

McCullough

3621 Monserrate Street
Coral Gables, FL 33134

Residence

Construction Drawings
September 07, 2018

GENERAL NOTES:

ALL WORK TO CONFORM WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.

VERIFY ALL DIMENSIONS INDICATED ON DRAWINGS WITH FIELD CONDITIONS BEFORE PERFORMING ANY WORK, OR BEFORE FABRICATING OR ORDERING ANY MATERIALS OR PRODUCTS. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

ALL DETAILS SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.

ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH, AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID.

ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACEMENT LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING BIDS. COORDINATE TO SCHEDULE WALK-THRU.

ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE IN ANY FORM.

ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES.

THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.

WARRANTY AND SERVICE ALL WORK IN CONTRACT.

CONTRACTOR AND SUBCONTRACTOR SHALL PRODUCE ALL REQUIRED PROOF OF LICENSES AND INSURANCE.

PROVIDE TERMITE PROTECTION WHERE APPLICABLE PER CODE AND LOCAL REGULATIONS.

ALL NEW WALL/CEILING FINISHES AND INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

ALL WORK, MATERIALS AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY

ANY WORK, AND/OR IMPROVEMENTS AND/OR USE OF EQUIPMENT WITHIN THE RIGHT OF WAYS INCLUDING LANDSCAPING AND IRRIGATION WILL REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT *PRIOR TO START OF CONSTRUCTION*



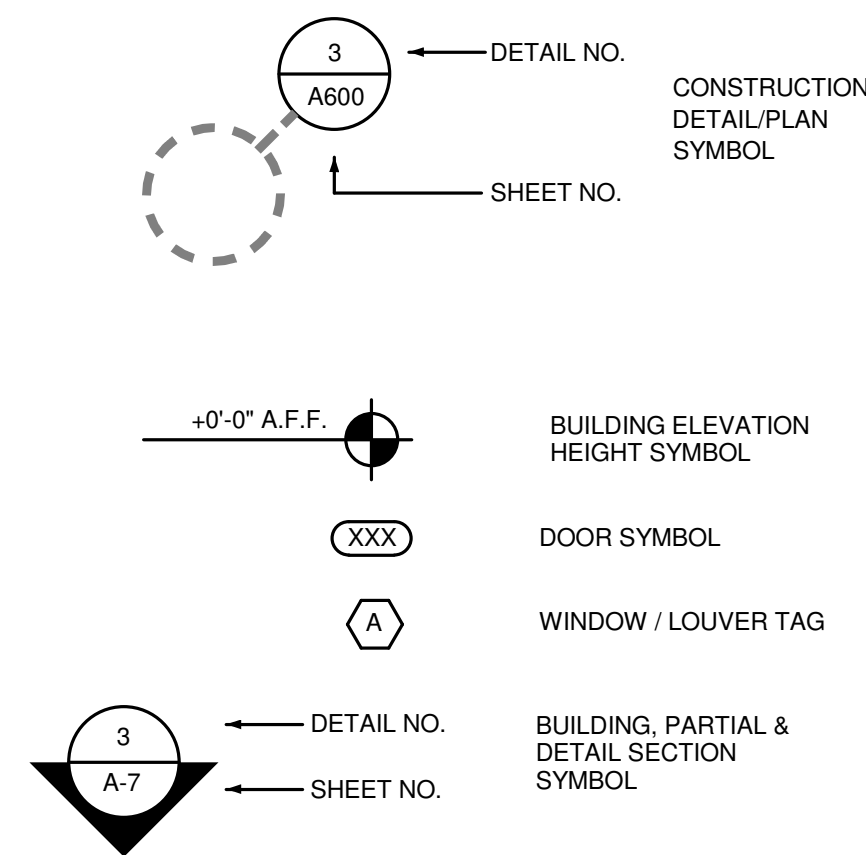
APPLICABLE CODES AND STANDARDS

THE FOLLOWING BUILDING CODES, CURRENT EDITIONS UNLESS OTHERWISE SPECIFIED, WILL BE ADHERED TO:

FLORIDA BUILDING CODE (2014)

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 105.13.4.4 AND 639 FLORIDA STATUTES.

EACH TRADE, MANUFACTURER, AND/OR SUPPLIER HAS THE ULTIMATE RESPONSIBILITY TO UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES, QUESTIONABLE, OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.



| Sheet List | |
|--------------|------------|
| Sheet Number | Sheet Name |

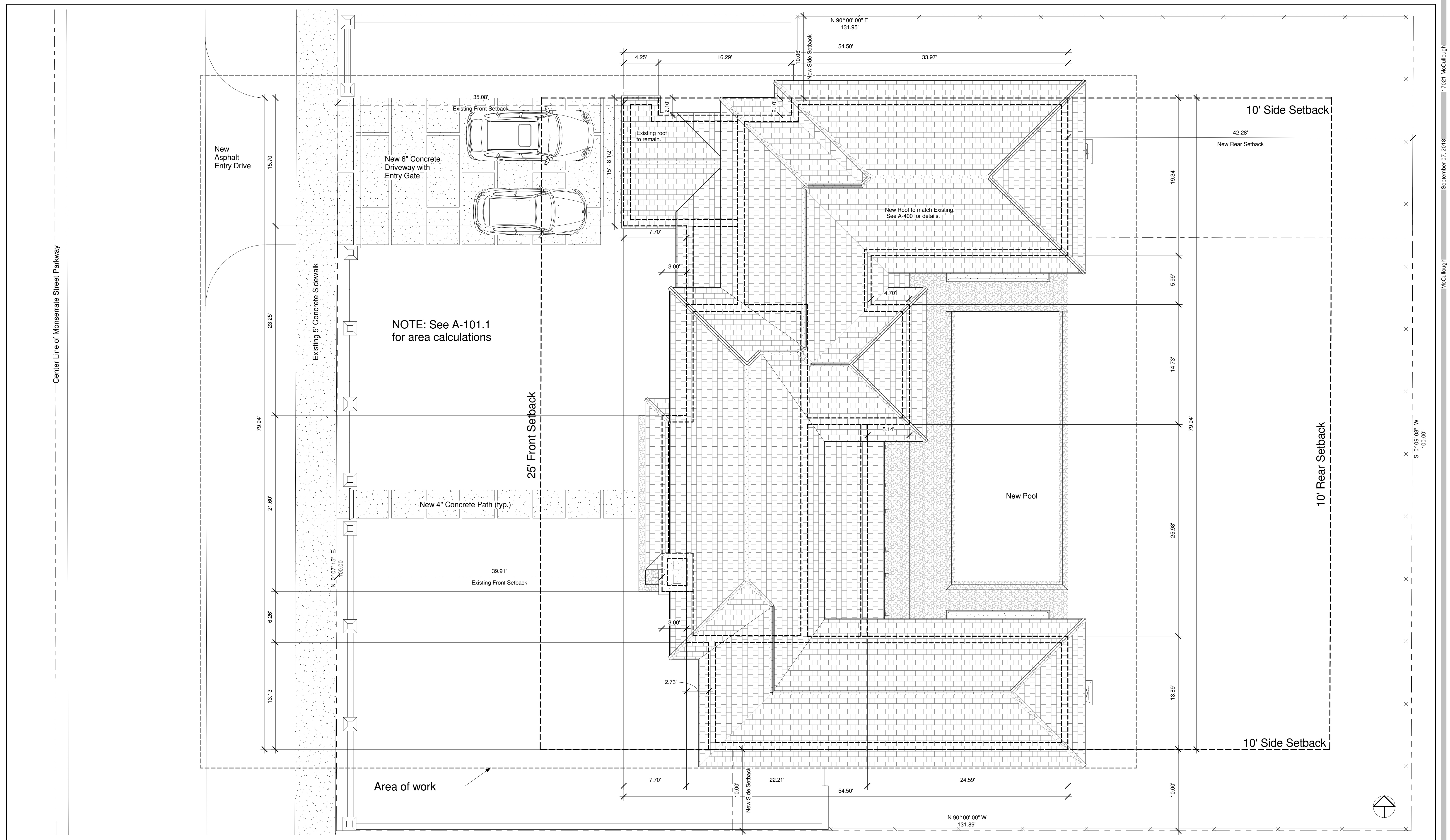
| 1-Architecture | |
|----------------|---------------------------|
| A-000 | Cover |
| A-101 | Site Plan |
| A-101.1 | Area Plan |
| A-101.2 | Tree Disposition Plan |
| D-200 | Demolition Plan |
| D-201 | Demolition Plan |
| D-202 | Demolition Plan |
| A-200 | Floor Plans |
| A-201 | Floor Plans |
| A-400 | Roof Plans |
| A-500 | Elevations |
| A-501 | Elevations |
| A-502 | Elevations |
| A-503 | Elevations |
| A-504 | Elevations |
| A-505 | Elevations |
| A-506 | Perspectives & Isometrics |
| A-507 | Shaded Elevations |
| A-600 | Sections |
| A-601 | Sections |
| A-602 | Sections |

**Eilert Lewis
Architects Studio, LLC**

(305) 253-5786
13063 SW 133rd Ct
Miami, FL 33186



| No. | Description | Date |
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Drawing # 7
Scale: 3/16" = 1'-0" Site Plan

| No. | Description | Date |
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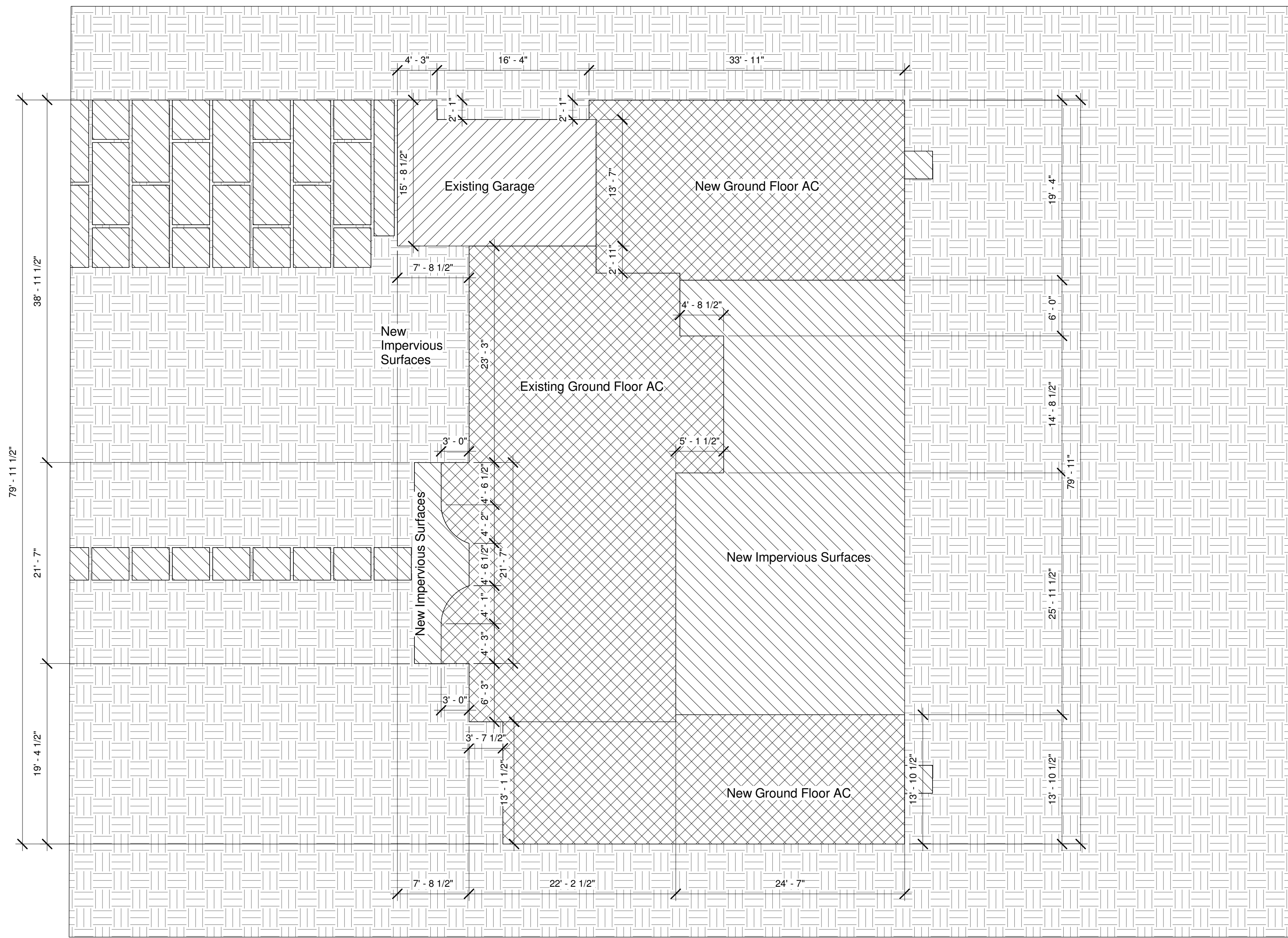
SEBASTIAN EILERT, AIA, LEED
DANIEL G. LEWIS, AIA
SUSTAINABLE ARCHITECTURE AND CONSULTING
AR 96398 AR 92953, ID 5054, A26001202

Residence McCullough Construction Drawings
3621 Monserrate Street
Coral Gables, FL 33134

Site Plan
A-101
Project number 17021 McCullough
Date September 07, 2018

AR 96398
AR 92953

17021 McCullough
September 07, 2018
McCullough



Drawing # 13 Scale: 1/8" = 1'-0" Areas

Drawing # 7 Scale: NOT USED

Drawing # 6 Scale: NOT USED

| | | |
|--|--|-------------------------------|
| Site - 13,191 ft ² | FAR Calculation - | |
| Ground Floor Existing - 1234 ft ² | Site = | 13,191 ft ² |
| Garage Existing - 299 ft ² | First 5,000 ft ² @ 48% = | 2,400 ft ² |
| Ground Floor New - 1,221 ft ² | Second 5,000 ft ² @ 35% = | 1,750 ft ² |
| Second Floor Existing - 681 ft ² | Remaining 3,191 ft ² @ 30% = | 957 ft ² |
| Second Floor New - 1,643 ft ² | Total = | 5,107 ft ² Allowed |
| Total - 5,078 ft ² | | |
| Impervious Areas - 1,843 ft ² (14.0%) | Existing AC | + 1,914 ft ² |
| Landscaped - 8,594 ft ² (65.2%) | Existing Garage | + 299 ft ² |
| | New AC | + 2,889 ft ² |
| | Proposed Total for site | = 5,078 ft ² |
| NOTE: Total impervious footprint as calculated includes driveways, rear patio paving, front path, and all associated equipment pads and door landings. | Total site area - 13,191 ft ² | |
| | Total Building footprint - 2,754 ft ² (20.9%) | |
| | Total lot coverage - 1,843 ft ² + 2,754 ft ² = 4,597 ft ² (34.8%) | |

Drawing # 1/4" = 1'-0" Zoning Calculations

| No. | Description | Date |
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E.L.A.STUDIO

Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Area Plan

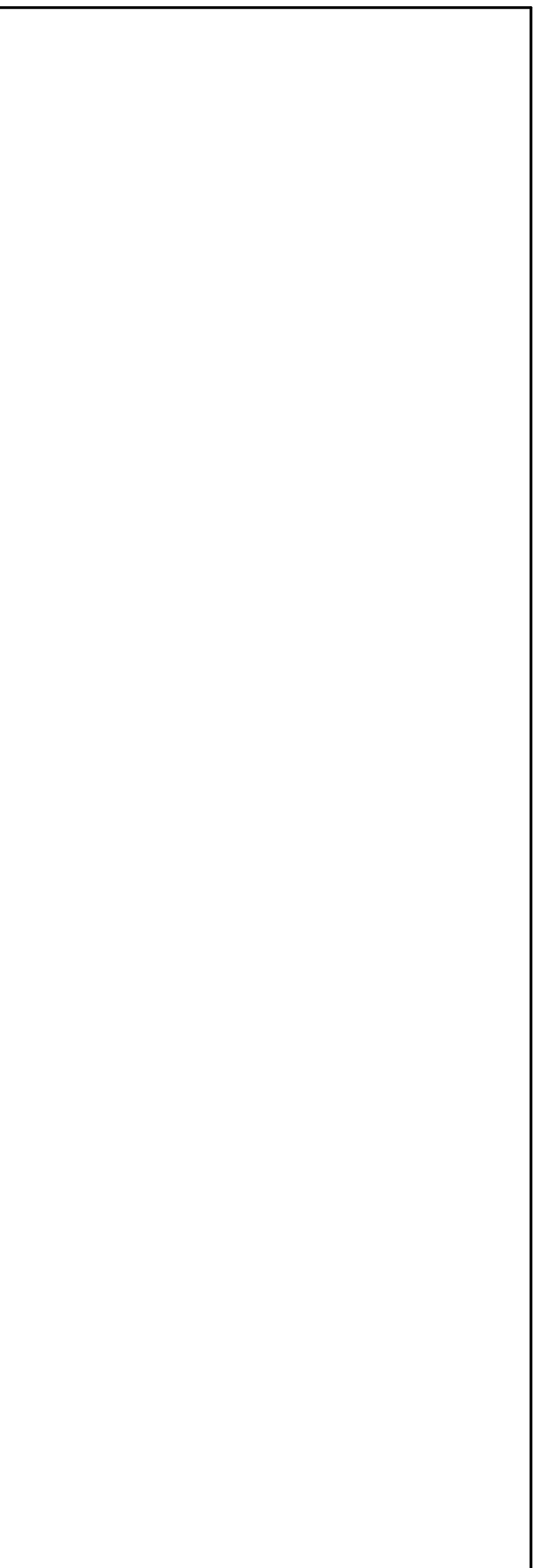
A-101.1

Project number 17021 McCullough
 Date September 07, 2018

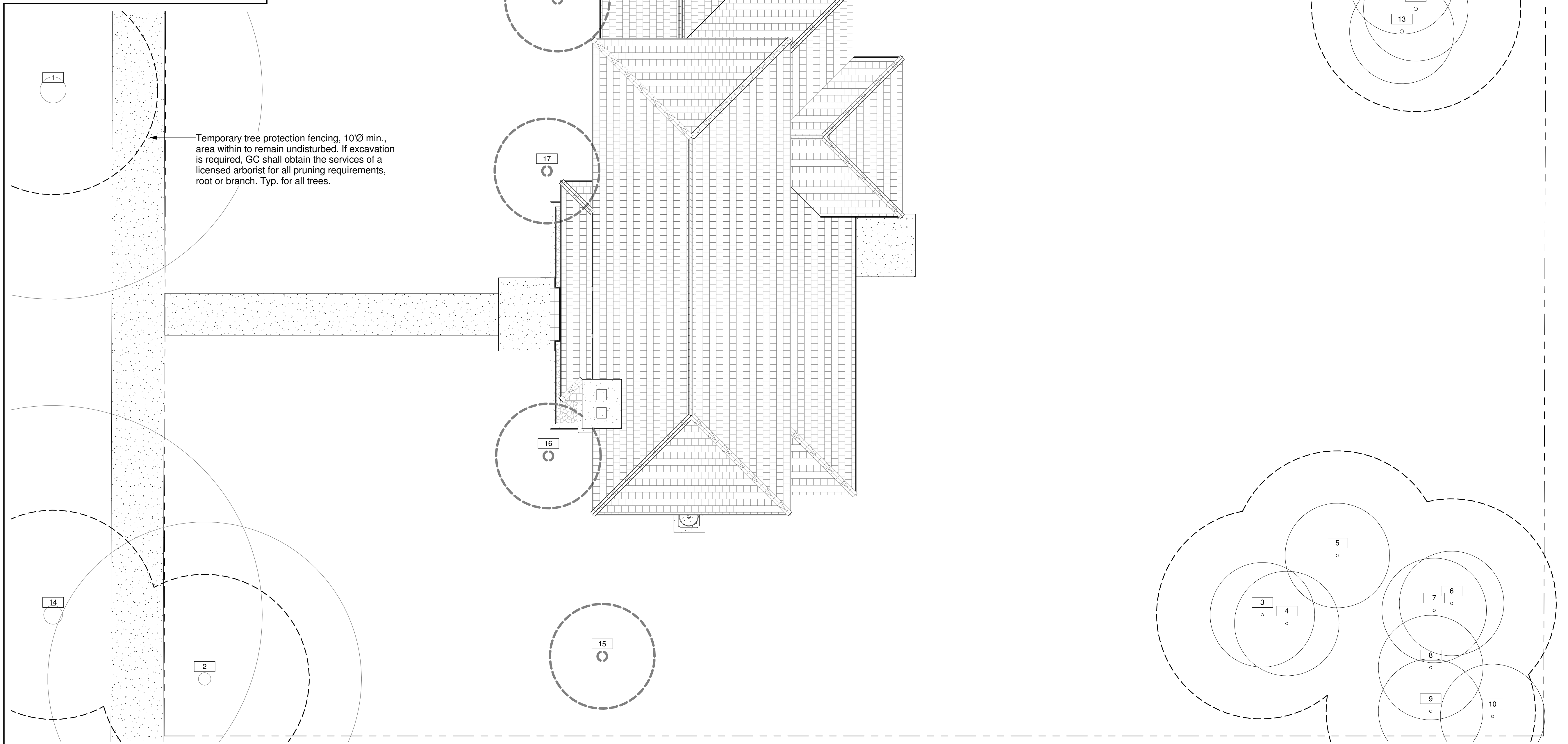
AR 96398
 AR 92953

| Mark | Species | Trunk - Diameter | Height | Canopy | Removed | Comments |
|------|-----------------|------------------|--------|--------|---------|----------|
| 1 | Black Olive | 2.50' | 40' | 40' | None | |
| 2 | Tree | 1.20' | 30' | 30' | None | |
| 3 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 4 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 5 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 6 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 7 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 8 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 9 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 10 | Christmas Palms | 0.25' | 25' | 10' | None | |
| 11 | Christmas Palms | 0.35' | 25' | 10' | None | |
| 12 | Christmas Palms | 0.35' | 25' | 10' | None | |
| 13 | Christmas Palms | 0.35' | 25' | 10' | None | |
| 14 | Black Olive | 1.80' | 30' | 40' | None | |
| 15 | Queen Palm | 0.90' | 20' | 10' | None | |
| 16 | Queen Palm | 0.90' | 20' | 10' | None | |
| 17 | Queen Palm | 0.90' | 20' | 10' | None | |
| 18 | Queen Palm | 0.90' | 20' | 10' | None | |

28 N.T.S. Tree Disposition Schedule



7 N.T.S. NOT USED



6 3/16" = 1'-0" Tree Disposition Plan

| No. | Description | Date |
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Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Tree Disposition Plan A-101.2
 Project number 17021 McCullough
 Date September 07, 2018

AR 96398
 AR 92953

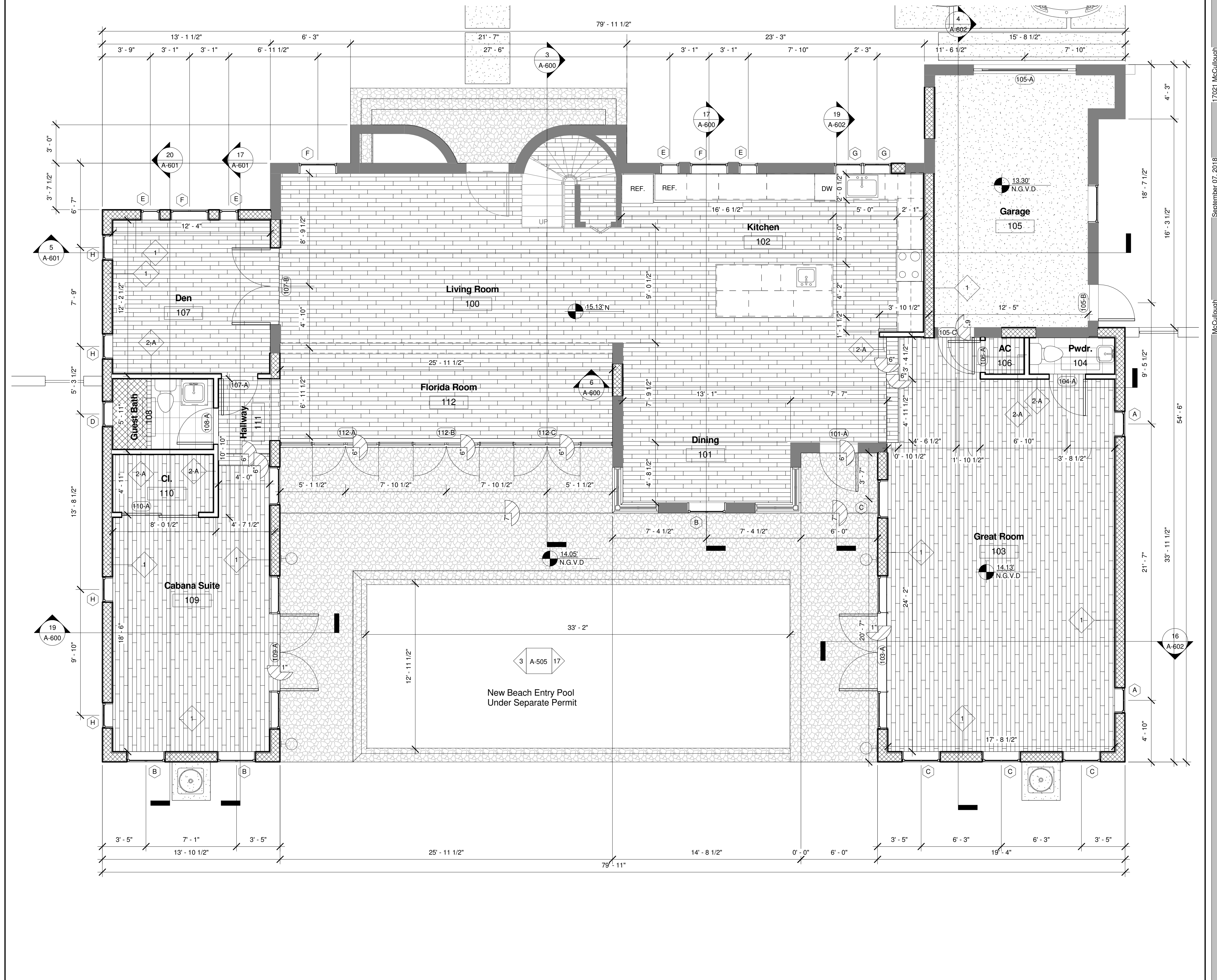
| Name | ROOM NUMBER KEY | Existing |
|------|-----------------|--------------|
| XXX | DOOR NUMBER KEY | 1 |
| XXX | WINDOW KEY | 2 - 3.5" Mt. |
| XXX | WALL TYPE KEY | 3 - 3.5" Wd. |
| XXX | NOTE KEY | |
| XXX | EQUIPMENT KEY | |

WALL TYPE SCHEDULE

| Main | Description |
|------|---|
| 1 | CMU wall with rigid insulation & GWB - See D15A.700 |
| 2 | Interior metal channel GWB wall - See D16A.700 |
| 3 | Interior wood frame GWB wall - See D17A.700 |

NOTE: Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent.
 NOTE: Shower and bathtubs shall have non absorbent floor and wall finish up to 72" above FFE.
 NOTE: Wall and ceiling finishes shall have a flame spread index of not greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.
 NOTE: All door glazing shall be category II safety glazing if greater than 9sf or category I if less than 9sf.
 NOTE: All side lites, and glazing adjacent to any door shall be category II safety glazing.
 NOTE: All glazing in or adjacent to tubs, showers shall be category II safety glazing, 1/4" min. framed, 3/8" min. frameless.
 NOTE: Existing glazing configuration to remain unchanged with existing design pressures.
 NOTE: Glazing within 60" of floor level in walls surrounding tub or shower, & within 60" horizontally of tub or shower shall be safety glazing cat. II, 1/4" min. framed, 3/8" min. frameless.

- Construction Schedule**
- RM-100 - Living Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-101 - Dining Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-102 - Kitchen - New kitchen, includes new range, new sink, new dishwasher, new cabinetry and counter tops, new wall finishes, ceiling finishes, flooring and all associated equipment, fixtures and associated connections.
 - RM-103 - Great Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-104 - Powder room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-105 - Garage - New flooring, wall finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-106 - AC Closet - New flooring, wall finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-107 - Den - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-108 - Guest Bath - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
 - RM-109 - Cabana Suite - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-110 - Closet - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-111 - Hallway - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-112 - Florida Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-200 - Master Suite - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-201 - Master Bath - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
 - RM-202 - Master Closet - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-203 - Master Foyer - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-204 - Master Sitting - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-205 - Bedroom # 1 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-206 - Bath #1 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
 - RM-207 - Closet - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-208 - Foyer - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-209 - Laundry - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-210 - Bed #2 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-211 - Bath #2 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
 - RM-212 - Closet - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-213 - Hallway - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-214 - Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-215 - Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-216 - Bed #3 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-217 - Closet - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-218 - Bath #3 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.



Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 5 Scale: 1/4" = 1'-0" Floor Plan Legend & Schedule

Drawing # 5 Scale: 1/4" = 1'-0" First Floor Plan

| No. | Description | Date |
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Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Floor Plans
 A-200
 Project number 17021 McCullough
 Date September 07, 2018
 AR 96398 AR 92953

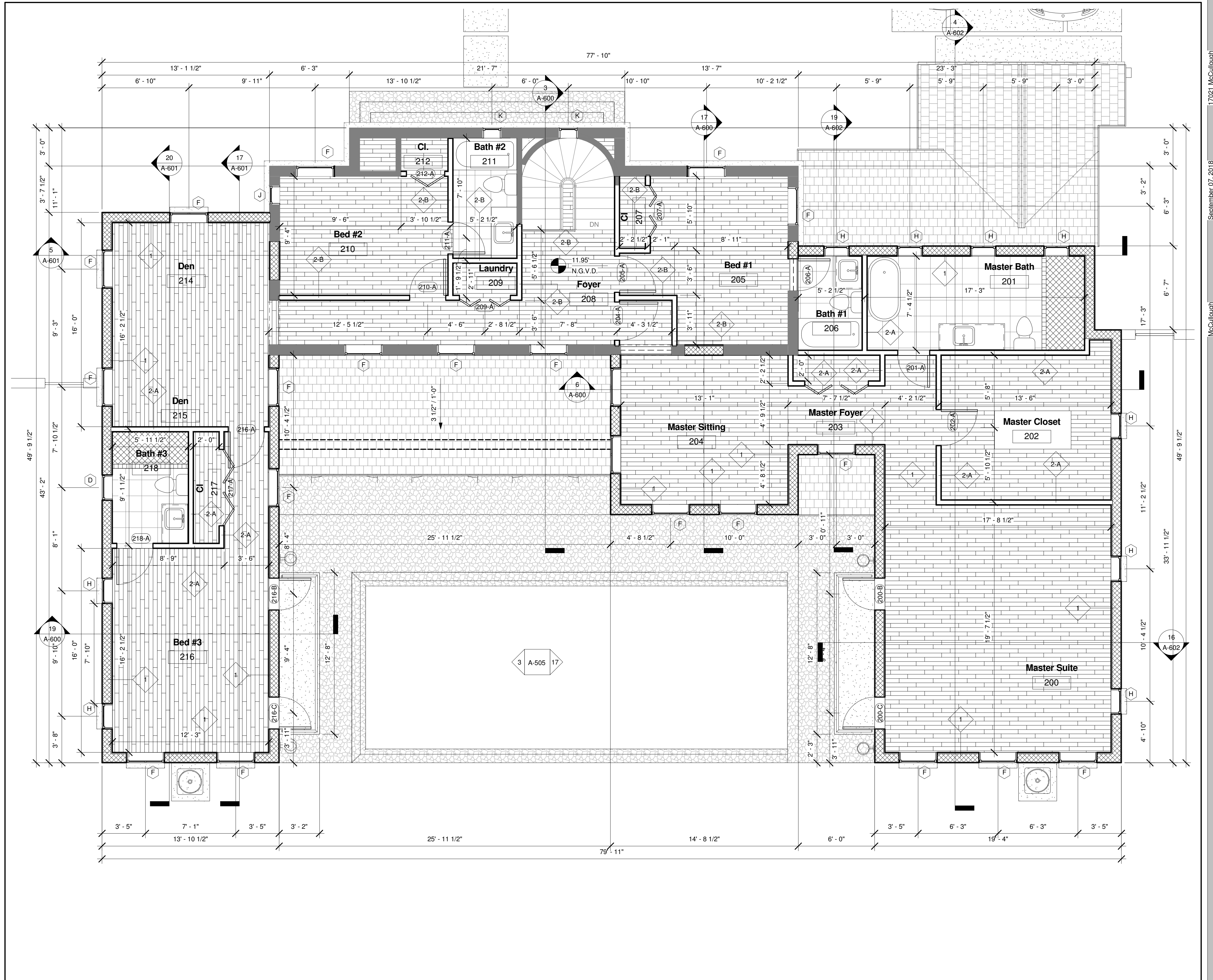
September 07, 2018 17021 McCullough

| | | |
|-----|-----------------|---------------|
| XXX | ROOM NUMBER KEY | Existing |
| XXX | DOOR NUMBER KEY | 1 |
| ○ | WINDOW KEY | 2 - 3.5" Mtl. |
| ○ | WALL TYPE KEY | 3 - 3.5" Wd. |
| ○ | NOTE KEY | |
| ○ | EQUIPMENT KEY | |

| Mark | Description |
|------|---|
| 1 | CMU wall w/ rigid insulation & GWB - See D15A.700 |
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| 2 | Interior wood frame GWB wall - See D17A.700 |

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 - RM-104 - Powder room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
 - RM-105 - Garage - New flooring, wall finishes, and all associated equipment, fixtures, and miscellaneous items. NOTE: demising wall between garage space and adjacent interior spaces to be one hour rated min. Ceiling of garage to be one hour rated min. Doors to be 20 minute rated, min.
 - RM-106 - AC Closet - New flooring, wall finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-107 - Den - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-108 - Guest Bath - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
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 - RM-111 - Hallway - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-112 - Florida Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
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 - RM-201 - Master Bath - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
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 - RM-208 - Foyer - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-209 - Laundry - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-210 - Bed # 2 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-211 - Bath # 2 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-212 - Closet - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-213 - Hallway - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-214 - Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-215 - Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-216 - Bed # 3 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-217 - Closet - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items.
 - RM-218 - Bath # 3 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.



Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 1/4" = 1'-0" Floor Plan Legend & Schedule

Drawing # 5 Scale: 1/4" = 1'-0" Second Floor Plan

| No. | Description | Date |
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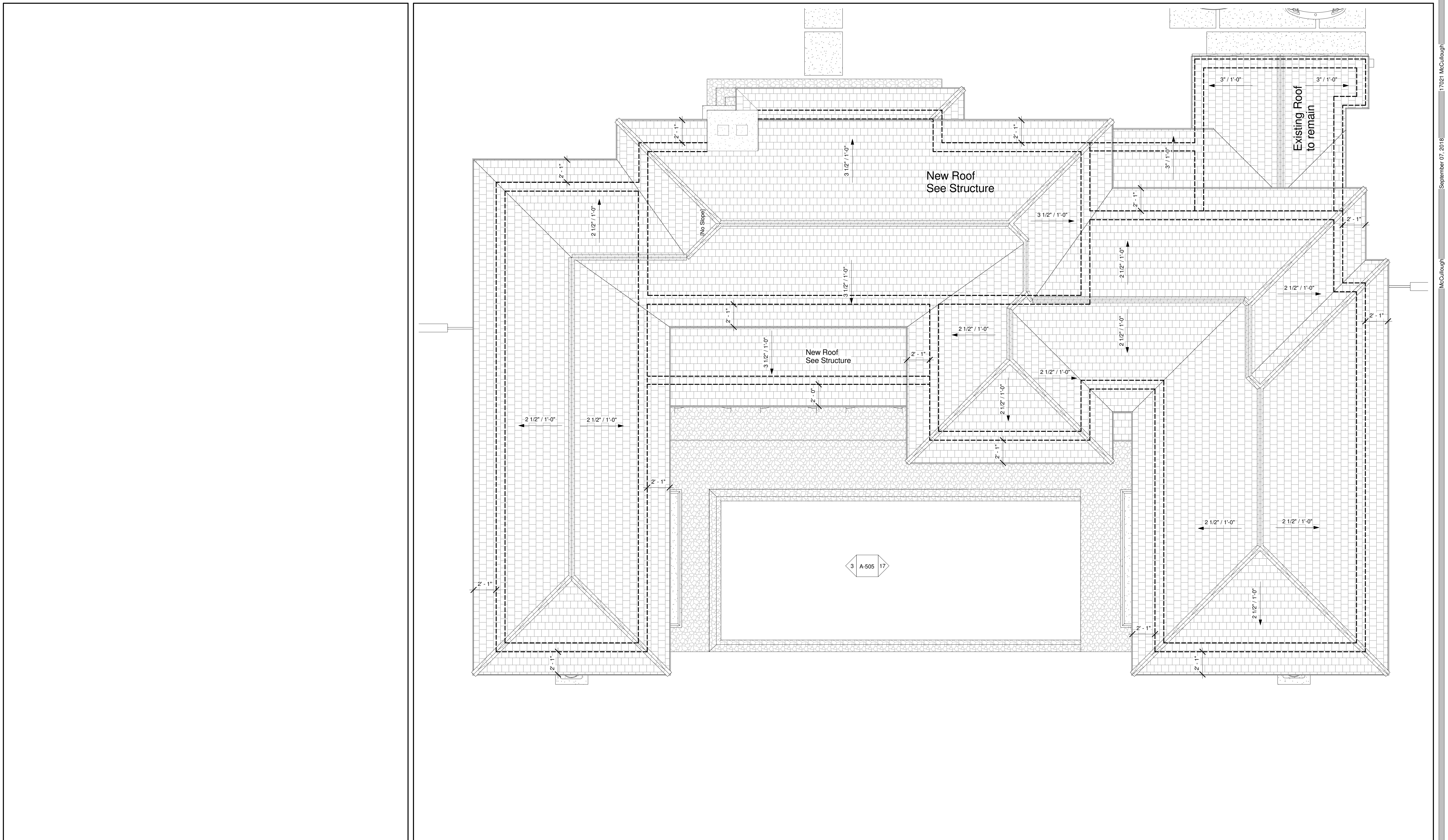


Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Floor Plans
 A-201
 Project number 17021 McCullough
 Date September 07, 2018

AR 96398 AR 92953

September 07, 2018 17021 McCullough



Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 5 Scale: 1/4" = 1'-0" Roof Plan

| No. | Description | Date |
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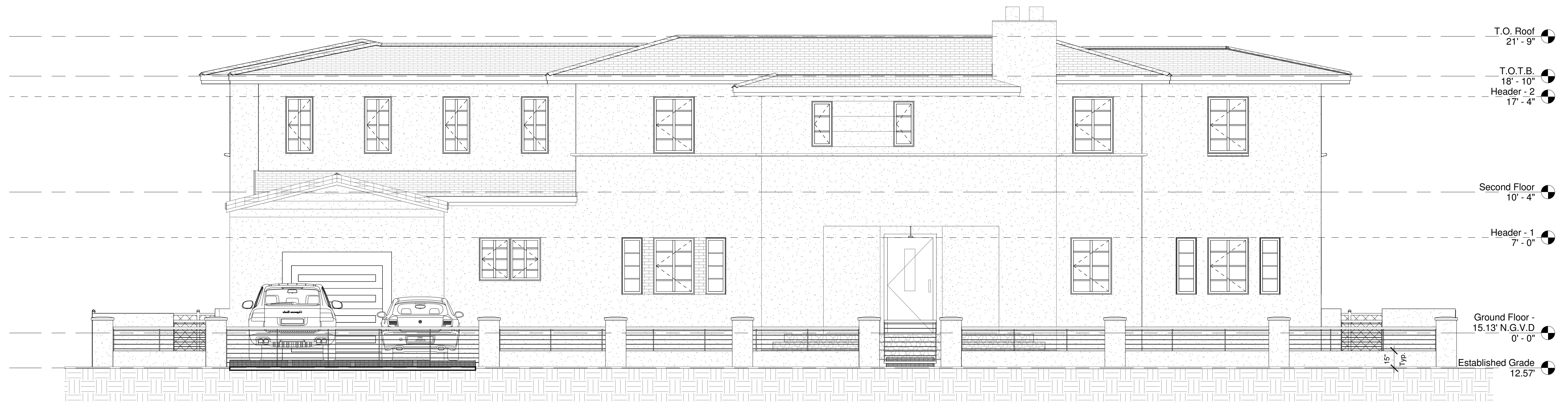
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**Residence
 McCullough
 Construction Drawings**
 3621 Monserrate Street
 Coral Gables, FL 33134

Roof Plans
 A-400
 Project number 17021 McCullough
 Date September 07, 2018

AR 96398
 AR 92953



21 1/4" = 1'-0" West - New - Street View



7 3D View 1

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**Residence
 McCullough
 Construction Drawings**
 3621 Monserrate Street
 Coral Gables, FL 33134

Elevations
 A-500
 Project number 17021 McCullough
 Date September 07, 2018

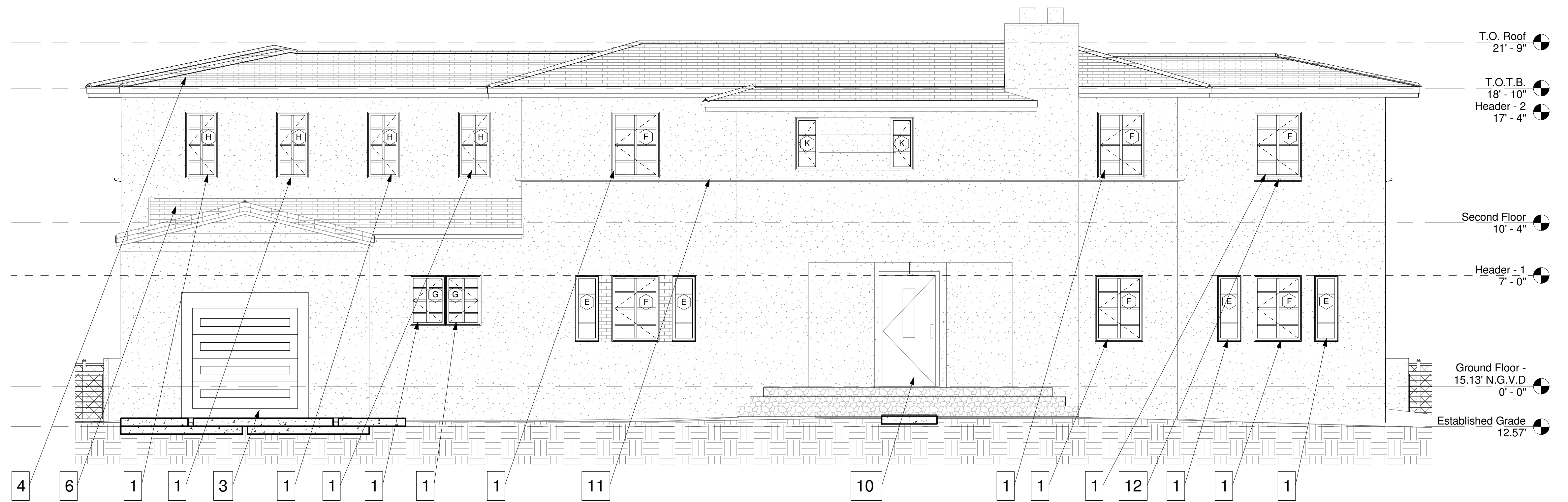
AR 96398
 AR 92953

1. New window.
2. New door.
3. New Garage door.
4. New Roof.
5. New Curtain Wall.
6. Existing.
7. New concrete tile, over 19/32" CDX sheathing, see structural.
8. Stucco accent banding Accent latex painted, primer and finish two coats min. GC to coordinate color with owner and architect.
9. Smooth texture stucco finish, latex painted, primer and finish two coats min. GC to coordinate with owner and architect.
10. Existing Original Front Door to remain.
11. Existing Trim lines, banding and brick pattern to remain.
12. Window still stucco banding to match existing.
13. Railing 42" Aluminium tube, shop drawings to be submitted.
14. New Exterior sconce lights.

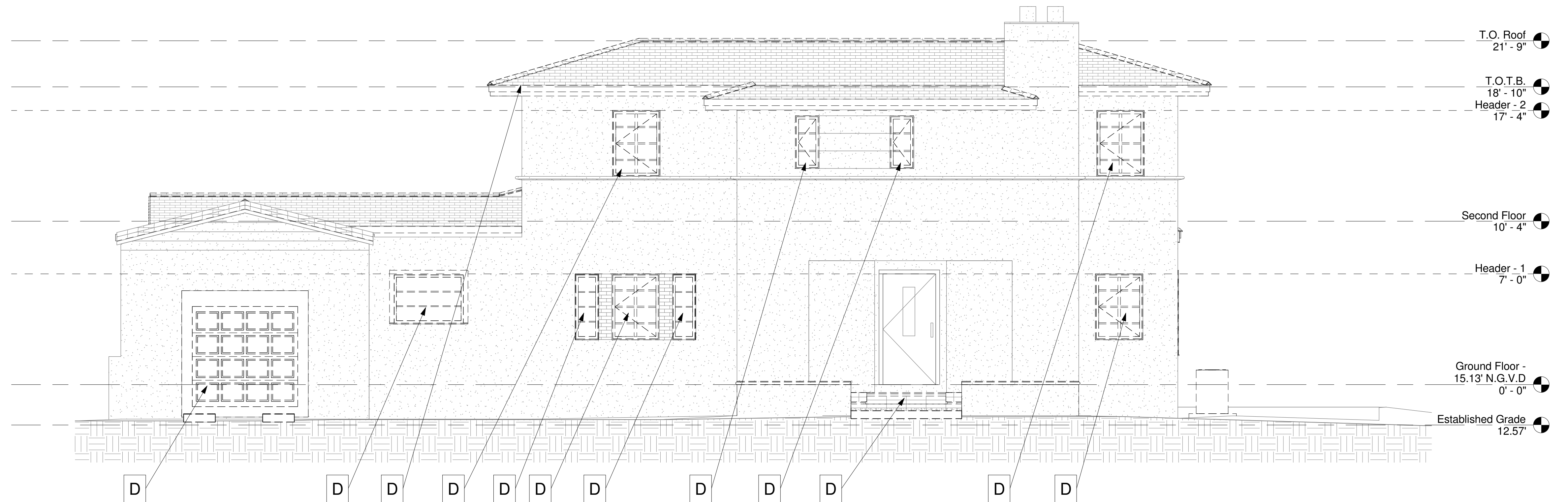
NOTE: All muntins to be dimensional type, no flat muntins.

- Demolition (typ.)

Drawing # 7 Scale: 1/4" = 1'-0" Elevation Schedule



Drawing # 20 Scale: 1/4" = 1'-0" West - New



Drawing # 6 Scale: 1/4" = 1'-0" West - Existing

Drawing # 7 Scale: N.T.S. NOT USED

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 13063 SW 133rd Ct
 Miami, FL 33186

Eilert Lewis Architects Studio, LLC

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 ARCHITECTURE
 AND CONSULTING
 AR 96398 AR 92953,
 ID 5054, A26001202



**Residence
 McCullough
 Construction Drawings**

3621 Monserrate Street
 Coral Gables, FL 33134

Elevations

A-501


Project number
 Date

17021 McCullough
 September 07, 2018

AR 96398
 AR 92953

1. New window.
2. New door.
3. New Garage door.
4. New Roof.
5. New Curtain Wall.
6. Existing.
7. New concrete tile, over 19/32" CDX sheathing, see structural.
8. Stucco accent banding Accent latex painted, primer and finish two coats min. GC to coordinate color with owner and architect.
9. Smooth texture stucco finish, latex painted, primer and finish two coats min. GC to coordinate with owner and architect.
10. Existing Original Front Door to remain.
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12. Window still stucco banding to match existing.
13. Railing 42" Aluminium tube, shop drawings to be submitted.
14. New Exterior sconce lights.

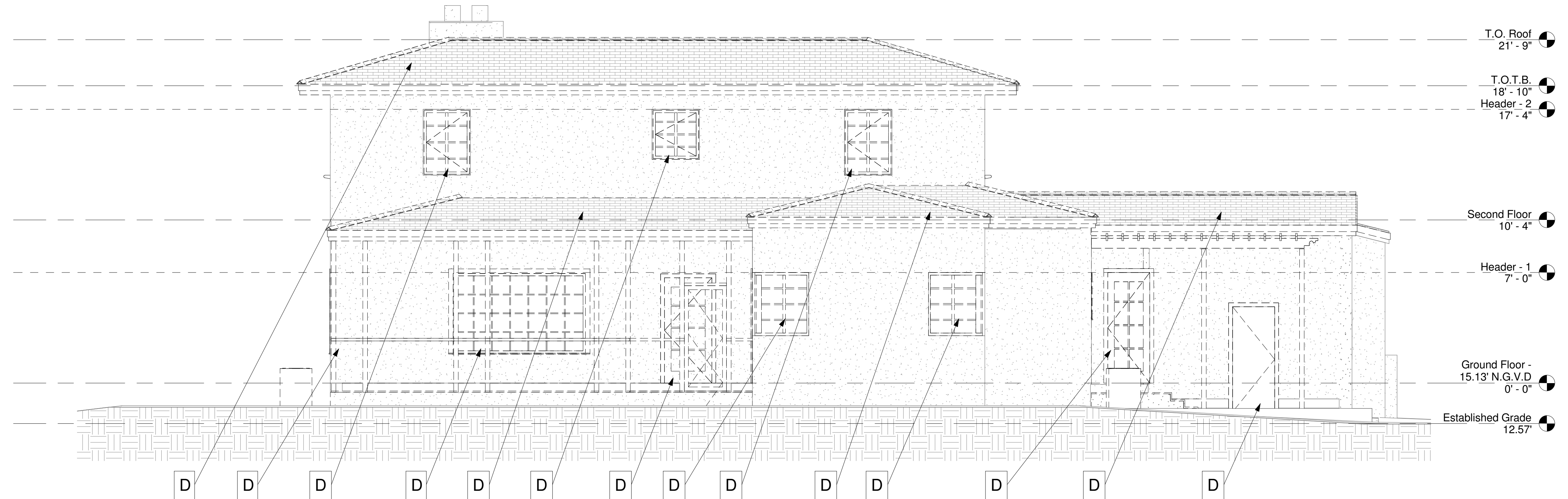
NOTE: All muntins to be dimensional type, no flat muntins.

 - Demolition (typ.)

Drawing # Scale: 1/4" = 1'-0" Elevation Schedule



Drawing # Scale: 1/4" = 1'-0" East - New



Drawing # Scale: 1/4" = 1'-0" East - Existing

Drawing # Scale: N.T.S. NOT USED

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ID 5054, A26001202



**Residence
McCullough
Construction Drawings**
3621 Monserrate Street
Coral Gables, FL 33134

Elevations

A-502

Project number 17021 McCullough
Date September 07, 2018

AR 96398
AR 92953

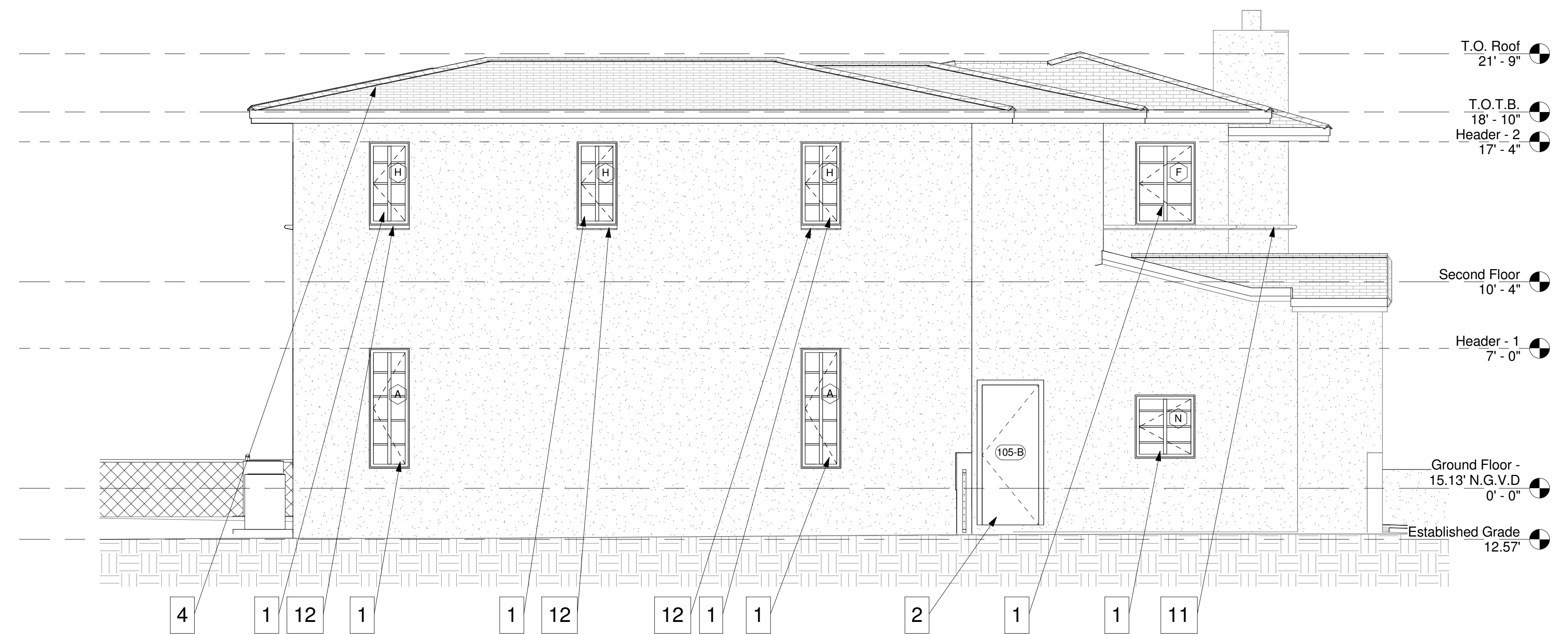
1. New window.
2. New door.
3. New Garage door.
4. New Roof.
5. New Curtain Wall.
6. Existing.
7. New concrete tile, over 19/32" CDX sheathing, see structural.
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12. Window still stucco banding to match existing.
13. Railing 42" Aluminium tube, shop drawings to be submitted.
14. New Exterior sconce lights.

NOTE: All muntins to be dimensional type, no flat muntins.

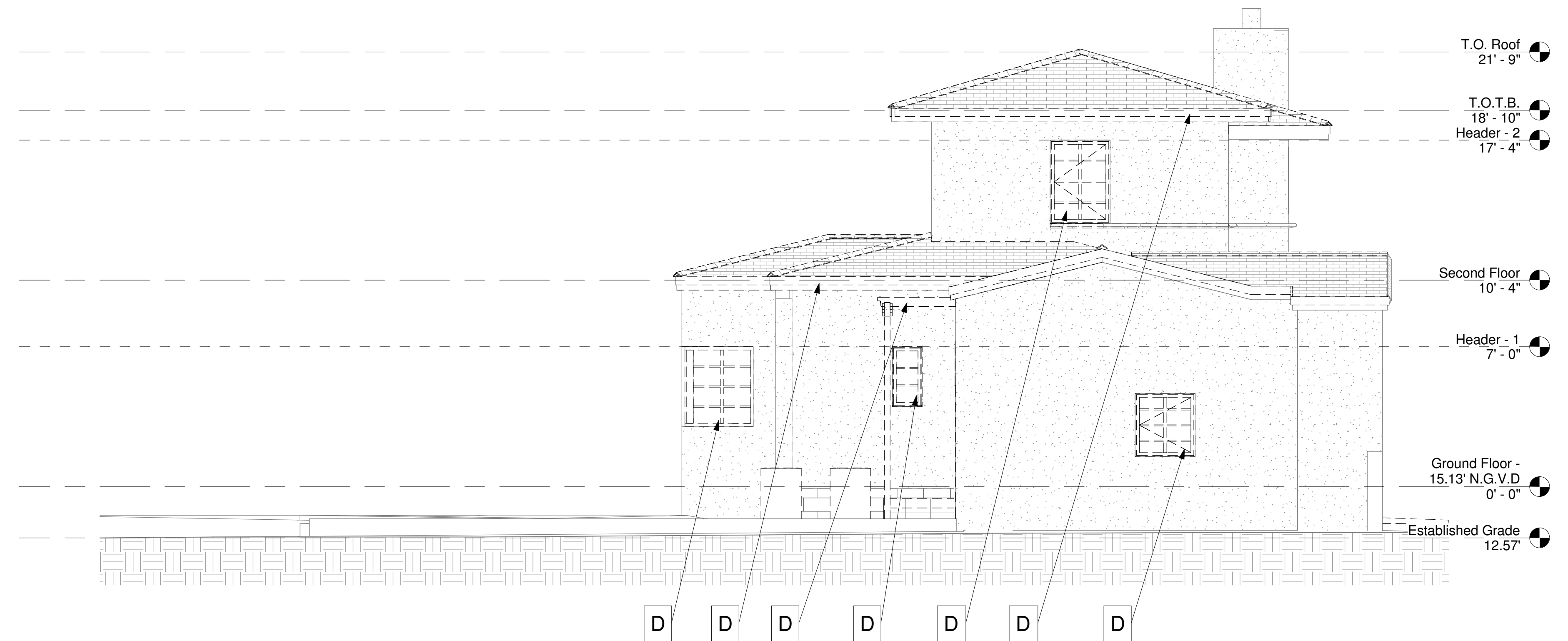


Drawing # 28 Scale: N.T.S. NOT USED

Drawing # 19 Scale: 1/4" = 1'-0" Elevation Schedule



Drawing # 19 Scale: 1/4" = 1'-0" North - New



Drawing # 5 Scale: 1/4" = 1'-0" North - Existing

Drawing # 7 Scale: N.T.S. NOT USED

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 AR 96398 AR 92953,
 ID 5054, A26001202



Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Elevations

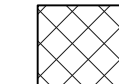
A-503

Project number 17021 McCullough
 Date September 07, 2018

AR 96398
 AR 92953

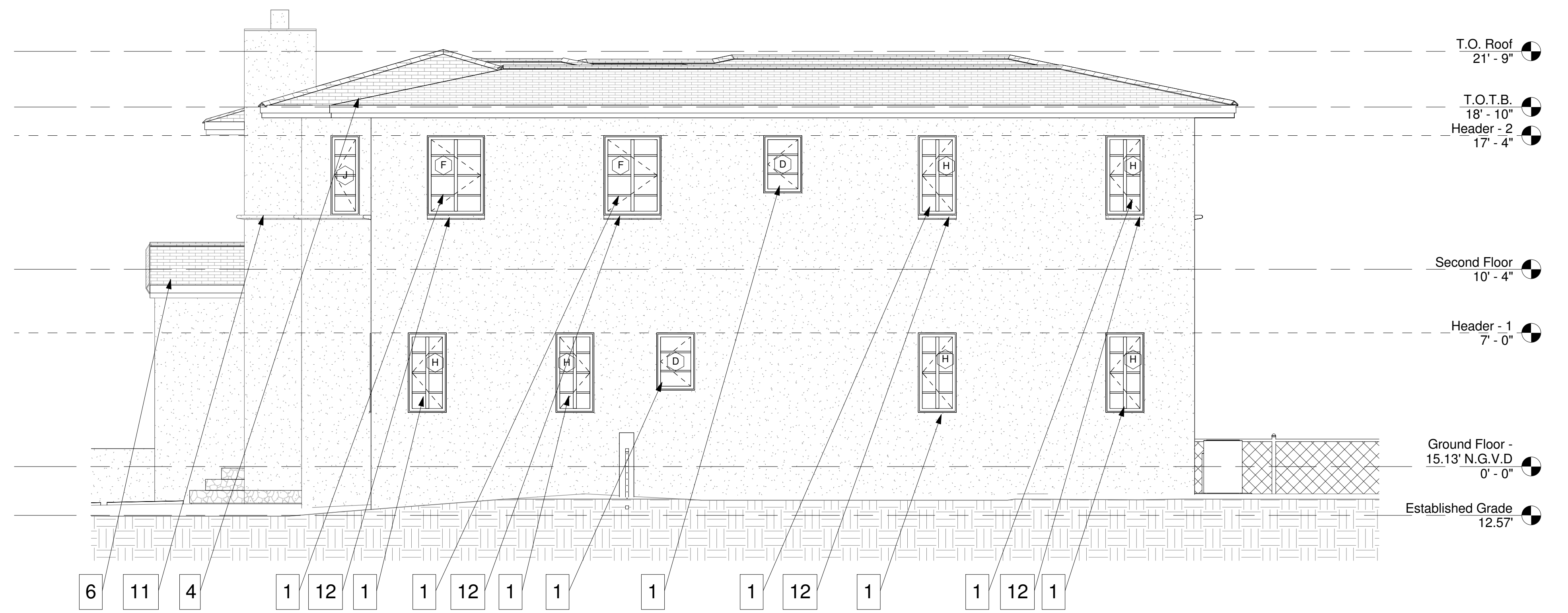
1. New window.
2. New door.
3. New Garage door.
4. New Roof.
5. New Curtain Wall.
6. Existing.
7. New concrete tile, over 19/32" CDX sheathing, see structural.
8. Stucco accent banding Accent latex painted, primer and finish two coats min. GC to coordinate color with owner and architect.
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12. Window still stucco banding to match existing.
13. Railing 42" Aluminium tube, shop drawings to be submitted.
14. New Exterior sconce lights.

NOTE: All muntins to be dimensional type, no flat muntins.

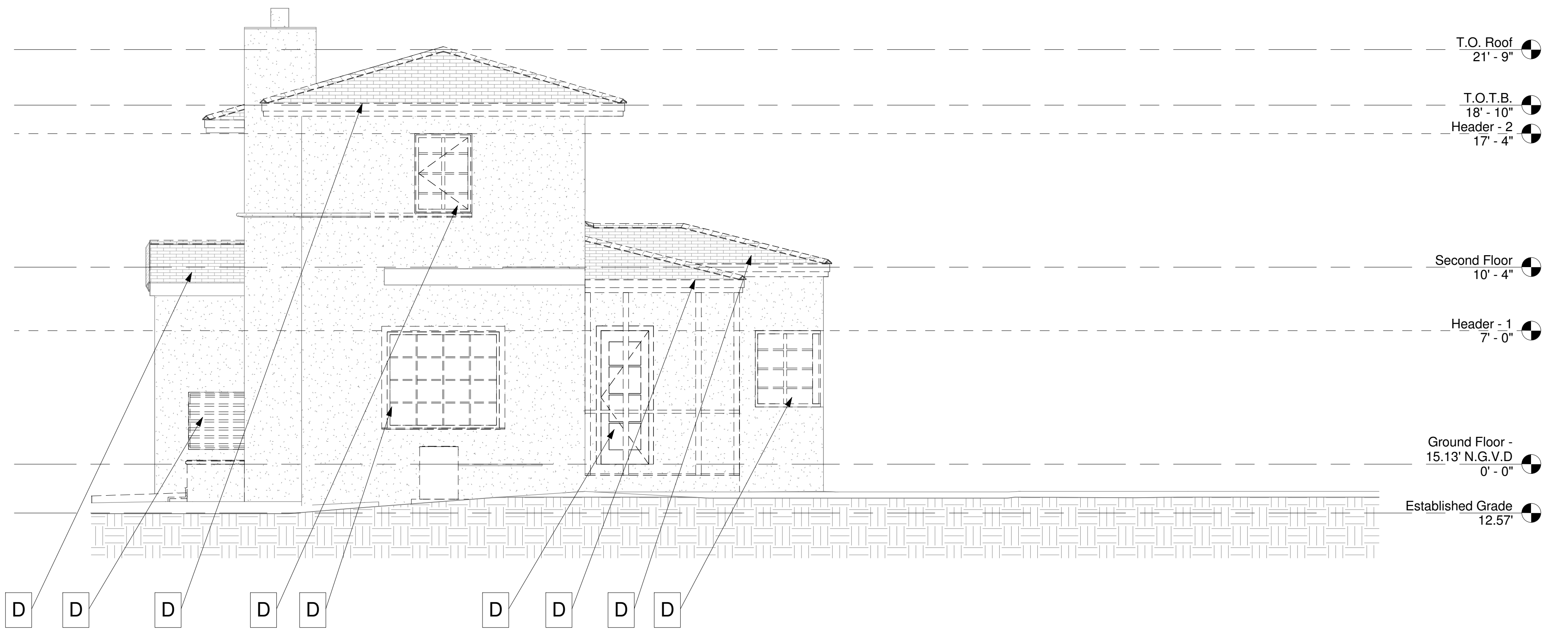
 - Demolition (typ.)

Drawing # 28 Scale: N.T.S. NOT USED

Drawing # 19 Scale: 1/4" = 1'-0" Elevation Schedule



Drawing # 19 Scale: 1/4" = 1'-0" South - New



Drawing # 5 Scale: 1/4" = 1'-0" South - Existing

Drawing # 7 Scale: N.T.S. NOT USED

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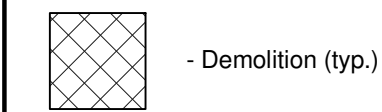
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 AND CONSULTING
 AR 96398 AR 92953,
 ID 5054, A26001202


Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

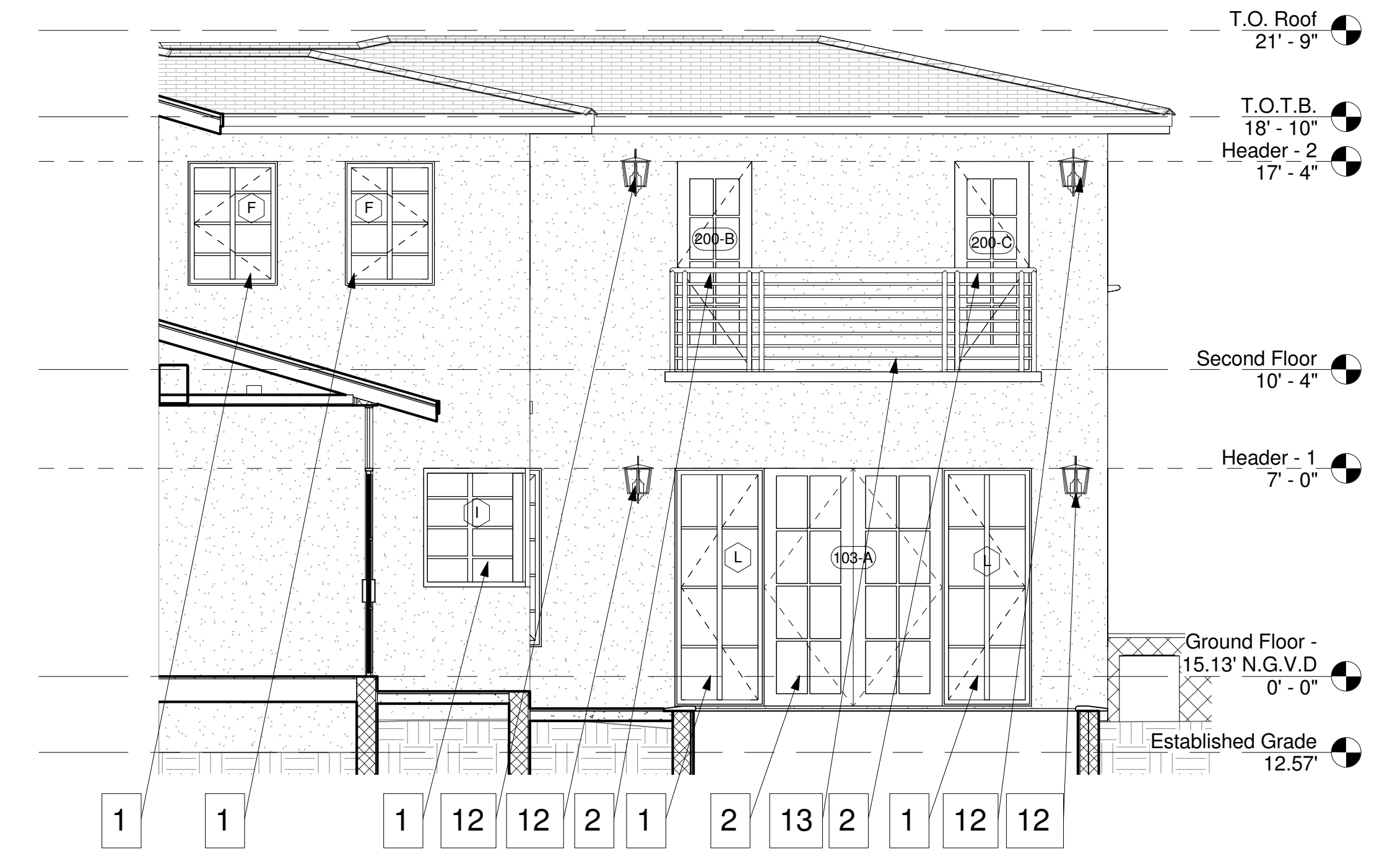
Elevations
 A-504
 Project number 17021 McCullough
 Date September 07, 2018
 AR 96398 AR 92953

1. New window.
2. New door.
3. New Garage door.
4. New Roof.
5. New Curtain Wall.
6. Existing.
7. New concrete tile, over 19/32" CDX sheathing, see structural.
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12. Window still stucco banding to match existing.
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14. New Exterior sconce lights.

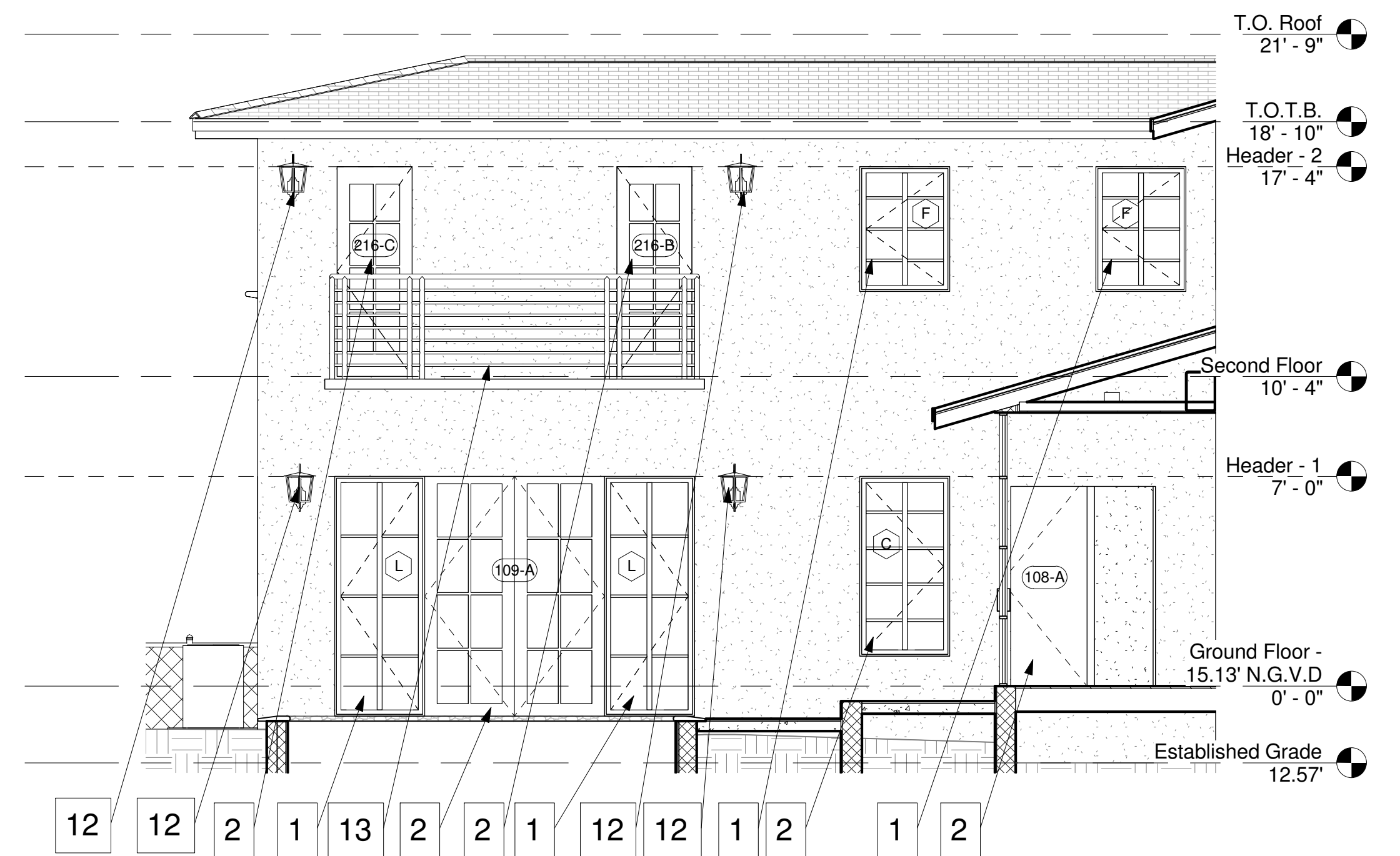
NOTE: All muntins to be dimensional type, no flat muntins.



Drawing # Scale
 17 1/4" = 1'-0" Elevation Schedule



Drawing # Scale
 17 1/4" = 1'-0" Courtyard Elevation - North



Drawing # Scale
 3 1/4" = 1'-0" Courtyard Elevation - South

Drawing # Scale
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Drawing # Scale
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**Residence
 McCullough
 Construction Drawings**
 3621 Monserrate Street
 Coral Gables, FL 33134

Elevations

A-505

Project number 17021 McCullough
 Date September 07, 2018

AR 96398
 AR 92953



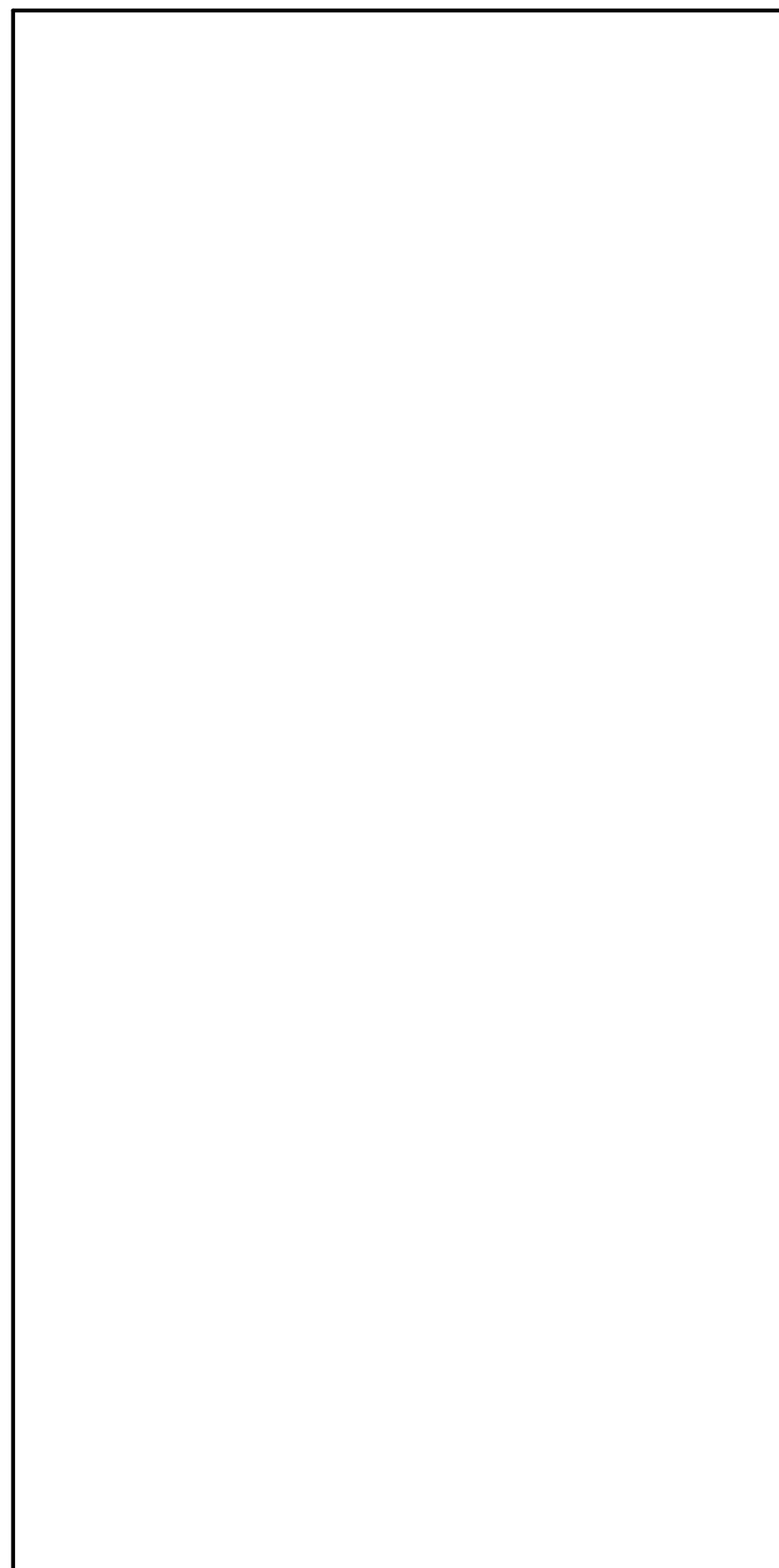
21 3D View 5



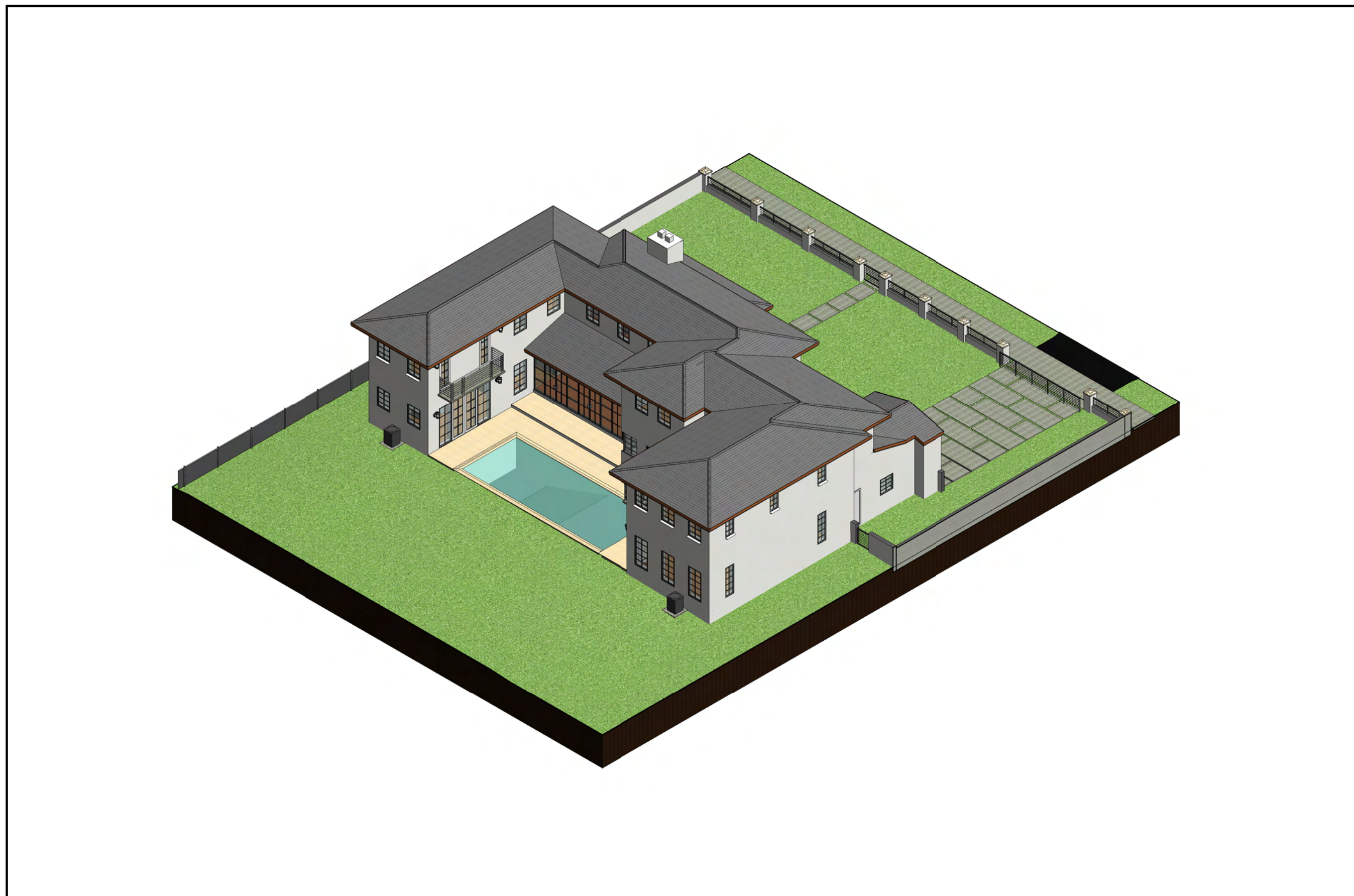
19 3D View 7



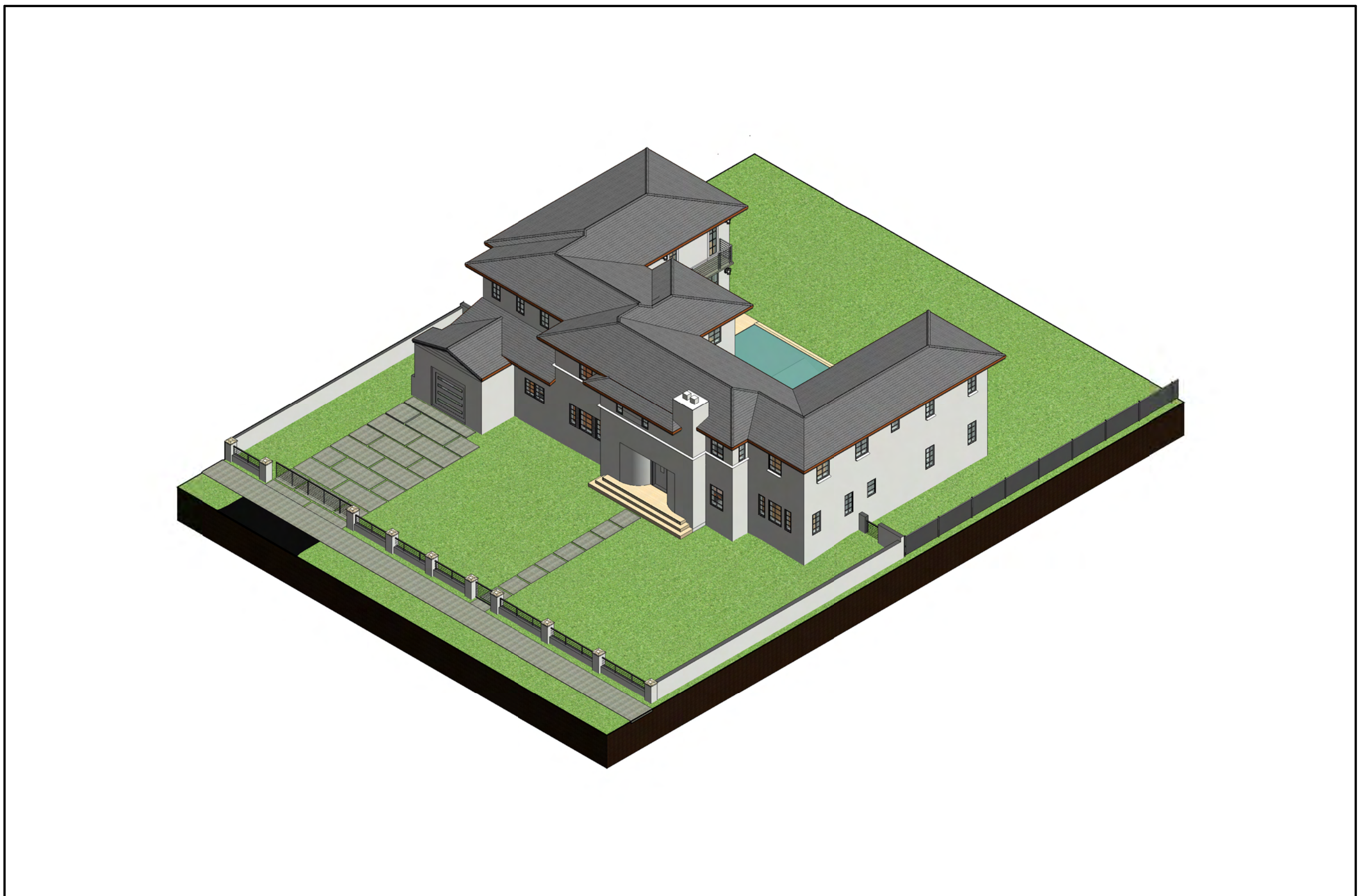
16 3D View 13



7 N.T.S. NOT USED



6 Isometric - NE



3 Isometric - SW

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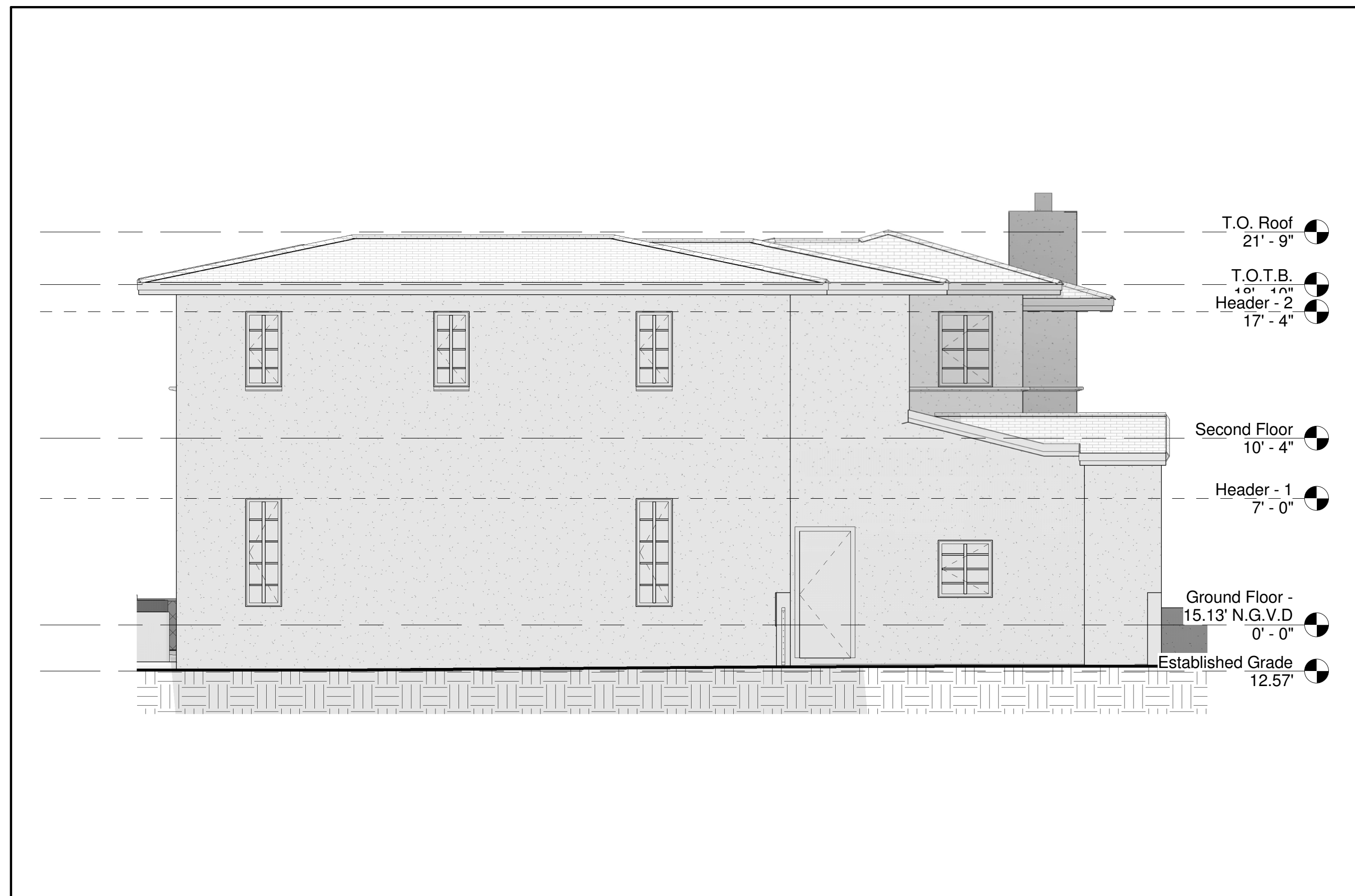
SEBASTIAN EILERT, AIA, LEED
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 AR 96398 AR 92953,
 ID 5054, A26001202

**Residence
 McCullough
 Construction Drawings**
 3621 Monserrate Street
 Coral Gables, FL 33134

**Perspectives &
 Isometrics**

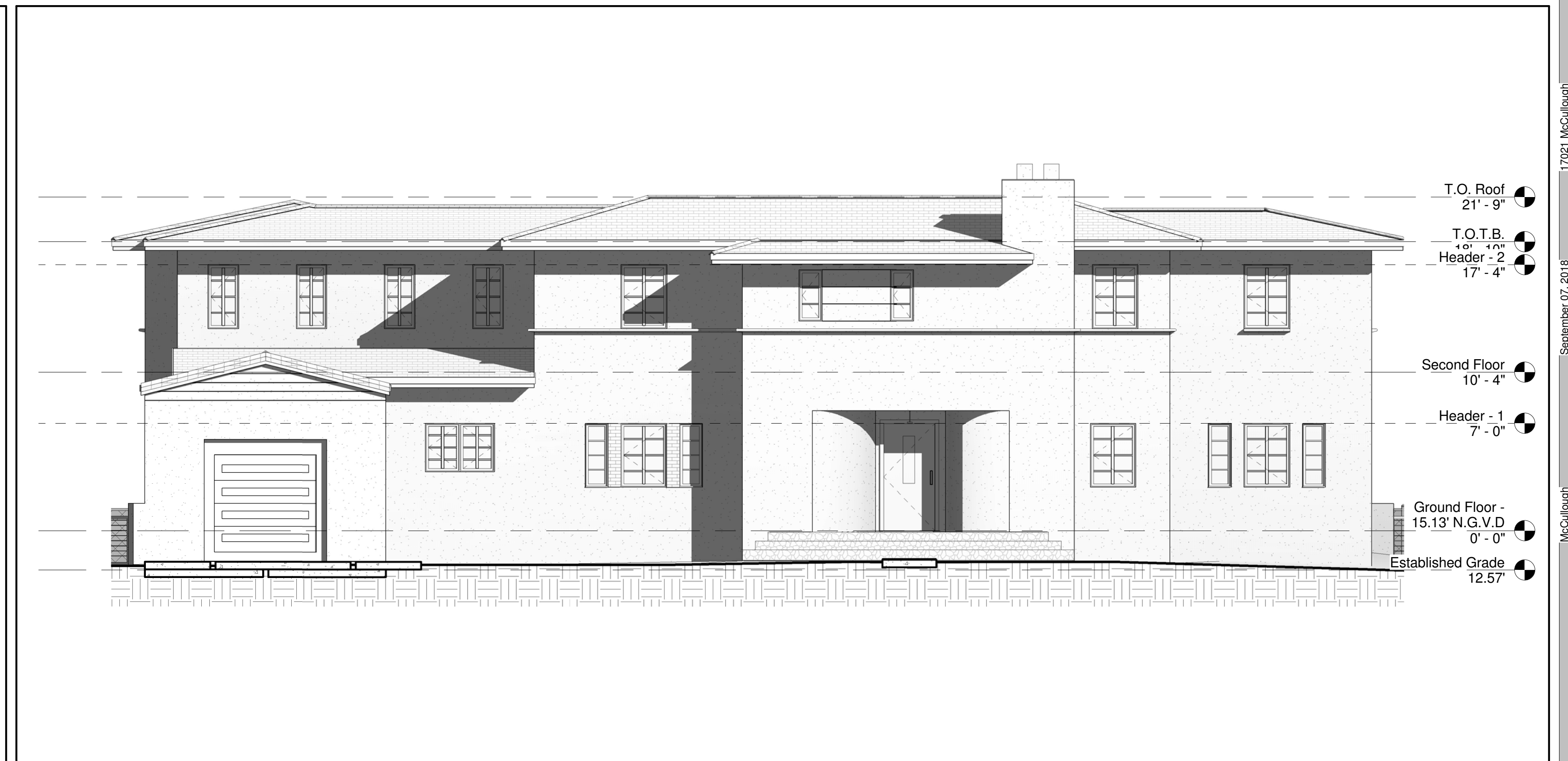
A-506
 Project number 17021 McCullough
 Date September 07, 2018

AR 96398
 AR 92953



T.O. Roof 21' - 9"
 T.O.T.B. 10' - 4"
 Header - 2 17' - 4"
 Second Floor 10' - 4"
 Header - 1 7' - 0"
 Ground Floor - 15.13' N.G.V.D. 0' - 0"
 Established Grade 12.57'

21 3/16" = 1'-0" North - New - Shaded



T.O. Roof 21' - 9"
 T.O.T.B. 10' - 4"
 Header - 2 17' - 4"
 Second Floor 10' - 4"
 Header - 1 7' - 0"
 Ground Floor - 15.13' N.G.V.D. 0' - 0"
 Established Grade 12.57'

18 3/16" = 1'-0" West - New - Shaded



T.O. Roof 21' - 9"
 T.O.T.B. 10' - 4"
 Header - 2 17' - 4"
 Second Floor 10' - 4"
 Header - 1 7' - 0"
 Ground Floor - 15.13' N.G.V.D. 0' - 0"
 Established Grade 12.57'

7 3/16" = 1'-0" South - New - Shaded



T.O. Roof 21' - 9"
 T.O.T.B. 10' - 4"
 Header - 2 17' - 4"
 Second Floor 10' - 4"
 Header - 1 7' - 0"
 Ground Floor - 15.13' N.G.V.D. 0' - 0"
 Established Grade 12.57'

4 3/16" = 1'-0" East - New - Shaded

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 AR 96398 AR 92953,
 ID 5054, A26001202

E.L.A.STUDIO

**Residence
 McCullough
 Construction Drawings**

3621 Monserrate Street
 Coral Gables, FL 33134

**Shaded
 Elevations**

A-507

Project number 17021 McCullough
 Date September 07, 2018

AR 96398
 AR 92953

Demolition Notes

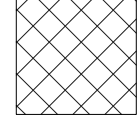
- All demolition and construction debris shall be properly disposed of with all recyclable material separated and delivered to the appropriate agencies.
- It is the responsibility of the General Contractor to notify architect of conditions discovered during demolition that effect the design as shown in the contract drawings and to coordinate with architect for resolution.
- All necessary precautions shall be utilized to maintain the environmental, structural, electrical, mechanical and plumbing integrity of the building and all systems so that the habitability of the residence outside the scope of work, remains intact.
- All trades to clean up jobsite daily of all demolished debris.
- Provide demolition and construction schedule to owner and architect before commencing any work.
- Coordinate with owner on work to be performed. Obtain all necessary approvals and/or permits prior to commencing with any work.
- Contractor to provide for trash and debris removal and is not allowed to use any existing trash receptacles on the site.
- Any damage occurring during demolition shall be fixed or replaced by this contractor to match existing.
- Clean all renovated areas and prepare for new construction and finishes.
- Contractor shall provide all shoring and bracing as required to maintain the structural integrity of the building during demolition and construction.


Demolition Schedule

- Existing Door to be removed.
- Existing Window to be removed.
- Interior walls to be removed
- Exterior walls as indicated by demolition plan shall be removed and remaining walls to be prepared for reuse and addition structure, see structural and architectural plans.
- All Existing Kitchen appliances and plumbing fixtures to be removed and associated connections to be capped.
- Existing bathroom fixtures to be removed and associated connections to be capped.
- Existing A.C units to be removed.
- Laundry Appliances and plumbing fixtures to be removed and associated connections to be capped.
- Roofing finishes ONLY to be removed for new roofing material.
- Roofing structure to be removed.

NOTE: GC to deconstruct and store for reuse all wood flooring.

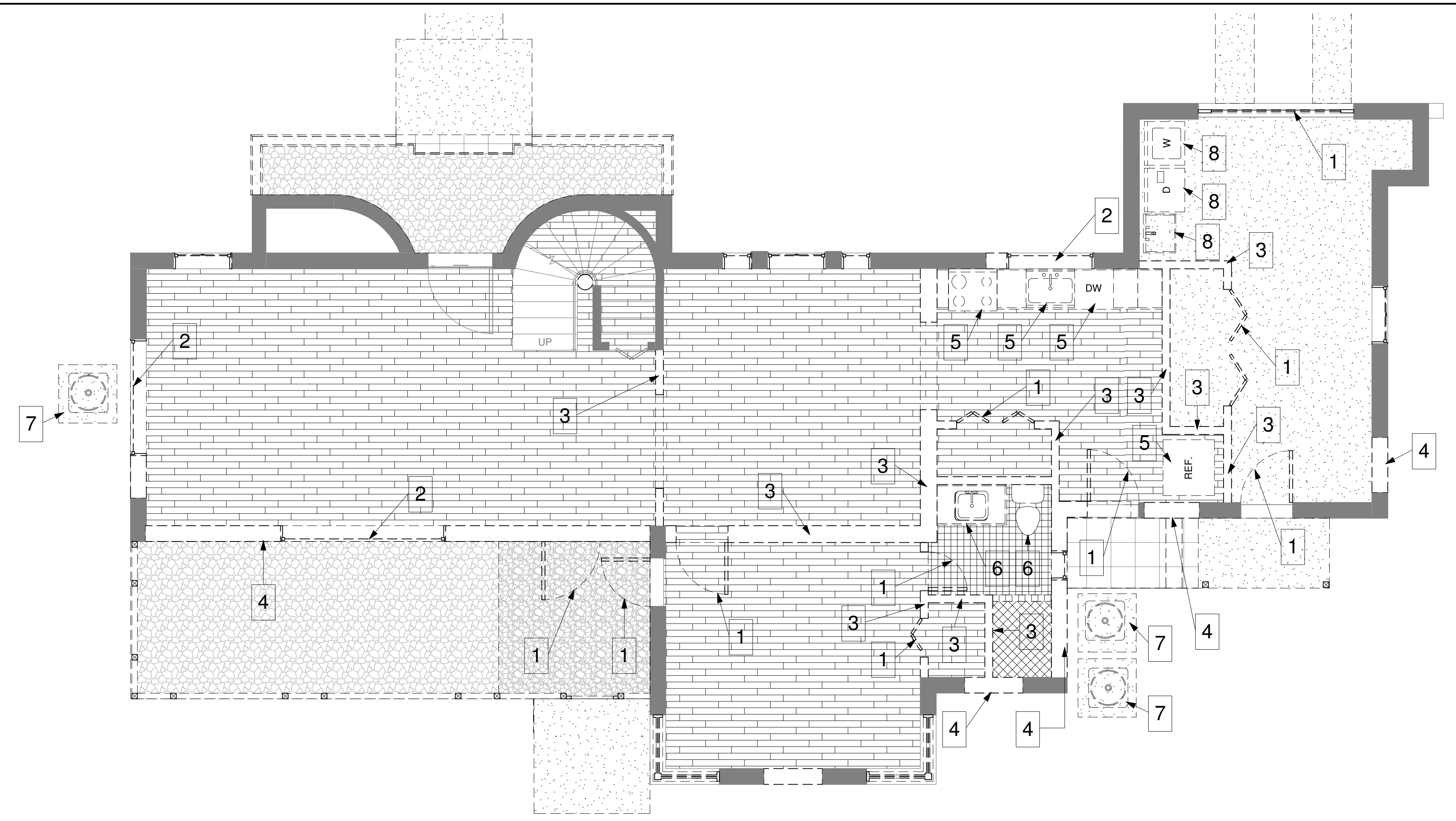
NOTE: GC to coordinate salvage of any and/or all fixtures and equipment with owner and architect.

Demolition Component/area 

To remain 

Drawing # 21 Scale: N.T.S. NOT USED

Drawing # 12 Scale: 1/4" = 1'-0" Demolition Notes & Schedule



Drawing # 12 Scale: 1/4" = 1'-0" First Floor Plan - Demolition

Drawing # 7 Scale: N.T.S. NOT USED

Drawing # 5 Scale: N.T.S. NOT USED

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 AR 96398 AR 92953,
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Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Demolition Plan
 D-200
 Project number 17021 McCullough
 Date September 07, 2018
 AR 96398 AR 92953

Demolition Notes

1. All demolition and construction debris shall be properly disposed of with all recyclable material separated and delivered to the appropriate agencies.
2. It is the responsibility of the General Contractor to notify architect of conditions discovered during demolition that effect the design as shown in the contract drawings and to coordinate with architect for resolution.
3. All necessary precautions shall be utilized to maintain the environmental, structural, electrical, mechanical and plumbing integrity of the building and all systems so that the habitability of the residence outside the scope of work, remains intact.
4. All trades to clean up jobsite daily of all demolished debris.
5. Provide demolition and construction schedule to owner and architect before commencing any work.
6. Coordinate with owner on work to be performed. Obtain all necessary approvals and/or permits prior to commencing with any work.
7. Contractor to provide for trash and debris removal and is not allowed to use any existing trash receptacles on the site.
8. Any damage occurring during demolition shall be fixed or replaced by this contractor to match existing.
9. Clean all renovated areas and prepare for new construction and finishes.
10. Contractor shall provide all shoring and bracing as required to maintain the structural integrity of the building during demolition and construction.

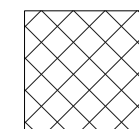
Demolition Schedule

1. Existing Door to be removed.
2. Existing Window to be removed.
3. Interior walls to be removed
4. Exterior walls as indicated by demolition plan shall be removed and remaining walls to be prepared for reuse and addition structure, see structural and architectural plans.
5. All Existing Kitchen appliances and plumbing fixtures to be removed and associated connections to be capped.
6. Existing bathroom fixtures to be removed and associated connections to be capped.
7. Existing A.C. units to be removed.
8. Laundry Appliances and plumbing fixtures to be removed and associated connections to be capped.
9. Roofing finishes ONLY to be removed for new roofing material.
10. Roofing structure to be removed.

NOTE: GC to deconstruct and store for reuse all wood flooring.

NOTE: GC to coordinate salvage of any and/or all fixtures and equipment with owner and architect.

Demolition Component/area



To remain



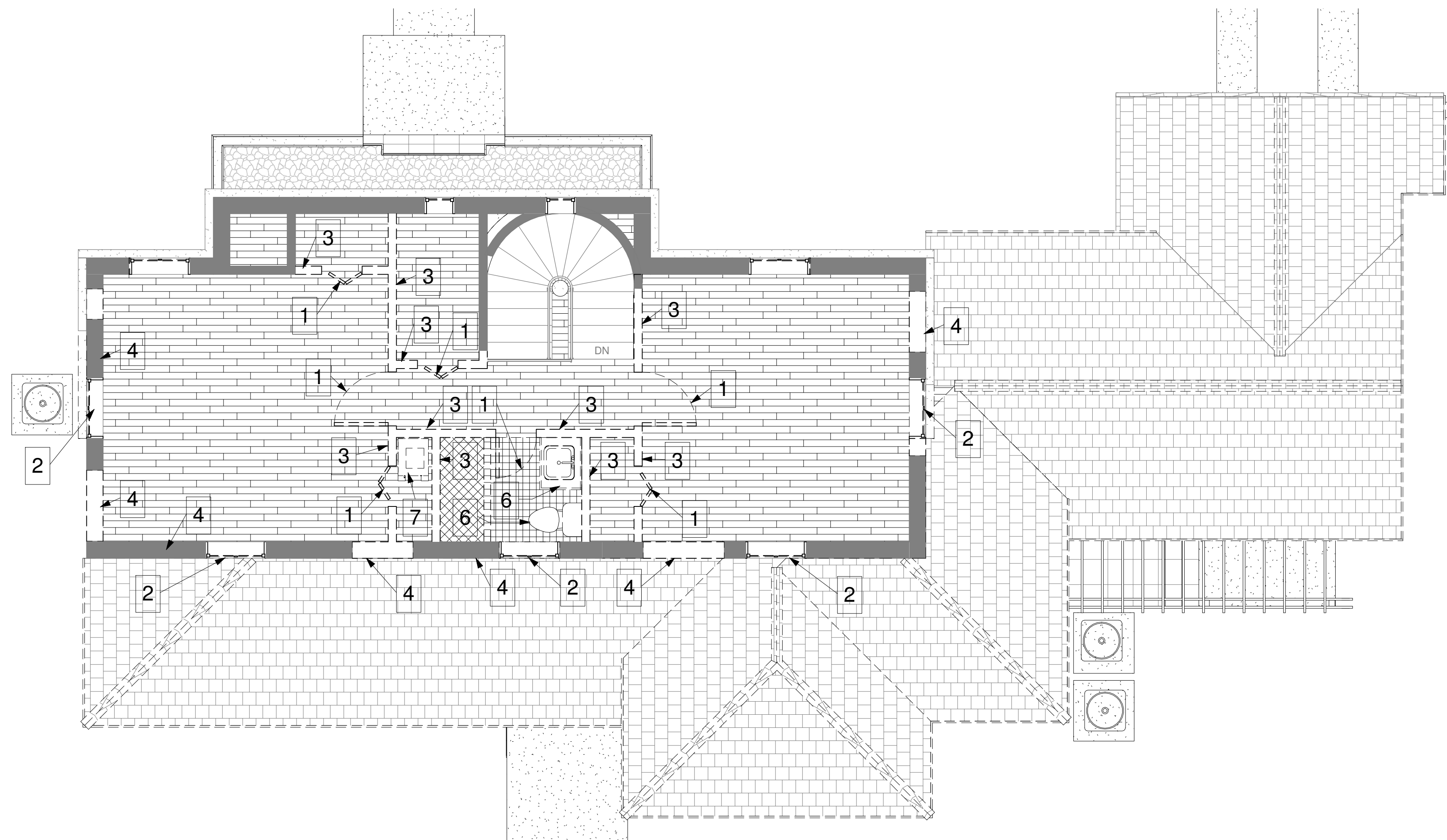
21 N.T.S. NOT USED

1/4" = 1'-0" Demolition Notes & Schedule

7 N.T.S. NOT USED

12 1/4" = 1'-0" Second Floor Plan - Demolition

5 N.T.S. NOT USED



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 AR 96398 AR 92953,
 ID 5054, A26001202



Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Demolition Plan
 D-201
 Project number 17021 McCullough
 Date September 07, 2018

AR 96398
 AR 92953

Demolition Notes

- All demolition and construction debris shall be properly disposed of with all recyclable material separated and delivered to the appropriate agencies.
- It is the responsibility of the General Contractor to notify architect of conditions discovered during demolition that effect the design as shown in the contract drawings and to coordinate with architect for resolution.
- All necessary precautions shall be utilized to maintain the environmental, structural, electrical, mechanical and plumbing integrity of the building and all systems so that the habitability of the residence outside the scope of work, remains intact.
- All trades to clean up jobsite daily of all demolished debris.
- Provide demolition and construction schedule to owner and architect before commencing any work.
- Coordinate with owner on work to be performed. Obtain all necessary approvals and/or permits prior to commencing with any work.
- Contractor to provide for trash and debris removal and is not allowed to use any existing trash receptacles on the site.
- Any damage occurring during demolition shall be fixed or replaced by this contractor to match existing.
- Clean all renovated areas and prepare for new construction and finishes.
- Contractor shall provide all shoring and bracing as required to maintain the structural integrity of the building during demolition and construction.

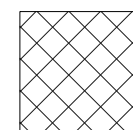
Demolition Schedule

- Existing Door to be removed.
- Existing Window to be removed.
- Interior walls to be removed
- Exterior walls as indicated by demolition plan shall be removed and remaining walls to be prepared for reuse and addition structure, see structural and architectural plans.
- All Existing Kitchen appliances and plumbing fixtures to be removed and associated connections to be capped.
- Existing bathroom fixtures to be removed and associated connections to be capped.
- Existing A.C units to be removed.
- Laundry Appliances and plumbing fixtures to be removed and associated connections to be capped.
- Roofing finishes ONLY to be removed for new roofing material.
- Roofing structure to be removed.

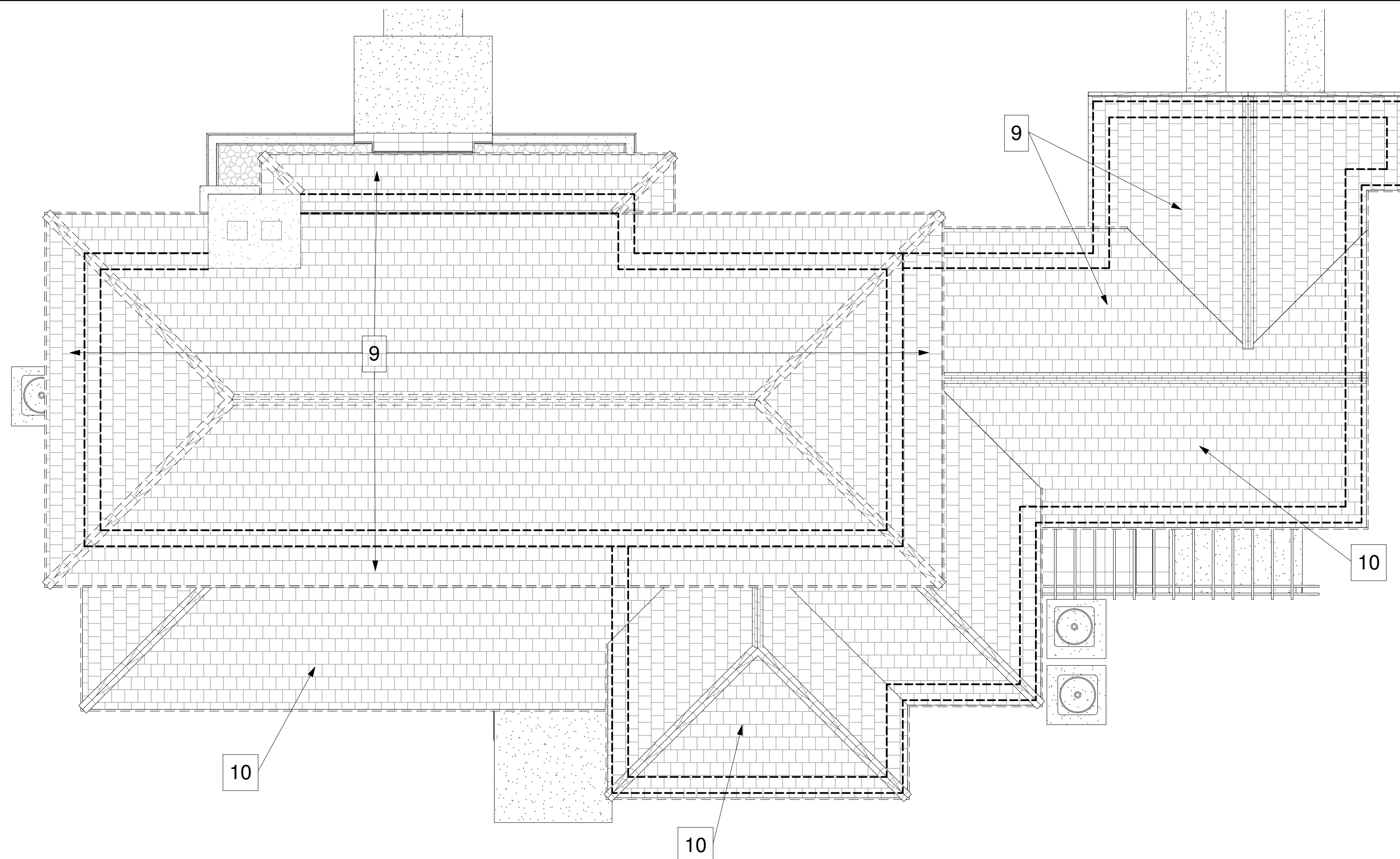
NOTE: GC to deconstruct and store for reuse all wood flooring.

NOTE: GC to coordinate salvage of any and/or all fixtures and equipment with owner and architect.

Demolition Component/area



To remain



21 N.T.S. NOT USED

1/4" = 1'-0" Demolition Notes & Schedule

12 1/4" = 1'-0" Roof Plan - Demolition

7 N.T.S. NOT USED

5 N.T.S. NOT USED

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 SUSTAINABLE ARCHITECTURE
 AND CONSULTING
 AR 96398 AR 92953,
 ID 5054, A26001202



Residence McCullough Construction Drawings
 3621 Monserrate Street
 Coral Gables, FL 33134

Demolition Plan
 D-202
 Project number 17021 McCullough
 Date September 07, 2018

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 AR 92953