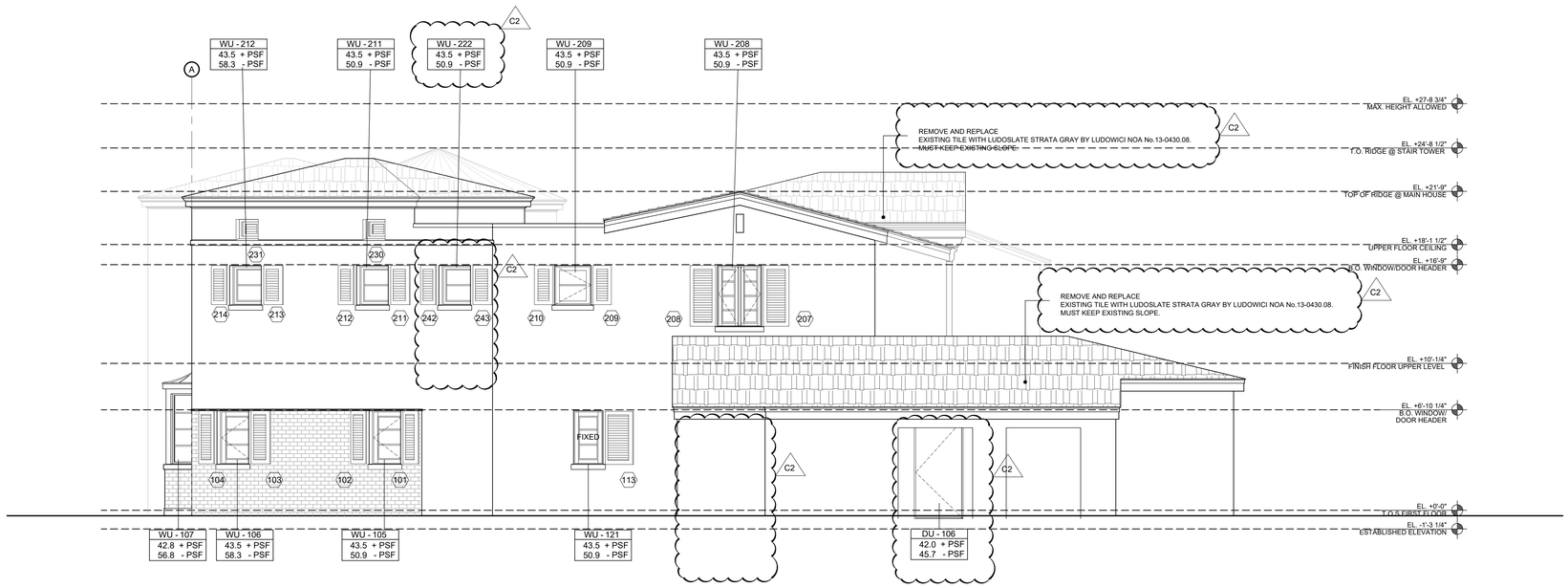
SHEET: A-200
OF

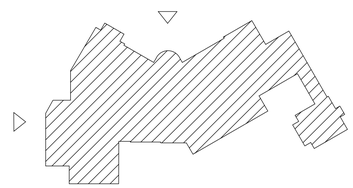
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



01 PROPOSED REAR ELEVATION

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





02 PROPOSED SIDE ELEVATION

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

JOSE LUIS CHON-DIAZ PERIOTTI
ARCHITECT
AR-0011407

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

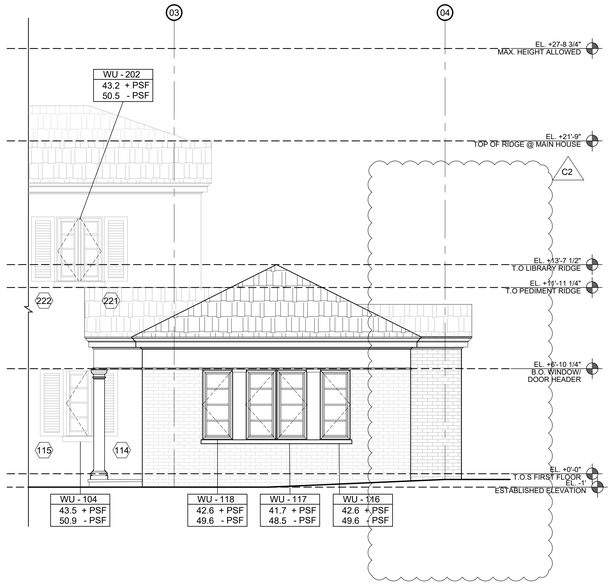
OWNER
CLAUDIO I. ALVAREZ

TITLE: ELEVATIONS
SCALE: AS NOTED

SHEET: A-201
OF

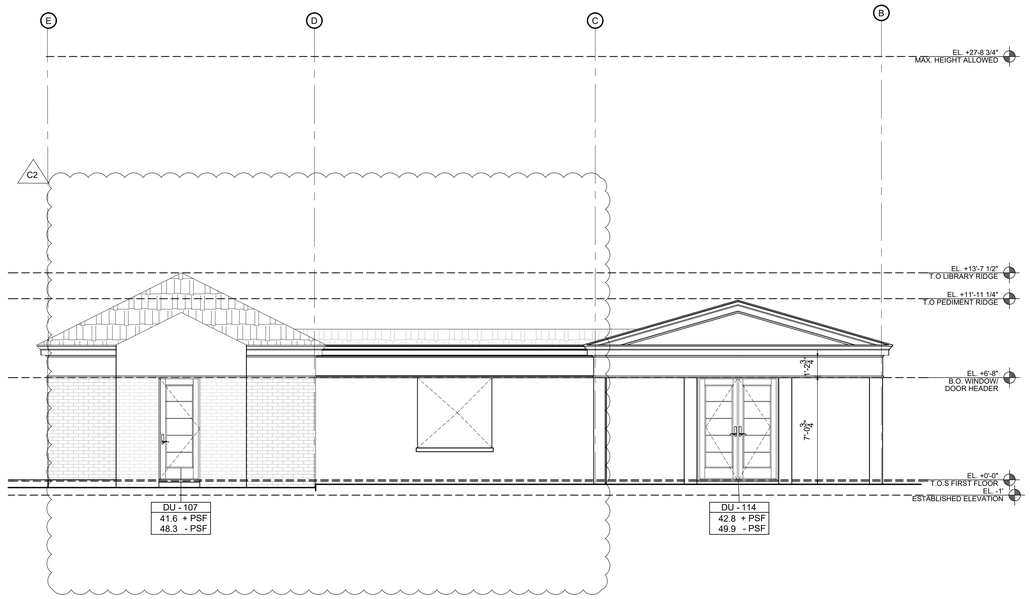
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



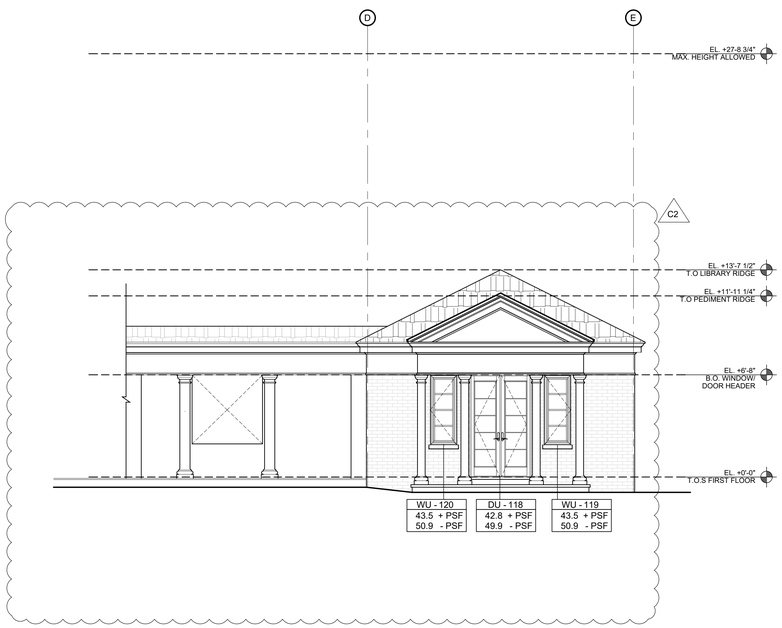
03 NORTH ELEVATION

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



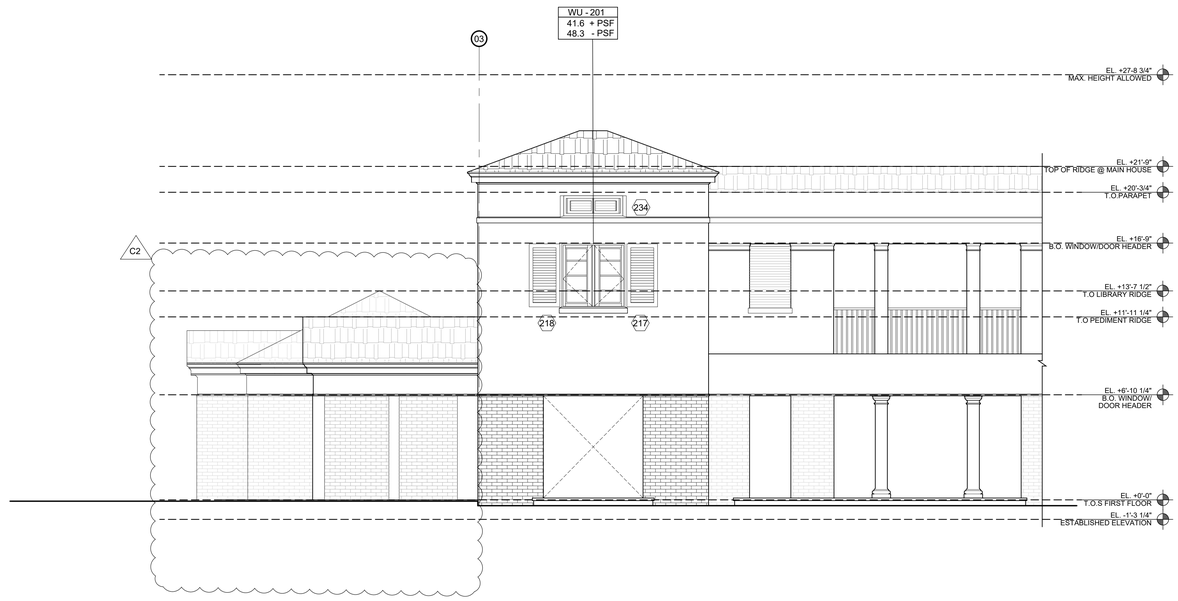
01 WEST ELEVATION

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



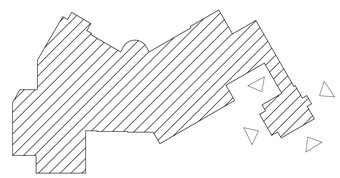
04 EAST ELEVATION

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



02 SOUTH ELEVATION

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



JOSE LUIS CHON-LAY PEROTTI
ARCHITECT
AR-0011447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

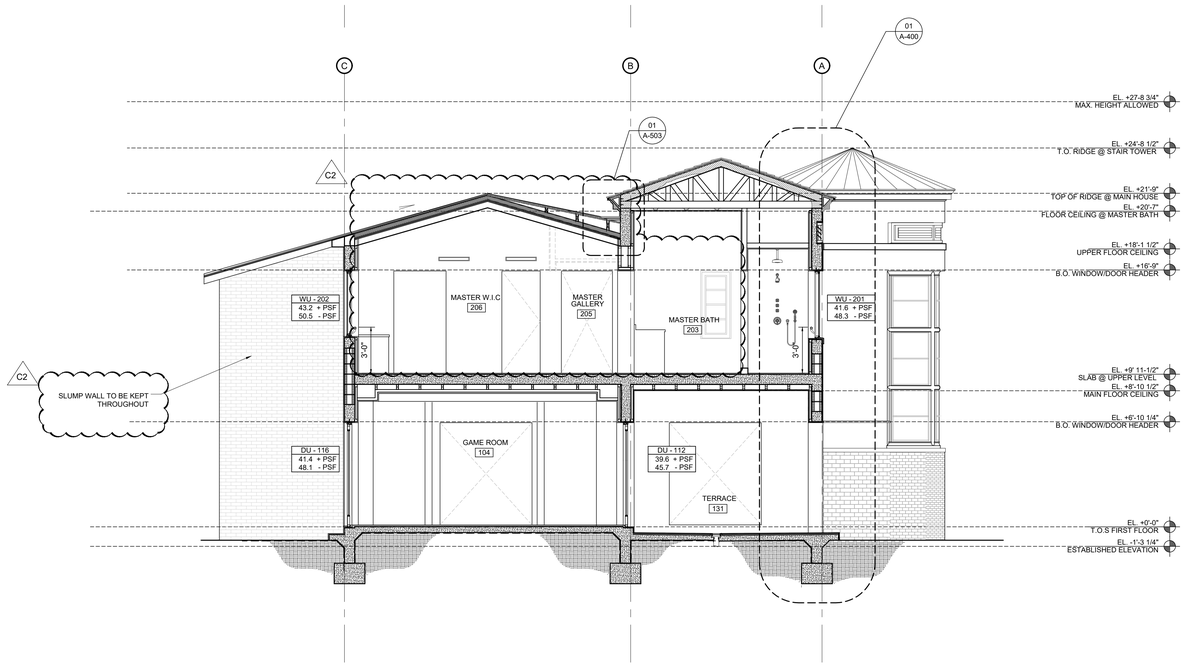
OWNER
CLAUDIO I. ALVAREZ

TITLE: ELEVATIONS
SCALE: AS NOTED

SHEET: A-203
OF

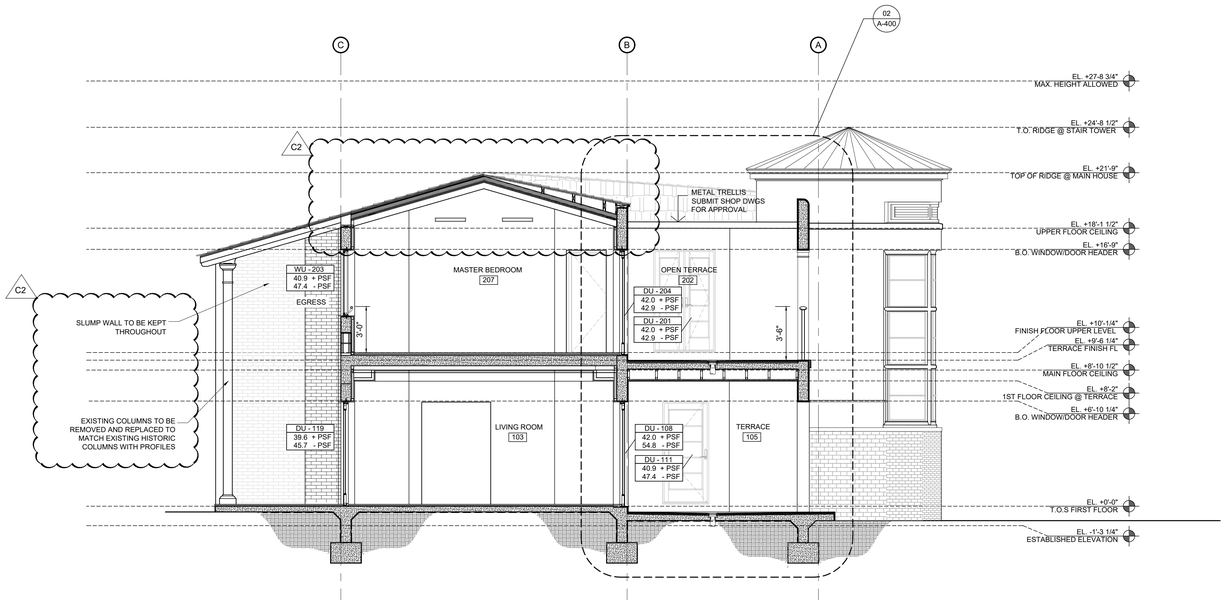
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

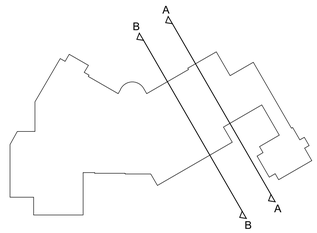
EL. 0'-0" = 13.625' N.G.V.D.



01 SECTION A-A THROUGH MASTER BATH

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





02 SECTION B-B THROUGH TRELLIS TERRACE

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

JOSE LUIS SOTO ALFAYA PERDITH
ARCHITECT
AR 0017147

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

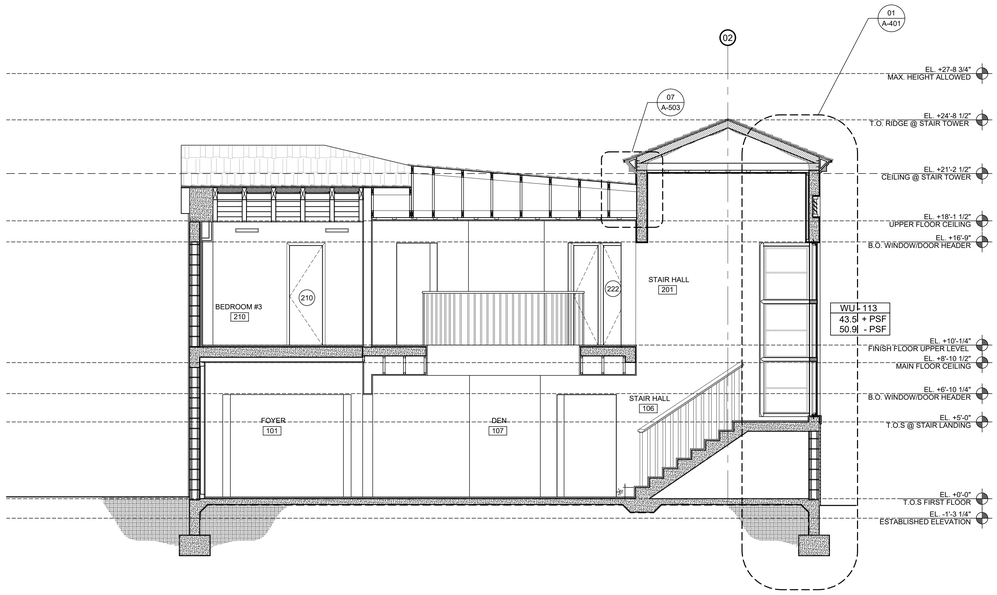
OWNER
CLAUDIO I. ALVAREZ

TITLE: SECTIONS
SCALE: AS NOTED

SHEET: A-300
OF

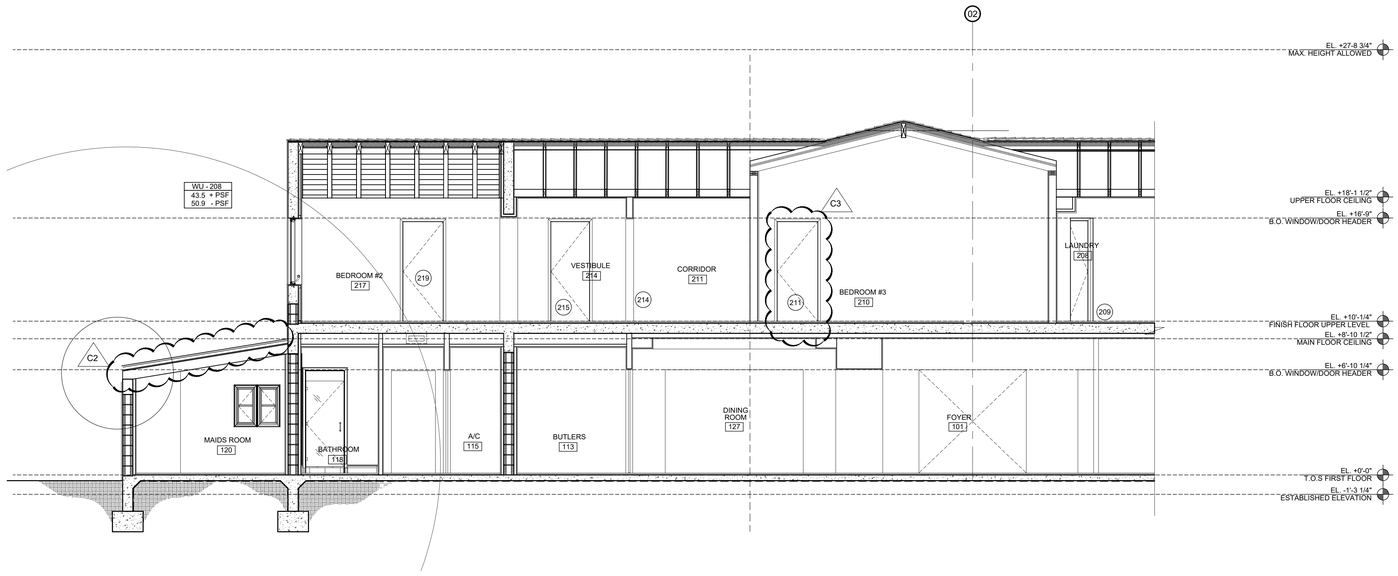
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

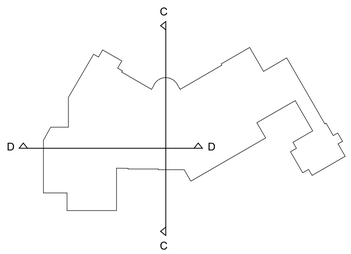
EL. 0'-0" = 13.625' N.G.V.D.



01 SECTION C-C THROUGH STAIRS

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





02 SECTION D-D THROUGH DINING ROOM

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

JOSE LUIS CHON-LAY PERDOMO
ARCHITECT
AR 0017147

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

PROJECT NUMBER: 2016-05
DATE: 05/18/19
DRAWN BY: LG / JE
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

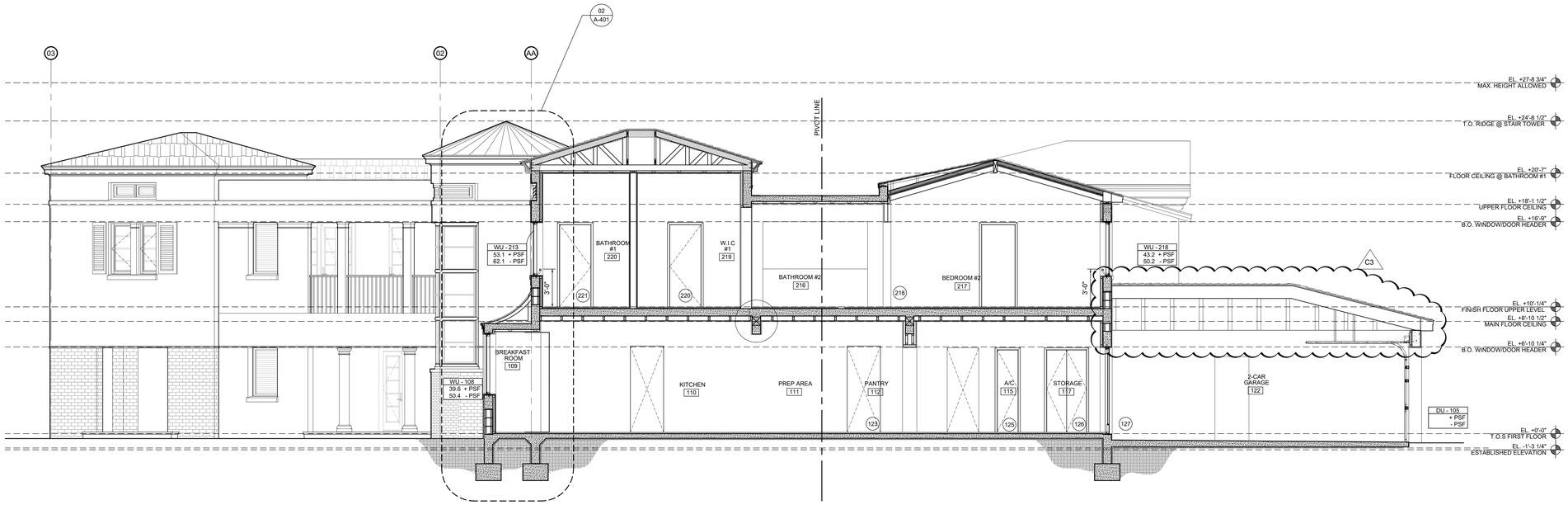
OWNER
CLAUDIO I. ALVAREZ

TITLE: SECTIONS
SCALE: AS NOTED

SHEET: A-301
OF

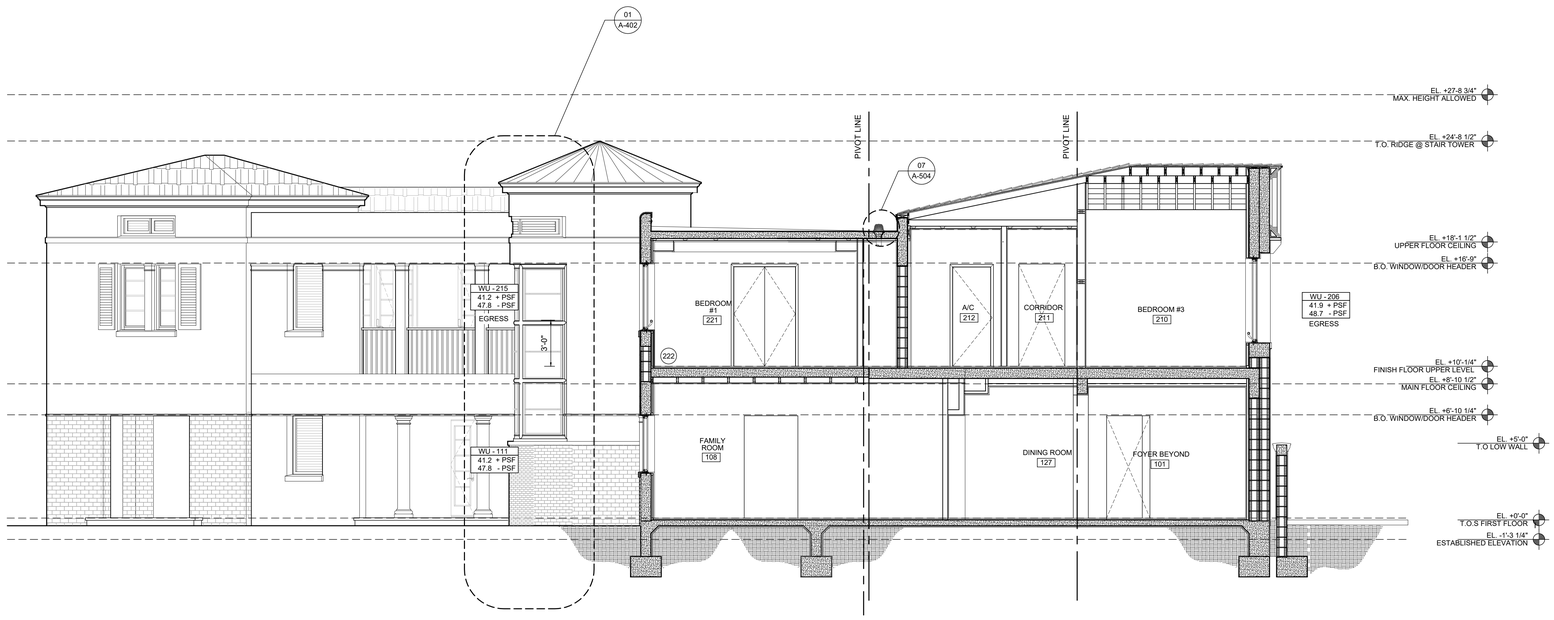
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

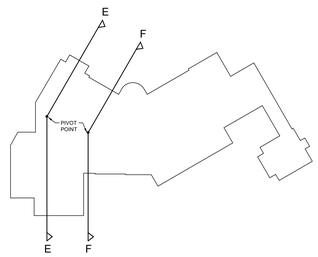
EL. 0'-0" = 13.625' N.G.V.D.



01 SECTION E-E THROUGH KITCHEN

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





02 SECTION F-F THROUGH FAMILY ROOM

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

JOSE LUIS CHON CRUZ PERMIT#
AR 0015147 / 0 A 0 7 7

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture · Planning · Interior Design
AAC001407
5717 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 · Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES · FLORIDA · 33146

OWNER
CLAUDIO I. ALVAREZ

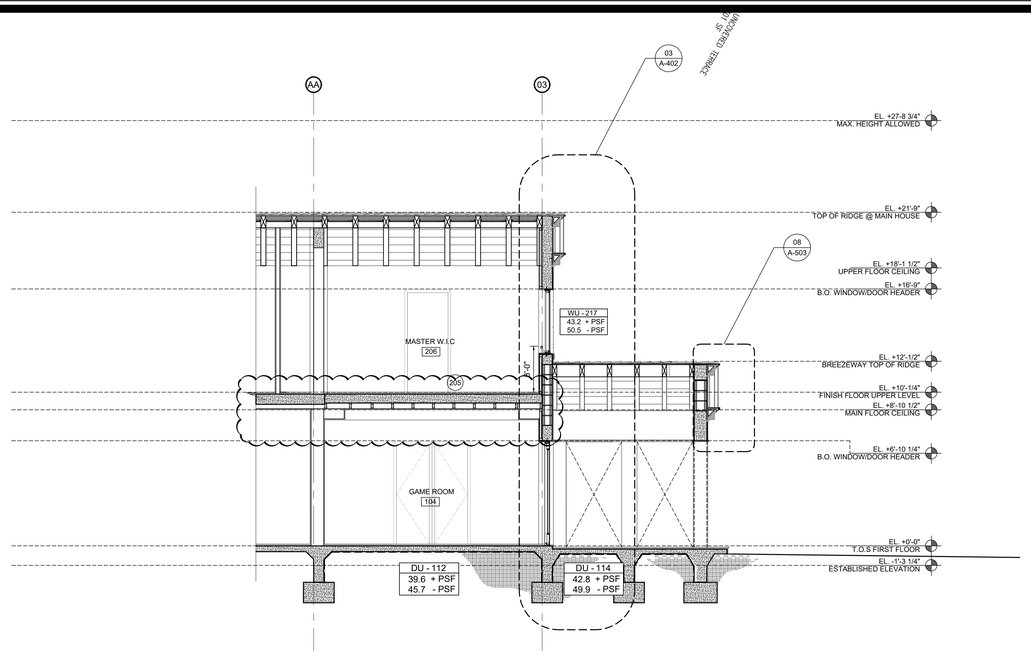
TITLE: SECTIONS

SCALE: AS NOTED

SHEET: A-302
OF

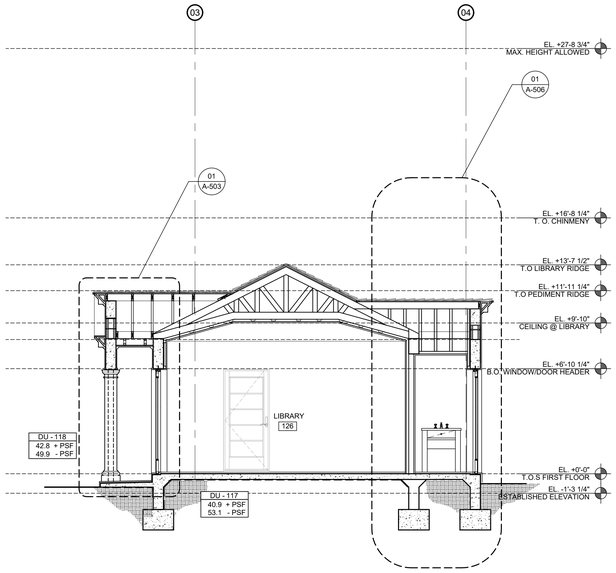
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



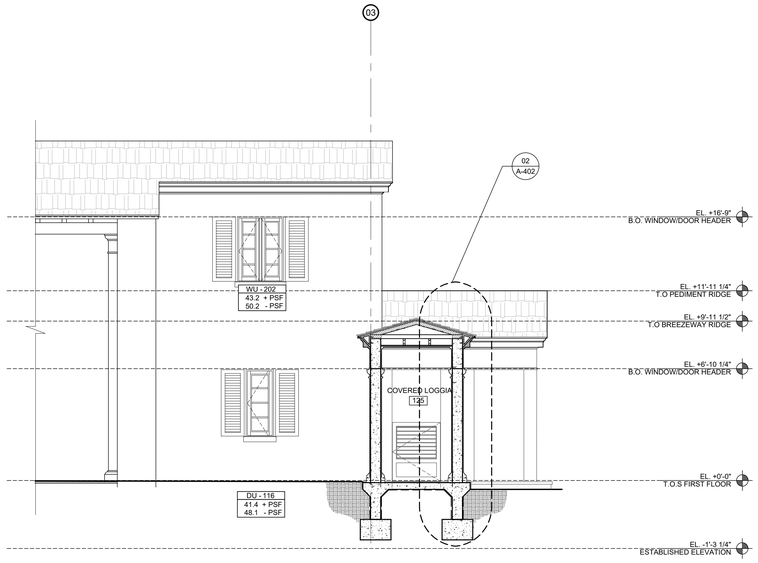
01 SECTION J-J THROUGH GAME ROOM

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



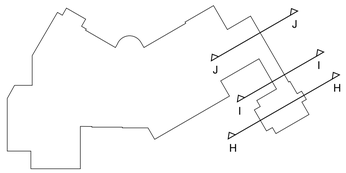
02 SECTION H-H THROUGH LIBRARY

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



03 SECTION I-I THROUGH COVERED WALKWAY

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



D

JOSE LUIS CHON CRUZ PERDITI
ARCHITECT
AR 0017427

REVISIONS:
1 05/16/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER

CLAUDIO I. ALVAREZ

TITLE: SECTIONS

SCALE: AS NOTED

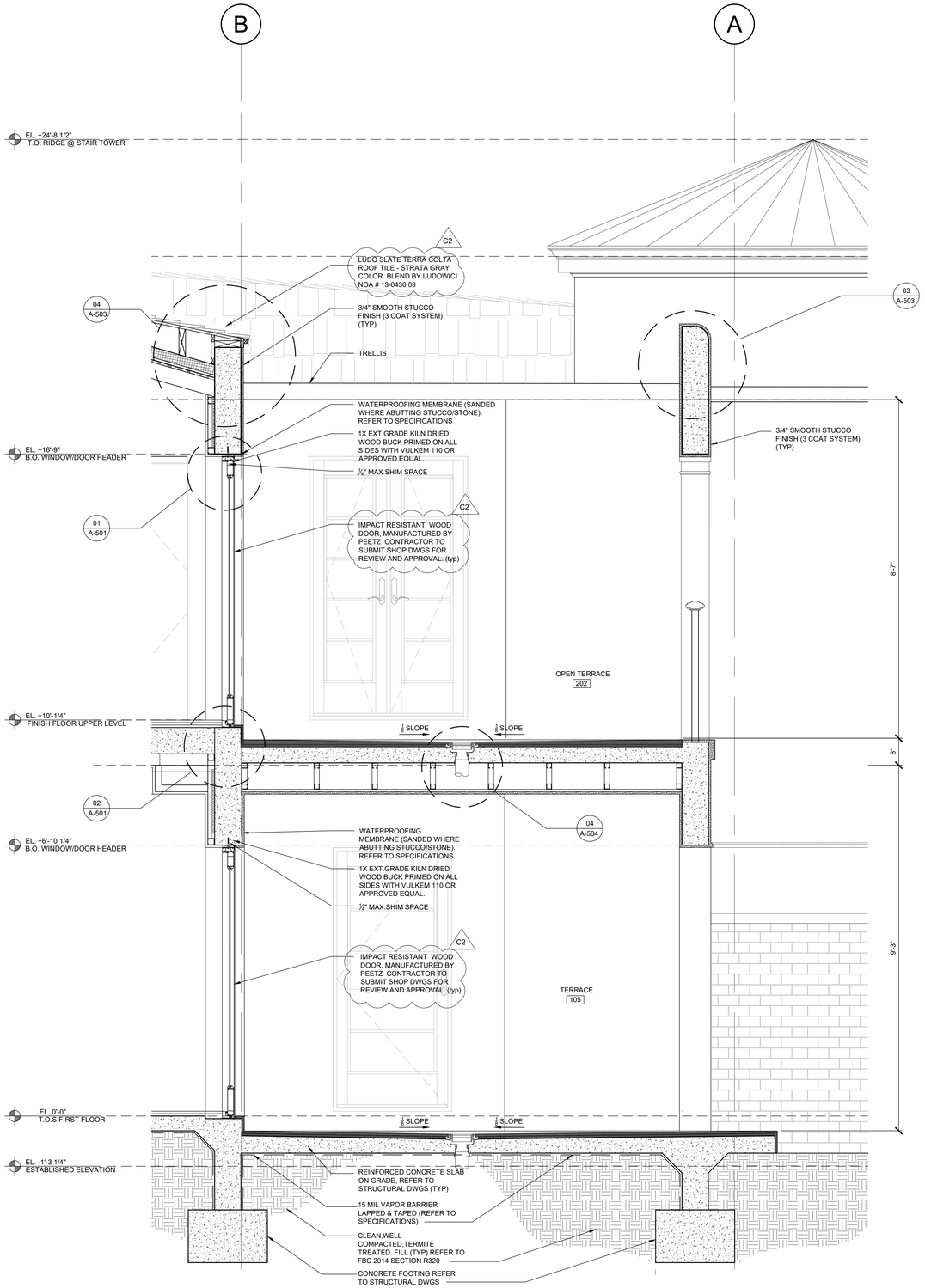
SHEET: A-303

OF

© COPYRIGHT 2009

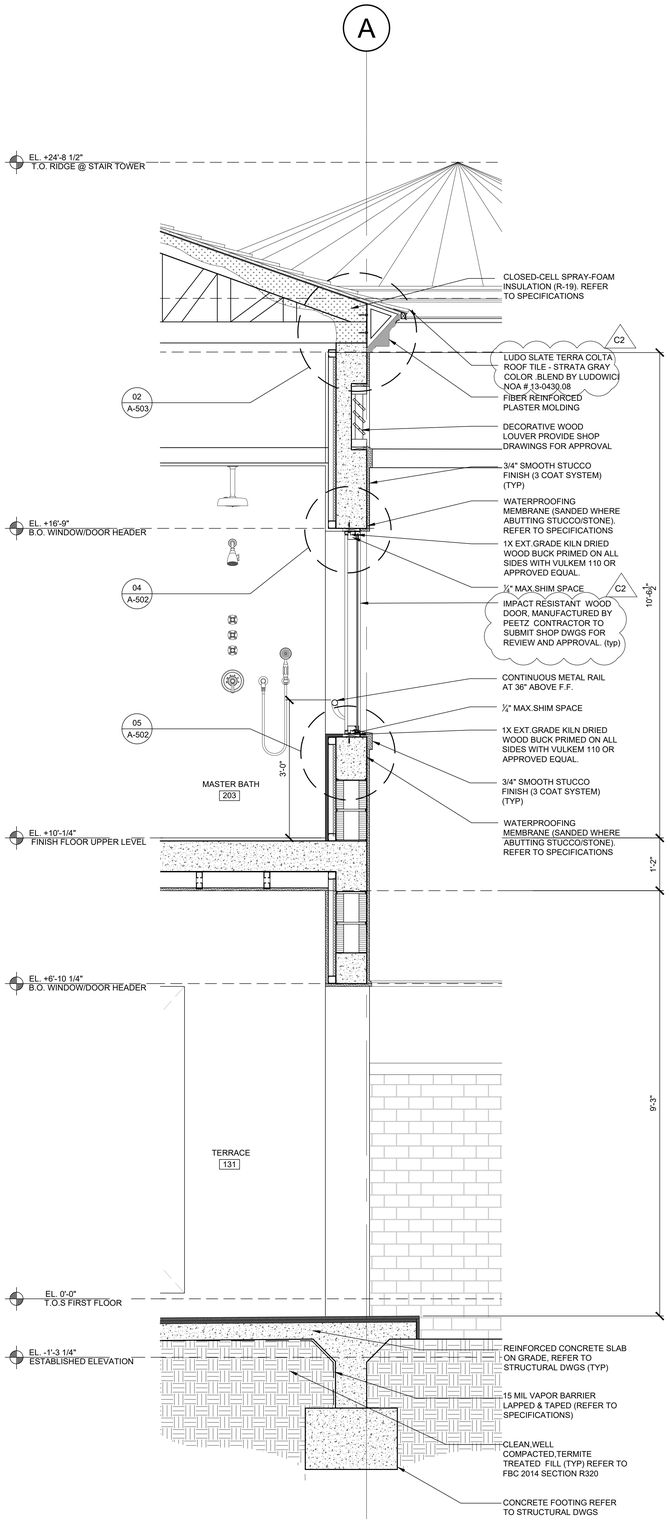
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



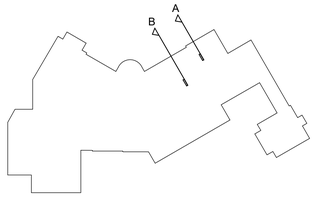
02 WALL SECTION B

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



01 WALL SECTION A

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



JOSE LUIS CHON-DIAZ PERDOMO
ARCHITECT
AR 0017147

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

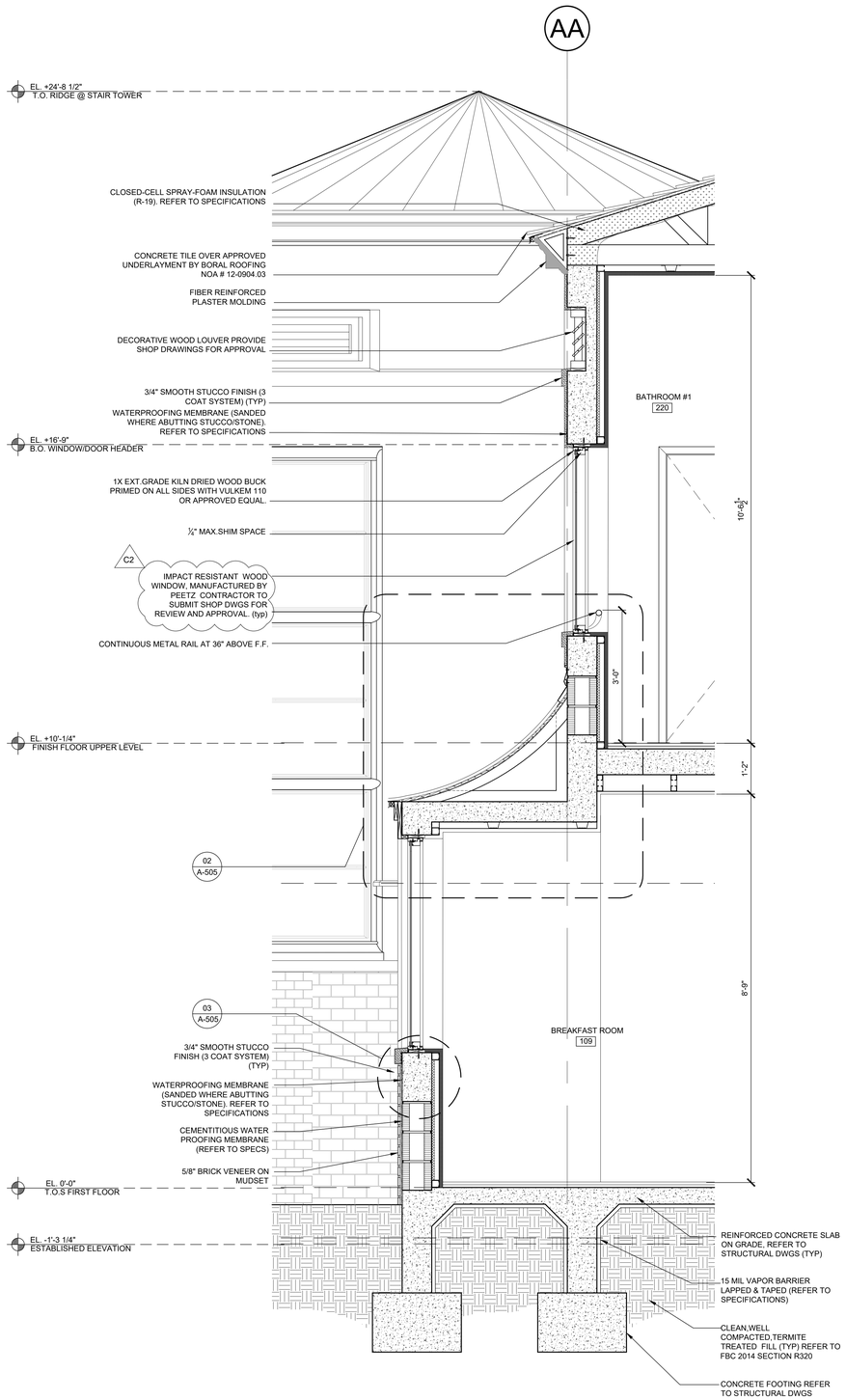
OWNER
CLAUDIO I. ALVAREZ

TITLE: WALL SECTIONS
SCALE: AS NOTED

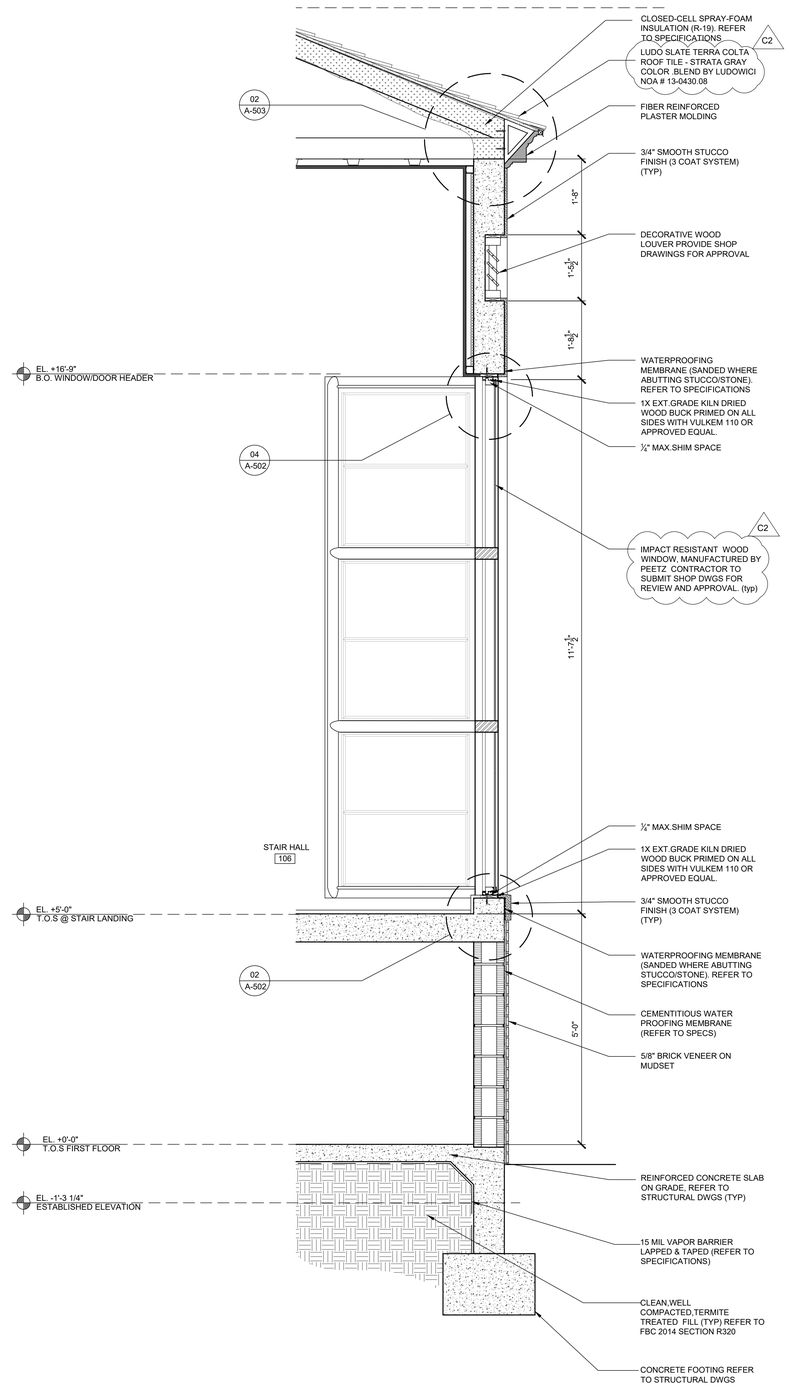
SHEET: A-400
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

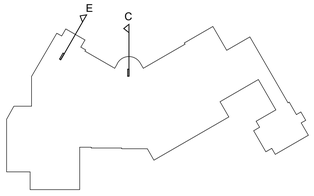
EL. 0'-0" = 13.625' N.G.V.D.



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



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



JOSE LUIS CHON-DIAZ PENDITI
ARCHITECT
AR-0017447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

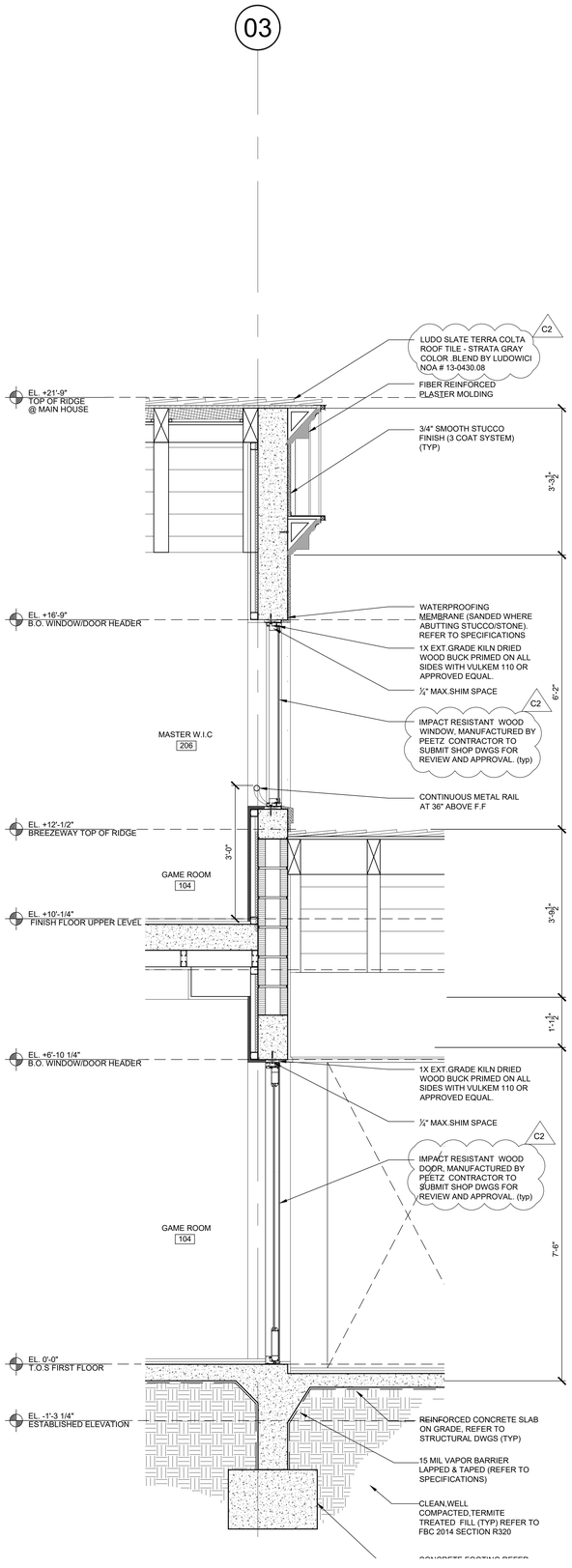
OWNER
CLAUDIO I. ALVAREZ

TITLE: WALL SECTIONS
SCALE: AS NOTED

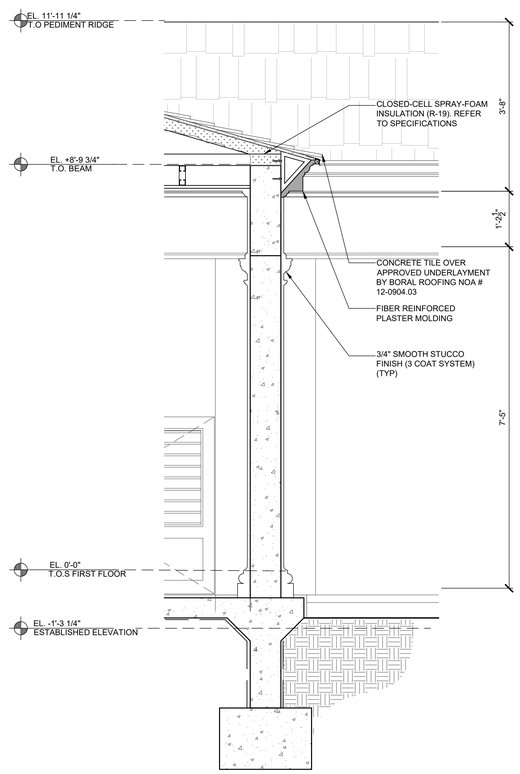
SHEET: A-401
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

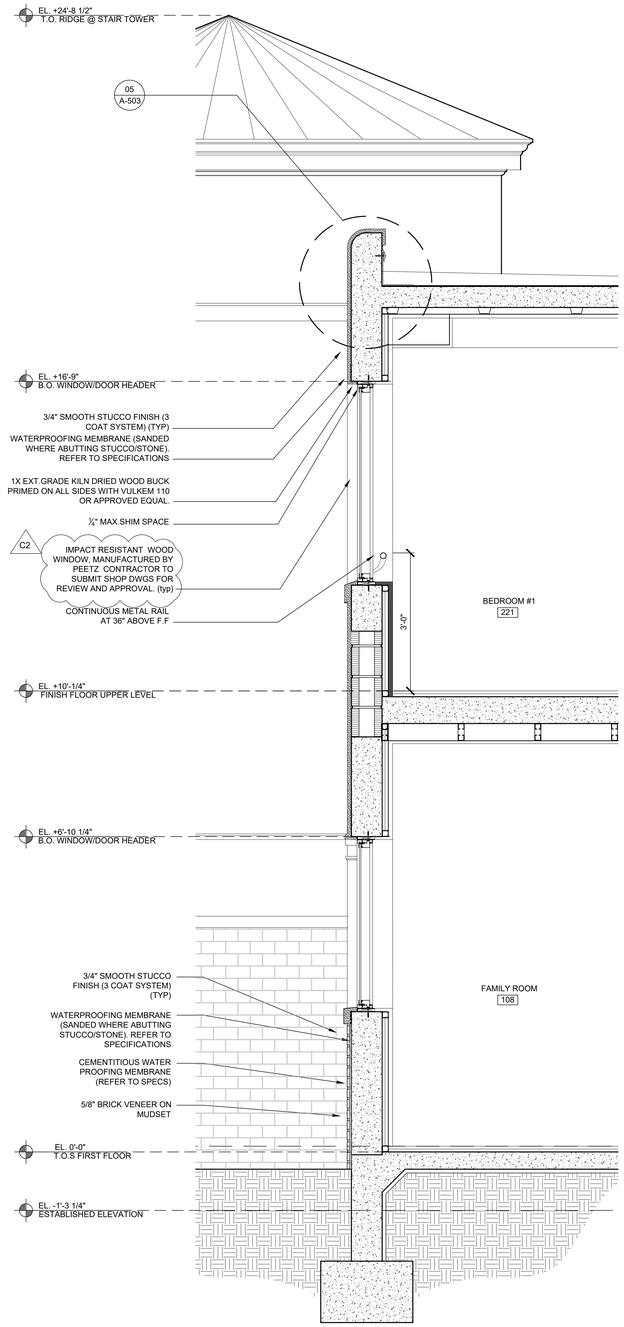
EL. 0'-0" = 13.625' N.G.V.D.



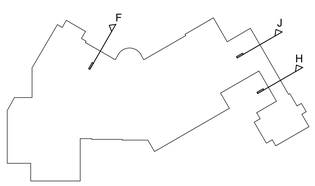
03 WALL SECTION J
Scale: 3/4" = 1'-0"



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



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



JOSE LUIS CHON-LAY PERDOMO
ARCHITECT
AR-0011447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

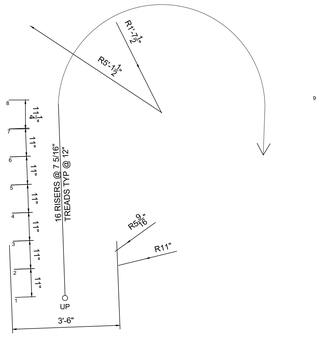
OWNER
CLAUDIO I. ALVAREZ

TITLE: WALL SECTIONS
SCALE: AS NOTED

SHEET: A-402
OF

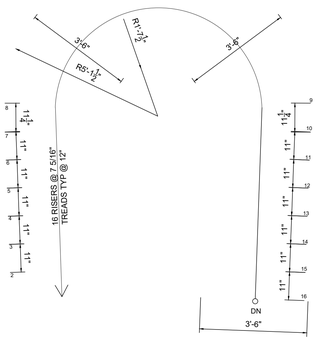
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



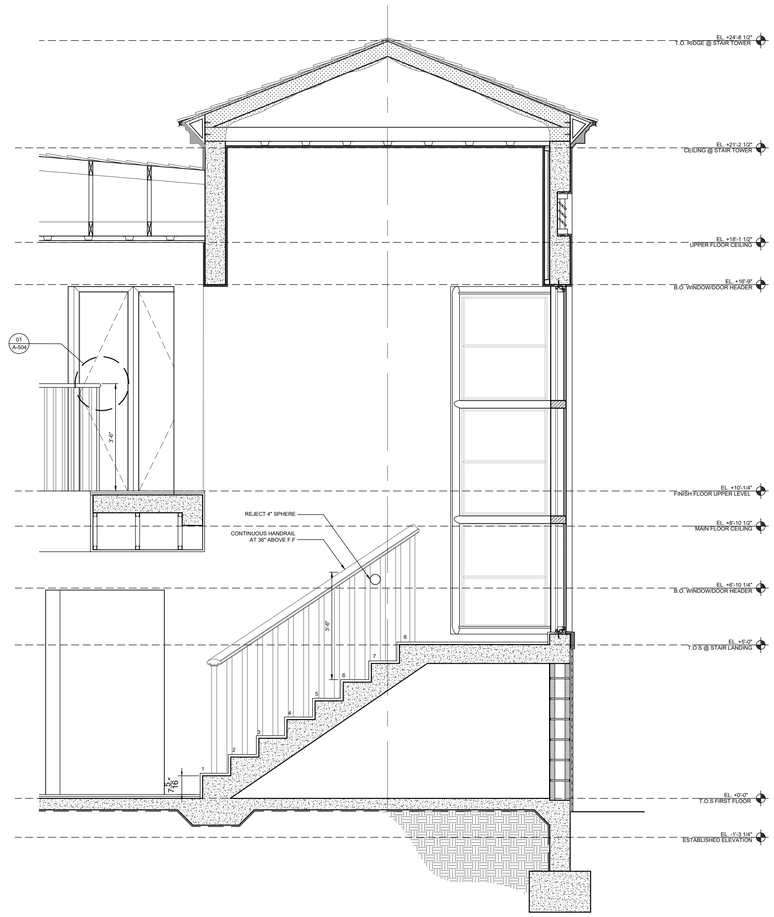
03 MAIN LEVEL FLOOR PLAN

Scale: 1/2" = 1'-0"



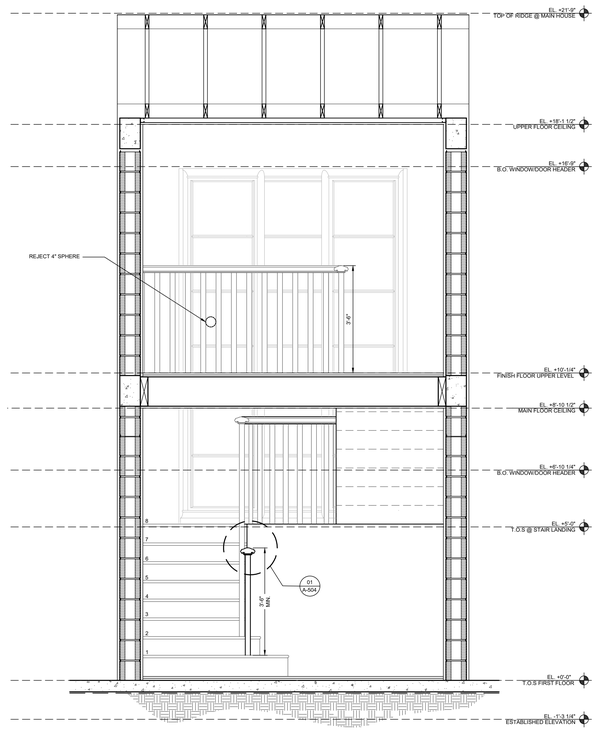
04 UPPER LEVEL FLOOR PLAN

Scale: 1/2" = 1'-0"



02 STAIR SECTION

Scale: 1/2" = 1'-0"



01 STAIR SECTION

Scale: 1/2" = 1'-0"

JOSE LUIS PORTUONDO PEROTTI
ARCHITECT
AR 0001407

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW 8th Street, Miami Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

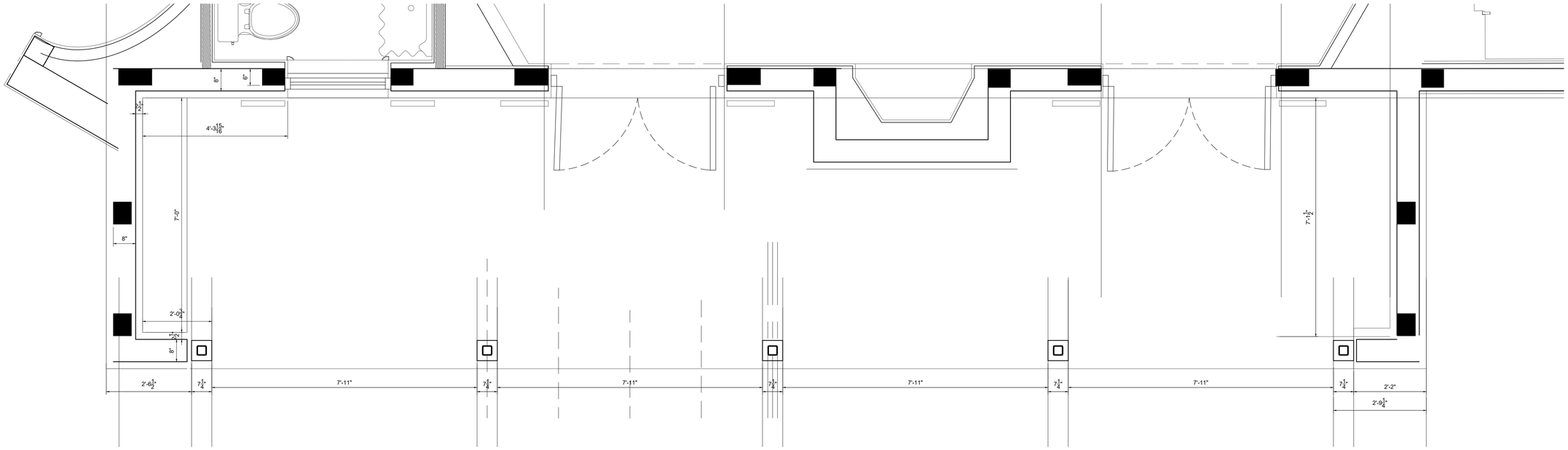
OWNER
CLAUDIO I. ALVAREZ

TITLE: MAIN STAIR DETAIL
SCALE: AS NOTED

SHEET: A-403
OF

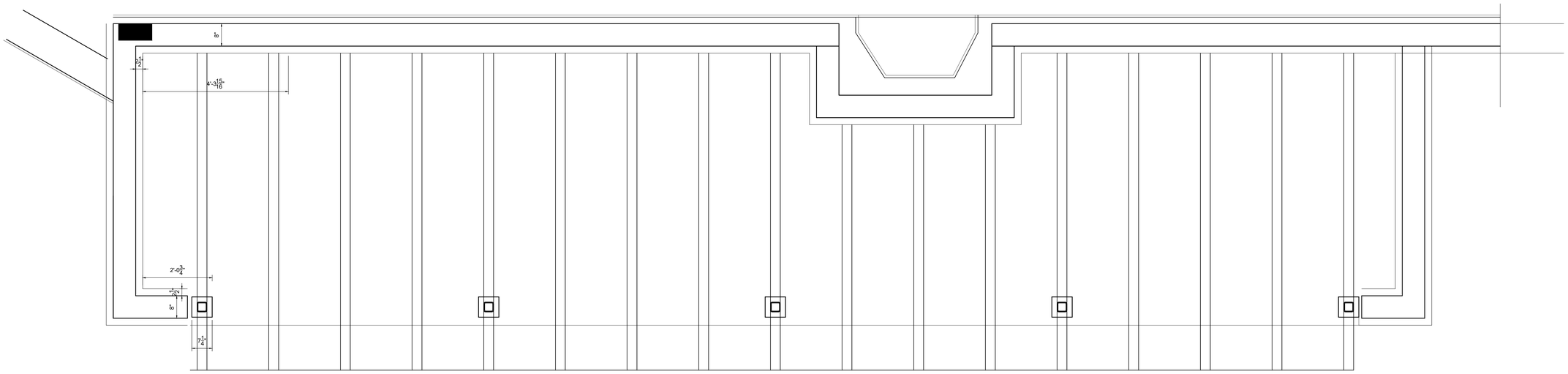
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



01 HISTORIC COVERED TERRACE FLOOR PLAN

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



02 HISTORIC COVERED TERRACE RCP

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

JOSE LUIS GONZALEZ PEROTTI
ARQ 0012127

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

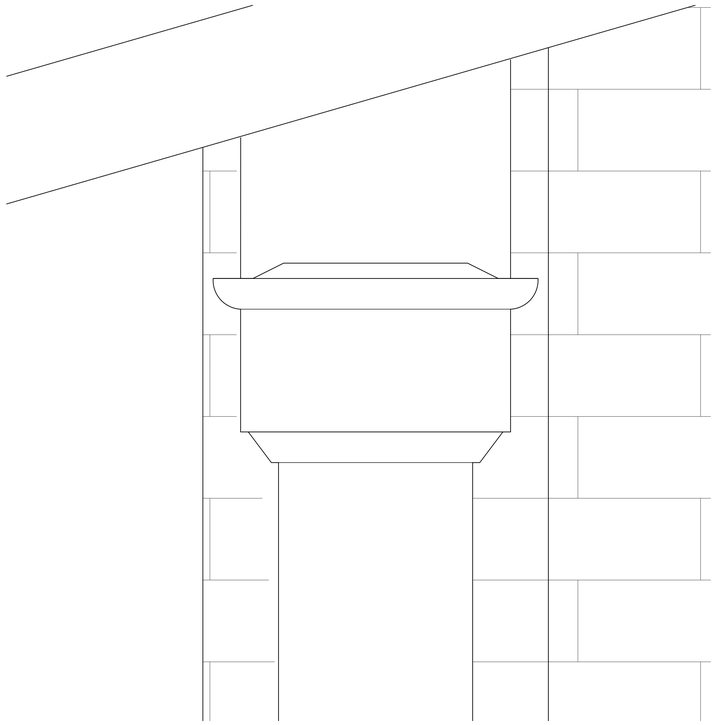
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES . FLORIDA . 33146

OWNER
CLAUDIO I. ALVAREZ

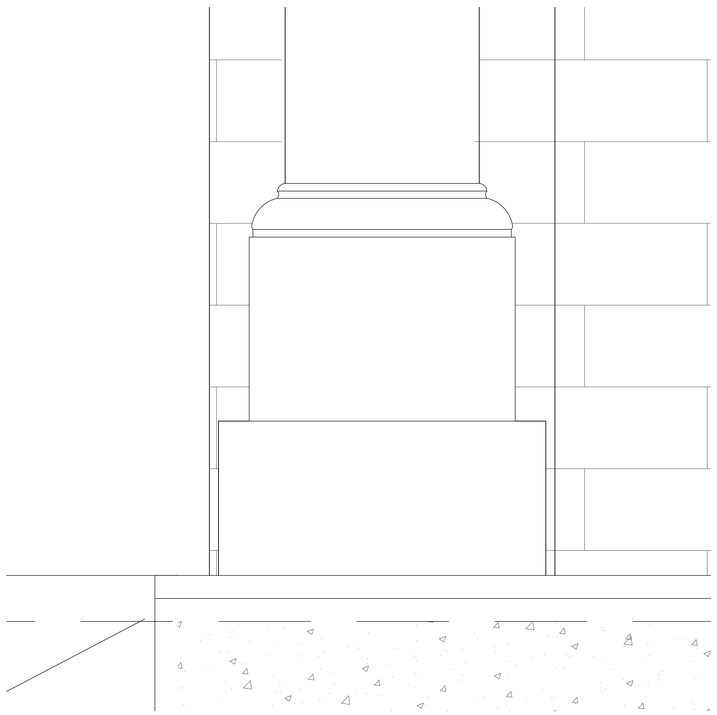
TITLE: HISTORIC WALL @ TERRACE
SCALE: AS NOTED

SHEET: A-404
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

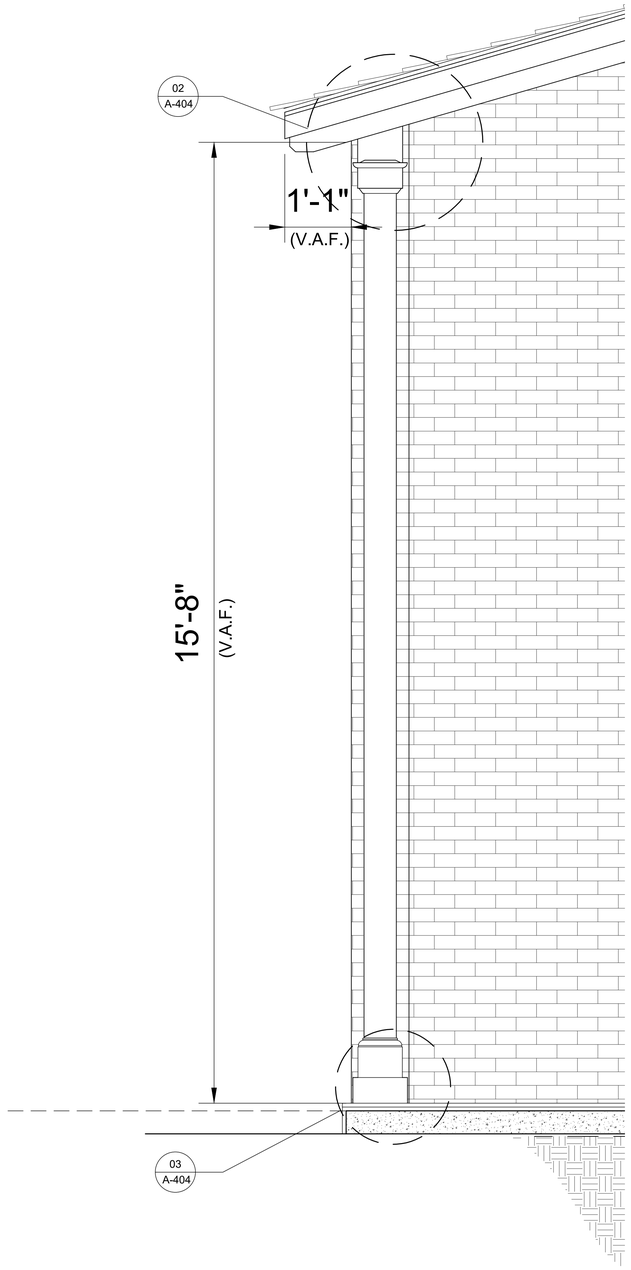


02 HISTORIC COLUMN CAPITOL DETAIL
Scale: 6" = 1'-0"



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

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



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

JOSE LUIS CHON GUI PEROTTI
ARCHITECT
AA0001407

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

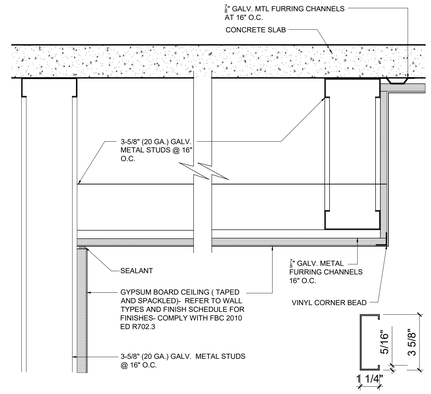
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

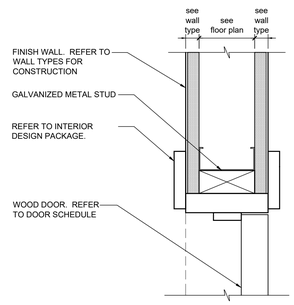
TITLE: HISTORIC WALL @ TERRACE
SCALE: AS NOTED

SHEET: A-404
OF

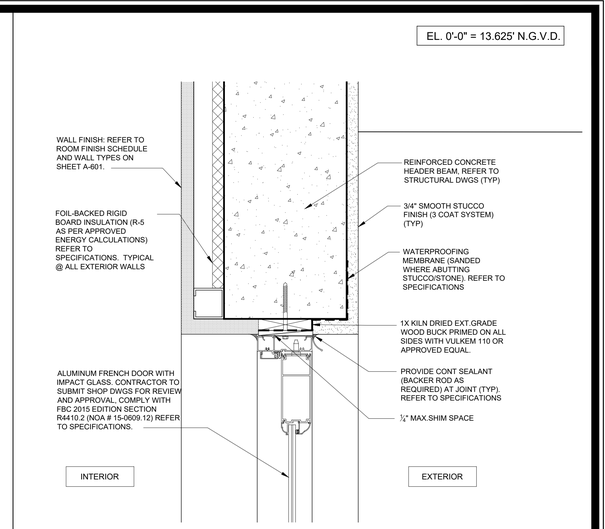
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



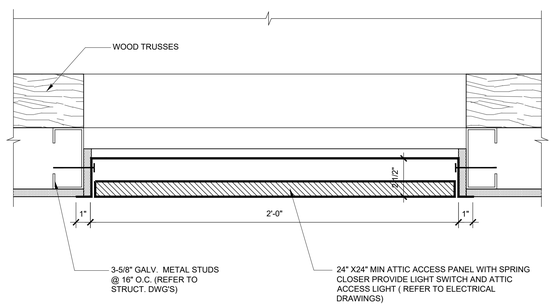
07 SUSPENDED CEILING DETAIL
3" = 1'-0"



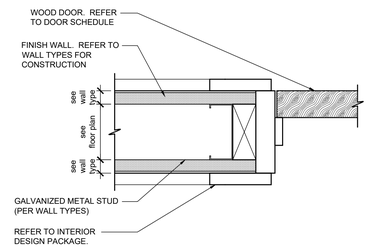
04 INTERIOR DOOR HEADER DETAIL
3" = 1'-0"



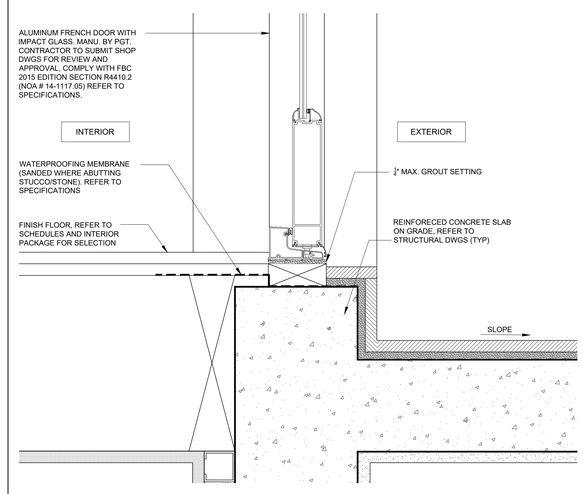
01 DOOR HEAD DETAIL
3" = 1'-0"



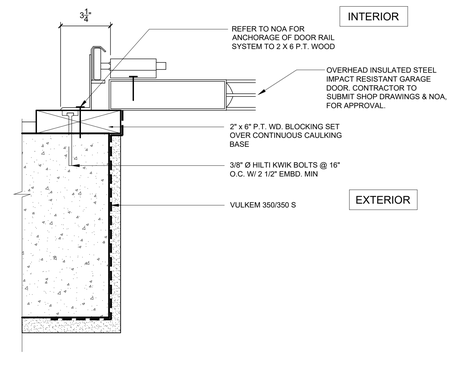
08 ATTIC ACCESS PANEL
3" = 1'-0"



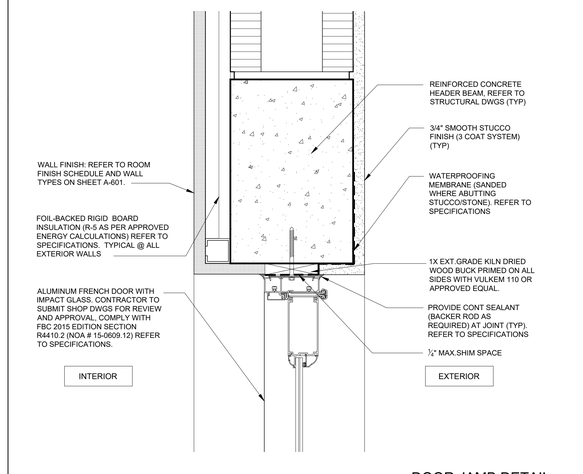
05 INTERIOR DOOR JAMB DETAIL
3" = 1'-0"



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



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



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

JOSE LUIS CHON-LAY PEROTTI
ARCHITECT
AR-0011447

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5 7 1 7 S.W. 8th Street, Miami , Florida , 33144 , USA
Tel: (305) 260 - 9331 Fax: (305) 260 - 9318
http://www.portuondo-perotti.com

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:

REVISIONS:
1 05/07/18 CITY COMMENTS
2 06/21/18 CITY COMMENTS

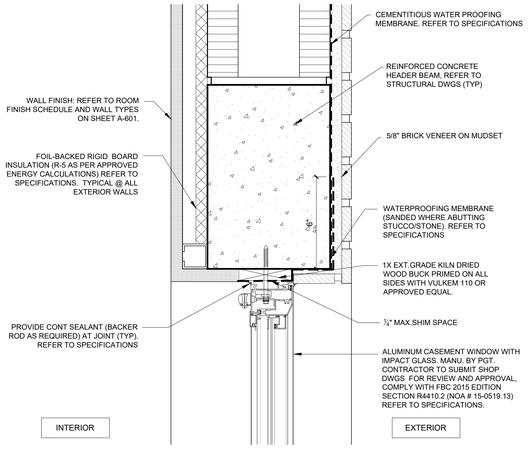
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES , FLORIDA . 33146

OWNER
CLAUDIO I. ALVAREZ

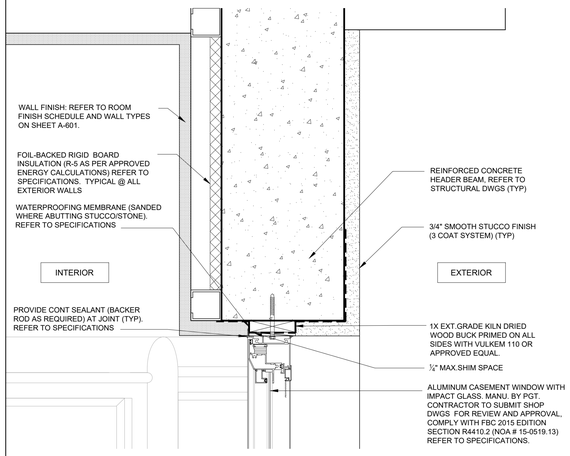
TITLE: DOOR DETAILS
SCALE: AS NOTED

SHEET: A-501
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

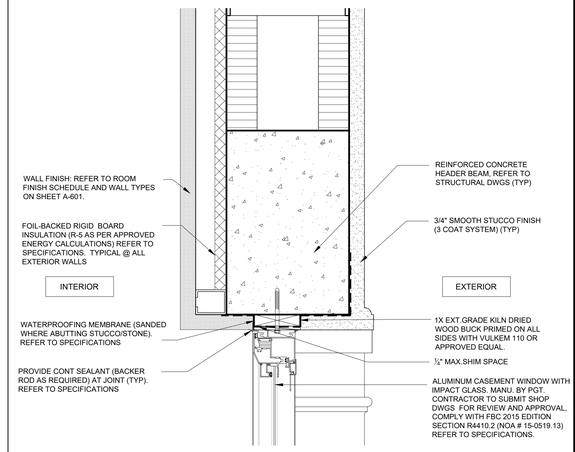


10 WINDOW HEAD DETAIL
3" = 1'-0"

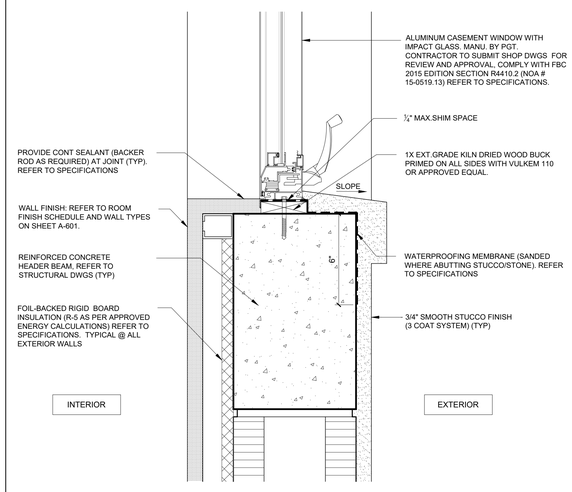


04 WINDOW HEAD DETAIL
3" = 1'-0"

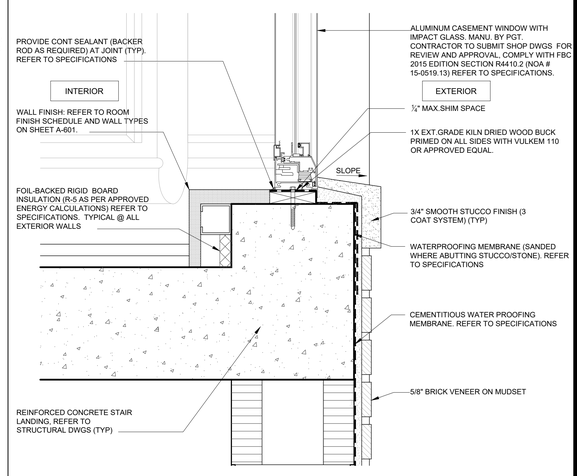
EL. 0'-0" = 13.625' N.G.V.D.



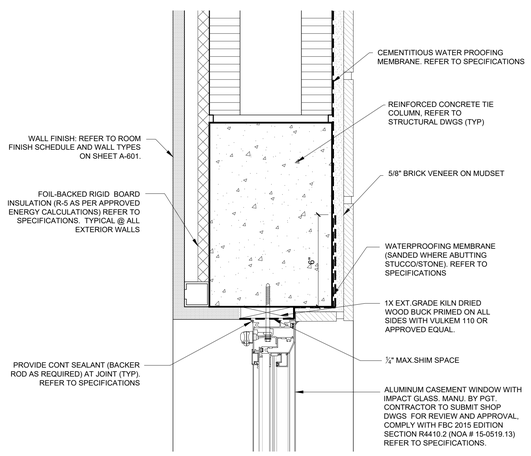
01 WINDOW HEAD DETAIL
3" = 1'-0"



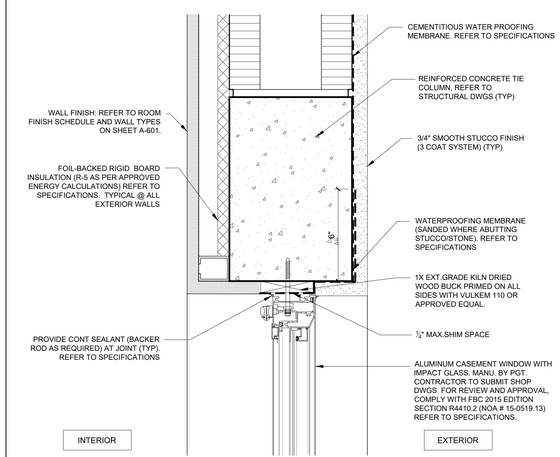
05 WINDOW SILL DETAIL
3" = 1'-0"



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



06 WINDOW JAMB DETAIL
3" = 1'-0"



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

JOSE LUIS CHON-DIAZ PERDOMO
ARCHITECT
AR-0017427

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

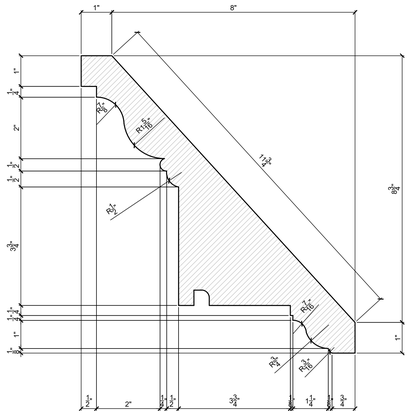
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES , FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

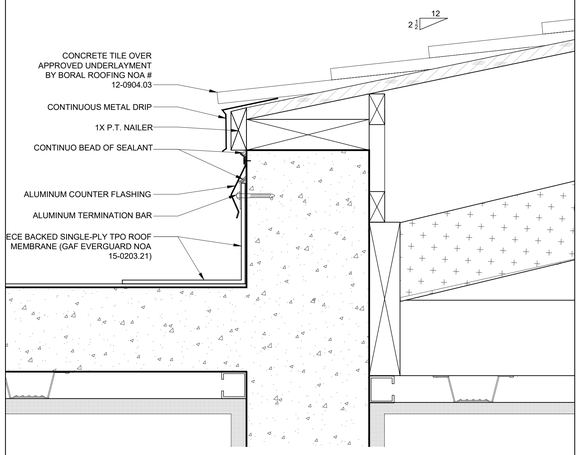
TITLE: WINDOW DETAILS
SCALE: AS NOTED

SHEET A-502
OF

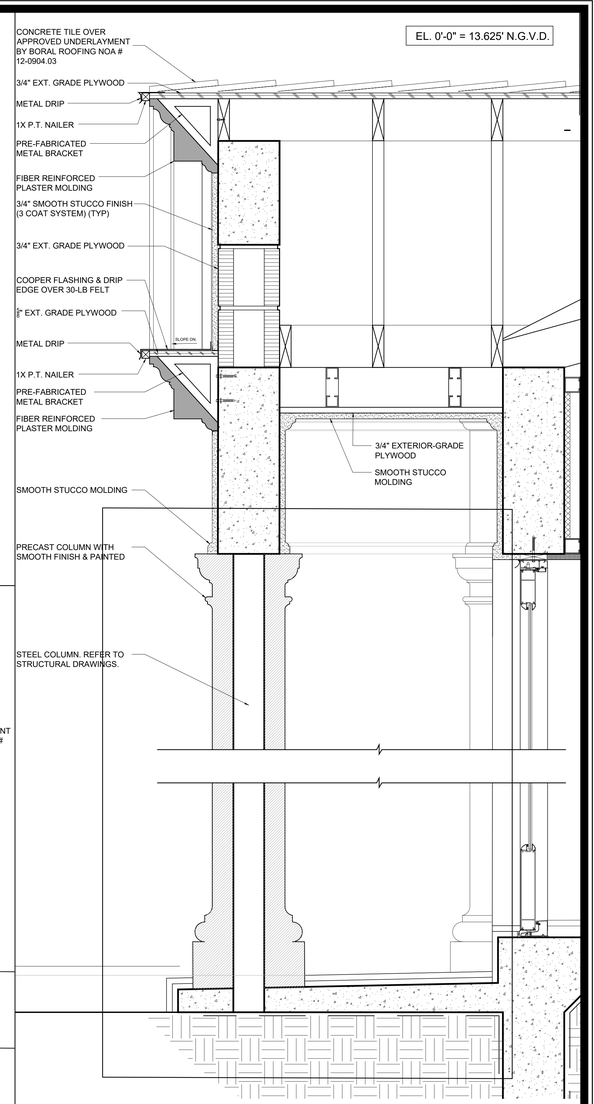
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



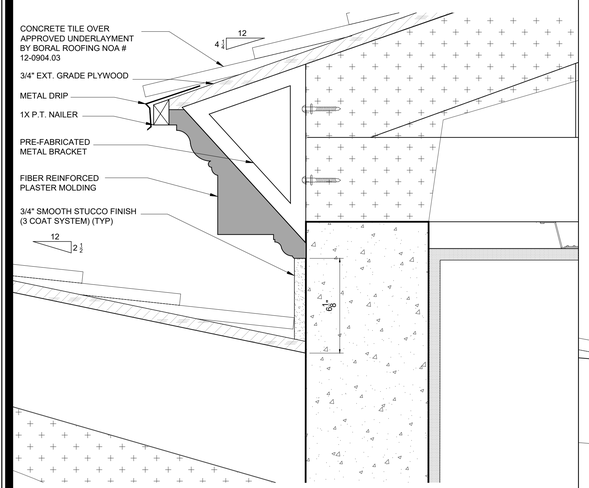
09 PROFILE DETAIL
6" = 1'-0"



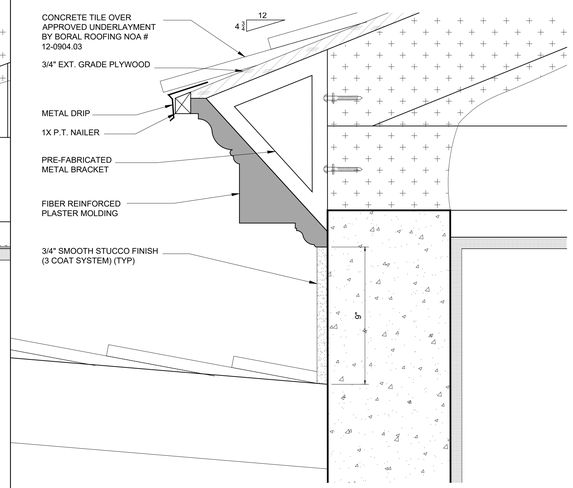
06 FLASHING DETAILS
3" = 1'-0"



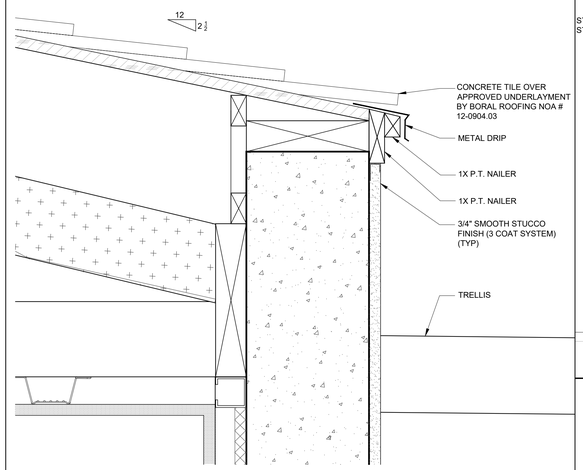
03 DETAIL
3" = 1'-0"



10 DETAIL
3" = 1'-0"

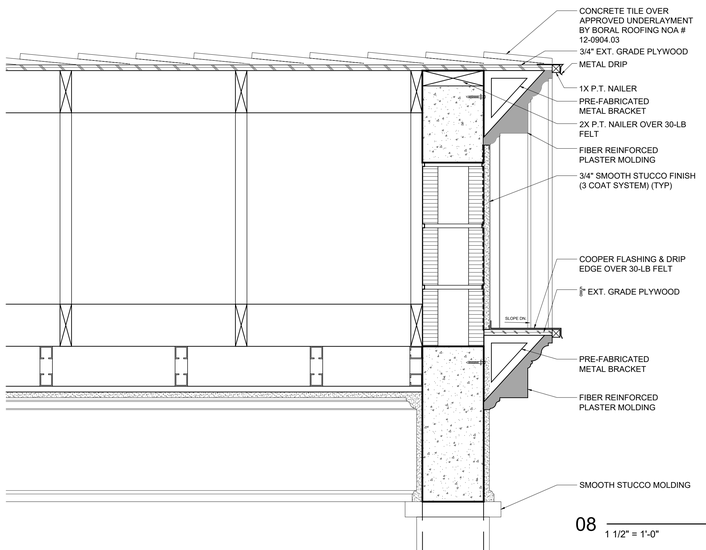


07 FLASHING DETAIL
3" = 1'-0"

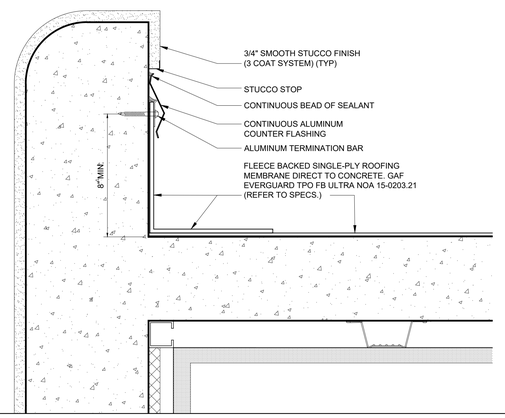


04 FLASHING DETAIL
3" = 1'-0"

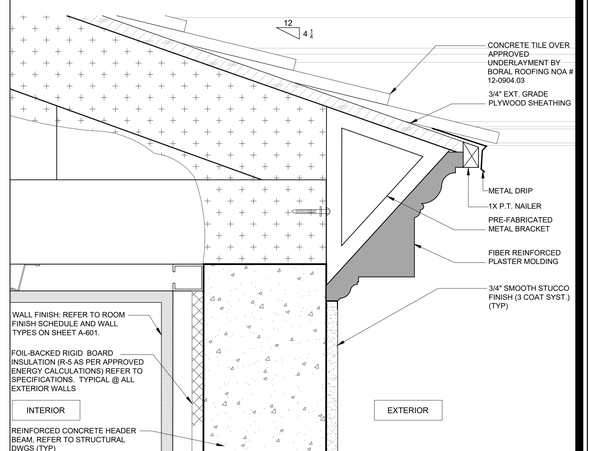
01 OFFICE PEDIMENT DETAIL
1 1/2" = 1'-0"



08 PEDIMENT DETAIL
1 1/2" = 1'-0"



05 FLASHING DETAIL
3" = 1'-0"



02 EAVE DETAIL
3" = 1'-0"

JOSE LUIS PONS DIAZ PEROTTI
LICENSE NO. AR 0017427

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture · Planning · Interior Design
AAC001407
5717 SW. 8th Street, Miami, Florida, 33144, USA
Tel: (305) 260-9331 · Fax: (305) 260-9318
http://www.portuondo-perotti.com

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

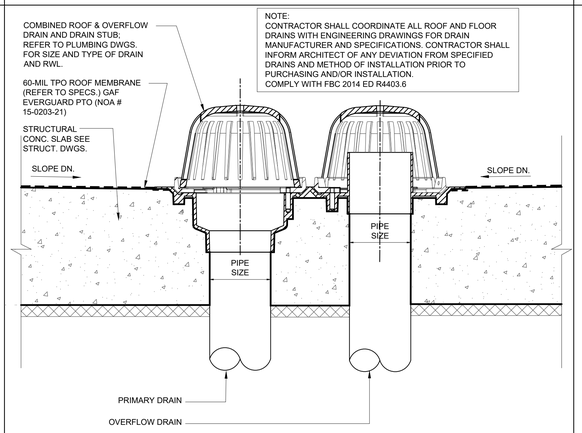
OWNER
CLAUDIO I. ALVAREZ

TITLE: DETAILS
SCALE: AS NOTED

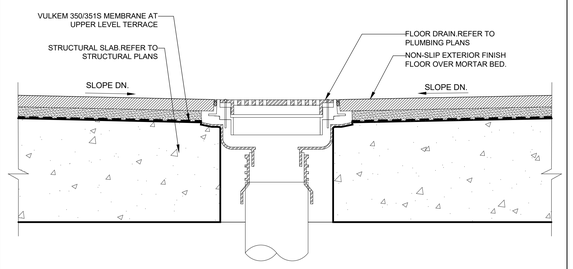
SHEET: A-503
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

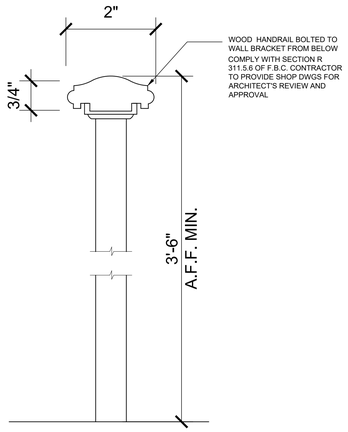
EL. 0'-0" = 13.625' N.G.V.D.



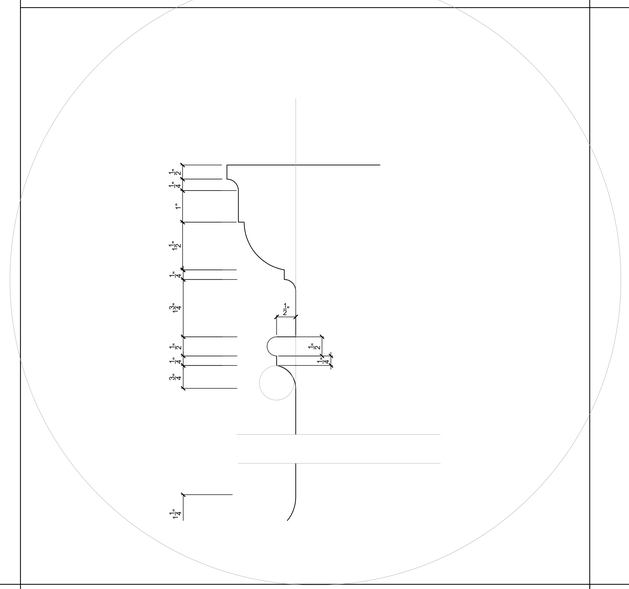
07 FLAT ROOF DUAL DRAIN DETAIL
3" = 1'-0"

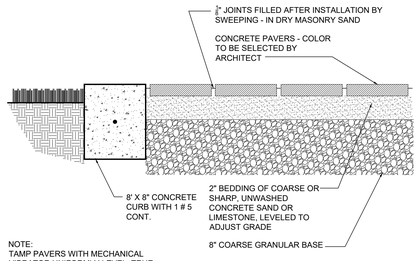


04 DRAIN DETAIL
3" = 1'-0"

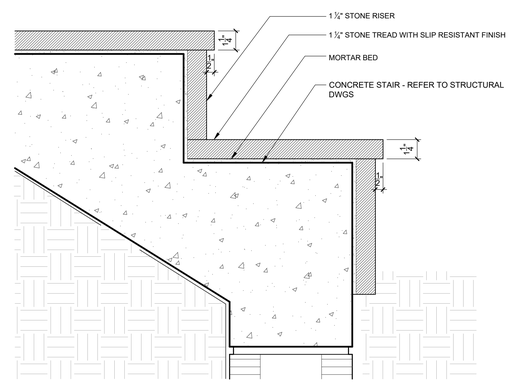


01 RAILING PROFILE DETAIL
3" = 1'-0"

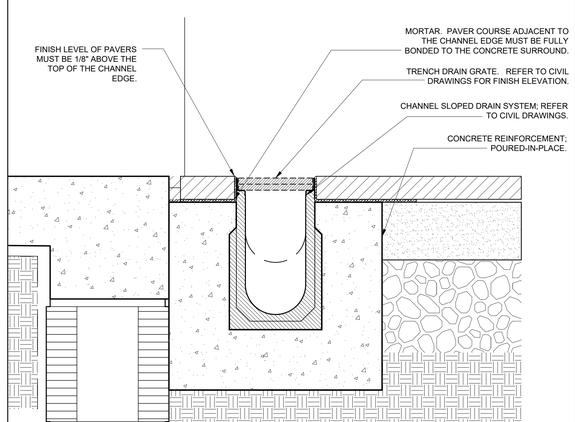




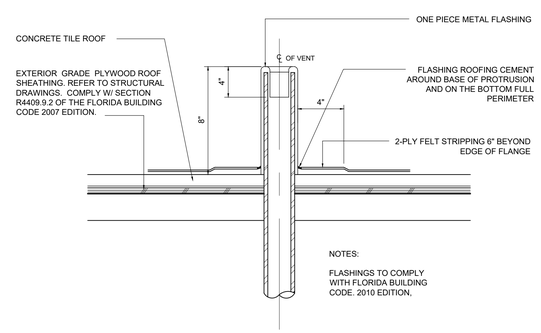
05 PAVERS DETAIL
1 1/2" = 1'-0"



02 RISER DETAIL AT EXTERIOR STEPS
3" = 1'-0"



06 TRENCH DRAIN DETAIL @ DRIVEWAY
3" = 1'-0"



03 VENT THROUGH ROOF DETAIL
1 1/2" = 1'-0"

JOSE LUIS PONCE DE PEROTTI
ARCHITECT
AA0001407

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AA0001407
5717 SW. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

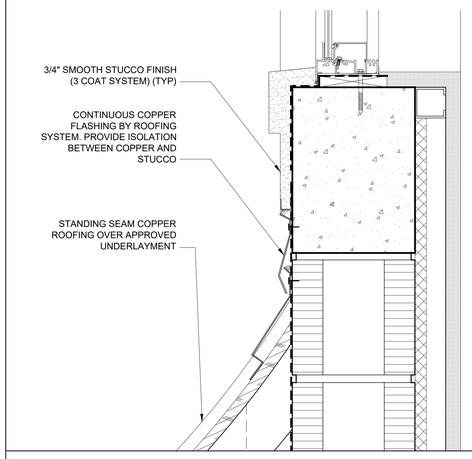
SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES - FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

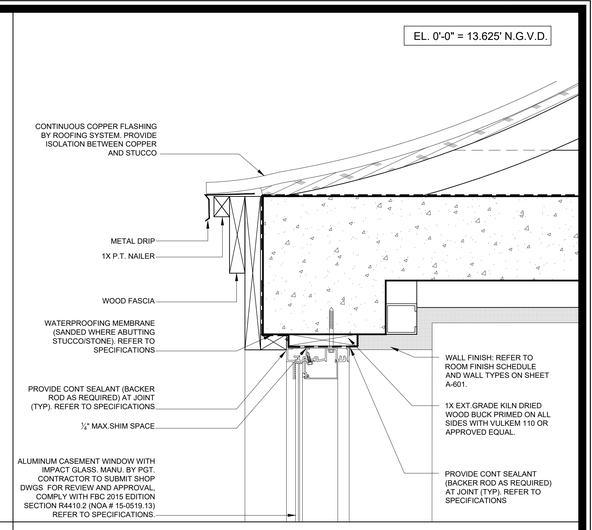
TITLE: DETAILS
SCALE: AS NOTED

SHEET: A-504
OF

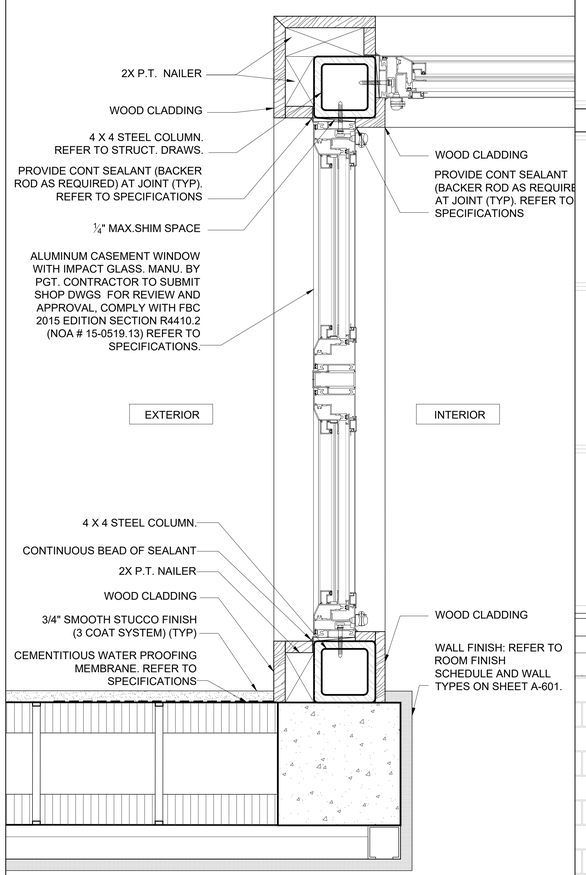
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



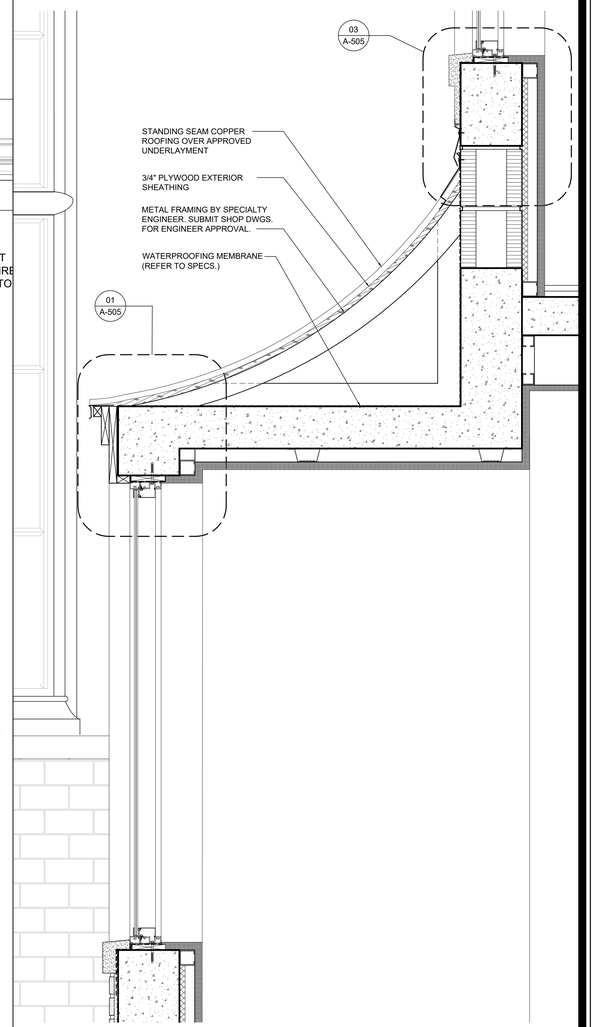
03 BAY WINDOW FLASHING & SILL DETAIL
3" = 1'-0"



01 BAY WINDOW FACIA DETAIL
3" = 1'-0"



04 BAY WINDOW JAMB DETAIL
3" = 1'-0"



02 BAY WINDOW SECTION DETAIL
1'-1/2" = 1'-0"

JOSE LUIS CHON-DIAZ PEROTTI
ARCHITECT
AR 0011447

PROJECT NUMBER: 2016-05
DATE: 04/12/2018
DRAWN BY: LG / JL
CHECKED BY:
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

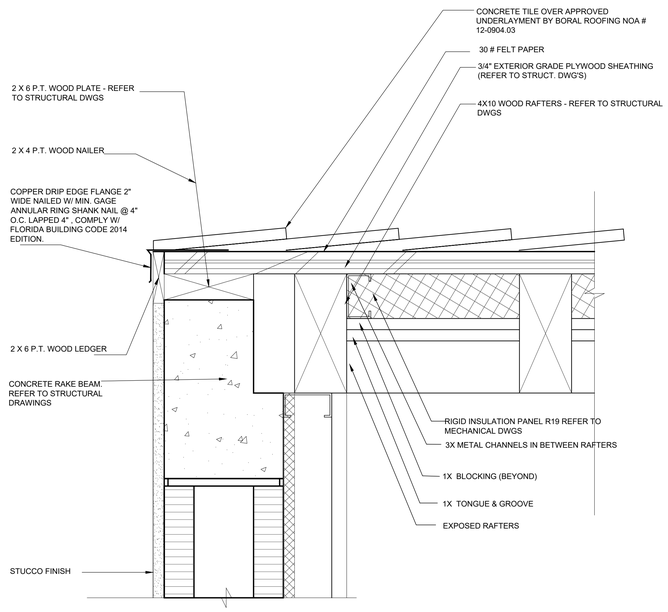
OWNER
CLAUDIO I. ALVAREZ

TITLE: DETAILS
SCALE: AS NOTED

SHEET A-505
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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



01 EAVE DETAIL
3/4" = 1'-0"

JOSE LUIS PORTUONDO PEROTTI
LICENSE # AR 0014427

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/23/19 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: DETAILS
SCALE: AS NOTED

SHEET: A-506
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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"	C3
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"	

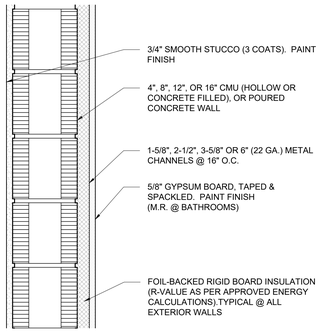
UPPER LEVEL - ROOM FINISH SCHEDULE

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.

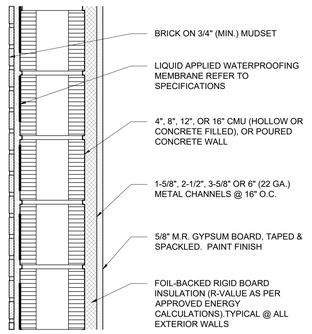
STUCCO - CMU - INTERIOR



W-01 WALL TYPE 01

N.T.S.

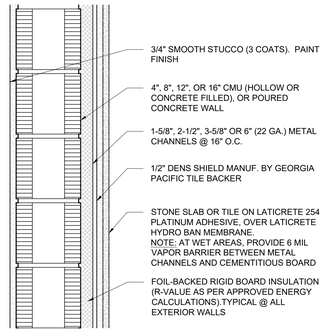
BRICK - CMU - INTERIOR



W-02 WALL TYPE 02

N.T.S.

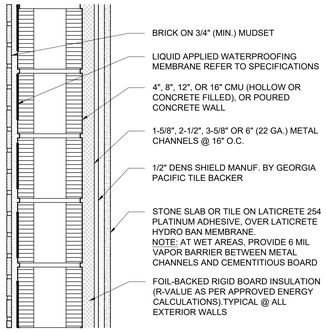
STUCCO - CMU - WET



W-03 WALL TYPE 03

N.T.S.

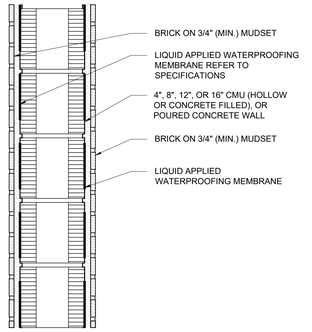
BRICK - CMU - WET



W-04 WALL TYPE 04

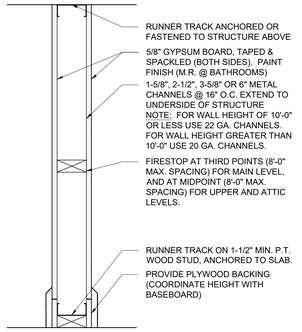
N.T.S.

BRICK - CMU - BRICK



W-05 WALL TYPE 05

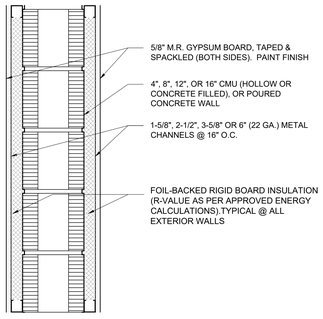
N.T.S.



W-06 WALL TYPE 08

N.T.S.

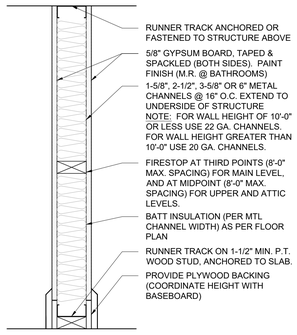
GWB - CMU - GWB



W-07 WALL TYPE 07

N.T.S.

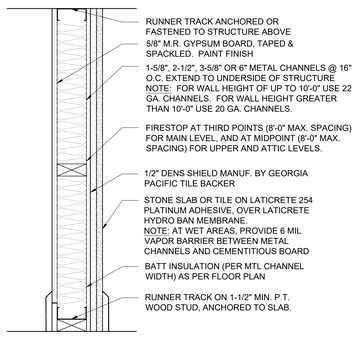
GWB - MTL - GWB



W-08 WALL TYPE 08

N.T.S.

GWB - MTL - STONE / WET



W-09 WALL TYPE 09

N.T.S.

JOSE LUIS CHAO LAZ PERDOMO
ARCHITECT
AR-0017427

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

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

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

OWNER
CLAUDIO I. ALVAREZ

TITLE: ROOM FINISH SCHEDULE
SCALE: AS NOTED

SHEET A-601
OF

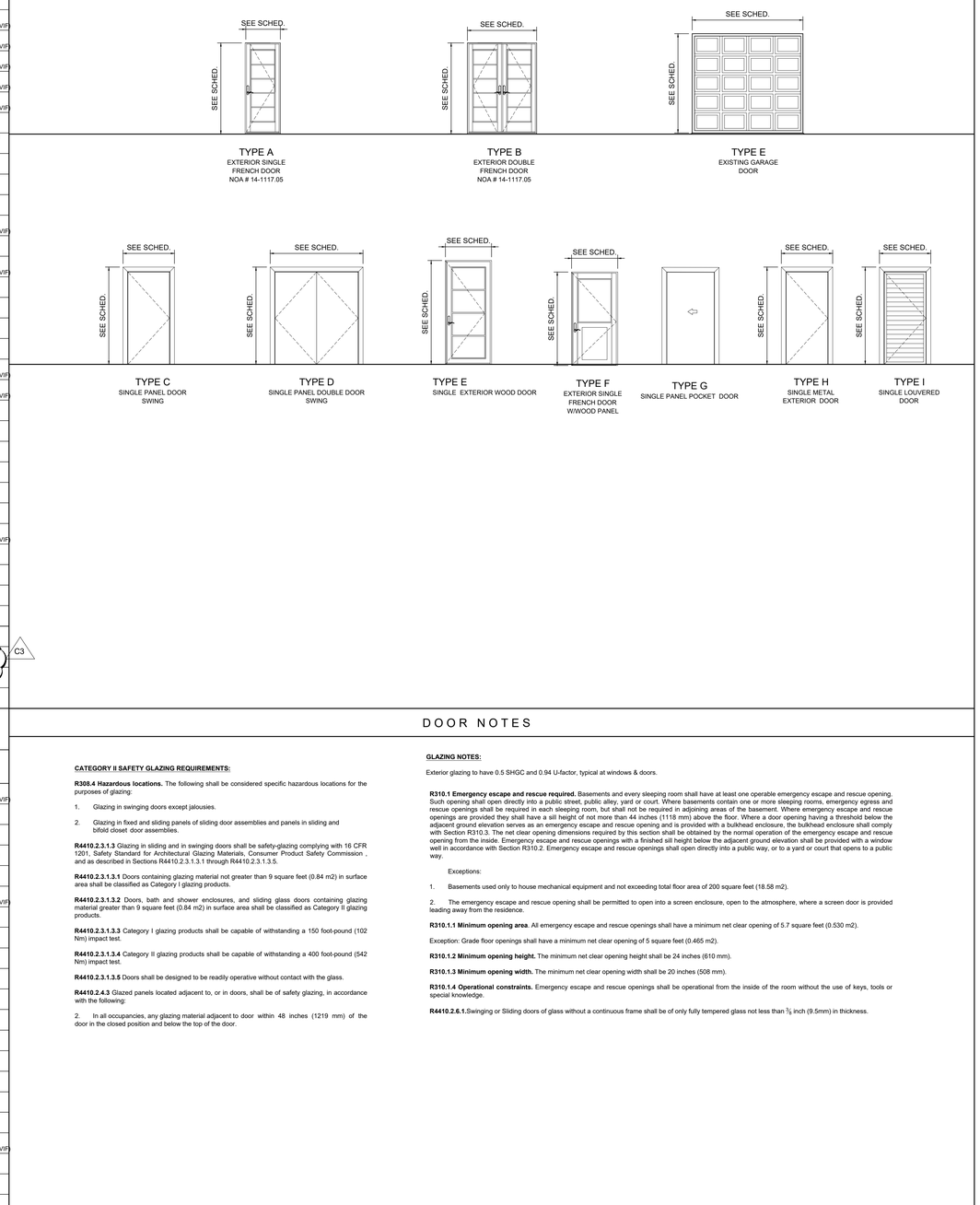
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

DOOR SCHEDULE

DOOR NO.	TYPE	SIZE W	SIZE H	SIZE T	DOOR MATL.	DOOR FINISH	FRAME MATL.	FRAME FINISH	GLASS	HDW SET	DETAILS HEAD	DETAILS THR.	DETAILS JAMB	DESIGN PRESSURES DOOR POS	DESIGN PRESSURES DOOR NEG	DESIGN PRESSURES TRANSOM POS	DESIGN PRESSURES TRANSOM NEG	REMARKS
GROUND LEVEL																		
101	E	3'-6"	7'-6"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	40.9	47.4			EQUIPPED W/ EXIT ALARM
102	A	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	48.9			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
103	A	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	48.9			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
104	E	8'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		-	-	06 A-501	37.6	46.5			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
105	E	8'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		-	-	06 A-501	37.6	46.5			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
106	H	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	45.7			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
107	A	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	41.6	48.3			EQUIPPED W/ EXIT ALARM
108	A	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	54.8			EQUIPPED W/ EXIT ALARM
109	A	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	42.9			EQUIPPED W/ EXIT ALARM
110	B	5'-2"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	48.9			EQUIPPED W/ EXIT ALARM
111	A	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	40.9	47.4			EQUIPPED W/ EXIT ALARM
112	B	5'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	39.6	45.7			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
113	NOT USED																	
114	B	5'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.8	49.9			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
115	NOT USED																	
116	NOT USED																	
117	A	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	40.9	53.1			EQUIPPED W/ EXIT ALARM
118	B	4-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.8	49.9			EQUIPPED W/ EXIT ALARM
119	B	5'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	39.6	45.7			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
120	B	5'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	39.6	45.7			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
121	C	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
122	C	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
123	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
124	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
125	I	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					LOUVERED DOOR
126	D	3'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
127	C	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					SIZE TO MATCH EXISTING OPENING(VIF)
128	D	4'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
129	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
130	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
131	C	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
132	C	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
133	NOT IN USE																	C3
134	NOT IN USE																	
135	H	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT						42.0	48.9			EQUIPPED W/ EXIT ALARM
DOOR NO.	TYPE	SIZE W	SIZE H	SIZE T	DOOR MATL.	DOOR FINISH	FRAME MATL.	FRAME FINISH	GLASS	HDW SET	DETAILS HEAD	DETAILS THR.	DETAILS JAMB	DESIGN PRESSURES DOOR POS	DESIGN PRESSURES DOOR NEG	DESIGN PRESSURES TRANSOM POS	DESIGN PRESSURES TRANSOM NEG	REMARKS
UPPER LEVEL																		
201	B	4'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	42.9			EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
202	A	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	42.9			EQUIPPED W/ EXIT ALARM
203	B	5'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	42.9			EQUIPPED W/ EXIT ALARM
204	A	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT	IMPACT		01 A-501	02 A-501	03 A-501	42.0	42.9			EQUIPPED W/ EXIT ALARM
205	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
206	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					SIZE TO MATCH EXISTING OPENING(VIF)
207	C	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
208	C	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
209	C	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
210	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
211	C	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
212	D	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
213	C	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
214	C	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
215	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
216			NOT USED									-						
217	G	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
218	C	2'-6"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					SIZE TO MATCH EXISTING OPENING(VIF)
219	C	3'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
220	C	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
221	C	2'-8"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					
222	D	4'-0"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					SIZE TO MATCH EXISTING OPENING(VIF)
223	C	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT			04 A-501	-	05 A-501					SIZE TO MATCH EXISTING OPENING(VIF)
224	D	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT				-			COORDINATE WITH MECHANICAL ENGINEER FOR POSSIBLE LOUVERED DOOR			
225	C	2'-10"	6'-8"	1-3/4"	WOOD	PAINT	WOOD	PAINT				-			CONCEALED DOOR REFER TO INTERIOR DRAWINGS			C3

DOOR TYPES



DOOR NOTES

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.

R4410.2.3.1.3 Glazing in sliding and in swinging doors shall be safety-glazing complying with 16 CFR 1201, Safety Standard for Architectural Glazing Materials, Consumer Product Safety Commission , and as described in Sections R4410.2.3.1.3.1 through R4410.2.3.1.3.5.

R4410.2.3.1.3.1 Doors containing glazing material not greater than 9 square feet (0.84 m2) in surface area shall be classified as Category I glazing products.

R4410.2.3.1.3.2 Doors, bath and shower enclosures, and sliding glass doors containing glazing material greater than 9 square feet (0.84 m2) in surface area shall be classified as Category II glazing products.

R4410.2.3.1.3.3 Category I glazing products shall be capable of withstanding a 150 foot-pound (102 Nm) impact test.

R4410.2.3.1.3.4 Category II glazing products shall be capable of withstanding a 400 foot-pound (542 Nm) impact test.

R4410.2.3.1.3.5 Doors shall be designed to be readily operative without contact with the glass.

R4410.2.4.3 Glazed panels located adjacent to, or in doors, shall be of safety glazing, in accordance with the following:

2. In all occupancies, any glazing material adjacent to door within 48 inches (1219 mm) of the door in the closed position and below the top of the door.

GLAZING NOTES:

Exterior glazing to have 0.5 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:

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 ⅜ inch (9.5mm) in thickness.

JOSE LUIS CHON-LAY PEROTTI
ARCHITECT
AR-0011407

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

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

OWNER
CLAUDIO I. ALVAREZ

TITLE: DOOR SCHEDULE
SCALE: AS NOTED

SHEET: A-602
OF

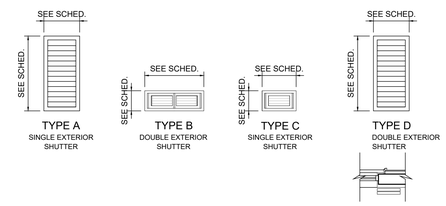
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

SHUTTER SCHEDULE

SHUTTER	TYPE	SIZE		ROUGH OPENING		FRAME		GLASS	DETAILS			DESIGN PRESSURES WINDOW		TRANSOM		REMARKS
		W	H	W	H	MATERIAL	FINISH	TYPE	HEAD	JAMB	SILL	POS	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"	C3		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"	C3		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:

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 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:

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 ⅜ inch (9.5mm) in thickness.

JOSE LUIS CHON-DIAZ PEROTTI
LICENSE NO. AR 0017427

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

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture Planning Interior Design
AAC001407
5717 SW. 8th Street, Miami, Florida, 33144 USA
Tel: (305) 260-9331 Fax: (305) 260-9318
http://www.portuondo-perotti.com

SANTA MARIA RESIDENCE
4125 SANTA MARIA STREET
CORAL GABLES FLORIDA 33146

OWNER
CLAUDIO I. ALVAREZ

TITLE: SCHEDULE
SCALE: AS NOTED

SHEET: A-603.1
OF

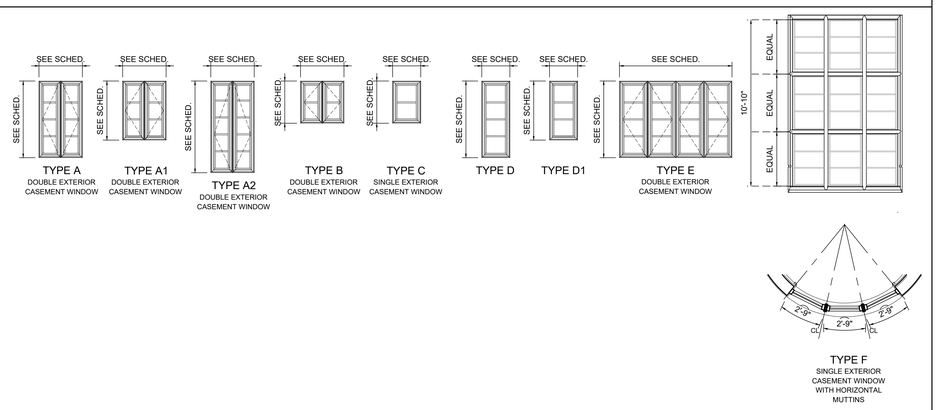
© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

WINDOW SCHEDULE

WINDOW	TYPE	SIZE W	SIZE H	ROUGH OPENING W	ROUGH OPENING H	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	DETAILS HEAD	DETAILS SILL	DETAILS JAMB	DESIGN PRESSURES WINDOW POS	DESIGN PRESSURES WINDOW NEG	DESIGN PRESSURES TRANSOM POS	DESIGN PRESSURES TRANSOM NEG	DIRECT MOUNT	REMARKS
GROUND LEVEL																	
101	A	3'-0"	4'-4"			WOOD	PAINT	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	PAINT	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	PAINT	IMPACT				43.5	50.9				EQUIPPED W/ EXIT ALARM SIZE TO MATCH EXISTING OPENING(VIF)
105	D1	2'-6"	3'-8"			WOOD	PAINT	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	PAINT	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	PAINT	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	PAINT	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	PAINT	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	PAINT	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	PAINT	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	PAINT	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	PAINT	IMPACT	04 / A-502	02 / A-502	03 / A-502	43.5	50.9			D	
113 B	F	2'-2"	10'-10"			WOOD	PAINT	IMPACT	01 / A-502	02 / A-502	06 / A-502	43.5	50.9			D	
113 C	F	2'-2"	10'-10"			WOOD	PAINT	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	PAINT	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	PAINT	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	PAINT	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	PAINT	IMPACT				43.5	50.9				EQUIPPED W/ EXIT ALARM
120	D	1'-7"	4'-7"			WOOD	PAINT	IMPACT				43.5	50.9				EQUIPPED W/ EXIT ALARM
121	D1	2'-0"	3'-8"			WOOD	PAINT	IMPACT				43.5	50.9				FIXED
UPPER LEVEL																	
201	A	4'-4"	4'-2"			WOOD	PAINT	IMPACT	01 / A-502	02 / A-502	03 / A-502	41.6	48.3				
202	D	3'-0"	4'-2"			WOOD	PAINT	IMPACT	01 / A-502	02 / A-502	03 / A-502	43.2	50.5				
203	E	5'-6"	4'-2"			WOOD	PAINT	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	PAINT	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	PAINT	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	PAINT	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"	2'-8"	C3		WOOD	PAINT	IMPACT	04 / A-502	05 / A-502	03 / A-502	43.5	50.9				EGRESS
209	C	2'-6"	2'-8"			WOOD	PAINT	IMPACT	04 / A-502	05 / A-502	03 / A-502	43.5	50.9				
210	NOT IN USED			C3													
211	C	2'-6"	2'-8"			WOOD	PAINT	IMPACT	04 / A-502	05 / A-502	03 / A-502	43.5	50.9				
212	C	2'-6"	2'-8"			WOOD	PAINT	IMPACT	04 / A-502	05 / A-502	03 / A-502	43.5	58.3				
213	A	5'-2"	4'-2"			WOOD	PAINT	IMPACT	04 / A-502	05 / A-502	03 / A-502	53.1	62.1				
214	D	2'-10"	4'-2"			WOOD	PAINT	IMPACT	01 / A-502	05 / A-502	03 / A-502	43.0	50.2				
215	A	5'-2"	4'-2"			WOOD	PAINT	IMPACT	01 / A-502	05 / A-502	03 / A-502	41.2	47.8				EGRESS
216	D	2'-10"	4'-2"			WOOD	PAINT	IMPACT	01 / A-502	05 / A-502	03 / A-502	43.0	50.2				
217	D	3'-0"	4'-2"			WOOD	PAINT	IMPACT	04 / A-502	05 / A-502	03 / A-502	43.2	50.5				
217 A	D	2'-0"	4'-2"			WOOD	PAINT	IMPACT				43.2	50.5				
217 B	D	2'-0"	4'-2"			WOOD	PAINT	IMPACT				43.2	50.5				
218	A	3'-0"	4'-2"			WOOD	PAINT	IMPACT	04 / A-502	05 / A-502	03 / A-502	42.6	49.6			D	
219	D	1'-1"	4'-2"			WOOD	PAINT	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	PAINT	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"	C3		WOOD	PAINT	IMPACT				42.6	49.6			D	SIZE TO MATCH EXISTING OPENING(VIF)
222	C	2'-6"	2'-8"			WOOD	PAINT	IMPACT				43.5	50.9				

WINDOW 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:

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 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:

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 $\frac{5}{8}$ inch (9.5mm) in thickness.

JOSE LUIS CHON-DAT PEROTTI
ARCHITECT
AA26001447

REVISIONS:
1 05/16/19 OWNER REQUEST
2 09/25/19 OWNER REQUEST
3 05/04/20 OWNER REQUEST & PUBLIC WORKS
4 05/26/20 OWNER REQUEST

PROJECT NUMBER: 2016-05
DATE: 05/18/19
DRAWN BY: LG / JE
CHECKED BY:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
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

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

OWNER
CLAUDIO I. ALVAREZ

TITLE: WINDOW
SCALE: AS NOTED

SHEET A-603
OF

© COPYRIGHT 2009
THE ABOVE FORMAT, TECHNIQUE AND DESIGN ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT