ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ALISA BLOCK, ARCHITECT. THE REPRODUCTION, ALTERATION OR USE OF THIS DESIGN PREPARED IS RESTRICTED OR NOT, THEY ARE NOT TO BE USED IN ANY WAY FOR ADDITIONS OR ALTERATIONS TO THE PROJECT OR FOR REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ALISA BLOCK, ARCHITECT.

A Level 2 Residential Remodeling and Additions:

The Kolaya Residence

5211 Alhambra Circle
Coral Gables, Florida 33146

Preliminary Board of Architects Submittal - November 9, 2020

PROJECT LOCATION

1 / A100 PROJECT LOCATION MAP
N.T.S.

FLOOD ZONE - X

BASE FLOOD ELEVATION: N/A

LEGAL DESCRIPTION:

THE WEST 40.00 FEET OF THE LOT 26 AND ALL OF LOT 37 AND 38, BLOCK 75, of the CORAL GABLES RIVIERA SECTION PART 5, ACCORDING TO THE PLAT BOOK 20, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Occupancy Classification: (FBC 2017)
RS-3 SINGLE FAMILY RESIDENTIAL

Zoning Classification: SFR (GROSS LOT AREA = 14,700 S.F.)
(LOW DENSITY)

Setbacks:

	REQUIRED	PROPOSED / EXISTING
FRONT	25'-0"	35.1' (EXISTING)
REAR	10'-0"	10'-1"
INTERIOR SIDE	20% OF LOT WIDTH 105' X 20% =21 FT.	NORTH SIDE - EXIST. 5.2' (EXISTING TO REMAIN)
SIDE STREET	15'-0"	PROPOSED SIDE STREET NEW TRELLIS SETBACK = 16'-10"

Max. Lot Coverage: (35% of Gross Lot Area)

GROSS LOT AREA: 14,700 SQ. FT.
X 35% ALLOWABLE: 5,145 SQ. FT.

EXISTING LOT COVERAGE: 3,425 SQ. FT.

PROPOSED:

TRELLIS:	140 SQ. FT.
COVERED REAR TERRACE:	746 SQ.FT.
COVERED OUTDOOR KITCHEN:	202 SQ.FT.
TOTAL PROPOSED NEW AREAS:	1,088 SQ.FT.

TOTAL PROPOSED OVERALL LOT COVERAGE: 4,513 SQ.FT.

MAX. ALLOWABLE LOT COVERAGE=(5,145 SQ.FT.) 4,513 SQ.FT. (OK)

MAX. ALLOWABLE LOT COVERAGE WITH ACCESSORY STRUCTURE (45%) = 6,615 S.F.

PROPOSED (ACCESSORY) POOL AREA= 532 S.F.

TOTAL PROPOSED MAX. LOT COVERAGE = 4,513 S.F. + 532 S.F. (POOL) = 5,045 S.F. (OK)

Maximum Square Foot Area: (Lot area = 14,700 S.F.)

FIRST	5,000 S.F. @ 48%	= 2,400 S.F.
SECOND	5,000 S.F. @ 35%	= 1,750 S.F.
REMAINING	4,700 S.F. @ 30%	= 1,410 S.F.
TOTAL ALLOWABLE AREA:		= 5,560 S.F.

SQUARE FOOT AREAS: (EXISTING)

EXISTING GROUND FLOOR AREA:	3,300 SQ.FT.
EXISTING SECOND FLOOR AREA:	401 SQ.FT.
TOTAL EXISTING FLOOR AREA:	3,701 SQ.FT.

SQUARE FOOT AREAS: (PROPOSED)

COVERED REAR TERRACE:	746 SQ.FT.
COVERED OUTDOOR KITCHEN:	202 SQ.FT.
TOTAL PROPOSED FLOOR AREA:	948 SQ.FT.

TOTAL OVERALL FLOOR AREA: 4,649 SQ.FT.

MAX. ALLOWABLE FLOOR AREA = 5,560 S.F. > 4,649 S.F. (OK)

GENERAL NOTES :

1. THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS HEREWITH SHALL APPLY TO THE WORK OF THIS PROJECT, AND SHALL BE CAREFULLY REVIEWED BY THE GENERAL CONTRACTOR AND ALL OF HIS SUB-CONTRACTORS. THE GENERAL CONTRACTOR SHALL COORDINATE EACH SUBCONTRACTORS' PARTICULAR WORK WITH ALL OTHER SUBCONTRACTORS' WORK ASSOCIATED WITH THIS PROJECT.

2. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL CARRY WORKMENS COMPENSATION INSURANCE IN STATUTORY AMOUNTS AS REQUIRED BY LAW; LIABILITY, BODILY INJURY, AUTOMOTIVE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR. TO THE FULLEST EXTENT PERMITTED BY LAW, THE GENERAL CONTRACTOR AND ALL OF HIS SUBCONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES RESULTING FROM THE PERFORMANCE OF THE WORK ASSOCIATED WITH THIS PROJECT.

3. EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHEN THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS. ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY ASSESSED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

4. ALL WORK PERFORMED FOR THIS PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION, THE FLORIDA BUILDING CODE 2017, AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE UTILIZED. ALL MODIFICATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO, OR AT THE TIME OF PERMITTING. ANY REQUIRED CHANGES WILL BE SHOWN, AS DETERMINED BY THE ARCHITECT, ON REVISED DRAWINGS ISSUED TO THE GENERAL CONTRACTOR.

5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR, OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED OR HIS PORTION OF WORK.

6. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ALL MANDATORY BUILDING INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT TO BE MADE BY THE ARCHITECT OR ANY OF HIS ENGINEERS UPON ISSUANCE OF THE PERMIT. THE GENERAL CONTRACTOR MUST ENSURE THAT THE INSPECTIONS PROCESS IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF SECTION 105 "INSPECTIONS", OF THE FLORIDA BUILDING CODE 2017.

7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO BE AWARE OF ALL COMMENTS AND NOTES MADE BY THE BUILDING OFFICIAL UPON THE PERMITTED, SIGNED AND SEALED JOBSITE SET OF CONSTRUCTION DOCUMENTS, AND SHALL INCORPORATE ALL INFORMATION WITHIN THE APPLICABLE CONTRACTORS' SCOPE OF WORK. IT SHALL, AS WELL, BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP AN AS-BUILT SET OF CONSTRUCTION DOCUMENTS, AND TO NOTIFY THE ARCHITECT OF ANY AND ALL CHANGES MADE DUE TO FIELD DIRECTIVES BY THE BUILDING INSPECTORS. AT SUBSTANTIAL COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL DELIVER THE AS-BUILT SET OF DRAWINGS TO THE ARCHITECT, WITH ALL AUTHORIZED FIELD CHANGES CLEARLY INDICATED IN RED INK OR PENCIL.

8. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE INDIVIDUALLY RESPONSIBLE FOR THE PROTECTION OF BUILDING OCCUPANTS FROM ALL HAZARDS ASSOCIATED WITH HIS PARTICULAR WORK. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL BARRICADES, BARRIERS, AND DUST CONTROL SYSTEMS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF THE BUILDING OCCUPANTS.

9. WRITTEN DIMENSIONS AND NOTES ARE TYPICAL FOR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS OR NOTES ARE NOT INDICATED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION.

10. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO PROPERLY COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTOR. ANY FEES/COSTS INCURRED TO REPAIR DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE SUBCONTRACTOR RESPONSIBLE THEREFOR.

11. THE GENERAL CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS, SHOP DRAWINGS, SAMPLES, AND EQUIPMENT SPECIFICATION SHEETS AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: ELECTRICAL AND AIR CONDITIONING EQUIPMENT; PLUMBING FIXTURES; APPLIANCES; CABINETRY; AND FINISHES. ALL MATERIALS SHALL BE DELIVERED TO THE OWNER SUFFICIENTLY IN ADVANCE TO ALLOW FOR REVIEW AND CORRECTION OR APPROVAL. PROCUREMENT AND/OR FABRICATION SHALL NOT COMMENCE UNTIL SUBMITTALS ARE REVIEWED AND APPROVED BY THE OWNER.

12. ALL REQUIRED TESTS PERTAINING TO THIS PROJECT SHALL BE PERFORMED AT THE EXPENSE OF THE GENERAL CONTRACTOR, AND BY A LICENSED TESTING LABORATORY UNDER THE SUPERVISION OF A FLORIDA REGISTERED ENGINEER. TEST RESULTS SHALL BE SUBMITTED EACH TIME A TEST IS COMPLETED.

13. THE GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS. THIS SHALL APPLY EVEN TO THOSE STRUCTURAL MEMBERS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.

14. NO STRUCTURAL MEMBER SHALL BE CUT, REMOVED, OR MODIFIED (UNLESS SPECIFIED IN THE CONSTRUCTION DOCUMENTS) WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR HIS ENGINEER.

15. ALL EXISTING DISTURBED OR DAMAGED SURFACES (I.E. DRYWALL, STUCCO, PAINT, ETC.), WITHIN THE AREA OF CONSTRUCTION, SHALL BE REPAIRED, AS NECESSARY, TO MATCH EXISTING FINISHES.

16. AFTER COMPLETION OF CONSTRUCTION, ALL WORK AREAS SHALL BE LEFT CLEAN AND FREE OF ANY PLASTER, PAINT SMEARS OR SPLATTERS, AND THE BUILDING IS TO BE BROOM CLEANED.

17. THE GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS SHALL PROVIDE AND INSTALL 2X WOOD BACKING BETWEEN STUDS FOR ANY BASE AND WALL-MOUNTED CABINETRY AND SURFACE-MOUNTED ACCESSORIES PRIOR TO THE INSTALLATION OF ANY WALLBOARD. PROVIDE BACKING EVEN IF CABINETRY AND ACCESSORIES ARE "BY OTHERS" OR "NOT IN CONTRACT" (N.I.C.). CONTRACTOR SHALL MARK LOCATION OF BACKING ON WALLBOARD FOR THE USE OF THE CABINET/EQUIPMENT INSTALLERS.

18. CABINET MANUFACTURER SHALL FIELD MEASURE EXACT FINISHED LOCATION OF ALL CABINETRY AND ELECTRICAL RECEPTACLES AT THE JOBSITE PRIOR TO FABRICATION OF ANY CABINETRY. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS FOR RESOLUTION.

19. ALL WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS, AND PERFORMED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE GIVEN A ONE (1) YEAR WARRANTY FROM THE DATE OF THE CITY OR COUNTY'S FINAL INSPECTION, AND WITH THE OWNER'S APPROVAL OF SATISFACTION. DURING THIS PERIOD, THE CONTRACTOR AGREES TO REPAIR AND/OR REPLACE, AS NECESSARY, ANY WORK PERFORMED UNDER HIS CONTRACT WHICH IS DEFECTIVE OR DAMAGED DUE TO CIRCUMSTANCES ASSOCIATED WITH THE WORKMANSHIP OF THE GENERAL CONTRACTOR'S WORK FORCE, OR THAT OF HIS SUBCONTRACTORS.

20. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF CONSTRUCTION AND REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OF SAID DRAWINGS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, IS STRICTLY PROHIBITED BY COPYRIGHT PROTECTION LAWS.

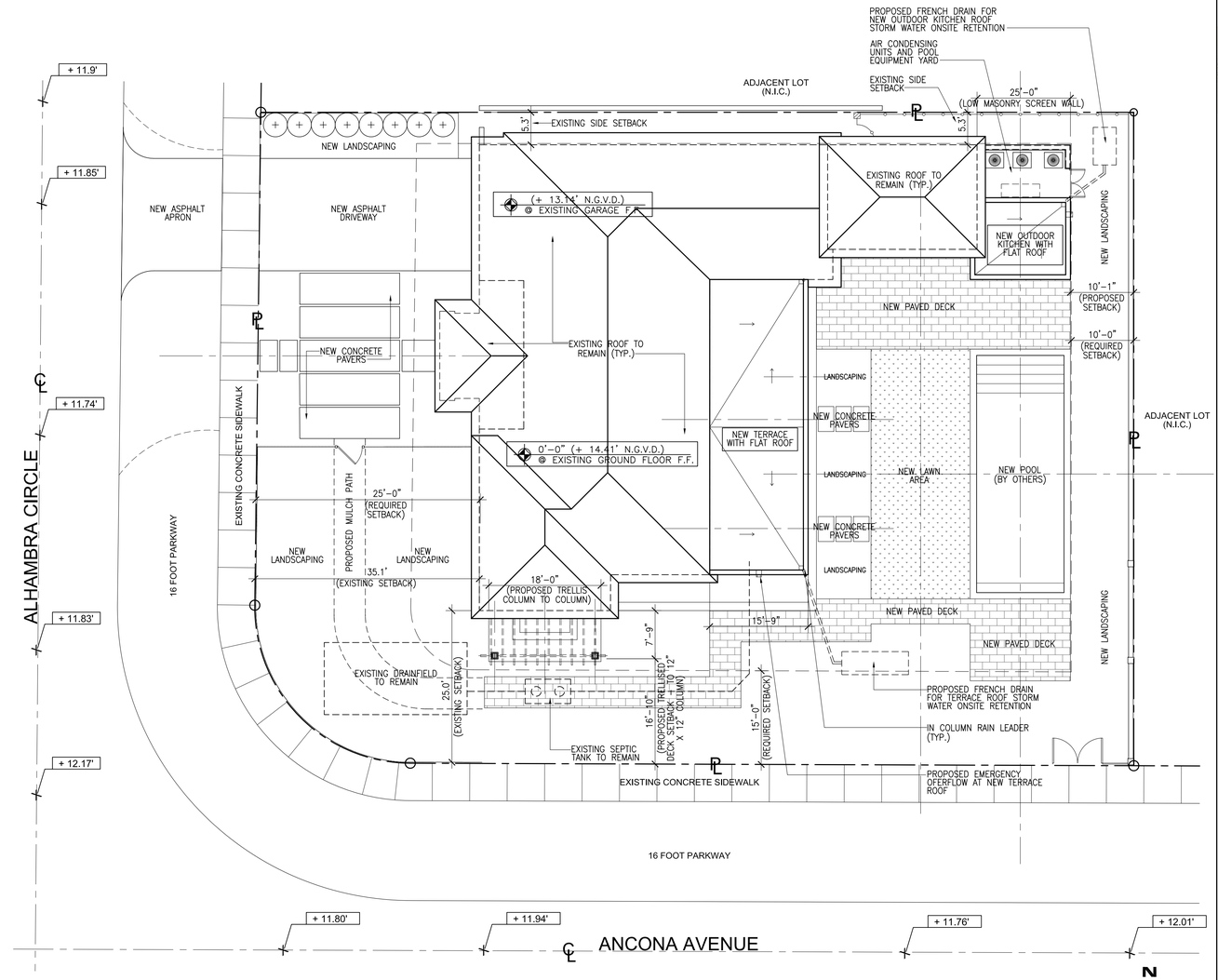
21. PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.

22. INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED.

23. SUBSTITUTIONS: PRODUCTS AND MATERIALS CALLED OUT BY TRADE NAME AND/OR CATALOG NUMBERS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSION. CONTRACTORS SHALL BASE HIS PROPOSAL ON THOSE ITEMS AS THEY SHALL BE CONSIDERED AS A BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER, DEMONSTRATING THAT PRODUCT IS OF COMPARABLE AND BASIC DESIGN, CONSTRUCTION, STANDARDS AND WARRANTIES, DIMENSIONS TO FIT WITHOUT CHANGE, AND DOES NOT CAUSE EXTRA WORK TO OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EQUALITY OF SUBSTITUTION: ARCHITECT/ENGINEER WILL, UNDER NO CIRCUMSTANCES, BE REQUIRED TO PROVE SUCH ITEM IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED ITEM. ARCHITECT/ENGINEER EXPENSES INCURRED DUE TO CONTRACTOR'S REQUESTED REVISIONS OR SUBSTITUTIONS SHALL BE PAID BY CONTRACTOR.

24. RECORD DRAWINGS: MAINTAIN A COMPLETE SET OF PRINTS FOR INDICATING ALL CHANGES. USE COLORED PENS TO MARK CHANGES AT THE TIME OF EXECUTION AND DELIVER THE SET TO THE ARCHITECT/ENGINEER UPON COMPLETION. CONTRACTOR SHALL STAMP "AS BUILT" ON PRINTS AND PLANS, DATE AND SIGN IN INK.

25. SCHEDULING: CONTRACTOR SHALL COORDINATE WITH OWNER APPROPRIATE TIMES TO PERFORM WORK. CONTRACTOR MUST BE AWARE OF VARYING AVAILABILITY OF APPROPRIATE TIME WINDOWS. CLOSE CONSULTATION WITH OWNER IS THEREFORE NECESSARY.



2 / A100 PROPOSED SITE PLAN WITH ROOF PLAN
3/32" = 1'-0"

SCOPE OF WORK:

- ADDITION OF A COVERED TERRACE ON THE EAST SIDE OF THE HOUSE
- ADDITION OF AN OPEN TRELLIS, STEPS, AND PAVING ON THE SOUTH SIDE OF THE HOUSE
- ADDITION OF AN OUTDOOR KITCHEN STRUCTURE CONNECTED TO THE 2 STORY PORTION OF THE HOUSE ON THE EAST SIDE OF THE PROPERTY
- REMOVAL OF EXISTING SMALL SWIMMING POOL AND CONSTRUCTION OF A NEW POOL AND POOL DECK EAST OF THE NEW COVERED TERRACE
- REPLACEMENT OF ALL WINDOWS AND DOORS IN EXISTING AND SOME MODIFIED OPENINGS
- NEW CABANA BATHROOM ON THE FIRST FLOOR OF THE 2 STORY STRUCTURE
- NEW PROPER STAIR FROM THE FIRST FLOOR TO THE SECOND FLOOR OF THE 2 STORY STRUCTURE
- MINOR MODIFICATION OF STUCCO DETAILS FRONT COLUMNS AT ENTRY PORTICO ON WEST SIDE OF HOUSE
- NEW WALL FOUNTAIN INSIDE ENTRY PORTICO
- RELOCATION OF AC CONDENSER UNITS FROM FRONT OF HOUSE TO SERVICE AREA ON THE EAST SIDE OF THE HOUSE
- REMOVAL OF AC WALLS AND PLANTER WALLS FROM FRONT OF THE HOUSE

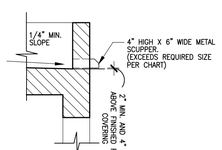
BUILDING CODE VERSION STATEMENT

THIS PROJECT HAS BEEN DESIGNED AND IS BEING PERMITTED UNDER THE 2017 FLORIDA BUILDING CODE WITH ALL SUPPLEMENTS

APPLICABLE WORK SHALL COMPLY WITH NFPA 241: STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS

TABLE 1106.2(2) SIZE OF RECTANGULAR VERTICAL CONDUCTORS AND LEADERS

DIMENSIONS OF COMMON LEADER SIZES	HORIZONTALLY PROJECTED ROOF AREA (square feet)											
	Rainfall rate (inches per hour)											
width × length (inches)[a]	1	2	3	4	5	6	7	8	9	10	11	12
$1^3/_4 \times 2^1/_2$	3,410	1,700	1,130	850	680	560	480	420	370	340	310	280
2×3	5,540	2,770	1,840	1,380	1,100	920	790	690	610	550	500	460
$2^3/_4 \times 4^1/_4$	12,830	6,410	4,270	3,200	2,560	2,130	1,830	1,600	1,420	1,280	1,160	1,060
3×4	13,210	6,600	4,400	3,300	2,640	2,200	1,880	1,650	1,460	1,320	1,200	1,100
$3^1/_2 \times 4$	15,900	7,950	5,300	3,970	3,180	2,650	2,270	1,980	1,760	1,590	1,440	1,320
$3^1/_2 \times 5$	21,310	10,650	7,100	5,320	4,260	3,550	3,040	2,660	2,360	2,130	1,930	1,770
$3^3/_4 \times 4^1/_4$	21,960	10,980	7,320	5,490	4,390	3,660	3,130	2,740	2,440	2,190	1,990	1,830
$3^3/_4 \times 5^1/_4$	25,520	12,760	8,500	6,380	5,100	4,250	3,640	3,190	2,830	2,550	2,320	2,120
$3^1/_2 \times 6$	27,790	13,890	9,260	6,940	5,550	4,630	3,970	3,470	3,080	2,770	2,520	2,310
4×6	32,980	16,490	10,990	8,240	6,590	5,490	4,710	4,120	3,660	3,290	2,990	2,740
$5^1/_2 \times 5^1/_2$	44,300	22,150	14,760	11,070	8,860	7,380	6,320	5,530	4,920	4,430	4,020	3,690
$7^1/_2 \times 7^1/_2$	100,500	50,250	33,500	25,120	20,100	16,750	14,350	12,560	11,160	10,050	9,130	8,370



4 / A100 SCUPPER DETAIL
N.T.S.

Digitally signed by Alisa Block
Date: 2020.11.12 12:05:22 -05'00'

ALISA BLOCK
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PROJECT:
Level 2 Residential Remodeling and Additions:
The Kolaya Residence
5211 Alhambra Circle
Coral Gables, Florida, 33146

REVISIONS:

DRAWING:
COVER
SITE PLAN

DATE: November 9, 2020

SCALE: NOTED

SHEET NO.: A100