



02



01

PROJECT AND OWNER:
ALENCAR RESIDENCE
 MIAMI BEACH | FLORIDA
 ALVARO & MARITZA ALENCAR
 5346 PINE TREE DRIVE | MIAMI BEACH | FL 33140

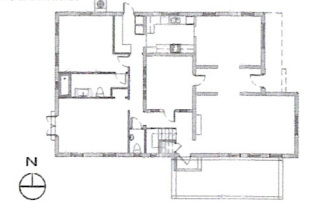
ARCHITECT:
itec design
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 e miami@itecdesign.net
 w www.itecdesign.net
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 14449 SW 17th STREET
 MIAMI FLORIDA 33175
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 eMail jcanzares.eng@gmail.com

CONTRACTOR:

KEY PLAN: N.T.S.



PERMIT SET

ISSUE DATE: 08.01.2017 PROJECT No.: 1633
 DRAWN BY: AG APPROVED BY: AG

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SEAL:



SIGNATURE:
 ARTURO G. GRIEGO
 LIC# AR94011

SHEET TITLE:
 EXISTING SITE PHOTOS
 (NORTH NEIGHBOR)

SCALE:
 NTS

SHEET No.:

G-11

AUG 24 2017

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



1 REFERENCE MAP

SCALE: NTS

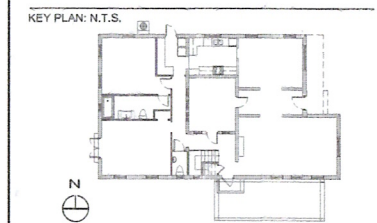
PROJECT AND OWNER:
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 ALVARO & MARITZA ALENCAR
 5349 PINE TREE DRIVE | MIAMI BEACH | FL 33140

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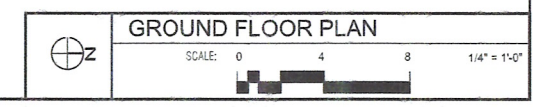
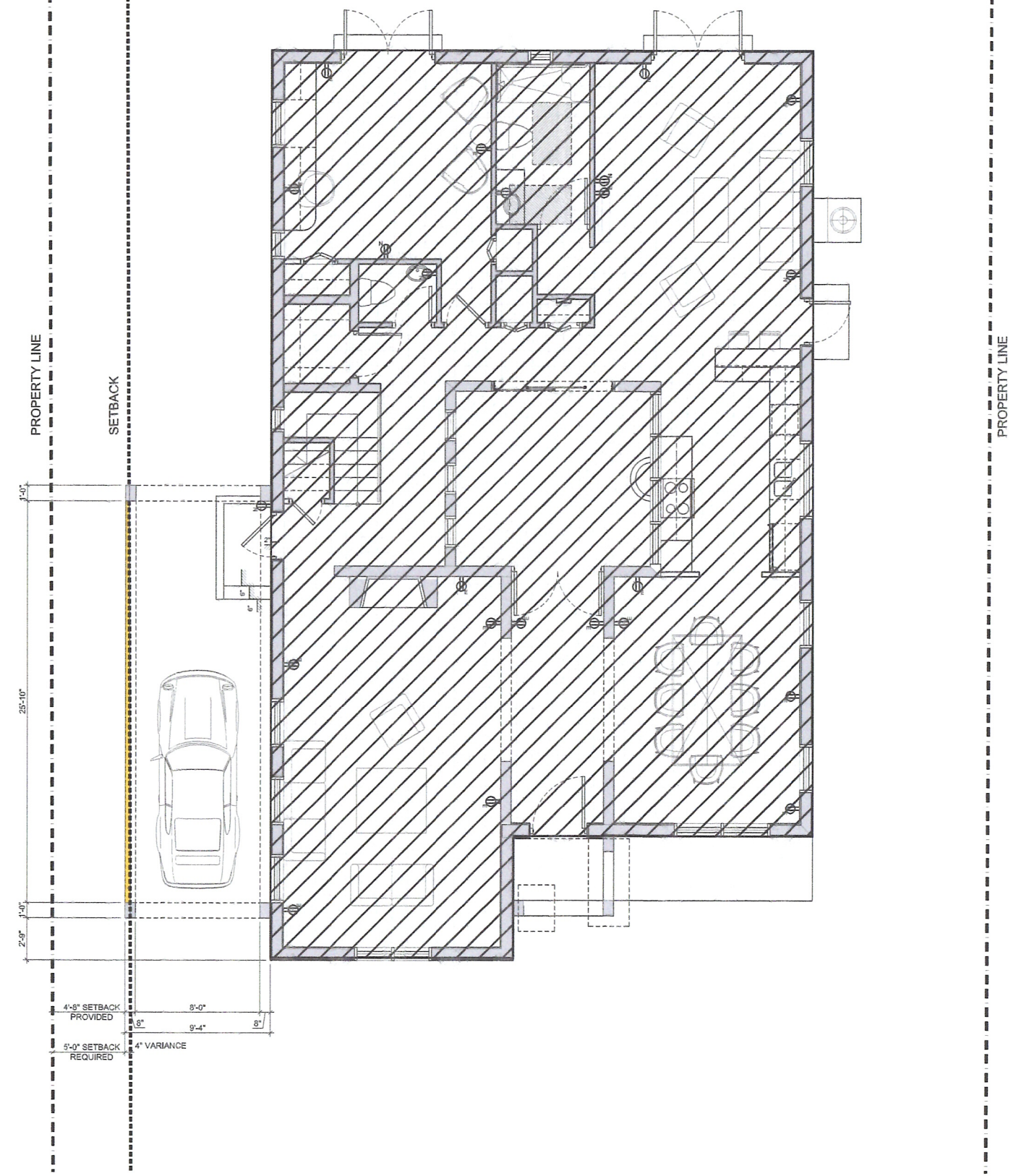
SEAL:

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ARTURO G. GRIEGO
 LIC# AR94011

SHEET TITLE:
VARIANCE REQUEST
 SCALE:
1/4"=1'-0"
 SHEET No.:

AUG 24 2017

G-12



GROUND FLOOR PLAN
 SCALE: 0 4 8 1/4" = 1'-0"



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ISSUE DATE: 08.01.2017 PROJECT No.: 1633
 DRAWN BY: AG APPROVED BY: AG
 COMMENTS: 08-15-17

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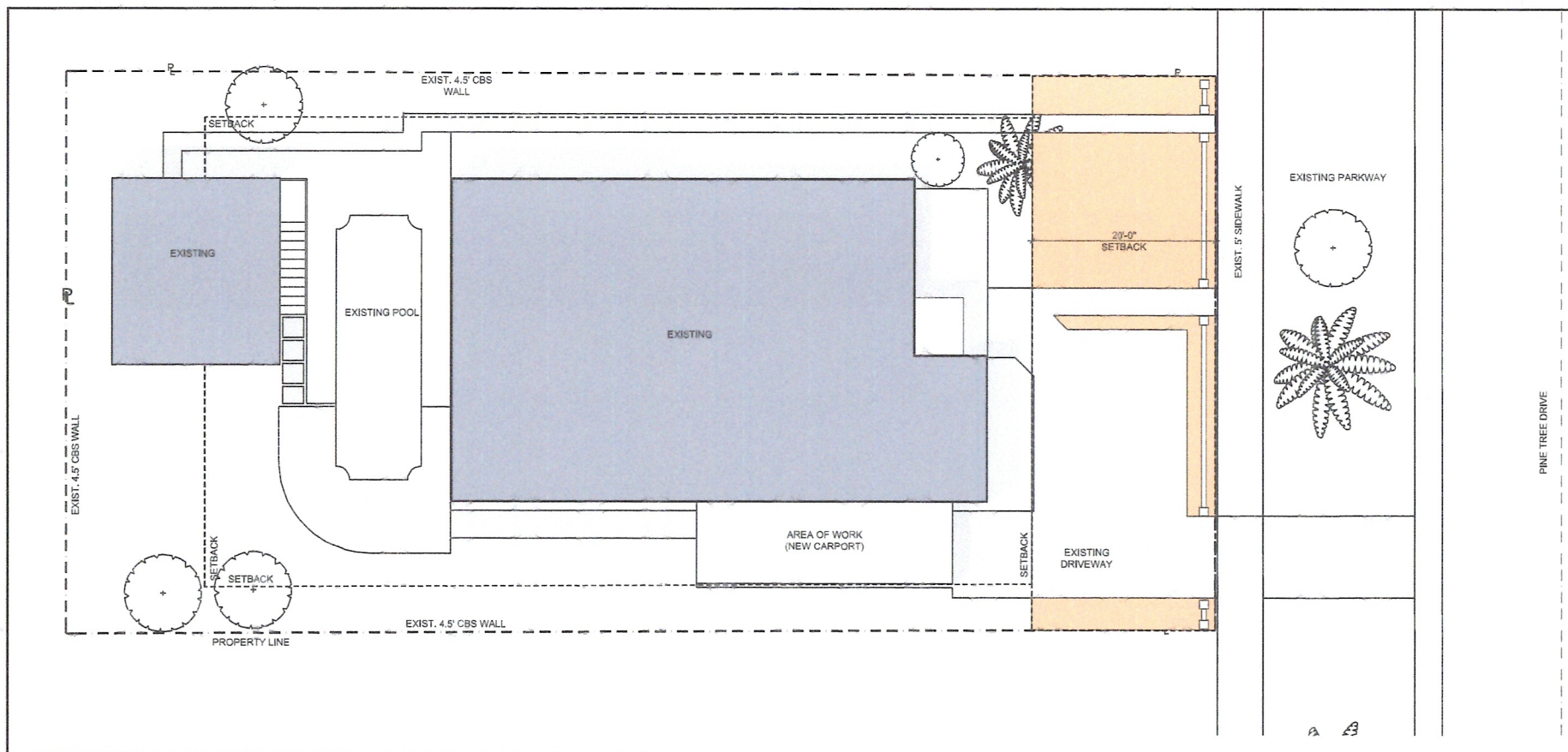
SEAL:
 SIGNATURE:
 ARTURO G. GRIEGO
 LIC# AR94011

SHEET TITLE:
**ZONING DIAGRAMS- OPEN
 SPACE & LOT COVERAGE**

SCALE:
AS NOTED

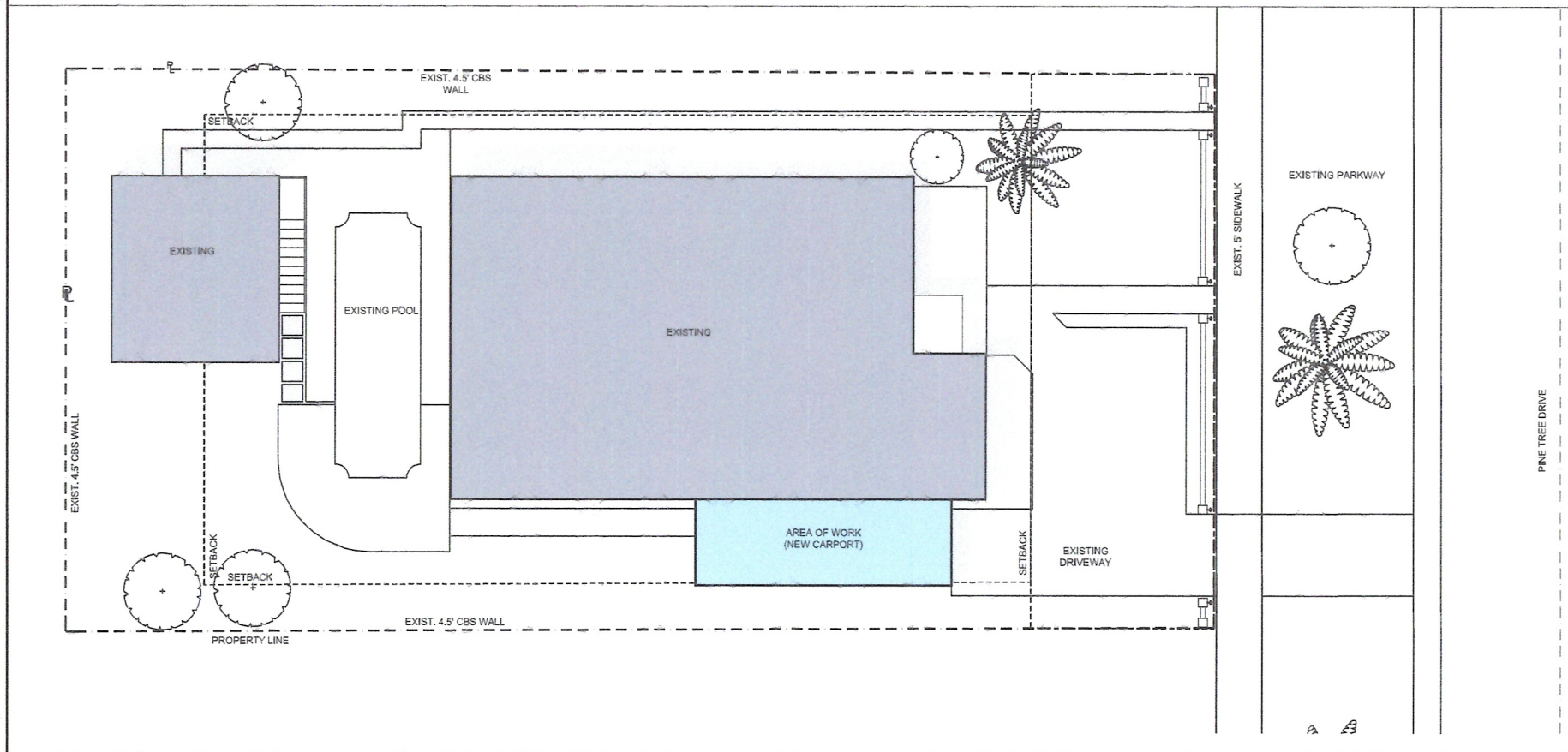
SHEET No.:

G-13



	REQUIRED	PROVIDED
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

1 OPEN SPACE IN FRONT YARD
 SCALE: 1/8"=1'-0"

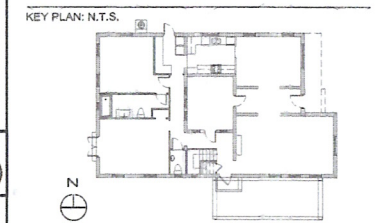


LEGEND

EXISTING	2,251 SQ. FT.
NEW	260 SQ. FT.
TOTAL LOT COVERAGE	2,511 SQ. FT.

	REQUIRED	PROVIDED
LOT COVERAGE	4,500 SF Max. (60% Lot Area Max.) 7,500 x 60% = 4,500 SF	EXISTING NEW 2,251 SF 260 SF TOTAL 2,511 SF (33.4% Lot Area)

1 LOT COVERAGE
 SCALE: 1/8"=1'-0"



PERMIT SET

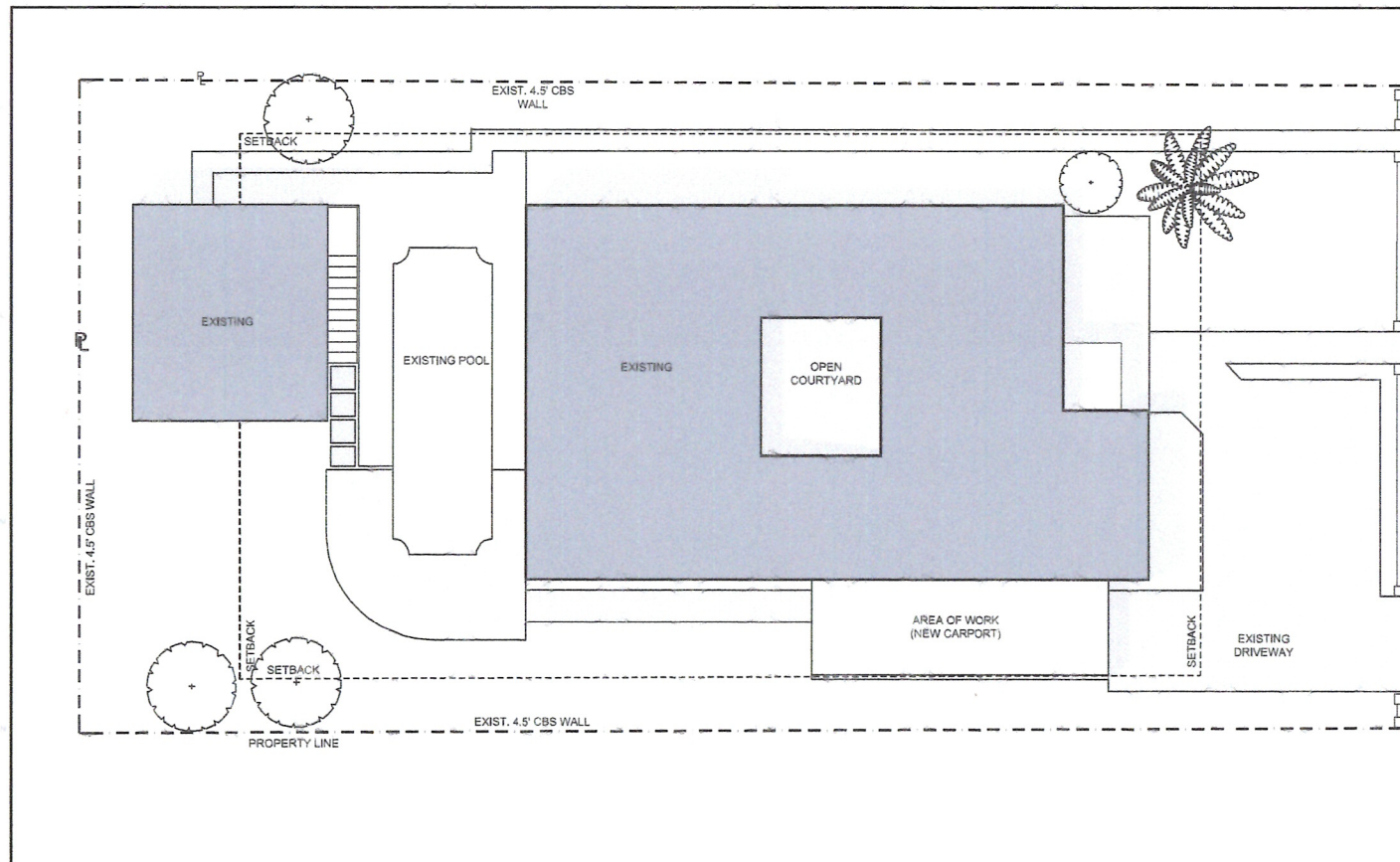
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 COMMENTS: 08-15-17

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SEAL:
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 ARTURO G. GRIEGO
 LIC# AR94011

SHEET TITLE:
**ZONING DIAGRAMS-
 UNIT SIZE**
 SCALE:
AS NOTED

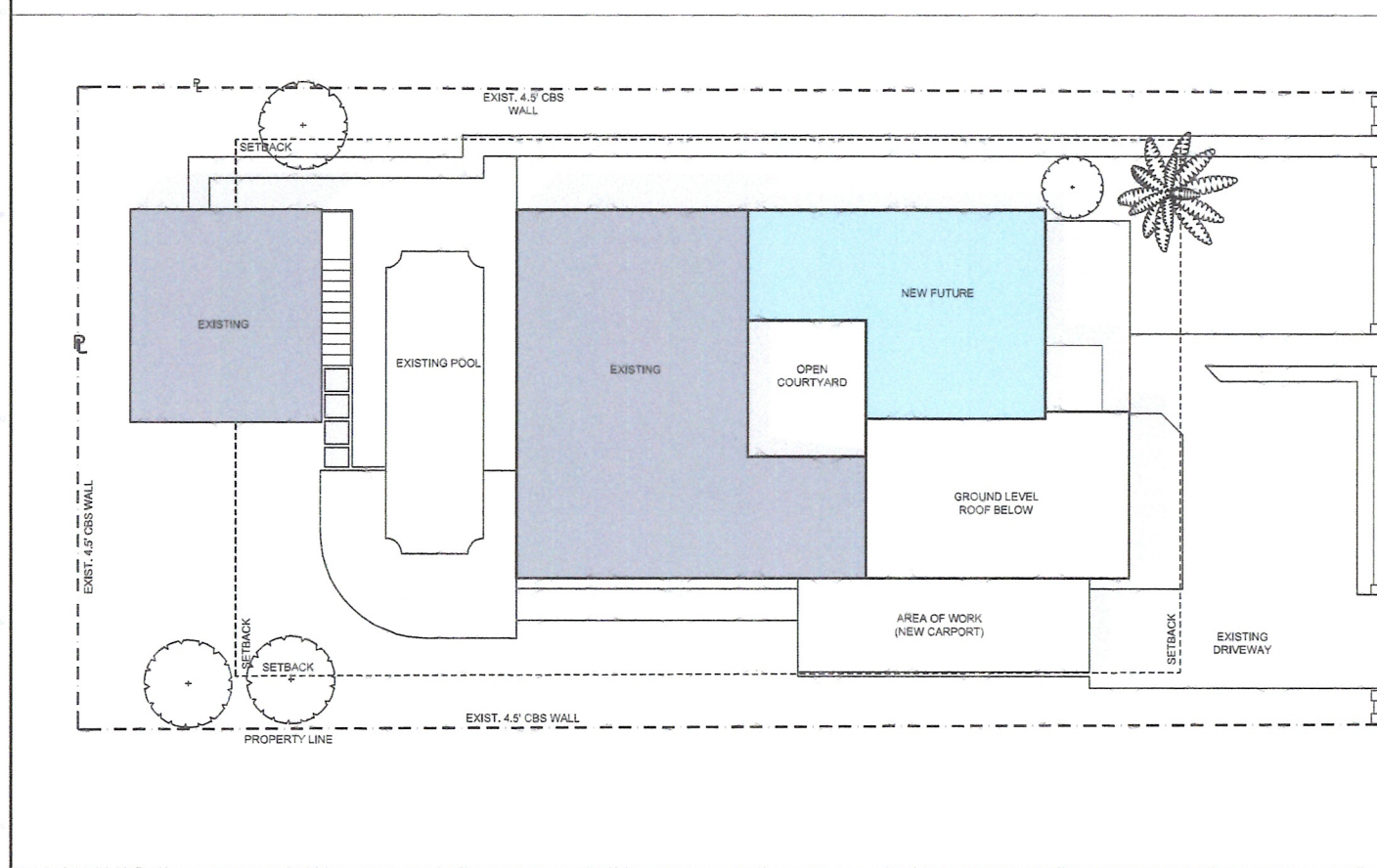
SHEET No.:
G-14



LEGEND

EXISTING 2,117 SQ. FT.

1 1ST FL UNIT
 SCALE: 1/8"=1'-0"



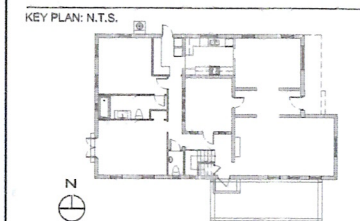
LEGEND

EXISTING 1,272 SQ. FT.
 NEW FUTURE 448 SQ. FT.
TOTAL 1,720 SQ. FT.

UNIT AREA	REQUIRED	PROVIDED	
	4,500 SF Max. (60% Lot Area Max.) 7,500 x 60% = 4,500 SF	LEVEL 01 LEVEL 02	2,117 SF 1,720 SF

1 2ND FL UNIT
 SCALE: 1/8"=1'-0"

AUG 24 2017



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ISSUE DATE: 08.01.2017 PROJECT No.: 1653
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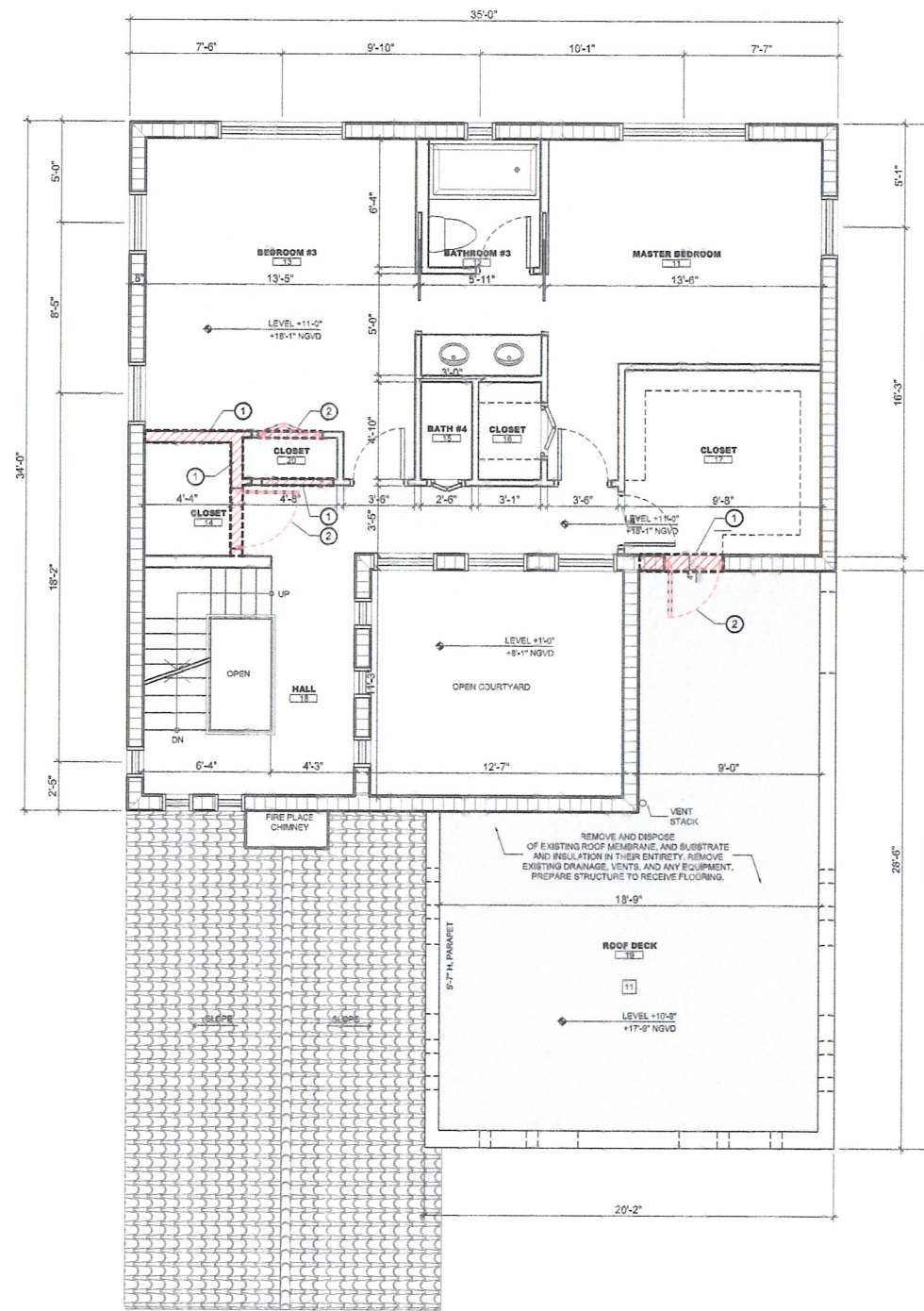
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SEAL:

 SIGNATURE:
ARTURO G. GRIEGO
 LIC# AR94011

SHEET TITLE:
SECOND FLOOR DEMOLITION PLAN
 SCALE:
1/4"=1'-0"
 SHEET No.:

D-1



SECOND FLOOR DEMOLITION PLAN
 SCALE: 0 4 8 1/4" = 1'-0"

GENERAL DEMOLITION NOTES		SPECIFIC DEMOLITION NOTES	DEMOLITION NOTES	SCOPE OF WORK	REFERENCE											
A -BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGH THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE PROCEEDING.	B -DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE COMPLETED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT.	C -PREPARE, PATCH AND FINISH, OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES. THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON PLANS, IF TO MATCH EXISTING IS INDICATED. NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.	D -TAKE ALL NECESSARY PRECAUTIONS TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS (I.E. EXPOSED "HOT" WIRING, MATERIALS PLACED IN TRAFFIC PATHS CREATING A "TRIPPING" HAZARD, ETC.) WHICH MIGHT OCCUR AS A RESULT OF DEMOLITION AND CONSTRUCTION.	E -IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS, CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT, SUBMIT REPORT TO OWNERS REPRESENTATIVE IN WRITTEN WITH ACCURATE DETAIL.	F -IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.	G -UPON COMPLETION OF DEMOLITION WORK, REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS DUE TO DEMOLITION OPERATIONS FROM BUILDING SITE, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE, LEAVE RESULTING INTERIOR AREAS BROOM CLEAN.	H -PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT EXISTING STRUCTURES TO REMAIN. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE, DO NOT REMOVE OPERATIONS UNTIL SAFETY IS RESTORED.	I -IF ANY STRUCTURAL DEMOLITION IS REQUIRED, CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER FOR AUTHORIZATION.	J -DEMOLITION OPERATION SHALL BE EXECUTED BY ADEQUATE NUMBER OF SKILLED WORKERS EXPERIENCED IN THE NECESSARY CRAFTS, SHUT OFF, CAP AND OTHERWISE PROTECT PLUMBING, MECHANICAL, AND ELECTRICAL INSTALLATIONS. WORK IN PUBLIC UTILITY LINES SHALL BE COORDINATED WITH THE AGENCY OR UTILITY HAVING JURISDICTION AND THE CONTRACTOR SHALL PROTECT EXISTING INSTALLATIONS ACCORDING TO THEIR REQUIREMENTS.	K -ITEMS INDICATED TO BE REMOVED BUT OF SALVAGE VALUE TO THE CONTRACTOR, AND NOT TO BE REPT BY THE OWNER, MAY BE REMOVED FROM THE STRUCTURE AS WORK PROGRESSES TRANSPORT SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED, STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED. MATERIALS AND EQUIPMENT TO BE REUSED SHALL BE TREATED WITH CARE AND REINSTALLED AS SHOWN ON PLANS.	L -PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK. G.C. SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.	M -VISUALLY SCREEN ALL AREAS DURING CONSTRUCTION ACTIVITY.	1 REMOVE EXISTING WALL. 2 REMOVE/RELOCATE EXISTING DOOR & FRAME. 3 REMOVE EXTERIOR FRONT DOOR & FRAME (PHASE II DEMOLITION) 4 REMOVE EXISTING GLASS. 5 REMOVE AWNING ABOVE. 6 REMOVE EXISTING PLATFORM (PHASE II DEMOLITION) 7 REMOVE RAMP (PHASE II DEMOLITION)	02110 DEMOLITION: PROVIDE LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL DEMOLITION AND REMOVAL WORK SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK. "TITLE OF PROPERTY", EXCEPT AS OTHERWISE SPECIFIED, OR INDICATED, ALL SALVAGE-ABLE MATERIAL AND EQUIPMENT TO BE DISCONNECTED AND REMOVED SHALL BECOME THE PROPERTY OF THE OWNER TO BE ASSIGNED AND DEPOSED OF BY THE CONTRACTOR AT THE OWNERS DISCRETION. CONTRACTOR SHALL SUBMIT TO OWNER REFERENCES AND EXPERIENCE OF TRADES FOR REVIEW AND APPROVAL. THESE ITEMS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 1. EQUIPMENT, CONDUIT, LIGHT FIXTURES, TOILET FIXTURES AND FITTINGS, WINDOWS/DOORS AND MECHANICAL ITEMS. PROTECTION OF PERSONS AND PROPERTY; SHALL BE PROVIDED THROUGH-OUT THE PROGRESS OF THE WORK. THE WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL. 2. DISCONNECTION OF SERVICES, BEFORE STARTING THE WORK, ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED. ALL UTILITY MAINS SHALL BE SEALED IN AN APPROVED MANNER, IF IT BECOMES NECESSARY TO INTERRUPT THE UTILITY SERVICE TO UTILITIES NOT PART OF THIS CONTRACT. PRIOR APPROVAL SHALL BE OBTAINED IN WRITING FROM THE OWNER. 3. CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ASBESTOS AND NOTIFY THE OWNER BEFORE PROCEEDING WITH DEMOLITION WORK.	SCOPE OF WORK CONTRACTOR TO OBTAIN ALL NECESSARY BUILDING PERMITS. DEMOLITION AND REMOVAL FOR BUILDING AS INDICATED ON DRAWINGS. CONTRACTOR TO REMOVE ALL PARTITIONS, WALLS, PLUMBING AS INDICATED IN THE DRAWINGS. THE ABOVE SCOPE OF WORK IS NOT EXHAUSTIVE. REFERENCE SHALL BE MADE TO EXISTING SITE CONDITIONS TO VERIFY EXTENT OF REMOVALS TO COMPLETE THE PROJECT. SHOULD THERE BE A QUESTION AS TO THE REMOVAL OF ANY PORTION OF THE PROJECT, THE CONTRACTOR SHOULD REQUEST CLARIFICATION FROM THE OWNER. EXECUTION ALL DEMOLITION SHALL BE CARRIED OUT WITH MINIMUM DAMAGE TO ADJOINING WORK, HOLES OR OTHER DAMAGE LEFT BY THE CONTRACTOR IN EXISTING BUILDING SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT SURFACE. ASSIGN REMOVAL AND CUTTING WORK TO TRADES EXPERIENCED IN THE PARTICULAR WORK TO AVOID UNNECESSARY DAMAGE DUE TO UNSKILLED WORKMANSHIP. REMOVE ALL DEBRIS AND MATERIAL RESULTING FROM DEMOLITION OFF THE SITE AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING WIRING, PIPING, TUBING AND EQUIPMENT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE TO EXISTING STRUCTURE CAUSED BY HIS OPERATIONS. ALL DEMOLITION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH REQUIREMENTS OF REGULATIONS OSHA AND OF LOCAL AUTHORITIES AND APPLICABLE BUILDING CODES. DEMOLITION WORK SHALL BE COORDINATED WITH BUILDING MANAGEMENT.	--- LINE OF DEMOLITION ■ AREA WITH NO WORK

PROJECT AND OWNER:

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

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CONTRACTOR:

LEGEND:

- 1 TILE FLOORING 12"x12"
- 2 TILE FLOORING 24"x24
- 3 RUBBER MAT FLOORING
- 4 KITCHEN CABINETS
- 5 SINK
- 6 TOILET
- 7 TUB
- 8 WOOD CEILING ABOVE
- 9 WINDOW
- 10 SHOWER
- 11 REFRIGERATOR
- 12 COOKTOP
- 13 WASHER
- 14 DRYER
- 15 NEW RAILING
- 16 LED TV
- 17 NEW PERGOLA STRUCTURE
- 18 NEW ELECTRICAL PANEL LOCATION

KEY PLAN: N.T.S.



PERMIT SET

ISSUE DATE: 08.01.2017 PROJECT No.: 1633

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SEAL:

SIGNATURE:
ARTURO G. GRIEGO
LIC# AR4011

SHEET TITLE:

GROUND FLOOR PLAN AUG 24 2017
OPTION 3

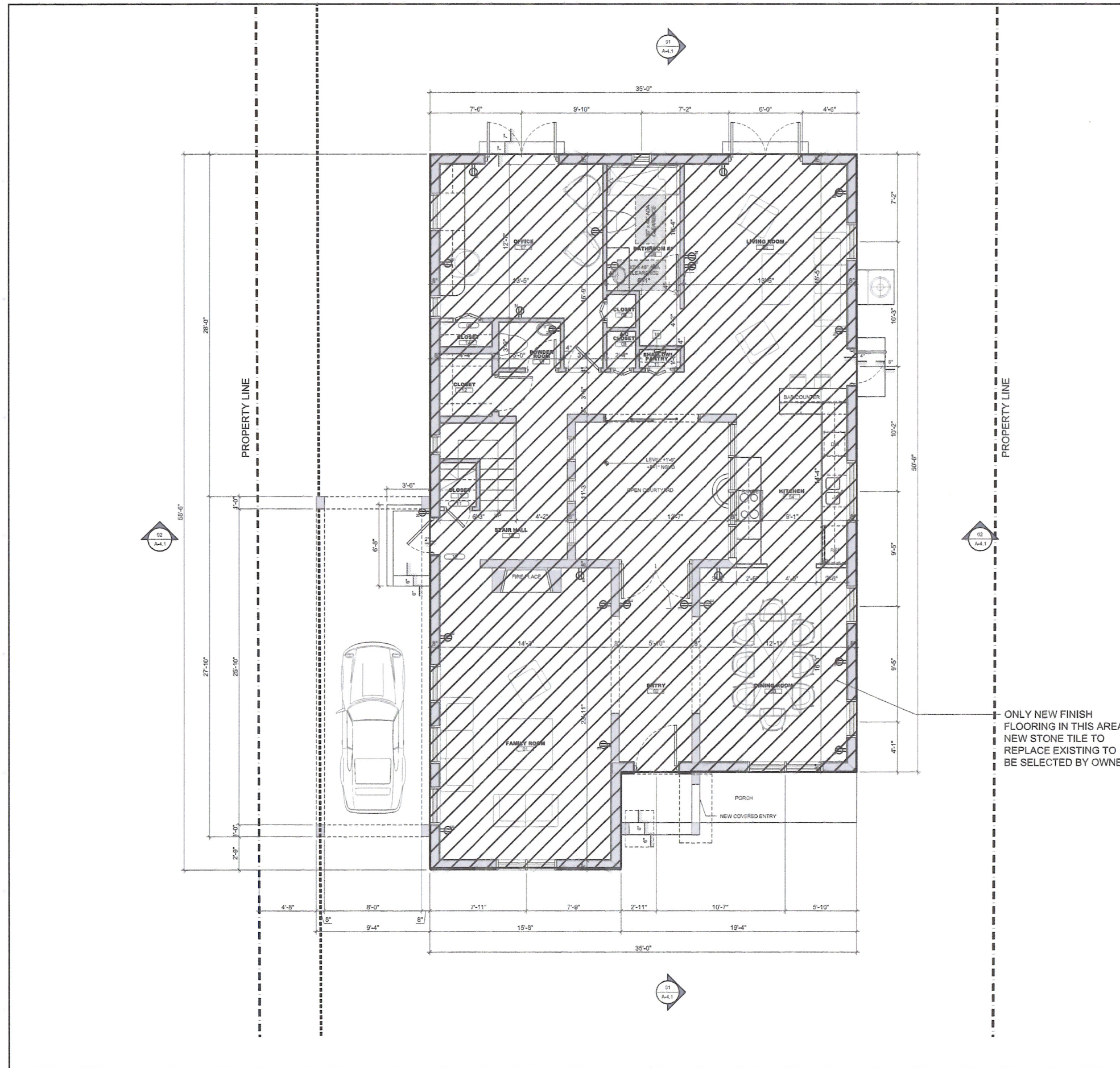
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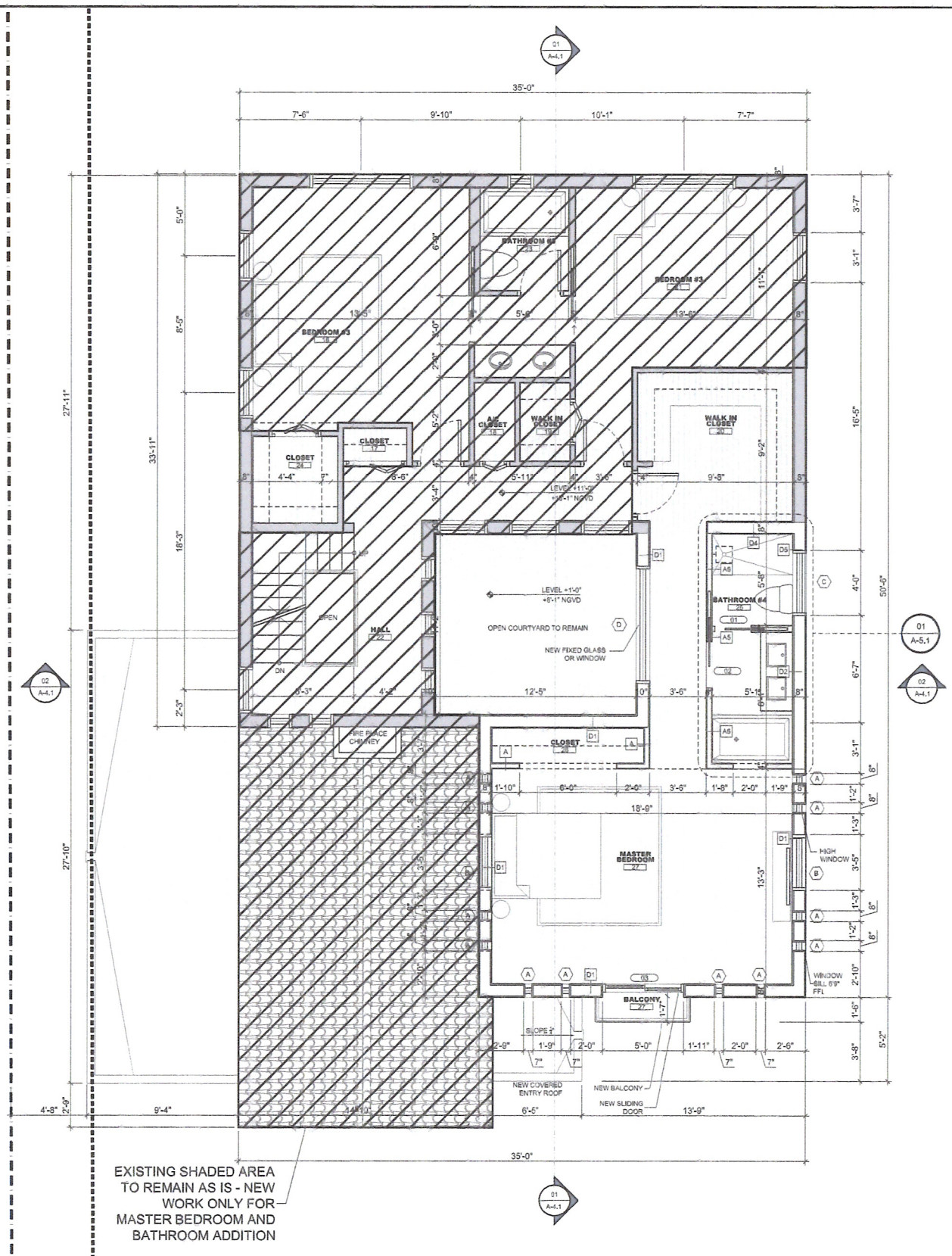
SHEET No.:

A-1.1A

itec design inc. 2016



GROUND FLOOR PLAN
SCALE: 0 4 8 1/4" = 1'-0"



EXISTING SHADED AREA TO REMAIN AS IS - NEW WORK ONLY FOR MASTER BEDROOM AND BATHROOM ADDITION

- LEGEND :**
- 1 TILE FLOORING 12"x12"
 - 2 TILE FLOORING 24"x24
 - 3 RUBBER MAT FLOORING
 - 4 KITCHEN CABINETS
 - 5 SINK
 - 6 TOILET
 - 7 TUB
 - 8 WOOD CEILING ABOVE
 - 9 WINDOW
 - 10 SHOWER
 - 11 REFRIGERATOR
 - 12 COOKTOP
 - 13 WASHER
 - 14 DRYER
 - 15 NEW RAILING
 - 16 LED TV
 - 17 NEW PERGOLA STRUCTURE

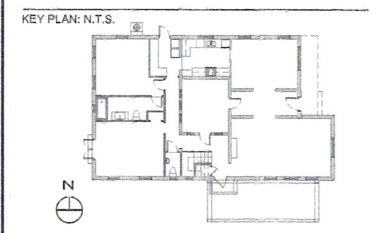
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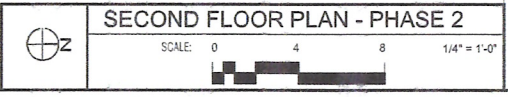
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 LIC# AR94011

SHEET TITLE:
**SECOND FLOOR PLAN
 PHASE2**
 SCALE:
 1/4"=1'-0"
 SHEET No.:

A-1.2A



PROJECT AND OWNER:

ALENCAR RESIDENCE MIAMI BEACH | FLORIDA

ALVARO & MARITZA ALENCAR
5345 PINE TREE DRIVE | MIAMI BEACH | FL 33140

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KEY PLAN: N.T.S.

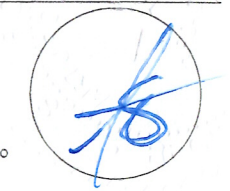


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LIC# AR94011

SHEET TITLE:
ROOF PLAN
PHASE2

AUG 24 2017

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

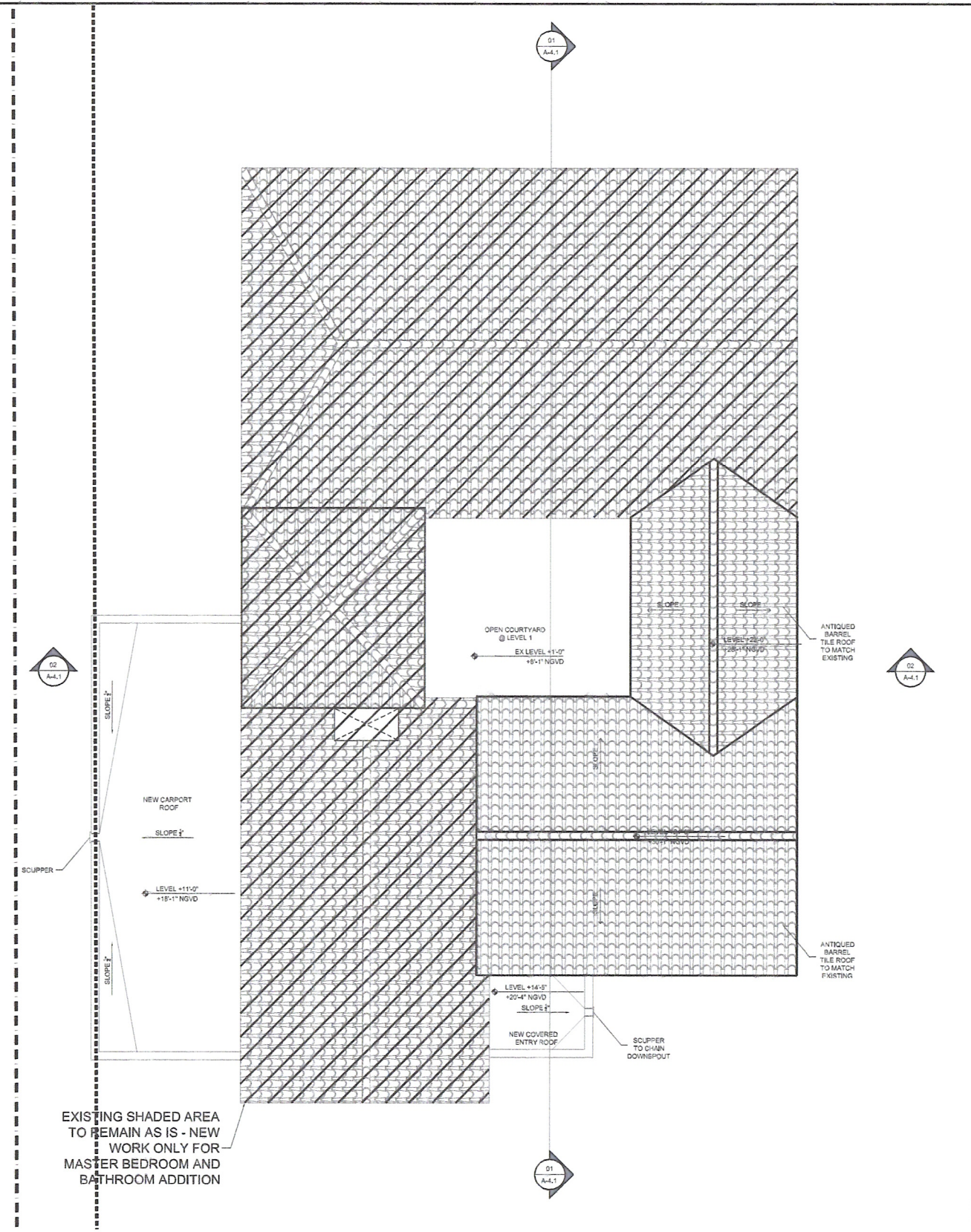
SHEET No.:

A-1.3A

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LEGEND :

1	TILE FLOORING 12"x12"
2	TILE FLOORING 24"x24
3	RUBBER MAT FLOORING
4	KITCHEN CABINETS
5	SINK
6	TOILET
7	TUB
8	WOOD CEILING ABOVE
9	WINDOW
10	SHOWER
11	REFRIGERATOR
12	COOKTOP
13	WASHER
14	DRYER
15	NEW RAILING
16	LED TV
17	NEW PERGOLA STRUCTURE



EXISTING SHADED AREA
TO REMAIN AS IS - NEW
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BATHROOM ADDITION

ROOF PLAN

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

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CONTRACTOR:

KEY PLAN: N.T.S.



EXISTING MATERIAL LEGEND

1 PATCH STUCCO TEXTURE AND PAINT

NOTE:
ALL EXTERIOR DOORS AND WINDOWS WILL BE UNDER SEPARATE PERMIT



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



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

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LIC# AR34011

SHEET TITLE:

SOUTH & WEST ELEVATIONS

SCALE:

1/4"=1'-0"

SHEET No.:

A-3.1A

AUG 24 2017

EXISTING MATERIAL LEGEND

1 PATCH STUCCO TEXTURE AND PAINT

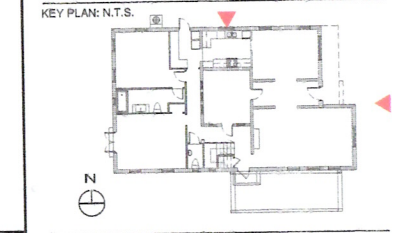
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 ALL EXTERIOR DOORS AND WINDOWS WILL BE UNDER SEPARATE PERMIT

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 #AA003394

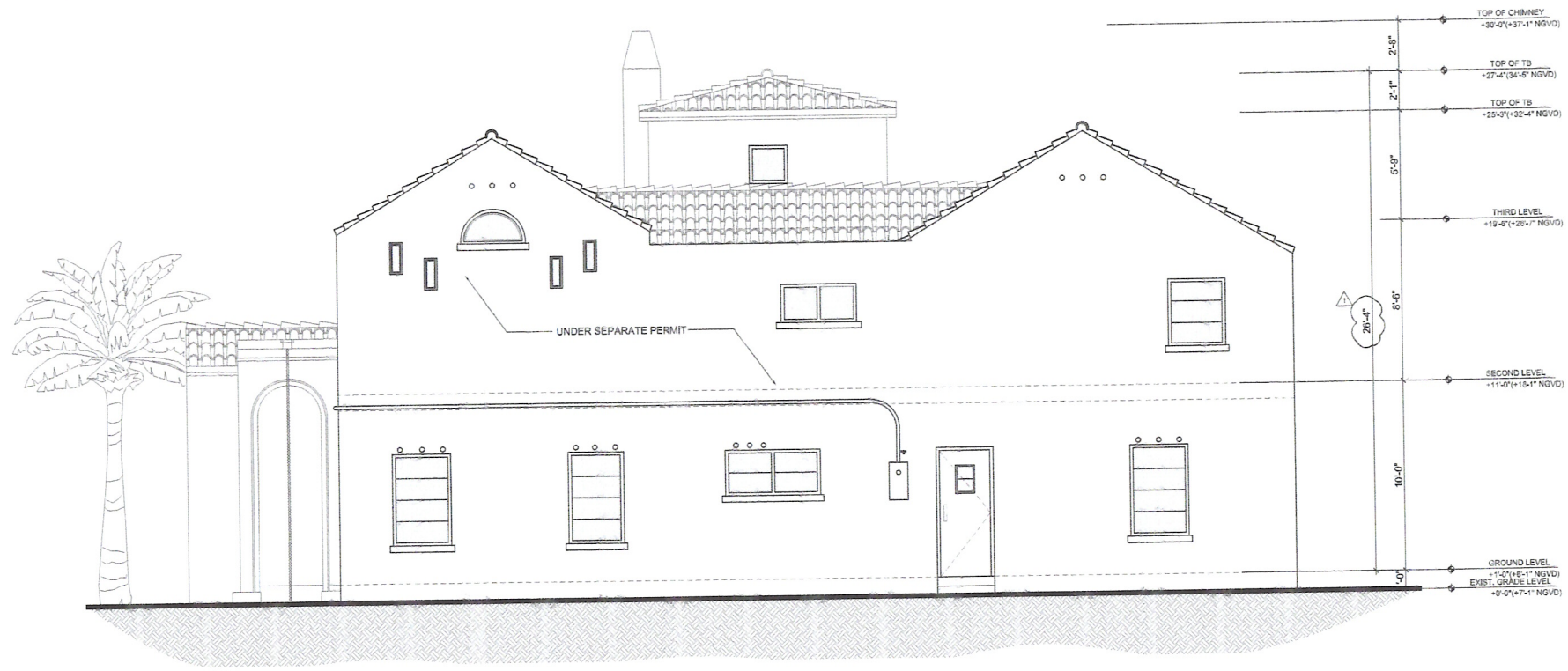
CONSULTING ENGINEERS:
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PJV ENGINEERING INC
 7791 NW 46th STREET, SUITE 413
 DORAL, FL 33106
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STRUCTURAL:
JCA ENGINEERS LLC
 14449 SW 17th STREET
 MIAMI FLORIDA 33175
 T. 305 979 6507
 eMail jcanzarez.eng@gmail.com

CONTRACTOR:



2 EAST ELEVATION
 SCALE: 1/4"=1'-0"



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

PERMIT SET

ISSUE DATE: 08.01.2017 PROJECT No.: 1633
 DRAWN BY: AG APPROVED BY: AG
 COMMENTS: 08-15-17

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SEAL:
 SIGNATURE:
 ARTURO G. GRIEGO
 LIC# AR94011

SHEET TITLE:
NORTH & EAST ELEVATIONS
 SCALE:
 1/4"=1'-0"

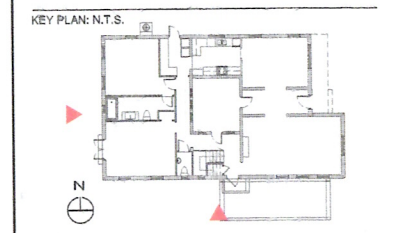
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CONTRACTOR:



PERMIT SET

ISSUE DATE: 08.01.2017 PROJECT No.: 1633
 DRAWN BY: AG APPROVED BY: AG

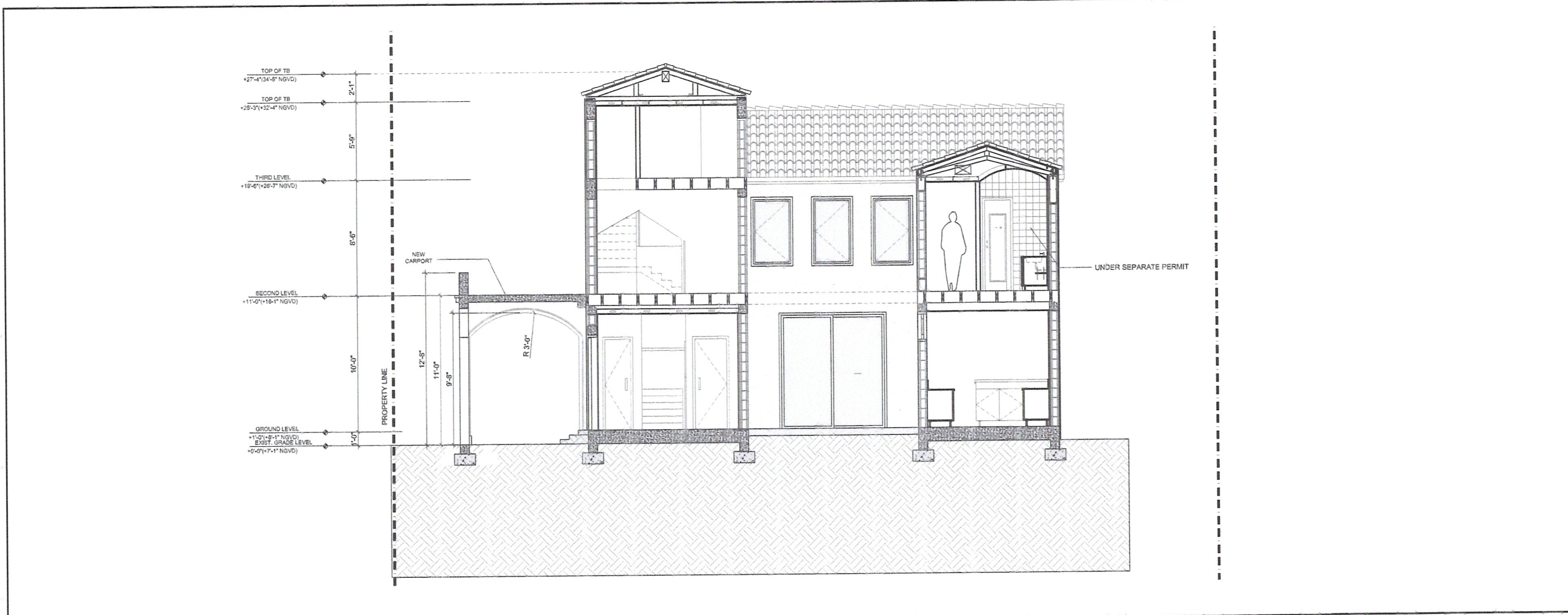
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 CONSENT.

SEAL:

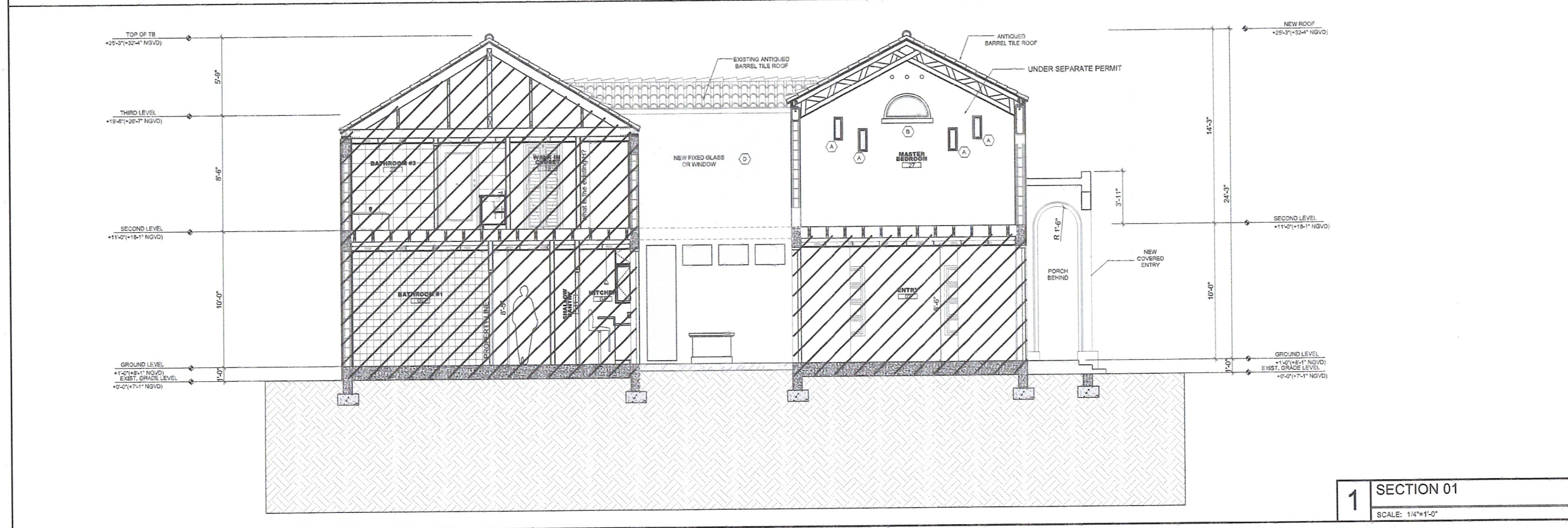
 SIGNATURE:
 ARTURO G. GRIEGO
 LIC# AR64011

SHEET TITLE:
SECTIONS
 SCALE:
 1/4"=1'-0"
 SHEET No.:

A-4.1A
 itec design inc. 2016



2 SECTION 02
 SCALE: 1/4"=1'-0"



1 SECTION 01
 SCALE: 1/4"=1'-0"

AUG 24 2017