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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 PROJECT LOCATION MAP
A100 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 RIVERA 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 WORKMANS 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 AFFECT 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 WORK 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 WORK OR UNFINISHED 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 SUBMITTALS SHALL BE DELIVERED TO THE OWNER SUFFICIENTLY IN ADVANCE TO ALLOW FOR REVIEW AND CORRECTION OR APPROVAL. PROCEDURE 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.

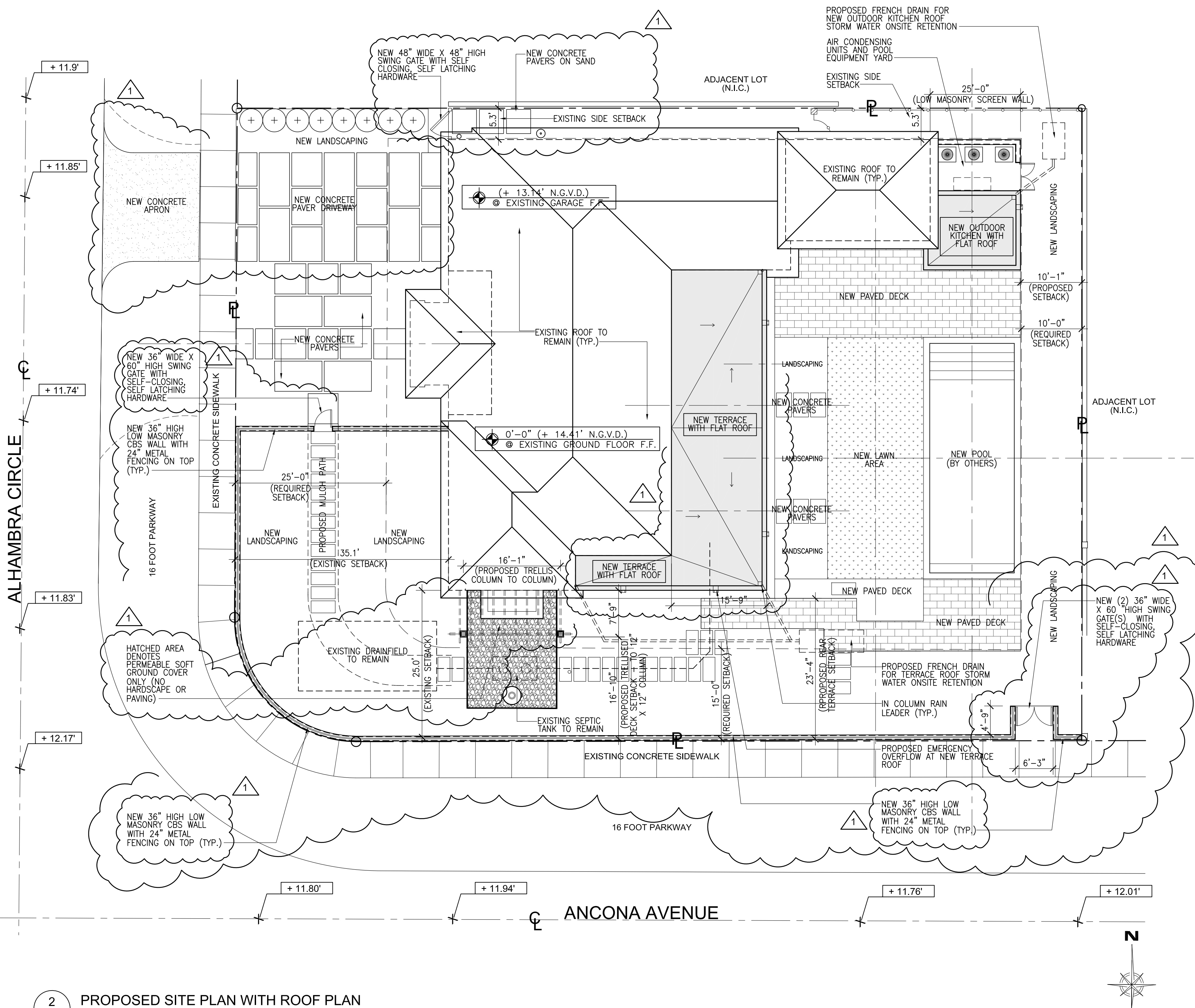
22. INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS (CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED.

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 INCURRED 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 PROPOSED SITE PLAN WITH ROOF PLAN
A100 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

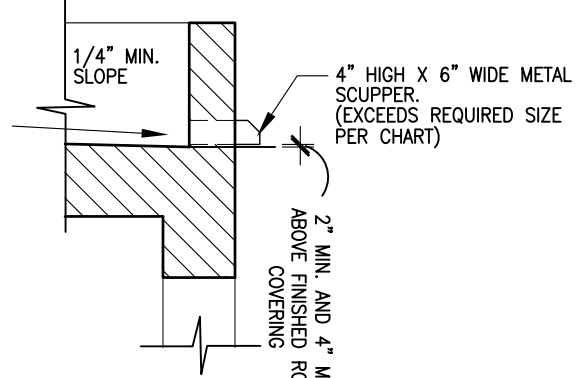
BUILDING CODE VERSION STATEMENT

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 width x length (inches) ^a	HORIZONTALLY PROJECTED ROOF AREA (square feet)											
	Rainfall rate (inches per hour)											
	1	2	3	4	5	6	7	8	9	10	11	12
1 1/2 x 2 1/2	3,410	1,700	1,130	850	680	560	480	420	370	340	310	280
2 x 3	5,540	2,770	1,840	1,380	1,100	920	790	690	610	550	500	460
2 1/2 x 4 1/2	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 x 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 x 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 x 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 x 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 x 5 1/4	25,520	12,760	8,500	6,380	5,100	4,250	3,640	3,190	2,830	2,560	2,320	2,120
3 1/2 x 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 x 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 x 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 x 7 1/2	105,500	52,750	35,500	26,120	20,100	16,750	14,350	12,560	11,160	10,050	9,130	8,370



4 SCUPPER DETAIL
A100 N.T.S.

Level 2 Residential Remodeling and Additions:

The Kolaya Residence
5211 Alhambra Circle
Coral Gables, Florida, 33146

PROJECT:

REVISIONS:

1 March 9, 2021- BOA COMMENT RESPONSES

DRAWING:
COVER
SITE PLAN

DATE: November 9, 2020

SCALE: NOTED

SHEET NO.: A100

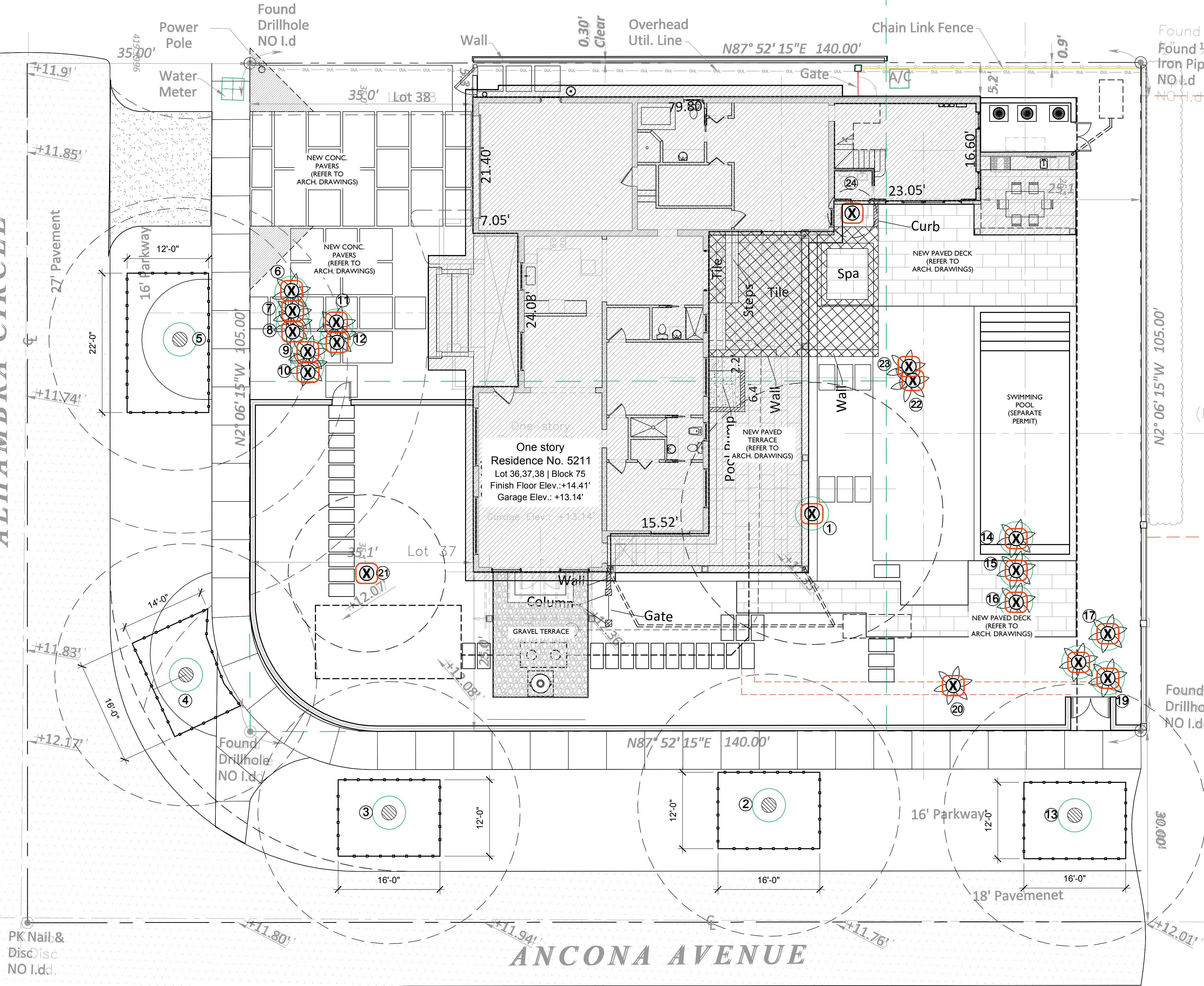
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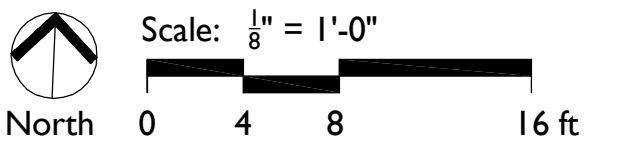
ALHAMBRA CIRCLE



- LEGEND
- EXISTING PALM TO REMAIN
 - EXISTING TREE TO REMAIN
 - EXISTING PALM TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
 - EXISTING PALM TO BE TRANSPLANTED*
 - EXISTING TREE TO BE TRANSPLANTED*
 - TREE PROTECTION FENCE
 - ROOT PRUNING LINE (RPL)

TREE INVENTORY

TREE No.	SCIENTIFIC NAME	COMMON NAME	DIAMETER	HEIGHT	CANOPY (feet)
1	Bucida buceras	Black Olive	24"	45'	45
2	Bucida buceras	Black Olive	24"	40'	40
3	Bucida buceras	Black Olive	24"	40'	40
4	Bucida buceras	Black Olive	24"	40'	40
5	Bucida buceras	Black Olive	24"	40'	40
6	Phoenix roebelenii	Pygmy Palm	24"	10'	8
7	Phoenix roebelenii	Pygmy Palm	5"	10'	8
8	Phoenix roebelenii	Pygmy Palm	5"	10'	8
9	Phoenix roebelenii	Pygmy Palm	5"	10'	8
10	Phoenix roebelenii	Pygmy Palm	5"	10'	8
11	Phoenix roebelenii	Pygmy Palm	5"	10'	8
12	Phoenix roebelenii	Pygmy Palm	5"	10'	8
13	Bucida buceras	Black Olive	16"	35'	35
14	Washingtonia robusta	Washington Palm	12"	35'	15
15	Washingtonia robusta	Washington Palm	16"	35'	15
16	Washingtonia robusta	Washington Palm	10"	20'	10
17	Syagrus romanzoffiana	Queen Palm	10"	24'	10
18	Syagrus romanzoffiana	Queen Palm	10"	26'	10
19	Syagrus romanzoffiana	Queen Palm	10"	30'	10
20	Syagrus romanzoffiana	Queen Palm	10"	18'	9
21	Lagerstroemia speciosa	Queen Crape Myrtle	5"	16'	15
22	Phoenix roebelenii	Pygmy Palm	5"	10'	8
23	Bougainvillea species	Bougainvillea (Shrub)	Multi.	10'	8



CARLOS SOMOZA
LANDSCAPE ARCHITECTURE

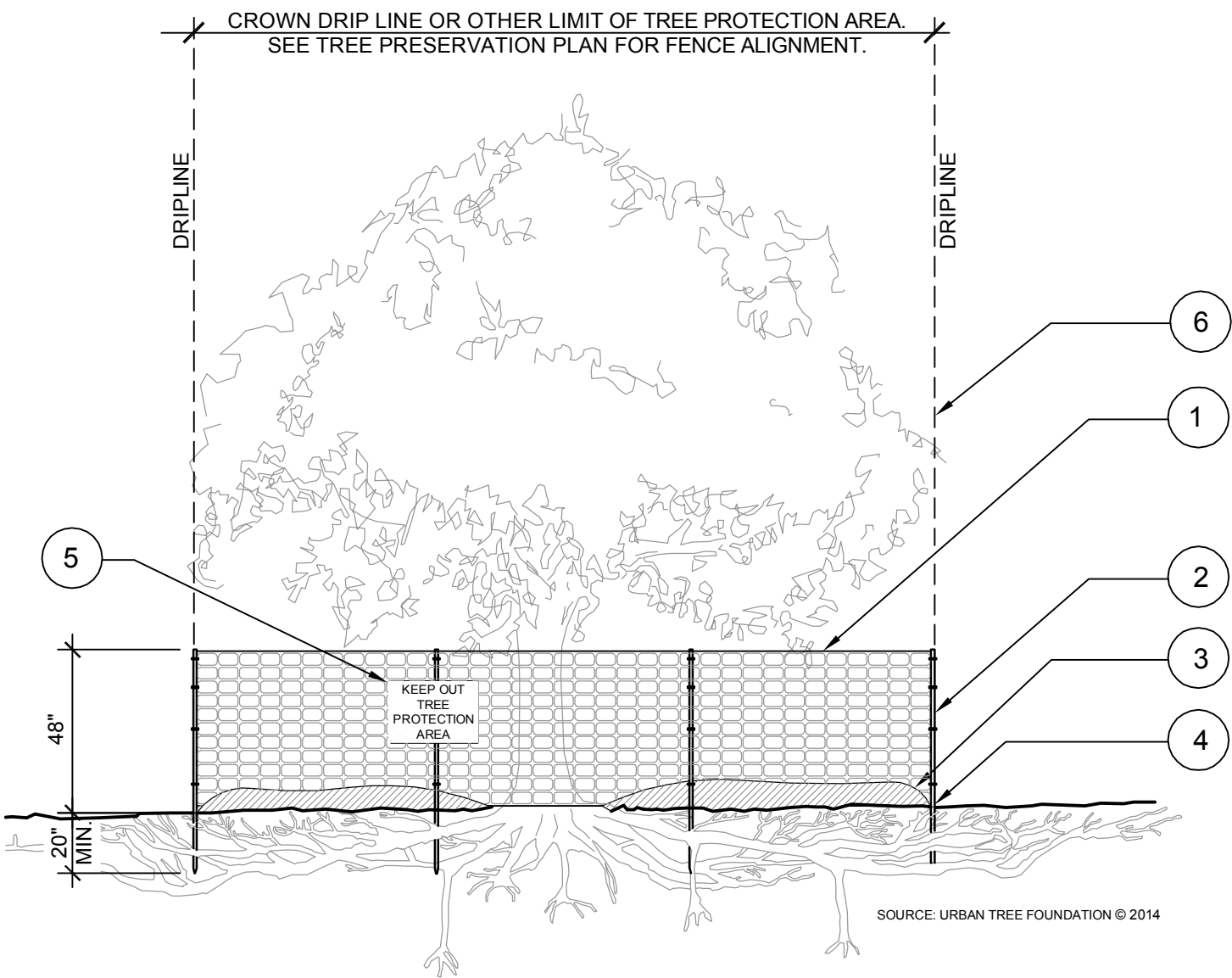


KOLAYA RESIDENCE
5211 ALHAMBRA CIRCLE | CORAL GABLES, FL 33146

Revisions	RESPONSE TO BOA COMMENTS
Date	MARCH 9, 2021
#	
Project #	
Drawn By	EG
Scale	As Noted
Title	

Tree Disposition Plan

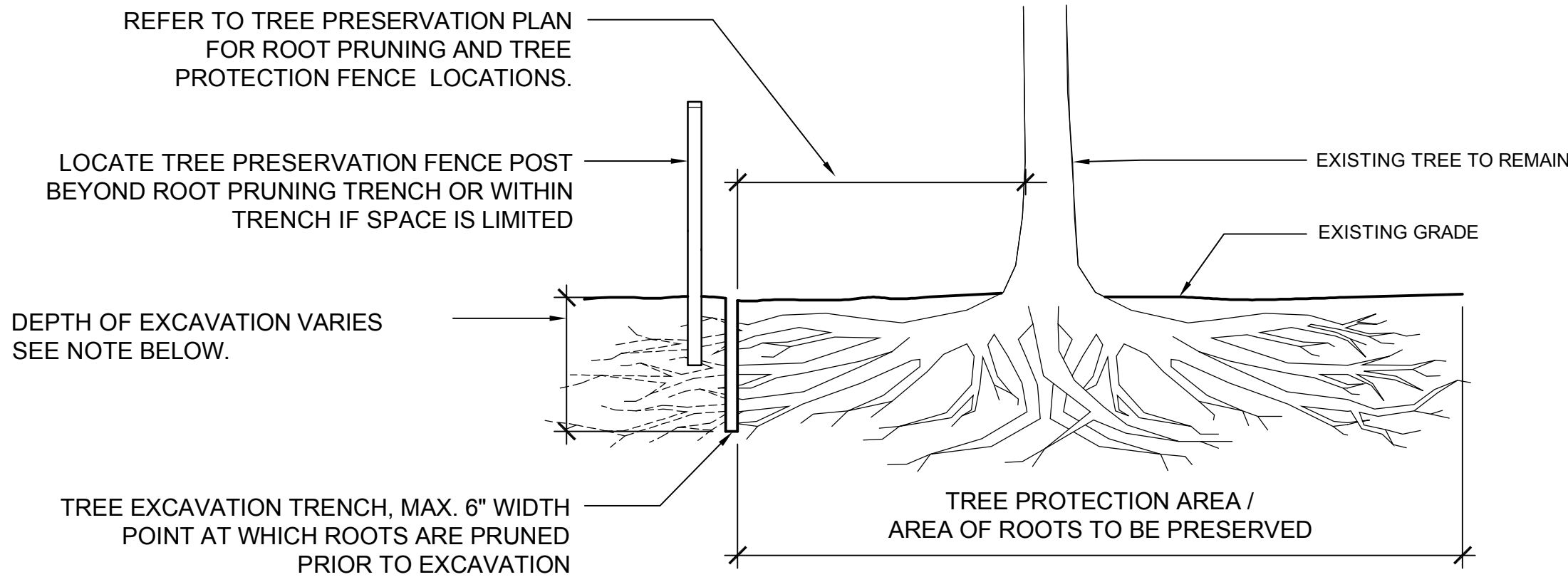
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TREE PROTECTION FENCE INSTALLATION

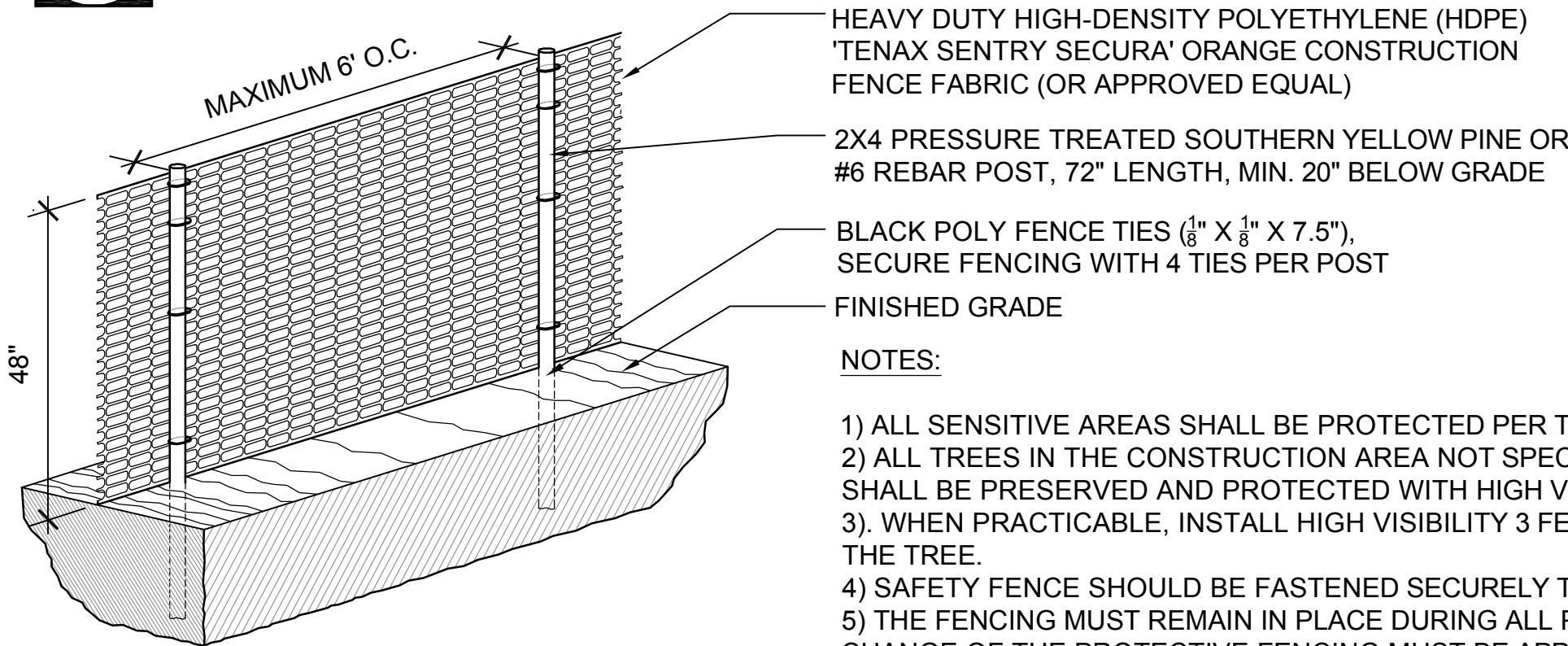
- NOTES:
- 1 - SEE TREE PROTECTION SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - 2 - ALL ROOT PRUNING SHALL ONLY BE PERFORMED IN PRESENCE OF AN BY APPROVED CERTIFIED ARBORIST.
 - 3 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - 4 - SEE TREE PROTECTION PLAN FOR ANY MODIFICATIONS OF TREE PROTECTION AREAS.

A TREE PROTECTION FENCE INSTALLATION
Not to Scale

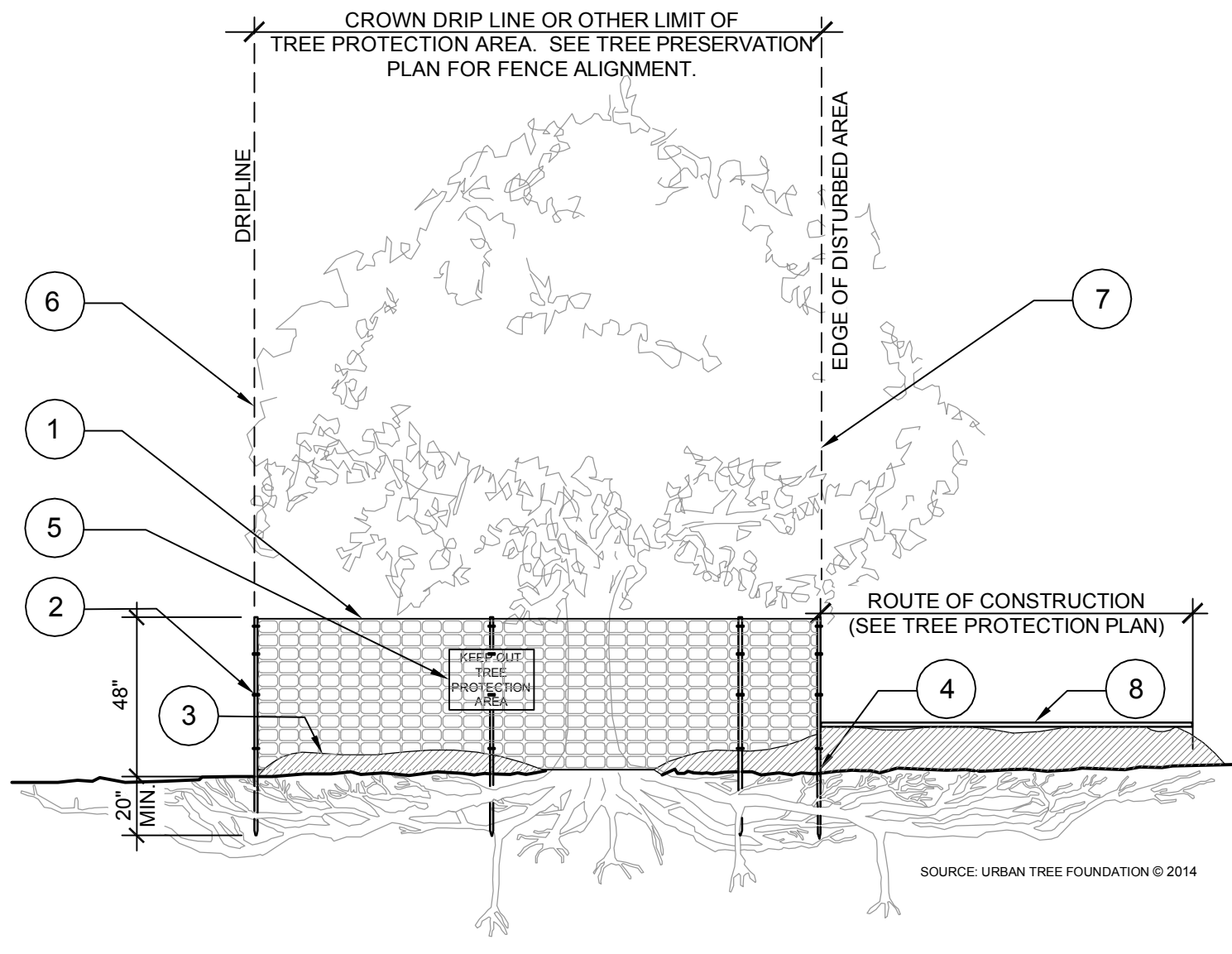


- NOTES:
- 1) REFER TO TREE TRANSPLANT SPECIFICATIONS FOR TRANSPLANTED PALMS AND TREES.
 - 2) **DO NOT CUT, SCRAPE OR PULL AT ROOTS WITH HEAVY MACHINERY.**
 - 3) PRUNING CUTS ARE TO BE MADE CLEANLY A WITH A **CLEAN, SHARP ROOT PRUNING TOOL OR SAW.**
 - 4) INSTALL ORANGE PLASTIC FENCE TREE BARRIER, AS INDICATED, AT POINT OF PRUNING AND CONTINUE COMPLETELY AROUND TREE, PROTECTING THE AREA WITHIN THE CROWN DRIP LINE (EXTENT OF OUTER BRANCHES) WHEREVER PRACTICAL.
 - 5) FOR TRANSPLANTED TREES AND PALMS, BACKFILL ROOT PRUNING TRENCH WITH BACKFILL SOIL. PERFORM ROOT PRUNING A MINIMUM OF 45 DAYS PRIOR TO TRANSPLANT OR AS INDICATED ON ROOT PRUNING SPECIFICATIONS.
 - 6) DEPTH OF ROOT PRUNING TRENCH IS EQUAL TO THE ADJACENT PROPOSED DEVELOPMENT (IE WALL FOUNDATION DEPTH, DEPTH OF SUB-BASE MATERIAL FOR ADJACENT PROPOSED PAVEMENT ETC). FOR PROPOSED STRUCTURES REQUIRING EXCAVATION GREATER THAN 24" (IE POOLS, SEPTIC FIELDS, SEPTIC TANKS ETC.) ROOT PRUNE A MINIMUM DEPTH OF 24" BELOW PROPOSED FINISHED GRADE.

B ROOT PRUNING
Not to Scale



C TREE PROTECTION FENCE INSTALLATION
Not to Scale



TREE PROTECTION SIGN - ROUTE OF CONSTRUCTION

- KEY
- 1 TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR-ORANGE. STEEL POSTS INSTALLED AT 8' O.C. (SEE DETAIL C/TD-02)
 - 2 #6 REBAR POST, 72" LENGTH, MIN. 20" BELOW GRADE
 - 3 4" THICK LAYER OF MULCH* INSIDE TREE PRESERVATION ZONES
 - 4 MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
 - 5 TREE PROTECTION SIGN: 8.5" X 11" SIGN LAMINATED IN PLASTIC. SPACE EVERY 30 LINEAR FEET ALONG FENCE. ATTACH TO POST. (SEE DETAIL THIS SHEET)
 - 6 CONTRACTOR CAN OPEN TRENCH OUTSIDE OF CROWN DRIPLINE
 - 7 LOCATE TREE PROTECTION FENCE AT EDGE OF DISTURBED AREA. REFER TO TREE PROTECTION PLAN FOR TREE PROTECTION ZONES (TPZ).
 - 8 PROVIDE 6" LAYER OF MULCH* WITHIN ROUTE OF CONSTRUCTION (R.O.C.). LAY 1X SHEETS OF PLYWOOD TO PROVIDE CONTINUOUS PATHWAY.

*USE EUCALYPTUS, PINE BARK NUGGETS OR MALELUCA MULCH. DO NOT USE CYPRESS OR DYED MULCH.



D TREE PROTECTION SIGN
Not to Scale

TREE MITIGATION CALCULATIONS

TREE No.	SCIENTIFIC NAME	COMMON NAME	DIAMETER	HEIGHT	CANOPY (feet)	SPECIMEN	REMOVE	CANOPY LOSS (area sf)	REPLACEMENT AREA REQ.
1	Bucida buceras	Black Olive	24"	45'	45	●	●	1590.4	1590.4
2	Bucida buceras	Black Olive	24"	40'	40	●	●		
3	Bucida buceras	Black Olive	24"	40'	40	●	●		
4	Bucida buceras	Black Olive	24"	40'	40	●	●		
5	Bucida buceras	Black Olive	24"	40'	40	●	●		
6	Phoenix roebelenii	Pygmy Palm	24"	10'	8	●	●	50.3	50.3
7	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
8	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
9	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
10	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
11	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
12	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
13	Bucida buceras	Black Olive	16"	35'	35	●	●		
14	Washingtonia robusta	Washington Palm	12"	35'	15	●	●	176.7	176.7
15	Washingtonia robusta	Washington Palm	16"	35'	15	●	●	176.7	176.7
16	Washingtonia robusta	Washington Palm	10"	20'	10	●	●	78.5	78.5
17	Syagrus romanzoffiana	Queen Palm	10"	24'	10	●	●	78.5	78.5
18	Syagrus romanzoffiana	Queen Palm	10"	26'	10	●	●	78.5	78.5
19	Syagrus romanzoffiana	Queen Palm	10"	30'	10	●	●	78.5	78.5
20	Syagrus romanzoffiana	Queen Palm	10"	18'	9	●	●	63.6	63.6
21	Lagerstroemia speciosa	Queen Crape Myrtle	5"	16'	15	●	●	176.7	176.7
21	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
22	Phoenix roebelenii	Pygmy Palm	5"	10'	8	●	●	50.3	50.3
23	Bougainvillea species	Bougainvillea (Shrub)	Multi.	10'	8	●	●	0 (Shrub)	0 (Shrub)
TOTAL CANOPY REMOVED (SF)								2950.7	-
TOTAL REPLACEMENT CANOPY REQUIRED (SF)								-	2950.7

TOTAL CANOPY AREA REMOVED (SF)	2950.7
TOTAL CANOPY AREA REQUIRED TO BE REPLACED (SF)	2950.7

CATEGORY	DESCRIPTION	MINIMUM INSTALLATION HEIGHT	CANOPY CREDIT (SF)	QUANTITY ON PLAN	CANOPY REPLACED (SF)
CATEGORY I	LARGE TREE SPECIES	15 feet overall height	500	-	0
CATEGORY II	MEDIUM TREE SPECIES	12 feet overall height	300	-	0
CATEGORY III	SMALL TREE SPECIES	10 feet overall height	200	-	0
CATEGORY IV	LARGE PALM SPECIES	10 feet clear trunk	300	-	0
CATEGORY V	MEDIUM PALM TREE SPECIES	6 feet clear trunk	200	5	1000
CATEGORY VI	SMALL PALM TREE SPECIES	6 feet clear trunk	100	38	3800
TOTAL CANOPY REPLACED			4800		



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5211 ALHAMBRA CIRCLE | CORAL GABLES, FL 33146

Revisions	RESPONSE TO BOA COMMENTS
Date	MARCH 9, 2021
#	1
Project #	03/31/2021
Drawn By	EG
Scale	As Noted
Title	CAD File See Metatag

TREE
PRESERVATION
DETAILS

Sheet #
L101
of

4/1/2021 1:30 PM

c:\users\carlos.somoza\desktop\working\kolaya\cad\l300 landscape planting plans.dwg

EXISTING CLUSIA HEDGE
AND LIRIOPE BORDER.
REMOVE LAWN.

ELECTRIC POLE/
OVERHEAD UTILITY LINES

10'X10' SIGHT VISIBILITY TRIANGLE (TYP)
SEE NOTE BELOW.

DRIVEWAY APRON
(SEE ARCHITECT'S
DRAWINGS)

[10] *Ptychosperma elegans*
(Solitaire Palm)

EXISTING BLACK OLIVE

[01] *Thrinax radiata*
(Florida Thatch Palm)

[03] *Dypsis cabadae*
(Blue Cane Palm)

[03] *Chambeyronia macrocarpa*
(Red Feather Palm)

24" X 36" PRECAST CONCRETE
STEPPING STONES (SEE DETAIL X/XX)

EXISTING BLACK OLIVE

SIGHT VISIBILITY TRIANGLE:
NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR
ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE
OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A
HEIGHT OF THREE (3) FEET AND EIGHT (8) FEET ABOVE THE
ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE
TRIANGLE OF VISIBILITY AND INTERSECTION.

Power Pole
Water Meter

Found
Drillhole
NO I.d.

Wall

0.30' Clear

Overhead
Util. Line

Chain Link Fence

Found
Iron Pi
NO I.d.

[03] *Ptychosperma schefferi*
(Schefferi Palm)

OUTDOOR KITCHEN
(REFER TO ARCH. DRAWINGS)

EXISTING CLUSIA HEDGE
(ON NEIGHBOR'S PROPERTY)

[01] *Dypsis cabadae*
(Blue Cane Palm)

[01] *Dictyosperma album*
(Princess Palm)

[02] *Sabal palmetto*
(Cabbage Palm)

24" POOL COPING

[01] *Dypsis cabadae*
(Blue Cane Palm)

[02] *Dictyosperma album*
(Princess Palm)

[01] *Dypsis cabadae*
(Blue Cane Palm)

[03] *Ptychosperma schefferi*
(Schefferi Palm)

[01] *Sabal palmetto*
(Cabbage Palm, Double Trunk)

[02] *Sabal palmetto*
(Cabbage Palm)

[02] *Dypsis cabadae*
(Blue Cane Palm)

SELF CLOSING, SELF LATCHING
GATE (SEE ARCH. DWGS)

6' EXISTING SIDEWALK

[02] *Chambeyronia macrocarpa*
(Red Feather Palm)

[03] *Thrinax radiata*
(Florida Thatch Palm)

[01] *Dictyosperma album*
(Princess Palm)

16' Parkway

18' Pavement

ANCONA AVENUE

EXISTING BLACK OLIVE

EXISTING BLACK OLIVE

EXISTING BLACK OLIVE



Scale: 1/8" = 1'-0"
0 4 8 16 ft



NEW
SHEET

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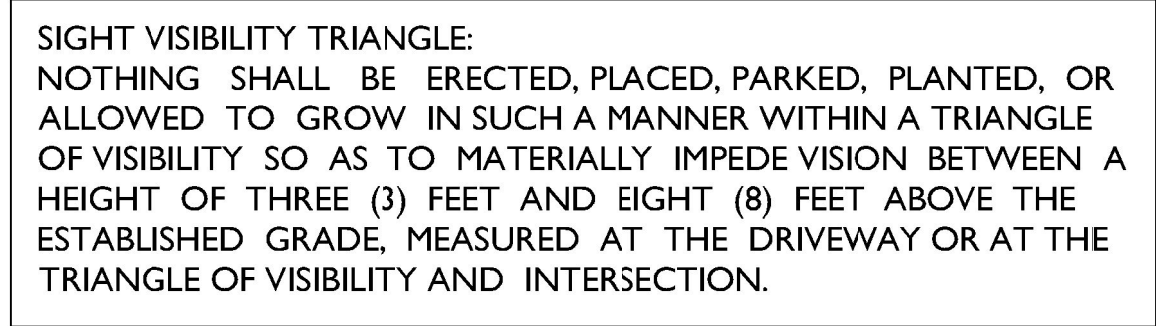


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		MARCH 9, 2021		03/31/2021	EG	CES	As Noted	See Metatag	

Landscape Plan -
Trees and Palms

Sheet #
L300
of



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#	Date	Revisions			
1	MARCH 9, 2021	RESPONSE TO BOA COMMENTS			
Project #	Date		03/31/2021		
Drawn By EG	Checked By CES				
Scale As Noted	CAD File See Metatag				
Title	Landscape Plan - Shrubs and Groundcovers				
Sheet #					
L301					
# of					

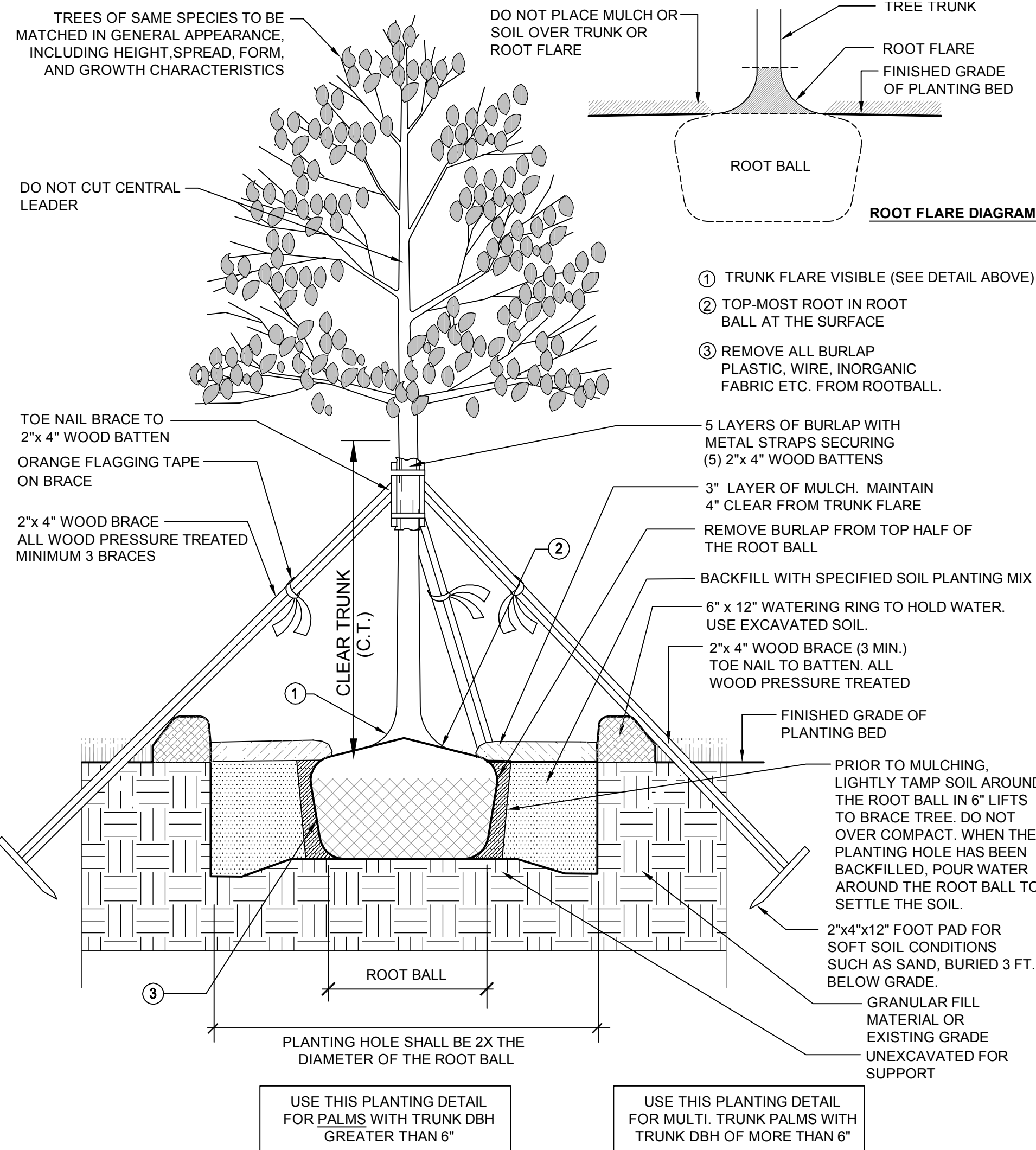
SHRUBS AND GROWDCOVERS

QTY	NATIVE	SCIENTIFIC NAME - COMMON NAME	CONTAINER SIZE	SIZE ON DAY OF INSTALL / HEIGHT X SPREAD	SPACING (O.C.)	MAINTAINED HEIGHT
		Shrubs and Groundcovers				
15		Agave ellemeeitana 'Satina'	3G / 10"	16" x 16", Full, Sleeved	36"	36"
3		Aglaonema 'Silver Bay'	3G / 10"	18" x 18", Full, Sleeved	36"	36"
3		Alcantarea imperialis - Bromeliad	7G / 14"	30" x 30", Full, Sleeved	36"	36"
2		Alocasia macrorrhiza 'Lutea' - Elephant Ear	7G / 14"	48" x 24", Multi	36"	66"
14		Androlepis skinneri - Bromeliad 'Big Red'	7G / 14"	30" x 30", Full, Sleeved	42"	36"
12		Asparagus densiflorus 'Meyerei' - Foxtail Fern	3G / 10"	16" x 16", Full	24"	24"
12		Asparagus macowanii - Ming Fern	3G / 10"	16" x 16", Full	24"	24"
20		Begonia odorata 'Alba' - White Begonia	3G / 10"	16" x 16", Full	24"	24"
6		Curculigo capitulata - Palm Grass	3G / 10"	24" x 24", 3PPP	36"	48"
2		Dioon mejiae - Cycad	7G / 14"	48" x 248", Full	48"	66"
2		Dracaena reflexa 'Song of India' - Pleomele	25G / 21"	48" x 36", Full	60"	Natural Height
24		Farfugium japonicum 'Gigantea' - Giant Leopard Plant	3G / 10"	18" x 18", Full	24"	24"
12		Hohenbergia castellanosii - Bromeliad	3G / 10"	18" x 18", Full	24"	24"
32		Rhapis excelsa (Lady Palm)	15G / 17"	5' to 6' Height x 48" Spread	48"	72"
4		Ixora casei 'Super King' - Super King Ixora	7G / 14"	36" x 36", Full	48"	48"
2		Justicia sidicaro - Orange Plume	3G / 10"	18" x 18", Full	72"	72"
212		Liriope Muscari 'Super Blue' - Lilyturf	1G / 6"	16" x 16", Full	24"	24"
40		Microsorium scolopendrium - Wart Fern	1G / 6"	16" x 16", Full	24"	24"
28		Monstera deliciosa - Swiss Cheese Vine	7G / 14"	30" x 30", Full, Mature Leaf	36"	48"
33		Neomarcia caerulea 'Regina' - Regina Iris	3G / 10"	36" x 24", Full	36"	42"
42		Neoregelia 'Super Fireball' - Bromeliad	1G / 6"	12" x 12", 3PPP	18"	15"
3		Odontonema callistachyum - Purple Firespike	3G / 10"	18" x 18", Full	60"	60"
18		Philodendron 'Burle Marx'	3G / 10"	16" x 16", Full	24"	24"
30		Pilea microphylla - Artillery Fern	1G / 6"	8" x 8", Full	18"	18"
27		Rhapis excelsa - Lady Palm	7G / 14"	36" x 36", Full	48"	72"
20		Sanchezia speciosa	7G / 14"	36" x 36", Full	48"	48"
20		Spathoglottis plicata - Purple Ground Orchid	3G / 10"	18" x 18", Full	24"	24"
4		Strelitzia nicolai - White Bird of Paradise	25G / 21"	8' OA Height x 6' Spread, Full, Multi.	60"	Natural Height
8	●	Tripsacum floridana - Florida Gama Grass	3G / 10"	24" x 24", Full	36"	36"

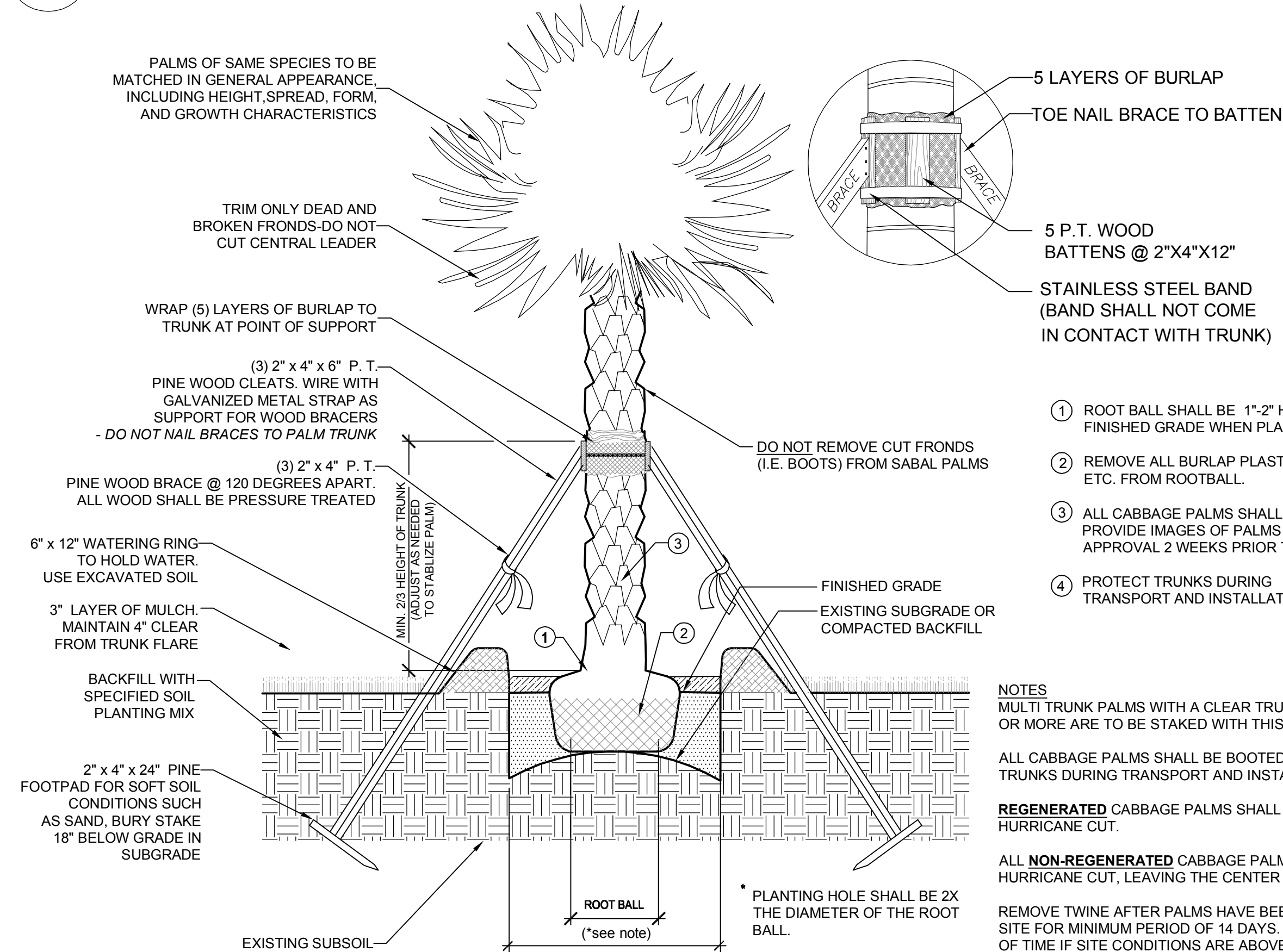
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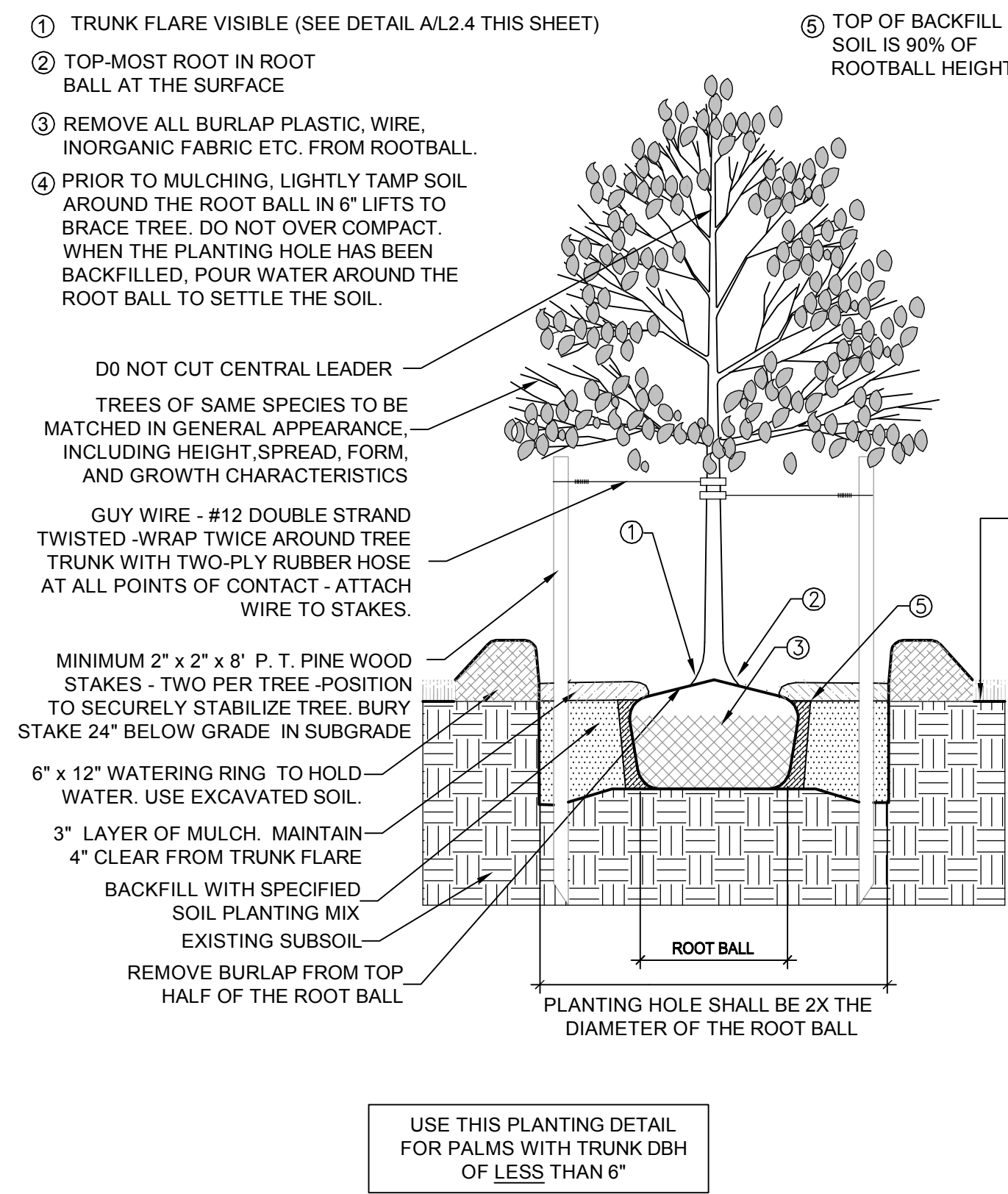
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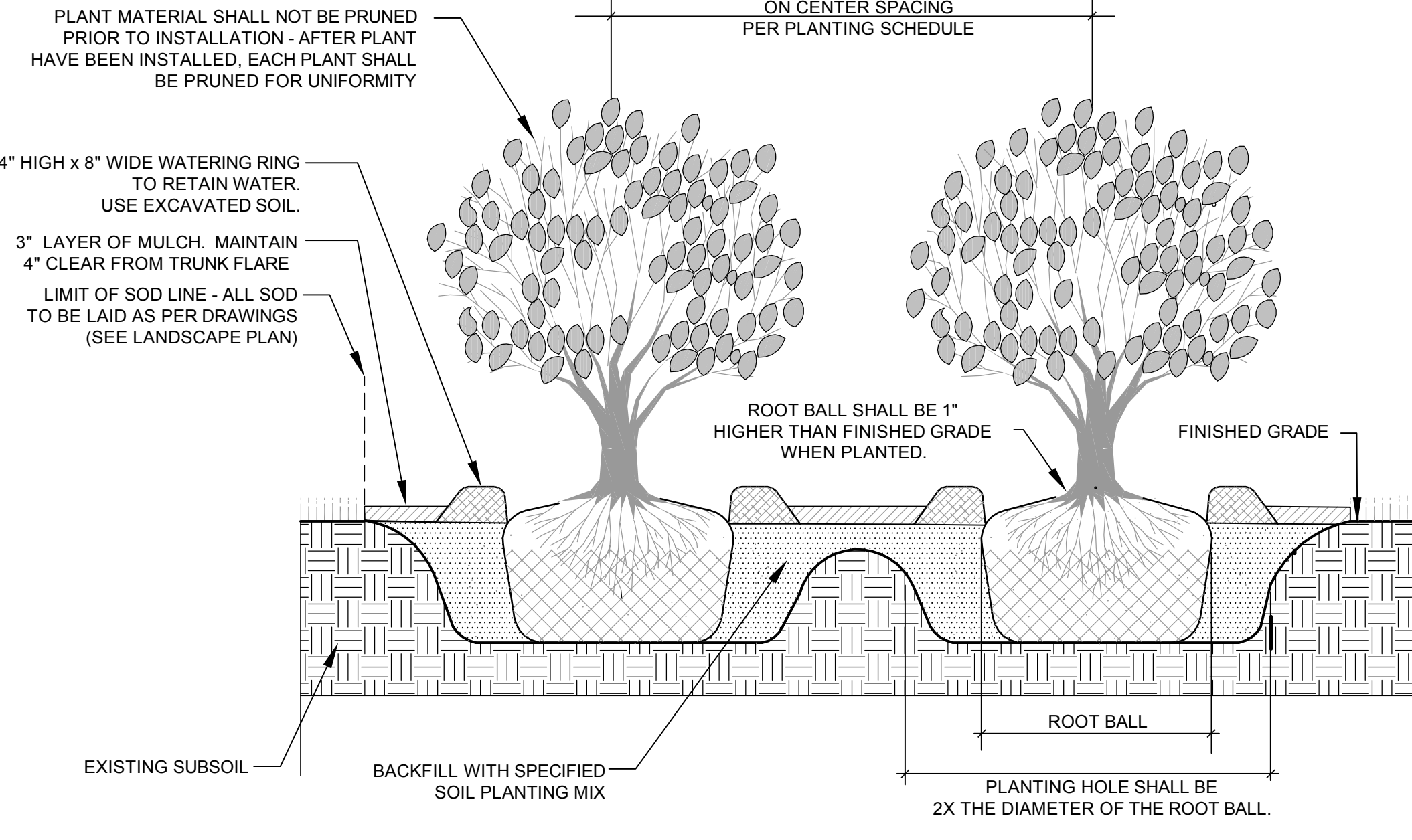
A
L303
LARGE TREE PLANTING DETAIL
Not to Scale



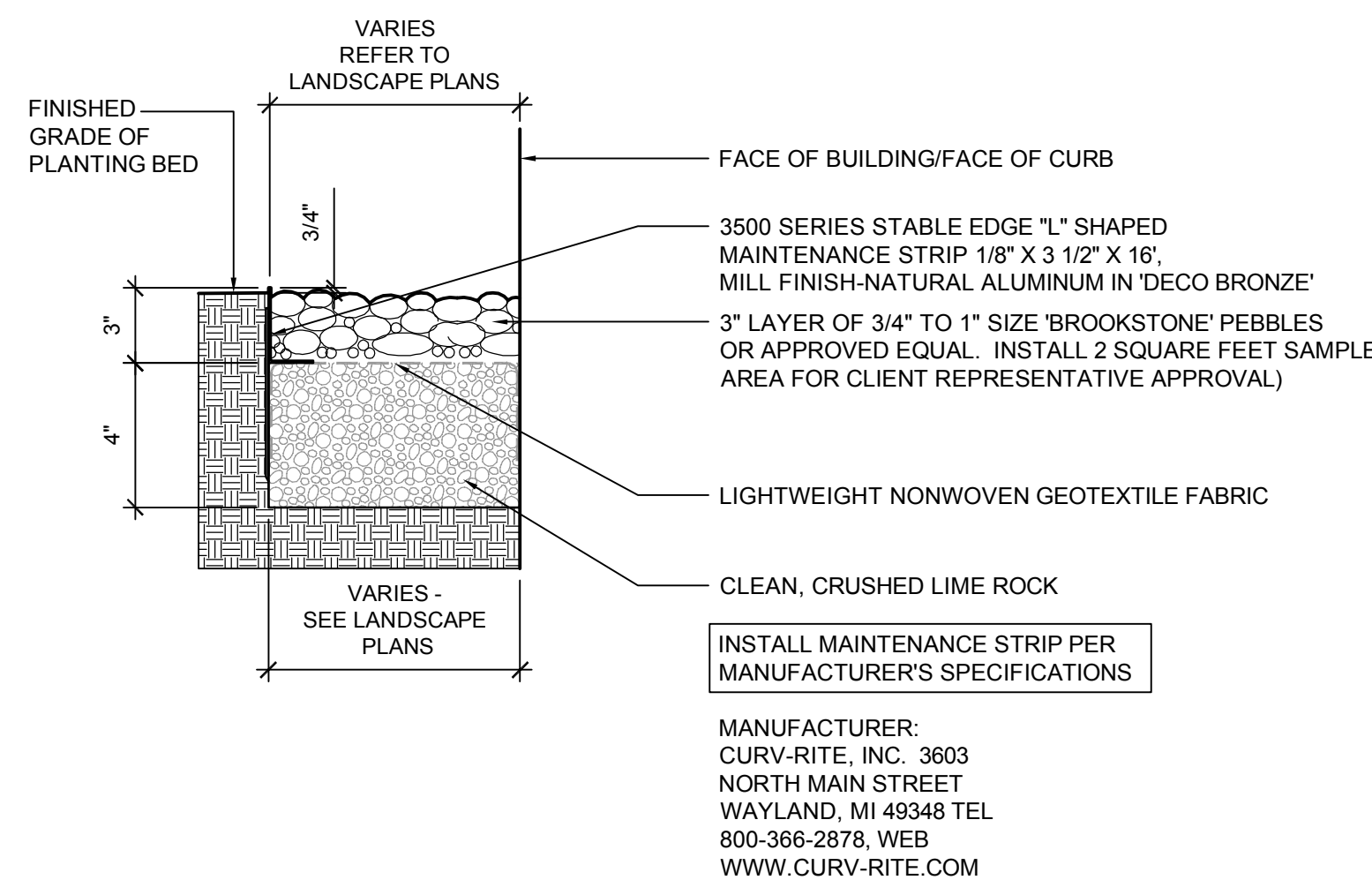
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L303
LARGE PALM PLANTING DETAIL
Not to Scale



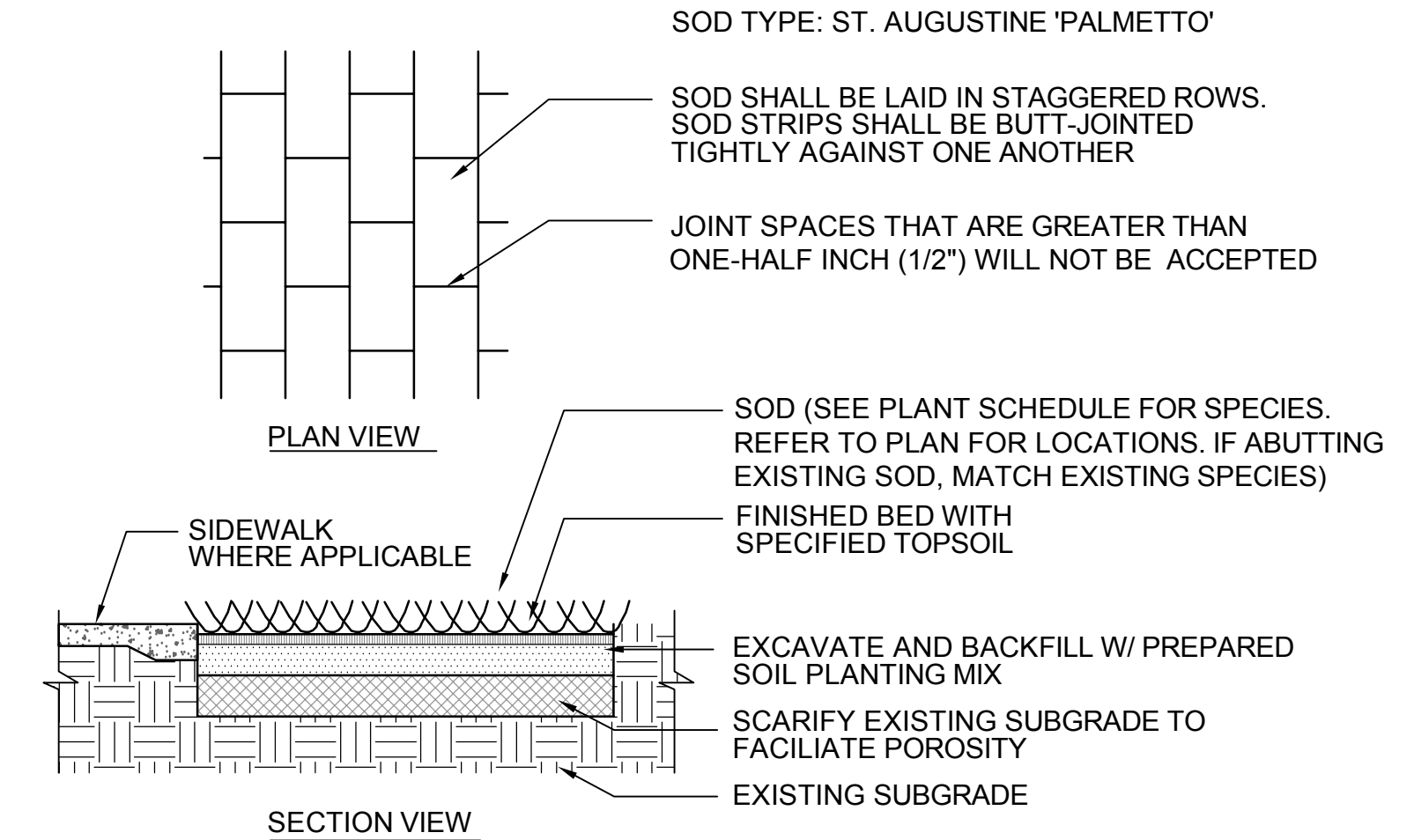
B
L303
SMALL TREE PLANTING DETAIL
Not to Scale



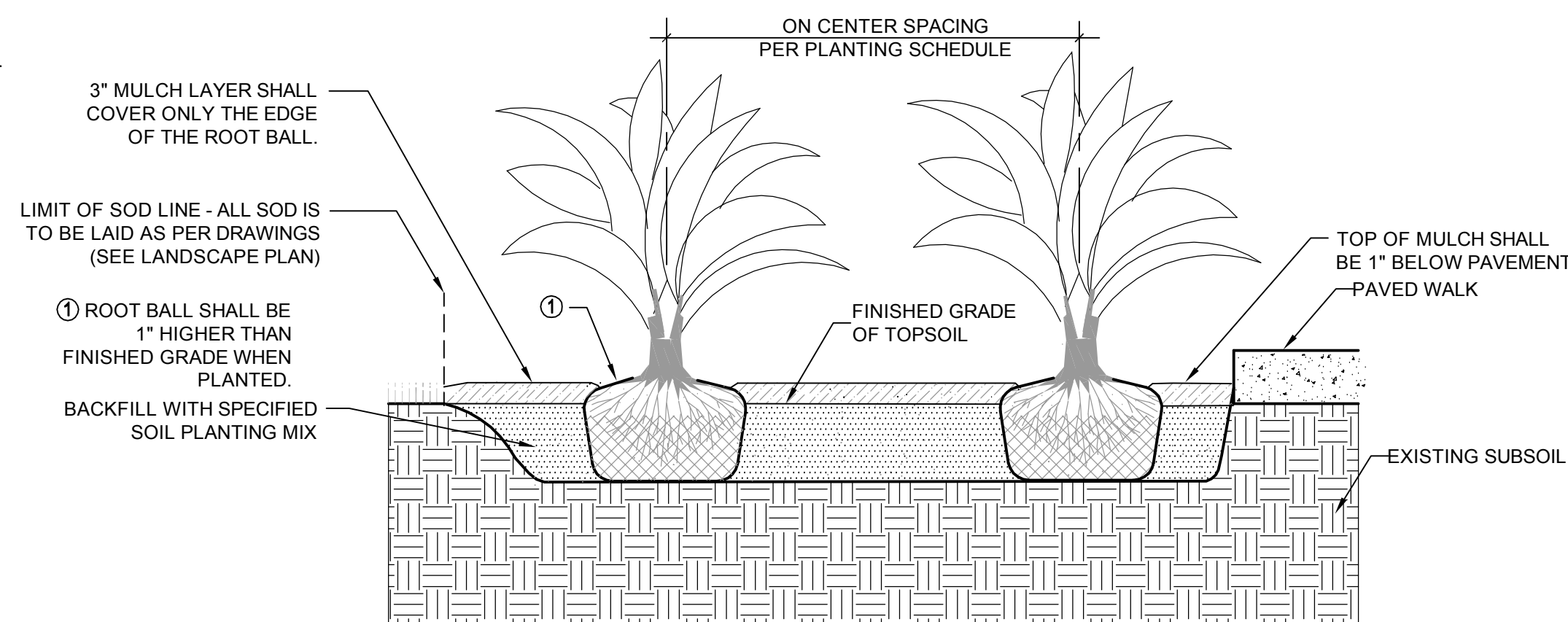
C
L303
SHRUB PLANTING DETAIL
Not to Scale



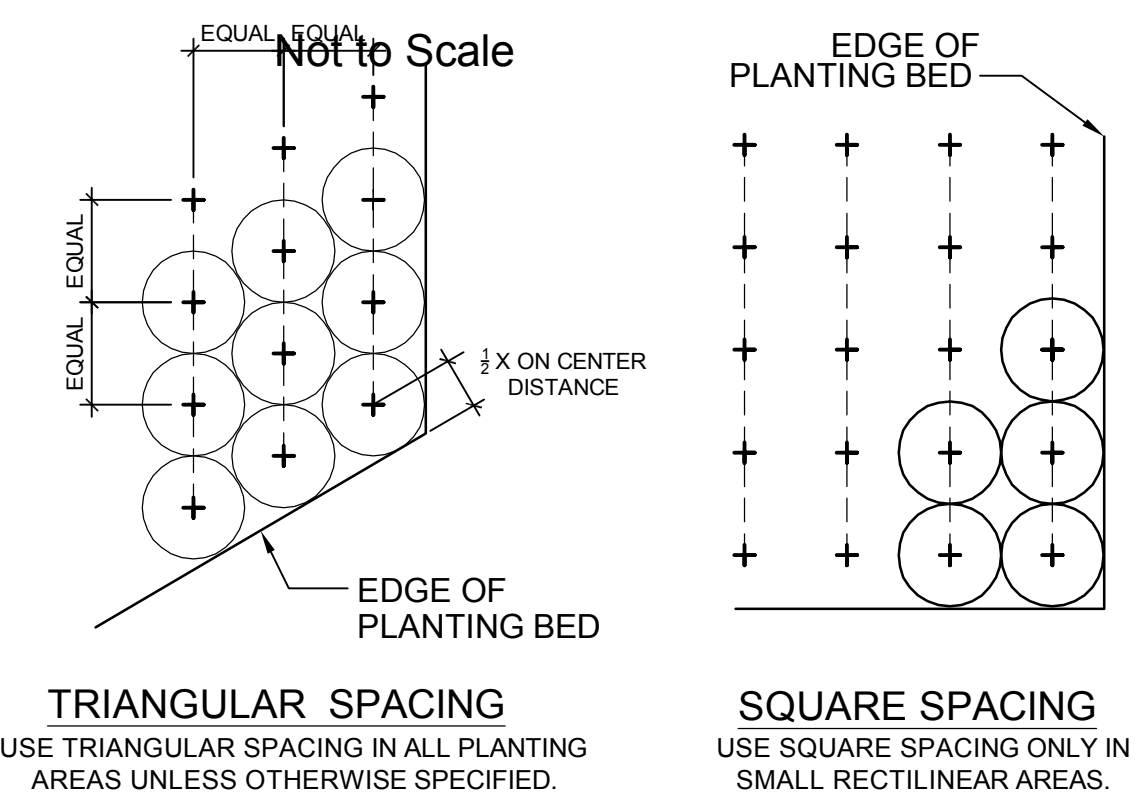
E
L303
GRAVEL TERRACE
Not to Scale



F
L303
SOD PLANTING DETAIL
Not to Scale



G
L303
GROUNDCOVER PLANTING DETAIL
Not to Scale



H
L303
TYPICAL PLANT SPACING DETAIL
Not to Scale

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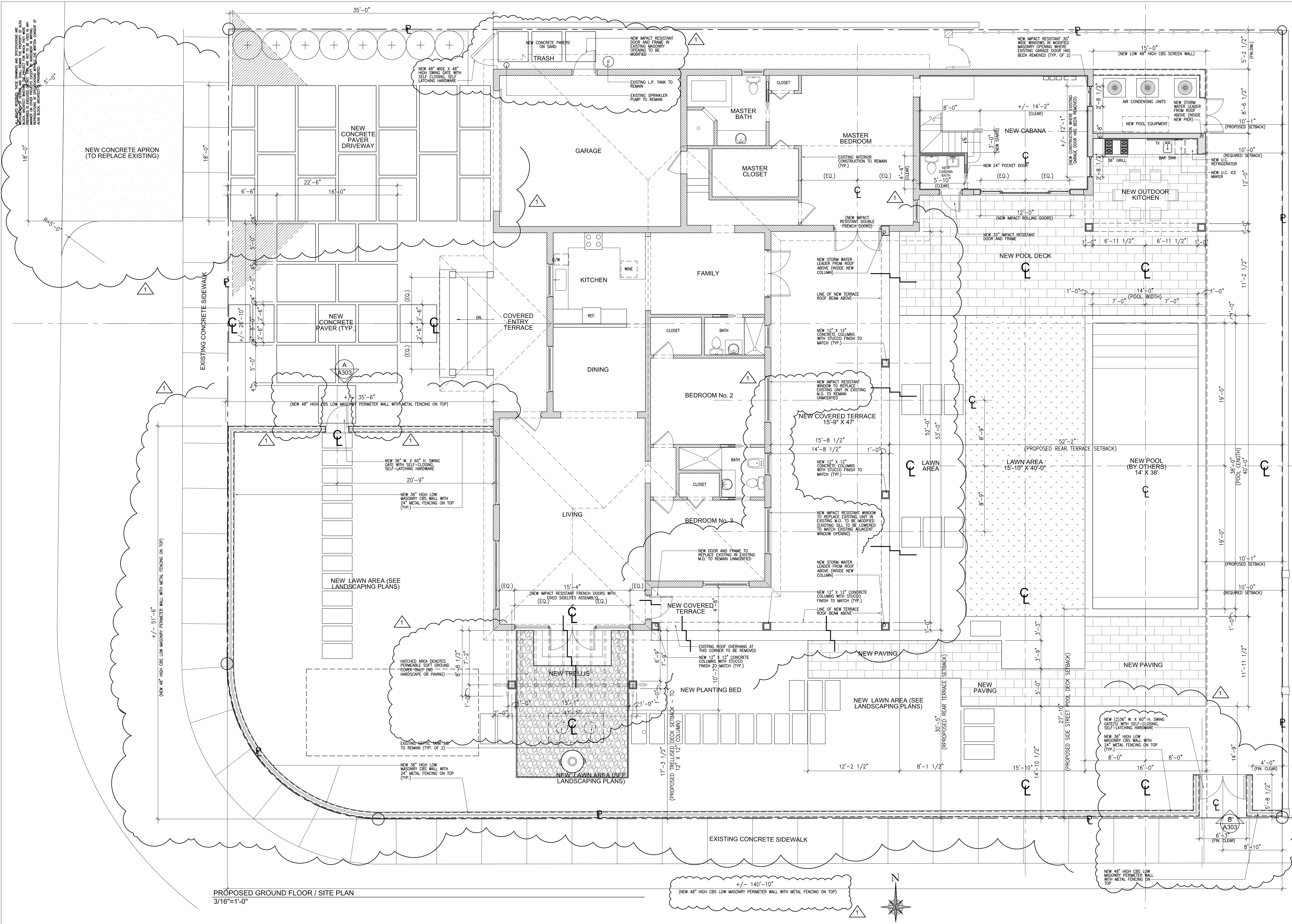
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Revisions	RESPONSE TO BOA COMMENTS	Date	Project	Date
#		MARCH 9, 2021		03/31/2021
Project		EG	Checked By	CES
Scale	As Noted		CAD File	See Metatag
Title				

**Landscape
Planting Details**

Sheet #
L303
of



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Level 2 Residential Remodeling and Additions:

The Kolaya Residence
5211 Alhambra Circle
Coral Gables, Florida, 33146

PROJECT:

REVISIONS:

March 9, 2021 - BOA COMMENT RESPONSES

DRAWING:
PROPOSED FLOOR PLAN

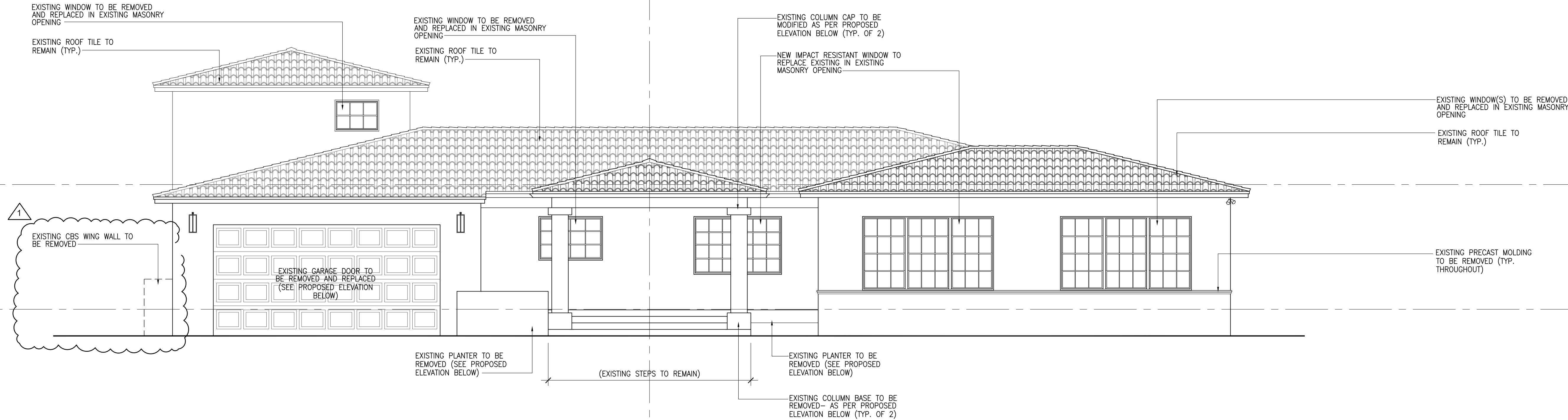
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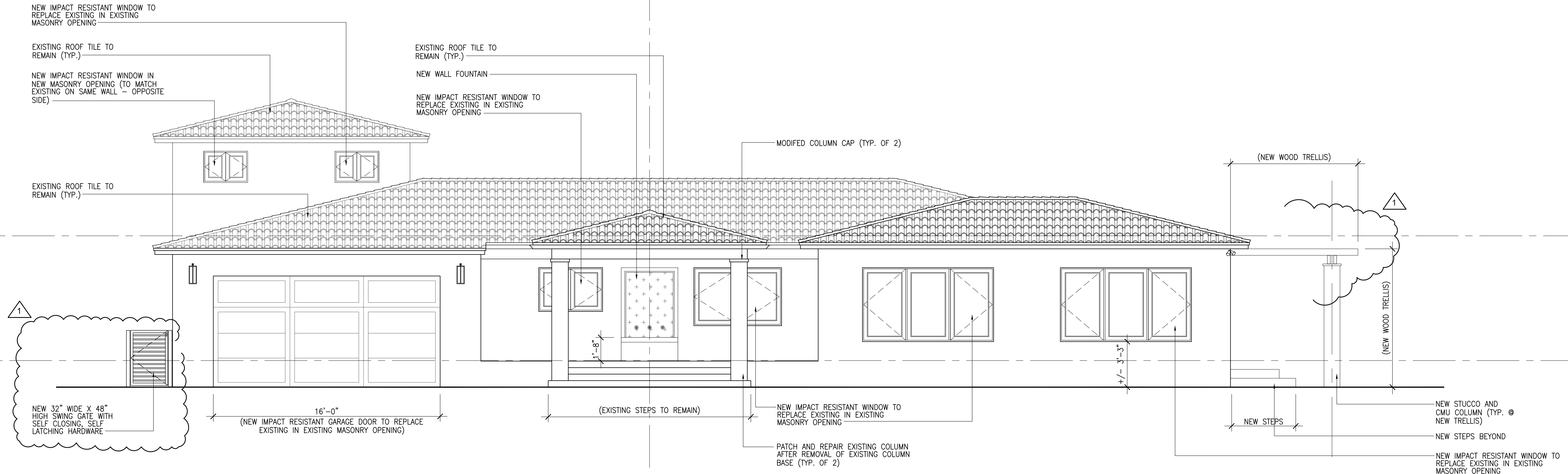
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EXISTING WEST (FRONT) ELEVATION
1/4"=1'-0"



PROPOSED WEST (FRONT) ELEVATION
1/4"=1'-0"

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DRAWING:
EXTERIOR ELEVATIONS

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EXISTING WINDOW TO BE REPLACED
IN EXISTING IN EXISTING MASONRY
OPENING

EXISTING ROOF TILE TO
REMAIN (TYP.)

EXISTING WINDOW TO BE REPLACED
IN EXISTING IN EXISTING MASONRY
OPENING

EXISTING ROOF TILE TO
REMAIN (TYP.)

EXISTING ROOF TILE TO
REMAIN (TYP.)

EXISTING COLUMN CAP TO BE
MODIFIED AS PER PROPOSED
ELEVATION BELOW (TYP. OF 2)

EXISTING CBS WING
WALL TO BE REMOVED

EXISTING COLUMN BASE TO BE
REMOVED- AS PER PROPOSED
ELEVATION BELOW (TYP. OF 2)

EXISTING PLANTER TO BE
REMOVED (SEE PROPOSED
ELEVATION BELOW)

EXISTING WEST (FRONT) ELEVATION
1/4"=1'-0"

NEW IMPACT RESISTANT
WINDOW (TYP.)

EXISTING ROOF TILE TO
REMAIN (TYP.)

NEW IMPACT RESISTANT
WINDOW IN EXISTING
MASONRY OPENING (TYP.)

EXISTING ROOF TILE TO
REMAIN (TYP.)

MODIFIED COLUMN CAP
(TYP. OF 2)

EXISTING LP TANK TO REMAIN

NEW IMPACT RESISTANT
DOOR AND FRAME IN
EXISTING MASONRY OPENING
TO BE MODIFIED

PATCH AND REPAIR EXISTING COLUMN
BASE (TYP. OF 2)

NEW SWING GATE

EXISTING SPRINKLER PUMP TO
REMAIN

PROPOSED WEST (FRONT) ELEVATION
1/4"=1'-0"

ALUMINUM FENCING
(3/4" X 3/4") (TYP.)

3'-0"

2'-0"
3'-0"
5'-0"

STUCCO FINISH (TO
MATCH EXISTING HOUSE)
ON NEW CBS LOW
PERIMETER WALL (TYP.)

3'-0" X 5'-0" ALUMINUM RAILING
SWING GATE WITH SELF CLOSING,
SELF LATCHING HARDWARE

A
A303
1/2" = 1'-0"
PROPOSED SIDE YARD ENTRY (SINGLE GATE) OFF DRIVEWAY AREA

ALUMINUM FENCING
(3/4" X 3/4") (TYP.)

± 6'-0"
3'-0" 3'-0"

2'-0"
3'-0"
5'-0"

STUCCO FINISH (TO
MATCH EXISTING HOUSE)
ON NEW CBS LOW
PERIMETER WALL (TYP.)

(2) 3'-0" X 5'-0" ALUMINUM RAILING
SWING GATE(S) WITH SELF CLOSING,
SELF LATCHING HARDWARE

STUCCO FINISH (TO
MATCH EXISTING HOUSE)
ON NEW CBS LOW
PERIMETER WALL (TYP.)

EXISTING WALL (ON
NEIGHBOR'S SIDE) (FIELD
VERIFY)

B
A303
1/2" = 1'-0"
PROPOSED SIDE YARD ENTRY (DOUBLE GATES) ON ANCONA AVENUE

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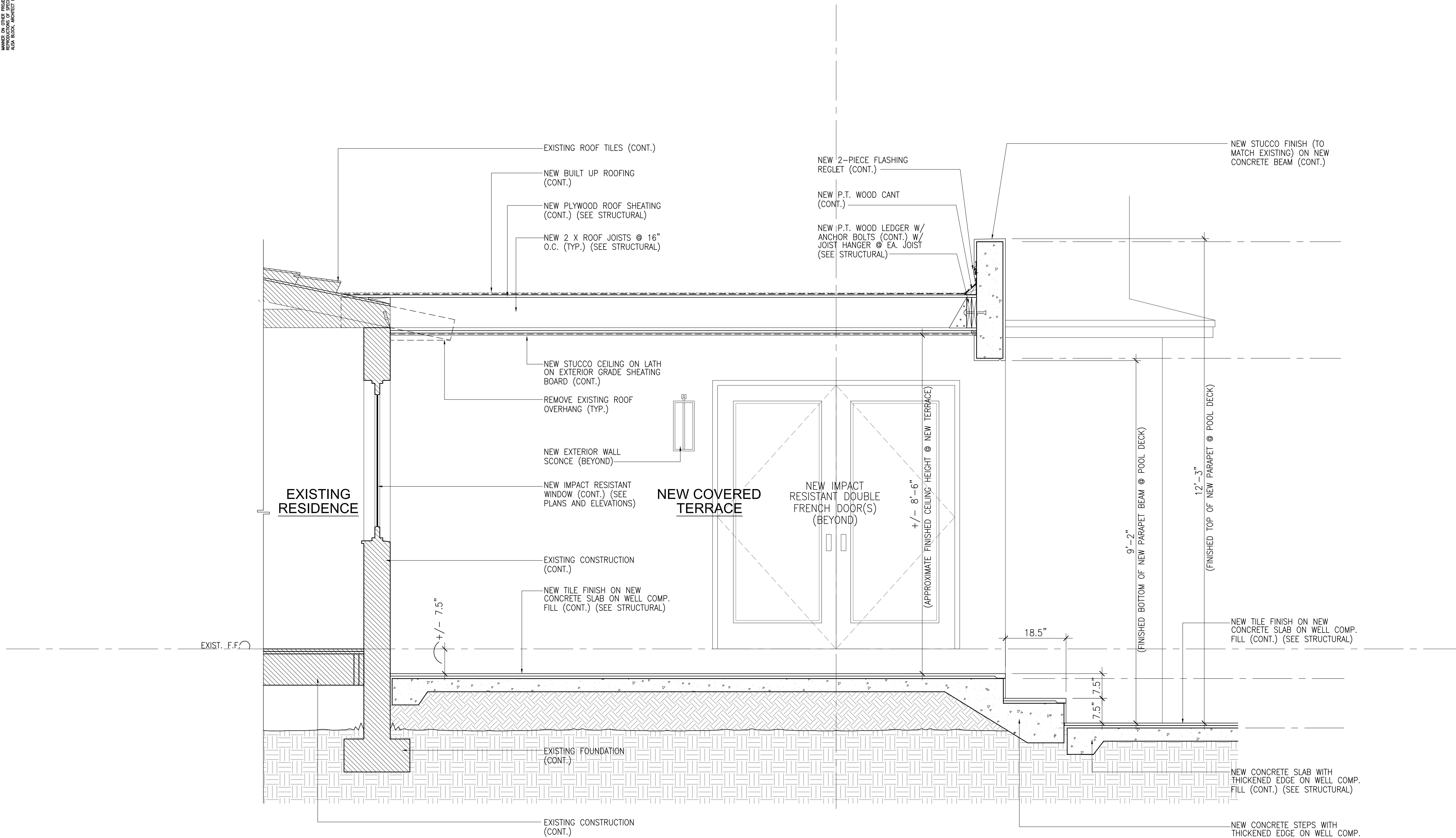
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A
A400 SECTION @ PROPOSED COVERED TERRACE
3/4"=1'-0"

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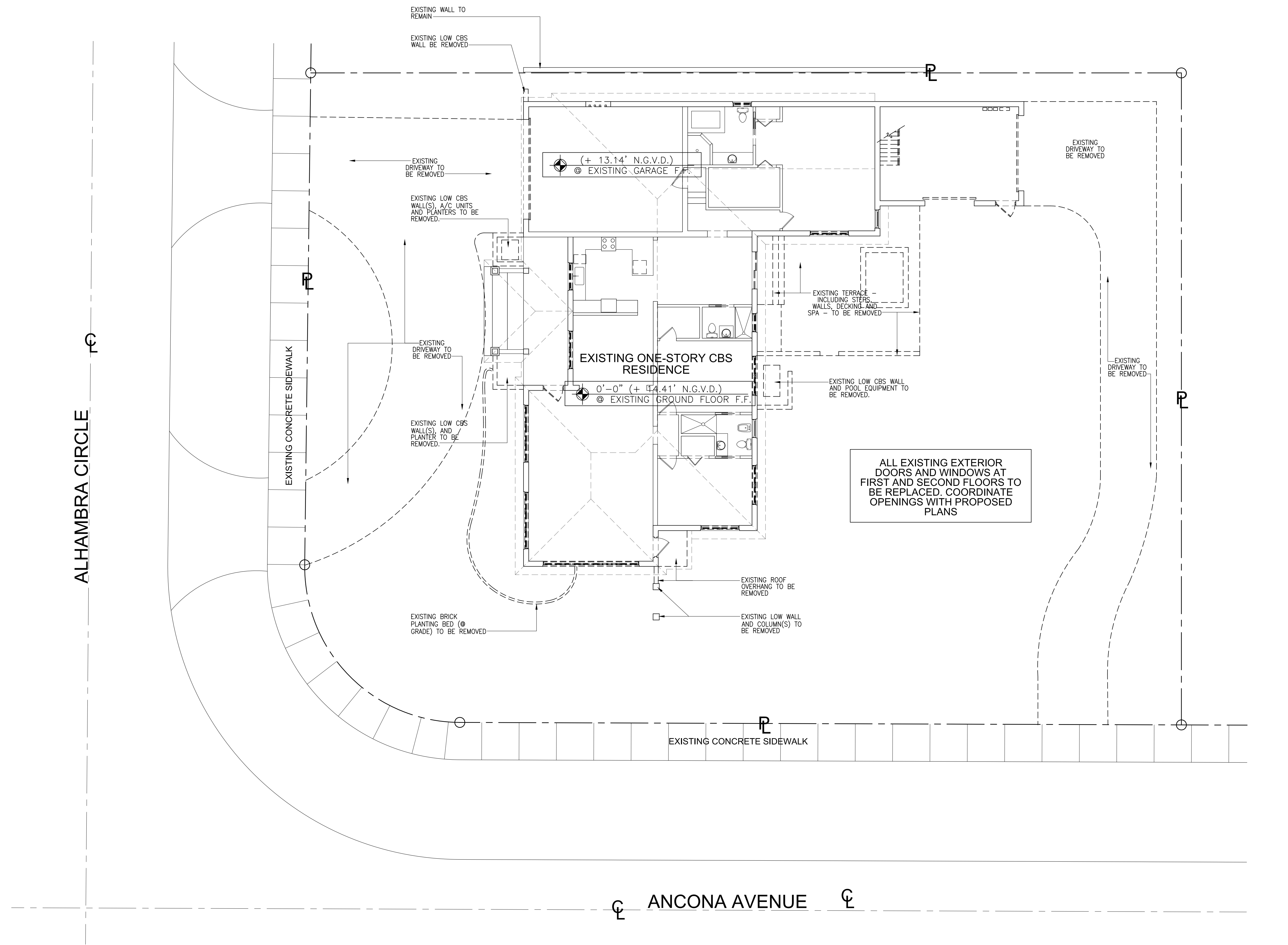
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DEMOLITION PLAN
1/8"=1'-0"



NEW SHEET

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Coral Gables, Florida, 33146

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DEMOLITION SITE PLAN

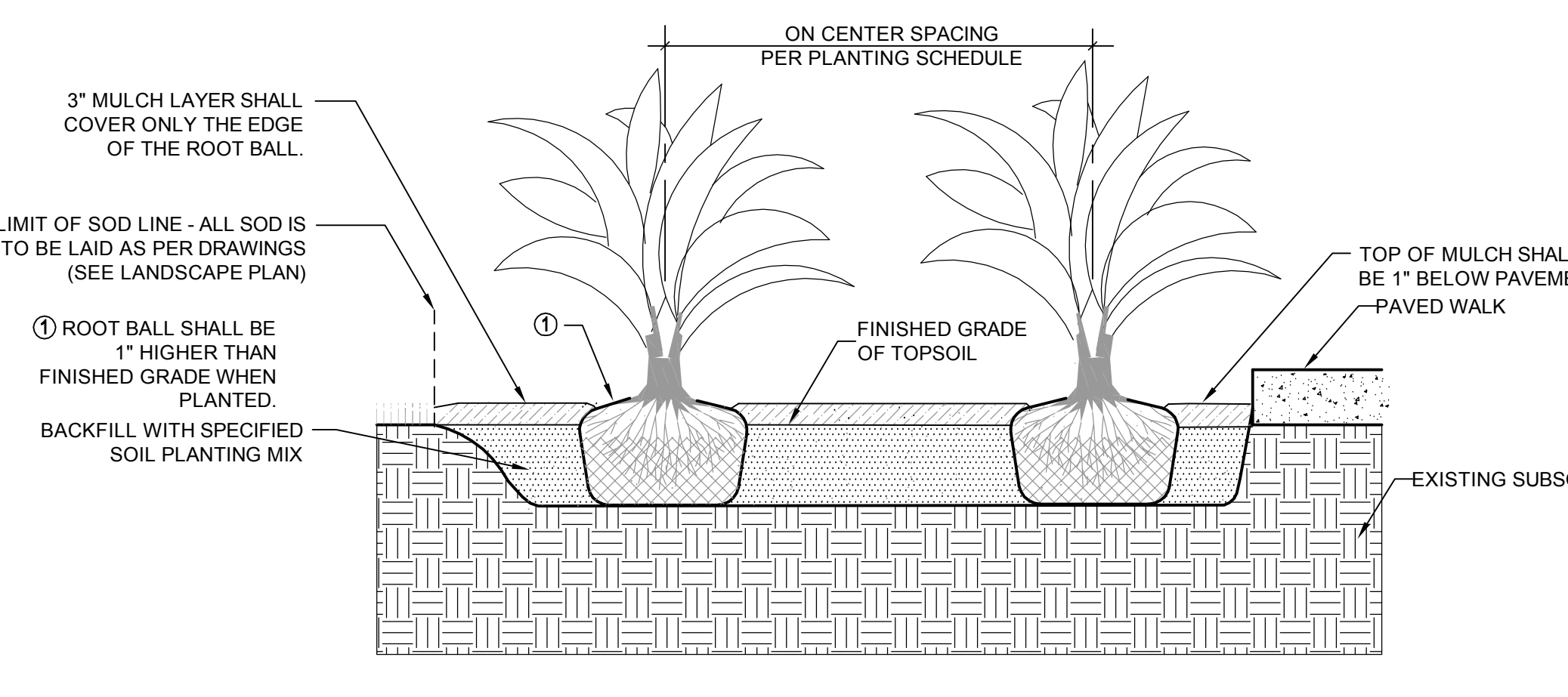
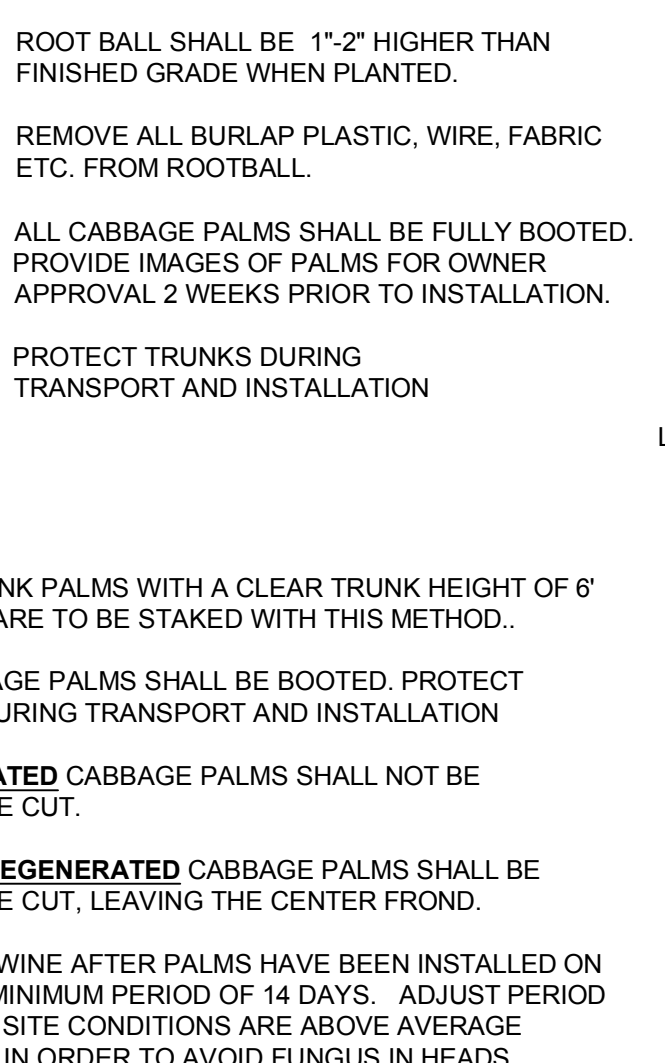
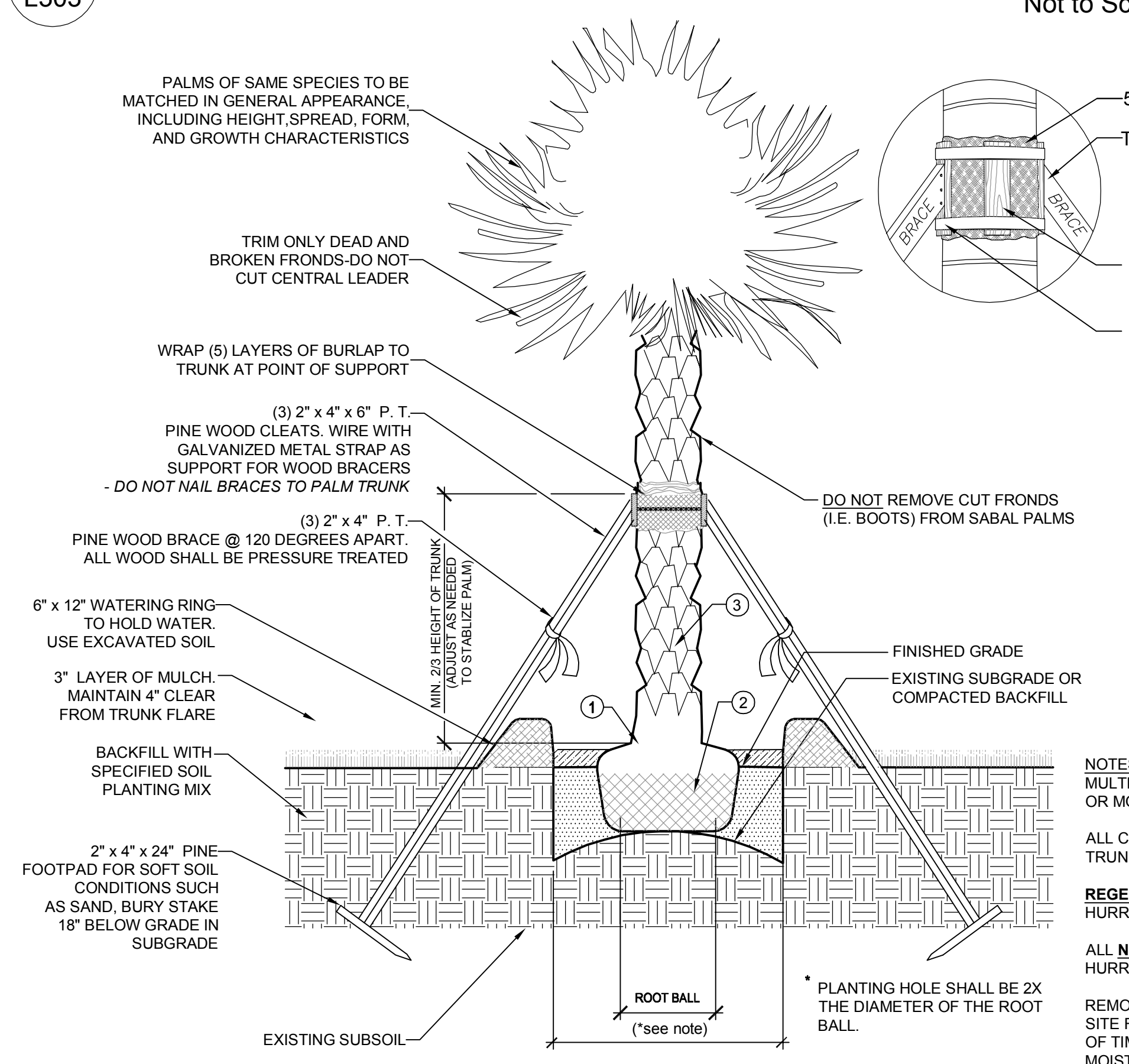
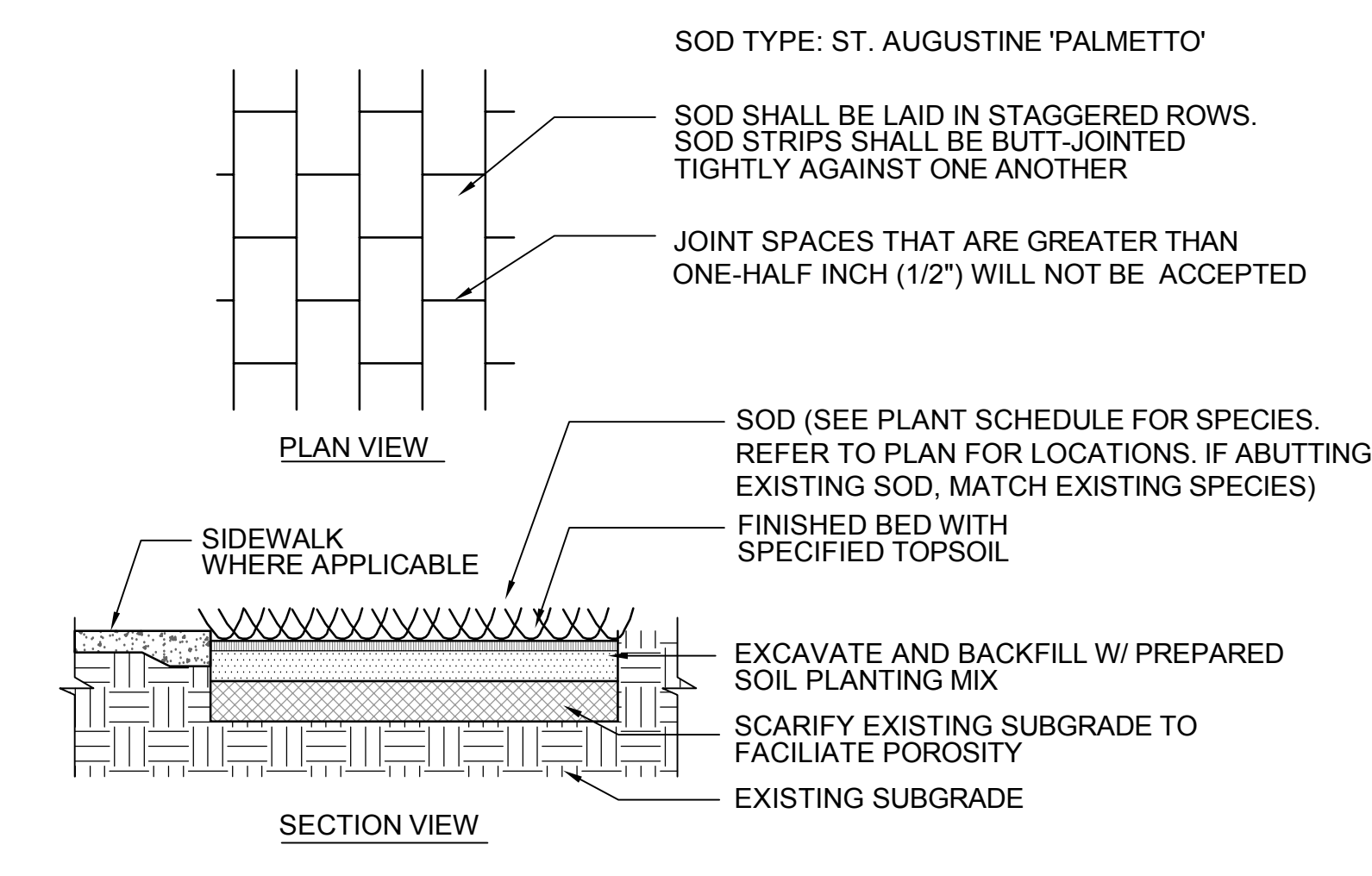
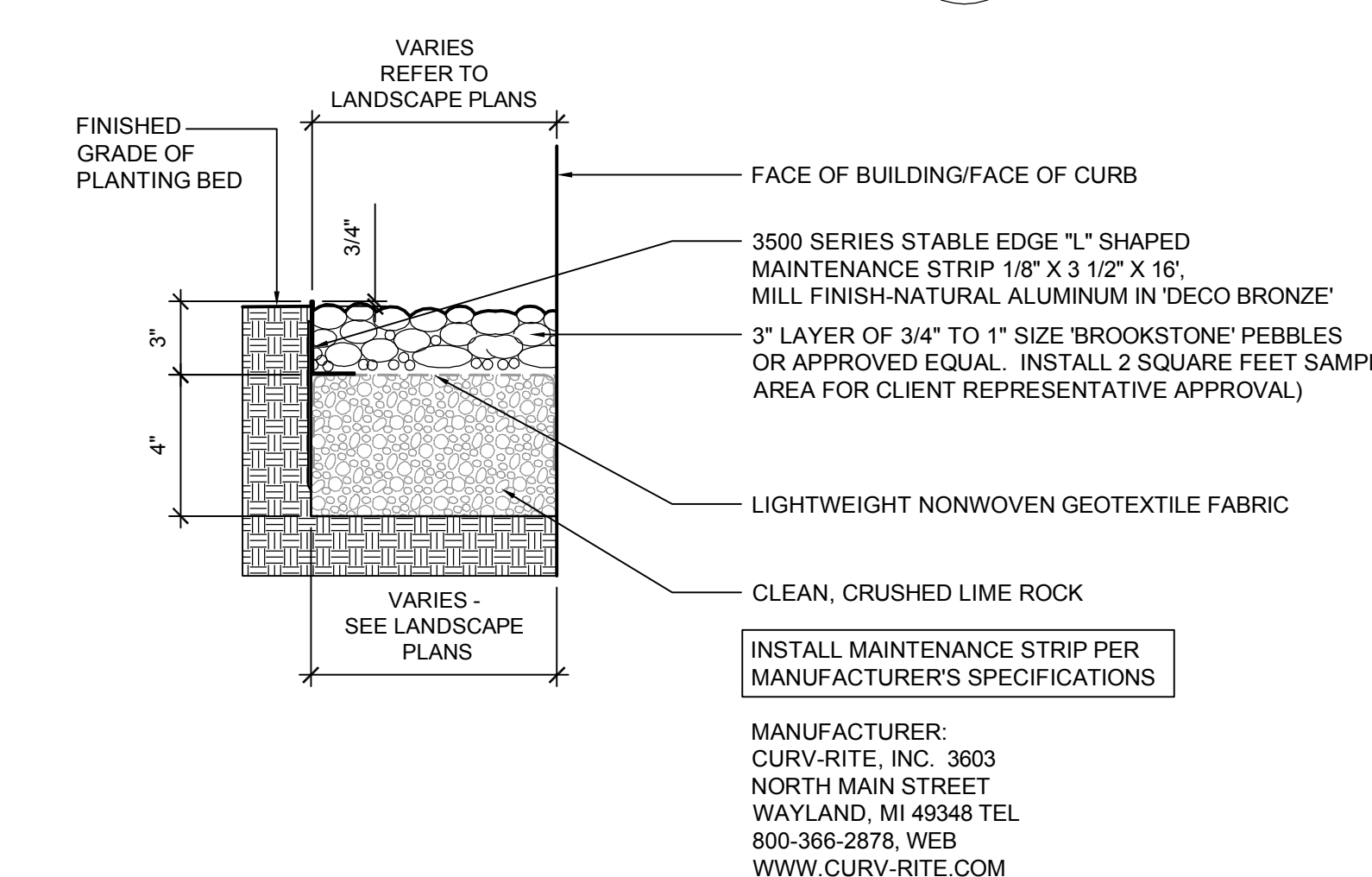
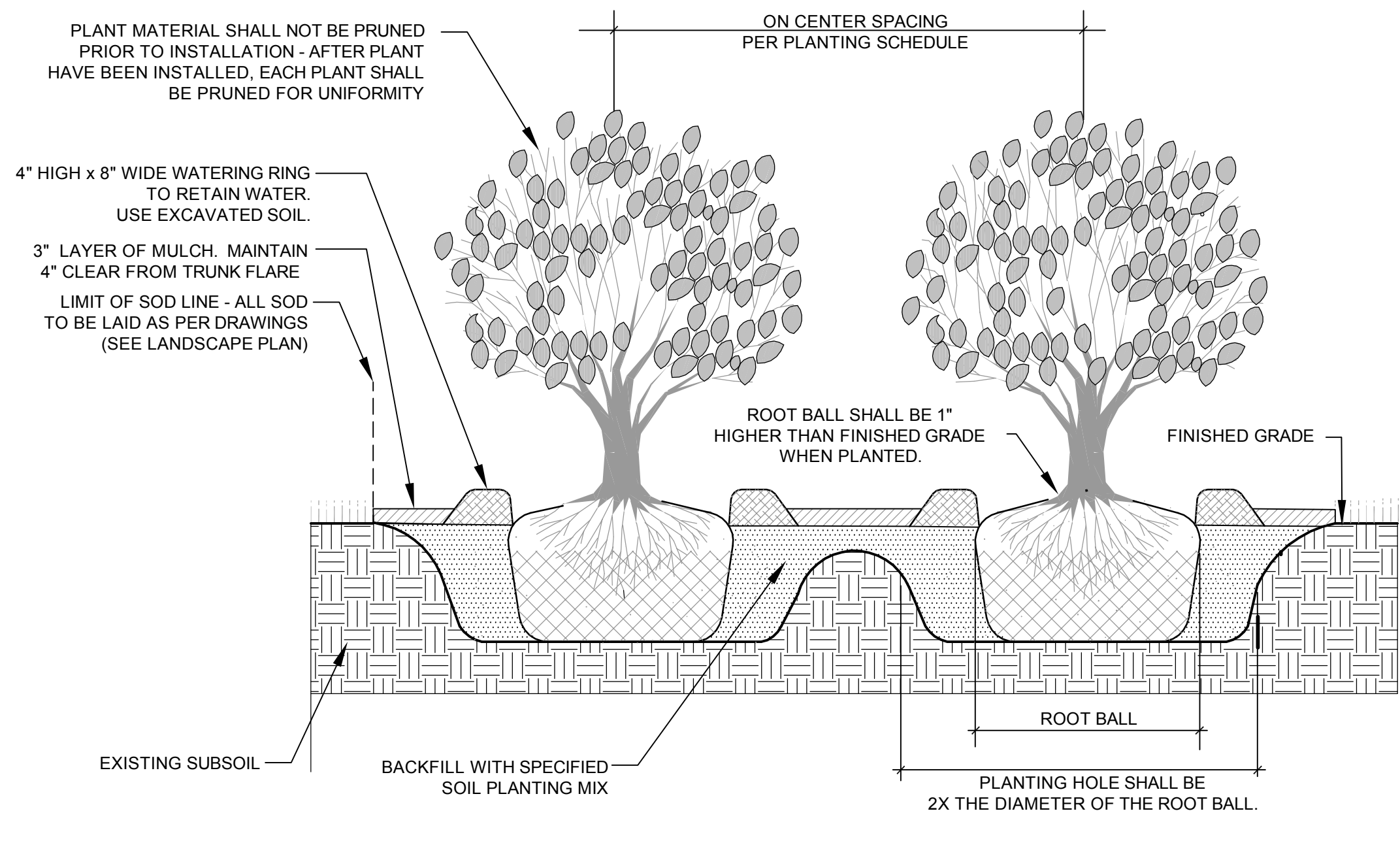
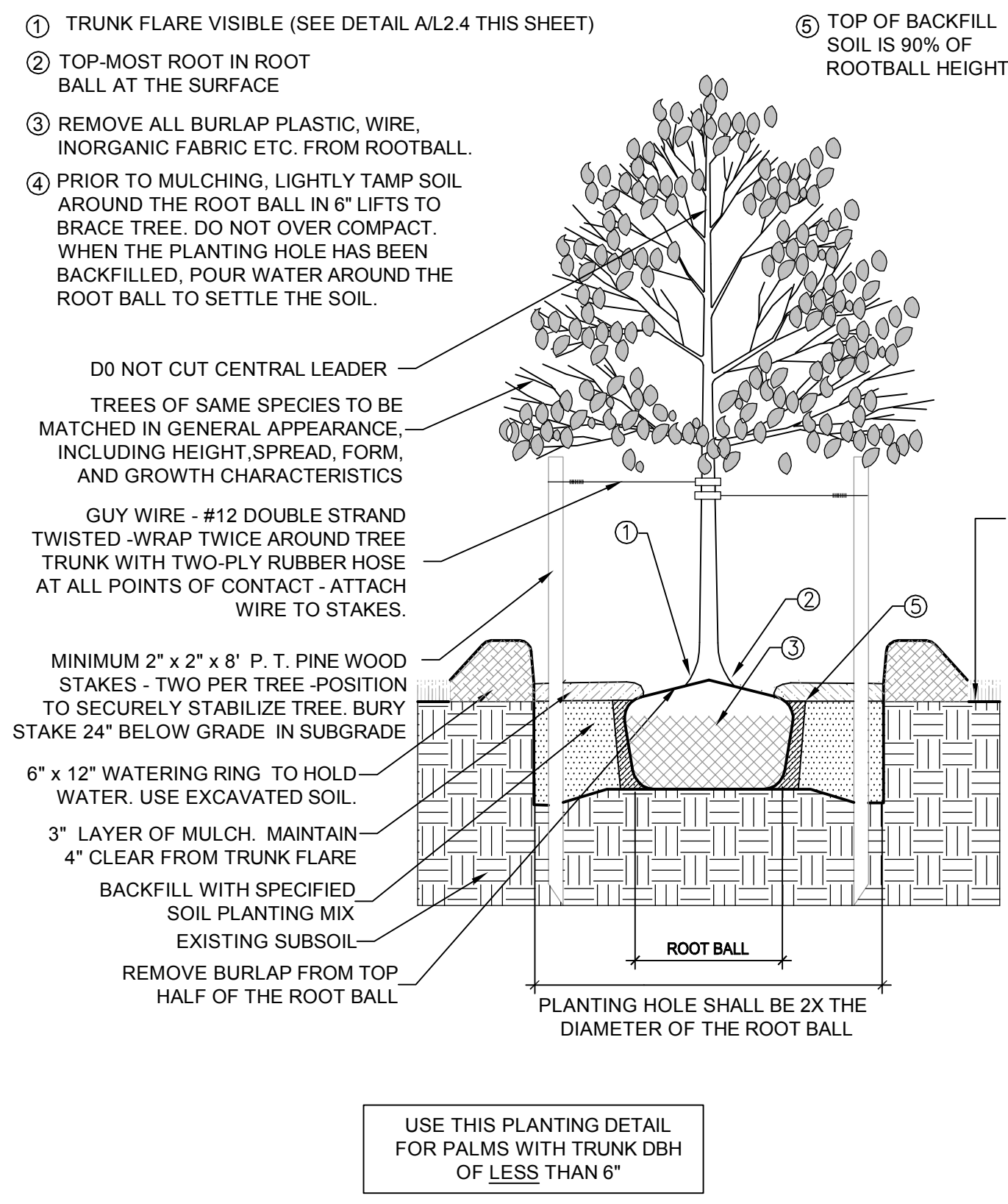
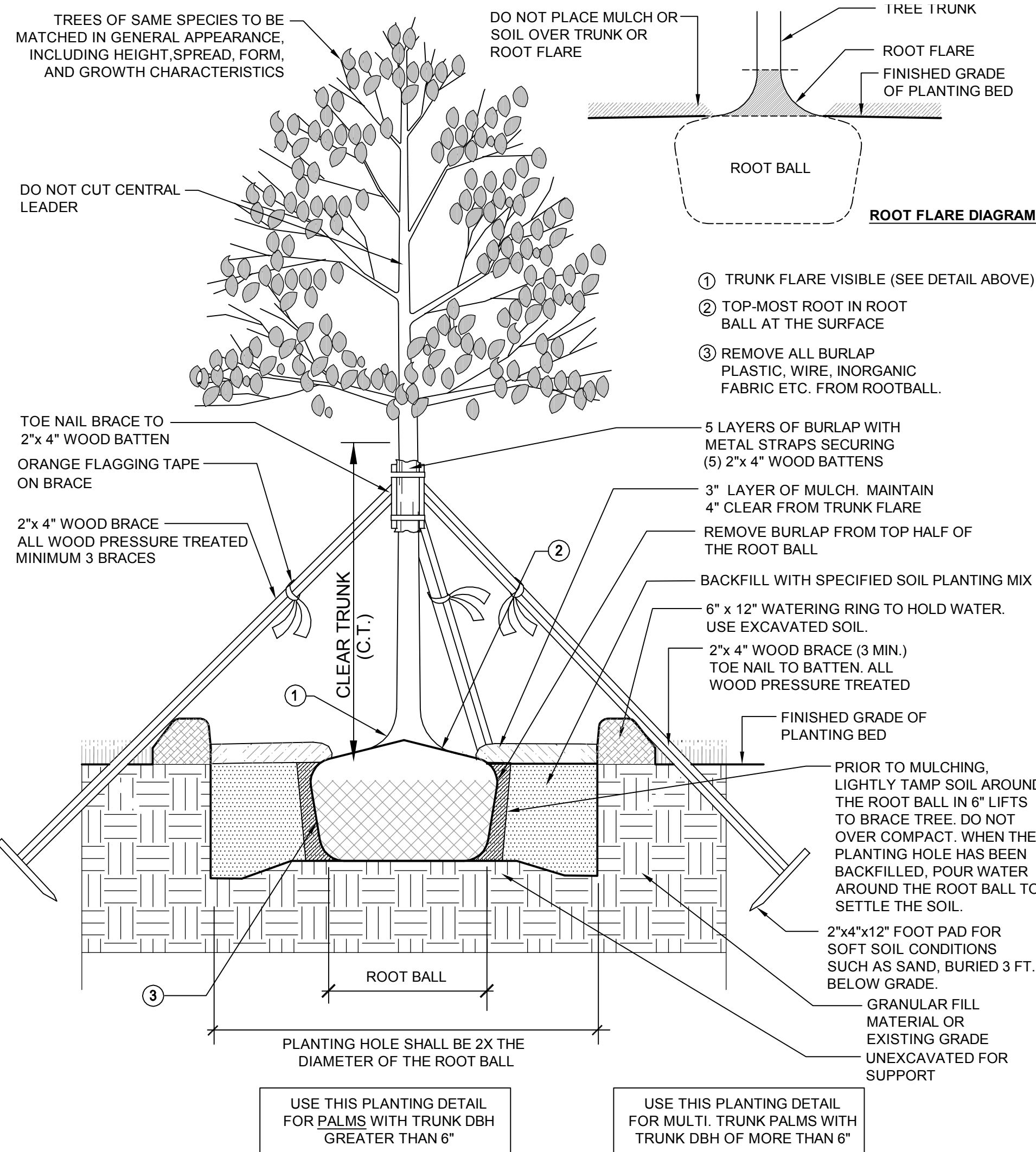
DATE: November 9, 2020

SCALE: NOTED

SHEET NO.: D100

4/2/2021 8:05 AM

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LA 6667457
STATE OF FLORIDA
3/9/2021

FLORIDA LICENSE LA6667457

KOLAYA RESIDENCE
5211 ALHAMBRA CIRCLE | CORAL GABLES, FL 33146

Revisions	RESPONSE TO BOA COMMENTS
#	
Date	MARCH 9, 2021
Project	
Drawn By	EG
Scale	As Noted
Title	

03/31/2021

Checked By
CES

CAD File
See Metatag

LANDSCAPE
Planting Details

Sheet #
L303
of

NEW SHEET