



NORTHWEST VIEW 1



NORTHWEST VIEW 2



NORTHWEST VIEW 3



NORTH VIEW



SOUTH VIEW 1



SOUTH VIEW CLOSEUP



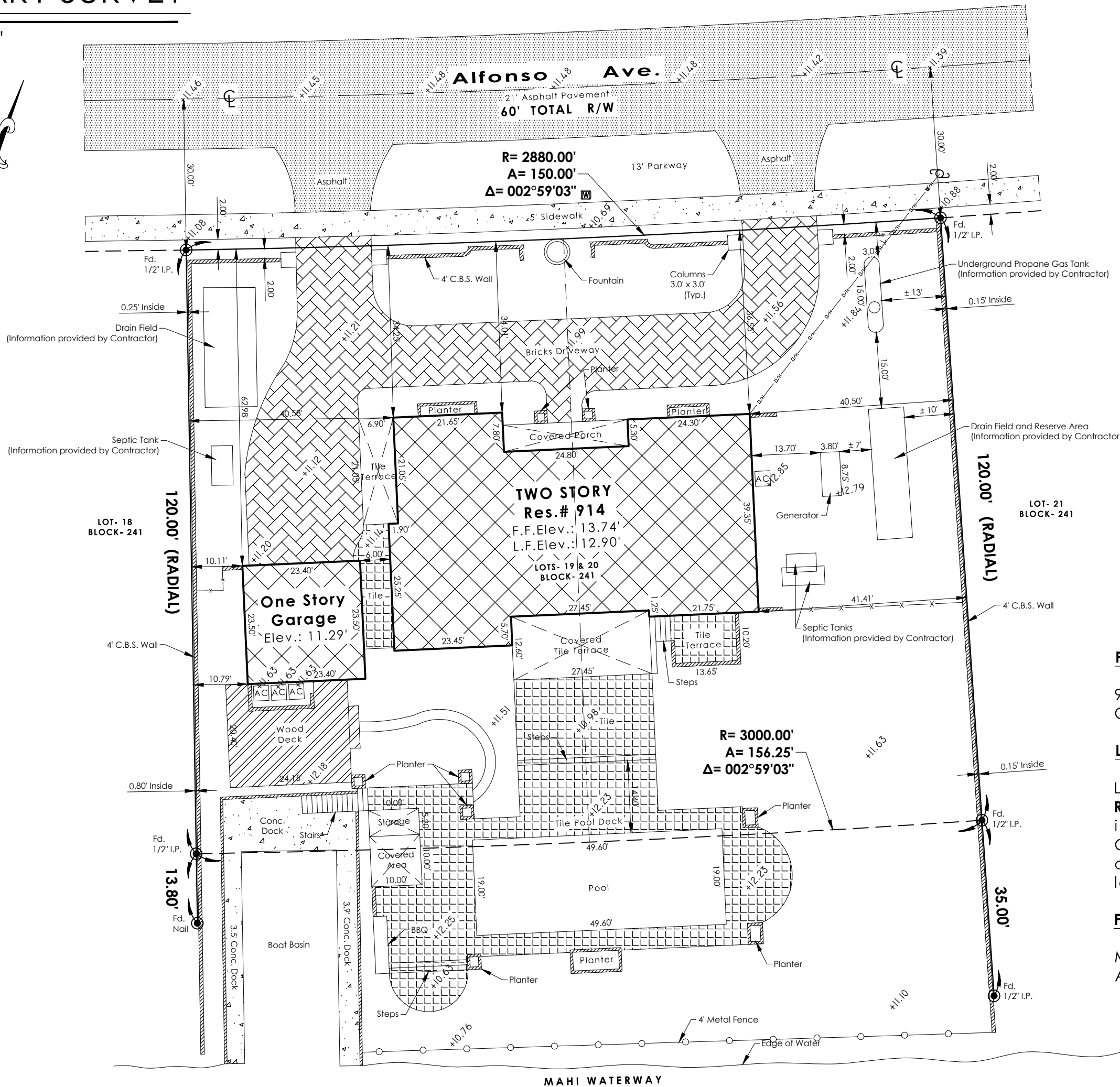
SOUTH VIEW CLOSEUP 2



EAST VIEW TRELLIS

BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

914 Alfonso Ave.
Coral Gables, FL. 33134

LEGAL DESCRIPTION:

Lots 19 and 20, Block 241, of **REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 12**, according to the plat thereof as recorded in Plat Book 28, at Page 35, of the Public Records of Miami Dade County, Florida and the undug portion of MAHI WATERWAY, adjacent and appurtenant to and between the lot lines of said two lots, to the present waterways.

FOR:

Mencio, George Jr.
Altonaga, Cecilia M.

SURVEYOR'S NOTES:

- BEFORE ANY CONSTRUCTION THE SETBACKS MUST BE CHECKED.
- THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY.
- ELEVATIONS ARE REFERRED TO CITY OF CORAL GABLES BM# 274 ELEV.= 10.71' OF N.G.V.D. OF1929
- THERE MAY BE EASEMENTS RECORDED IN PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

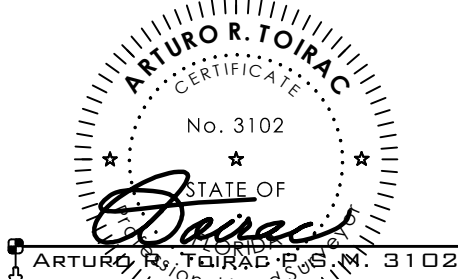
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: **X** BASE FLOOD ELEVATION: **N/A** COMMUNITY NUMBER: **120639** PANEL NUMBER: **0459** SUFFIX: **L** DATE OF FIRM: **9-11-09**

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE	CONC.= CONCRETE	P.B.= PLAT BOOK	RES.= RESIDENCE	40.00' = ELEVATION	= CATCH BASIN
AC= AIR CONDITIONED UNIT	D.M.E.= DRAINAGE MAINT. EASEMENT	P.C.P.= PERMANENT CONTROL POINT	R/W= RIGHT-OF-WAY	= WATER METER	= SANITARY SEWER
ADJ.= ADJACENT	ENC.= ENCROACHMENT	P.G.= PAGE	TYP.= TYPICAL	= POWER POLE	= WATER VALVE
B.C.= BLOCK CORNER	FD.= FOUND	P.O.B.= POINT OF BEGINNING	U.E.= UTILITY EASEMENT	= LIGHT POLE	= TV BOX
BLDG.= BUILDING	F.F.ELEV.: FINISHED FLOOR ELEVATION	P.O.C.= POINT OF COMMENCE	W.F.= WOOD FENCE	= BACKFLOW	= FIRE HYDRANT
B.O.B.= BASIS OF BEARINGS	I.F.= IRON FENCE	P.P.= POOL PUMP	W.M.= WATER METER		
CL.= CLEAR	L.F.ELEV.: LOWEST FLOOR ELEVATION	R= RADIUS	Ø= DIAMETER		
C.L.F.= CHAIN LINK FENCE			Q= CENTER LINE		

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.



Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

ARTURO R. TOIRAC

Professional Land Surveyor & Mapper
Office: (305) 552 7504
Fax: (305) 229 8068
E-mail: enpav@yahoo.es

BOUNDARY SURVEY

914 Alfonso Ave. Coral Gables, FL. 33134

03-4129-032-1320

ADDRESS:

TYPE OF PROJECT:

FOLIO NUMBER:

SCALE: 1" = 20'

DRAWN BY: E.V.

CHECKED BY: A.R.T.

SET #: SURVEY

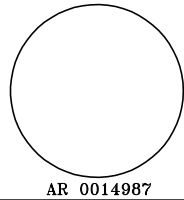
DATE: December 23, 2020

JOB No: 201295

SHEET:

1
1 OF 1

(NOT VALID WITHOUT SHEET 1)



Project Name:
**MENCIO RESIDENCE
ADDITION AND REMODELING**
914 ALFONSO AVE
MIAMI, FL

EDUARDO LLANO
A.R.C.H.I.T.E.C.T
250 Catalina Ave, Suite 407
Coral Gables, FL 33134
PHONE (305) 446-1121
FAX (305) 446-8353

Draw'g Title:
**1ST. FLOOR
DEMOLITION
PLAN**

Comm. No.
Scale: N.T.S.
Date: 12-16-2020
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:

Sheet No.
A-1

- SCOPE OF WORK:
1. ALL EXISTING PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS TO BE ISOLATED PRIOR TO BEGINNING DEMOLITION WORK.
 2. REMOVE ALL KITCHEN CABINETS AND COUNTER TOPS AND ALL APPLIANCES.
 3. NEW ELECTRICAL CONNECTIONS TO EXISTING CIRCUITS IN ELECTRICAL PANEL.
 4. INTERIOR DEMOLITION ONLY. NO BEARING PARTITIONS TO BE REMOVED. NO ADDITION.

GENERAL DEMOLITION NOTES

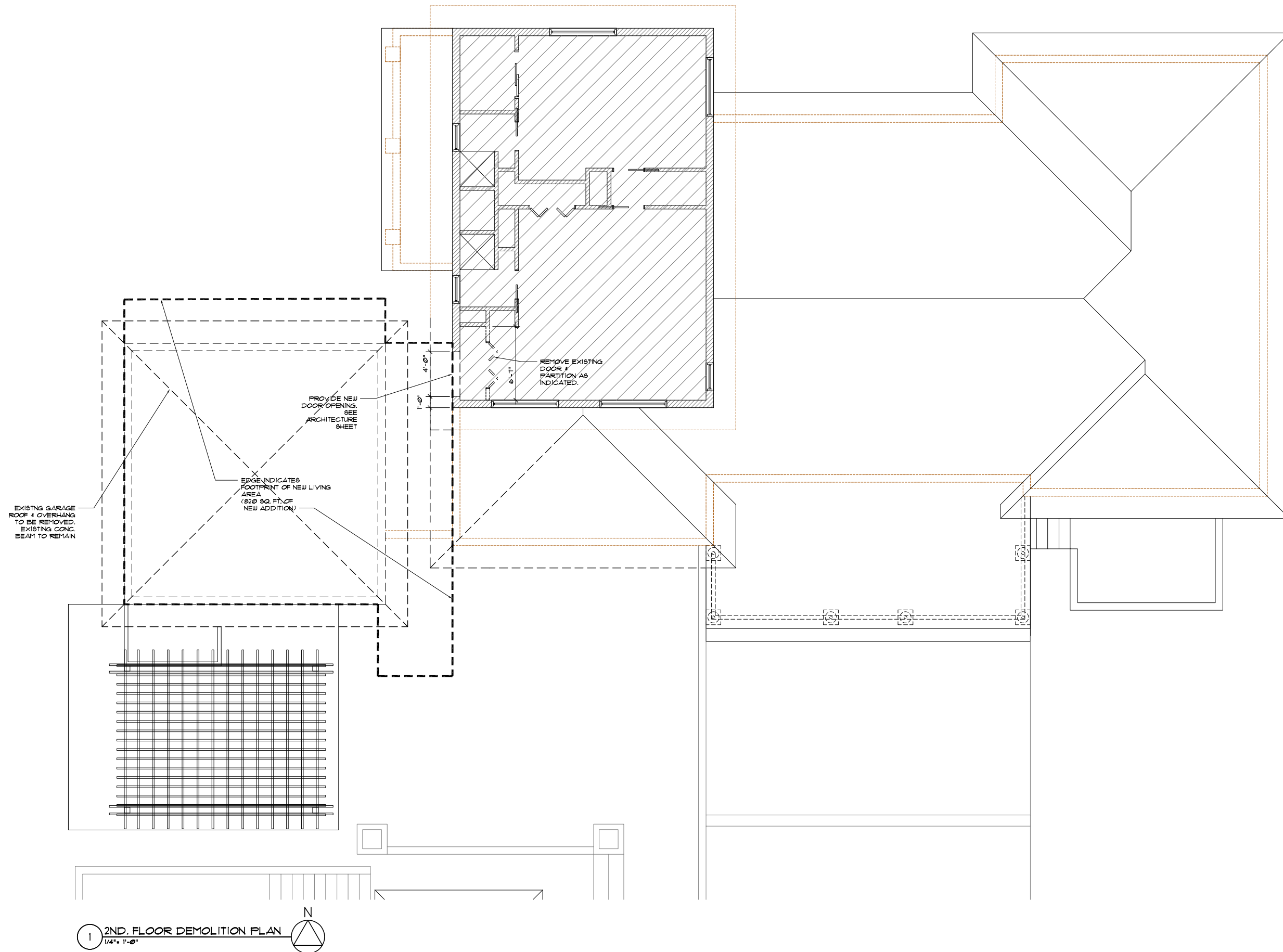
1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO PROPERLY COMPLETE ALL WORK.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE PROJECT PRIOR TO SUBMITTING A BID IN ORDER TO IDENTIFY POSSIBLE CRITICAL ITEMS, WHICH ARE NOT OR INCORRECTLY ADDRESSED, REQUIRING CLARIFICATION.
3. FAILURE OF BIDDERS TO MAKE REQUIRED VISITATIONS/INVESTIGATIONS TO INFORM THEMSELVES FULLY OF THE EXISTING CONDITIONS, AND, TO INCLUDE IN THEIR PROPOSALS A SUM SUFFICIENT TO COVER ALL CONDITIONS, WILL NOT IN ANY WAY ENTITLE THEM TO ANY EXTRA CHARGES OVER AND ABOVE THEIR ORIGINAL PROPOSALS.
4. PROVIDE SAFETY FEATURES DURING CONSTRUCTION PHASE AS CALLED FOR IN SPECIFICATIONS, APPLICABLE CODE RULES AND REGULATIONS HAVING JURISDICTION OF THE PROJECT.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL UNDERGROUND OR OTHER CONCEALED UTILITIES. HE SHALL INSPECT CEILINGS AND CHASES TO ASSURE PROPER IDENTIFICATION OF UTILITIES PRIOR TO CUTTING, PATCHING, CAPPING, ETC.
6. PRIOR TO COMMENCING DEMOLITION WORK, CONTRACTOR SHALL REVIEW THE SCOPE OF WORK TO BE PERFORMED, FIELD VERIFY ALL DIMENSIONS, AND SHALL IMMEDIATELY BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR CONDITIONS WHICH, IN THE CONTRACTOR'S OPINION MAY AFFECT HIS EXECUTION OF THE WORK.
7. PROTECT ALL EXISTING FINISHES AND CONSTRUCTION NOT SCHEDULED FOR DEMOLITION FROM DAMAGE.
8. ANY UTILITY LINES THAT ARE BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR OR AT THE CONTRACTOR'S EXPENSE.
9. DEMOLITION PLAN IS BASED ON AS BUILT DRAWINGS PROVIDED BY OWNER. ANY DISCREPANCIES WITH THE ACTUAL CONDITION CONSULT THE ARCHITECT IF NECESSARY.
10. DEMOLITION OF WALLS SHALL NOT BE PERFORMED UNTIL PROTECTIVE BARRIERS AS APPROVED BY THE ENGINEER HAVE BEEN ERECTED.
11. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY ELECTRICAL FEATURES SHOWN TO BE REMOVED ARE DE-ENERGIZED BEFORE DEMOLITION.
12. ANY DAMAGE DURING THIS PROJECT TO ADJACENT STREETS, SIDEWALKS, BUILDINGS, OR OTHER STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO RESTORE TO PREVIOUS UNDAMAGED CONDITION, AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR TO SUBMIT A SEPARATE PERMIT FOR DEMOLITION WORK.

DEMOLITION LEGEND

- EXISTING 8" CMU WALL TO REMAIN
- EXISTING 4" PARTITION TO REMAIN
- EXISTING NON-BEARING 4" PARTITION TO BE REMOVED. NOTE: STRUCTURAL MEMBERS AND BEARING PARTITIONS ARE NOT TO BE REMOVED, AND/OR MODIFIED. NOTIFY ARCHITECT IF A QUESTION ARISES.
- HATCH PATTERN INDICATES AREA TO REMAIN
- EXISTING WINDOWS AND DOORS TO REMAIN

1ST. FLOOR DEMOLITION PLAN
1/4" = 1'-0"





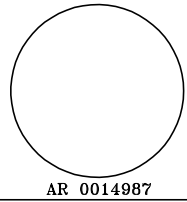
AR 0014987

EDUARDO LLANO
A • R • C • H • I • T • E • C • T
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Coral Gables, FL 33134
PHONE (305) 446-1121
FAX (305) 446-8383

Comm. No.

Revisions:

Sheet No.



Project Name:
**MENCIO RESIDENCE
ADDITION AND REMODELING**
914 ALFONSO AVE
MIAMI, FL

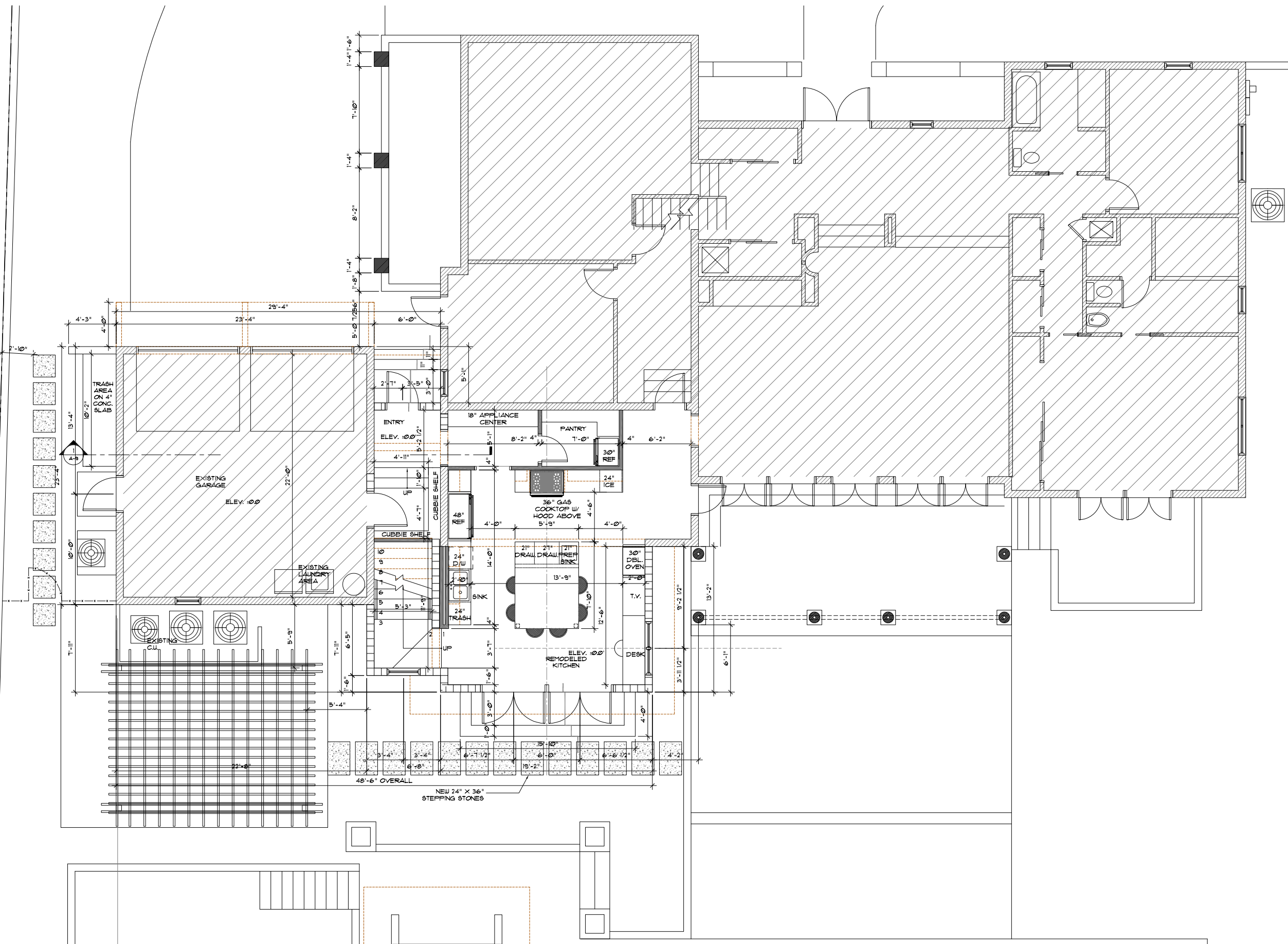
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PHONE (305) 446-1121
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Draw'g Title:
**1ST. FLOOR
PLAN**

Comm. No.
Scale: N.T.S.
Date: 12-16-2020
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

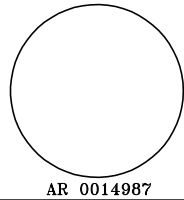
Revisions:

Sheet No.
A-3



1ST. FLOOR PLAN
1/4" = 1'-0"





Project Name:
**MENCIO RESIDENCE
ADDITION AND REMODELING**

914 ALFONSO AVE
MIAMI, FL

EDUARDO LLANO
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Coral Gables, FL 33134

Draw'g Title:
**2ND. FLOOR
PLAN**

Comm. No.

Scale: N.T.S.

Date: 12-16-2020

Drawn: R. ALVAREZ

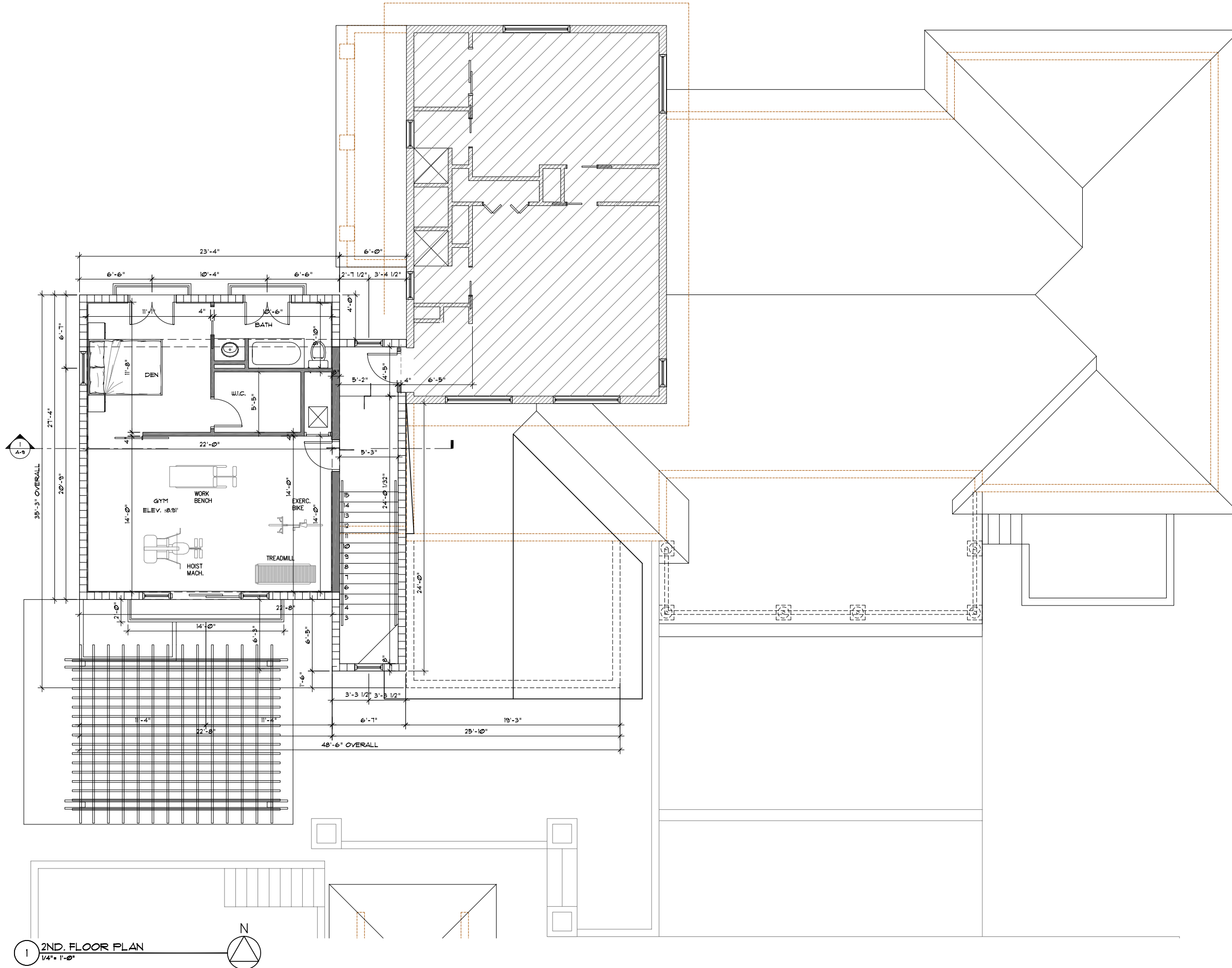
Checked: E. LLANO

CADD File:

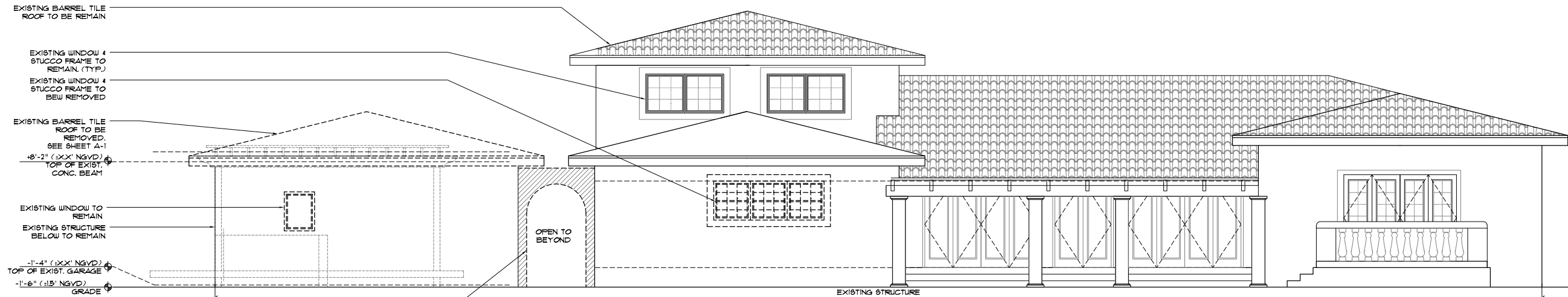
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Sheet No.

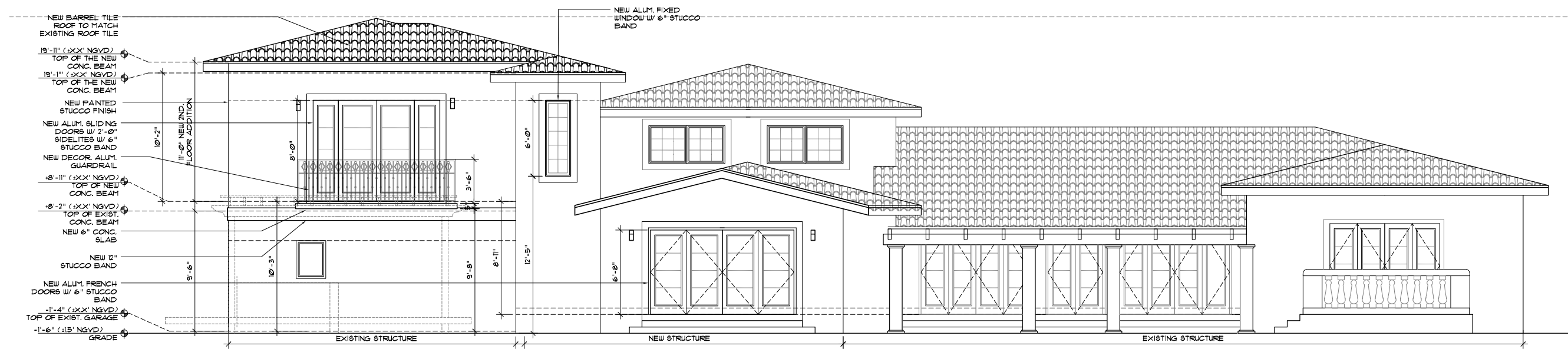
A-4



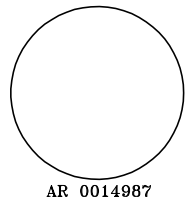
1 2ND. FLOOR PLAN
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



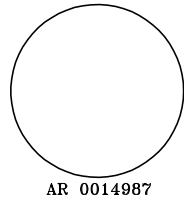
Project Name:
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914 ALFONSO AVE
MIAMI, FL

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Draw'g Title:
EXISTING & PROPOSED SOUTH ELEVATION

Comm. No.
Scale: N.T.S.
Date: 12-16-2020
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:
Revisions:

Sheet No.
A-5



Project Name: **MENCIO RESIDENCE**
ADDITION AND REMODELING
914 ALFONSO AVE
MIAMI, FL

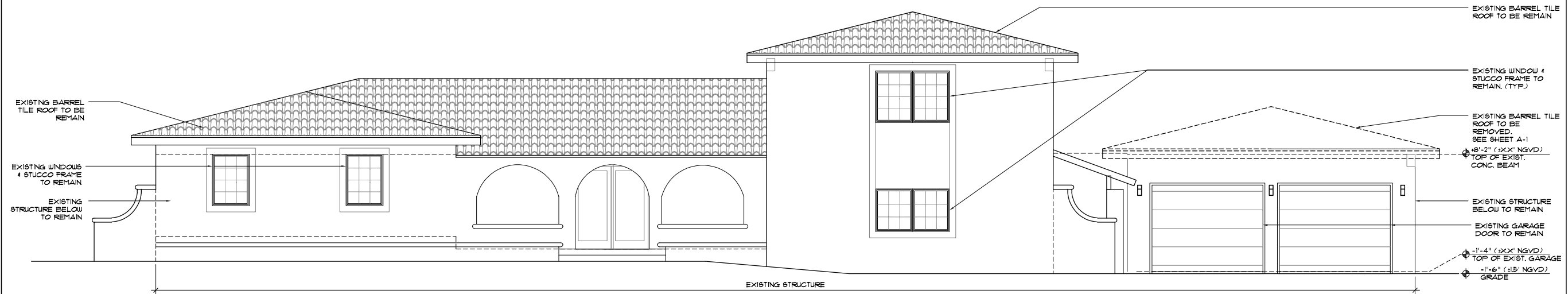
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Draw'g Title: **EXISTING & PROPOSED NORTH ELEVATIONS**

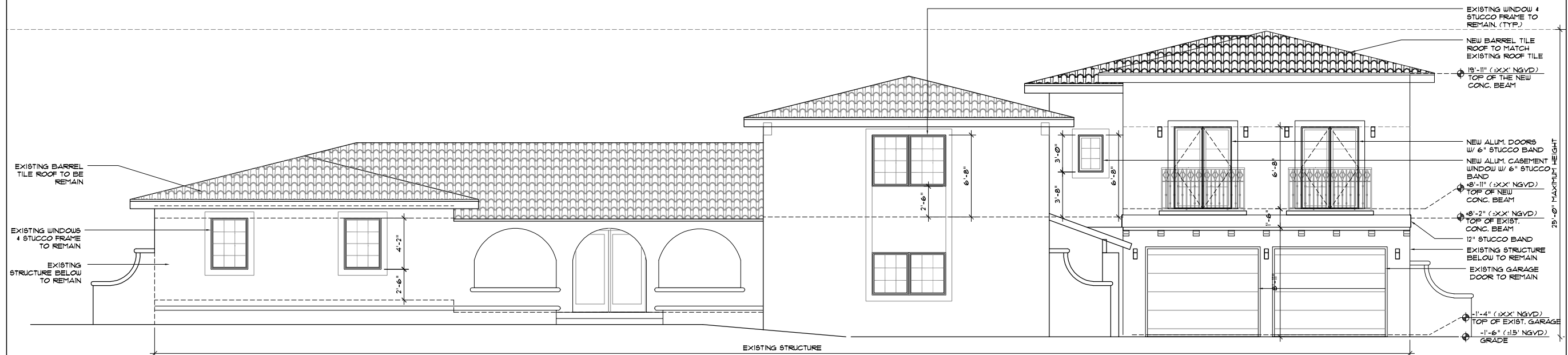
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Scale: N.T.S.
Date: 12-16-2020
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File: _____

Revisions:

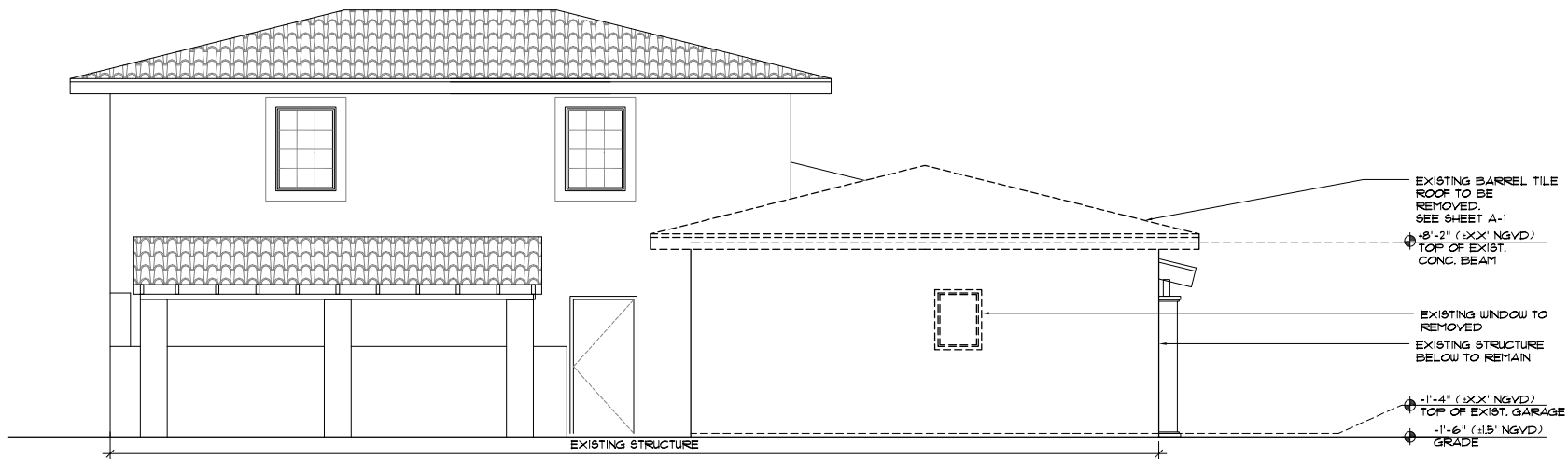
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A-6



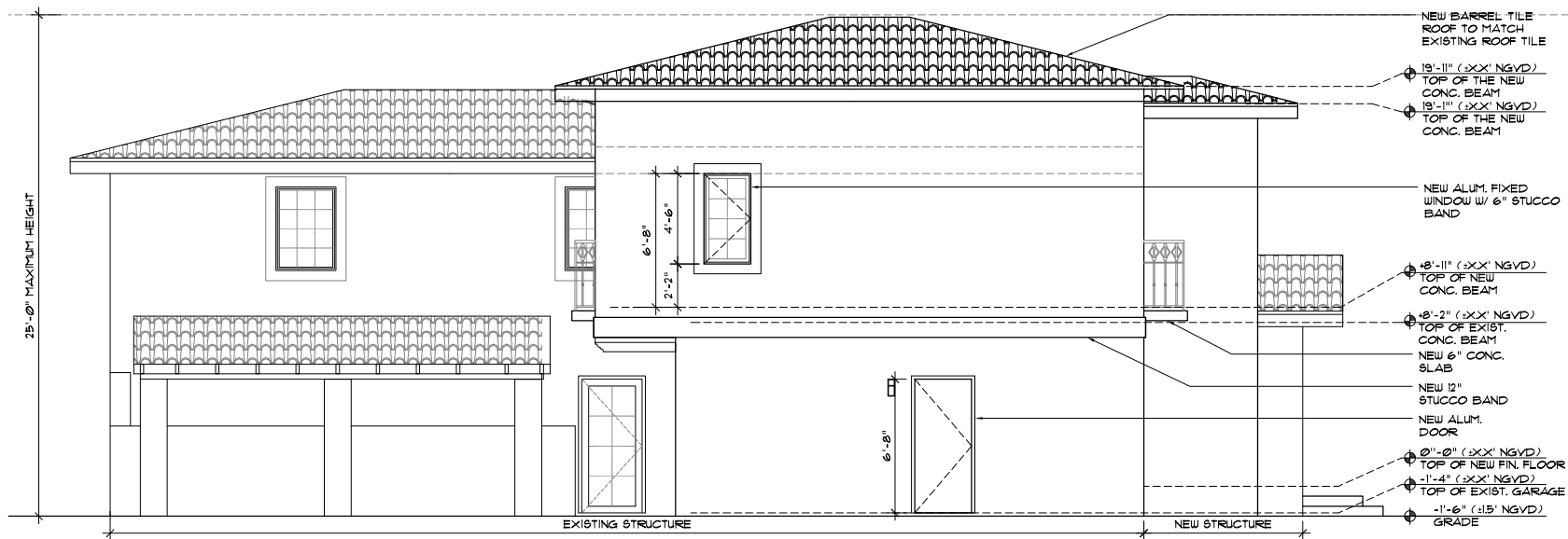
1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



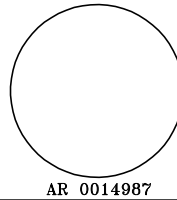
2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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ADDITION AND REMODELING
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MIAMI, FL

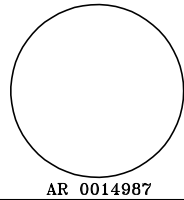
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Draw'g Title:
**EXISTING &
PROPOSED
WEST
ELEVATIONS**

Comm. No.
Scale: N.T.S.
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CADD File:

Revisions:

Sheet No.
A-7



Project Name:
**MENCIO RESIDENCE
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914 ALFONSO AVE
MIAMI, FL

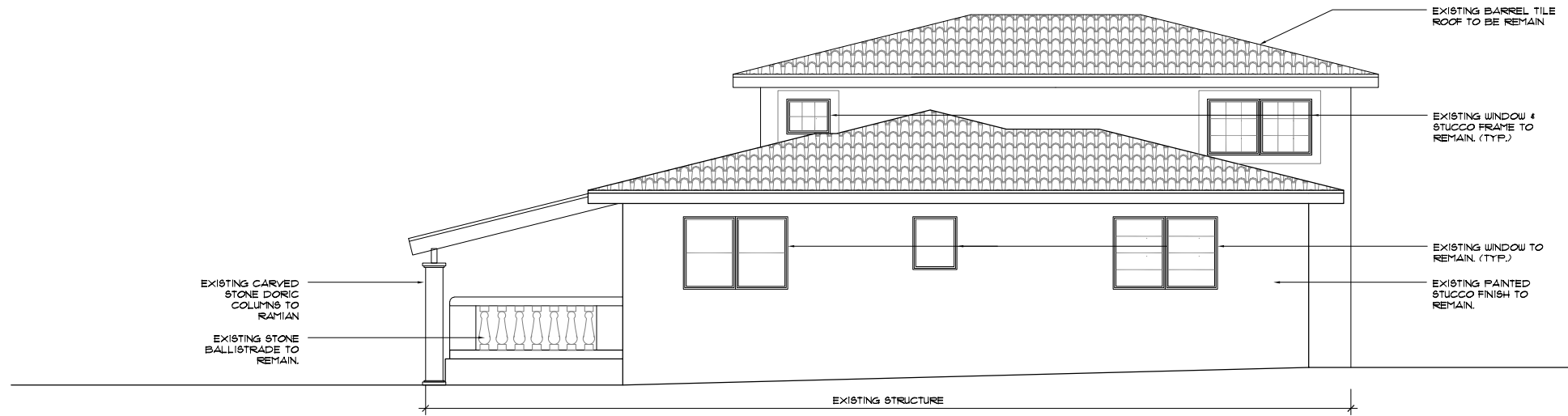
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PHONE (305) 446-1121
FAX (305) 446-8363

Draw'g Title:
**EXISTING &
PROPOSED
EAST
ELEVATIONS**

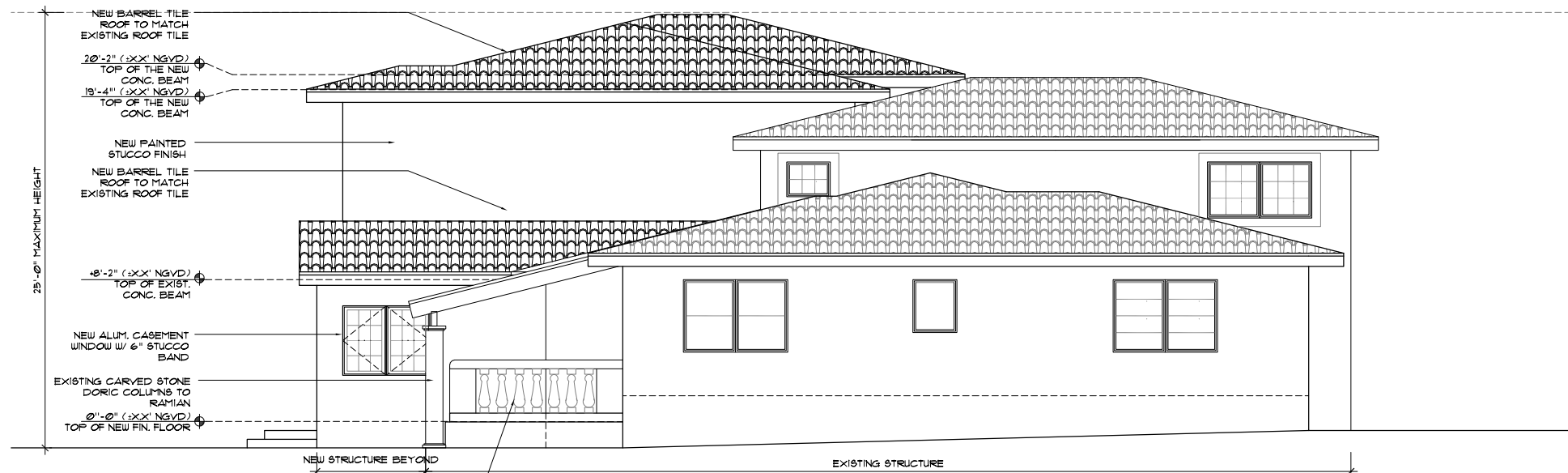
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Revisions:

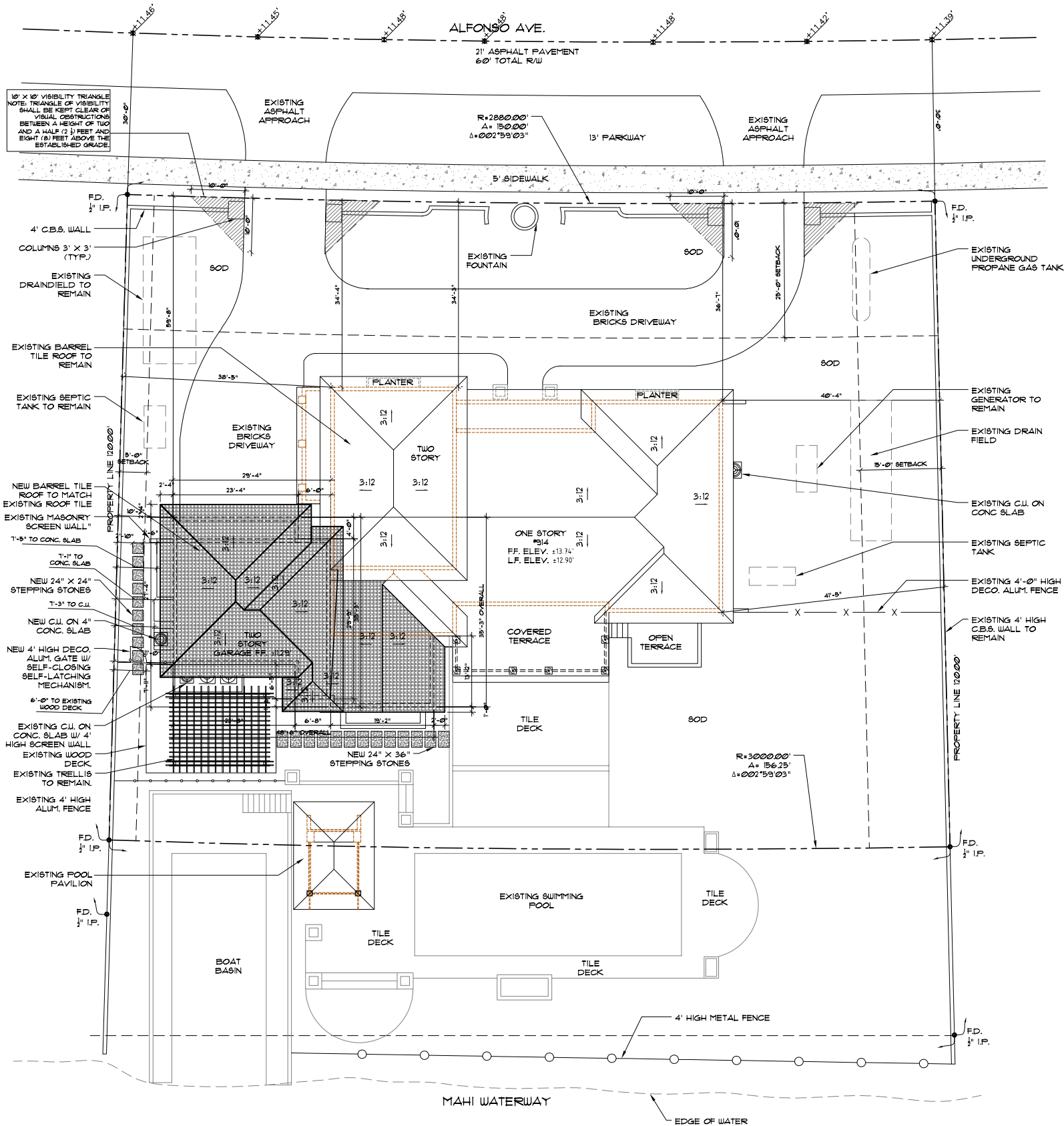
Sheet No.
A-8



1
1/4" = 1'-0"



2
1/4" = 1'-0"



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

ZONING INFORMATION

SETBACKS	FRONT	SIDE	SIDE STREET	REAR	REAR (WATERWAY ONLY)
PRINCIPAL BUILDING	25'	5'	15'	10'	35'
ACCESSORY BUILDING	N/A	N/A	N/A	N/A	N/A
SWIMMING POOL	N/A	N/A	N/A	N/A	N/A
TENNIS COURTS	N/A	N/A	N/A	N/A	N/A
SCREENED ENCLOSURE	N/A	N/A	N/A	N/A	N/A

1. INSIDE LOTS SHALL HAVE MINIMUM SIDE SETBACKS, WHICH TOTAL TWENTY (20%) PERCENT OF THE WIDTH OF THE MEASURED ACROSS THE FRONT SETBACK LINE WITH A MINIMUM TOTAL OF TEN (10) FEET AND UP TO A MAXIMUM OF TWENTY (20) FEET.

LOT SIZE 18,387 SQ. FT.

ALLOWABLE F.A.F.					
5,000	SQ. FT	@	48%	2,400	SQ. FT.
5,000	SQ. FT	@	35%	1,750	SQ. FT.
8,387	SQ. FT	@	30%	2,516	SQ. FT.
MAX ALLOWED				6,666	SQ. FT. (ALLOWABLE)

EXISTING 1ST FLOOR	3,288	SQ. FT.
NEW 1ST FLOOR LIVING AREA	384	SQ. FT.
EXISTING 2ND FLOOR	717	SQ. FT.
NEW 2ND FLOOR LIVING AREA	736	SQ. FT.

TOTAL F.A.F. 5,125 SQ. FT. (PROVIDED)

GROUND AREA COVERAGE	18,387 SQ. FT @ 35%	6,435 SQ. FT. (ALLOWABLE)
	EXISTING STRUCTURE	3,522 SQ. FT.
	NEW STRUCTURE	435 SQ. FT.

TOTAL GROUND AREA COVERAGE 3,957 SQ. FT. (PROVIDED)

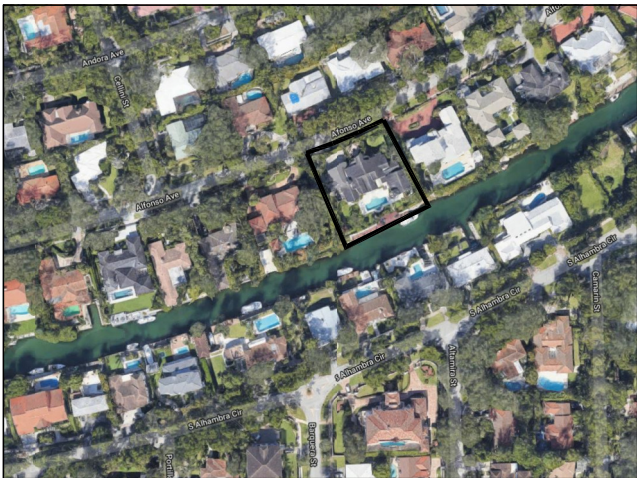
18,387 SQ. FT	@	45%	8,274 SQ. FT. (ALLOWABLE)
PRINCIPLE BUILDING			3,957 SQ. FT.
AUXILIARY			228 SQ. FT.

TOTAL AUXILIARY GROUND COURAGE 4,185 SQ. FT. (PROVIDED)

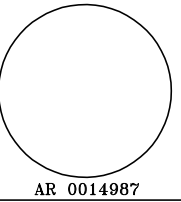
LANDSCAPE OPEN SPACE	18,387 SQ. FT	@	40%	7,355 SQ. FT. (ALLOWABLE)
	LANDSCAPE AREA PROVIDED			8,544 SQ. FT. (PROVIDED)

FRONT YARD OPEN SPACE	7,355 SQ. FT	@	20%	1,471 SQ. FT. (ALLOWABLE)
LANDSCAPE AREA PROVIDED	2,182	SQ. FT. (PROVIDED)		

LEGAL DESCRIPTION:
LOTS 19 AND 20, BLOCK 241, OF REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 12, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AND THE UNDUG PORTION OF MAHI WATERWAY, ADJACENT AND APPURTENANT TO AND BETWEEN THE LOT LINES OF SAID TWO LOTS, TO PRESENT WATERWAYS.



2 LOCATION MAP
N.T.S.



Project Name:
MENCIO RESIDENCE
ADDITION AND REMODELING
914 ALFONSO AVE
MIAMI, FL

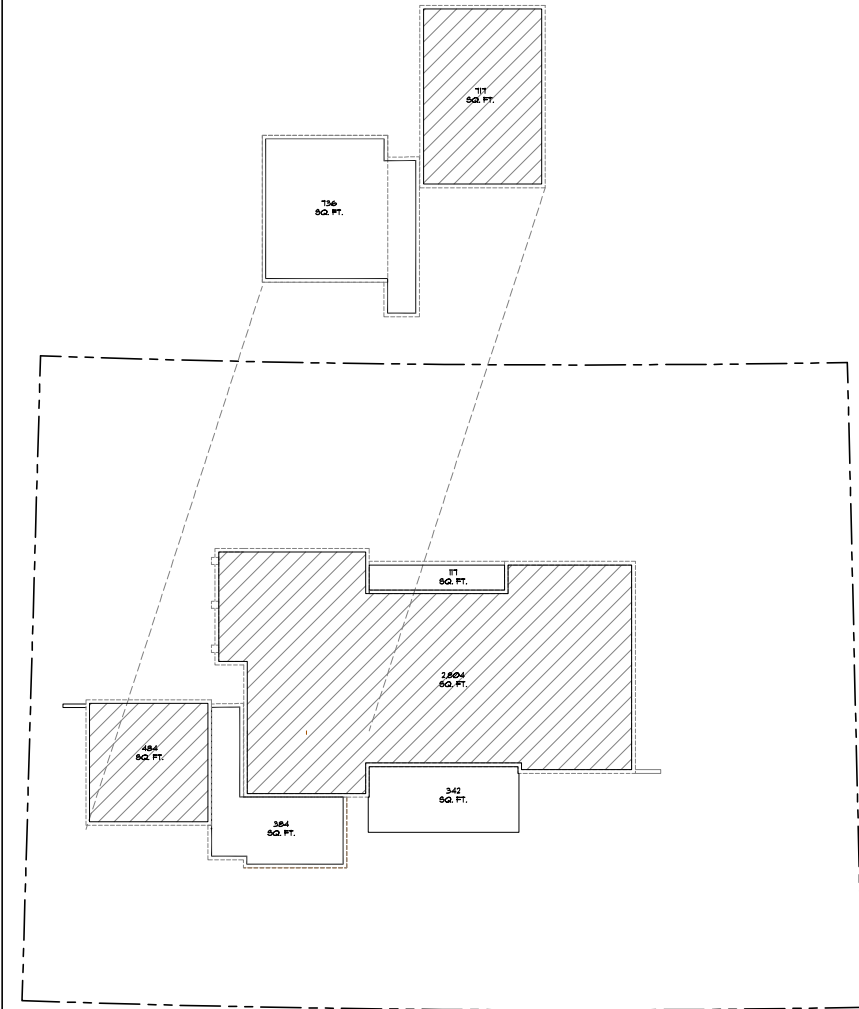
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Draw'g Title:
SITE PLAN

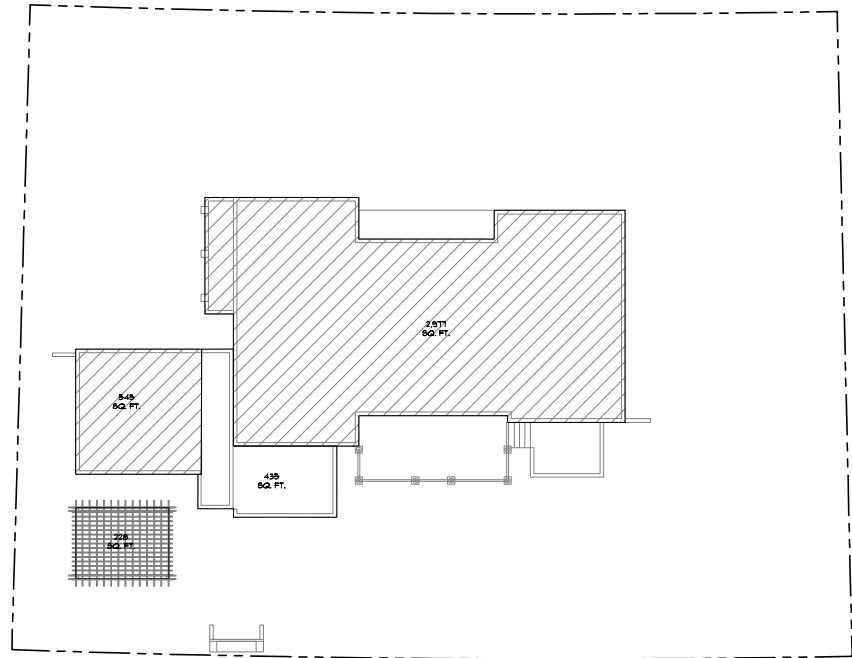
Comm. No.
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Revisions:

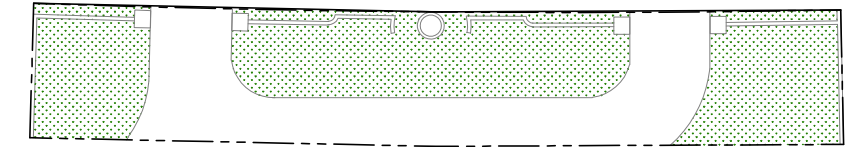
Sheet No.
AS-1



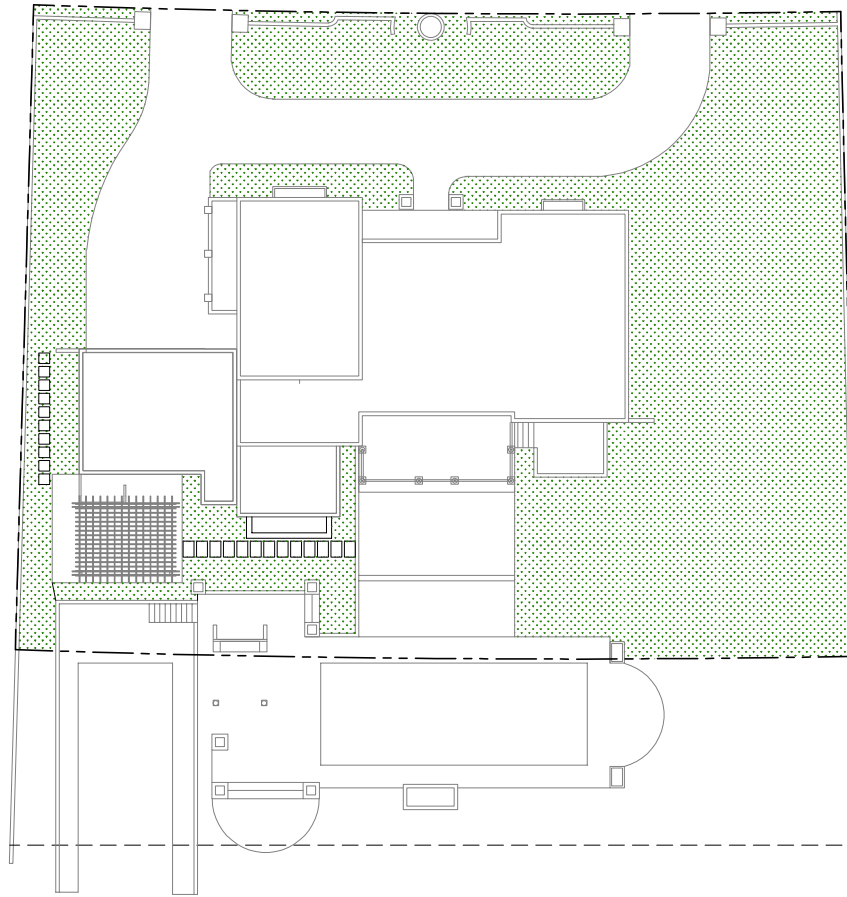
ALLOWABLE FAR:
5,000 SQ. FT. * 48% = 2,400 SQ. FT.
5,000 SQ. FT. * 35% = 1,750 SQ. FT.
5,716 SQ. FT. * 30% = 1,715 SQ. FT.
MAX. ALLOWED = 6,865 SQ. FT.
TOTAL ALLOWABLE FAR = 6,865 SQ. FT.
EXISTING 1ST FLOOR = 3,288 SQ. FT.
NEW 1ST FLOOR LIVING AREA = 384 SQ. FT.
EXISTING 2ND FLOOR = 711 SQ. FT.
NEW 2ND FLOOR LIVING AREA = 736 SQ. FT.
TOTAL = 5,729 SQ. FT.



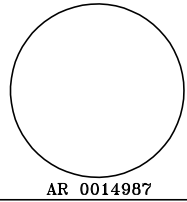
LOT COVERAGE:
PRINCIPLE 18,381 SQ. FT. * 35% = 6,433 SQ. FT. (MAX)
EXISTING STRUCTURE = 3,522 SQ. FT.
NEW STRUCTURE = 523 SQ. FT.
PROPOSED = 3,995 SQ. FT.
PRINCIPLE 18,381 SQ. FT. * 45% = 8,276 SQ. FT. (MAX)
PRINCIPLE BUILDING = 3,987 SQ. FT.
AUXILIARY STRUCTURE (TRELLIS) = 928 SQ. FT.
PROPOSED = 4,915 SQ. FT.



FRONT YARD
8,559 SQ. FT. * 20% =
LANDSCAPE AREA PROVIDED
1,471 SQ. FT. (MIN)
2,182 SQ. FT. (PROVIDED)



LANDSCAPE OPEN SPACE%
18,381 SQ. FT. * 40% =
LANDSCAPE AREA PROVIDED
1,335 SQ. FT. (MIN)
8,544 SQ. FT. (PROVIDED)



Project Name:
**MENCIO RESIDENCE
ADDITION AND REMODELING**
914 ALFONSO AVE
MIAMI, FL

EDUARDO LLANO
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Draw'g Title:
SITE PLAN

Comm. No.
Scale: N.T.S.
Date: 12-16-2020
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:

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