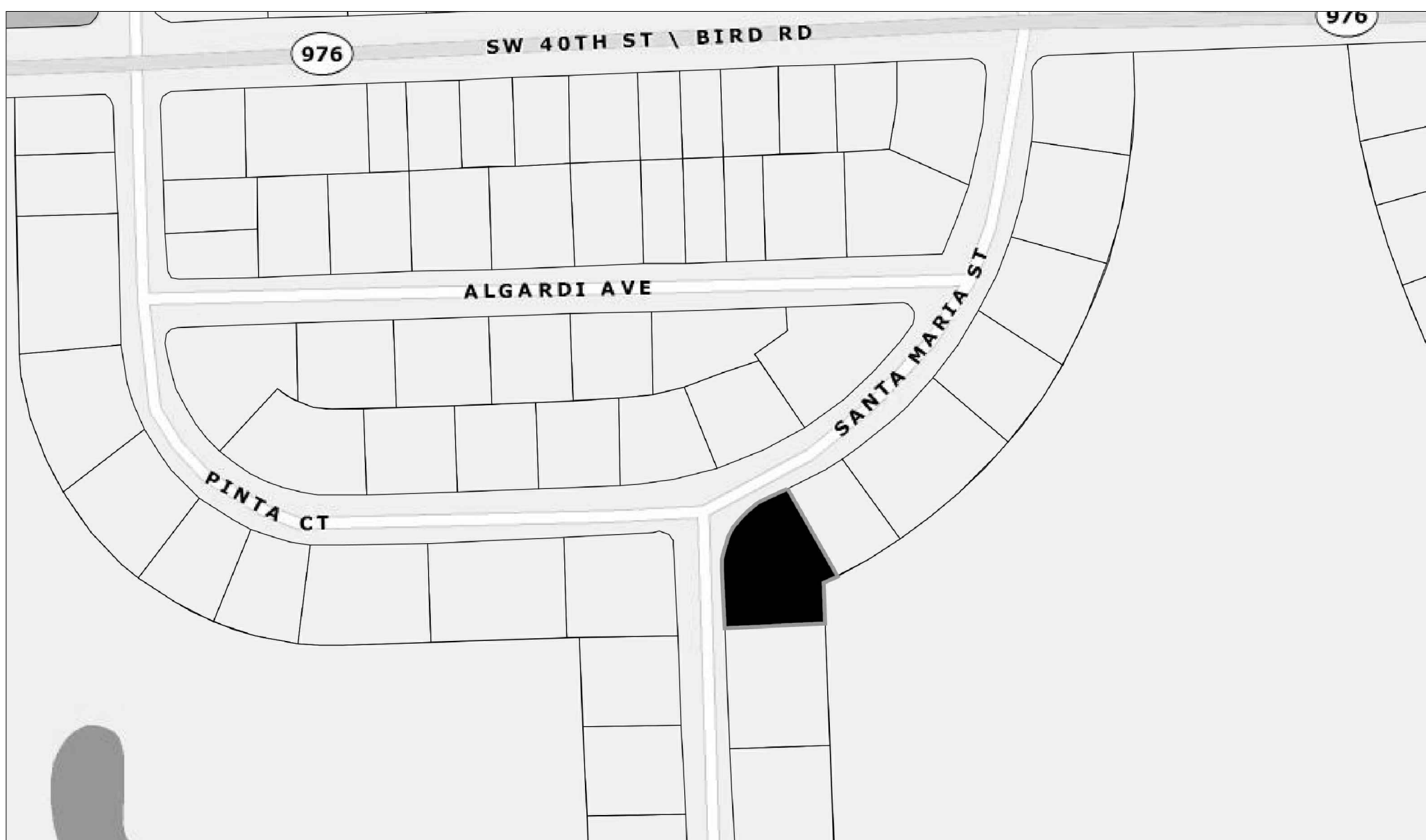


SANTA MARIA RESIDENCE

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.
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ABBREVIATIONS

AB

ANCHOR BOLT

AGGR

AGGREGATE

AL, ALUM

ALUMINUM

AP

ACCESS PANEL

APVD

APPROVED

APPROX

APPROXIMATE

ARCH

ARCHITECT (URAL)

ASPH

ASPHALT

AUTO

AUTOMATIC

AVE

AVENUE

AVG

AVERAGE

AL, CD, WD

ALUMINUM CLAD WOOD

BD

BOARD

BITUM

BITUMINOUS

BLDG

BUILDING

BLK

BLOCK

BM

BENCH MARK

BOT

BOTTOM

BRG

BEARING

BLVD

BOULEVARD

CAB

CABINET

CEM

CEMENT

CER

CERAMIC

CFLG

COUNTER FLASHING

CFM

CUBIC FEET PER MINUTE

CI

CAST IRON

CIRC

CIRCULAR, CIRCUMFERENCE

C, JT

CONTROL JOINT

CLG

CEILING

CLO

CLOSET

CMU

CONCRETE MASONRY UNIT

CD

CLEAN OUT

COL

COLUMN

CONC

CONCRETE

CONT

CONTINUOUS-CONTINUED

C to C

CENTER TO CENTER

CCTV

CLOSED CIRCUIT TELEVISION

DET

DETAIL

DIAG

DIAGONAL

DIA

DIAMETER

DM

DIMENSION

DL

DEAD LOAD

DN

DOWN

DR

DOOR

DBL

DOUBLE

DW

DUMBWATER CAR

DWG

DRAWING

DWR

DRAWER

E

EAST

EA

EACH

EL

ELEVATION

ELEC

ELECTRICAL, ELECTRIC

ELEV

ELEVATOR

EMER

EMERGENCY

EQPT

EQUIPMENT

EQUIV

EQUIVALENT

EXH

EXHAUST

EXST

EXISTING

EXP, JT

EXPANSION JOINT

EXT

EXTERIOR, EXTERNAL

EW

EACH WAY

EWG

ELECTRIC WATER COOLER

FAB

FABRICATED

FD

FLOOR DRAIN

FIN

FINISH

FXTR

FIXTURE

FL

FLOOR

FLOUR

FLUORESCENT

FDN

FOUNDATION

FT

FOOT, FEET

FTG

FOOTING

FUT

FUTURE

FEXT

FIRE EXTINGUISHER

FH

FIRE HYDRANT

FEC

FIRE EXTINGUISHING CABINET

FHC

FIRE HOSE CABINET

GA

GAGE, GAUGE

GAL

GALLON

GALV

GALVANIZED

GEN, CONT

GENERAL CONTRACTOR

GALVI

GALVANIZED IRON

GL

GLASS

GYP, BD

GYPSUM BOARD

HC

HOLLOW CORE

HDW

HARDWARE

HDWD

HARDWOOD

HR

HOUR

HM

HOLLOW METAL

HORIZ

HORIZONTAL

H, PT

HIGH POINT

HGT

HEIGHT

HVAC

HEATING/ VENTILATING

AC

AIR CONDITIONING

HWY

HIGHWAY

ID

INSIDE DIAMETER

IN

INCH

INCAND

INCANDESCENT

INSUL

INSULATE, INSULATED, INSULATION

INTR

INTERIOR

INVT

INVERT

JT

JOINT

LB

POUND

LL

LIVE LOAD

LT

LIGHT

LG

LONG

MAX

MAXIMUM

MECH

MECHANICAL

MEMB

MEMBRANE

MET

METAL

MFR

MANUFACTURER

MH

MAN HOLE

MIN

MINIMUM

MISC

MISCELLANEOUS

MO

MASONRY OPENING

MOD

MODULE/ MODULAR

MATL

MATERIAL

N

NORTH

NIC

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

NTS

NOT TO SCALE

OA

OVERALL

OB

OBSCURE

OC

ON CENTER

OD

OUTSIDE DIAMETER

OPNG

OPENING

OPP

OPPOSITE

OVHD

OVERHEAD

OU

OUNCE

PSF

POUNDS PER SQUARE FOOT

PSI

POUNDS PER SQUARE INCH

PVC

POLYVINYL CHLORIDE

PC

PIECE

PERP

PERPENDICULAR

PL

PLATE

PL

PROPERTY LINE

PLAS

PLASTER

PLYWD

PLYWOOD

PROP

PROPERTY

PREST

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

ROG

ROUGH OPENING

RR

RAILROAD

RW

RIGHT OF WAY

RECT

RECTANGLE, RECTANGULAR

REINF

REINFORCE, REINFORCING

S

SOUTH

SA

SUPPLY AIR

SECT

SECTION

SIM

SIMILAR

SHT

SHEET

SPEC

SPECIFICATION

SPKR

SPEAKER

SQ

SQUARE

SST

STAINLESS STEEL

ST

STREET

STA

STATION

STD

STANDARD

STL

STEEL

STR

STRUCTURAL

SURF

SURFACE

SUSP

SUSPEND, SUSPENDED

SYS

SYSTEM

UL

UNDERWRITERS LABORATORY

TEL

TELEPHONE

TEMP

TEMPERATURE

T&G

TONGUE AND GROOVE

THK

THICK, THICKNESS

TIR

TOP OF RAIL

TS/TL

TOP OF STEEL

TV

TELEVISION

TW

TOP OF WALL

TYP

TYPICAL

TIS

TOP OF SLAB

UGND

UNDERGROUND

UNF

UNFINISHED

XHCJ

EXTRA HEAVY CAST IRON

VERT

VERTICAL

V, JT

VEE JOINT

VOL

VOLUME

W

WEST

WI

WITH

WC

WATER CLOSET

WD

WOOD

WO

WITHOUT

WTRPRF

WATERPROOF

WT

WEIGHT

WWF

WELDED WIRE FABRIC

WP

WORK POINT

YD

YARD

GRAPHIC LEGEND

EXISTING WALL TO BE REMOVED

EXTERIOR

INTERIOR

8" CONCRETE BLOCK WALL

EXTERIOR

INTERIOR

CAST-IN-PLACE CONCRETE WALL

EXTERIOR

INTERIOR

CONCRETE COLUMN. REFER TO STRUCTURAL DRAWINGS

EXTERIOR

INTERIOR

4" OR 6" PARTITION WALL

EXTERIOR

INTERIOR

INSULATED PARTITION WALL

EXTERIOR

INTERIOR

STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS

EXTERIOR

INTERIOR

GLASS BLOCK

EXTERIOR

INTERIOR

EXTERIOR DOOR. REFER TO DOOR SCHEDULE

EXTERIOR

INTERIOR

INTERIOR DOOR. REFER TO DOOR SCHEDULE

EXTERIOR

INTERIOR

WINDOW. REFER TO WINDOW SCHEDULE

EXTERIOR

INTERIOR

DETAIL

EXTERIOR

INTERIOR

WALL SECTION

EXTERIOR

INTERIOR

BUILDING SECTION

EXTERIOR

INTERIOR

ELEVATION INDICATOR

EXTERIOR

INTERIOR

BORING INDICATOR

EXTERIOR

INTERIOR

BENCHMARK INDICATOR

EXTERIOR

INTERIOR

WALL TYPE

EXTERIOR

INTERIOR

CENTER LINE

EXTERIOR

INTERIOR

PROPERTY LINE OR BOUNDARY LINE

EXTERIOR

INTERIOR

INTERIOR ROOM ELEVATIONS

EXTERIOR

INTERIOR

INTERIOR DOOR NUMBER

EXTERIOR

INTERIOR

EXTERIOR DOOR/WINDOW NUMBER

EXTERIOR

INTERIOR

ROOM NUMBER

EXTERIOR

INTERIOR

REVISION INDICATOR

EXTERIOR

INTERIOR

GRID LINE INDICATOR

EXTERIOR

INTERIOR

MATCH LINE INDICATOR

EXTERIOR

INTERIOR

FINISH DIMENSION

EXTERIOR

INTERIOR

ROUGH DIMENSION

EXTERIOR

INTERIOR

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

DISCIPLINE DESIGNATORS

A

-

2

0

1

SHEET TYPE DESIGNATOR

GENERAL NOTES

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

INSTRUCTION TO BIDDERS

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

GENERAL CONDITIONS

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

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

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

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

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

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

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

CONTRACTOR'S CONSTRUCTION SCHEDULE

COMPLETE CONSTRUCTION SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT NO LATER THAN THIRTY (30) CALENDAR DAYS AFTER THE DATE OF THE AGREEMENT AND SHALL BE UPDATED DURING CONSTRUCTION AS REQUIRED TO KEEP IT CURRENT. NOTHING IN THIS REQUIREMENT SHALL BE DEEMED TO BE AN USURPATION OF THE 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 ARCHITECTS APPROVAL OF SHOP DRAWING OR SAMPLES SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS THE CONTRACTOR HAS INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION, NOR SHALL THE ARCHITECTS APPROVAL RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS OR SAMPLES.

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

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

CLEANING UP

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

TEMPORARY UTILITIES AND FACILITIES

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

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

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

TEMPORARY SUPPORT FACILITIES

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

PROJECT RECORD DOCUMENTS

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

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

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

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

PORTUONDO PEROTTI ARCHITECTS

ARCHITECTS

Architecture - Planning - Interior Design

AAC001407

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http://www.portundoperoiti.com

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET

CORAL GABLES, FLORIDA 33146

OWNER

CLAUDIO I. ALVAREZ

GENERAL NOTES

AS NOTED

SHEET: A-001

OF

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REVISIONS:

2016-05

04/12/2018

LG / JL

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

USE LINE INDICATOR RESULTS

A-001 04.12.17

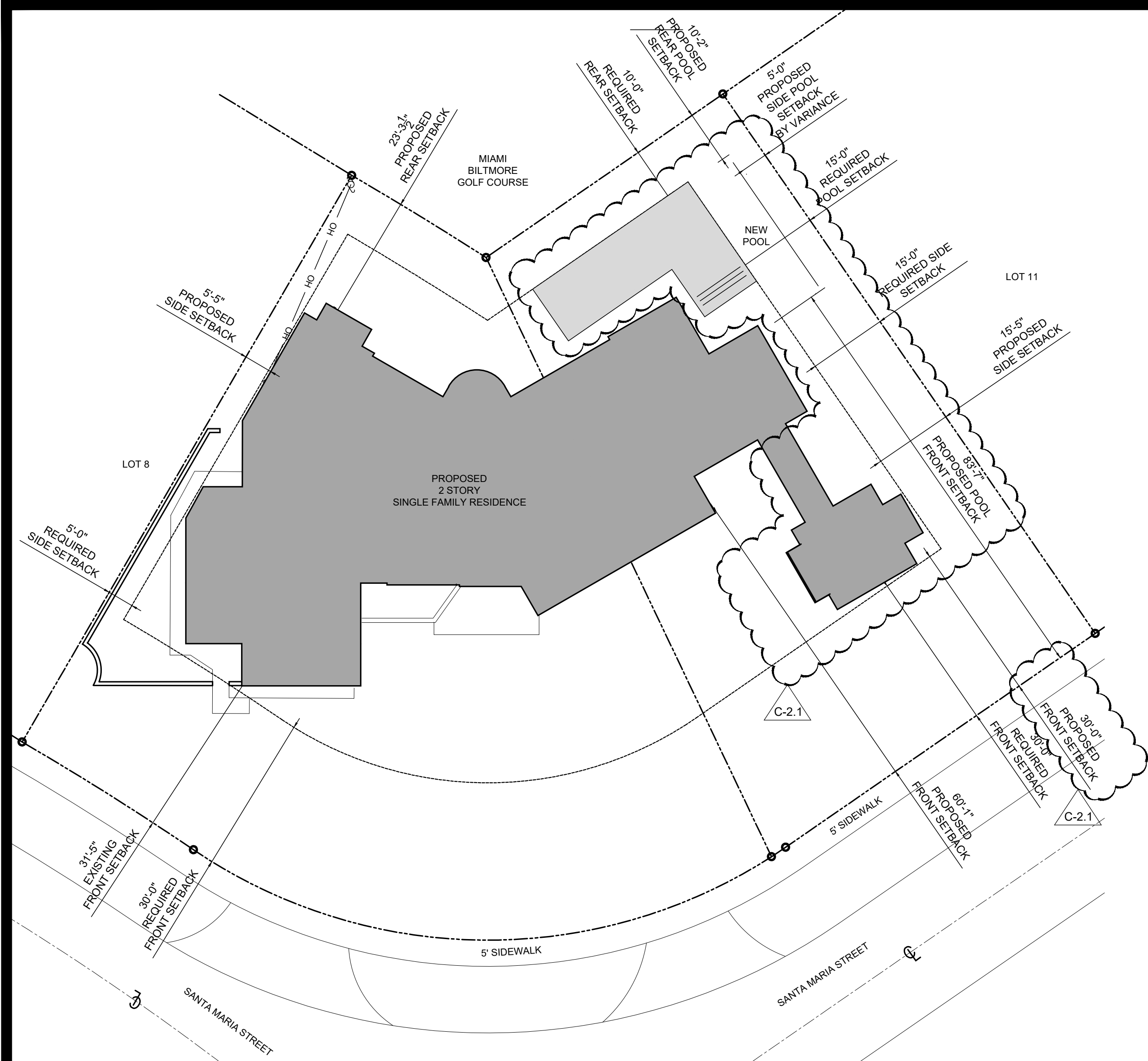
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INDEX OF DRAWINGS																						
SHEET NO.	TITLE	100% CD	REV-01	REV-02	REV-03	REV-04	REV-05	REV-06	PERMIT	REV C-01	REV C-02	REV C-03	REV C-04	REV C-05	REV C-06	REV C-07	REV C-08	REV C-09	REV C-10	REV C-11	REV C-12	
PLUMBING		04/12/2018	06-07-17								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											

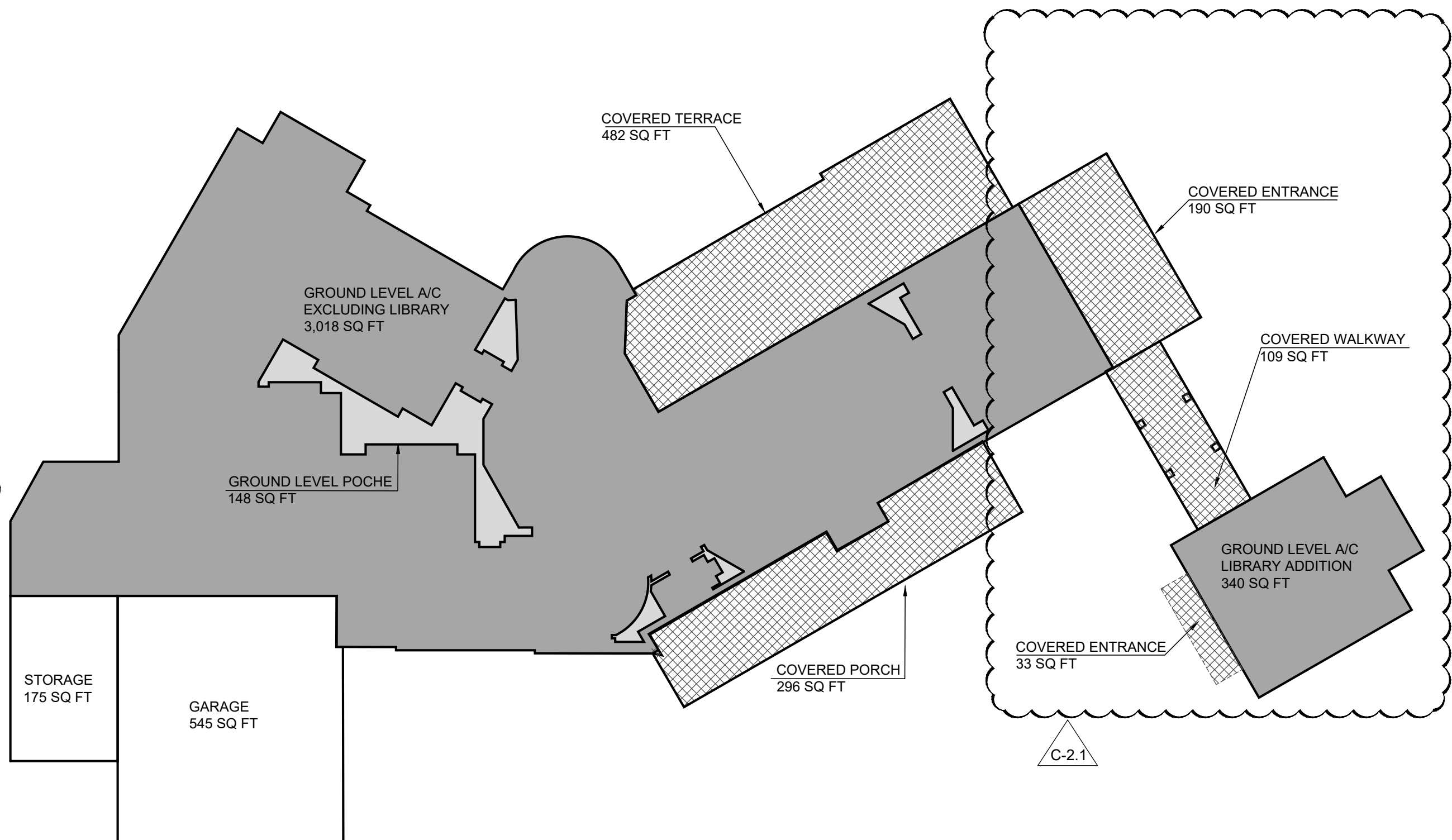
PROJECT DIRECTORY		INDEX OF DRAWINGS																							
OWNER		SHEET NO.		TITLE		100% CD	REV-01	REV-02	REV-03	REV-04	REV-05	REV-06	PERMIT	REV C-01	REV C-1.1	REV C-02	REV C-02.1	REV C-03	REV C-05	REV C-06	REV C-07	REV C-08	REV C-09	REV C-10	REV C-11
1. MR. CLAUDIO ALVAREZ 4125 SANTA MARIA STREET CORAL GABLES, FL. 33146		CIVIL				04/12/2018	05/07/2018	06/21/2018	11/05/2018	12/17/2018				05/06/2019	09/202019	09/23/2019	04/02/2020	05/26/2020							
		C-1	PAVING, GRADING, AND DRAINAGE PLAN VIEW		X								X												
ARCHITECT																									
2. PORTUONDO PEROTTI ARCHITECTS 5717 SW 8th STREET MIAMI, FLORIDA- 33144 PHONE (305) 260-9331 FAX (305) 260 9318 LICENSE # AAC001407																									
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. AJ MORALES ONE SEED MIAMI FL PH:(305) 984-0457																									
5. BRUCE HOWARD & ASSOCIATES 4872 SW 72ND AVENUE MIAMI FL 33155 PH:(305) 668-3196																									
CIVIL ENGINEER																									
6. PETER LOPEZ MIRASCAPE, Inc. PH: (305) 854 9824 FAX: (305) 856 1797																									
GEOTECHNICAL ENG.																									
7. MR.EVELIO N.HORTA ARDAMAN & ASSOCIATES INC. 2608 WEST 84 th STREET HIALEAH, FLORIDA 33016 PH: (305) 825 2683 FAX: (305) 825 2686																									
BUILDING DEPARTMENT																									
8. CORAL GABLES BLDG. DEPT. 405 BILTMORE WAY CORAL GABLES, FL. 33134 PH: (305) 446-6800 FAX: (305) 460-5371																									
CODES & STANDARDS																									
1 - MIAMI-DADE COUNTY BUILDING CODE 2014 EDITION																									
2 - MUNICIPALITY ZONING CODE																									
3 - (FLORIDA) ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION LATEST EDITION																									
4 - NATIONAL ELECTRIC CODE 2014 EDITION																									
5 - NATIONAL FIRE PROTECTION ASSOCIATION NFPA LIFE SAFETY CODE LATEST EDITION																									
6 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION LATEST EDITION																									
7 - AMERICAN NATIONAL STANDARDS INSTITUTE ANSI A117.1 HANDICAP CODE																									
8 - AMERICAN WITH DISABILITY ACT ADA ACCESSIBILITY GUIDELINES LATEST EDITION																									

SHEET: A-002 OF	TITLE INDEX OF DRAWINGS PROJECT DIRECTORY CODES & STANDARDS N.T.S. SCALE:	OWNER CLAUDIO ALVAREZ	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 290 - 8331 - Fax: (305) 290 - 8318 http://www.portuondo-perotti.com	PROJECT NUMBER 2016-06 DATE: 05/18/19 DRAWN BY: LG JUE CHECKED BY:	REVISIONS: Δ 05/18/19 OWNER REQUEST Δ 05/25/19 OWNER REQUEST Δ 05/04/20 OWNER REQUEST Δ 05/04/20 OWNER REQUEST Δ 05/04/20 OWNER REQUEST Δ 05/04/20 OWNER REQUEST	30501 LUS SOLAR-15-PROVINT A-002-10-177
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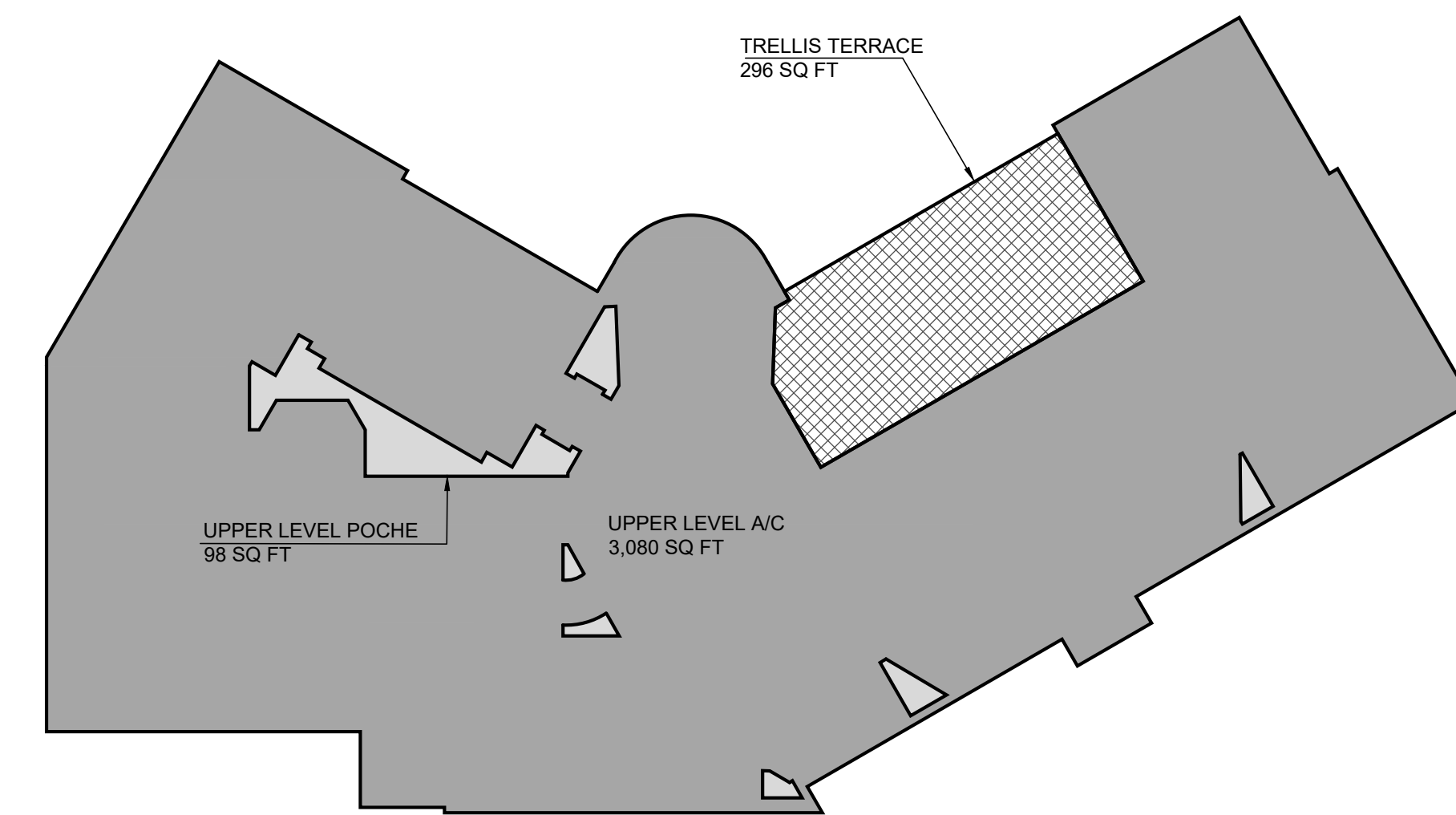
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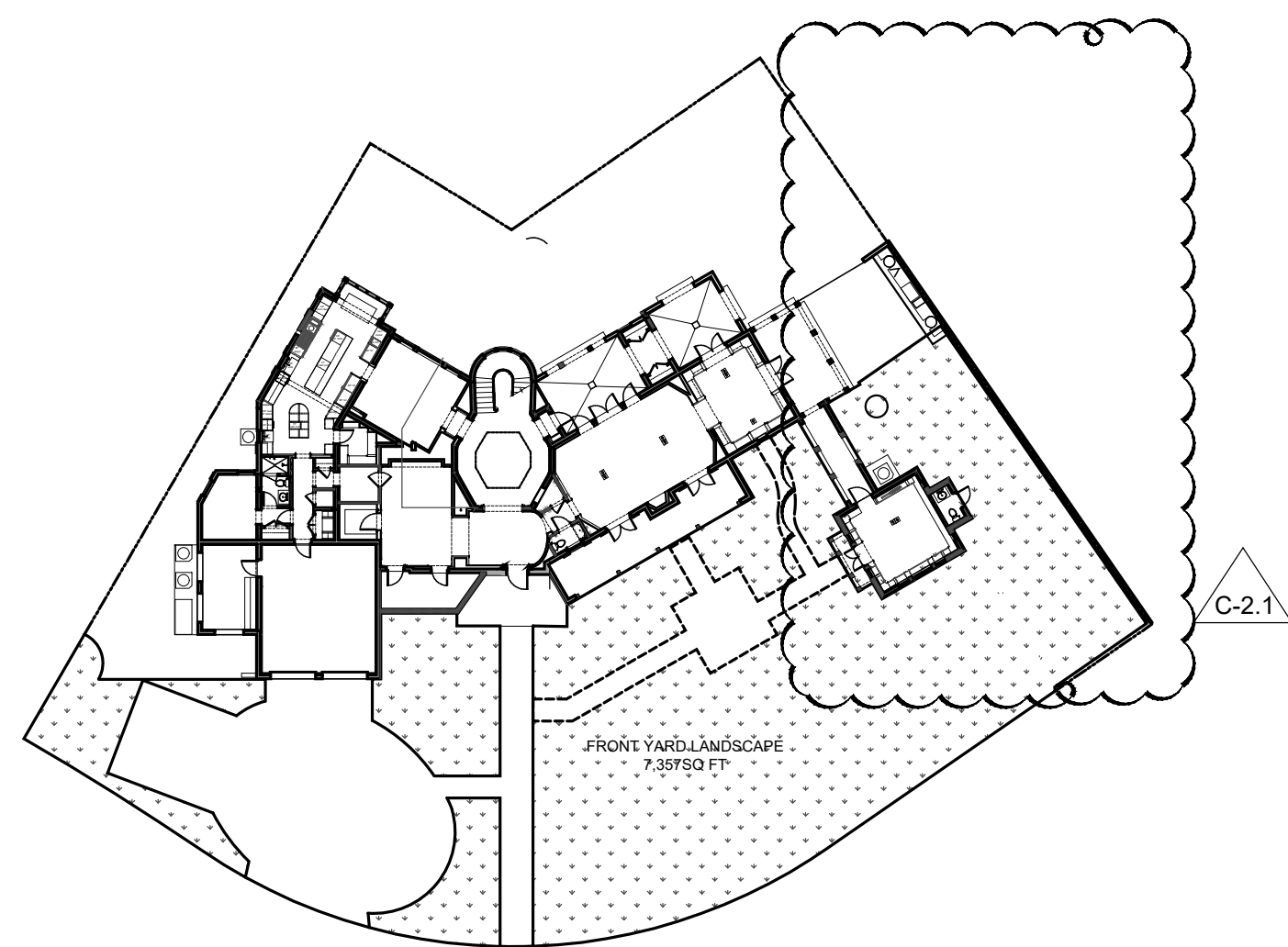
SITE PLAN DIAGRAM



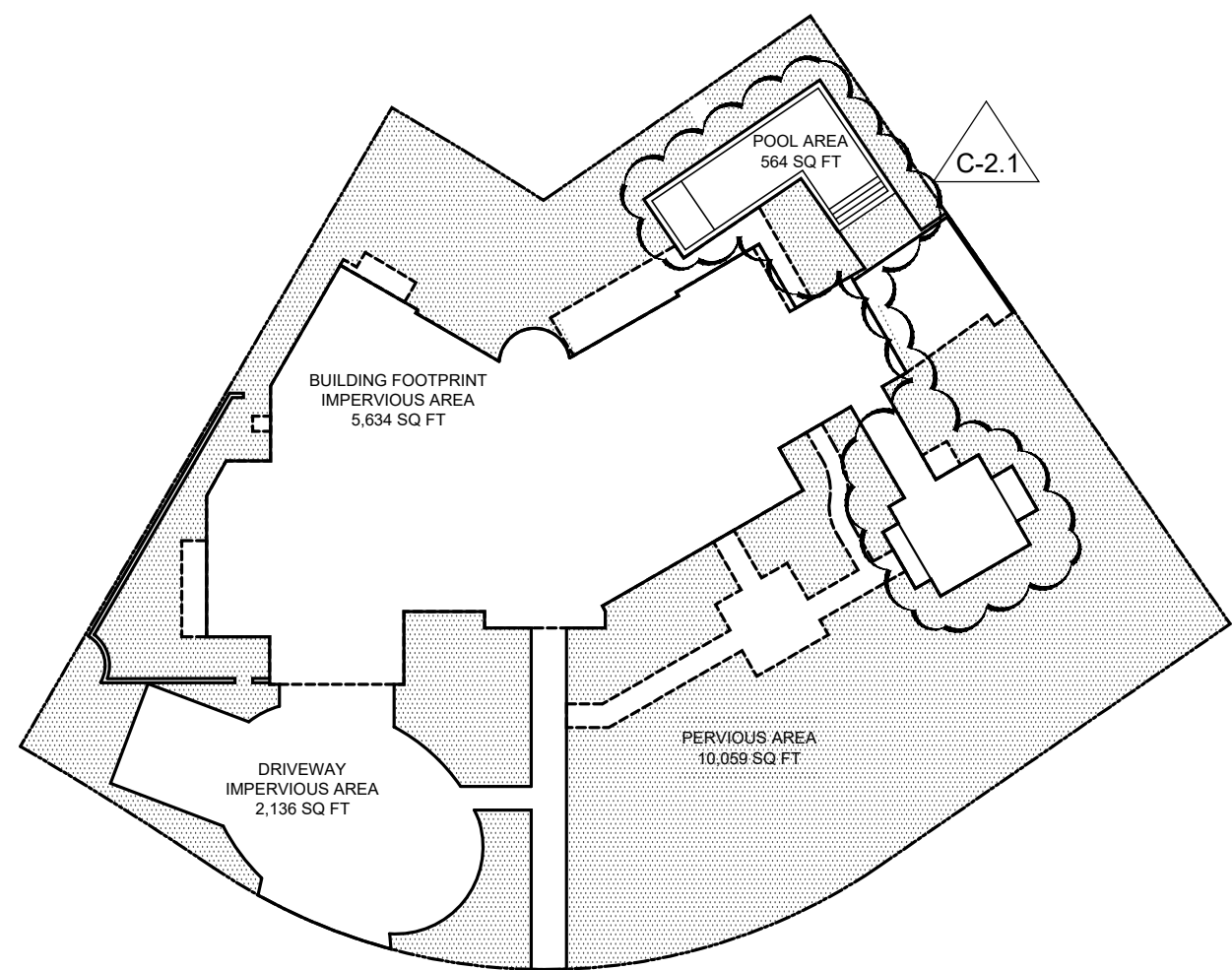
GROUND LEVEL DIAGRAM



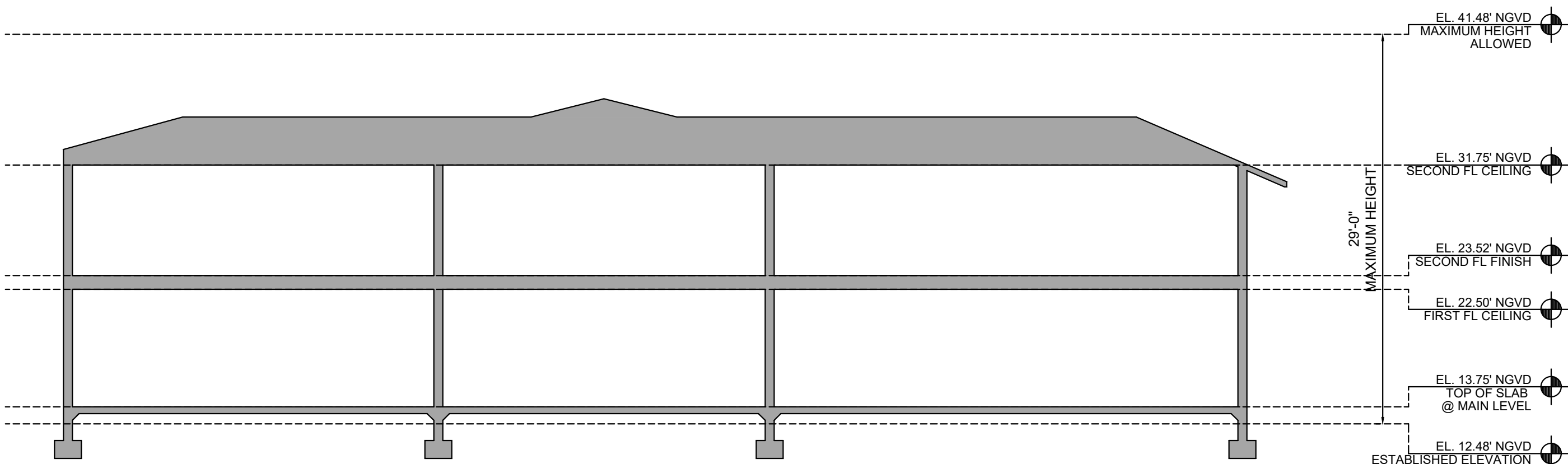
UPPER LEVEL DIAGRAM



FRONT YARD DIAGRAM



PERVIOUS AREA DIAGRAM



HEIGHT DIAGRAM

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

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

ZONING CLASSIFICATION
SFR - SINGLE FAMILY RESIDENTIAL DISTRICT

FLOOD CRITERIA
FLOOD ZONE: X
MAX. CROWN OF ROAD: 13.15' NGVD

BASE ELEVATION LINE: 13.82' NGVD (CROWN OF ROAD + 8")
ESTABLISHED ELEVATION: 12.48' NGVD (AVERAGE SIDEWALK)
REQUIRED LOWEST FLOOR ELEVATION: 13.82' NGVD
EXISTING LOWEST FLOOR ELEVATION: 13.75' NGVD
REQUIRED LOWEST ADJACENT GRADE: 13.125' NGVD (1/2" + C.O.R.)
PROPOSED LOWEST ADJACENT GRADE: 12.725' NGVD (PER HISTORIC EXISTING CONDITION)
PROPOSED A/C COMPRESSOR & GENERATOR SLAB ELEVATION: 13.75' NGVD

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

LANDSCAPE OPEN SPACE

MIN PERVIOUS / OPEN LANDSCAPED SURFACE RATIO:
REQUIRED: 40% OF LOT AREA: 19,912 SQ FT X .40 = 7,964.8 SQ FT
PROPOSED: 10,059 SQ FT

FRONT YARD LANDSCAPED OPEN SPACE:
REQUIRED: 20% OF LOT AREA: 7,965 FT X .20 = 1,593 SQ FT
PROPOSED: 7,357 SQ FT

LOT COVERAGE - 7% GROUND AREA

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

MAIN BUILDING + ACCESSORY BUILDING NOT TO EXCEED 45% OF LOT AREA 19,912 SQ. FT.
MAX. ALLOWED: 8,960.4 SQ. FT.
MAX. PROPOSED: 5,008 + 347 = 5,348 SQ. FT.

F.A.R.

48% OF 5,000.00 SQ FT 2,400.00 SQ FT
35% OF 5,000.00 SQ FT 1,750.00 SQ FT
30% OF 9,912 SQ FT 2,974.00 SQ FT
MAXIMUM ALLOWED: 7,124.00 SQ FT
PROPOSED: 7,241.00 SQ FT
OVER BY: 117.00 SQ FT (83.00 SQ FT BY APPROVED VARIANCE)

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

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

PRINCIPAL BUILDING:
FRONT: 30'-0"
INT. SIDE (NORTH): 5'-0"
INT. SIDE (SOUTH): 15'-0"
REAR: 10'-0"
SWIMMING POOL SETBACKS:
FRONT: 30'-0"
INT. SIDE (NORTH): 5'-0"
INT. SIDE (SOUTH): 15'-0"
REAR: 10'-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 ADJUTS UPON A STREET. PROVIDED, HOWEVER, THAT BUILDINGS ON CORNER LOTS WHICH HAVE ONE (1) SIDE ADJUTING UPON A STREET ON WHICH OTHER LOTS IN THE SAME BLOCK FACE, SHALL SETBACK A MINIMUM DISTANCE FROM SUCH SIDE STREET AS IS PROVIDED HEREIN AS THE MINIMUM FRONT SETBACK FOR BUILDINGS FACING SUCH SIDE STREET. THE REQUIRED SIDE SETBACKS SHALL BE EQUAL ON BOTH SIDES UNLESS AN UNEVEN DISTRIBUTION IS USED TO MITIGATE AN EXISTING CONTEXTUAL CONDITION ON THE PROPERTY AS DETERMINED BY THE BOARD OF ARCHITECTS. AN EXISTING CONTEXTUAL CONDITION MAY INCLUDE BUT SHALL NOT BE LIMITED TO THE LOCATION OF TREE(S), EXISTING STRUCTURES ON THE PROPERTY, OR EXISTING NONCONFORMING SETBACK CONDITIONS. IN NO CASE SHALL A SIDE SETBACK BE LESS THAN FIVE (5) FEET.

SQUARE FOOTAGE

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

REVISIONS:
2016-05
05/16/19
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http://www.portuondo-perotti.com

USE LINE INDICATES RESULTS
A 30.0 14.0 7

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

OWNER
CLAUDIO I. ALVAREZ

TITLE: PROJECT INFO
SCALE: AS NOTED

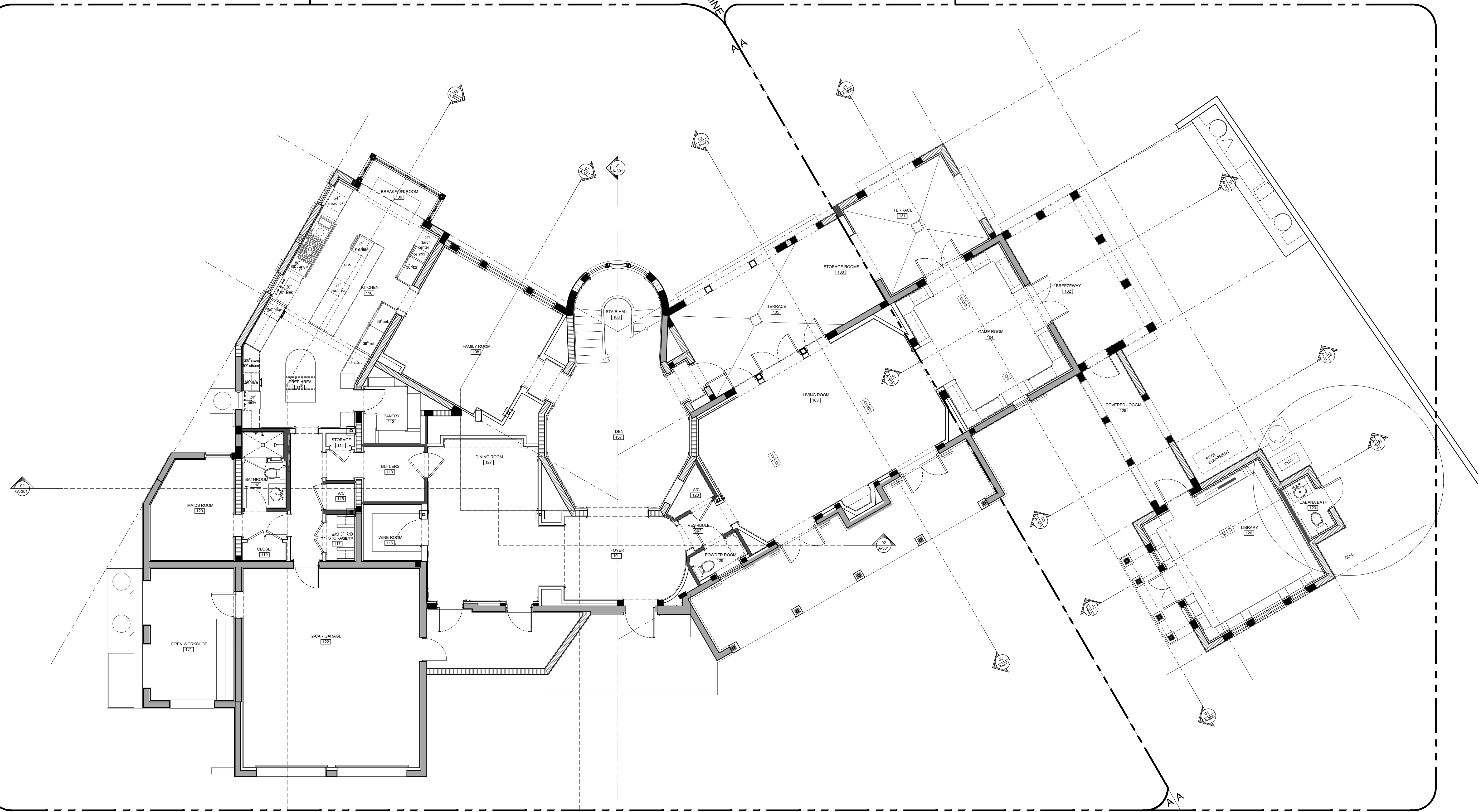
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A-003
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EL. 0'-0" = 13.625' N.G.V.D.

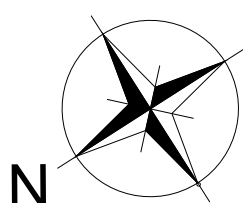
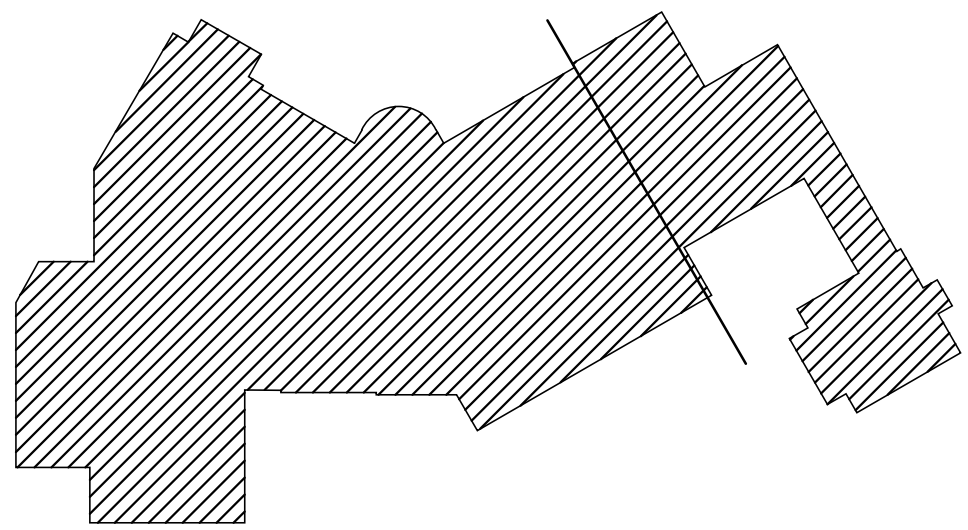
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FOR ENLARGED FLOOR
PLAN

REFER TO SHEET A-101.2
FOR ENLARGED FLOOR
PLAN

MATCH LINE



SYMBOLS LEGEND	
	PROPOSED RENOVATION OR ADDITION
	EXISTING TO REMAIN AS IS



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

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4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

OWNER
CLAUDIO J. ALVAREZ

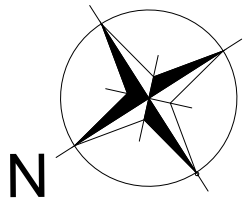
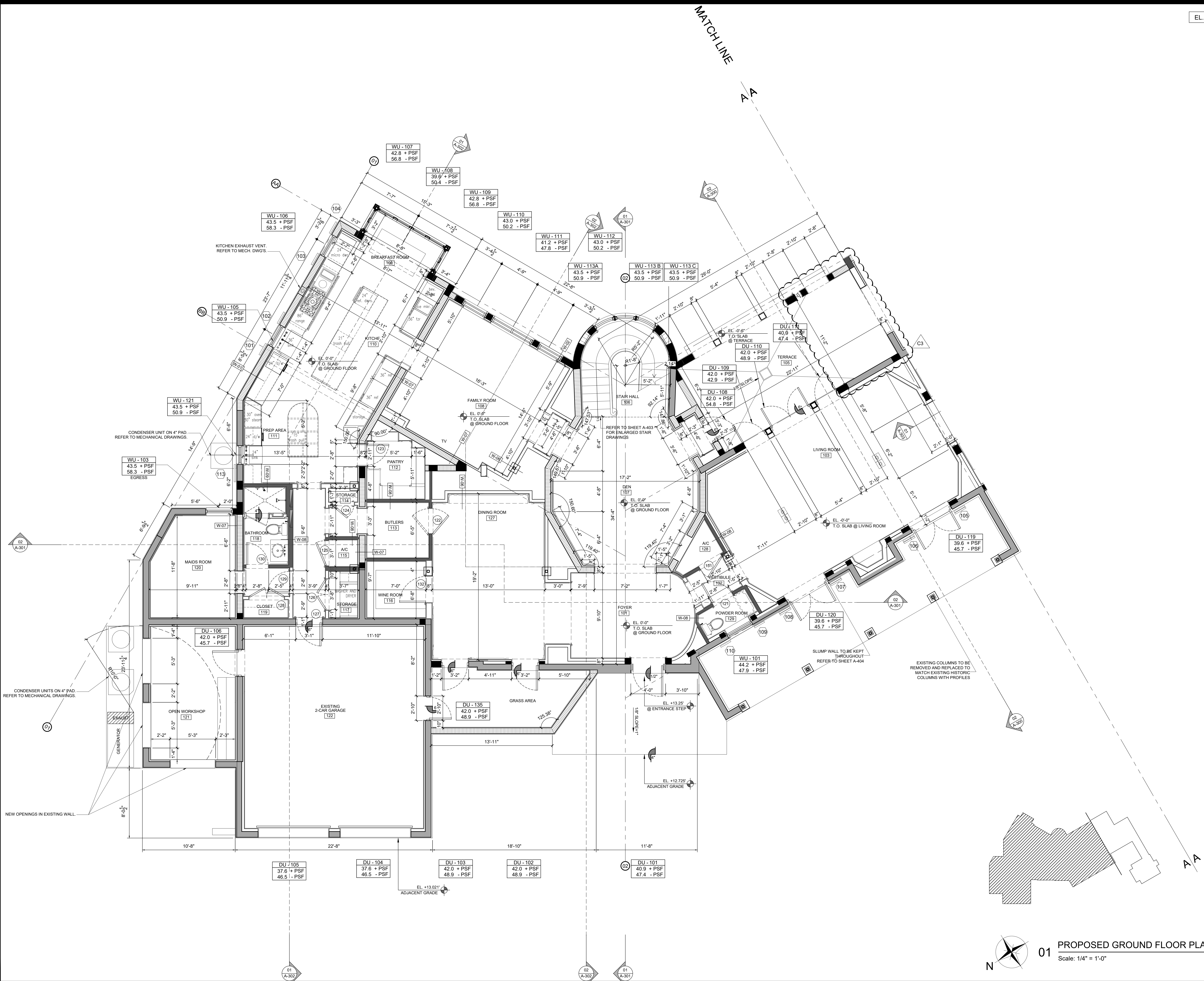
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SCALE: AS NOTED

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01

PROPOSED GROUND FLOOR PLAN_PARTIAL

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

SHEET
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OF
01

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SCALE:
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TITLE:
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05/16/19 OWNER REQUEST

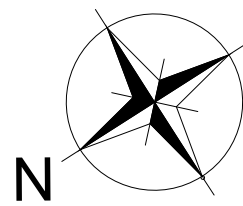
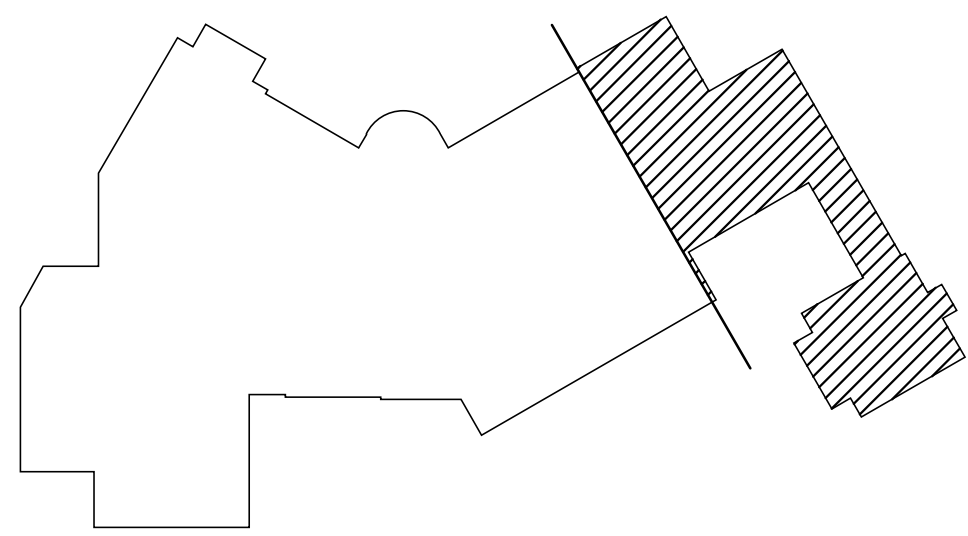
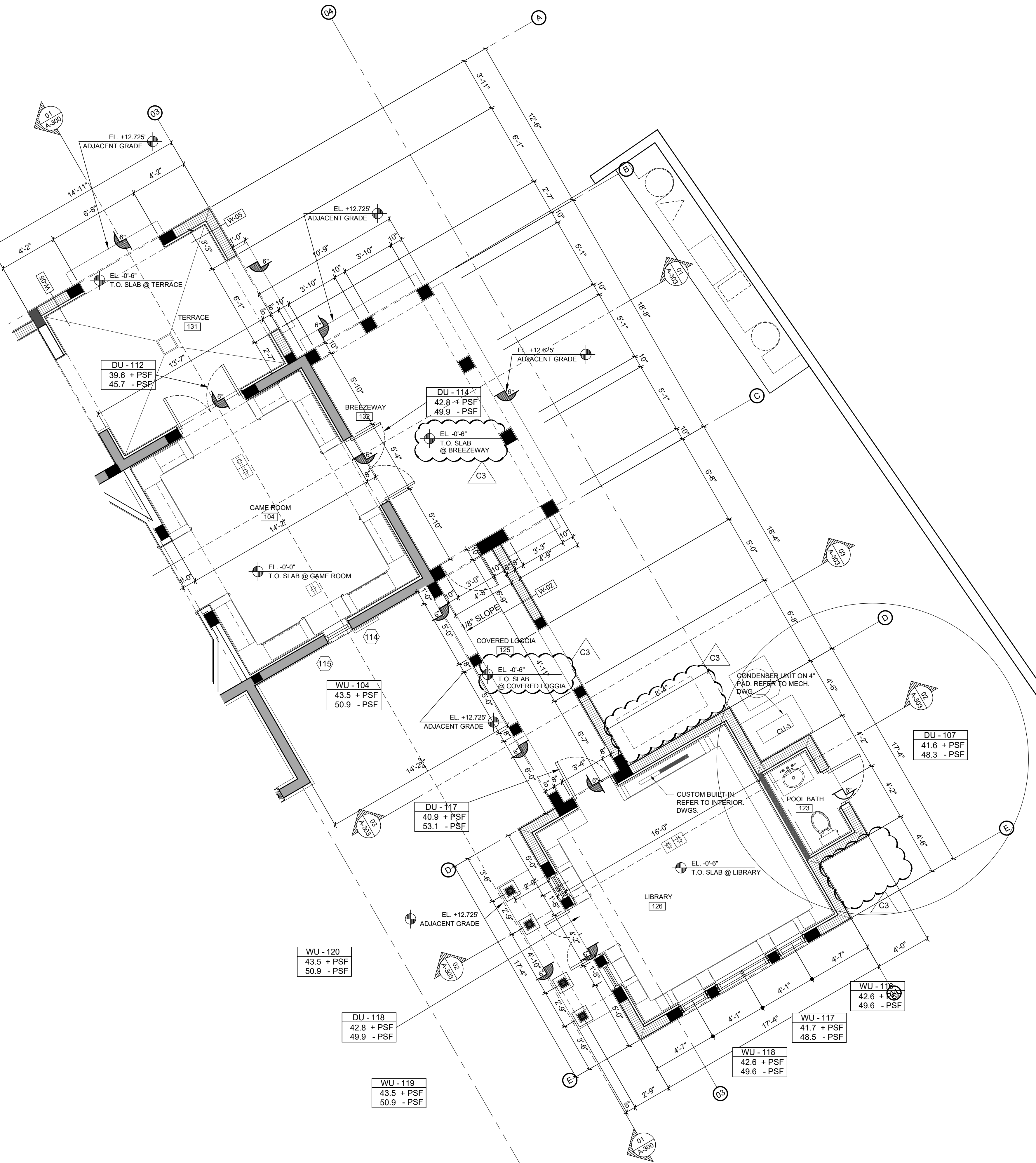
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EL. 0'-0" = 13.625' N.G.V.D.

MATCHLINE

A/A

A/A



01

PROPOSED GROUND FLOOR PLAN_PARTIAL

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

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OF
A-101.2

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TITLE:
PROPOSED GROUND FLOOR PLAN_PARTIAL

SCALE:
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CORAL GABLES, FLORIDA, 33146

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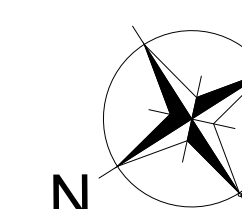
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FOR ENLARGED FLOOR
PLAN

SYMBOLS LEGEND	
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	EXISTING TO REMAIN AS IS

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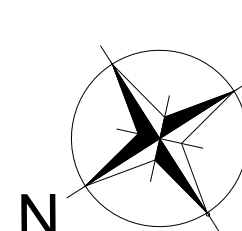
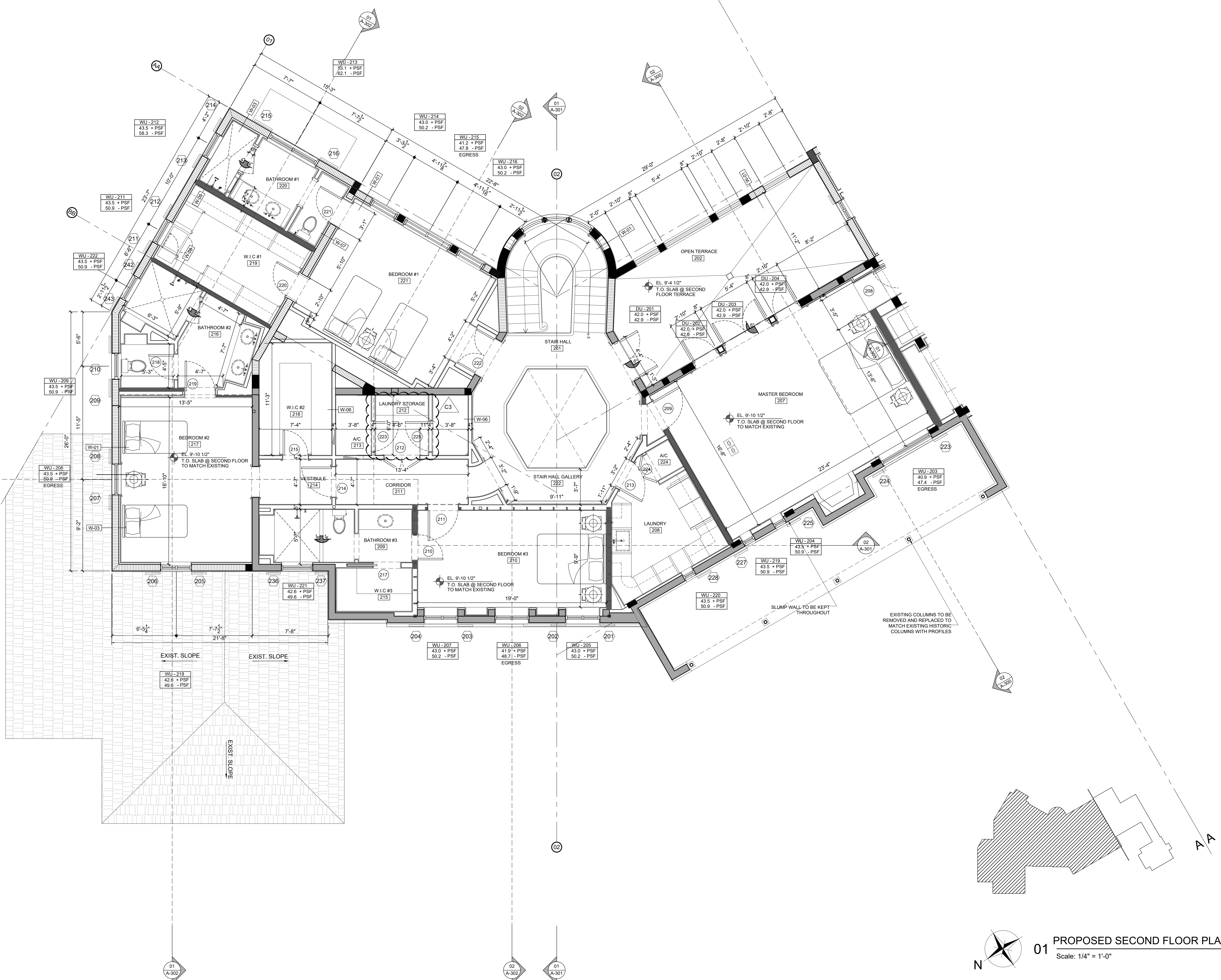
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01 PROPOSED SECOND FLOOR PLAN_OVERALL
Scale: 3/16" = 1'-0"

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



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

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SCALE: AS NOTED

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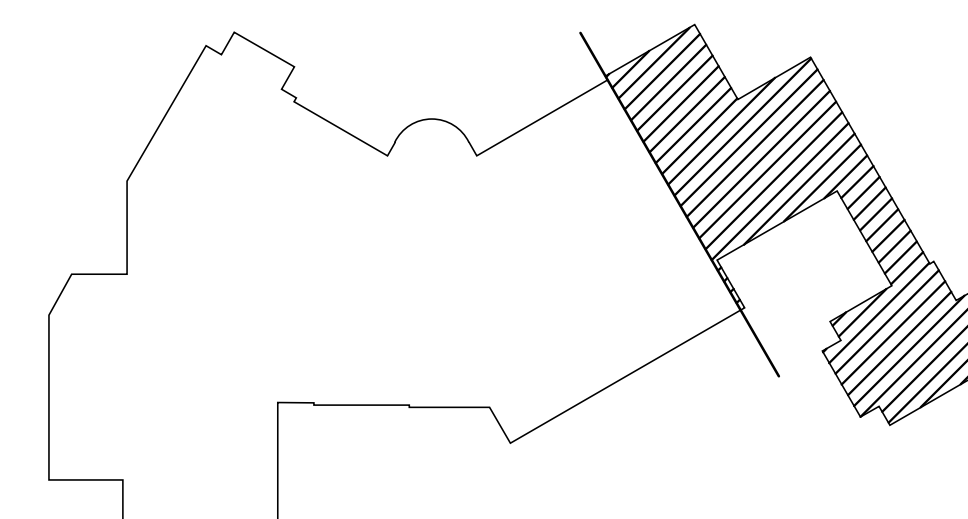
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DATE:	05/16/19	A

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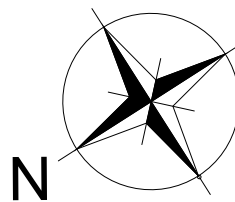
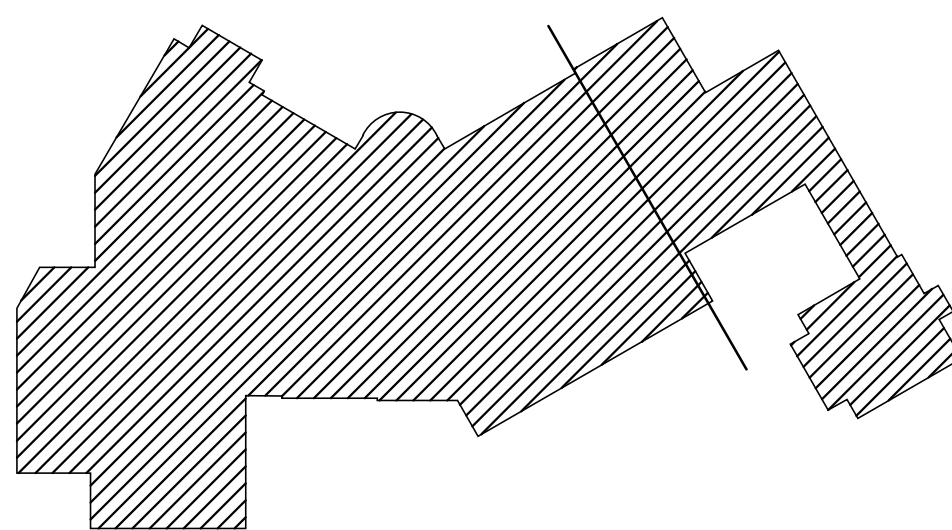
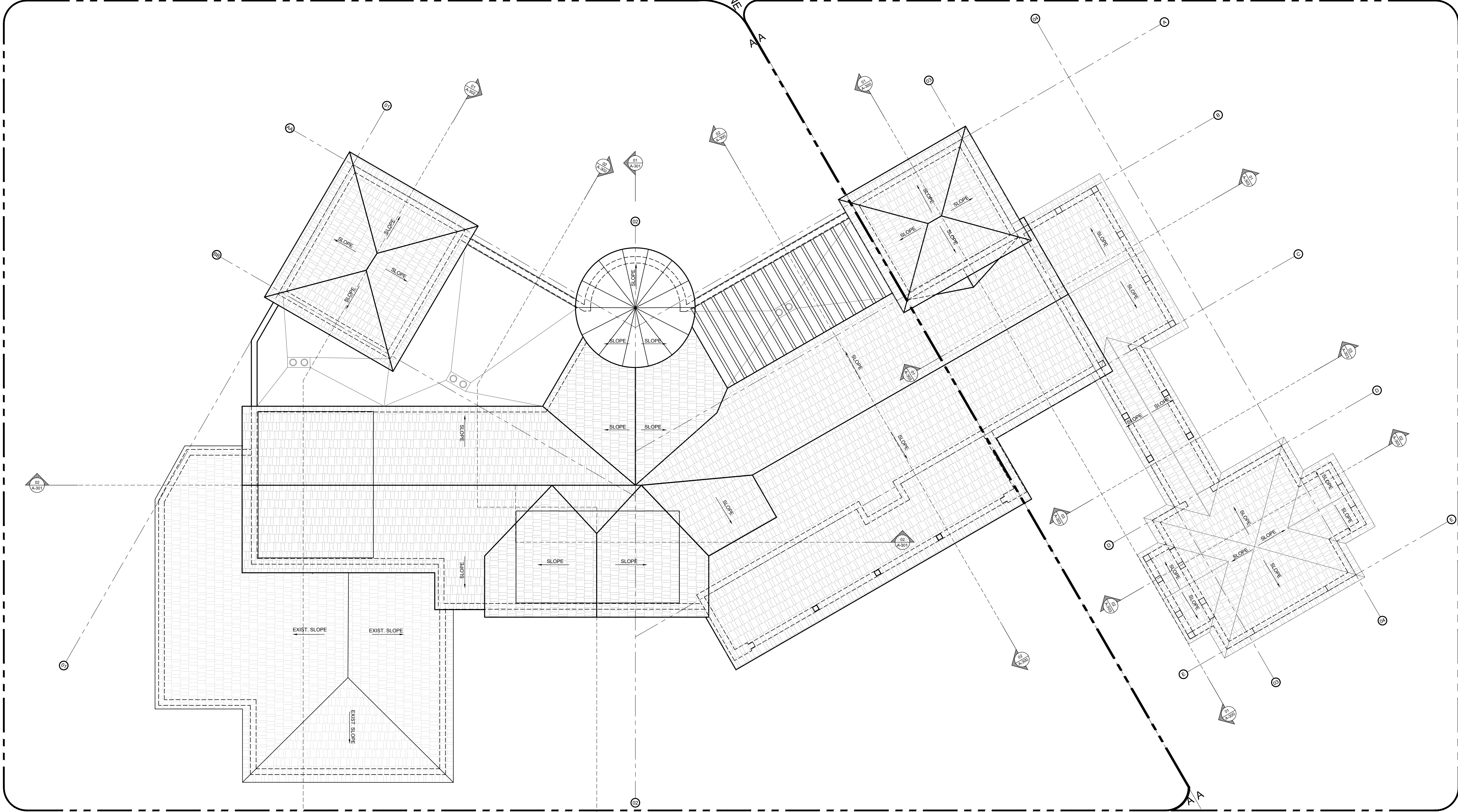
JOSÉ LUIS GONZÁLEZ PEROTTI

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REFER TO SHEET A-103.1
FOR ENLARGED FLOOR
PLAN

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FOR ENLARGED FLOOR
PLAN

MATCH LINE
A-A



01

PROPOSED ROOF PLAN_OVERALL

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

SP
A-103.0
OF

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TITLE: PROPOSED ROOF PLAN_OVERALL

SCALE: AS NOTED

OWNER

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2016-05 05/16/19

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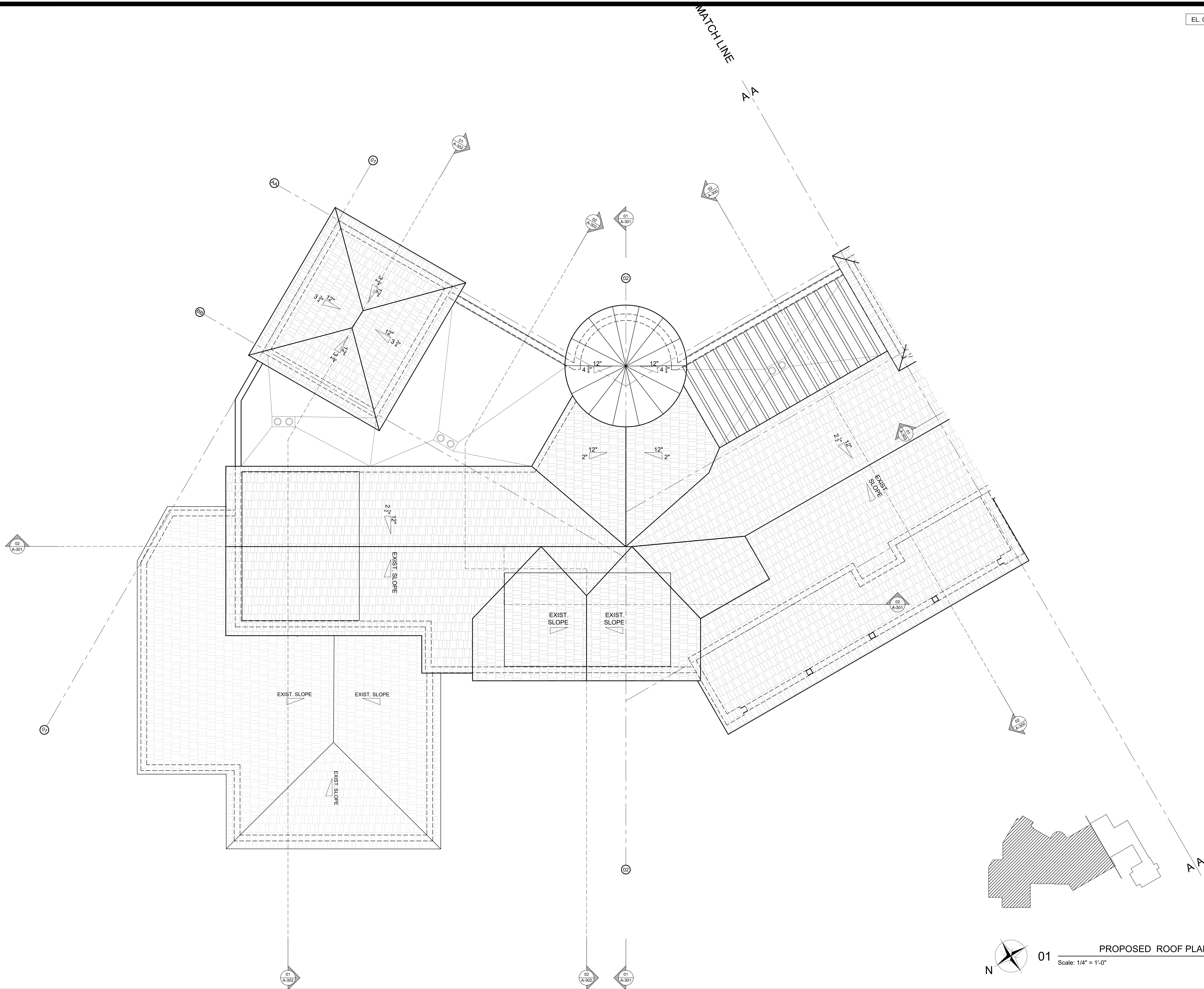
05/16/19

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

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PROJECT NUMBER: 2016-05

DATE: 04/22/2018

DRAWN BY: LG/JL

CHECKED BY:

REVISIONS:

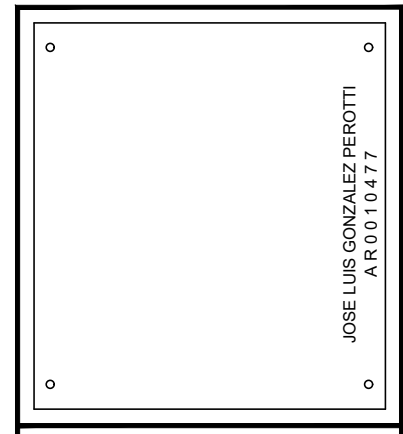
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DATE: 04/22/2018

PROJECT NUMBER: 2016-05

ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS

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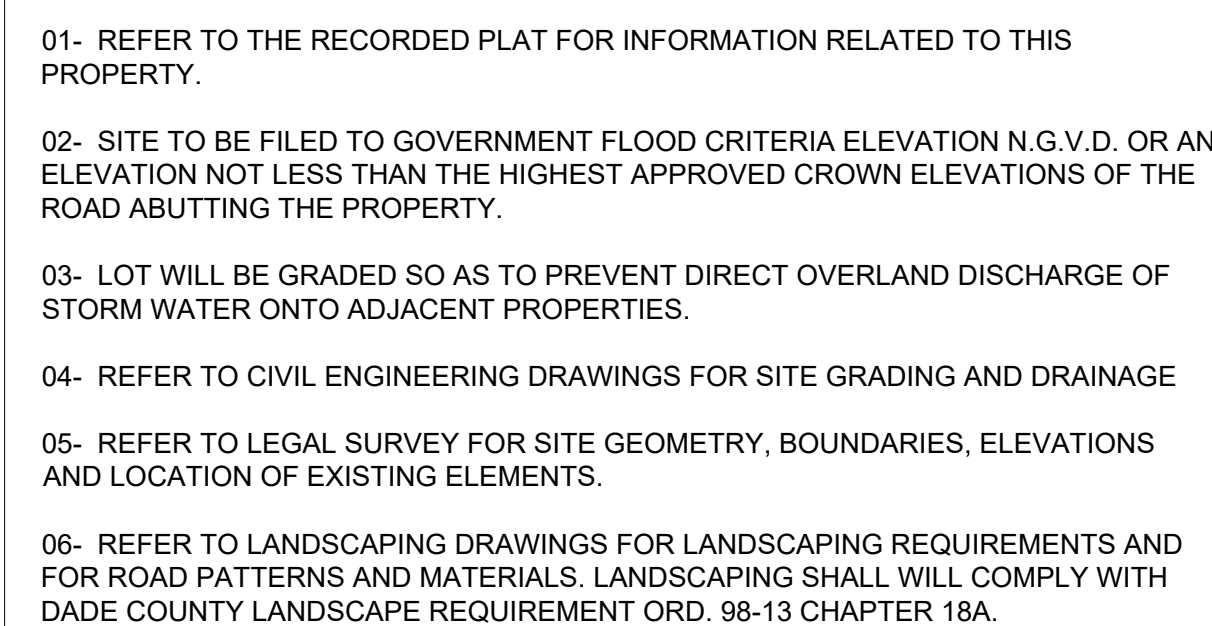


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DRAWN BY:	LG / JE		
CHECKED BY:			

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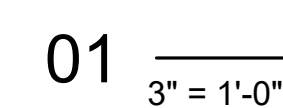


"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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.

	BORING/PERCOLATION TEST LOCATION
	DENOTES EXISTING ELEVATIONS
	DENOTES PROPOSED ELEVATIONS



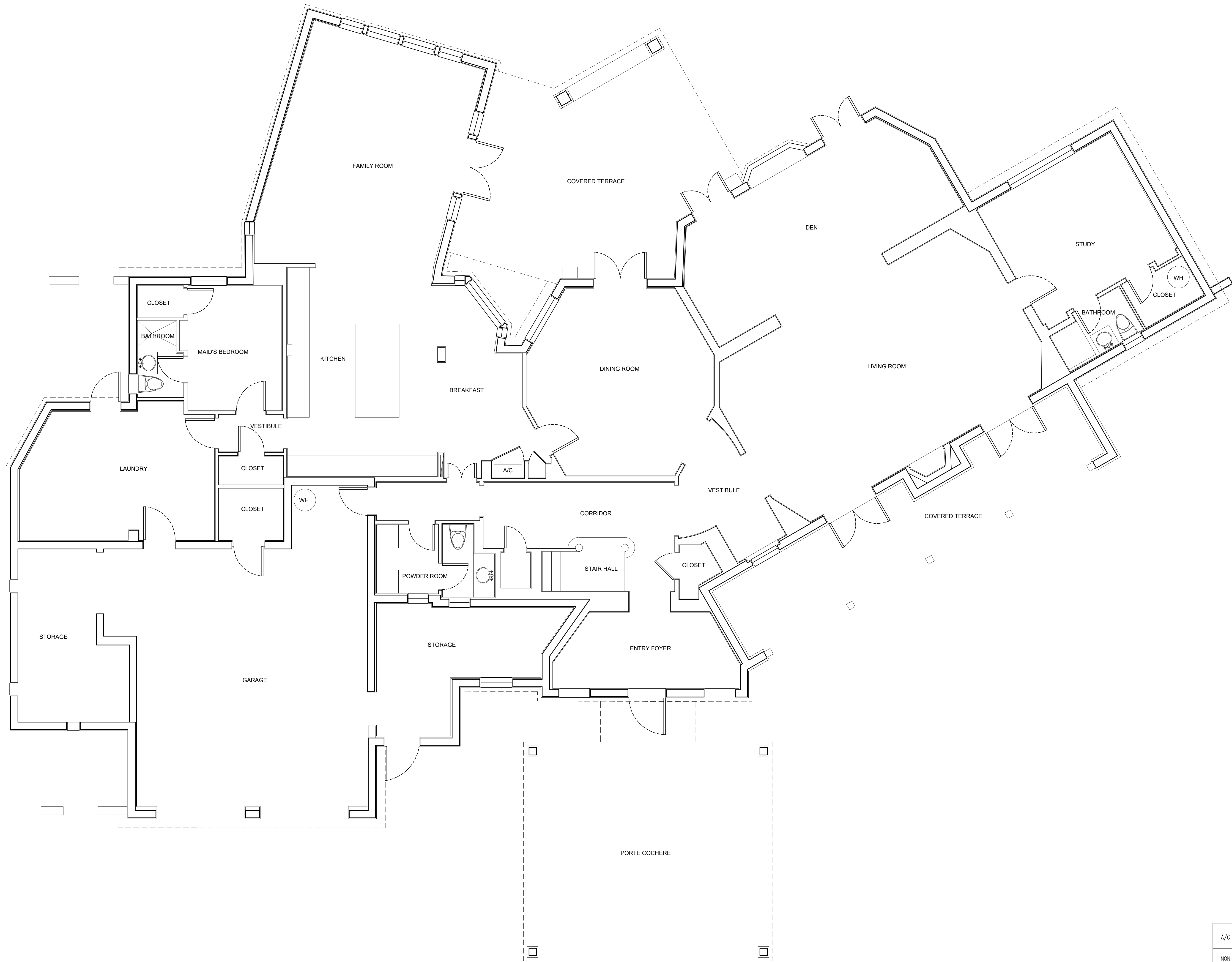
4' HIGH PEDESTRIAN GATE WITH
SELF CLOSING, SELF-LATCHING
DEVICE. LATCH @ 54" AFF

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

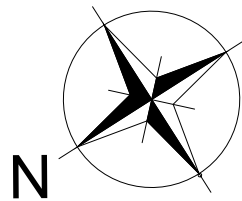
PROPOSED SITE PLAN

SHEET: A-100

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



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



01

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

GROUND FLOOR PLAN

TITLE: GROUND FLOOR PLAN

SCALE: AS NOTED

SHEET A-101

OF

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4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

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Architecture, Planning, Interior Design

AAC001407

5717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 260-5931 Fax: (305) 260-5918
http://www.portuondoperotti.com

PROJECT NUMBER: 2016-05

DATE: 04/22/2018

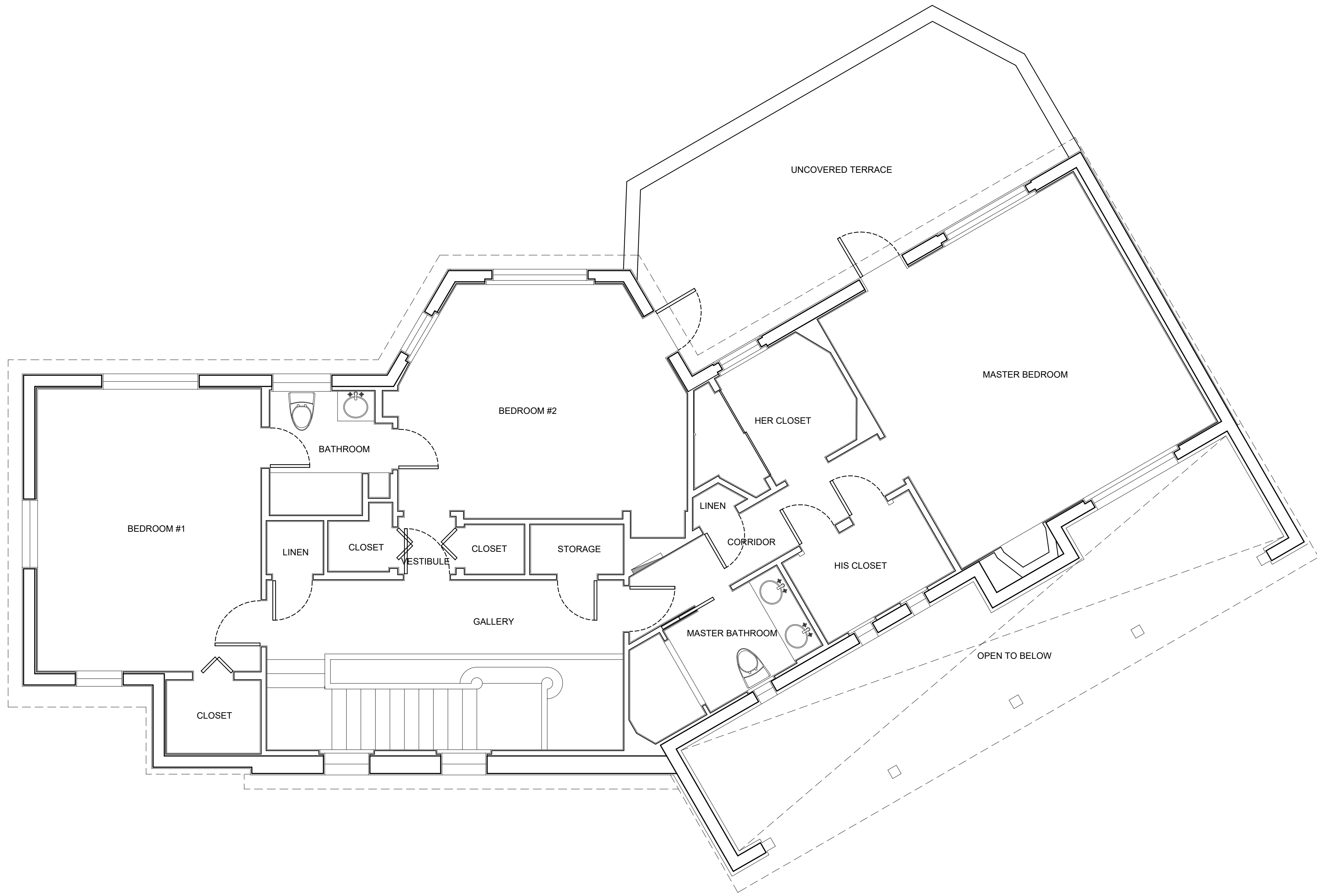
DRAWN BY: LG/JL

CHECKED BY:

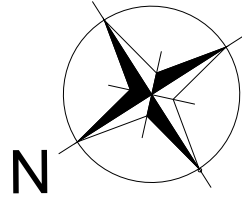
REVISIONS:

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



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



01

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

SECOND FLOOR PLAN

SHEET
A-102
OF

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TITLE:
SECOND FLOOR PLAN

SCALE:
AS NOTED

OWNER

CLAUDIO J. ALVAREZ

SANTA MARIA RESIDENCE

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CORAL GABLES, FLORIDA 33146

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PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

REVISIONS:

2016.05

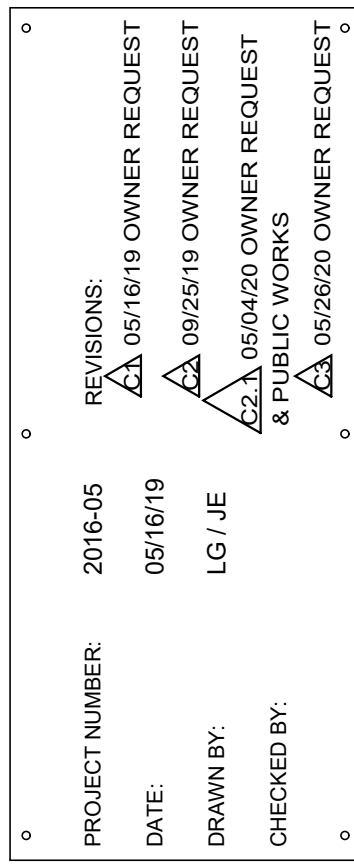
04/22/2018

LG/JL

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

EROTTI

REFER TO SHEET A-104.2
FOR ENLARGED FLOOR
PLAN



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Tel: (305) 260-9331 Fax: (305) 260-9318
<http://www.portuondo-perotti.com>

SANTA MARIA RESIDENCE

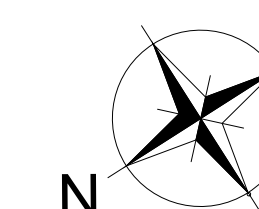
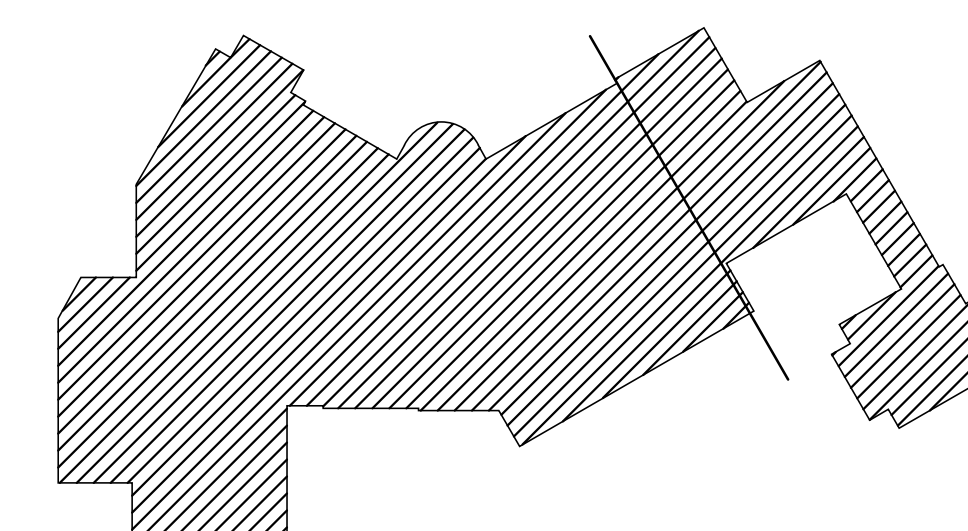
4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA, 33146

OWNER	0
CLAUDIO I. ALVAREZ	0

SCALE: AS NOTED

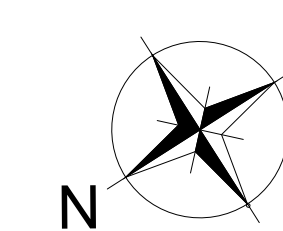
TITLE: MAIN LEVEL PROPOSED RCP_OVERALL

HEET: A-104.0 F



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

[illegible]



SHEET: A-104.2 OF		TITLE: MAIN LEVEL PROPOSED RCP-PARTIAL SCALE: AS NOTED		OWNER CLAUDIO J. ALVAREZ		ARCHITECTS PORTUONDO, PEROTTI, ARCHITECTS A A C 0 0 1 4 0 7 5717 SW 8th Street, Miami, Florida 33144, USA Tel: (305) 326-8331, Fax: (305) 280-1918 http://www.ppa-architects.com/usa		PROJECT NUMBER: DATE: DRAWN BY: CHECKED BY:		REVISIONS: Δ 05/16/19 OWNER REQUEST Δ 05/16/19 OWNER REQUEST Δ 05/25/19 OWNER REQUEST Δ 05/25/19 OWNER REQUEST Δ 06/20/20 OWNER REQUEST		2016-05 05/16/19 LG/JE		JOSÉ LUIS GONZÁLEZ PEROTTI A R C H I T E C T	
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EL. 0'-0" = 13.625' N.G.V.D

REFER TO SHEET A-105.
FOR ENLARGED FLOOR
PLAN

REFER TO SHEET A-105.
FOR ENLARGED FLOOR
PLAN

MATCH LINE

~~A/A~~

~~A/A~~

01

UPPER LEVEL PROPOSED RCP_OVERAL

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

HEET:
A-105.0

U

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ITEM E: UPPER LEVEL PROPOSED RCP OVERALL

SCALE: AS NOTED

WINNER

CLAUDIO I. ALVAREZ

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33134

ARCHITECTS

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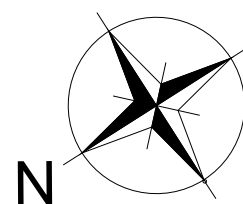
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DATE: 05/16/19
DRAWN BY: LG / JE

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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		JUNCTION BOX
J		VAPOR PROOF FIXTURE
K		CEILING FAN
L		WALL LINEAR A/C DIFFUSER
M		A/C RETURN GRILL
N		ADJUSTABLE RECESSED FIXTURE
O		JAMB SWITCH
P		CLOCK OUTLET
NOTES:		
1. REFER TO ROOM FINISH SCHEDULE ON SHEET A-601 FOR FINISHES.		
2. REFER TO INTERIOR DESIGN DRAWINGS FOR COORDINATION OF MILLWORKS, TRIMS, M.E.P., ETC.		
3. REFER TO INTERIOR DESIGN DRAWINGS FOR CEILING PROFILES & DIMENSIONS.		
4. REFER TO MECHANICAL DRAWINGS FOR DIFFUSER & FOR SPECIFICATIONS.		



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

SHEET
A-105.1
OF
© COPYRIGHT 2009

TITLE: UPPER LEVEL PROPOSED RCP_PARTIAL
SCALE: AS NOTED

OWNER
CLAUDIO / ALVAREZ

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

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
A A C O 1 4 0 7
5717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 390-5931 Fax: (305) 390-5918
http://www.portuondoperotti.com

REVISIONS:
2016-05
PROJECT NUMBER: 051619
DATE: 05/16/19
DRAWN BY: LG/JE
CHECKED BY: 05/26/19 OWNER REQUEST
06/04/20 OWNER REQUEST
07/26/20 WORKING
08/26/20 OWNER REQUEST

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JOSE LUIS GONZALEZ PEROTTI
AR0010477

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

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SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA . 33146

OWNER	0
CLAUDIO I. ALVAREZ	0

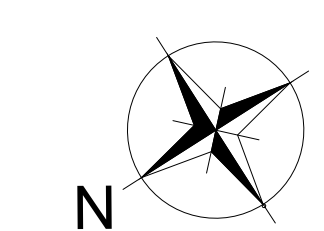
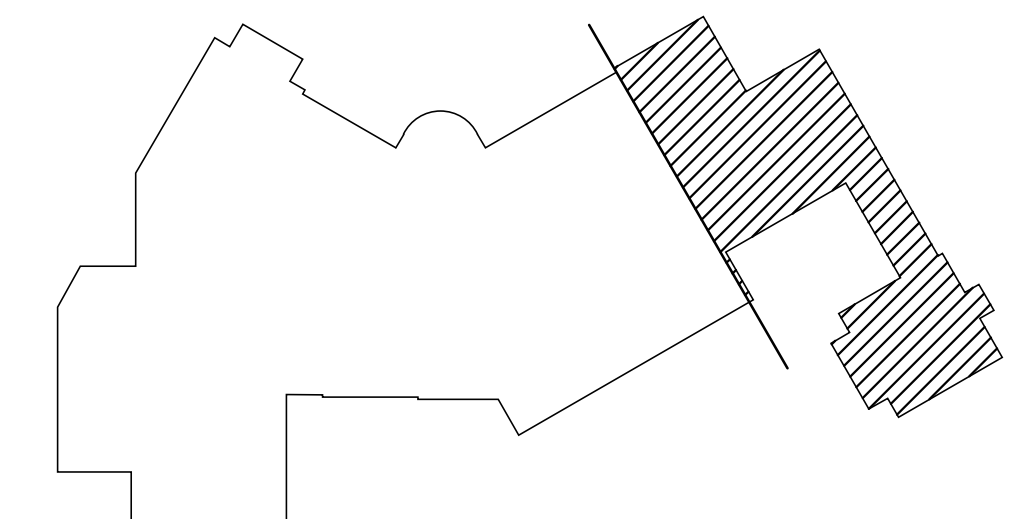
SECOND LEVEL PROPOSED RCP_PARTIAL

TITLE:

SCALE: AS NOTED

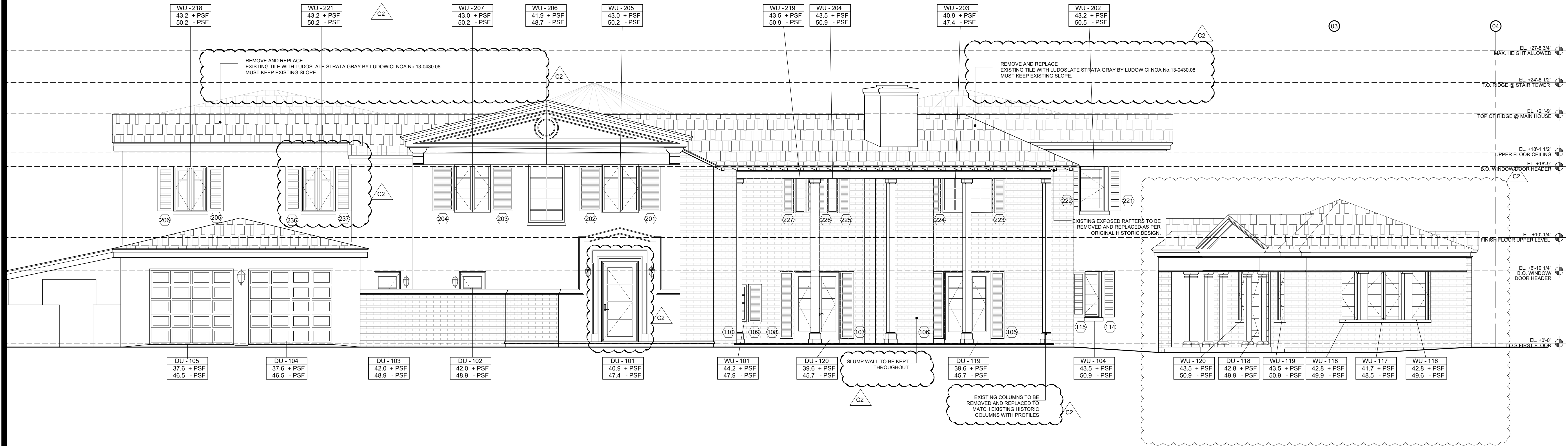
SHEET A-105.2
OF

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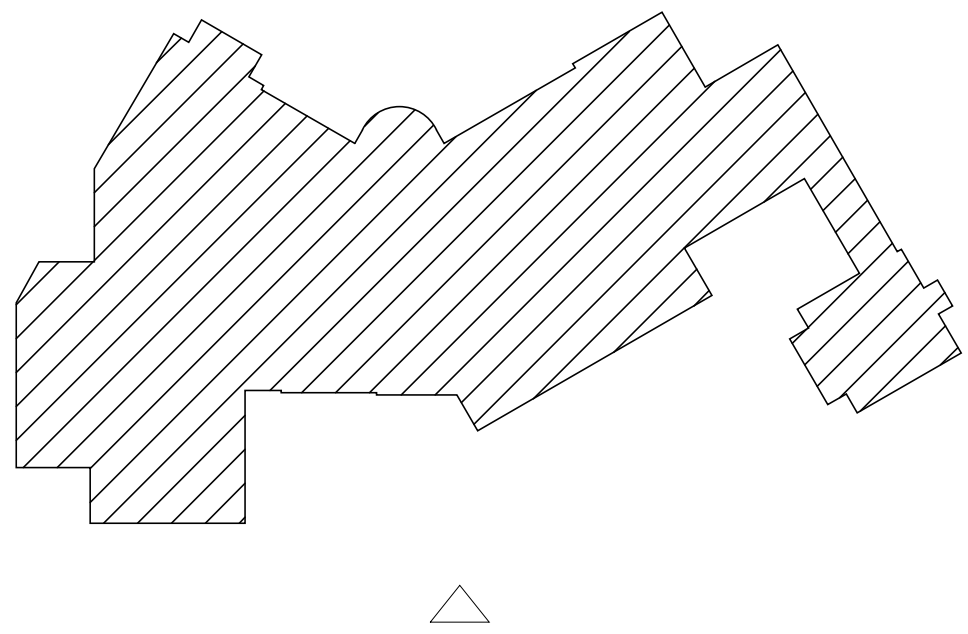
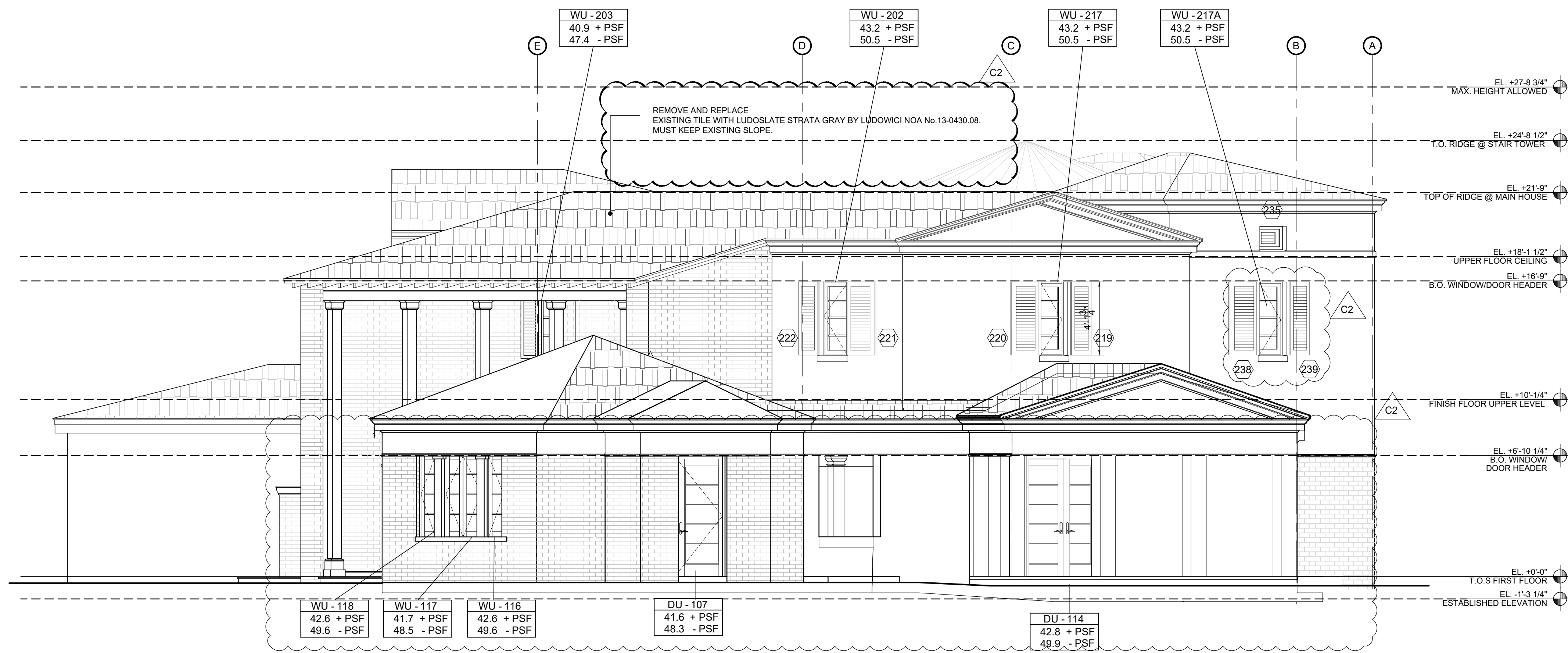


01 SECOND LEVEL RCP_PARTIAL
Scale: 1/4" = 1'-0"

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



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



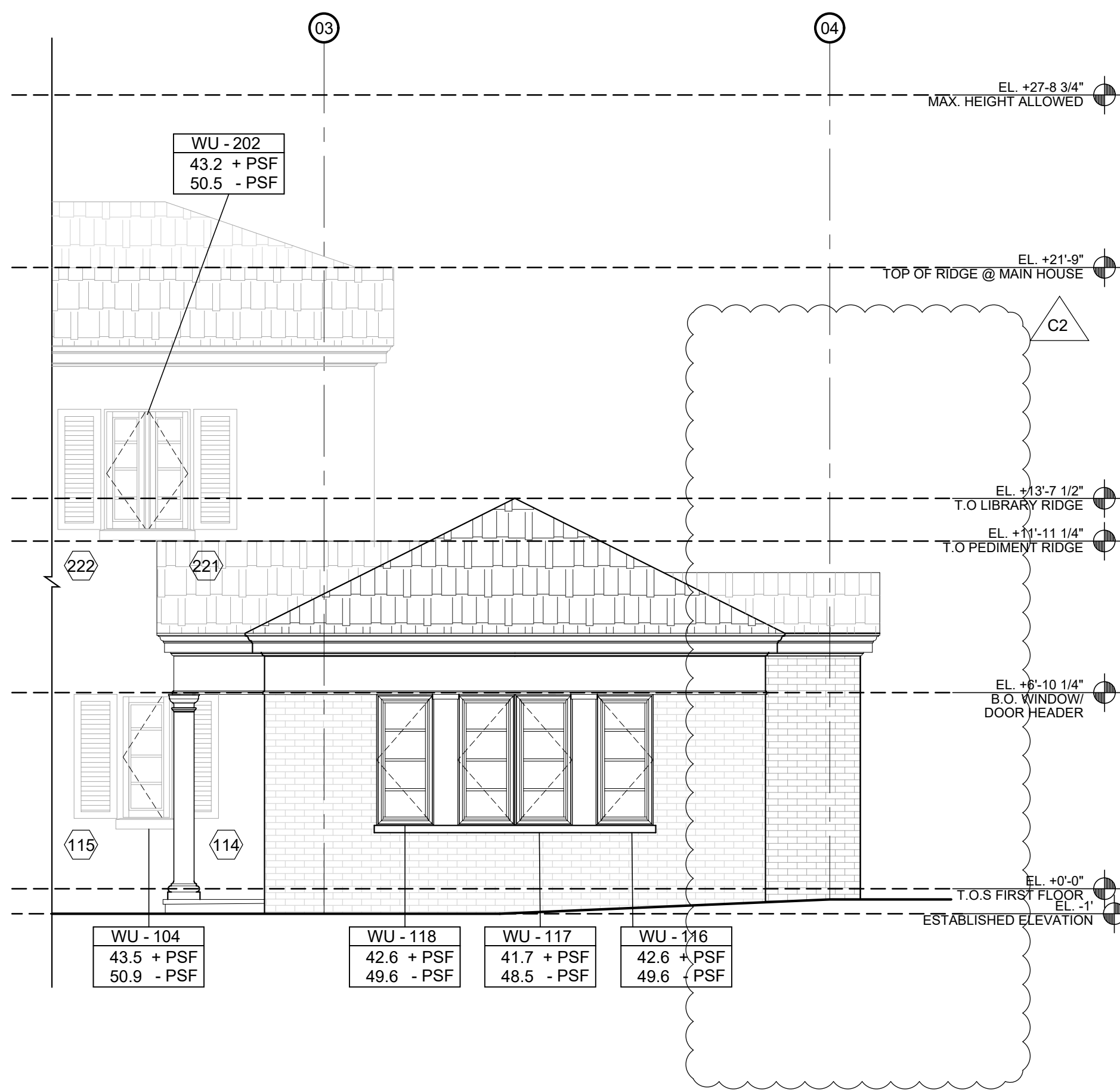
02 PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"

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

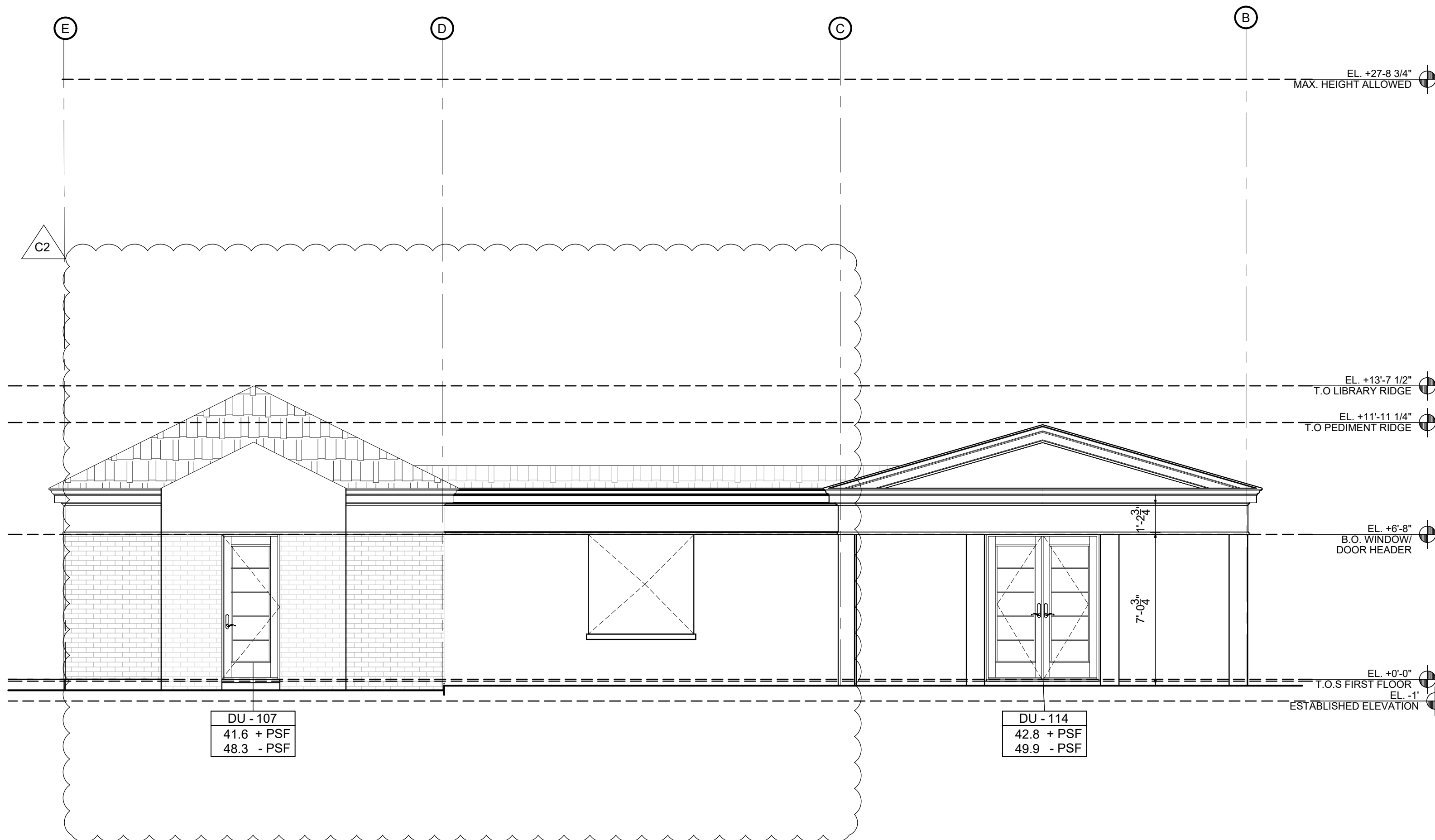


SHEET: A-201	TITLE: ELEVATIONS	CUSTOMER CLAUDIO ALVAREZ	PROJECT NUMBER: 2016-05	REVISIONS: A 05/16/19 OWNER REQUEST B 08/23/19 OWNER REQUEST	DATE: 05/16/19	DRAWN BY: LG/JE	CHECKED BY:	PROJECT NUMBER: 2016-05	REVISIONS: A 05/16/19 OWNER REQUEST B 08/23/19 OWNER REQUEST	DATE: 05/16/19	DRAWN BY: LG/JE	CHECKED BY:
OF	SCALE:	AS NOTED	PORTUONDO PEROTTI ARCHITECTS Architecture Planning Interior Design AAC0011407 5717 S.W. 8th Street Miami Florida 33146 USA Tel (305) 260-9331 Fax (305) 260-9318 http://www.portuondo-perotti.com									
JOSÉ LUIS GONZÁLEZ PEROTTI AA003104777												

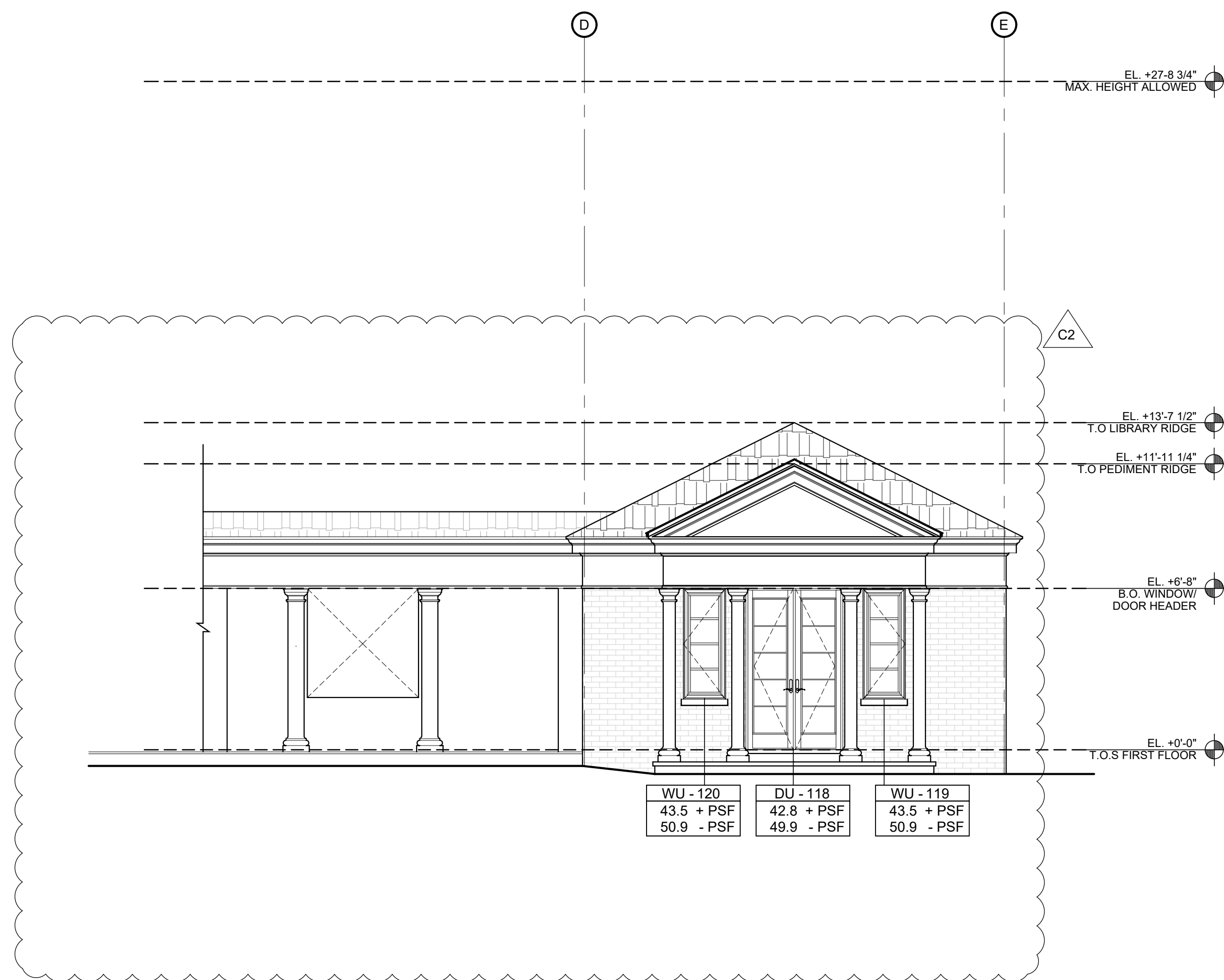
EL. 0'-0" = 13.625' N.G.V.D.



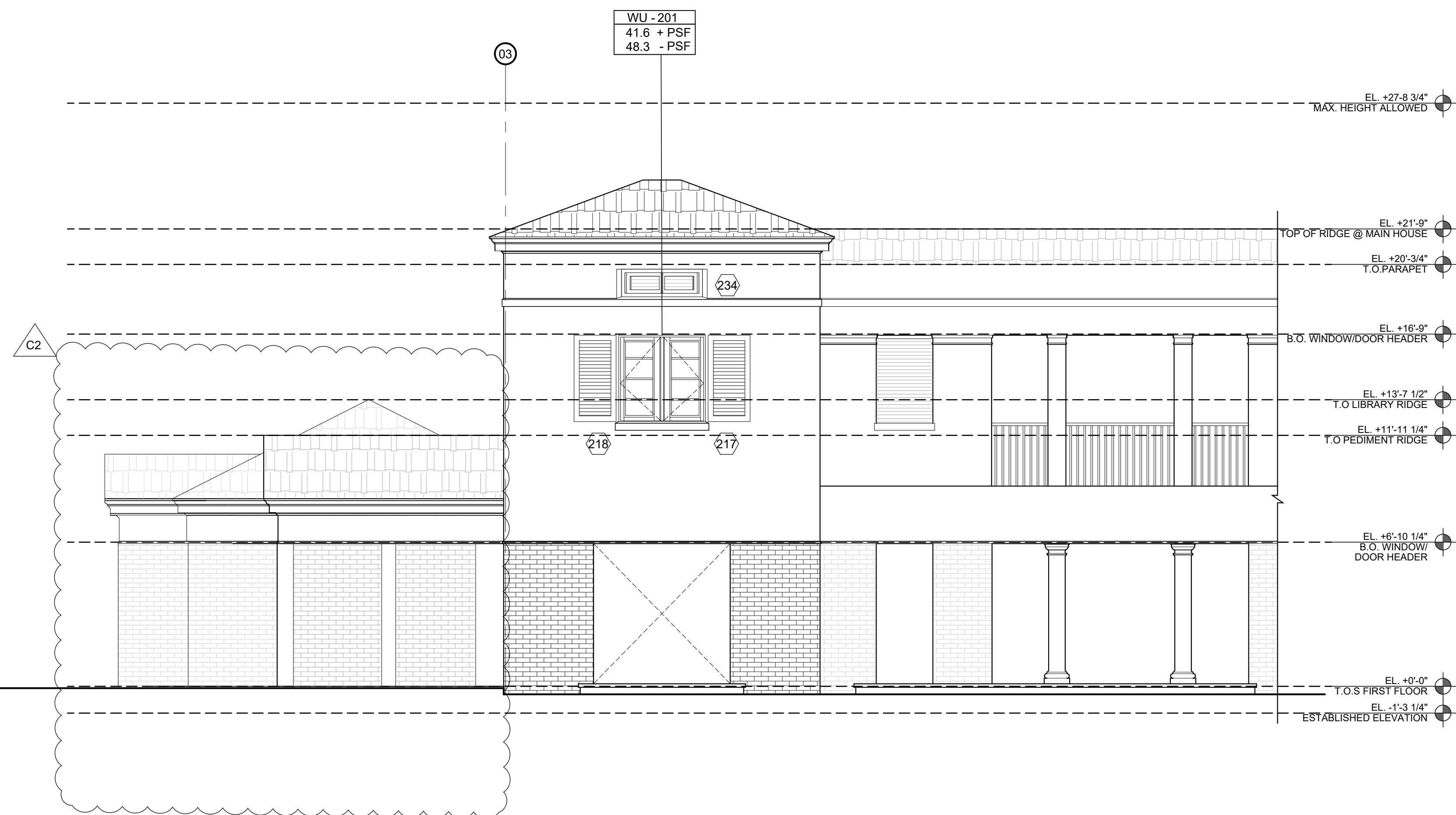
03 NORTH ELEVATION
Scale: 1/4" = 1'-0"



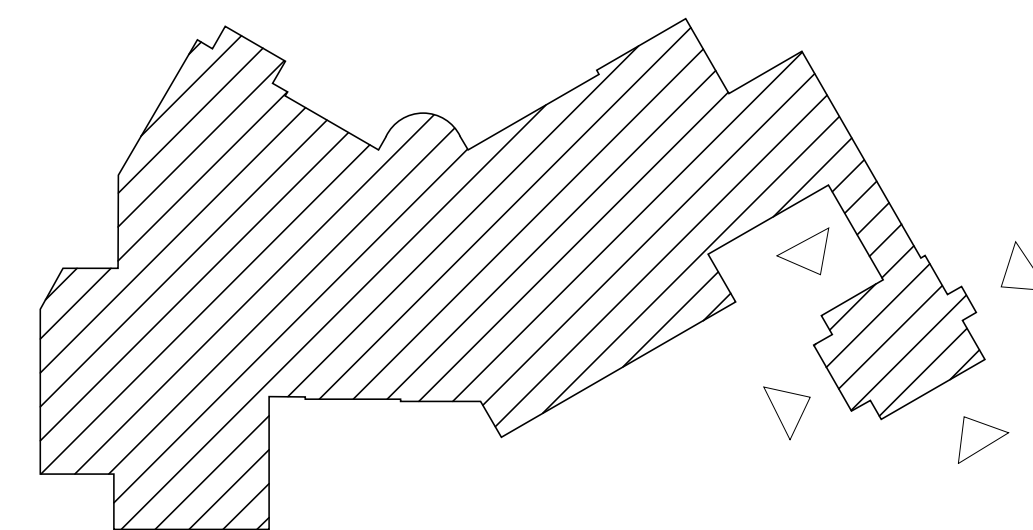
01 WEST ELEVATION
Scale: 1/4" = 1'-0"



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

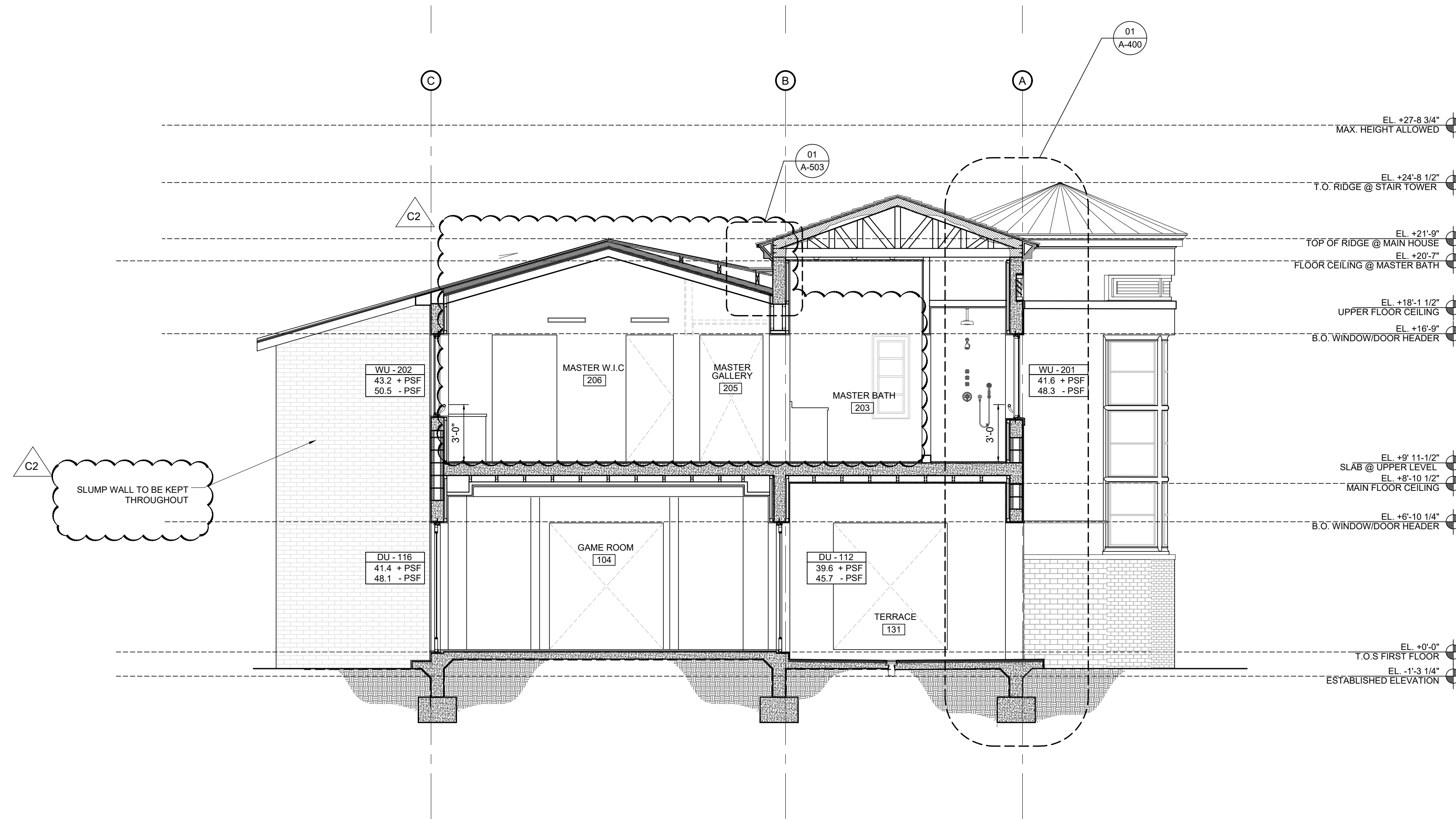


02 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

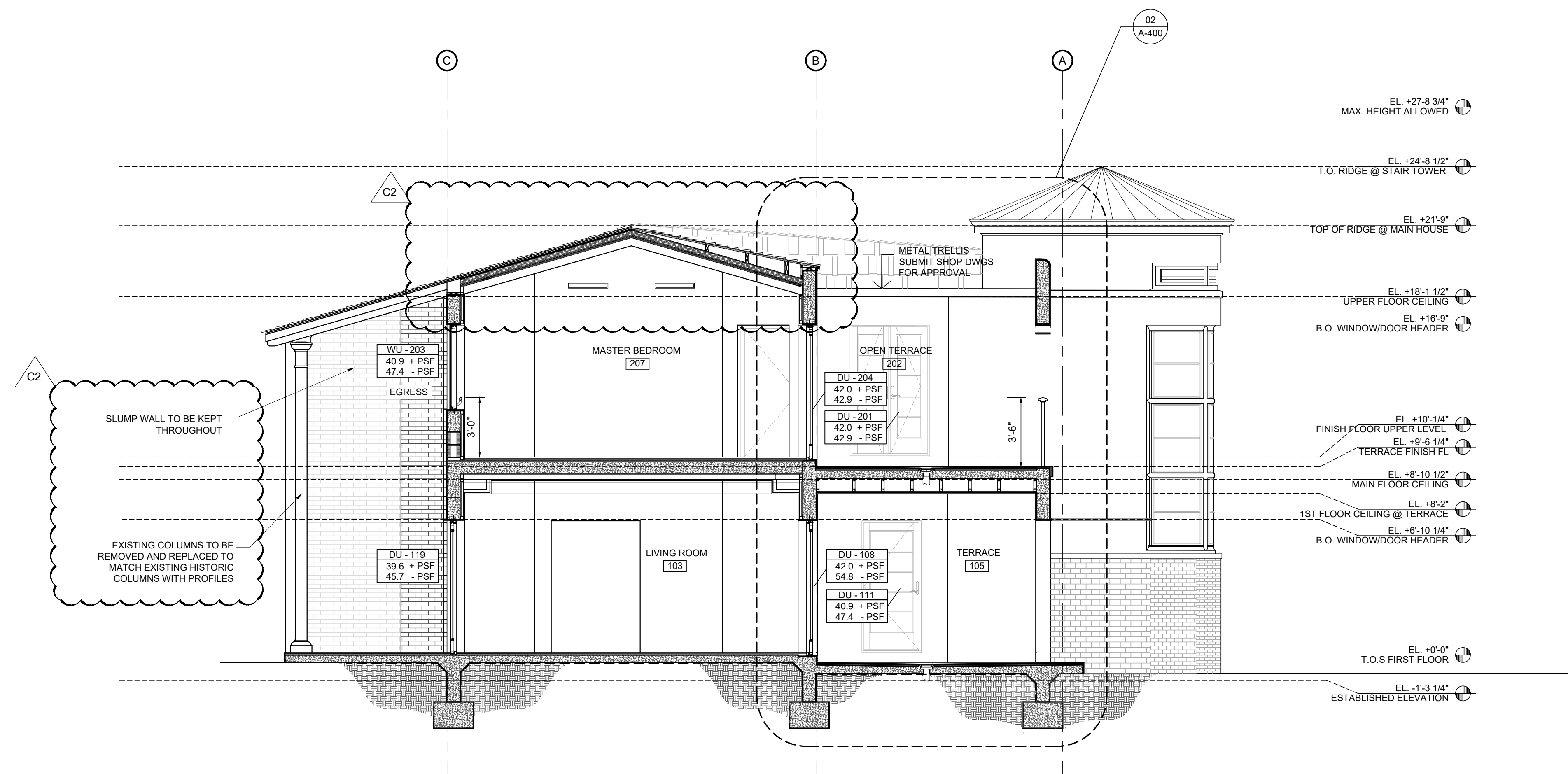


ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 260-5931 - Fax: (305) 260-5918 http://www.portperotti.com		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 260-5931 - Fax: (305) 260-5918 http://www.portperotti.com		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design A A C O 1 4 0 7 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 260-5931 - Fax: (305) 260-5918 http://www.portperotti.com	
PROJECT NUMBER: 2016-05		DATE: 05/16/19		DRAWN BY: LG/JE	
REVISIONS: 05/16/19 OWNER REQUEST		05/16/19 OWNER REQUEST		05/16/19 OWNER REQUEST	
OWNER SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA 33146		OWNER SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA 33146		OWNER SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA 33146	
TITLE: ELEVATIONS		SCALE: AS NOTED		SHEET: A-203 OF 2	
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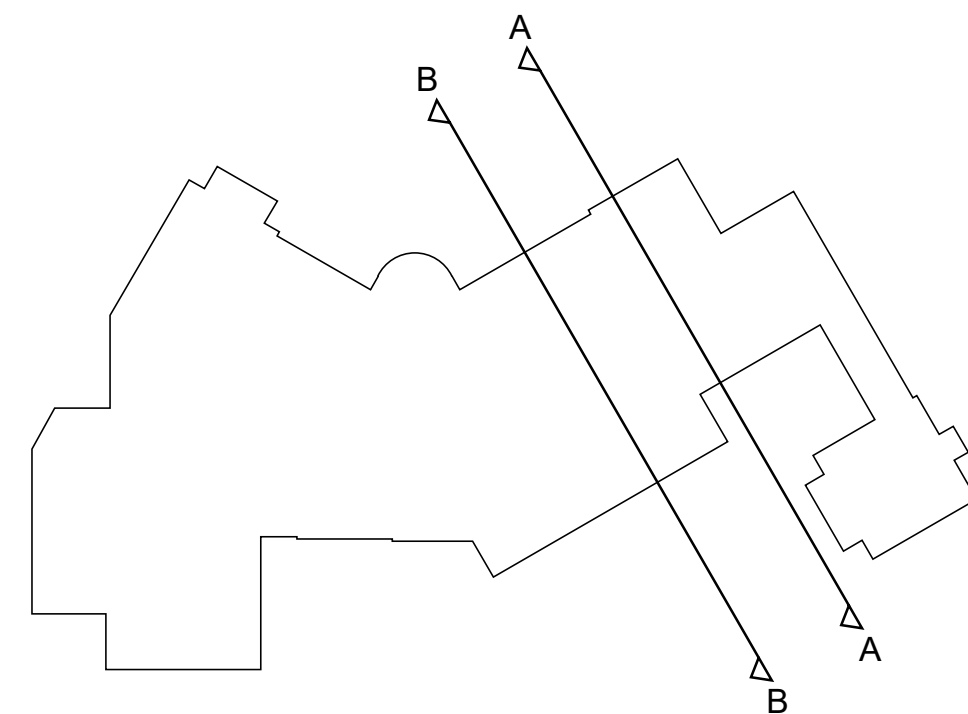
EL. 0'-0" = 13.625' N.G.V.D.



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



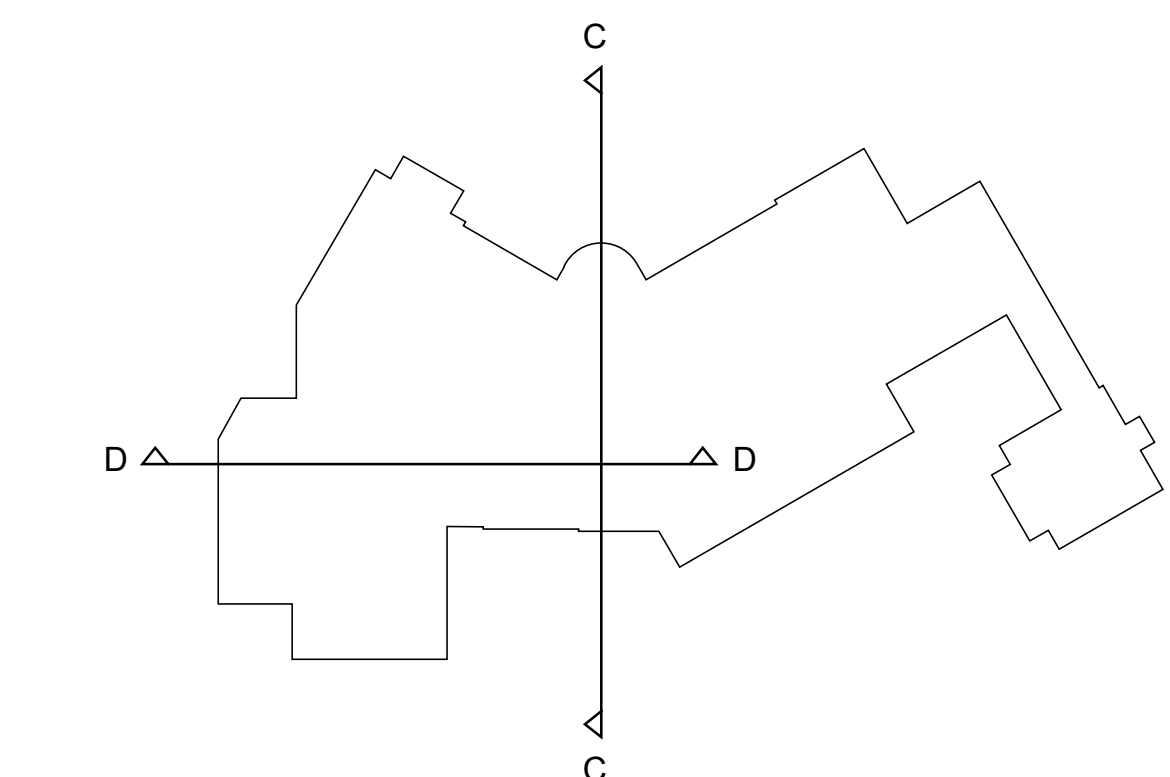
02 SECTION B-B THROUGH TRELLIS TERRACE
Scale: 1/4" = 1'-0"



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

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

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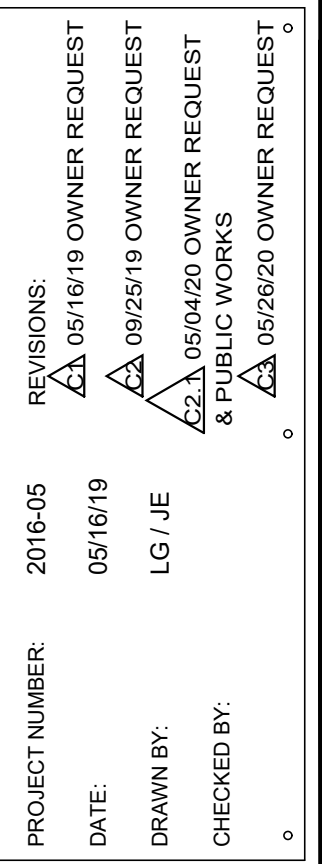
SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES , FLORIDA , 33146

0	TITLE:	SECTIONS	0
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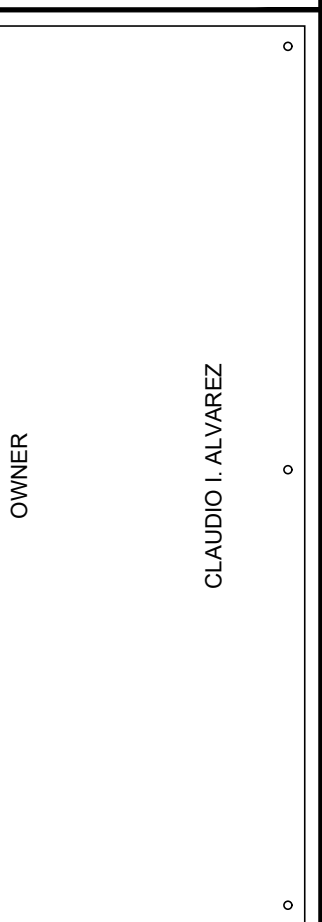
SHEET: **A-301**
OF

LUIS GONZALEZ PEROTTI
AR0010477



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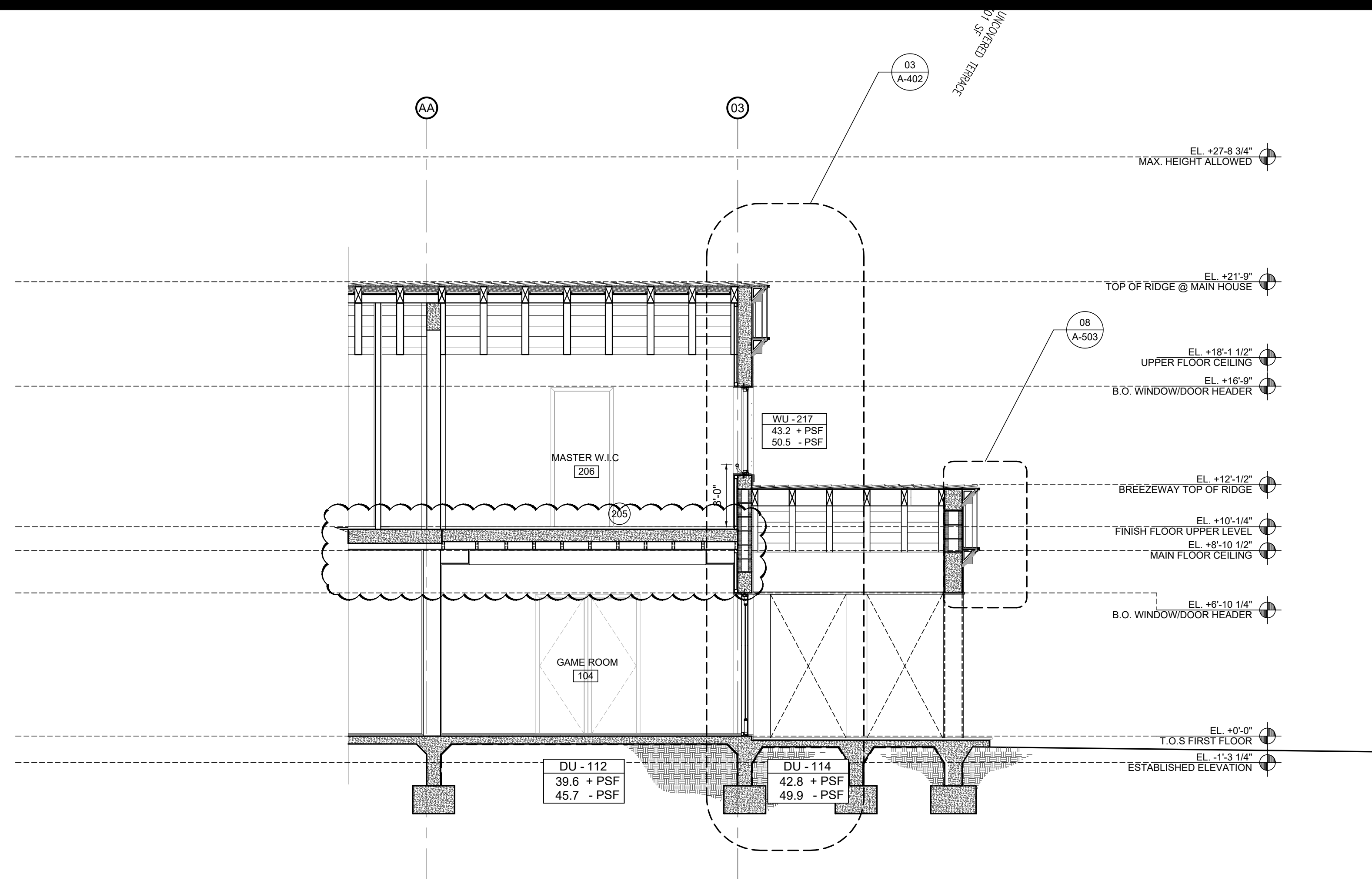


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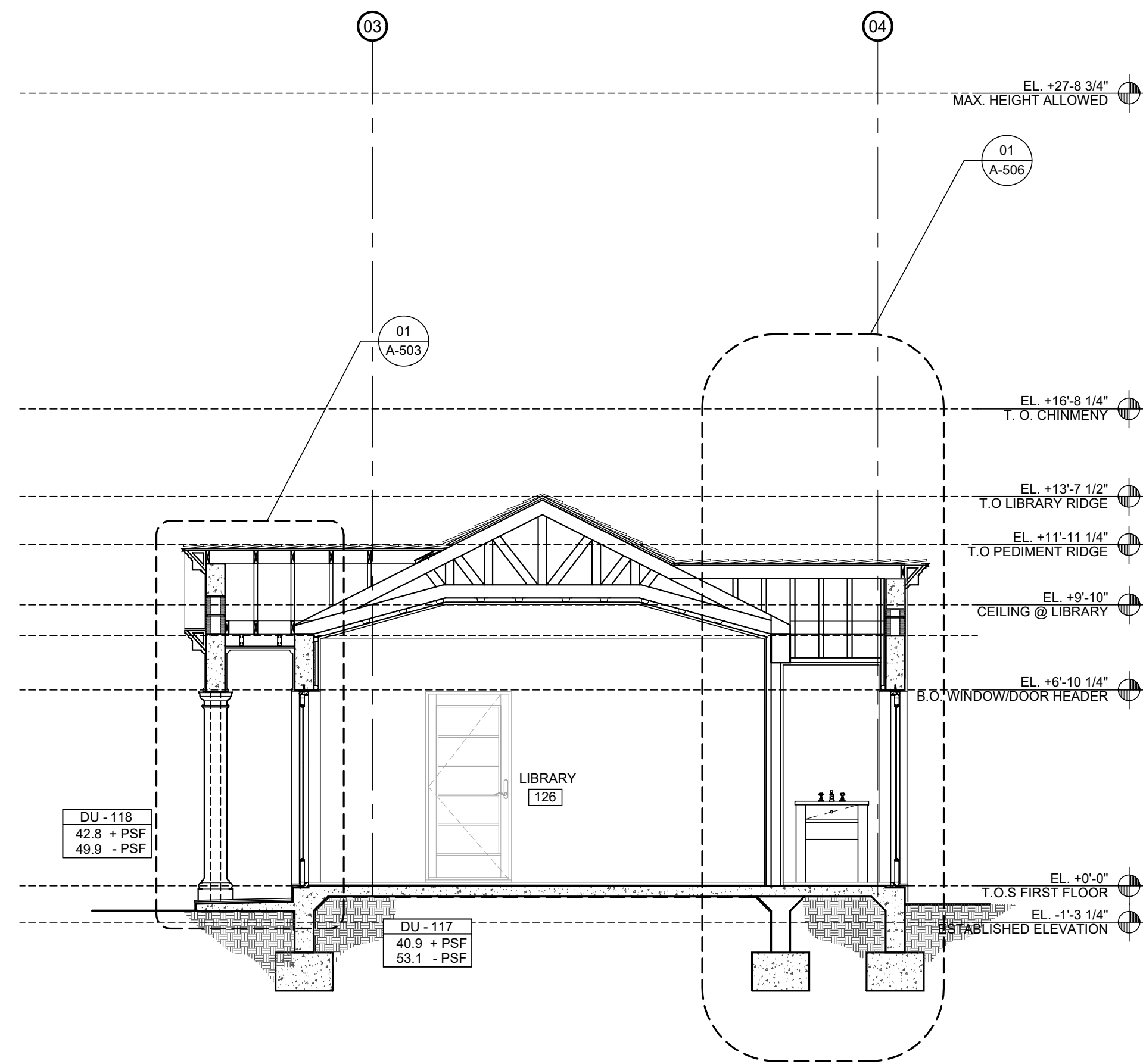
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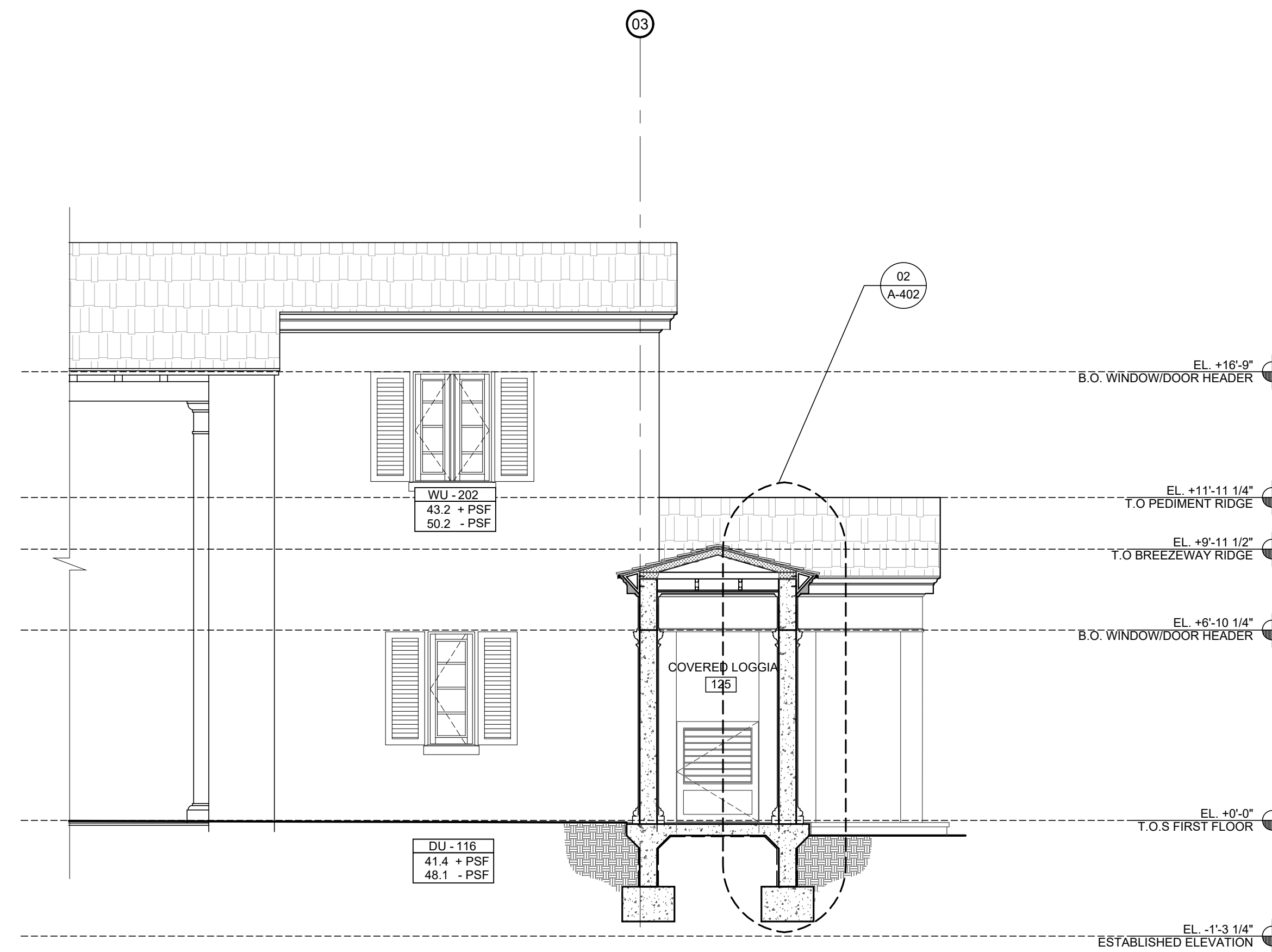
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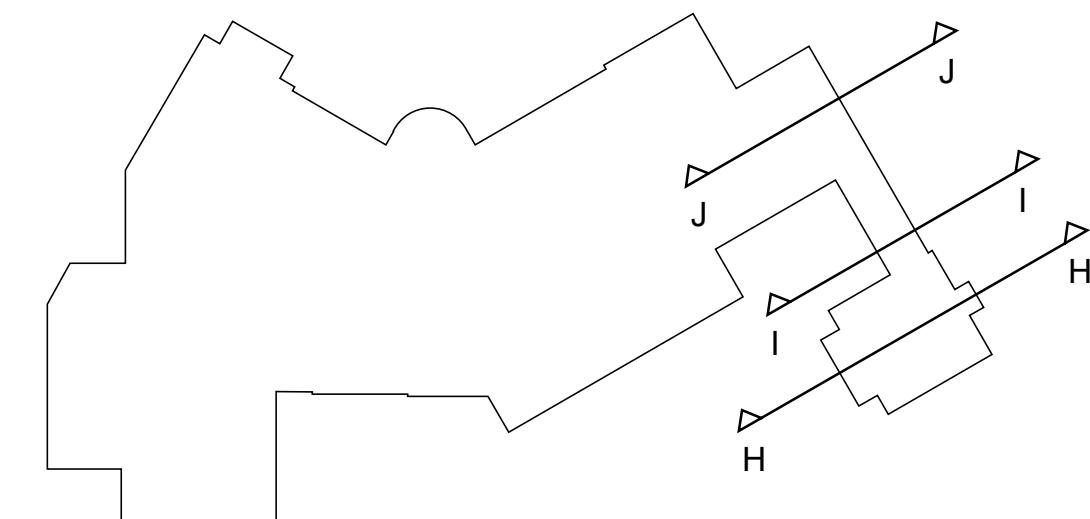
01 SECTION J-J THROUGH GAME ROOM
Scale: 1/4" = 1'-0"



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

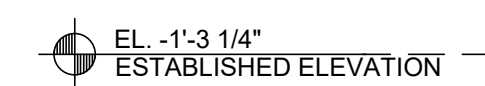


03 SECTION I-I THROUGH COVERED WALKWAY
Scale: 1/4" = 1'-0"

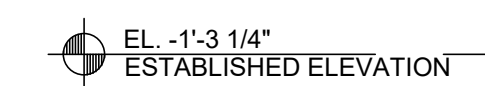


SHEET A-303 OF		TITLE: SECTIONS SCALE: AS NOTED		OWNER: CLAUDIO / ALVAREZ		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 260-5931 - Fax: (305) 260-5918 http://www.portundoperotti.com		REVISIONS: 2016-05 PROJECT NUMBER: DATE: DRAWN BY: CHECKED BY:		2016-05 05/16/19 LG / JL USE AND DISSEMINATE PERMIT A-303 (A-17)	
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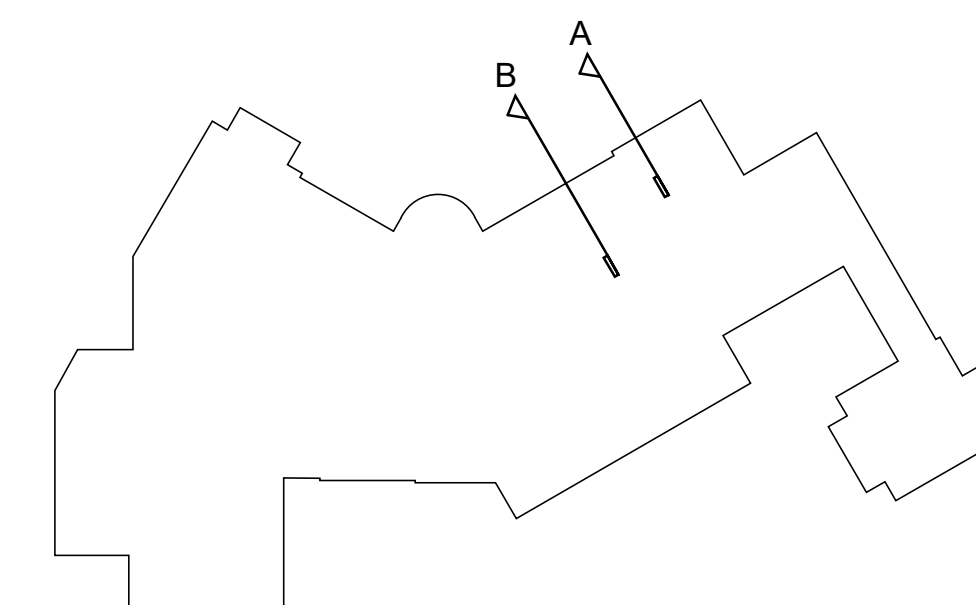
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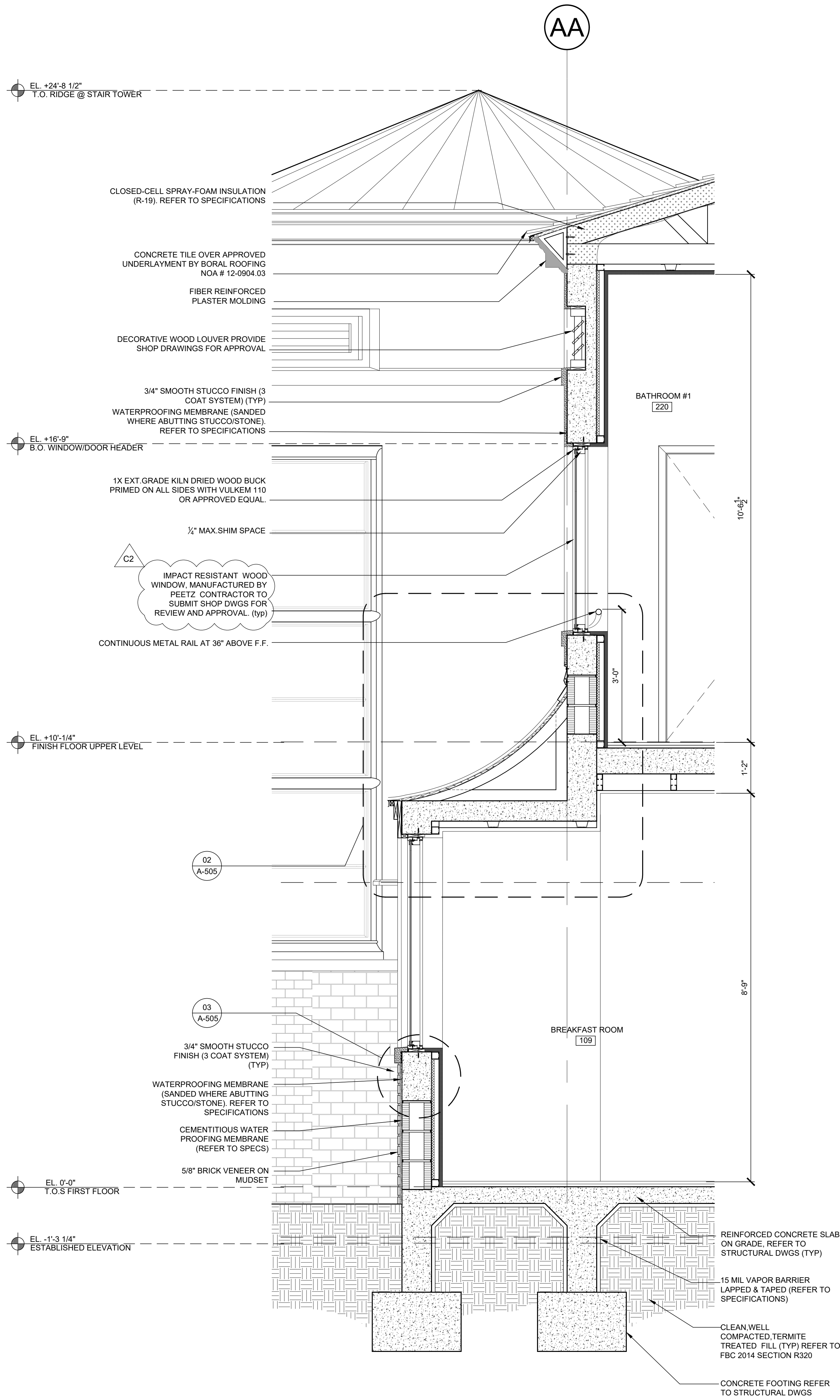
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Scale: 3/4" = 1'-0"

A-400

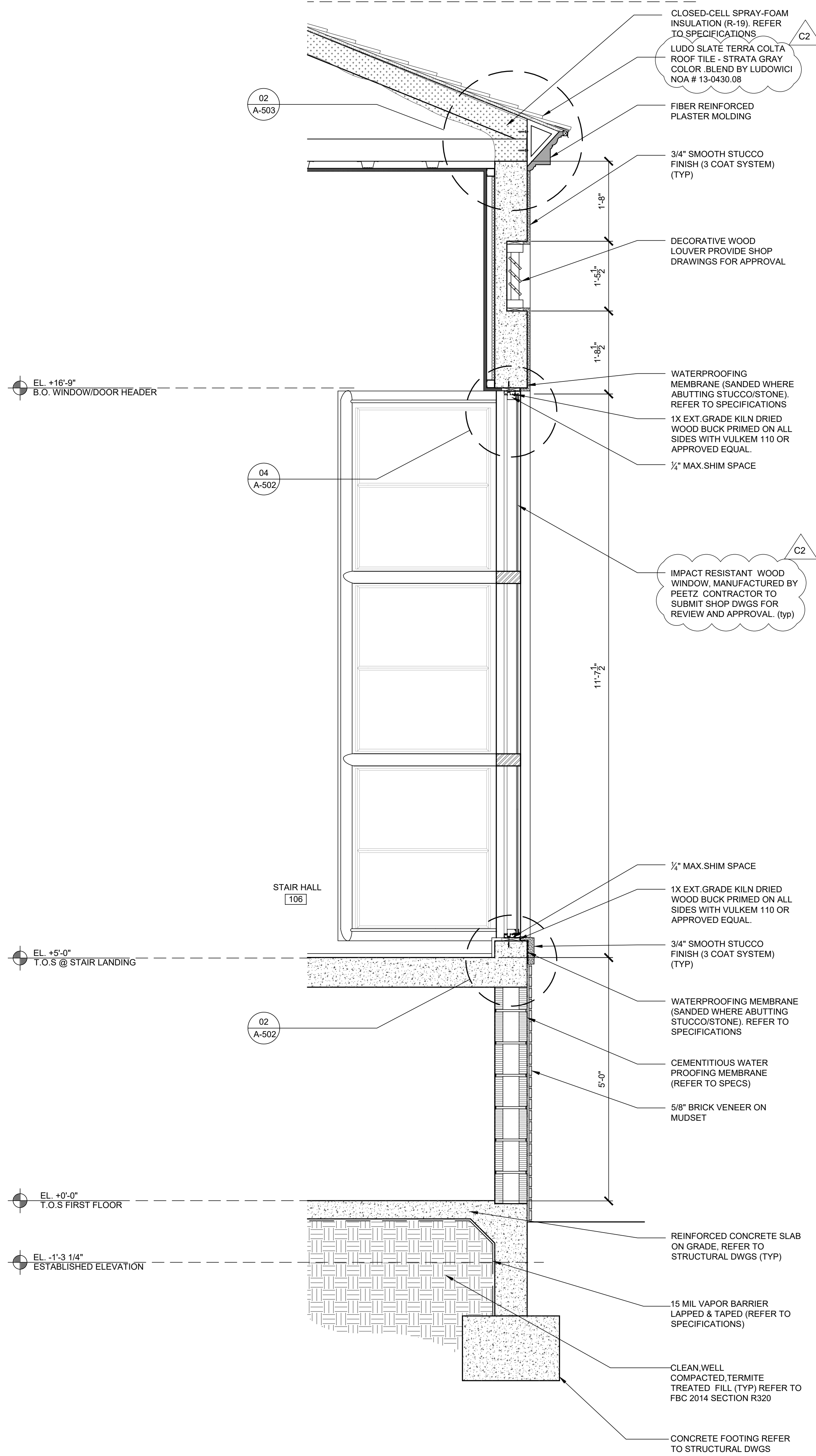
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02

WALL SECTION E

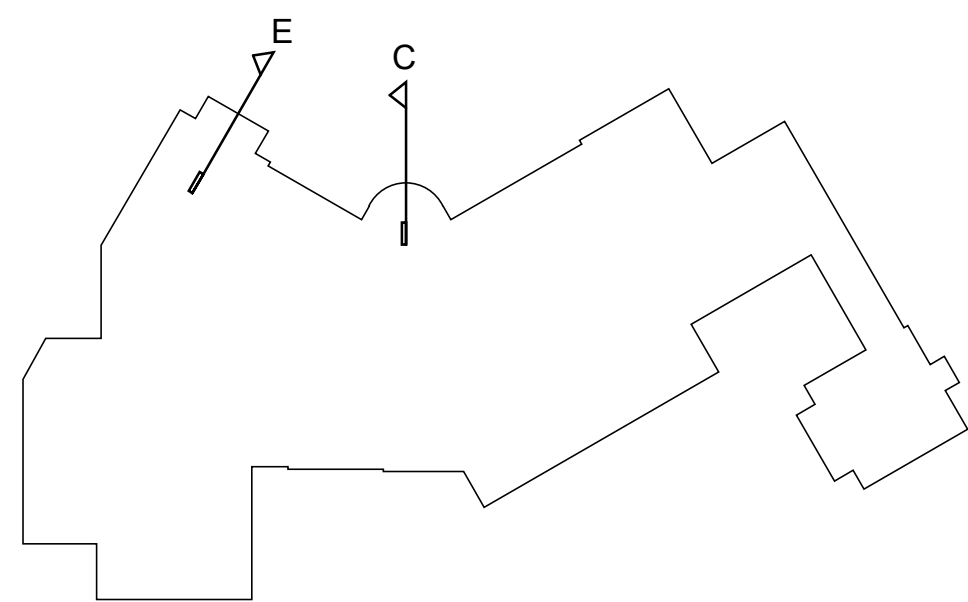
Scale: 3/4" = 1'-0"



01

WALL SECTION C

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



TITLE: WALL SECTIONS

SCALE: AS NOTED

SHEET: A-401

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SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 33146

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CHECKED BY:

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

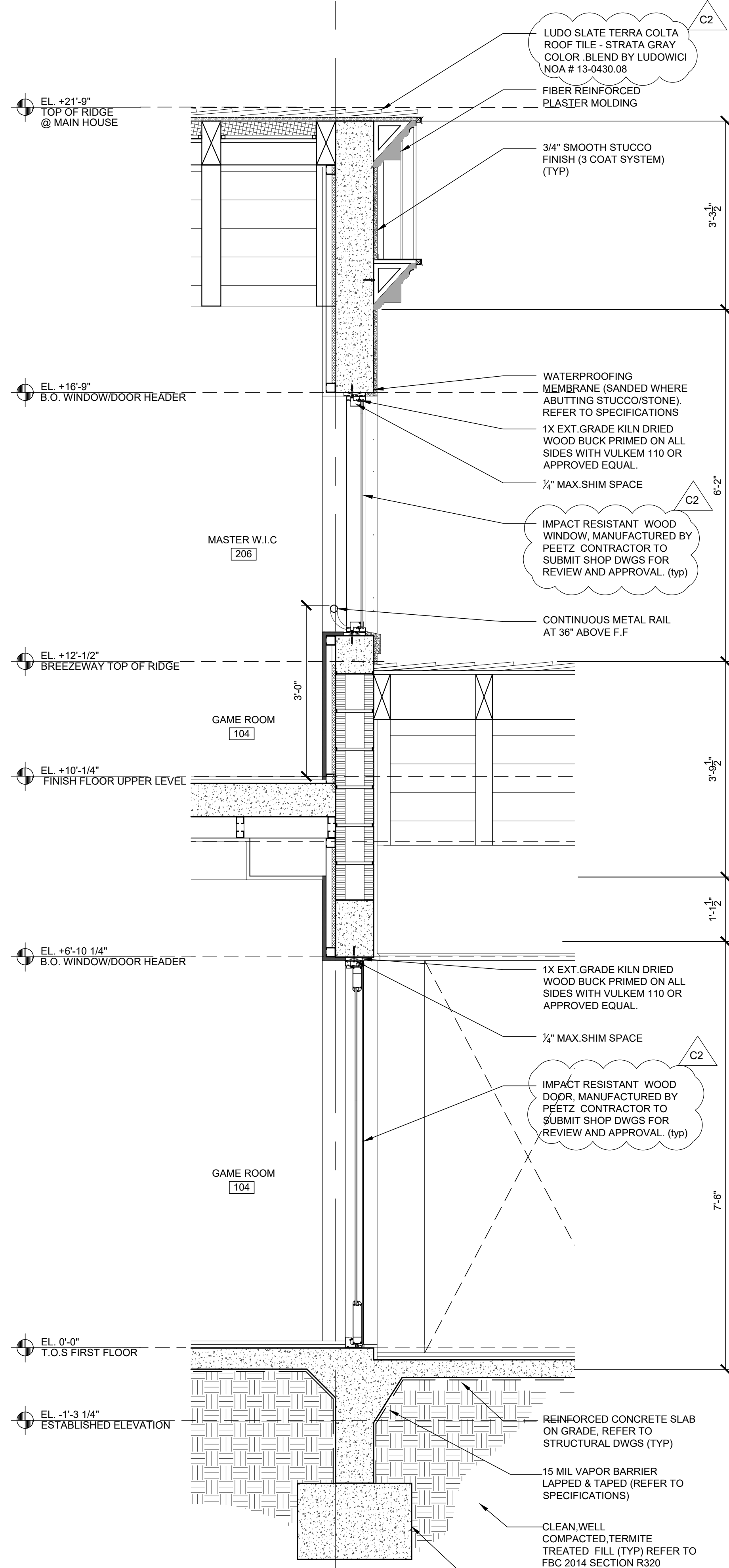
OWNER

CLAUDIO ALVAREZ

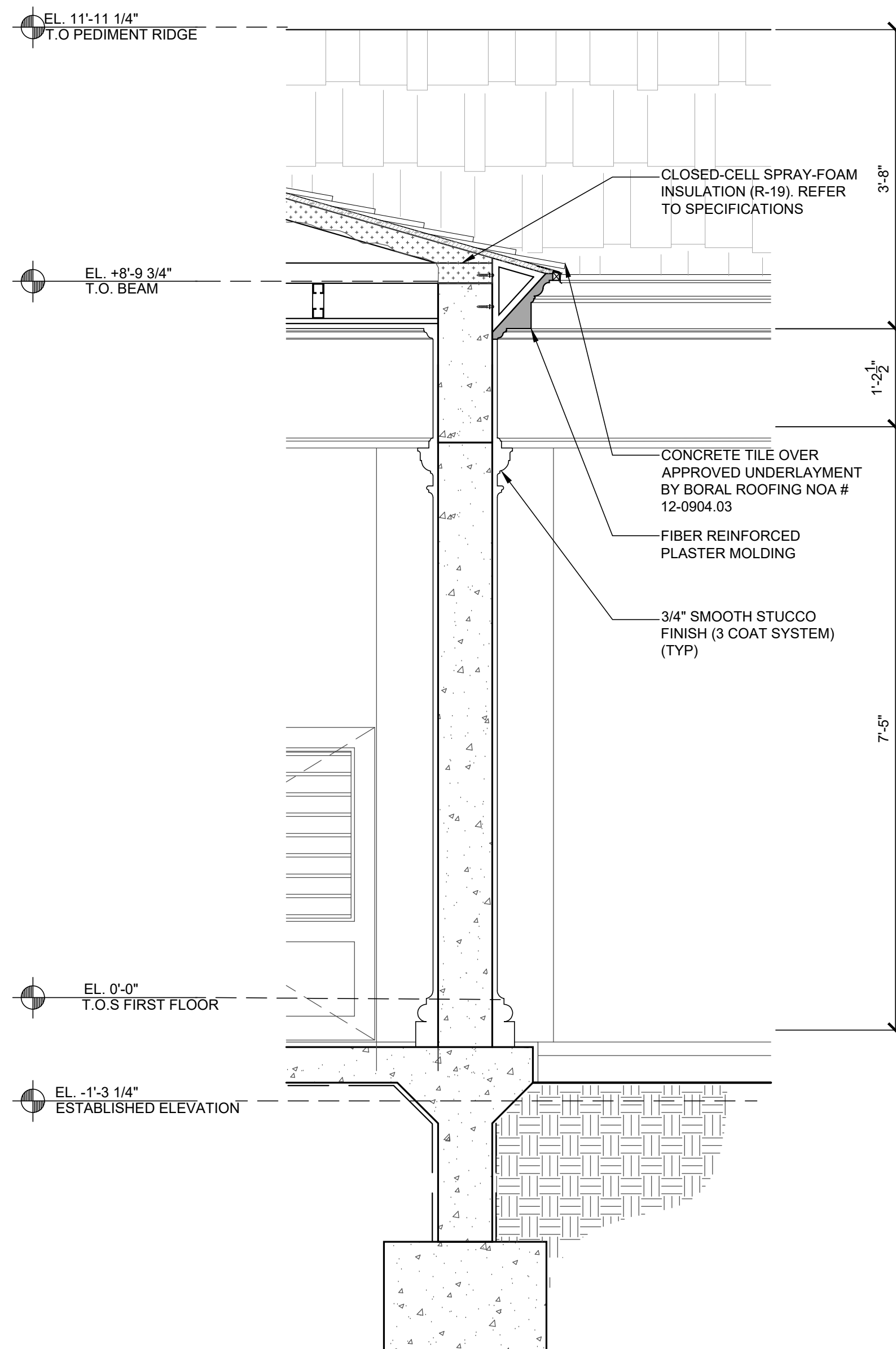
USE AND DISSEMINATION
A-001-04-07

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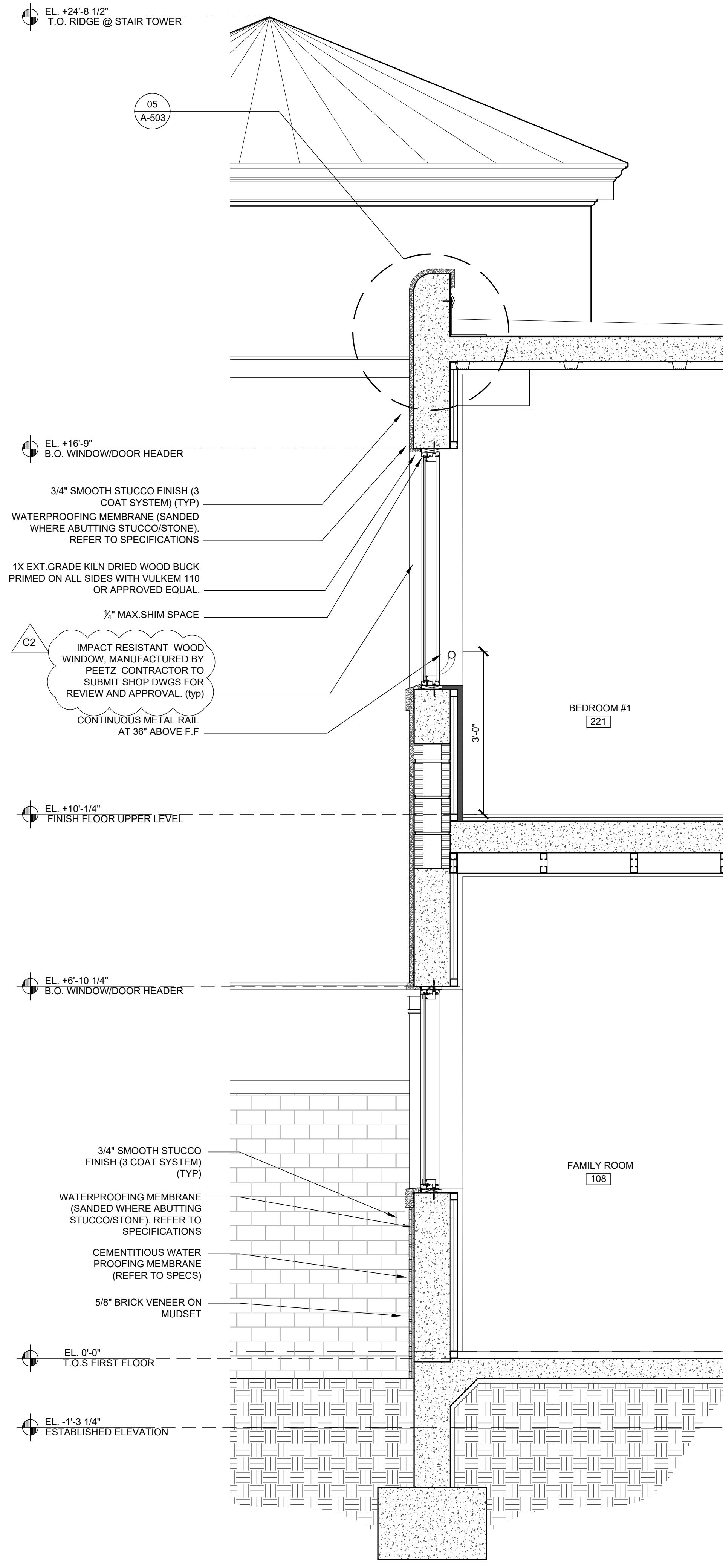
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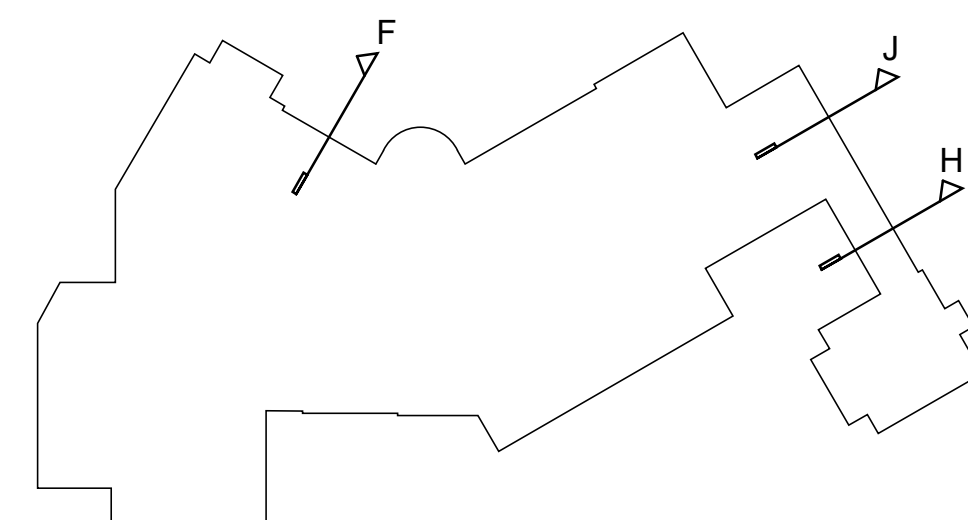
WALL SECTION J



WALL SECTION H



WALL SECTION F



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

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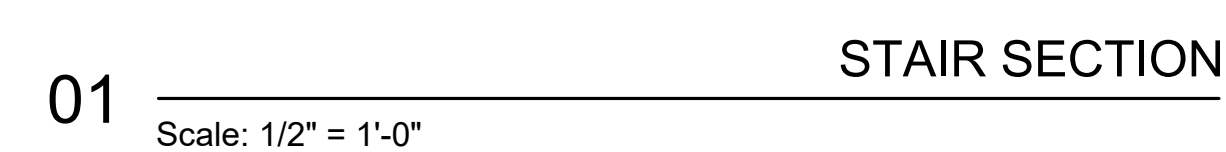
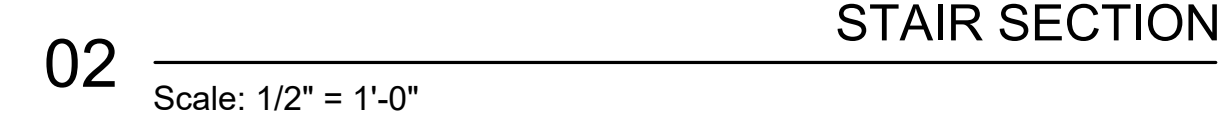
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4125 SANTA MARIA STREET
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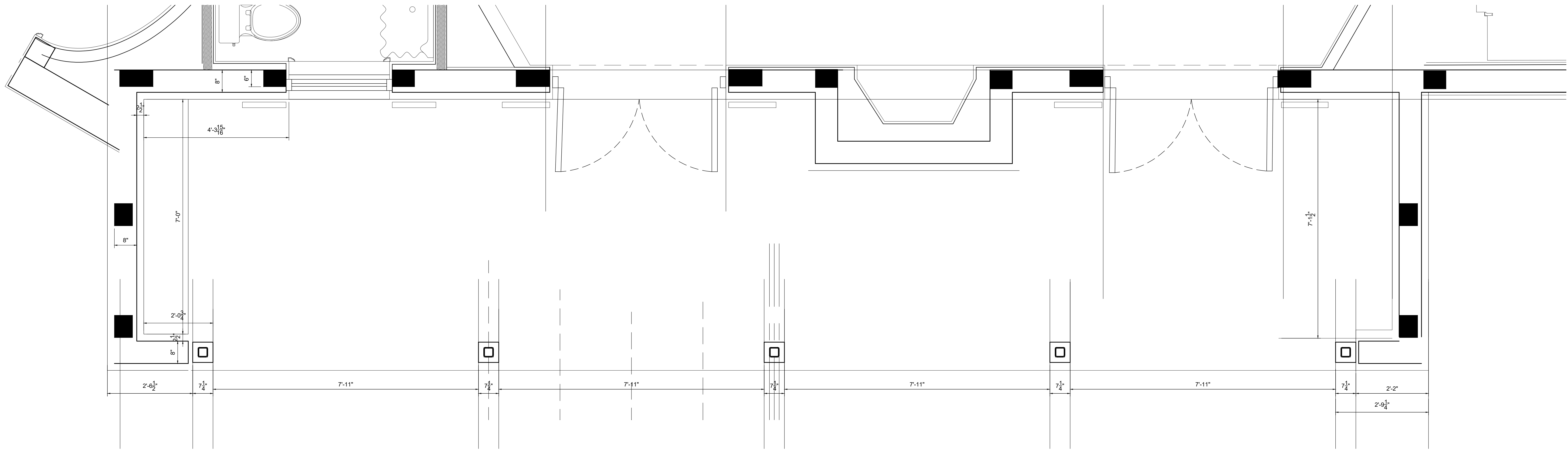
OWNER
CLAUDIO ALVAREZ

TITLE: WALL SECTIONS
SCALE: AS NOTED

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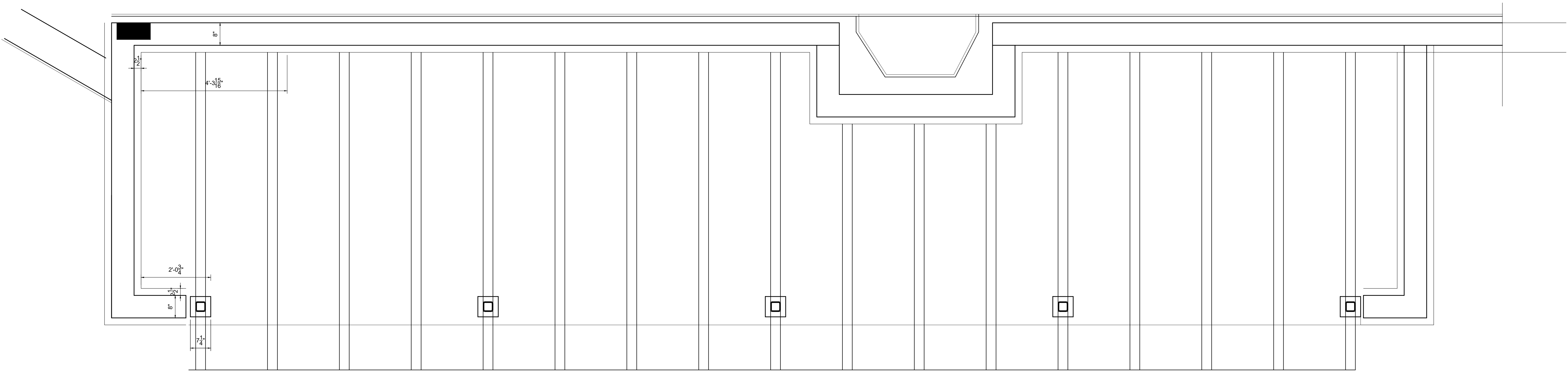
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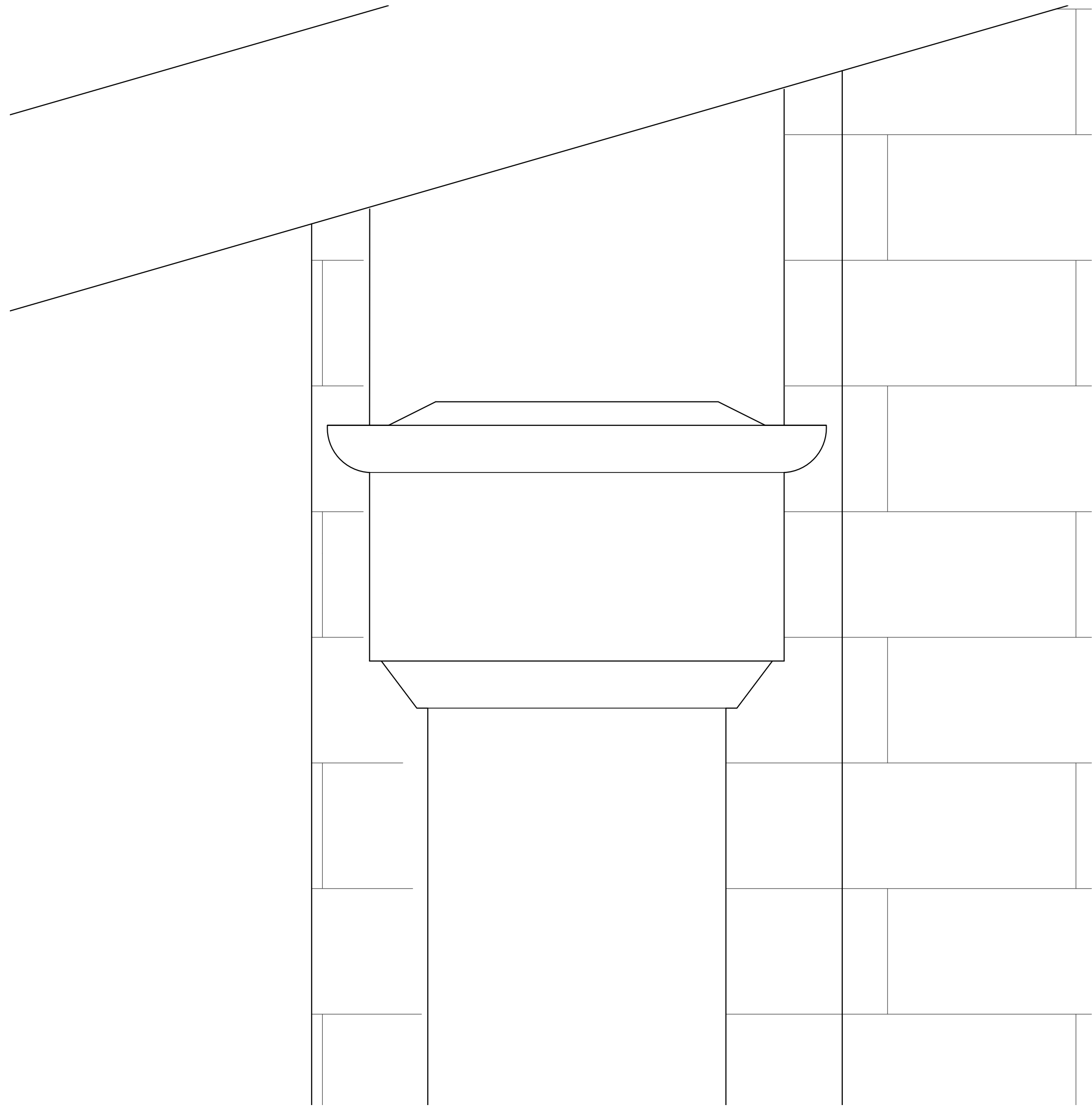
EL. 0'-0" = 13.625' N.G.V.D.

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

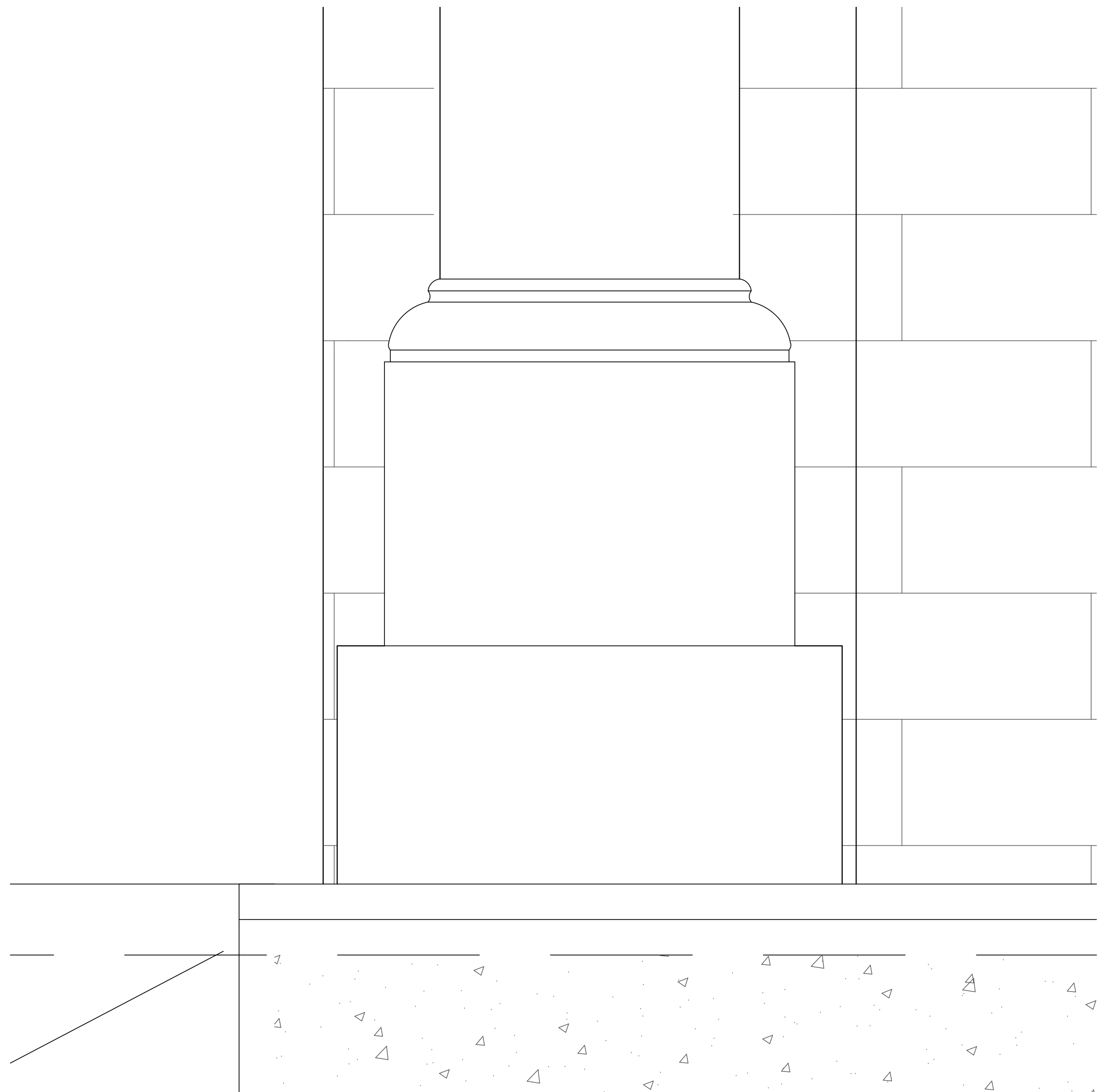


02 HISTORIC COVERED TERRACE RCP
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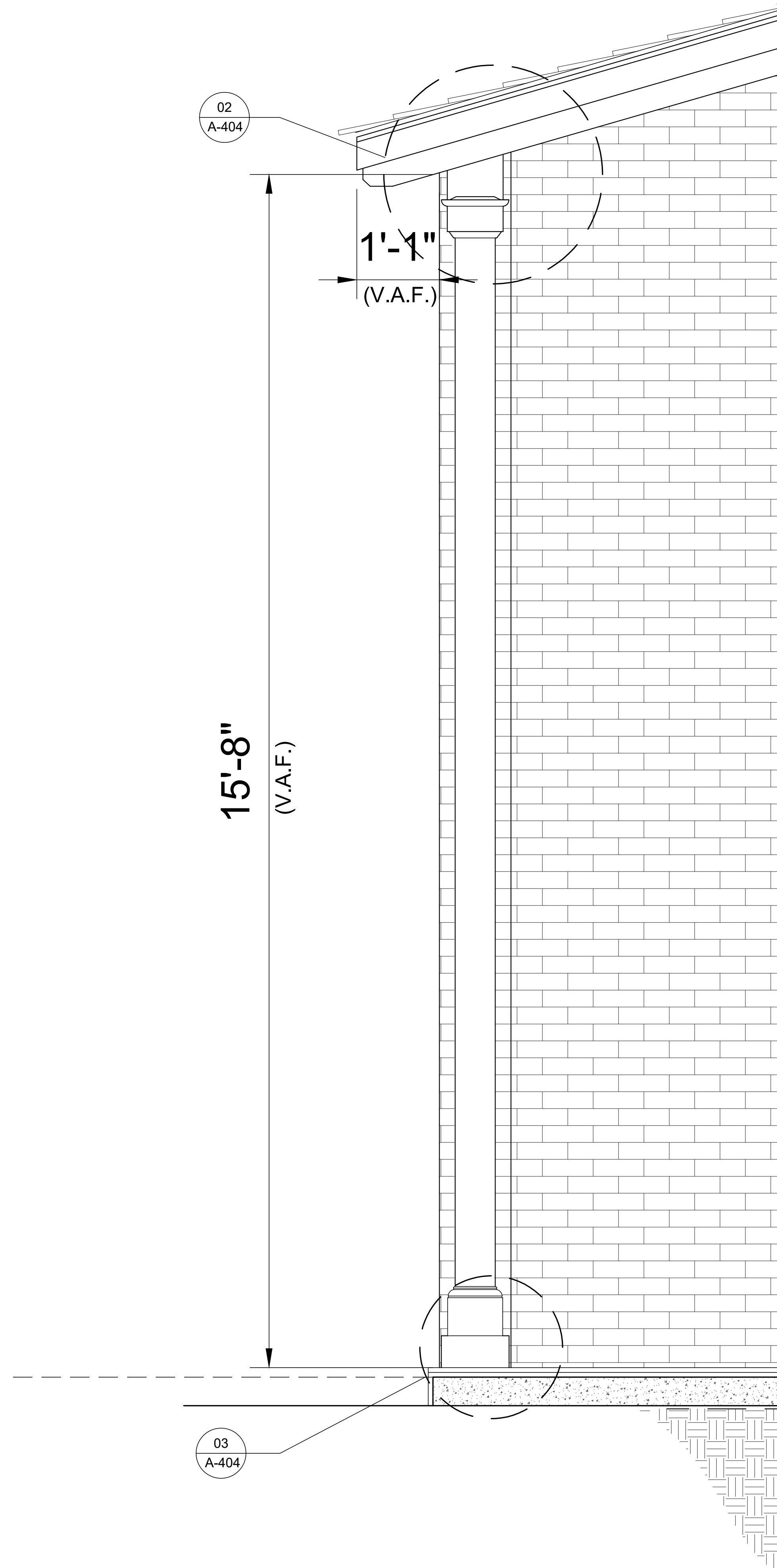
SHEET A-404 OF © COPYRIGHT 2009	TITLE: HISTORIC WALL @ TERRACE SCALE: AS NOTED	OWNER CLAUDIO I. ALVAREZ	SANTA MARIA RESIDENCE 4125 SANTA MARIA STREET CORAL GABLES, FLORIDA 33146	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture Planning Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 280-1331 • Fax: (305) 280-1318 http://www.portuondo-perotti.com	PROJECT NUMBER: 2016-05 DATE: 04/12/2018 DRAWN BY: LG / JL CHECKED BY: REVISIONS:	JOSE LUIS PEROTTI ARCHITECTS 1000 S.W. 8th Street, Suite 100 Miami, Florida 33134
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02 HISTORIC COLUMN CAPITOL DETAIL
Scale: 6" = 1'-0"



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

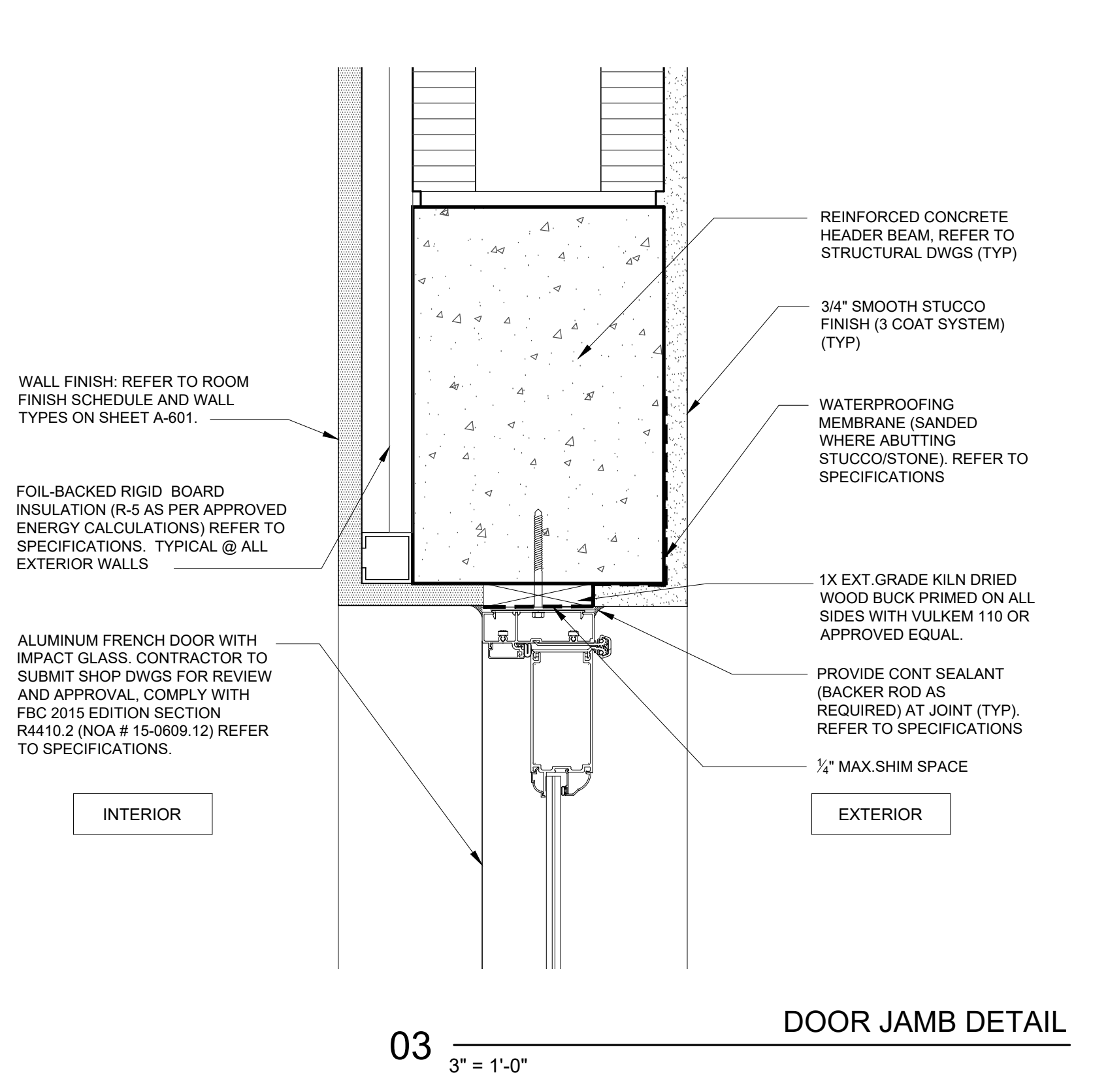
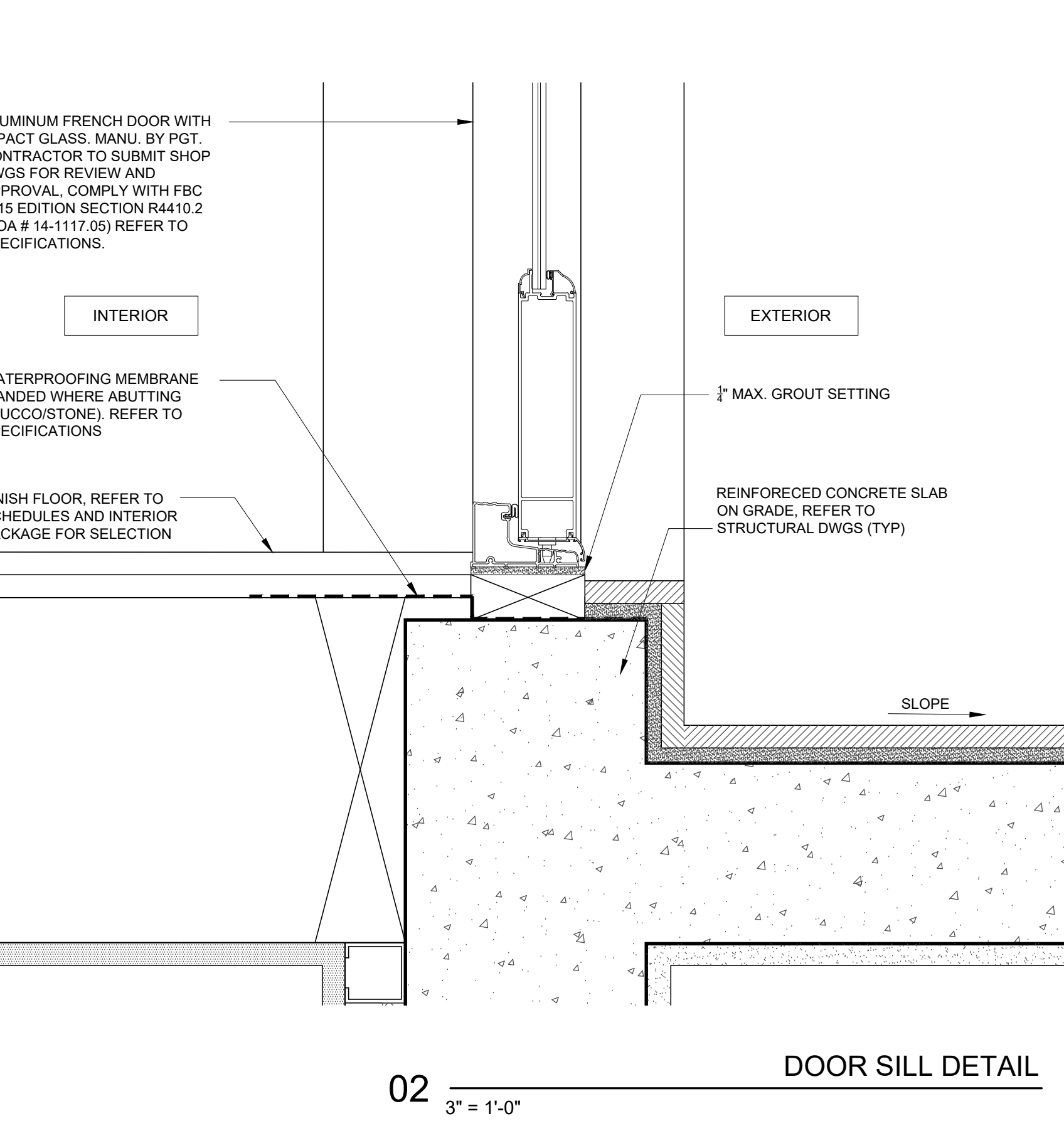
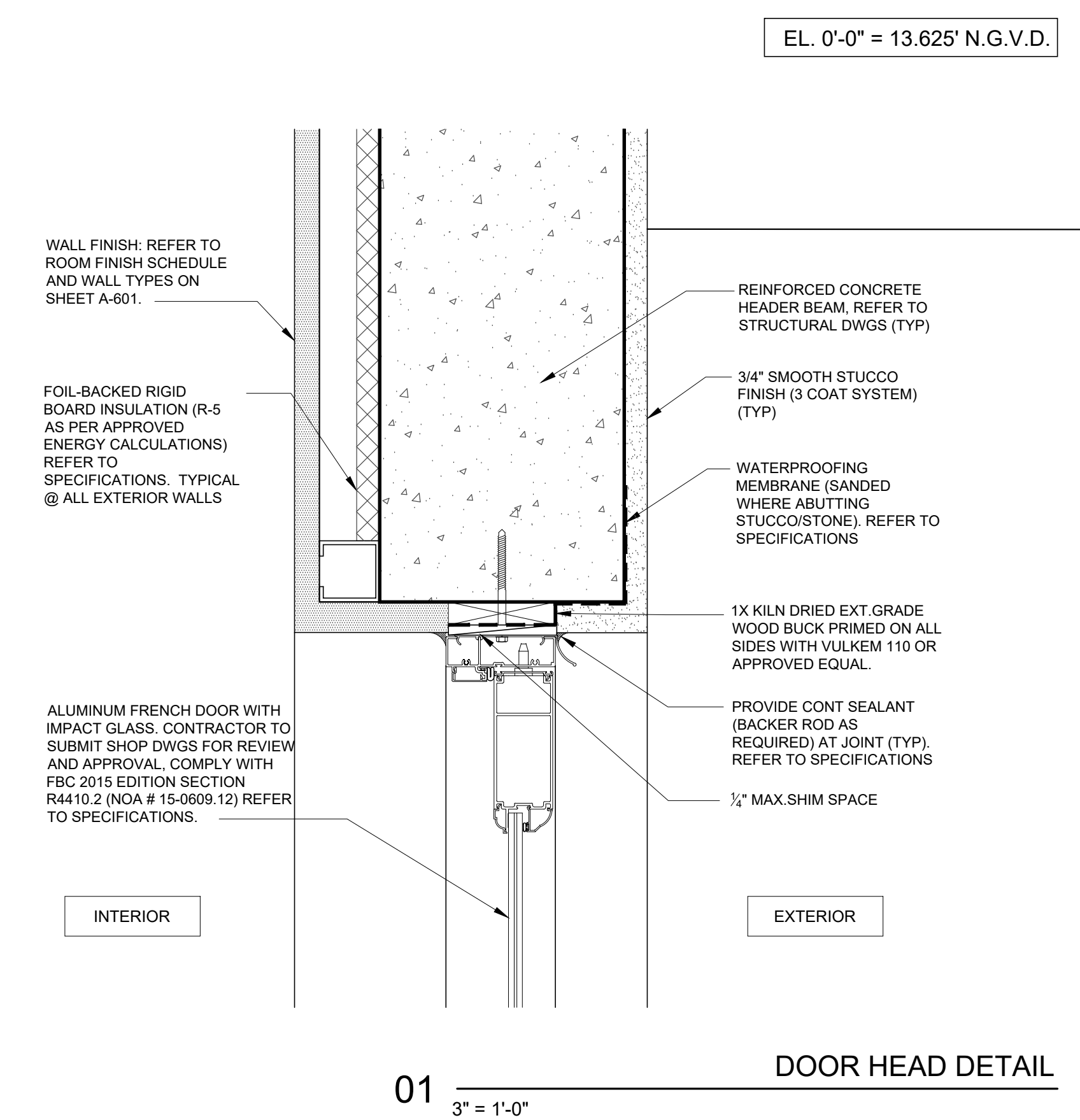
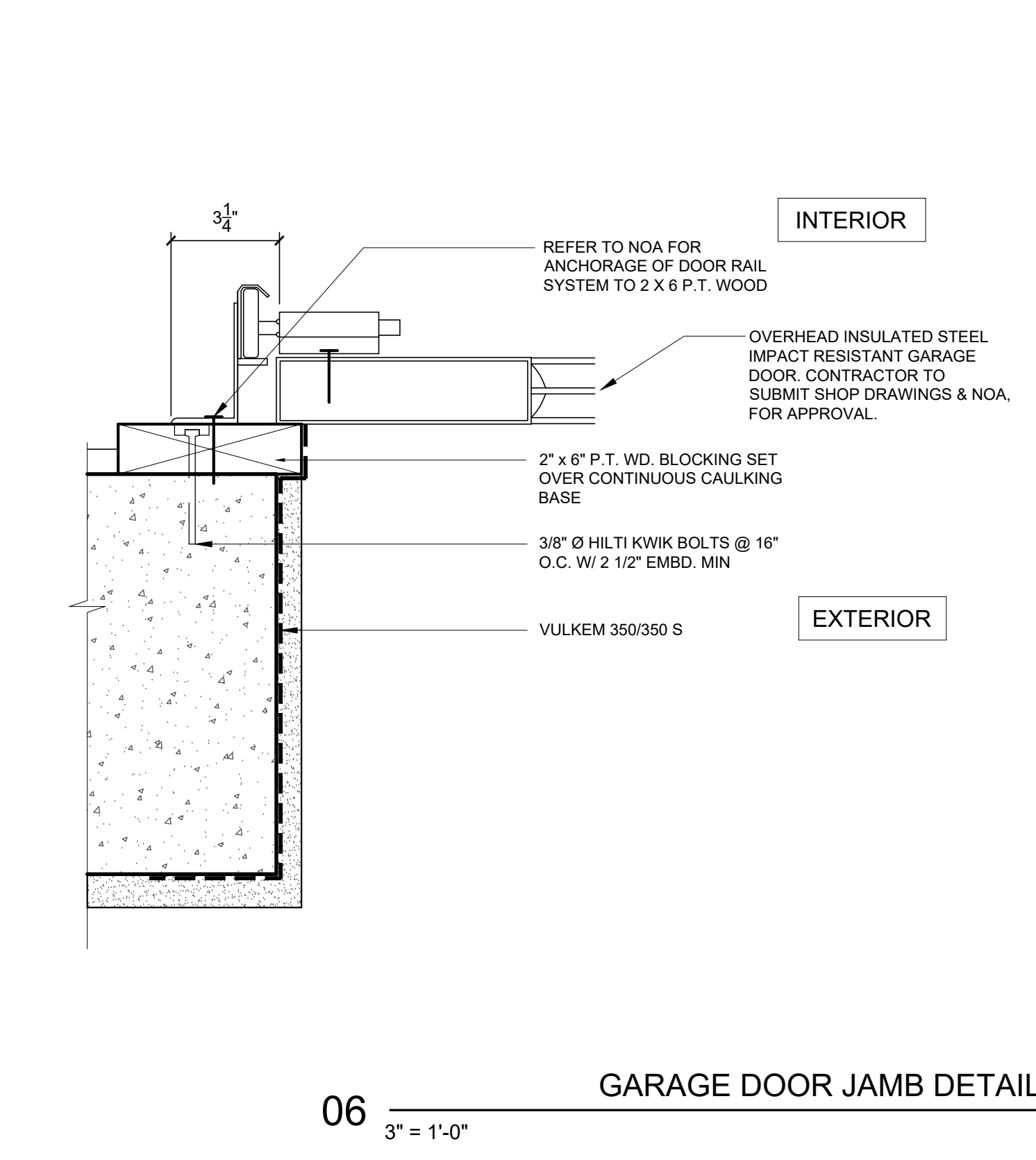
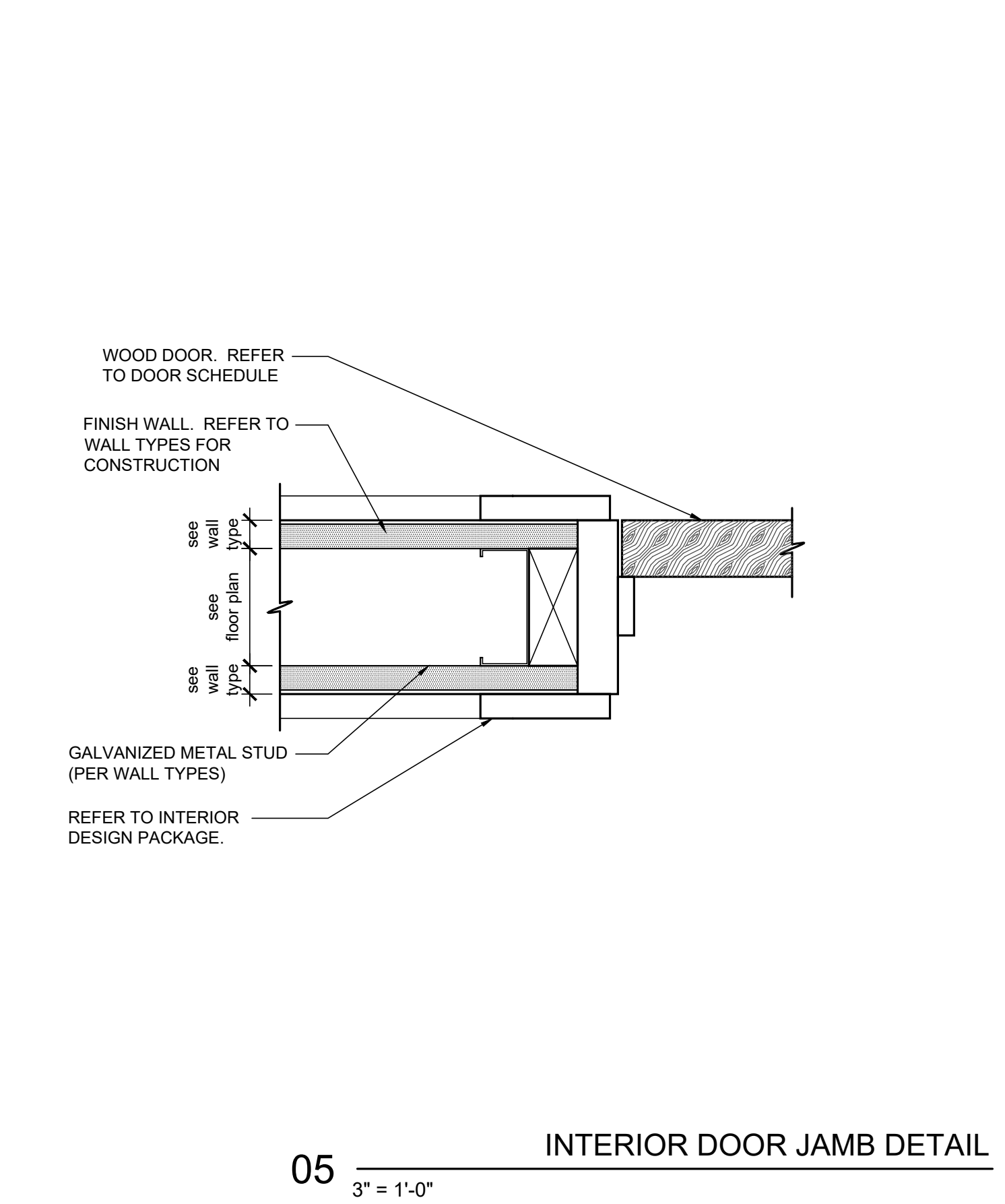
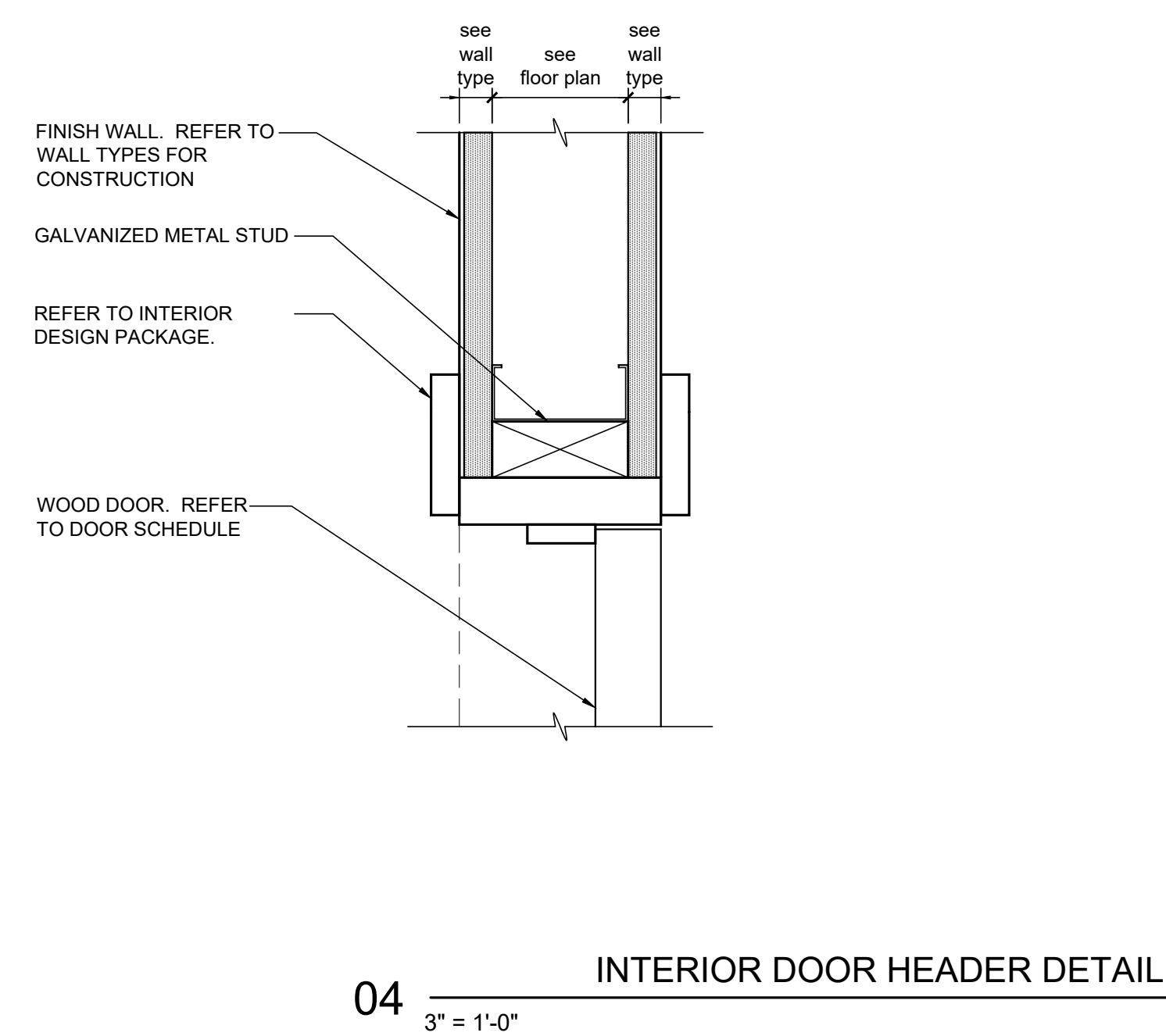
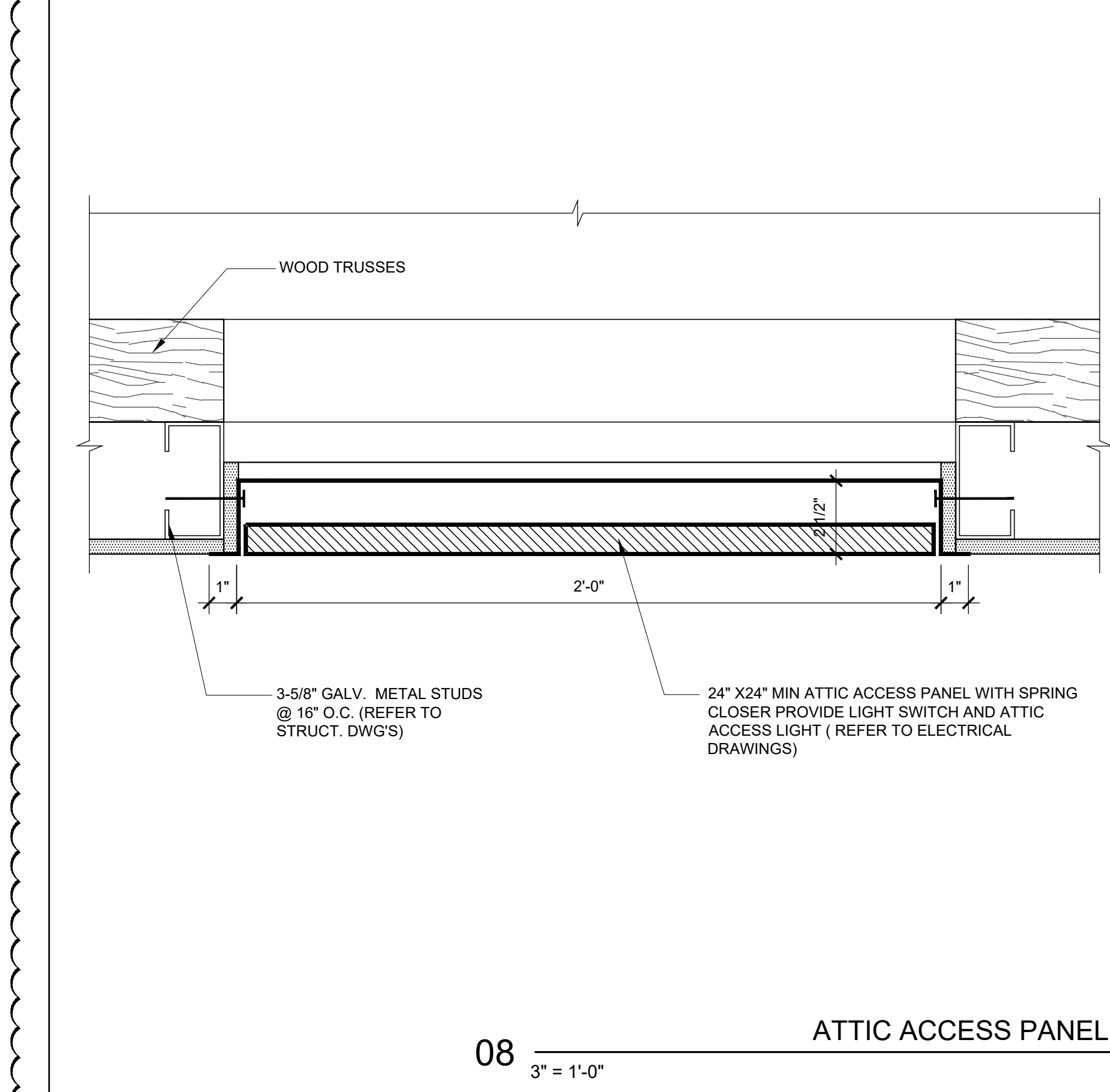
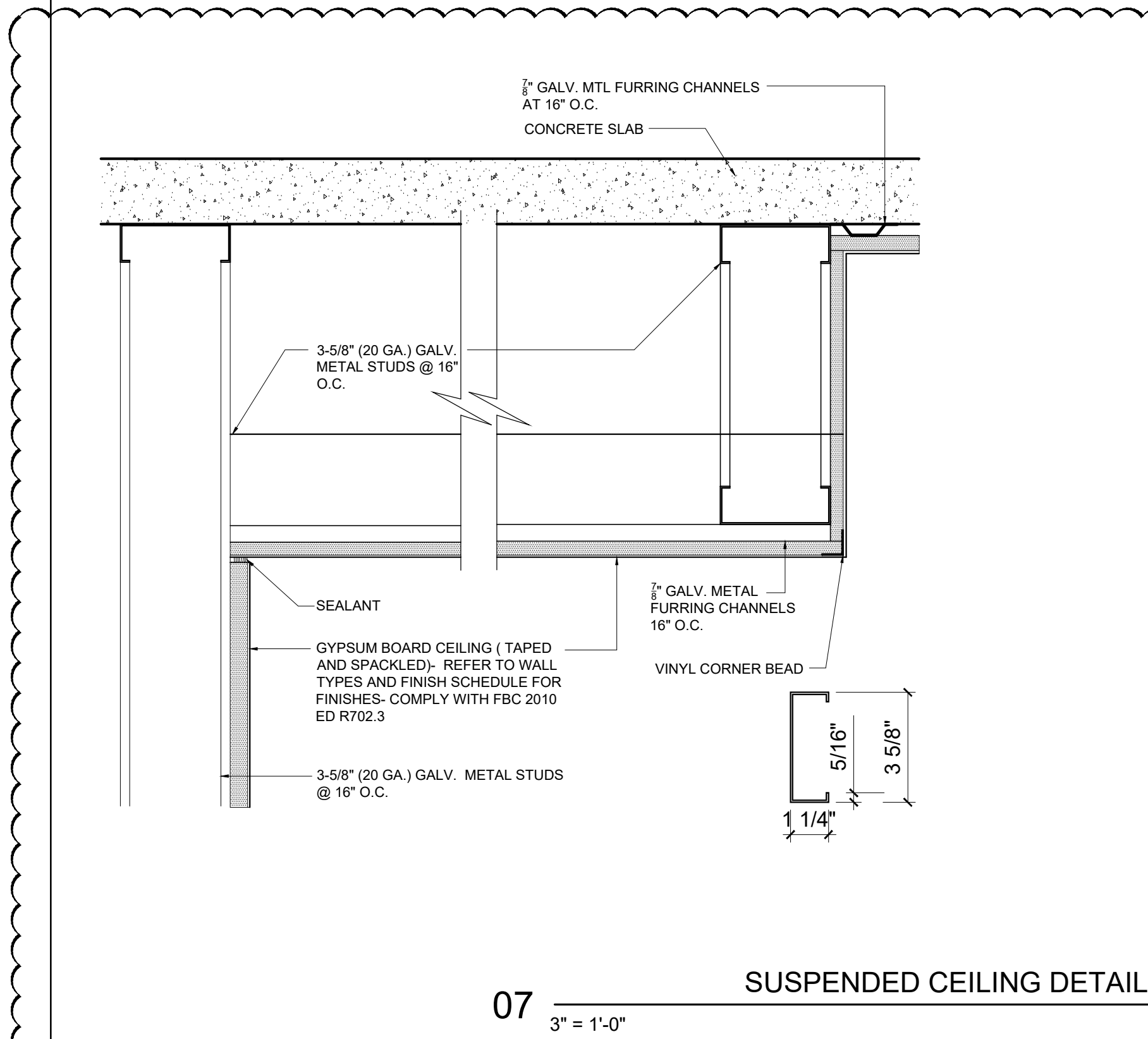


01 HISTORIC COVERED TERRACE SECTION
Scale: 1" = 1'-0"

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

SHEET A-404 OF		TITLE: HISTORIC WALL @ TERRACE SCALE: AS NOTED		OWNER: CLAUDIO ALVAREZ		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture - Planning - Interior Design AAC001407 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 260-5931 - Fax: (305) 260-5918 http://www.portundoperotti.com		PROJECT NUMBER: 2016-05 DATE: 04/12/2018 DRAWN BY: LG/JL CHECKED BY:		REVISIONS: 2016-05 04/12/2018 LG/JL		DOE USE PRODUCT RESIST A-001847.2	
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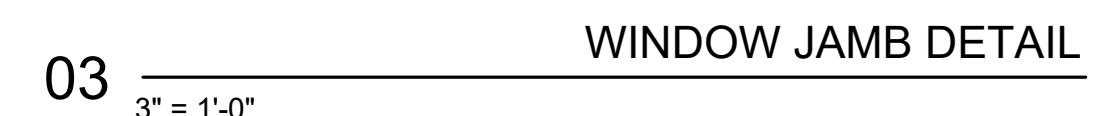
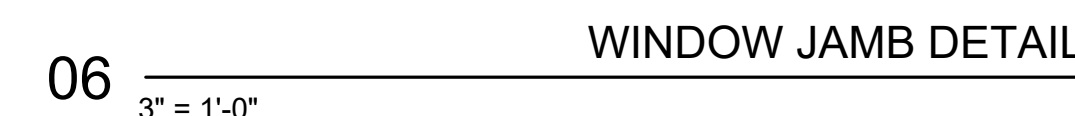
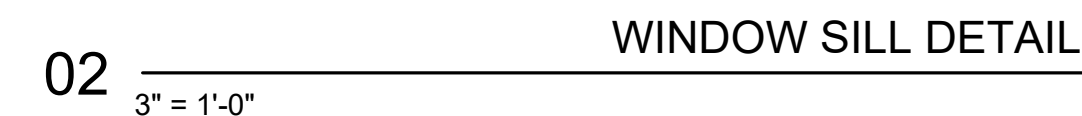
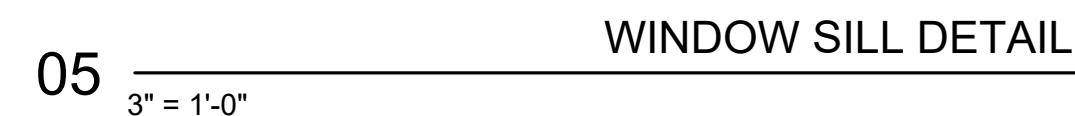
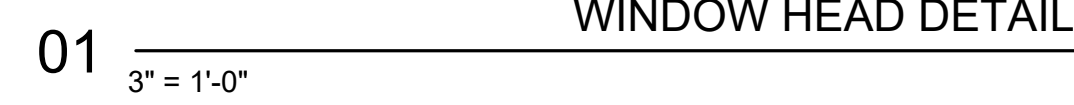
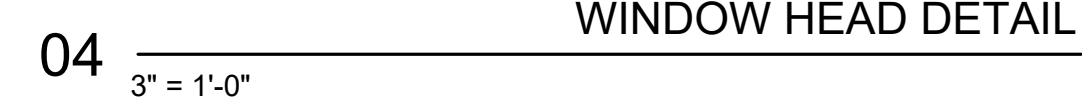
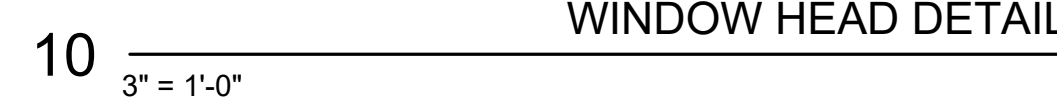


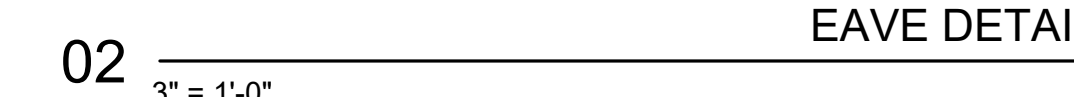
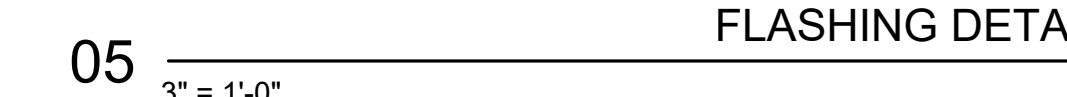
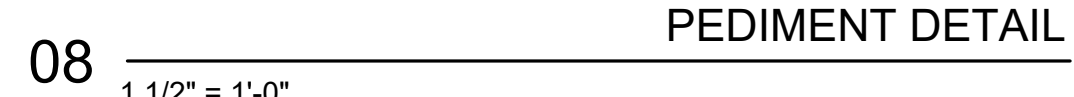
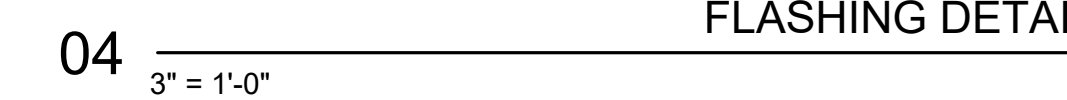
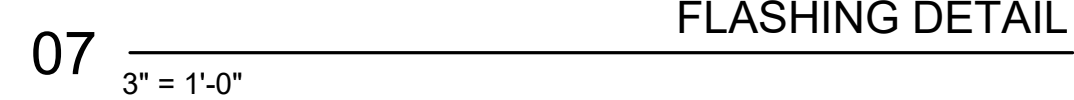
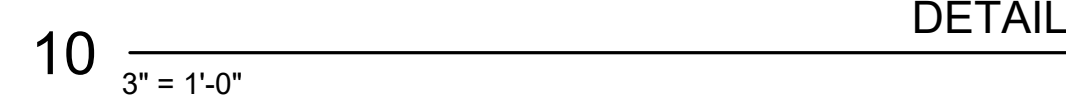
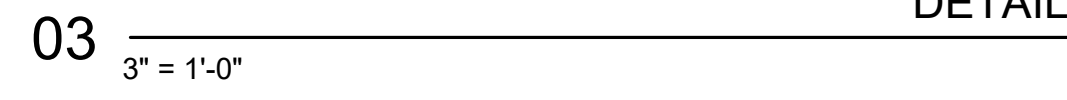
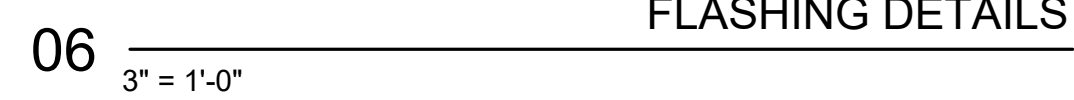
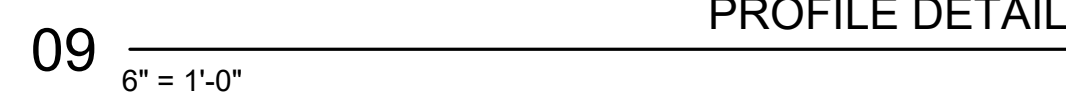
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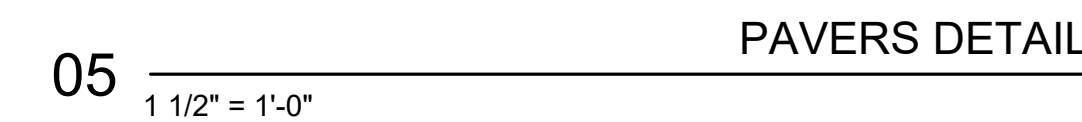
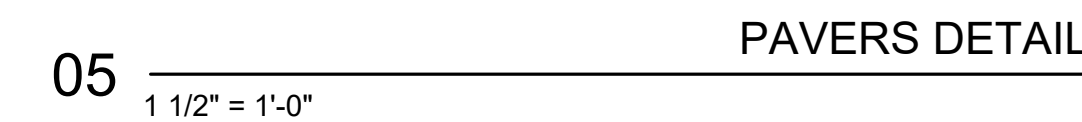
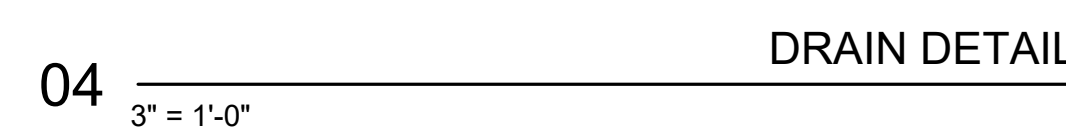
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Tel: (305) 260-5931 - Fax: (305) 260-5918
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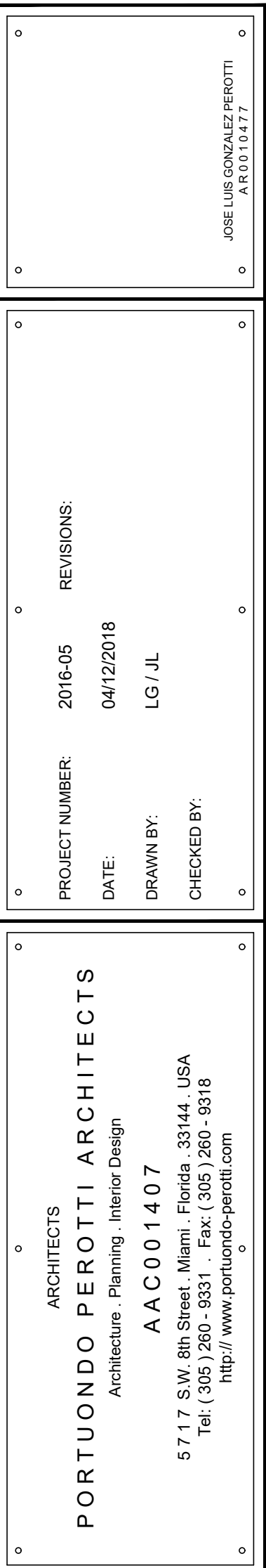
OWNER
CLAUDIO J. ALVAREZ

DOOR DETAILS
TITLE:
SCALE:
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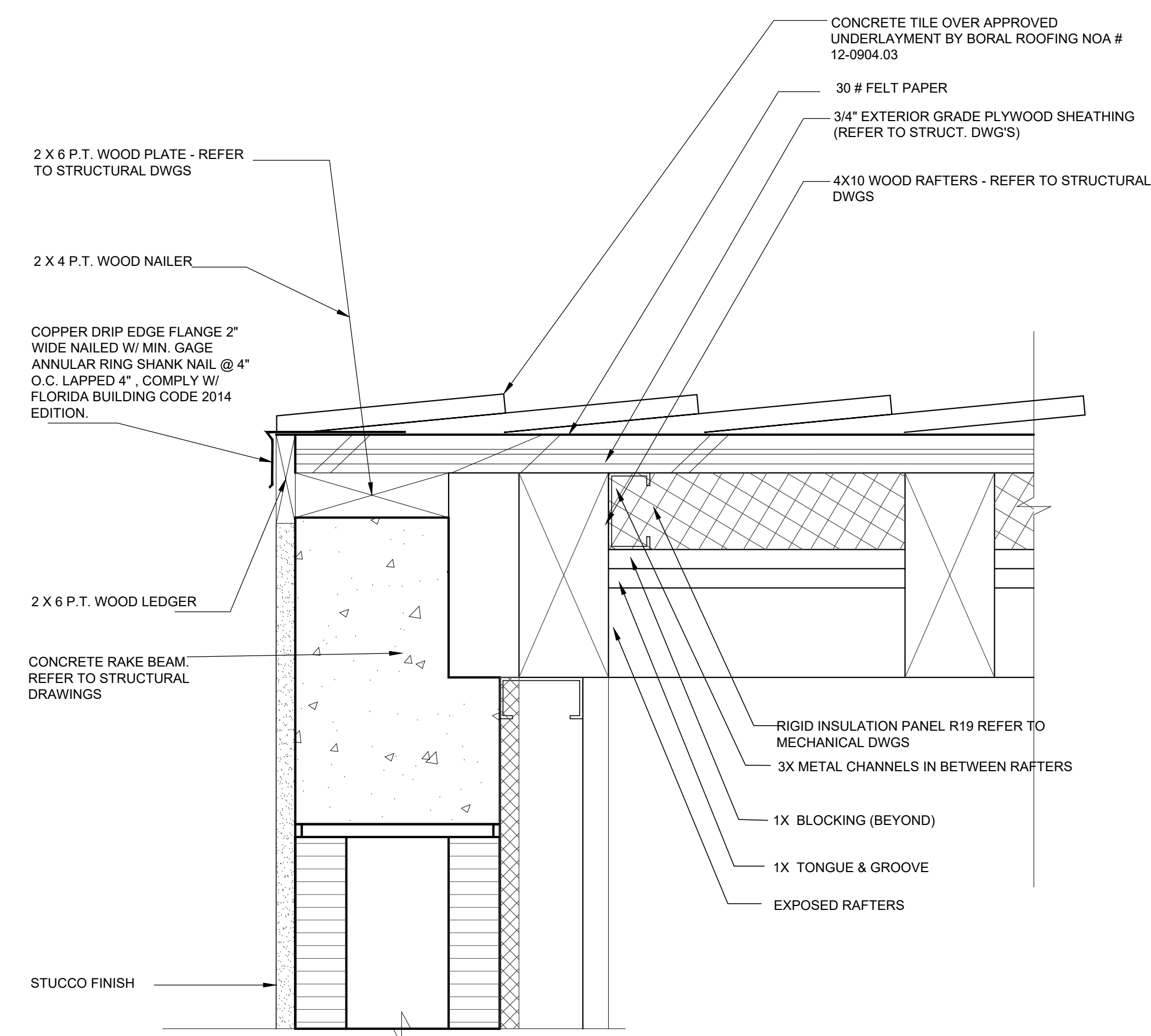


01 BAY WINDOW FACIA DETAIL
3" = 1'-0"



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

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



01 3/4" = 1'-0"

EAVE DETAIL

SANTA MARIA RESIDENCE

4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA 3314

WINNER

CLAUDIO I. ALVAREZ

DETAILS

SCALE: AS NOTED

A-506

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LUIS GONZALEZ PEROTTI
19004040477

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CHECKED BY:		3	05/04/20 OWNER REQUEST & PUBLIC WORKS
		4	05/26/20 OWNER REQUEST

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DOOR SCHEDULE

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