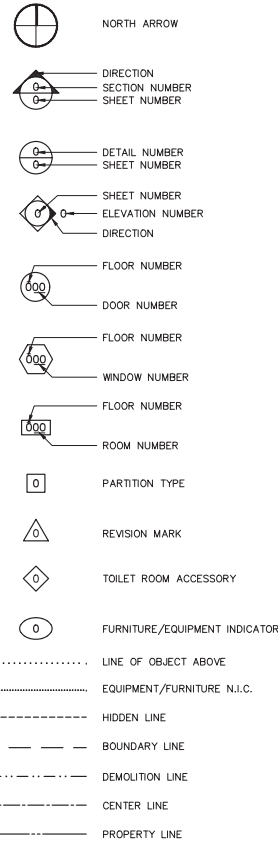


Abbreviations

AL.	ALUMINUM	HORZ.	HORIZONTAL
APPROX.	APPROXIMATE	HP	HIGH POINT
ARCH.	ARCHITECTURAL, ARCHITECT	INSUL.	INSULATE, INSULATION
AVG.	AVERAGE	INT.	INTERIOR
BD.	BOARD	JT.	JOINT
B.O.	BOTTOM OF	LB.	POUND
B.O.B.	BOTTOM OF BEAM	LP	LOW POINT
B.O.C.	BOTTOM OF CEILING	MAX.	MAXIMUM
BOTT.	BOTTOM	MECH.	MECHANICAL
CEM. PLS.	CEMENT PLASTER	MEMB.	MEMBRANE
CCTV	CLOSED CIRCUIT TELEVISION	MET.	METAL
CLG.	CEILING	MANF.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MAT.	MATERIAL
CONT.	CONTINUOUS	NIC	NOT IN CONTRACT
DIA.	DIAMETER	NO.	NUMBER
DIM.	DIMENSION	N.T.S.	NOT TO SCALE
DN.	DOWN	PLS. LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PL.	PLATE
DWG.	DRAWING	PLYWD.	PLYWOOD
EA.	EACH	PREFAB.	PREFABRICATED
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
ELEC.	ELECTRICAL	R.	RADIUS
EMERG.	EMERGENCY	REQ.	REQUIRED
EQPT.	EQUIPMENT	REINF.	REINFORCEMENT
EQ.	EQUAL	SC.	SOLID CORE
EXH.	EXHAUST	SIM.	SIMILAR
EXIST.	EXISTING	SHT.	SHEET
E.J.	EXPANSION JOINT	SPEC.	SPECIFICATION
E.W.	EACH WAY	S.S.	STAINLESS STEEL
EW	ELECTRIC WATER COOLER	SUSP.	SUSPEND, SUSPENDED
FD.	FLOOR DRAIN	SYS.	SYSTEM
FIN.	FINISH	TEMP.	TEMPERED
FL.	FLOOR	T&G	TONGUE AND GROOVE
FT.	FOOT	T.O.B.	TOP OF BEAM
FTG.	FOOTING	T.O.S.	TOP OF SLAB
GA.	GAUGE	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPSONUM	VERT.	VERTICAL
HC.	HOLLOW CORE	W/	WITH
HDW.	HARDWARE	WD.	WOOD
HM.	HOLLOW METAL	W/O	WITHOUT
		WWF	WIRE WELDED FABRIC

Symbol Legend



General Notes and Specifications

- ALL WORK IS TO CONFORM TO THE FLORIDA RESIDENTIAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH, AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- NO SUBSTITUTIONS UNLESS AUTHORIZED BY THE ARCHITECT, IN WRITING, PRIOR TO THE BID OPENING.
- ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS.
- ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES.
- DO NOT SCALE DRAWINGS. DIMENSION AND/OR EXISTING CONDITIONS GOVERN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL MILLWORK, WOODWORK AND CASEWORK SHALL CONFORM TO THE AMERICAN WOODWORK ASSOCIATION RECOMMENDATIONS.
- ALL ELECTRICAL COVER PLATES, ETC. (INCL. SMOKE DETECTORS, SWITCHES, RECEPTACLES, ETC.) ARE TO BE OF COLOR SELECTED BY OWNER/ARCHITECT.
- PAINT ALL WALL, CEILING SURFACES AND ALL OTHER GYPSUM BOARD OR PLASTER SURFACES WITHIN THE AREAS OF NEW WORK, UNLESS OTHERWISE SPECIFICALLY NOTED, WITH PRIMER AND TWO FINISH COATS (MINIMUM) BY BENJAMIN MOORE TO ACHIEVE AN EVEN, OPAQUE COVERAGE.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- THE ARCHITECT SHALL APPROVE ALL TILE LAYOUTS PRIOR TO INSTALLATION, AT ACTUAL LAYOUT AND BEFORE GROUTING.
- ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACEMENT LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING THEIR BID.
- ALL NEW GYPSUM BOARD AND PLASTER CORNERS SHALL RECEIVE METAL CORNER BEADS. ALL EXPOSED GYPSUM BOARD AND PLASTER EDGES SHALL HAVE METAL CASING BEADS.
- WHERE CONFLICTS EXIST AND / OR VARIANCES EXIST IN THE DRAWINGS, THE ARRANGEMENT OF BETTER QUALITY, GREATER QUANTITY, AND HIGHER COST SHALL BE INCLUDED IN THE BID PRICE. THE ARCHITECT WILL HAVE FINAL DECISION REGARDING ITEM AND MANNER IN WHICH WORK SHALL BE INSTALLED.
- SUBMIT FOUR SETS OF DETAILED SHOP DRAWINGS, CUT SHEETS OR SAMPLES FOR APPROVAL, BY THE ARCHITECT OF THE FOLLOWING:
 - ALL CASEWORK, MILLWORK AND WOOD PANELING
 - ALL LIGHT FIXTURES
 - ALL PLUMBING FIXTURES AND TRIM
 - ACCESSORIES
 - OTHER PROCURED MATERIALS
- SUBMIT SAMPLES OF ALL SPECIFIED FINISH MATERIALS (I.E. CERAMIC TILE AND GROUT, PLASTIC LAMINATE, ETC.) PRIOR TO INSTALLATION.
- SUPPORT WIRES FOR CEILINGS, SOFFITS, ETC. SHALL NOT BE CONNECTED TO ANY MECHANICAL, ELECTRICAL, OR PLUMBING, ETC.
- ALL DETAILS, SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.
- THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.
- THE ARCHITECT'S APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

List of Drawings

Information

- General Notes, Location Map
- Landscape**
 - LA-1 Tree Disposition Plan
 - LA-2 Planting Plan

Architectural

- D-1 Demolition Site and Roof Plan
- D-2 Demolition Floor Plan
- A-1 Site Plan and Area Calculations
- A-2 Ground Floor Plan
- A-3 Reflected Ceiling plan
- A-3.1 Roof Plan
- A-4 Exterior Elevations
- A-5 Exterior Elevations
- A-6 Exterior Elevations
- A-7 Door and Window Schedule
- A-8 Building Sections
- A-9 Wall Sections
- A-10 Wall Sections
- A-11 Partition Types
- AI-1 Interior Elevations
- AI-2 Interior Elevations
- AI-3 Interior Elevations
- AI-4 Details

Structural

- S-1 Foundation & Ground Floor Plan
- S-1A Foundation & Ground Floor Plan
- S-2 Roof Framing Plan
- S-3 North and South Elevations
- S-4 West and East Elevations
- S-5 Cabana and Partial Elevations
- S-6 Details and Schedules
- S-7 Wall Sections
- S-8 Wall Sections and Details
- S-9 Wall Sections and Details
- S-10 Details
- S-11 Details
- S-12 Details
- S-13 Structural Notes

Electrical

- E-1 Power Floor Plan
- E-2 Lighting Floor Plan
- E-3 Electrical Notes and Details
- E-4 Electrical Panel

Mechanical

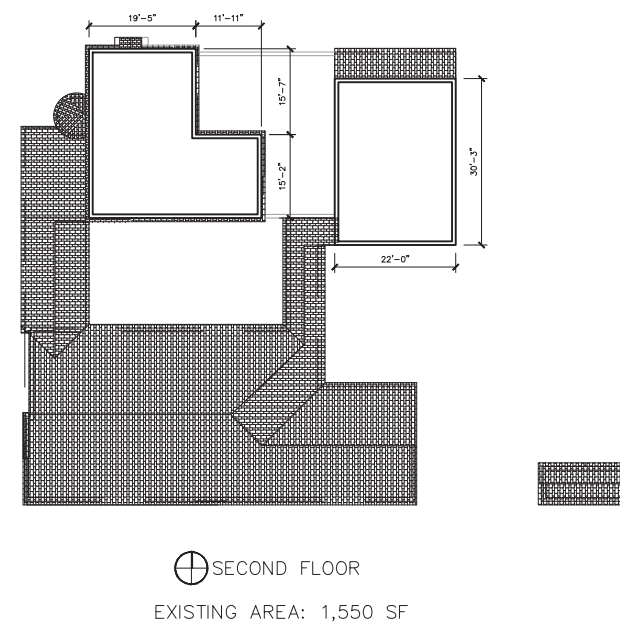
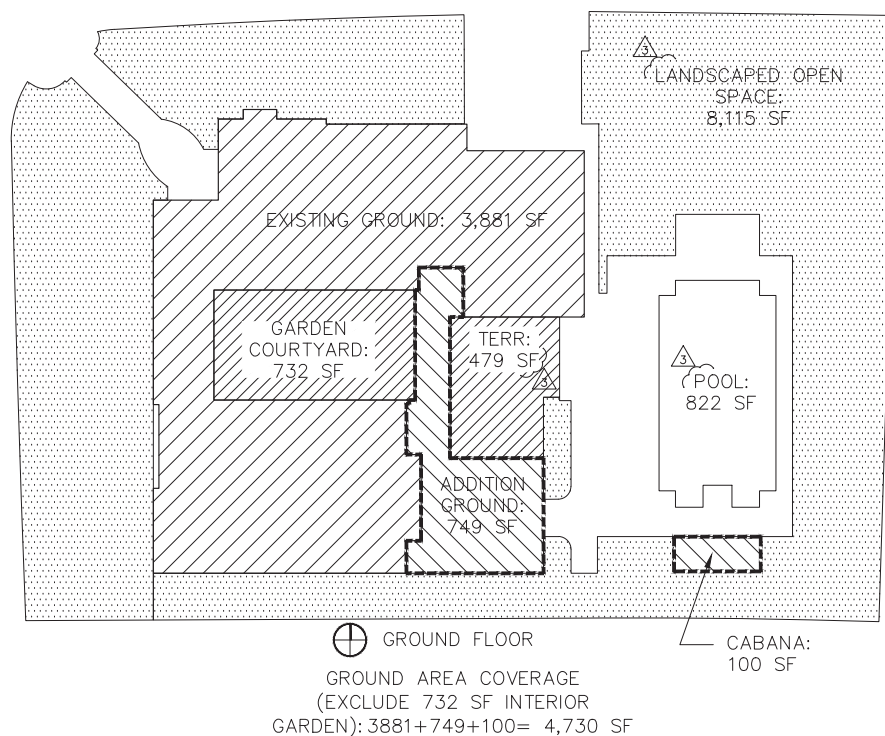
- M-1 Mechanical Floor Plan
- M-2 Mechanical Schedules
- M-3 Mechanical Details

Plumbing

- P-1 Plumbing Floor Plan
- P-2 Gas and Sanitary Isometric
- P-3 Water Isometric
- P-4 Plumbing Notes and Details
- PS-1 Plumbing Site Plan

Site Summary

ZONING CLASSIFICATION:	SFR (SINGLE-FAMILY RESIDENTIAL)
PROPOSED LAND USE:	RESIDENTIAL
GROSS LAND AREA:	17,331 SF
BUILDING SETBACKS:	REQUIRED PROVIDED
FRONT SETBACK:	25'-0" 23'-6" (EXISTING)
SIDE STREET SETBACKS:	25'-0" 17'-4" (EXISTING)
INTERIOR SIDE SETBACKS:	10'-0"/5'-0" 8'-6" (EXISTING)
REAR SETBACK:	10'-0" 57'-11"
CABANA (AUXILIARY) SETBACKS:	REQUIRED PROVIDED
FRONT SETBACK:	25'-0" 116'-4"
SIDE STREET SETBACKS:	25'-0" 95'-6"
INTERIOR SIDE SETBACKS:	10'-0"/5'-0" 8'-6"
REAR SETBACK:	10'-0" 21'-5"
POOL & DECK SETBACKS:	REQUIRED PROVIDED
POOL SETBACK:	10'-0" 20'-10" EXISTING
DECK SETBACK:	5'-0" 12'-3"
FLOOR AREA CALCULATION:	ALLOWABLE
5,000 SF x 48%:	2,400 SF
5,000 SF x 35%:	1,750 SF
7,331 SF x 30%:	2,199 SF
TOTAL MAXIMUM ALLOWABLE FLOOR AREA:	6,349 SF
GROUND FLOOR AREA	PROVIDED
EXISTING RESIDENCE (MAIN BUILDING)	3,881 SF
NEW ADDITION (MAIN BUILDING)	749 SF
NEW CABANA (AUXILIARY)	100 SF
GARDEN COURTYARD	732 SF
TOTAL GROUND FLOOR	5,462 SF
SECOND FLOOR AREA	PROVIDED
EXISTING 2nd FLOOR	1,550 SF
GARDEN COURTYARD	732 SF
TOTAL SECOND FLOOR	2,282 SF
TOTAL FLOOR AREA:	6,349 SF 7,744 SF
TERRACE:	479 SF
LANDSCAPED GARDEN AREA:	732 SF
NOTE:	
ESTABLISHED GRADE (CROWN OF THE ROAD ELEVATION) = 13.59' NGVD	
NEW ADDITION ELEVATION = ±0'-0" = 15.54' NGVD	
MAX. ALLOWABLE	PROVIDED
GROUND COVERAGE (BUILDING+CABANA): 35 % 6,065 SF	4,730 SF
GROUND COVERAGE (BLDG+CABANA+POOL): 45 % 7,799 SF	5,552 SF
MIN. REQUIRED	PROVIDED
GROSS LANDSCAPE AREA: 40 % 6,933 SF	8,115 SF



FORBES ARCHITECTS

architecture
land planning
retail design
space planning
construction management

4585 ponce de leon blvd.
suite 100
coral gables, florida 33146
tel: 305.444.0849
fax: 305.444.0857
florida registration
no. AA-100004

John Roberts Forbes
AR0009810

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Durango Residence
Project:
New Addition
3701 Durango St.
Coral Gables, FL 33134

Owner:
Michel Bousavage
3701 Durango Street
Coral Gables, FL 33134

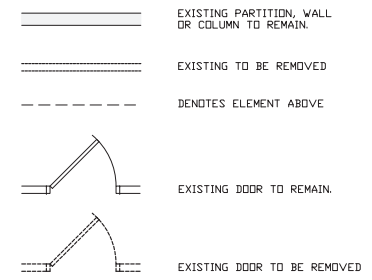
Date
07-26-2018

Commission
17029

Revisions
11-13-18 to GC
03-04-19

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Demolition Legend

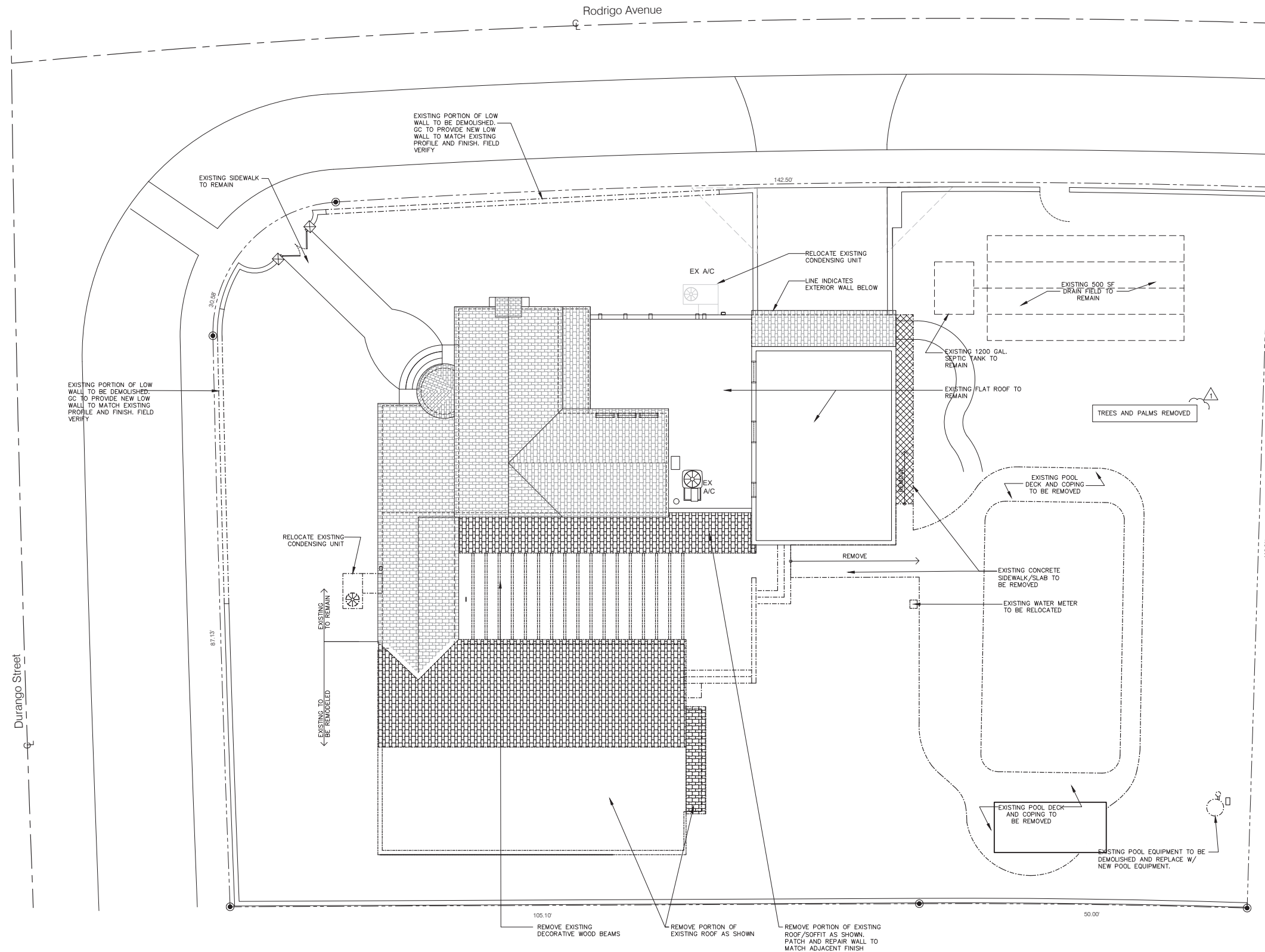


Demolition Notes

- CONTRACTOR TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO DEMOLITION. REPORT ALL DISCREPANCIES TO ARCHITECT FOR RESOLUTION.
- INFORMATION SHOWN REGARDING EXISTING CONSTRUCTION OR CONDITIONS IS NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY OF AS-BUILT CONDITIONS. DATA MADE AVAILABLE IS DERIVED FROM FIELD SURVEY AND IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR.
- PROTECT ALL CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION OF ADJACENT CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR RESTORATION IF DAMAGE OCCURS TO AREAS NOT SHOWN TO BE DEMOLISHED.
- DEMOLISH ONLY THE SECTIONS OF WALLS, DOORS, ETC. SHOWN ON THIS PLAN. IF CONDITIONS ARE FOUND TO BE IN CONFLICT WITH ANY INFORMATION SHOWN IN THESE DRAWINGS, NOTIFY ARCHITECT FOR INSTRUCTIONS PRIOR TO CONTINUATION OF WORK. FIELD VERIFY ALL AREAS PRIOR TO BID SUBMITTAL.
- CONTRACTOR SHALL REMOVE ALL PLUMBING FIXTURES AND LINES INDICATED TO BE PART OF THE DEMOLITION WORK AND CAP OFF ALL PLUMBING LINES BELOW THE SLAB.
- CONTRACTOR TO DISPOSE OF DEMOLISHED MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
- ALL EXISTING CARPETING, CERAMIC TILE AND VINYL FLOOR FINISHES SHALL BE REMOVED IN THEIR ENTIRETY DOWN TO THE CONCRETE SLAB, INCLUDING ALL ADHESIVES AND NAILING STRIPS. FLOOR SHALL BE LEFT IN A SMOOTH CONDITION READY TO RECEIVE SCHEDULED FINISH.
- REMOVE FOOTING AND FOUNDATIONS ASSOCIATED WITH ANY WALLS INDICATED TO BE REMOVED. GC WILL BACKFILL WITH CLEAN FILL.
- CONTRACTOR SHALL ATTEMPT TO REUSE EXISTING MATERIALS AS REASONABLY POSSIBLE.
- G.C. TO PROVIDE VEHICULAR CONSTRUCTION ACCESS OPENING IN NON-HISTORIC PORTION OF PERIMETER SITE WALL. REPLACE WALL TO ORIGINAL CONDITION UPON SUBSTANTIAL COMPLETION.
- G.C. SHALL COORDINATE REQUIRED UTILITIES TO BE DISCONNECTED DURING CONSTRUCTION WHILE MAINTAINING UTILITIES FOR HOUSE RESIDENTS WHO WILL OCCUPY PROPERTY.
- G.C. TO PROVIDE 1 1/4" WATER LINE WITHIN 50' OF DEMOLITION AREA.

John Roberts Forbes
AR0009810

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TREE SCHEDULE DELETED.
REFER TO L-1 AND L-2

Demolition Plan 1/8"

Project: **Durango Residence**
New Addition
3701 Durango St.
Coral Gables, FL 33134

Owner: Michel Bousavage
3701 Durango Street
Coral Gables, FL 33134

Date
07-26-2018

Commission
17029

Revisions
11-13-18 Permit Comm.

Legend

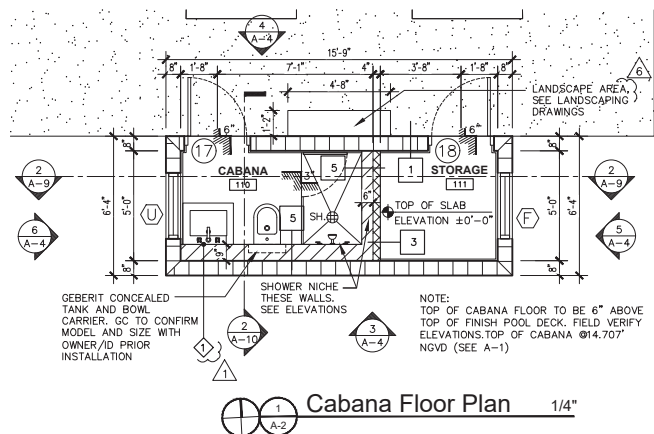
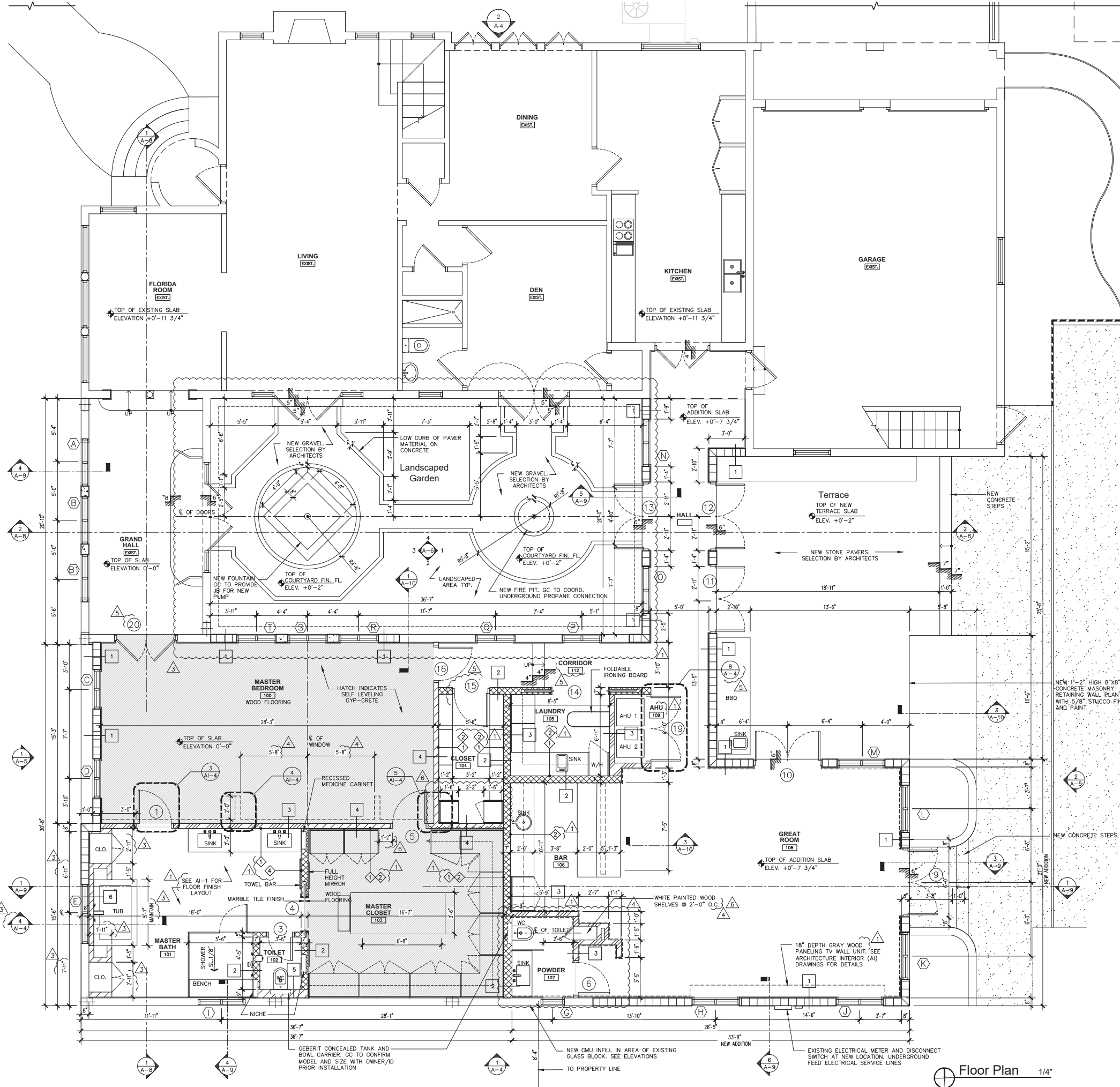
- 1 NEW CMU WALL WITH NEW 5/8" GYPSUM BOARD ON 7/8" METAL FURRING @ 24" O.C. WITH NEW R-5 RIGID INSULATION AND 6 MIL VAPOR BARRIER IN FURRING SPACING AT ALL EXTERIOR WALLS. STUCCO FINISH TO MATCH EXISTING ADJACENT TEXTURE ON EXTERIOR SIDE.
- 2 NEW INTERIOR PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 6" METAL STUDS AT 24" O.C. EXTEND TO 6" ABOVE CEILING.
- 3 NEW INTERIOR PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3-5/8" METAL STUDS AT 24" O.C. PROVIDE SOUND ATTENUATION BATTS CONTINUOUS IN STUD SPACING. EXTEND TO UNDERSIDE OF SLAB ABOVE.
- 4 NEW INTERIOR PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3-5/8" METAL STUDS AT 24" O.C. EXTEND TO 6" ABOVE CEILING.
- 5 NEW INTERIOR PARTITION OF 5/8" GYPSUM BOARD ON ONE SIDE OF 6" METAL STUDS AT 24" O.C. (CEMENT BOARD IN RESTROOMS). PROVIDE R-5 RIGID INSULATION EXTERIOR WALLS CONDITION ONLY.
- EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
- WOOD PANELING. SEE 3/A-14
- NEW DOOR
- EXISTING DOOR TO REMAIN

NOTES:

1. CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS PRIOR TO SUBMITTING BIDS. VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL EXISTING ELECTRICAL SERVICE AND NOTIFY IF CHANGE IN SERVICE IS NEEDED.
3. CONTRACTOR/SUBCONTRACTOR SHALL INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. IF CONTRACTOR/SUBCONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR/SUBCONTRACTOR RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH FOUR COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL PRIOR TO PROCEEDING WITH THE WORK. IN ADDITION TO THE CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY APPROVALS FROM BUILDING AUTHORITIES FOR THE PROPOSED CHANGES. PRIOR TO PROCEEDING WITH THE WORK, THE CONTRACTOR/SUBCONTRACTOR ARE ALSO RESPONSIBLE FOR PROVIDING ALL NECESSARY INSPECTIONS AND APPROVAL FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
5. TRUSS DESIGN, DRAWINGS AND STRUCTURAL COMPUTATION ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. SUBMIT 6 COPIES OF THE DRAWINGS AND THE STRUCTURAL SHEETS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEERING LICENSED TO WORK IN THE COUNTY/CITY OF THE WORK. DO NOT PROCEED WITH TRUSS FABRICATION UNTIL APPROVAL BY BUILDING AUTHORITIES.
6. SPECIAL INSPECTOR REQUIRED FOR FOUNDATION AND REINFORCED MASONRY
7. CONTRACTOR TO PROVIDE SIGNED AND SEALED TRUSS SHOP DRAWINGS WITH COMPUTATIONS, REVIEWED BY THE ARCHITECT, PRIOR TO FABRICATION.
8. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALL ARE 8" CONCRETE BLOCK.
9. ALL APPLIANCES, FURNITURE AND FINISHES NOT SPECIFIED ARE BY OWNER. G.C. TO COORDINATE WITH OWNER FOR BID AND INSTALLATION.

Backing Schedule					
MARK	DESCRIPTION	HEIGHT	WIDTH	TOP	COMMENTS
1	1"x4"		AT BASE CABINETS	2'-10" AFF	
2	2"x6"		AT OVERHEAD CABINETS	5'-7"-0" AFF	
3	3/4" PLYWOOD	+4'-0"	4'-0"	7'-0" AFF	
4	1"x4"		AT TOWELL BAR	3'-4" AFF	

- NOTES:
1. SECURE BACKING WITH APPROVED SCREWS AT 12" OC AND/OR AT ALL CORNERS.

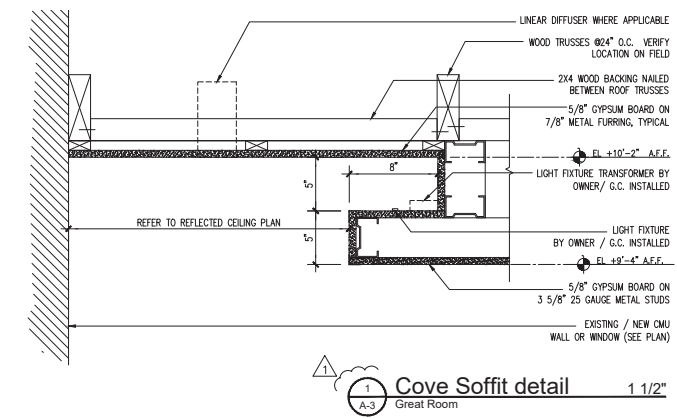


Floor Plan 1/4"

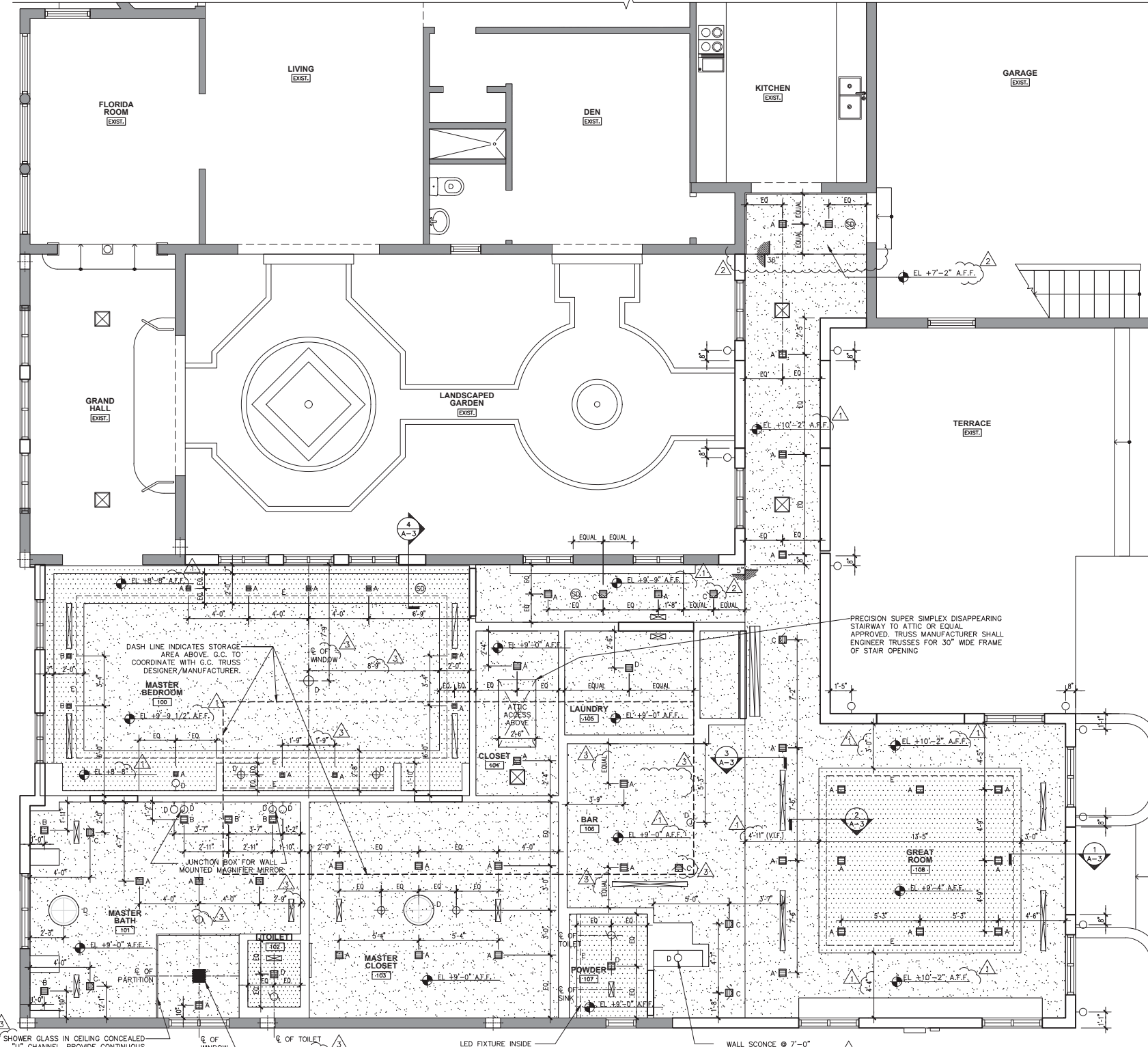
Cabana Floor Plan 1/4"

ROOM NO.	ROOM NAME	TAG ON PLAN	FIXTURE TYPE/DESCRIPTION	MFR.	FIXTURE SPEC	REMARKS	QUANTITY	DRAWING REFERENCE
100	MASTER BEDROOM	A	SQUARE, FLANGED, FIXED, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A		7	A-3
	MASTER BEDROOM	B	SQUARE, FLANGED, FIXED, NARROW FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-NF-T1-SQ-FT-WHT-91A		2	
	MASTER BEDROOM	E	LED CEILING COVE LIGHT	ZUM	ACD ORELLE PRO 80 CRI	PROVIDE MULTIPLE POWER SOURCES @ 20' MAX.	72 LF	A-3
	MASTER BEDROOM	E	LED HEADBOARD COVE LIGHT	ZUM	ACD ORELLE PRO 80 CRI	PROVIDE MULTIPLE POWER SOURCES @ 20' MAX.	46 LF	A1-4
101	MASTER BATH	A	SQUARE, FLANGED, FIXED, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	4	A-3
	MASTER BATH	B	SQUARE, FLANGED, FIXED, NARROW FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-NF-T1-SQ-FT-WHT-91A	DIMMABLE	5	A-3
	MASTER BATH	C	SQUARE, FLANGED, ADJUSTABLE, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	2	A-3
103	MASTER CLOSET	A	SQUARE, FLANGED, FIXED, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A		6	A-3
104	CLOSET	A	SQUARE, FLANGED, FIXED, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A		2	A-3
106	BAR	A	SQUARE, FLANGED, FIXED, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	4	A-3
	BAR	C	SQUARE, FLANGED, ADJUSTABLE, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	1	A-3
107	POWDER	E	LED CEILING COVE LIGHT	ZUM	ACD ORELLE PRO 80 CRI	PROVIDE MULTIPLE POWER SOURCES @ 20' MAX.	7 LF	A-3
	POWDER	B	SQUARE, FLANGED, FIXED, NARROW FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-NF-T1-SQ-FT-WHT-91A	DIMMABLE	2	A-3
108	GREAT ROOM	A	SQUARE, FLANGED, FIXED, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	11	A-3
	GREAT ROOM	C	SQUARE, FLANGED, ADJUSTABLE, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	2	A-3
	GREAT ROOM	E	LED CEILING COVE LIGHT	ZUM	ACD ORELLE PRO 80 CRI	PROVIDE MULTIPLE POWER SOURCES @ 20' MAX.	56 LF	A-3
	HALL	A	SQUARE, FLANGED, FIXED, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	3	A-3
	HALL	C	SQUARE, FLANGED, ADJUSTABLE, FLOOD, RECESSED LED FIXTURE	SPECIALTY LIGHTING-GR-F SERIES	GF-F-NP-C220-F-30-FL-T1-SQ-FT-WHT-91A	DIMMABLE	3	A-3
	EXTERIOR WALL		EXTERIOR WALL MOUNTED		T.B.D.		12	A-3, A-5, A-6

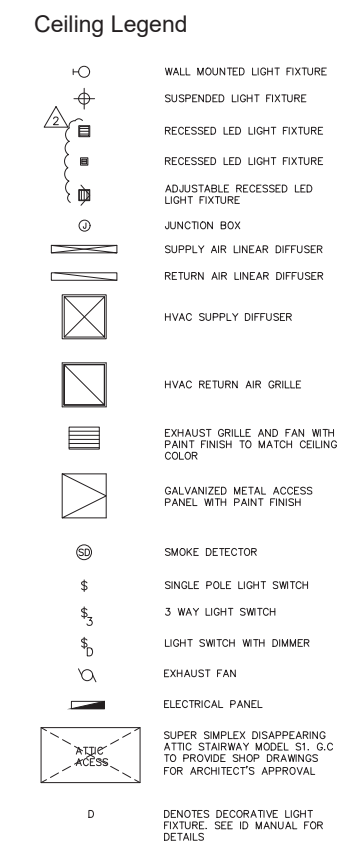
NOTE: REFER TO INTERIOR DESIGN MANUAL FOR FIXTURES DESIGNATED WITH A "D" ON SH. A-3



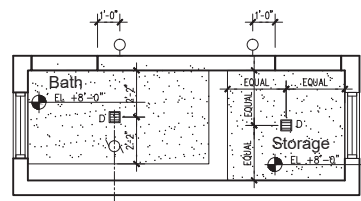
1 Cove Soffit detail 1 1/2" Great Room



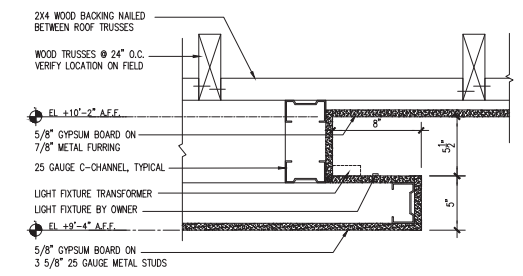
Reflecting Ceiling Plan 1/4"



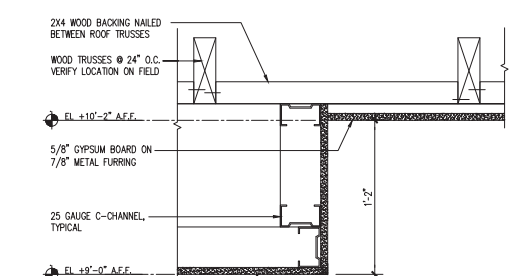
NOTE:
REFLECTED CEILING PLANS INDICATE: CEILING HEIGHTS ABOVE FLOOR SLABS; FINISHES; SOFFIT LOCATIONS FROM WALLS; AND JUNCTION BOX LOCATIONS. NOT ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION FIXTURES AND ACCESSORIES ARE SHOWN ON THE REFLECTED CEILING PLANS. THIS SHEET SHALL BE USED AS A PLACEMENT GUIDE. COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION FOR COMPLETE LAYOUT. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DETERMINATION OF FIXTURE LOCATION.
ALL HEIGHTS SHOWN ARE FINISH HEIGHTS ABOVE FLOOR SLABS UNLESS OTHERWISE NOTED.
SEE MECHANICAL PLANS FOR REQUIRED HVAC SUPPLY, HVAC RETURN & HVAC DIFFUSER SIZES.



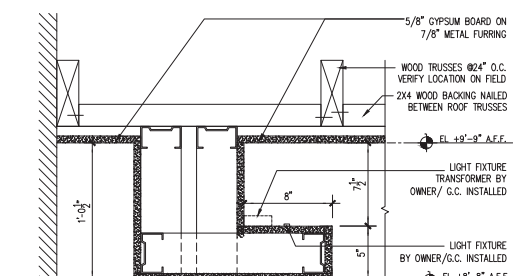
Reflecting Ceiling Plan 1/4" Cabana



2 Cove Soffit detail 1 1/2" Great Room



3 Soffit detail 1 1/2" Bar



4 Cove Soffit detail 1 1/2" Master Bedroom

architecture
land planning
retail design
space planning
construction management

4565 ponce de leon blvd.
suite 100
coral gables, florida 33146
tel: 305.444.0849
fax: 305.444.0537
florida registration
no. AA-10004

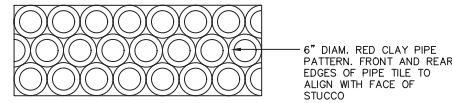
John Roberts Forbes
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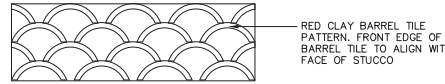
Durango Residence
New Addition
3701 Durango St.
Coral Gables, FL 33134

Project:
Owner:
3701 Durango Street
Coral Gables, FL 33134

Date	07-26-2018
Commission	17029
Revisions	
11-13-18 to GC	
04-10-19 to GC	
05-29-19 to GC	
Sheet	A-3
of	



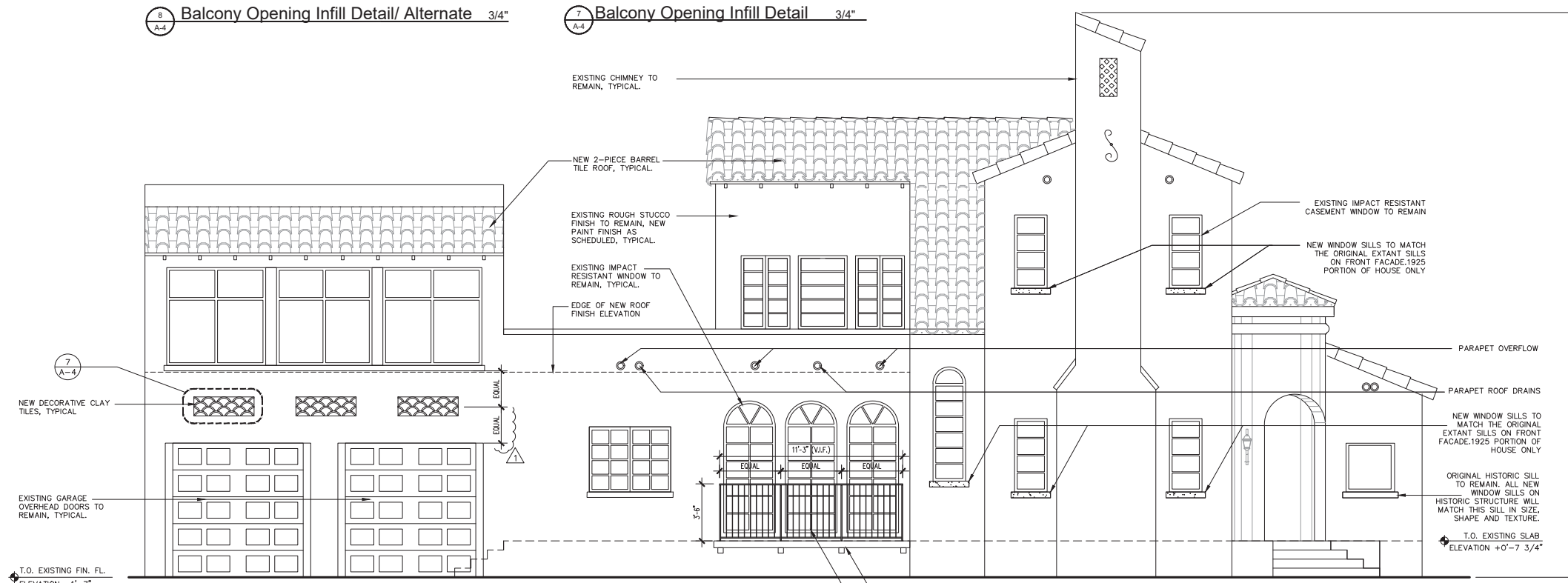
6" DIAM. RED CLAY PIPE PATTERN. FRONT AND REAR EDGES OF PIPE TILE TO ALIGN WITH FACE OF STUCCO



RED CLAY BARREL TILE PATTERN. FRONT EDGE OF BARREL TILE TO ALIGN WITH FACE OF STUCCO

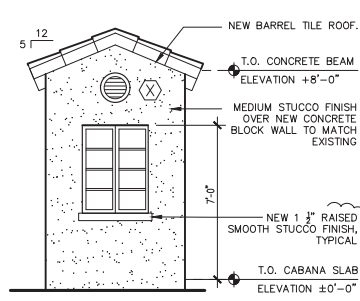
8 Balcony Opening Infill Detail/ Alternate 3/4"

7 Balcony Opening Infill Detail 3/4"



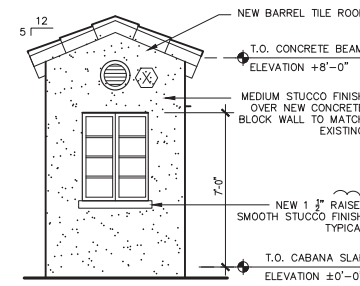
2 North Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLERWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
WINDOWS/DOORS: BRONZE TO MATCH EXISTING WINDOWS
ORNAMENTAL RAFTER OVERHANG: BENJAMIN MOORE STAIN
SW 3134-B "WEATHERED TEAK."
CLAY BARREL TILE: TWO PIECE BARREL, "FUME" BY VEREA CLAY TILE



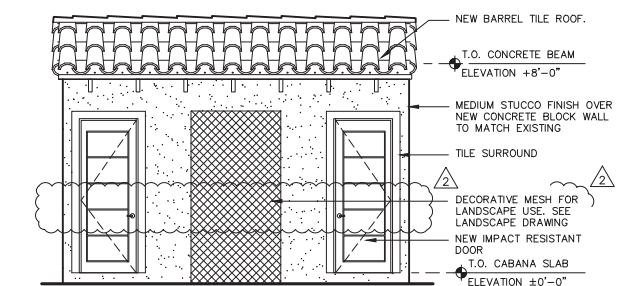
9 Cabana West Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLERWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
WINDOWS/DOORS: BRONZE TO MATCH EXISTING WINDOWS
ORNAMENTAL RAFTER OVERHANG: BENJAMIN MOORE STAIN
SW 3134-B "WEATHERED TEAK."
CLAY BARREL TILE: TWO PIECE BARREL, "FUME" BY VEREA CLAY TILE



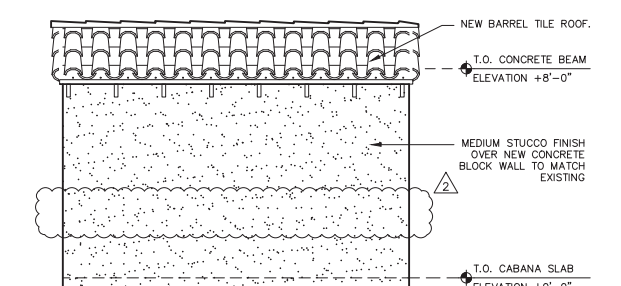
5 Cabana East Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLERWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
WINDOWS/DOORS: BRONZE TO MATCH EXISTING WINDOWS
ORNAMENTAL RAFTER OVERHANG: BENJAMIN MOORE STAIN
SW 3134-B "WEATHERED TEAK."
CLAY BARREL TILE: TWO PIECE BARREL, "FUME" BY VEREA CLAY TILE



4 Cabana North Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLERWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
WINDOWS/DOORS: BRONZE TO MATCH EXISTING WINDOWS
ORNAMENTAL RAFTER OVERHANG: BENJAMIN MOORE STAIN
SW 3134-B "WEATHERED TEAK."
CLAY BARREL TILE: TWO PIECE BARREL, "FUME" BY VEREA CLAY TILE

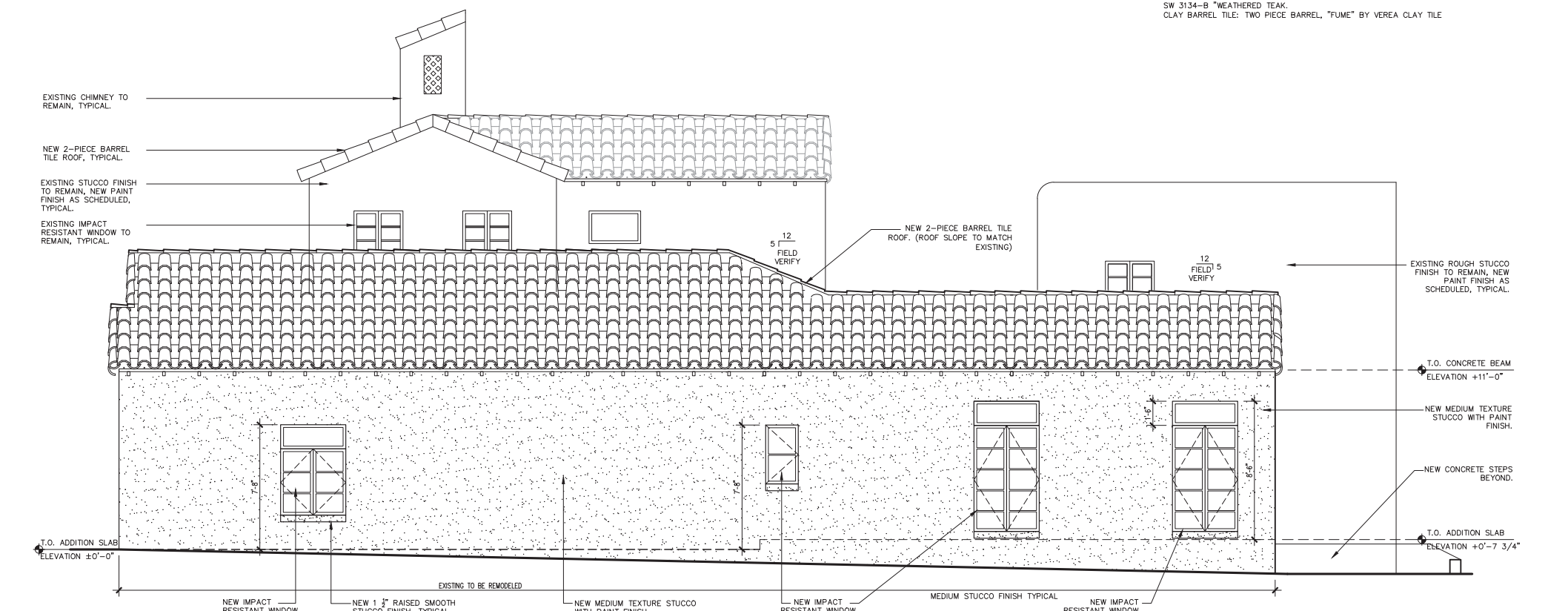


3 Cabana South Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLERWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
WINDOWS/DOORS: BRONZE TO MATCH EXISTING WINDOWS
ORNAMENTAL RAFTER OVERHANG: BENJAMIN MOORE STAIN
SW 3134-B "WEATHERED TEAK."
CLAY BARREL TILE: TWO PIECE BARREL, "FUME" BY VEREA CLAY TILE

1 South Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLERWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
WINDOWS/DOORS: BRONZE TO MATCH EXISTING WINDOWS
ORNAMENTAL RAFTER OVERHANG: BENJAMIN MOORE STAIN
SW 3134-B "WEATHERED TEAK."
CLAY BARREL TILE: TWO PIECE BARREL, "FUME" BY VEREA CLAY TILE



PROVIDE AN IN-SITU MOCKUP OF RE-INSTATED HISTORIC SILL FOR APPROVAL BY CORAL GABLES HISTORIC RESOURCES STAFF

NEW WINDOW SILLS WILL NOT MATCH THE ORIGINAL SILLS IN SIZE, SHAPE OR TEXTURE

Project: Durango Residence

New Addition
3701 Durango St.
Coral Gables, FL 33134

Owner: Michael Bousavage
3701 Durango Street
Coral Gables, FL 33134

Date
07-26-2018

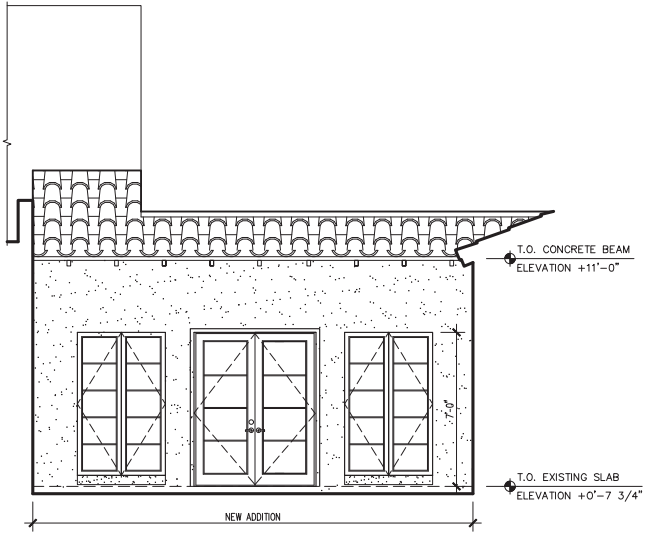
Commission
17029

Revisions
11-13-18 to GC
07-30-19 to GC

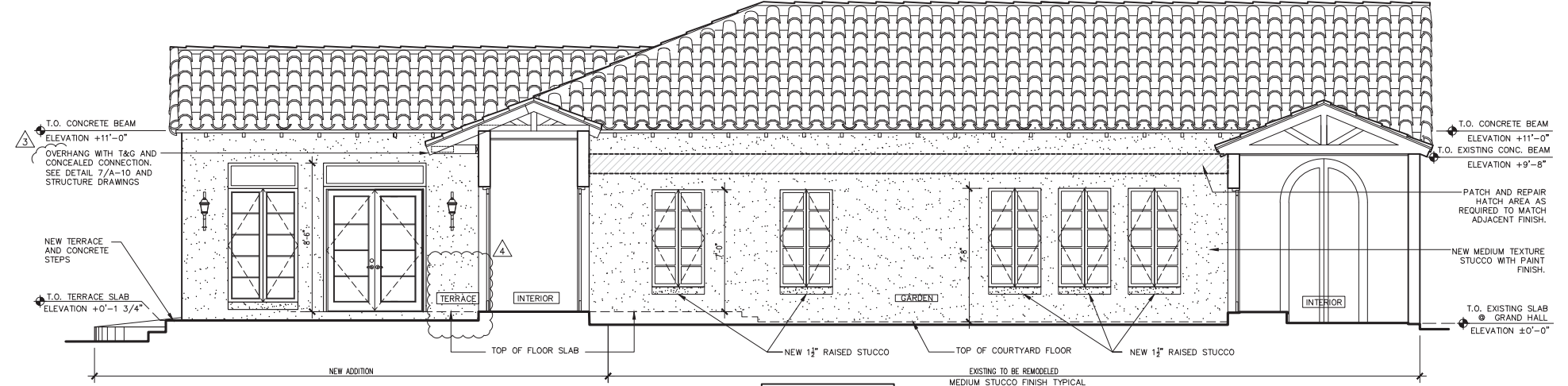
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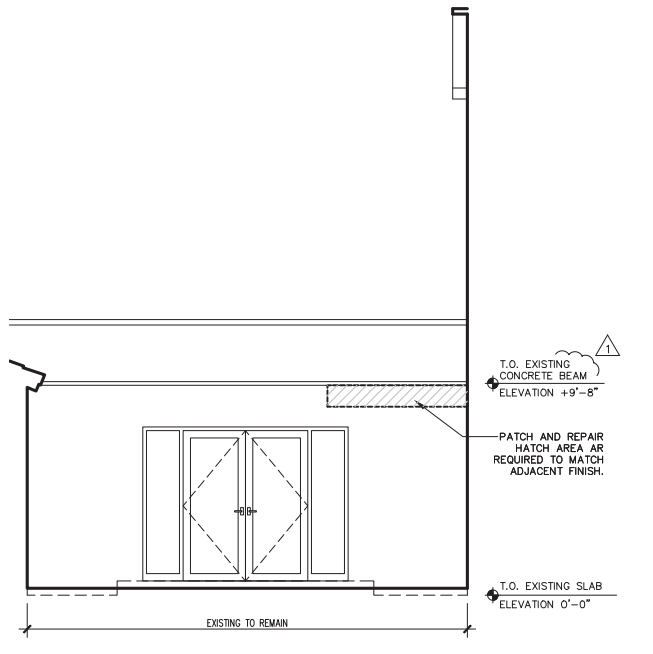
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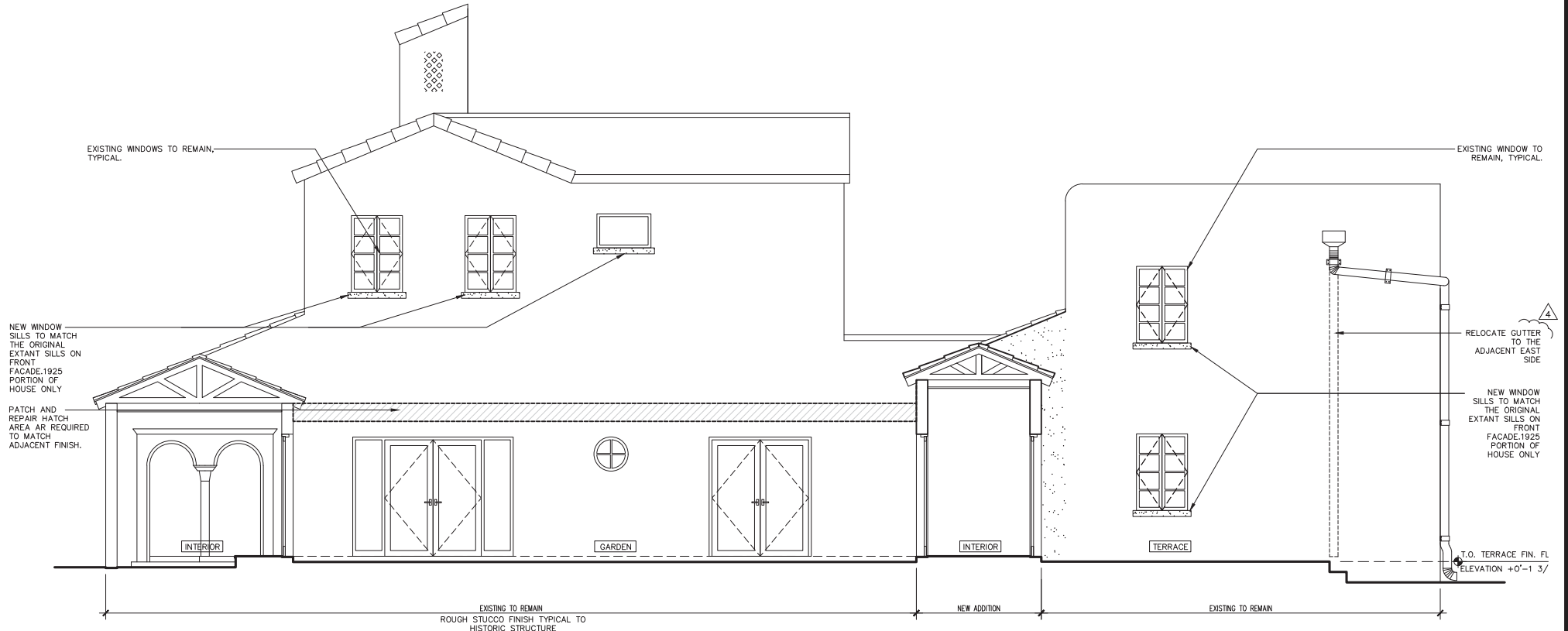
1 West Elevation 1/4"
A-6



2 North Elevation 1/4"
A-6



3 East Elevation 1/4"
A-6



4 South Elevation 1/4"
A-6

Durango Residence

New Addition
3701 Durango St.
Coral Gables, FL 33134

Michel Bourasge
3701 Durango Street
Coral Gables, FL 33134

Date
07-26-2018

Commission
17029

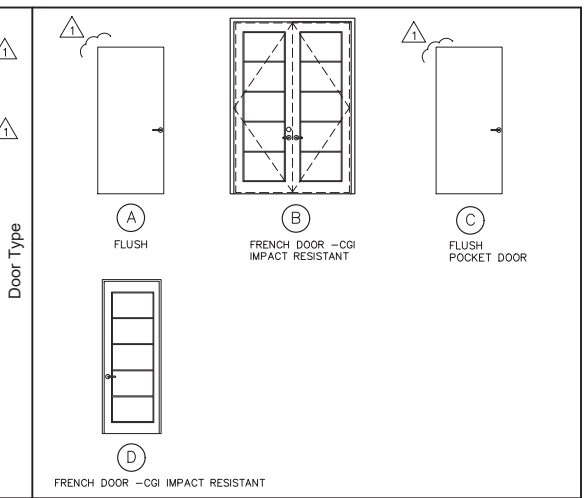
Revisions

11-13-18	to GC
03-05-19	
07-30-19	to GC

No.	TYPE	Door Size			Material			Finish			UC	Details			Door Hardware			Notes	Remarks
		W.	H.	T.	DOOR	CORE	FRAME	DOOR	T.B.D.	JAMB		HEAD	SILL	SET NO.	CLOSER	STOP			
01	A	2'-10"	8'-0"	-	WD	SOLID	WD	-	-	-	-	-	-	-	-	-	-	10	SEE ID DRAWINGS FOR APPLIED WOOD VENEER PANEL. SEE NOTE 10. PROVIDE CONCEALED SOSS HINGES.
02																			
03	A	2'-0"	8'-0"	1-3/4"	WD	SOLID	WD	WHITE LACQUER	-	-	-	-	-	-	-	-	-	-	WHITE LACQUER PAINT FINISH BOTH SIDES.
04	C	(2)1'-6"	8'-0"	1-3/4"	WD	SOLID	WD	-	-	-	-	-	-	-	-	-	-	-	POCKET DOOR, VENEER AND WHITE LACQUER FINISH. SEE NOTE 9.
05	A	2'-10"	8'-0"	-	WD	SOLID	WD	-	-	-	-	-	-	-	-	-	-	-	SEE ID DRAWINGS FOR APPLIED WOOD VENEER PANEL. SEE NOTE 11. PROVIDE CONCEALED SOSS HINGES.
06	A	2'-10"	8'-0"	-	WD	SOLID	WD	-	-	-	-	-	-	-	-	-	-	-	WOOD VENEER PANEL ON BOTH SIDES. PROVIDE CONCEALED SOSS HINGES. SEE ID DRAWINGS.
07																			
08																			
09	B	(2)2'-8"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	-	-	-	-	-	18" FIXED IMPACT GLASS TRANSOM ABOVE. MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.
10	B	(2)2'-8"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	-	-	-	-	-	18" FIXED IMPACT GLASS TRANSOM ABOVE. MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.
11	B	(2)2'-8"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	-	-	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.
12	B	(2)2'-8"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	-	-	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.
13	B	(2)2'-8"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	-	-	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.
14	C	(2)2'-8"	8'-0"	1-3/4"	WD	SOLID	WD	STAIN	T.B.D.	-	-	-	-	-	-	-	-	-	SEE NOTE 12.
15	C	2'-10"	8'-0"	1-3/4"	WD	SOLID	WD	STAIN	T.B.D.	-	-	-	-	-	-	-	-	-	SEE NOTE 12.
16	A	2'-10"	8'-0"	1-3/4"	WD	SOLID	WD	-	-	-	-	-	-	-	-	-	-	-	SEE NOTE 12.
17	D	3'-0"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	-	-	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.
18	D	3'-0"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	-	-	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.
19	A	(2)2'-8"	8'-0"	1-3/4"	WD	SOLID	WD	-	-	-	-	-	-	-	-	-	-	-	SEE NOTE 12.
20	A	(2)2'-6"	8'-0"	1-3/4"	WD	SOLID	WD	-	-	-	-	-	-	-	-	-	-	-	SEE NOTE 12.

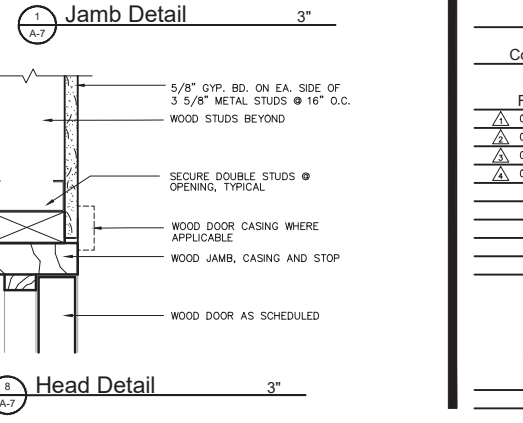
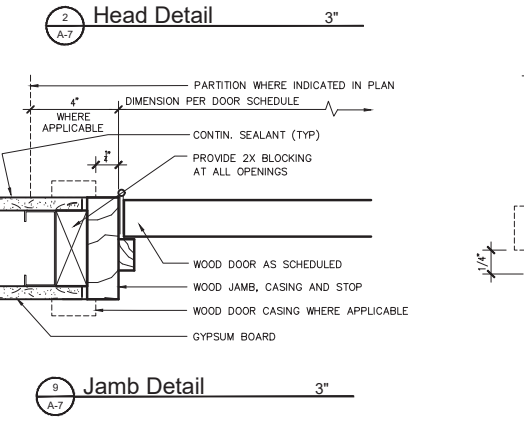
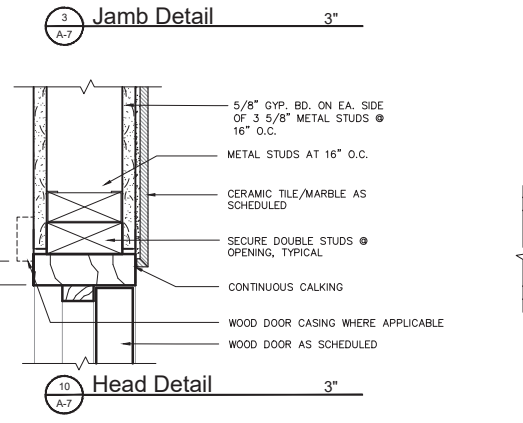
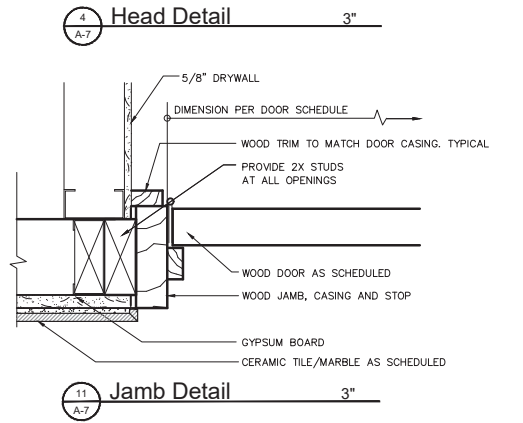
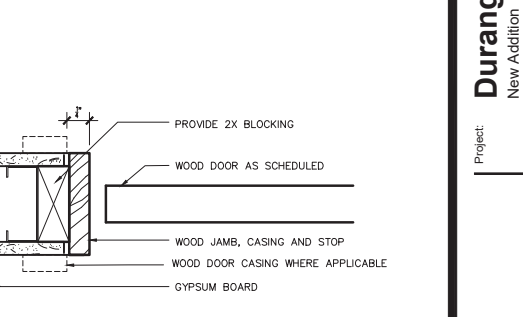
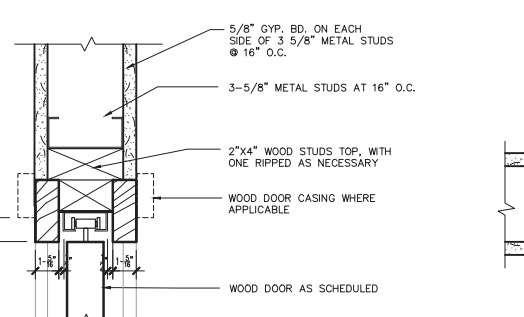
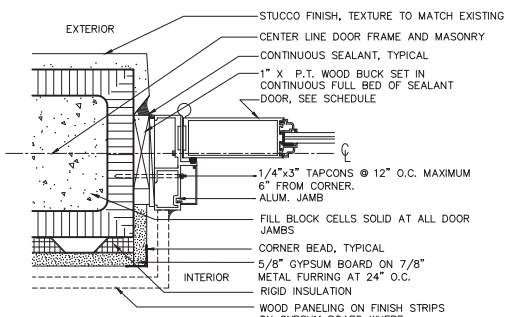
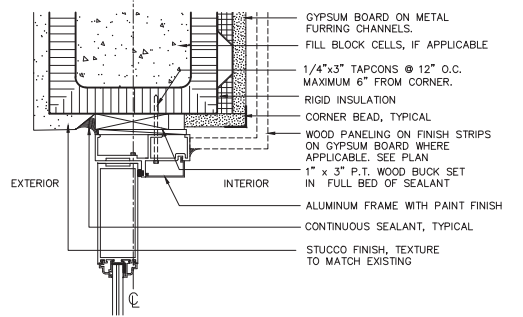
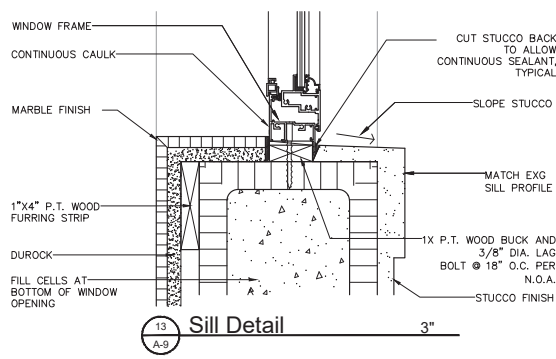
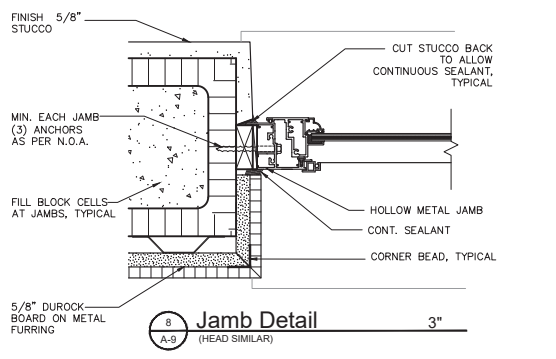
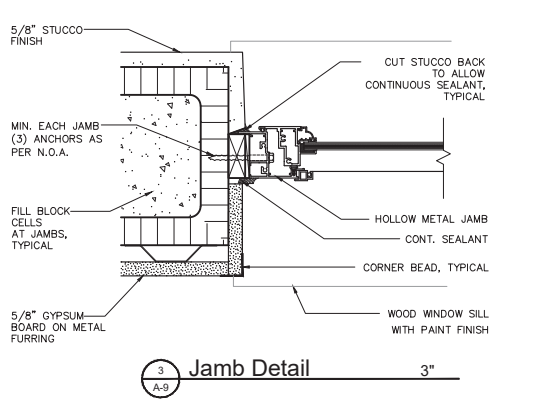
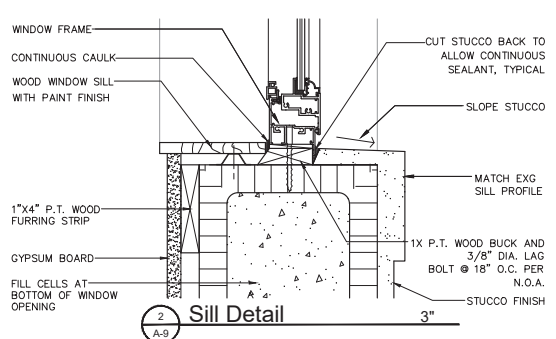
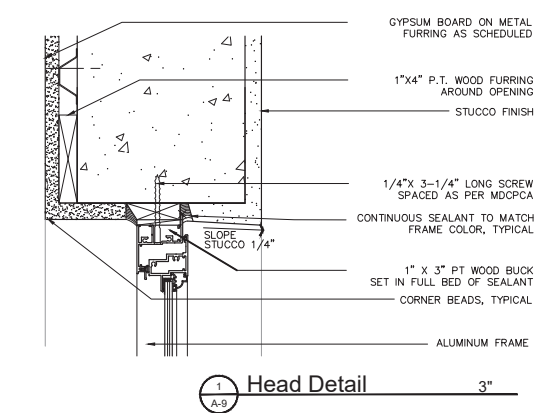
Door Hardware	Hardware Set No.	Hinges	Lockset	Remarks
Door Hardware	1 - ENTRANCE TYPE	1 1/2" PAIR 5"x5" SUN VALLEY BRONZE, BH 5050, WITH W1 FINISH	CS-950 ML-NKC, WITH L-109 RING TAIL LEVER IN W1 FINISH	
	2 - PASSAGE TYPE	1 1/2" PAIR 3-1/2" X 3-1/2" DELTANA DSB35B15 IN SATIN NICKEL & BALL TIP DSB115 IN SATIN NICKEL	PASSAGE TYPE - VCR LEVER HARDWARE	
Door Hardware	3 - PRIVACY TYPE	1 1/2" PAIR 3-1/2" X 3-1/2" DELTANA DSB35B15 IN SATIN NICKEL & BALL TIP DSB115 IN SATIN NICKEL	PRIVACY TYPE - VCR LEVER HARDWARE. PROVIDE ADAPTOR FOR THICKER DOOR AT DOORS 1, 5 & 6.	
	4	1 1/2" PAIR 3-1/2" X 3-1/2" DELTANA DSB35B15 IN SATIN NICKEL & BALL TIP DSB115 IN SATIN NICKEL	VCR LEVER HARDWARE. PROVIDE MORTISE LOCK OR DEAD BOLT.	
Door Hardware	5		POCKET DOOR - STANDARD HARDWARE WITH RECESSED PULL AND LATCH	

Window	Mark	Window Size			Material	Details			Wood Buck	Water Proof Opening	Remarks
		W.	H.	T.		Jamb	Head	Sill			
	A	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	B	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	B1	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	C	36"	66"	-	ALUM.	-	-	-	-	Yes	Yes
	D	36"	66"	-	ALUM.	-	-	-	-	Yes	Yes
	E	48"	48"	-	ALUM.	-	-	-	-	Yes	Yes
	F	36"	48"	-	ALUM.	-	-	-	-	Yes	Yes
	G	24"	42"	-	ALUM.	-	-	-	-	Yes	Yes
	H	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	I	48"	48"	-	ALUM.	-	-	-	-	Yes	Yes
	J	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	K	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	L	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	M	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	N	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	O	48"	78"	-	ALUM.	-	-	-	-	Yes	Yes
	P	36"	66"	-	ALUM.	-	-	-	-	Yes	Yes
	Q	36"	66"	-	ALUM.	-	-	-	-	Yes	Yes
	R	36"	66"	-	ALUM.	-	-	-	-	Yes	Yes
	S	36"	66"	-	ALUM.	-	-	-	-	Yes	Yes
	T	36"	66"	-	ALUM.	-	-	-	-	Yes	Yes
	U	36"	48"	-	ALUM.	-	-	-	-	Yes	Yes
	V	24" dia.	-	-	ALUM.	-	-	-	-	Yes	-
	W	28" dia.	-	-	ALUM.	-	-	-	-	Yes	-
	X	16" dia.	-	-	ALUM.	-	-	-	-	Yes	-



- Door Notes
- PAINT GRADE, SOLID CORE BIRCH WOOD DOORS IN PAINTED WOOD FRAMES
 - INSTALL DOOR HARDWARE PROVIDED BY OWNER
 - PROVIDE NON-REMOVABLE HINGES
 - SEE PLAN FOR SIZE OF FULL HEIGHT SIDELITE
 - SEE DOOR ANCHORING DETAILS 7/A-10 AND 8/A-10
 - ALL EXTERIOR DOORS SHALL HAVE MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE. SUBMIT FLORIDA REGISTERED ENGINEERS SIGNED AND SEALED SHOPS DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL.
 - NOT USED
 - NOT USED
 - FACE SIDE MASTER CLOSET TO HAVE PAINT FINISH. COLOR TO MATCH ADJACENT WALLS.
 - MASTER BATH FACE SIDE TO HAVE WHITE LACQUER PAINT FINISH.
 - FACE SIDE MASTER BEDROOM TO HAVE VENEER FINISH TO MATCH WALL PANELING. FACE SIDE MASTER BATH TO HAVE WHITE LACQUER PAINT FINISH.
 - FACE SIDE MASTER CLOSET TO HAVE VENEER FINISH TO MATCH CLOSET CABINETS. FACE SIDE MASTER BEDROOM TO HAVE VENEER FINISH TO MATCH WALL PANELING.
 - BOTH FACE SIDES TO HAVE VENEER FINISH TO BE SELECTED BY OWNER.

- Window Notes
- SERIES 238 WINDOW SPECIFICATIONS
- CASEMENT AND/OR PROJECT-OUT AND/OR FIXED WINDOWS SHALL BE SERIES 238 AS MANUFACTURED BY CGI IN MIAMI, FL (305) 593-6590 LOCAL / (800) 442-9042 OUTSIDE MIAMI. ALL NEW WINDOW MUNTINS TO BE HIGH PROFILE.
 - ALL WINDOWS SHALL HAVE MATCHING FRAME PROFILES. FIXED WINDOWS WITH SMALLER FRAME PROFILES WHICH DO NOT MATCH OTHER UNITS ARE NOT ACCEPTABLE.
 - ALL PRODUCTS MUST BE MIAMI DADE COUNTY APPROVED AS LARGE MISSILE IMPACT RESISTANT WITHOUT REQUIRING SHUTTERS AND HAVE MIAMI-DADE NOTICE OF ACCEPTANCE. SUBMIT FLORIDA REGISTERED ENGINEERS SIGNED AND SEALED SHOPS DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL.
 - ALUMINUM FINISH SHALL BE: BRONZE TO MATCH EXISTING
 - GLASS SHALL BE 3/8" THK. (NOM.) KEEPSAFE MAXIMUM KOPSAFLEX LAMINATED (PRODUCTS WITH EXPOSED PLASTICS SUCH AS POLYCARBONATES OR SANTRYGLAS THAT CAN SCRATCH ARE NOT ACCEPTABLE).
 - GLASS COLOR SHALL BE: AS SELECTED BY ARCHITECT.
 - PRODUCTS SHALL BE GLAZED USING EXTRUDED GLAZING BEADS. ROLLED FORM GLAZING BEADS ARE NOT ACCEPTABLE.
 - OPERABLE CASEMENT AND PROJECT-OUT WINDOWS SHALL HAVE STANDARD HARDWARE CONSISTING OF:
 - PAIR OF TRUTH/ANDERBERG CONCEALED FOUR BAR STAINLESS STEEL HINGES.
 - PAIR OF TRUTH LOCKS.
 - HEAVY DUTY STAINLESS STEEL KEEPER AT EACH LOCK.
 - TRUTH SINGLE ARM ROTARY OPERATOR WITH STAINLESS STEEL TRACK AND CRANK HANDLE.
 - PAIR OF SNUBBER BLOCKS.
 - STAINLESS STEEL ASSEMBLY SCREW AND CORNER KEY PACKAGE.
 - EXTRUDED ALUMINUM FRAME SCREEN WITH FIBERGLASS MESH (SCREEN TO MOUNT WITHOUT VISIBLE RETAINING CLIPS).
 - DOUBLE APPLIED RAISED COLONIAL MUNTINS SIMULATING WOOD PROFILES SHALL BE USED IF AND ONLY WHERE DETAILED ON DRAWINGS (PLASTIC CORNER INSERTS ARE NOT ACCEPTABLE AT MUNTIN JOINTS).



No.	ROOM NAME	FLOOR				BASE		NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING		CEILING HEIGHT	REMARKS
		STONE/SLAB	PORCELAIN WOOD	RESIN WOOD		PORCELAIN	STONE	GYPSUM BOARD	WALL COVERING	CEMENT BOARD	WOOD PANELING	GYPSUM BOARD	WALL COVERING	CEMENT BOARD	
100	MASTER BEDROOM			13	14			12		12			16	9'-0"/9'-11"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION
101	MASTER BATH	8/9						8/9	8/9	8/9	8/9	16	9'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
102	TOILET	8						8	8	8	8	16	9'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
103	MASTER CLOSET			13	19							16	9'-0"	WOOD SHELVING BY SPECIALTY CONTRACTOR	
104	CLOSET	3			18		11		11		11	16	9'-0"	WOOD SHELVING BY SPECIALTY CONTRACTOR	
105	LAUNDRY	3			18		11		11		7	16	9'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
106	BAR	3			10			10			10	16	9'-6"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
107	POWDER	3			10			10		10	15	16	9'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
108	GREAT ROOM	3			10			10		10		16	9'-6"/10'-5"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
109	AHU CLOSET	3		2	18		11		11		11	16	-	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
110	CABANA	4			18			5		5	2	16	8'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
111	STORAGE	4		2	18		11		11		11	16	8'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION	
112	CORRIDOR	4			18		11		11		11	16	10'-5"		

Finish Legend		
1. NO FINISH REQUIRED	8. STONE TILE: 36"x36" CARRARA MARBLE BY MARBLE OF THE WORLD	15. STONE TILE: 24"x48" AMBER BLAZED LIMESTONE BY INNOVATIVE SURFACES (ON VANITY WALL ONLY)
2. STONE TILE: 12"x24" WHITE DIAMOND MARBLE WITH BARBED FINISH BY NATURAL STONE LLC (ON VANITY WALL ONLY)	9. SLAB: NERO MARQUINA (FOR MASTER BATH ACCENT BORDERS, COUNTER TOP AND TUB)	16. PAINT: PRIMER AND TWO COATS OF BENJAMIN MOORE. COLOR : T.B.D.
3. PORCELAIN TILE: 36"x36" LIMESTONE BY INNOVATIVE SURFACES. COLOR: AMBER HONED	10. WOOD PANELING: CONTRACTOR TO MATCH SAMPLE PROVIDED	17. PAINT: PRIMER AND TWO COATS OF BENJAMIN MOORE. COLOR : T.B.D.
4. TILE: 36"x36" OR LARGER WHITE TERRAZZO V308 BY INNOVATIVE SURFACES	11. NOT USED	18. BASE: 4" WOOD BASE (MATCH ADJACENT WALL PAINT)
5. PORCELAIN TILE: 24"x48" PERFECT WHITE BY INNOVATIVE SURFACES	12. WALL COVERING: HOLLAND AND SHERRY WP7329 GRAY LADY ASTM E-84 CLASS A	19. 4" WOOD BASE BY CLOSET WOODWORK MANUFACTURER (MATCH CABINETS FINISH)
6. TILE: 4" TILE BASE TO MATCH FLOOR. ALIGN JOINTS WITH FLOOR.	13. WOOD FLOORING: CONTRACTOR TO MATCH SAMPLE PROVIDED	NOTE: REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR EXTERIOR POOL DECK, COURTYARD AND EXTERIOR FLOOR FINISHES.
7. CEMENT TILE: 7 7/8"x7 7/8" X5/8" MOCHY BY COMMUNE CEMENT TILE. COLOR: PINK	14. BASE: 4" WOOD BASE (MATCH WOOD FLOOR OF MASTER BEDROOM AND MASTER CLOSET)	

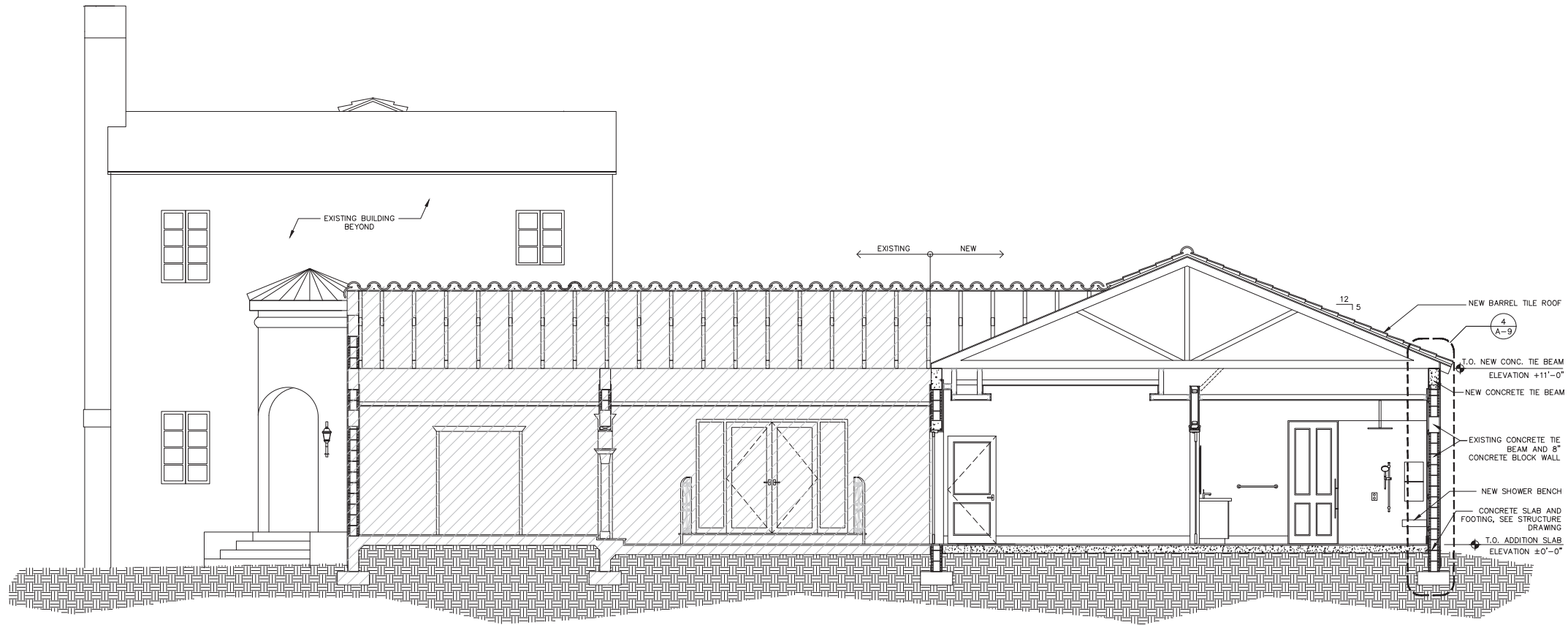
Project: **Durango Residence**
New Addition
3701 Durango St.
Coral Gables, FL 33134

Michel Bousavage
3701 Durango Street
Coral Gables, FL 33134

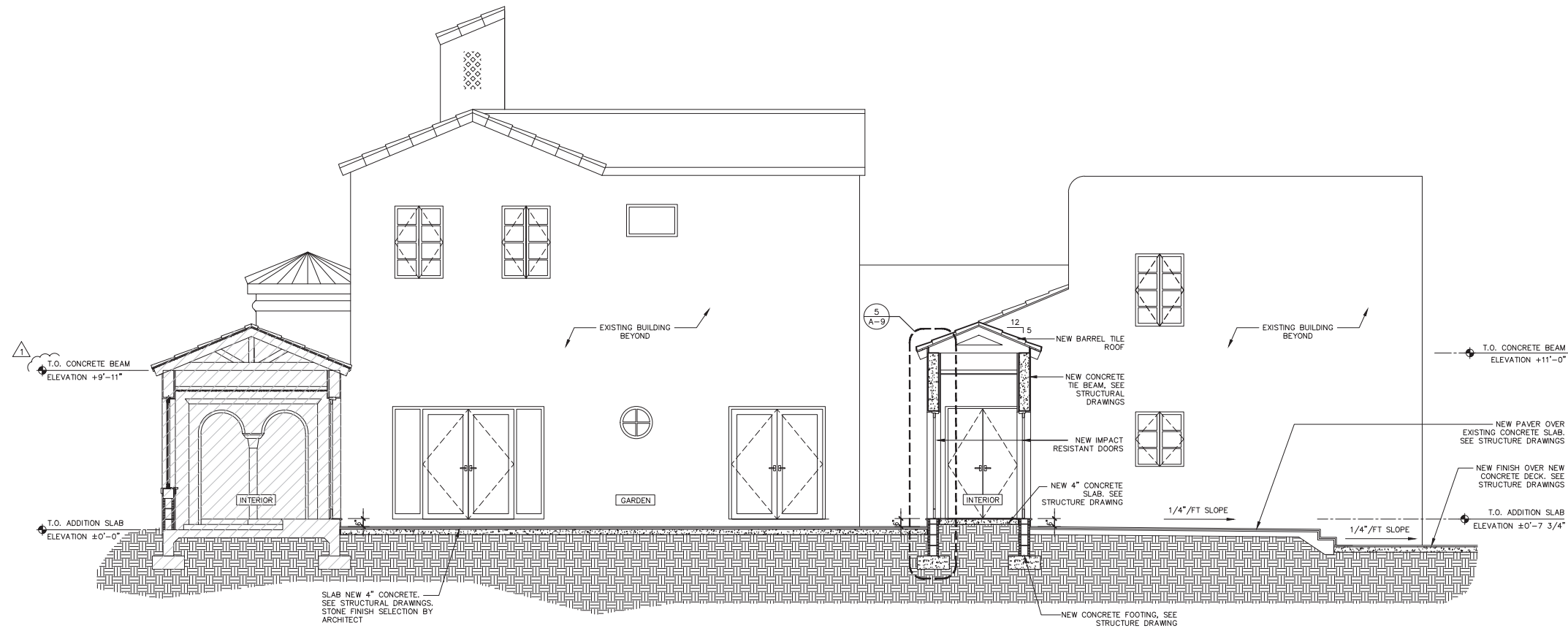
Date
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17029
Revisions
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John Roberts Forbes
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1 Building Section 1/4"

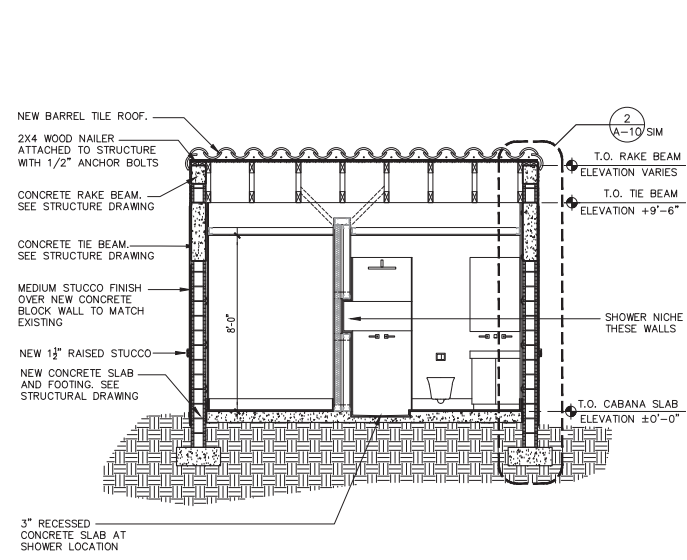


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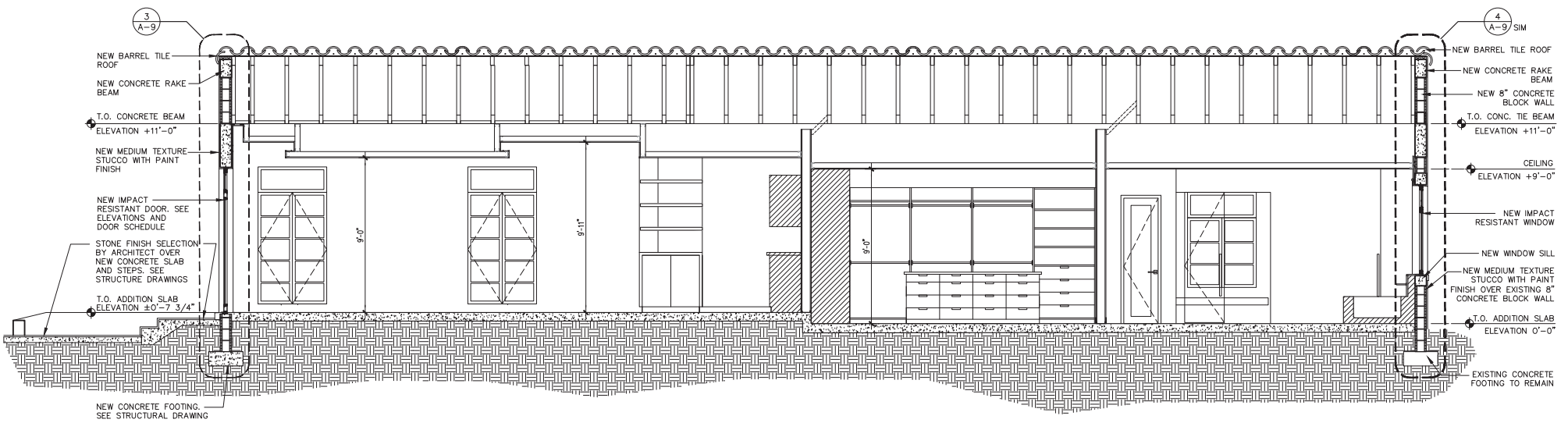
Durango Residence
 New Addition
 3701 Durango St.
 Coral Gables, FL 33134

Project: Michel Boursuige
 3701 Durango Street
 Coral Gables, FL 33134
 Owner:

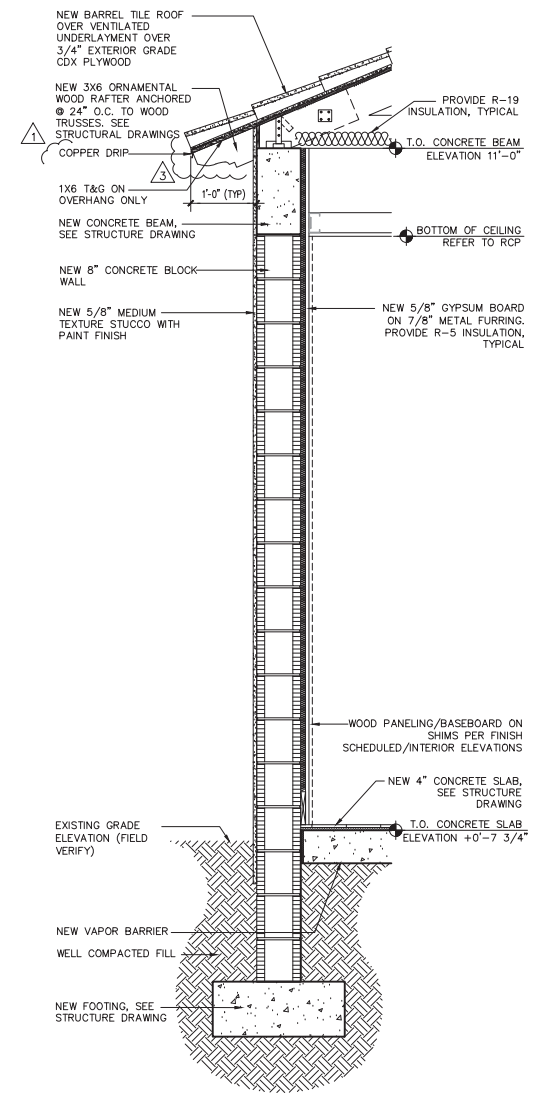
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Revisions	11-13-18 to GC



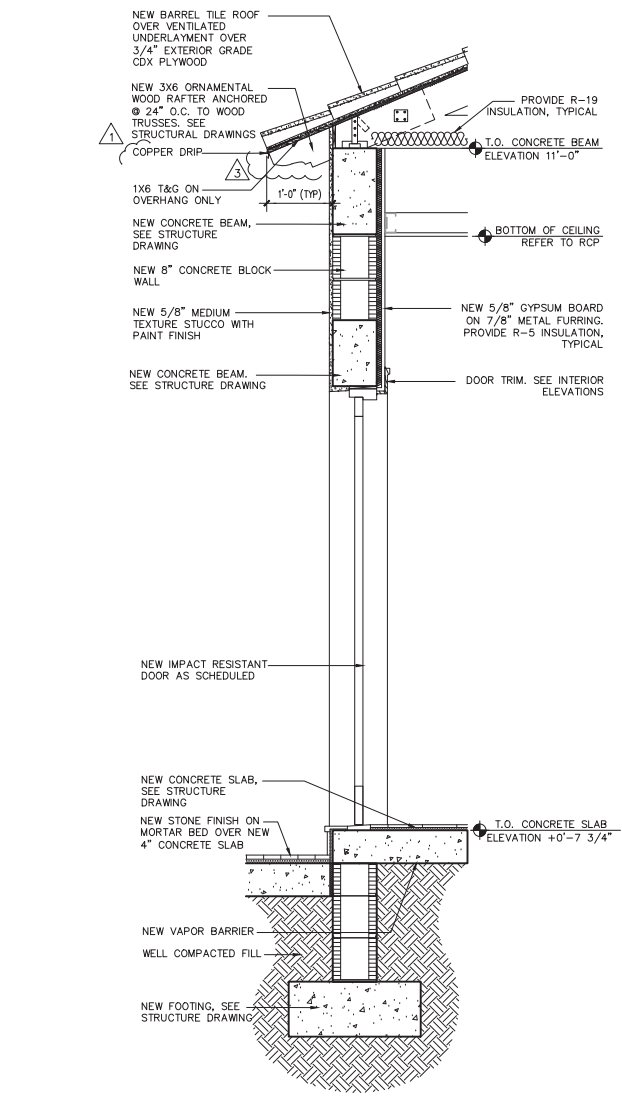
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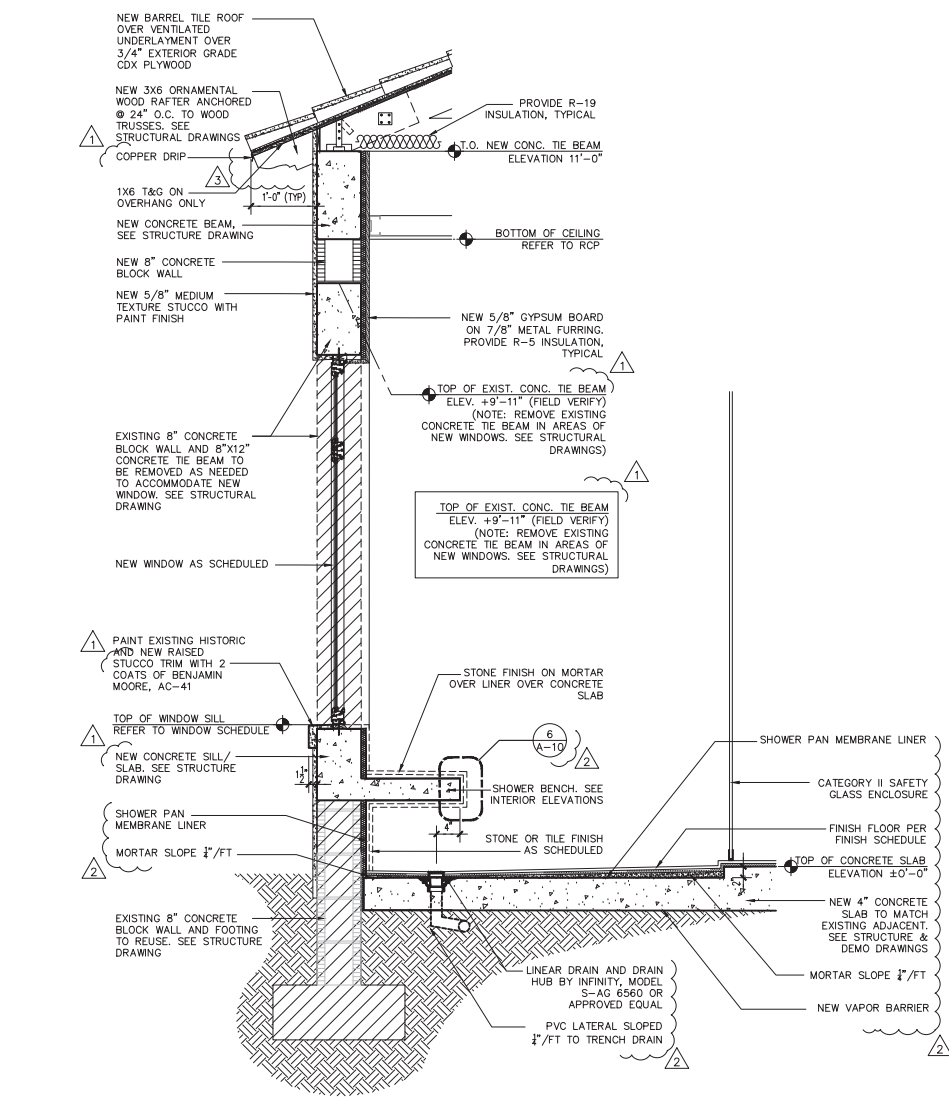
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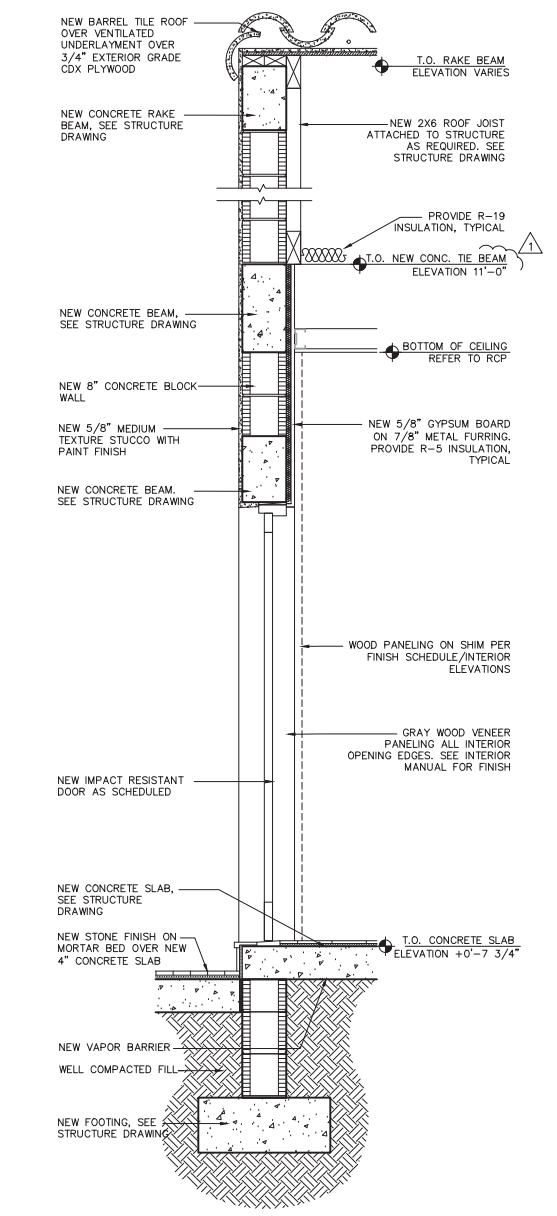
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5 Section 3/4"



4 Section 3/4"



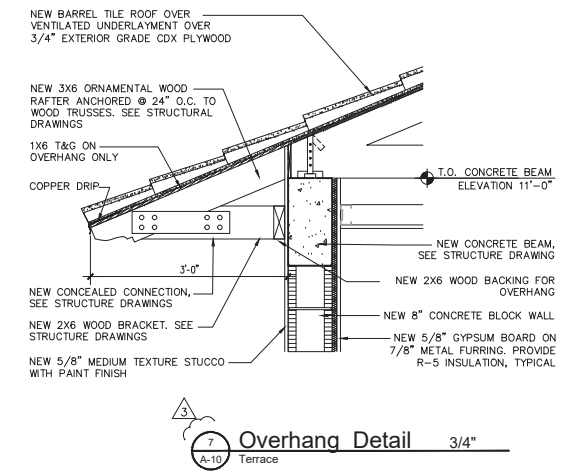
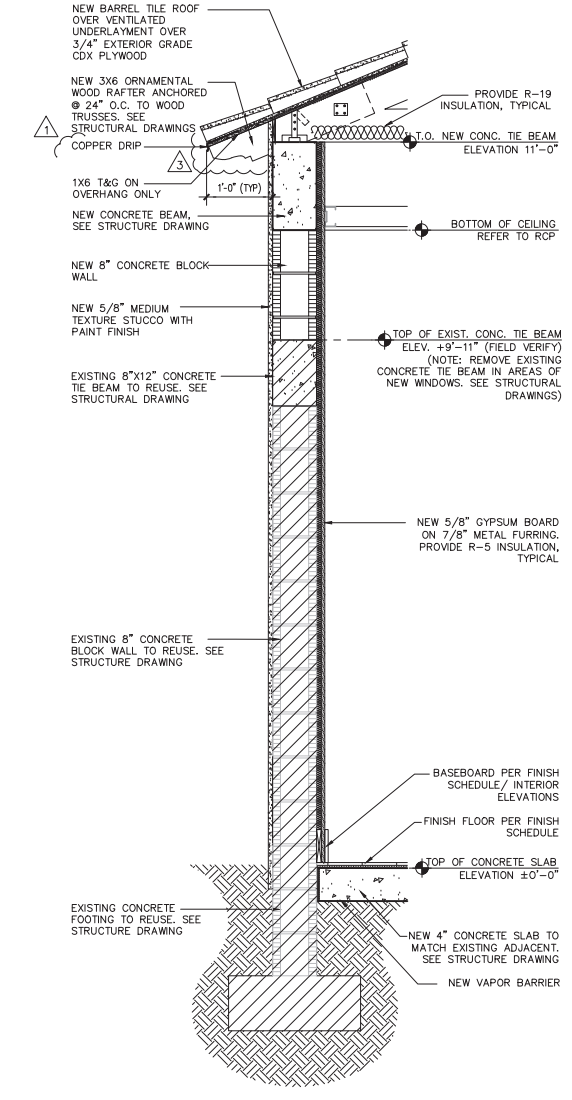
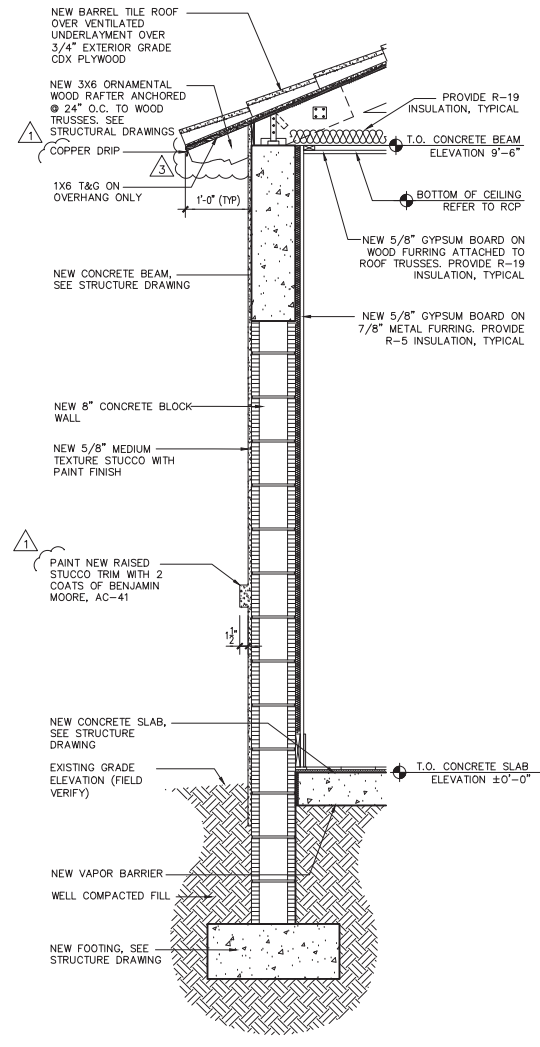
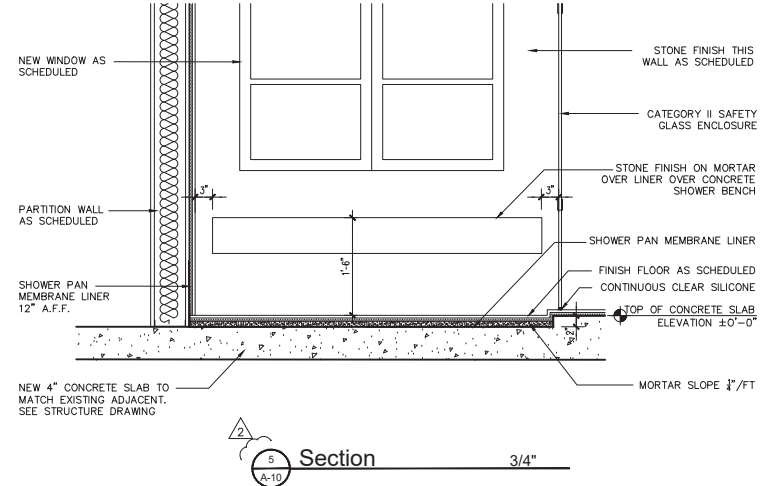
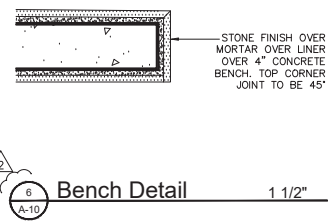
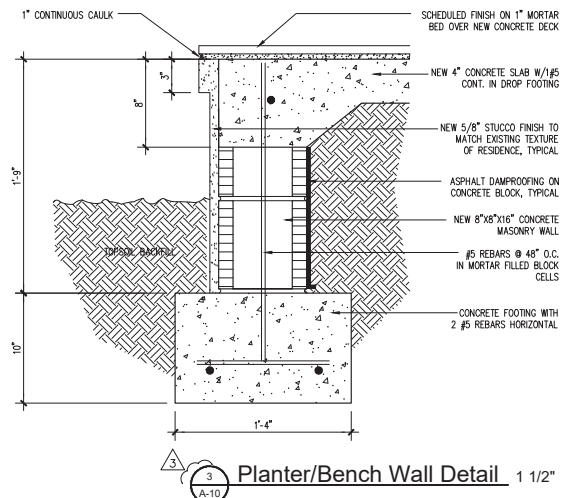
3 Section 3/4"

Durango Residence
New Addition
3701 Durango St.
Coral Gables, FL 33134

Michel Bourouge
3701 Durango Street
Coral Gables, FL 33134

Project: Owner:

Date	07-26-2018
Commission	17029
Revisions	
11-13-18	to GC
12-11-18	to GC
03-05-19	

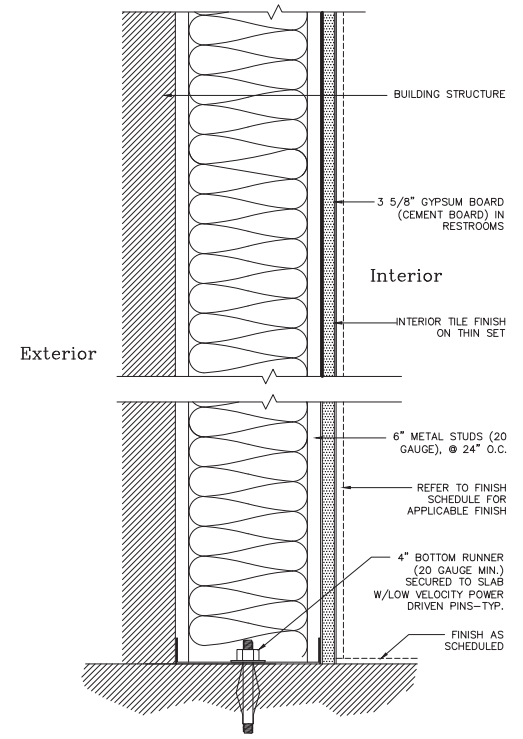


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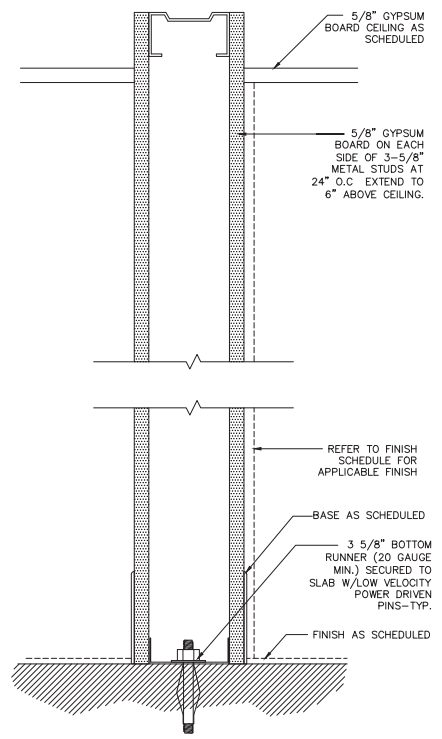
Durango Residence
New Addition
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Coral Gables, FL 33134
Michel Bousouge
3701 Durango Street
Coral Gables, FL 33134
Project: Owner:

Date
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Commission
17029
Revisions

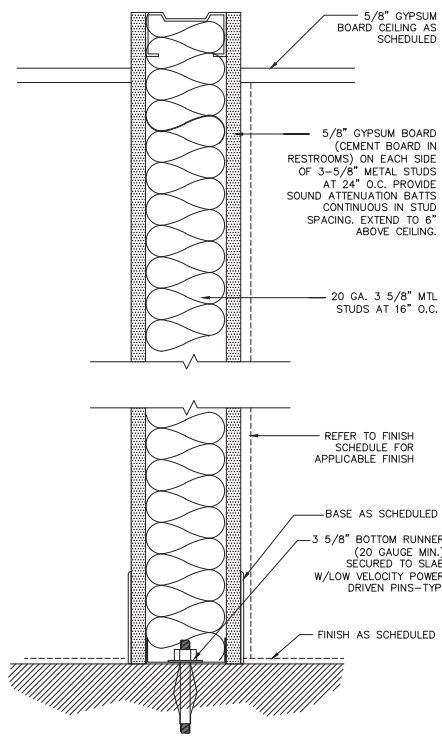
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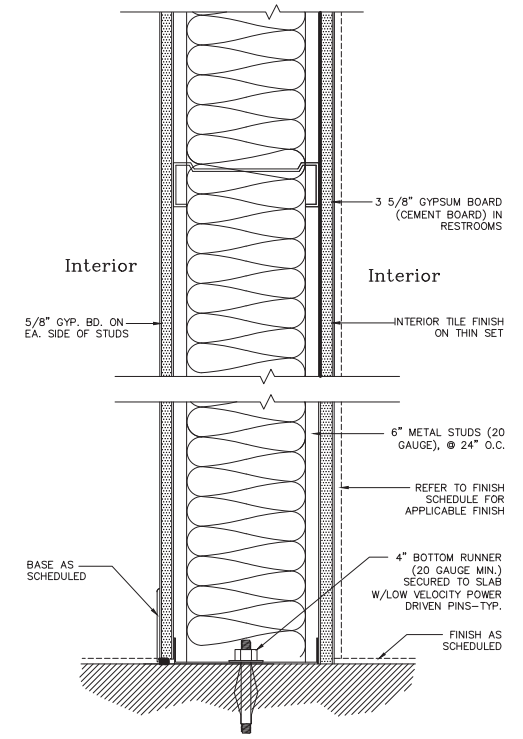
5 Partition Type 3"
A-11



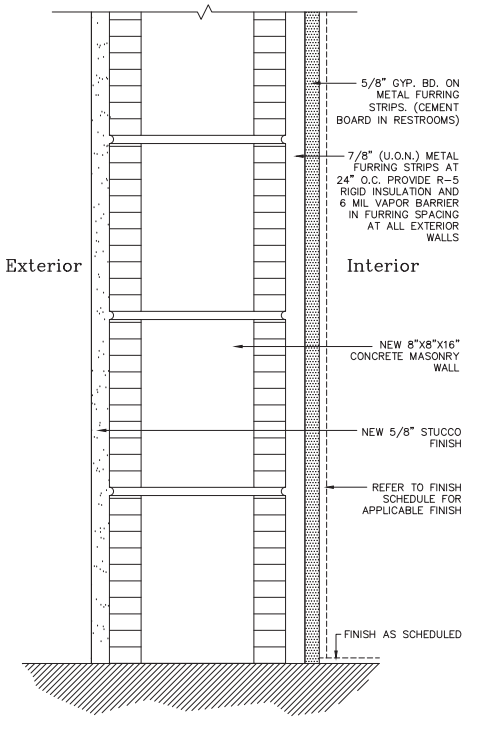
4 Partition Type 3"
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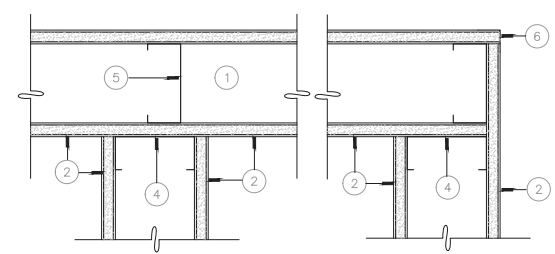
3 Partition Type 3"
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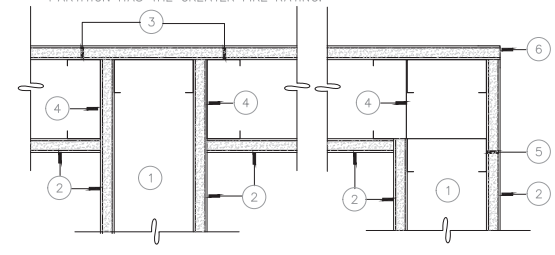
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1 Partition Type 3"
A-11

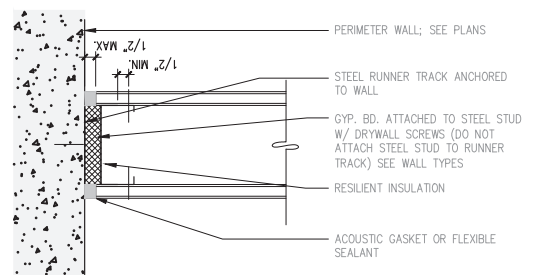


ABUTTING INTERSECTION
TYPICAL TURN
NOTE: ABUTTING INTERSECTION IS TYPICAL, BUT IF ONE OR BOTH PARTITIONS HAVE MULTIPLE LAYER FACES OR ARE SOUND BARRIERS, PENETRATING INTERSECTION IS REQUIRED UNLESS PASSING PARTITION HAS THE GREATER FIRE RATING.

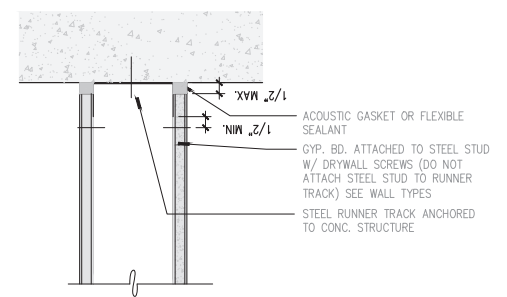


- PENETRATING INTERSECTION
TYPICAL TURN
- METAL RUNNER OR GYPSUM WALL BOARD—SEE WALL TYPE
 - IF MULTIPLE LAYERS OF G.W.B. ARE REQUIRED ON ONLY ONE SIDE OF THE INTERSECTION, OFFSET STUDS TO PROVIDE FLUSH FINISH
 - FASTEN STUDS TOGETHER THROUGH ABUTTING SURFACE. SCREW STUD FLANGES TO FLOOR AND CEILING TRACK
 - STUD REQUIRED AT THIS LOCATION REGARDLESS OF SPACING
 - CORNER BEAD

PARTITION INTERSECTIONS
SCALE: 3"=1'-0"

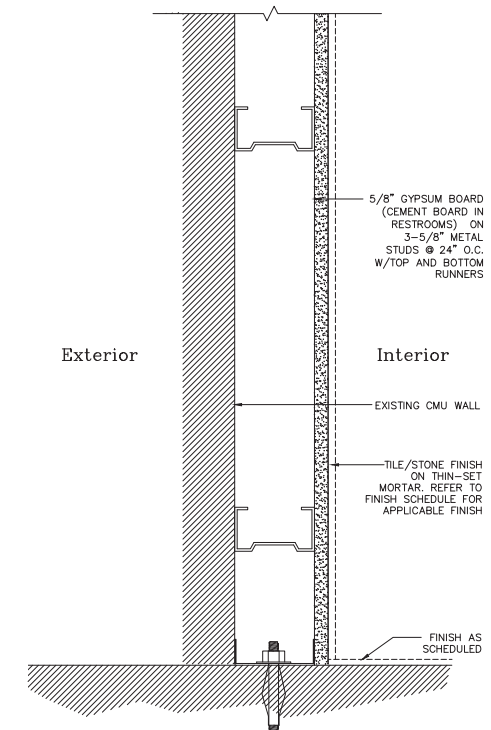


PARTITION @ EXTERIOR PERIMETER WALL PLAN



PARTITION UNDER CONC. ROOF STRUCTURE SECTION

TYPICAL PARTITION PERIMETER RELIEF DETAILS



6 Partition Type 3"
A-11

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Durango Residence
 New Addition
 3701 Durango St.
 Coral Gables, FL 33134

Project: Michel Bourgeois
 3701 Durango Street
 Coral Gables, FL 33134

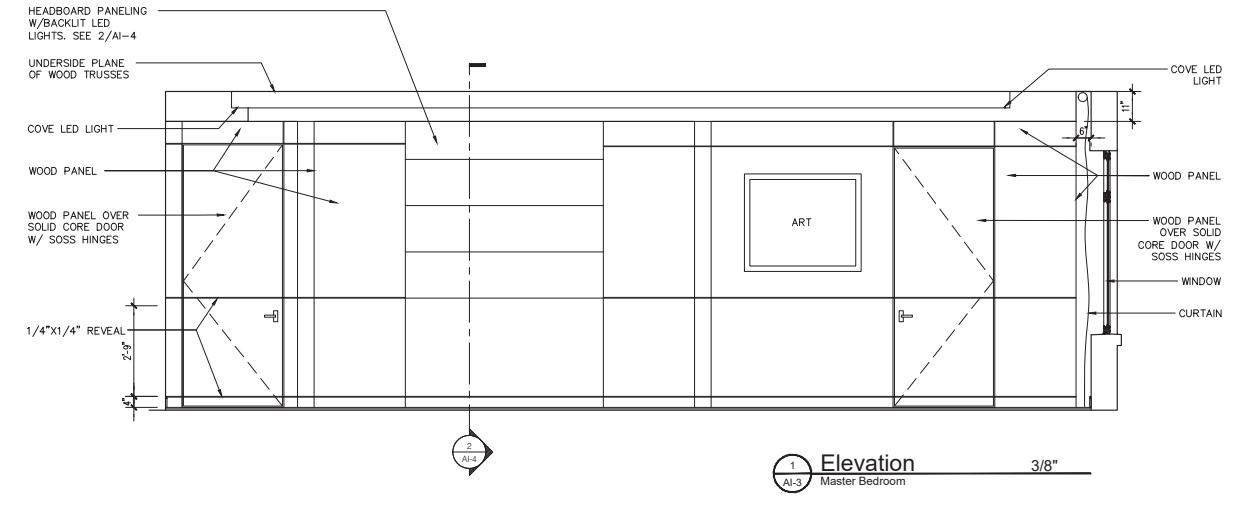
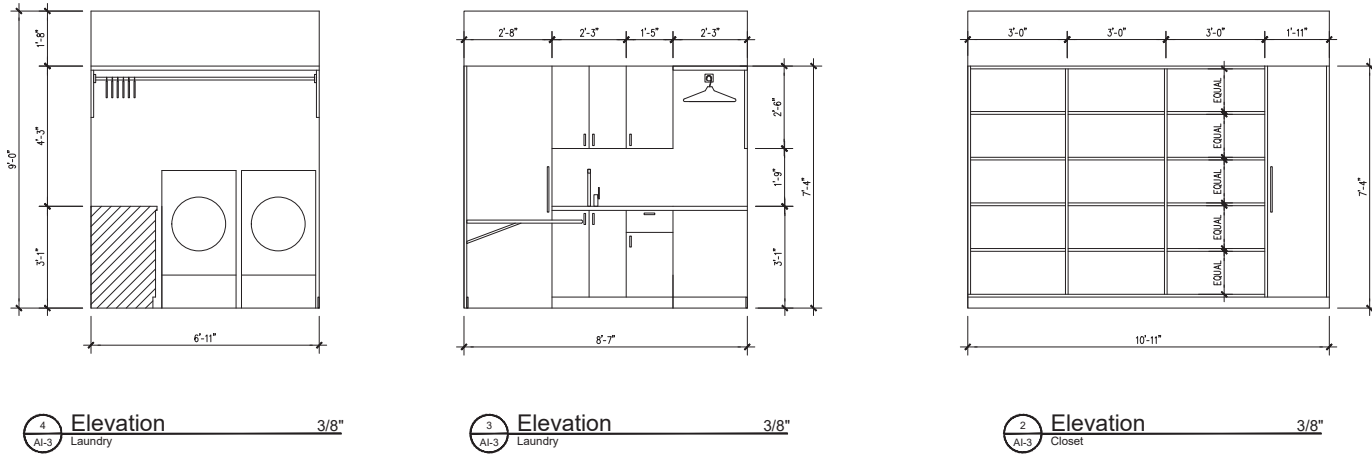
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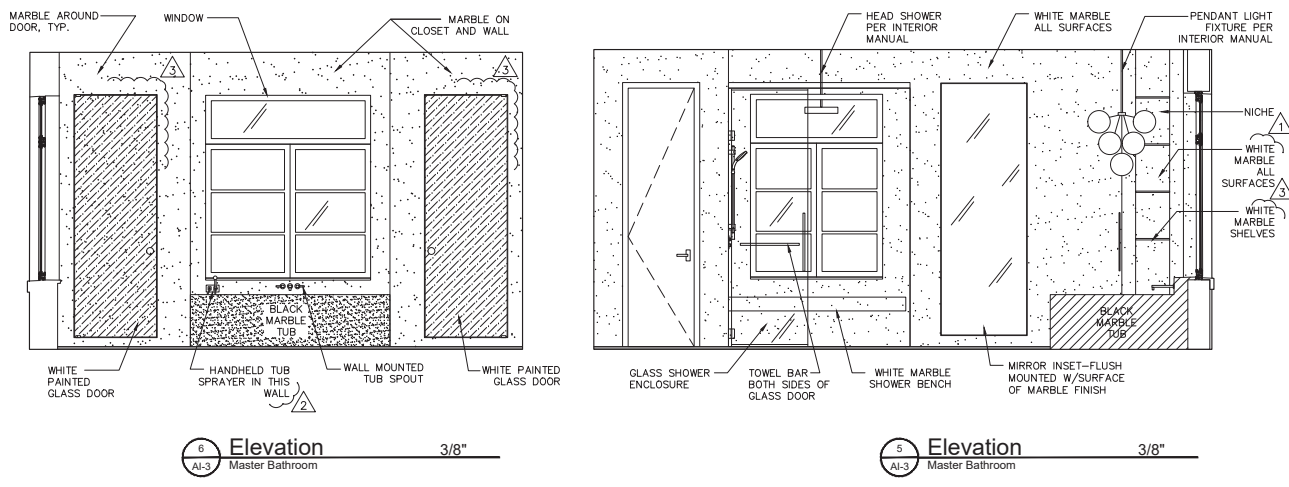
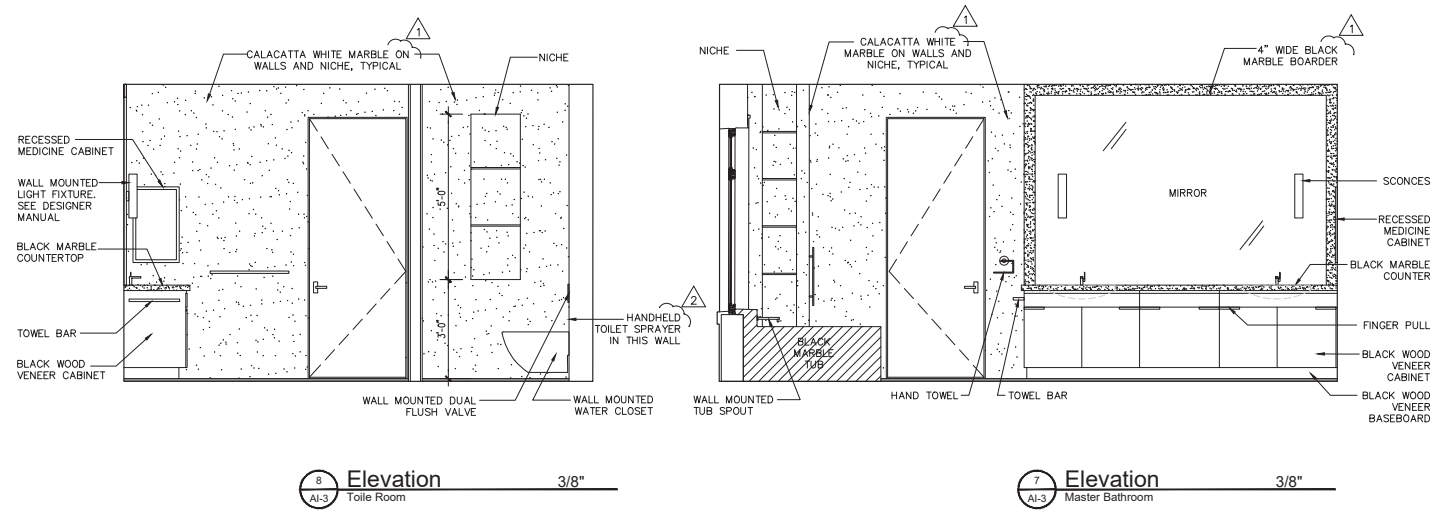
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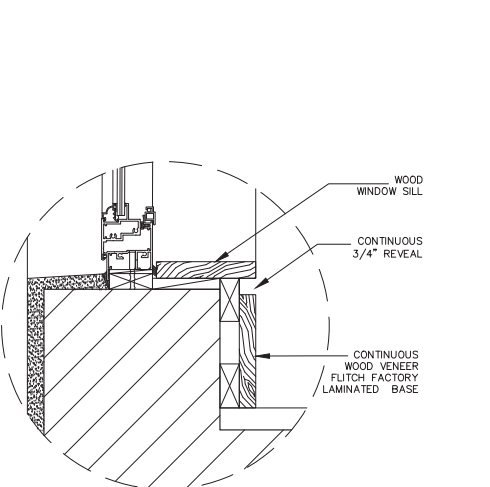
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 12-11-18 to GC
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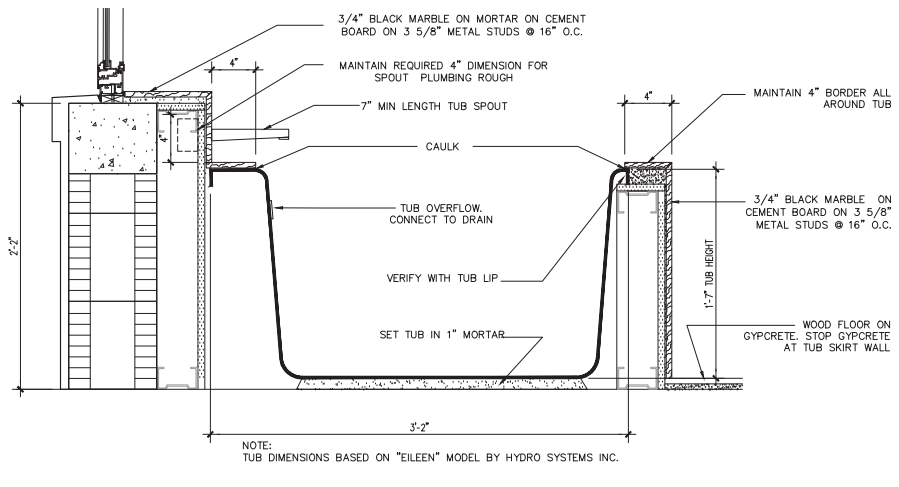


NOTE:
 REFER TO AI-1 FOR ACCESSORY AND PLUMBING
 FIXTURES SCHEDULES

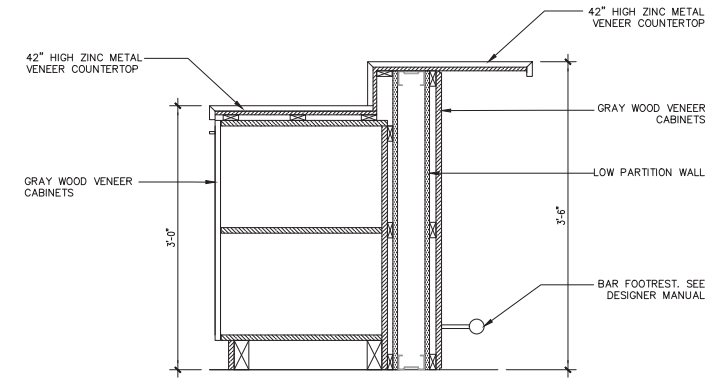




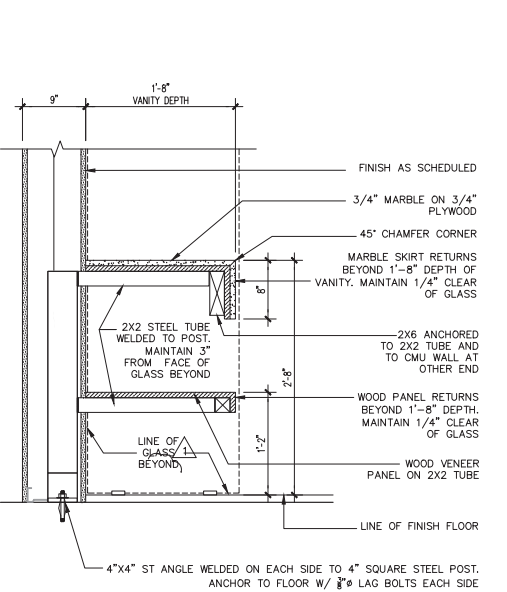
6 Wood Window Sill 3"



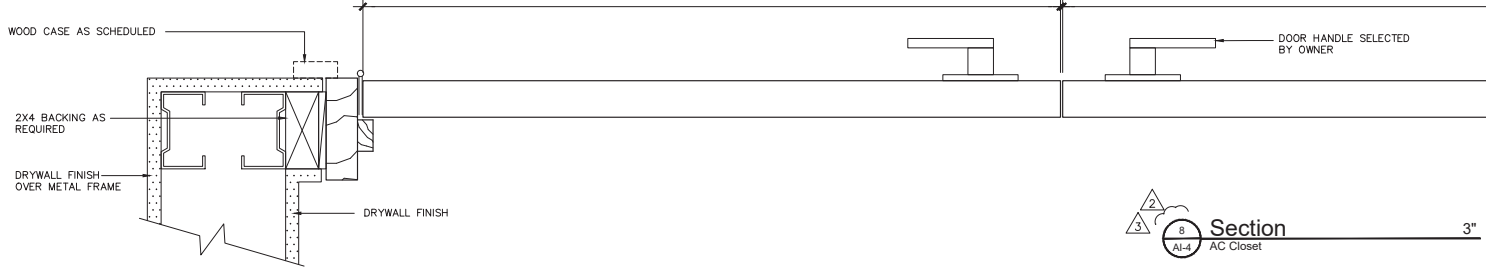
4 Tub Detail 1 1/2"
 Master Bathroom



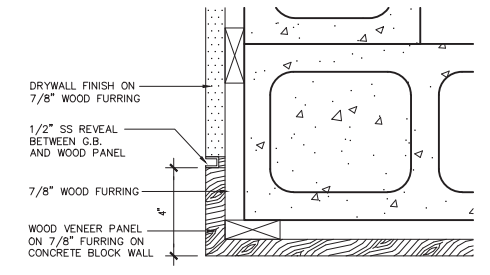
3 Section 1"
 Bar Isle



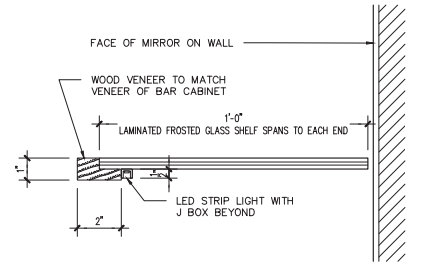
1 Vanity Detail 1"
 Powder Room



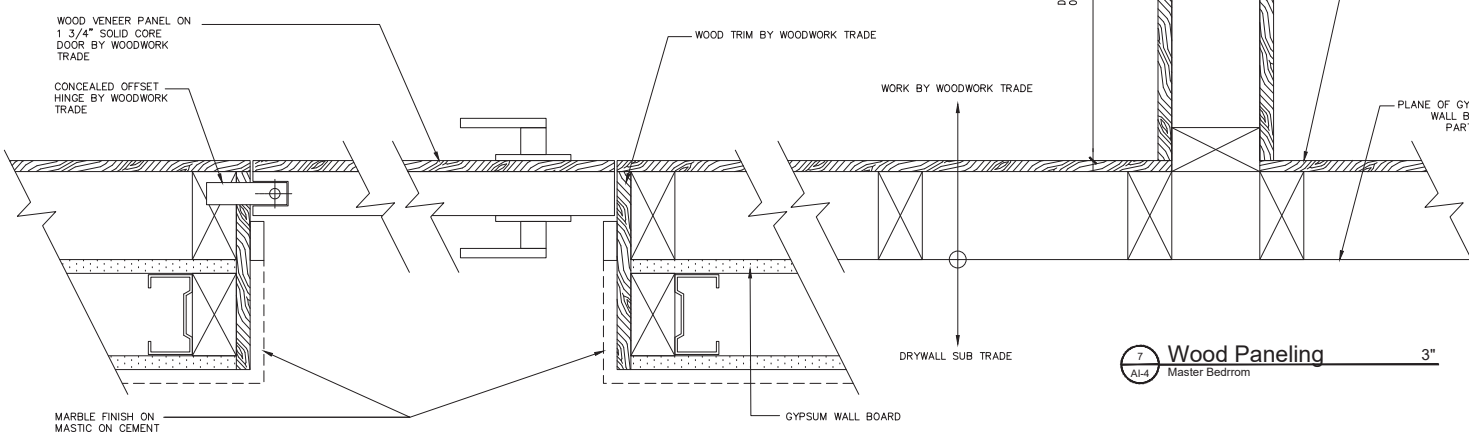
8 Section 3"
 AC Closet



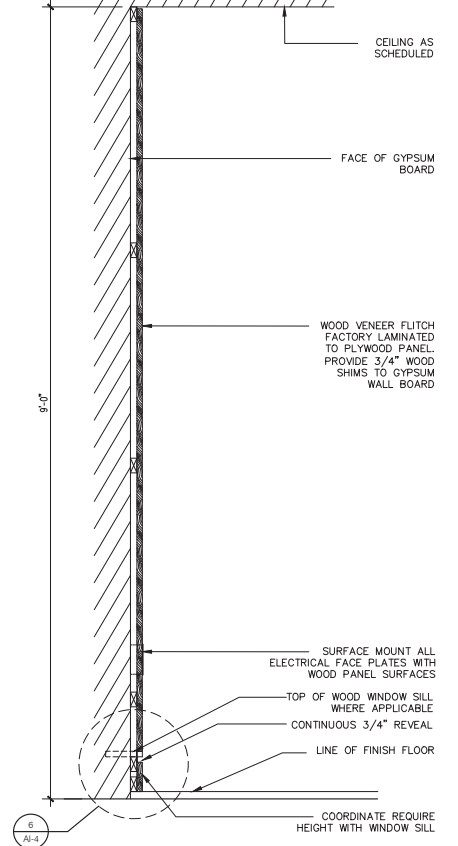
10 Detail at Corner 3"
 Hall



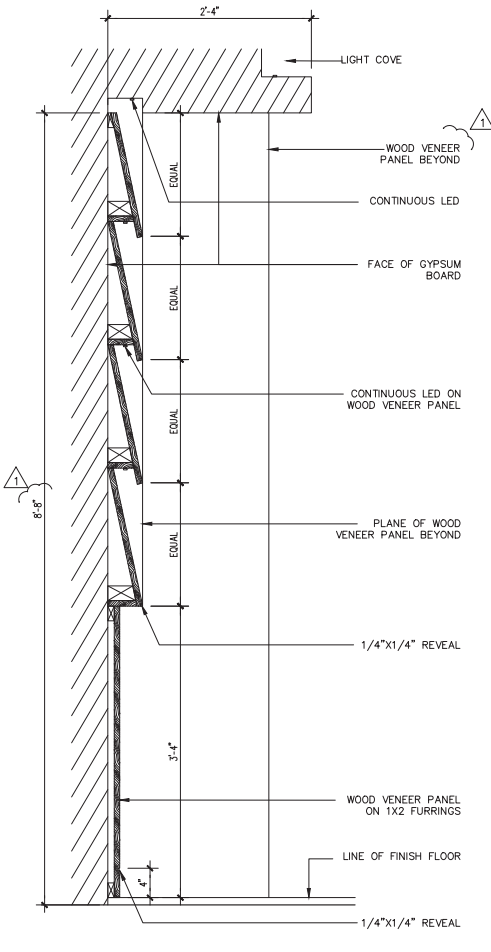
9 Glass Shelf Edge Detail @ Bar 3"



7 Wood Paneling 3"
 Master Bedroom



5 Wood Panel Detail 1"
 Master Bedroom



2 Headboard Panel Detail 1"
 Master Bedroom

Durango Residence
 New Addition
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Date
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 Revisions
 11-13-18 to GC
 06-04-19 to GC
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Sheet
AI-4
 of

