

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

	NORTH ARROW
	DIRECTION SECTION NUMBER
	DETAIL NUMBER SHEET NUMBER
	SHEET NUMBER ELEVATION NUMBER
	FLOOR NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	ROOM NUMBER
	PARTITION TYPE
	REVISION MARK
	TOILET ROOM ACCESSORY
	FURNITURE/EQUIPMENT INDICATOR
	LINE OF OBJECT ABOVE
	EQUIPMENT/FURNITURE N.I.C.
	HIDDEN LINE
	BOUNDARY LINE
	DEMOLITION LINE
	CENTER LINE
	PROPERTY LINE

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

- i General Notes, Location Map
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- A-10 Wall Sections
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- AI-2 Interior Elevations
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- S-1A Foundation & Ground Floor Plan
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- S-8 Wall Sections and Details
- S-9 Wall Sections and Details
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- S-11 Details
- S-12 Details
- S-13 Structural Notes

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- E-1 Power Floor Plan
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- E-4 Electrical Panel

Mechanical

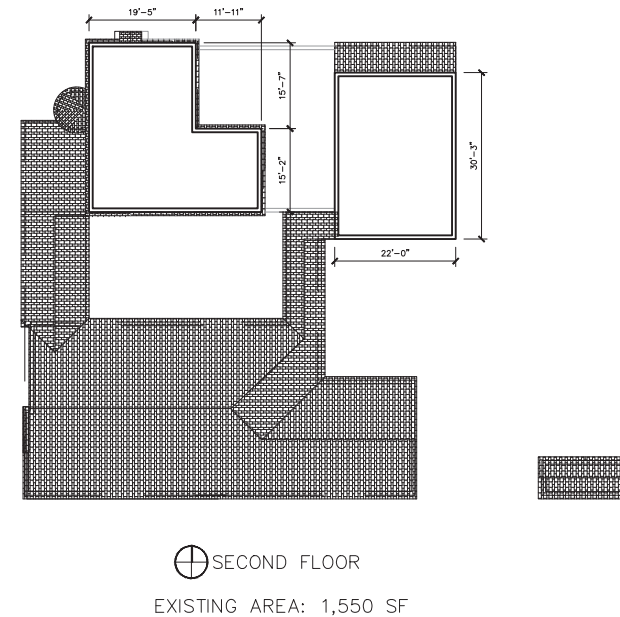
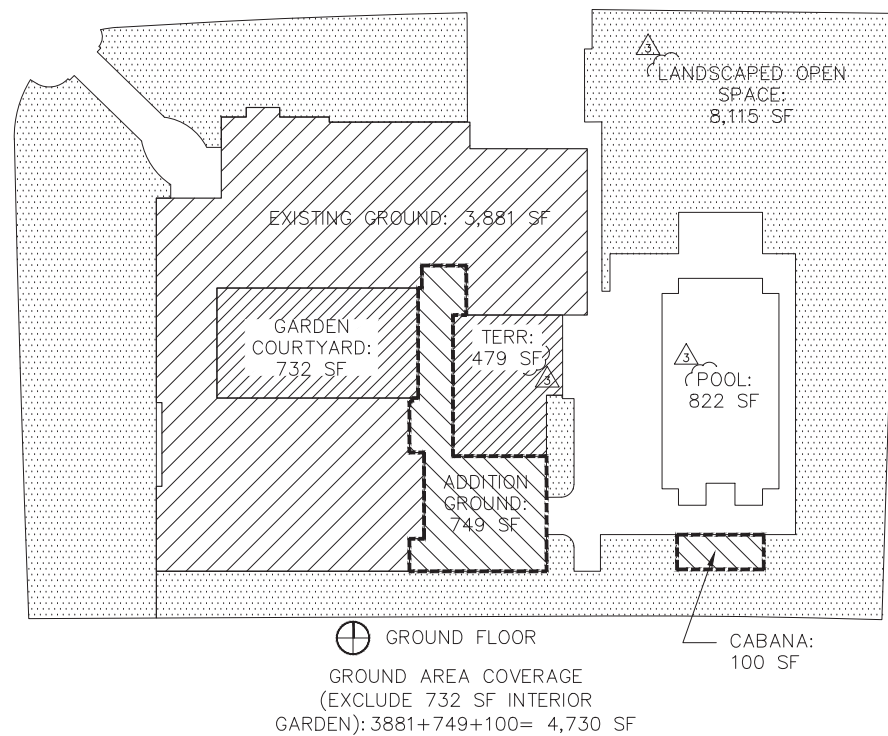
- M-1 Mechanical Floor Plan
- M-2 Mechanical Schedules
- M-3 Mechanical Details

Plumbing

- P-1 Plumbing Floor Plan
- P-2 Gas and Sanitary Isometric
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- P-4 Plumbing Notes and Details
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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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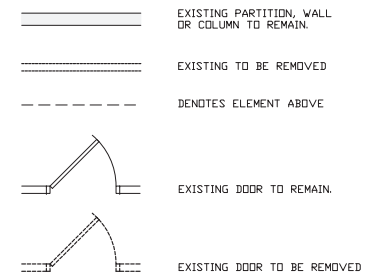
Durango Residence

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	

Demolition Legend

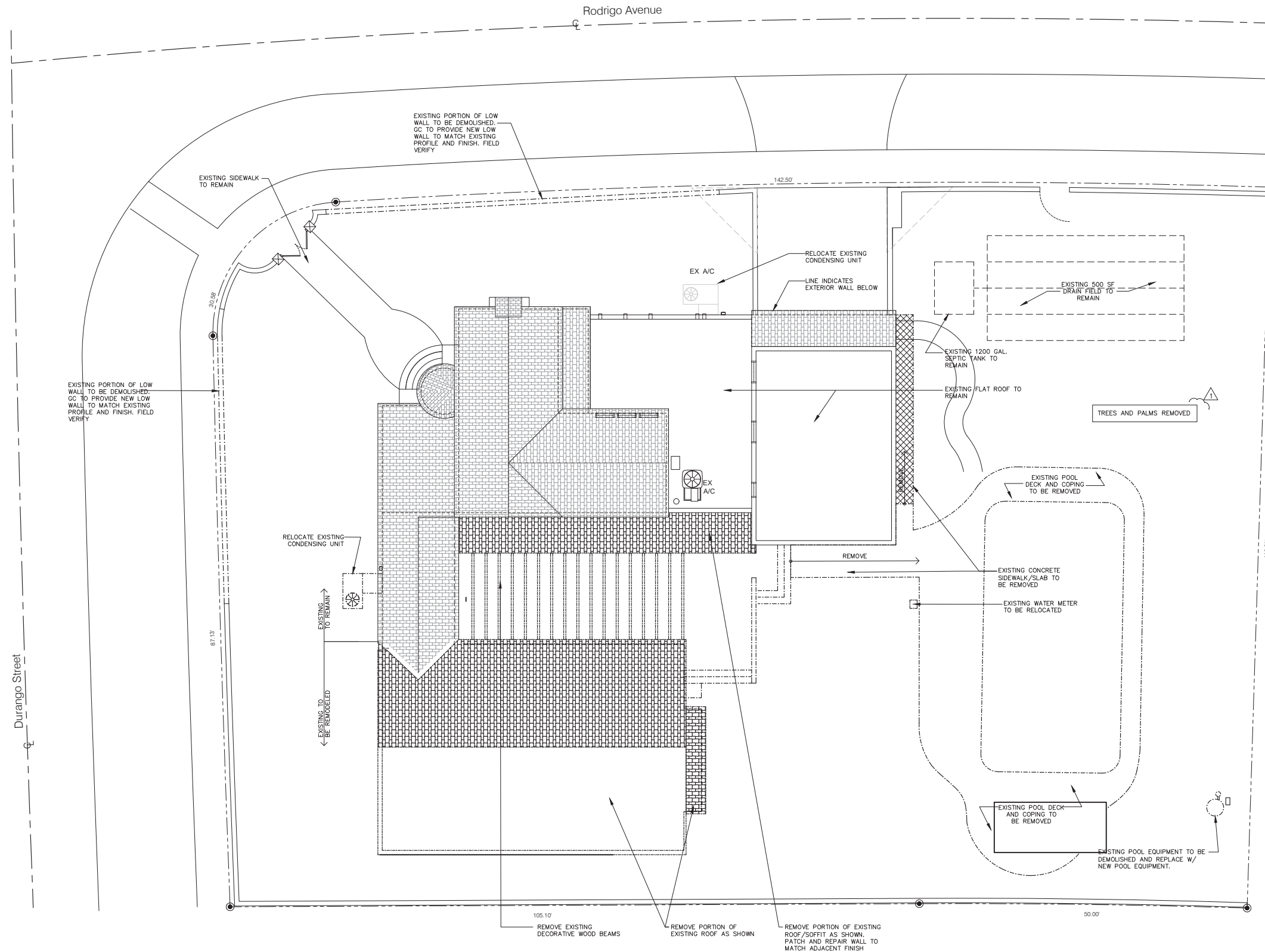


Demolition Notes

- 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.
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- 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.

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AR0009810

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

Demolition Plan 1/8"

Project: Durango Residence

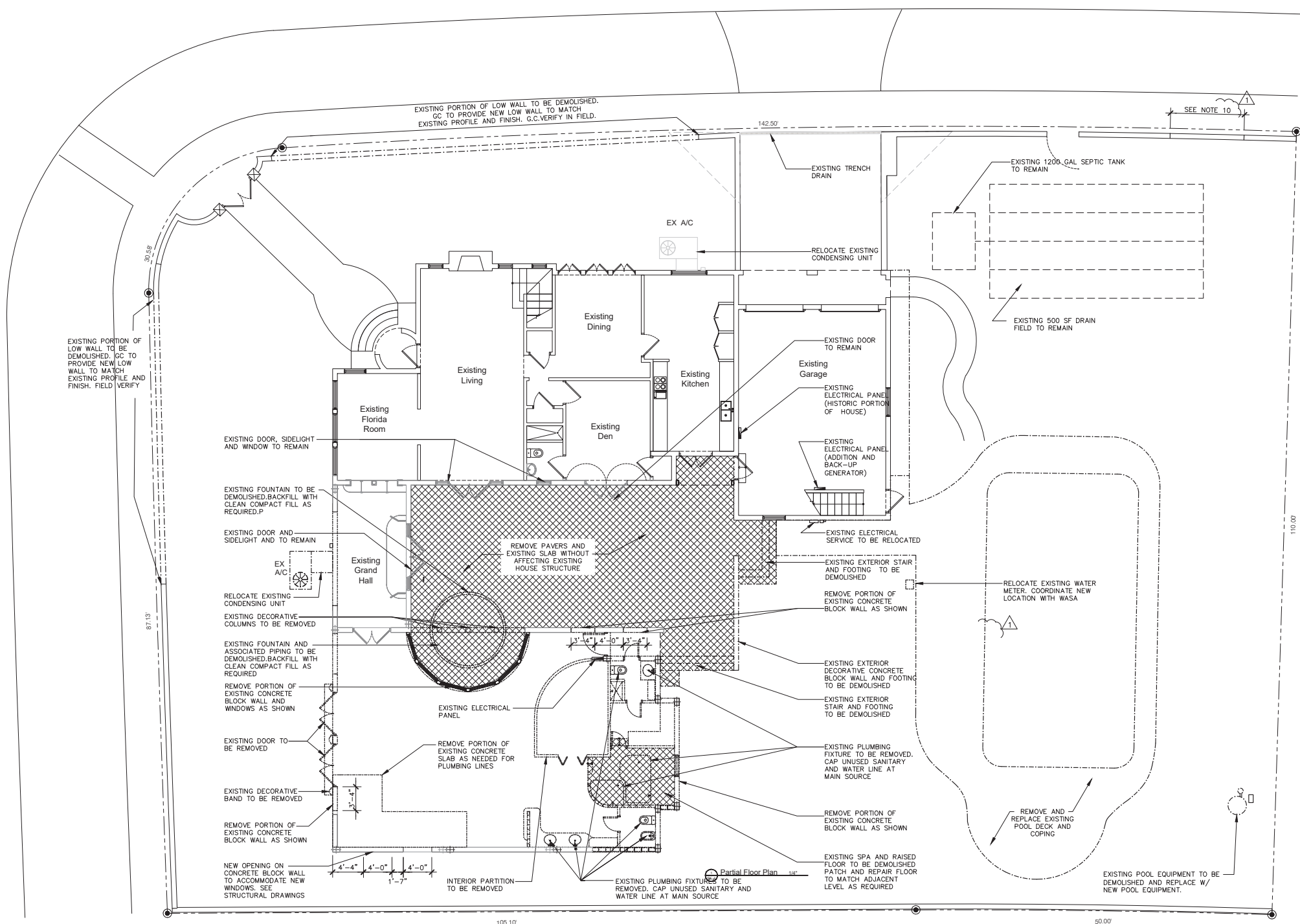
New Addition
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Coral Gables, FL 33134

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

Date
07-26-2018

Commission
17029

Revisions
△ 11-13-18 Permit Comm.



Demolition Legend

- EXISTING PARTITION, WALL OR COLUMN TO REMAIN.
- EXISTING TO BE REMOVED
- DENOTES ELEMENT ABOVE
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE REMOVED

Demolition Notes

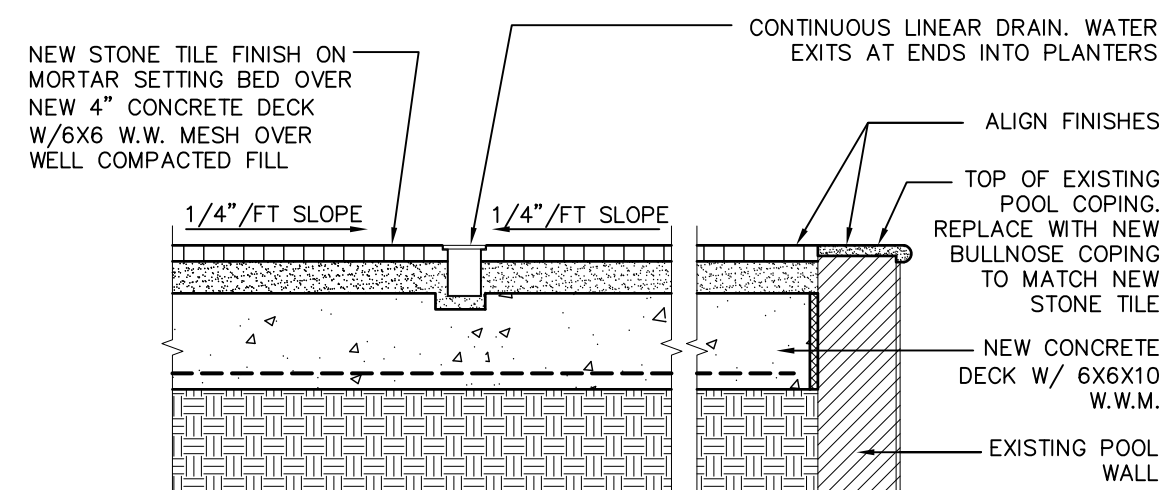
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3. PROTECT ALL CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION OF ADJACENT CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR RESTORATION IF DAMAGE OCCURS TO AREAS NOT SHOWN TO BE DEMOLISHED.
4. DEMOLISH ONLY THE SECTIONS OF WALLS, DOORS, ETC. SHOWN 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.
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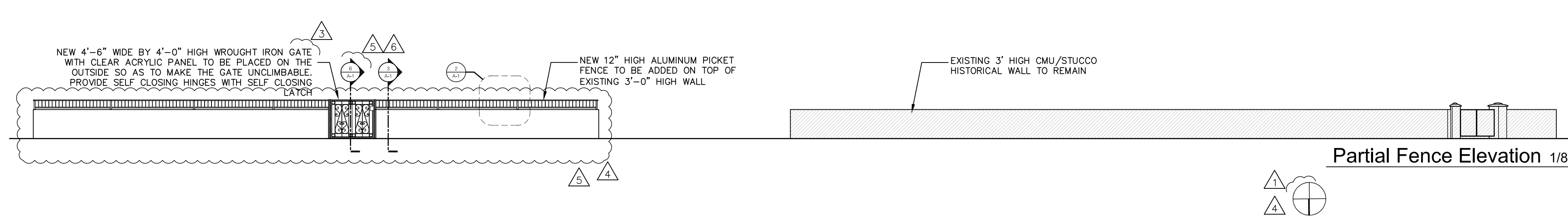
Demolition - Floor Plan 1/8"



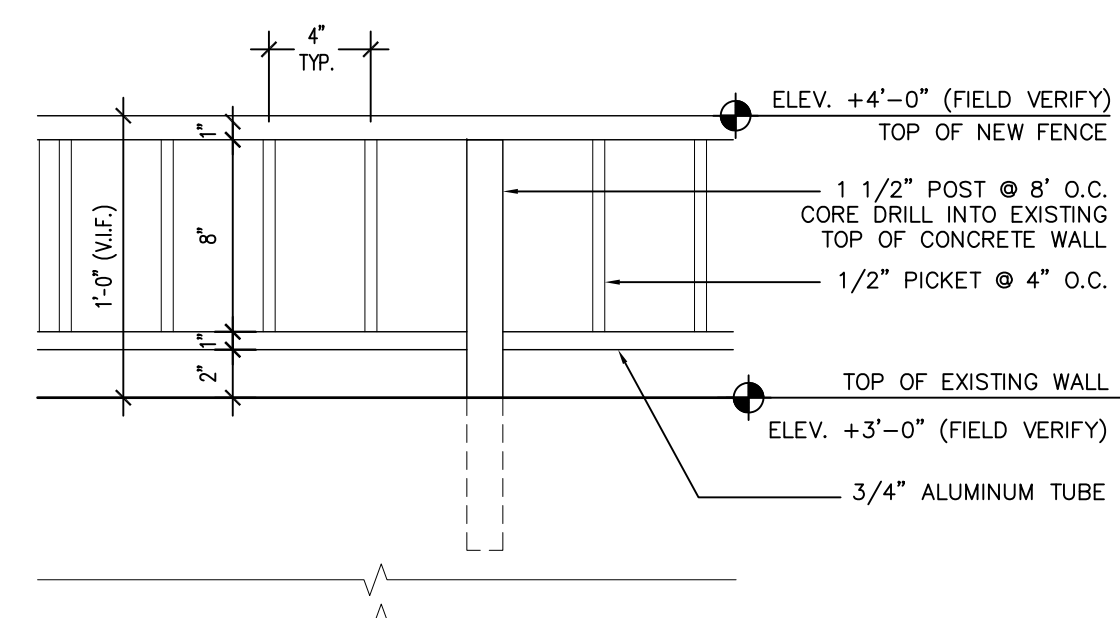
Pool Deck/Coping Detail 1
1/4" A-1

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

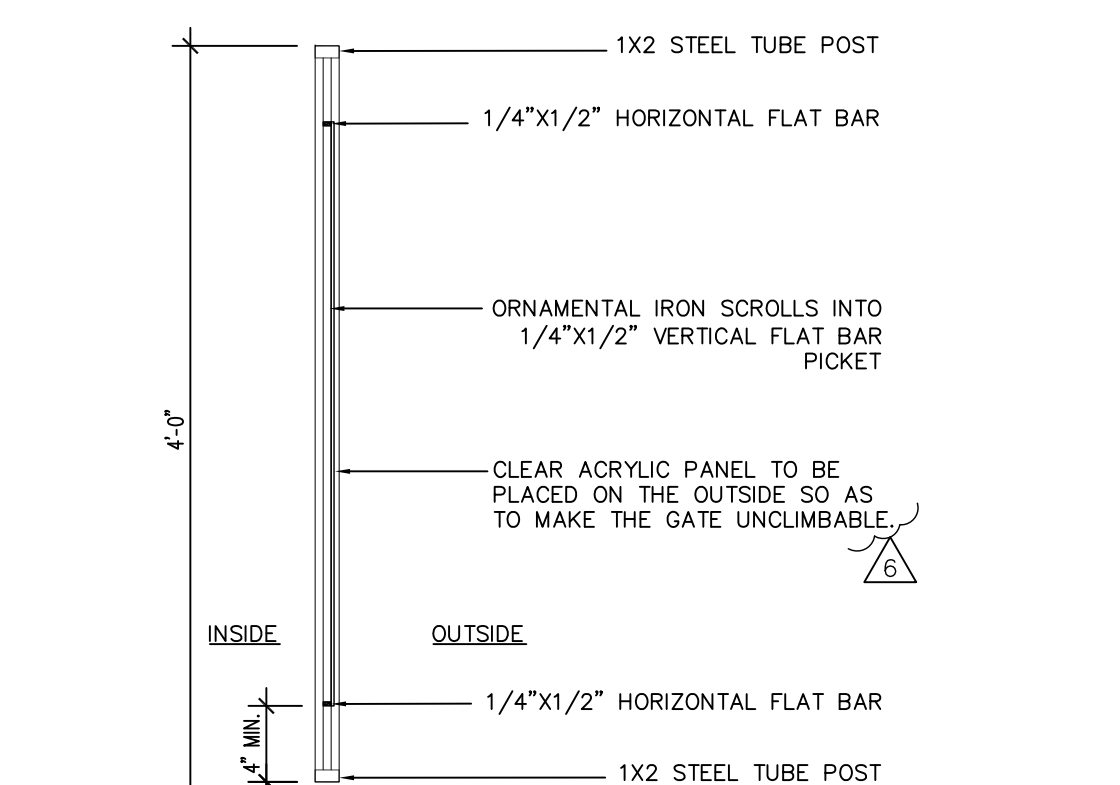
AN EXISTING IRRIGATION SYSTEM WILL BE REFRUBISHED AND NEW BACK FLOW PREVENTION AND RAIN SENSOR AS REQUIRED BY CODE WILL BE INSTALLED. THE SYSTEM WILL PROVIDE 100% COVERAGE TO PLANTING AREAS. ADDITIONALLY, THERE WILL BE EXTERIOR HOSE BIBS WITHIN 75' OF SWALES GRASS AREAS



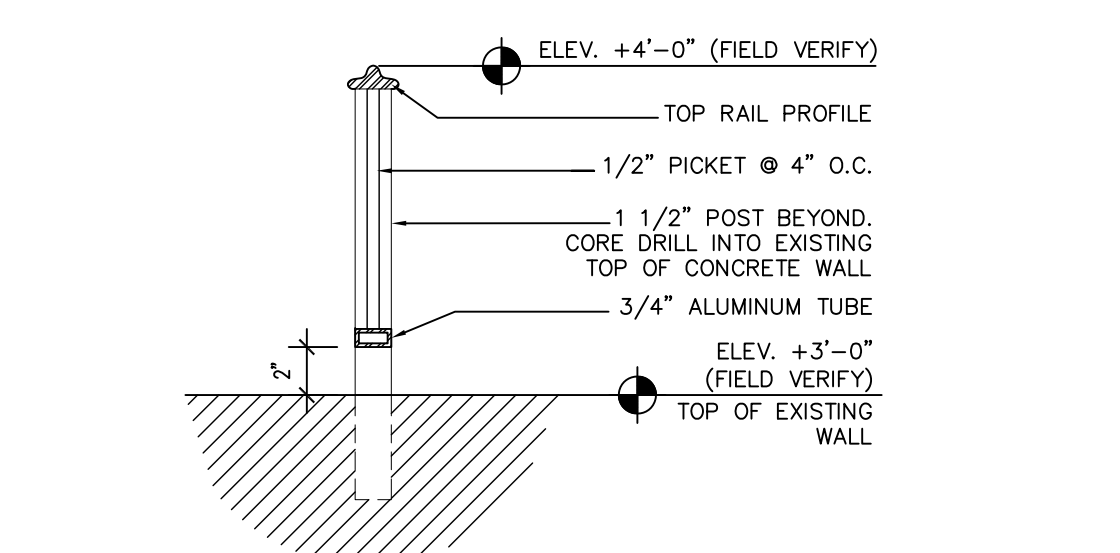
Partial Fence Elevation 1/8"



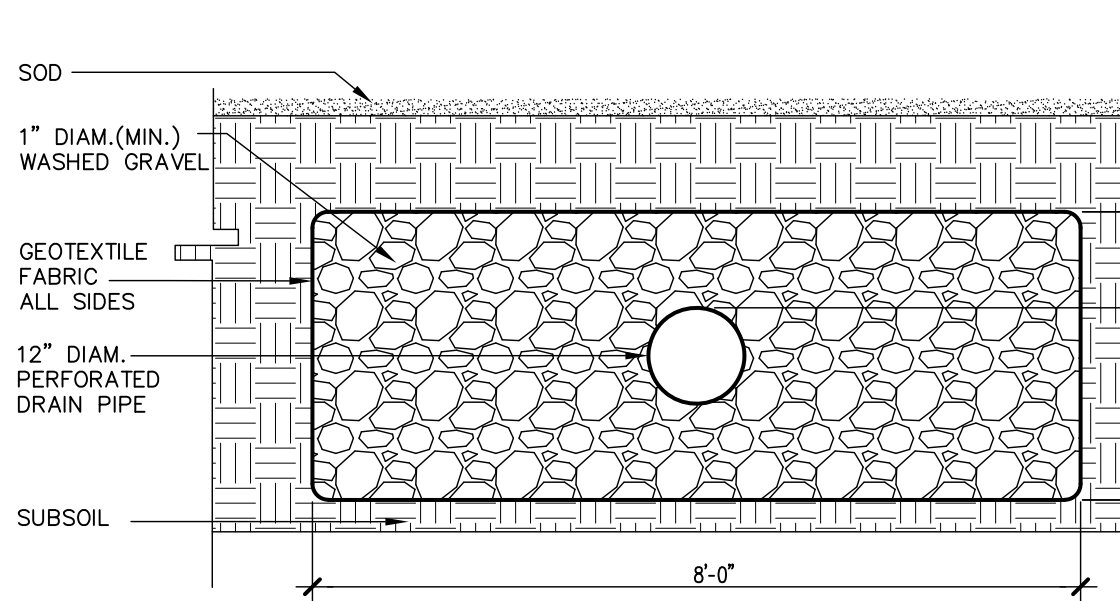
Metal Fence Detail 1 1/2"



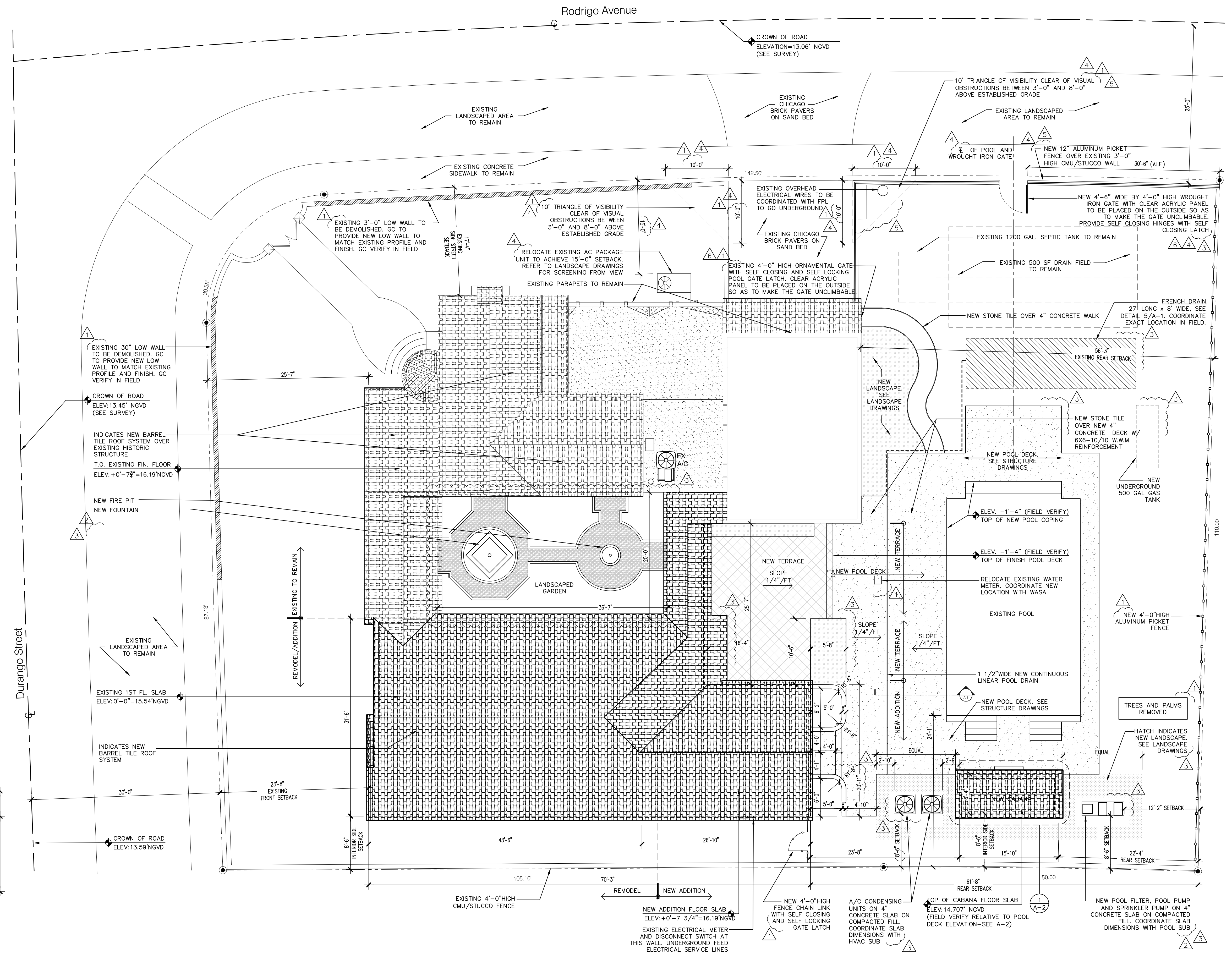
Section - Entry Gate 1



Metal Fence Detail 1 1/2"



French Drain 1/2"



Site Plan 1/8"

architecture
interior design
retail design
space planning
construction management

4565 ponca de leon blvd,
suite 100
coral gables, florida 33146
tel: 305.444.0849
fax: 305.444.4557
florida registration
no. AA-F000104

John Roberts Forbes
ARO09810

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

Project
Michel Bouscasse
3701 Durango Street
Coral Gables, FL 33134

Owner

Date
07-28-2018

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17029

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03-05-19	
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04-13-20	

Legend

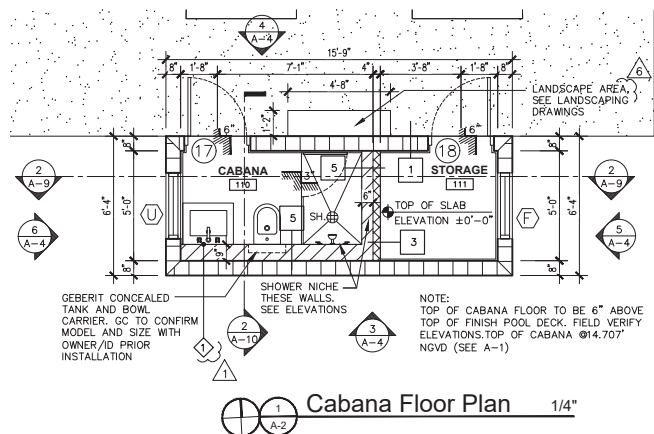
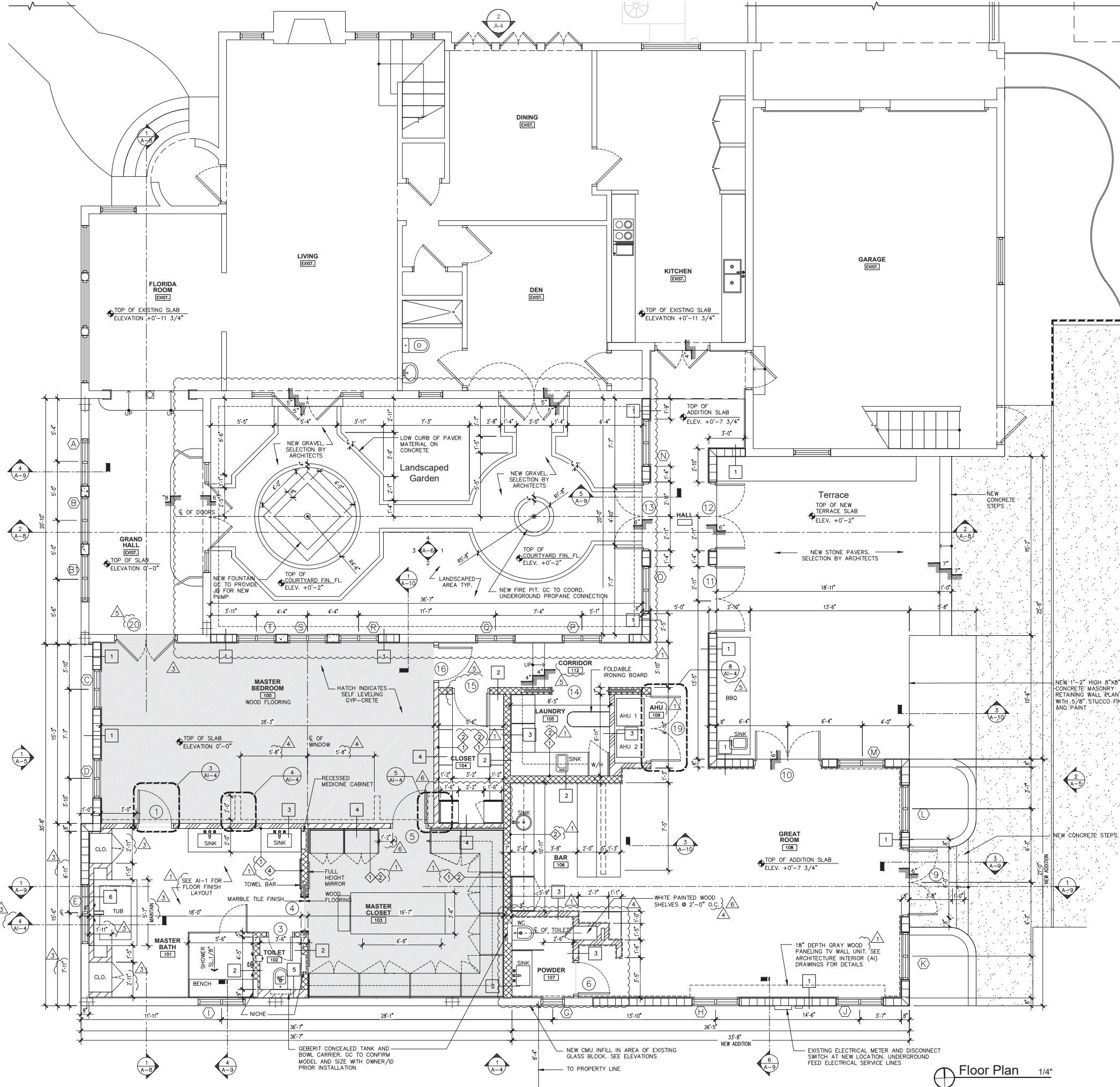
- 1 NEW CMU WALL WITH NEW 5/8" GYPSUM BOARD ON 7/8" METAL FURRING @ 24" O.C. WITH NEW R-5 RIGID INSULATION AND 6 MIL VAPOR BARRIER IN FURRING SPACING AT ALL EXTERIOR WALLS. STUCCO FINISH TO MATCH EXISTING ADJACENT TEXTURE ON EXTERIOR SIDE.
- 2 NEW INTERIOR PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE 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.

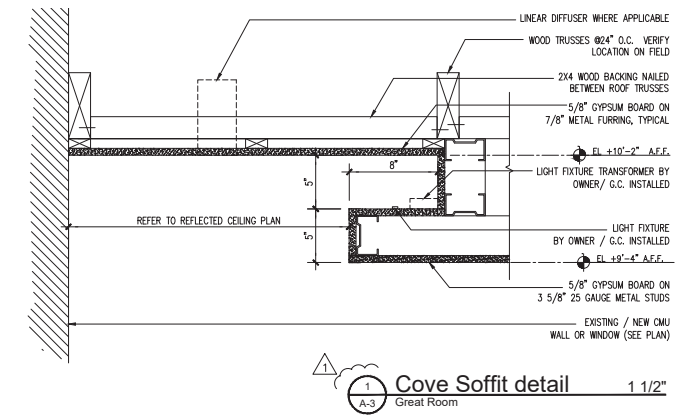


Floor Plan 1/4"

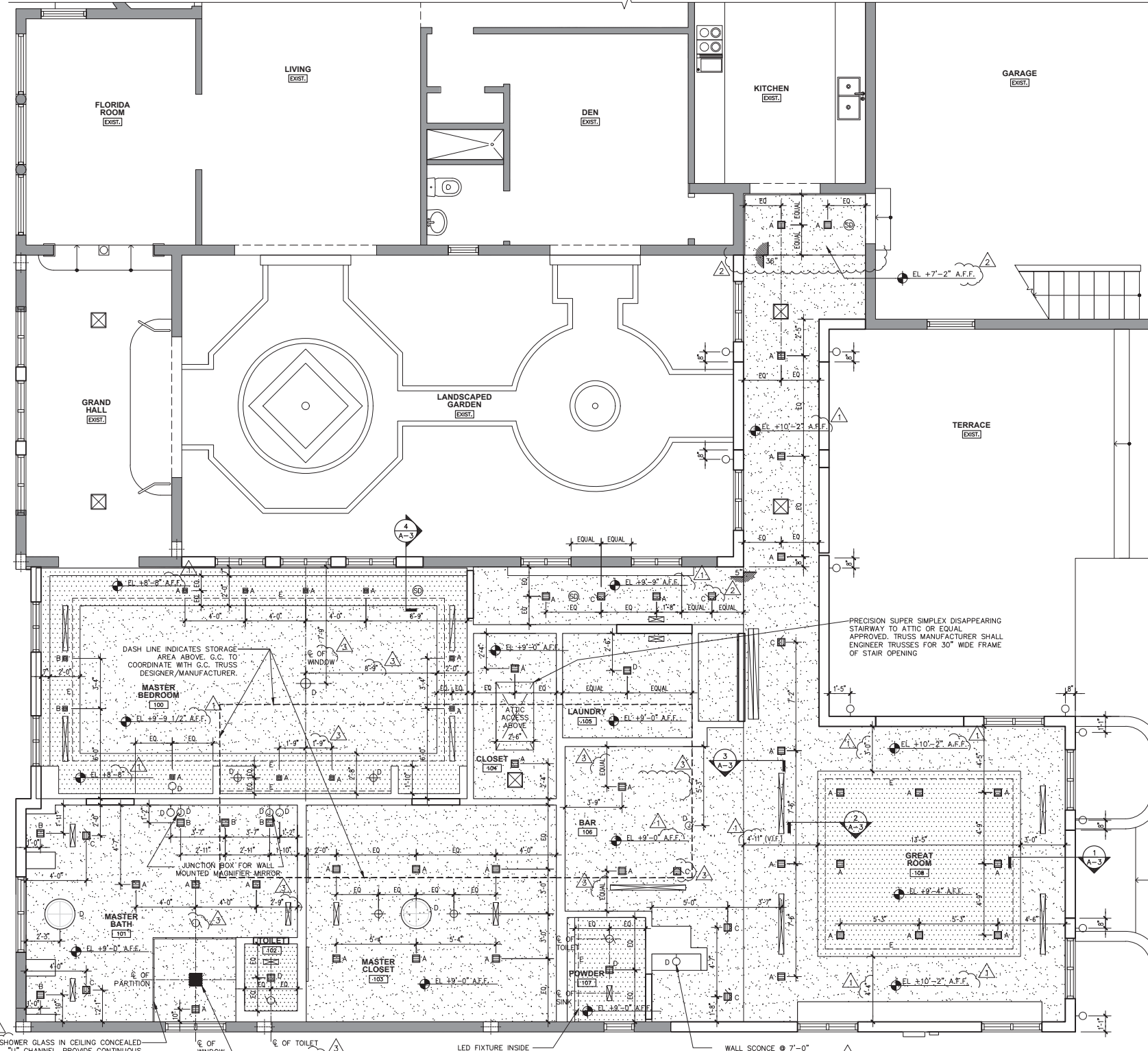
Cabana Floor Plan 1/4"

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	A-3
	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

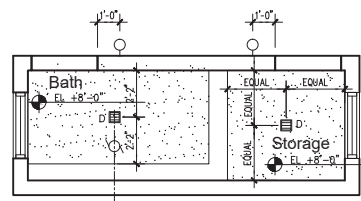


Reflecting Ceiling Plan 1/4"

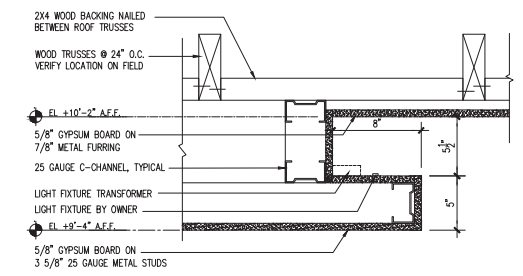
Ceiling Legend

- WALL MOUNTED LIGHT FIXTURE
- SUSPENDED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- ADJUSTABLE RECESSED LED LIGHT FIXTURE
- JUNCTION BOX
- SUPPLY AIR LINEAR DIFFUSER
- RETURN AIR LINEAR DIFFUSER
- HVAC SUPPLY DIFFUSER
- HVAC RETURN AIR GRILLE
- EXHAUST GRILLE AND FAN WITH PAINT FINISH TO MATCH CEILING COLOR
- GALVANIZED METAL ACCESS PANEL WITH PAINT FINISH
- SMOKE DETECTOR
- SINGLE POLE LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- LIGHT SWITCH WITH DIMMER
- EXHAUST FAN
- ELECTRICAL PANEL
- SUPER SIMPLEX DISAPPEARING ATTIC STAIRWAY MODEL ST. G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
- D DENOTES DECORATIVE LIGHT FIXTURE. SEE ID MANUAL FOR DETAILS

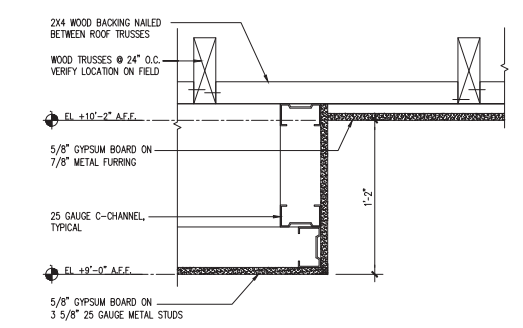
NOTE:
REFLECTED CEILING PLANS INDICATE: CEILING HEIGHTS ABOVE FLOOR SLABS; FINISHES; SOFFIT LOCATIONS FROM WALLS; AND JUNCTION BOX LOCATIONS. NOT ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION FIXTURES AND ACCESSORIES ARE SHOWN ON THE REFLECTED CEILING PLANS. THIS SHEET SHALL BE USED AS A PLACEMENT 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.



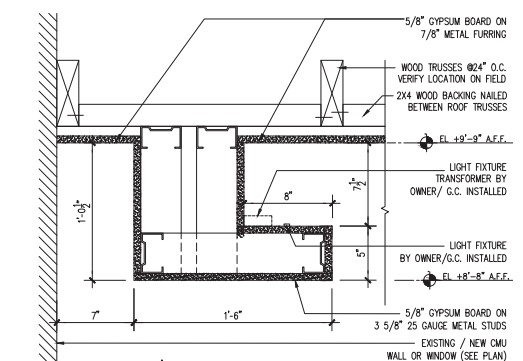
Reflecting Ceiling Plan 1/4" Cabana



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
AR0009810

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

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

Owner:
Michele Bourgeois
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	

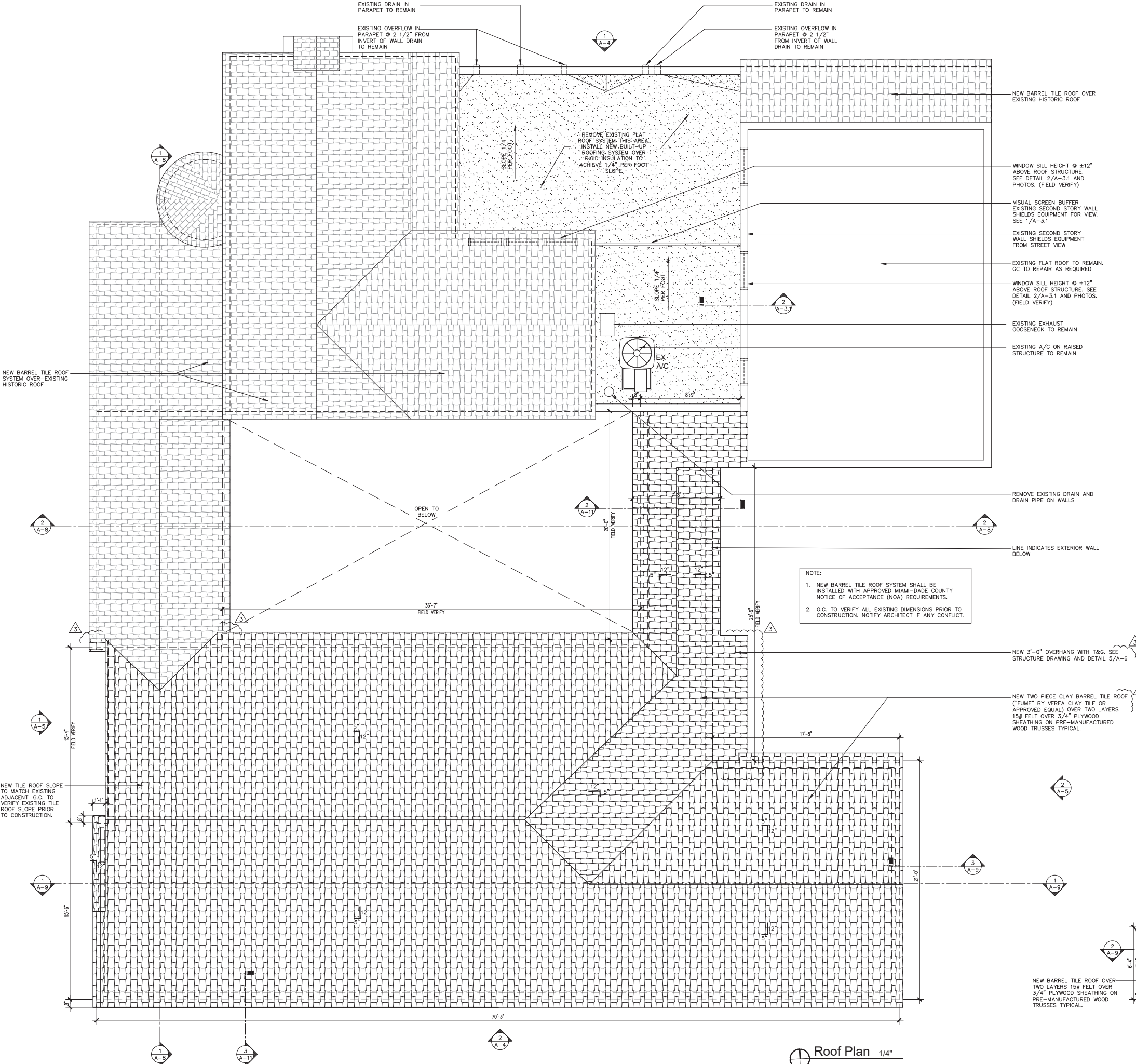
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no. AA-700004



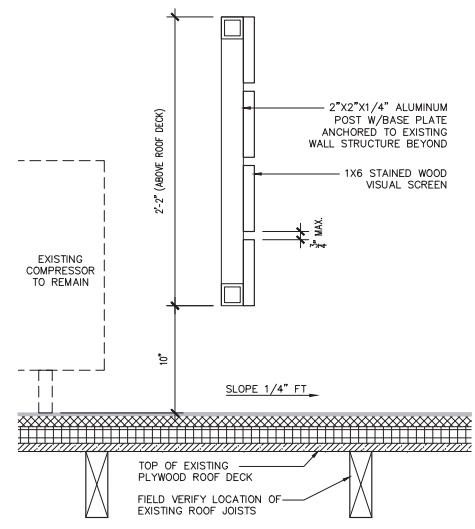
Windows at
Flat Roof



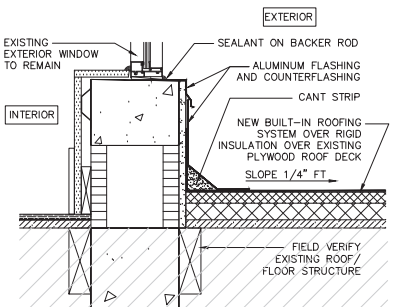
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AR0009810
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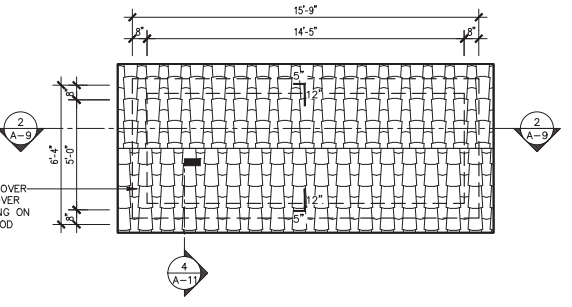
NOTE:
1. NEW BARREL TILE ROOF SYSTEM SHALL BE INSTALLED WITH APPROVED MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (NOA) REQUIREMENTS.
2. G.C. TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICT.



Rooftop Equipment
Screen Detail 1-1/2"



Flashing Detail 1-1/2"



Cabana Roof Plan 1/4"

Roof Plan 1/4"

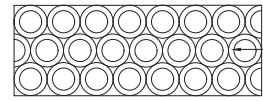
Durango Residence
New Addition
3701 Durango St.
Coral Gables, FL 33134

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

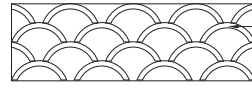
Date
07-26-2018
Commission
17029

Revisions
11-13-18 to GC
03-05-19

Sheet
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of



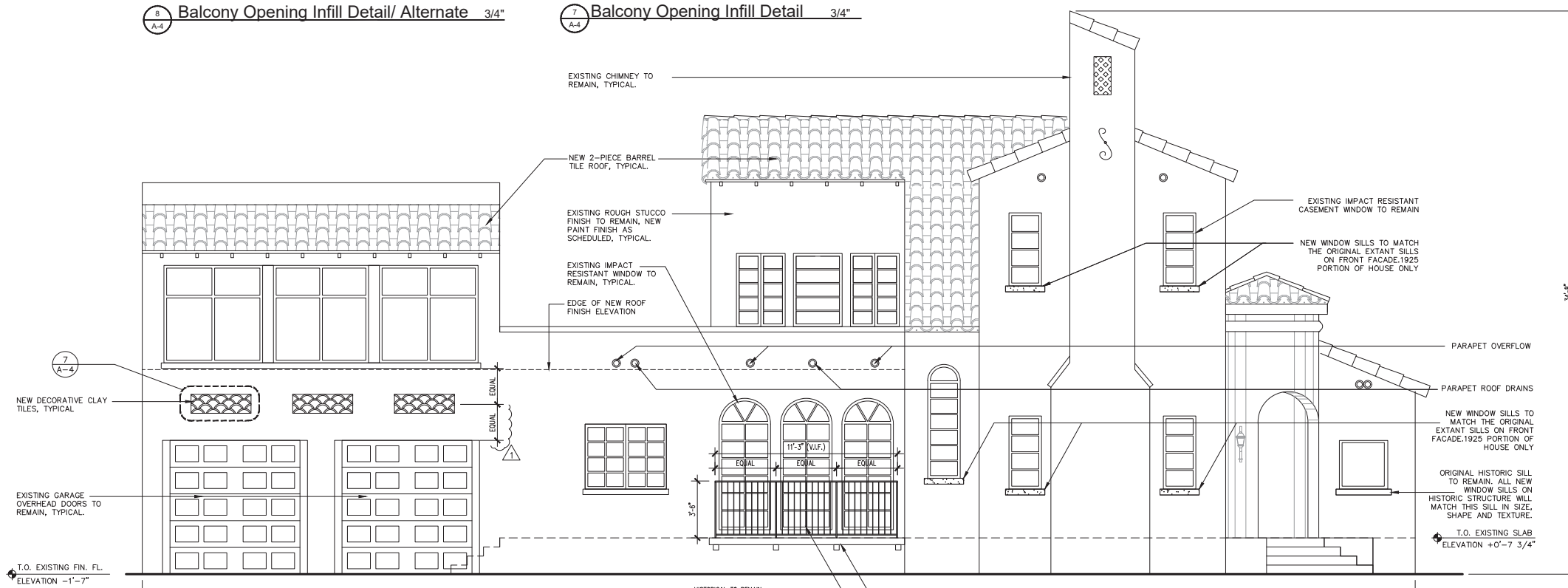
6" DIAM. RED CLAY PIPE PATTERN. FRONT AND REAR EDGES OF PIPE TILE TO ALIGN WITH FACE OF STUCCO



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

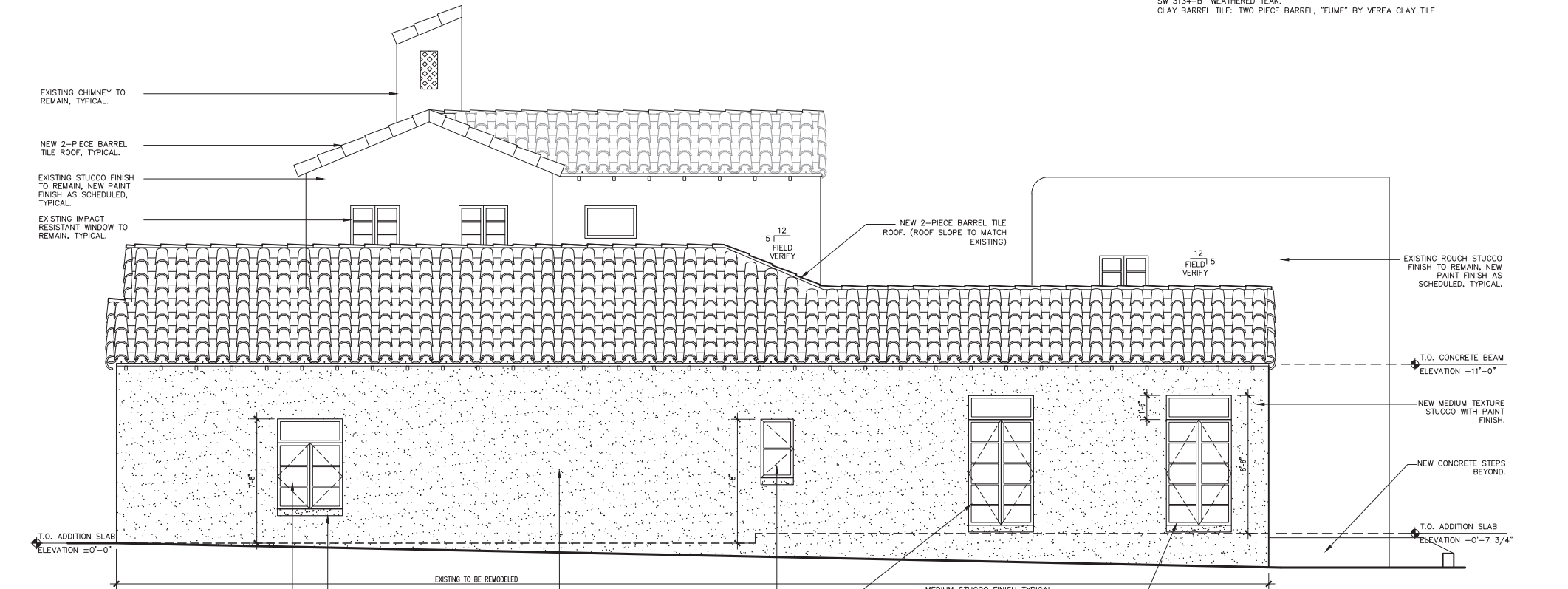
8 Balcony Opening Infill Detail/ Alternate 3/4"

7 Balcony Opening Infill Detail 3/4"



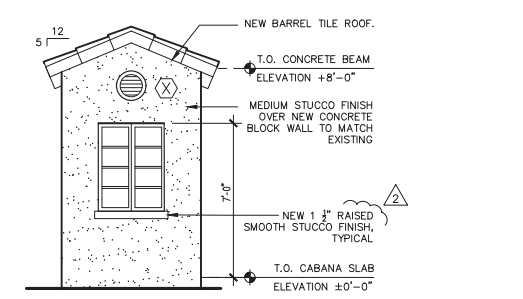
2 North Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLWHITE 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



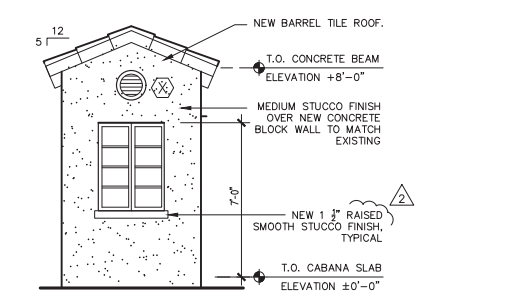
1 South Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPLWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
WINDOWS/DOORS: BRONZE TO MATCH EXISTING WINDOWS
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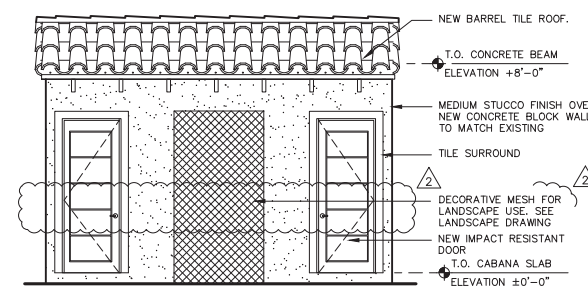
8 Cabana West Elevation 1/4"

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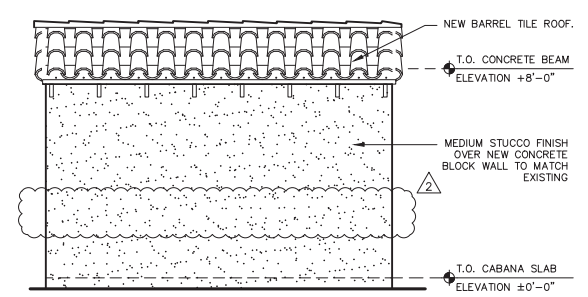
5 Cabana East Elevation 1/4"

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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 "HEPPLWHITE 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 "HEPPLWHITE 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

John Roberts Forbes
AR0009810

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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

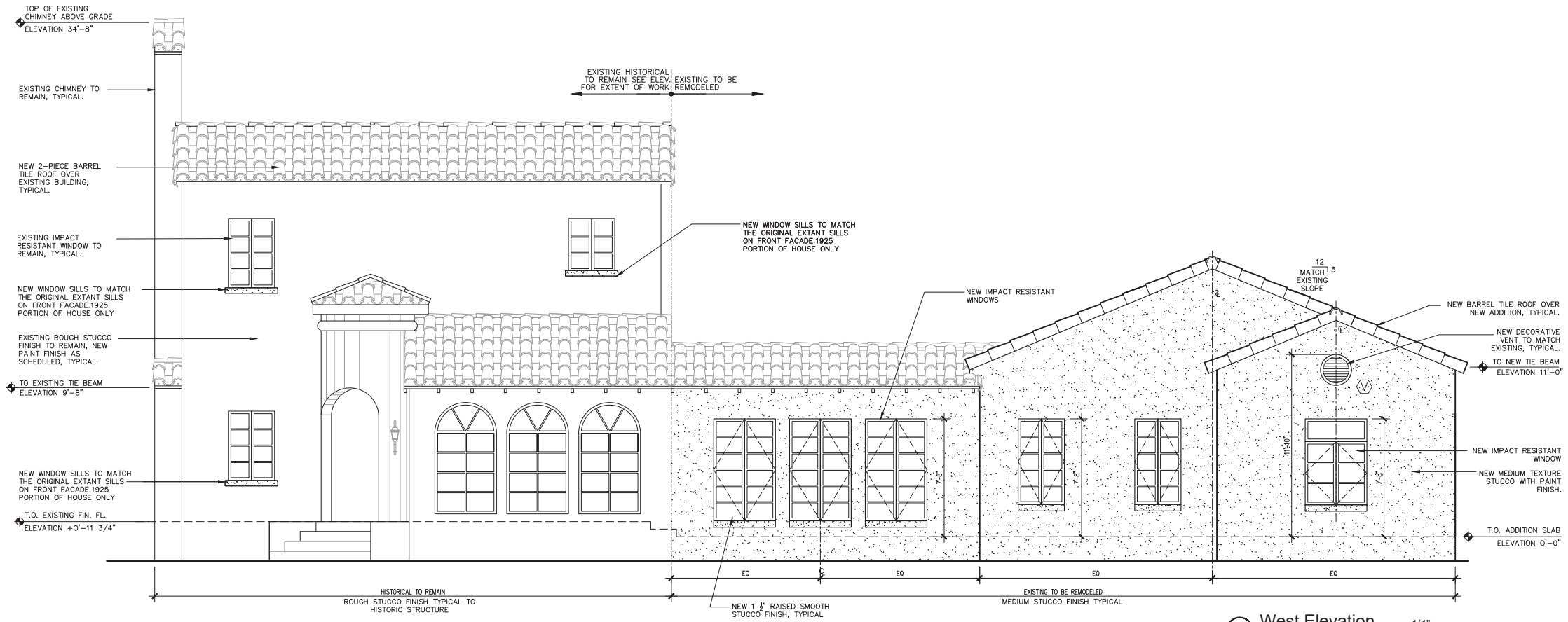
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PROVIDE AN IN-SITU MOCKUP OF RE-INSTATED HISTORIC SILL FOR APPROVAL BY CORAL GABLES HISTORIC RESOURCES STAFF

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

John Roberts Forbes
AR0009810

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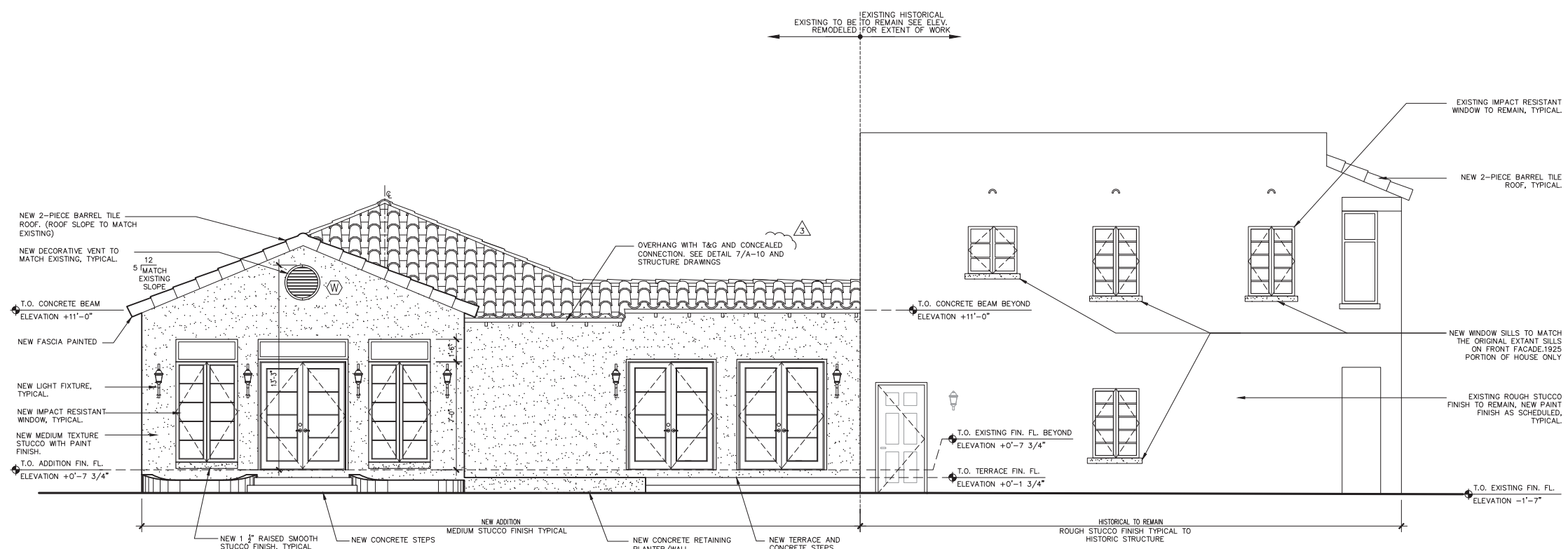


1 West Elevation 1/4"

STUCCO WALLS: BENJAMIN MOORE HC-36 "HEPPELWHITE IVORY"
STUCCO WINDOW/DOOR SILL: BENJAMIN MOORE AC-21 "ARCADIA WHITE"
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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



2 East Elevation 1/4"

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

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

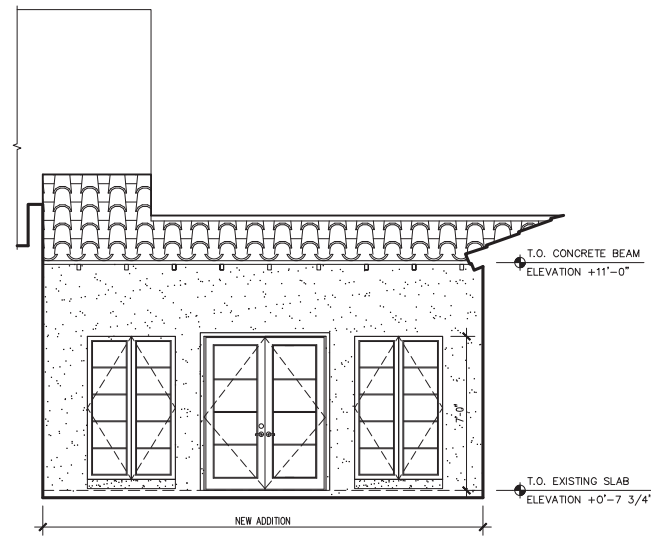
Michael Bousavage
3701 Durango Street
Coral Gables, FL 33134

Owner:

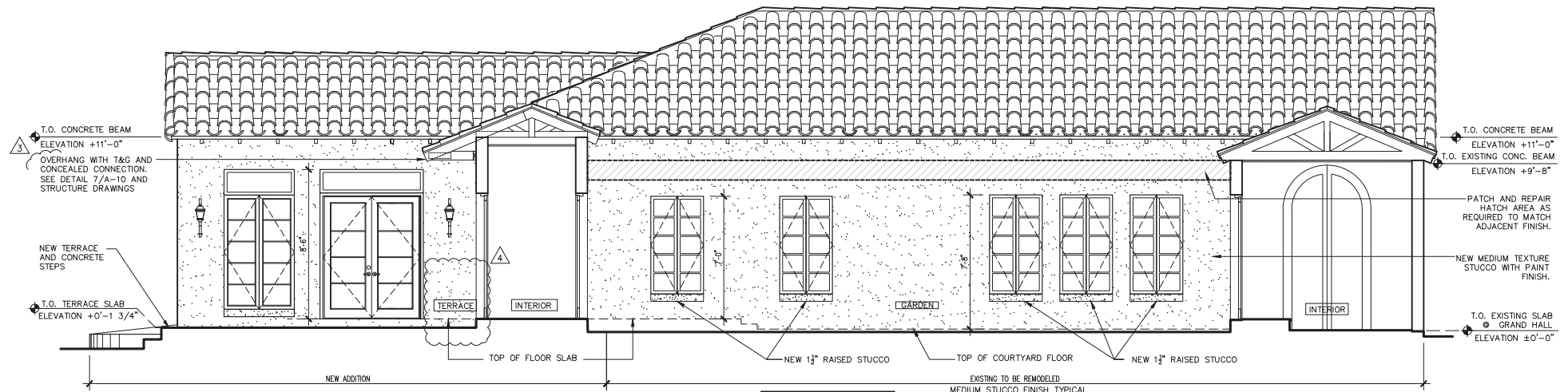
Date	07-26-2018
Commission	17029
Revisions	11-13-18 to GC
	03-05-19

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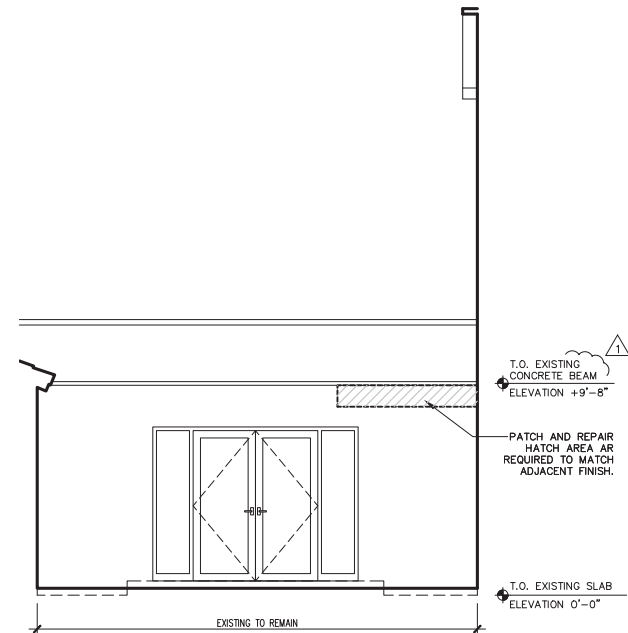
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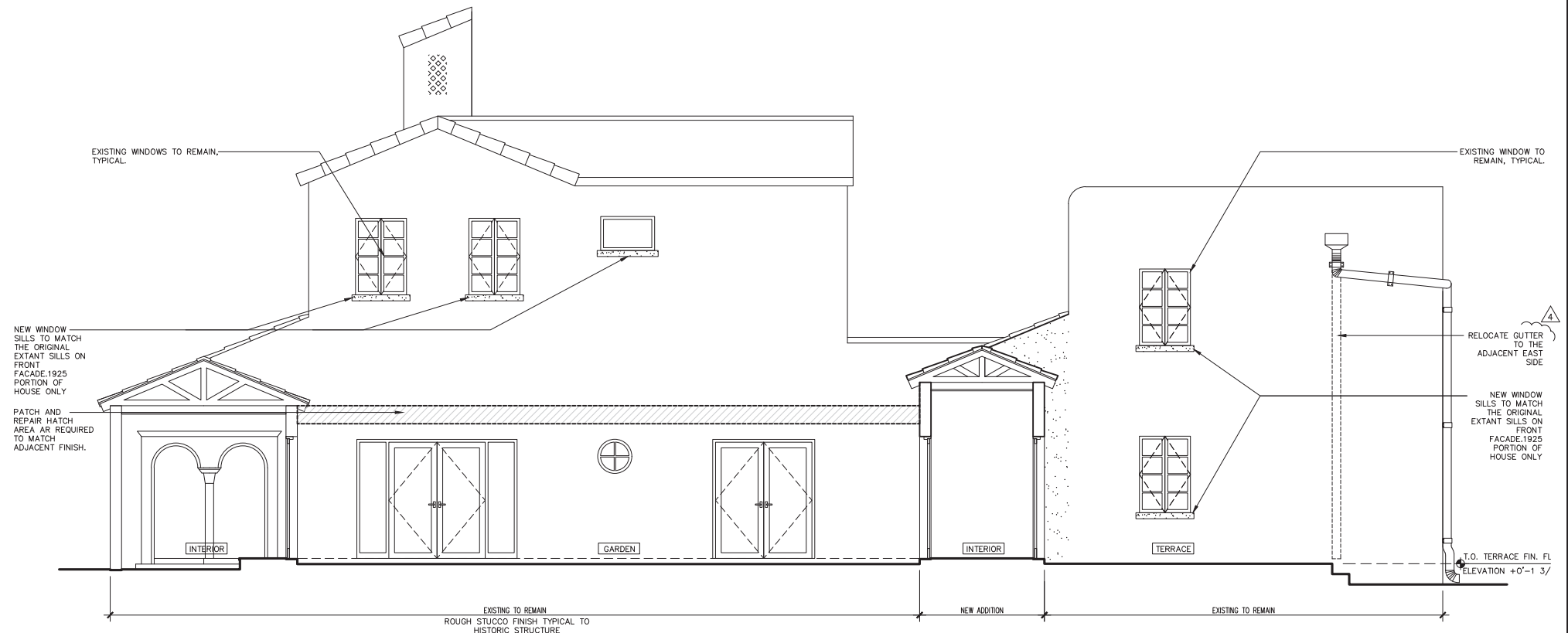
1 West Elevation 1/4"
A-6



2 North Elevation 1/4"
A-6



3 East Elevation 1/4"
A-6

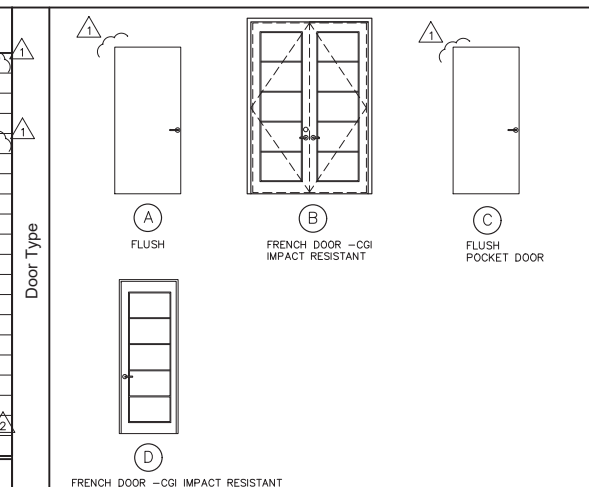


4 South Elevation 1/4"
A-6

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

Project: Michel Bourasge
Owner: 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	



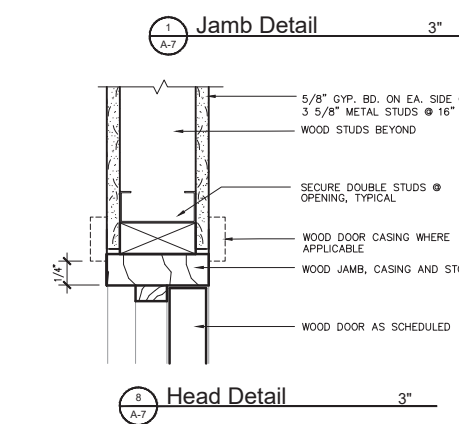
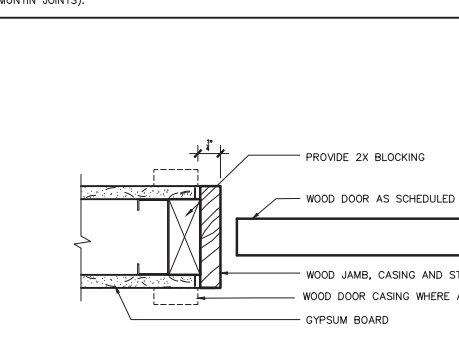
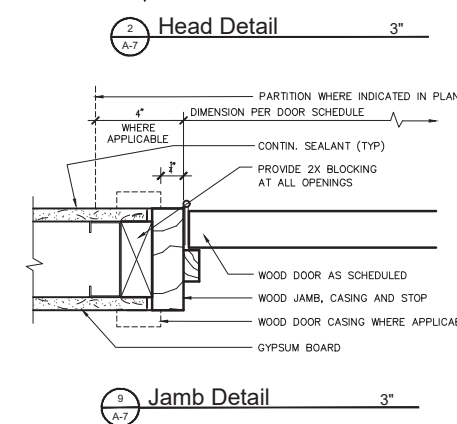
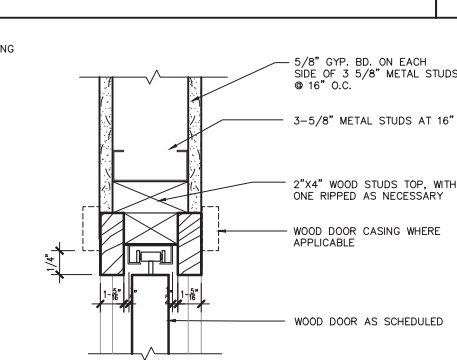
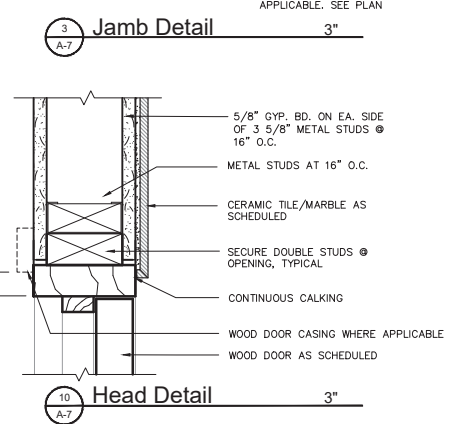
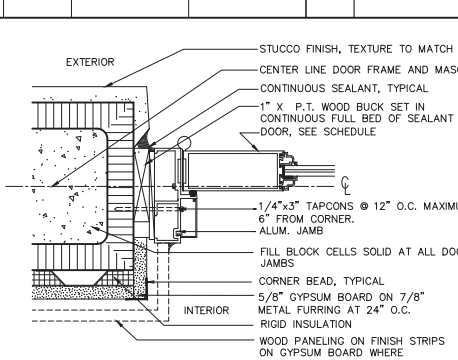
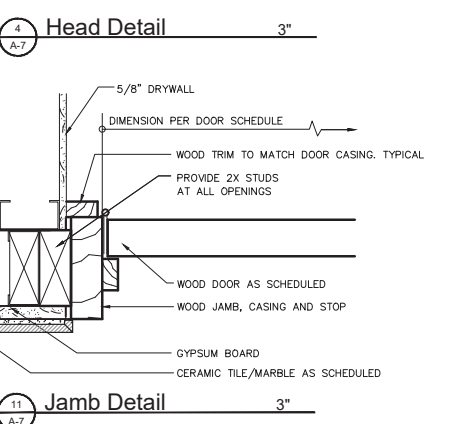
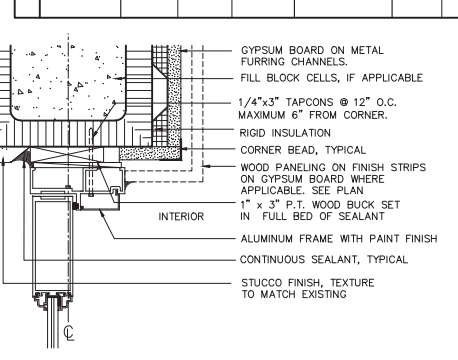
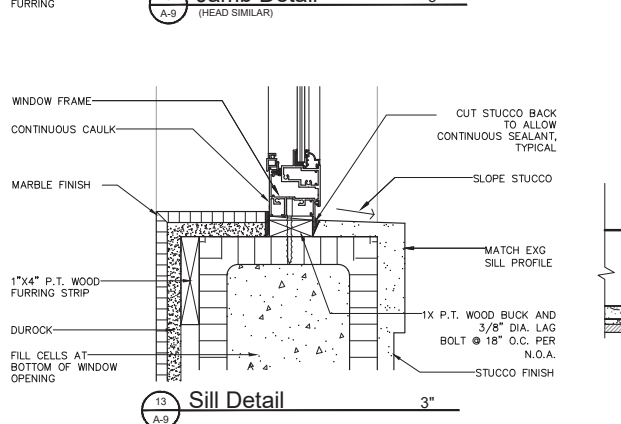
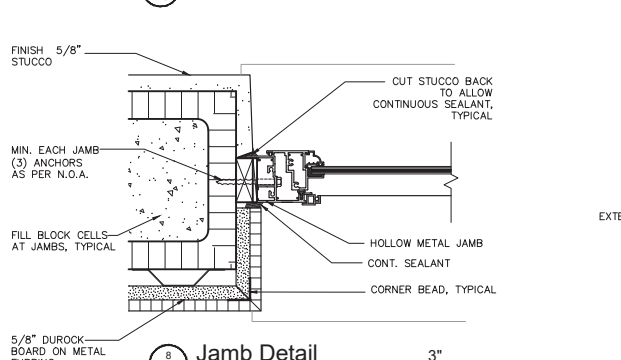
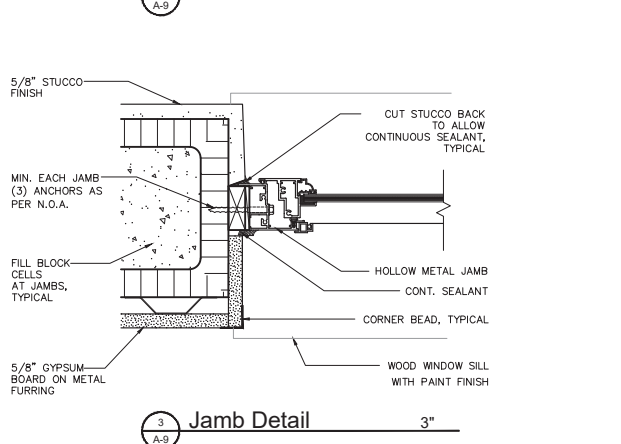
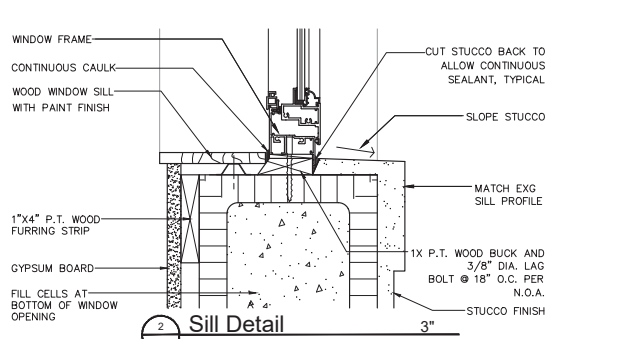
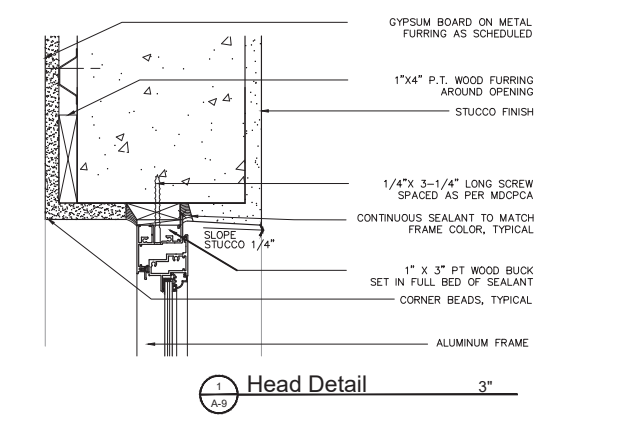
- Door Notes**
1. PAINT GRADE, SOLID CORE BIRCH WOOD DOORS IN PAINTED WOOD FRAMES
 2. INSTALL DOOR HARDWARE PROVIDED BY OWNER
 3. PROVIDE NON-REMOVABLE HINGES
 4. SEE PLAN FOR SIZE OF FULL HEIGHT SIDELITE
 5. SEE DOOR ANCHORING DETAILS 7/A-10 AND 8/A-10
 6. ALL EXTERIOR DOORS SHALL HAVE MIAMI-DADE COUNTY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

- Window Notes**
- SERIES 238 WINDOW SPECIFICATIONS
1. 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.
 2. ALL WINDOWS SHALL HAVE MATCHING FRAME PROFILES. FIXED WINDOWS WITH SMALLER FRAME PROFILES WHICH DO NOT MATCH OTHER UNITS ARE NOT ACCEPTABLE.
 3. 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.
 4. ALUMINUM FINISH SHALL BE: BRONZE TO MATCH EXISTING
 5. 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).
 6. GLASS COLOR SHALL BE: AS SELECTED BY ARCHITECT.
 7. PRODUCTS SHALL BE GLAZED USING EXTRUDED GLAZING BEADS. ROLLED FORM GLAZING BEADS ARE NOT ACCEPTABLE.
 8. OPERABLE CASEMENT AND PROJECT-OUT WINDOWS SHALL HAVE STANDARD HARDWARE CONSISTING OF:
- PAIR OF TRUTH AND BERBERG 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).
 9. 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.	Type	Door Size			Material		Finish		UC			Details			Label			Door Hardware			Notes	Remarks
		W.	H.	T.	DOOR	CORE	FRAME	DOOR	FRAME	JAMB	HEAD	SILL	SET NO.	CLOSER	STOP	SET NO.	CLOSER	STOP				
01	A	2'-10"	8'-0"	-	WD	SOLID	WD	-	T.B.D.	-	-	-	-	-	3	-	-	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 LAQUER	T.B.D.	-	-	-	-	3	-	-	-	WHITE LAQUER PAINT FINISH BOTH SIDES.				
04	C	(2)1'-6"	8'-0"	1-3/4"	WD	SOLID	WD	-	T.B.D.	-	-	-	-	5	-	-	9	POCKET DOOR, VENEER AND WHITE LAQUER FINISH, SEE NOTE 9				
05	A	2'-10"	8'-0"	-	WD	SOLID	WD	-	T.B.D.	-	-	-	-	3	-	-	11	SEE ID DRAWINGS FOR APPLIED WOOD VENEER PANEL. SEE NOTE 11. PROVIDE CONCEALED SOSS HINGES.				
06	A	2'-10"	8'-0"	-	WD	SOLID	WD	-	T.B.D.	-	-	-	-	3	-	-	-	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	-	-	-	-	1	-	-	-	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	-	-	-	-	1	-	-	-	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	-	-	-	-	1	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.				
12	B	(2)2'-8"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	1	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.				
13	B	(2)2'-8"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	1	-	-	-	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.	-	-	-	-	5	-	-	12	SEE NOTE 12				
15	C	(2)2'-8"	8'-0"	1-3/4"	WD	SOLID	WD	STAIN	T.B.D.	-	-	-	-	4	-	-	12	SEE NOTE 12				
16	A	2'-10"	8'-0"	1-3/4"	WD	SOLID	WD	-	T.B.D.	-	-	-	-	3	-	-	12	SEE NOTE 12				
17	D	3'-0"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	1	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.				
18	D	3'-0"	7'-0"	1-3/4"	AL/GL	-	AL	ESP	ESP	-	-	-	-	1	-	-	-	MFR. BY CGI, IMPACT RESISTANT ASSEMBLY WITH WEATHER STRIPPING.				
19	A	(2)2'-8"	8'-0"	1-3/4"	WD	SOLID	WD	-	T.B.D.	-	-	-	-	2	-	-	-	SEE NOTE 12				
20	A	(2)2'-6"	8'-0"	1-3/4"	WD	SOLID	WD	-	T.B.D.	-	-	-	-	3	-	-	-	SEE NOTE 12				

- Door Hardware**
- HARDWARE SET No. 1 - ENTRANCE TYPE**
HINGES: 1 1/2" PAIR 5"x5" SUN VALLEY BRONZE, BH 5050, WITH W1 FINISH
ENTRANCE TYPE - SUN VALLEY BRONZE.
LOCKSET: CS-950 ML-NKC, WITH L-109 RING TAIL LEVER IN W1 FINISH
- HARDWARE SET No. 2 - PASSAGE TYPE**
HINGES: 1 1/2" PAIR 3-1/2" X 3-1/2" DELTANA DSB35B15 IN SATIN NICKEL & BALL TIP DSB115 IN SATIN NICKEL
LOCKSET: PASSAGE TYPE - VCR LEVER HARDWARE
- HARDWARE SET No. 3 - PRIVACY TYPE**
HINGES: 1 1/2" PAIR 3-1/2" X 3-1/2" DELTANA DSB35B15 IN SATIN NICKEL & BALL TIP DSB115 IN SATIN NICKEL (FOR DOORS 3, 16 & 20)
LOCKSET: PRIVACY TYPE - VCR LEVER HARDWARE. PROVIDE ADAPTOR FOR THICKER DOOR AT DOORS 1, 5 & 6.
- HARDWARE SET No. 4**
HINGES: 1 1/2" PAIR 3-1/2" X 3-1/2" DELTANA DSB35B15 IN SATIN NICKEL & BALL TIP DSB115 IN SATIN NICKEL
LOCKSET: VCR LEVER HARDWARE. PROVIDE MORTISE LOCK OR DEAD BOLT.
- HARDWARE SET No. 5**
LOCKSET: 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.	-	-	-	7'-8"	-	Yes Yes
B	48"	78"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
B1	48"	78"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
C	36"	66"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
D	36"	66"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
E	48"	48"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
F	36"	48"	-	ALUM.	-	-	-	7'-0"	-	Yes Yes
G	24"	42"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
H	48"	78"	-	ALUM.	-	-	-	9'-2"	-	Yes Yes
I	48"	48"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
J	48"	78"	-	ALUM.	-	-	-	9'-2"	-	Yes Yes
K	48"	78"	-	ALUM.	-	-	-	9'-2"	-	Yes Yes
L	48"	78"	-	ALUM.	-	-	-	9'-2"	-	Yes Yes
M	48"	78"	-	ALUM.	-	-	-	9'-2"	-	Yes Yes
N	48"	78"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
O	48"	78"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
P	36"	66"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
Q	36"	66"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
R	36"	66"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
S	36"	66"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
T	36"	66"	-	ALUM.	-	-	-	7'-8"	-	Yes Yes
U	36"	48"	-	ALUM.	-	-	-	7'-0"	-	Yes Yes
V	24" dia.	-	-	ALUM.	-	-	-	-	-	Yes
W	28" dia.	-	-	ALUM.	-	-	-	-	-	Yes
X	16" dia.	-	-	ALUM.	-	-	-	-	-	Yes



No.	ROOM	FLOOR				BASE		NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING		CEILING HEIGHT	REMARKS						
		STONE/SLAB	PORCELAIN	WOOD	RESIN	WOOD	PORCELAIN	STONE	METAL	GYPSUM BOARD	WALL COVERING	CEMENT BOARD	WOOD PANELING	GYPSUM BOARD		WALL COVERING	CEMENT BOARD	WOOD PANELING	GYPSUM BOARD	WALL COVERING	CEMENT BOARD
100	MASTER BEDROOM			13		14			12				16	9'-0"/9'-11"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION						
101	MASTER BATH	8/9							8/9		8/9		16	9'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION						
102	TOILET	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			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			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				18		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				18		11		11			16	8'-0"	REFER TO AI SHEETS FOR ADDITIONAL INFORMATION						
112	CORRIDOR	4				18		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)	

John Roberts Forbes
AR0009810

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

Michel Bousavage
3701 Durango Street
Coral Gables, FL 33134

Owner:

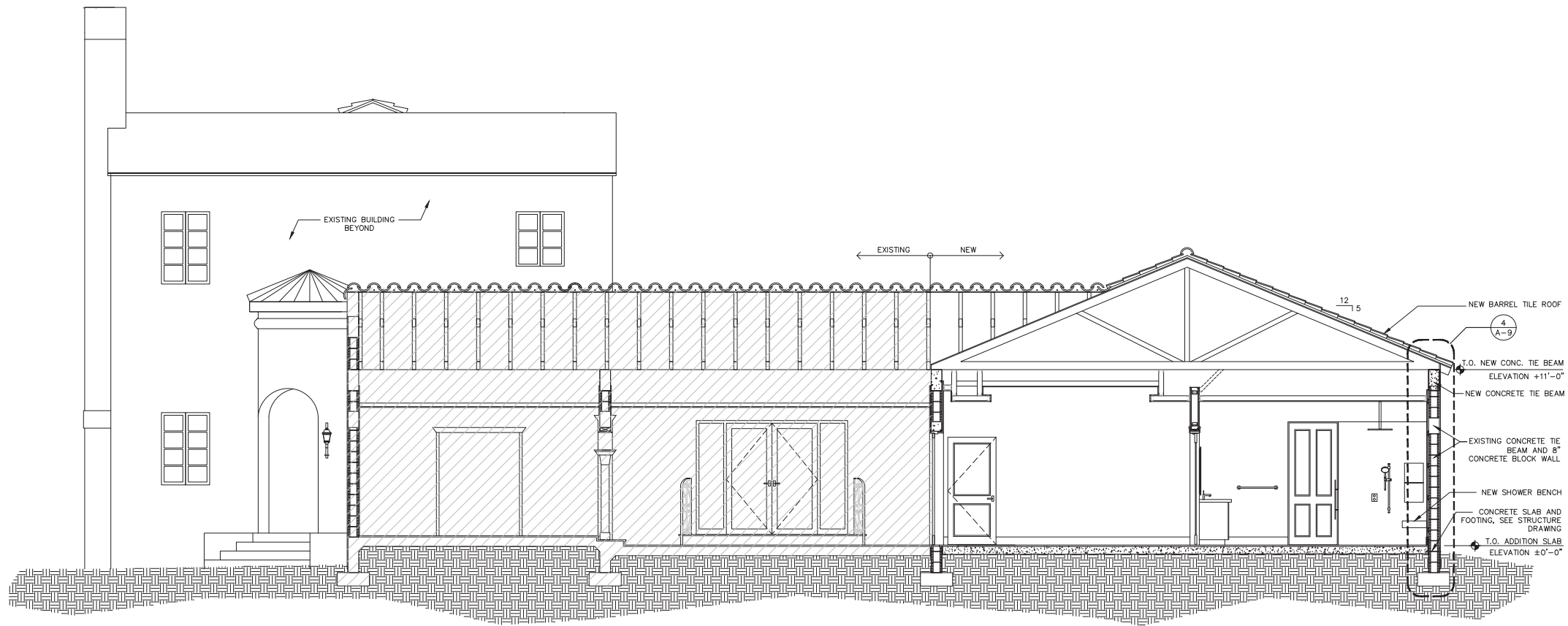
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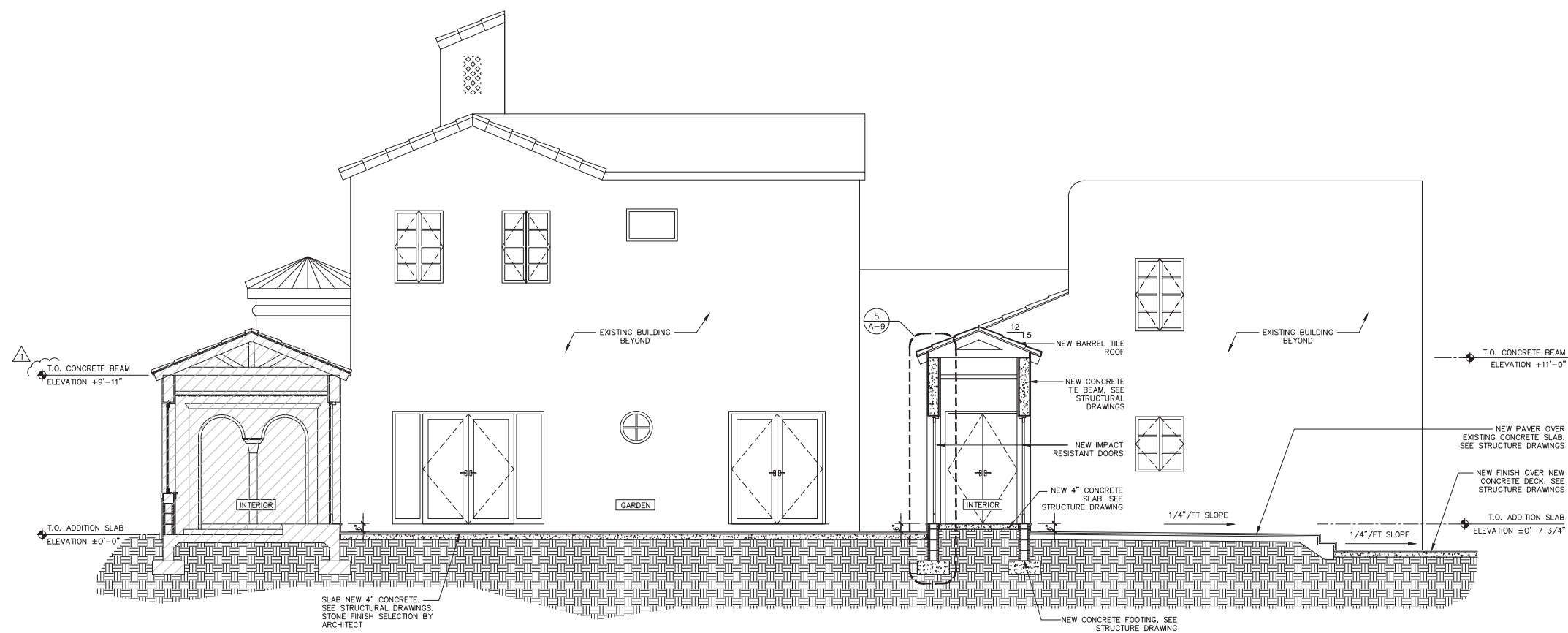
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1 Building Section 1/4"



2 Building Section 1/4"

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

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

Date
 07-26-2018

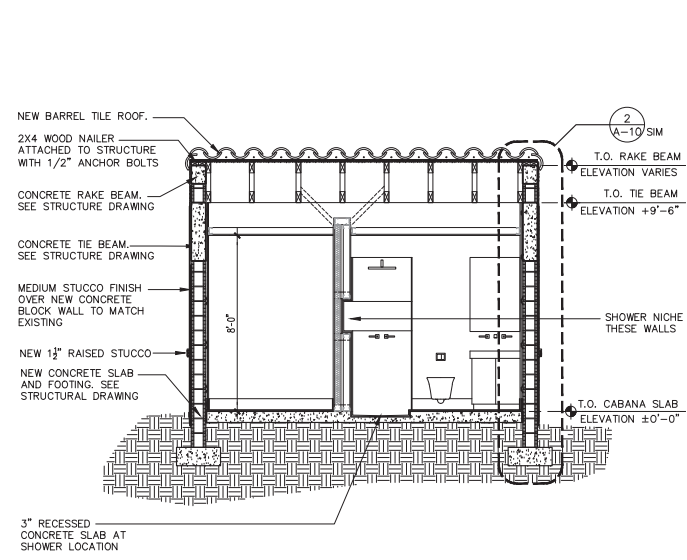
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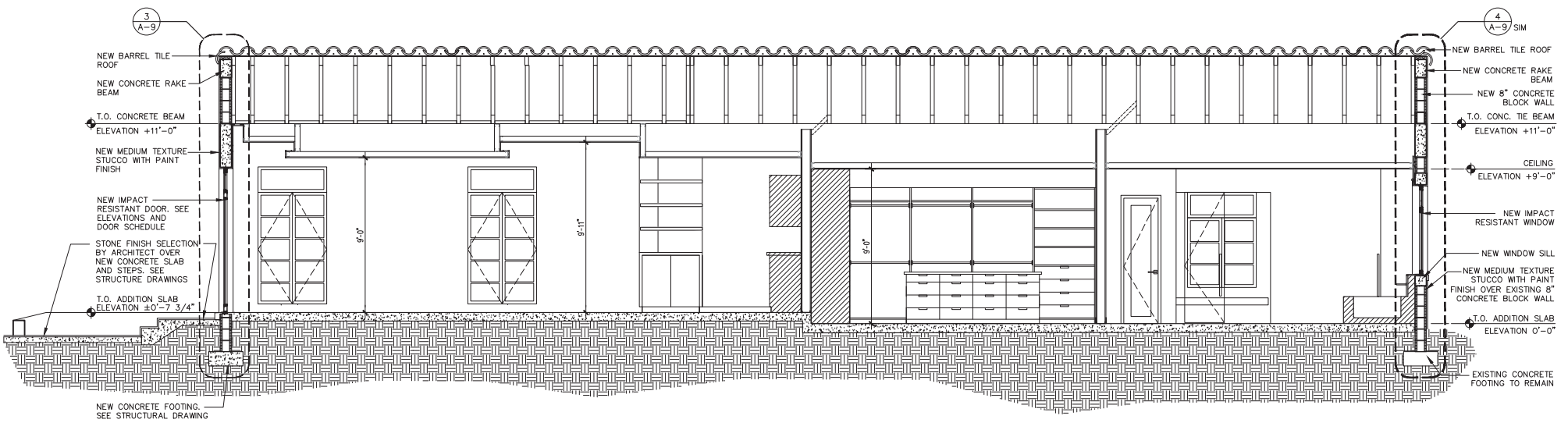
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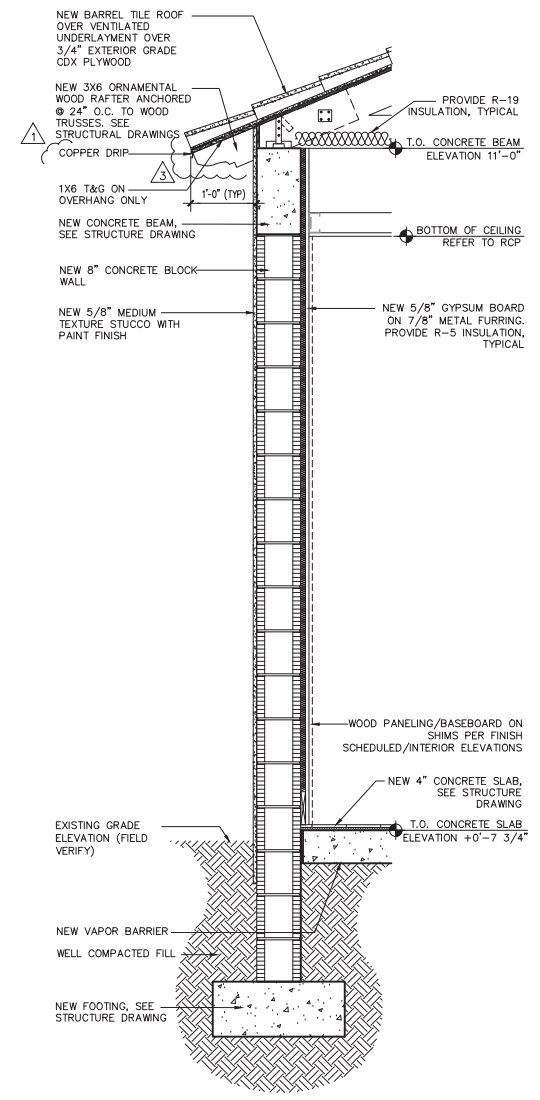
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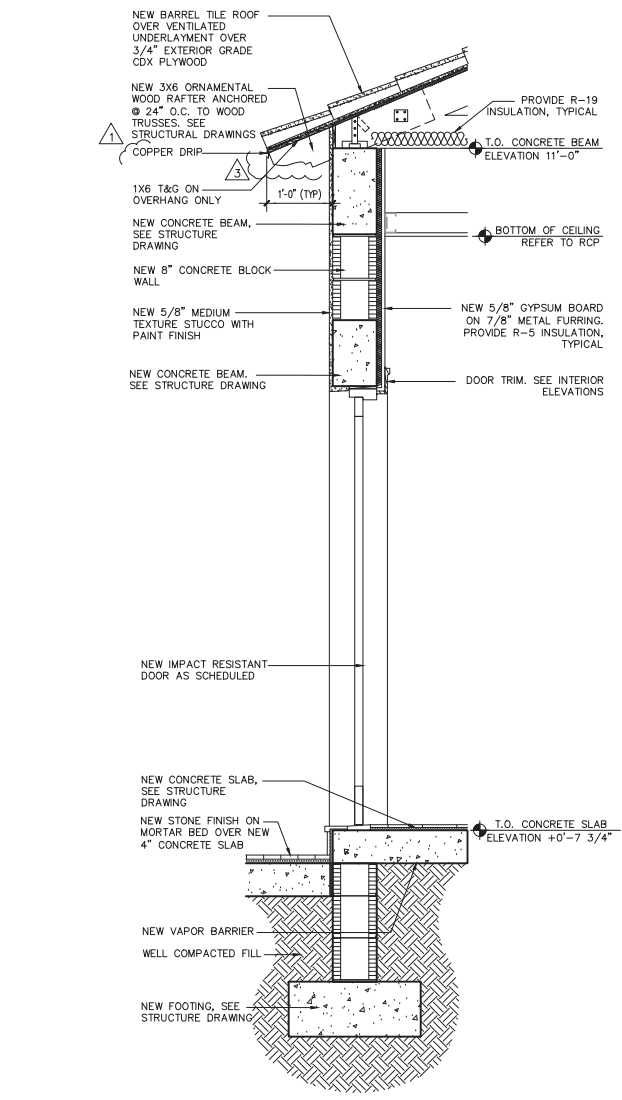
2 Cabana Section 1/4"



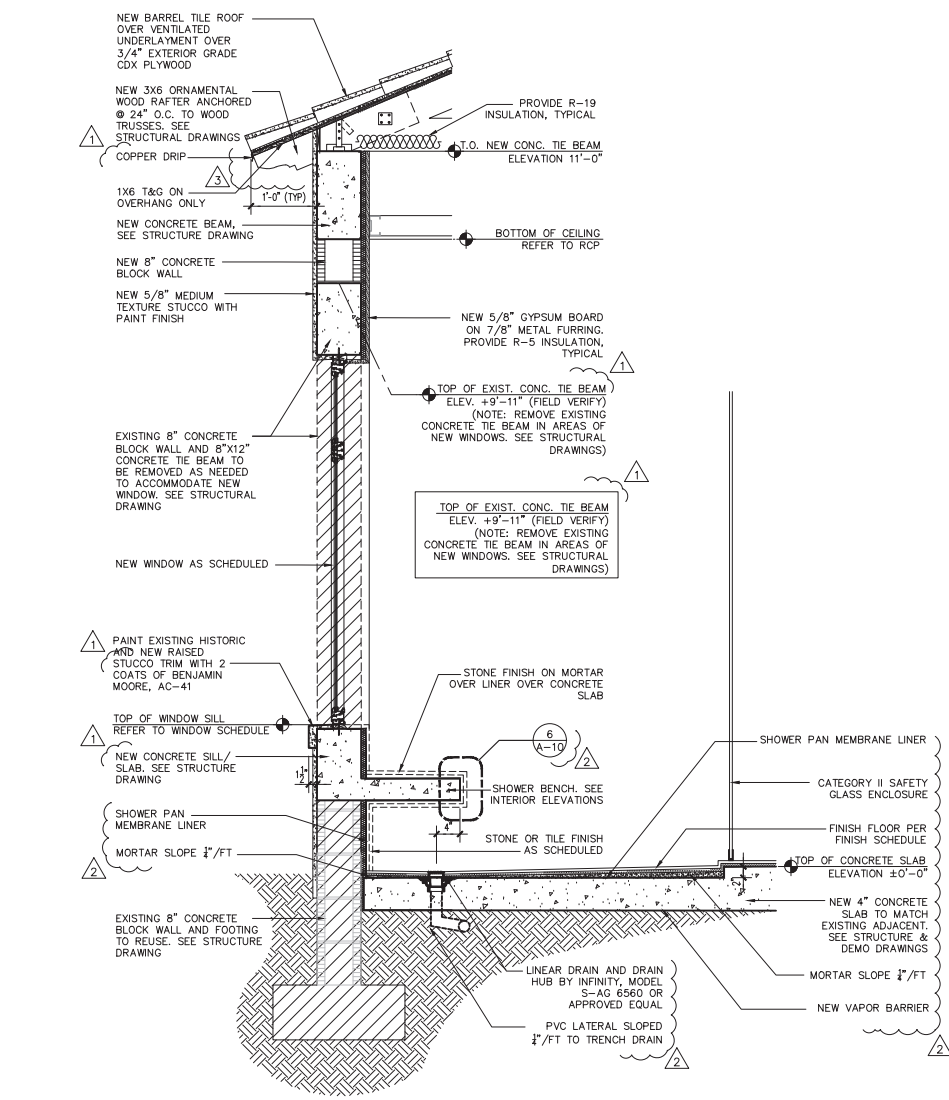
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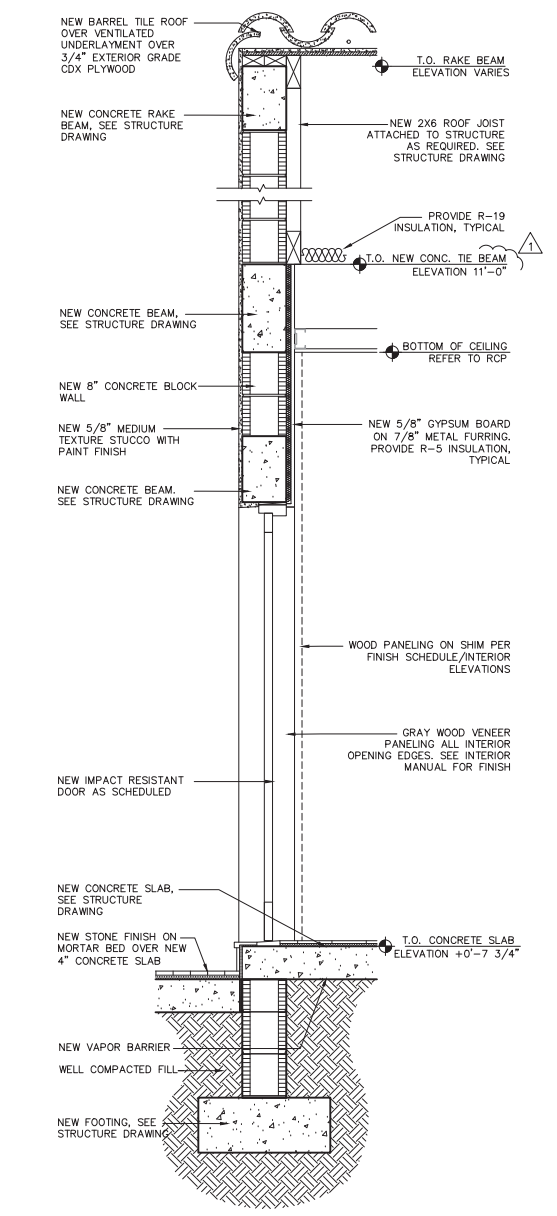
6 Section 3/4"



5 Section 3/4"



4 Section 3/4"



3 Section 3/4"

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

Project:

Michel Bourouge
3701 Durango Street
Coral Gables, FL 33134

Owner:

Date
07-26-2018

Commission
17029

Revisions

11-13-18 to GC

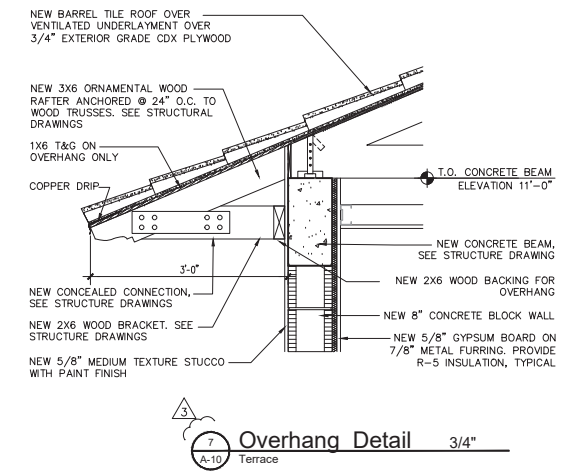
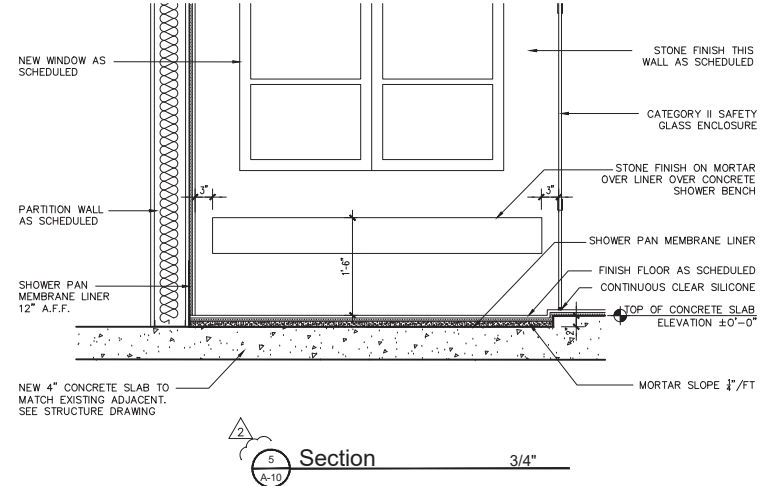
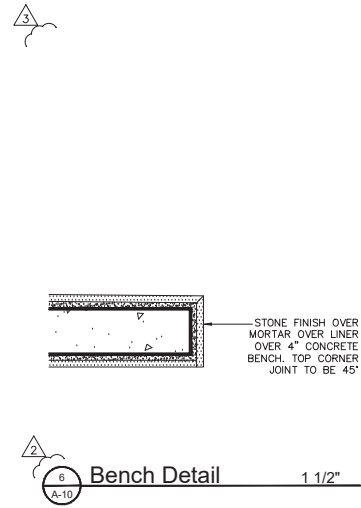
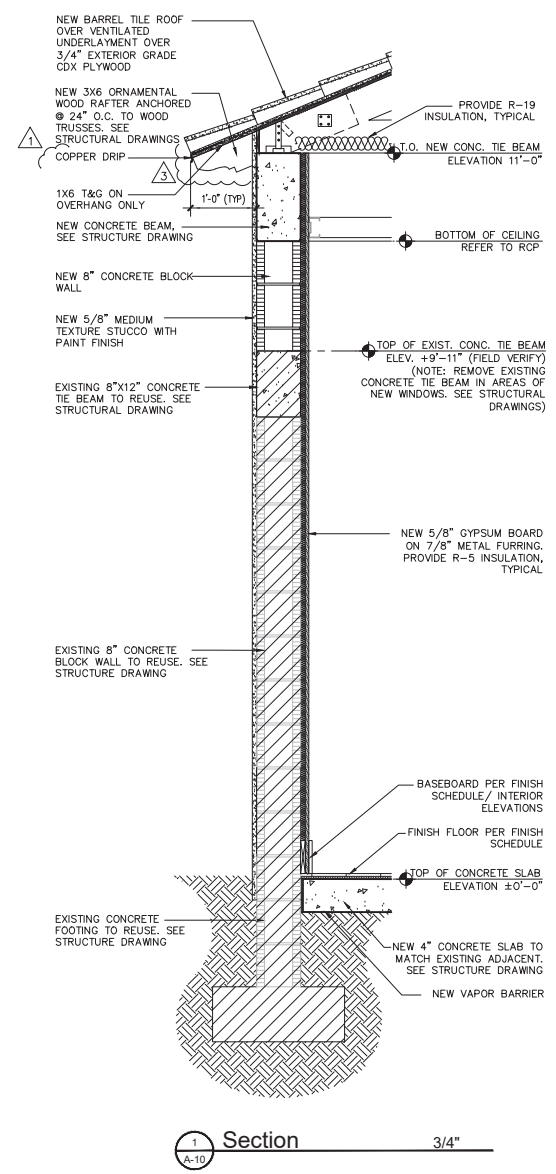
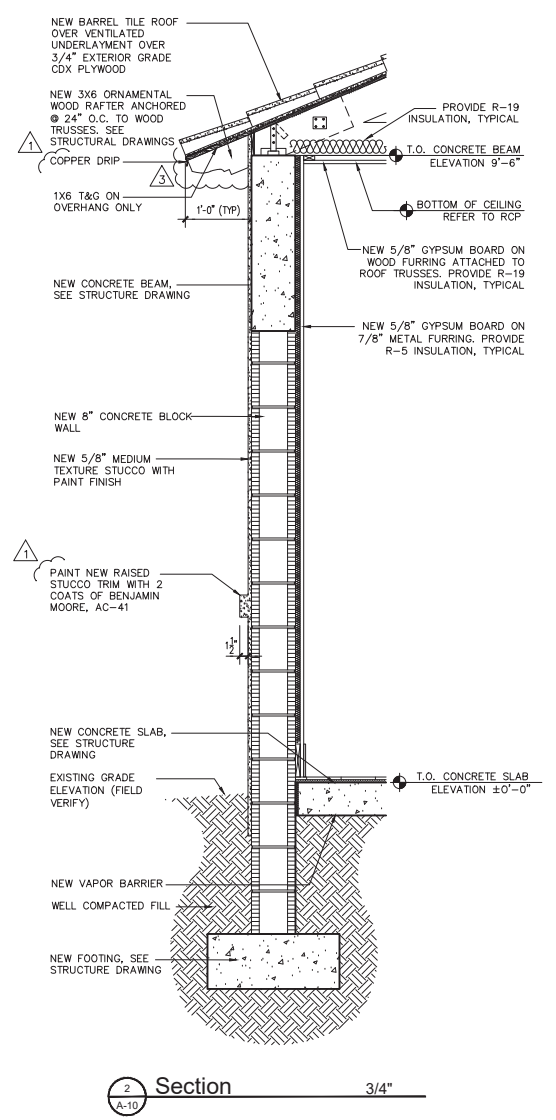
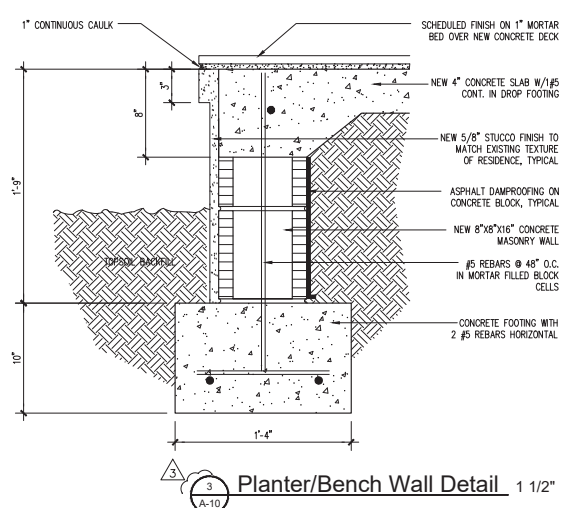
12-11-18 to GC

03-05-19

Sheet

A-9

of



Durango Residence

New Addition
3701 Durango St.
Coral Gables, FL 33134

Michel Bourgeois
3701 Durango Street
Coral Gables, FL 33134

Project:

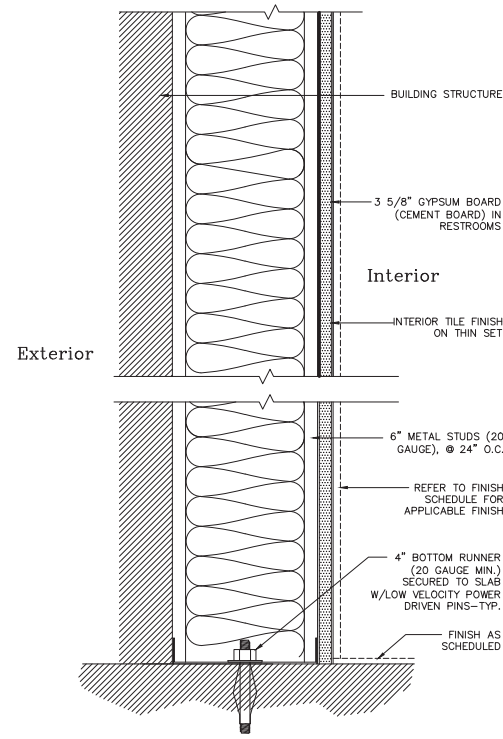
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Commission	17029
Revisions	
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12-11-18 to GC	
03-05-19	

John Roberts Forbes
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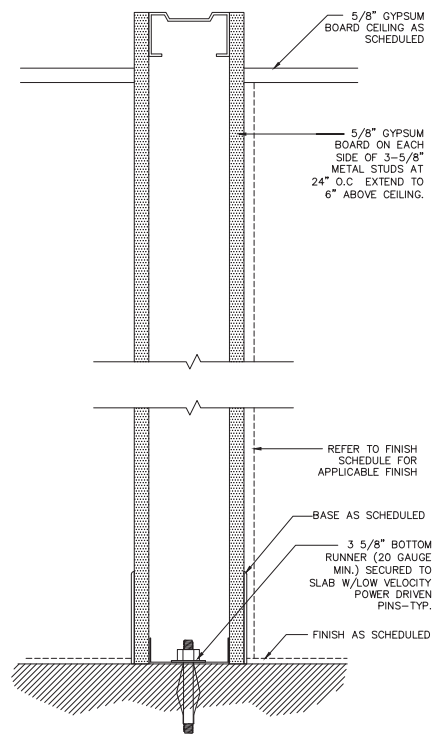
Durango Residence
New Addition
3701 Durango St.
Coral Gables, FL 33134
Michel Bousouge
3701 Durango Street
Coral Gables, FL 33134
Project: Owner:

Date
07-26-2018
Commission
17029
Revisions

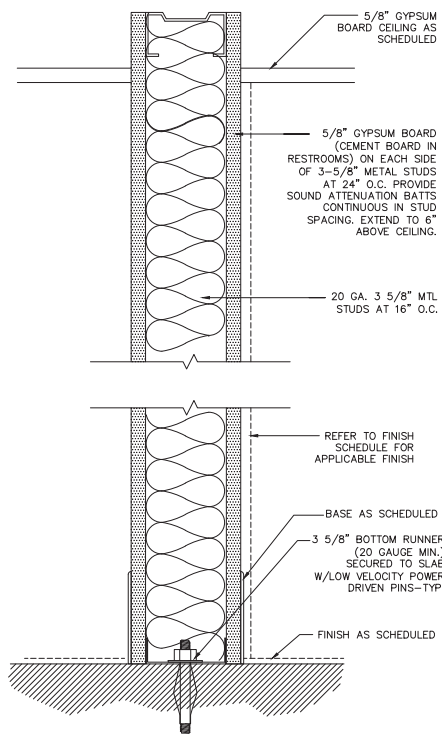
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A-11
of



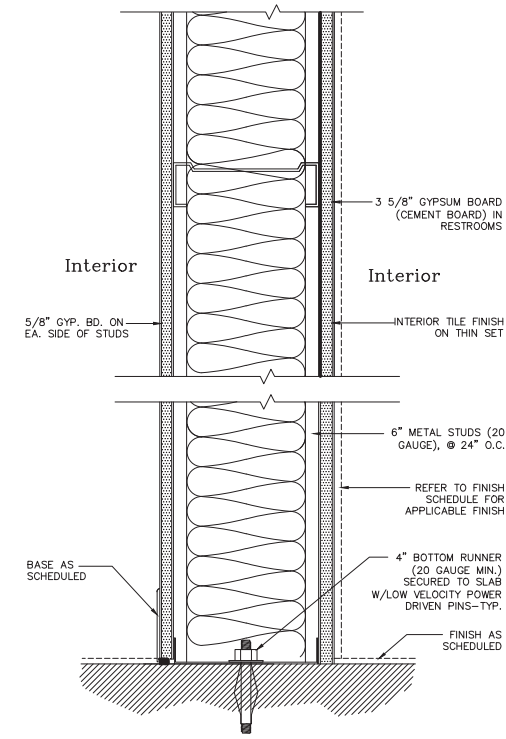
5 Partition Type 3" A-11



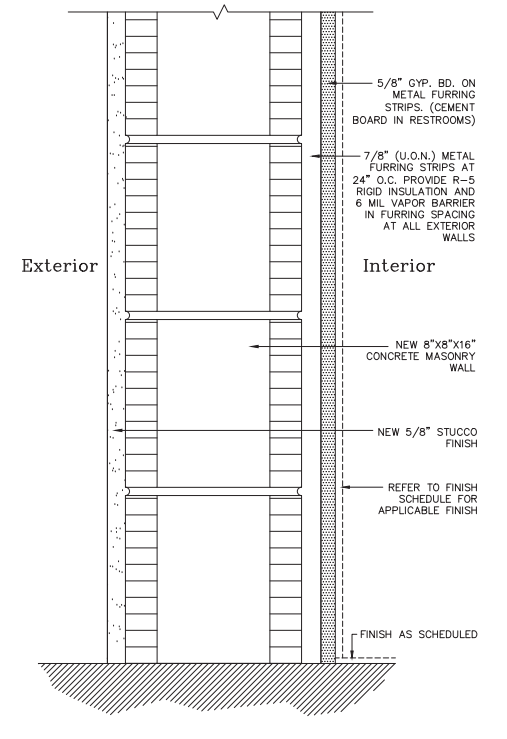
4 Partition Type 3" A-11



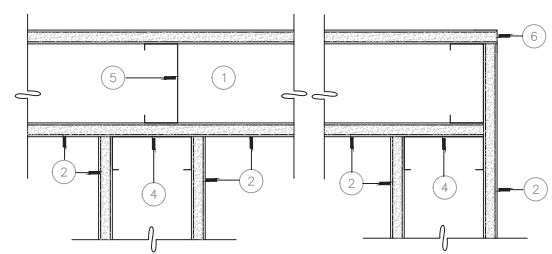
3 Partition Type 3" A-11



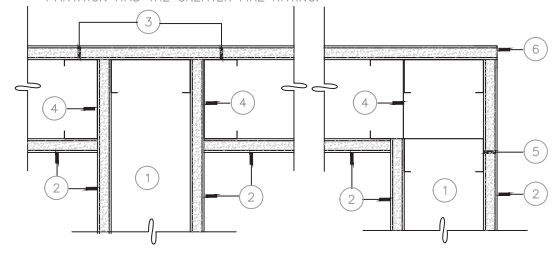
2 Partition Type 3" A-11



1 Partition Type 3" A-11

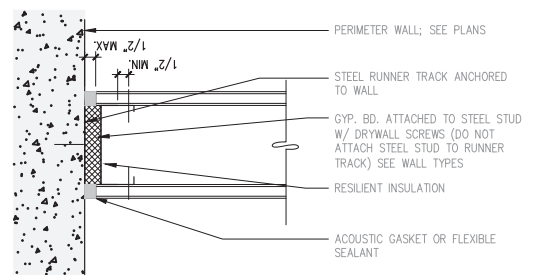


NOTE: ABUTTING INTERSECTION IS TYPICAL, BUT IF ONE OR BOTH PARTITIONS HAVE MULTIPLE LAYER FACES OR ARE SOUND BARRIERS, PENETRATING INTERSECTION IS REQUIRED UNLESS PASSING PARTITION HAS THE GREATER FIRE RATING.

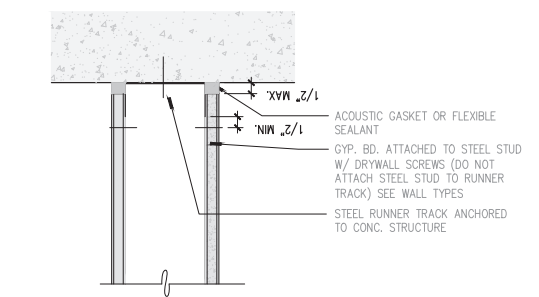


- METAL RUNNER OR GYPSUM WALL BOARD—SEE WALL TYPE
- IF MULTIPLE LAYERS OF G.W.B. ARE REQUIRED ON ONLY ONE SIDE OF THE INTERSECTION, OFFSET STUDS TO PROVIDE FLUSH FINISH
- FASTEN STUDS TOGETHER THROUGH ABUTTING SURFACE. SCREW STUD FLANGES TO FLOOR AND CEILING TRACK
- STUD REQUIRED AT THIS LOCATION REGARDLESS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

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

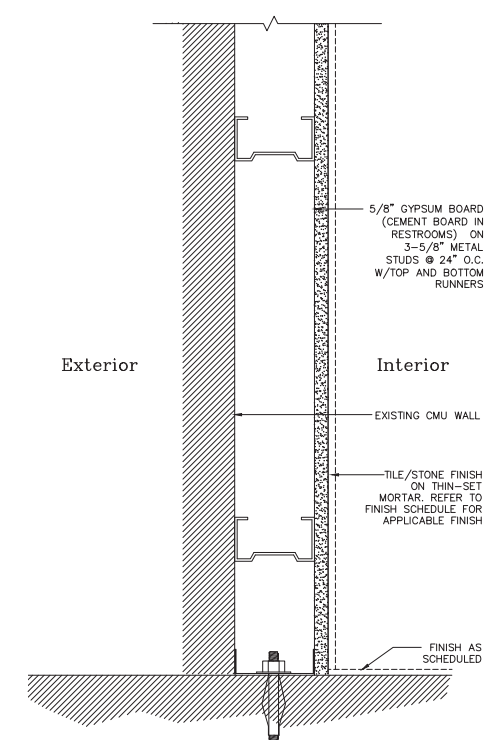


PARTITION @ EXTERIOR PERIMETER WALL PLAN



PARTITION UNDER CONC. ROOF STRUCTURE SECTION

TYPICAL PARTITION PERIMETER RELIEF DETAILS

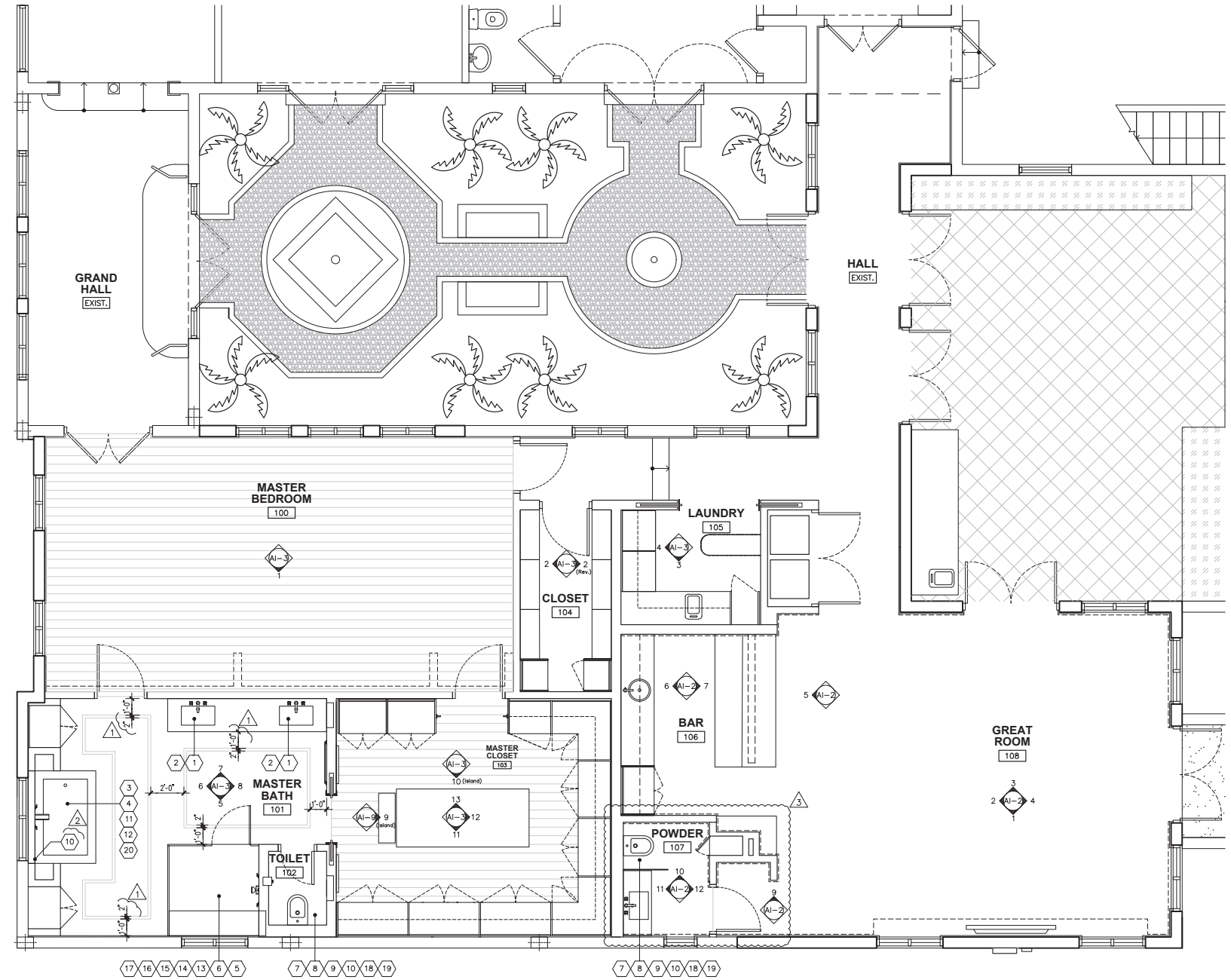


6 Partition Type 3" A-11

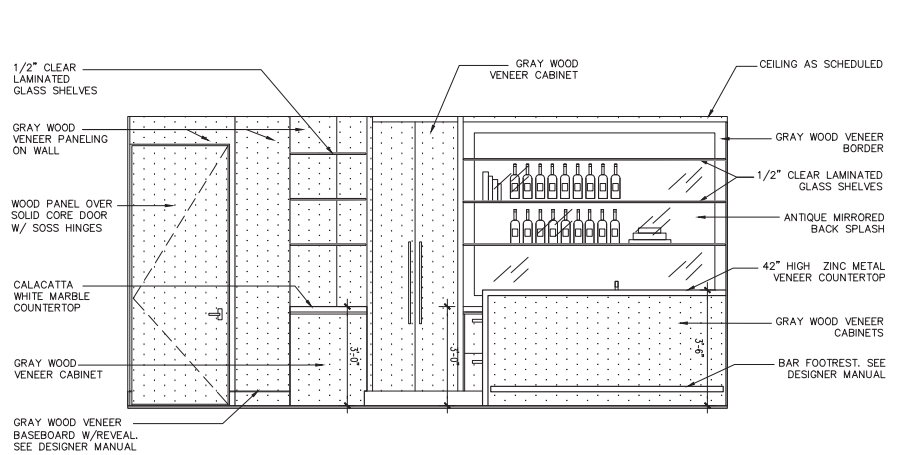
NOTE:
 PROVIDE ALLOWANCE FOR THE FOLLOWING ITEMS:
 • BARBECUE SINGLE BOWL SINK

PLUMBING FIXTURE SCHEDULE						
MARK	QTY.	DESCRIPTION	LOCATION	SUGGESTED VENDOR	CATALOG NUMBER	DIMENSIONS
1	2	DORNBRACHT LULU SGL LEVER LAVATORY SET, POLISHED CHROME	MASTER BATHROOM	DESIGNER'S PLUMBING	28760	6 1/2" PROJECTION
2	2	VILLEROY, LOOP, RECT. UNDER COUNTER WASHBASIN, WHITE	MASTER BATHROOM	DESIGNER'S PLUMBING	29774	24 1/4" X 15 3/8"
3	1	HYDRO SYSTEMS ELLEEN 7438 TUB	MASTER BATHROOM	DESIGNER'S PLUMBING	7438	74" X 36" X 19" SEE 4/AI-4
4	1	DORNBRACHT, LULU, TUB SPOUT, WALL MOUNTED, POL. CHROME	MASTER BATHROOM	DESIGNER'S PLUMBING	-	7 7/8" PROJECTION
5	1	DORNBRACHT, MEM, WALL MTD HANDSHOWER W/SLIDE BAR, POL. CHROME	MASTER BATH SHOWER	DESIGNER'S PLUMBING	29195	-
6	1	LACAVA, KUBISTA, CEILING MOUNTED TILTING RECT. RAIN SHOWER HEAD, 117 RUBBER NOZSLESS, POL. CHROME, JACLO SQUARE ESCUTCHEON 2"X2" POL. CHROME, JACLO BRASS 1/2" VERT.DROP CEILING 6" POL. CHR.	MASTER BATHROOM	DESIGNER'S PLUMBING	-	11 3/4"X7 7/8"X2 1/4"
7	2	VILLEROY SUBWAY, WALL MOUNTED WATER CLOSET, WHITE	M BATH/POWDER/CABANA	DESIGNER'S PLUMBING	30932	-
8	2	GEBERIT SIGMA 30, DUAL FLUSH ACTUATOR, SQUARE MATTE/WHITE	M BATH/POWDER/CABANA	DESIGNER'S PLUMBING	31381	-
9	2	GEBERIT DUAL IN WALL TANK & CARRIER	M BATH/POWDER/CABANA	DESIGNER'S PLUMBING	31354	-
10	3	PHYLRICH BASIC II WALL MOUNT BIDET HAND SHOWER, POL. CHR.	M BATH TUB & TOILET/POWDER	DESIGNER'S PLUMBING	31394	-
11	1	DORNBRACHT LULU THERMOSTATIC 1 WAY VOL. CONTROL POL. CHR.	MASTER BATHROOM	DESIGNER'S PLUMBING	-	-
12	1	DORNBRACHT ROUGH CONCEALED THERMOSTAT 1/2 WAY VOL. CON.	MASTER BATHROOM	DESIGNER'S PLUMBING	31463	-
13	1	DORNBRACHT SYMMETRIC XT00L THERMOST. 2 VOL. CONT. POL. CHR.	MASTER BATHROOM	DESIGNER'S PLUMBING	-	-
14	2	DORNBRACHT SYMMETRIC VOL CONTROL POL. CHROME	MASTER BATHROOM	DESIGNER'S PLUMBING	-	-
15	1	DORNBRACHT XT00L THERMOSTATIC W/2 VOL. CONT. ROUGH	MASTER BATHROOM	DESIGNER'S PLUMBING	-	-
16	1	DORNBRACHT MEM WALL ELBOW, POL. CHROME	MASTER BATHROOM	DESIGNER'S PLUMBING	-	-
17	1	DORNBRACHT ROUGH NPT ADAPTADOR 1/2" STRAIGHT FEMALE TO 1/2" MALE, WALL ELBOW	MASTER BATHROOM	DESIGNER'S PLUMBING	29497	-
18	2	VILLEROY SUBWAY WC SEAT SLIM LINE PROFILE/ QUICK RELEASE, SOFT CLOSING HINGES, WHITE	M BATH/POWDER/CABANA	DESIGNER'S PLUMBING	31210	-
19	2	PHYLRICH MINI TERM 1/2" VALVE FOR WALL MOUNT BIDET, ROUGH	M BATH/POWDER/CABANA	DESIGNER'S PLUMBING	31395	-
20	1	DORNBRACHT LULU WALL MOUNTED SINGLE LEVER BATH MIXER, POL. CHROME	MASTER BATHROOM	DESIGNER'S PLUMBING	-	-
21	1	LINKASINK 2" DRAIN, POLISHED NICKEL	BAR	DESIGNER'S PLUMBING	-	-
22	1	LINKASINK SMALL FLAT ROUND BAR (DROP IN OR UNDERMOUNT)	BAR	DESIGNER'S PLUMBING	-	16"X17"
23	1	B, PRE/BAR FAUCET, 15 POLISHED NICKEL	BAR	DESIGNER'S PLUMBING	-	-
24	1	LACAVA, CIGNO WALL MOUNT TWO HOLES FAUCET (ONE LEVER HANDLE ON THE RIGHT, NO BACK PLATE) MATTE BLACK FINISH	CABANA	DESIGNER'S PLUMBING	-	-
25	1	LACAVA RAIN SHOWER HEAD W/ULTRA THIN EDGE AND FLOW REGULATO, 8", MATTE BLACK	CABANA	DESIGNER'S PLUMBING	-	-
26	1	BLANCO, BLANCO ATURA, 2.2 PULL DOWN, POLISHED CHROME	LAUNDRY	DESIGNER'S PLUMBING	-	-
27	1	BLANCO, STRAINER, 3 1/2", WHITE	LAUNDRY	DESIGNER'S PLUMBING	-	-
28	2	ELKAY QUARTZ CLASSIC, UNDERMOUNT SINGLE BOWL SINK	LAUNDRY	DESIGNER'S PLUMBING	-	24 5/8"X18 1/2"X9 1/2"
29	1	DECIBEL LOW PROFILE 3 HOLE WALL MOUNTED LAVATORY FAUCET W/ METAL LEVER HANDLES AND VALVE CHROME	POWDER ROOM	WATERWORKS	DBL570	-
30	1	LACAVA WALL MOUNTED SHOWER ARM W/FLANGE, MATTE BLACK	CABANA	DESIGNER'S PLUMBING	-	-

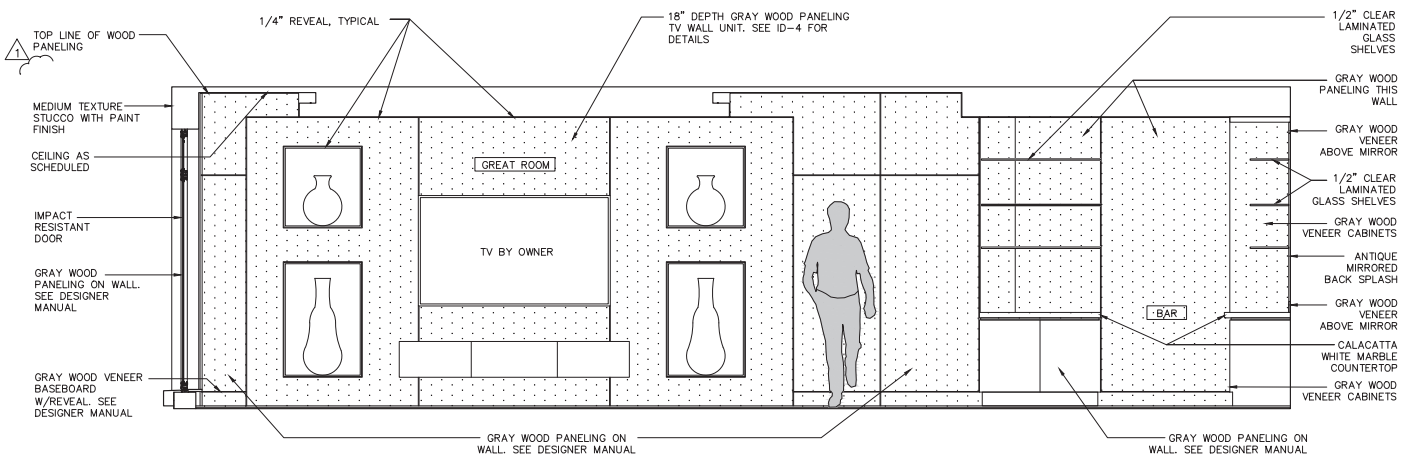
ACCESORIES SCHEDULE						
MARK	QTY.	DESCRIPTION	LOCATION	SUGGESTED VENDOR	CATALOG NUMBER	DIMENSIONS
1	1	LACAVA RONDA TOILET PAPER HOLDER, MATTE BLACK	CABANA	DESIGNER'S PLUMBING	-	-
2	1	ROBERN MEDICINE CABINET, M SERIE COLLECTION FLAT TOP CABINET W/BEVEL EDGE & LEFT HINGE, MODEL MC2440-D4FBL	MASTER BATHROOM	ROBERN	-	23 1/4" X39 3/8" X 4"
3	1	SQUARE MAGNIFYING MIRROR, MIRROR BROT-SQUARE Lm BD-ELECTRIC/DIRECT WIRING 3X, MODEL MB-SQU-13C1-XXXX3X	MASTER BATHROOM	-	-	-
4	1	DECIBEL PAPER HOLDER CHROMED	POWDER	WATERWORKS	DBPH01	-



Partial Floor Plan 1/4"

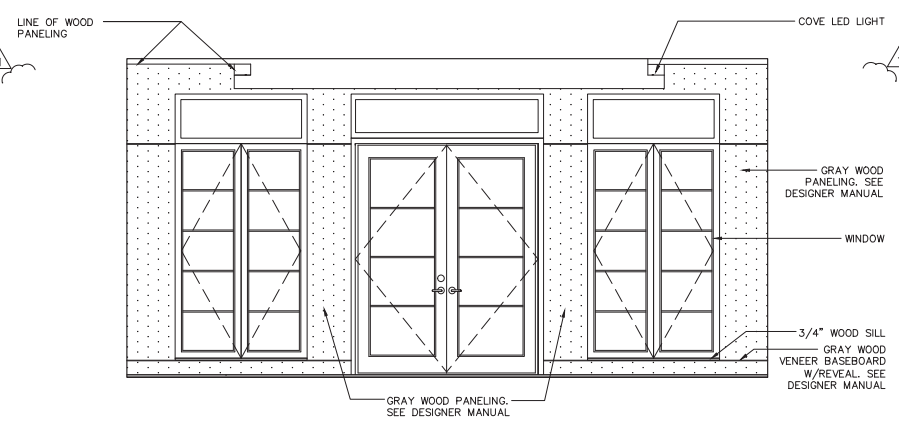


2 Elevation 3/8"
Great Room

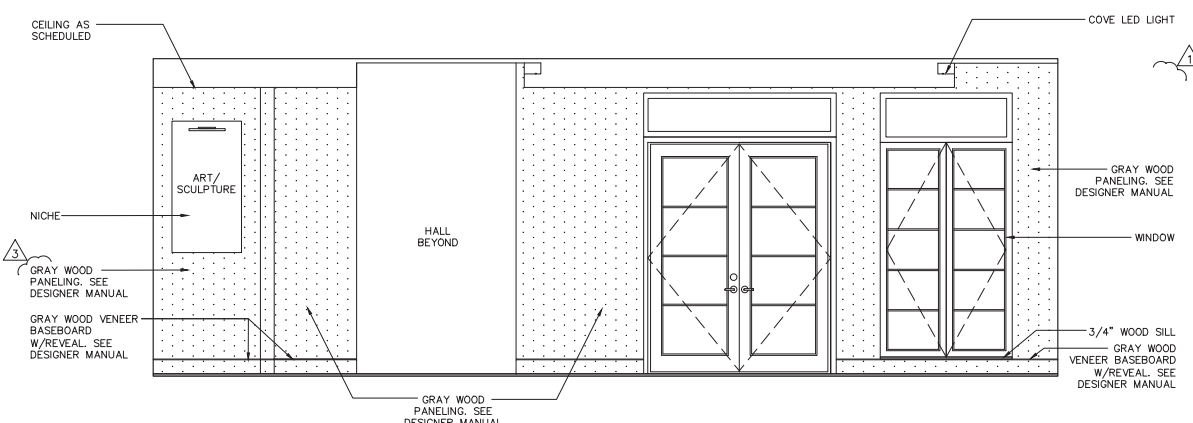


1 Elevation 3/8"
Great Room

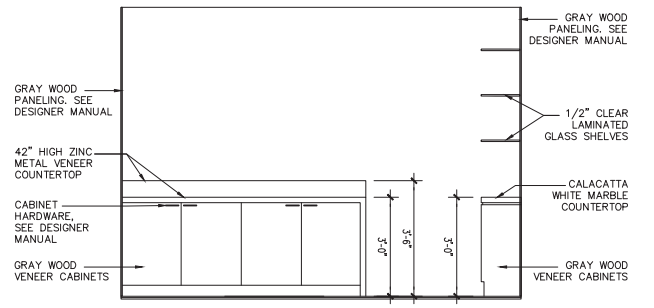
NOTE:
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ACCESSORY AND PLUMBING
FIXTURES SCHEDULES



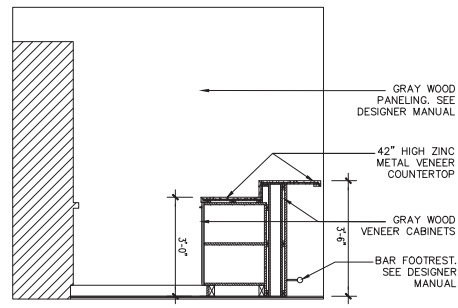
4 Elevation 3/8"
Great Room



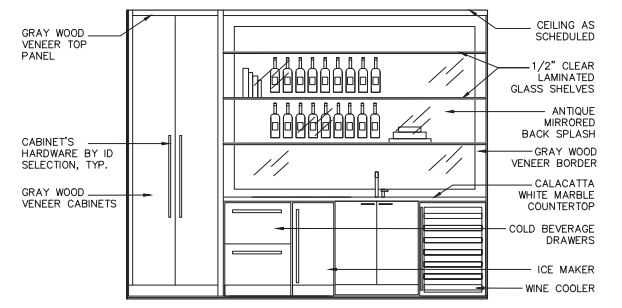
3 Elevation 3/8"
Great Room



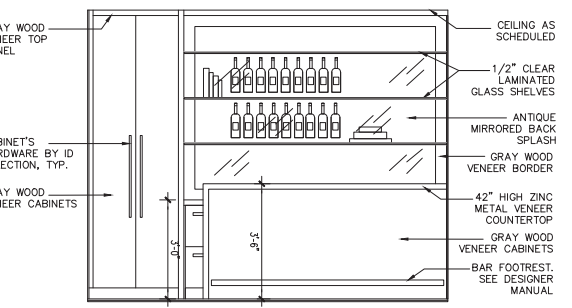
8 Elevation 3/8"
Bar Isle



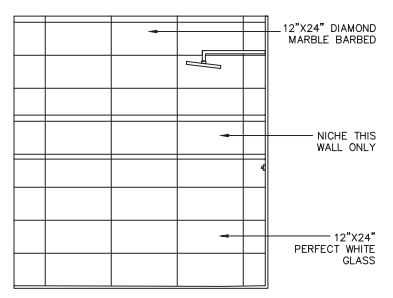
7 Section 3/8"
Bar Isle



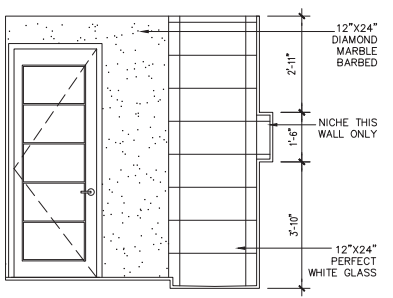
6 Elevation 3/8"
Bar



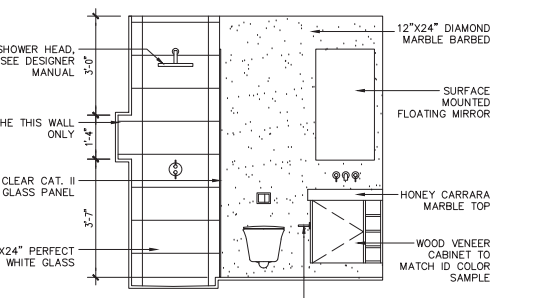
5 Elevation 3/8"
Bar



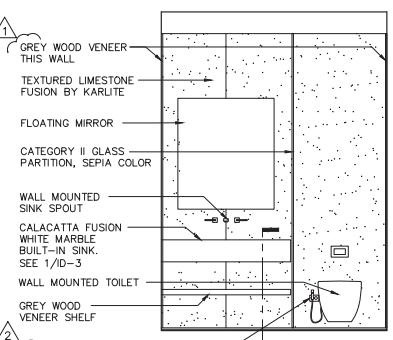
14 Elevation 3/8"
Cabana



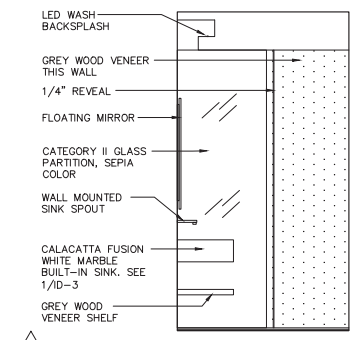
13 Elevation 3/8"
Cabana



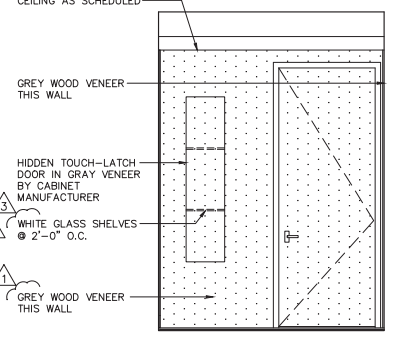
12 Elevation 3/8"
Cabana



11 Elevation 3/8"
Powder Room



10 Elevation 3/8"
Powder Room



9 Elevation 3/8"
Powder Room Hall

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Project: Michel Bourgeois
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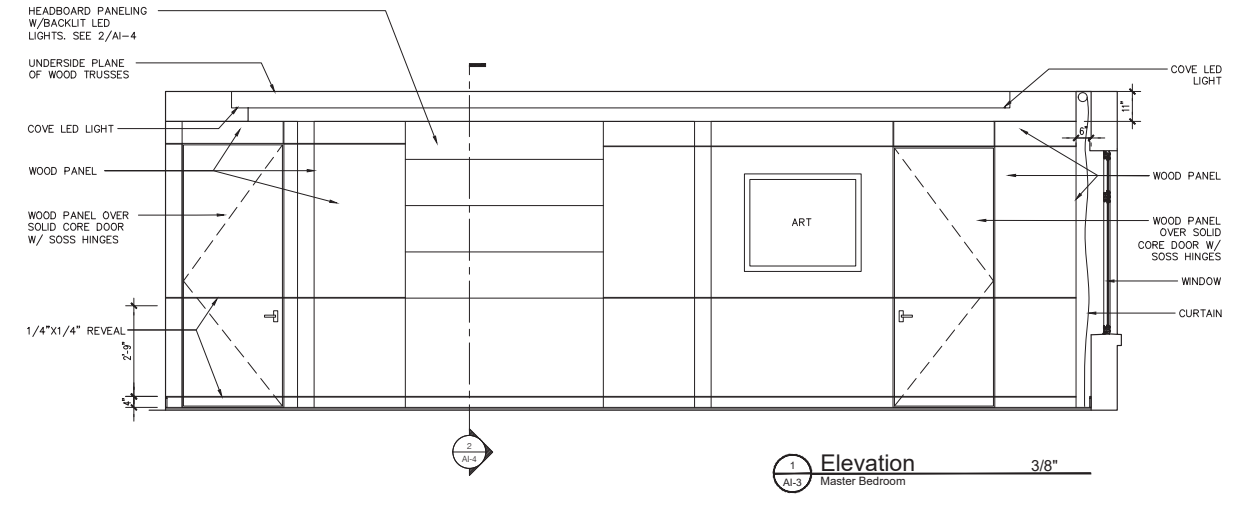
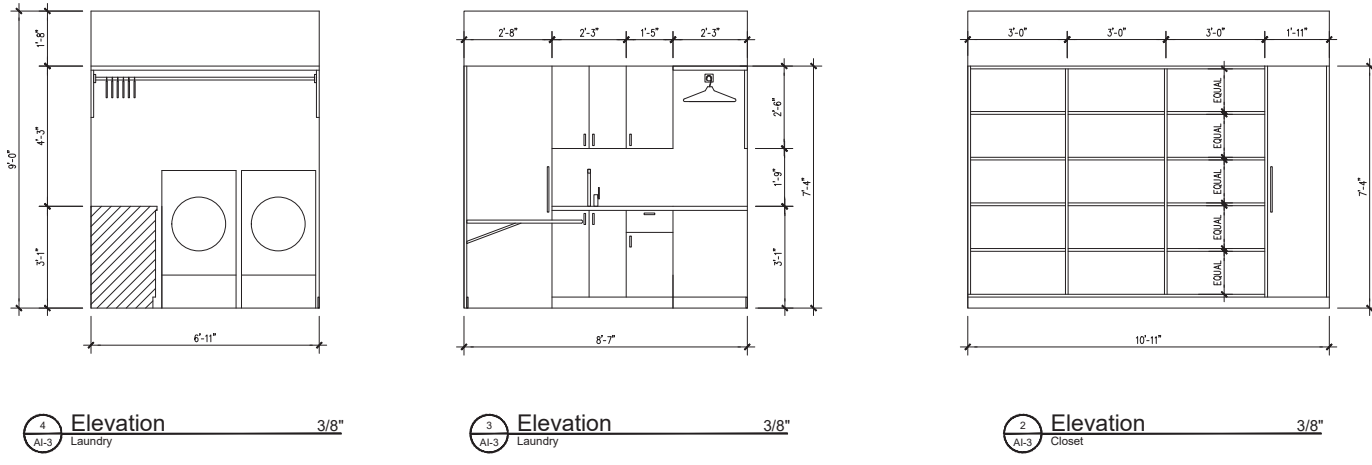
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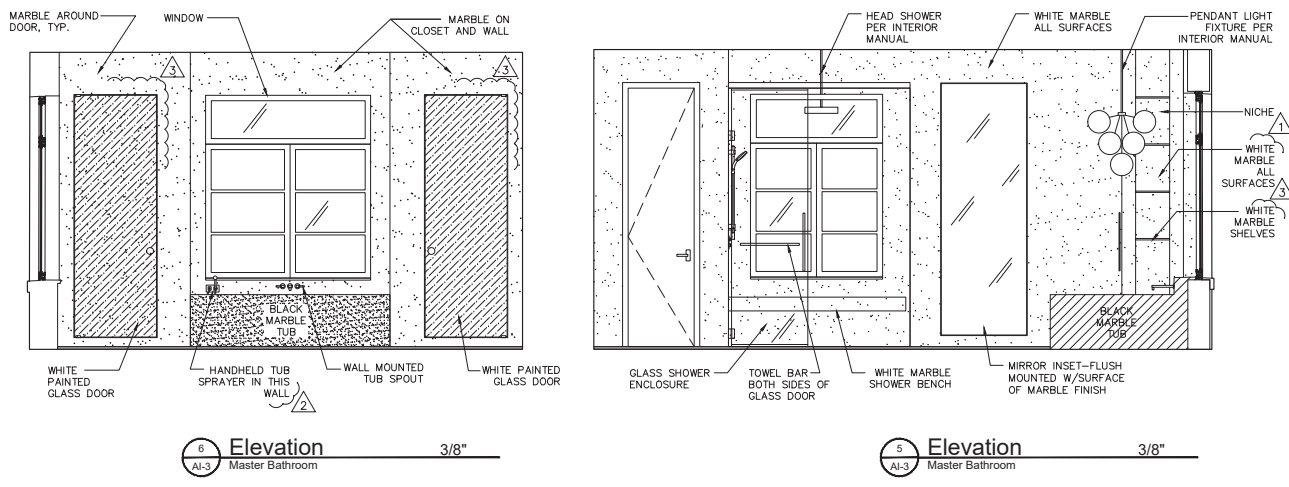
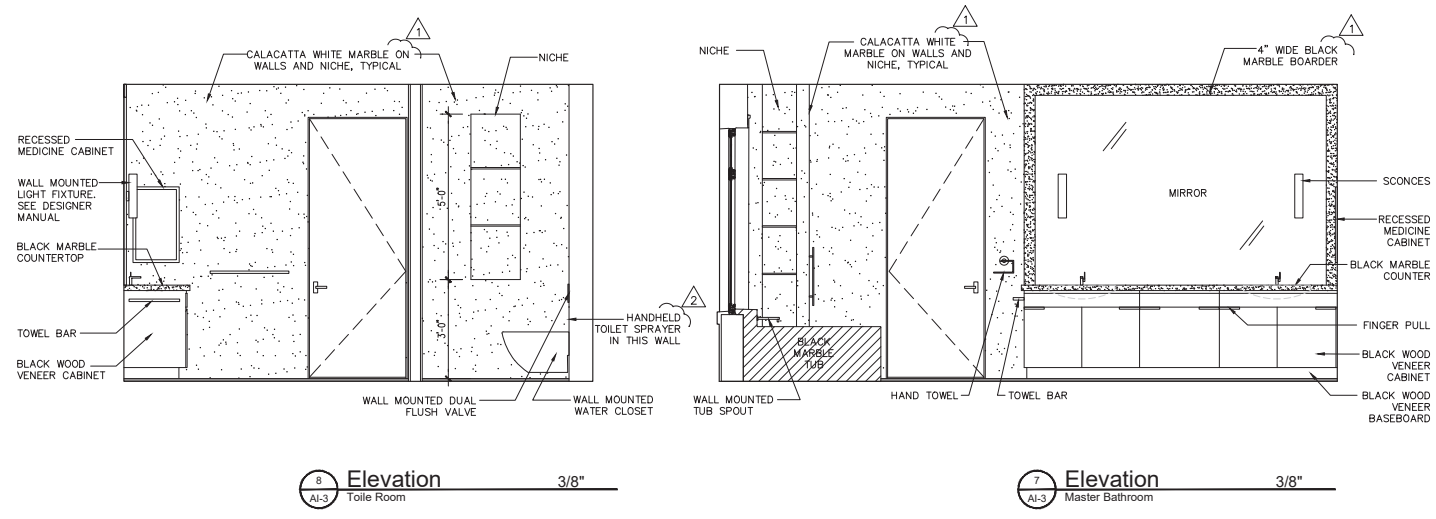
Commission
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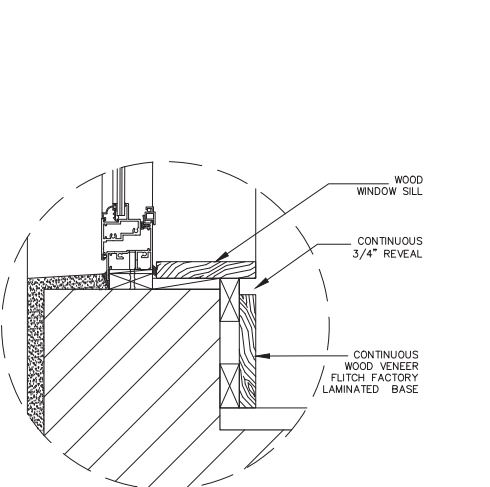
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 07-30-19 to GC

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AI-3
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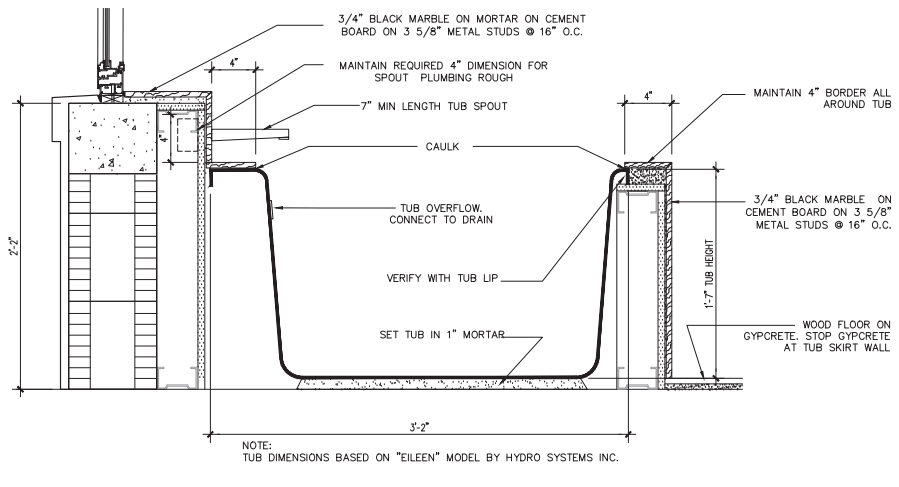


NOTE:
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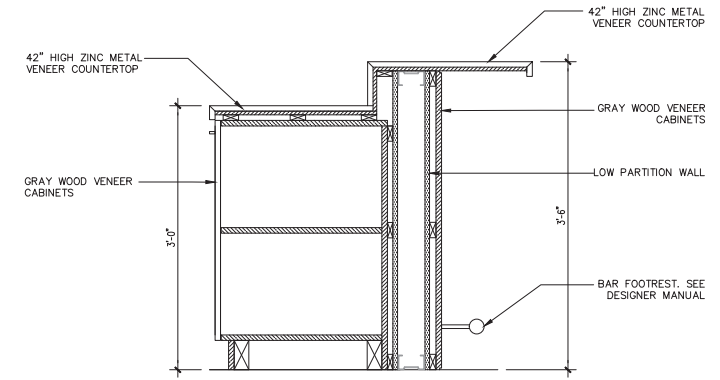




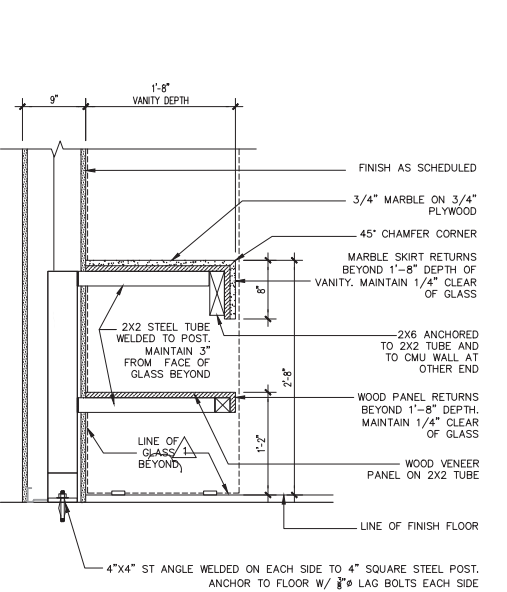
6 Wood Window Sill 3"



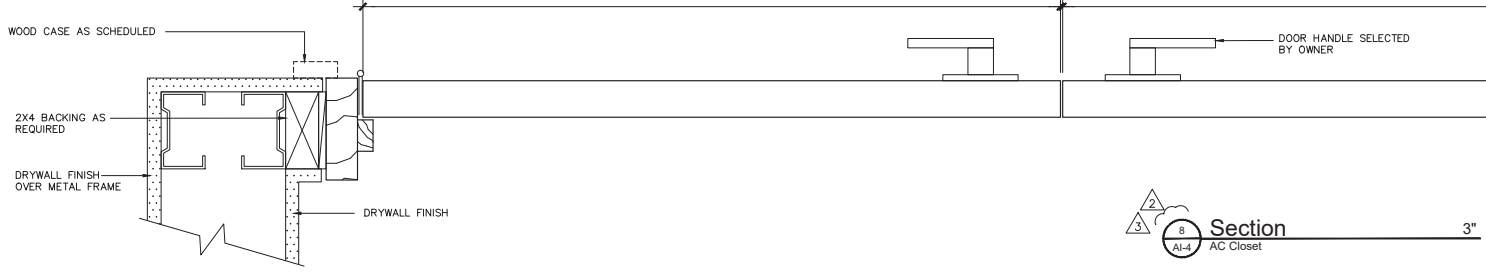
4 Tub Detail 1 1/2"
 Master Bathroom



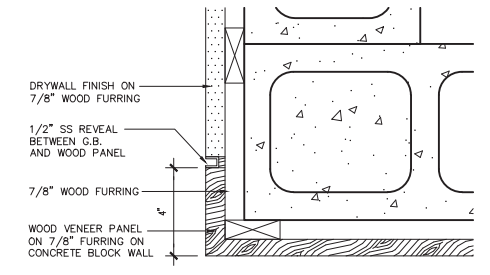
3 Section 1"
 Bar Isle



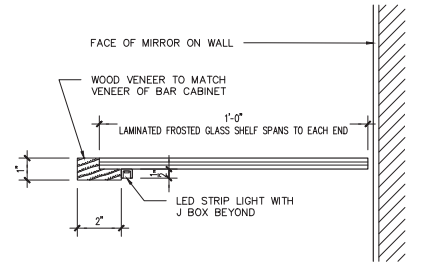
1 Vanity Detail 1"
 Powder Room



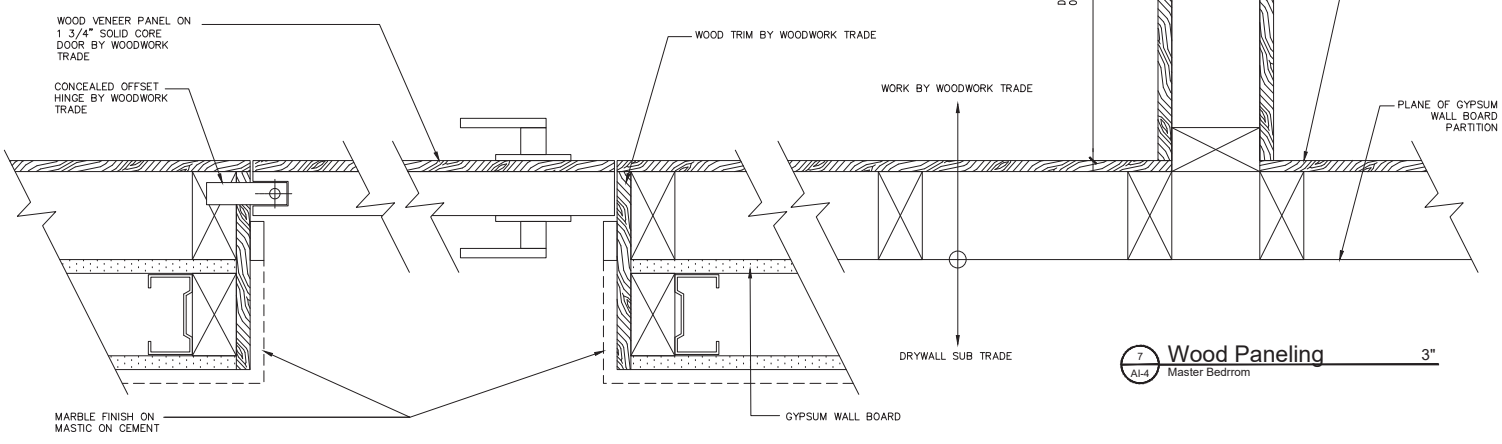
8 Section 3"
 AC Closet



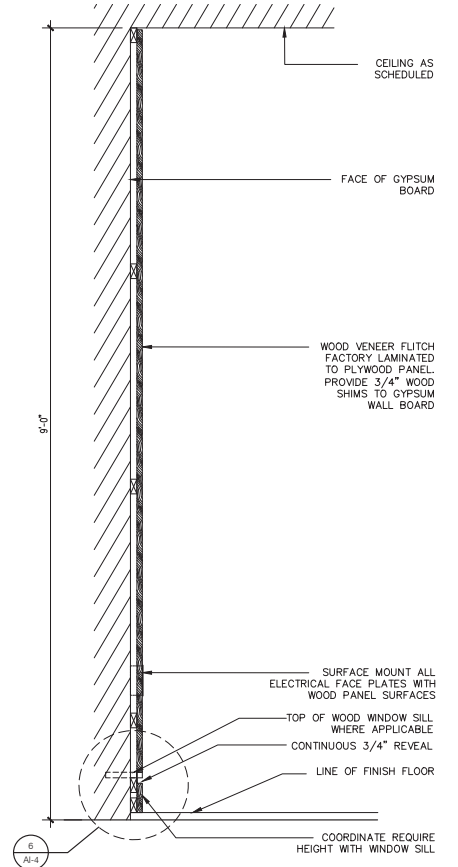
10 Detail at Corner 3"
 Hall



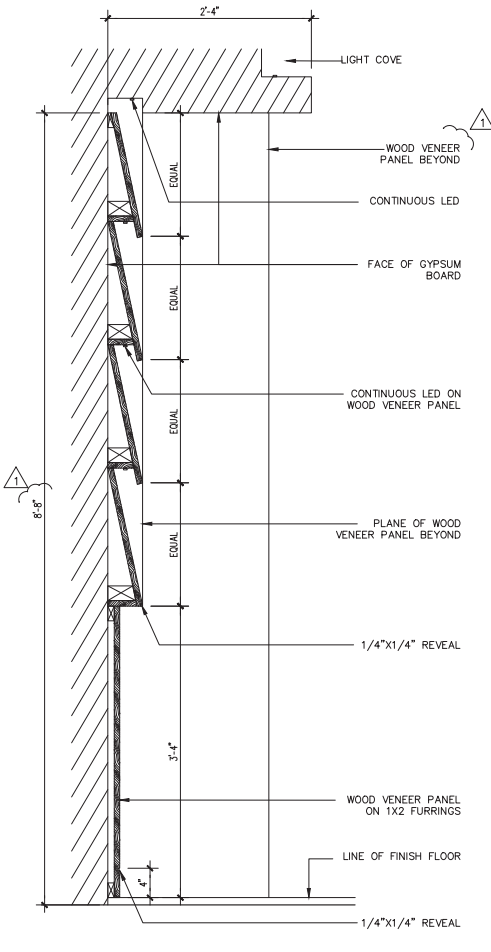
9 Glass Shelf Edge Detail @ Bar 3"



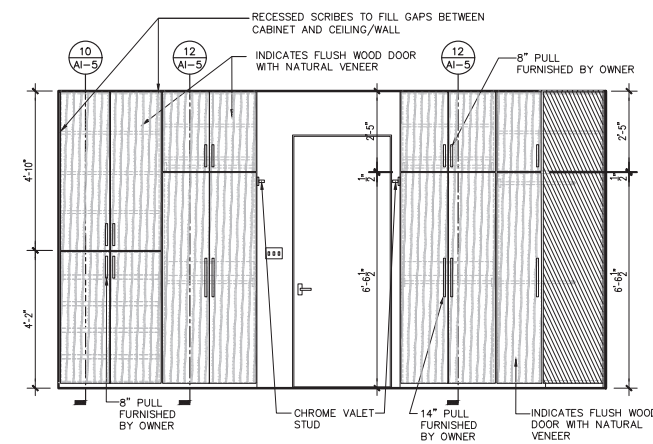
7 Wood Paneling 3"
 Master Bedroom



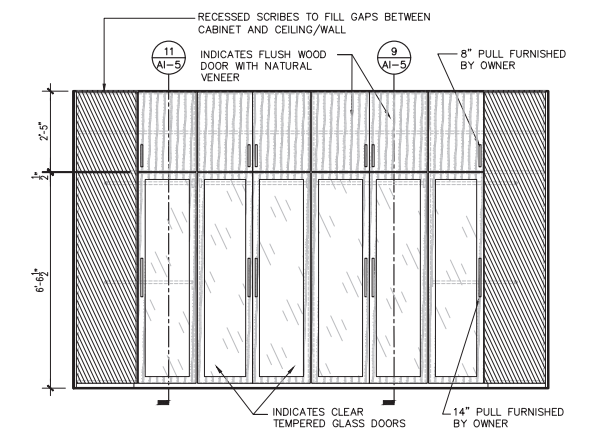
5 Wood Panel Detail 1"
 Master Bedroom



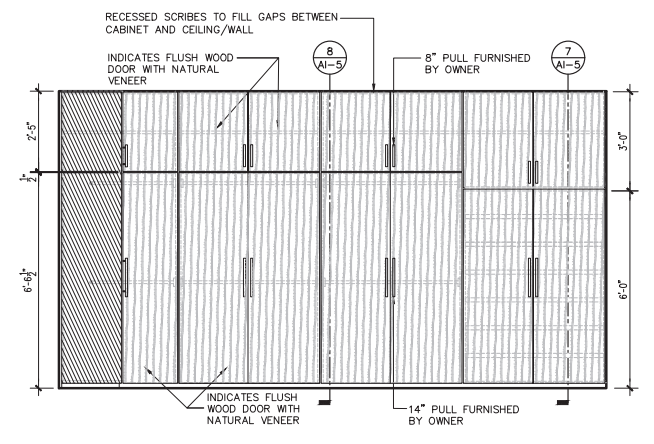
2 Headboard Panel Detail 1"
 Master Bedroom



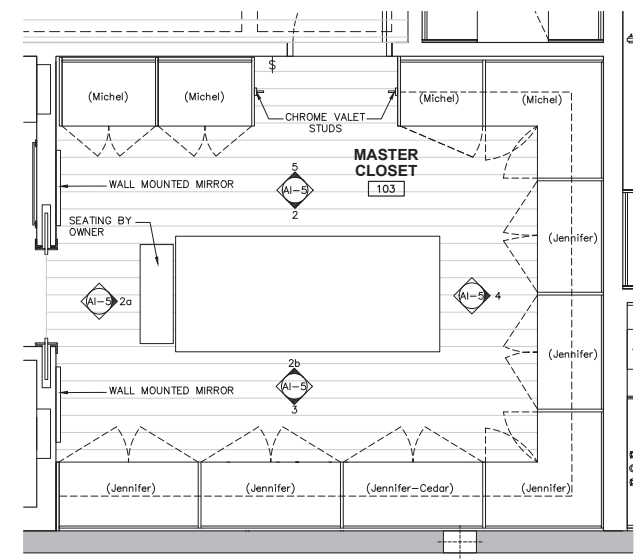
5 Elevation 3/8"
Master Closet (Shown with doors)- Michel



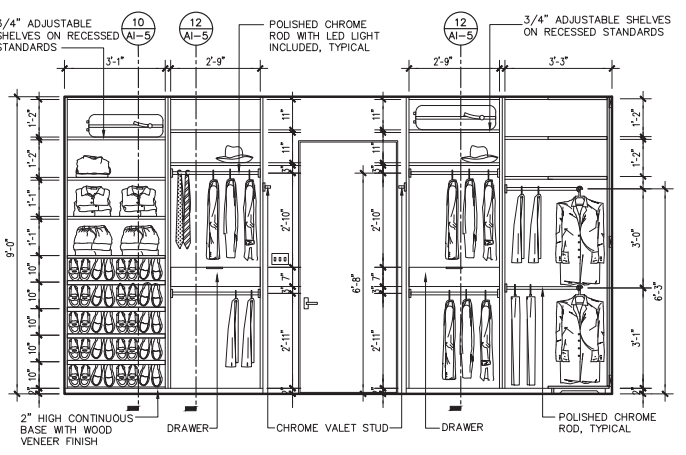
4 Elevation 3/8"
Master Closet (Shown with doors)- Jennifer



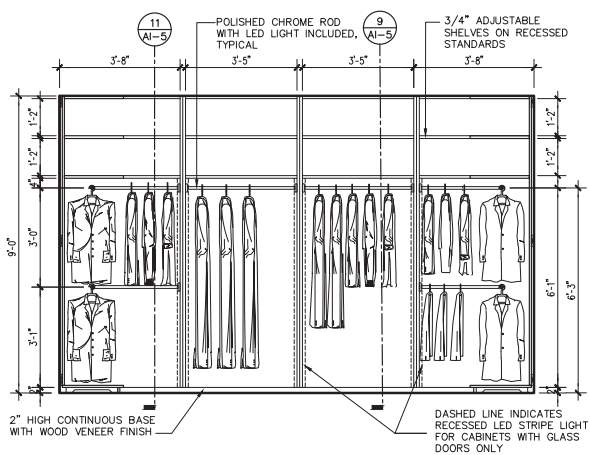
3 Elevation 3/8"
Master Closet (Shown with doors)- Jennifer



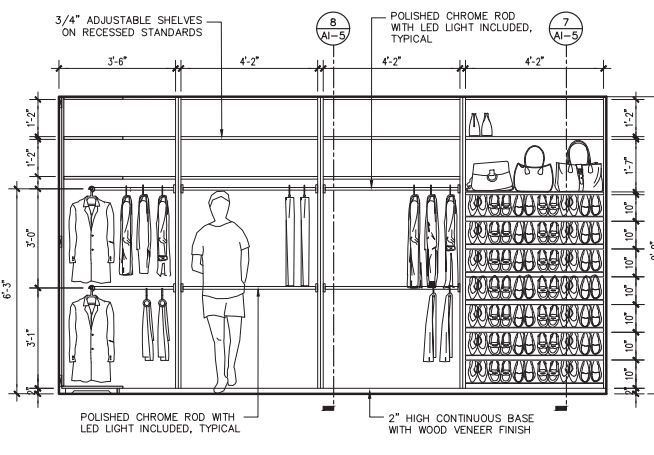
1 Closet Floor Plan 3/8"
Master Closet Island



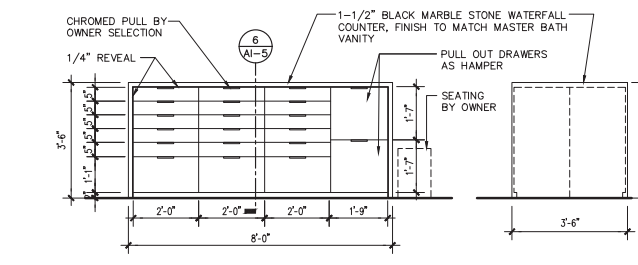
5 Elevation 3/8"
Master Closet (Shown without doors for clarity)- Michel



4 Elevation 3/8"
Master Closet (Shown without doors for clarity)- Jennifer

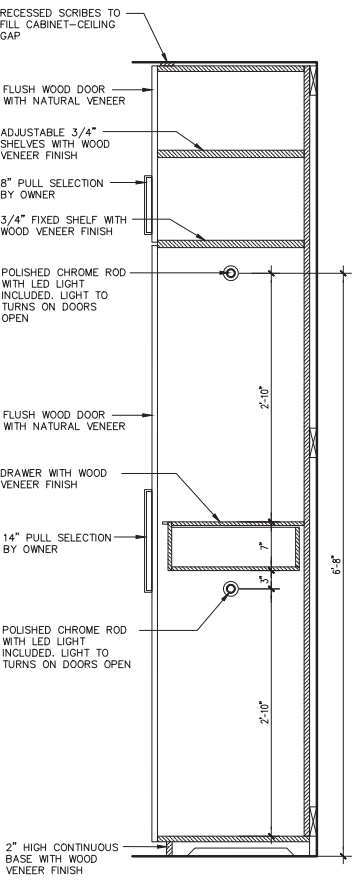


3 Elevation 3/8"
Master Closet (Shown without doors for clarity)- Jennifer

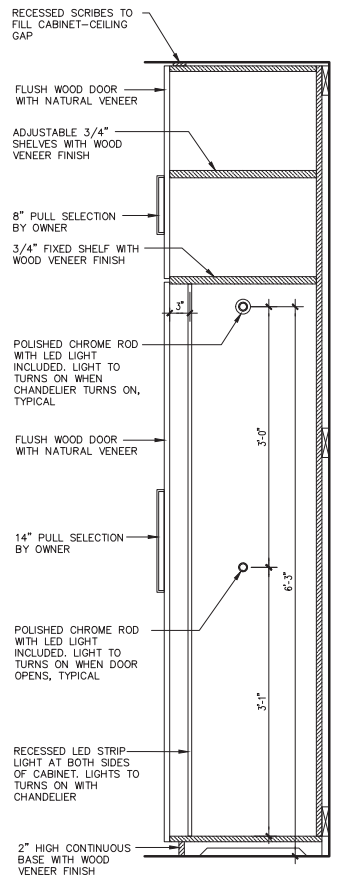


2 Elevation 3/8"
Master Closet Island

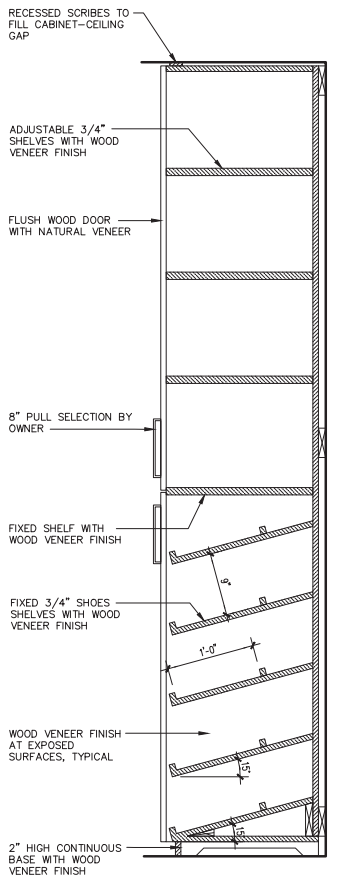
2a Elevation 3/8"
Master Closet Island



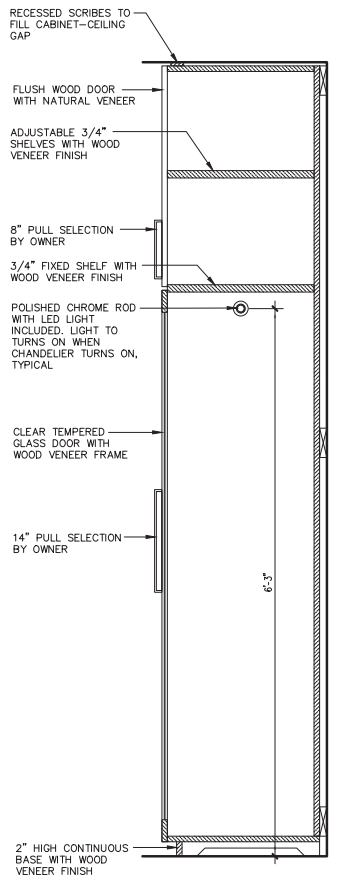
12 Section 1"
Master Closet



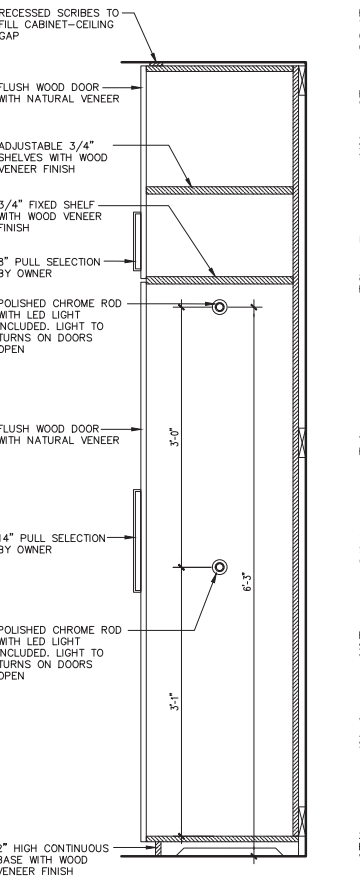
11 Section 1"
Master Closet



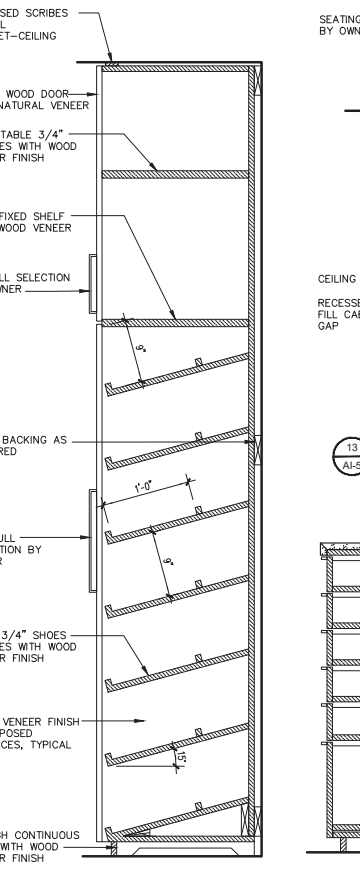
10 Section 1"
Master Closet



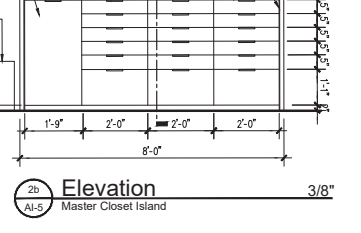
9 Section 1"
Master Closet



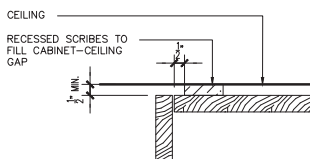
8 Section 1"
Master Closet



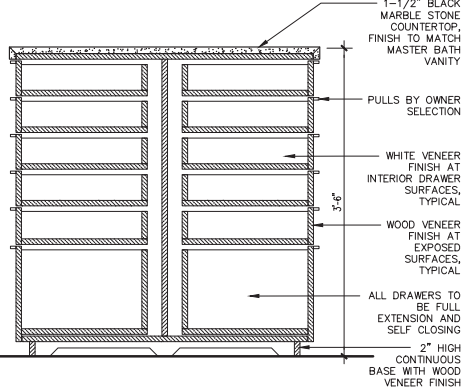
7 Section 1"
Master Closet



2b Elevation 3/8"
Master Closet Island



13 Scribe Detail 3"
Master Closet



6 Section 1"
Bar Isle