

Addition to
FOSTER HOUSE

Submittal to
DEVELOPMENT REVIEW COMMITTEE

September 23, 2016

Montgomery Botanical Center
11901 Old Cutler Rd. Coral Gables, Florida 33156

TABLE OF CONTENTS

Tab 1	DRC Application
Tab 2	Statement of Use/Cover Letter
Tab 3	Aerial
Tab 4	Photography of Property
Tab 5	Property Survey and Legal Description
Tab 6	Site Plan
Tab 7	Landscape Plan
Tab 8	Architectural Building Elevations
Tab 9	Building Floor Plans
Tab 10	Contact Information



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: Minor revision to ap'vd. cond. use

Property information

Street address of the subject property: 11925-35 Old Cutler Road, Coral Gables, FL 33156

Property/project name: Montgomery Botanical Center - Addition to Foster House

Current land use classification(s): Religious/Institutional

Current zoning classification(s): S - Special Use

Proposed land use classification(s) (if applicable): Not applicable

Proposed zoning classification(s) (if applicable): Not applicable

Last use/current use of the property/building(s): Botanical Gardens / Residence of Executive Director

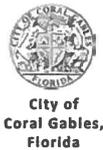
Proposed use(s) of the property/building(s): Botanical Gardens / Residence of Executive Director

Size of property (square feet/acres): 5,227,200 sq. ft. / 120 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 351 sq.ft./0.0000671

Total number of residential units per acre and total number of units: Not applicable

Estimated cost of the existing/proposed building/project: \$105,000



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

A similar minor site revision was reviewed and approved by DRC, P & Z Board, and City Commission
in June-July 2009 resulting in Ordinance No. 2009-32.

Project Legal Description: Lot(s): Robert H. Montgomery Property Plat PB 34, PG 64, Miami-Dade Co, FL

Block(s): Not Applicable

Section(s): Section 07, Township 55 South, Range 41 East.

Listing of all folio numbers for subject property:

03-5107-003-0020

General information

Applicant(s)/Agent(s) Name(s): M. Patrick Griffith, Executive Director - Montgomery Botanical Center

Telephone Contact No: 305.667.3800 Fax No.: 305.661.5984 Email: patrick @ montgomerybotanical.org

Mailing Address: 11901 Old Cutler Road, Coral Gables, FL 33156
 (City) (State) (ZIP Code)

Property Owner(s) Name(s): M. Patrick Griffith, Executive Director - Montgomery Botanical Center

Telephone Contact No: 305.667.3800 Fax No.: 305.661.5984 Email: patrick @ montgomerybotanical.org

Mailing Address: 11901 Old Cutler Road, Coral Gables, FL 33156
 (City) (State) (ZIP Code)



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____@_____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): John Spencer Haynes

Telephone Contact No: 305.582.0618 Fax No.: _____ Email: jhaynes@hsrarchitects.com

Mailing Address: 1040 Almeria Avenue, Coral Gables, FL 33134
(City) (State) (ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

Final Approval - Board of Architects - 8.04.16.



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: _____

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: M. Patrick Griffith, Executive Director
---	--

Address: 11901 Old Cutler Road, Coral Gables, FL 33156

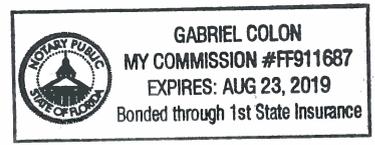
Telephone: 305.667.3800	Fax: 305.661.5984
-------------------------	-------------------

Email: patrick@montgomerybotanical.org

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 23 day of Sept 2016 by Michael P. Griffith
 (Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced Drivers License



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: M. Patrick Griffith, Executive Director
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address: 11901 Old Cutler Road, Coral Gables, FL 33156

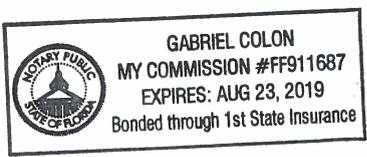
Telephone: 305.667.3800 Fax: 305.661.5984

Email: patrick@montgomerybotanical.org

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 23 day of Sept 2016 by Michael P. Griffith
(Signature of Notary Public - State of Florida)





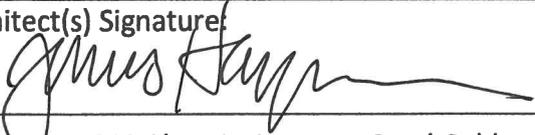
(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced Drivers license



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature: 	Architect(s) Print Name: John Spencer Haynes
--	---

Address: 1040 Almeria Avenue, Coral Gables, FL 33134

Telephone: 305.582.0618	Fax:
-------------------------	------

Email: jhaynes@hsrarchitects.com

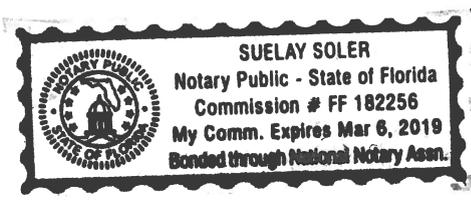


SEAL

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 22nd day of September 2011 John S. Haynes
(Signature of Notary Public - State of Florida)




(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced FL Dr. Lic. # 520-477-46-229-1

STATEMENT OF USE

The scope of work consists of a 351 sq. ft. one-story concrete block and stucco addition to an existing 2,736 sq. ft. one-story concrete block and stucco residence known as the Foster House, originally constructed in 1965. The addition will contain 1 bedroom and 1 bath. The house is currently used and shall continue to be used as the residence of the Executive Director.

The Foster House is centrally located within the 120 acre Montgomery Botanical Center. It is situated more than 1,000 feet from the nearest property line and cannot be seen from any public right-of-way.



PROJECT NAME:
**MONTGOMERY
BOTANICAL
CENTER**

ADDITION
to
Foster House

PROJECT ADDRESS:
11901 Old Cutler Road
Miami, FL
33156-4242

JOB NUMBER:
201402
DATE:
7-11-16
REVISIONS:

SHEET NO:

A-0

MONTGOMERY BOTANICAL CENTER AERIAL NTS





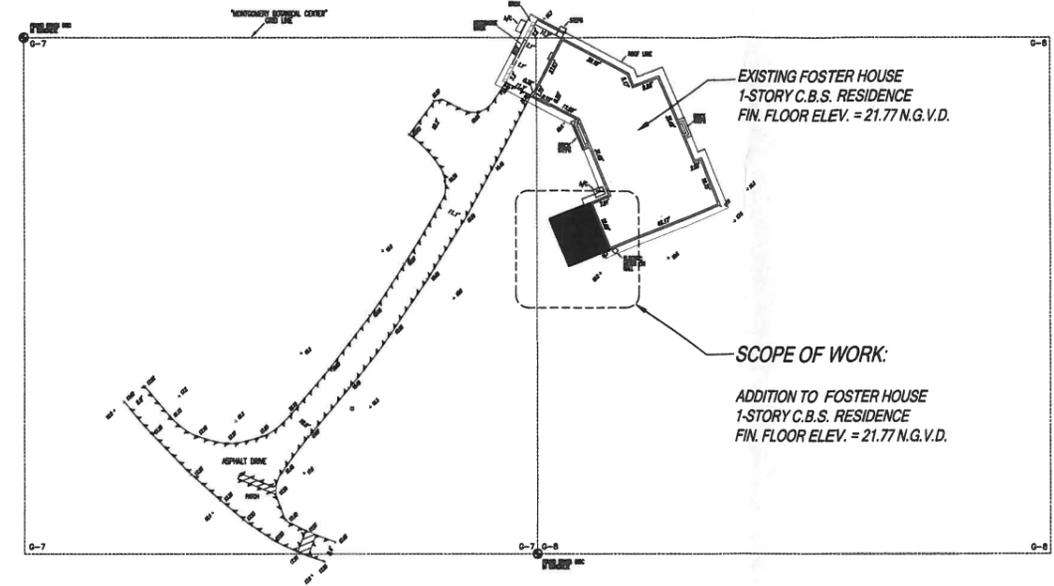


GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE LATEST ADOPTED EDITION (AND ADOPTED AMENDMENTS) OF THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND MUNICIPAL REGULATIONS. THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR SECURING ALL PERMITS, APPROVALS AND INSPECTIONS FOR ALL TRADES.
2. THE GC SHALL TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT EXISTING CONSTRUCTION, UTILITY LINES, DUCTWORK, FIXTURES, FINISHES, ETC. WHICH ARE TO REMAIN AS PART OF THE FINAL WORK. THE GC SHALL CLEAN AND REPAIR THESE ITEMS AS REQUIRED FOR PROPER FUNCTIONING AS PART OF THE FINAL WORK.
3. THE GC SHALL VISIT THE JOB SITE, VERIFY ALL DIMENSIONS, VERIFY ALL EXISTING JOB CONDITIONS, AND SHALL REPORT TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK OR WOULD IMPACT THE COST OF THE WORK IN ANY WAY. THE GC IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION, INSTALLATION CRITERIA, AND COORDINATION OF ALL TRADES, INCLUDING THE MEANS AND METHODS OF CONSTRUCTION. THESE DOCUMENTS REPRESENT EXISTING CONDITIONS BASED UPON BEST AVAILABLE RECORDS AND MAY NOT NECESSARILY REPRESENT ACTUAL AS-BUILT CONDITIONS. WHEN CONNECTING TO EXISTING MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS, THE GC SHALL BE RESPONSIBLE FOR UPGRADING EXISTING NON-COMPLIANT CONDITIONS TO COMPLY WITH CURRENT FBC CODE REQUIREMENTS.
4. THE GC SHALL REVIEW, APPROVE, AND SUBMIT TO THE ARCHITECT, SHOP DRAWINGS, PRODUCT APPROVALS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS REQUIRED HEREIN WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR SEPARATE CONTRACTORS. SUBMITTALS NOT REQUIRED BY THESE DOCUMENTS MAY BE RETURNED WITHOUT ACTION.
5. WHEN "APPROVED EQUAL", "EQUAL TO", OR OTHER QUALIFYING TERMS ARE USED, THEY SHALL BE BASED UPON THE REVIEW AND APPROVAL IN WRITING BY THE ARCHITECT.
6. ALL WORK SHALL CONFORM WITH THE DRAWINGS AND SPECIFICATIONS. DRAWINGS SHALL NOT BE SCALED FOR INFORMATION.
7. THE GC SHALL COMPLY WITH ALL RULES, POLICIES AND PROCEDURES OF MONTGOMERY BOTANICAL CENTER INCLUDING THE PROPER DISPOSAL OF TRASH, DELIVERY OF MATERIALS, SECURITY REQUIREMENTS, AND WORKING HOURS.
8. AT THE COMPLETION OF WORK, THE GC SHALL SUBMIT TO THE OWNER, OPERATION AND MAINTENANCE MANUALS PRESENTING FULL DETAILS OF CARE AND MAINTENANCE FOR ALL SURFACES AND EQUIPMENT. CONTENTS SHALL INCLUDE MANUFACTURER'S AND INSTALLER'S NAMES, ADDRESSES, AND PHONE NUMBERS. INFORMATION ABOUT INSTALLATION, START-UP, OPERATION, MAINTENANCE, PARTS, AND DATA SHALL BE INCLUDED.
9. THE GC SHALL FURNISH AND INSTALL ALL WORK, EQUIPMENT, FINISHES, AND SPECIFIED FURNISHINGS AS INDICATED IN THESE DOCUMENTS UNLESS OTHERWISE NOTED OR APPROVED IN WRITING BY THE ARCHITECT.
10. ADDITIONAL PAYMENTS WILL NOT BE MADE TO THE GC ON CHANGES OR EXTRAS UNLESS THEY HAVE RECEIVED PRIOR WRITTEN APPROVAL BY BOTH OWNER AND ARCHITECT.
11. THE GC SHALL BE FULLY RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SCHEDULE. WHEN DELAYS HAVE OCCURRED, THE GC SHALL MAKE UP FOR THE LOST TIME AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. ALL ARCHITECTURAL WOODWORK SHALL BE "CUSTOM GRADE" OR BETTER, AS DEFINED BY THE LATEST PUBLICATION OF THE AMERICAN WOODWORK INSTITUTE (AWI).
13. PROVIDE WOOD BACKING AND/OR BLOCKING AS STRUCTURALLY REQUIRED FOR ALL WALL-HUNG CABINETS, FIXTURES, OR EQUIPMENT IN ACCORDANCE WITH FBC CHAPTER 25.
14. WOOD IN CONTACT WITH MASONRY OR CONCRETE MUST BE PRESSURE TREATED. ALL WOOD SHALL BE TREATED WITH FIRE RETARDANT AND COMPLY WITH THE FLORIDA BUILDING CODE, SECTION 803.
15. INTERIOR FINISHES SHALL MEET MIN. REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 8.
16. FLAMMABLE AND COMBUSTIBLE MATERIALS USED DURING CONSTRUCTION MUST BE PROPERLY HANDLED AND STORED IN ACCORDANCE WITH NFPA 30. DURING CONSTRUCTION, PORTABLE FIRE EXTINGUISHERS SHALL BE AVAILABLE IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE AND LOCAL FIRE OFFICIAL.
17. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS (IF APPLICABLE) IN COMPLIANCE WITH FBC-RESIDENTIAL R314, 315.

SCOPE OF WORK

A 351 S.F. ONE STORY CONCRETE BLOCK AND STUCCO ADDITION TO AN EXISTING 2,736 S.F. ONE STORY CONCRETE BLOCK AND STUCCO RESIDENCE KNOWN AS THE FOSTER HOUSE WHICH IS LOCATED ON THE GROUNDS OF THE MONTGOMERY BOTANICAL CENTER AND ORIGINALLY CONSTRUCTED IN 1965.



FOSTER HOUSE SITE PLAN 1" = 50'

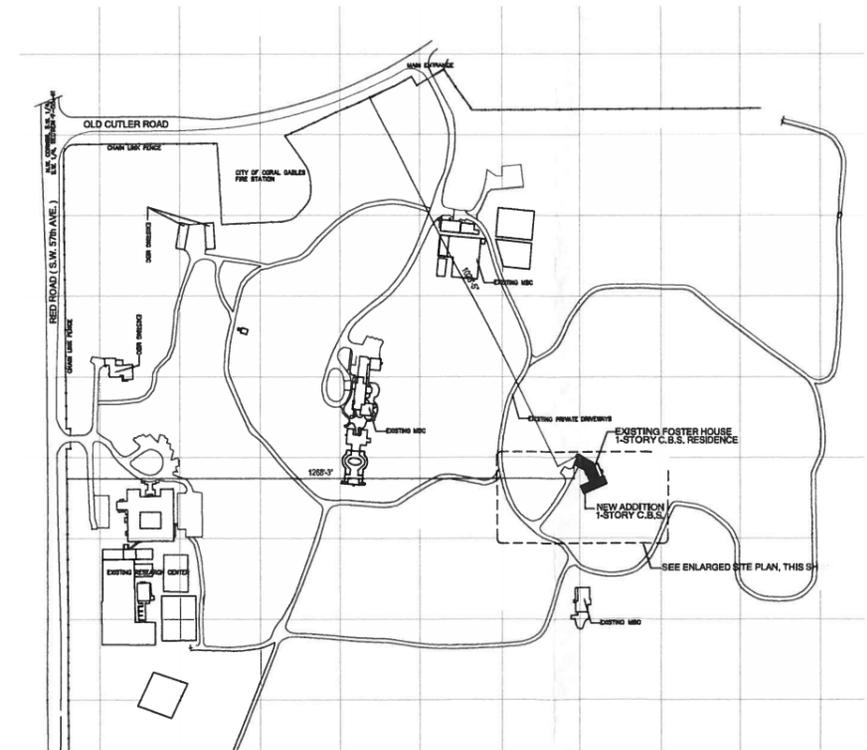
PRODUCT APPROVALS

ROOF TILE:
 MISSION BARREL ROOFING TILE
 SANTAFE TILE CORPORATION
 NOA: 12-0529.12

ROOF TILE ADHESIVE:
 3M 2-COMPONENT FOAM ROOF TILE ADHESIVE AH-160
 3M COMPANY
 NOA: 14-0805.01

ROOF MEMBRANE:
 POLYGLASS POLYSTICK UNDERLAYMENTS
 3M COMPANY
 NOA: 14-0717.08

WINDOWS:
 SERIES 238 OUTSWING ALUMINUM CASEMENT WINDOW
 CGI WINDOWS AND DOORS, INC.
 NOA: 15-0512.19



LEGAL DESCRIPTION:
 A PORTION OF "ROBERT H. MONTGOMERY PROPERTY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 64, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SECTION 7, TOWNSHIP 55 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY SCHWEBKE-SHISHIN ASSOCIATES, INC. FILE NO. SD-1080 AJ, UPDATED 06-17-16.

MONTGOMERY BOTANICAL CENTER SITE PLAN 1" = 200'

PROJECT NAME:
MONTGOMERY BOTANICAL CENTER

ADDITION to Foster House

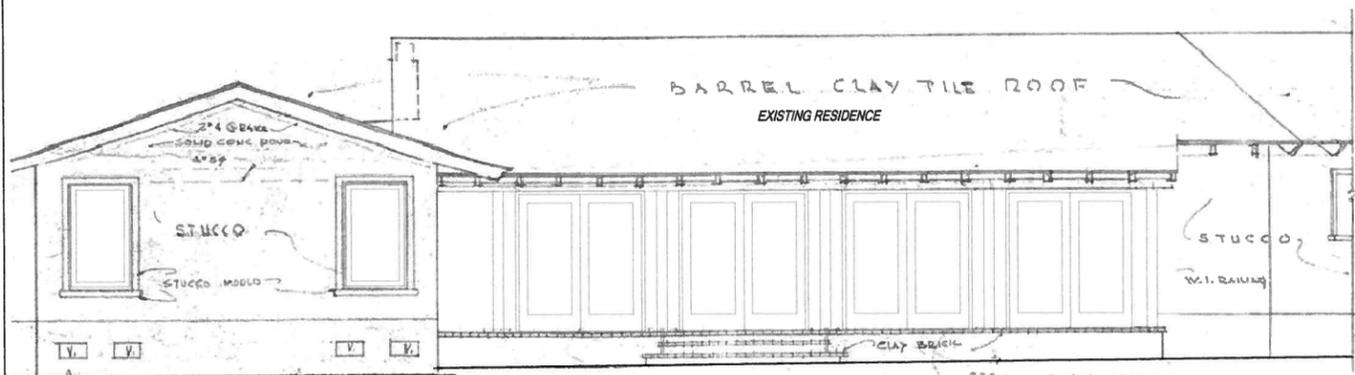
PROJECT ADDRESS:
 11901 Old Cutler Road
 Miami, FL
 33156-4242

JOB NUMBER:
 201402
 DATE:
 7-11-16

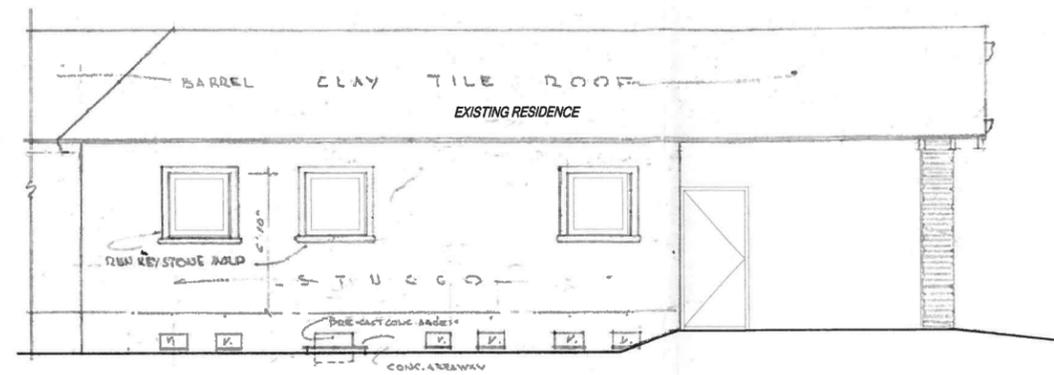
REVISIONS:

SHEET NO.:

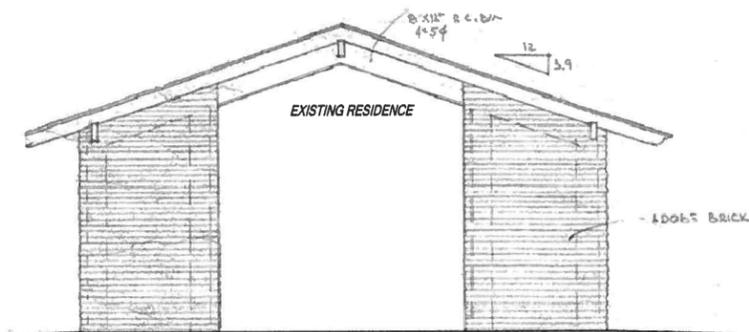
A-1



NE ELEVATION (PARTIAL) 1/4"



NE ELEVATION (PARTIAL) 1/4"



NW ELEVATION 1/4"



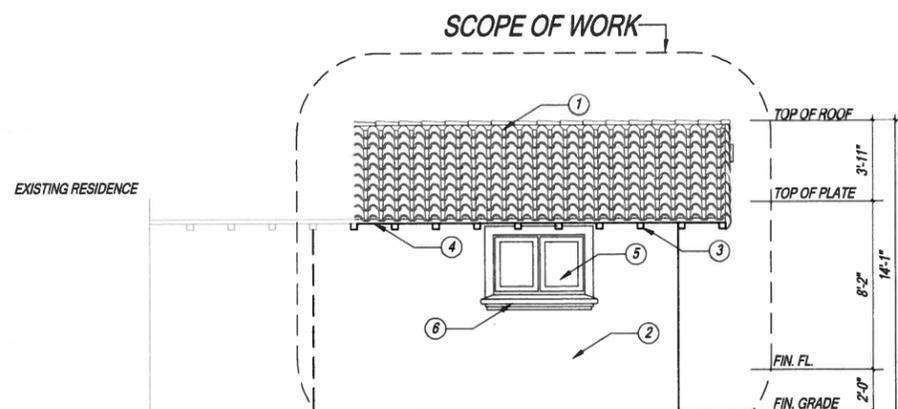
SW ELEVATION (PARTIAL) 1/4"

ELEVATION NOTES:

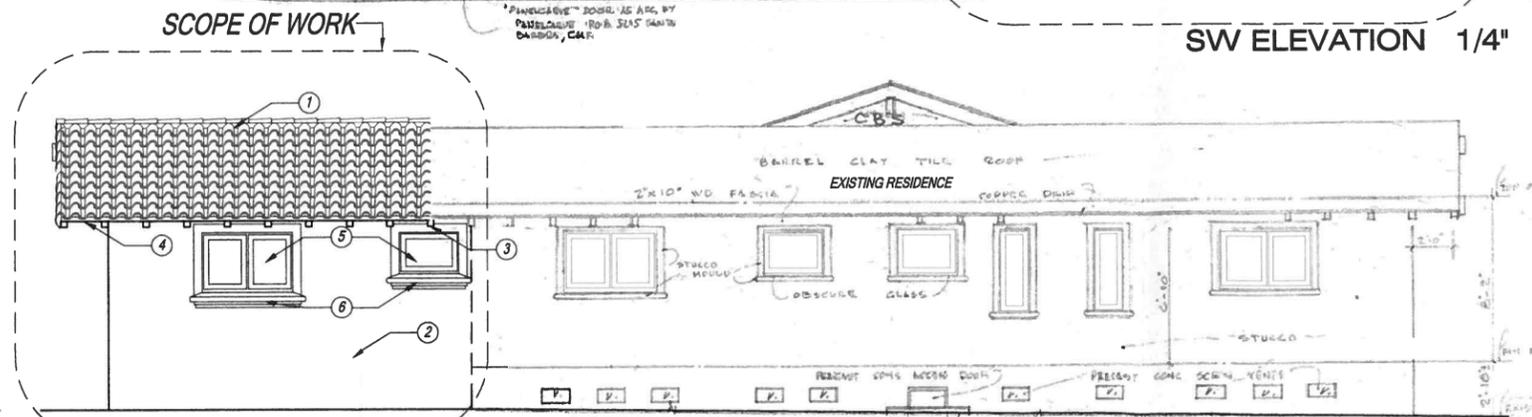
1. BARREL TILE: MATCH EXISTING. SEE SHEET A-1 FOR PRODUCT APPROVAL INFORMATION.
2. STUCCO: MATCH EXISTING COLOR AND TEXTURE.
3. WOOD RAFTERS: MATCH EXISTING MATERIALS AND COLOR.
4. WOOD SOFFITS AND FASCIA: MATCH EXISTING MATERIALS AND COLOR.
5. ALUMINUM CASEMENT WINDOWS: MATCH EXISTING. SEE SHEET A-1 FOR PRODUCT APPROVAL INFORMATION.
6. PRECAST SILL AND STUCCO Moulding: MATCH EXISTING COLOR AND TEXTURE.



SW ELEVATION 1/4"



NE HIDDEN ELEVATION 1/4"



SE ELEVATION 1/4"

PROJECT NAME:
**MONTGOMERY
 BOTANICAL
 CENTER**

ADDITION
 to
 Foster House

PROJECT ADDRESS:
 11901 Old Cutler Road
 Miami, FL
 33156-4242

JOB NUMBER:
 201402
 DATE:
 7-11-16
 REVISIONS:

SHEET NO.

A-3

FINISH SCHEDULE											
RM. NO.	SPACE	FLOORING				WALLS				CEILING	REMARKS
		FLOOR	BASE	NE	SW	NW	SE	MATERIAL	HEIGHT		
101	BEDROOM 3	F3 WD.	PTD. WD.	GYP. BD.	97"	PAINT ALL WALLS F4					
102	CLOSET	F3 WD.	PTD. WD.	GYP. BD.	97"	PAINT ALL WALLS F4					
103	BATH 3	F1 TILE	F2 TILE	F2GYP.	F2GYP.	GYP. BD.	F2 TILE	GYP. BD.	GYP. BD.	97"	PAINT ALL WALLS F4
104	HALL	F3 WD.	PTD. WD.	N/A	GYP. BD.	97"	PAINT ALL WALLS F4				

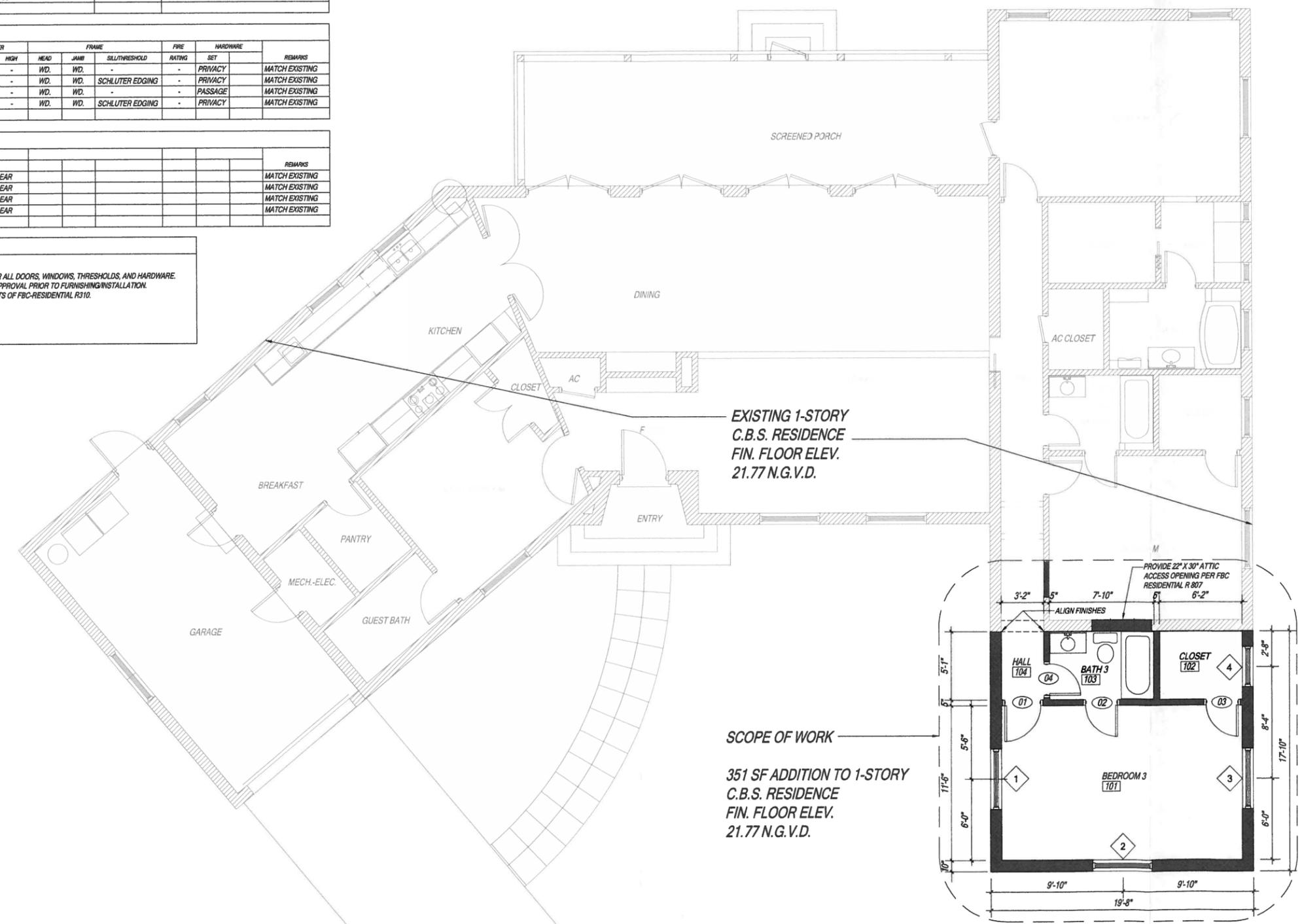
FINISH KEY						
NO.	ITEM	MANUFACTURER	MFG. NO.	COLOR	SIZE	REMARKS
F1	PORCELAIN CER. TILE	AMERICAN OLEAN	CLD1	BEIGE	12" x 24"	UNPOLISHED
F2	PORCELAIN CER. TILE	AMERICAN OLEAN	CLD1	BEIGE	12" x 24"	LIGHT POLISHED
F3	HARDWOOD FLOORING	N/A	N/A	MATCH EXISTING		
F4	PAINT	BENJAMIN MOORE	TBD	TBD	N/A	

DOOR SCHEDULE																
MARK	ELEV.	DOOR				LOUVER		FRAME			FIRE	HARDWARE	REMARKS			
		WIDE	HIGH	THICK	MATL.	GLAZING	WIDE	HIGH	HEAD	JAMB				SILL/THRESHOLD	RATING	SET
01	A	2'-8"	6'-8"	1 3/8"	HC. WD.	-	-	-	WD.	WD.	-	WD.	WD.	-	PRIVACY	MATCH EXISTING
02	A	2'-4"	6'-8"	1 3/8"	HC. WD.	-	-	-	WD.	WD.	SCHLUTER EDGING	-	WD.	-	PRIVACY	MATCH EXISTING
03	A	3'-0"	6'-8"	1 3/8"	HC. WD.	-	-	-	WD.	WD.	-	-	WD.	-	PASSAGE	MATCH EXISTING
04	A	3'-0"	6'-8"	1 3/8"	HC. WD.	-	-	-	WD.	WD.	SCHLUTER EDGING	-	WD.	-	PRIVACY	MATCH EXISTING

WINDOW SCHEDULE										
MARK	ELEV.	WINDOW				MTRL.	GLAZING	REMARKS		
		WIDE	HIGH	THICK	GLAZING					
1	NA	26 1/2"	38 3/8"	2 1/2"	AL. GL.	5/16" LAM. (TYPE 2) CLEAR	MATCH EXISTING			
2	NA	26 1/2"	50 5/8"	2 1/2"	AL. GL.	5/16" LAM. (TYPE 2) CLEAR	MATCH EXISTING			
3	NA	26 1/2"	38 3/8"	2 1/2"	AL. GL.	5/16" LAM. (TYPE 2) CLEAR	MATCH EXISTING			
4	NA	37"	26"	2 1/2"	AL. GL.	5/16" LAM. (TYPE 2) CLEAR	MATCH EXISTING			

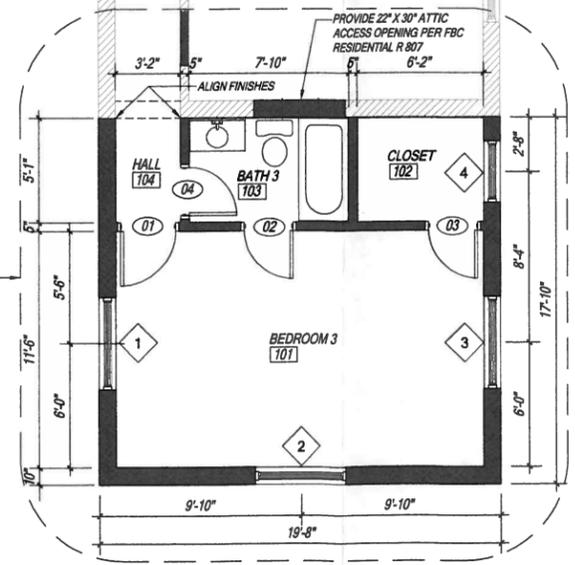
ELEVATIONS & NOTES

1. SHOP DRAWINGS AND/OR SUBMITTALS ARE REQUIRED FOR ALL DOORS, WINDOWS, THRESHOLDS, AND HARDWARE.
 2. SUBMIT COMPLETE HARDWARE SCHEDULE FOR REVIEW/APPROVAL PRIOR TO FURNISHING/INSTALLATION.
 3. WINDOW NO.3 MUST COMPLY WITH EGRESS REQUIREMENTS OF FBC-RESIDENTIAL R310.



EXISTING 1-STORY
 C.B.S. RESIDENCE
 FIN. FLOOR ELEV.
 21.77 N.G.V.D.

SCOPE OF WORK
 351 SF ADDITION TO 1-STORY
 C.B.S. RESIDENCE
 FIN. FLOOR ELEV.
 21.77 N.G.V.D.



PROJECT NAME:
**MONTGOMERY
 BOTANICAL
 CENTER**

ADDITION
 to
 Foster House

PROJECT ADDRESS:
 11901 Old Cutler Road
 Miami, FL
 33156-4242

JOB NUMBER:
 201402
 DATE:
 7-11-16
 REVISIONS:

SHEET NO.:

CONTACT INFORMATION

M. Patrick Griffith, Executive Director
Montgomery Botanical Center
11901 Old Cutler Road
Coral Gables, FL 33156
305.667.3800
patrick@montgomerybotanical.org

John Spencer Haynes
Architect
1040 Almeria Avenue
Coral Gables, FL 33134
305.582.0618
jhaynes@hsrarchitects.com