

LOCATION MAP

4901 University Drive, Coral Gables FL 33146

The City of Coral Gables
Board of Architects - Preliminary Approval
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

Ref.: Residence 4901 University Drive, Coral Gables, FL 33146
Board of Architects - Preliminary Approval

SITE PHOTOGRAPHS

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



FRONT VIEW (WEST)



FRONT VIEW (WEST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



FRONT VIEW (WEST)



FRONT ENTRANCE (WEST)

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SIDE VIEW (SOUTH)



SIDE VIEW (SOUTH)

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REAR VIEW (EAST)



REAR VIEW - SCREENED PATIO (EAST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



FRONT VIEW - NEIGHBOR CONTEXT (WEST)



FRONT VIEW - NEIGHBOR CONTEXT (WEST)

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REAR VIEW -WATER ACCESS (EAST)



REAR VIEW -WATER ACCESS (EAST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



SIDE VIEW - DRIVEWAY (SOUTH)



SIDE VIEW - DRIVEWAY (SOUTH)

ADDITION/RENOVATION TO
MOLIERI RESIDENCE
4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



PROJECT LOCATION
N.T.S.



CHISHOLM

INDEX OF DRAWINGS :

- ARCHITECTURAL
- DS100 EXISTING SITE PLAN
- AS100 SITE PLAN
- D100 EXISTING DUPLEX DEMO FLOOR PLAN
- A100 SINGLE FAMILY RESIDENCE FLOOR PLAN
- D101 EXISTING DUPLEX DEMO ROOF PLAN
- A101 ROOF PLAN
- D200 EXISTING ELEVATIONS
- A200 EAST AND WEST ELEVATIONS
- A201 NORTH AND SOUTH ELEVATIONS

ARCHITECT
R.E. CHISHOLM ARCHITECTS
782 NW 42ND AVE SUITE 650
MIAMI, FL 33126
305-661-2070

OWNER
ALEJANDRO MOLIERI
4414 TOLEDO STREET
CORAL GABLES, FL 33146
305-798-2228

LEGAL DESCRIPTION

LOT 23, BLOCK 56, OR REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4, ACCORDING TO THE PLATE THEREOF AS RECORDED IN PLAT BOOK 25, AT PAGE 47, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

FOLIO NUMBER: 03-4119-006-0230

| REVISIONS | DATE |
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SUBMITTAL: BOA PRELIMINARY APPROVAL APPLICATION

DATE: 06/03/2021



RE Chisholm Architects, Inc. Architects - Planners - Interior Designers
782 NW 42nd Ave, Suite 650, Miami, Florida 33126 P.305.661.2070 F.305.661.6090
License No. aac 001962 www.chisholmarchitects.com



LEGAL DESCRIPTION:

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Project Name:

**MOLIERI
RESIDENCE**

**901-05 University Drive,
Coral Gables, FL 33146**

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[illegible]

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 2320Scale: AS SHOWNDate: 04/09/2021Drawn: AR

Checked: MP

Submittal: _____

Lead File: _____

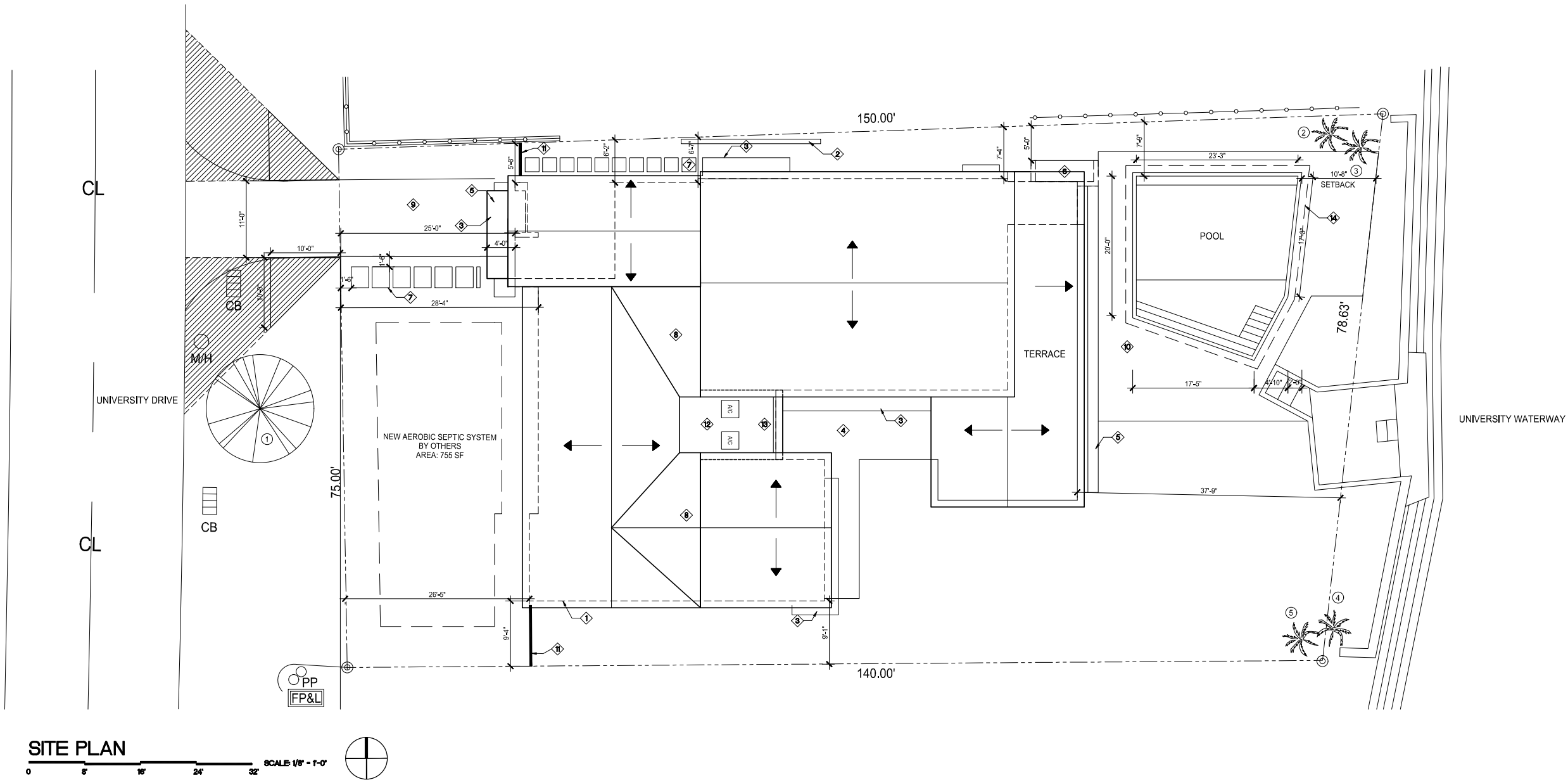
Drawing Title:

EXISTING SITE PLAN

Sheet No. **DS100**

PROJECTS\2020 Project Year\2020 AMO Molieri Residence\DWG\Office\02 AS100 Site Plan Roof Planning [LAYOUT 1] Nov 04, 2021 6:35pm CAD 003

PLOTTED
XREFS



| SITE PLAN AREA | | SITE PLAN KEYED NOTES | | | | ZONING DATA | | | | | | | |
|---------------------|---------------------------|---|--|---|--|--|----------|-----|-----|----------|--|-----------------------|-----------------------|
| | | NO. | DESCRIPTION | | REQUIRED | EXISTING | PROPOSED | | | REQUIRED | EXISTING | PROPOSED | |
| UNDER A/C: 3,030 SF | UNDER ROOF AREA: 3,882 SF | 1 | OUTLINE OF BUILDING BELOW. | 1 | ROOF CRICKET | MUNICIPALITY: CORAL GABLES 4901 UNIVERSITY DRIVE, CORAL GABLES, FL, 33146 | | | | 5. | MAXIMUM FAR SF OF BUILDING SITE AREA 5,000 SF OR LESS NEXT 5,000 SF REMAINDER OF BUILD SITE AREA | | |
| | | 2 | 4" HIGH CONCRETE WALL | 2 | CONCRETE DRIVEWAY | 1. ZONING: (BASED ON COUNTY ZONING) SINGLE FAMILY RESIDENCE | | MF1 | MF1 | MF1 | 4,468 SF UNDER A/C | 2,678 SF UNDER A/C | 3,030 SF UNDER A/C |
| | | 3 | CONCRETE EYEBROW | 3 | POOL DECKING | | | | | | | | |
| | | 4 | 48" HIGH ALUM. PICKET FENCE WITH KEYSTONE WALL - PAINTED WHITE/ESP | 4 | A/C EQUIPMENT | | | | | | | | |
| | | 5 | OUTDOOR CONCRETE TERRACE | 5 | FLAT ROOF | | | | | | | | |
| | | 6 | CONCRETE STEPS | 6 | 48" POOL FENCE WITH SELF CLOSING GATE * | | | | | | | | |
| | | 7 | CONCRETE PAVERS | 7 | | | | | | | | | |
| | | * REFER TO GENERAL NOTE #2 | | | | | | | | | | | |
| | | SITE PLAN LEGEND | | | | | | | | | | | |
| | | M/H = MANHOLE CB = CATCH BASIN WM = WATER METER | | | | | | | | | | | |
| | | TREE LEGEND | | | | | | | | | | | |
| | | T= TRUNK AT BREAST HEIGHT H= HEIGHT C= CANOPY | | | | | | | | | | | |
| | | 1. OAK TREE T=2'-0" H=4'-0" C=4'-0" 2. SABAL PALMETTO T=1'-2" H=1'-0" C=1'-2" 3. SABAL PALMETTO T=1'-5" H=2'-5" C=1'-5" 4. SABAL PALMETTO T=1'-2" H=1'-5" C=1'-5" 5. SABAL PALMETTO T=1'-5" H=2'-5" C=1'-5" | | | | | | | | | | | |
| | | GENERAL NOTES | | | | | | | | | | | |
| | | 1.) ALL EXISTING TREES ARE TO REMAIN. TREES WILL HAVE 2X4 ORANGE PLASTIC MESH PROTECTIVE BARRIER DURING CONSTRUCTION. | | | | | | | | | | | |
| | | 2.) GATE TO BE SPRING LOCK TYPE AND EQUIPPED WITH A SAFE LOCK. GATE SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE. | | | | | | | | | | | |
| | | 4. BUILDING HEIGHT NOTE: TWO FLOORS OR 25'-0" (MEASURED FROM FINISH FLOOR TO THE BEAM OF THE TOP FLOOR. EXCLUDES A RAISED FLOOR OF 30" - FOR THE FIRST 50' OF LOT DEPTH/HALF OF LOT DEPTH. 30' HEIGHT FOR REMAINING PORTIONS OF THE LOT. | | | | | | | | | | | |
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Project Name:

MOLIERI
RESIDENCE

4901-05 University Drive,
Coral Gables, FL 33146

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

Revisions

| No. | Description | Date |
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ARCHITECT

ROBERT F. CHISHOLM, FAIA
A R 0 0 7 4 4 2

CONSULTANTS

Project No. 2320

Scale: AS SHOWN

Date: 04/09/2021

Drawn: AR

Checked: MP

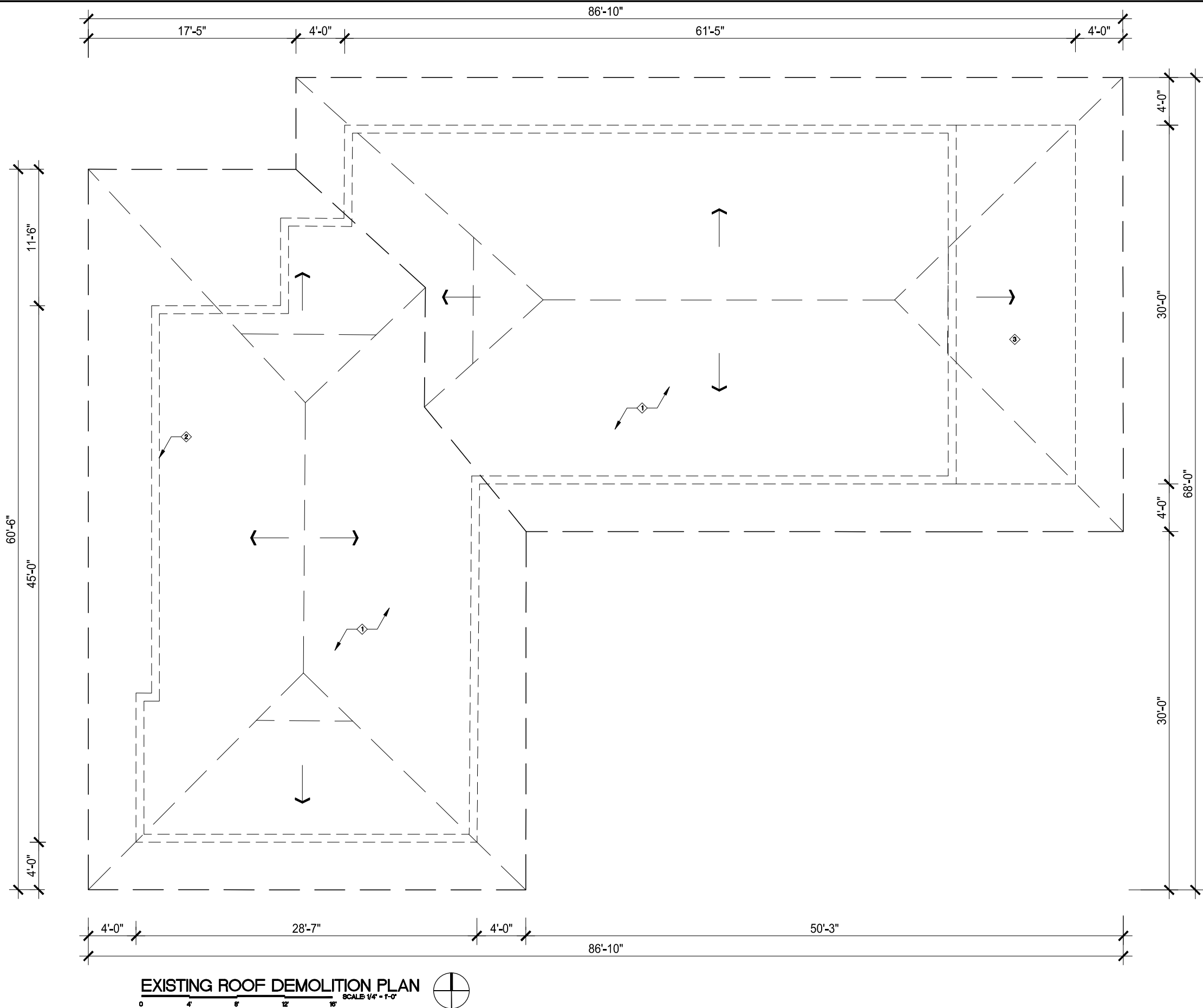
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Drawing Title:

EXISTING DUPLEX
DEMOLITION
FLOOR PLAN

Sheet No. D100



EXISTING ROOF DEMOLITION PLAN

0 4' 8' 12' 16' SCALE: 1/4" = 1'-0"



| ROOF PLAN KEYED NOTES | |
|---|---|
| NO. | DESCRIPTION |
| 1 | EXISTING ROOF AND ROOF FRAMING SYSTEM TO BE REMOVED |
| 2 | OUTLINE OF EXISTING WALLS BELOW |
| 3 | SCREENED PATIO BELOW |
| ROOF PLAN AREA | |
| ROOF AREA - INCLUDING 4' OVERHANG: 4,276 SF | |

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Project Name:
MOLIERI RESIDENCE

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Scale: AS SHOWN
Date: 04/09/2021
Drawn: AR
Checked: MP
Submittal:
Cad File:
Drawing Title:

EXISTING ROOF DEMOLITION PLAN

Sheet No. D101



| ROOF PLAN KEY NOTES | |
|---------------------|--------------------------|
| NO. | DESCRIPTION |
| ① | FLAT CEMENT TILE ROOFING |
| ② | OUTLINE OF WALLS BELOW |
| ③ | CONCRETE EYEBROW |
| ④ | OUTLINE OF COLUMN BELOW |
| ⑤ | ROOF CRICKET |
| ⑥ | FLAT ROOF |
| ⑦ | OUTDOOR A/C UNIT |

| ROOF NOTES |
|--|
| <p>1.) PROPOSED ROOFING MATERIAL TO BE FLAT CEMENT TILE ROOFING IN GRAY. REFER TO IMAGE BELOW FOR EXAMPLE.</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>NOTE: EXAMPLE IMAGE IS FROM CROWN ROOF TILES MANUFACTURER, IN STYLE WINDSOR SLATE SILVERADO, ROOF TILE PENDING FINAL SELECTION.</p> </div> </div> |
| ROOF AREA |
| <p>ROOF AREA (INCLUDING 1' OVERHANG): <u>4,243 SF</u></p> |

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[illegible]

ARCHITECT

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CONSULTANTS

Project No. 2320

Scale: AS SHOWN

Date: 04/09/0202

Drawn: AR

Checked: MP

Submittal: _____

Cad File: _____

Drawing Title:

ROOF PLAN

Sheet No. **A101**

[illegible]

ARCHITECT

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Project No. 2320

Scale: AS SHOWN

Date: 04/09/2021

Drawn: AR

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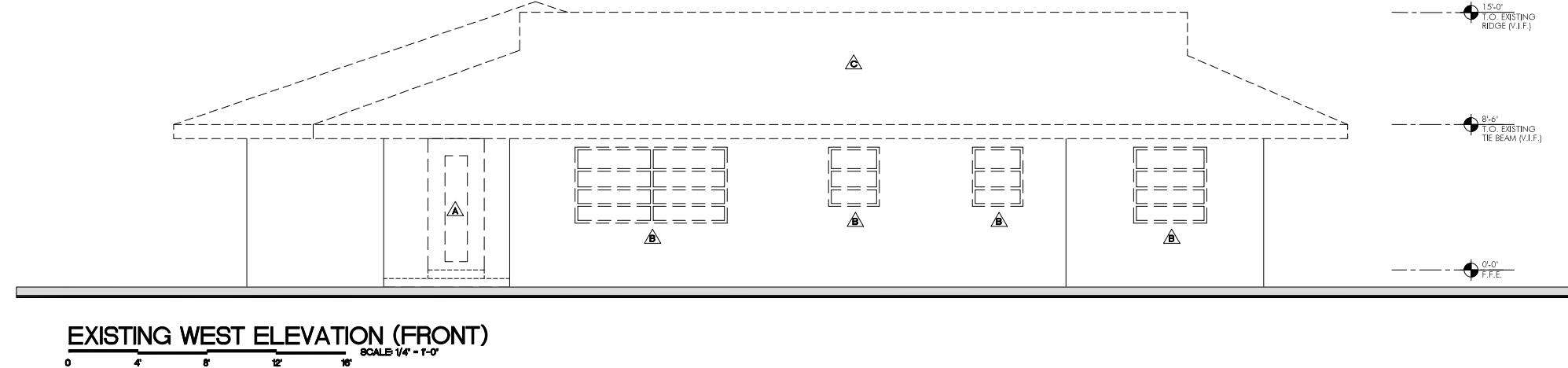
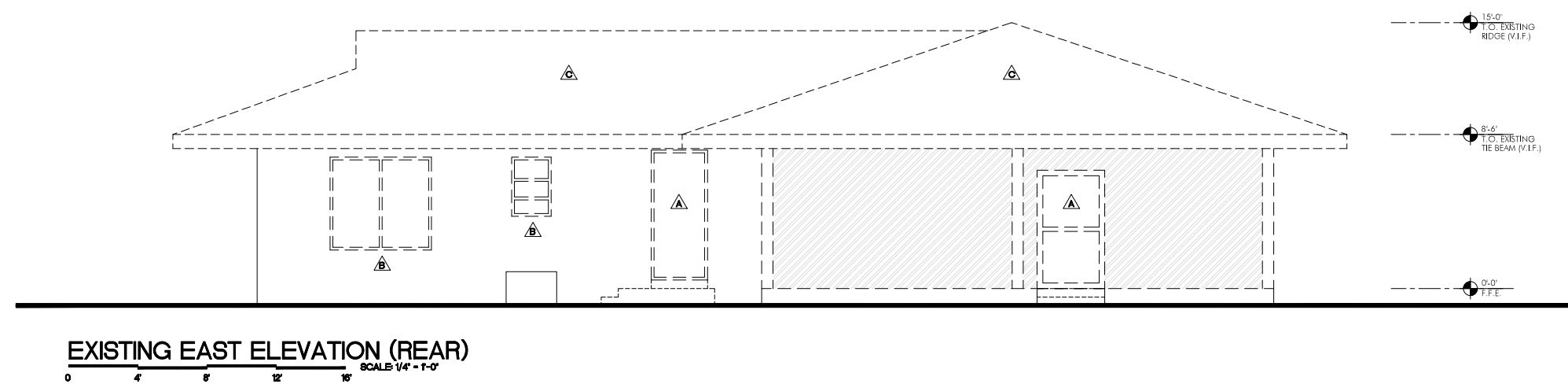
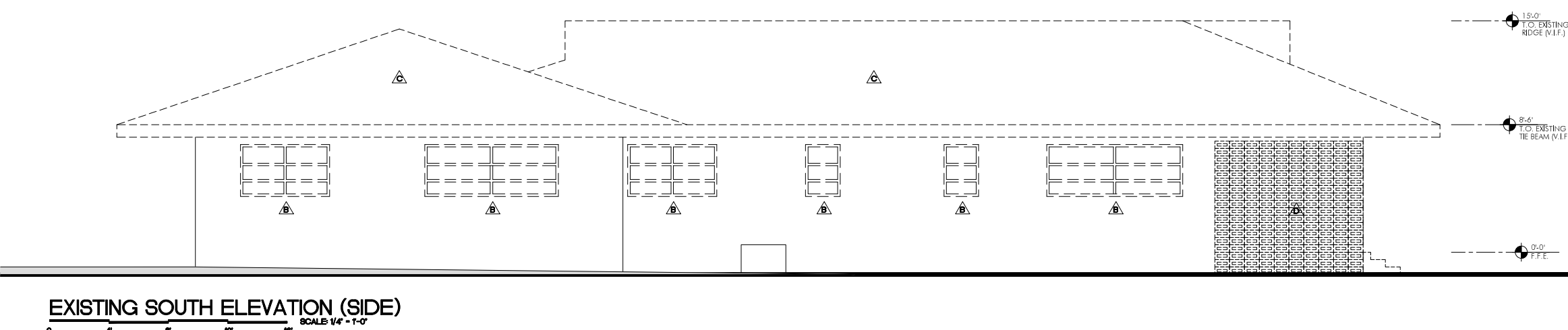
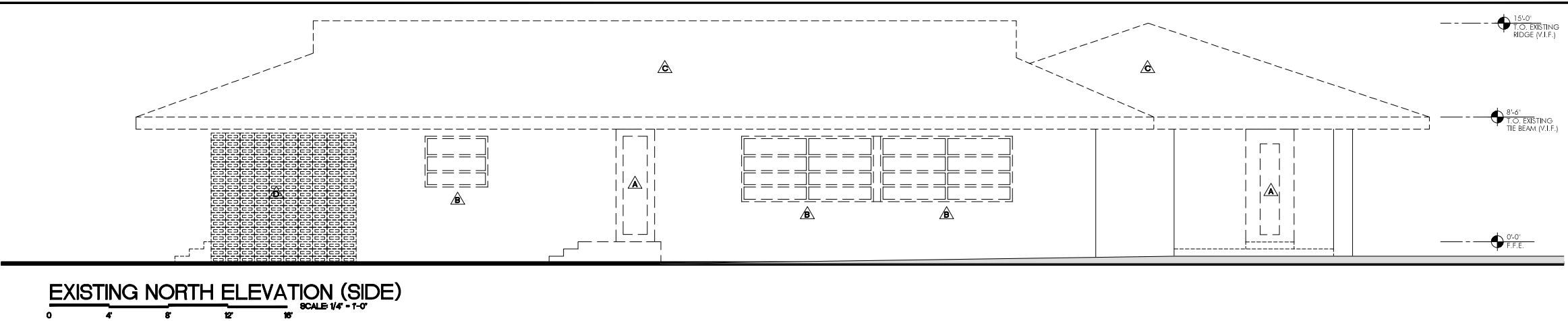
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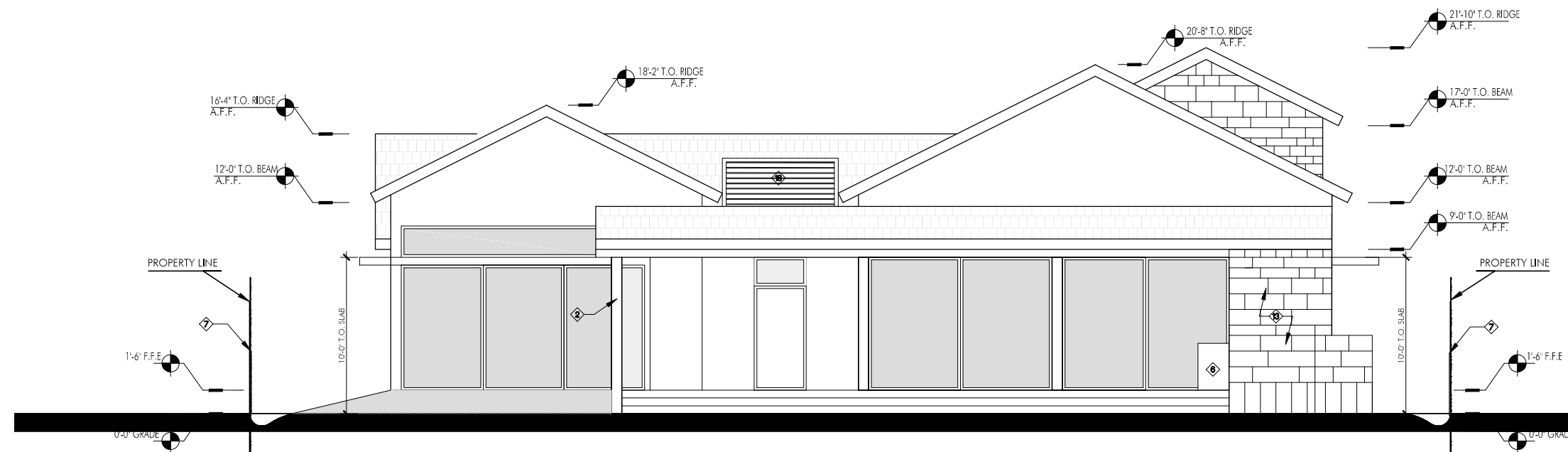
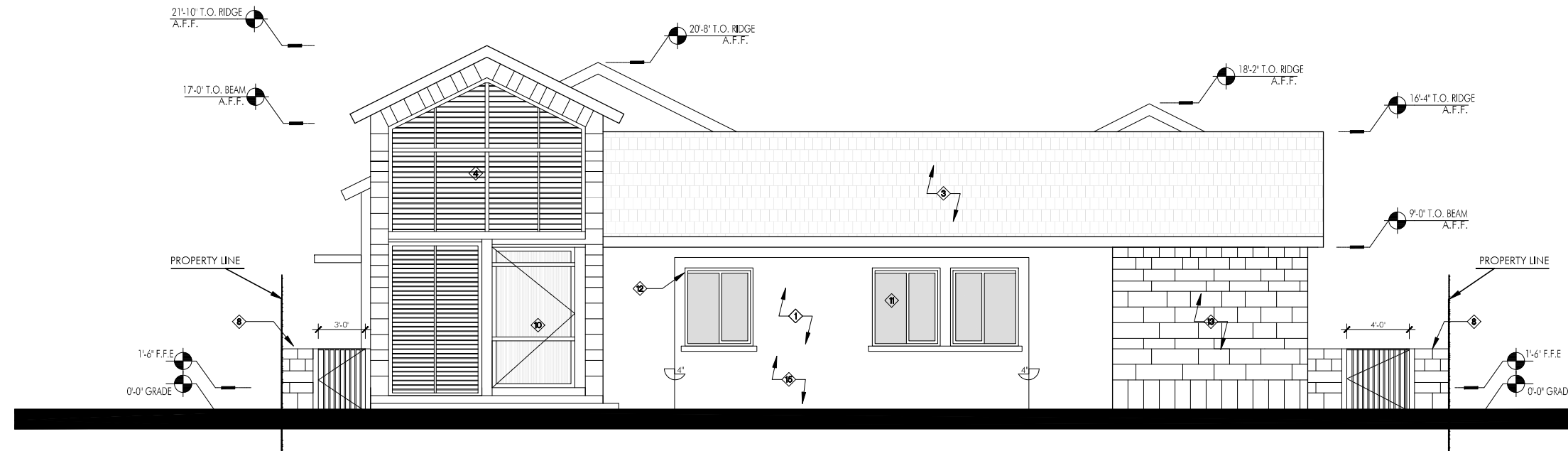
Drawing Title:

EXISTING ELEVATIONS

Sheet No. **D102**

| ELEVATION LEGEND | |
|---|---|
| NO. | DESCRIPTION |
|  | REMOVE EXISTING DOOR |
|  | REMOVE EXISTING WINDOW |
|  | REMOVE EXISTING ROOF AND ROOF STRUCTURE |
|  | REMOVE EXISTING VENT BLOCK |





| ELEVATION KEYED NOTES | |
|---|---|
| NO. | DESCRIPTION |
| ① | SMOOTH STUCCO FINISH |
| ② | COLUMN |
| ③ | FLAT CEMENT TILE ROOFING |
| ④ | ALUMINUM LOUVERS |
| ⑤ | PATIO BBQ |
| ⑦ | EXISTING CHAINLINK FENCE |
| ⑧ | 48" HIGH ALUMINUM PICKET FENCE WITH LOW KEYSTONE WALL - PAINTED WHITE/ESP *REFER TO NOTE #3 |
| ⑨ | STAINLESS STEEL LIGHT FIXTURE |
| ⑩ | ENTRANCE GATE |
| ⑪ | CLEAR GLASS |
| ⑫ | WHITE WINDOW FRAMES |
| ⑬ | KEYSTONE WALL |
| ⑭ | 4" STUCCO OFFSET |
| ⑰ | WATER FEATURE |
| ⑱ | A/C EQUIPMENT |
| ELEVATION NOTES | |
| <p>1.) PROPOSED LOUVER SYSTEM SAMPLE: PENDING</p> <p>COLOR DARK BROWN TO MATCH FRONT DOOR. FINAL SELECTION PENDING.</p> <p>2.) FOR ROOF TILE SAMPLE, PLEASE REFER TO SHEET A101.</p> <p>3.) GATES TO BE SPRING LOCK TYPE AND EQUIPPED WITH A SAFE LOCK. ALL GATES SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.</p> | |

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ARCHITECT

ROBERT E. CHISHOLM, FAIA

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CONSULTANTS

Project No. 2320

Scale: AS SHOWN

Date: 04/09/2021

Drawn: AR

Checked: MP

Submittal:

Cad File:

Drawing Title:

EAST AND WEST

ELEVATIONS

Sheet No. A200

