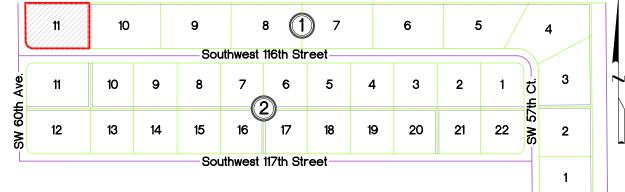


Location Sketch N.T.S.



PROPERTY ADDRESS:

5941 Southwest 116th Street Coral Gables, Florida 33156

CERTIFIED ONLY TO:

Edouard Crepy and Clotilde Crepy

Surveyor's Notes:

- #11 the herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED. #13 There may be additional Restrictions not Shown on this surve
- that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property #14 Accuracy:
- The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential, the minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundar lines of the parcel herein described are not shown hereon.
- #16 not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties. #17 Contact the appropriate authority prior to any design work on
- the herein described parcel for building and zoning information #18 Underground Utilities are not depicted hereon, contact the
- appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon. #19 Ownership subject to Opinion of Title.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. & That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez Professional Surveyor & Mapper #5526 State of Florida Not Valid unless Signed & Stamped with Embossed Seal

LEGAL DESCRIPTION:

Lot 11, Block 1, of: "PINE BAY ESTATES SECTION NO. 1", according to the Plat thereof, as recorded in Plat Book 82, at Page 24, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION National Flood Insurance Program FEMA Elev. Reference to NGVD 1929

120639 0466 " X" 09-11-2009 N/A 10.77' 10.44' "L" Elev. Reference to NGVD 1929

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted
- #2 Benchmark: Miami-Dade County Public Works Dep. Locator 5002 W, Elev. 16.86' Name SC-25
- #3 Bearings as Shown hereon are Based upon

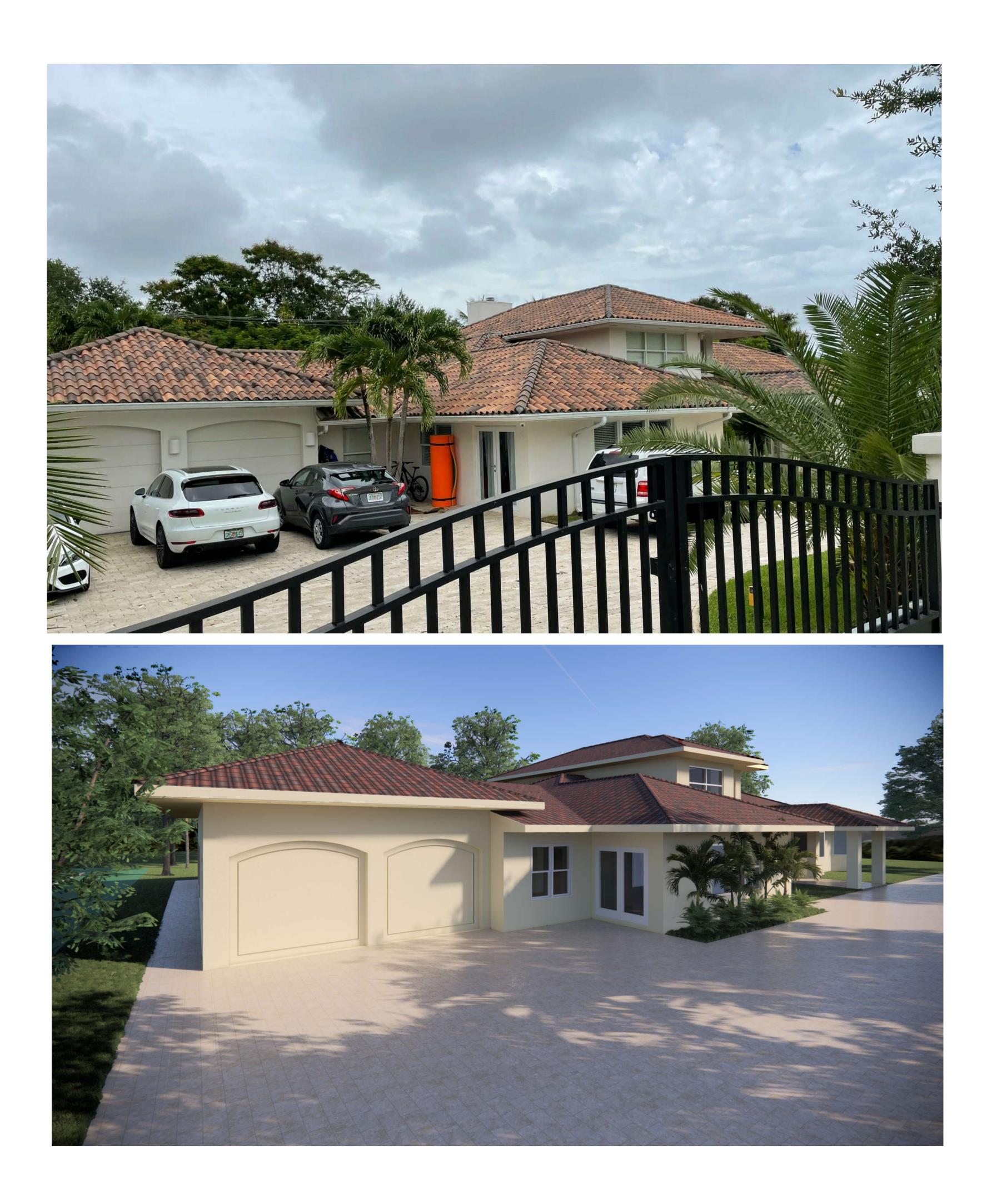
Professional Surveyors & Mappers LB 7498 13050 S.W. 133rd Court Miami Florida, 33186 E-mail: afaco@bellsouth.net Ph: (305) 234-0588 Fax: (206) 495-0778

Land

AF'A

Company, Inc.

X



5941 SW 116TH ST CORAL GABLES, FLORIDA 33156 SEAL

GIORGIO LUIGI BALLI

-AR13951

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NO.	DESC	DATE	

PRELIM SET



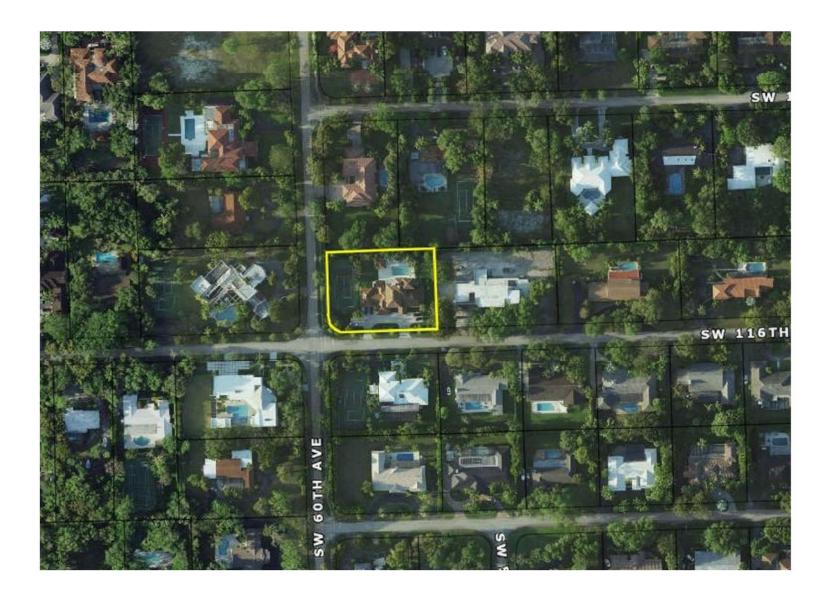
JOB NUMBER: CHECKED BY: ISSUE DATE: SCALE:

GB Issue Date AS NOTED

SHEET TITLE







FOLIO: 03-5012-030-0110 LEGAL DESCRIPTION: PINE BAY ESTATES SEC NO 1 PB 82-24 LOT 11 BLK 1 20106-2916 12-2001 1 COC 24943-3257 09 2006 6

ZONING: SFR LOT SIZE: 33,836 SF FLOOD ZONE: X COR: 13.00' NGVD

ALLOWED BUILDING COVERAGE: 30% MAX 10,151 SF F.A.R.: 11,301 SF EXISTING 17.2% 5,830 SF 7,270 SF

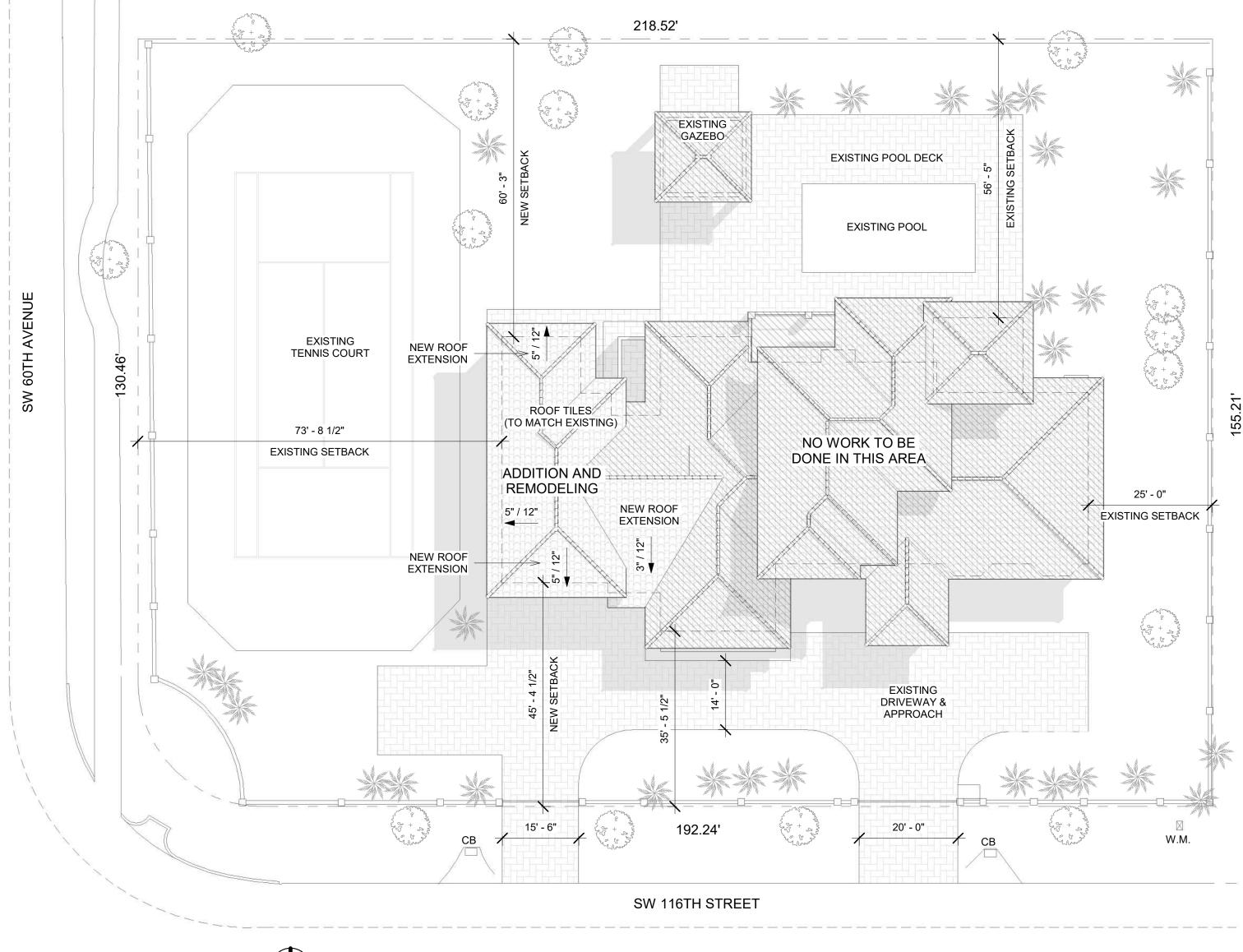
NEW ADDITIONS: 440 SF NEW BDLG COVERAGE: 18.5% 6,270 SF NEW F.A.R.: 7,710 SF

AREAS: FF A/C: 5,385 SF SF A/C: 1,440 SF **TOTAL A/C: 6,825 SF**

NEW GARAGE: 635 SF

NEW 184 SF NEW GARAGE 635 SF NEW 635 SF

2 FIRST FLOOR NEW AREAS 1/16" = 1'-0"



1 SITE PLAN 1/16" = 1'-0"

CREPY ADDITION AND REMODELING

5941 SW 116TH ST CORAL GABLES, FLORIDA 33156 SEAL

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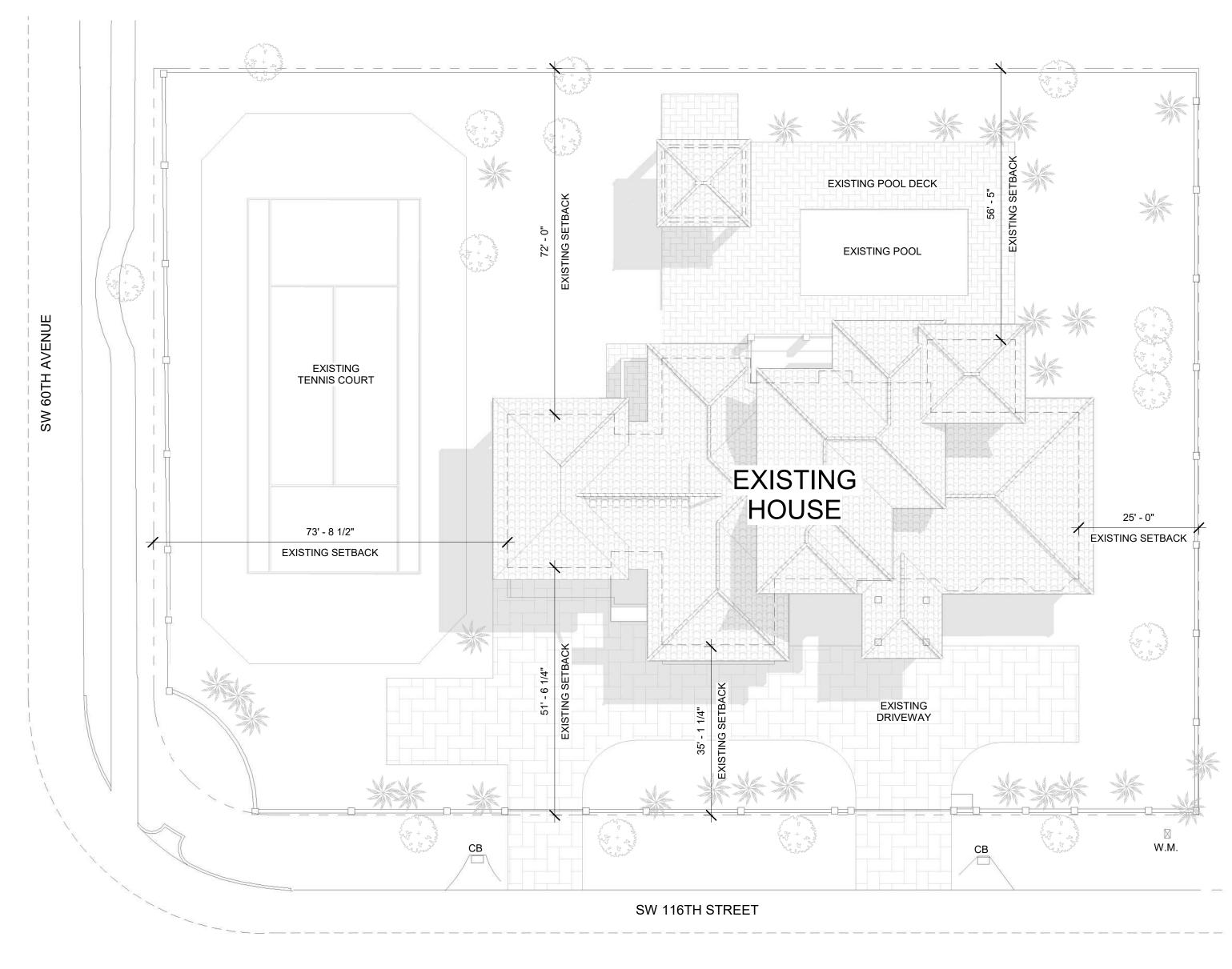
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SHEET TITLE







EXISTING SITE PLAN 1/16" = 1'-0"

<u>LEGEND</u>

[____] EXISTING TO BE REMOVED

GENERAL DEMOLITION NOTES

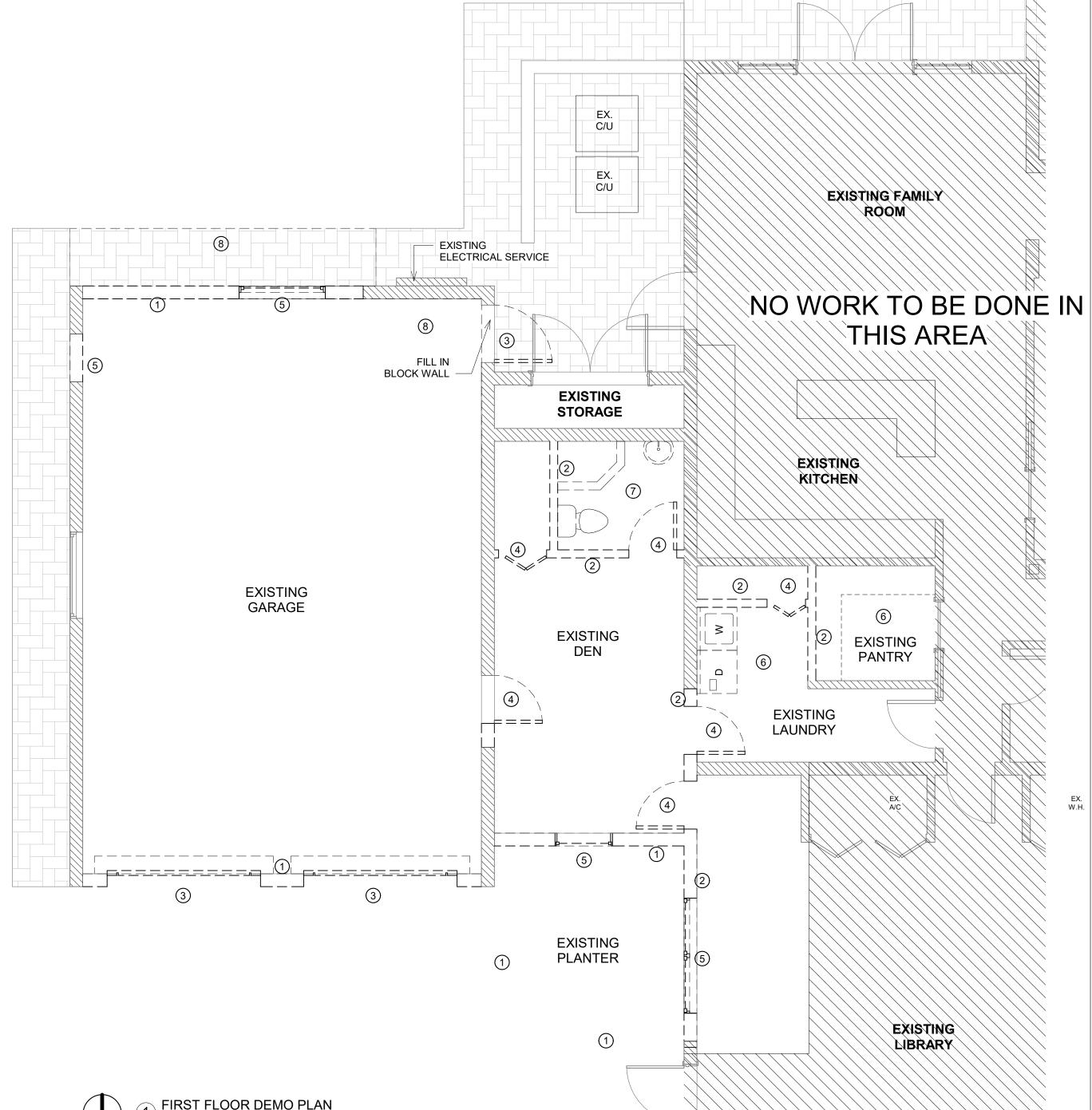
<u>1.</u> ARCHITECTURAL AND STRUCTURAL - CAREFULLY REMOVE AREAS OF WALL, FLOOR AND/OR CEILING PRECISELY AS INDICATED SO AS NOT TO COMPROMISE ARCHITECTURAL OR STRUCTURAL INTEGRITY OF THE BUILDING OUTSIDE THE LIMITS OF DEMOLITION. PROVIDE 3K POST SHORING @ 48" O.C. @ ALL MASONRY OPENINGS ENLARGED BY DEMOLITION OR IN LOCATIONS AS SHOWN ON PLANS.

2. MECHANICAL - DISCONNECT AND REMOVE ALL DUCTS, FANS AND ASSOCIATED CONTROLS FROM AREA OF WORK DEMOLITION AND REMOVAL OF ALL HVAC EQUIPMENT SUBJECT TO APPROVAL OF MECHANICAL ENGINEER OF RECORD AND OWNER'S REP.

3. ELECTRICAL - DISCONNECT AND REMOVE ALL SWITCHES, RECEPTACLES, FIXTURES, DEVICES, ASSOCIATED WIRING AND TELEPHONE WIRING JACKS WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLANS.

4. PLUMBING - DISCONNECT AND REMOVE ALL FIXTURES, DEVICES AND ASSOCIATED CONTROLS, PIPING AND FITTING IN THE AREA OF THE WORK. CAP OFF WASTE VENT AND SUPPLY PIPING SO AS NOT TO INTERFERE WITH THE WORK OF THE OTHER SPACES. DEMOLITION AND REMOVAL OF ANY AND ALL PLUMBING IS SUBJECT TO APPROVAL BY PLUMBING ENGINEER AND OWNER'S REP.

5. PROVIDE POST SHORING FOR ANY STRUCTURAL DEMOLITION



CODED DEMOLITION NOTES

) REMOVE EXTERIOR WALL

2) REMOVE INTERIOR WALL

(3) remove exterior door

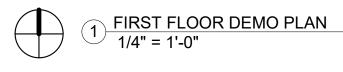
(**4**) REMOVE INTERIOR DOOR

(5) REMOVE WINDOW

(6) DEMO ALL CABINETS. REMOVE ALL APPLIANCES

(7) demo all cabinets and fixtures

(8) flooring to be removed/replaced



CREPY **ADDITION AND** REMODELING

5941 SW 116TH ST CORAL GABLES, FLORIDA 33156 SEAL

GIORGIO LUIGI BALLI

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		R GIO RCHITE	BALLI CT PA	
	ARCHITECTURE	INTERIORS	CONSTRUCTION	
JO	B NUMBER:			
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ISSUE DATE:	Issue Date
SCALE:	AS NOTED

SHEET TITLE

EX. W.H.

EXISTING SITE PLAN & DEMOLITION PLAN

SHEET NUMBER

A-2

COPYRIGHT GIORGIO BALLI PA 1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



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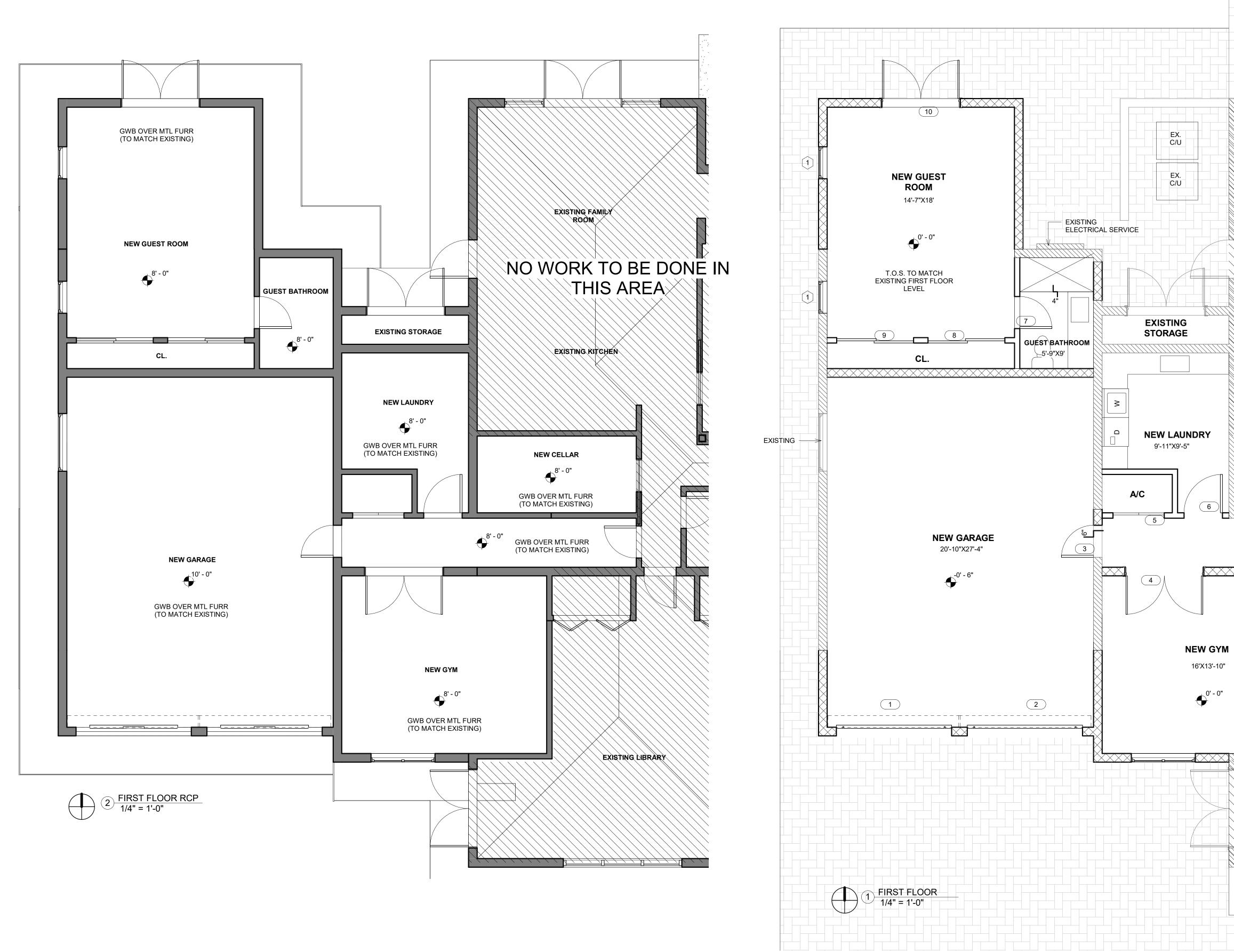
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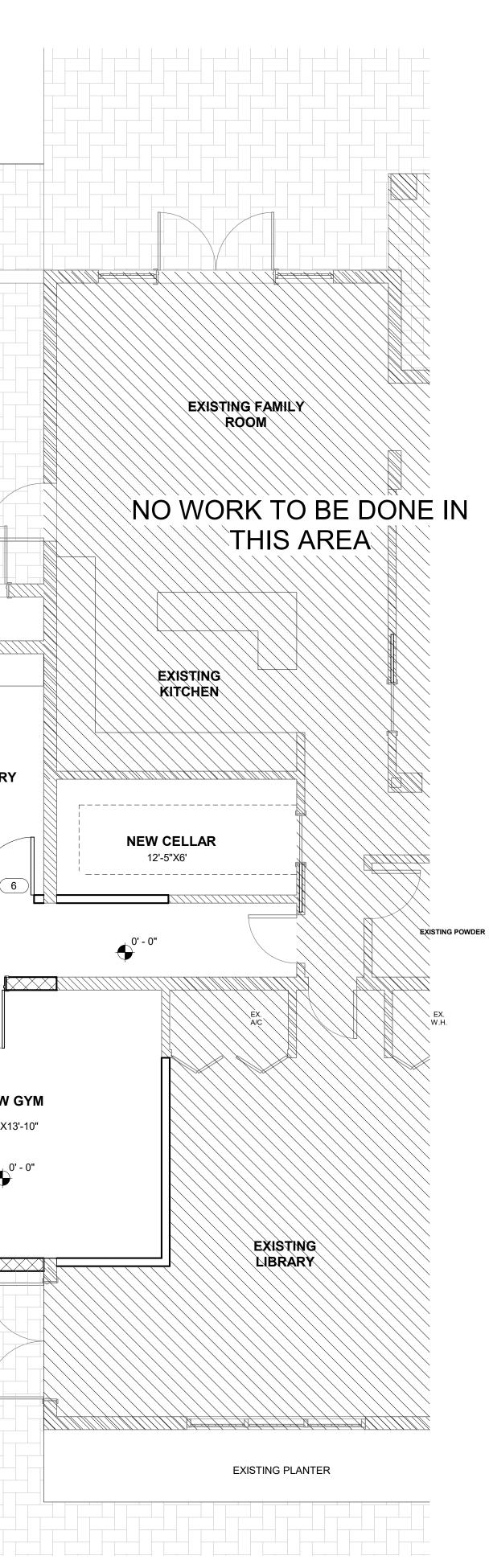
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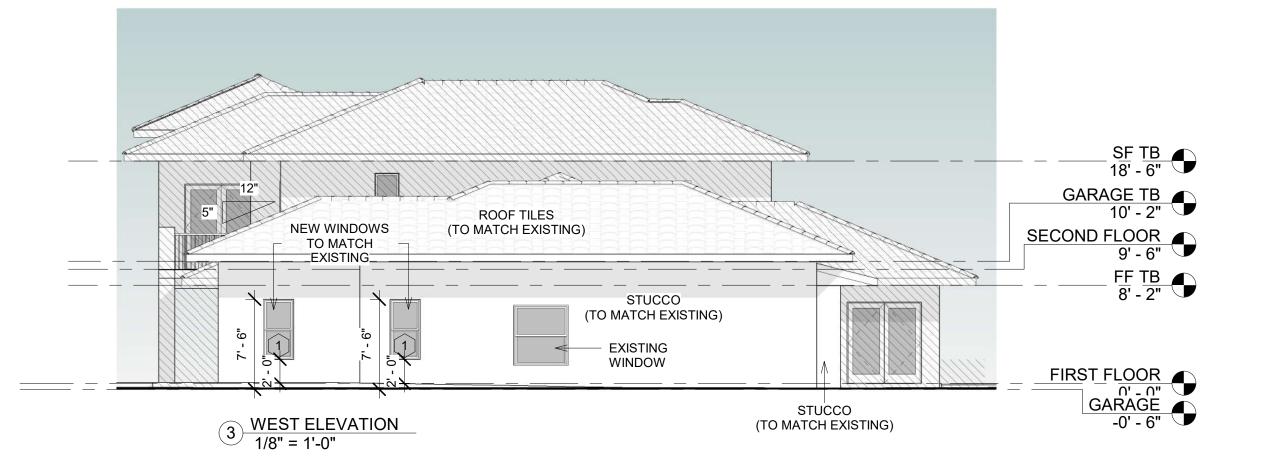
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SHEET NUMBER

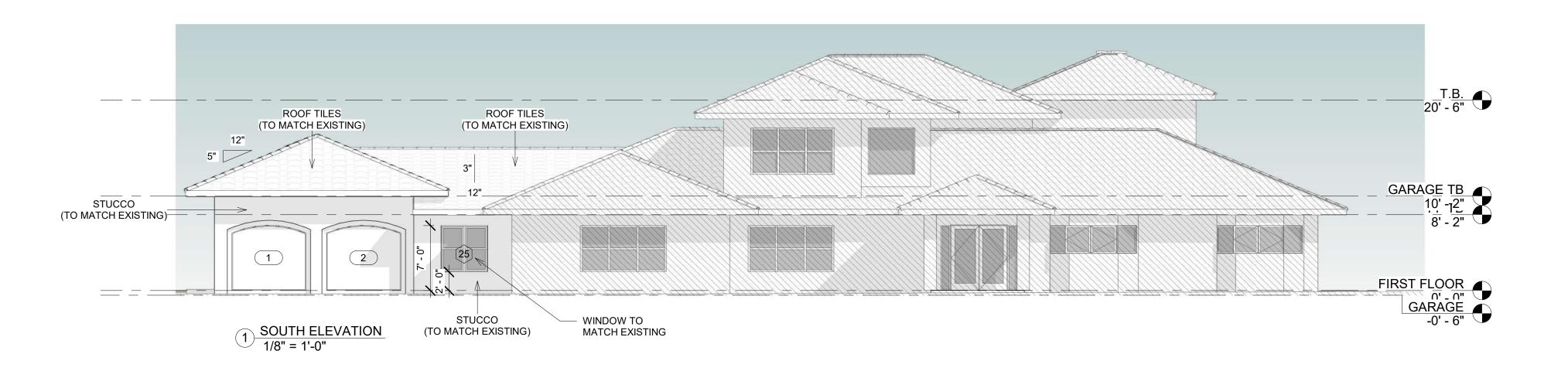
A-4

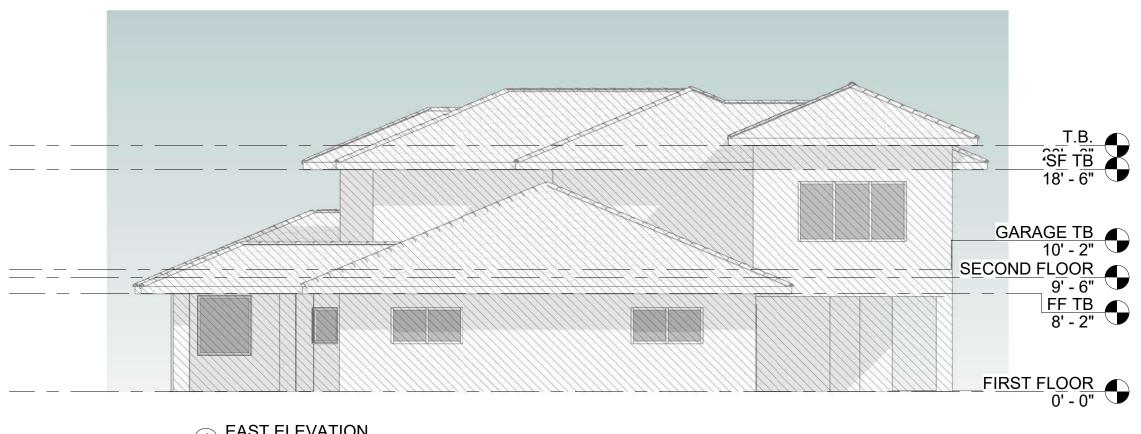
COPYRIGHT GIORGIO BALLI PA 1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

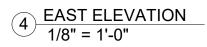












CREPY **ADDITION AND** REMODELING

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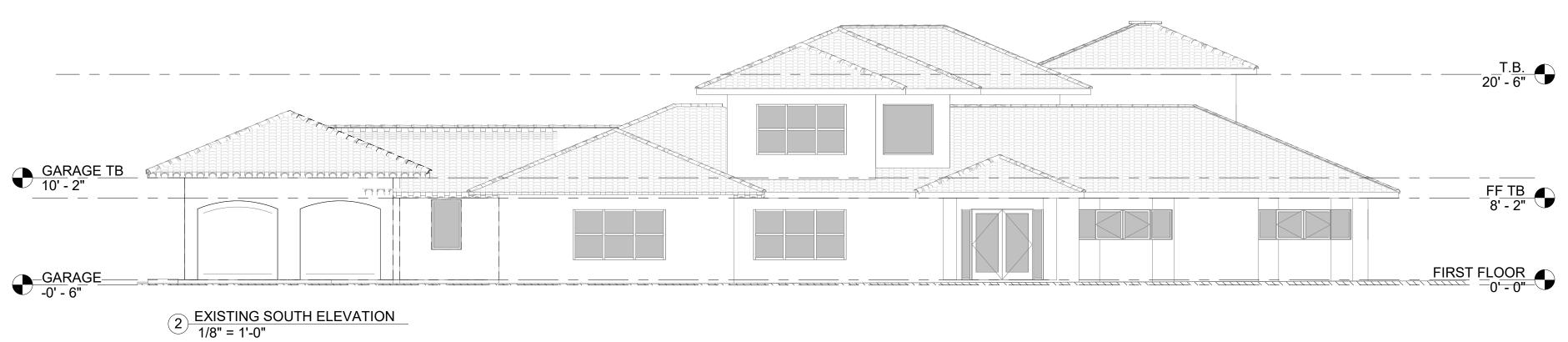
SHEET TITLE



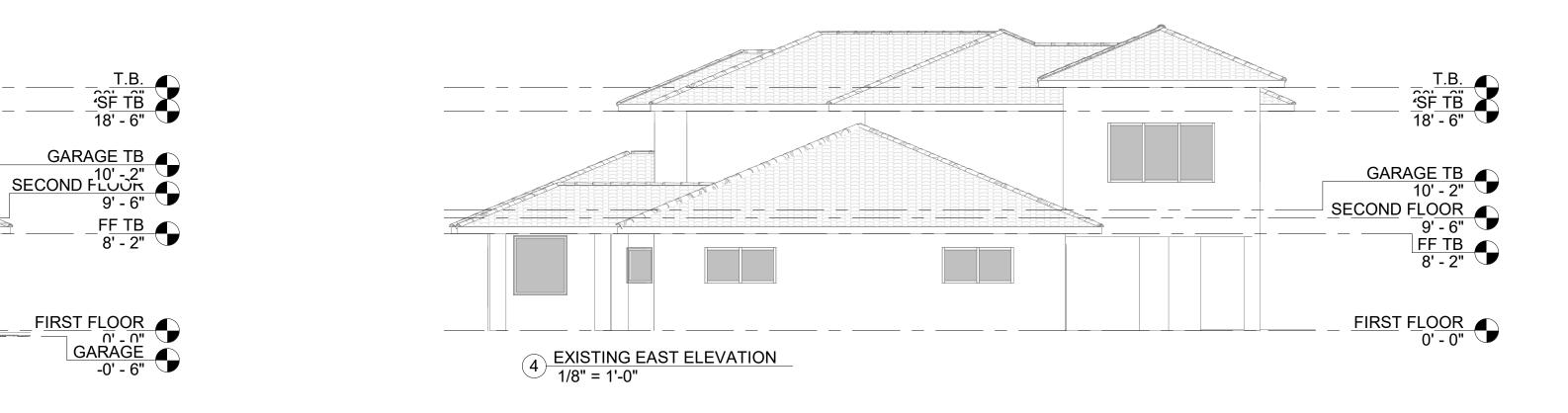




1 EXISTING NORTH ELEVATION 1/8" = 1'-0"







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SHEET TITLE



SHEET NUMBER

A-5.1

FRONT NEIGHBOR





CREPY **ADDITION AND** REMODELING

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SHEET TITLE

NEIGHBORS

