

finishes

exterior

- 01 New terrace flooring to be either mud or grout set. Material to be selected by owner.
- 02 Smooth stucco finish. Exterior grade Sherwin Williams or equal. (paint color by owner)
- 03 Replace exterior doors and windows with impact resistant units (NOA Product Approvals to be submitted by installer)
- 04 Wood members to be Pressure Treated Pine (non cretose). All connectors / connections to be concealed. (refer to structural for member sizes and connections) Exterior paint grade finish (color by owner)
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- 07 New overhang and fascia trim painted finish color selected by owner.
- 08 Smooth Stucco finish, painted color by owner.
- 09 New Driveway or deck pavers set on compact gravel and sand bed. Material to be selected by owner.

interior

- 10 New 1/2" drywall with one coat primer and two coats painted finish (color by owner) set atop of furring strips and R.5 insulation board on exterior wall surfaces.
- 11 New "Durock" in wet areas to accept tile.
- 12 New "green board" painted with epoxy paint in wet areas.
- 13 Ceramic tile flooring and on shower or tub walls only (to be selected by owner)
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- 16 Painted 1x4 wood casings. Wood sill to match. (Refer to details/pictures)
- 17 Painted continuous 1x6 painted wood base board and shoe molding.
- 18 Frameless glass shower enclosure.
- 19 Cabinets and countertops as per shop drawings to be supplied by owner contracted carpenter
- 20 RESERVED

HVAC legend

- linear diffuser
- linear RAG
- ceiling diffuser
- ceiling RAG

electrical legend

- duplex receptacle (gfi as indicated)
- 220 outlet
- telephone jack
- wall mounted sconce light
- recessed hi-hat ceiling light fixture
- light switch
- pendant or flush mounted light fixture
- J-box for future ceiling fan

PROJECT NOTES

- N-1. Existing & New A/C compressors to be relocated
- N-2. Existing Pool to Remain. Relocate pool equipment as shown.
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- N-15. Sidewalk at New Approach must be 6" thick with Wire Mesh color Coral Gables Beige as per City Specs
- N-16. All Rainwater to be retained on Private Property.
- N-17. Maintain 5 FT setback from Side Property Line at New Approach.

WALL LEGEND

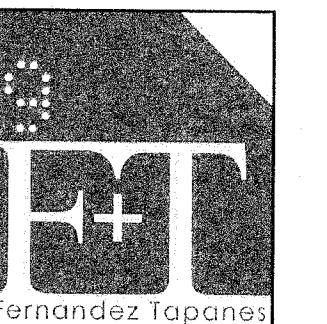
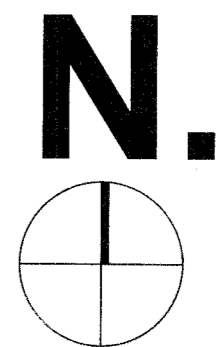
- Existing walls to be demolished
- Proposed Partition to underside of structure
- Existing areas to be demolished
- New Masonry Wall
- Existing exterior doors and windows to be removed and replaced with Impact Resistant units.

Match Line A-101A
Match Line A-101B

Match Line A-101A
Match Line A-101B

Proposed Floor Plan

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



AA26001640

7296 SW 48 street
miami, florida 33155
rafael@farchitectspa.com

Rafael Tapanes
Rafael Tapanes ARCHITECTS

Guiteras Residence
800 Coral Way | Coral Gables, Fl. 33134

date: 07/16/2017
drawn by: RT
designed by: RT

- 09-12-16
- 07-21-17
- 03-08-18
- 05-21-18
- 02-23-19, As Built

a.101A

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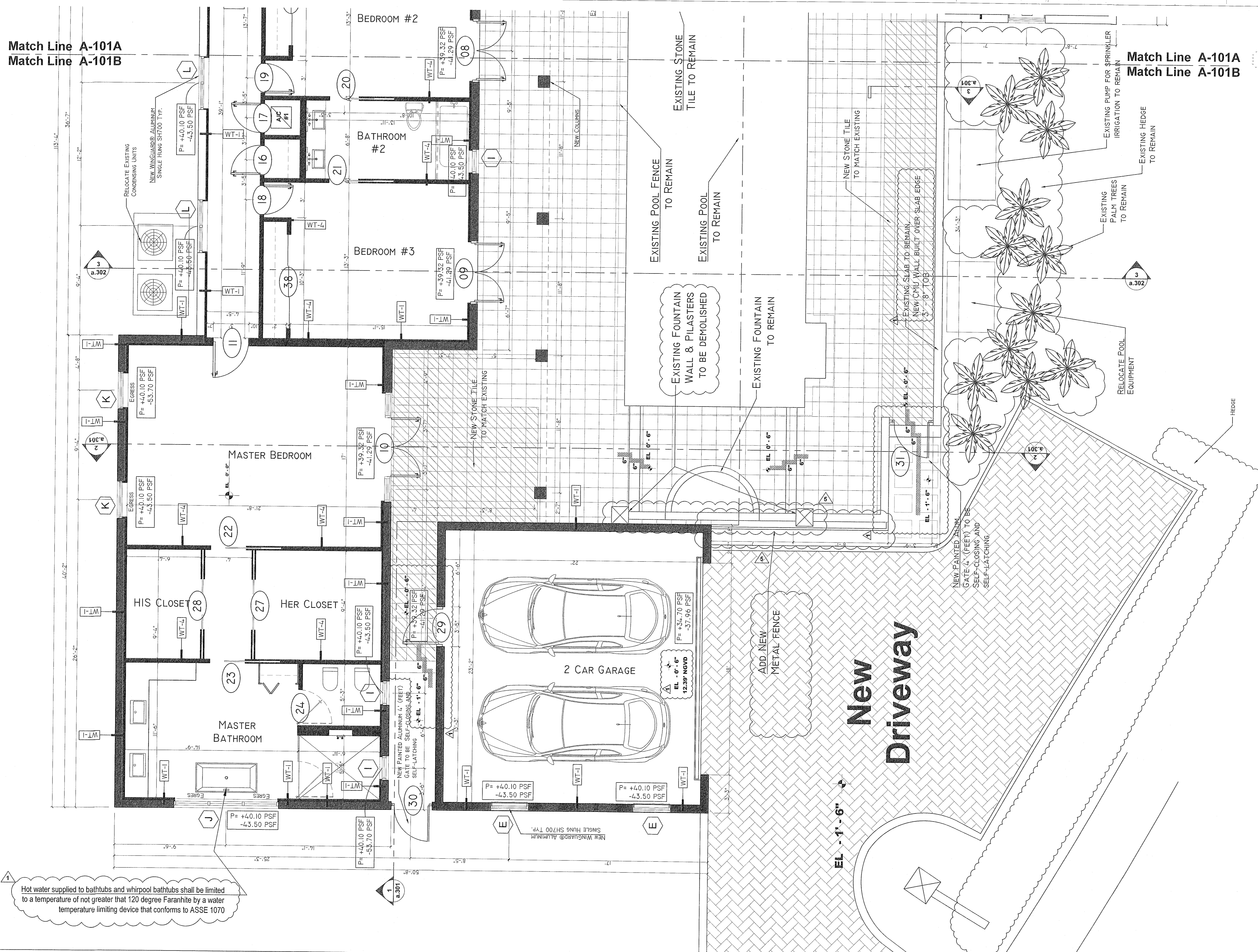
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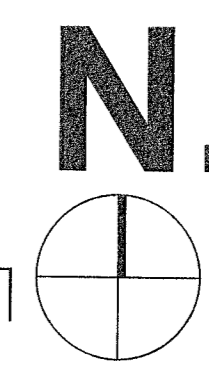
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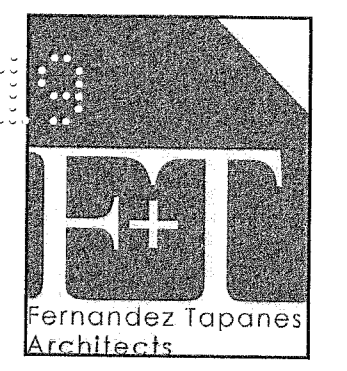


Match Line A-101A
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New Driveway



Proposed Floor Plan
Scale: 1/4" = 1'-0"



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4/1/19

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Fernandez Tapanes Architects

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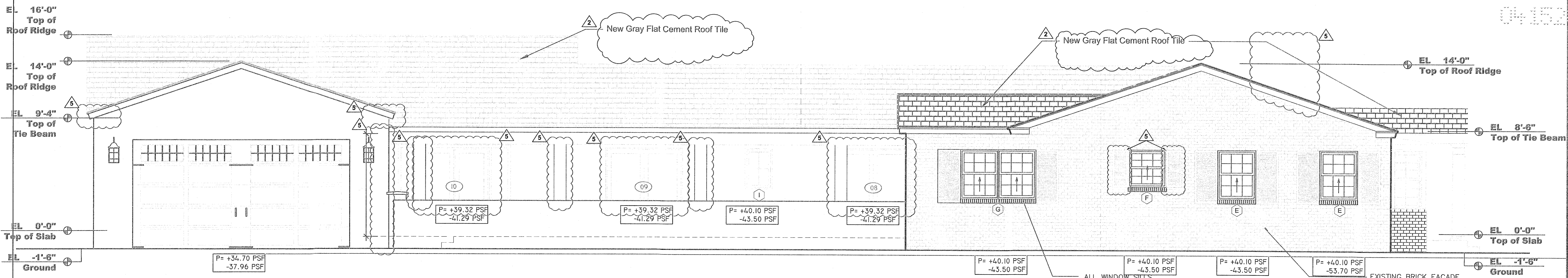
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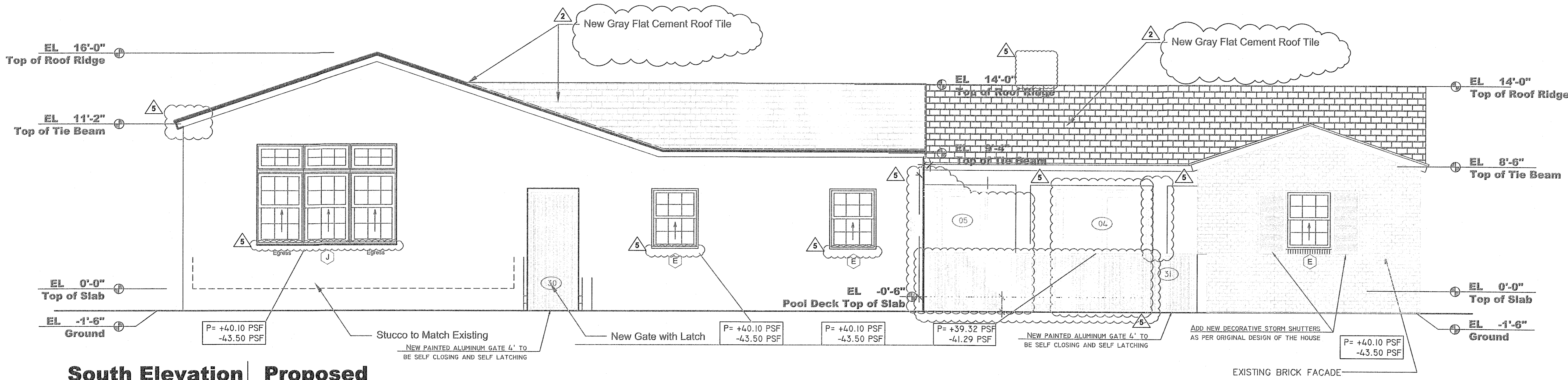
REV	DESCRIPTION
09-12-16	
07-21-17	
03-09-18	
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02-23-19	As Built

a.201

Construction Documents 2017



East Elevation Proposed
Scale: 1:48 1/4" : 1'-0"



South Elevation Proposed
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ARCHITECTS

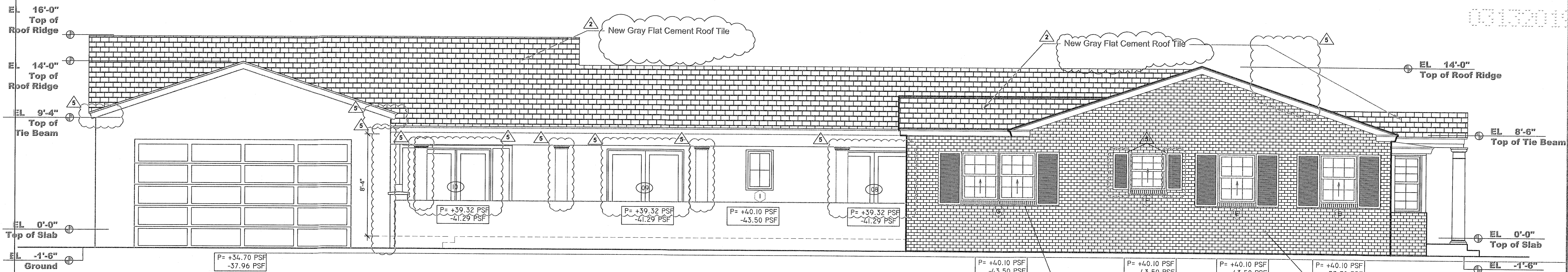
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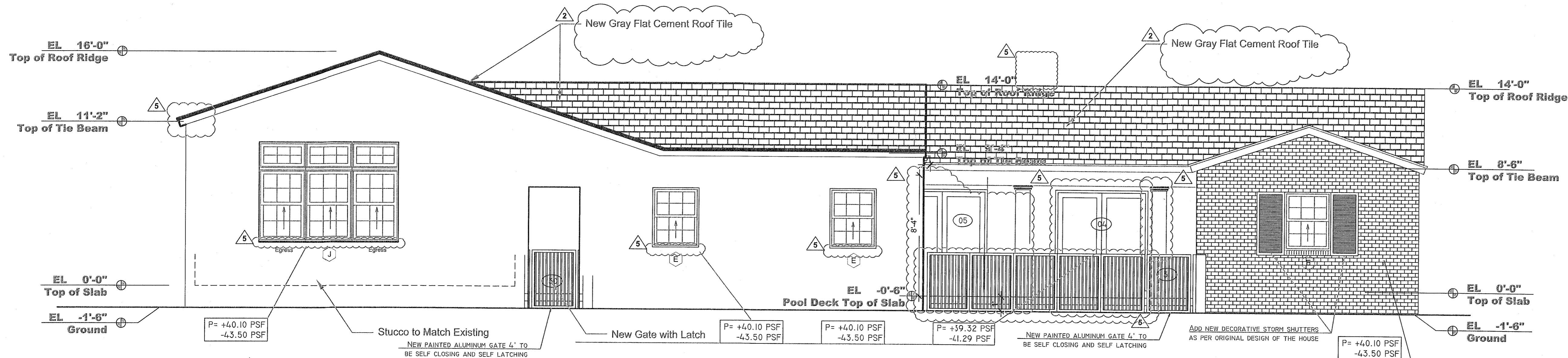
a.201

Continuation Drawing 1/21



East Elevation Proposed

Scale: 1:48 1/4" : 1'-0"



South Elevation Proposed

Scale: 1:48 1/4" : 1'-0"

finishes

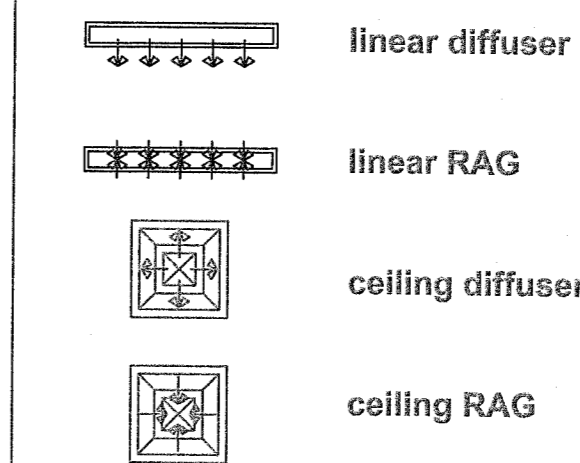
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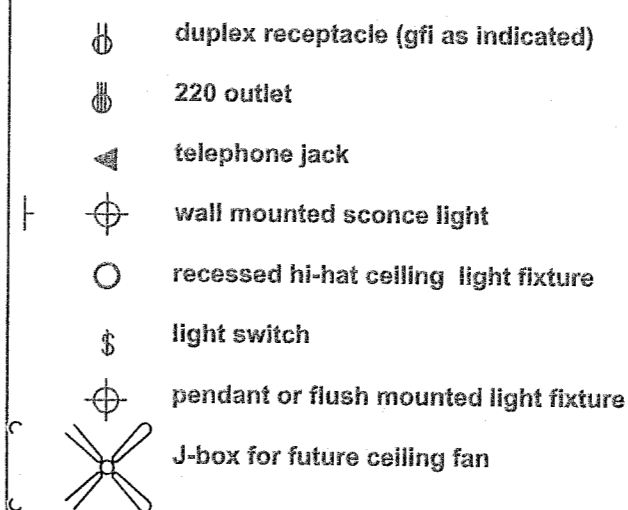
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HVAC legend



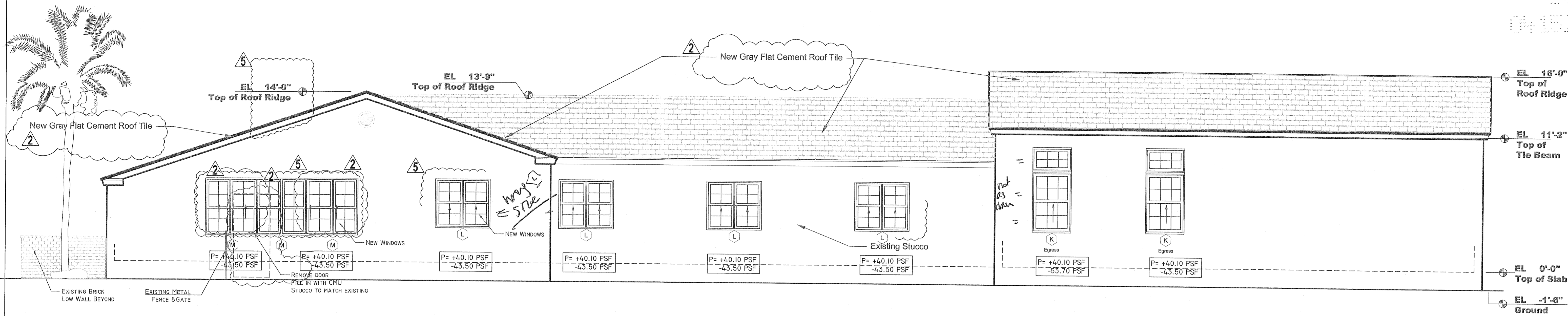
electrical legend



PROJECT NOTES

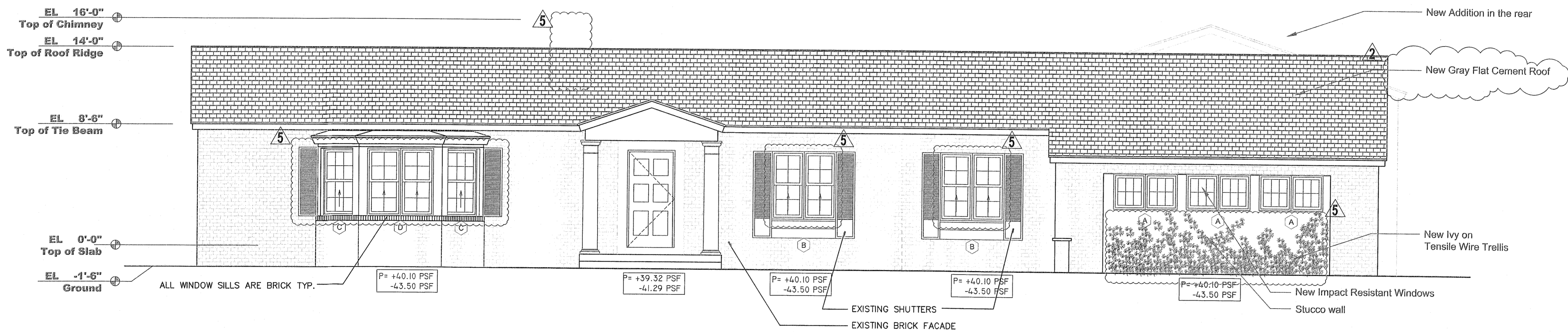
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VOID PAGE



West Elevation Proposed

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North Elevation Proposed

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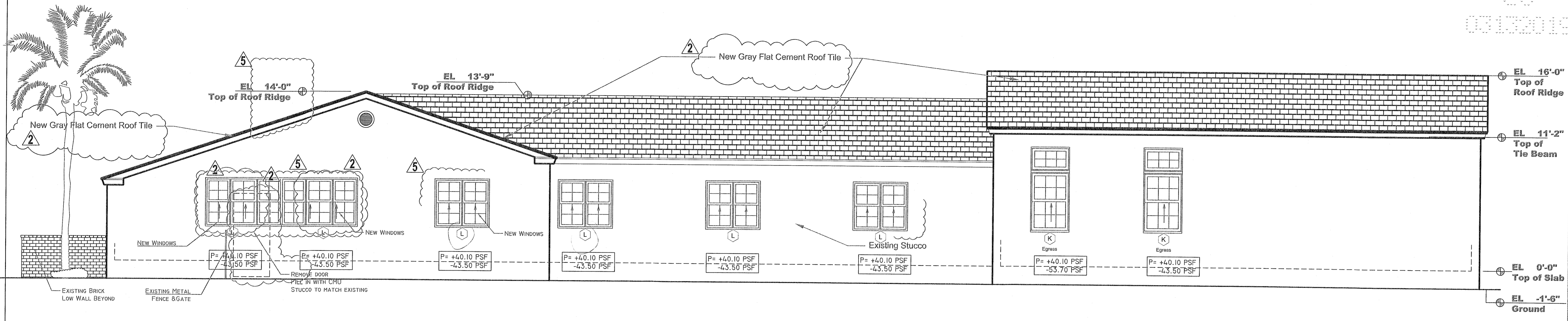
REVISIONS
09-12-16
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03-08-18
05-21-18
02-23-19, As Built



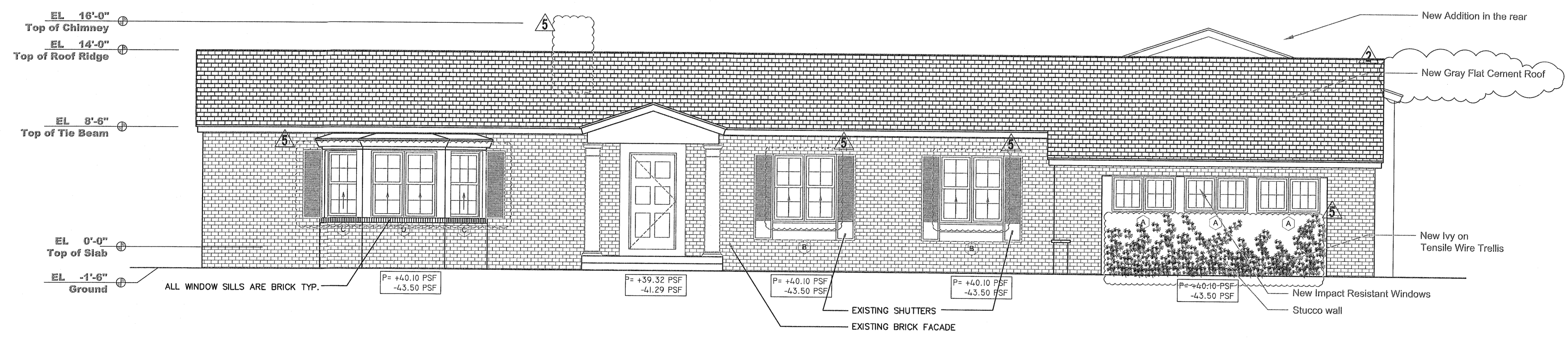
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Rafael Tapanes
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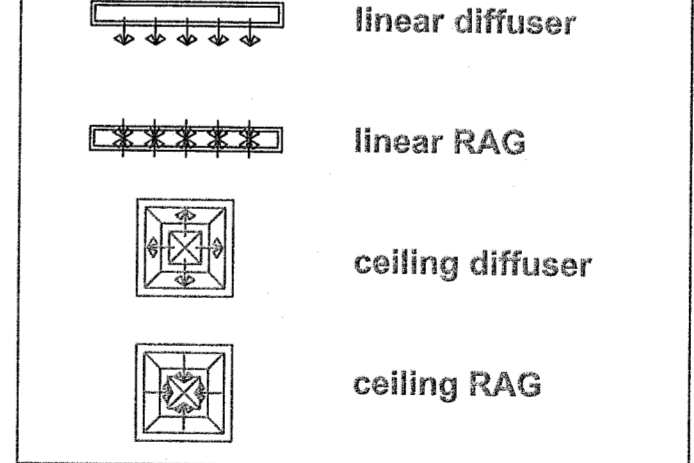
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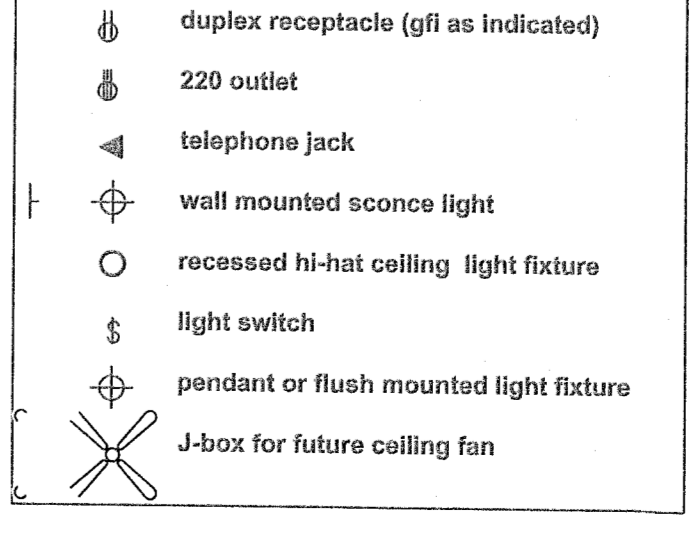
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- 14 New wood flooring to be selected by owner. Stain and finish to be selected by owner.
- 15 New ceramic tile flooring to be selected by owner.
- 16 Painted 1x4 wood casings. Wood sill to match. (Refer to details/pictures)
- 17 Painted continuous 1x6 painted wood base board and shoe molding.
- 18 Frameless glass shower enclosure.
- 19 Cabinets and countertops as per shop drawings to be supplied by owner contracted carpenter
- 20 RESERVED

HVAC legend



electrical legend



PROJECT NOTES

- N-1. Existing & New A/C compressors to be relocated
- N-2. Existing Pool to Remain. Relocate pool equipment as shown.
- N-3. New driveway to be set on compact sand and gravel bed. With Concrete Perimeter of Approach 8"x 8" with #5 continuous rebar. Interlocking pavers to be selected by owner.
- N-4. Existing exterior doors and windows to be replaced with "Miami Dade County Product Approved" impact units. Installer to submit NOA's for units.
- N-5. Existing electrical panel to be upgraded and relocated as shown.
- N-6. Existing electrical service is underground, Contractor to verify existing service prior to demolition.
- N-7. Property is on Sewer, refer to MEP
- N-8. New insta-hot water heater(s). Refer to MEP.
- N-9. Existing tie beam to remain. Refer to Structural for new tie in to existing structure to remain. All existing roof area to be demolished.
- N-10. Existing wood joist floor structure to be removed. "Ledge" support for floor joists to be chipped out. New slab on filled grade to be constructed. Refer to Structural for details.
- N-11. New Terrace flooring to be selected by owner. Material to be either grout or mud set with pitch to drain rain water.
- N-12. All wet areas to receive durock backer board. Finish material to be selected by owner.
- N-13. New painted alum. gate 4' (feet) tall to be self closing and self latching.
- N-14.
- N-15. Sidewalk at New Approach must be 6" thick with Wire Mesh color Coral Gables Beige as per City Specs
- N-16. All Rainwater to be retained on Private Property.
- N-17. Maintain 5 FT setback from Side Property Line at New Approach.

Guiteras Residence
800 Coral Way | Coral Gables, FL 33134

date: 07/16/2017
drawn by: RT
designed by: RT

REV	DESCRIPTION
01	09-12-16
02	07-21-17
03	03-08-18
04	05-21-18
05	02-23-19

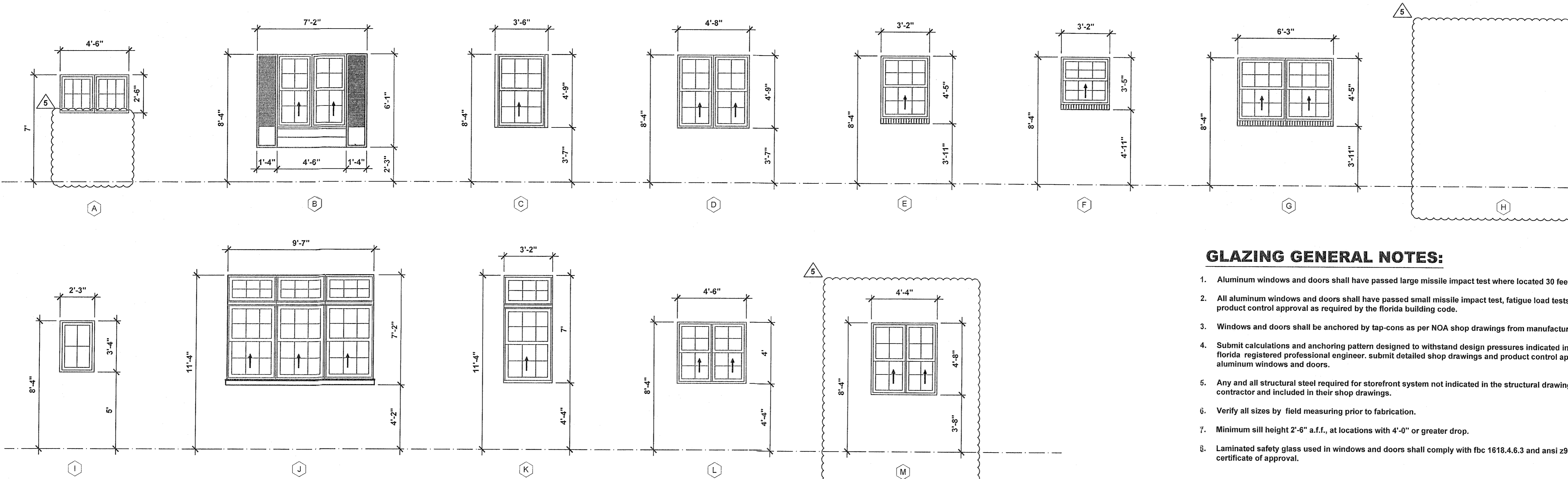
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DOOR SCHEDULE

Door No.	Existing to Remain	Type	Room Name		Lockable	Size				Undercut	Material	Finish	Sidelite	Description								Frame	Details						Remarks				
			From	To		Pair	Width	Height	Thickness					Bifold	Flush	Louvered Panel	Flush/Vision	Pocket	Bypass French w/Multitons	Astrigal	Roll-up		Material	Finish	Head	Jamb	Sill	Threshold		Marble	Aluminum	Self Closer	Transom
1	ext	Outside	Foyer	Foyer	mortise		36"	80"	1-3/4"	N	wd	LAM.01								wd	stain	X	X										Custom solid wood door. Installer to provide NOA or shutter panels for door opening.
2	ext	Covered Terrace	Bedroom no. 1	Bedroom no. 1	bolt	Y	36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
3	ext	Covered Terrace	Hallway	Hallway	bolt		36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
4	ext	Covered Terrace	Living Room	Living Room	bolt	Y	36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
5	ext	Covered Terrace	Foyer	Foyer	bolt	Y	36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
6	ext	Covered Terrace	Dining Room	Dining Room	bolt	Y	36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
7	ext	Covered Terrace	Family Room	Family Room	lock	Y	36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
8	ext	Covered Terrace	Bedroom no. 2	Bedroom no. 2	lock	Y	36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
9	ext	Covered Terrace	Bedroom no. 3	Bedroom no. 3	lock	Y	36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
10	ext	Covered Terrace	Master Bedroom	Master Bedroom	lock	Y	36"	96"	1-3/4"	Y	alum	LAM.01	X						mtl	paint	X	X	X	X								Exterior French Door with multitons. Door by PGT Industries or equivalent. Paint finish to be selected by owner.	
11	int	Master Bedroom	Hallway	Hallway	lock		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
12	ext	Outside	Kitchen	Kitchen	lock		36"	80"	1-3/4"	N	alum	LAM.01							mtl	paint	X	X	X	X								Exterior utility door to have NOA to meet design pressures. Paint finish to be selected by owner.	
13	int	Living Room	Hallway	Hallway	pass		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
14	int	Hallway	Bathroom no. 1	Bathroom no. 1	lock		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
15	int	Hallway	Bedroom no. 1	Bedroom no. 1	lock		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
16	int	Hallway	Bedroom no. 2	Bedroom no. 2	lock		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
17	int	Hallway	A/C no. 1	A/C no. 1	pass		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06. Hardware for By-Pass doors to be provided.	
18	int	Hallway	Closet	Closet	pass		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
19	int	Hallway	Bedroom no. 3	Bedroom no. 3	lock		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06. Flush transitional threshold	
20	int	Bedroom No. 2	Bathroom no. 2	Bathroom no. 2	lock		36"	80"	1-3/4"	Y	wd	LAM.01					X		wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06. Flush transitional threshold	
21	int	Bedroom No. 3	Bathroom no. 2	Bathroom no. 2	lock		36"	80"	1-3/4"	Y	wd	LAM.01					X		wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06. Flush transitional threshold	
22	int	Master Bedroom	Master Closet	Master Closet	pass		36"	80"	1-3/4"	Y	wd	LAM.01					X		wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
23	int	Master Closet	Master Bathroom	Master Bathroom	lock		36"	80"	1-3/4"	Y	wd	LAM.01					X		wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
24	int	Master Bathroom	W.C.	W.C.	lock		36"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
25	int	Family Room	A/C no. 2	A/C no. 2	pass		30"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
26	int	Hallway	Closet	Closet	pass		30"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06. Flush transitional threshold	
27	int	Master Closet	Master Closet	Master Closet	pass	Y	30"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
28	int	Master Closet	Master Closet	Master Closet	pass	Y	30"	80"	1-3/4"	Y	wd	LAM.01							wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06	
29	ext	Covered Terrace	Garage	Garage	lock		36"	80"	1-3/4"	Y	alum	LAM.01							wd	PT.06			X	X								Exterior utility door to have NOA to meet design pressures. Paint finish to be selected by owner.	
30	ext	Outside	Covered Terrace	Covered Terrace	lock		36"	48"	1-3/4"	Y	alum	LAM.01							mtl	PT.06					X	X						New painted aluminum gate 4' to be self closing and self latching	
31	ext	Outside	Backyard	Backyard	lock		36"	48"	1-3/4"	Y	alum	LAM.01							mtl	PT.06						X	X					New painted aluminum gate 4' to be self closing and self latching	
32	int	Hallway	Laundry Room	Laundry Room	pass		36"	80"	1-3/4"	Y	wd	LAM.01					X		wd	PT.06												Interior Door with standard casing to match interior doors finish PT.06. Flush transitional threshold	

NOTES: GC to ensure that all doors comply with ADA and FBC push pull clearances, accessibility approach and turning radii.
 Door finish to match existing door finish. Refer to Finish Schedule for color selection.
 All Exterior doors to have NOA. GC to submit NOAs prior to ordering or installation of exterior doors.
 All door hardware to be selected by owner. Keying to be coordinated with owner.

- NOTES:**
- All windows to be impact resistant, & meet asce 7-94 wind loads, mfr to supply Dade county approval letters & shop dwgs. all windows to be Dade county product approved + compliant w/ all applicable codes.
 - All windows to be esp white finish.
 - All exterior glass shall be 9/16" laminated glass (impact resistant) as follows: (If required by owner) 1/4" tempered clear glass
 - All dimensions shown are window unit sizes, contractor to verify all masonry rough openings dimensions w/manufacture prior to fabricating windows. (typical)
 - For safety glazing window a, safety glazing must meet or exceed ansi z97.1-1984 as per fbc 1617.4.6.3 last edition.



GLAZING GENERAL NOTES:

- Aluminum windows and doors shall have passed large missile impact test where located 30 feet or less above grade.
- All aluminum windows and doors shall have passed small missile impact test, fatigue load tests and water infiltration tests and shall have product control approval as required by the florida building code.
- Windows and doors shall be anchored by tap-cons as per NOA shop drawings from manufacturer.
- Submit calculations and anchoring pattern designed to withstand design pressures indicated in these documents, signed and sealed by a florida registered professional engineer. submit detailed shop drawings and product control approvals to architect prior to fabrication of aluminum windows and doors.
- Any and all structural steel required for storefront system not indicated in the structural drawings is to be provided by the storefront contractor and included in their shop drawings.
- Verify all sizes by field measuring prior to fabrication.
- Minimum sill height 2'-6" a.f.f., at locations with 4'-0" or greater drop.
- Laminated safety glass used in windows and doors shall comply with fbc 1618.4.6.3 and ansi z97.1 1984. manufacturer to provide product certificate of approval.

finishes

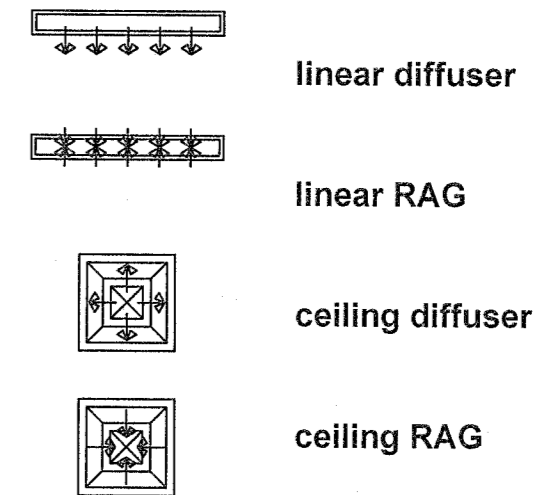
exterior

- New terrace flooring to be either mud or grout set. Material to be selected by owner.
- Smooth stucco finish. Exterior grade Sherwin Williams or equal. (paint color by owner)
- Replace exterior doors and windows with impact resistant units (NOA Product Approvals to be submitted by installer)
- Wood members to be Pressure Treated Pine (non creosote). All connectors & connections to be concealed. (refer to structural for member sizes and connections) Exterior paint grade finish (color by owner)
- New stucco sill. Exterior grade Sherwin Williams or equal paint. (paint color by owner)
- New Flat Cement Roof Tile.
- New overhang and fascia trim painted finish color selected by owner.
- Smooth Stucco finish, painted color by owner.
- New Driveway or dock pavers set on compact gravel and sand bed. Material to be selected by owner.

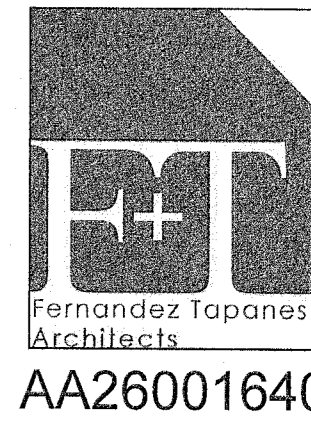
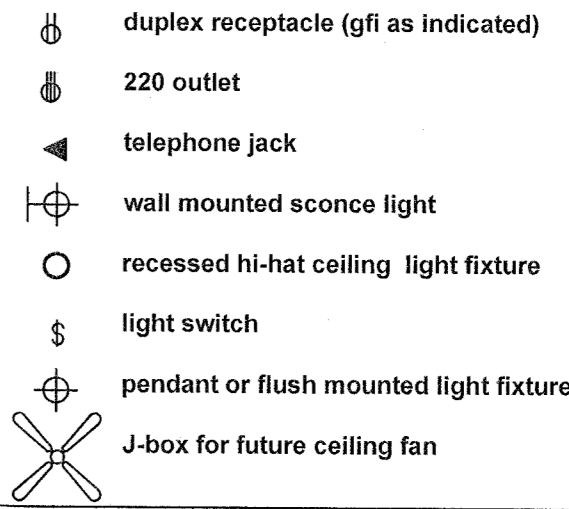
interior

- New 1/2" drywall with one coat primer and two coats painted finish (color by owner) set atop of furring strips and R.5 insulation board on exterior wall surfaces.
- New "Durock" in wet areas to accept tile.
- New "green board" painted with epoxy paint in wet areas.
- Ceramic tile flooring and on shower or tub walls only (to be selected by owner)
- New wood flooring to be selected by owner. Stain and finish to be selected by owner.
- New ceramic tile flooring to be selected by owner.
- Painted 1x4 wood casings. Wood sill to match. (Refer to details/pictures)
- Painted continuous 1x6 painted wood base board and shoe molding.
- Frameless glass shower enclosure.
- Cabinets and countertops as per shop drawings to be supplied by owner contracted carpenter
- RESERVED

HVAC legend



electrical legend



Fernandez Tapanes Architects
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rafael@architectpspa.com

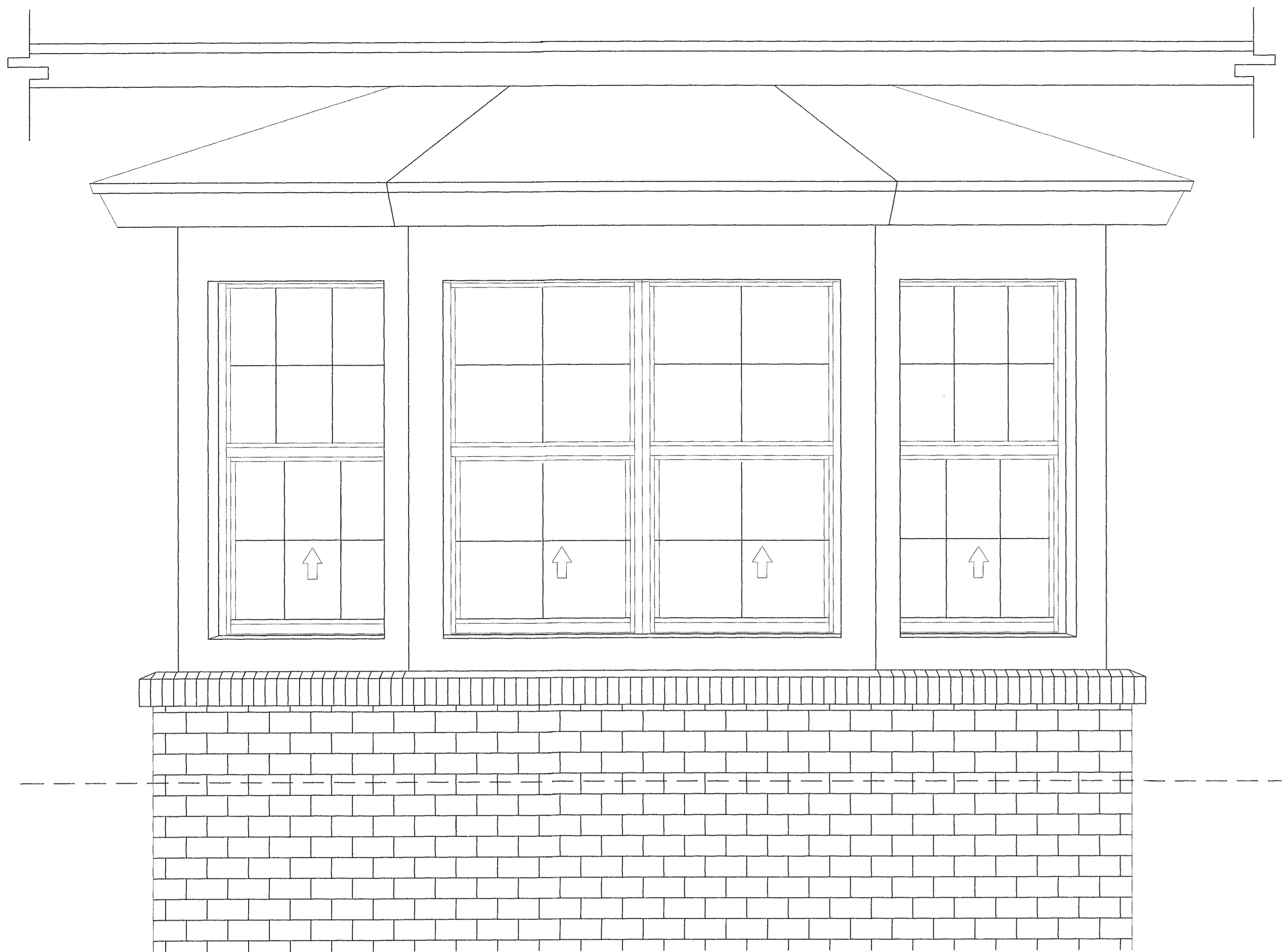
4/11/19
Rafael Tapanes ARCHITECT

Guiteras Residence
800 Coral Way | Coral Gables, FL 33134

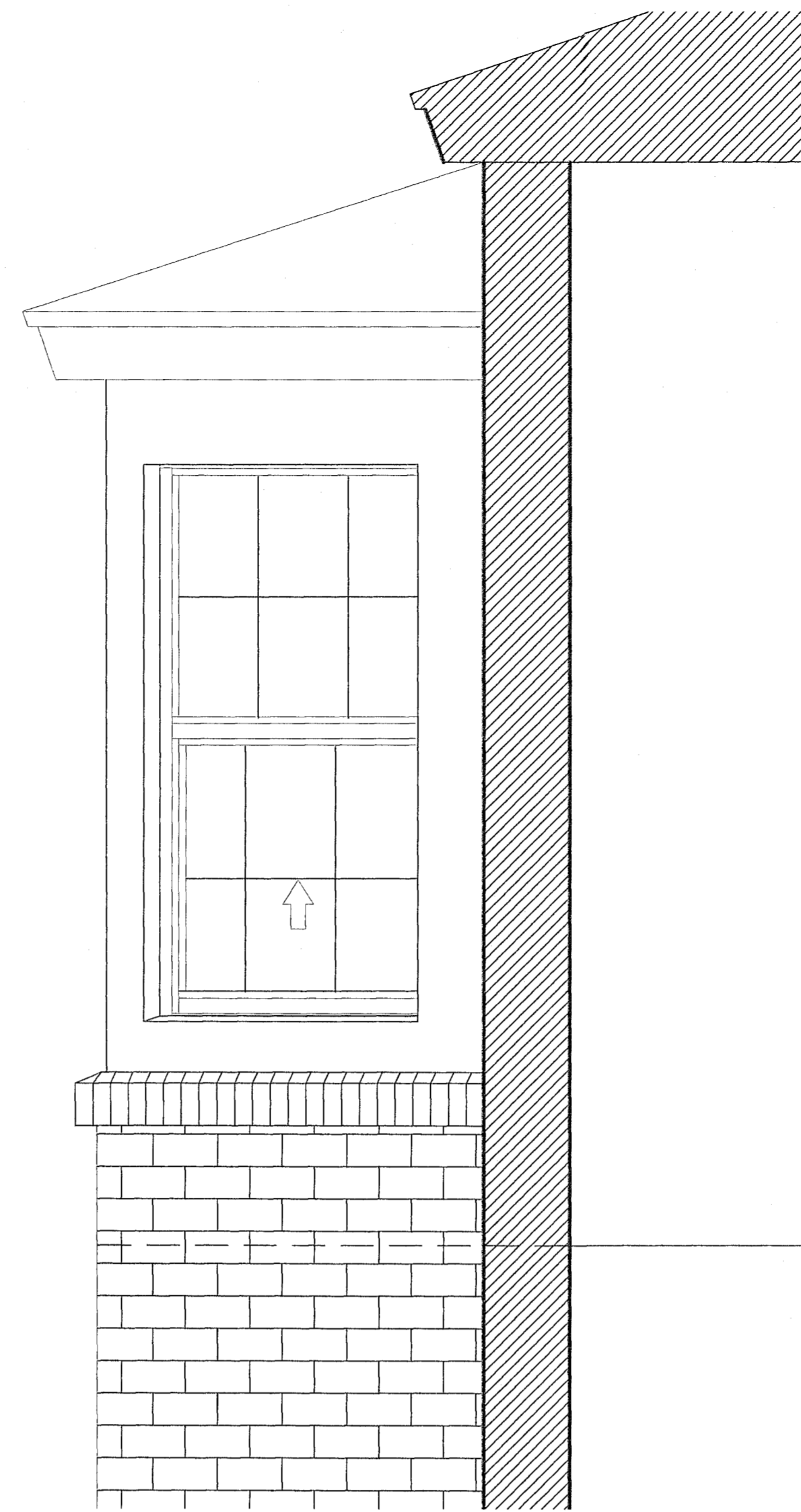
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designed by: RT

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- 03-08-18
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- 02-23-19, As Built

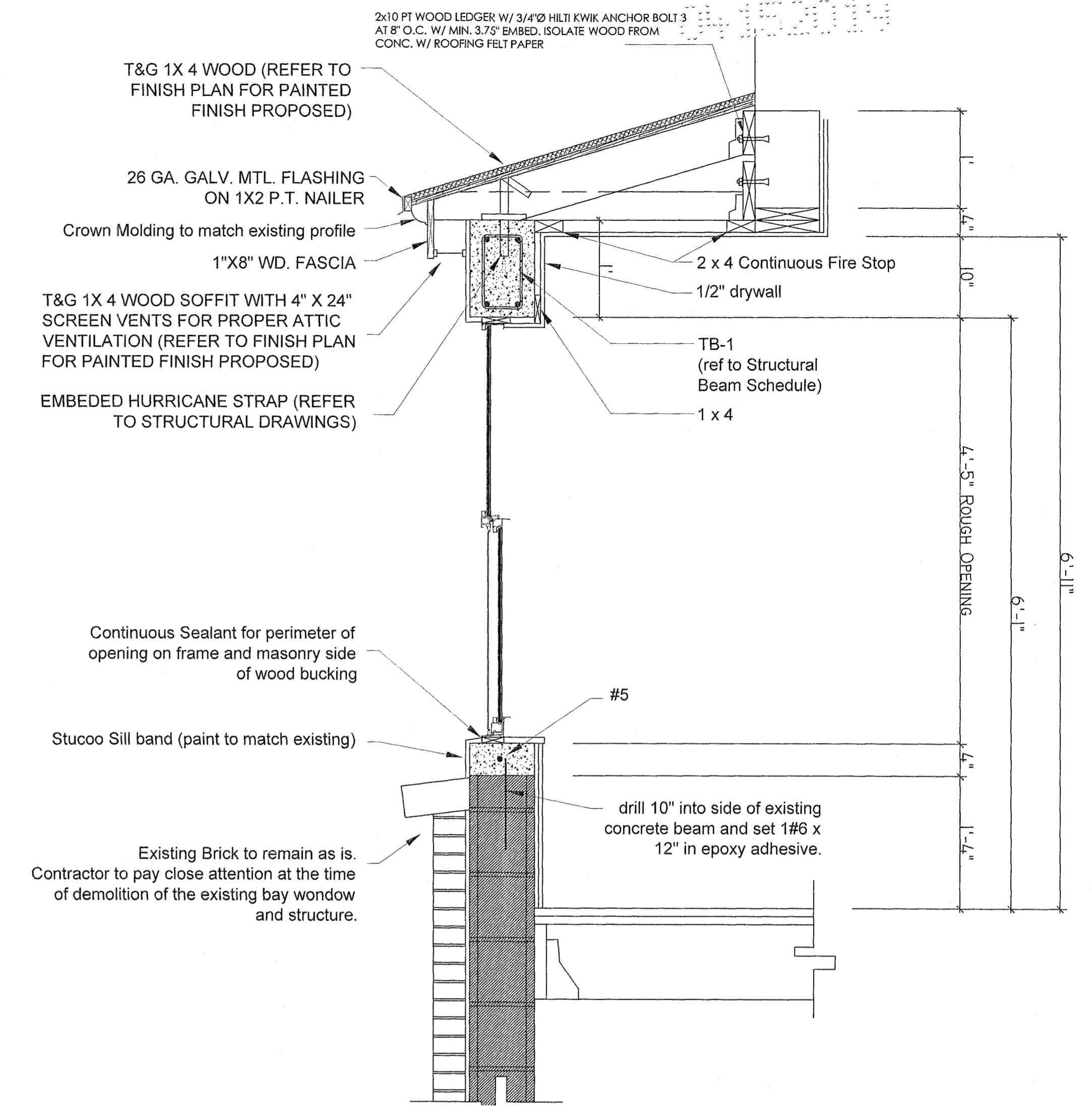
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Construction Documents 1/2017



BAY WINDOW NORTH ELEVATION
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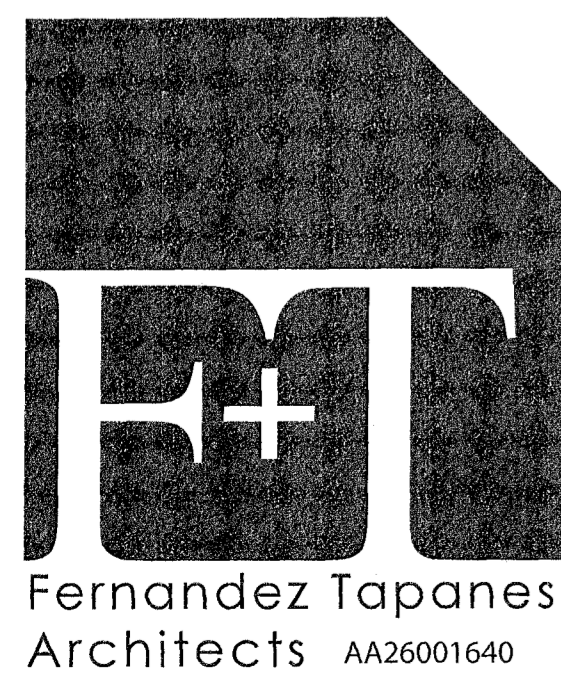
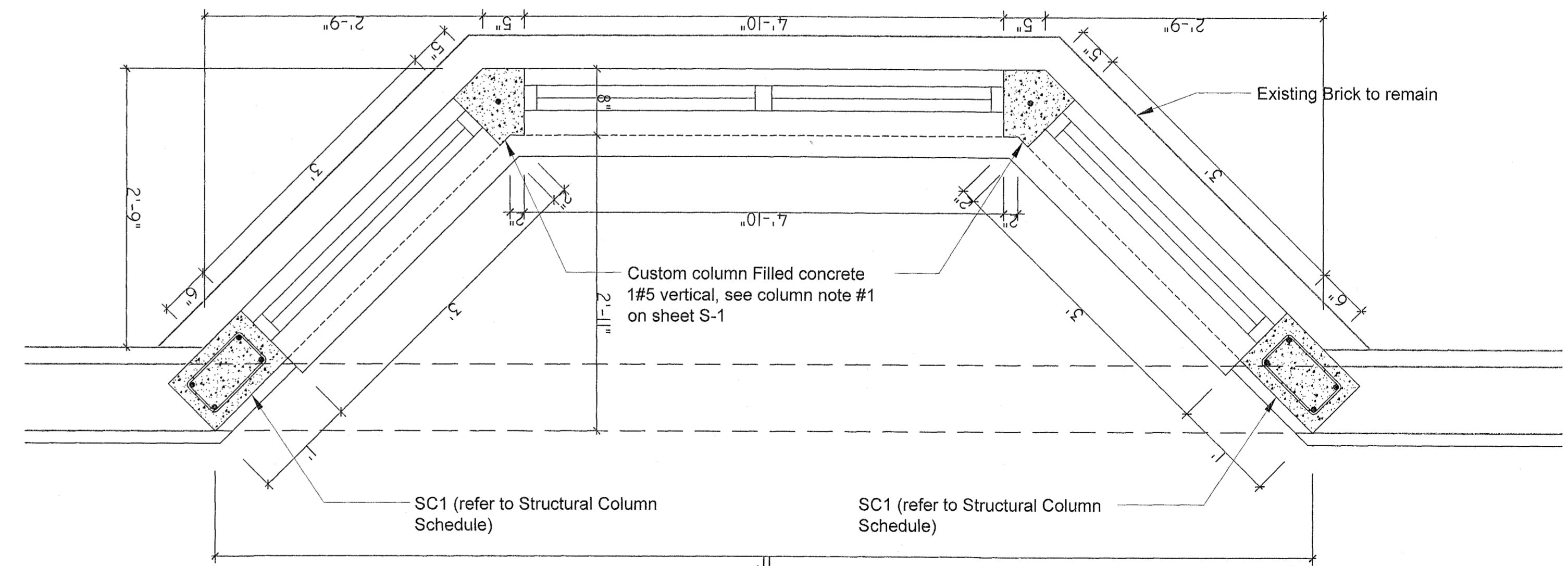


BAY WINDOW WEST ELEVATION
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BAY WINDOW SECTION
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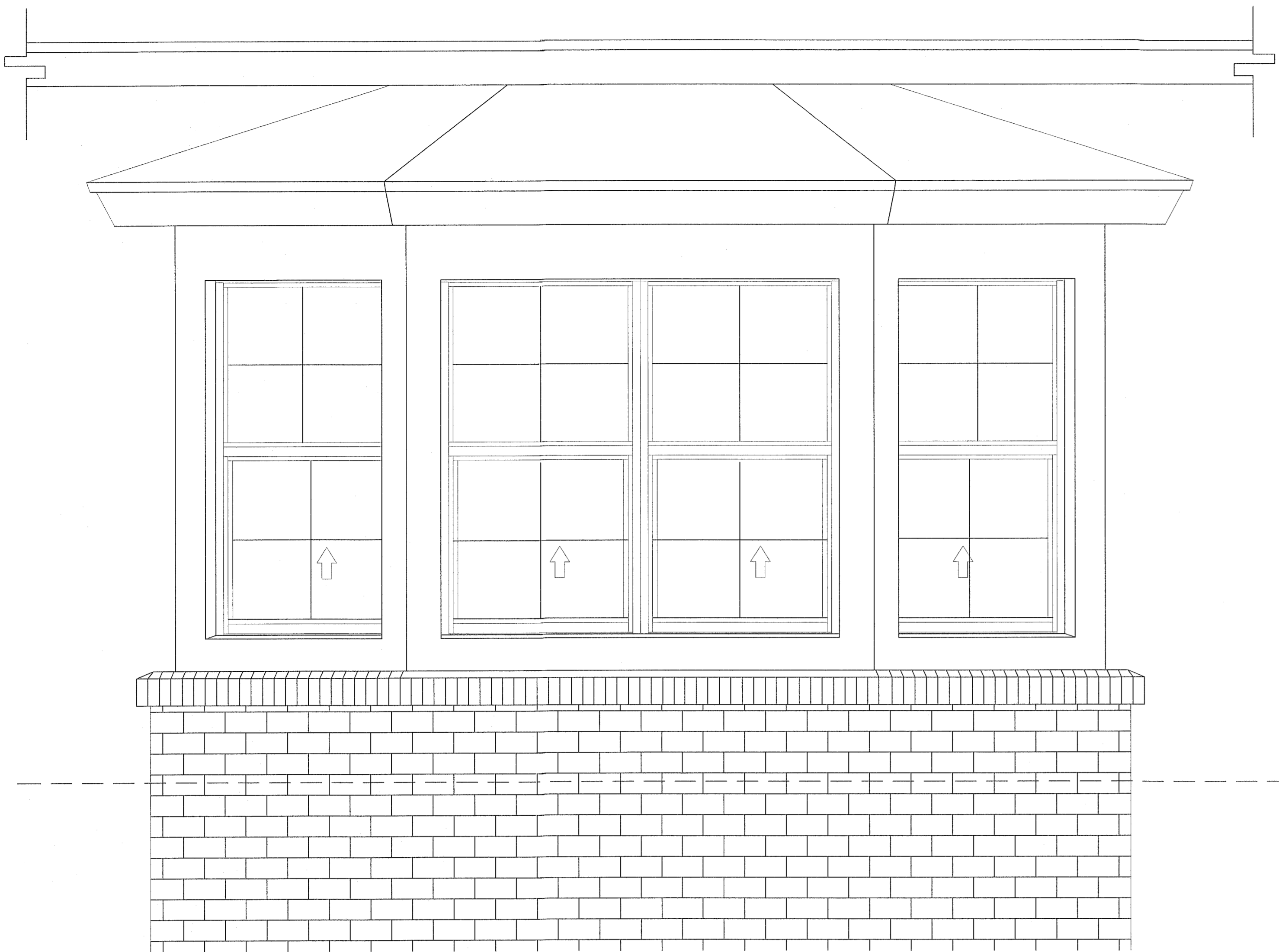
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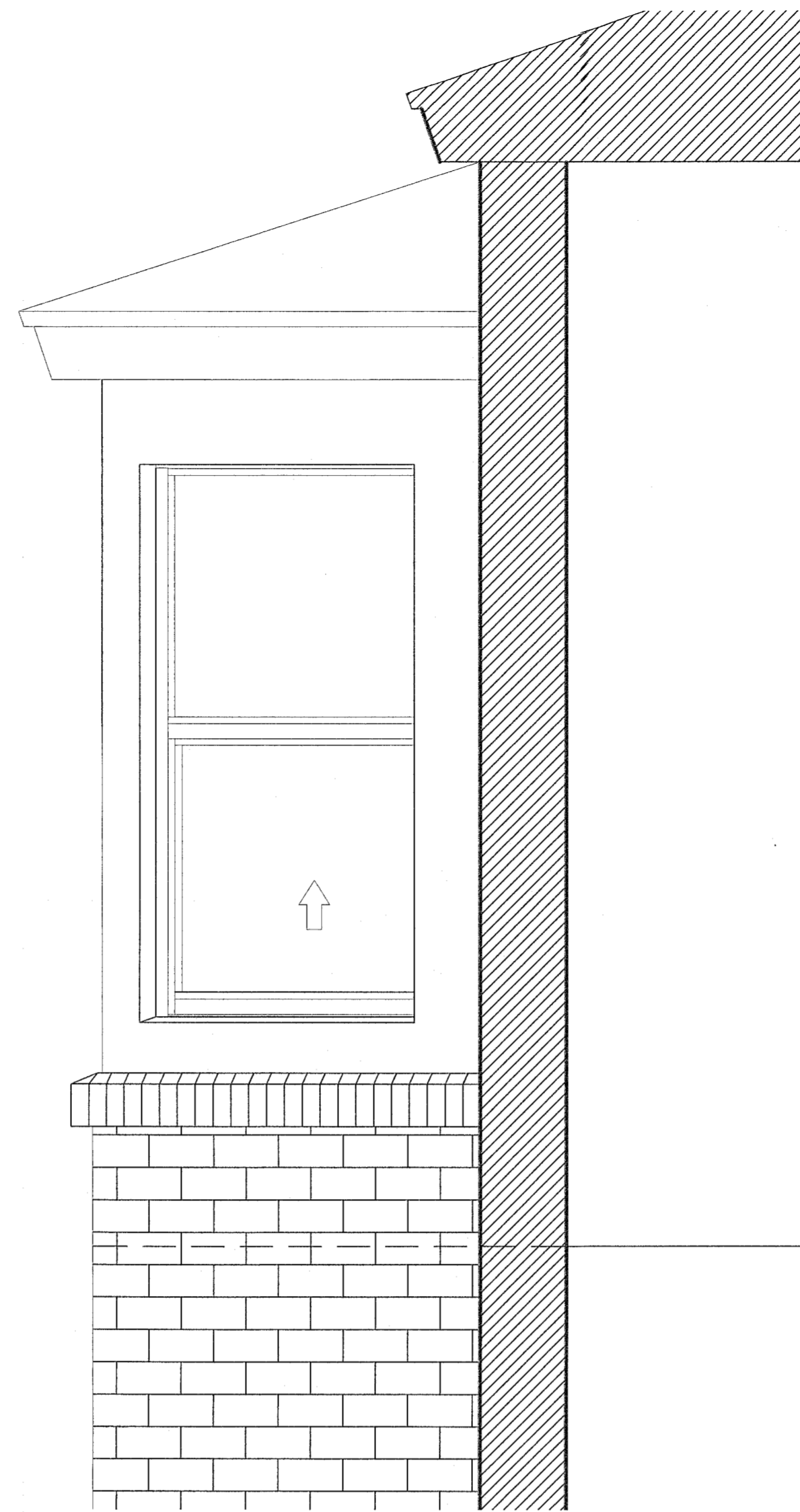
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Rafael Tapanes 4/1/19

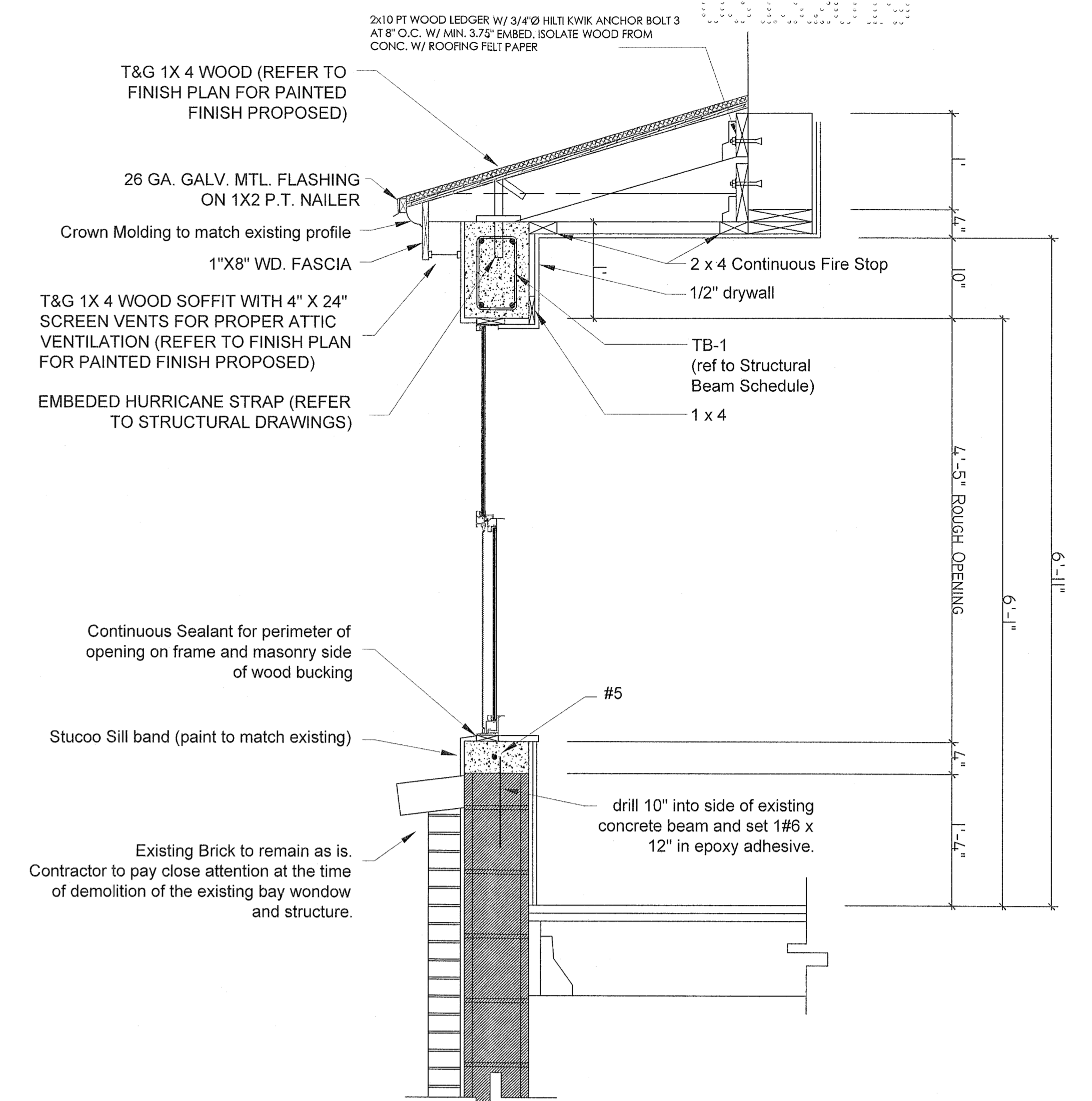
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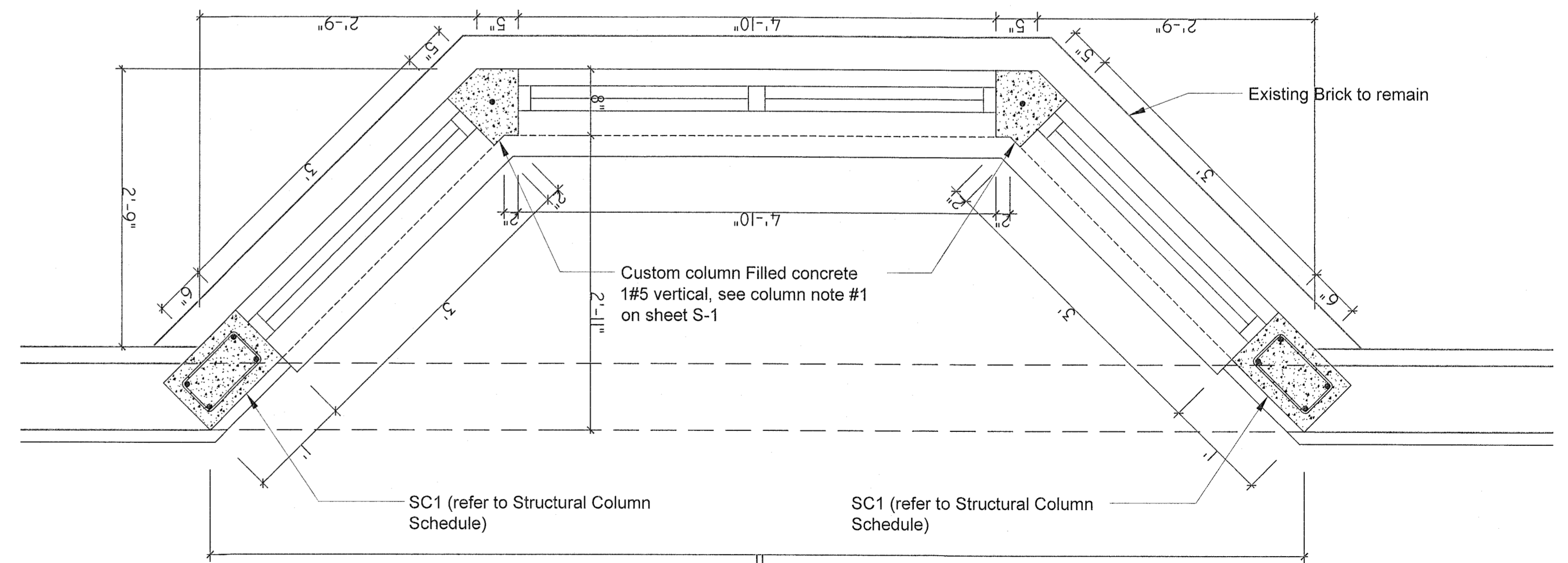


BAY WINDOW WEST ELEVATION
SCALE: 1" = 1'-0"



BAY WINDOW SECTION
SCALE: 1" = 1'-0"

BAY WINDOW PLAN
SCALE: 1" = 1'-0"



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Rafael Tapayas AR 97898 3/16/19