A L E N C A R R E S I D E N C E

5346 PINE TREE DRIVE | MIAMI BEACH | FLORIDA 33140

FINAL SUBMITTAL
DATE: AUGUST 24, 2017

SCOPE OF WORK

1. NEW CARPORT

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A-4.1A	SECTIONS

PROJECT AND OWNER:

ALENCAR RESIDENCE
MIAMI BEACH | FLORIDA

ALVARO & MARITZA ALENCAR
5346 PINE TREE DRIVE | MIAMI BEACH | FL 33140

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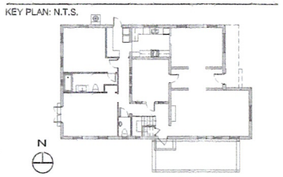

PERMIT SET

ISSUE DATE: 08.01.2017 PROJECT No.: 1633

DRAWN BY: AG APPROVED BY: AG

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ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

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SHEET TITLE:
COVERSHEET

AUG 24 2017

SCALE:
NTS

SHEET No.:
G-0

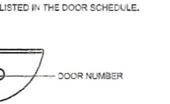
Itec design inc. 2016

ABBREVIATIONS

&	AND
@	AT
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AD	AREA DRAIN
ADD	ADDENDUM
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL TILE
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASC	ABOVE SUSPENDED CEILING
ASPH	ASPHALT(IC)
AUTO	AUTOMATIC
AVG	AVERAGE
<	ANGLE
ACOUS.	ACOUSTICAL
B	BASE
BRG	BEARING
BPL	BEARING PLATE
BJT	BED JOINT
BEL	BELOW
BET	BETWEEN
BVL	BEVELED
BIT	BITUMINOUS
BD	BOARD
BS	BOTH SIDES
BW	BOTH WAYS
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCH MARK
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BRK	BRICK
BRZ	BRONZE
BLDG	BUILDING
BUR	BUILT UP ROOFING
BBD	BULLETIN BOARD
B.O	BY OTHER
BRKT	BRACKET
CL	CENTER LINE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
C.F.	COUNTER FLASHING
CG	CORNER GUARD
CHAM	CHAMFER
C.HT	CEILING HEIGHT
C.I.	CAST IRON
C.I.P.	CAST-IN-PLACE
CIRC	CIRCUMFERENCE
CIR	CIRCLE
CJT	CONTROL JOINT
CK	CALK OR CAULK (ING)
CLG	CEILING
CLO.	CLOSET
CLR	CLEAR (ANCE)
CLS	CLOSURE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP.	COMPONENT
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CONTR.	CONTRACTOR
CPT	CARPET
CR	CHROMIUM (PLATED)
C.R.	CURTAIN ROD
CSMT	CASEMENT
CT	CERAMIC TILE
CU.FT.	CUBIC FEET (FOOT)
CU.IN.	CUBIC INCH
CU.YD.	CUBIC YARD
CBRD	CHALKBOARD
CONN.	CONNECTION
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTER SUNK
D	DRAIN
DA	DOUBLE ACTING
DBL	DOUBLE
DEM	DEMOLISH, DEMOLITION
DEPT.	DEPARTMENT
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIV.	DIVISION
DMT	DEMOUNTABLE
DN	DOWN
D.O.	DOOR OPENING
DPR	DAMPER
DR	DOOR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
DISP.	DISPENCER
D.S.	DOWNSPOUT
E	EAST
EA	EACH
E/A	EXHAUST AIR
E.H.D.	ELECTRIC HAND DRYER
EXP.B	EXPANSION BOLT
EL ELV	ELEVATION
ELEV.	ELEVATOR
ELEC	ELECTRIC(AL)
EMERG	EMERGENCY
ENCL.	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST.	EXISTING
EXPD	EXPOSED
EXP. JT.	EXPANSION JOINT
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FAB	FABRICATED
FBO	FURNISHED BY OTHERS
FC	FLOOR COVERING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F.E.L.	FIRE EXTINGUISHER LOCKER
FEM.	FEMALE
FFL	FINISH FLOOR LINE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FJT	FLUSH JOINT
FLAM.	FLAMMABLE
FLASH.	FLASHING
FLR	FLOOR(ING)
FLX	FLEXIBLE
FLCO	FLOOR CLEANOUT
FLUR	FLUORESCENT
F.M.	FRAMED MIRROR
FND	FOUNDATION
FOC	FACE OF CONC.
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FR	FRAME (ING)
FRA	FRESH AIR
FRG	FORGED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED(ING)
FUT	FUTURE
GA	GAGE, GAUGE
GALV.	GALVANIZED
GB	GYPSUM BOARD, GRAB BAR
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONC. MASONRY UNIT
GD	GRADE, GRADING
GF	GROUND FACE
GI	GALVANIZED IRON
GKT	GASKET(ED)
GL	GLASS, GLAZING
GP	GALVANIZED PIPE
G.L.	GRID LINE
GLB	GLASS BLOCK
GLF	GLASS FIBER
GN	GENERAL NOTES
GPL	GYPSUM LATH
GPT	GYPSUM TILE
G.W.B.	GYPSUM WALL BOARD
GP.PL.	GYPSUM PLASTER
GALV	GALVANIZED
GRN	GRANITE
GSS	GALVANIZED STEEL SHEET
GST	GLAZED STRUCTURAL TILE
GT	GROUT
GVL	GRAVEL
HB	HOSE BIBB
HBD	HARDBOARD
HC	HOLLOW CORE
HCPD.	HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HES	HIGH EARLY-STRENGTH CEMENT
HH	HANDHOLE
HJT	HEAD JOINT
HK	HOOK (S)
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HWD	HARDWOOD
HWH	HOT WATER HEATER
HR	HOUR
I.D.	INSIDE DIAMETER
IMP.	IMPERVIOUS
IN	INCH
INCL	INCLUDE (ING) (D)
INCIN	INCINERATOR
ILK	INTERLOCK
IPS	IRON PIPE SIZE
INS	INSULATE(D),(ION)
INSC	INSULATING CONC.
INT	INTERIOR
INSF	INSULATING FILL
INTM	INTERMEDIATE
INV.	INVERT
INFO.	INFORMATION
JAN.	JANITOR
JST.	JOIST
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
KO	KNOCK OUT
KIT	KITCHEN
KPL	KICKPLATE
KCPL	KEENE'S CEMENT PLASTER
L	LENGTH
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LBL	LABEL
LC	LIGHT CONTROL
LL	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LMS	LIMESTONE
LP	LIGHT PROOF
L.P.	LIGHT POLE
LPT	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
LH	LEFT HAND
LVD	LOWER VEHICULAR DRIVE
LW	LIGHT WEIGHT
LWC	LIGHTWEIGHT CONC.
LKR.	LOCKER
M.	MIRROR
MACH	MACHINE
MB	MACHINE BOLT
MAT.	MATERIAL(S)
MAX	MAXIMUM
M.B.H.	MOP AND BROOM HOLDER
MBR	MEMBER
MECH	MECHANIC(AL)
MED	MEDIUM
MFR	MANUFACTURE(ER)
MFD	METAL FLOOR DECKING
MIN	MINIMUM
MISC	MISCELLANEOUS
MMB	MEMBRANE
MO	MASONRY OPENING
M.H.	MANHOLE
MOD	MODULAR, MODULE
MOV	MOVABLE
MRB	MARBLE
MRD	METAL ROOF DECKING
MTD.	MOUNTED
MTHR	METAL THRESHOLD
MTFR	METAL FURRING
MTL.	METAL
MULL	MULLION
MWK	MILLWORK
MAS.	MASONARY
MIR.	MIRROR
N	NORTH
NIC	NOT IN CONTRACT
NL	NAILABLE
NLR	NO LONGER REQUIRED
NO/#	NUMBER
NOM	NOMINAL
NMT	NONMETALIC
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
OBS	OBSCURE
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OHMS	OVERHEAD MACHINE SCREW
OHWS	OVERHEAD WOOD SCREW
OJ	OPEN-WEB JOIST
OP	OPAQUE
OPNG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
OPS	OPPOSITE SURFACE
PAR	PARALLEL
P.B.	PEGBOARD
PB	PANIC BAR
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCG	POUNDS PER CUBIC FT.
PED	PEDESTAL
PERF	PERFORATE
PERI	PERIMETER
PE	PORCELAIN ENAMEL
PFB	PREFABRICATE(D)
PFL	POUNDS PER LINEAL FT.
PFN	PREFINISHED
PG	PLATE GLASS
PK	PARKING
PL	PROPERTY LINE, PLATE
Ᵽ	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PNL	PANEL
PNT	PAINT(ED)
P.P.	POWER POLE
PRF	PREFORMED
PSC	PRESTRESSED CONC.
PSF	POUNDS PER SQUARE FT.
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PT	POINT
PTC	POST -TENSIONED CONCRETE
P.T.D.	PAPER TOWEL DISPENSER
P.T.H.	PAPER TOWEL HOLDER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTOR
PV	PAVE (D) (ING)
PVMT	PAVEMENT
P.V.C.	POLYVINYL CHLORIDE
PWD	PLYWOOD
PCPL	PORTLAND CEMENT PLASTER
PHP	PARTIAL HEIGHT PARTITION
PR.	PAIR
QT	QUARRY TILE
QTY	QUANTITY
R	RISER, RUBBER
RAD	RADIUS
RBT	RABBET, REBATE
R.C.P.	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RECT.	RECTANGULAR
REINF	REINFORCE(ING)
REQ	REQUIRED
RES	RESILIENT
REV	REVISION(S), REVISED
RFL	REFLECT (ED) (IVE) (OR)
REFR	REFRIGERATOR
RH	RIGHT HAND
RL	RAIL(ING)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWC	RAINWATER CONDUCTOR
REF.	REFERENCE
RF.	ROOF
R.B.	RUBBER BASE
S	SOUTH
S/A	SUPPLY AIR
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
S.D.	SOAP DISPENSER
SEC	SECTION
SFGL	SAFETY GLASS
SH	SHELF, SHELVING
S.H.	SOAP HOLDER
SHO	SHOWER
SHT	SHEET
SIM	SIMILAR
SLV	SLEEVE
S.M.S.	STRUCTURAL METAL STUD
S.H.	SPRINKLER HEAD
SYM.	SYMMETRICAL
SPKR.	SPEAKER
SNR	SANITARY NAPKIN RECEPTACLE
SND	SANITARY NAPKIN DISPENCER
SNT	SEALANT
SPC.	SPACE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SSK	SERVICE SINK
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STG	STORAGE, SEATING
STL	STEEL
STR	STRUCTURAL
SUR	SURFACE
SUSP	SUSPENDED
SWR	SWITCH ROOM
SYS	SYSTEM
SW.	SWITCH
S.F.	SQUARE FOOT (FEET)
S.Y.	SQUARE YARD
T	TREAD
T.B.	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TOIL	TOILET
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENCER
TPTN	TOILET PARTITION
TV	TRASNFORMER VAULT, TELEVISION
TYP	TYPICAL
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PARAPET
TER.	TERRAZO
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UR	URINAL
UON	UNLESS OTHERWISE NOTED
UVD	UPPER VEHICULAR DRIVE
VB	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
V.W.C.	VINYL WALLCOVERING
W	WIDTH, WIDE
W/	WITH
W	WEST, WIDTH, WIDE
WC	WATER CLOSET
WD	WOOD
W.D.	WINDOW DIMENSION
WDW	WINDOW
WG	WIRED GLASS
W.H.	WATER HEATER
WM	WIRE MESH
WO	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
W.R.	WASTE RECEPTACLE
WR	WATER REPELLENT
WS	WATERSTOP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W/O	WITHOUT

DOOR CRITERIA AND GENERAL NOTES

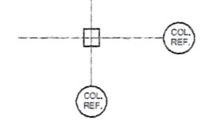
1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE.



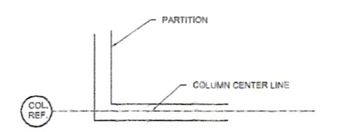
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

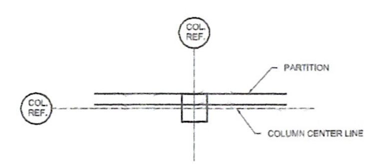
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



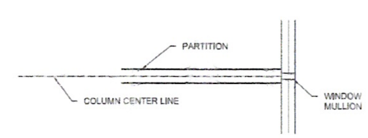
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



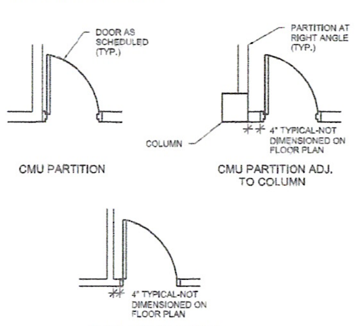
4. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



5. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:

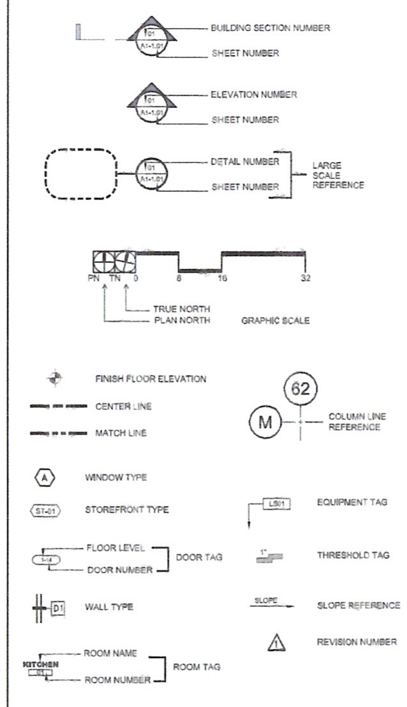
6. FOR OPENINGS IN PARTITIONS OR WALLS:

A) WHEN ONE OCCURS AT A COLUMN OF GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES:
B) WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL:
C) WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:



7. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

GRAPHIC SYMBOLS



WALL LEGEND

- METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)
- METAL STUD FRAMED PARTITION W/INSULATION (SEE PLAN FOR THICKNESS)
- C.M.U. WALL

MATERIAL SYMBOLS

- EARTH
- GRANULAR FILL
- CONCRETE
- INSULATING CONCRETE
- CONCRETE MASONRY UNITS
- METAL LARGE SCALE
- ALUMINUM
- PLYWOOD LARGE SCALE
- FINISH WOOD
- CONTINUOUS
- BLOCKING
- GLASS LARGE SCALE
- CERAMIC TILE
- PLASTER, SAND, MORTAR, GROUT
- METAL STUD
- INSULATION (LOOSE OR BATT)
- METAL LATH & PLASTER
- METAL
- RIGID INSULATION
- ACOUSTICAL TILE OR BOARD
- GYP. BD /PLASTER
- LIGHTWEIGHT CONCRETE
- CAST -IN- PLACE CONCRETE
- METAL (SMALL SCALE)
- CUT STONE
- ROUGH WOOD
- CERAMIC TILE
- ACOUSTICAL TILE
- SOUND INSULATED PARTITION
- ROCK
- GYPSUM WALL BOARD
- RESILIENT FLOORING
- WOOD STUD

CODES AND STANDARDS

FLORIDA BUILDING CODE 2010 RESIDENTIAL
FLORIDA BUILDING CODE 2010 EXISTING
N.E.C.
D.S.H.A.
LIFE SAFETY CODES
A.C.I.
A.I.S.C.
MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT
PALM BEACH APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR REFERENCED CODES.

GENERAL NOTES

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. ALL WORK SHALL BE ACCORDING WITH THE CITY BUILDING CODE, LASTED EDITION, AND ALL OTHER LOCAL STATE AND FEDERAL CODES HAVING JURISDICTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
5. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTAL/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
7. DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS. DIMENSIONS FOR LARGES SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
8. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
9. INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
10. ALL WINDOW AND DOOR SIZES ARE NORMAL, VERIFY MANUFACTURE'S ACTUAL AND ROUGH OPENING DIMENSIONS.
11. ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
12. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOS SHALL BE PAINTED OR STAINED, COLOR TO BE SELECTED BY OWNER.
13. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.
14. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
15. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
16. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED. AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
17. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE FLORIDA BUILDING CODE.
18. FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
19. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

SHOP DWGS AND SUBMITTALS (NOT LIMITED)

DOORS- FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS
HARDWARE SCHEDULE
WINDOWS AND GLAZING - DETAILS AND SAMPLES
DRYWALL - MATERIALS AND INSTALLATION
(MATERIALS AND FIXTURES)
MECHANICAL A/C, HEATING AND VENTILATION
MATERIALS AND INSTALLATION
SPRINKLER - METAL GUTTERS AND DRAIN SPOUTS ALARMS - ELECTRICAL
MATERIALS AND FIXTURES
AUDIO - ELEVATIONS - MATERIALS AND INSTALLATIONS
KITCHEN EQUIPMENT
CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS
FINISHES - AS CALLED ON DRAWINGS
SUBMIT 6 SET MINIMUM (FOR ARCHITECT APPROVAL)
ALLOW SUFFICIENT TIME FOR PROCESSING (TWO WEEKS)
SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT
SHOP DRAWINGS SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS
SUBMIT SAMPLES AND COLOR CHART FOR FINISHES
SUBMIT ROOFING BOND "10 YEARS" (MATERIALS AND INSTALLATION)
ELEVATOR GUARANTEES
CONCRETE TEST AND DESIGN MIX
MORTAR MIX AND DESIGN
ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MATERIAL AND LABOR) FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REQUIRED

SECURITY REQUIREMENTS

1. WOOD FLUSH -TYPE DOORS SHALL BE 1 3/4" THICK MIN. WITH SOLID WOOD CORE CONSTRUCTION.
2. DOORS STOPS OF IN-SWINGING DOORS SHALL BE OF ONE- PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
3. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT
5. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

GLAZING NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED INGRESS AND EGRESS DOORS; PANELS IN SLIDING OR SWINGING DOORS; DOORS AND ENCLOSURE FOR HOT TUB BATHTUB AND SHOWERS, GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE; IN WALL ENCLOSING STAIRWAY LANDING. EACH LIGHT OF SAFETY GLAZING (PANE) MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
2. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC RESIDENTIAL 2004 SECTION 2406.

ELECTRICAL REQUIREMENTS

1. PROVIDE RECEPTACLE WITHIN 6' OF ANY POINT ALONG WALLS IN LIVABLE ROOMS.
2. PROVIDE ELECTRICAL OUTLETS ALONG THE WALLS OF COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHEN AT MAXIMUM SPACING OF 48 INCHES.
3. THE LIGHTS IN BATHROOMS AND KITCHEN SHALL BE ENERGY EFFICIENT TYPES MEETING MINIMUM 40 LUMENS PER WATT. E.G. FLUORESCENT TYPES.
4. PROVIDE GFI FOR ALL: 125-VOLT, SINGLE PHASE, 15 AND 20 AMP. RECEPTACLES IN BATHROOMS, OUTDOORS, CRAWL SPACES, BASEMENTS AND KITCHEN WITHIN 6' OF A SINK.
5. PROVIDE SEPARATE MEANS FOR DISCONNECT ALL UNDERGROUND CONDUCTORS.
6. ALL ELECTRICAL SYSTEMS EXPOSED TO WEATHER SHALL BE WITH WEATHER PROOF ELECTRICAL SYSTEMS, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

FIRE PROTECTION

1. SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR AND ALL ELEVATED FLOORS.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
3. ALL SMOKE DETECTORS TO BE HARD WIRED INTERCONNECTED - SEE ELECTRICAL DRAWINGS.

MEANS OF EGRESS

1. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. 24" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ.FT. AREA. MAX. 44" TO SILL.

PROJECT AND OWNER:

ALENCAR RESIDENCE

MIAMI BEACH | FLORIDA

ALVARO & MARITZA ALENCAR
5346 PINE TREE DRIVE | MIAMI BEACH | FL 33140

ARCHITECT:

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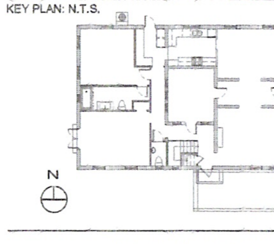
CONTRACTOR:

KEY PLAN: N.T.S.



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ISSUE DATE: 08.01.2017 PROJECT No.: 1633

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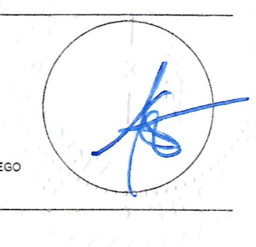

SIGNATURE:

ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:

NOTES, SYMBOLS, & ABBREVIATIONS

AUG 2 4 2017

SCALE:

N.T.S.

SHEET No.:

G-1

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PROPERTY ADDRESS & FOLIO NUMBER:

5346 PINE TREE DR. | MIAMI BEACH | FLORIDA 33140
FOLIO # 02-3214-003-1040

LEGAL DESCRIPTION:

BEACH VIEW PB 9-158 LOT 5 BLK 6 LOT SIZE 60.000 X 125
OR 19910-2610 09 2001 4 COC 22297-1434 05 2004 1 OR 22297-1434 0504 00

SCOPE OF WORK:

1. NEW CARPORT
AREA OF WORK = 260 SF

GOVERNING CODES:

FLORIDA RESIDENTIAL CODE, 2014 5TH EDITION
NFPA 101 - LIFE SAFETY CODE 2012 EDITION
FLORIDA FIRE PREVENTION CODE 2014 5TH EDITION
2011 NATIONAL ELECTRICAL CODE
2014 FBC - MECHANICAL
2014 FBC - PLUMBING
2014 FAC

TYPE OF CONSTRUCTION:

TYPE III
YEAR BUILT - 1928

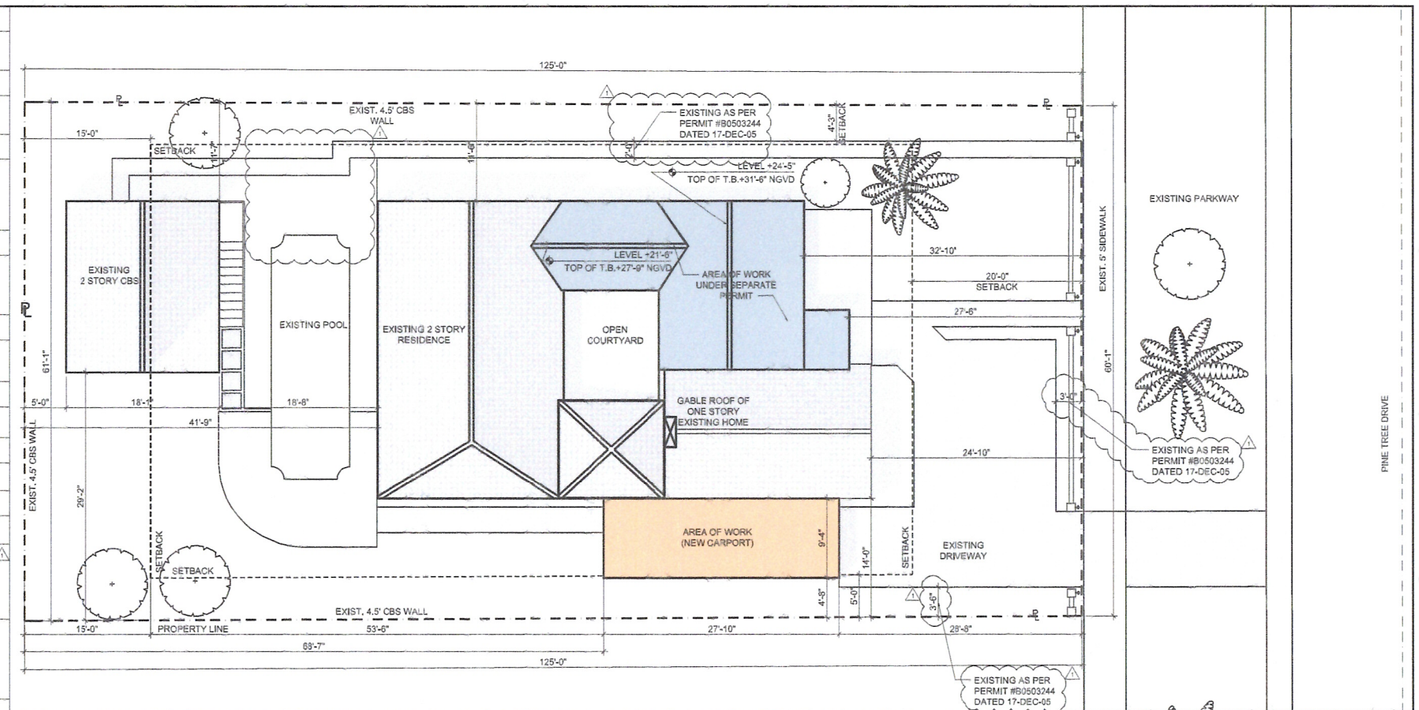
OCCUPANCY CLASSIFICATION:

RESIDENTIAL (NO CHANGE)

ZONING ANALYSIS:

	REQUIRED/ALLOWED	PROPOSED
SITE ZONING	RS-4 (HISTORICALLY SIGNIFICANT)	
LOT AREA	7,500 SF	7,500 SF (NO CHANGE)
LOT COVERAGE	GROUND LEVEL: 3,000 SF Max. (40% Lot Area Max.) 7,500 x 30% = 3,000 SF (sec 142.108)	GROUND LEVEL EXISTING = 2,251 SF ADDITION = 260 SF TOTAL = 2,511 SF (33.4% Lot Area)
MAX UNIT SIZE	4,500 SF Max. (60% Lot Area Max.) 7,500 x 60% = 4,500 SF (sec 142.108)	3,837 SF (51% Lot Area)
MAX. BUILDING HEIGHT	MAX 2 STORIES 29'0" FOR SLOPED ROOFS	2 STORIES EXISTING 27'4"
SETBACKS	FRONT 20'-0" INTERIOR SIDE YARD 5'-0" MIN REAR 15'-0" MIN	FRONT 24'-10" / 32'-10" 2ND LEVEL SOUTH SIDE 14'-0" MIN EXIST. NORTH SIDE 11'-6" MIN EXIST. REAR 41'-9" MIN
OPEN SPACE	1,203 SF X 50% = 602 S.F.	550 S.F. (45.7%) EXISTING AS PER PERVIOUS PERMIT #B0503244 DATED 17-DEC-05

NO CHANGES IN F.L.R.



1 SITE PLAN
SCALE: 1/8"=1'-0"

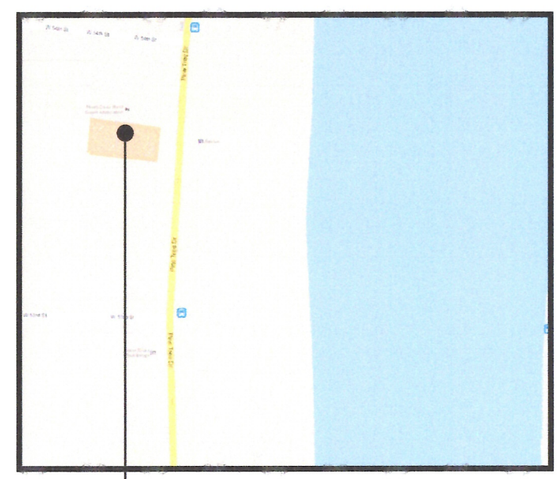
REFERENCES
AREA OF WORK

NOTES:

1_ALL LIFE SAFETY SYSTEMS TO REMAIN ACTIVE DURING RENOVATION.

SUBJECT LOCATION
5346 PINE TREE DR. | MIAMI BEACH | FL 33140

3 AERIAL MAP
SCALE: N.T.S



SUBJECT LOCATION
5346 PINE TREE DR. | MIAMI BEACH | FL 33140

2 LOCATION MAP
SCALE: N.T.S

PROJECT AND OWNER:

ALENCAR RESIDENCE
MIAMI BEACH | FLORIDA

ALVARO & MARITZA ALENCAR
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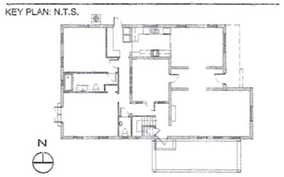

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COMMENTS : 08-15-17

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SEAL:

SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
ZONING INFORMATION & LOCATION DIAGRAM

AUG 2 4 2017

SCALE:
AS NOTED

SHEET No.:
G-2

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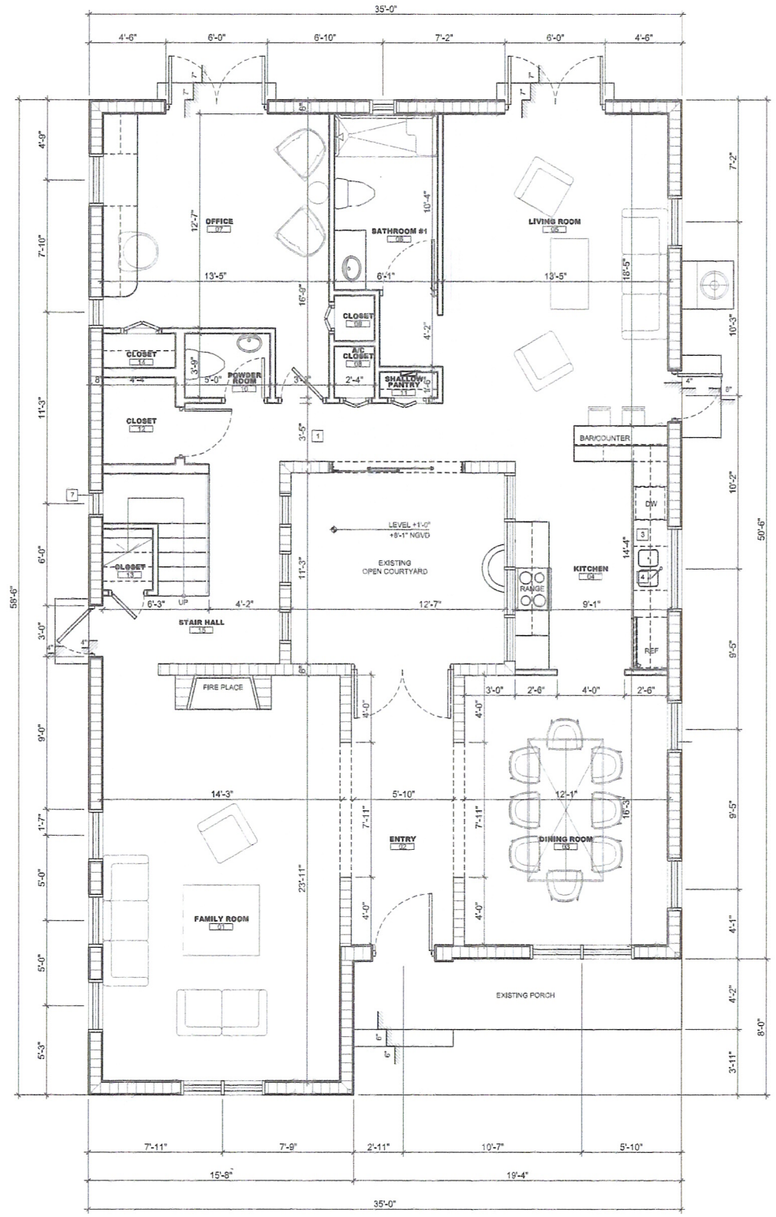

EXISTING GROUND FLOOR PLAN

SCALE: 0 4 8 1/4" = 1'-0"

PROJECT AND OWNER:

ALENCAR RESIDENCE

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ALVARO & MARITZA ALENCAR
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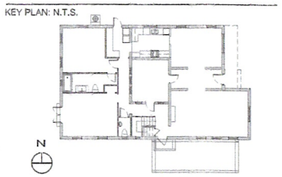

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LIC# AR94011

SHEET TITLE:

EXISTING GROUND FLOOR PLAN

AUG 24 2017

SCALE:

1/4"=1'-0"

SHEET No.:

G-3

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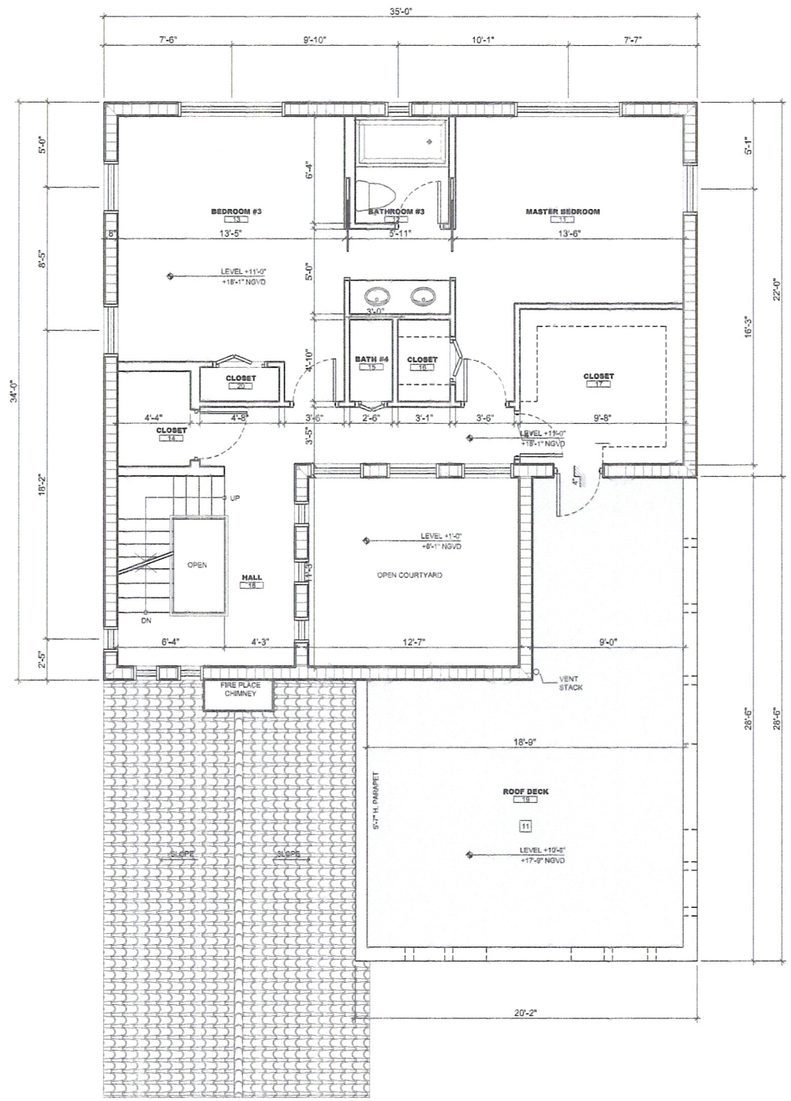

EXISTING SECOND FLOOR PLAN

SCALE: 0 4 8 1/4" = 1'-0"

PROJECT AND OWNER:

ALENCAR RESIDENCE

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ALVARO & MARITZA ALENCAR
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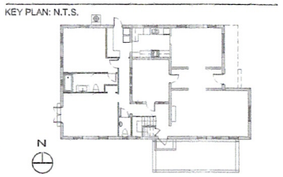

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SHEET TITLE:
EXISTING SECOND FLOOR PLAN

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

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SHEET No.:
G-4

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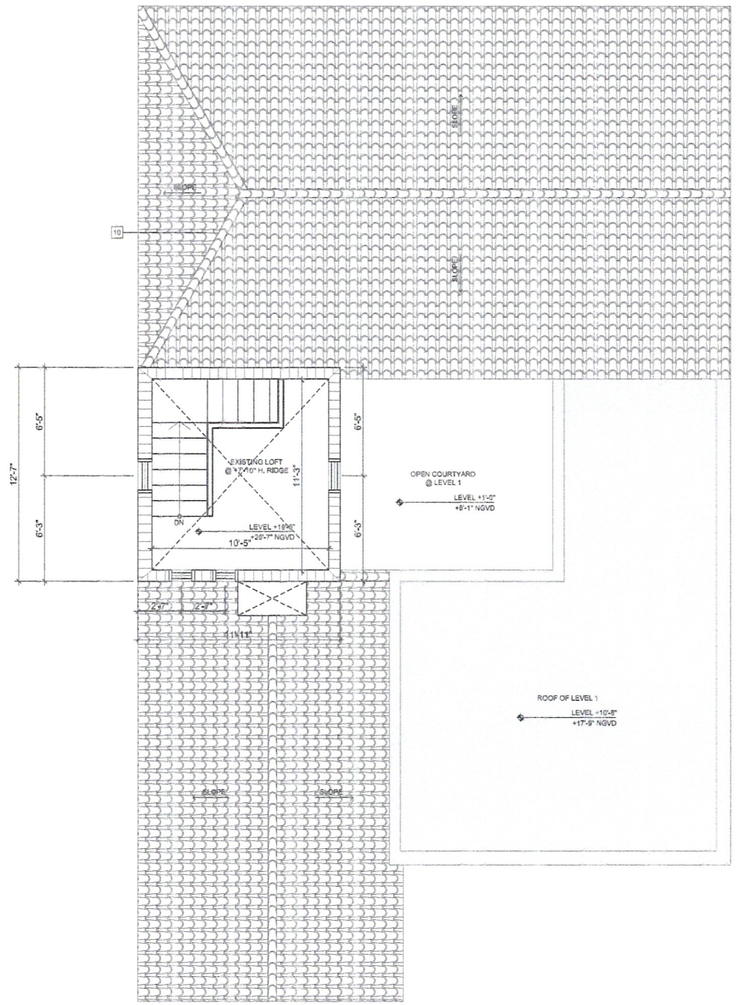

EXISTING THIRD FLOOR PLAN

SCALE: 0 4 8 1/4" = 1'-0"

PROJECT AND OWNER:

ALENCAR RESIDENCE

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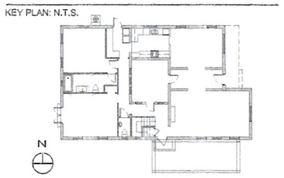

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LIC# AR94011

SHEET TITLE:
EXISTING THIRD FLOOR PLAN

AUG 24 2017

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

SHEET No.:
G-5

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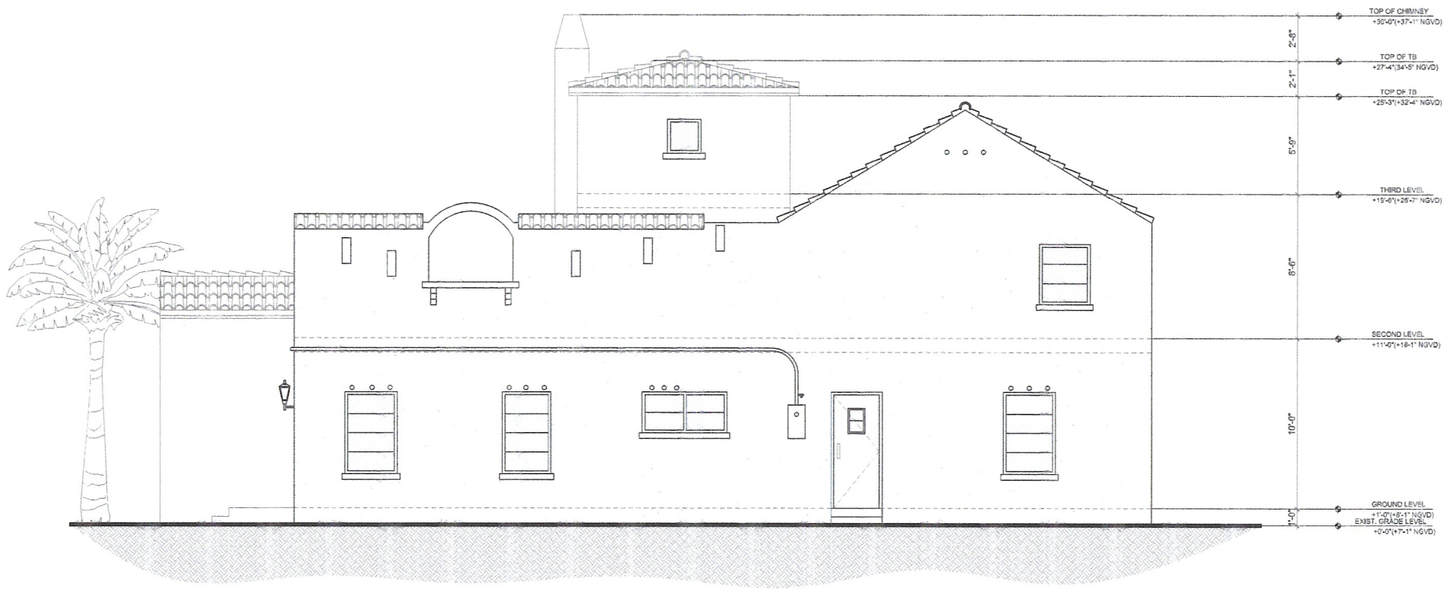
2 EXIST. EAST ELEVATION

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



1 EXIST. NORTH ELEVATION

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

PROJECT AND OWNER:

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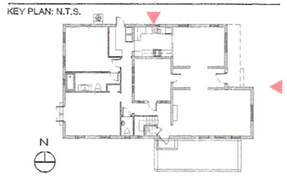

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LIC# AR94011

SHEET TITLE:

EXISTING NORTH & EAST ELEVATIONS

SCALE:

1/4"=1'-0"

SHEET No.:

G-6

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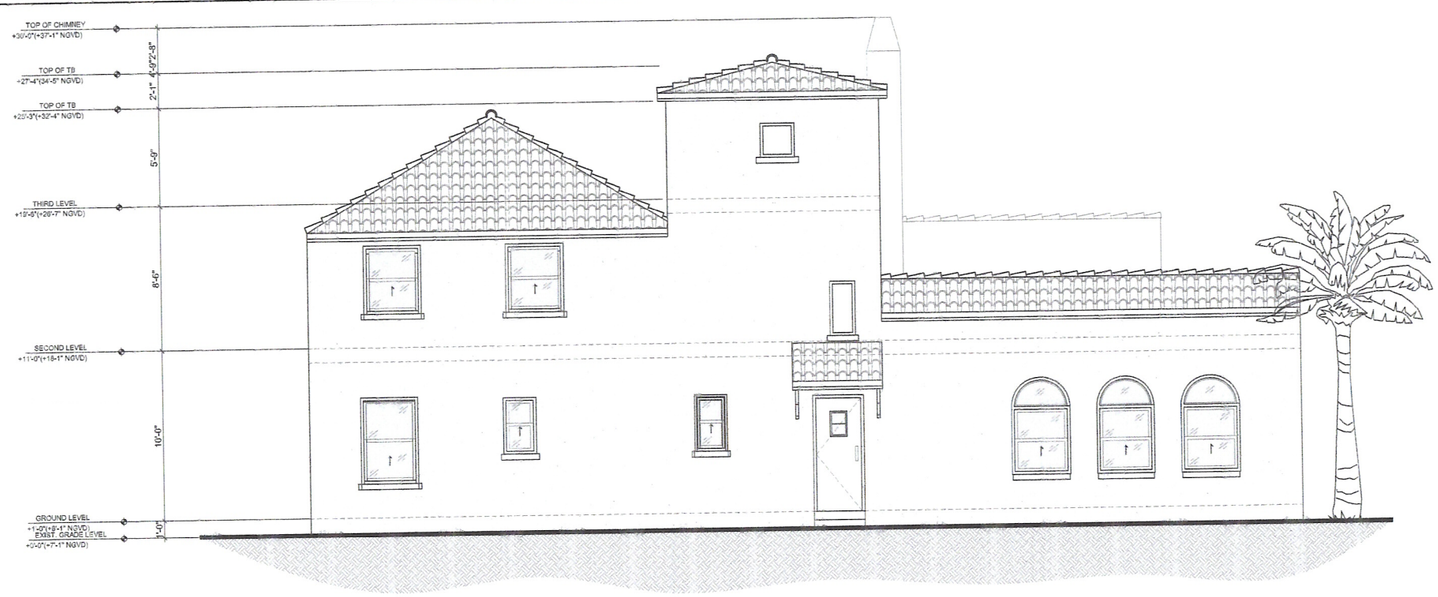
2 EXIST. WEST ELEVATION

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



1 EXIST. SOUTH ELEVATION

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

PROJECT AND OWNER:

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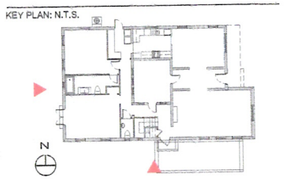
CONTRACTOR:

KEY PLAN: N.T.S.



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ISSUE DATE: 08.01.2017 PROJECT No.: 1633

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SEAL:

SIGNATURE:

ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:

EXISTING SOUTH & WEST ELEVATIONS

AUG 24 2017

SCALE:

1/4"=1'-0"

SHEET No.:

G-7

itec design inc. 2016

01

SUBJECT LOCATION
5346 PINE TREE DR.
MIAMI BEACH | FL 33140

1 REFERENCE MAP
SCALE: NTS

PROJECT AND OWNER:

ALENCAR RESIDENCE
MIAMI BEACH | FLORIDA
ALVARO & MARITZA ALENCAR
5346 PINE TREE DRIVE | MIAMI BEACH | FL 33140

ARCHITECT:

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14850 NW 44th Ct. suite 202
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e miami@itecdesign.net
w www.itecdesign.net
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eMail pvitel@pjveng.com

STRUCTURAL:
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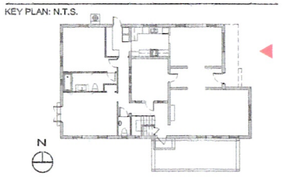
14449 SW 17th STREET
MIAMI FLORIDA 33175
T. 305 979 6507
eMail jcanizares.eng@gmail.com

CONTRACTOR:

KEY PLAN: N.T.S.



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SEAL:

SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
EXISTING SITE PHOTOS

SCALE:
NTS

AUG 24 2017

SHEET No.:
G-8

itec design inc. 2016

02

01

SUBJECT LOCATION
5346 PINE TREE DR.
MIAMI BEACH | FL 33140

1 REFERENCE MAP
SCALE: NTS

PROJECT AND OWNER:

ALENCAR RESIDENCE
MIAMI BEACH | FLORIDA
ALVARO & MARITZA ALENCAR
5346 PINE TREE DRIVE | MIAMI BEACH | FL 33140

ARCHITECT:

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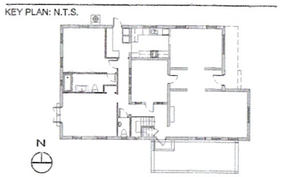
CONTRACTOR:

KEY PLAN: N.T.S.



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SEAL:

SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
EXISTING SITE PHOTOS

SCALE:
NTS

AUG 24 2017

SHEET No.:
G-9

itec design inc. 2016

02

01

SUBJECT LOCATION
5346 PINE TREE DR.
MIAMI BEACH | FL 33140

1 REFERENCE MAP
SCALE: NTS

PROJECT AND OWNER:

ALENCAR RESIDENCE
MIAMI BEACH | FLORIDA
ALVARO & MARITZA ALENCAR
5346 PINE TREE DRIVE | MIAMI BEACH | FL 33140

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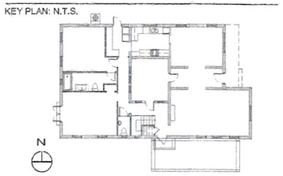
CONTRACTOR:

KEY PLAN: N.T.S.



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SEAL:

SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
EXISTING SITE PHOTOS
(SOUTH NEIGHBORS)

SCALE:
NTS

SHEET No.:
G-10

AUG 24 2017

itec design inc. 2016

02

01

SUBJECT LOCATION
5346 PINE TREE DR.
MIAMI BEACH | FL 33140

1 REFERENCE MAP
SCALE: NTS

PROJECT AND OWNER:

ALENCAR RESIDENCE

MIAMI BEACH | FLORIDA

ALVARO & MARITZA ALENCAR
5346 PINE TREE DRIVE | MIAMI BEACH | FL 33140

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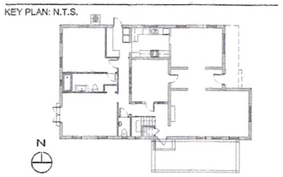

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SEAL:

SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
EXISTING SITE PHOTOS
(NORTH NEIGHBOR)

AUG 2 4 2017

SCALE:
NTS

SHEET No.:
G-11

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