



LOCATION MAP
1209 ALGARDI AVENUE

1209 ALGARDI AVE



1217 ALGARDI AVE



4017 SANTA MARIA ST



1200 ALGARDI AVE



4101 SANTA MARIA ST





SOUTHWEST VIEW





EAST VIEW

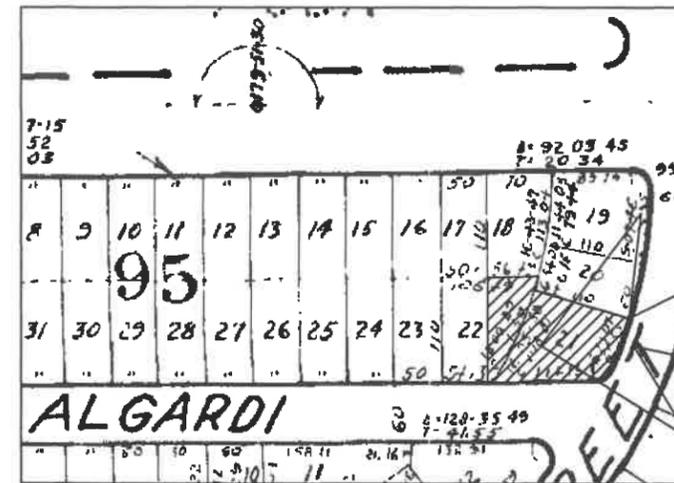
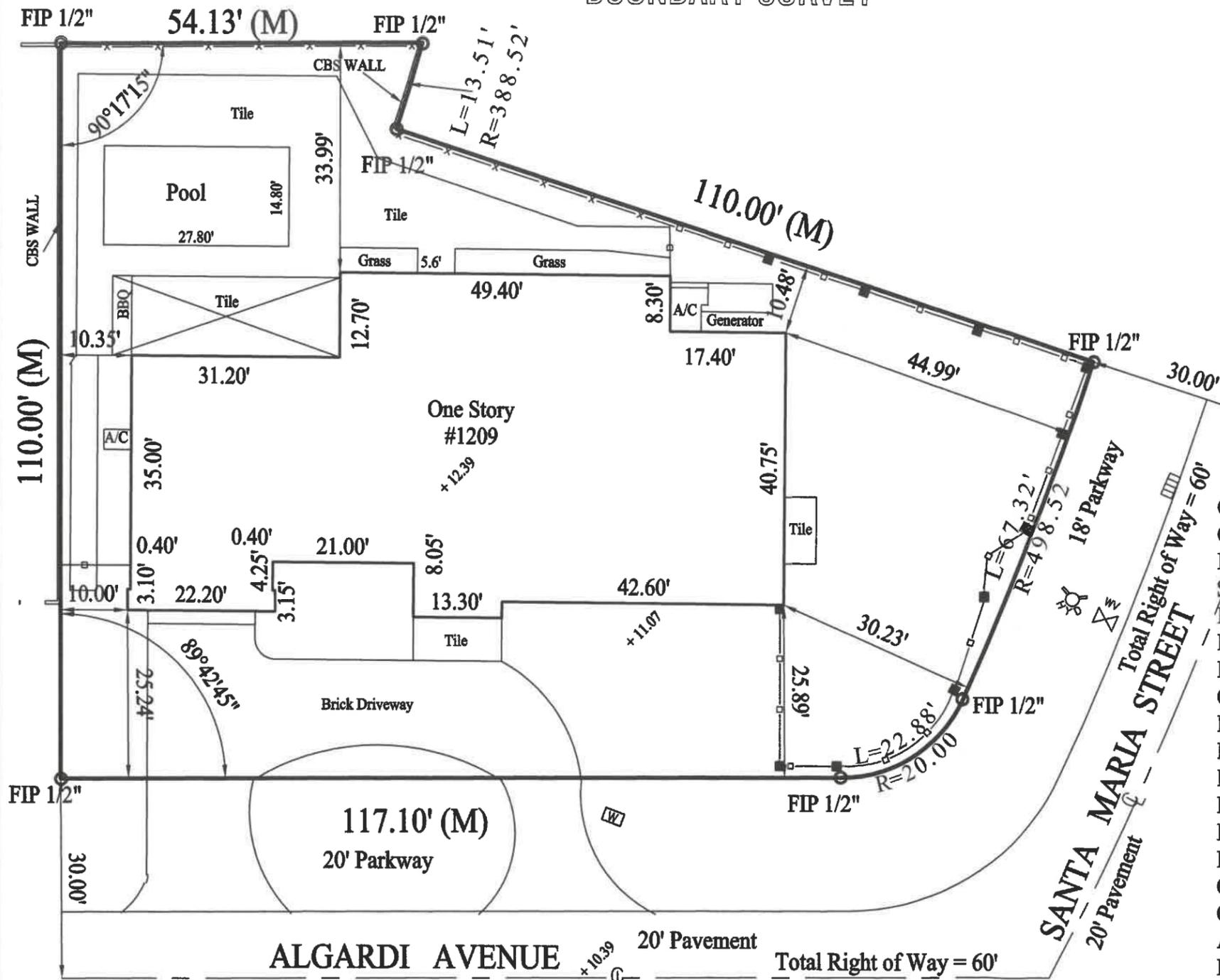




NORTHEAST VIEW

BOUNDARY SURVEY

LOCATION SKETCH NOT TO SCALE



SURVEY NOTES

- Bearings and coordinates refer to recorded Plat or NAD83.
- Legal Description provided by others.
- The lands shown hereon, were not abstracted for easement or other encumbrances not shown on plat.
- Underground portions of footings, foundations or other improvements were not located.
- Elevations are based on National Geodetic Vertical Datum 1929.
- Fence ownership not determined.
- Wall ties are to the face of the wall.
- Not valid unless sealed with an embossed surveyor's seal.
- No identification found on property corners unless noted.
- Only visible encroachments located.
- The survey depicted here is not covered by professional liability insurance, liability limited to the cost of the survey.
- This survey is intended for the use by those to whom it is certified and for one building permit or real estate closing only.
- The attached survey materials are the original work product of the surveyor and are subject to the copyright laws of the USA. Infringement occurs if this same survey is re-used in a later closing or building permit. Infringement occurs if a government body sell or distribute it in any form.

LEGEND

- | | | |
|----------------------------------|----------|---------------------|
| Community number: 120639 | FN&D | Found Nail and Disk |
| City of Coral Gables | | Concrete |
| Panel: 12086 C 0457 | | Asphalt |
| Suffix: L | | Property Corner |
| F.I.R.M. Date: 09-11-2009 | (R) | Recorded |
| Date Revised: 09-11-2009 | (M) | Field Measured |
| Date of field work: 07-26-2021 | ⊕ | Centerline |
| Completion date: 07-26-2021 | FIP 1/2" | Found Iron Pipe |
| Flood zone: X | | 1/2" diameter |
| Base flood elevation: N/A | | Covered Area |
| Diagram: 1A | | Utility Pole |
| Finished floor elevation: 12.39' | | Fire Hydrant |
| Lowest adjacent grade: 11.07' | | Catch Basin |
| Highest adjacent grade: 11.73' | | Water Meter |
| Crown of road: 10.39' | | Wood Fence |
| Garage: 11.64' | | Chain Link Fence |
| A/C Pad: 10.84' | | Overhang Electric |
| Latitude: 25°44'01" N | | Metal Fence |
| Longitude: 80°16'39" W | | Elevation NGVD29 |
| | | 16"x16" Column |

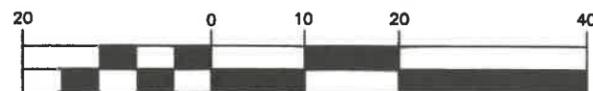
Legal Description:

All of Lot 21 and Lot 22, less the West 51 of Lot 22 in Block 95, of COUNTY CLUB SECTION PART 5, according to the Plat thereof, as recorded in Plat Book 23, Page 55 of the Public Records of Miami-Dade County, Florida.

Certify to:
JOSE ANTONIO ABUD

Property Address: 1209 ALGARDI AVENUE
CORAL GABLES FL 33146
Folio No.: 03-4119-001-4140

GRAPHIC SCALE

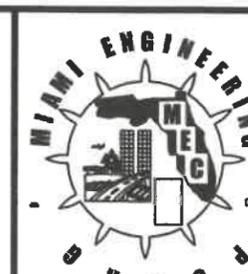


(IN FEET)
1 inch = 20 ft.

Survey number: MEC17/dwg/1209/dwg
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.27, FLORIDA STATUTES.

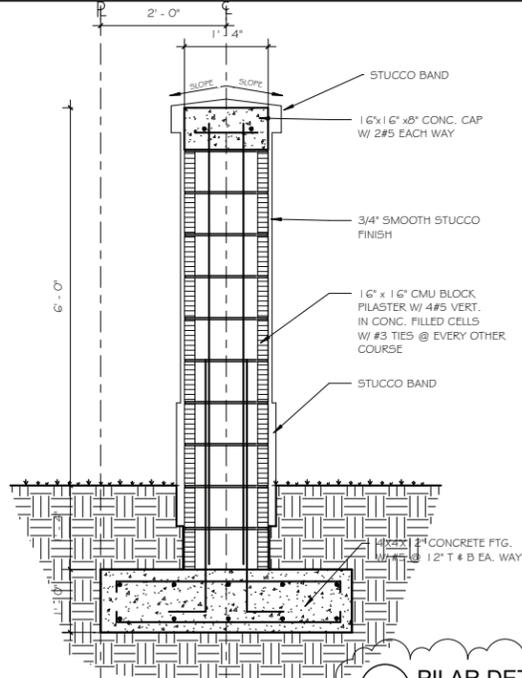
SIGNED:
GILBERTO T. GAVARRETE
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

DATE: 7-26-21



MIAMI ENGINEERING GROUP
CONSULTING ENGINEERS,
LAND SURVEYORS, SOILS
AND MATERIAL TESTING
4251 SW 99th COURT
MIAMI FL 33165
PHONE: 786-252-1440
gtgavarrete@aol.com

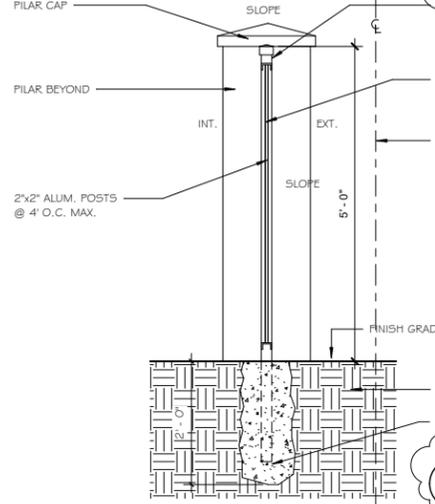
ZONING INFORMATION					
SETBACKS	FRONT	SIDE	SIDE STREET	REAR	REAR (WATERWAY ONLY)
PRINCIPAL BUILDING	20'	7.5'	N/A	25'	N/A
ACCESSORY BUILDING	N/A	N/A	N/A	N/A	N/A
SWIMMING POOL	N/A	N/A	N/A	N/A	N/A
TENNIS COURTS	N/A	N/A	N/A	N/A	N/A
SCREENED ENCLOSURE	N/A	N/A	N/A	N/A	N/A
1. INSIDE LOTS SHALL HAVE MINIMUM 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	13,138 SQ. FT.				
ALLOWABLE F.A.F.					
	5,000 SQ. FT @ 48%	2,400 SQ. FT.			
	5,000 SQ. FT @ 35%	1,750 SQ. FT.			
	3,138 SQ. FT @ 30%	941 SQ. FT.			
	MAX ALLOWED	5,091 SQ. FT. (ALLOWABLE)			
EXAMPLE EXISTING FIRST FLOOR 3,903 SQ. FT.					
EXAMPLES EXISTING SECOND FLOOR 1,191 SQ. FT.					
TOTAL F.A.F.	5,094 SQ. FT. (PROVIDED)				
GROUND AREA COVERAGE					
	13,138 SQ. FT @ 35%	4,598 SQ. FT. (ALLOWABLE)			
	EXISTING RESIDENCE 4,107 SQ. FT.				
	COVERED TERRACE 388 SQ. FT.				
	TOTAL GROUND AREA COVERAGE	4,495 SQ. FT. (PROVIDED)			
13,138 SQ. FT @ 45%					
	PRINCIPLE BUILDING 4,667 SQ. FT.	5,912 SQ. FT. (ALLOWABLE)			
	POOL 409 SQ. FT.				
	TOTAL AUXILIARY GROUND COVERAGE	5,076 SQ. FT. (PROVIDED)			
LANDSCAPE OPEN SPACE					
	13,138 SQ. FT @ 40%	5,255 SQ. FT. (ALLOWABLE)			
	LANDSCAPE AREA PROVIDED	5,266 SQ. FT. (PROVIDED)			
FRONT YARD OPEN SPACE					
	5,255 SQ. FT @ 20%	1,051 SQ. FT. (ALLOWABLE)			
	LANDSCAPE AREA PROVIDED	2,188 SQ. FT. (PROVIDED)			
LEGAL DESCRIPTION:					



2 PILLAR DETAIL

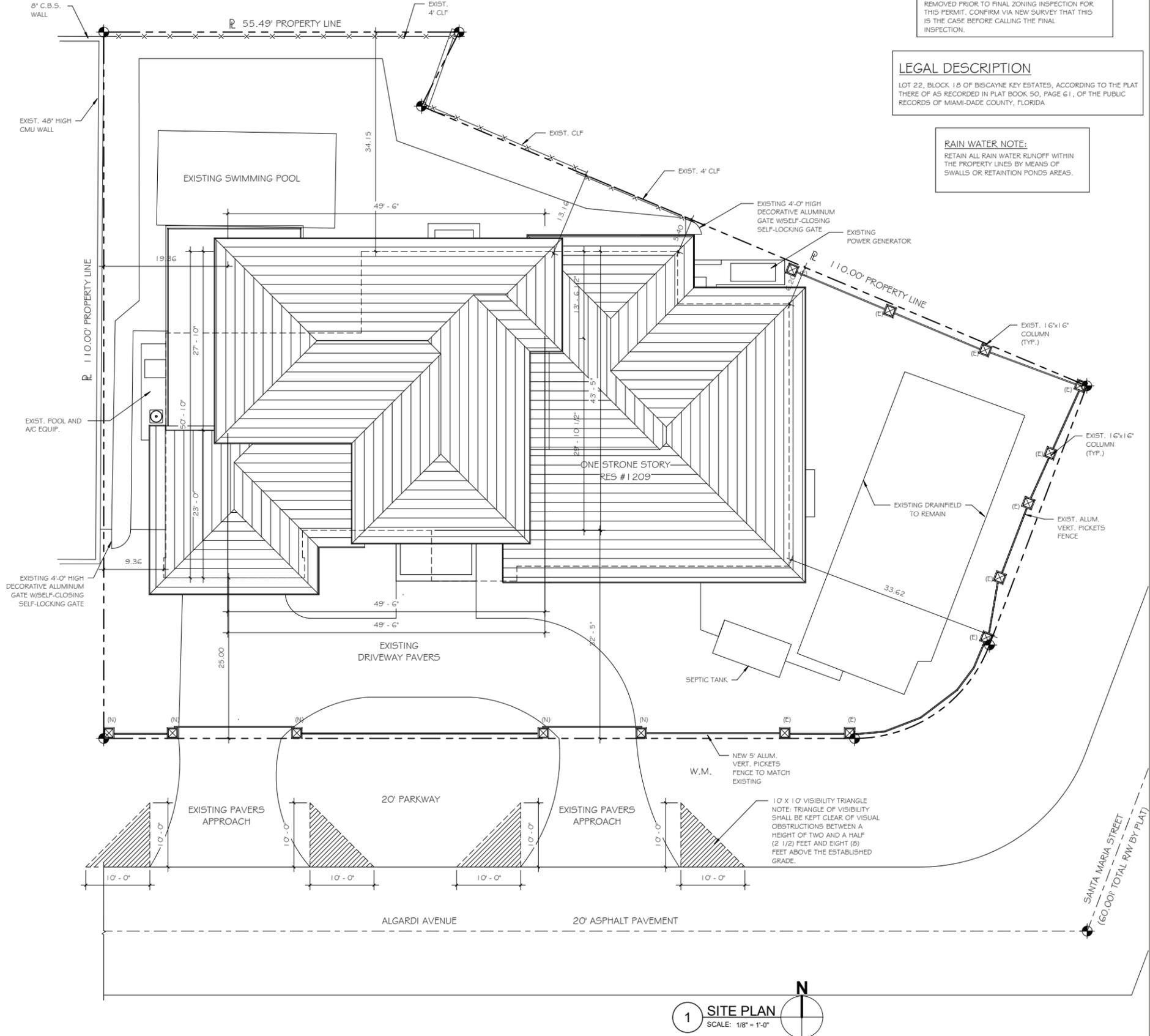
SCALE: 3/4" = 1'-0"

60" HIGH ALUM. PICKET FENCE
C.G. TO SUBMIT SHOP DWGS.
FOR ARCHITECT REVIEW /
APPROVAL



3 PICKET FENCE DETAIL

SCALE: 3/4" = 1'-0"



1 SITE PLAN

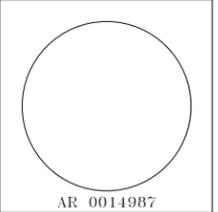
SCALE: 1/8" = 1'-0"

PAVING NOTE:
ALL PAVING WITHIN 5' OF PROPERTY LINES OR EXCEEDING 3'-6" WIDTH IN SIDE YARDS WILL BE REMOVED PRIOR TO FINAL ZONING INSPECTION FOR THIS PERMIT. CONFIRM VIA NEW SURVEY THAT THIS IS THE CASE BEFORE CALLING THE FINAL INSPECTION.

LEGAL DESCRIPTION
LOT 22, BLOCK 18 OF BISCAYNE KEY ESTATES, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 50, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

RAIN WATER NOTE:
RETAIN ALL RAIN WATER RUNOFF WITHIN THE PROPERTY LINES BY MEANS OF SWALLS OR RETAINMENT PONDS AREAS.

THESE PLANS COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL APPLICABLE BUILDING AND ZONING CODES.



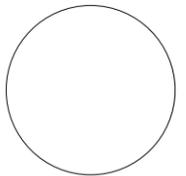
Project Name:
RESIDENTIAL ADDITION AND REMODELING
MR. JOSE ANTONIO ABUD
1209 ALGARDI AVE.
CORAL GABLES FL 33134

EDUARDO LLANO
A · R · C · H · I · T · E · C · T
250 Catalonia Ave Suite 407
Coral Gables, FL 33134
PHONE (305) 446-1121
FAX (305) 446-8383

Draw'g Title:
SITE PLAN

Comm. No.
Scale: N.T.S.
Date: 02-18-2021
Drawn: W. A.
Checked: E. LLANO
CADD File:
Revisions:

Sheet No. **A-1**
1 of 9



AR 0014987

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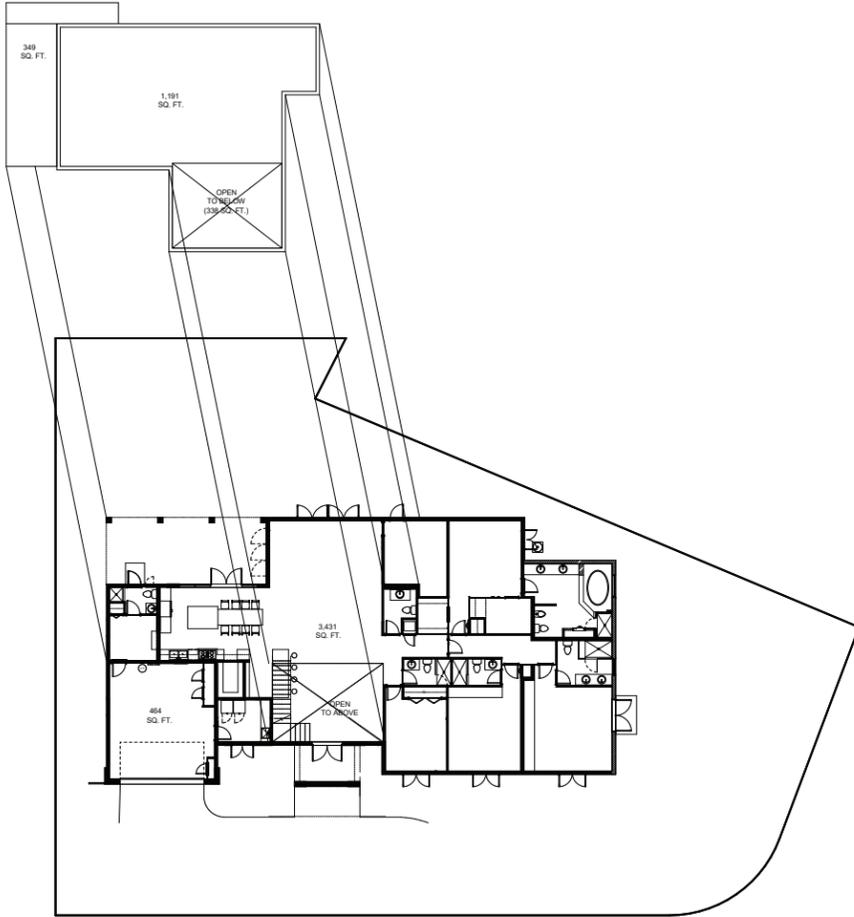
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Draw'g Title:
**AREA
DIAGRAMS**

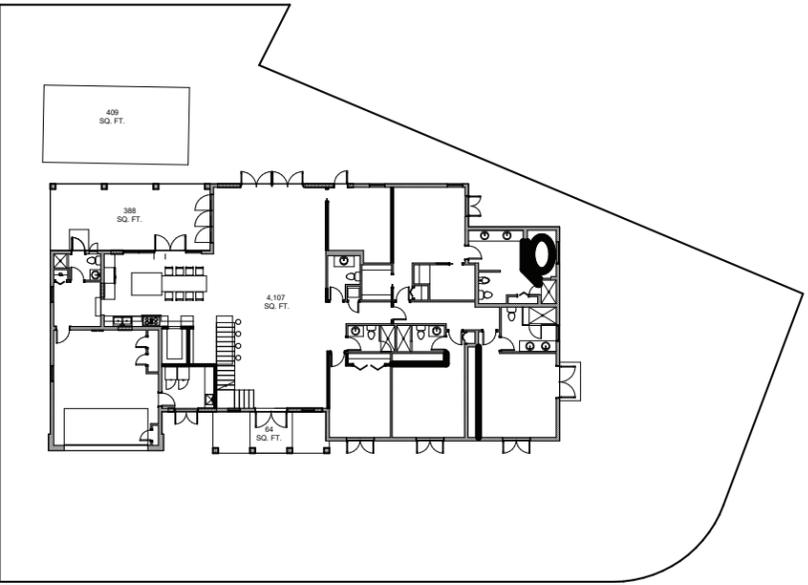
Comm. No. N.T.S.
Scale: N.T.S.
Date: 02-18-2021
Drawn: W. A.
Checked: E. LLANO
CADD File:

Revisions:

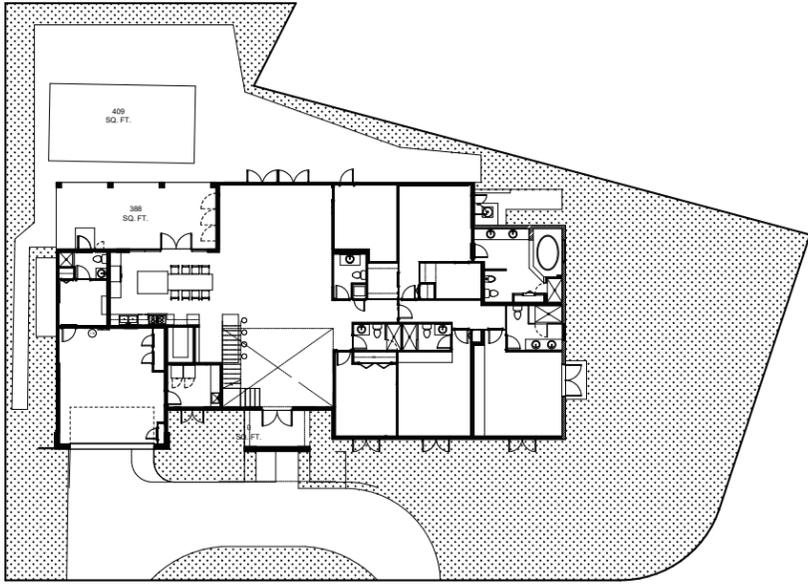
Sheet No. **A-1.1**
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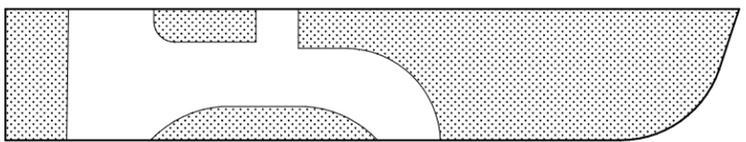
ALLOWABLE FAF:
LOT SIZE: 13,138 SQ. FT.
5,000 SQ. FT. @ 48% = 2,400 SQ. FT.
5,000 SQ. FT. @ 35% = 1,750 SQ. FT.
3,138 SQ. FT. @ 30% = 941 SQ. FT.
MAX. ALLOWED = 5,091 SQ. FT.
TOTAL ALLOWABLE FAF = 5,091 SQ. FT.
EXISTING 1ST FLOOR LIVING AREA = 3,895 SQ. FT.
NEW 2ND FLOOR LIVING AREA = 1,191 SQ. FT.
TOTAL = 5,086 SQ. FT.



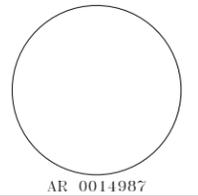
LOT COVERAGE:
LOT SIZE: 13,138 SQ. FT.
PRINCIPLE 13,138 SQ. FT. @ 35% = 4,598 SQ. FT. (MAX.)
EXISTING STRUCTURE = 3,895 SQ. FT.
COVERED PORCH = 464 SQ. FT.
COVERED TERRACE = 388 SQ. FT.
PROPOSED = 4,347 SQ. FT.
PRINCIPLE 13,138 SQ. FT. @ 45% = 5,912 SQ. FT. (MAX.)
PRINCIPAL BUILDING = 4,347 SQ. FT.
POOL = 409 SQ. FT.
PROPOSED = 4,756 SQ. FT.



LANDSCAPE OPEN SPACE:
13,138 SQ. FT. @ 40% = 5,255 SQ. FT. (MIN.)
LANDSCAPE AREA PROVIDED 5,311 SQ. FT. (PROVIDED)



FRONT YARD
5,266 SQ. FT. @ 20% = 1,053 SQ. FT. (MIN.)
LANDSCAPE AREA PROVIDED 2,188 SQ. FT. (PROVIDED)



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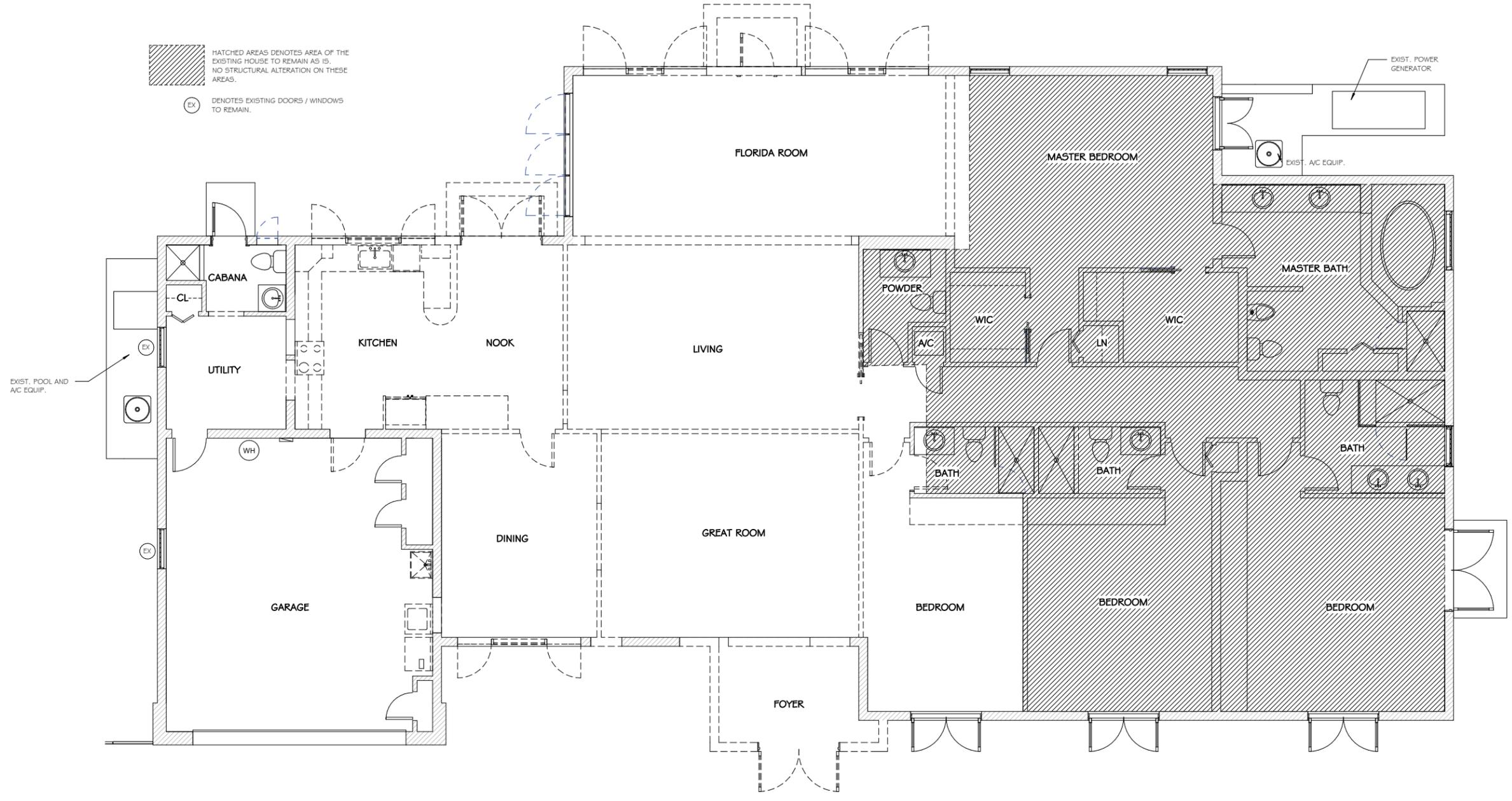
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Draw'g Title:
**DEMOLITION
 PLAN**

Comm. No. _____
 Scale: N.T.S.
 Date: 02-18-2021
 Drawn: W. A.
 Checked: E. LLANO
 CADD File: _____

Revisions:

Sheet No. **A-2**
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1 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"
 N

- DEMOLITION SCOPE OF WORK**
- REMOVE EXISTING DOORS AND WINDOWS AS SHOWN OF THIS PLAN
 - REMOVE EXISTING PARTITION AS SHOWN ON THIS PLAN
 - REMOVE ALL EXISTING INTERIOR DOORS
 - REMOVE EXISTING FLOOR FINISHES
 - REMOVE ALL BATHROOM PLUMBING FIXTURES AND CABINETS
 - REMOVE PORTION OF THE CEILING ON THE AREAS TO BE ALTERED
 - REMOVE EXISTING ROOF AT ENTRY PORCH

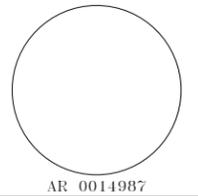
HATCHED AREAS DENOTES AREA OF THE EXISTING HOUSE TO REMAIN AS IS. NO STRUCTURAL ALTERATION ON THESE AREAS.

EX DENOTES EXISTING DOORS / WINDOWS TO REMAIN.

EXIST. POOL AND A/C EQUIP.

EXIST. POWER GENERATOR

EXIST. A/C EQUIP.



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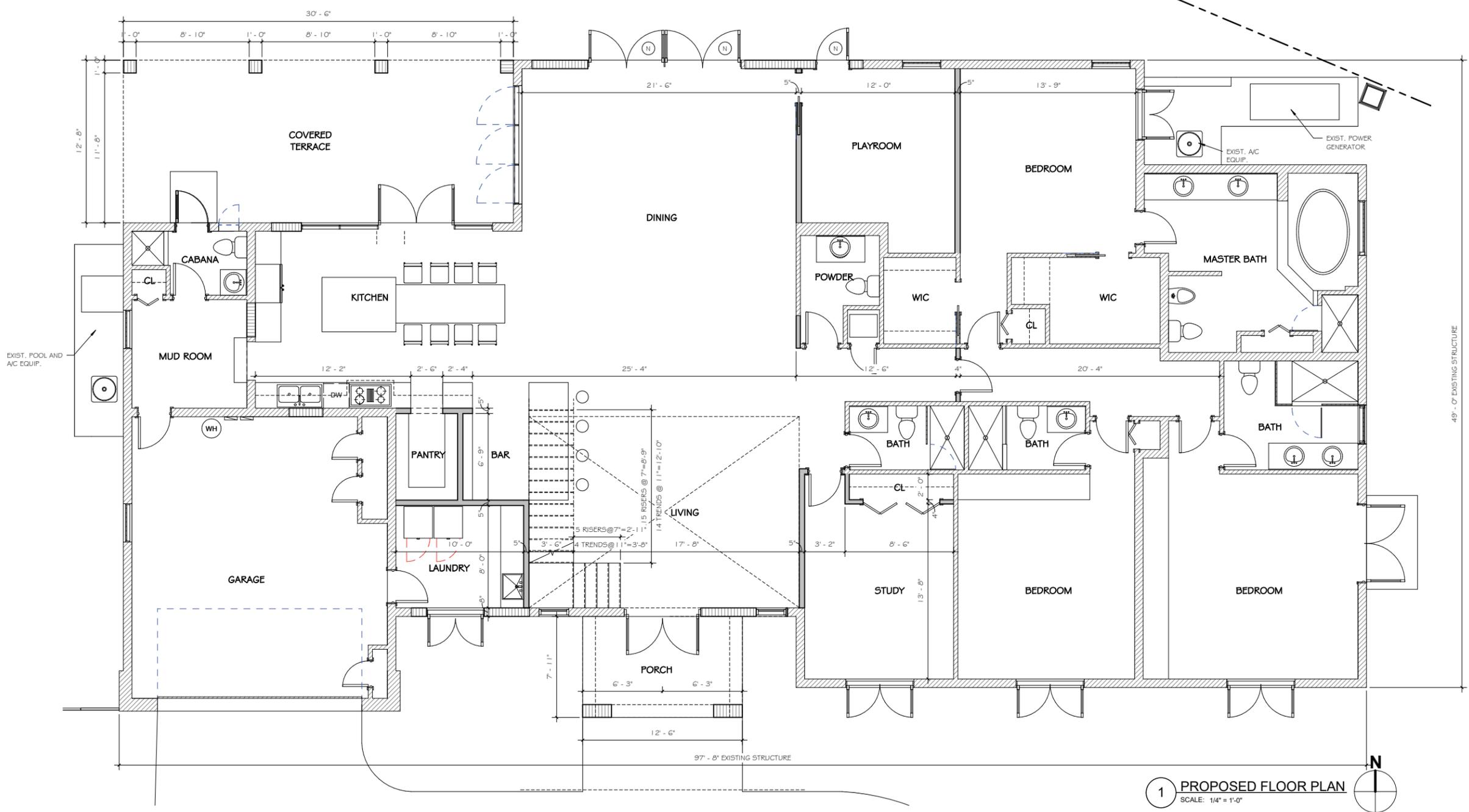
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Draw'g Title:
**PROPOSED
FLOOR PLAN**

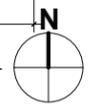
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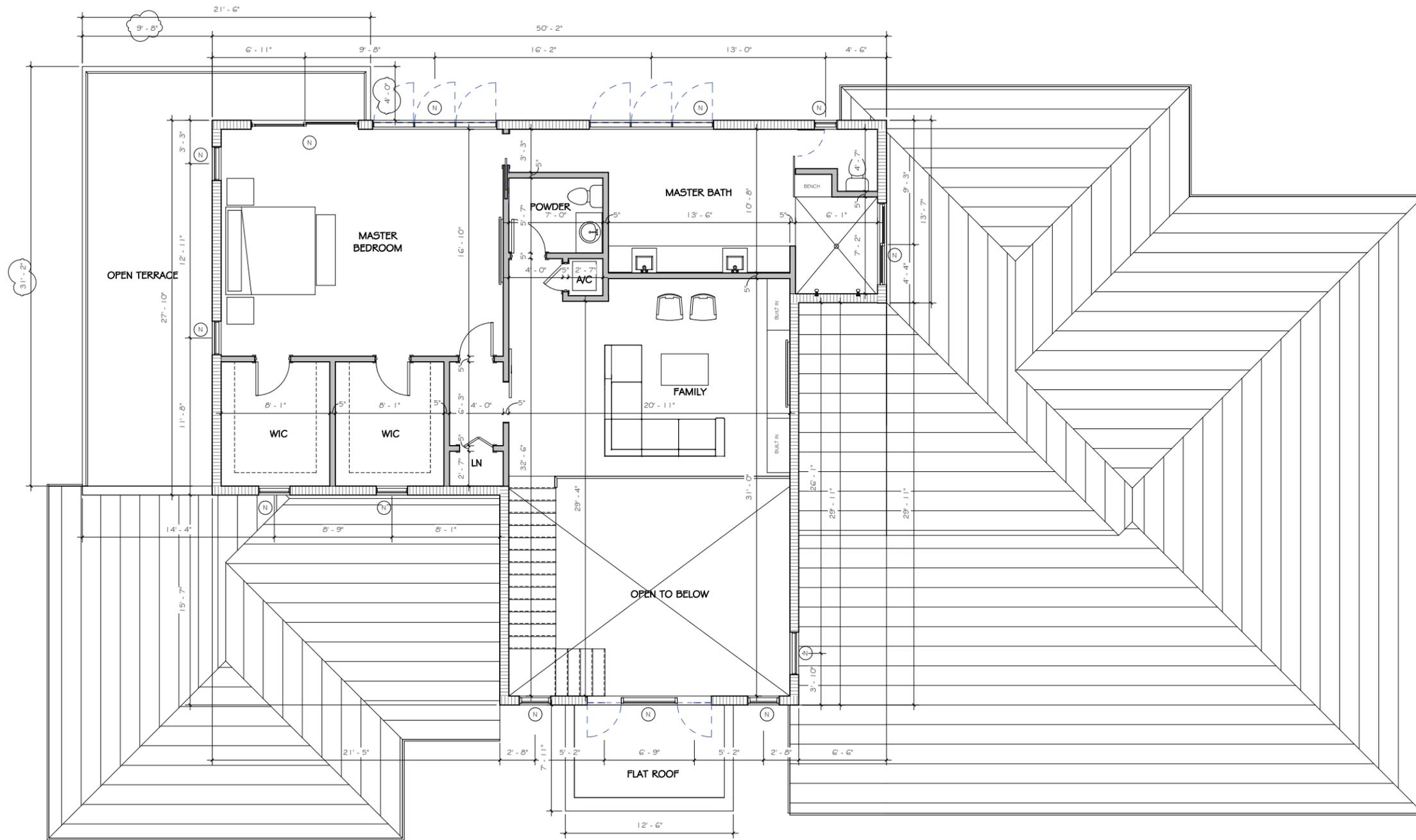
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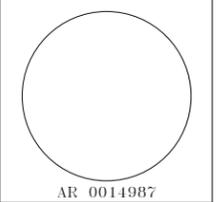


1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



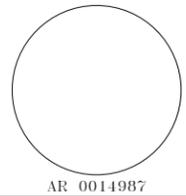
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Draw'g Title:
PROPOSED
2ND FLOOR
PLAN

Comm. No. N.T.S.
Scale: N.T.S.
Date: 02-18-2021
Drawn: W. A.
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Revisions:



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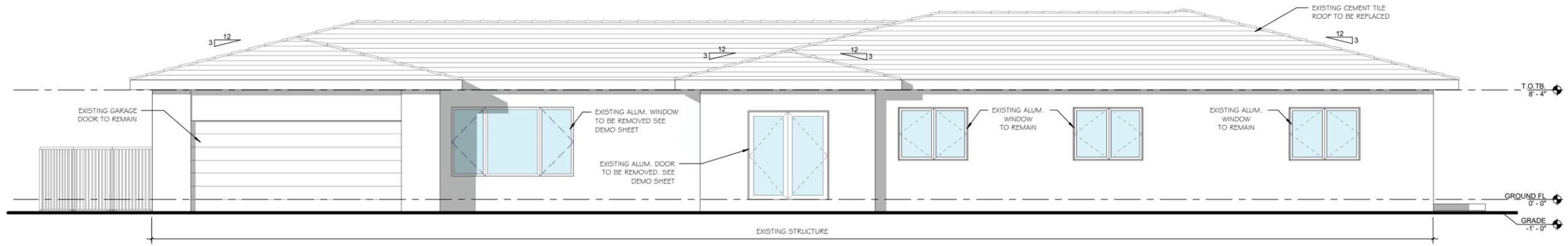
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Draw'g Title:
ELEVATIONS

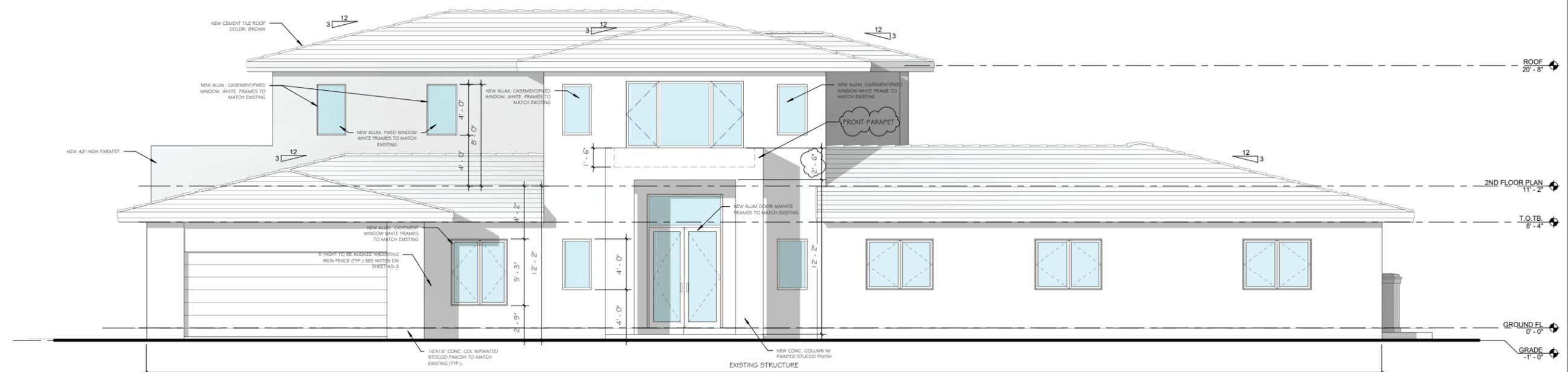
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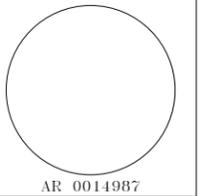
1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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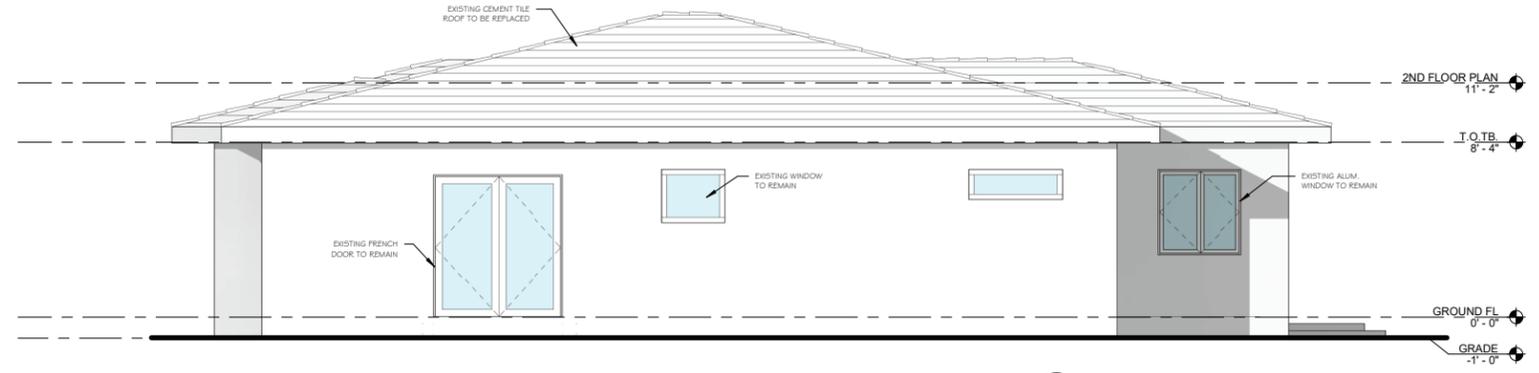
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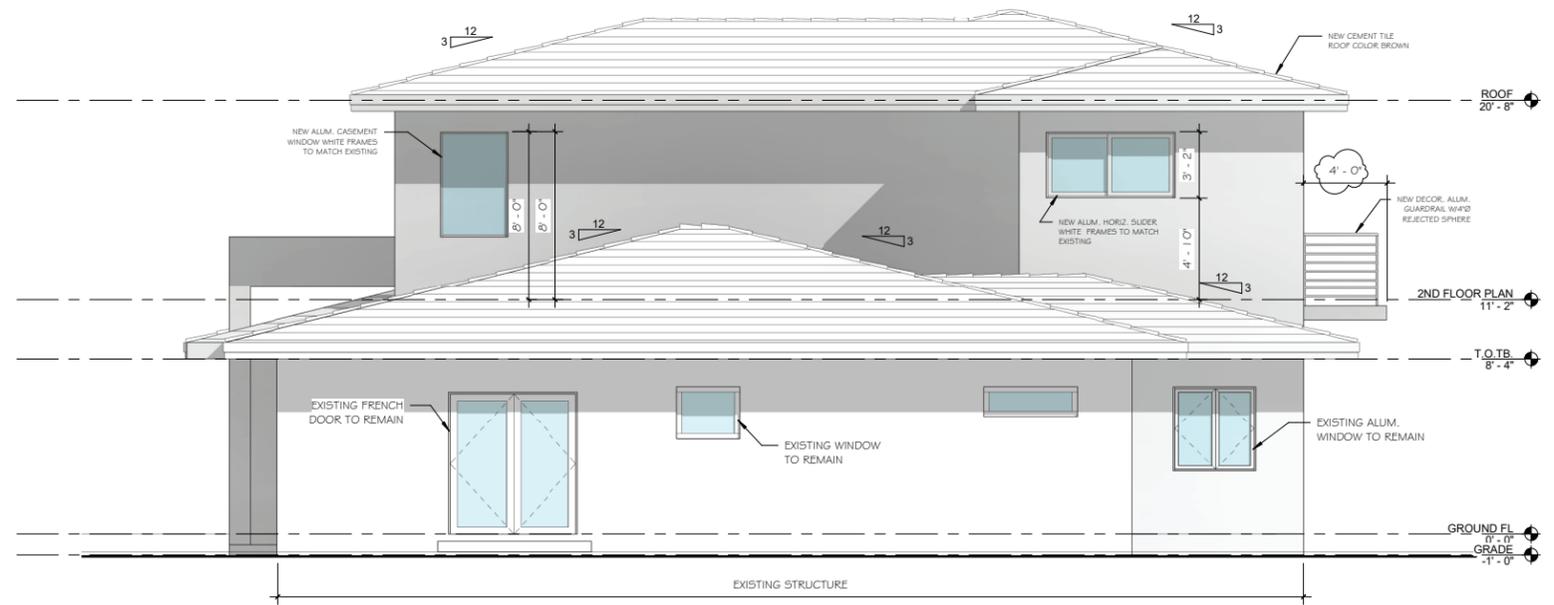
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Revisions:

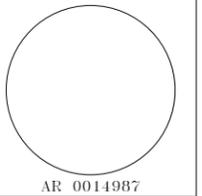
Sheet No. **A-6**
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1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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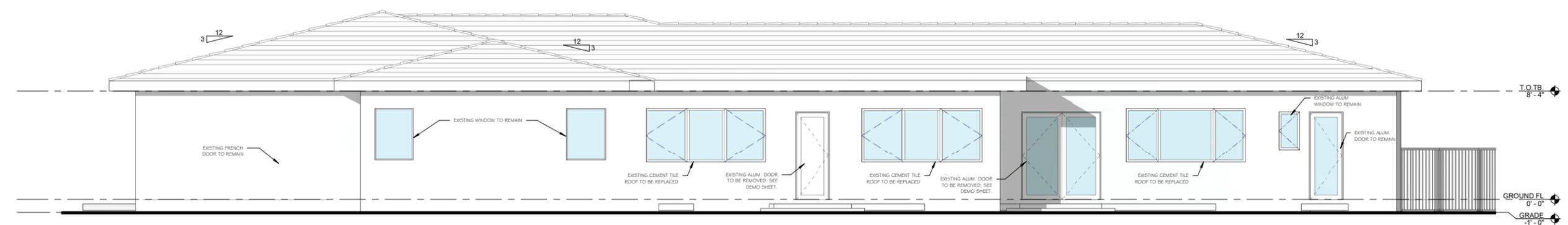
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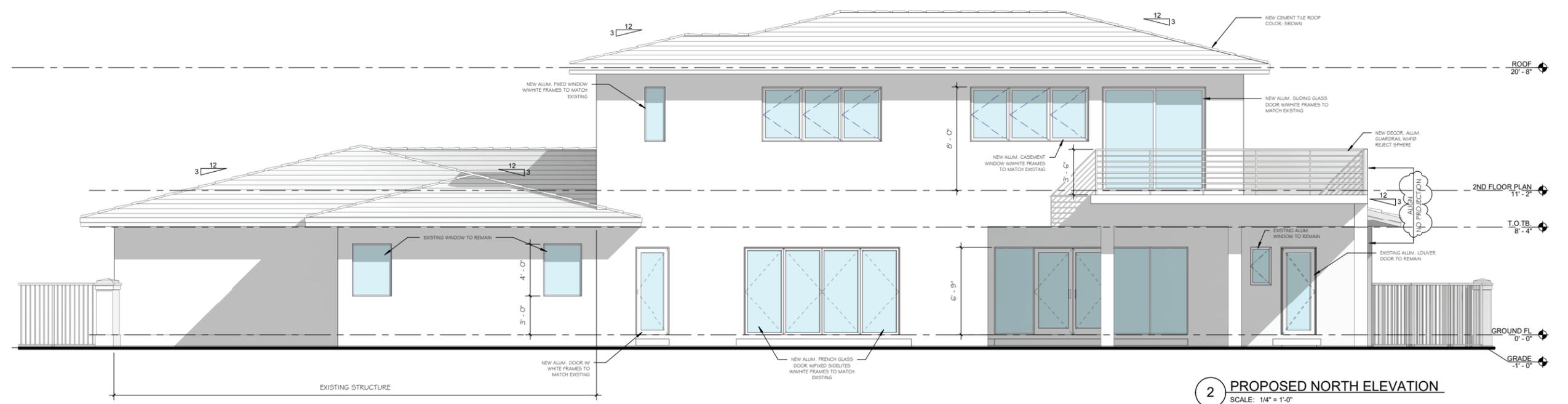
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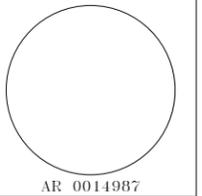
Sheet No. **A-7**
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1 EXISTING NORHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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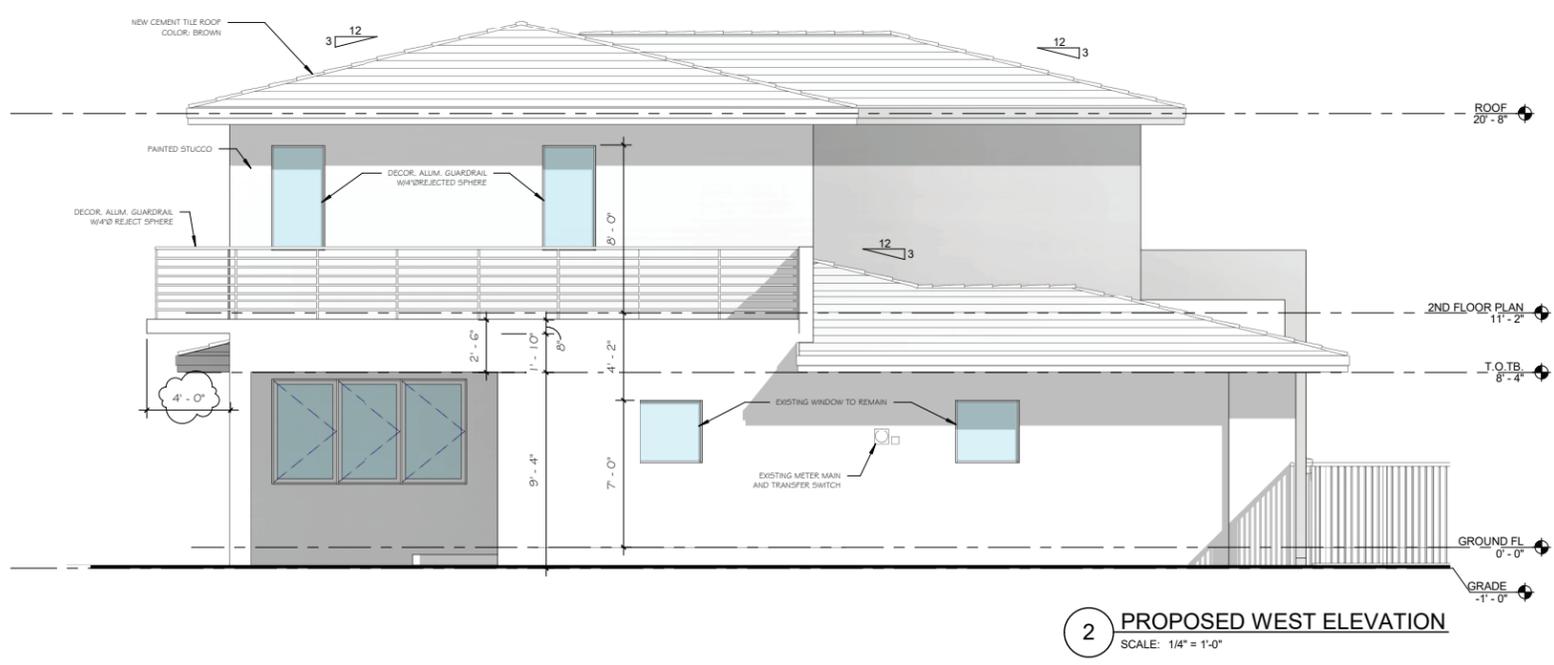
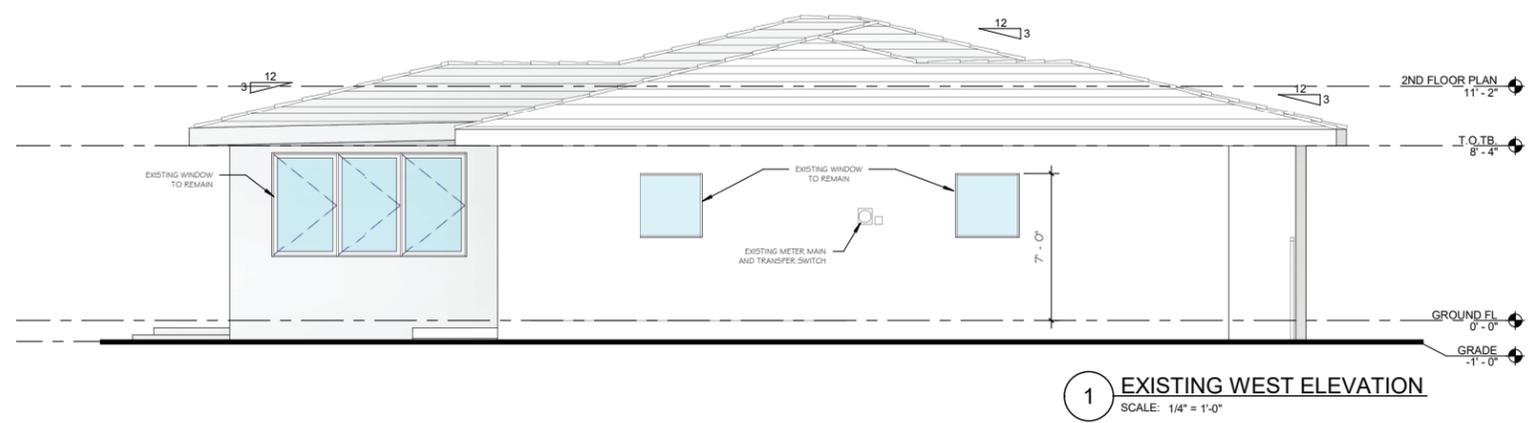
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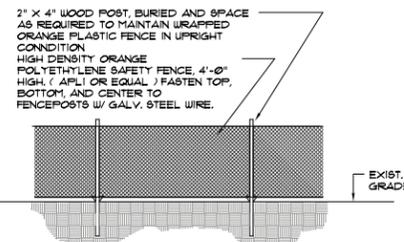
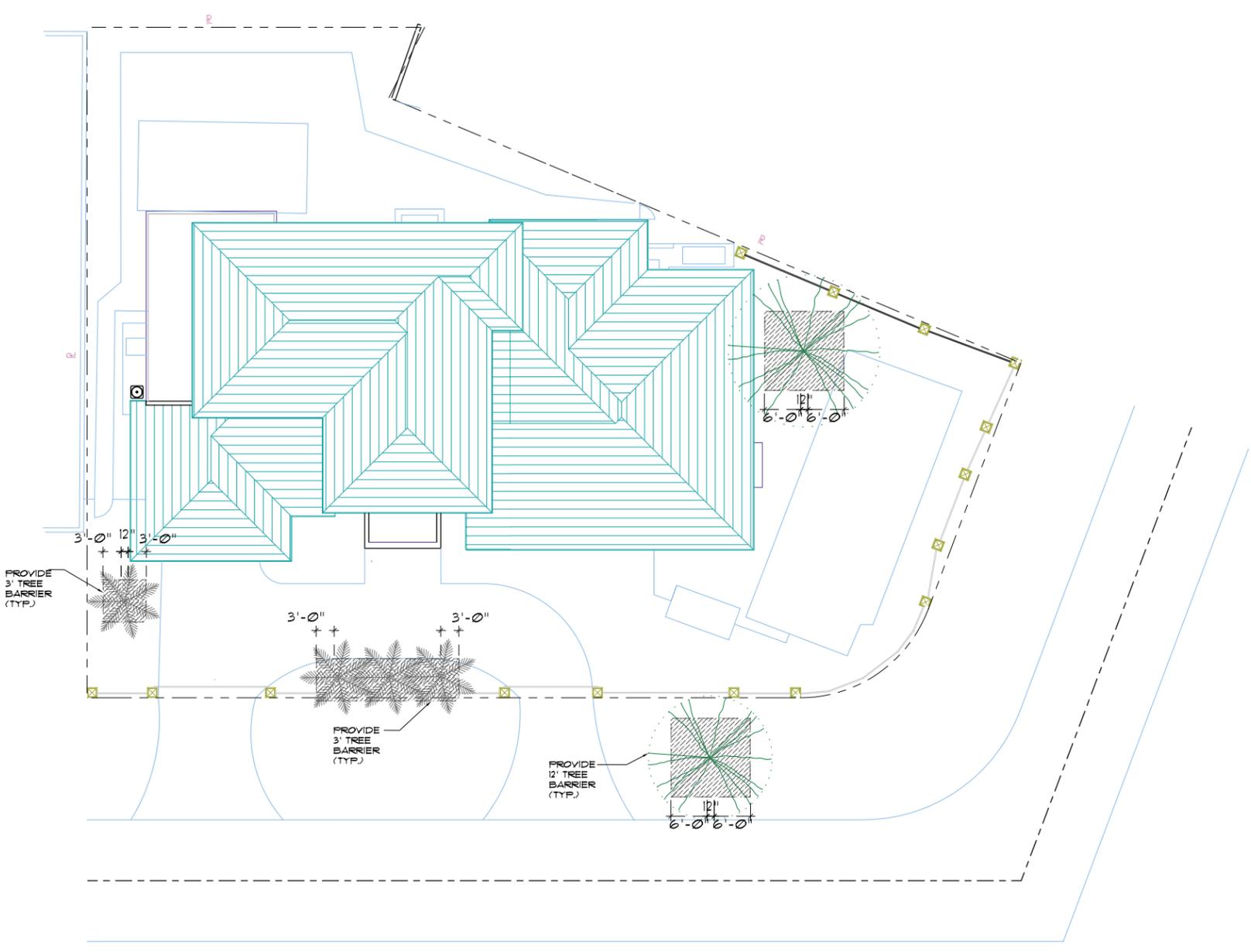
Drawing Title:
ELEVATIONS

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Drawn: W. A.
Checked: E. LLANO
CADD File: _____

Revisions:

Sheet No. **A-8**
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NOTE: ERECT FENCE PRIOR TO BEGINNING DEMOLITION LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REMOVED AT TIME SITE IS BEING PREPARED FOR SOD INSTALLATION. FENCE SHOULD BE ERECTED AT DRIPLINE OF TREE OR 10'-0", WHICHEVER IS GREATER.

TREE PROTECTION / TEMPORARY BARRIER DETAIL
N.T.S.

LEGEND
 HATCH AREA INDICATES TREE PROTECTION/ BARRIER 6' HIGH FENCE.

NOTE:
FENCING SHOULD BE AS FOLLOWS:
-6' MIN. DISTANCE FROM TREE TRUNKS
-3' MIN. DISTANCE FROM PALM TRUNKS
AND
-2' MIN. DISTANCE AWAY FROM ROAD OR SIDEWALK EDGES.

LANDSCAPE NOTES:

1. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK.
2. THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT.
3. THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION.

1 TREE DISPOSITION
3/32"=1'-0"
