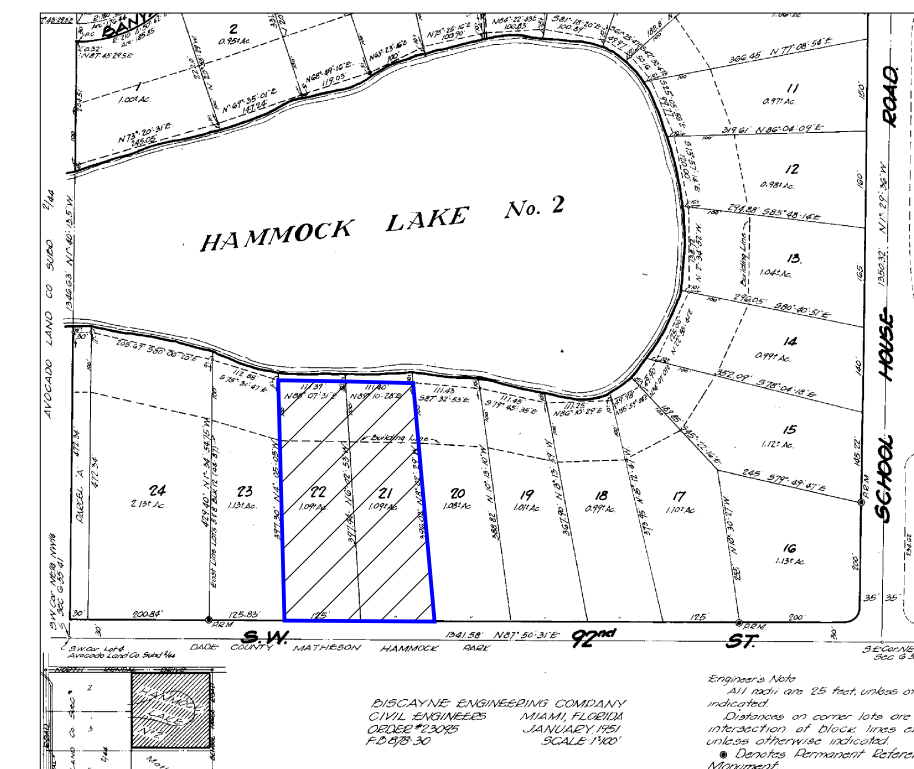


MAP OF BOUNDARY, TOPOGRAPHIC & PARTIAL TREE SURVEY



CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
15190 SW 136th Street, Suite 20, Miami, Florida 33196
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com

PLAT IMAGE:
NOT TO SCALE



NORTH
SCALE: 1"=20'

SW 88th STREET
(NORTH KENDALL DRIVE)

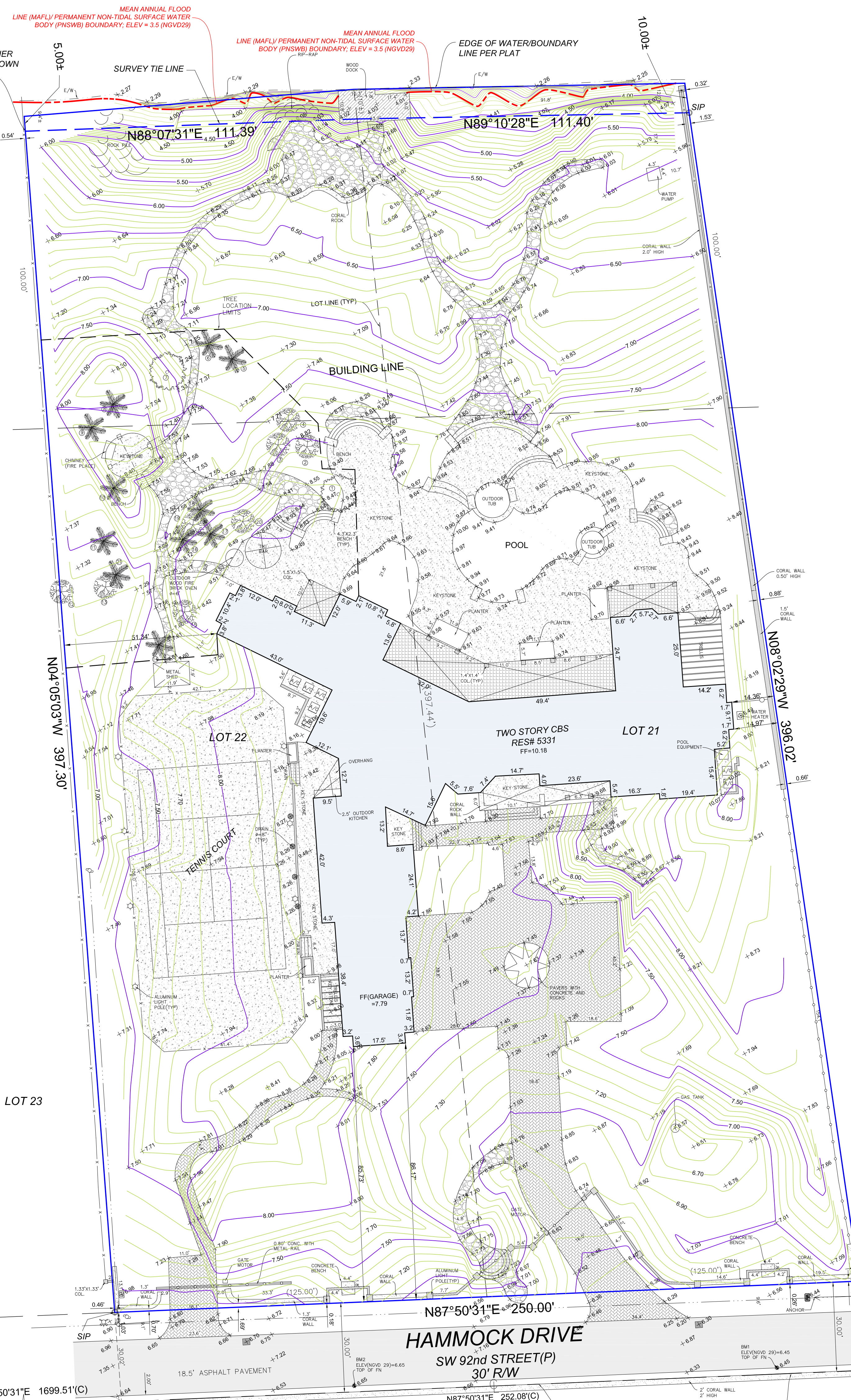
FIP 1"
CERTIFIED CORNER
SOUTHEAST CORNER OF SE 1/4
OF SEC. 36 - 54 - 40

HAMMOCK LAKE No. 2

SW 57th AVENUE (RED ROAD)

BOB: N01°50'51"W 1342.94'(F) 1343.47'(M)

WE: LINE OF NW 1/4 OF
NW 1/4 OF SEC. 6 - 55 - 41

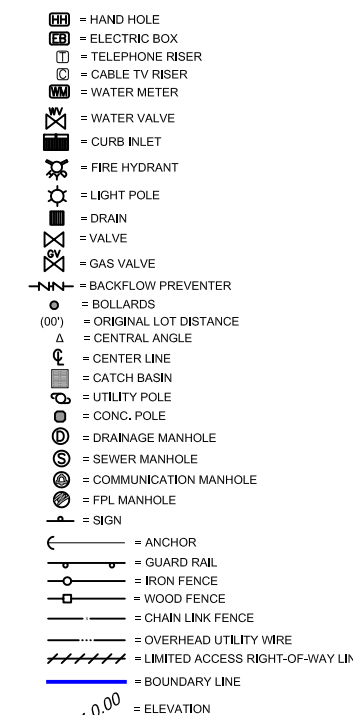


LEGEND

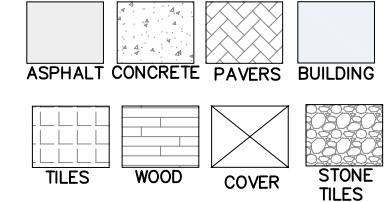
ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLLUM
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DW = DRIVE-WAY
EB = ELECTRIC BOX
ENG = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FCH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
MAFL = MEAN ANNUAL FLOOD LINE
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
OIS = OFF-SET
PI = PLAT
PBC = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAEON (SURVEY NAIL)
PL = PLANTER
PNSWB = PERMANENT NON-TIDAL SURFACE WATER BODY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
RW = RIGHT OF WAY
RES = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
WIF = WOOD FENCE

SYMBOLS:



SURFACE:



TREE TABLE

NO	COMMON NAME	DBH (FT)	HEIGHT (FT)	SPREAD (FT)
1	UNKNOWN	1.3	25	30
2	OAK	1.2	35	20
3	OAK	1.2	35	20
4	OAK	1	35	20
5	SABAL PALM	0.5	15	15
6	SABAL PALM	0.5	15	15
7	BANYAN	4	40	45
8	SABAL PALM	1	25	15
9	SABAL PALM	1	25	15
10	SABAL PALM	1	25	15
11	ALEXANDRA PALM	1	20	15
12	OAK	2	40	35
13	OAK	2	40	35
14	SABAL PALM	0.5	20	15
15	OAK	1.2	35	20
16	BOTTLE PALM	1	20	15
17	BOTTLE PALM	0.5	20	15
18	BOTTLE PALM	1	20	15
19	OAK	2	40	35
20	OAK	4	40	45
21	ALEXANDRA PALM	1	20	15

LOT 20

EAST LINE OF NE 1/4 OF
NW 1/4 OF SEC. 6 - 55 - 41

SCHOOL HOUSE ROAD

N01°29'38"W

SE CORNER OF NE 1/4 OF
NW 1/4 OF
SEC. 6 - 55 - 41

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS IS A SURVEY OF A RESIDENTIAL PROPERTY, THE STANDARD ACCURACY FOR THE CONTROLLING DATA (BOUNDARY, CENTER, TRAVERSE, AND SURVEY TIE LINES) FOR THIS TYPE OF SURVEY AND ITS EXPECTED USE (SUBURBAN) IS 1 FOOT IN 7,500 FEET (THIS SURVEY DOES NOT EXCEED THAT STANDARD) VERTICAL FEATURES (ELEVATIONS) HAVE BEEN MEASURED TO AN ACCURACY OF 5 HUNDREDS OF A FOOT.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE CENTERLINE OF SW 57th AVENUE (RED ROAD) BEARS N 01°50'51" W.
- TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND PARTIAL TREE
- ONLY THOSE TREES WITHIN THE TREE LOCATION AREA WERE SHOWN AS REQUESTED BY CLIENT. THERE ARE OTHER TREES WITHIN THE PROPERTY NOT BEING SHOWN UPON THIS MAP OF SURVEY.

BENCHMARK REFERENCE:

NAME: SC-51
ELEV(NGVD29): 7.59
LOCATION: SW 88 ST --- 110' SOUTH OF C/L
LOCATION2: SW 52 AVE --- 22' EAST OF C/L
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN
CONC PAD OF CABLE BOX.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

AUTHENTIC COPIES OF THIS SURVEY
SHALL BEAR THE ORIGINAL SIGNATURE
AND RAISED SEAL OF THE ATTESTING
REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF SURVEY :
02/20/2019
JOB # : 190228527
FILE # : E-1343
PROJECT NAME:
GOLDBERG RES.
CAD FILE(R): GOLDBERG
PARTY CHIEF:
KLAUDEG
SHEET 1 OF 1

CERTIFIED TO:

CINDY GOLDBERG

04/08/20 ADDED MEAN ANNUAL FLOOD LINE (MAFL) JOB #200430734
REVISIONS:

PROPERTY ADDRESS:

5331 HAMMOCK DRIVE, CORAL GABLES, FLORIDA, 33156

LEGAL DESCRIPTION:

LOTS 21 AND 22, HAMMOCK LAKE NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 81, OF THE PUBLIC RECORDS OF DADE-COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AH BASE FLOOD ELEVATION Z COMMUNITY NAME & NUMBER CORAL GABLES 120639 MAP & PANEL NUMBER 1206C0462 SUFFIX L

The Goldberg Residence

A Pool Pavilion Addition



5331 Hammock Drive, Coral Gables, Florida

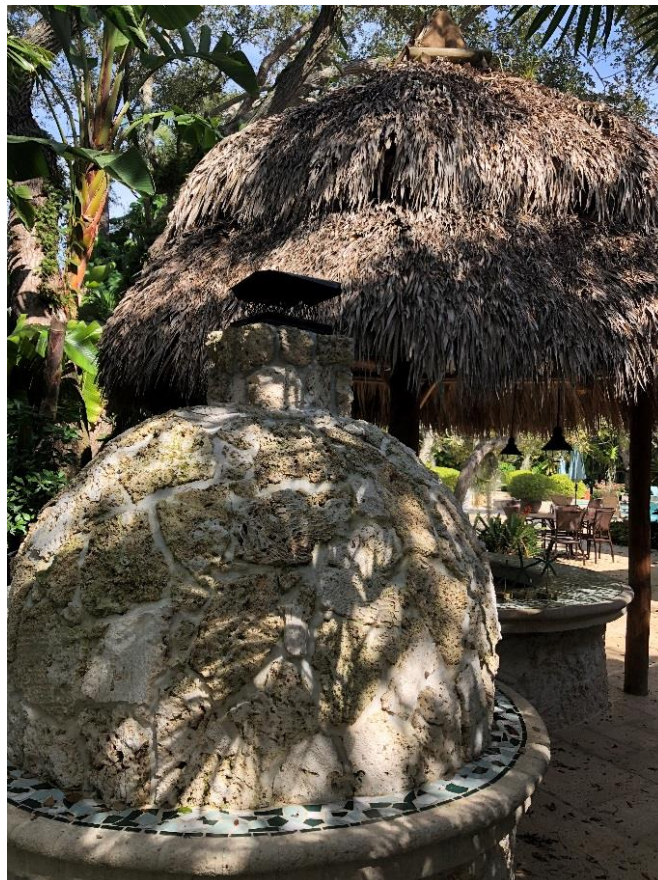
5331 Hammock Drive Preliminary Application Photographs Set



5331 Hammock Drive Preliminary Application Photographs Set



5331 Hammock Drive Preliminary Application Photographs Set

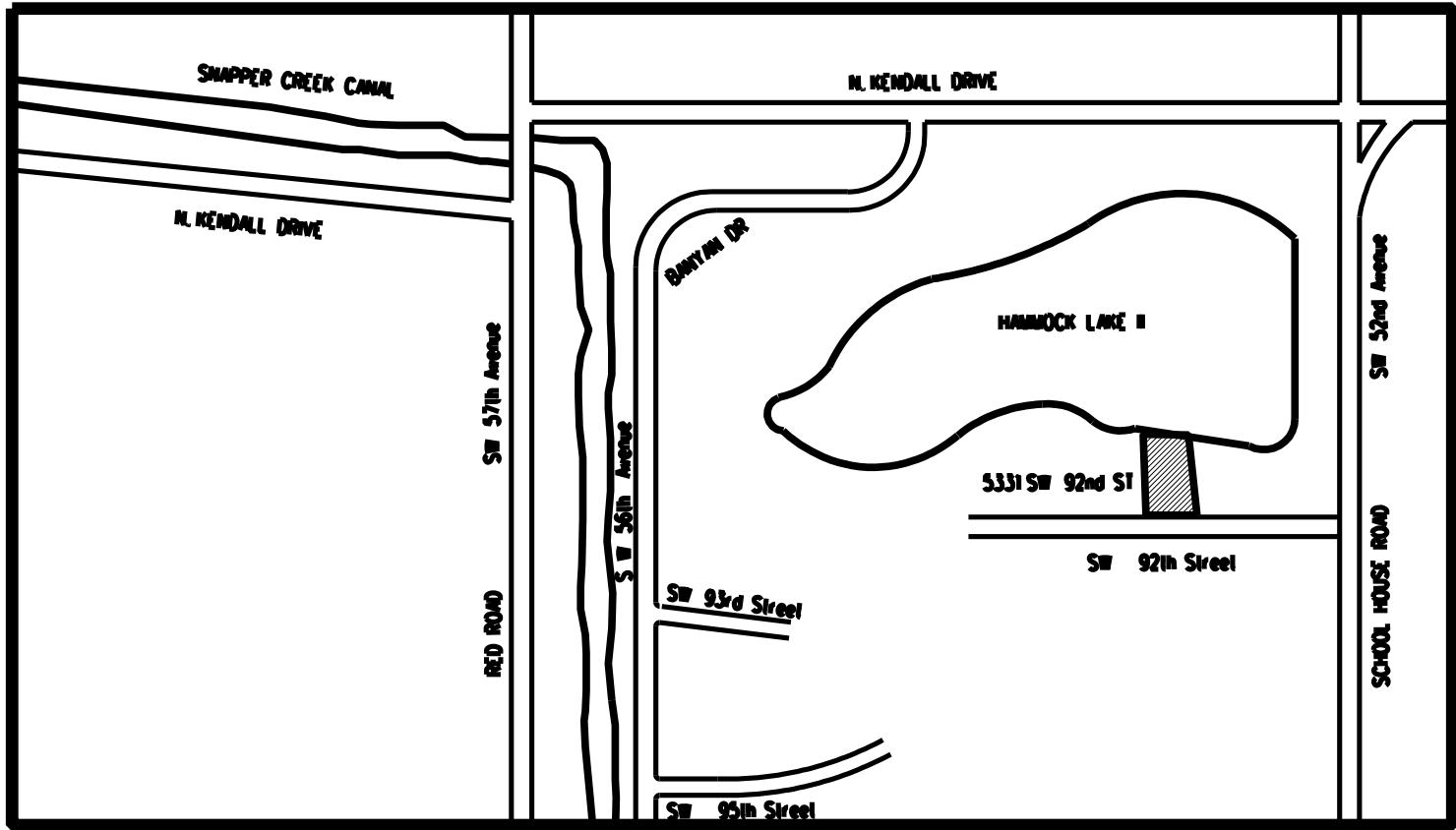


5331 Hammock Drive Preliminary Application Photographs Set



5331 Hammock Drive Preliminary Application Photographs Set





ZONING DATA

SPECIAL LANDSCAPE NOTE:
NO TREES ARE BEING REMOVED TO CONSTRUCT
THE PROPOSED ACCESSORY BUILDING.

AREA OF PROPERTY (MEASURED) 93,447 SQ. FT. (2.145 ACRES)

FLOOR AREA OF RESIDENCE ALLOWED 23,361 SQ. FT.
FLOOR AREA ALLOWED 25.00%
FLOOR AREA EXISTING 11,633 SQ. FT.
AREA OF ADDITION 107 SQ. FT.
F. A. R. 12.56 %
AREA OF EXISTING RESIDENCE

FIRST FLOOR A/C 8,415 SQ. FT.
SECOND FLOOR A/C 2,179 SQ. FT.
GARAGE 989 SQ. FT.
COVERED AREA 2,287 SQ. FT.
TOTAL AREA OF EXISTING RESIDENCE 13,870 SQ. FT.

AREA OF ADDITION
AREA OF PROPOSED POOL PAVILION NON A/C 107 SQ. FT.

LOT COVERAGE
AREA OF EXISTING SWIMMING POOL 1,244 SQ. FT.
AREA OF EXISTING POOL DECK 5,785 SQ. FT.
AREA OF EXISTING DRIVE AND WALKWAYS 9,505 SQ. FT.
AREA OF EXISTING TENNIS COURT AND DECK 6,490 SQ. FT.
AREA OF EXISTING WALLS AND SLABS 1,845 SQ. FT.
TOTAL AREA OF LOT COVERAGE 24,976 SQ. FT.

ACCESSORY STRUCTURE
AREA EXISTING GAZEBO 238 SQ. FT.

AREA OF REAR YARD 35,144 SQ. FT.
F. A. R. ACCESSORY STRUCTURES ALLOWED 1,758 SQ. FT. (5.00%)
NET LANDSCAPE AREA REQUIRED 37,379 SQ. FT. (40.0 %)
NET LANDSCAPE AREA PROVIDED 56,504 SQ. FT. (60.4 %)

SETBACKS	REQUIRED	EXISTING
FRONT	50'-0"	86'-1"
REAR	100'-0"	153'-8"
SIDE (EAST)	15'-0"	15'-0"
SIDE (WEST)	15'-0"	51'-0"

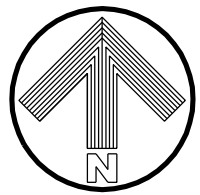
SETBACKS PROPOSED ADDITION	REQUIRED	PROPOSED
FRONT	50'-0"	214'-7"
REAR	100'-0"	128'-4"
SIDE (EAST)	15'-0"	182'-7"
SIDE (WEST)	15'-0"	17'-2"

PROPOSED FINISHED FLOOR 10.00' N.G.V.D.
BASE FLOOD ELEVATION 10.00' N.G.V.D.
HEIGHT OF AVERAGE ESTABLISHED GRADE 7.50' N.G.V.D.

MAXIMUM HEIGHT OF RESIDENCE ALLOWABLE (ABOVE AVERAGE ESTABLISHED GRADE) 39'-0"

MAXIMUM HEIGHT OF RESIDENCE (ABOVE ESTABLISHED GRADE) 33'-10"

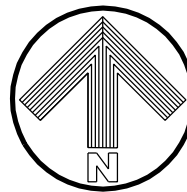
MAXIMUM HEIGHT OF ACCESSORY STRUCTURE (ABOVE ESTABLISHED GRADE) 16'-6"



LOCATION PLAN N.T.S.

LEGAL DESCRIPTION:

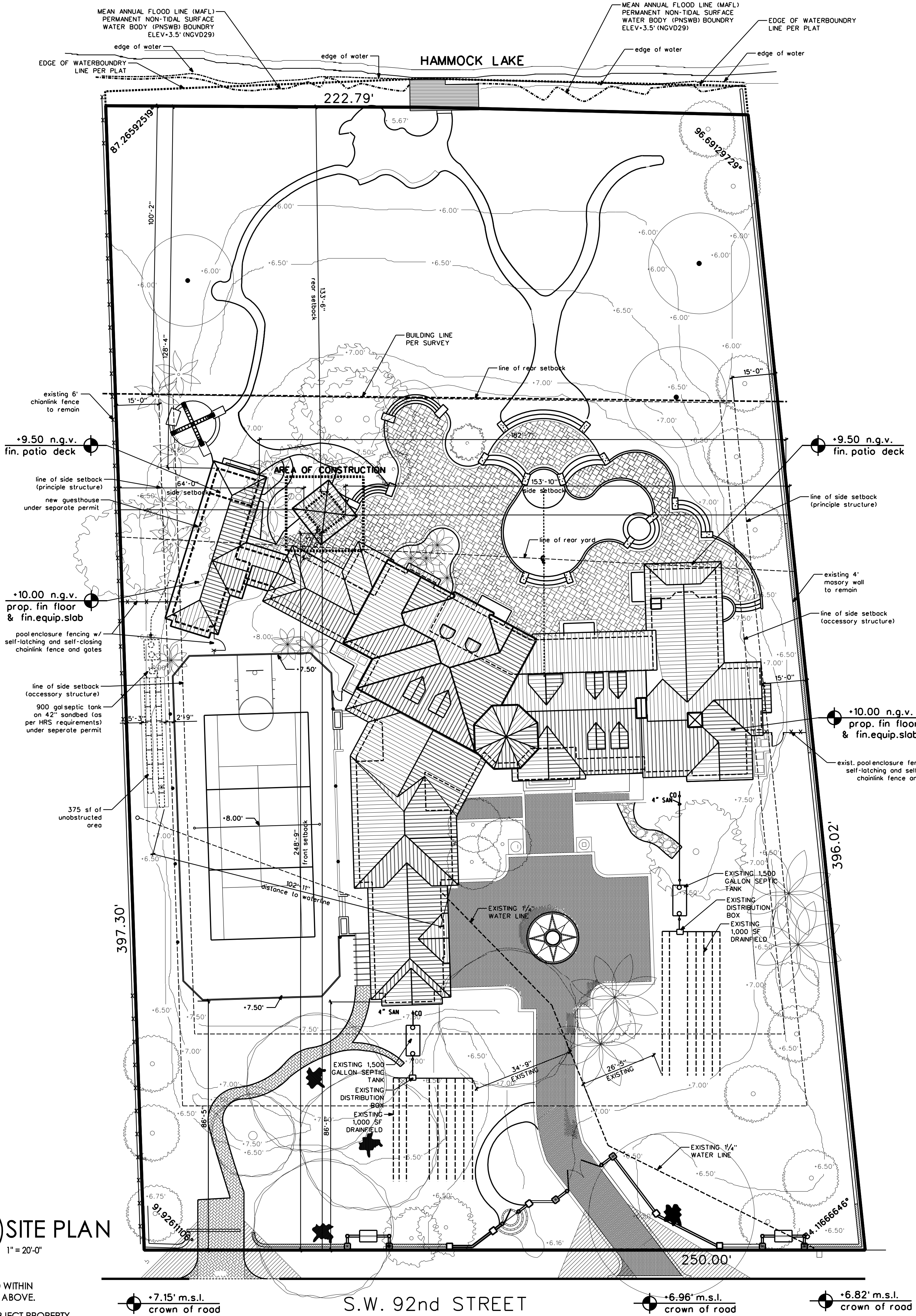
LOTS 21 AND 22, HAMMOCK LAKE NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA



SITE PLAN 1" = 20'-0"

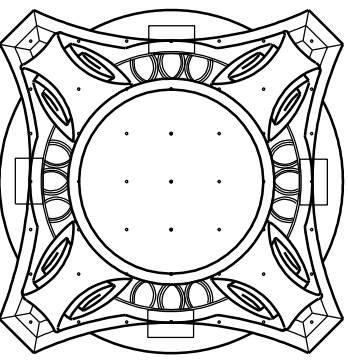
DRAINAGE NOTE:
ALL RAINWATER SHALL BE RETAINED WITHIN
PROPERTY LINES. SEE SWALE DETAIL ABOVE.

ACCORDING TO THE N.F.I.P. THE SUBJECT PROPERTY
FALLS WITHIN FLOOD ZONE: AE (10.00) 0276 J-120635



BROCKHOUSE

BROCKHOUSE ASSOCIATES PA
4973 S. W. 75th AVENUE
MIAMI, FLORIDA 33155
305 666 2333 ■ FAX 666 2332



AR 10682 AA 0002456
BRUCE BROCKHOUSE

ARCHITECTURE ■ INTERIOR DESIGN

PROJECT

An Addition for the:

**THE
GOLDBERG
RESIDENCE**

5331 Hammock Drive
Coral Gables, Florida 33156

SEAL

SHEET TITLE

**POOL PAVILION
SITE PLAN**

SHEET TITLE REFERENCE

18017-site.dgn

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REVISION

DESIGNED BY B.A.

DRAWN BY B.A.

APPROVED BY E.H.

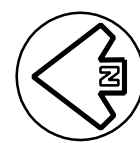
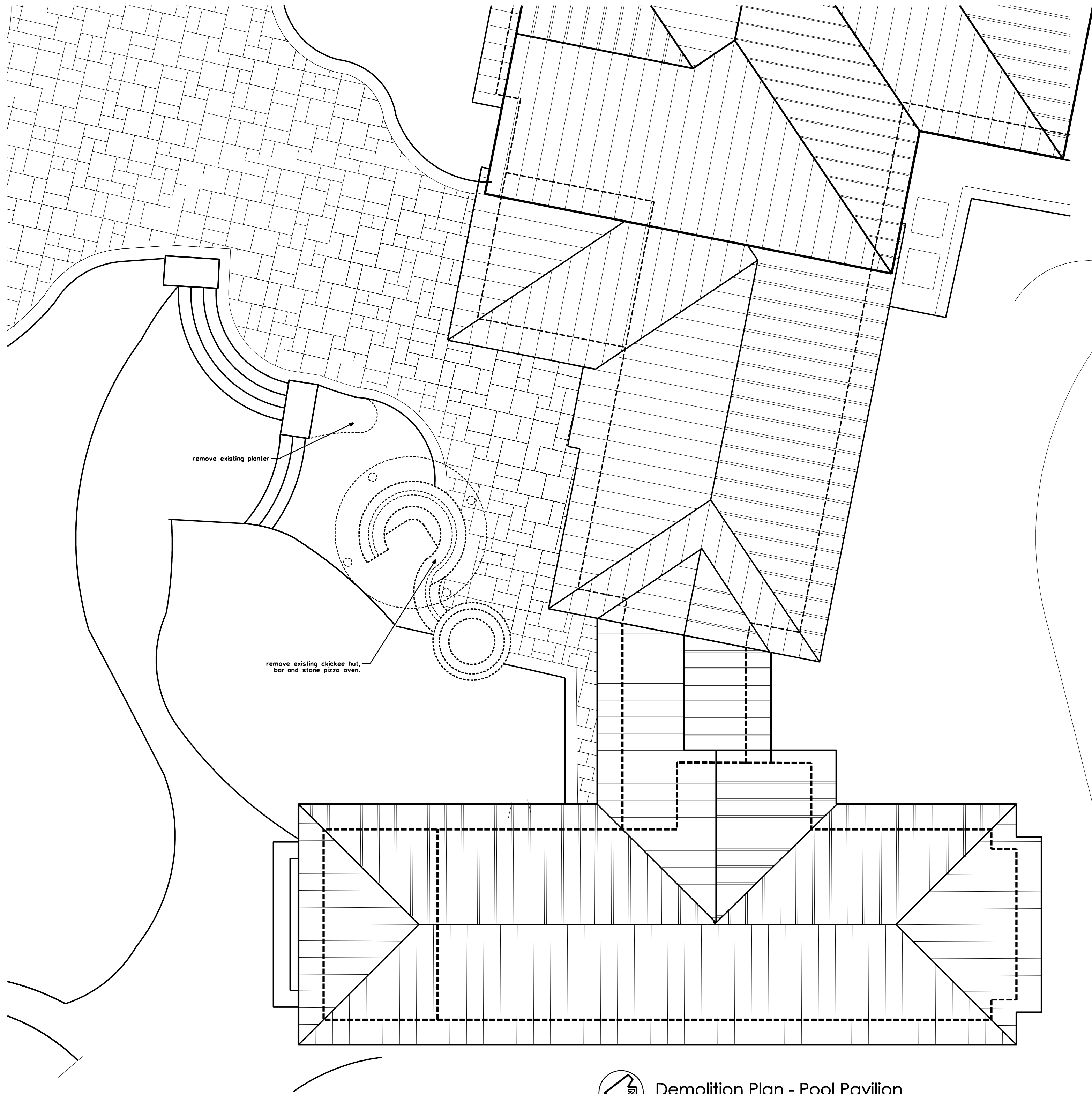
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SCALE AS NOTED

PROJECT NO. 18017

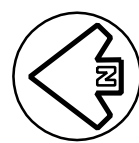
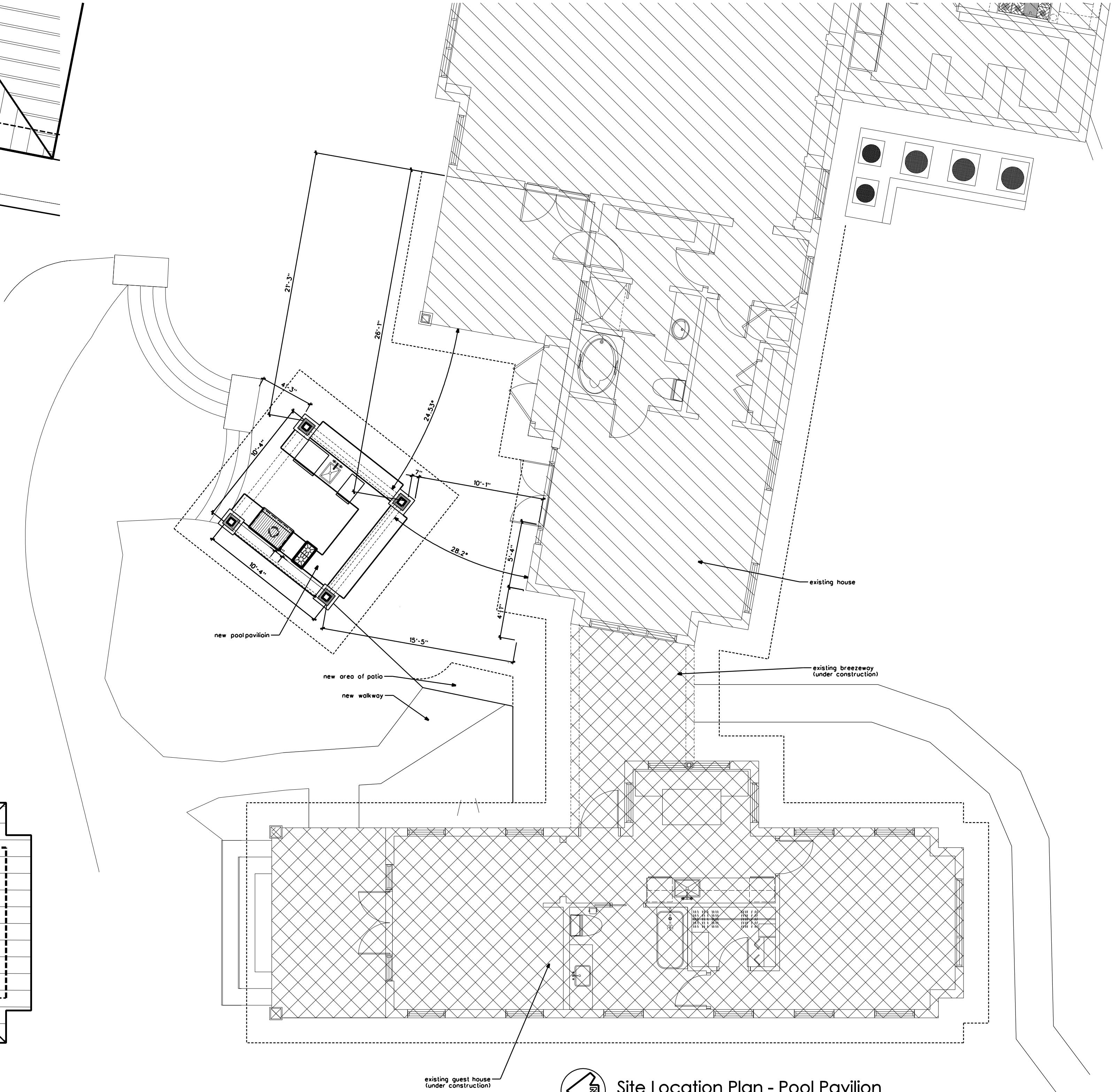
SHEET NO.

A.1



Demolition Plan - Pool Pavilion

1/4" = 1'-0"



Site Location Plan - Pool Pavilion

1/4" = 1'-0"

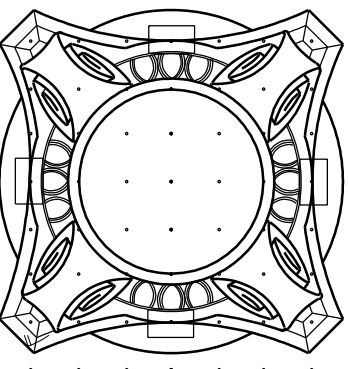
BROCKHOUSE

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Coral Gables, Florida 33156

SEAL

SHEET TITLE

SITE AREA
PLAN

SHEET TITLE REFERENCE

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DRAWN BY

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APPROVED BY

E.H.

DATE

07-23-21

SCALE

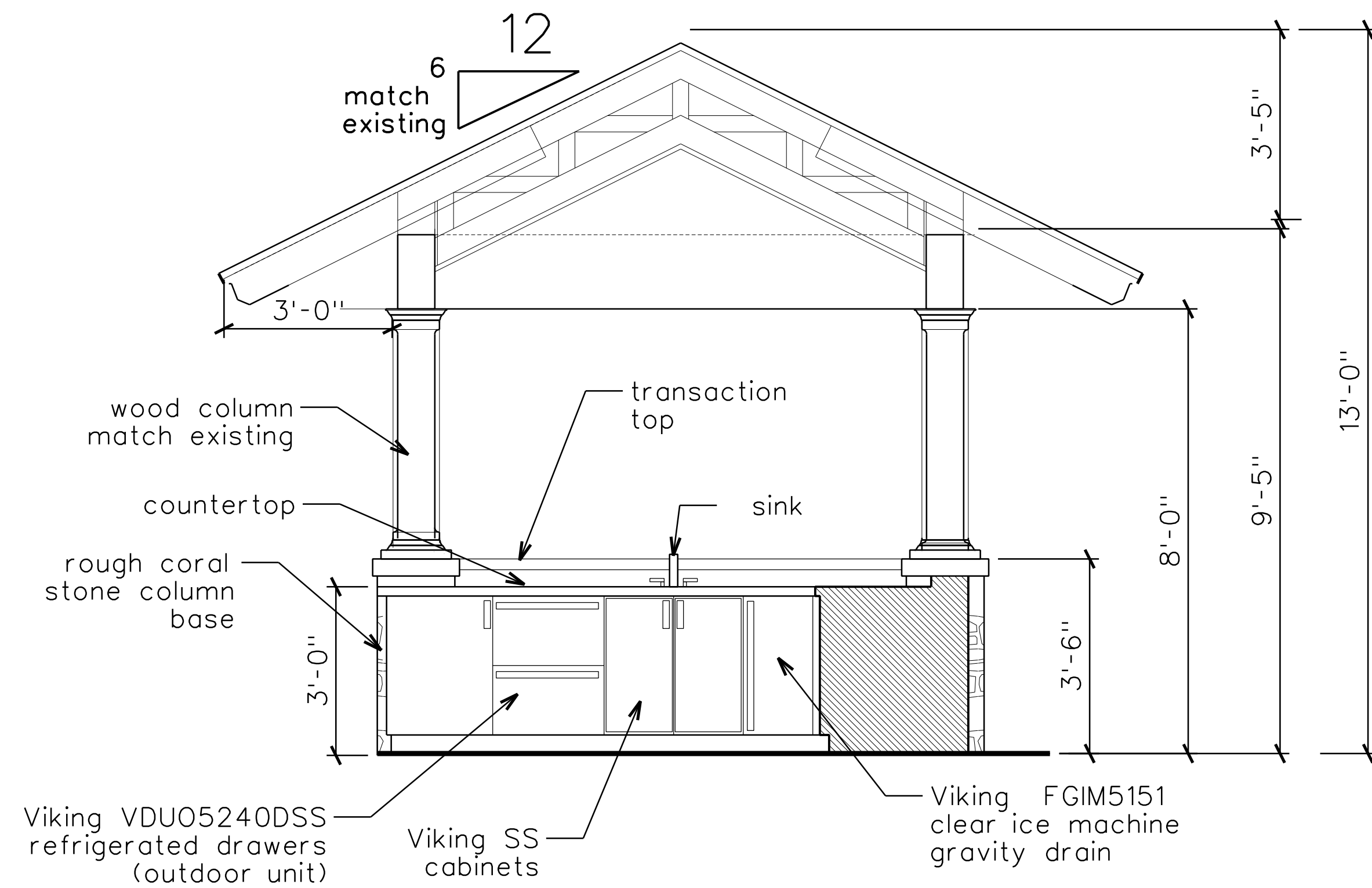
1/4"=1'-0"

PROJECT NO.

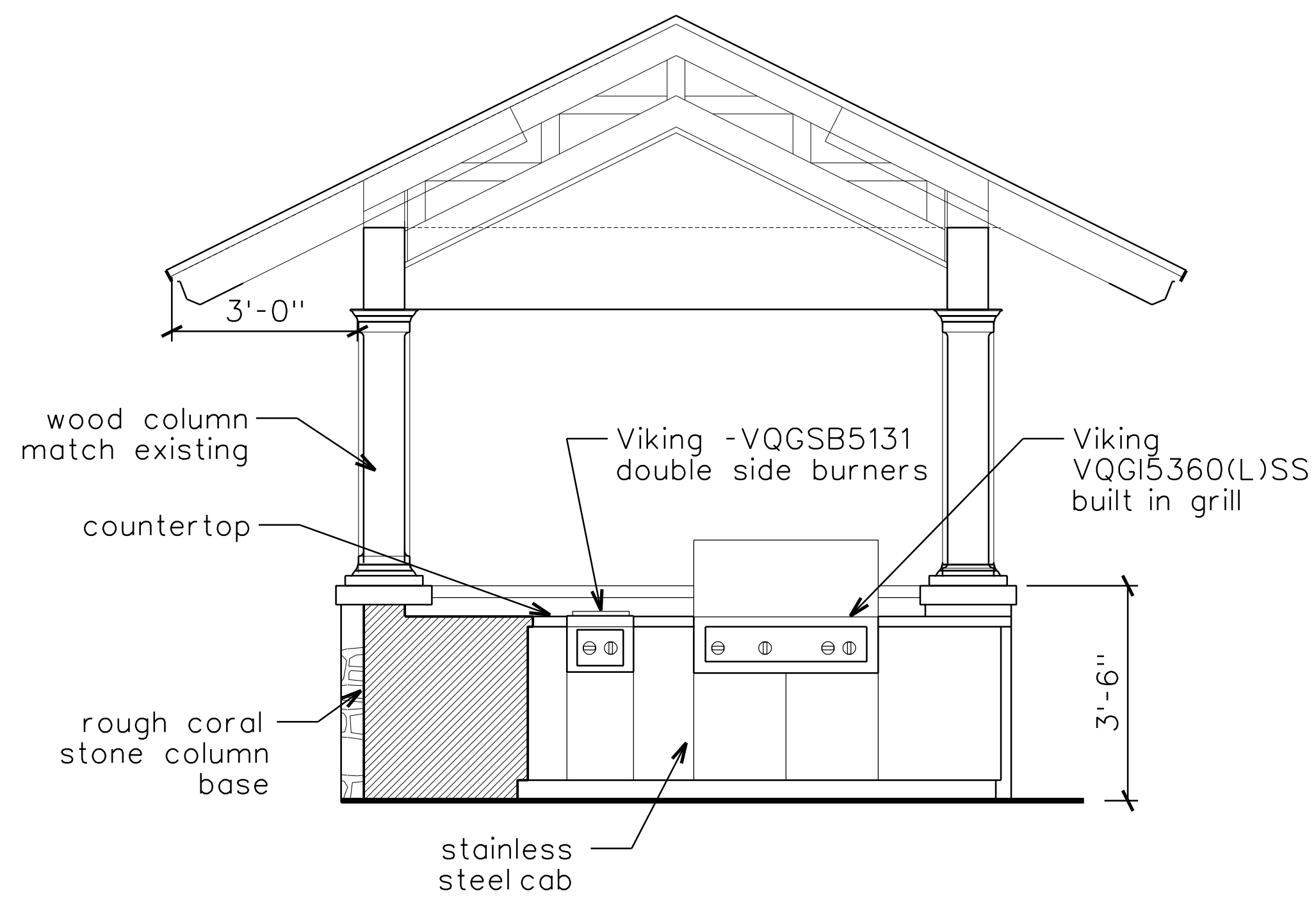
18017

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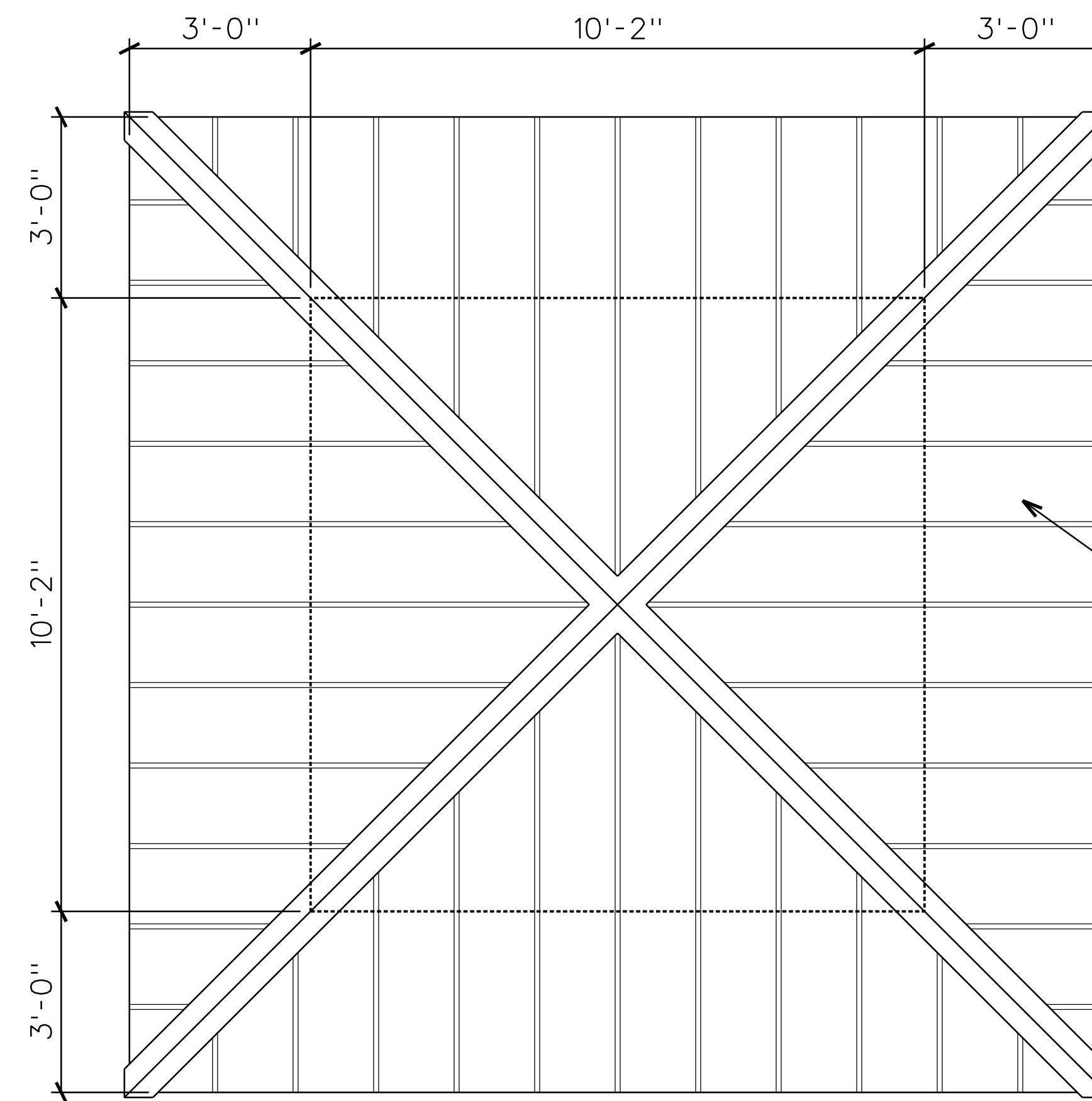
A.2



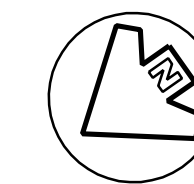
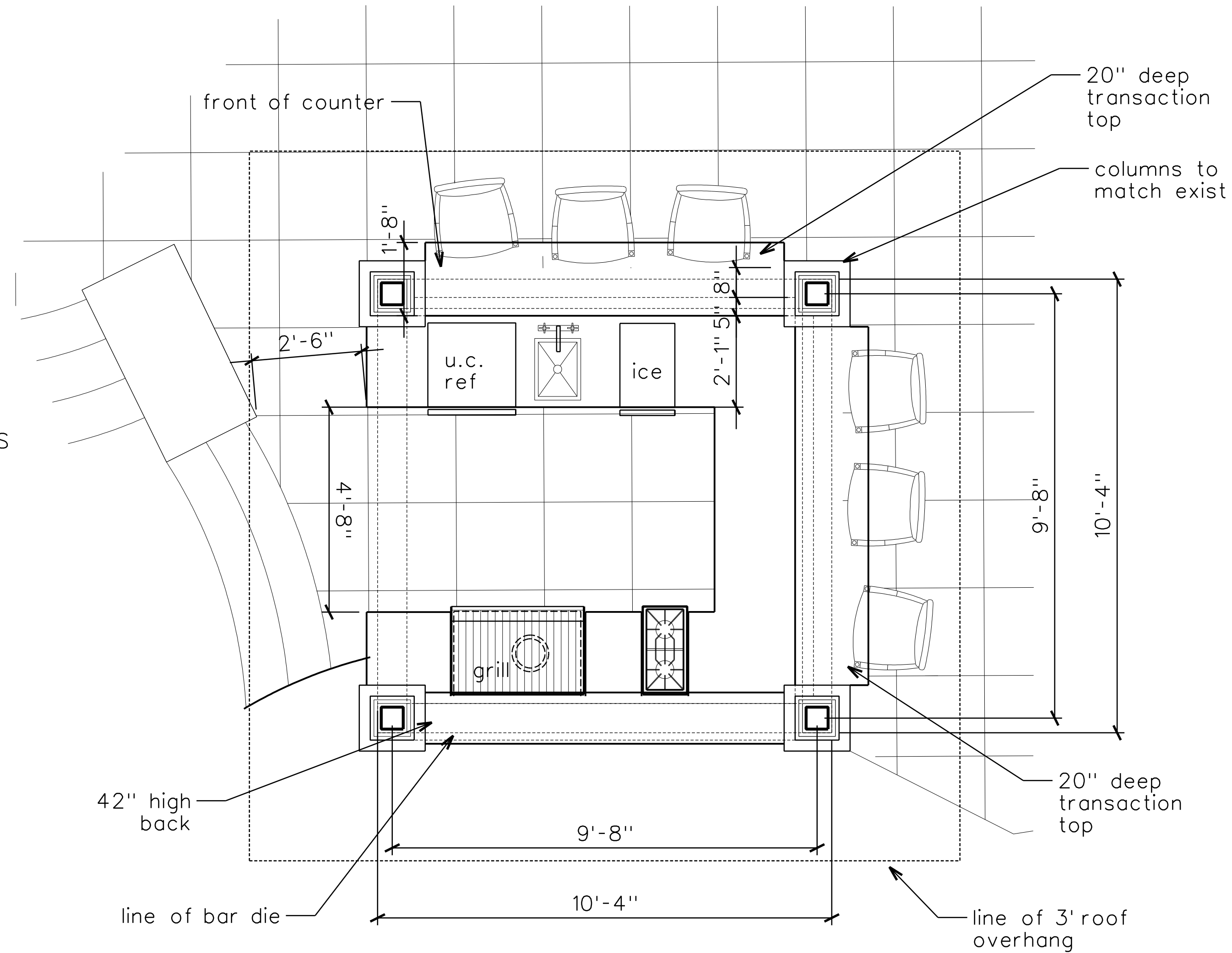
Section A - Pool Pavilion
1/2" = 1'-0"



Roof Plan - Pool Pavilion
1/2" = 1'-0"



Roof Plan - Pool Pavilion
1/2" = 1'-0"



Floor Plan - Pool Pavilion
1/2" = 1'-0"

SHEET TITLE

POOL PAVILION
PLANS & SECTIONS

SHEET TITLE REFERENCE

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REVISION

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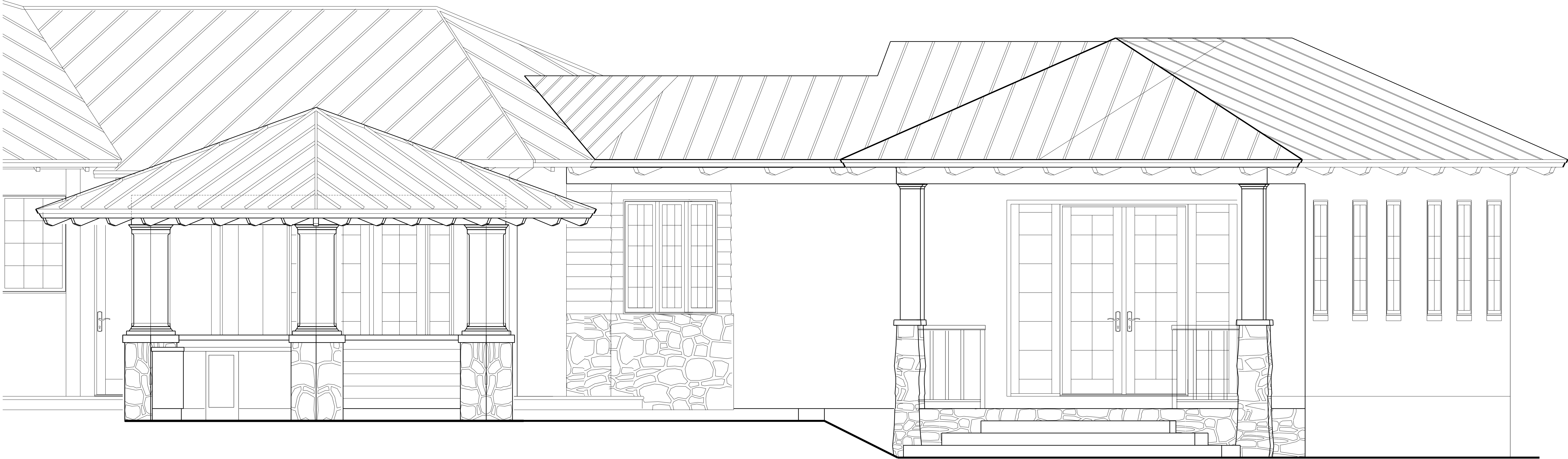
DATE 07-23-21

SCALE 1/2"=1'-0"

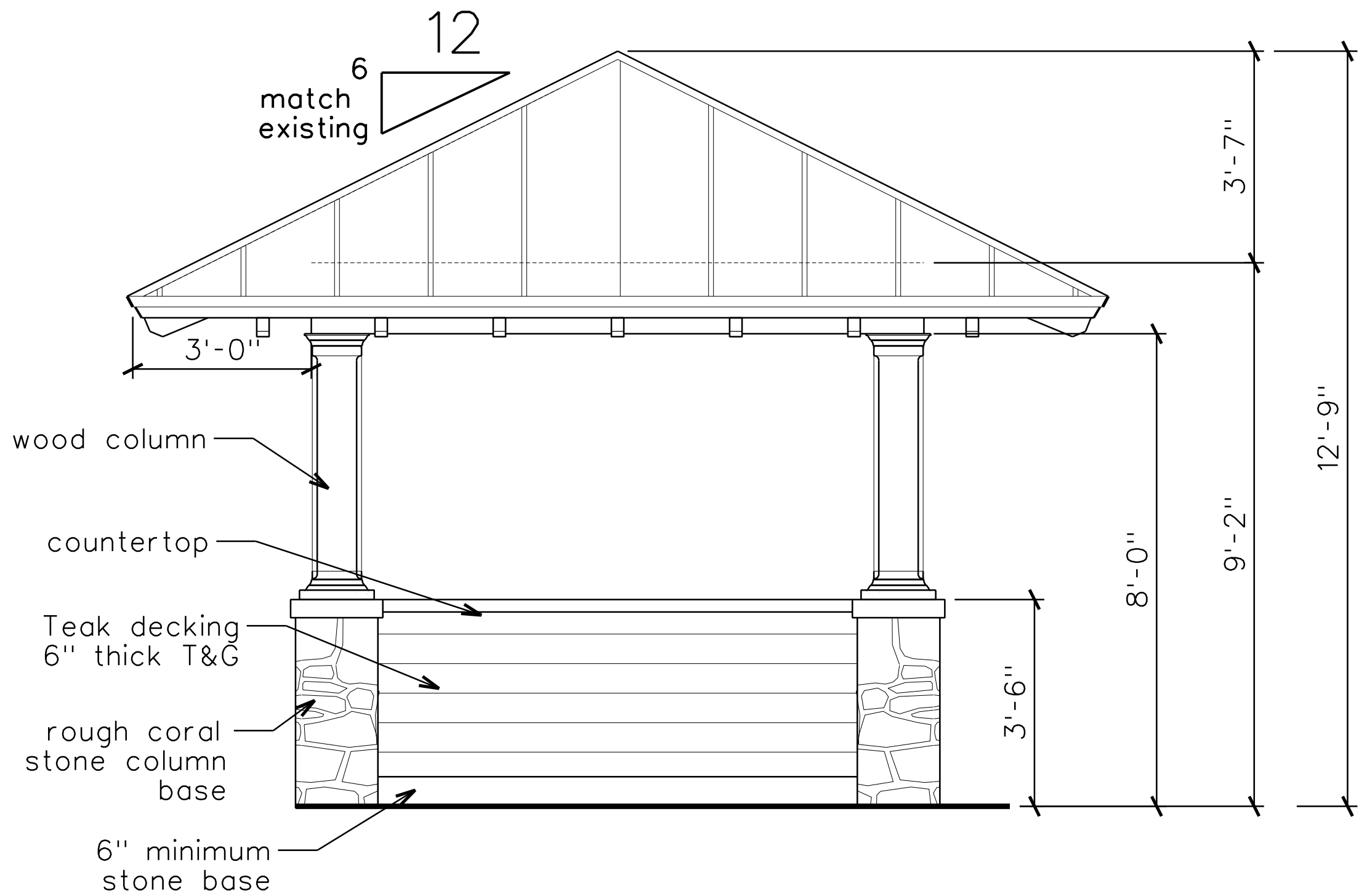
PROJECT NO. 18017

SHEET NO.

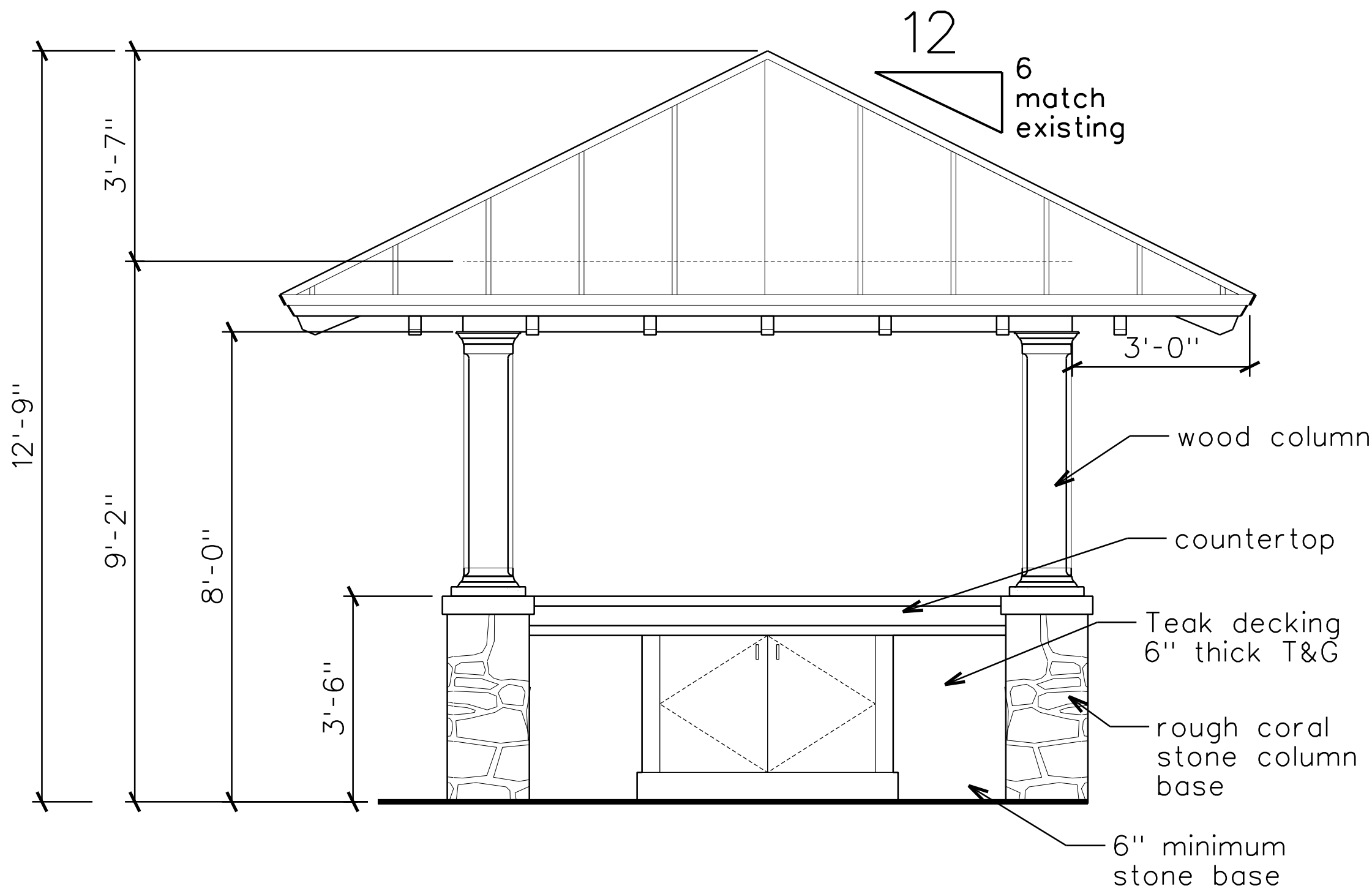
A.3



North Elevation - Pool Pavilion
1/2" = 1'-0"

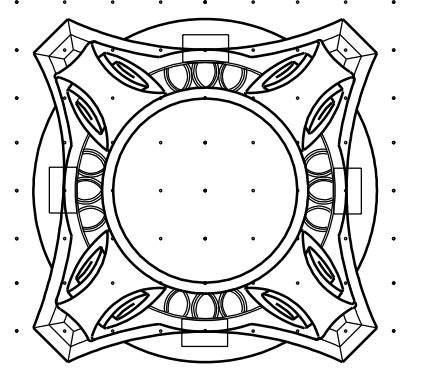


Elevation - Pool Pavilion
1/2" = 1'-0"



Elevation - Pool Pavilion
1/2" = 1'-0"

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BRUCE BROCKHOUSE
ARCHITECTURE ■ INTERIOR DESIGN

PROJECT
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5331 Hammock Drive
Coral Gables, Florida 33156

SEAL

SHEET TITLE

POOL PAVILION
ELEVATIONS

SHEET TITLE REFERENCE

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REVISION

DESIGNED BY B.A.

DRAWN BY B.A.

APPROVED BY E.H.

DATE 07-23-21

SCALE 1/2"=1'-0"

PROJECT NO. 18017

SHEET NO.

A.4