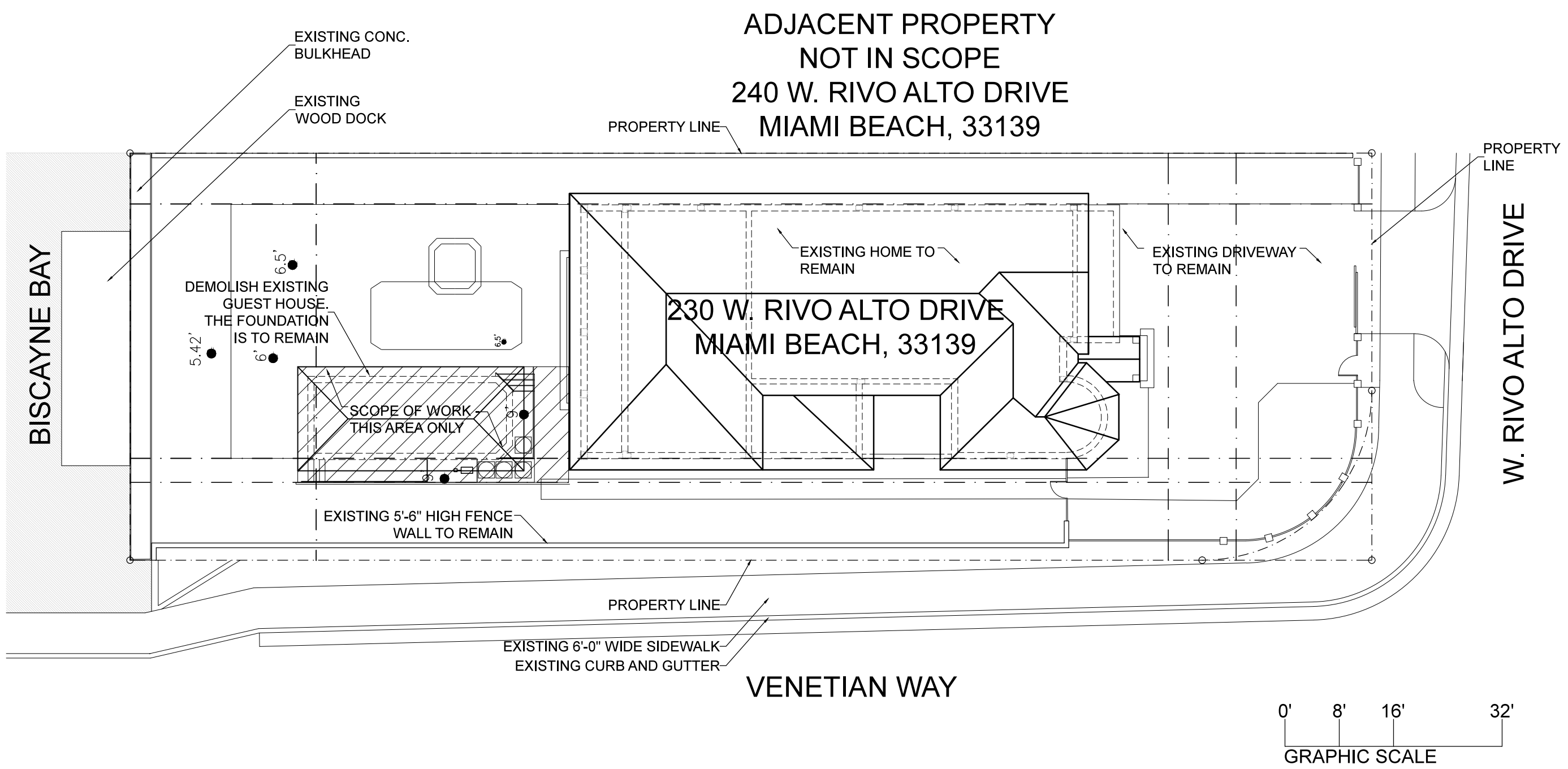
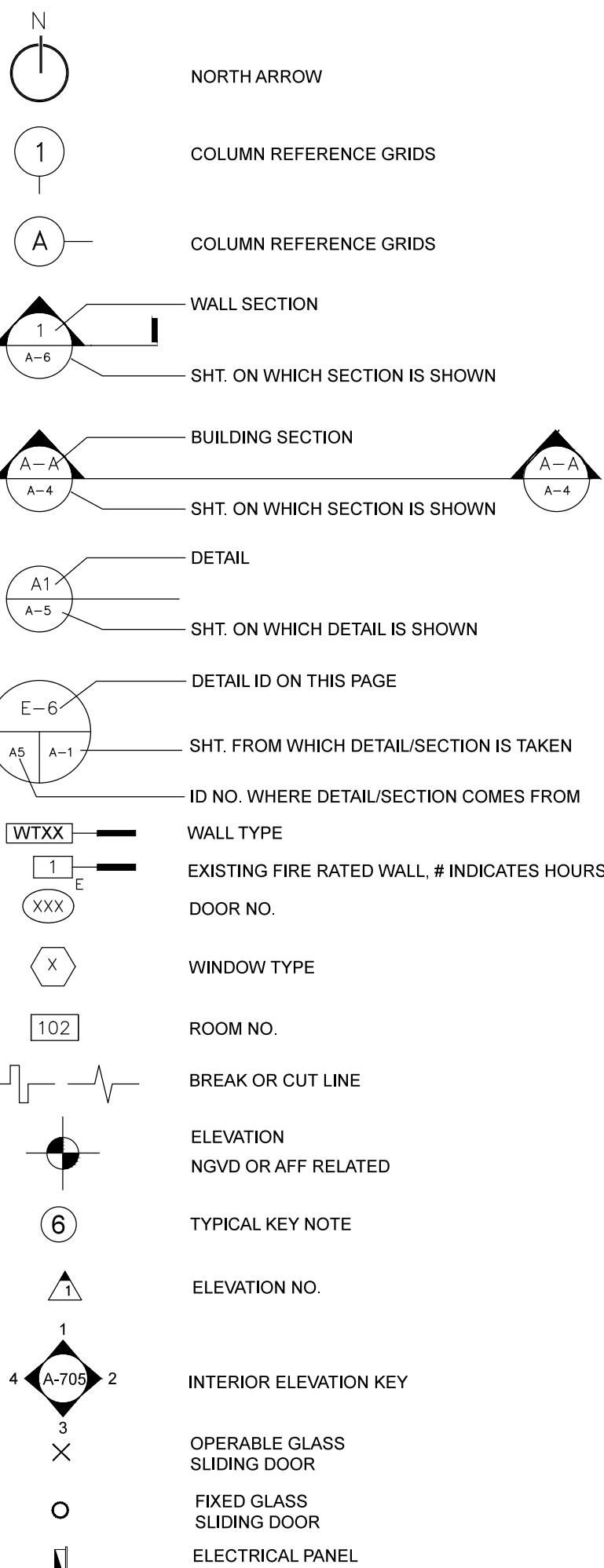


01 LOCATION PLAN AERIAL
SCALE: N.T.S.

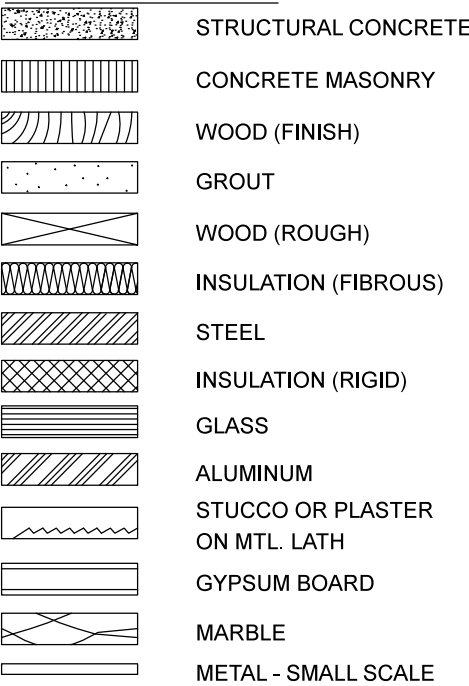


02 EXISTING SITE PLAN
SCALE: 1/16" = 1'

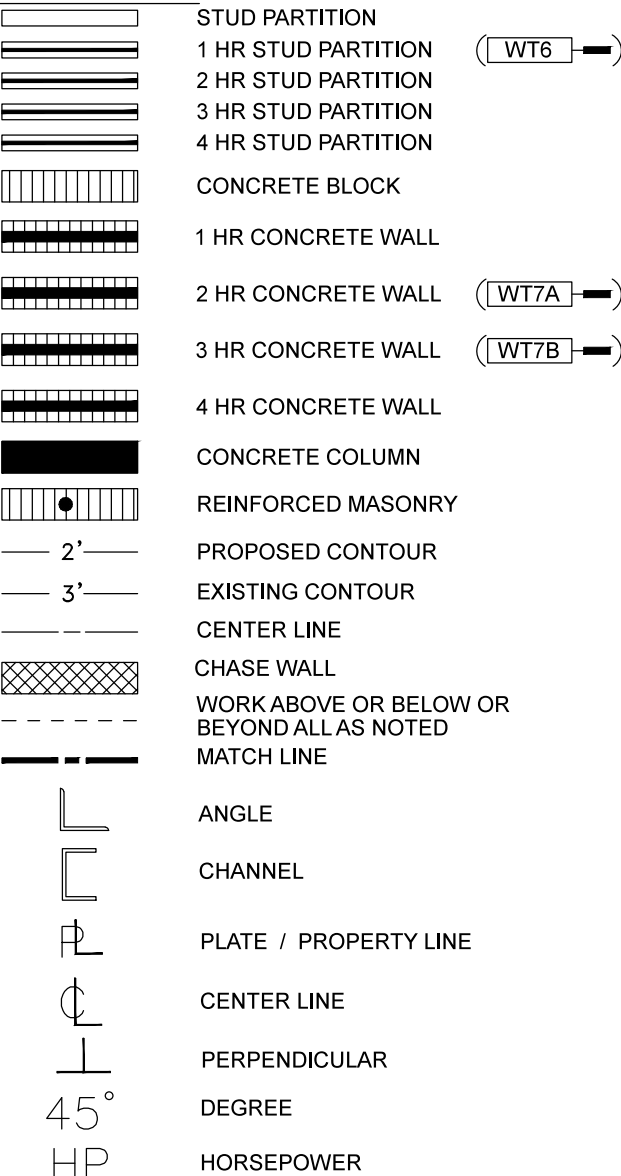
SYMBOLS



MATERIALS



LEGEND



ABBREVIATIONS

A/C	ANCHOR
ACQST.	AIR CONDITIONING
ACP.	ACQSTICAL
A.D.	ACQSTICAL CEILING PANEL
AF.	AREA DRAIN
AL/ALUM.	ABOVE FINISH FLOOR
ANOD.	ALUMINUM
ANODIZE	ANODIZE
AT	AT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.M.	BENCH MARK
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
C/L	CENTERLINE
CL/CLO.	CLOSET
CLG/CLNG.	CEILING
COL.	COLUMN
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COVERG.	COVERING
D.	DRYER
DBL.	DOUBLE
D.D.	DECK DRAIN
D.F.	DRINKING FOUNTAIN
DIAM.	DIAMETER
DIM.	DIMENSION
DET./DLT.	DETAILS
DWVG.	DRAWING
E.A.	EACH
E.F.	EXHAUST FAN
E.J.	EXPANSION JOINT
ELECT./ELEC.	ELECTRICAL
ELEV.	ELEVATION / ELEVATOR
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION / EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FEC/FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET
FHA	FAIR HOUSING ACT
FIN.	FINISH
FLUOR.	FLUORESCENT
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
GA.	GAUGE
GWB.	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
GALV.	GALVANIZED
GL.	GALVANIZED STEEL
GL.	GLASS
H.B.	HOSE BIBB
HCPD.	HANDICAPPED
HCWD.	HOLLOW CORE WOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HDWE.	HARDWARE
HT.	HEIGHT
H.P.	HIGH POINT
I.D.	INTERIOR DIMENSION
INSUL.	INSULATION
INTERM.	INTERMEDIATE
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
L / LIN.	LINEN
LAM.	LAMINATED
LAV.	LAVATORY
L.P.	LIGHT POLE/LOW POINT
M.	MIRROR
MANUF.	MANUFACTURER
MAT.	MATERIAL
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
NEOPR.	NEOPRENE
N.G.V.D.	NATIONAL GEODETIC
N.I.C.	NOT IN CONTRACT
NO. / #	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION/OVERFLOW DRAIN
O.H.	OVERHANG
O.S.	OVERFLOW SCUPPERS
P.A.D.	PARKING AREA DRAIN
PTN.	PARTITION
PJ.	PANEL JOINT
PL.	PLATE
PLYWD.	PLYWOOD
PNL.	PANEL
PLUM.	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
P.M.	POWER POLE
P.M.	PARKING METER
R.C.P.	REFLECTED CEILING PLAN
RE.	REFER TO
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D.	REQUIRED
REV.	REVERSE
RFCO.	RECESSED FIRE EXTING. CABINET
RM.	ROOM
R.D.	ROOF DRAIN
SHT.	SHEET
SCH.	SCHEDULE
SPEC.	SEMI-RECESSED FIRE EXTING. CABINET
SH.	SHOWER
S.S.	STAINLESS STEEL
STL.	STEEL
STD.	STANDARD
SECT.	SECTION
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
ST/STO.	STORAGE
STRUCT.	STRUCTURE
SCWD.	SOLID CORE WOOD
TEL.	TELEPHONE
TEMP.	TEMPERED
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAN.	VANITY
VCT.	VINYL COMPOSITION TILE

GENERAL NOTES

GENERAL CONTRACTOR ("GC") SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.

GC SHALL CONSULT WITH ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.

ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.

GC SHALL VERIFY THE LOCATION OF ALL UTILITIES.

GC TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.

GC SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.

GC IS RESPONSIBLE FOR OBTAINING PERMITS FOR THE FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.

GC SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION.

IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND ENGINEER, IN WRITING, OF THE SAME PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. IN THE EVENT THAT THE CONTRACTOR FAILS TO GIVE NOTICE, OR PROVIDE SUFFICIENT TIME FOR A RESPONSE, CONTRACTOR IS RESPONSIBLE OF SUCH ERRORS OR OMISSIONS, AND FOR ALL COSTS FOR RECTIFYING SAME AND FOR DELAYS OR ANY OTHER COSTS INCURRED BY SAME.

POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RESPONSE FROM ARCHITECT/ENGINEER.

TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED. OTHERWISE CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.

THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIAL SHALL BE NEW. MATERIALS AND WORKMANSHIP SHALL OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE LICENSED, INSURED AND SKILLED IN THEIR TRADE.

THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.

THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.

PROJECT DATA / OCCUPANCY

PROJECT ADDRESS: 230 W. RIVO ALTO DRIVE, MIAMI BEACH FLORIDA 33139

FOLIO NUMBER: 02-3233-001-0180

LEGAL DESCRIPTION: RIVO ALTO AMD PB 7-74 LOT 1 & 8FT STRIP ADJ ON BAY BLK 2 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE 60,000 X 175 COC 23940-3685/25450-0179 1005 6

SCOPE OF WORK: RESIDENTIAL RENOVATION (GUEST HOUSE AREA ONLY)

WORK AREA: 534 SQUARE FEET

ZONING: RS-3 RESIDENTIAL 0800 SGL FAMILY - 1701 - 1900 SQ

TYPE OF USE: RESIDENCE

TYPE OF OCCUPANCY: GROUP R-3

TYPE OF CONSTRUCTION: TYPE V B (MINIMUM TYPE OF CONSTRUCTION) TYPE II B (MASONRY NONCOMBUSTIBLE) FOR INTERIOR REMODEL

ALTERATION TYPE: LEVEL III - GUEST HOUSE ONLY, MAIN HOUSE TO REMAIN UNCHANGED.

YEAR BUILT: 2010 - EXISTING BUILDING

OCCUPANCY SEPARATION: N/A

CODES: ZONING: ORDINANCE OF THE CITY OF MIAMI BEACH FLORIDA BUILDING CODE, EXISTING 2014; FLORIDA BUILDING CODE 2014

ARCHITECTURE: NFPA 70 - NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE, 5TH EDITION, NFPA 101 LIFE SAFETY CODE, NFPA 72 NATIONAL FIRE ALARM CODE, FLORIDA BUILDING CODE, PLUMBING 2014 EDITION, FLORIDA BUILDING CODE, MECHANICAL 2014 EDITION

ELECTRICAL: NFPA 70 - NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE, 5TH EDITION, NFPA 101 LIFE SAFETY CODE, NFPA 72 NATIONAL FIRE ALARM CODE, FLORIDA BUILDING CODE, PLUMBING 2014 EDITION, FLORIDA BUILDING CODE, MECHANICAL 2014 EDITION

FIRE: NFPA 70 - NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE, 5TH EDITION, NFPA 101 LIFE SAFETY CODE, NFPA 72 NATIONAL FIRE ALARM CODE, FLORIDA BUILDING CODE, PLUMBING 2014 EDITION, FLORIDA BUILDING CODE, MECHANICAL 2014 EDITION

PLUMBING: NFPA 70 - NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE, 5TH EDITION, NFPA 101 LIFE SAFETY CODE, NFPA 72 NATIONAL FIRE ALARM CODE, FLORIDA BUILDING CODE, PLUMBING 2014 EDITION, FLORIDA BUILDING CODE, MECHANICAL 2014 EDITION

MECHANICAL: NFPA 70 - NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE, 5TH EDITION, NFPA 101 LIFE SAFETY CODE, NFPA 72 NATIONAL FIRE ALARM CODE, FLORIDA BUILDING CODE, PLUMBING 2014 EDITION, FLORIDA BUILDING CODE, MECHANICAL 2014 EDITION

DEMOLITION NOTES

- CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE EXISTING CONSTRUCTION, INCLUDING ACCESSIBILITY, STRUCTURAL CONDITIONS, EXISTING FIXTURES, ETC., AS WELL AS ALL APPLICABLE CITY REQUIREMENTS. ACCESS TO WORK MUST BE CLEARED WITH BUILDING MANAGEMENT.
- CONTRACTOR SHALL SATISFY CITY AND STATE REQUIREMENTS FOR IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO ASBESTOS, LEAD, ETC.
- MATERIALS SCHEDULED FOR REMOVAL AND DISPOSAL, SHALL BE HAULED AWAY FROM SITE, AND PROPERLY DISPOSED IN ACCORDANCE TO APPLICABLE COUNTY REGULATIONS.
- APPLIANCES, EQUIPMENT AND FIXTURES SCHEDULED TO BE REMOVED AND STORED FOR REINSTALLATION, SHALL BE PROPERLY SECURED BY THE CONTRACTOR, EITHER ON-SITE OR AWAY, AND INSURED AGAINST PROPERTY DAMAGE.
- APPLIANCES, EQUIPMENT AND FIXTURES SCHEDULED FOR REMOVAL AND DELIVERY TO OWNER, SHALL BE PROTECTED, ENSURING PACKAGING OF ALL PARTS.
- DEMOLITION SCHEDULE SHALL BE COORDINATED WITH OWNERS. PROVIDE AND MAINTAIN TEMPORARY COVERINGS, TO ENSURE PROTECTION OF ALL INTERIOR AREAS FROM THE WEATHER.
- PLUMBING PIPING, MECHANICAL DUCTS AND ELECTRICAL WIRING NOT INTENDED FOR REUSE, SHALL BE REMOVED ENTIRELY, UNDERGROUND AND OTHERWISE CONCEALED PIPES AND CONDUITS SHALL BE CAPPED.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL PENETRATIONS THROUGH EXISTING RATED ELEMENTS WILL REMAIN PROPERLY FIRE-SAFED.
- ELEMENTS SHOWN HATCHED ARE SCHEDULED FOR REMOVAL.



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SEAL / SIGNATURE

ENRIQUE RENE GONZALEZ

STATE OF FLORIDA
REGISTRATION AR94719

DRAWING ISSUE

06-18-2018 BOA FIRST SUBMITTAL
07-06-18 FINAL SUBMITTAL

COVERED PORCH

OWNER: SALI PROPERTY LLC

230 W. RIVO ALTO
MIAMI BEACH, FLORIDA 33139

DESCRIPTION

LOCATION PLAN
PROJECT DATA
GENERAL NOTES

SCALE: VARIES

SHEET

A0.1