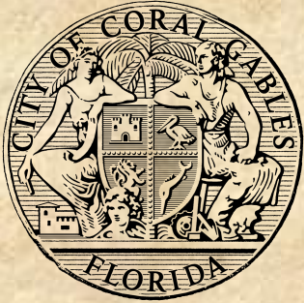


City of Coral Gables
Historic Preservation Board

August 20, 2009



City of Coral Gables
Historic Preservation Board
Historical Resources Department

AD VALOREM TAX ABATEMENT:

CASE FILE AV 2006-02

An application requesting ad valorem tax relief for the property at 3012 Granada Boulevard, a local historic landmark, legally described as Lots 12 and 13, Block 21, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108, of the Public Records of Miami-Dade County, Florida. The related Certificate of Appropriateness – Case File COA (SP) 2005-04, was granted design approval on April 21, 2005, by the Historic Preservation Board.



GRANADA BOULEVARD FACADE



ENTRY DETAIL



ALFREDO POU
ARCHITECT

4501 S.W. 64th COURT
MIAMI, FLORIDA 33156

AR - 0011559

DATE:
02-10-05

PAGE:
0

DOLARA RESIDENCE

CORAL GABLES - FLORIDA



BACKYARD - SOUTH



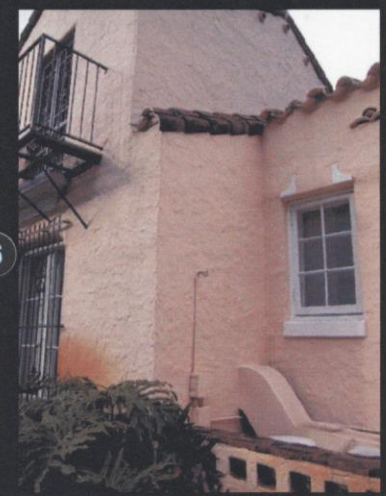
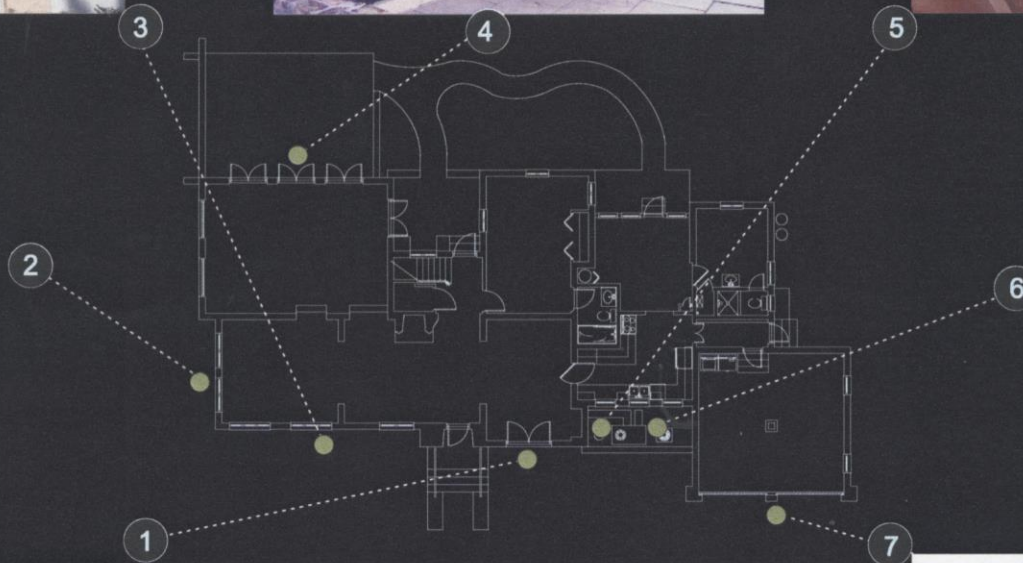
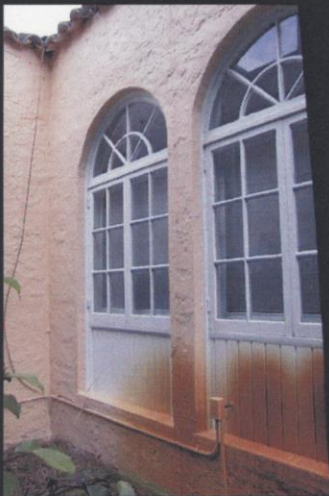
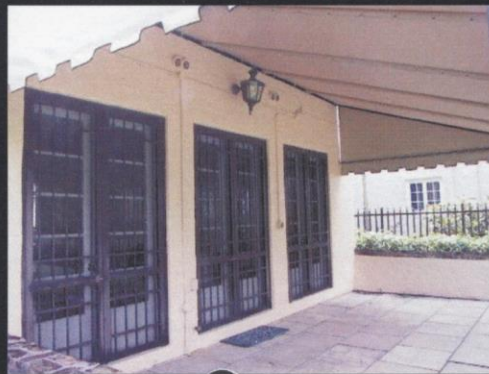
REAR FACADE



BACKYARD - NORTH



VIEW OF BILTMORE TOWER



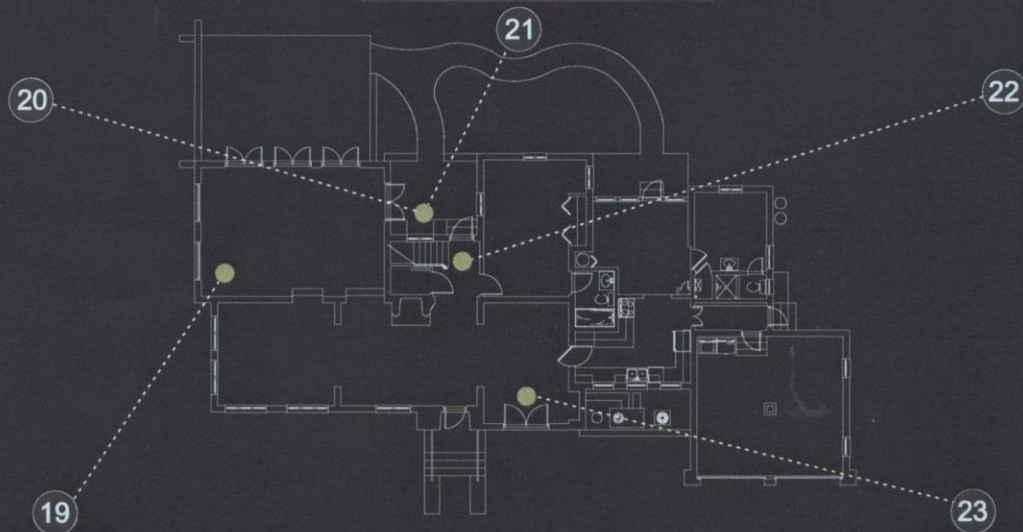
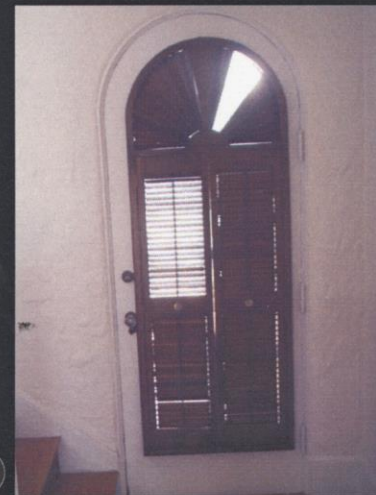
► GROUND LEVEL FLOOR PLAN

DOLARA RESIDENCE CORAL GABLES - FLORIDA

DATE:
02-10-05

ALFREDO POU
ARCHITECT
4801 S.W. 84th COURT
MIAMI, FLORIDA 33155
AR - 0011559

PAGE:
1



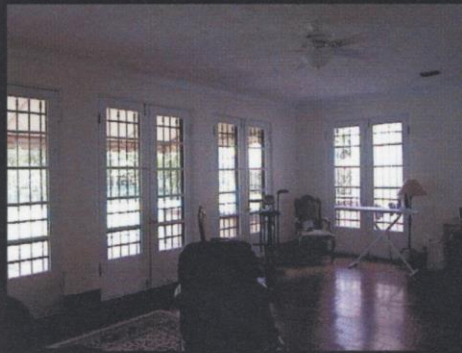
► GROUND LEVEL FLOOR PLAN

DOLARA
RESIDENCE
CORAL GABLES - FLORIDA

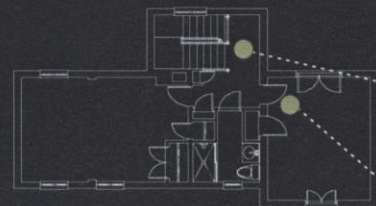
DATE:
02-10-05

ALFREDO POU
ARCHITECT
4501 S.W. 84th COURT
MIAMI, FLORIDA 33195
AR - 0011559

PAGE:
4



15



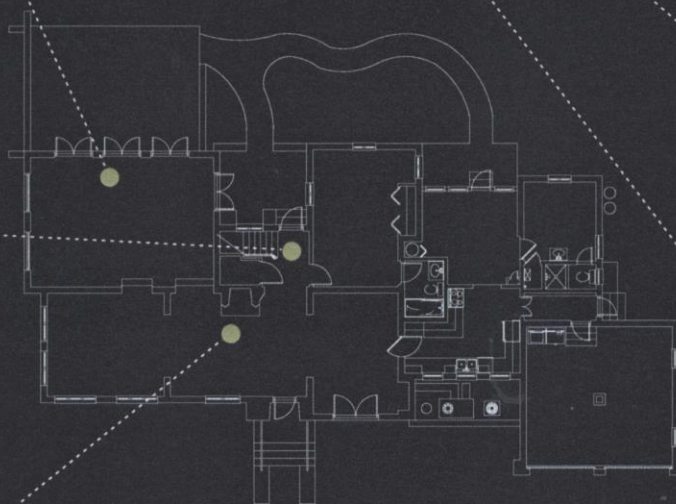
➤ SECOND LEVEL FLOOR PLAN



16



14



➤ GROUND LEVEL FLOOR PLAN



17



13



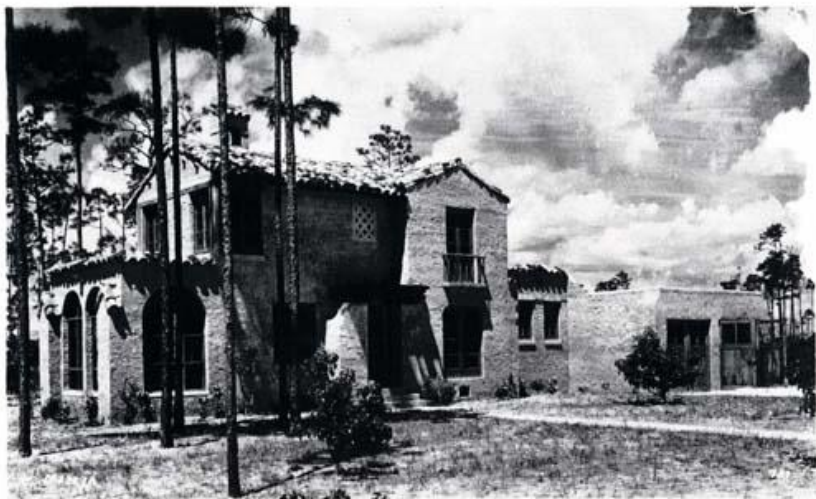
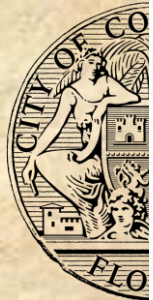
18

DOLARA
RESIDENCE
CORAL GABLES - FLORIDA

DATE:
02-10-05

ALFREDO POU
ARCHITECT
4501 S.W. 84th COURT
MIAMI, FLORIDA 33195
AR - 0011559

PAGE:
3









City of Coral Gables
Historic Preservation Board
Historical Resources Department





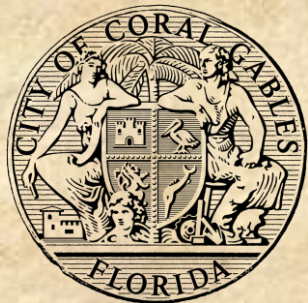
City of Coral Gables
Historic Preservation Board
Historical Resources Department





City of Coral Gables
Historic Preservation Board
Historical Resources Department





City of Coral Gables
Historic Preservation Board
Historical Resources Department





City of C
Historic
Historic





City of Coral Gables
Historic Preservation Board
Historical Resources Department

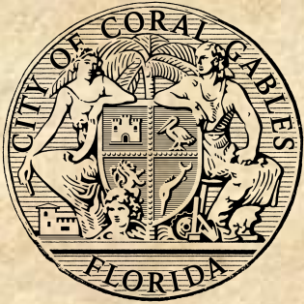




City of Coral Gables
Historic Preservation Board
Historical Resources Department

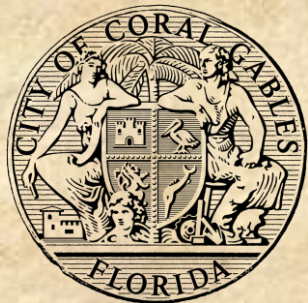






City of Coral Gables
Historic Preservation Board
Historical Resources Department





City of Coral Gables
Historic Preservation Board
Historical Resources Department





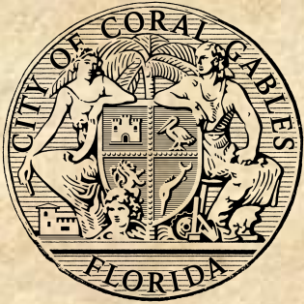
City of Coral Gables
Historic Preservation Board
Historical Resources Department





City of Coral Gables
Historic Preservation Board
Historical Resources Department





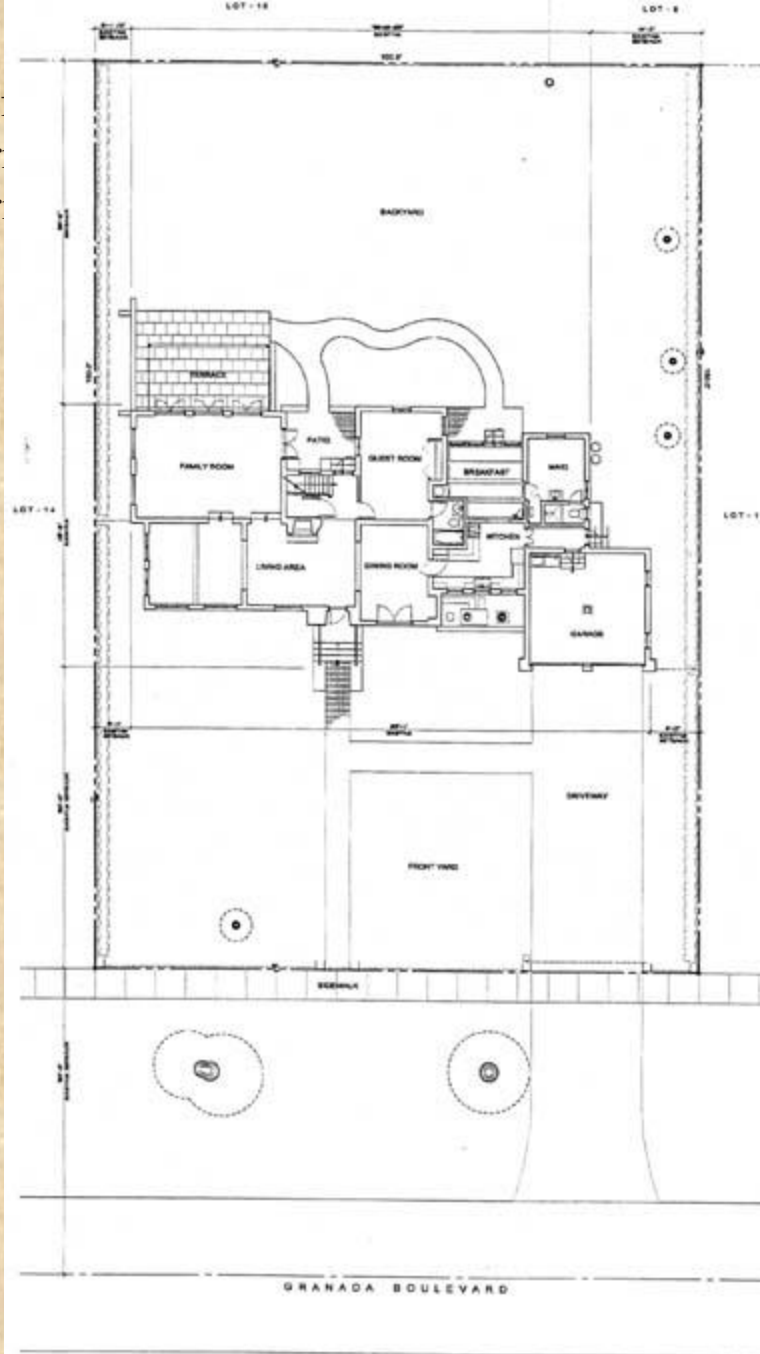
City of Coral Gables
Historic Preservation Board
Historical Resources Department





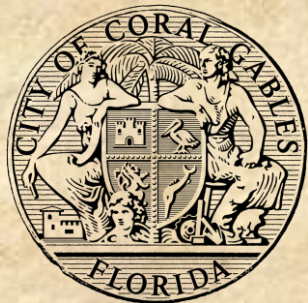


City of
Historic
Historic

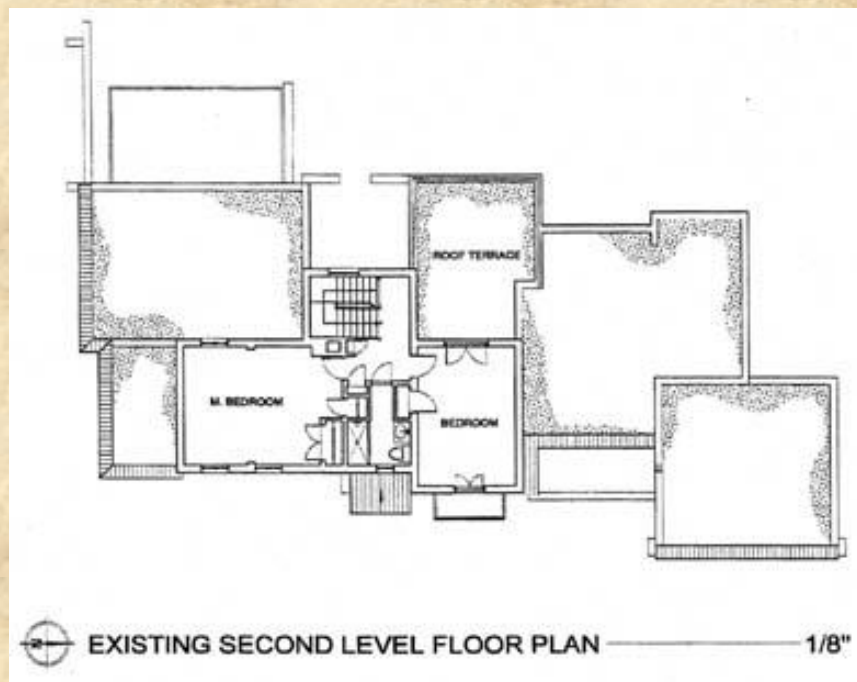


EXISTING SITE / GROUND LEVEL FLOOR PLAN

1/8"



City of Coral Gables
Historic Preservation Board
Historical Resources Department



DRAWING INDEX

SURVEY SKETCH

BOUNDARY SURVEY

ARCHITECTURAL DRAWINGS

- A-1 SITE PLAN, BUILDING & ZONING DATA, BUILDING DIAGRAMS, DETAILS
- A-2 AS-BUILT GROUND LEVEL FLOOR PLAN
- A-2.1 AS-BUILT SECOND LEVEL FLOOR PLAN
- A-2.2 AS-BUILT ROOF PLAN
- A-2.3 GROUND LEVEL DEMOLITION PLAN
- A-2.4 SECOND LEVEL & ROOF DEMOLITION PLAN
- A-2.5 GROUND LEVEL FLOOR PLAN
- A-2.6 SECOND LEVEL FLOOR PLAN
- A-2.7 ROOF PLAN
- A-3 AS-BUILT EAST 4 GRANADA BOULEVARD ELEVATIONS
- A-3.1 EAST 4 GRANADA BOULEVARD ELEVATIONS
- A-3.2 WEST ELEVATION - BUILDING SECTIONS
- A-3.3 NORTH ELEVATION - BUILDING SECTIONS
- A-3.4 SOUTH ELEVATION - BUILDING SECTIONS
- A-3.5 BUILDING SECTIONS
- A-3.6 BUILDING SECTIONS
- A-3.7 BUILDING SECTIONS
- A-3.8 BUILDING SECTIONS
- A-3.9 BUILDING SECTIONS
- A-3.10 FRONT PORCH DETAILS
- A-3.11 GARDEN PORCH DETAILS
- A-3.12 COVERED TERRACE DETAILS
- A-4.1 WALL SECTIONS
- A-4.2 WALL SECTIONS
- A-4.3 WALL SECTIONS
- A-4.4 WALL SECTIONS
- A-4.5 WALL SECTIONS
- A-4.6 WALL SECTIONS
- A-4.7 WALL SECTIONS
- A-4.8 WALL SECTIONS
- A-4.9 WALL SECTIONS
- A-4.10 WALL SECTIONS
- A-4.11 WALL SECTIONS
- A-4.12 WALL SECTIONS
- A-5 DOOR & WINDOW SCHEDULES
- A-6 SPECIFICATIONS

STRUCTURAL DRAWINGS

- S-1 GROUND FLOOR PLAN
- S-2 SECOND FLOOR PLAN
- S-3 ROOF PLAN
- S-4 SCHEDULES
- S-5 SECTIONS
- S-6 SECTIONS
- S-7 SECTIONS
- S-8 SECTIONS
- S-9 SECTIONS
- S-10 SECTIONS
- S-11 DETAILS

M.E.P. DRAWINGS

- M-1 GROUND LEVEL FLOOR PLAN
- M-2 SECOND LEVEL FLOOR PLAN
- M-3 CITY OF MIAMI FLOOR PLAN
- M-4 SCHEDULES & REVISIONS
- M-5 MECHANICAL & PLUMBING SCHEDULES & DETAILS
- M-6 SECOND LEVEL FLOOR PLAN
- M-7 STORM DRAIN GROUND LEVEL FLOOR PLAN
- M-8 STORM DRAIN SECOND LEVEL FLOOR PLAN
- M-9 STORM DRAIN ROOF DRAINAGE PLAN

SECOND LEVEL FLOOR PLAN

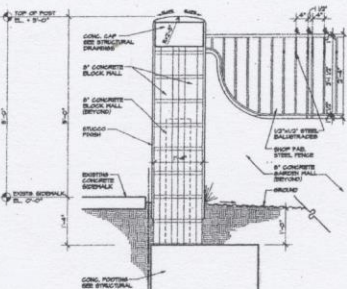
GROUND LEVEL FLOOR PLAN

LEGEND

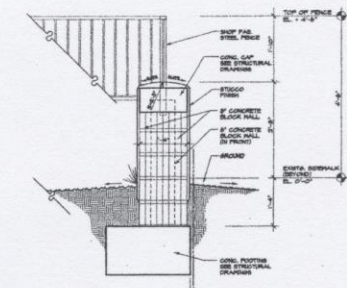
- EXISTING AD AND GARAGE AREA
- PROPOSED AD AREA

EXISTING AND PROPOSED BUILDING AREA DIAGRAMS

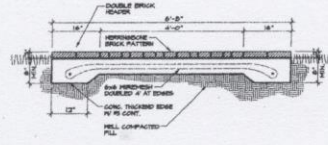
1 GARDEN WALL SECTION 3/4"



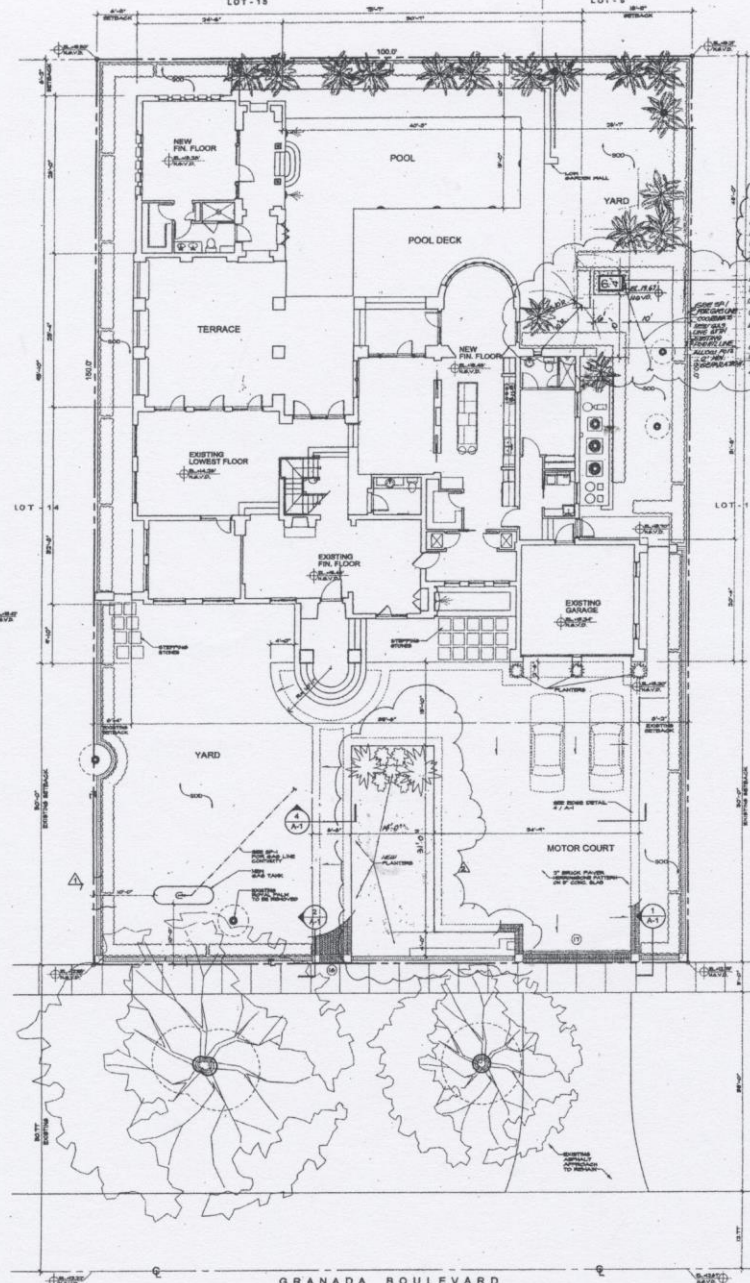
2 CONCRETE POST SECTION 3/4"



3 LOW CONCRETE POST 3/4"



4 MOTOR COURT SLAB DETAIL 3/4\"/>

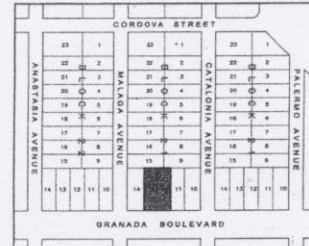


ZONING DATA

NOTE: THIS PROPERTY IS A HISTORICAL LANDMARK AND IS LISTED ON THE CORAL GABLES REGISTER OF HISTORIC PLACES.
PROPOSED TWO STORY ADDITION AND POOL TO EXISTING RESIDENCE
EXISTING SINGLE FAMILY RESIDENCE
ZONING DISTRICT R-1 RESIDENTIAL
NET LOT AREA: 100X100' 15,000 SF
F.A.R. COVERAGE 4% @ FIRST 5,000 SF 2,000 SF
30% @ SECOND 5,000 SF 1,750 SF
30% @ REMAINDER 5,000 SF 1,500 SF
TOTAL ALLOWED F.A.R. 5,250 SF
LOT COVERAGE 40% - BUILDING 2,000 SF
40% - POOL AND DECK 1,250 SF
50% - LANDSCAPING REQUIRED MIN. 5,250 SF
BUILDING SET BACKS: FRONT (GRANADA BOULEVARD) 50'-0\"/>

BUILDING DATA

GROUND LEVEL	AREA	SECOND LEVEL	AREA
EXISTING AC	2,180 SF	EXISTING AC	734 SF
PROPOSED AC	1,185 SF	PROPOSED AC	1,377 SF
TOTAL	3,325 SF	TOTAL	2,111 SF
AC AREA	420 SF @ 30%	5,430 SF	
GARAGE	420 SF @ 30%	210 SF	
ALLOWED F.A.R.	5,850 SF		
PROPOSED TOTAL F.A.R.	5,045 SF		



LOCATION MAP

NOTE: ALL ELEVATIONS (±) AS PER H.O.V.O.

LEGAL DESCRIPTION

LOT 12 AND 13, BLOCK 21, OF "TORNAL GABLES COUNTRY CLUB SECTION 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 198, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. REFER TO SURVEY AS PREPARED BY MOUEL ESPINOSA LAND SURVEYING, INC. DATED 10-04.

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE PERFORMED UNDER DIRECT SUPERVISION OF A STATE OF FLORIDA CERTIFIED AND LICENSED GENERAL CONTRACTOR.
- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS OF THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- NO WORK SHALL BE PERFORMED WITHOUT FIRST ACQUIRING ALL NECESSARY BUILDING PERMITS FROM THE CITY OF CORAL GABLES.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR ANY UNDERGROUND UTILITIES, AND SHALL HAVE ALL CLEARANCES IN WRITING BEFORE ANY DIGGING WORK.
- ALL BUILDING LINES SHALL BE LAYED OUT BY A CERTIFIED AND LICENSED SURVEYOR.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE APPROVED AND PERMITTED BY THE CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS.
- ALL WORK IN THE RIGHT-OF-WAY, CONSTRUCTION OF SIDEWALK, DRIVEWAY APPROACH, SANITARY SEWER CONNECTION SHALL BE AS PER THE DETAILS AND SPECIFICATIONS OF THE CITY OF CORAL GABLES, FLORIDA ENGINEERING STANDARDS FOR DESIGN & CONSTRUCTION, DEPARTMENT OF PUBLIC WORKS.
- ALL STRUCTURAL SHELL ENVELOPE CONSTRUCTION WORK SHALL BE INSPECTED BY THE ARCHITECT OR ENGINEER OF RECORD.

ITEMS AND SYSTEMS REQUIRING SHOP DRAWINGS, ENGINEERING AND SEPARATE PERMITS.

- EXTERIOR DOORS AND WINDOWS
- STAIR, BALCONIES, HANDRAILS, RAILINGS, AND SAFEGUARDS
- ROOFING AND WATERPROOFING PRODUCTS FOR EXTERIOR ROOF COVERINGS
- MASONRY GARDEN WALLS, AND REINFORCED "POST" TIEING
- MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS
- LANDSCAPE IRRIGATION SYSTEM AND WELL
- TRUSSES
- POOL

SITE PLAN

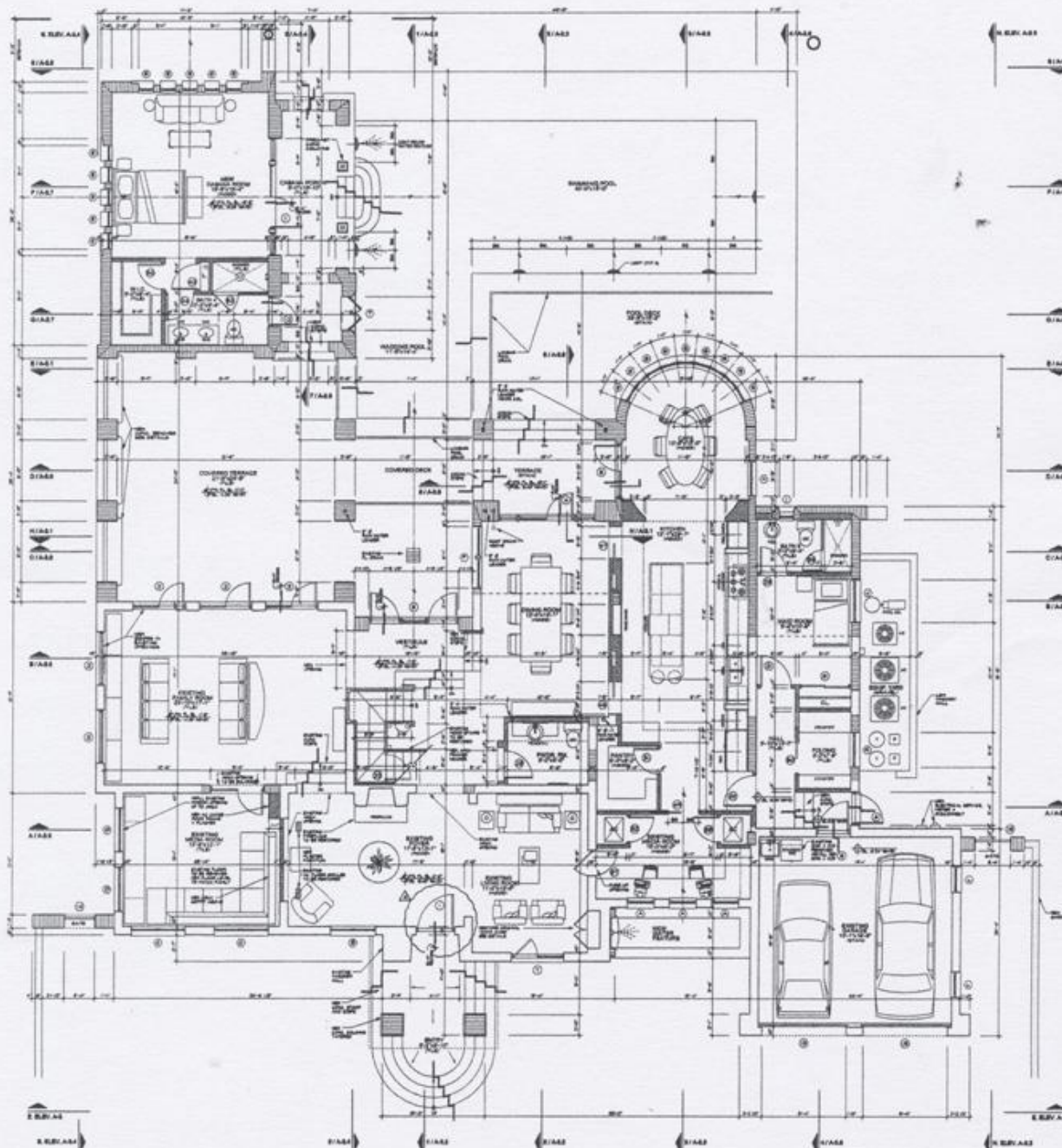
DOLARA RESIDENCE

3012 Granada Boulevard
Coral Gables, Florida
OWNER:
FENELONE AND PETER DOLARA
3012 GRANADA BOULEVARD
CORAL GABLES, FLORIDA 33134

ALFREDO POU
ARCHITECT
4501 N.W. 84th COURT
MIAMI, FLORIDA 33155
305-655-6783
AR-0011559

REV. 9-30-08
REV. 4-10-09
REV. 10-30-09
DATE: 08-05-05

SHEET NO: A-1



GENERAL FLOOR PLAN NOTES

- EXISTING EXTERIOR WALLS TO REMAIN AS NEW INTERIOR WALLS SHALL BE FURRED FLUMB AND LEVELED.
- EXISTING BUILDING DIMENSIONS MAY SUPERSEDE DIMENSIONS SHOWN ON THESE FLOOR PLANS.
- FLOOR ELEVATIONS SHOWN HERE ARE TO TOP FINISH FLOOR. CONTRACTOR SHALL.
- COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FLOOR PLANS.
- CONTRACTOR SHALL LAYOUT INTERIOR PARTITIONS FOR PLUMBING MECHANICAL AND ELECTRICAL UNDERGROUND AND ROUGH INSTALLATIONS.
- CONTRACTOR SHALL VERIFY ALL STRUCTURAL SHELL STRUCTURE DIMENSIONS BEFORE INTERIOR PARTITION, PLUMBING AND MECHANICAL LAYOUT.
- DIMENSION SHOWN ON ARCHITECT'S FLOOR PLANS SUPERSEDE ALL OTHER FLOOR PLAN DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL EXTERIOR DOOR AND WINDOW DIMENSIONS AND ROUGH OPENINGS BEFORE THE CONSTRUCTION OF SHELL STRUCTURE.
- CONTRACTOR SHALL BE FAMILIAR WITH STAIR CONSTRUCTION AND THE REQUIREMENTS OF FLORIDA FIRE PREVENTION CODE SECTION 7.2.3.8 DIMENSIONAL UNIFORMITY.
- SOIL TERMITE PROTECTION PROVIDER AND INSTALL PERMANENT SIGN "NOTICE OF TERMITE PROTECTION" WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND USED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER TREATMENT OR ELECTRIC PANEL, AS PER SECTION 9A.2.7 FBC. A WATER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT IS COMPLETED. PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT, AS PER SECTION 1916.1.7 FBC.
- INTERIOR PARTITION REINFORCING ALL STEEL STUDS AND RUNNERS USED FOR WALL, PARTITIONS AND CEILING SUPPORT SHALL BE HOT-DIPPED GALVANIZED ASTM A36 STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES, WALL CABINETS AND STAIR RAILINGS SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE, AND HORIZONTAL MEMBER 2x4 WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE RETAINED FOR ATTACHMENT OF EACH PICTURE, CABINETS AND RAILINGS.

WALL LEGEND

- EXISTING WALL & PARTITION
- NEW PARTITION
- NEW CONCRETE BLOCK WALL

GROUND LEVEL FLOOR PLAN 1/4"

DOLARA RESIDENCE
3012 Granada Boulevard
Coral Gables, Florida

REV. 12-18-18

DRAWN:
PENelope and PETER DOLARA
3012 GRANADA BOULEVARD
CORAL GABLES, FLORIDA 33134

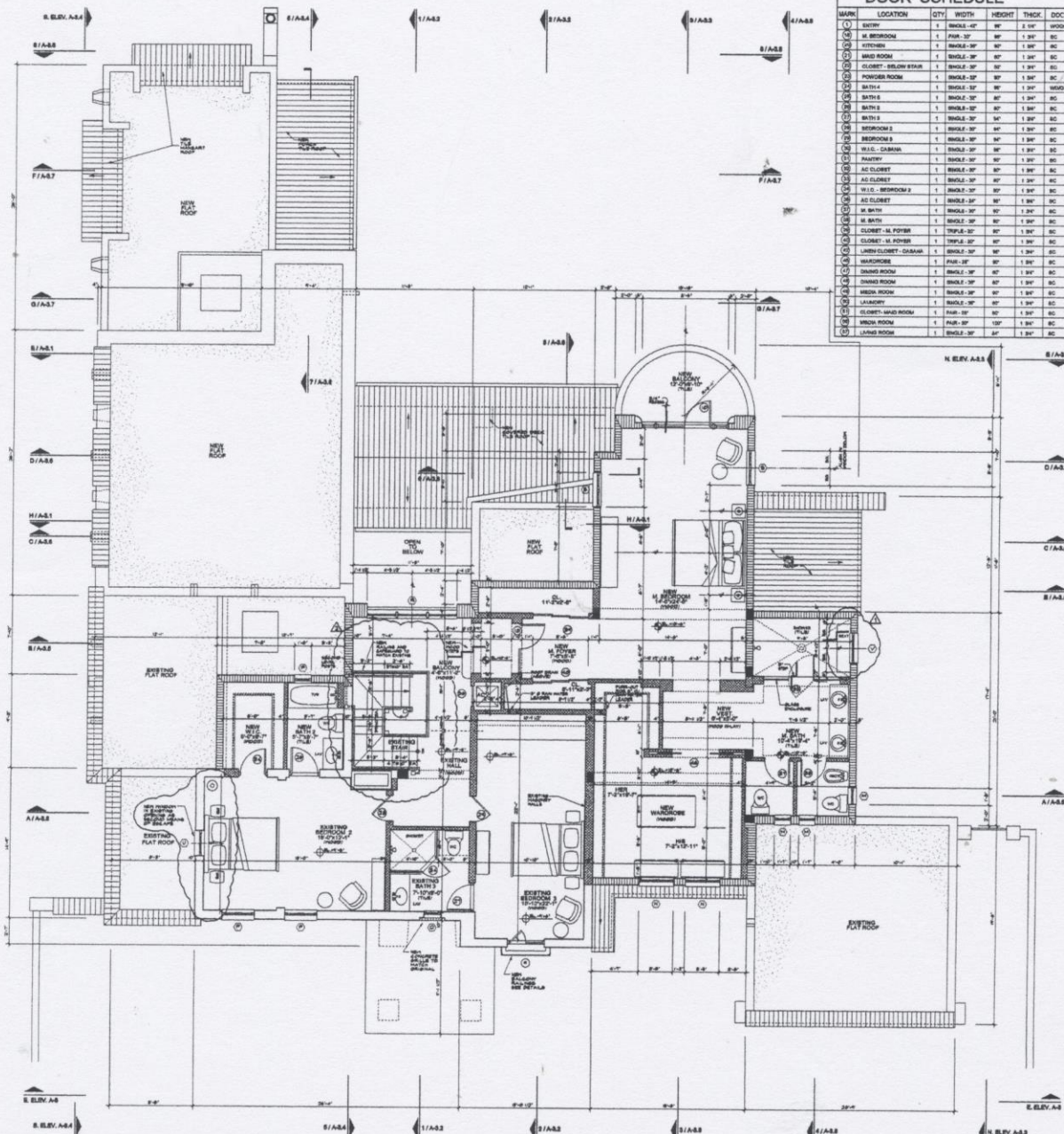
DATE: 06-18-18

ALFREDO POU
ARCHITECT
4801 S.W. 84th COURT
MIAMI, FLORIDA 33155
(305) 555-1155
AR-0011559




SHEET NO:
A-2.5

GROUND LEVEL FLOOR PLAN

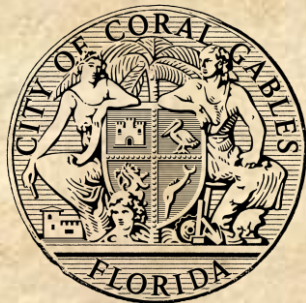
1/4"



NOTE:
CONTRACTOR SHALL VERIFY ALL ROUGH OPENING
DIMENSIONS FOR DOORS BEFORE THE CONSTRUCTION OF
OPENING FOR ALL DOORS.

 EXISTING WALLS & PARTITIONS
 NEW PARTITIONS
 NEW CONCRETE BLOCK WALLS

SHEET NO:
A-2.6



City of Coral Gables
Historic Preservation Board
Historical Resources Department



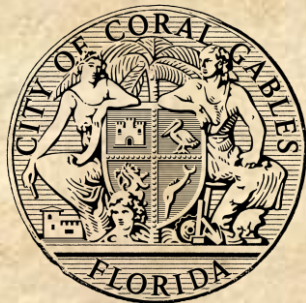
EAST ELEVATION GRANADA BOULEVARD

1/4"



EAST ELEVATION

1/4"



City of Coral Gables
Historic Preservation Board
Historical Resources Department

