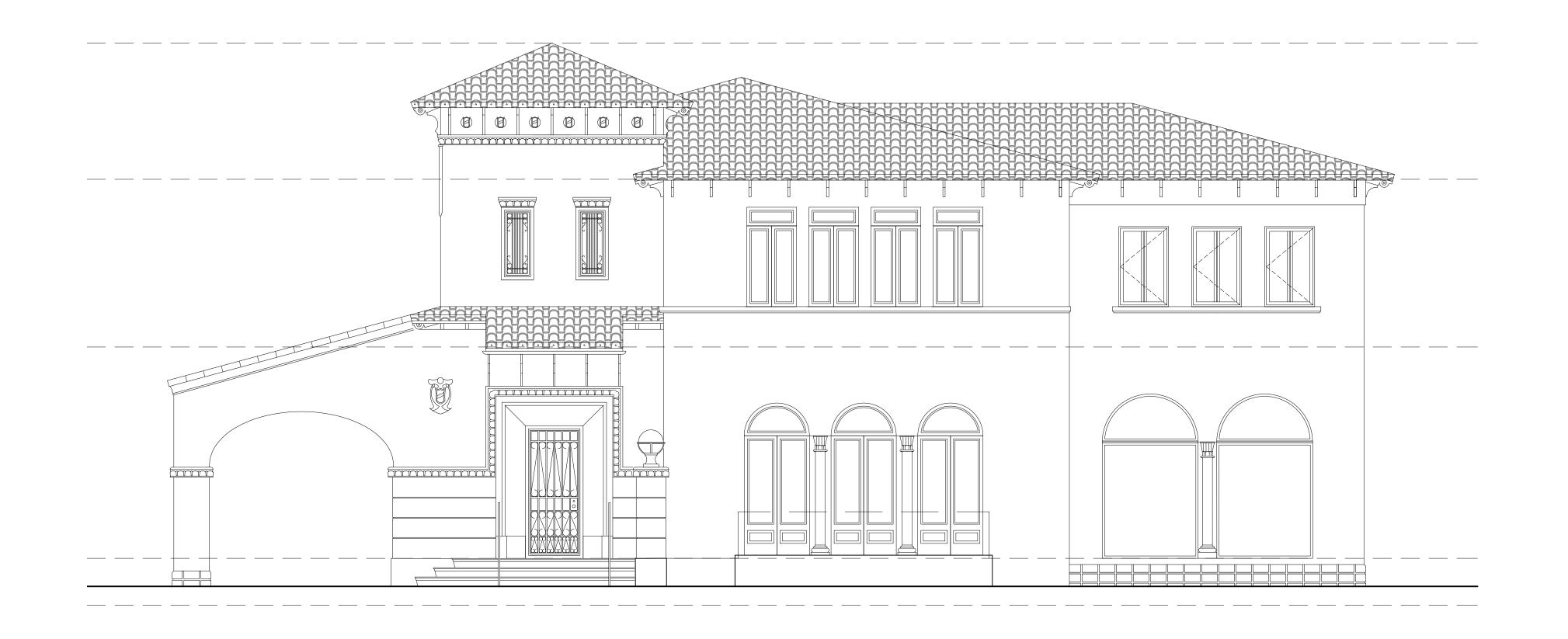
REHABILITATION OF HISTORIC RESIDENCE FOR LAURENCE & KATHY MARLIN

717 NORTH GREENWAY DRIVE - CORAL GABLES, FL 33134



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION 1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. 2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. 3. The property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. 4. Changes that have acquired historic significance in their own right shall be retained and preserved. 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved. 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest 8. Significant archeological resources affected by a project shall be protected and preserved. If such 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment

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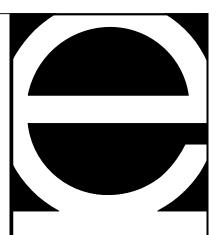
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REVISION /

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REHABILITATION TO HISTORIC

RESIDENCE FOR

LAURENCE &
KATHY MARLIN

717 NORTH GREENWAY DR CORAL GABLES, FL 33134

SEAL

PROJECT NUMBER
19-10
SHEET NUMBER

SPECIFICATIONS

GRAPHIC LEGEND

8" CONCRETE

CAST-IN-PLACE

CONCRETE WALL

FILL CELL W/

PARTITION TO

BE DEMOLISHED

NEW INSULATED

PARTITION WALLS

STEEL COL. REFER

DOOR REFER TO

WINDOW REFER

TO SCHEDULE

ELEVATION -

BLDG. WALL SECTION -

DETAIL SECTION

DETAIL CALL-OUT

ELEVATION MARK

PROPERTY LINE -

SETBACK LINE -

EXISTING GRADE

ELEVATIONS (NGVD)

PROPOSED GRADE

ELEVATIONS (NGVD)

REVISION INDICATOR

CHANGE IN ELEVATION

SCHEDULE

TO STRUCTURAL DWGs

CONC. 1 #5

CONC. COL. REFER

TO STRUCTURAL DWGs

- — — — — — — — — —

EL 0'-0" (+XX.XX' NGVD)

T — — — — — — - - -

BLOCK WALL

BUILDING AND ZONING CODE REFERENCES

- 1. FLORIDA BUILDING CODE 6TH EDITION (2017)
- 2. NATIONAL ELECTRICAL CODE (NFPA 70) 2017 EDITION

3. NFPA-101 LIFE SAFETY CODE 2018 EDITION

OWNERSHIP OF DOCUMENTS DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED.

IN WHOLE OR IN PART. FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF EASTSHORE INTERNATIONAL CORP.

DIVISION I - GENERAL CONDITIONS

ONCE BEFORE PROCEEDING WITH THE WORK.

- 1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
- A THESE GENERAL NOTES LINLESS OTHERWISE NOTED B. FLORIDA BUILDING CODE, CURRENT EDITION, AND PERTINENT ADDENDUMS. C. ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES.
- 2. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT
- 3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING
- FROM THE INFORMATION CONTAINED WITHIN THESE SPECIFICATIONS AND DRAWINGS. 4. CONTRACTOR AND SUBCONTRACTORS SHALL COMPLETELY FAMILIARIZE THEMSELVES
- AVAILABILITY OF ALL UTILITIES PRIOR TO SUBMITTING BIDS. 5. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, SHALL BECOME PART OF THESE SPECIFICATIONS AND SHALL GOVERN THE
- ADMINISTRATION OF THE CONTRACT. 6. WHENEVER A SPECIFIC PRODUCT IS CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS, AN EOUAL SHALL BE CONSIDERED PROVIDING THAT THE

REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR APPROVAL PRIOR

WITH THE EXISTING SITE CONDITIONS AND VERIFY THE LOCATION AND

- TO ORDERING SAID PRODUCT. 7. CONTRACTOR SHALL PROVIDE SANITARY SERVICES, POTABLE WATER, AND WASTE DISPOSAL SERVICES (DUMPSTER) THROUGHOUT THE CONSTRUCTION PROCESS. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE. KEEP ALL LANES AND DRIVES CLEAN AND CLEAR AT ALL TIMES. CONDUCT OPERATIONS SO AS NOT TO INTERFERE WITH ADJACENT ROADS, STREETS, DRIVES, WALKS, SERVICE LANES AND
- 8. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PRE FINISHED SURFACES, OR SURFACES TO BE FINISHED AT A LATER DATE ARE NOT MARRED.
- 9. CONTRACTOR SHALL BROOM SWEEP THE ENTIRE WORK AREA AT THE CONCLUSION OF EACH DAY'S WORK AND SHALL NOT PERMIT FOOD ITEMS, TRASH, OR OTHER DEBRIS TO REMAIN ONSITE OR TO BE BLOWN ONTO NEIGHBORING PROPERTIES.

DIVISION II - SITE WORK

1. CONTRACTOR SHALL REMOVE AND DISPOSE LEGALLY OF ALL TRASH, SUPPLIES, LOOSE NON-SALVAGE ITEMS, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM THE CLEARING AND CONSTRUCTION PROCESS AND MAINTAIN A NEAT, CLEAN AND SAFE WORK AREA.

DIVISION III - CONCRETE

1. CONCRETE SHALL COMPLY WITH ACI 301-72, AND SHALL HAVE THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS U.O.N. ON STRUCTURAL PLANS:

- *FOOTINGS AND SLABS ON GRADE 2500 PSI *BEAMS AND COLUMNS 3000 PSI
- *LAP ALL BARS AT CORNER SPLICES 36 BAR DIAMETERS MINIMUM AND STAGGER SPLICES. *ALL VERTICAL BARS SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETER.

2. REINF BARS SHALL BE ASTM A615; GRADE 40 FOR #3 AND GRADE 660 FOR OTHER SIZES.

- 3. WELDED WIRE FABRIC SHALL BE LAPPED AT LEAST ONE FULL MESH DIMENSION AND AT LEAST TWO WIRES.
- 4. REINFORCEMENT SHALL HAVE THE FOLLOWING CLEAR COVER:
- a. CONCRETE IN CONTACT WITH THE GROUND. b. COLUMNS AND BEAMS EXPOSED TO WEATHER... ..2 INCHES c. COLUMNS AND BEAMS NOT EXPOSED TO WEATHER... .1 INCH d. STRUCTURAL SLABS NOT EXPOSED TO WEATHER......
- e. SLAB ON GRADE..... ...reinforcement centered in slab 5. THE MINIMUM THICKNESS OF ALL SLABS ON GRADE SHALL BE SIX (6) INCHES.
- 6. REINFORCEMENT OF SLABS SHALL BE W.W.F. 6"X6" W1.4 X W1.4.
- MASONRY WALLS (ONE-HALF INCH MINIMUM). 8. A VAPOR BARRIER SHALL BE INSTALLED BENEATH ALL SLABS ON GRADE.

7. EXPANSION JOINT MATERIAL SHALL BE PLACED BETWEEN SLABS ON GRADE AND

- 9. SAW CUT OR FORM CONTROL JOINTS SHALL BE PLACED WHERE SHOWN ON THE DRAWINGS. SAW CUTS SHALL BE 3/16" WIDE AND 1" DEEP, AND SHALL BE SAWN WITHIN 24 HOURS AFTER CONCRETE PLACEMENT. REINFORCEMENT SHALL EXTEND
- 10. SLABS SHALL HAVE A STEEL-TROWLED FINISH WITH A MAXIMUM DEVIATION FROM LEVEL OF 1/2" IN 10'-0". RECESSED AREAS TO RECEIVE TILE SHALL HAVE A ROUGH-BROOM FINISH. SIDEWALKS AND PAVED AREAS SHALL HAVE LIGHT-BROOM FINISH.
- 11. SLABS SHALL BE CURED FOR FIVE DAYS AFTER PLACEMENT WITH MOISTURE OR CURING COMPOUND.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK AND SHORING.

13. G.C. SHALL USE XYPEX ADMIXTURE IN CONCRETE FOR EXTERIOR SLABS, EYEBROWS,

DIVISION IV - MASONRY

TROUGH FORMED CONTROL JOINTS.

- 1. 8" X 8" X 16" CONCRETE MASONRY UNITS SHALL BE ASTM C90-70, GRADE A STORED IN A DRY PLACE UNDER COVER. FACE SHELL THICKNESS SHALL BE NO LESS THAN 1-1/4" THICK WITH A ONE INCH MINIMUM WEB THICKNESS.
- 2. ERECT MASONRY INCLUDING REINFORCING AND SET BOLTS, ANCHORS, STRAPS, SLEEVES AND OTHER NECESSARY ITEMS AND PROVIDE OPENINGS REQUIRED BY OTHER TRADES. DO NOT USE SQUARE END BLOCKS ABUTTING CONCRETE COLUMNS. ALL MASONRY SHALL BE LAID IN FULL MORTAR BLOCKS.
- 3. MORTAR SHALL CONFORM TO ASTM C270 TYPE M. 4. VERTICAL CELLS TO BE FILLED SHALL HAVE THE MINIMUM CLEAR DIM. OF 2" X 3".
- 5. EVERY SECOND HORIZONTAL MORTAR JOINT SHALL BE REINF. WITH JOINT REINF. EXTENDING INTO STRUCTURAL COLUMN AS PER STRUCTURAL DRAWINGS.

CELLS TO BE FILLED. CELLS SHALL BE FILLED AT EA. SIDE OF DR. OPENINGS

AND AT EA. SIDE OF ALL OPENINGS WIDER THAN 3'-0". EACH FILLED CELL

SHALL CONTAIN ONE #5 BAR, CONTINUOUS FOOTING TO TIE BEAM.

CLEAN OUT AND INSPECTION OPENINGS SHALL BE MADE AT THE LOWER END OF ALL

6. CONTRACTOR SHALL PROVIDE SAMPLES TO ARCHITECT OF DECORATIVE METALS, TRIM AND ROOFING FOR APPROVAL PRIOR TO ORDERING SAID ITEMS.

DIVISION V - METALS

 ALL HARDWARE FOR EXTERIOR USE SHALL BE GALVANIZED UNLESS OTHERWISE NOTED.

DIVISION VI - WOOD AND PLASTICS

- FRAMING SHALL BE DONE IN A WORKMAN LIKE MANNER BY SKILLED LABOR. A. ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE. B. PROVIDE DOUBLE STUDS EACH SIDE OF DOOR OPENINGS
- CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN COORDINATION WITH STRUCTURAL ENGINEER ONLY. INTERIOR NON-BEARING PARTITIONS SHALL BE 3-8" METAL STUDS AT 24" O.C
- 20 GAUGE MINIMUM, WITH R-11 BATT INSULATION THROUGHOUT. PROVIDE A SINGLE PRESSURE TREATED (P.T.) SILL PLATE AND A DOUBLE TOP PLATE. BEARING PARTITIONS SHALL BE P.T. 2 X 4 STUDS @ 16" O.C. AS PER PLANS.
- 3. INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED FREE FROM DEFECTS.
- 4. LUMBER: A. ALL CONCEALED STRUCTURAL LUMBER TO BE CONSTRUCTION GRADE
- PRESSURE TREATED F=1200 PSI YELLOW PINE OR DOUGLAS FIR. B. ALL CONCEALED NON-STRUCTURAL LUMBER TO BE CONSTRUCTION GRADE PRESSURE TREATED F=1000 PSI YELLOW PINE OR DOUGLAS FIR.

C. ALL PAINTED INTERIOR WOOD TRIM TO BE PAINT GRADE.

D. ALL STAINED INTERIOR WOOD TRIM TO BE STAIN GRADE.

- 5. ALL WOOD IN DIRECT CONTACT WITH MASONRY TO BE PRESSURE TREATED LUMBER.
- DIVISION VII MOISTURE AND THERMAL PROTECTION
- 1. INSULATION SHALL BE REPAIRED WHERE DAMAGED BY CONSTRUCTION. 2. ALL CAULKING TO BE "VULKEM" BUTYL RUBBER SEALANT 350 OR EQUAL.
- 3. PROVIDE BUTYL BASE SEALANT UNDER ALL EXTERIOR DOOR THRESHOLDS AND OLEO RESINOUS CAULKING COMPOUND AT ALL DOORS, WINDOWS, AND OTHER AREAS AS REQUIRED. DO NOT USE LATEX BASED SEALANT!
- 4. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.
- 5. GC SHALL REFER TO THE ARCHITECTURAL DRAWINGS AND ENERGY CALCULATIONS FOR INSULATION R-VALUES. IF ANY DISCREPANCY BETWEEN THE INFORMATION CONTAINED WITHIN THE DRAWINGS AND CALCULATIONS, THE GC SHALL IMMEDIATELY INFORM THE

DIVISION VIII - DOORS AND WINDOWS

GC SHALL SUBMIT SHOP DRAWINGS ALONG WITH N.O.A.'S PRIOR TO ORDERING MATERIALS. THE SHOP DRAWING SUBMITTALS SHALL BE HIGHLIGHTED TO INDICATE THE PROPOSED GLAZING, MULLIONS, AND OTHER PARAMETERS TO BE USED. THEY SHALL ALSO, INCLUDE GLASS U-FACTORS AND SHGC FIGURES WHICH MUST COMPLY WITH THE ENERGY CALCULATIONS. NO SHOP DRAWINGS SHALL BE REVIEWED WITHOUT THIS INFORMATION. SHOP DRAWINGS SUBMITTED AFTER UNITS ARE INSTALLED SHALL NOT BE REVIEWED.

- A. ALL INTERIOR & EXTERIOR DOORS SHALL BE AS PER PLANS. B. PROVIDE TEMPERED GLASS SHOWER DOORS WHERE SHOWN.
- 2. WINDOWS SHALL BE AS PER PLANS.
- 3. ALL FIXED GLASS SHALL BE AS PER PLANS.
- 4. BURGLAR INTRUSION HARDWARE

MINIMUM THROW BOLTS WITH INSERTS

- A. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN S.F.B.C.
- B. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY-IN-THE-NOB LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT
- C. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8"
- D. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MINIMUM OF 5/8". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
- E. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABE PINS.
- REBATED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND INTEGRITY OF LOCKS AND LATCHES.

F. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE

- G. SINGLE-SWINGING EXTERIOR DOORS SHALL BE SOLID CORE OF NOT LESS H. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40" OF
- THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING GLASS DOORS, SHALL COMPLY WITH "AMERICAN NATIONAL STANDARD 297.1".
- I. GLASS IN EXTERIOR DOORS SHALL COMPLY WITH A.N.S.I. STANDARD 297.1. J. SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREA WITH GARAGE AREA SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT
- WITH ONE INCH MINIMUM THROWS OR A COMBINATION OF LATCH AND DEAD BOLT SETS WITH LATCH THROW A MINIMUM OF 1/2" AND BOLTS HAVING A MINIMUM THROW OF ONE INCH. DOORS SHALL BE A MINIMUM OF 1-3/4" THICK SOLID CORE.

K. FRONT MAIN ENTRANCE DOORS TO BE PROVIDED WITH A SCOPE OR VISION PANELS. DIVISION IX - FINISHES

1. INSTALL 5/8" MOLD-GUARD DRYWALL ATTACHED WITH 1-1/2" GALVANIZED DRYWALL SCREWS, IN ALL AREAS, U.O.N.

- 2. INSTALL "DUROCK" IN AREAS WHICH ARE SLATED TO RECEIVE TILE OR MARBLE IN BATHROOMS; INSTALL DUROCK ON WALLS AND FLOORS AT TILED AREAS, ATTACHED WITH 1-1/2" GALVANIZED DRYWALL SCREWS. INSTALL 6-MIL VAPOR BARRIER BETWEEN DUROCK AND FRAMING.
- 4. ALL INTERIOR WOOD SURFACES TO BE FINISHED AS PER PLANS. IF ANY QUESTIONS SHOULD ARISE, G.C. SHALL CONSULT W/ OWNER FOR CLARIFICATION.
- 5. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.
- PAINTING: A. PROVIDE ADEQUATE NUMBER OF WORKMEN SKILLED IN NECESSARY CRAFTS AND INFORMED IN THE METHODS AND MATERIALS TO BE USED IN ACCEPTANCE OR REJECTION OF THE WORK. ARCHITECT WILL MAKE NO ALLOWANCE FOR INABILITY ON THE PART OF THE WORKMEN. B. DO NOT APPLY PAINT IN RAIN, FOG OR MIST OR WHEN RELATIVE HUMIDITY EXCEEDS 85%, OR TO DAMP OR WET SURFACES; UNLESS OTHERWISE
- C. PREPARE AND CLEAN ALL SURFACES AS PER PAINT MANUFACTURER'S RECOMMENDATIONS. D. UPON COMPLETION OF THE WORK, CAREFULLY CLEAN ALL GLASS, HARDWARE, UNPAINTED SURFACES, ETC. AND REMOVE ALL MISPLACED PAINT AND SPOTS
- E. ALL INTERIOR AND EXTERIOR PAINT SHALL BE AS MANUFACTURED BY
- "BENJAMIN MOORE". F. APPLICATION OF PAINT SHALL BE AS FOLLOWS:

PERMITTED BY MANUFACTURER'S SPECS.

INTERIOR

- WOOD (PAINTED): PRIME COAT: FRESH START ALKYD ENAMEL UNDER BODY 217. FINISH: TWO COATS SATIN IMPERVO ENAMEL C235.
- WOOD (STAINED): NOT FOR USE ON FLOORS
- FIRST COAT: BENWOOD WOOD GRAIN FILLER 238. SECOND COAT: BENWOOD PENETRATING STAIN 234. FINISH: TWO COATS BENWOOD STAYS CLEAR ACRYLIC POLYURETHANE LOW LUSTRE 423.
- 3. PLASTER AND DRYWALL:
- PRIME COAT: REGAL PRIMER N216. FINISH: TWO COATS REGAL MATTE FINISH N221.
- FILLER COAT (BLOCK): MOORCRAFT SUPER CRAFT LATEX BLOCK FILLER 285. PRIME COAT: REGAL PRIMER N216. FINISH: TWO COATS REGAL MATTE FINISH N221
- 5. METAL (FERROUS): PRIME COAT: IRONCLAD LATEX LOW LUSTRE METAL & WOOD ENAMEL 363/C363. FINISH: TWO COATS REGAL SEMI-GLOSS FINISH N333.
- METAL (GALVANIZED): PRIME COAT: IRONCLAD LATEX LOW LUSTRE METAL & WOOD ENAMEL 363/C363.
- FINISH COAT: TWO COATS REGAL SEMI-GLOSS FINISH N333. 7. INTERIOR DRYWALL TO INCLUDE A 1"X4" FIRESTOP CONTINUOUS WHERE APPLICABLE.

EXTERIOR

- WOOD (PAINTED): PRIME COAT: MOORCRAFT SUPER SPEC LATEX EXTERIOR PRIMER 169.
- FINISH: TWO COATS MOORGLO 100% ACRYLIC HOUSE & TRIM PAINT N096. WOOD (STAINED) (SEMITRANSPARENT) TWO COATS ALKYD SEMI TRANSPARENT STAIN 328/C328. (SOLID) TWO COATS ALKYD SOLID SIDING STAIN C080; NOT FOR USE ON PATIOS OR DECKS.
- 3. MASONRY (STUCCO OR CAST CONCRETE): PRIME: MOORE'S ACRYLIC MASONRY SEALER 066.
- FINISH COAT: TWO COATS MOORGARD 100% ACRYLIC LOW LUSTRE LATEX HOUSE PAINT N103. 4. METAL (FERROUS):
- PRIME COAT: MOORCRAFT SUPER SPEC ALKYD METAL PRIMER Z06. FINISH: TWO COATS MOORGLO 100% ACRYLIC HOUSE & TRIM PAINT N096.
- . METAL (GALVANIZED): PRIME COAT: MOORCRAFT SUPER SPEC ALKYD METAL PRIMER Z06. FINISH COAT: TWO COATS MOORGLO 100% ACRYLIC HOUSE & TRIM PAINT N096.

DIVISION X - SPECIALTIES

- CLOSET SHELVING AND RODS BY OWNER. CONTRACTOR TO COORDINATE WITH THE OWNER & INTERIOR DESIGNER (ID) AND PROVIDE BACKING AS REQUIRED.

2. CARPETS AND PADS: VERIFY W/ OWNER & ID 3. FLOOR FINISH: VERIFY W/ OWNER & ID

- **DIVISION XI EQUIPMENT**
- 1. ALL APPLIANCES ARE TO BE INSTALLED BY GC AS SELECTED BY OWNER & ID.
- 2. LAUNDRY APPLIANCES ARE TO BE INSTALLED BY GC AS SELECTED BY OWNER & ID.
- 3. PLUMBING FIXTURES ARE TO BE INSTALLED BY GC AS SELECTED BY OWNER ID.
- 4. WATER HEATERS TO BE AS PER PLANS.

DIVISION XII - FURNISHINGS

- REFER TO INTERIOR DESIGN DRAWINGS
- DIVISION XIII SPECIAL CONSTRUCTION
- REFER TO INTERIOR DESIGN DRAWINGS

DIVISION XIV - CONVEYING SYSTEMS DOES NOT APPLY

- **DIVISION XV MECHANICAL**
- 1. SEE ARCHITECTURAL AND ENGINEERING DRAWINGS AND RELEVANT NOTES 2. ALL SHOWERS TO HAVE INTEGRAL SHOWER PANS.
- 3. PROVIDE FOR RECESSED WASHER AND DRYER HOOK-UPS.
- USE COPPER PIPING TO ALL WATER CLOSETS.

5. USE COPPER SUPPLY LINES THROUGHOUT.

6. PLUMBING FIXTURES: VERIFY W/ OWNER & ID.

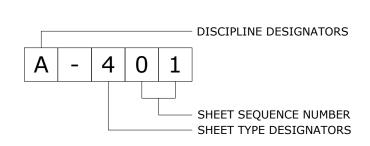
7. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. DIVISION XVI - ELECTRICAL

- 1. ALL HOUSE SERVICE TO BE AS INDICATED ON DRAWINGS, ACCORDING TO THE
- NATIONAL ELECTRICAL CODE, LATEST EDITION. 2. ALL WIRING TO BE IN FLEXIBLE METAL CONDUIT. ALL J-BOXES TO BE METAL & SCREWED IN PLACE. J-BOXES TO RECEIVE CHANDELIERS AND CEILING FANS TO BE
- MOUNTED AS PER F.B.C., ABLE TO SUPPORT 400 LBS. MIN.
- 3. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOFED. 4. PROVIDE POWER DURING CONSTRUCTION FOR OTHER TRADES.
- 5. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS AS PER PLANS. 6. ALL CIRCUITS TO BE NUMBERED AND IDENTIFIED ON ELECTRICAL PANELS.
- RECEPTACLES AND SWITCH PLATES MANUFACTURER, DESIGN, COLORS TO BE SELECTED
- 8. RECESSED LIGHT FIXTURES SHALL BE AS PER PLANS AS SELECTED BY OWNER / ID. 9. BATHROOM EXHAUST FANS SHALL BE AS PER PLANS AS SELECTED BY OWNER / ID.

10. G.C. SHALL COORDINATE SELECTION AND PURCHASE OF ALL LIGHT FIXTURES W/ OWNER.

TYPICAL TV & DATA ELEVATION CLOCK RECEPTACLE 2 HDMI CABLES THROUGH CABLE T.V.

UNIFORM DRAWING SYSTEM



DISCIPLINE DESIGNATORS: A - ARCHITECTURAL M - MECHANICAL P - PLUMBING Q - EQUIPMENT E - ELECTRICAL F - FIRE PROTECTION

G - GENERAL

I - INTERIORS

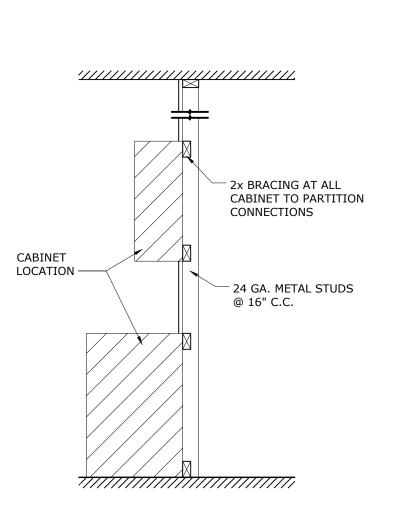
L - LANDSCAPE

H - HAZARDOUS MATERIALS

R - RESOURCE - STRUCTURAL - TELECOMMUNICATIONS OTHER DISCIPLINES Z - CONTRACTOR/SHOP DRAWINGS SHEET TYPE DESIGNATORS: 1 - SITE PLANS 2 - FLOOR PLANS (FIRST, SECOND, ROOF, ETC.) - ELEVATIONS (FRONT, REAR, SIDES, ETC.) - STAIRCASE SÈCTIONS & DETAILS - BUILDING SECTIONS & DETAILS

0 - GENERAL (DIAGRAMS, EXHIBITS, NOTES, ETC.) - REFLECTED CEÌLING PLANS (FIRST, SECOND, ETC.) - DETAILED WALL SECTIONS & DETAILS INTERIOR ELEVATIONS & DETAILS 9 - SCHEDULES/DETAILS (WINDOW+DOOR & DETAILS)

(NON-CENTRALIZED SYSTEM) ELECTRIC RECEPTACLE



CABINET BACKING DETAIL sc: $\frac{1}{2}$ " = 1'-0"

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LIC. AR 0012101

REVISION / DATE SUBMISSION DRAWINGS **PROJECT**

REHABILITATION TO HISTORIC

RESIDENCE FOR

LAURENCE KATHY MARLIN

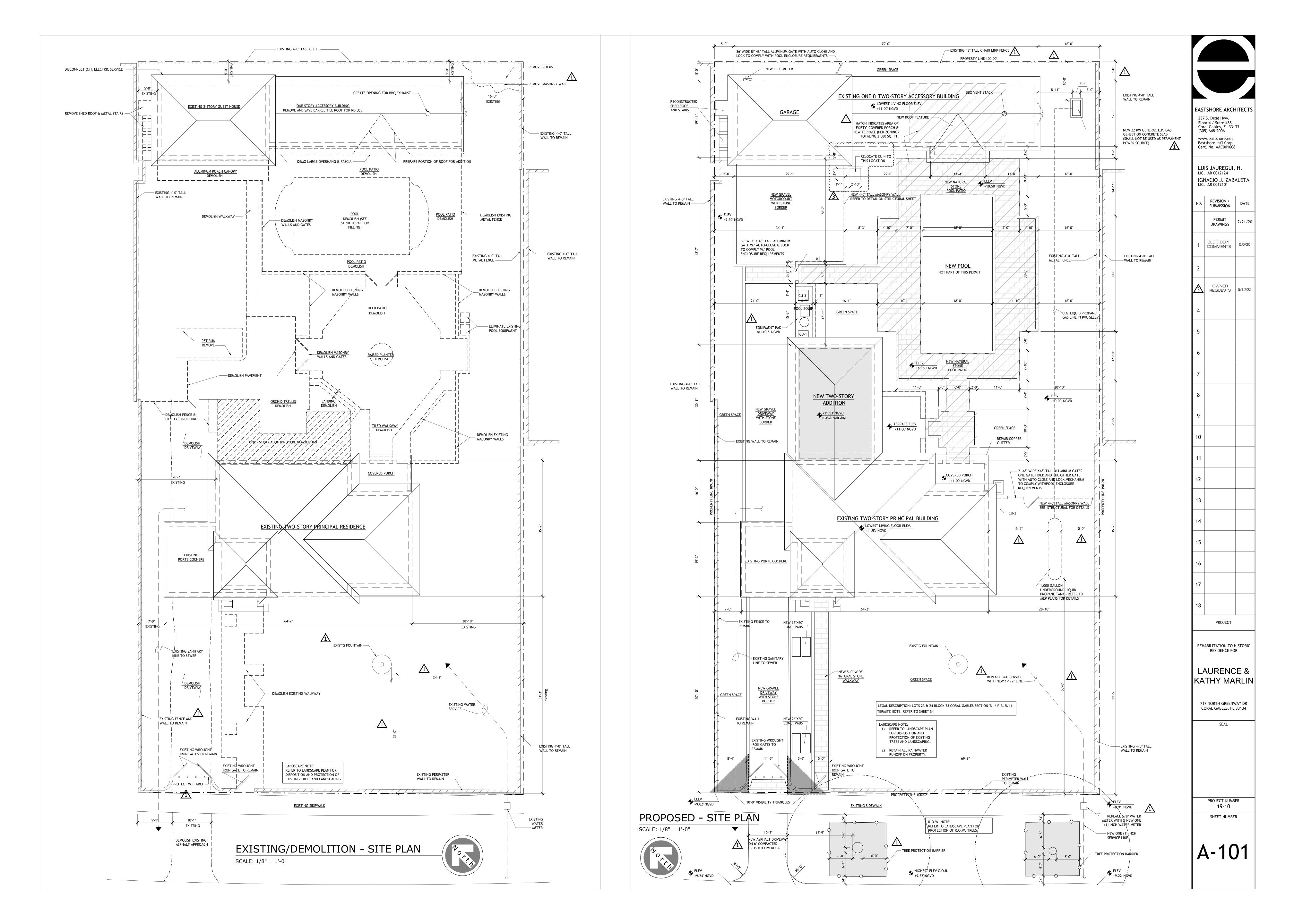
717 NORTH GREENWAY DR CORAL GABLES, FL 33134

SEAL

PROJECT NUMBER

19-10

SHEET NUMBER



ZONING DATA SHEET

ADDRESS:

717 NORTH GREENWAY DRIVE, CORAL GABLES, FL 33134 / FOLIO (03-4108-001-4040)

LEGAL DESCRIPTION:

LOTS 23 and 24 BLOCK 23

CORAL GABLES SECTION B PB- 5/11

SCOPE OF WORK:

PRINCIPAL BUILDING:

REMOVE NON-HISTORIC ALTERATIONS, ADD NEW TWO-STORY WING TO HISTORIC RESIDENCE FOLLOWING SECRETARY OF INTERIOR STANDARDS, RESTORE EXISTING HISTORIC WINDOWS/DOORS AND REPLACE NON-HISTORIC WINDOWS/DOORS WITH NEW IMPACT UNITS, INTERIOR REMODELING OF EXISTING STRUCTURE, MATCH EXISTING ROOF TILE ON ADDITION.

ACCESSORY BUILDING:

REMOVAL OF NON-HISTORIC ALTERATIONS TO GARAGE. REHABILITATE EXISTING PLAYROOM, CABANA BATH, BAR, COVERED PORCH AND ACCESSORY DWELLING TO GARAGE, BAR, PLAYROOM, CABANA BATH, COVERED PORCH AND STORAGE. REHABILITATE ACCESSORY DWELLING UNIT OVER GARAGE WITH NEW BATHROOM FIXTURES AND FITTINGS IN EXISTING LOCATION, NEW KITCHEN APPLIANCES AND FIXTURES IN EXISTING LOCATION, REPLACE ALL EXTERIOR DOORS AND WINDOWS WITH NEW IMPACT UNITS. REPLACE EXTERIOR METAL STAIRS WITH NEW HISTORICALLY CORRECT STEEL AND WOOD STAIRS.

RELOCATE POOL TO NEW LOCATION, ADD DRIVEWAY TO GARAGE @ ACCESSORY BUILDING, NEW PROPERTY/SAFETY WALLS.

SETBACKS PRINCIPAL BUILDING:

FRONT (N. GREENWAY DRIVE) **INTERIOR SIDES:**

20% X 100'-0" = 20'-0" REQUIRED (MIN 5'-0") 35'-0" REQUIRED 50-10" PROPOSED (EXISTING)

INTERIOR SIDE (WEST) = 5'-0" PROPOSED (EXISTING) INTERIOR SIDE (EAST) = 29'-0" PROPOSED (EXISTING)

TOTAL SIDE SETBACK = 34'-0" PROPOSED (EXISTING) 10'-0" REQUIRED

73-6" PROPOSED

SETBACKS ACCESSORY BUILDING (SAME AS PRINCIPAL BUILDING):

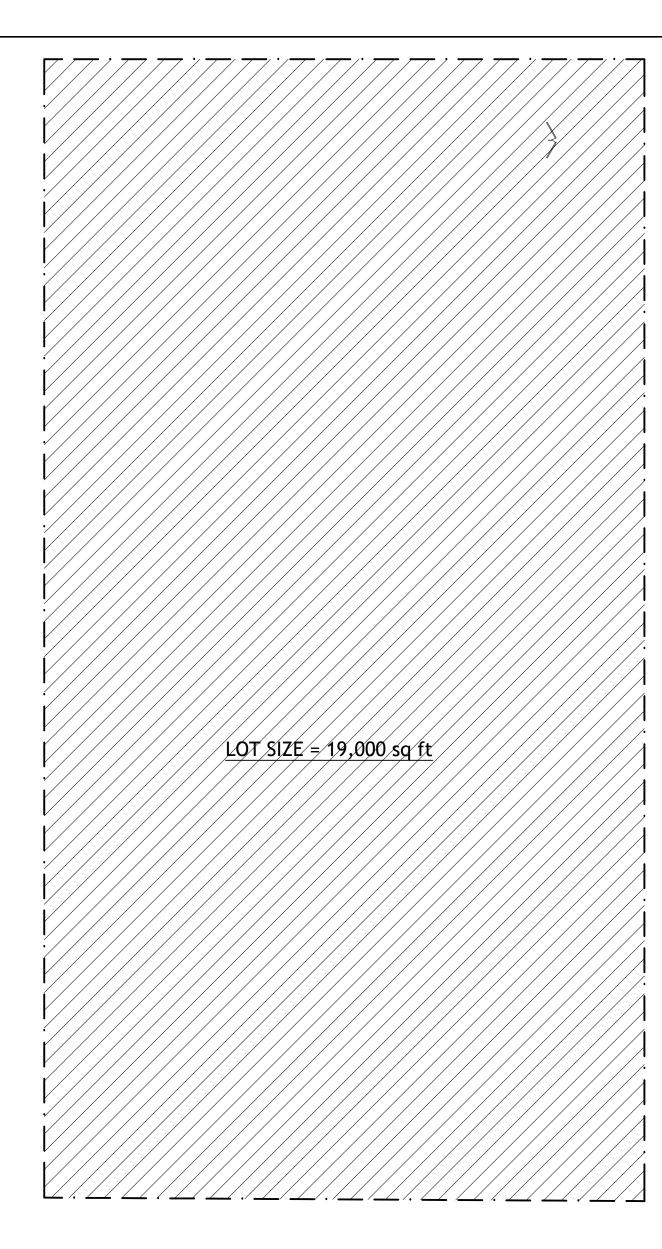
FRONT (N. GREENWAY DRIVE)

PRINCIPAL BLDG = 50'-10"

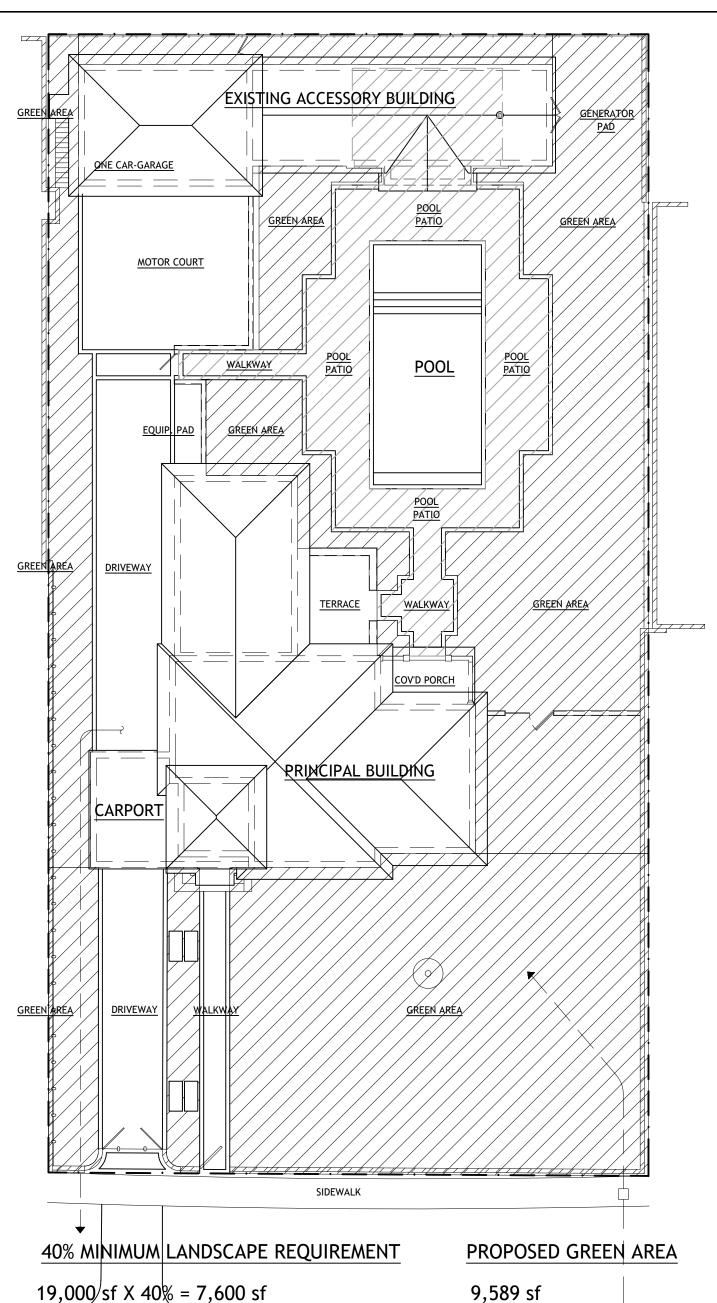
10'-0" REQUIRED 5'-0" PROPOSED (EXISTING) **INTERIOR SIDES:**

20% X 100'-0" = 20'-0" REQUIRED (MIN 5'-0") ACCESSORY BLDG = 164'-9" (EXISTING) ACCESSORY BLDG (WEST) = 5'-0" PROPOSED (EXISTING)

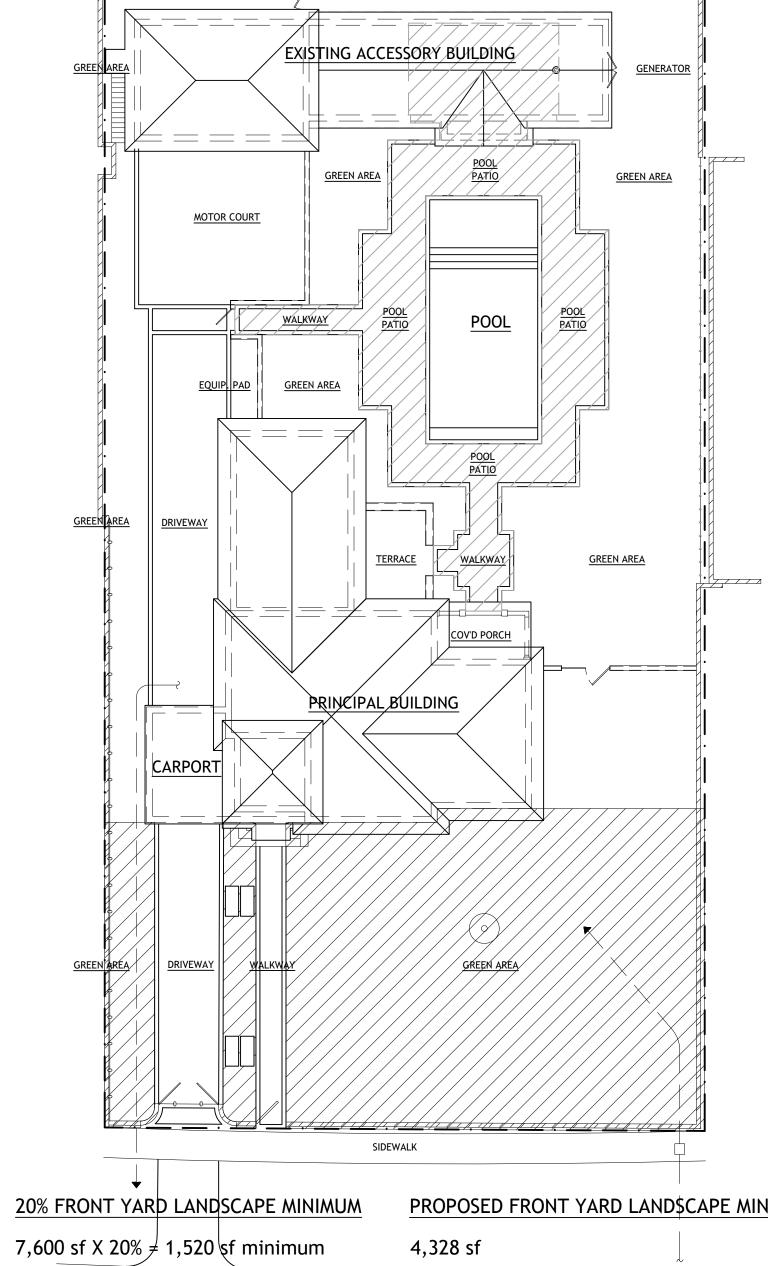
ACCESSORY BLDG (EAST) = 16'-0" PROPOSED (EXISTING) TOTAL SIDE SETBACK = 21'-0" PROPOSED (EXISTING)



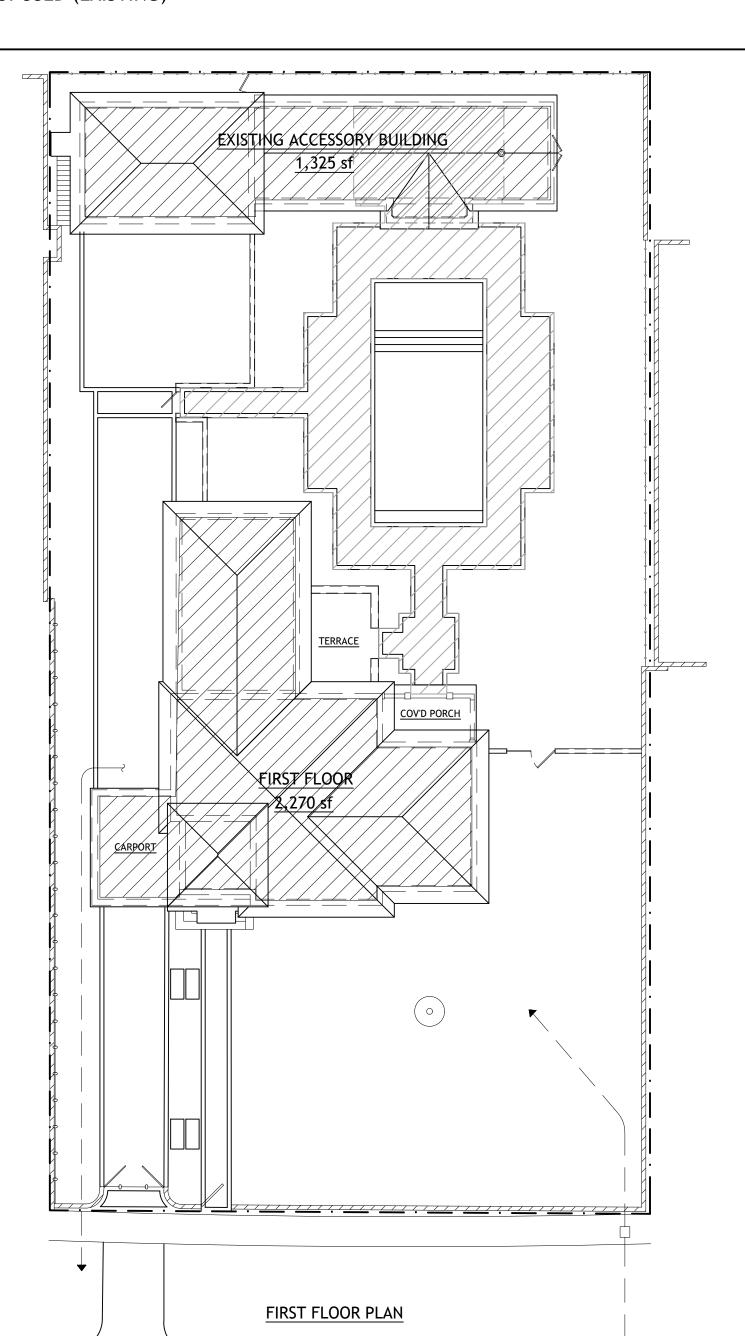
LOT SIZE = 19,000 sq ft

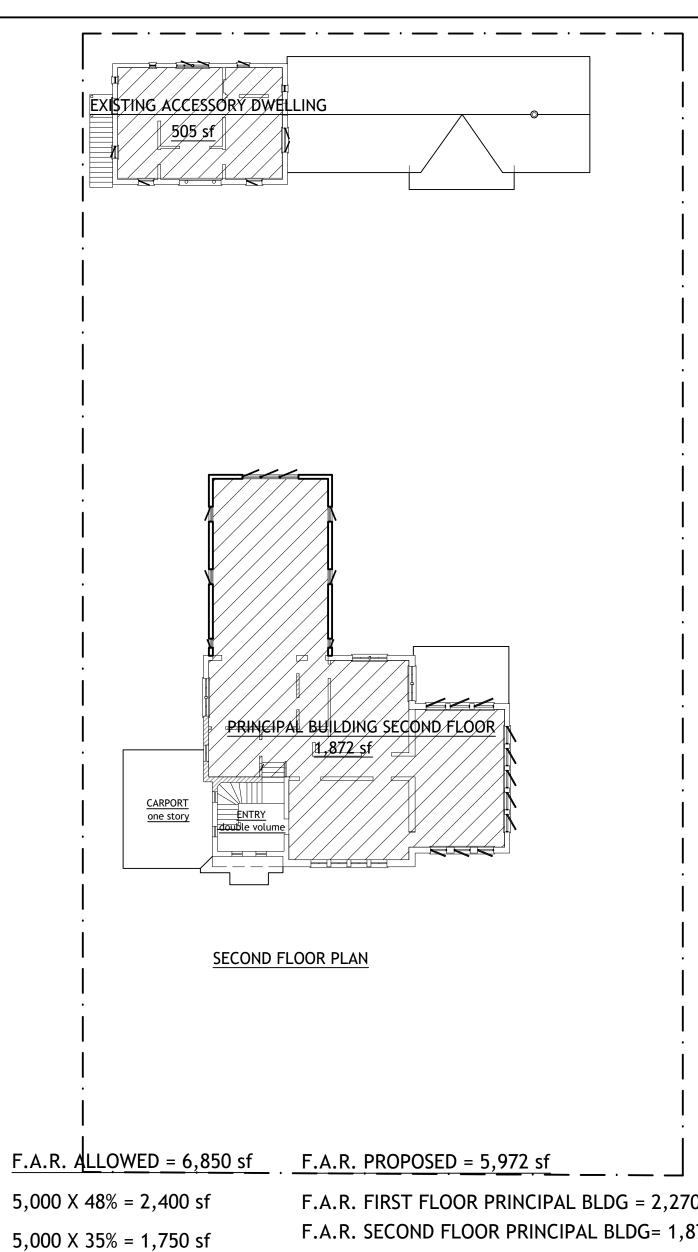


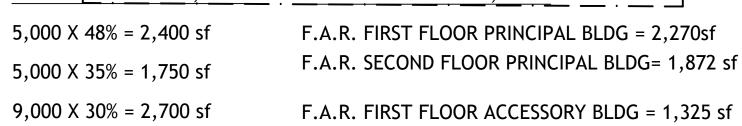
9,589 sf



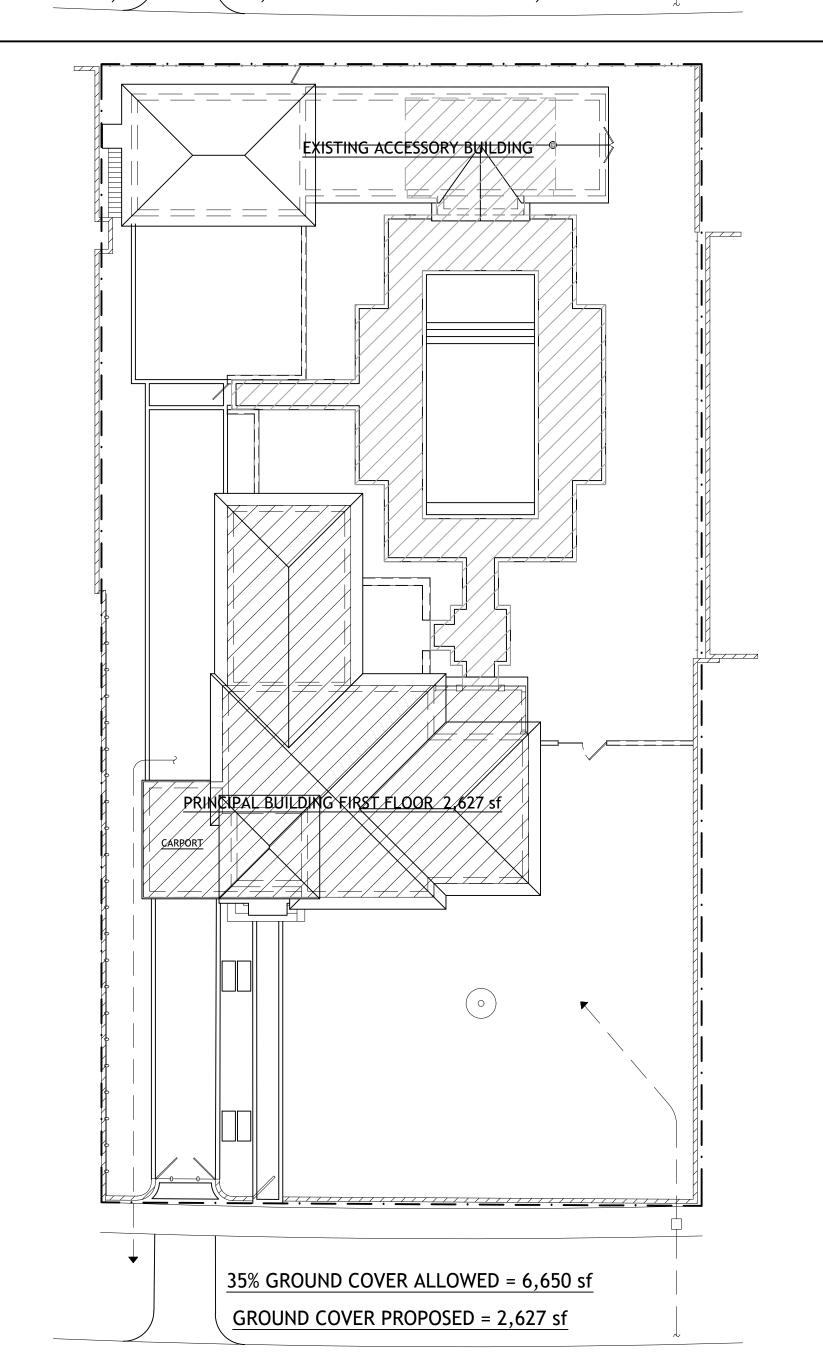
PROPOSED FRONT YARD LAND\$CAPE MINIMUM

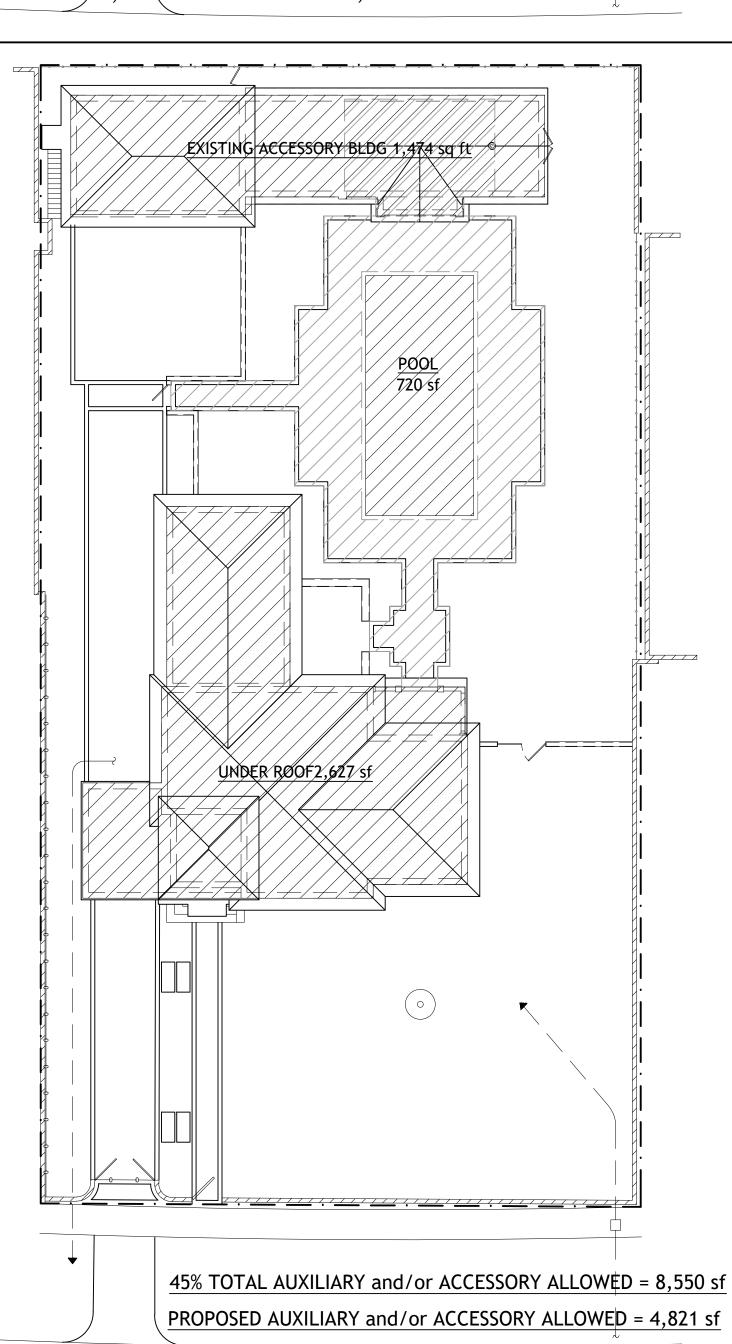






F.A.R. SECOND FLOOR ACCESSORY BLDG = 505 sf







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REVISION / SUBMISSION DRAWINGS

REHABILITATION TO HISTORIC RESIDENCE FOR

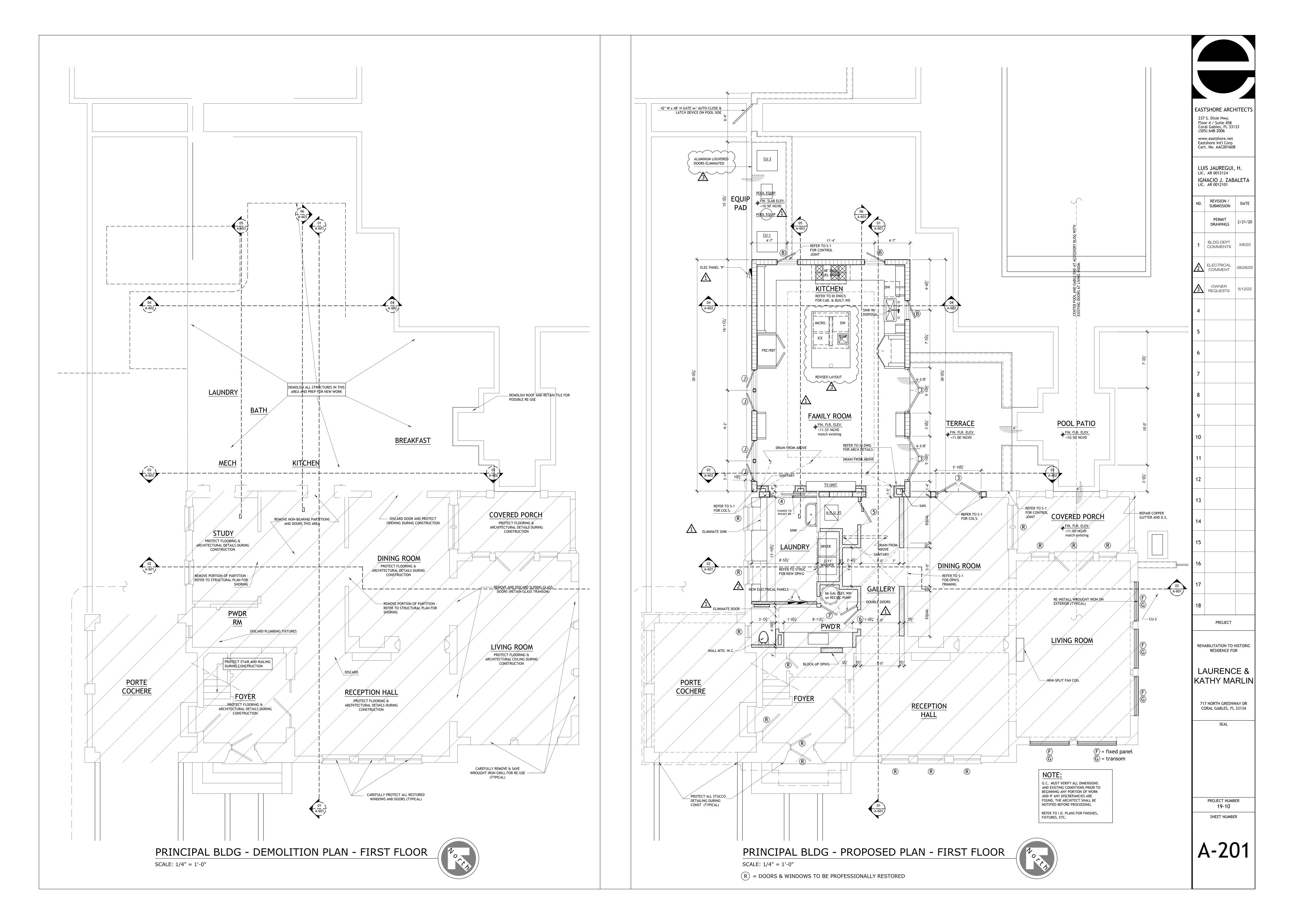
LAURENCE &

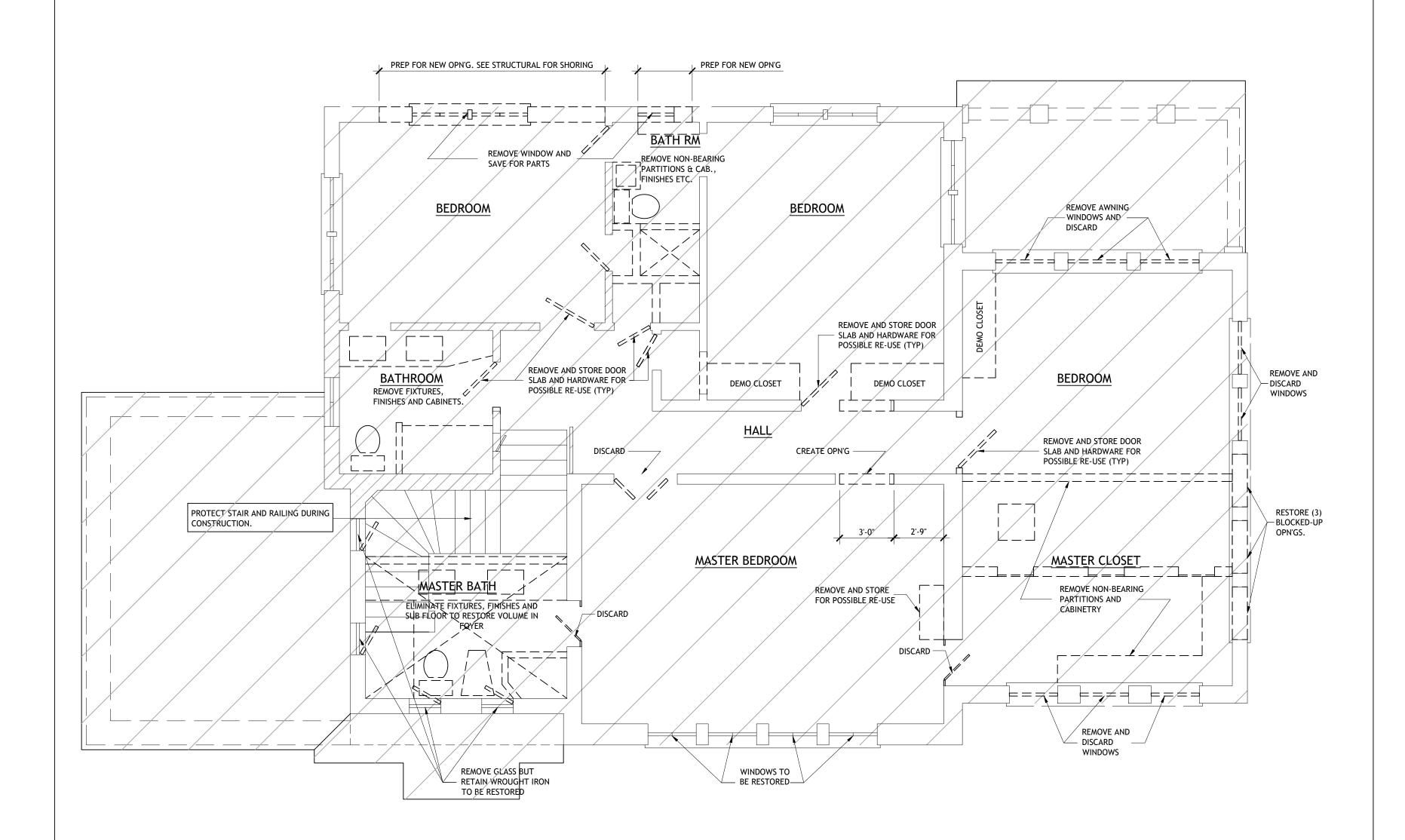
CORAL GABLES, FL 33134

KATHY MARLIN 717 NORTH GREENWAY DR

SEAL

PROJECT NUMBER SHEET NUMBER

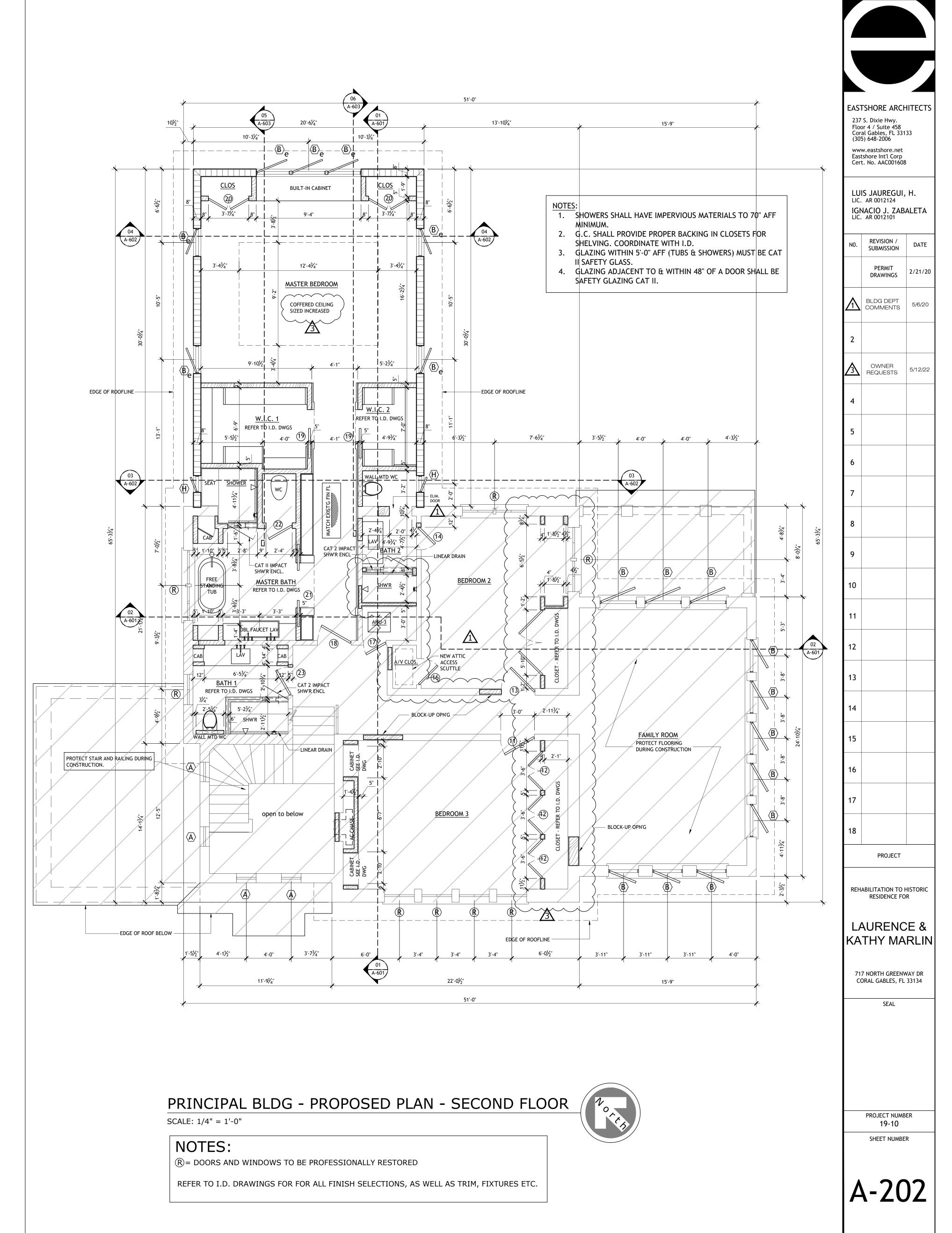


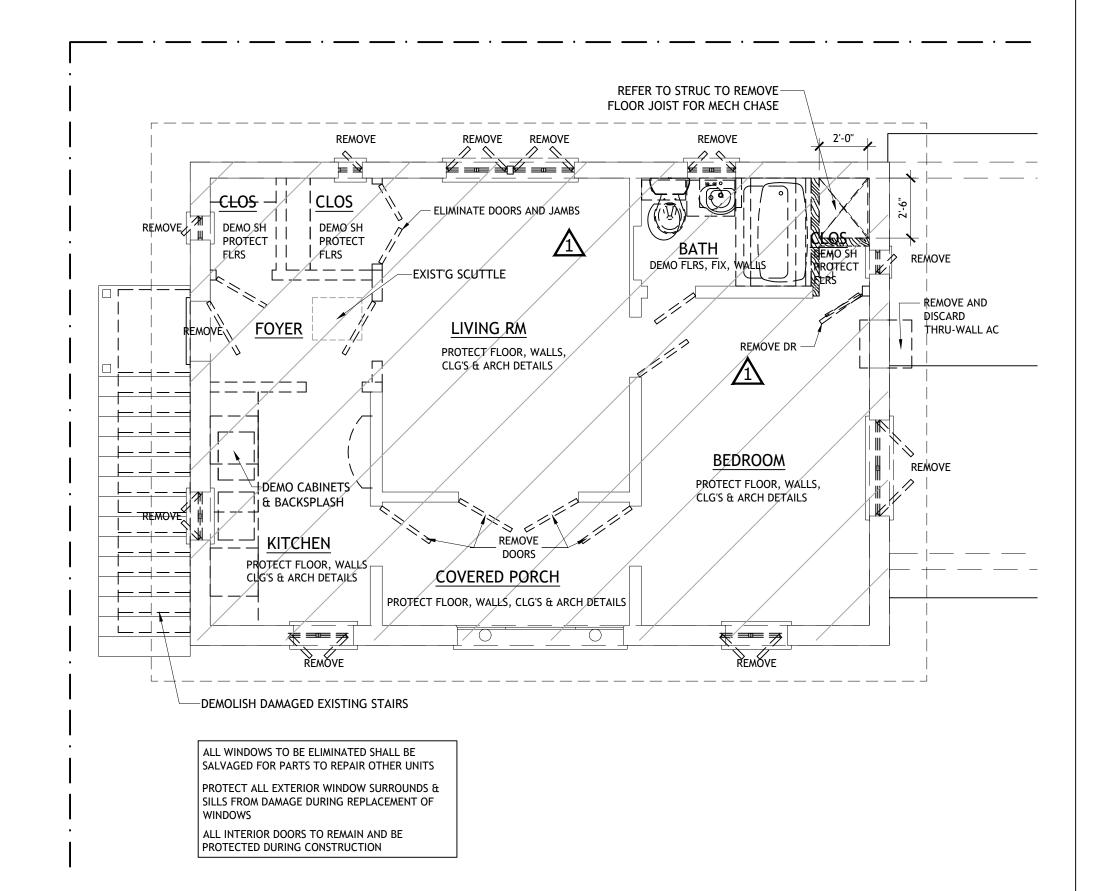


PRINCIPAL BLDG - DEMOLITION PLAN - SECOND FLOOR

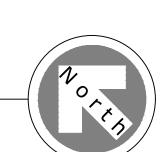
SCALE: 1/4" = 1'-0"

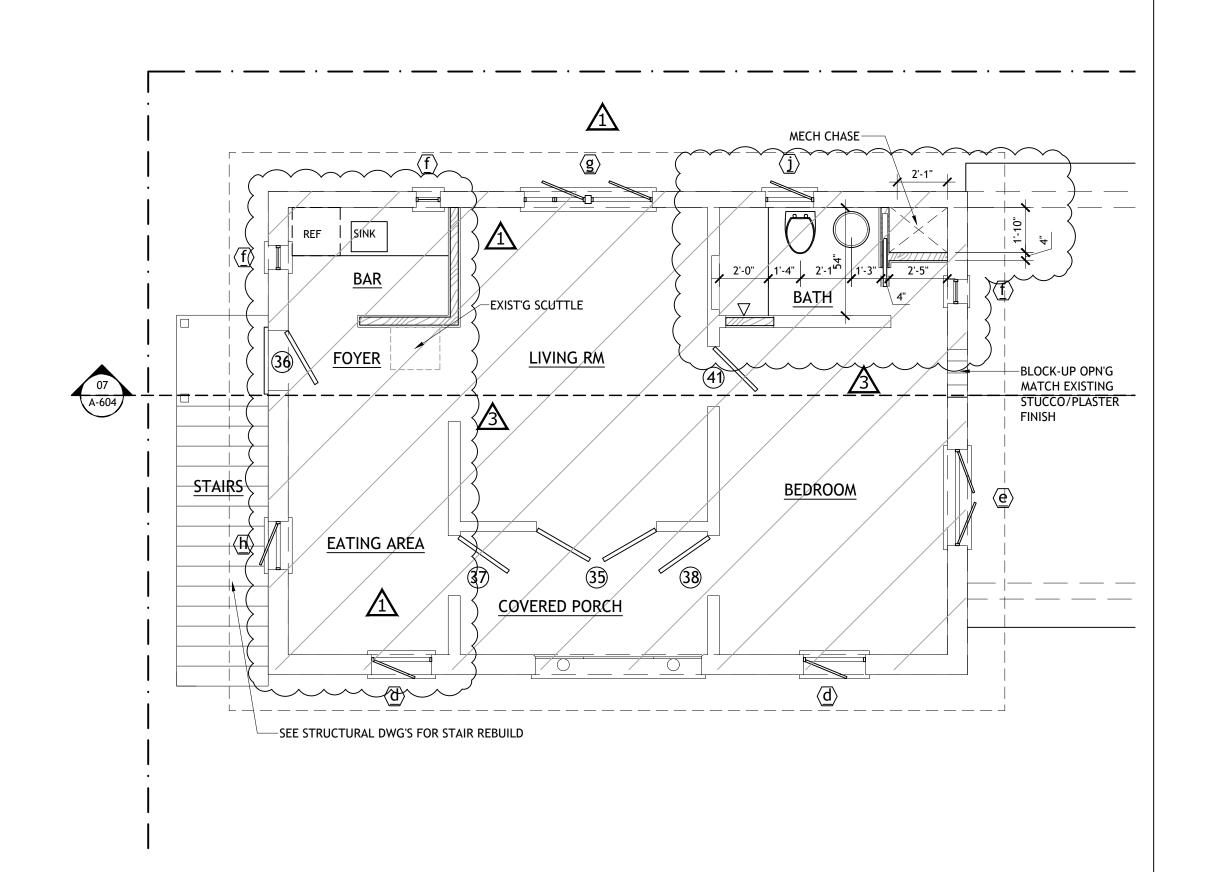




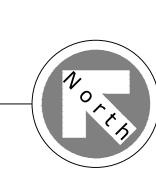


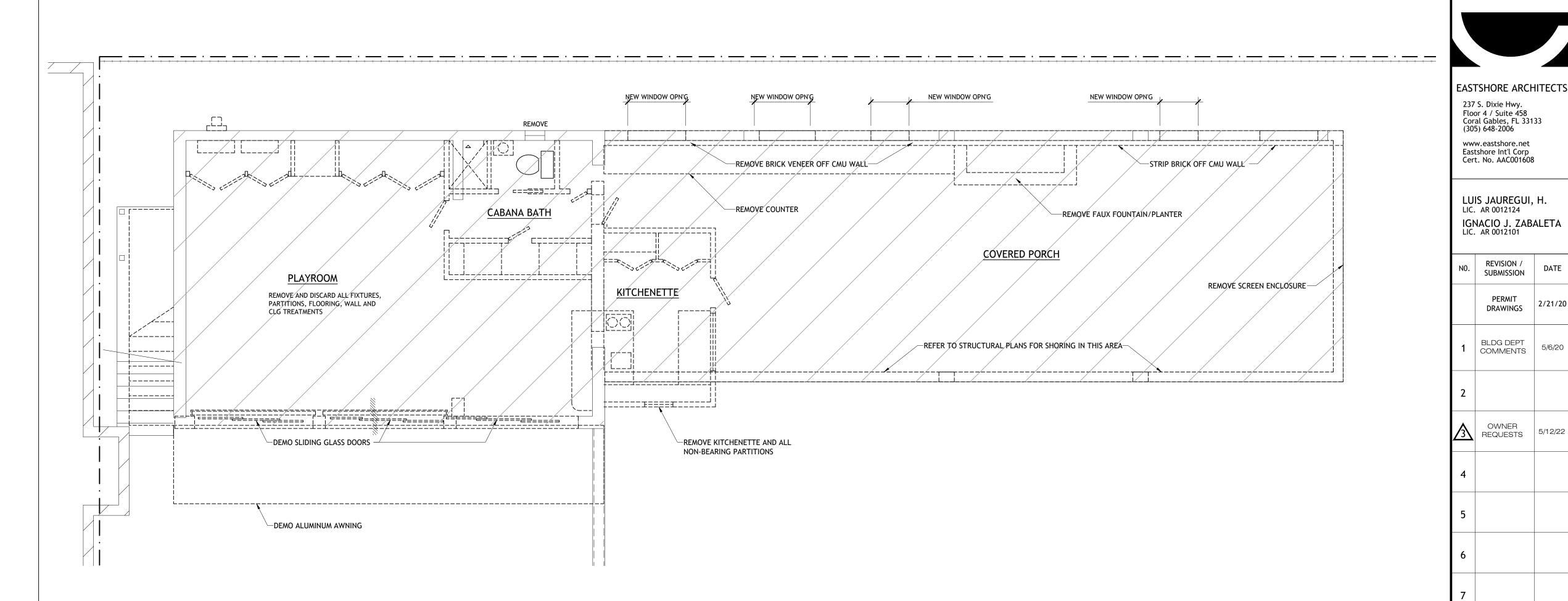
DEMOLITION PLAN - ACCESSORY BLDG. SECOND FLOOR SCALE: 1/4" = 1'-0"





PROPOSED PLAN - ACCESSORY BLDG. SECOND FLOOR SCALE: 1/4" = 1'-0"





DEMOLITION PLAN - ACCESSORY BLDG. FIRST FLOOR

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

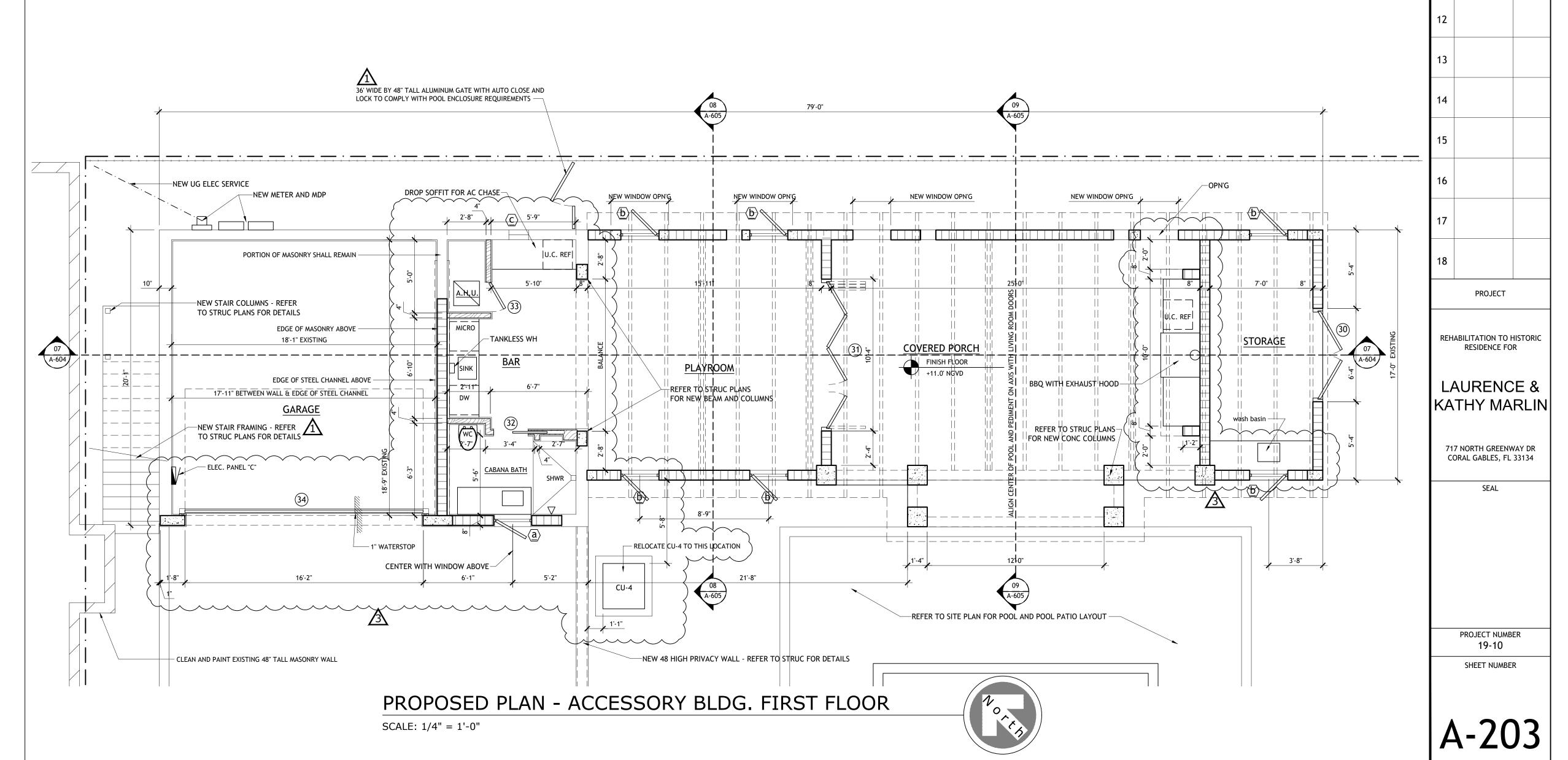
REVISION / SUBMISSION

DRAWINGS

BLDG DEPT

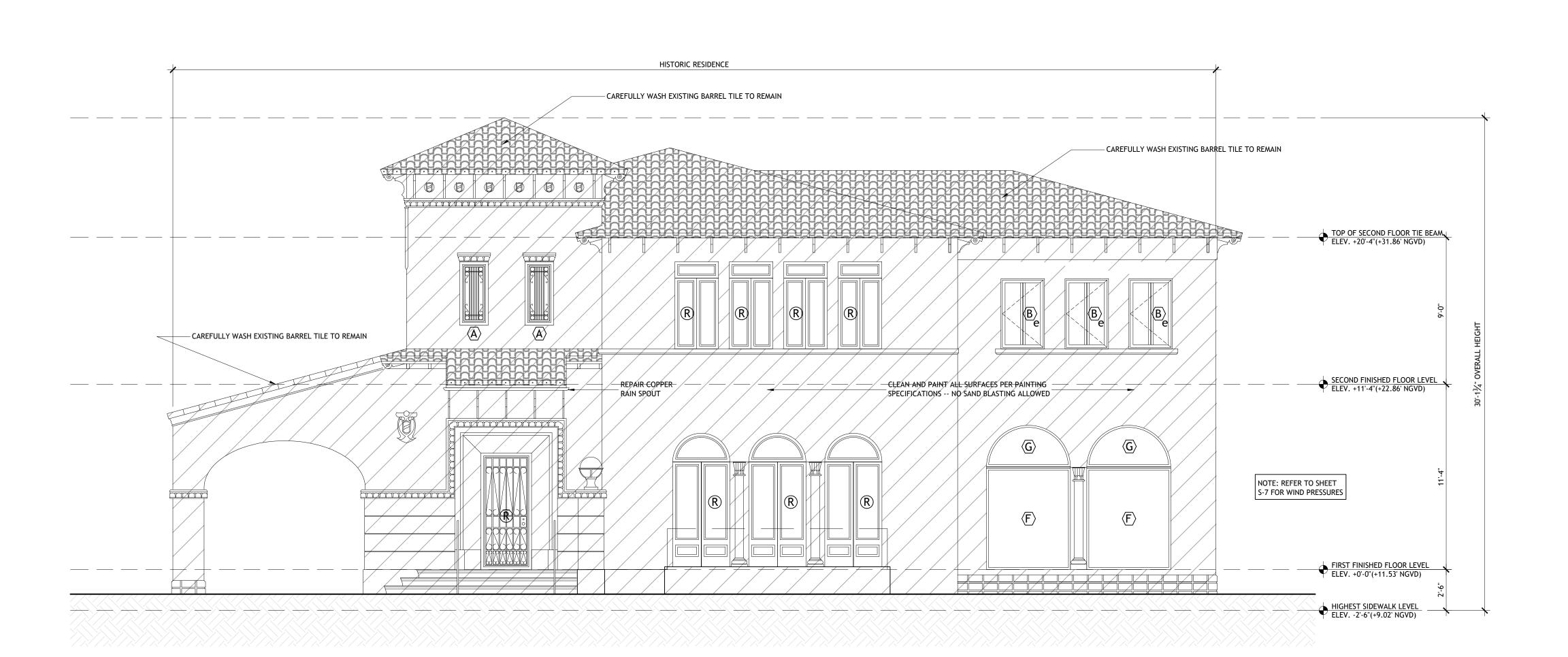
COMMENTS

OWNER





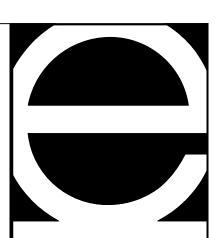
EXISTING/DEMOLITION FRONT (SOUTHWEST) ELEVATION - PRINCIPAL BLDG.



PROPOSED FRONT (SOUTHWEST) ELEVATION - PRINCIPAL BLDG.

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

REFER TO SHEET S-7 FOR WIND LOAD PRESSURES

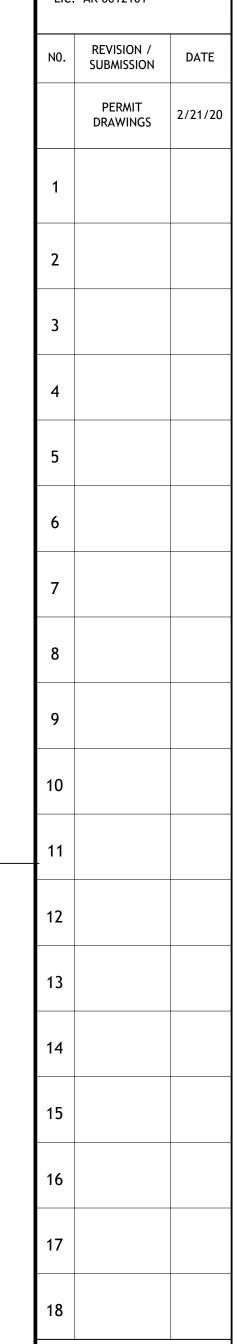


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REHABILITATION TO HISTORIC

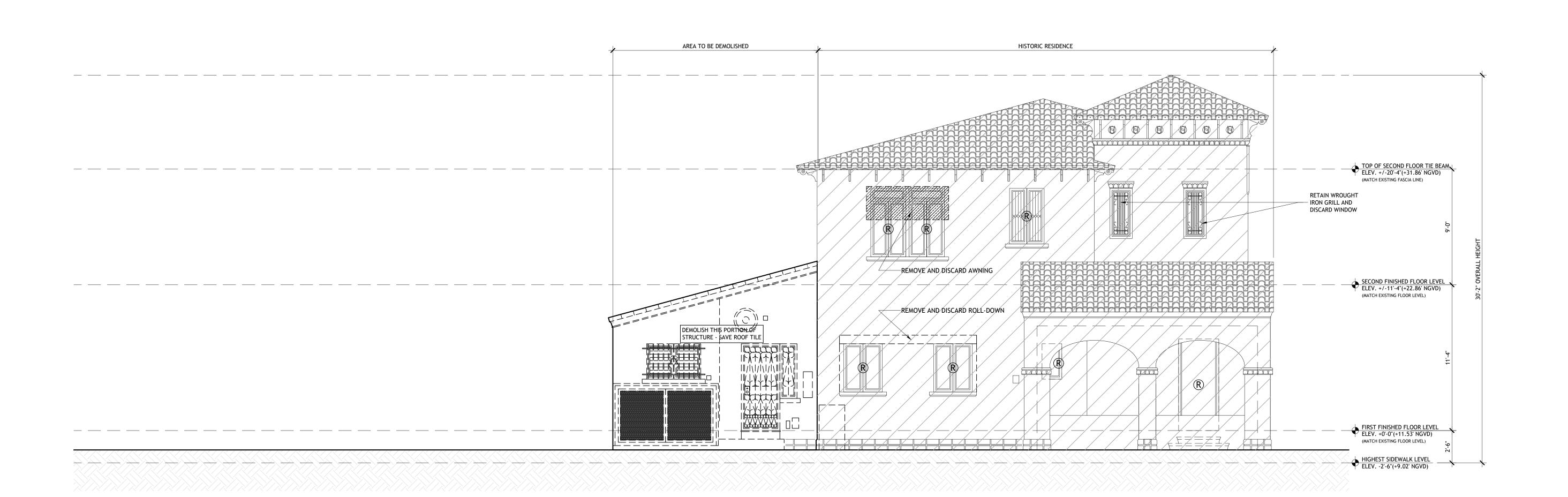
RESIDENCE FOR

LAURENCE & KATHY MARLIN

> 717 NORTH GREENWAY DR CORAL GABLES, FL 33134

> > SEAL

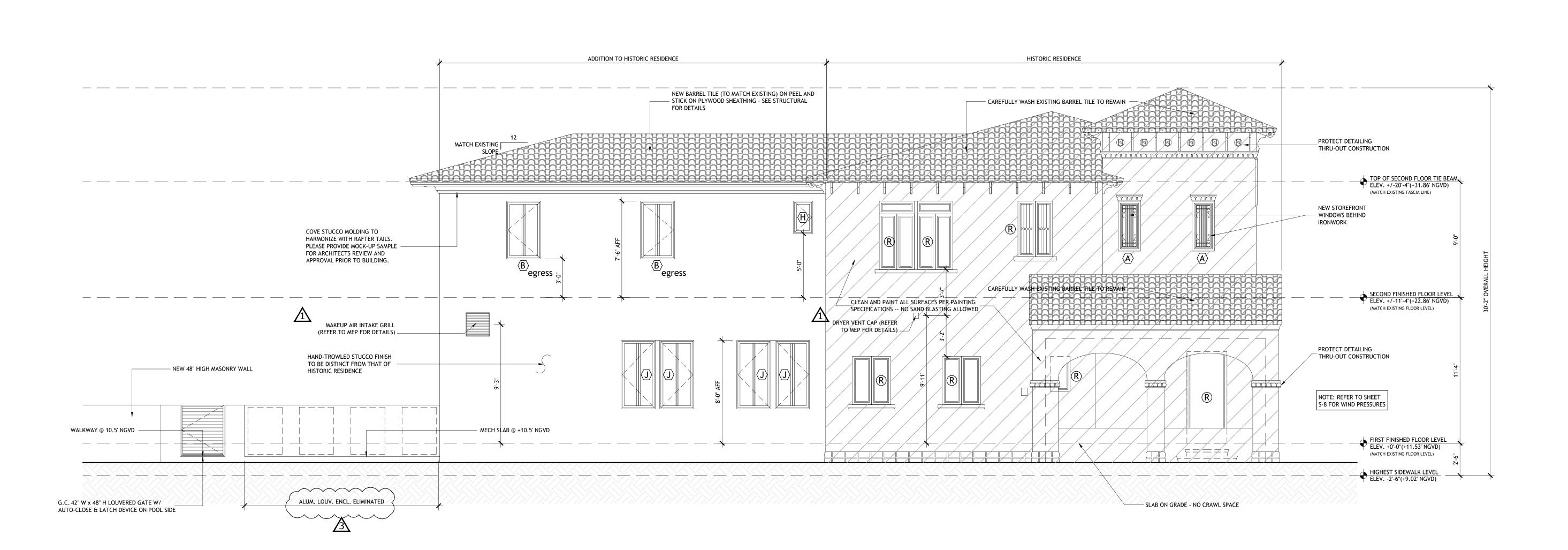
PROJECT NUMBER
19-10
SHEET NUMBER



EXISTING/DEMOLITION LEFT SIDE (NORTHWEST) ELEVATION - PRINCIPAL BLDG.

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

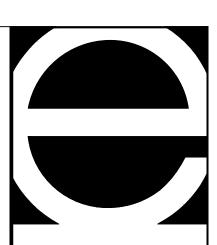
R = DOORS AND WINDOWS TO BE PROFESSIONALLY RESTORED



PROPOSED LEFT SIDE (NORTHWEST) ELEVATION - PRINCIPAL BLDG.

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

R = DOORS AND WINDOWS TO BE PROFESSIONALLY RESTORED
REFER TO SHEET S-8 FOR WIND PRESSURES



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LIC. AR 0012124
IGNACIO J. ZABALETA
LIC. AR 0012101

NO. REVISION / SUBMISSION

PERMIT DRAWINGS

1 BLDG DEPT COMMENTS

2 OWNER REQUEST

5 6

7 8

PROJECT

RESIDENCE FOR

LAURENCE &

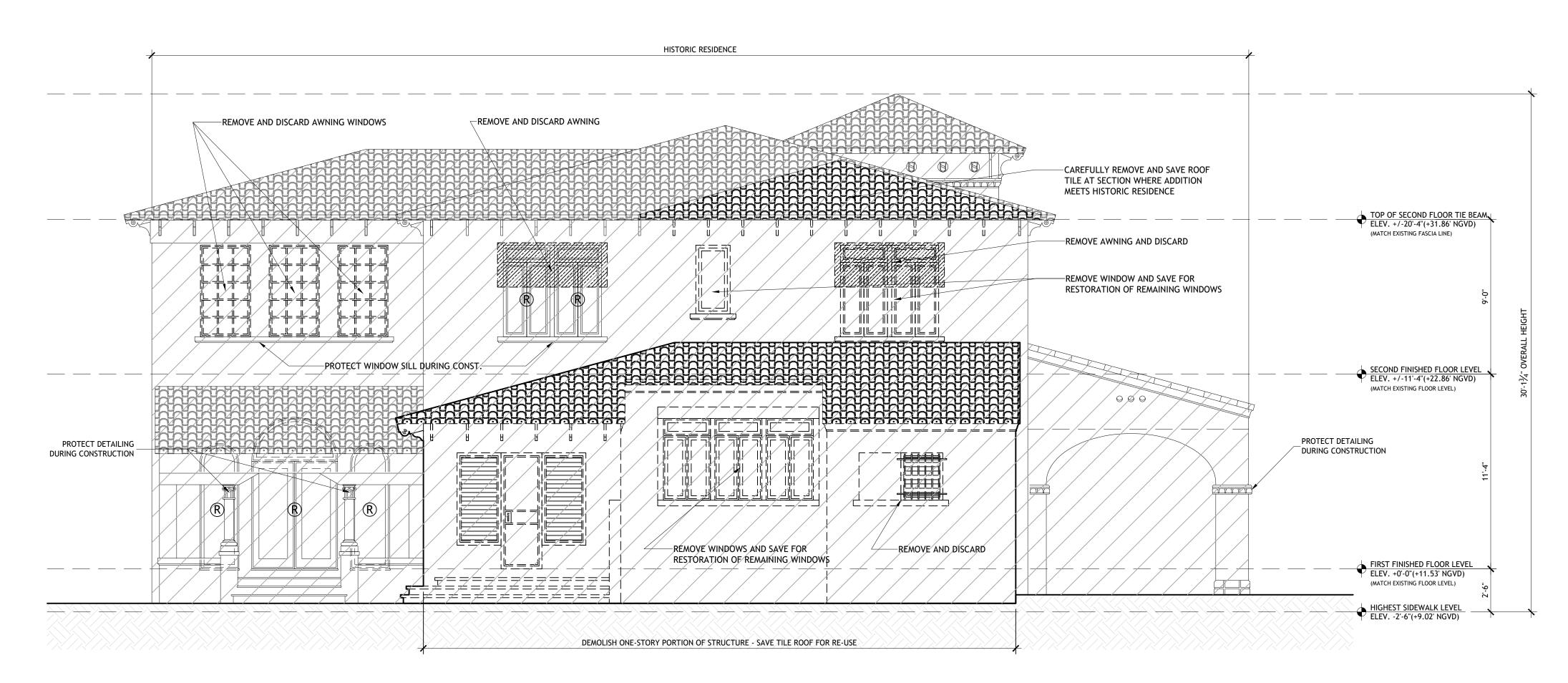
KATHY MARLIN

REHABILITATION TO HISTORIC

717 NORTH GREENWAY DR CORAL GABLES, FL 33134

SEAL

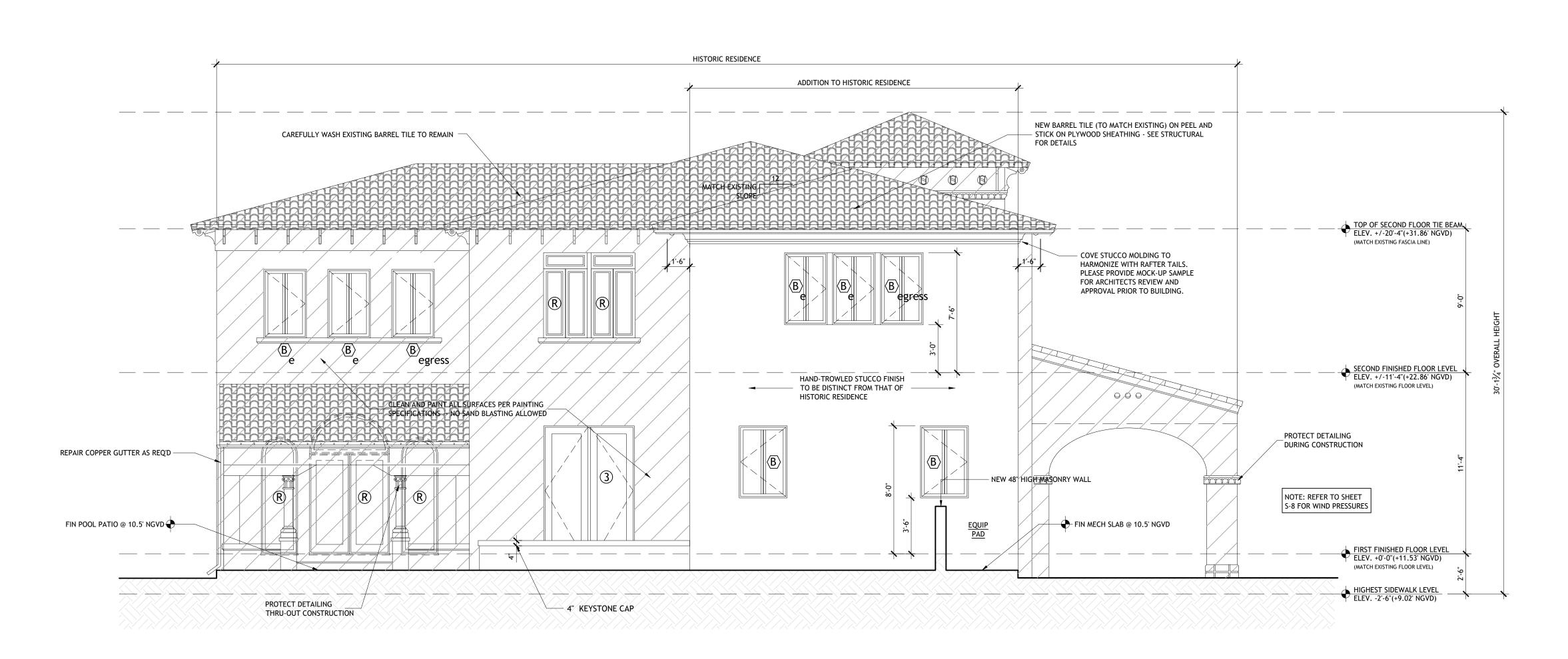
PROJECT NUMBER
19-10
SHEET NUMBER



EXISTING/DEMOLITION REAR (NORTHEAST) ELEVATION - PRINCIPAL BLDG.

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

(R) = DOORS AND WINDOWS TO BE PROFESSIONALLY RESTORED

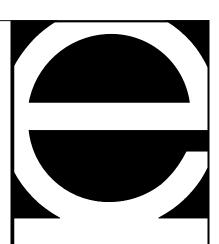


PROPOSED REAR (NORTHEAST) ELEVATION - PRINCIPAL BLDG.

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

(R) = DOORS AND WINDOWS TO BE PROFESSIONALLY RESTORED

REFER TO SHEET S-8 FOR PRESSURES

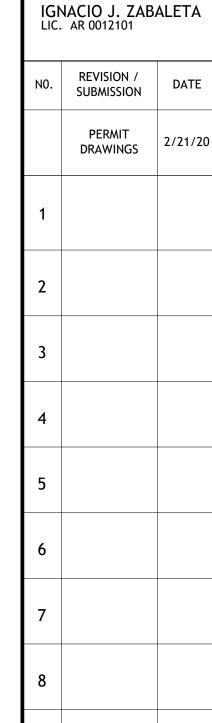


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LUIS JAUREGUI, H.



9 10 11

PROJECT

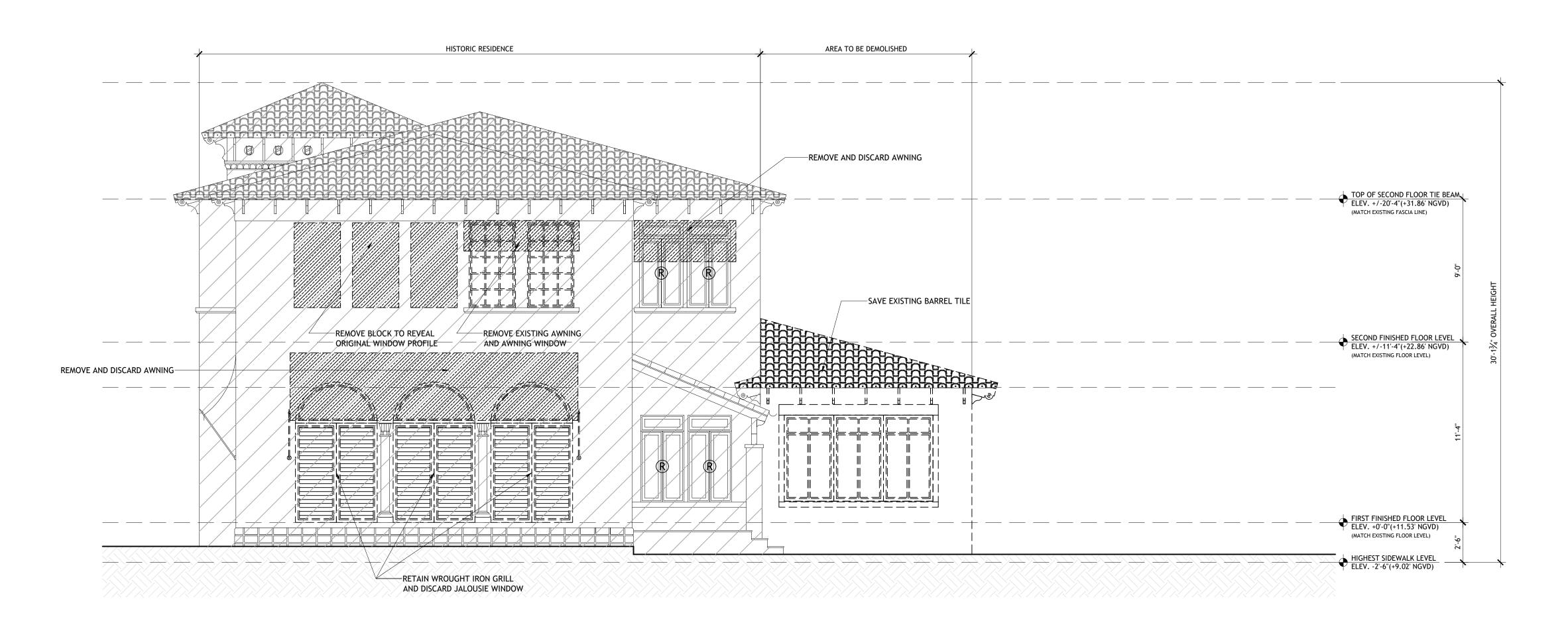
LAURENCE &
KATHY MARLIN

REHABILITATION TO HISTORIC

717 NORTH GREENWAY DR CORAL GABLES, FL 33134

SEAL

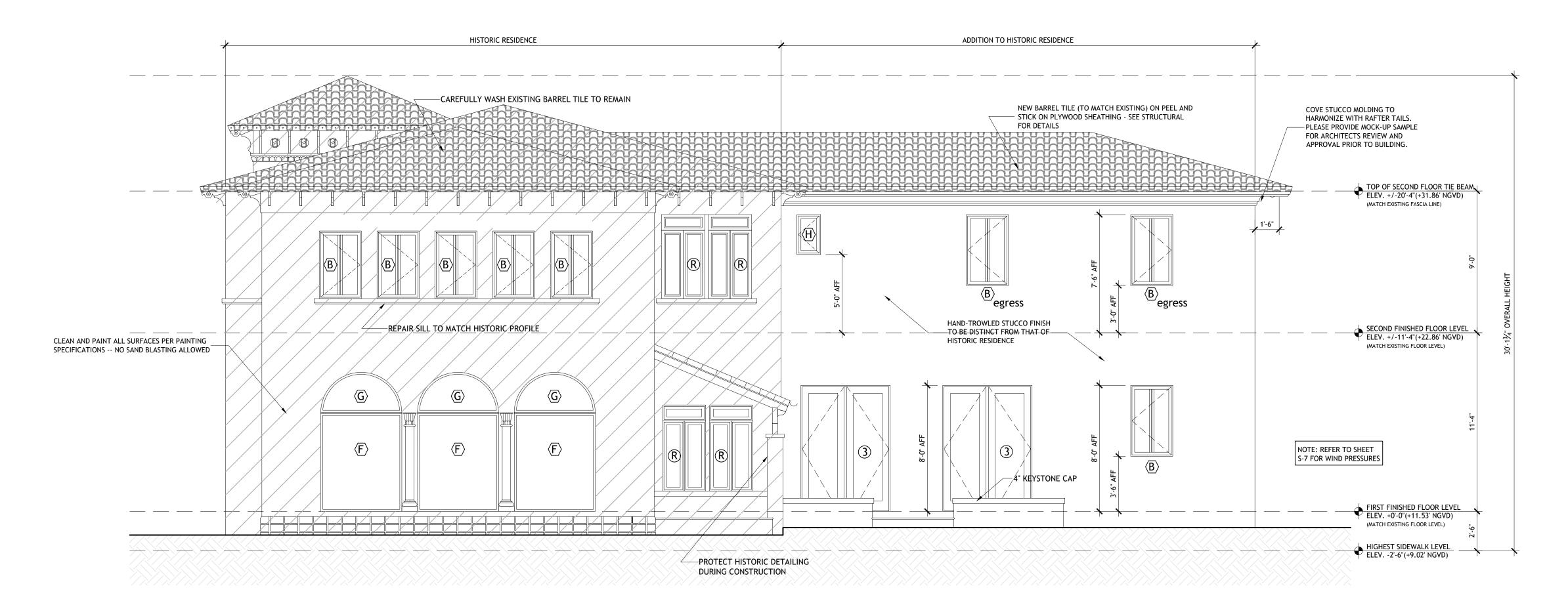
PROJECT NUMBER
19-10
SHEET NUMBER



EXISTING/DEMOLITION RIGHT SIDE (SOUTHEAST) ELEVATION - PRINCIPAL BLDG.

SCALE: 1/4" = 1'-0

S = DOORS AND WINDOWS TO BE PROFESSIONALLY RESTORED

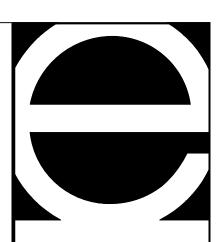


PROPOSED RIGHT SIDE (SOUTHEAST) ELEVATION - PRINCIPAL BLDG.

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

S = DOORS AND WINDOWS TO BE PROFESSIONALLY RESTORED

REFER TO SHEET S-F FOR PRESSURES



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IGNACIO J. ZABALETA
LIC. AR 0012101

N0.	REVISION / SUBMISSION	DATE
	PERMIT DRAWINGS	2/21/20
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13 14 15

PROJECT

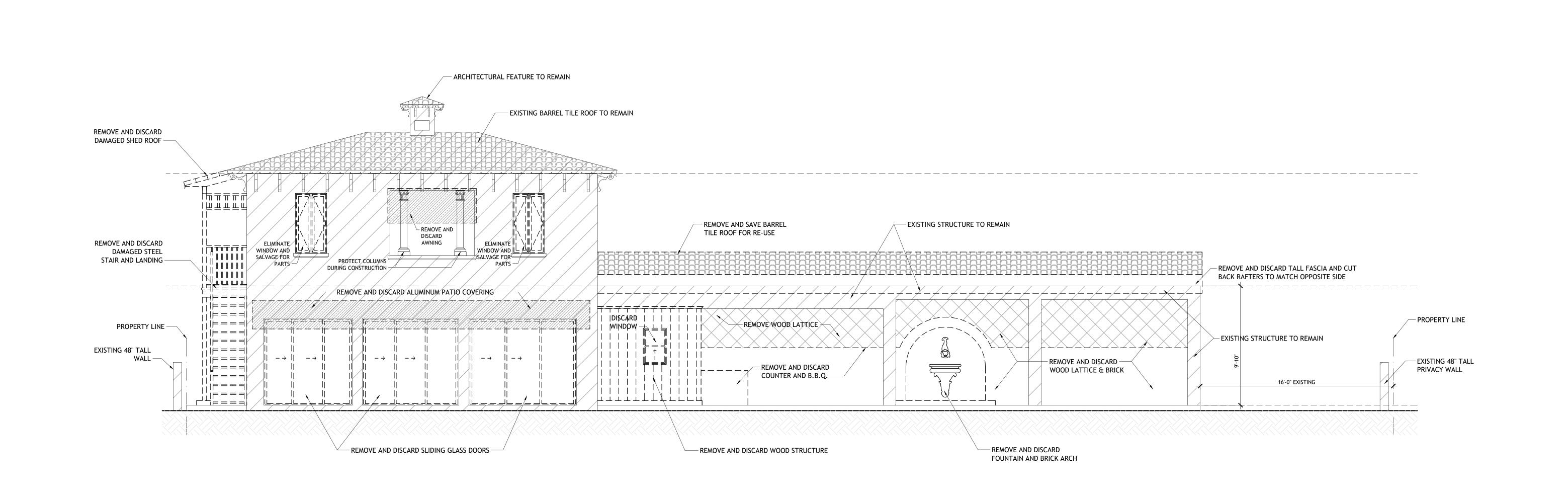
LAURENCE & KATHY MARLIN

REHABILITATION TO HISTORIC RESIDENCE FOR

717 NORTH GREENWAY DR CORAL GABLES, FL 33134

SEA

PROJECT NUMBER
19-10
SHEET NUMBER



EXISTING/DEMOLITION - FRONT (SOUTHWEST) ELEVATION - ACCESSORY BUILDING

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

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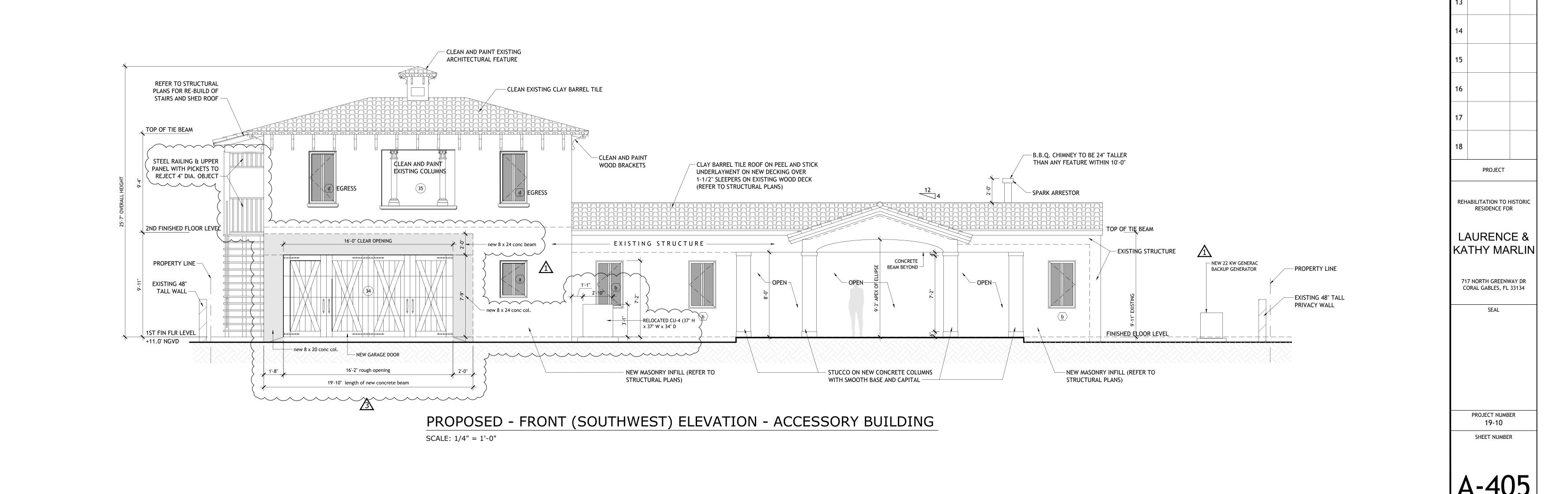
DRAWINGS

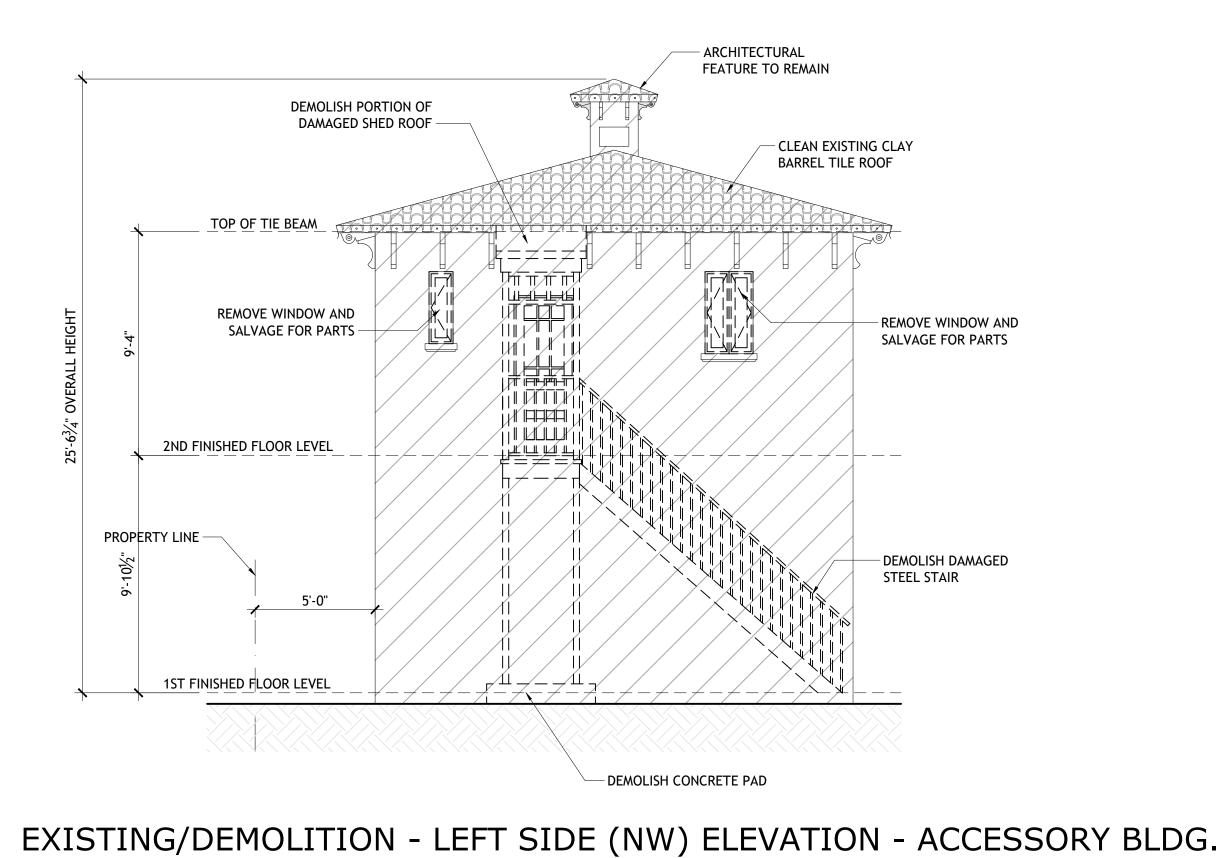
BLDG DEPT

COMMENTS

REQUEST

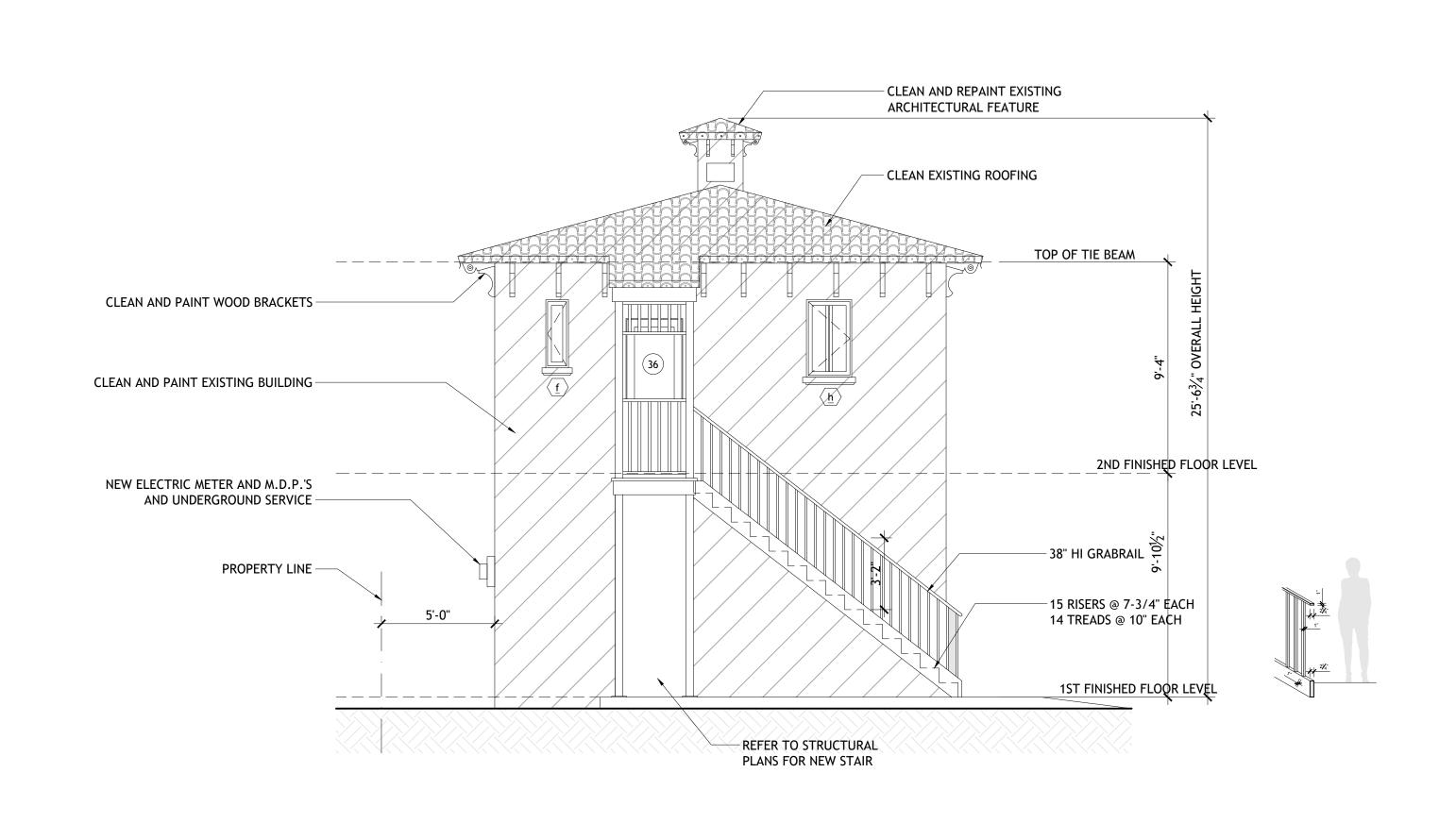
IGNACIO J. ZABALETA LIC. AR 0012101



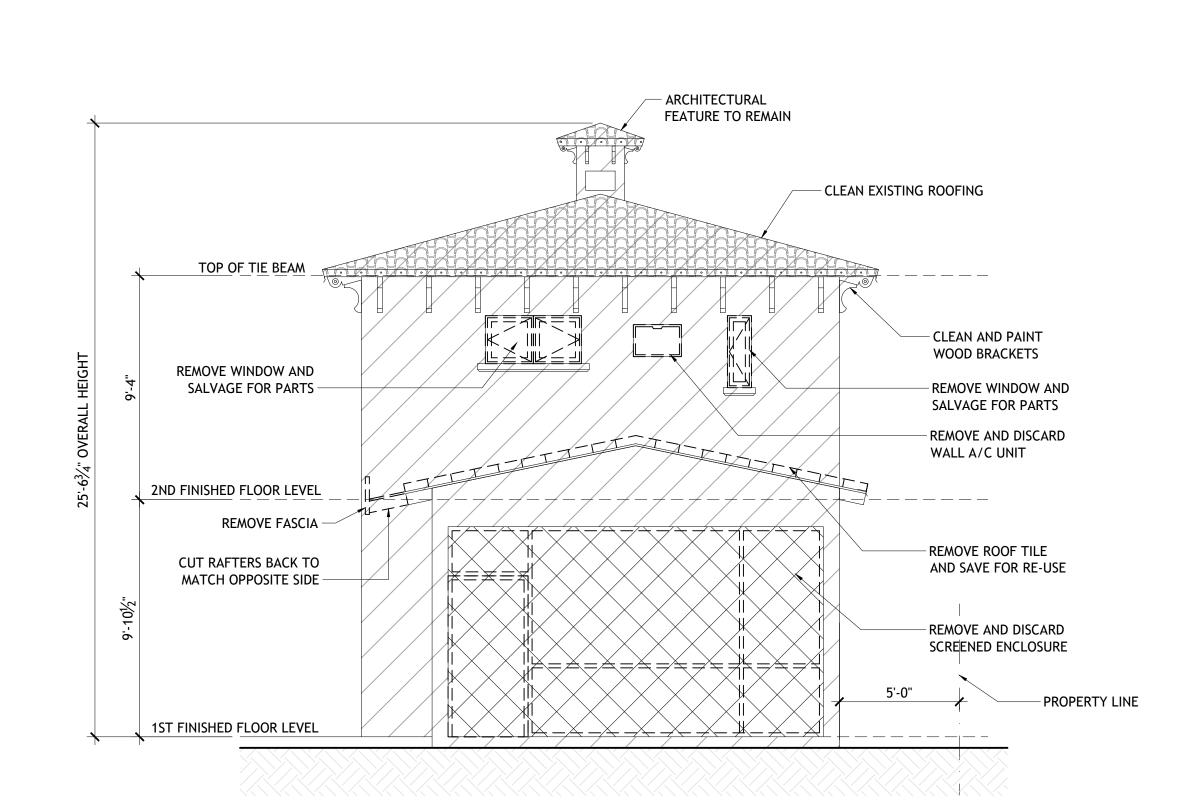


SCALE: 1/4" = 1'-0"

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



PROPOSED - LEFT SIDE (NW) ELEVATION - ACCESSORY BLDG.



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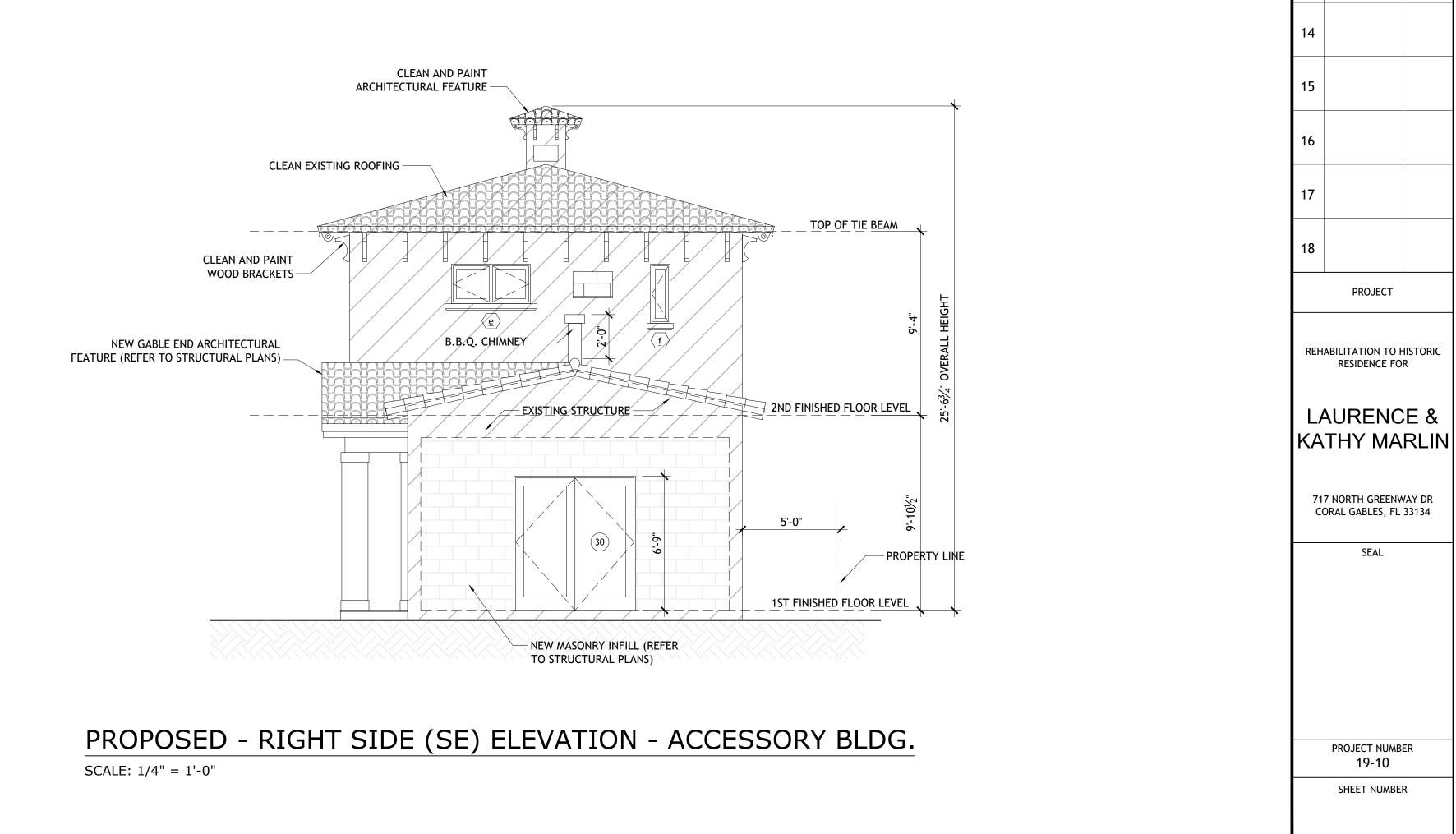
IGNACIO J. ZABALETA LIC. AR 0012101

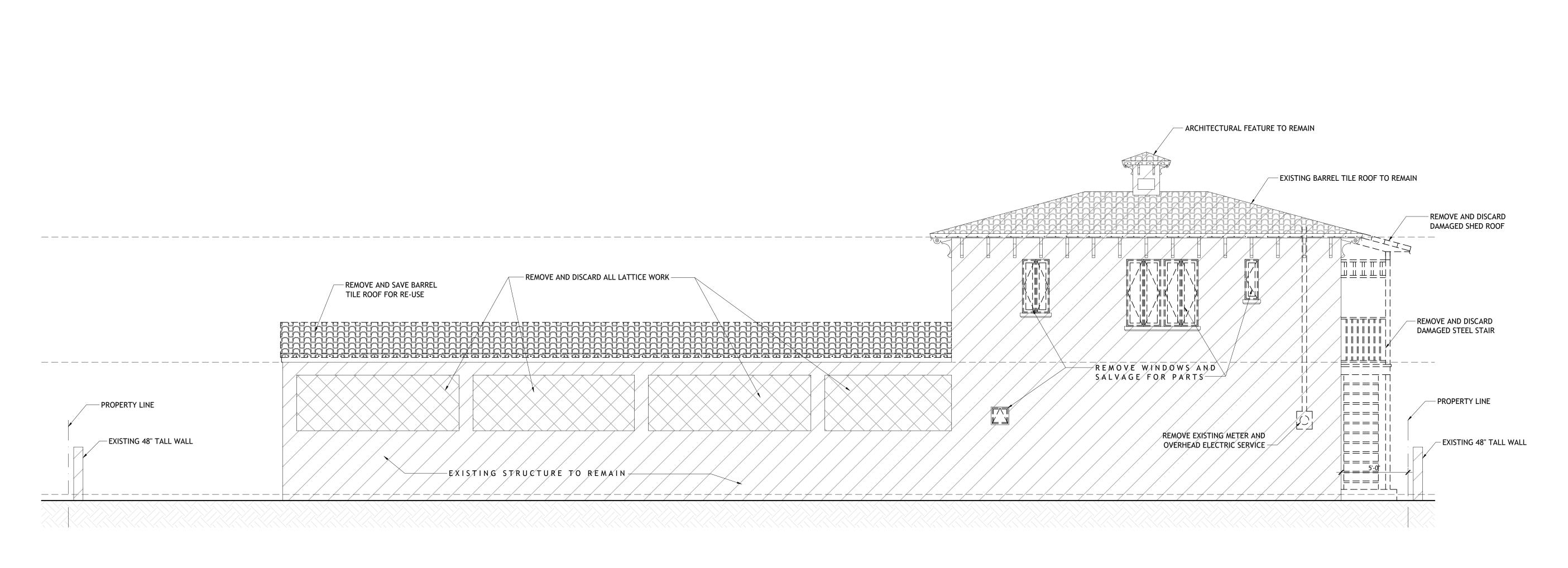
> REVISION / SUBMISSION

PERMIT DRAWINGS

EXISTING/DEMOLITION - RIGHT SIDE (SE) ELEVATION - ACCESSORY BLDG.

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





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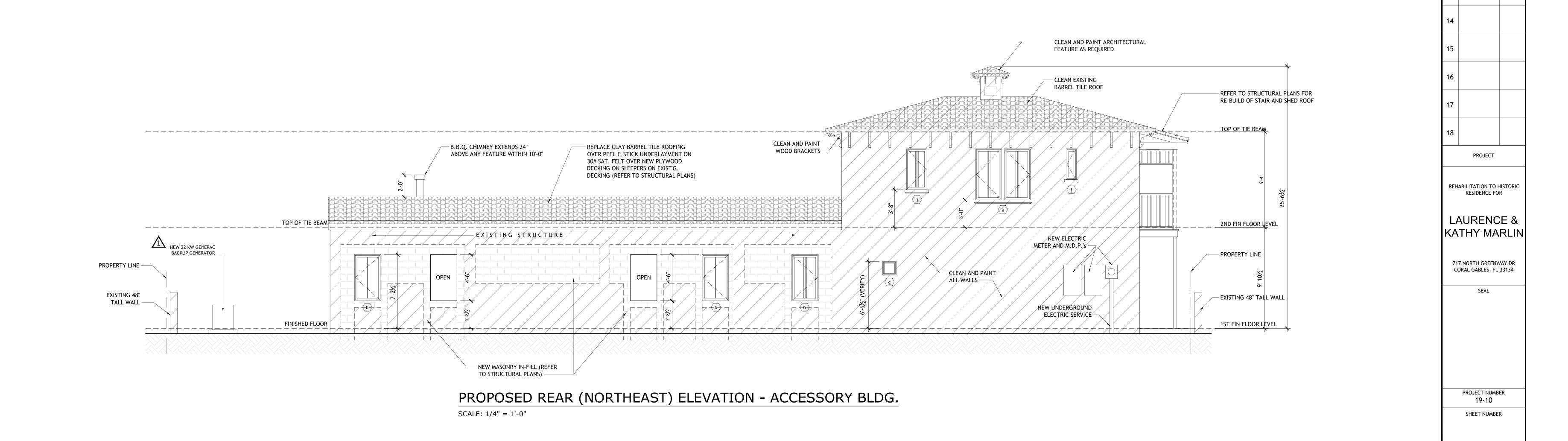
DRAWINGS

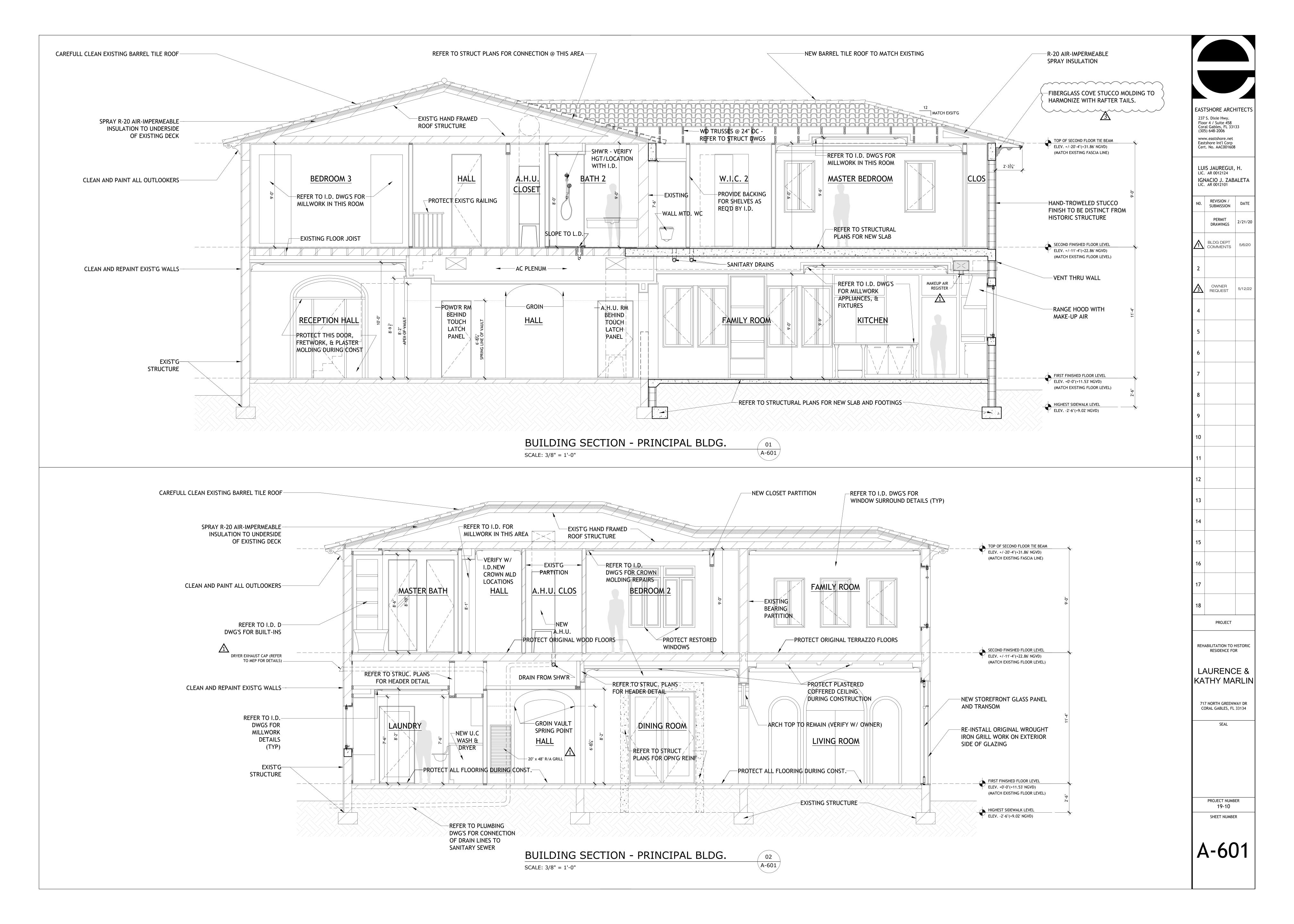
BLDG DEPT COMMENTS

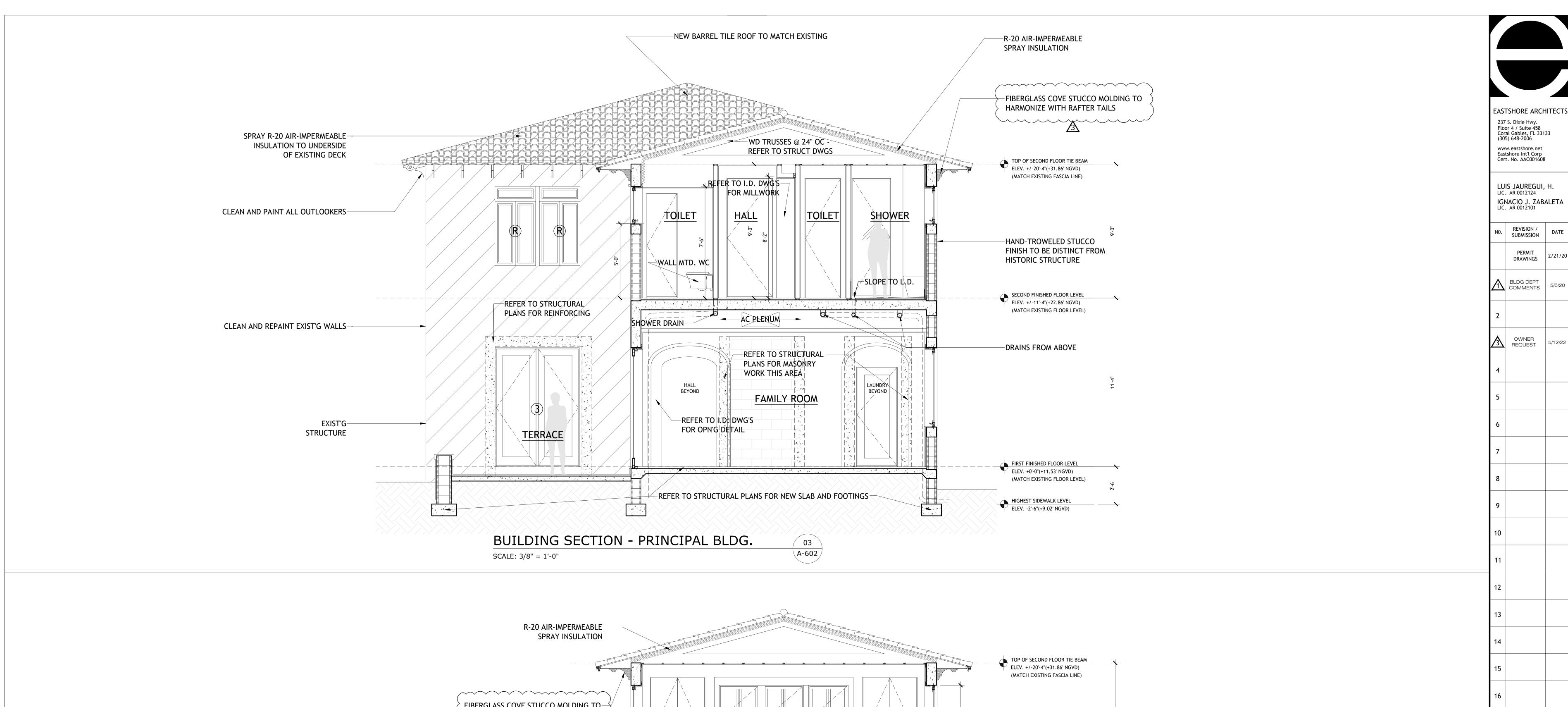
IGNACIO J. ZABALETA LIC. AR 0012101

EXISTING/DEMOLITION - REAR (NORTHEAST) ELEVATION - ACCESSORY BLDG.

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





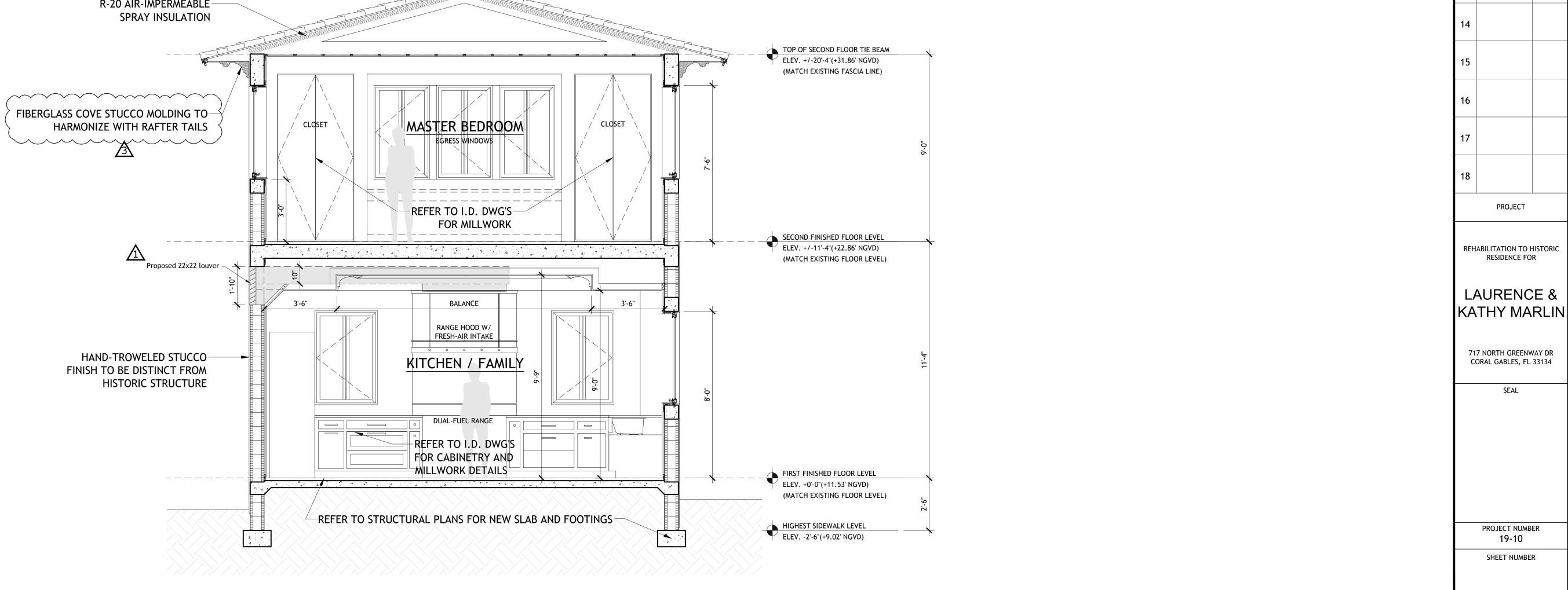


BUILDING SECTION - PRINCIPAL BLDG.

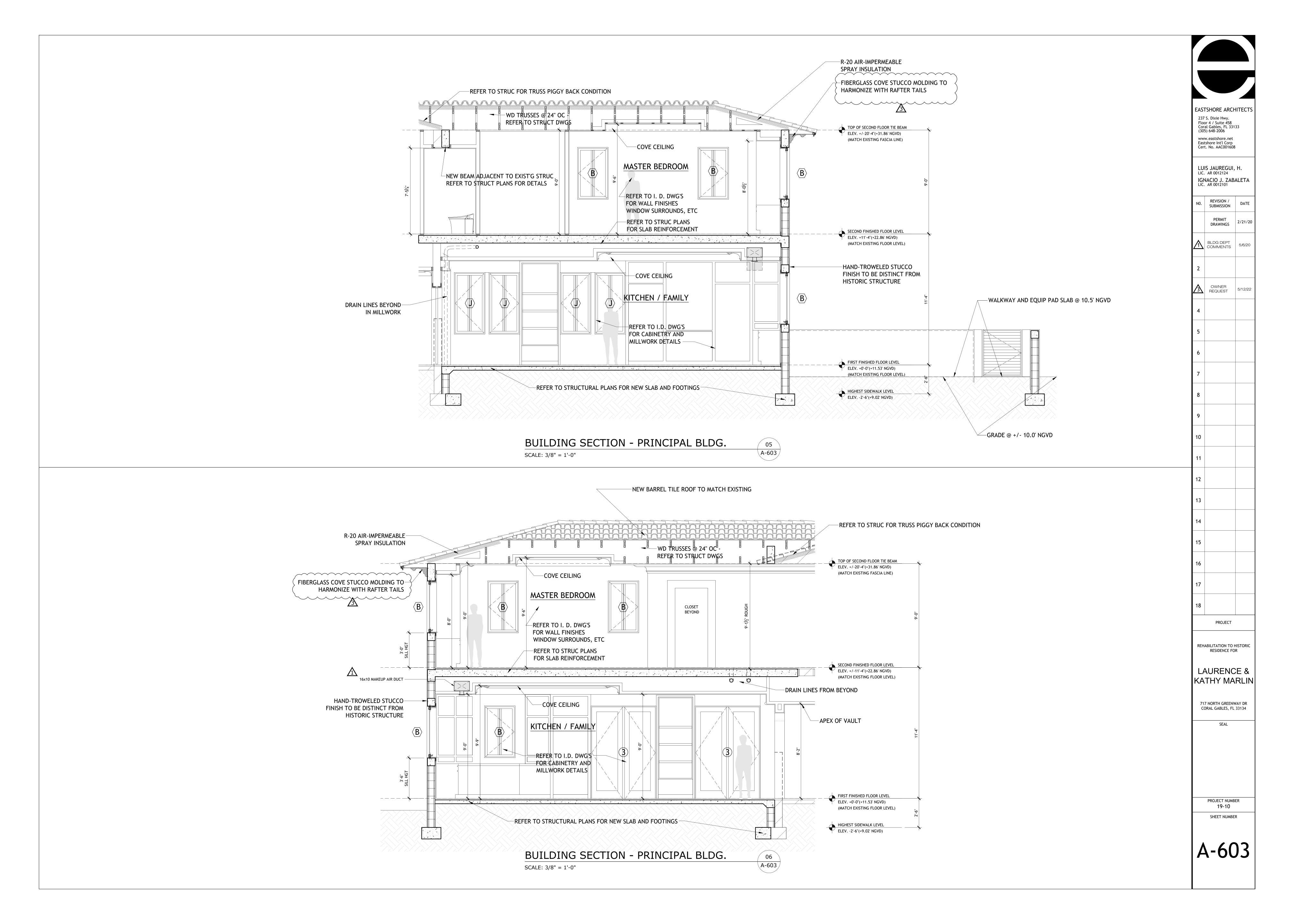
SCALE: 3/8" = 1'-0"

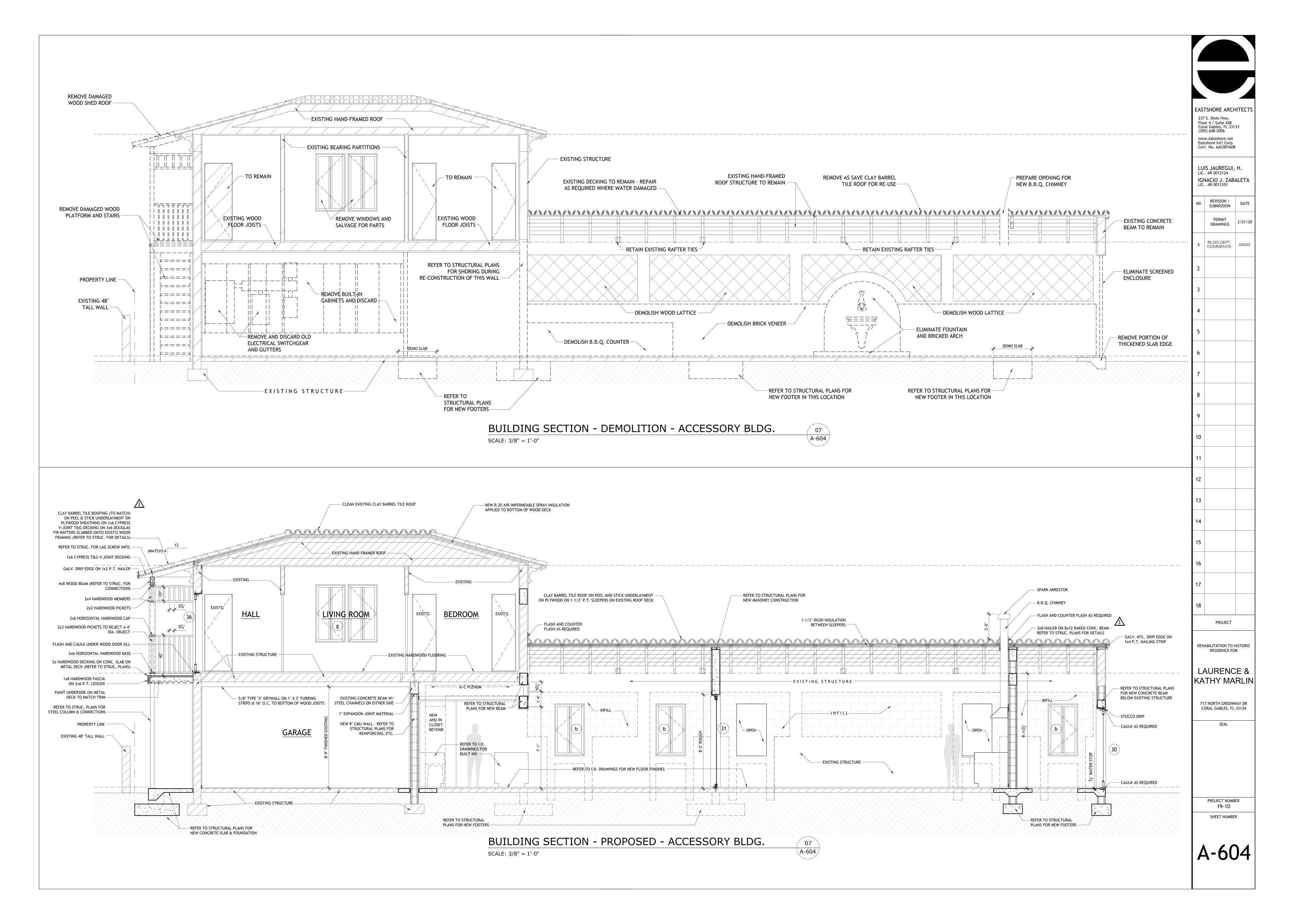
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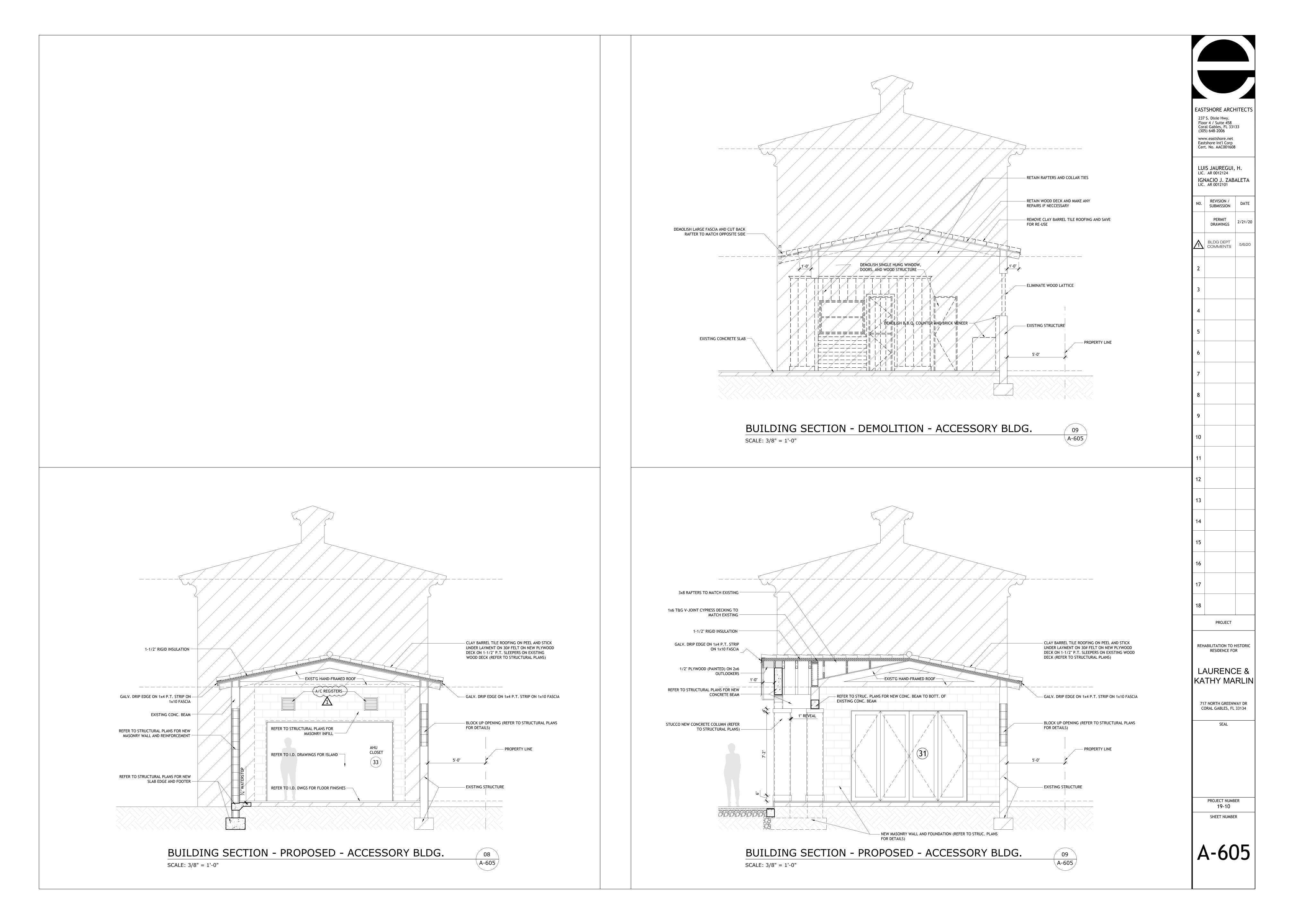
A-602



DATE







L																			
		DOOR	SIZE											DESIGN P	RESSURES		DETAILS		
	DOOR #	WIDTH	HEIGHT	STYLE	MATERIAL	MANUF.	SERIES	TYPE	GLASS	GLAZING	HARDWARE	FINISH	N.O.A.	POSITIVE	NEGATIVE	HEAD	JAMB	THRESHOLD	NOTES
	<u>01</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	<u>02</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ľ	03)	68.0"	96.0"	FRENCH DOOR	ALUMINUM	TBD	TBD	DOUBLE	IMPACT	CLEAR	TBD	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
ا ا	04)	36.0"	80.0"	FLUSH	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	TBD	N/A	N/A	TBD	TBD	TBD	POCKET DOOR W/ HEAVY DUTY TRAC
1	05)	36.0"	80.0"	FLUSH	WOOD	TBD	TBD	SINGLE	N/A	N/A	HIDDEN	TBD	N/A	N/A	N/A	TBD	TBD	TBD	TOUCH LATCH RELEASE
ŀ	06)	30.0"	80.0"	FLUSH	WOOD	TBD	TBD	SINGLE	N/A	N/A	HIDDEN	TBD	N/A	N/A	N/A	TBD	TBD	TBD	TOUCH LATCH RELEASE
ŀ	<u></u>	56.0"	80.0"	FLUSH	WOOD	TBD	TBD	DOUBLE	N/A	N/A	HIDDEN	TBD	N/A	N/A	N/A	TBD	TBD	TBD	TOUCH LATCH RELEASE
1	08)	_	_	_	-	_	_	_			_	_	-	<u> </u>		_	_	_	
ŀ	<u>(09)</u>	_	_	_	-		_	_	_	_	_	_			_	_	_		
ŀ	(10)																		
	$\overline{}$	-	-		-			-	-	-			-		-	-	-	-	
L	(11)	36.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
L	(12)	44.0"	96.0"	TBD	WOOD	TBD	TBD	DOUBLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
-	(13)	36.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
	<u>(14)</u>	24.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	16	24.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
	17)	24.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	FULL LOUVERED DOOR FOR A/C RETU
	18	36.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
	19)	34.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	POCKET DOOR W/ HEAVY DUTY TRAC
	20	43.0"	96.0"	TBD	WOOD	TBD	TBD	DOUBLE	N/A	N/A	HIDDEN	TBD	N/A	N/A	N/A	TBD	TBD	TBD	TOUCH LATCH RELEASE
	(21)	48.0"	96.0"	TBD	WOOD	TBD	TBD	DOUBLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	POCKET DOORS W/ HEAVY DUTY TRA
-	22)	28.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
	(23)	30.0"	96.0"	TBD	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
	(24)	_	_	-	-	-	_	-	_	_	-	_	_		-	_	_	_	
F	(25)	_	_	_	-		_	_	_	_	_	_	_		_	_		_	
-	(26)																		
	(27)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	(28)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ŀ	(29)	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	
L	(30)	72.0"	80.0"	FRENCH DOOR	ALUMINUM	TBD	TBD	DOUBLE	IMPACT	SOLID PANEL	TBD	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
	(31)	124.0"	96.0"	FOLDING	ALUMINUM	TBD	TBD	4 PANELS	IMPACT	CLEAR	TBD	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
1	(32)	28.0"	80.0"	FLUSH	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	POCKET DOOR W/ HEAVY DUTY TRAC
	33	30.0"	80.0"	FULL LOUVERED	WOOD	TBD	TBD	SINGLE	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD	TBD	
	34)	192.0"	93.0"	OVERHEAD	ALUMINUM	CLOPAY	TBD	4 SECTION	IMPACT	N/A	TBD	TBD	TBD	SEE STRUC	SEE STRUC	l	TBD	TBD	CANYON RIDGE SERIES DOUBLE CARRIA
1	35	60.0"	82.0"	FRENCH DOOR	ALUMINUM	TBD	TBD	DOUBLE	IMPACT	CLEAR	TBD	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
	36)	30.0"	92.0"	FRENCH DOOR	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	TBD	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
	37)	30.0"	82.0"	FRENCH DOOR	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	TBD	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
	38	30.0"	82.0"	FRENCH DOOR	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	TBD	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
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1	<u>(41)</u>	30.0"	80.0"	EXISTING	WOOD	N/A	N/A	SINGLE	N/A_	N/A	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	
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+	(43)	<u> </u>	<u></u>	· ·		<u> </u>	<u></u>		<u> </u>	<u> </u>	<u> </u>	<u> </u>				~~ · _	<u> </u>		
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-	45)		-	-	-	-	-	-	<u> </u>	-	-		-		-	-	-	-	
	(46)	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	
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	(48)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	49)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1	(50)	I	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1

								WINI	0 0 W	SCHED	ULE	(GC SHALL FIE	ELD VERIFY A	ALL EXIST'G 8	k PROPOSE	D ROUGH (OPENING D	IMENSIONS)
	FRAM	E SIZE											DESIGN PR		RESSURES DETAILS			
MARK	WIDTH	HEIGHT	STYLE	MATERIAL	MANUF.	SERIES	TYPE	GLASS	GLAZING	HARDWARE	FINISH	N.O.A.	POSITIVE	NEGATIVE	HEAD	JAMB	SILL	NOTES
A	17.0"	43.0"	FIXED	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
(B)	32.0"	51.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
$\langle D \rangle$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(E)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
F	62.0"	75.0"	FIXED	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
G	62.0"	29.0"	ARCH TOP	ALUMINUM	TBD	TBD	TRANSOM	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
$\langle H \rangle$	18.0"	29.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
J	32.0"	64.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
$\langle K \rangle$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
\(\(\mathbb{L}\)\)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
a	31.0"	42.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
(b)	31.0"	54.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
<u></u>	16.0"	16.0"	FIXED	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
d	31.0"	60.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
<u>e</u>	48.0"	24.0"	CASEMENT	ALUMINUM	TBD	TBD	DOUBLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
f	12.0"	36.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
g	64.0"	60.0"	CASEMENT	ALUMINUM	TBD	TBD	DOUBLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
h	24.0"	40.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
j	24.0"	48.0"	CASEMENT	ALUMINUM	TBD	TBD	SINGLE	IMPACT	CLEAR	INCLUDED	TBD	TBD	SEE STRUC	SEE STRUC	TBD	TBD	TBD	
(k)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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U - V A L U E	REFER TO ENERGY CALCS
S H G C	REFER TO ENERGY CALCS

Exterior Door and Window Waterproofing Note:

PROVIDE VULKEM 350 R MEMBRANE AT 40 MILS MIN. AROUND PERIMETERS OF OPENING AND INTO OPENING AND THEN PROVIDE PRIMARY AND BEAUTY BEAD OF SPECTREM 1 SILICONE SEALANT AT ALL SILL, JAMB, AND HEAD LOCATIONS. INSTALL AS PER TREMCO DIRECTIONS (561) 509- 2171

Hardware Note:

CONTRACTOR TO PROVIDE TO OWNER WITH A COMPLETE HARDWARE SPECIFICATIONS SCHEDULE LISTING ALL HARDWARE TO BE USED ON A DOOR BY DOOR BASIS, FOR REVIEW & APPROVAL.

ALL EXTERIOR FRENCH DOORS TO HAVE DOOR STOPS & HOOKS TO BE APPROVED BY OWNER.

ALL INTERIOR DOORS TO HAVE DOOR STOPS AS SELECTED BY OWNER.

ALL HINGES TO MATCH HARDWARE FINISHES AS SELECTED BY OWNER.

DOORS 1-3/4" THICK, UP TO AND INCLUDING 36" WIDE TO HAVE PAIR AND HALF HINGES. DOORS 1-3/4" THICK ABOVE 36" WIDE AND/OR TALLER THAN 7'-0" TO HAVE TWO PAIR HINGES.

ALL EXTERIOR DOORS OF BUILDING SHALL HAVE BOTTOM SEALS AND FRAME GASKETS.

ALL POCKET DOORS TO HAVE RECESSED TRACK IN HEADER. USE ACME HEAVY DUTY NO. 58, ANG. HANGER NO. 57

ALL SHOWER DOORS/ HARDWARE TO MATCH PLUMBING FIXTURE FINISHES OR AS SELECTED BY OWNER.

Additional Door Notes:

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED

PROVIDE SHOP DRAWINGS FOR SHOWER ENCLOSURE TO ARCHITECT.

ADJUST ALL EXTERIOR DOOR HEIGHTS TO COMPENSATE FOR RECESSED SLAB AT THRESHOLD CONDITION. ALL DOORS MUST ALIGN AT HEAD HEIGHT.

EASTSHORE ARCHITECTS

237 S. Dixie Hwy.
Floor 4 / Suite 458
Coral Gables, FL 33133
(305) 648-2006

www.eastshore.net
Eastshore Int'l Corp
Cert. No. AAC001608

LUIS JAUREGUI, H.
LIC. AR 0012124
IGNACIO J. ZABALETA
LIC. AR 0012101

LIC.	AR 0012101	
N0.	REVISION / SUBMISSION	DATE
	PERMIT DRAWINGS	2/21/20
1	BLDG DEPT COMMENTS	5/6/20
2		
<u>/3</u>	OWNER REQUEST	5/12/22
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PROJECT

REHABILITATION TO HISTORIC RESIDENCE FOR

LAURENCE & KATHY MARLIN

717 NORTH GREENWAY DR CORAL GABLES, FL 33134

SEAL

PROJECT NUMBER 19-10

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