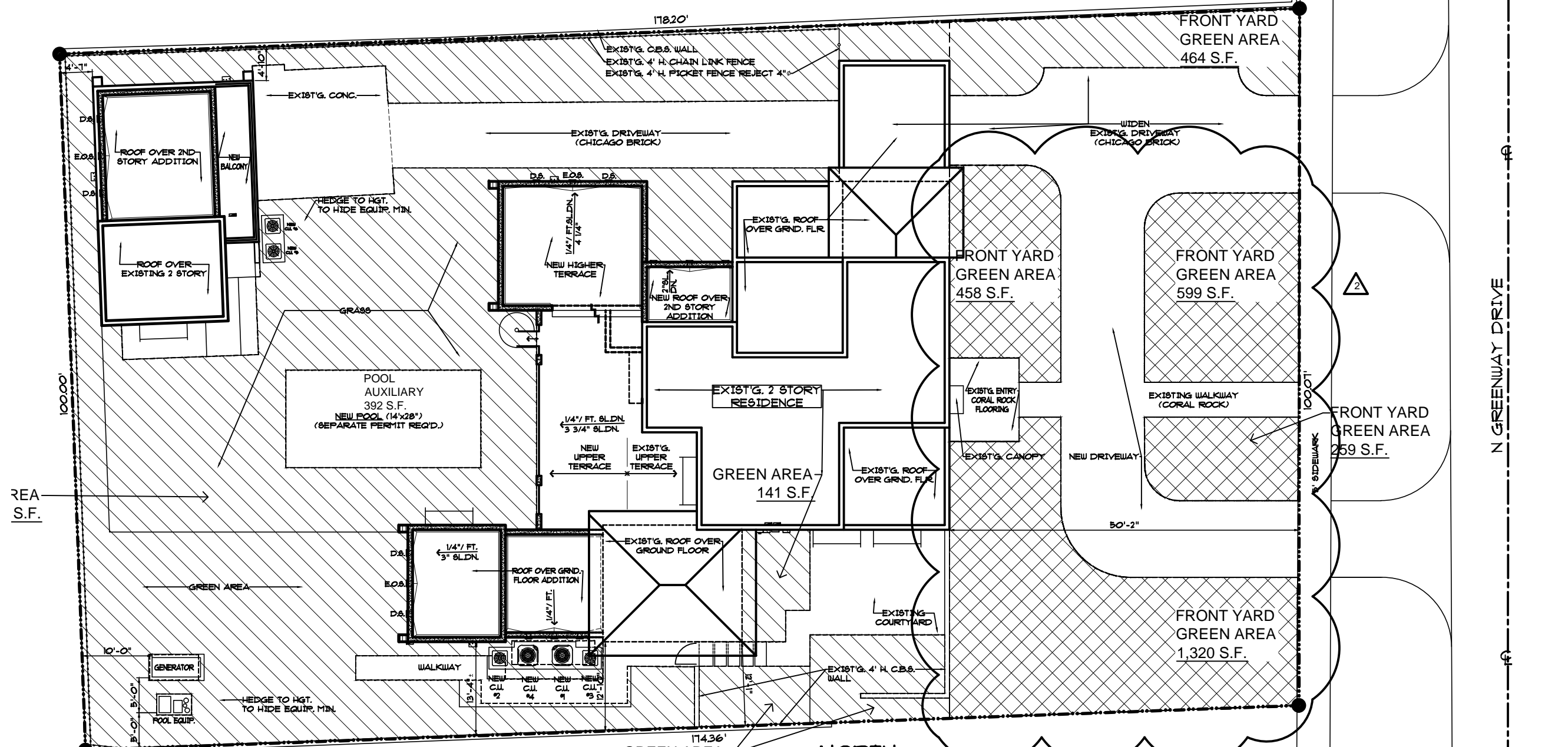


LEGEND:		AREAS:	
	GREEN AREA		8,588 S.F. - 48.8% PROVIDED (40% MIN. REQUIRED)
	FRONT YARD GREEN AREA		6,100 S.F. - 44.03% PROVIDED (40% MIN. REQUIRED = 1,408.0 S.F.)

LOT SIZE = 100' x (174.34' - 178.15') = 17,600 S.F.

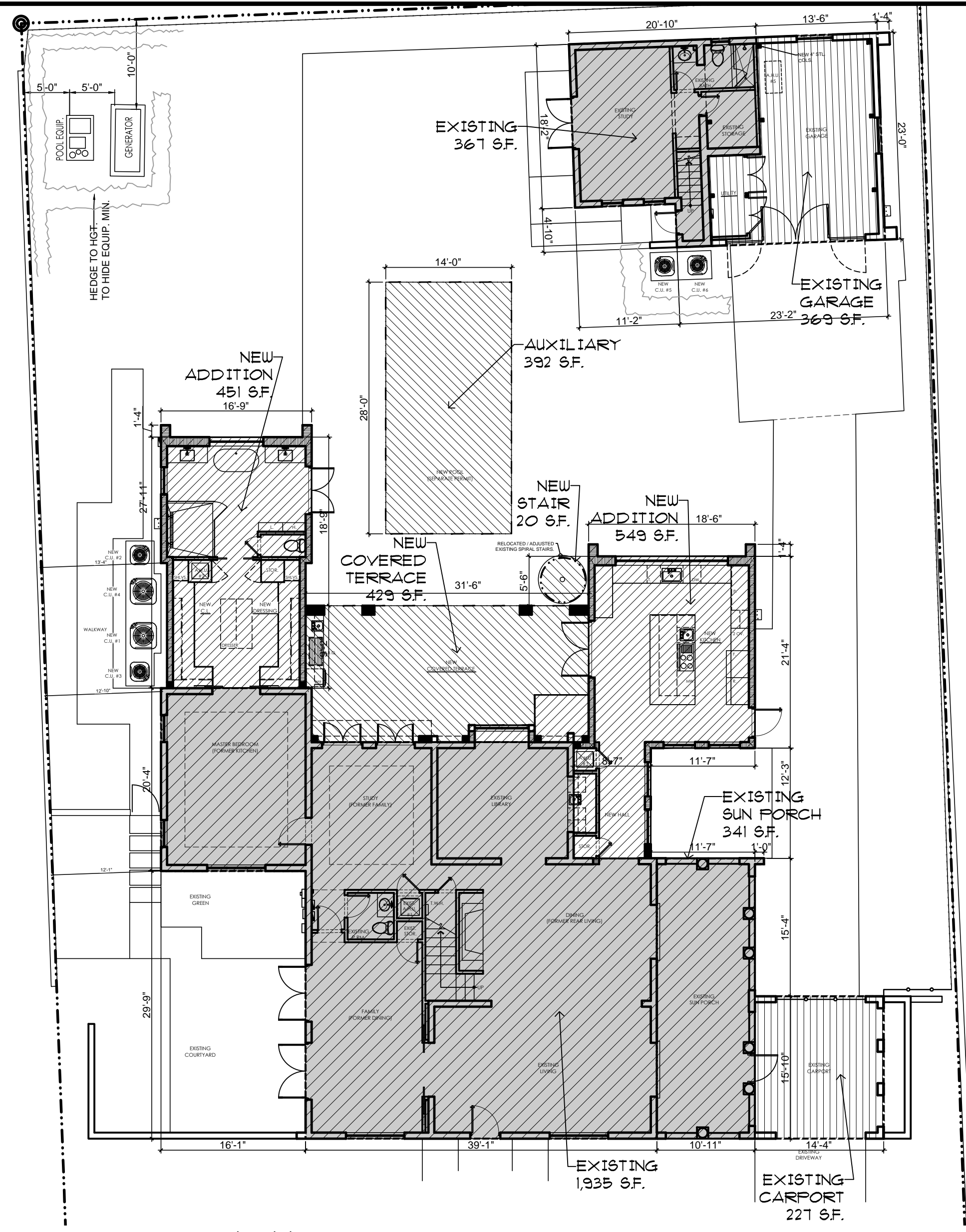


NORTH SITE PLAN - GREEN AREA
SCALE: 1/16" = 1'-0"

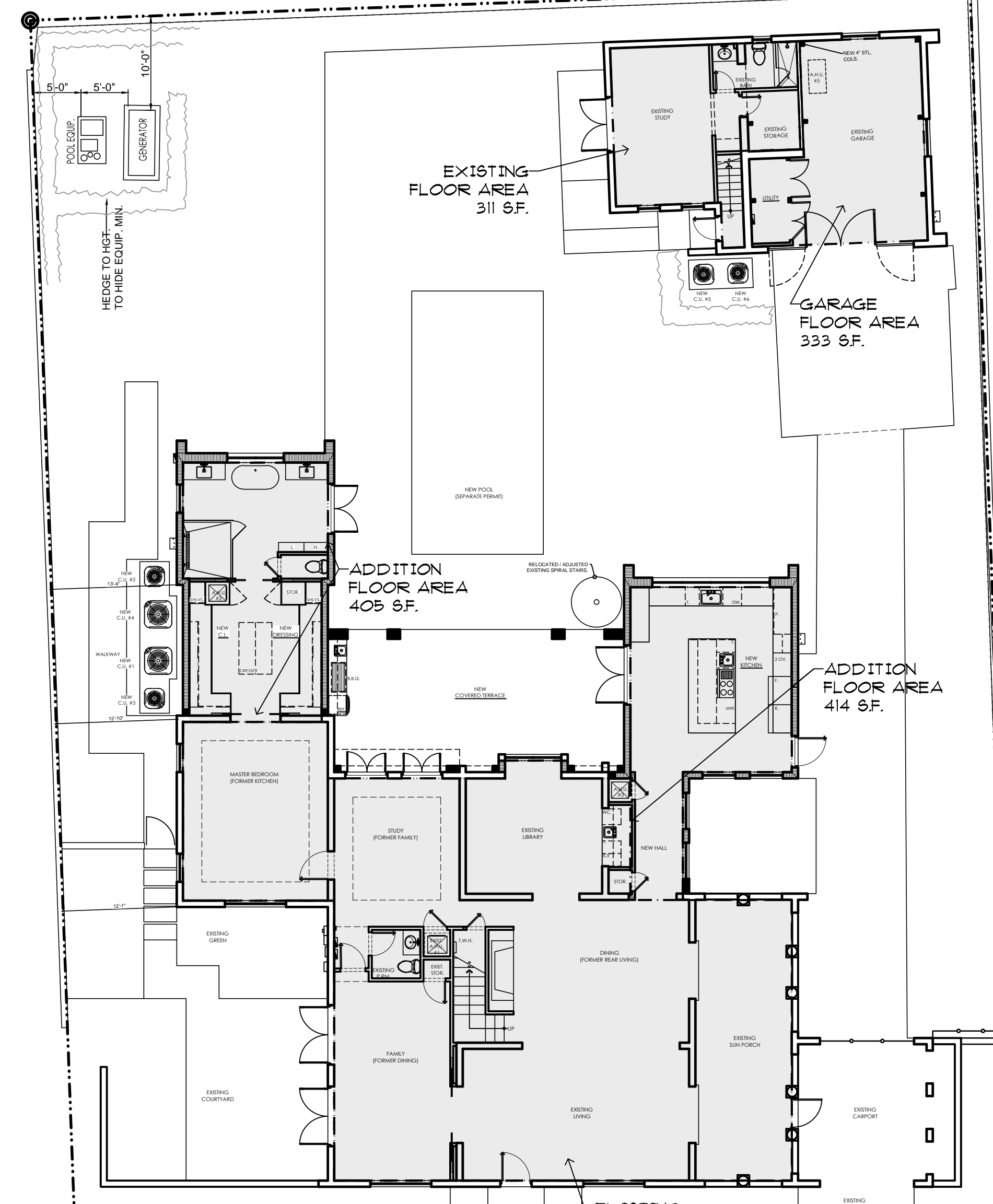
LEGEND:		AREAS:	
	ADDITION COV. TERRACE & STAIR	429 + 20	449 S.F.
	POOL	392	392 S.F.
	ADDITION (GROUND COVERAGE)	451 + 549	1,000 S.F.
	EXISTING GROUND COVERAGE:	1,935 + 341 + 367	2,643 S.F.
	FLOOR AREA TOTAL: 1st & 2nd FLOOR	2,991 + 1,505	4,170 S.F.
	EXISTING GARAGE & CARPORT	369 + 227	596 S.F.

TOTAL GROUND COVERAGE:
26.61% (PROPOSED)
449+1,000+2,643+596 = 4,688 S.F.
(MAX. 35% - 6,160 S.F.)

GROUND COVERAGE
INCL. AUXILIARY MAX.: = 45% = 7,920 S.F.
AUXILIARY PROPOSED = 392 S.F.
392 S.F. + 4,688 S.F. = 5,080 S.F.



NORTH GROUND COVERAGE AREAS
SCALE: 3/32" = 1'-0"



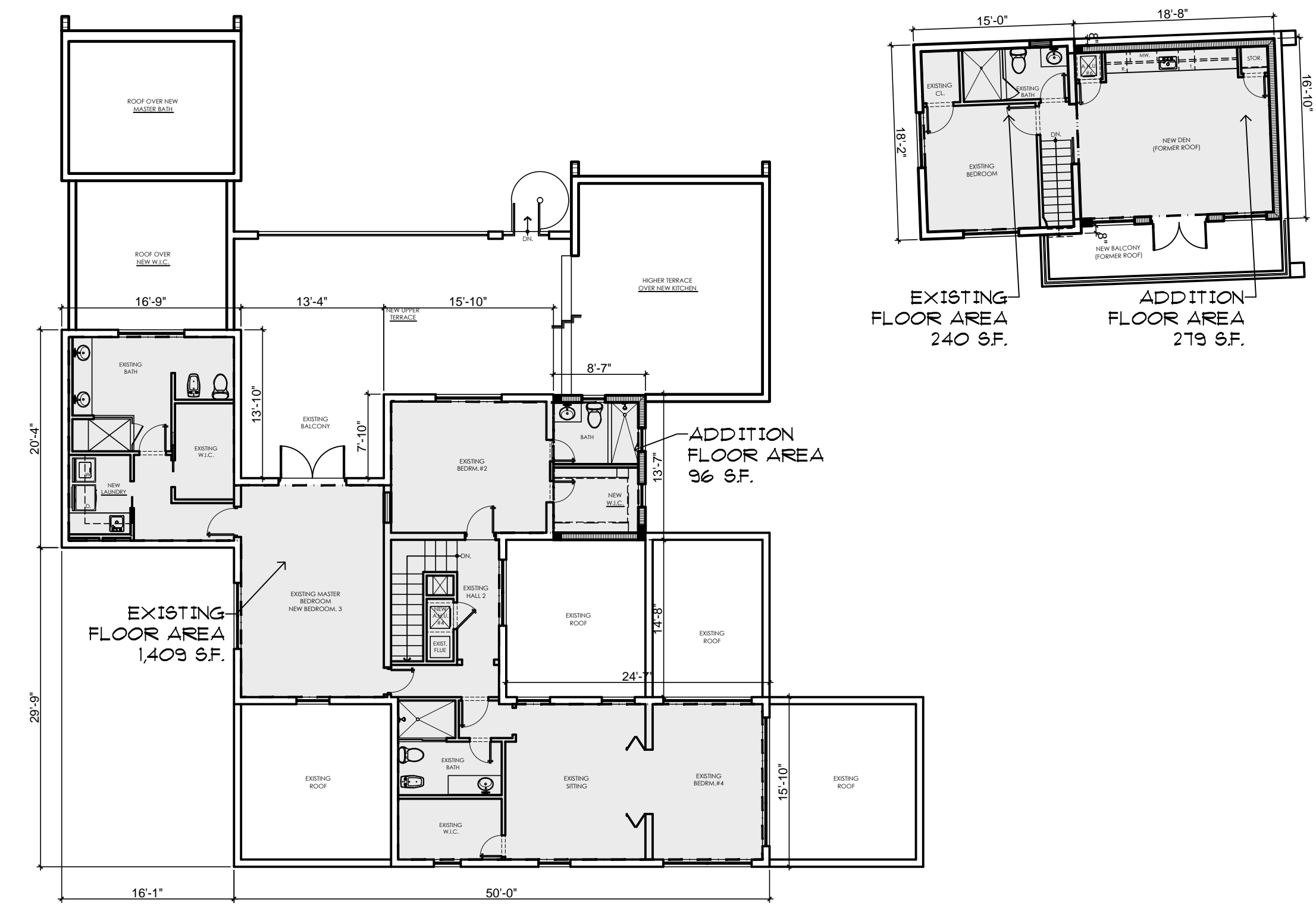
NORTH GROUND FLOOR AREAS
SCALE: 3/32" = 1'-0"

LEGEND:		AREAS:	
	AREA 1st and 2nd floor	3,643 + 2,494	6,137 S.F.
	FLOOR AREA TOTAL: 1st, 2nd & GARAGE	3,302 + 2,024	5,326 S.F.
	DETACHED CREDIT:	333 S.F.	

FLOOR AREA (1st & 2nd FLOORS)
FLOOR AREA MAXIMUM = 6,430 S.F.
FLOOR AREA PROPOSED = 5,326 S.F.

FLOOR AREA MAX.: = 6,430 S.F.
5,000 S.F. AT 48% = 2,400 S.F.
5,000 S.F. AT 35% = 1,750 S.F.
7,600 S.F. AT 30% = 2,280 S.F.

FLOOR AREA:			
FRONT BUILDING	EXISTING	ADDITION	TOTAL
GROUND FLOOR	2,172 S.F.	819 S.F.	2,991 S.F.
SECOND FLOOR	1,409 S.F.	96 S.F.	1,505 S.F.
REAR BUILDING			
GROUND FLOOR	311 S.F. + 333 S.F.	N/A	644 S.F.
SECOND FLOOR	240 S.F.	279 S.F.	519 S.F.
TOTAL:	4,465 S.F.	1,194 S.F.	5,659 S.F.



NORTH SECOND FLOOR AREAS
SCALE: 3/32" = 1'-0"

REVISIONS BY
6/3/2023 ZONG COMMENTS
1/13/2024 DRIVEWAY
A.R.POZA ARCHITECT, INC.
Albert R. Poza
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB. FL. AR0009525
AA26003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328
arpoza@comcast.net
www.arpoza.com

HLAVATY & PARRA - ADDITION & REMODELING
751 GREENWAY, CORAL GABLES, FLORIDA 33134

Date 4.4.2023
Scale AS NOTED
Drawn ---
Job ---
Sheet
A.0
OF 1 Sheets

REVISIONS	BY
2014 6.3.22	

A.R. POZA
ARCHITECT, INC.

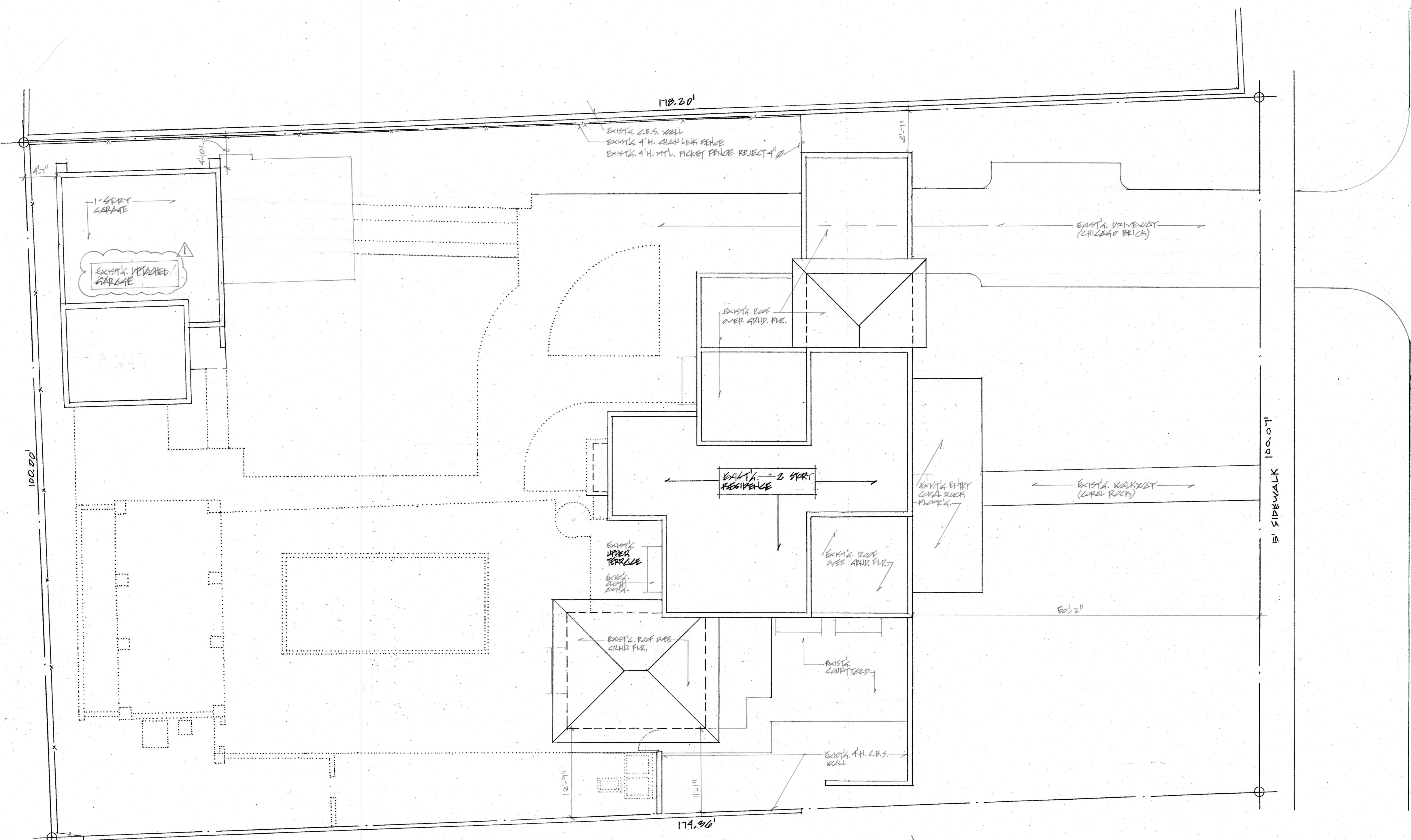
Architecture
Interior Design
Construction Management

ALBERT R. POZA
NCARB - FL AR 0009525
AA000155

1900 Ferdinand Street
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305.364.4327 / cell 786.200.4218
arpoza@arpoza.com
www.arpoza.com

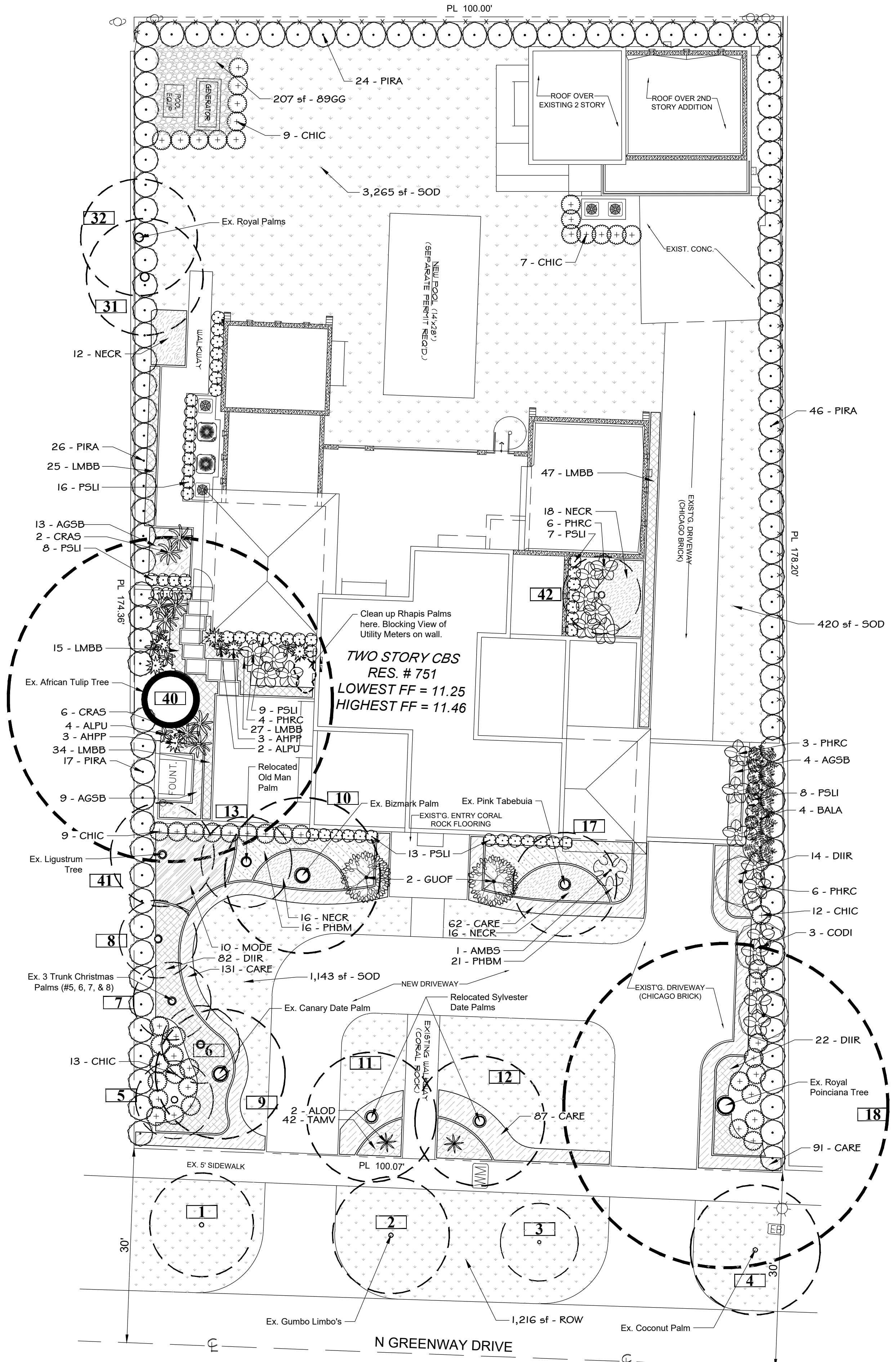
HILAVATY & PARRA RESIDENCE - ADDITION & REMODELING
751 N. GREENWAY, CORAL GABLES, FLORIDA 33134

Date	4.3.23
Scale	
Drawn	
Job	
Sheet	A.1
Of	11 Sheets



SITE PLAN/ROOF PLAN 1/8"
(EXISTING)

0 4 8 16 FT.



LANDSCAPE LEGEND							
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING	NATIVE
SITE TREES							
CODI	3	Coccoloba diversifolia	Pigeon Plum	2"	12'	10' OC	YES
GUOF	2	Guaiacum officinale	Lignum Vitae	2"	10' OA	N/A	YES
SHRUBS							
AGSB	27	Aglaonema x 'Silver Bay'	Silver Bay Aglaonema	3 gal	18"-24"	24" OC	NO
AHPP	6	Alpinia henryi 'Pink Perfection'	Pink Perfection Ginger	7 gal	42"-48"	36" OC	NO
ALOD	2	Alcantarea odorata	Giant Silver Bromeliad	7 gal	18"-24"	N/A	NO
ALPU	6	Alpinia purpurata	Red Ginger	7 gal	42"-48"	30" OC	NO
AMBS	1	Alocasia macrorrhizos 'Black Stem'	Black Stem Elephant's Ear	7 gal	42"-48"	N/A	NO
BALA	4	Bambusa Lako	Black Bamboo	45 gal	15' OA	60" OC	NO
CARE	371	Camrona retusa	Cottoncane	3 gal	12"	15" OC	NO
CHIC	50	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	7 gal	42"-48"	36" OC	YES
CRAS	8	Crinum asiaticum	Crinum Lily	7 gal	24"-30"	N/A	NO
DIIR	118	Dietes iridioides	African Iris	3 gal	18"	18" OC	NO
LMBB	148	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	8"	12" OC	NO
MODE	10	Monstera deliciosa	Split-Leaf Philodendron	3 gal	18"-24"	42" OC	NO
NECR	62	Neomarica caerulea 'Regina'	Giant Walking Iris	3 gal	18"	24" OC	NO
PHBM	37	Philodendron x 'Burlie Man'	Burlie Man Philodendron	3 gal	18"	30" OC	NO
PHRC	19	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	3 gal	18"-24"	N/A	NO
PIRA	113	Pimenta racemosa	Bay Rum	15 gal	8' rb	36" OC	NO
PSLI	61	Psychotria ligustrifolia	Bahama Coffee	3 gal	36"	24" OC	YES
TAMV	42	Trachelospermum asiaticum 'Minima Variegata'	Minima Variegated Jasmine	1 gal	4"	15" OC	NO
MISCELLANEOUS							
89GG	207 sf	#89 Gray Granite	Loose Gravel	N/A	N/A	N/A	N/A
ROW	1,215 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	N/A	N/A	NO
SOD	4,827 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	N/A	N/A	NO

LANDSCAPE CALCULATIONS
 Zoning District: **SFR**
 Net Lot Area: **0.404** acres **17,600** square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of total site open space required by Coral Gables Code, as indicated on site plan: Net lot area = 17,600 square feet x 40 % = 7,040 square feet	7,040 s.f.	8,653 s.f.
A. Square feet of front yard open space required by Coral Gables Code, as indicated on site plan: Required Open Space = 7,040 square feet x 20 % = 1,408 square feet	1,408 s.f.	3,683 s.f.

LAWN AREA CALCULATION
 A. Maximum lawn area (St. Augustine sod) permitted = **60** % x **17,600** square feet = **10,560** s.f. **4,827** s.f.

TREES	REQUIRED	PROVIDED
A. Required Trees: 1 lrg. tree per 5,000 s.f. of lot + 2 palms/med. trees per 5,000 s.f. of lot less the existing number of trees that meet minimum requirements (4 lrg. trees (3 trees + 3 Palms @ 3:1) + 2 med. trees + 8 Palms = 14 Trees)	12 trees (4 lrg. + 8 med.) 14 existing trees	12 trees (4 lrg. + 8 med.) 14 existing trees
Total lot trees required/provided 12 - existing trees 13 :	0 trees	5 trees
B. Percentage of native trees required (trees per lot 12) x 30% =	4 trees	5 trees
C. Street trees (max. spacing of 35' o.c.) 100 linear feet along street = 35 =	3 trees	3 trees
D. Total number of trees required/provided =	3 trees	8 trees

SHRUBS	REQUIRED	PROVIDED
A. 15 shrubs per 5,000 s.f. of lot = the number of shrubs required	60 shrubs	588 shrubs
B. The number of shrubs required x 30% = the number of native shrubs required	18 shrubs	111 shrubs

EXISTING TREE LEGEND						
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	STATUS
1	Gumbo Limbo	Bursera simaruba	8	16	16	Remain
2	Gumbo Limbo	Bursera simaruba	8	16	18	Remain
3	Gumbo Limbo	Bursera simaruba	6	12	12	Remain
4	Coconut Palm	Cocos nucifera	8	50	20	Remain
5	Christmas Palm (4 Trunk)	Adonidia merillii	12	22	12	Remain
6	Christmas Palm (4 Trunk)	Adonidia merillii	12	22	12	Remain
7	Christmas Palm (4 Trunk)	Adonidia merillii	12	22	12	Remain
8	Christmas Palm (4 Trunk)	Adonidia merillii	12	22	12	Remain
9	Canary Date Palm	Phoenix canariensis	24	50	20	Remain
10	Bismarck Palm	Bismarckia nobilis	24	50	24	Remain
11	Sylvester Date Palm	Phoenix sylvestris	18	45	20	To Be Relocated
12	Sylvester Date Palm	Phoenix sylvestris	18	45	20	To Be Relocated
13	Old Man Palm	Coccothrinax crinita	16	20	14	To Be Relocated
17	Pink Tabebuia	Tabebuia heterophylla	17	35	16	Remain
18	Royal Poinciana	Delonix regia	30	35	50	Remain
31	Royal Palm	Roystonea regia	16	45	18	Remain
32	Royal Palm	Roystonea regia	16	40	18	Remain
40	African Tulip	Spathodea campanulata	96	60	50	Remain
41	Wax-Leaf Privet	Ligustrum japonicum	12	16	16	Remain
42	Strawberry Guava	Psidium cattleianum	12	14	12	Remain

- LANDSCAPE NOTES**
- All plant material to be Florida No. 1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
 - All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
 - All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
 - Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
 - All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planting soil (see planting details).
 - Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
 - All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
 - All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
 - All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
 - Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
 - Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
 - All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
 - All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
 - All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
 - All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
 - All existing plant material to remain shall be protected (see planting details).
 - All trees to be relocated will get root treated a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
 - After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
 - No changes shall be made without the prior consent of the Landscape Architect and Owner.

- TREE PROTECTION DURING CONSTRUCTION NOTES**
- Trees shall be protected during construction activity as determined by the building department through the use of protective barriers in accordance with the Landscape Manual. Trees that are to remain shall be clearly identified with tags. A protected area with a radius of ten feet shall be maintained around trees to remain in accordance with the Landscape Manual, unless a certified arborist otherwise determines in writing that a smaller or larger protected area is acceptable for each tree, or unless existing conditions such as (but not limited to) sidewalks, roads, curbs, fences, railing, etc. that limit the distance a protection barrier can be installed away from the trunk of the tree. If the location of the barrier is less than the desired distance due to existing conditions, then all efforts to strengthen the barrier and highlight its location are to be made so that no harm to the existing tree occurs during construction.
- During demolition and/or development or construction, including installation of irrigation systems or any other underground installations, protective barriers shall be placed around each tree and shall remain in order to prevent the destruction or damaging of roots, stems or crowns of such trees. The barriers shall remain in place and intact until approved landscape operations begin; however, barriers may be removed temporarily to accommodate construction needs, provided that the manner and purpose for such temporary removal will not harm the trees. The trees shall be properly irrigated throughout the building process. Trees damaged during construction shall be subject to the provisions of local codes.

- TREE MAINTENANCE NOTES**
- Begin maintenance immediately after planting. Maintain all plant material until final acceptance and for a maintenance and warranty period of twelve (12) months after final acceptance.
 - Maintenance shall include but is not limited to pruning, cultivating, mowing, weeding, fertilizing, watering, and application of appropriate pesticides necessary to maintain plants in healthy condition.
 - Reset settled plants to proper grade and position.
 - Restore soil berm and mulch layer.
 - Tighten and repair elastic guys or other supports
 - Correct defective work.
 - Remove and replace rejected material within one (1) working day from notification.
 - Maintain mulch surface weed-free.
 - The contractor is entirely responsible for the irrigation through final acceptance and twelve- (12) month warranty period. Plant material shall receive water in accordance with the water schedule established per Irrigation Notes.

Design by:

 8045 SW 63 Court
 Miami, FL 33143
 Phone Number: 305-984-0457
 E-mail: a@plantonseed.com

BH & A
 BRUCE HOWARD & ASSOCIATES, INC.
 Landscape Architects, Site Planners & Golf Course Designers

PROJECT:
HILAVATY RESIDENCE
 751 N Greenway Drive
 Coral Gables, FL 33134

DRAWING TITLE:
PROPOSED SITE LANDSCAPE PLAN

NORTH

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

PROJECT NUMBER

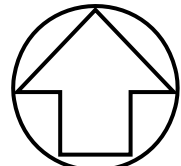
DATE:
 02-20-2024

SHEET NUMBER:
LP-1

Bryan Joyce Howard
 License #: LA6657407

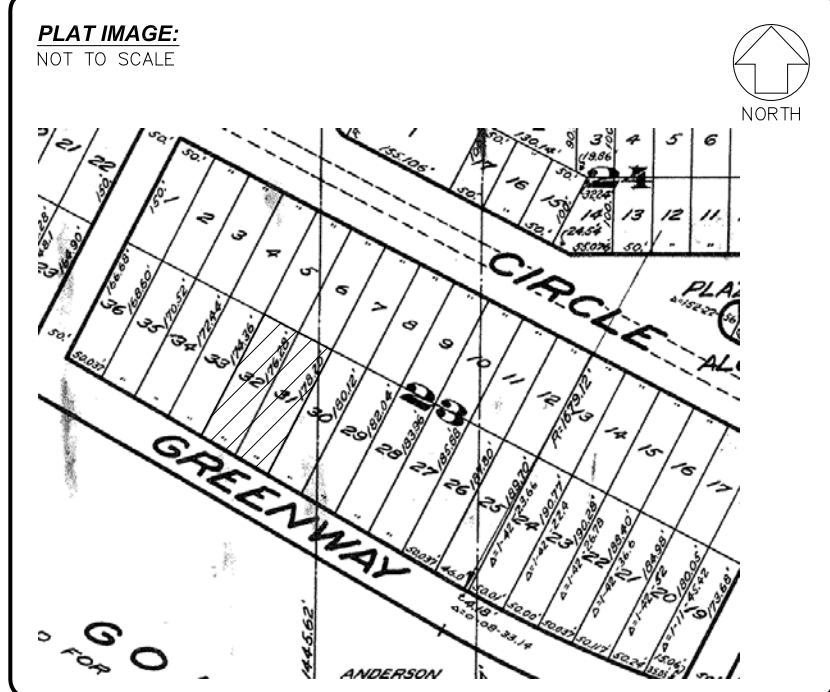
4872 S.W. 72nd Avenue
 Miami, Florida 33155
 (305) 668-3196
 Fax: (305) 668-2871

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY



NORTH
SCALE: 1"=20'


 CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
 13350 SW 131st Street, Suite 103, Miami, Florida 33186
 Tel: 305.596.1799 Fax: 305.596.1886
 www.suarezsurveying.com



TREE TABLE					
NUMBER	COMMON NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD(FT)	REMARKS
1	GUMBO LIMBO	0.7	16	16	
2	GUMBO LIMBO	0.7	16	18	
3	GUMBO LIMBO	0.5	12	12	
4	COCONUT PALM	0.7	50	20	
5	ALEXANDRA PALM	-	-	-	CLUSTER
6	ALEXANDRA PALM	-	-	-	CLUSTER
7	ALEXANDRA PALM	-	-	-	CLUSTER
8	ALEXANDRA PALM	-	-	-	CLUSTER
9	CANARY DATE PALM	2	50	20	
10	BIZMARCK PALM	2	50	24	
11	CANARY DATE PALM	1.5	45	20	
12	CANARY DATE PALM	1.5	45	20	
13	OLD MAN PALM	1.3	20	14	
14	ROBELLINI PALM	-	-	-	CLUSTER
15	ROBELLINI PALM	-	-	-	CLUSTER
16	ROBELLINI PALM	-	-	-	CLUSTER
17	PINK TABEUBIA	1.5	35	25	
18	ROYAL POINCIANA	2.5	45	60	
19	BOTTLE PALM	1.3	10	8	
20	THATCH PALM	1	22	16	
21	BOTTLE PALM	1.1	14	12	
22	ARECA PALM	-	-	-	CLUSTER
23	ALEXANDRA PALM	-	-	-	CLUSTER
24	ARECA PALM	-	-	-	CLUSTER
25	ALEXANDRA PALM	0.4	40	12	
26	QUEEN PALM	1	30	18	
27	ARECA PALM	-	-	-	HEDGE
28	ARECA PALM	-	-	-	HEDGE
29	TRAVELERS PALM	-	-	-	CLUSTER
30	MANGO	3.3	35	30	
31	ROYAL PALM	1.3	45	18	
32	ROYAL PALM	1.3	40	18	
33	QUEEN PALM	0.8	35	16	
34	QUEEN PALM	0.8	30	16	
35	QUEEN PALM	0.8	30	16	
36	FOX TAIL PALM	0.8	30	16	
37	WAX LEAVE PRIVET	2	16	20	MULTI TRUNK
38	QUEEN PALM	0.7	35	20	
39	QUEEN PALM	0.7	35	20	
40	AFRICAN TULIP	8	60	50	CLUSTER

ONLY TREES WITH A TRUNK DIAMETER OF 3" (0.25') AT THE BREAST HEIGHT OR GREATER WERE LOCATED

BENCHMARK REFERENCE:
 NAME: 497
 ELEVATION (NGVD29) = 8.96
 DESCRIPTION: CORTEZ ST NORTH GREENWAY DR NE COR PKBW COR BSW

SURVEYOR'S NOTES:
 1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
 3. 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.
 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
 5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM.
 6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
 7. 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.
 8. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
 9. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
 10. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
 11. FENCE OWNERSHIP NOT DETERMINED.
 12. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE SOUTHWESTERLY LINE OF LOTS 31 AND 32 HAS BEEN ASSIGNED A BEARING OF S 63°23'42" W.
 13. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE

DATE OF SURVEY:
 09/03/2021
JOB #: 21083494
FILE #: D-XXXX
PROJECT NAME:
 SURVEYS 2021
CAD FILE(H): MARIN
PARTY CHIEF: SARRIA
 SHEET 1 OF 1

CERTIFIED TO:
 HENRY PARRA
 ADAM HLAVATY

REVISIONS:


PROPERTY ADDRESS:
 751 N GREENWAY DRIVE, CORAL GABLES, FLORIDA, 33134

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 & X BASE FLOOD ELEVATION 10 & N/A COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639 MAP & PANEL NUMBER 12086C0294 SUFFIX L

LEGAL DESCRIPTION:
 LOTS 31 AND 32, BLOCK 23, OF CORAL GABLES SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

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



LEGEND
ABBREVIATIONS:
 A = ARC DISTANCE
 ACI = 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 = COLUMN
 CONC = CONCRETE
 DE = DRAINAGE EASEMENT
 DME = DRAINAGE & MAINTENANCE EASEMENT
 DW = DRIVEWAY
 EB = ELECTRIC BOX
 ENC. = ENCROACHMENT
 EP = EDGE OF PAVEMENT
 EW = EDGE OF WATER
 FDH = FOUND DRILL HOLE
 FF = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FNI = FOUND NAIL (NO ID)
 FND = FOUND NAIL & DISK
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 LE = LANDSCAPE EASEMENT
 LME = LAKE MAINTENANCE EASEMENT
 (M) = MEASURED
 MDCR = MIAMI-DADE COUNTY RECORDS
 MH = MAN HOLE
 ML = MONUMENT LINE
 ORB = OFFICIAL RECORDS BOOK
 OIS = OFF-SET
 (P) = 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 KAELOON (SURVEY NAIL)
 PL = PLANTER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PRO = 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
 WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

	ANCHOR
	CLARD RAIL
	IRON FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	OVERHEAD UTILITY WIRE
	LIMITED ACCESS RIGHT-OF-WAY LINE
	BOUNDARY LINE

SURFACE:

	ASPHALT
	CONCRETE
	PAVERS
	BUILDING
	TILES
	WOOD
	COVER