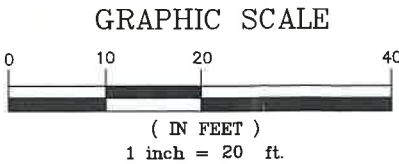




BOUNDARY SURVEY



LOCATION MAP
SCALE: N.T.S.

CERTIFY TO: : LAURA FABAR

- SURVEYOR' NOTES:**
- 1) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 - 2) LOCATION AND IDENTIFICATION OF UTILITIES IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
 - 3) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
 - 4) TYPE OF SURVEY. "BOUNDARY SURVEY"
 - 5) THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR OF RECORD.
 - 6) ALL RIGHT OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
 - 7) LANDS SURVEYED AS DESCRIBED.
 - 8) NO UNDERGROUND INSTALLATIONS ON IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.
 - 9) SOURCE ELEVATION PROVIDED BY MIAMI -DADE COUNTY SURVEY DEPARTMENT RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929

SURVEYOR' CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED "SKETCH OF SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J- 17, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

LEGAL DESCRIPTION:

LOT 7, IN BLOCK 20, OF CORAL GABLES RIVIERA SEC PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 31, OF THE PUBLIC RECORDS MIAMI DADE COUNTY, FLORIDA.
FOLIO: 03- 4120 - 022 - 2221



Roberto Brizuela
Professional Surveyor and Mapper # 3064
State of Florida.

BASE FLOOD ELEVATION

COMMUNITY NUMBER	120639
PANEL NUMBER	0457
SUFFIX	L
DATE OF FIRM INDEX	09-11-2009
FIRM ZONE	X
BASE FLOOD ELEV.	NONE

PATH FILE: F:\TOM\2021\MAY\21-04-52\21-04-52.dwg

LEGEND

P.R.M.- PERMANENT REFERENCE MONUMENT	U.E.- UTILITY EASEMENT
P.C.P.- PERMANENT CONTROL POINT	W.F.- WOOD FENCE
F.I.P.- FOUND IRON PIPE	M.- MEASURE
S.I.P.- SET IRON PIPE 1/2" STAMPED	R.- RECORD
F.D.H.- FOUND DRILL HOLE	S.N.D.- SET NAIL & DISC STAMPED P.L.S
S.D.H.- SET DRILL HOLE	F.N.D.- FOUND NAIL & DISC
C/L - CENTER LINE	C.B.S.- CONCRETE BLOCK STRUCTURE
RES - RESIDENCE	ENC - ENCROACHMENT
L.F.E.- LOWEST FLOOR ELEVATION	R.W.- RIGHT OF WAY
F.F.E.- FINISH FLOOR ELEVATION	CL.- CLEAR

ADDRESS: 604 SAN ESTEBAN AVENUE,
CORAL GABLES, FLORIDA 33146

ROBERTO R. BRIZUELA & ASSOCIATES
Land Surveyors
OFFICE:
7315 WEST FLAGLER STREET, MIAMI, FL. 33144
PHONE: (305) 551-4393 - FAX: (305) 266-6112

SHEET TITLE:

BOUNDARY SURVEY

REVISIONS:

No.	DATE	DESCRIPTION
1		
2		
3		
4		
DATE:	05-25-2021	DRAWN BY: 00ALYS
CHECK BY: R.B.		SCALE: INDICATE

JOB No.

21-04-52







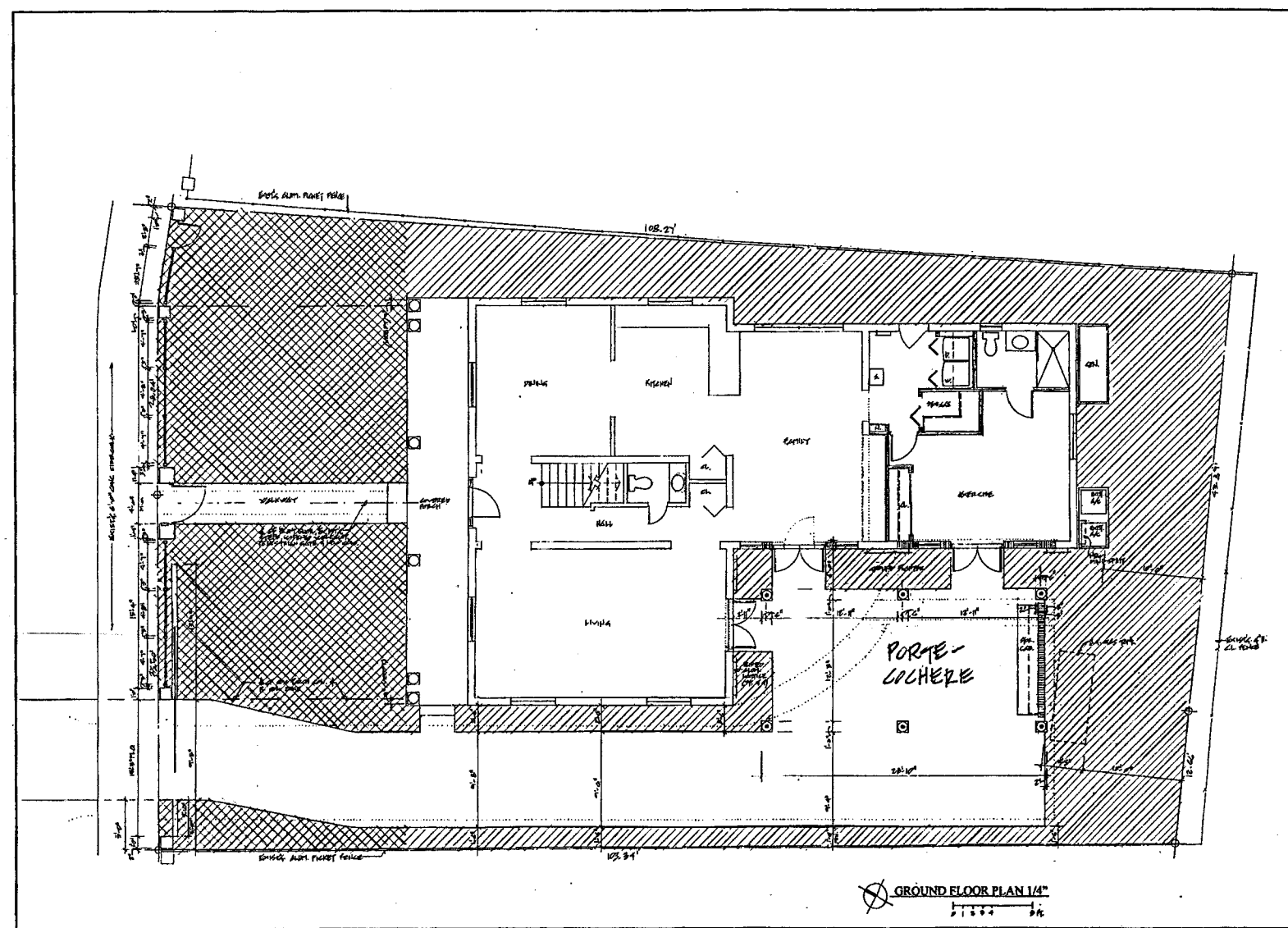




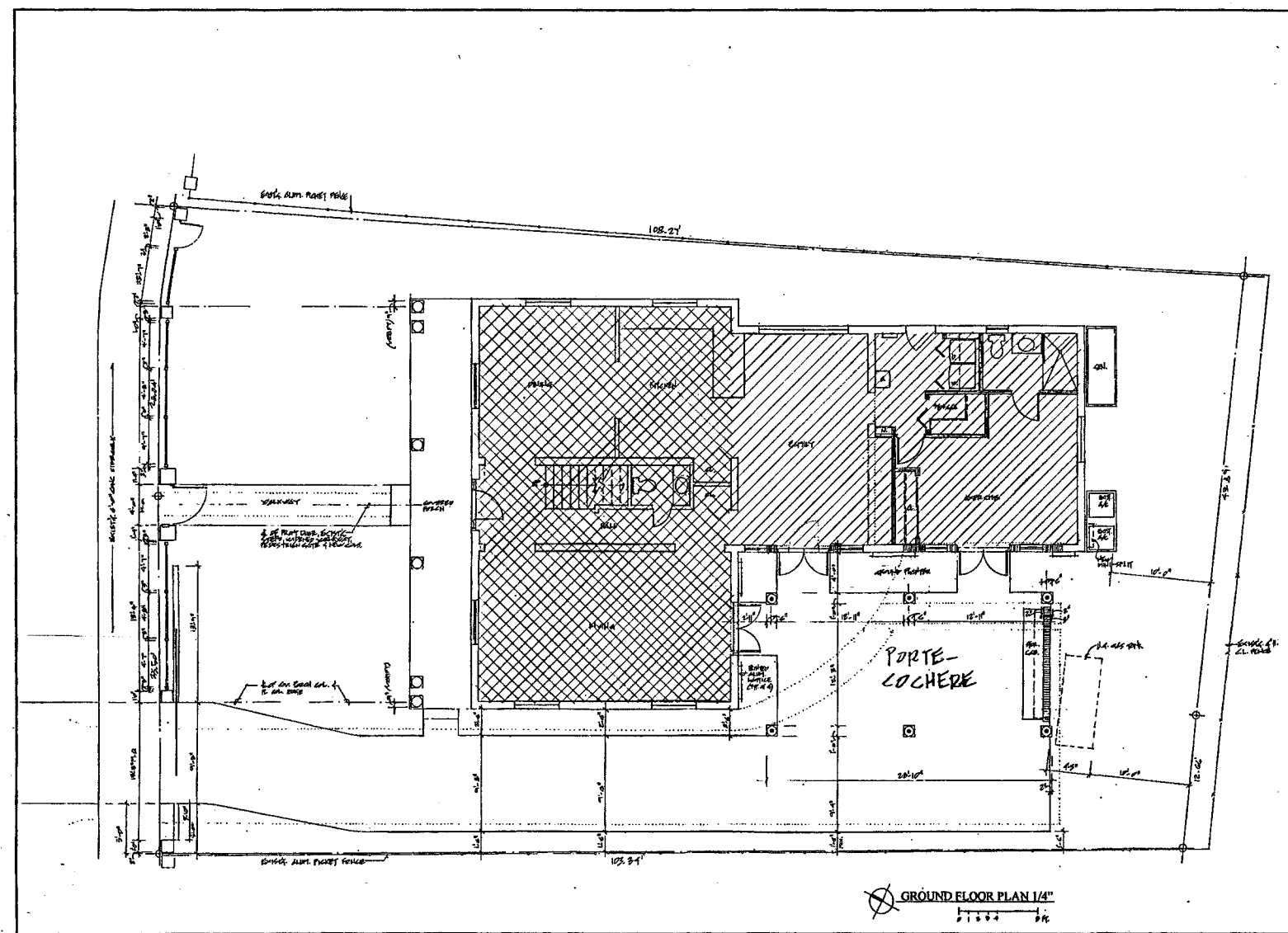




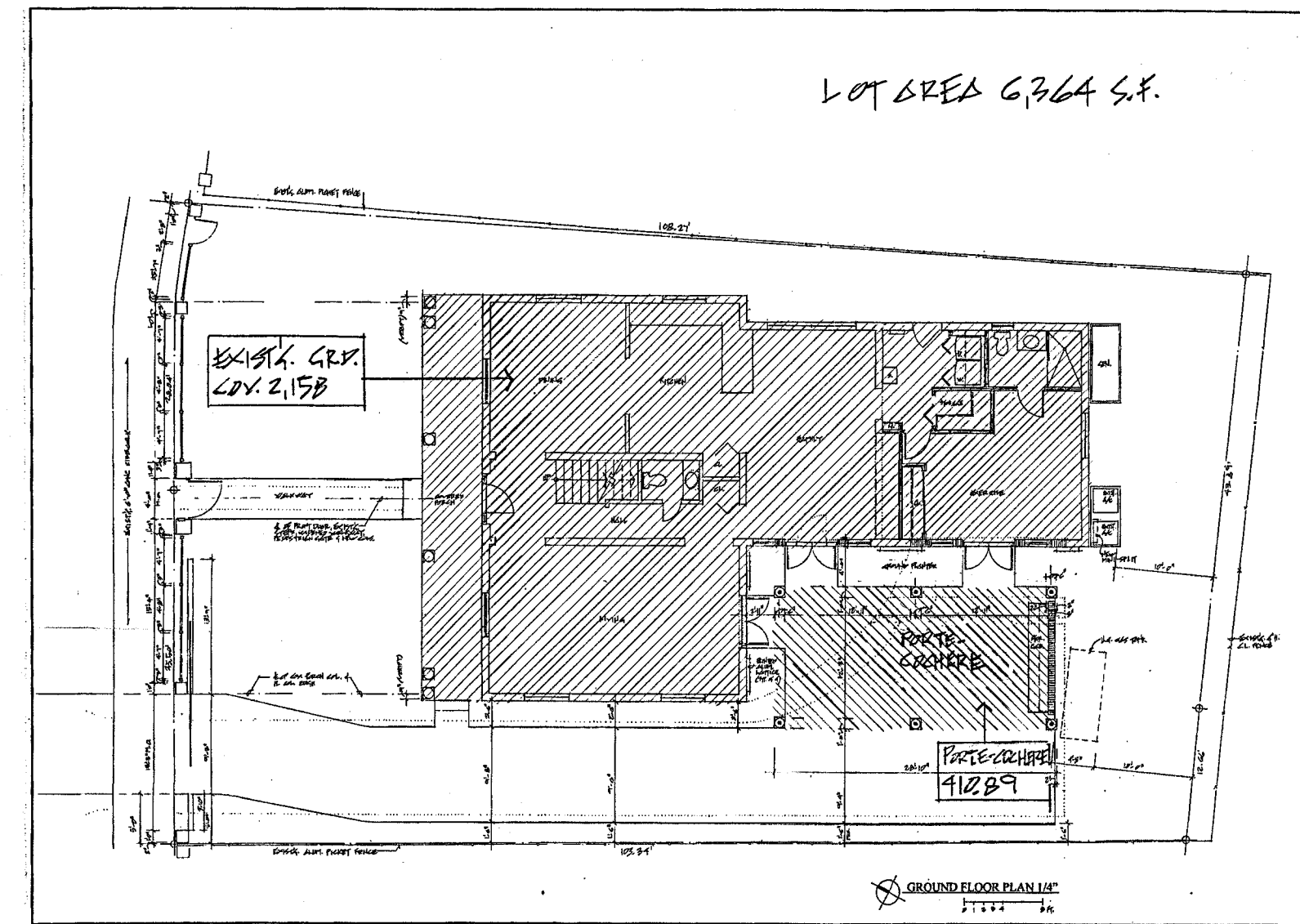




GREEN AREA 2768.63 SF 43.51 %
(PROPOSED) FRONT GREEN 1112.82 SF 28.98 %
(PROPOSED)



FLOOR AREA 1ST FLR. 1761.31 SF 2ND FLR. 973.81 SF
(EXISTING) TOTAL ALLOWED 2877.4 SF TOTAL EXISTING 2735.12 SF



GROUND COVERAGE 2158 SF 33.91 %
(EXISTING) AUXILIARY 2568.89 SF 40.87 %
(PROPOSED)

REVISIONS	BY
10.19.21	
10.19.21	

A.R. POZA
ARCHITECT, INC.

Architecture
Interior Design
Construction Management

ALBERT R. POZA
NCARB # FL AR 000925
AA20002155

1900 Perdido Street
Coral Gables, FL 33134
305.266.4328 / cell 786.200.4328
arp@arpoca.com
www.arpoca.com

FABAR / EQUELS RESIDENCE – ADDITION & REMODELING
604 SAN ESTEBAN AVENUE, CORAL GABLES, FLORIDA 33146

Date 10.23.21

Scale

Drawn

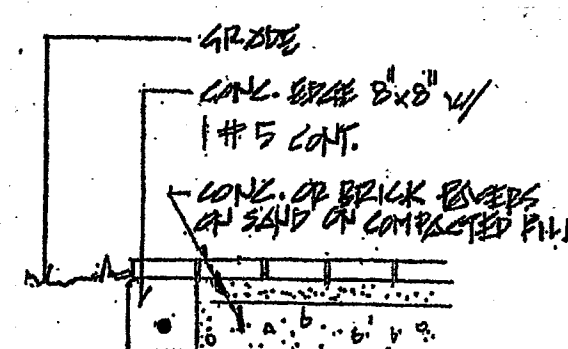
Job

Sheet A.O

Of 4 Sheets

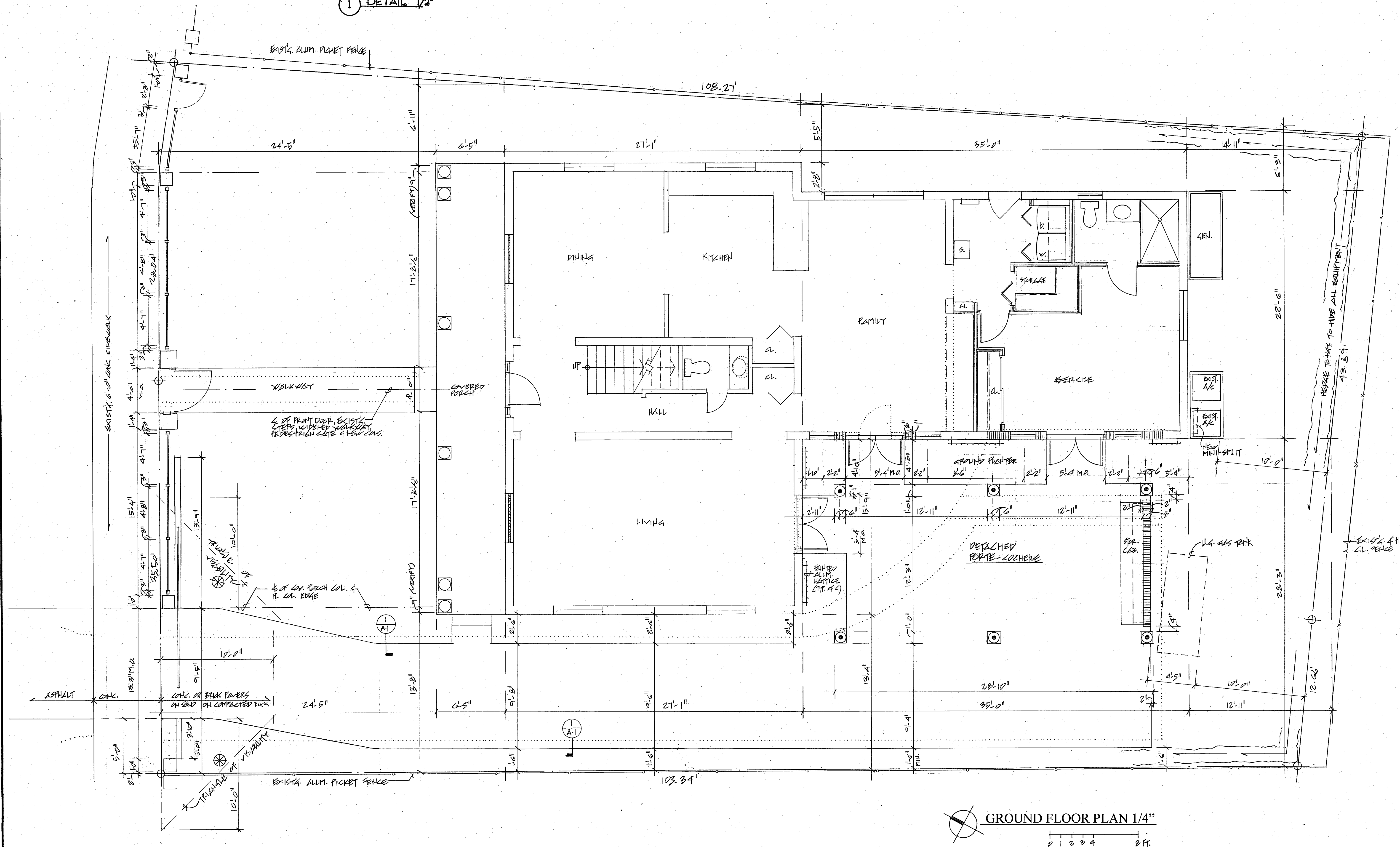
1. Tree root protection fencing to be placed a minimum distance of 6' distance from tree trunks, and 2' distance from road edge.
Fencing to be placed around all existing trees in the City swale and inside property area of work prior to construction and left in place through final inspection, as per details found on city website, public works, landscape services section and city tree ordinance, section 82, vegetation.
2. The existing landscaping is to be repaired at the end of construction to meet the minimum zoning code requirements of article 5, division 11. Shade trees / shrubs may need to be added to meet the minimum code requirements.

TRIANGLE OF VISIBILITY - NOTHING WILL BE
ERECTED, PLACED OR ALLOWED TO GROW
IN SUCH A MANNER WITHIN A TRIANGLE OF
VISIBILITY BETWEEN A HAT OF 25 FT. &
5 FT. ABOVE THE ESTABLISHED GRADE
MEASURED TO THE PRINCIPAL & @ THE
TRIANGLE OF VISIBILITY INTERSECTION.



① DETAIL 1/2"

THE OPEN LANDSCAPE SHALL COMPLY W/ THE
LOCAL GOV'S ZONING CODE ARTICLE 5,
DIV. II LANDSCAPE SECTION



GROUND FLOOR PLAN 1/4"

REVISIONS	BY
10, 19, 21 PORTE-COCHERE	

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Construction Mngmt.

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FABAR / EQUELS RESIDENCE – ADDITION & REMODELING
604 SAN ESTEBAN AVENUE, CORAL GABLES, FLORIDA 33146

Date 6.23.2

Scale

Drawn

Job

Sheet A.1

Of 4 Sheets

REVISIONS	BY

A.R. POZA
ARCHITECT, INC.

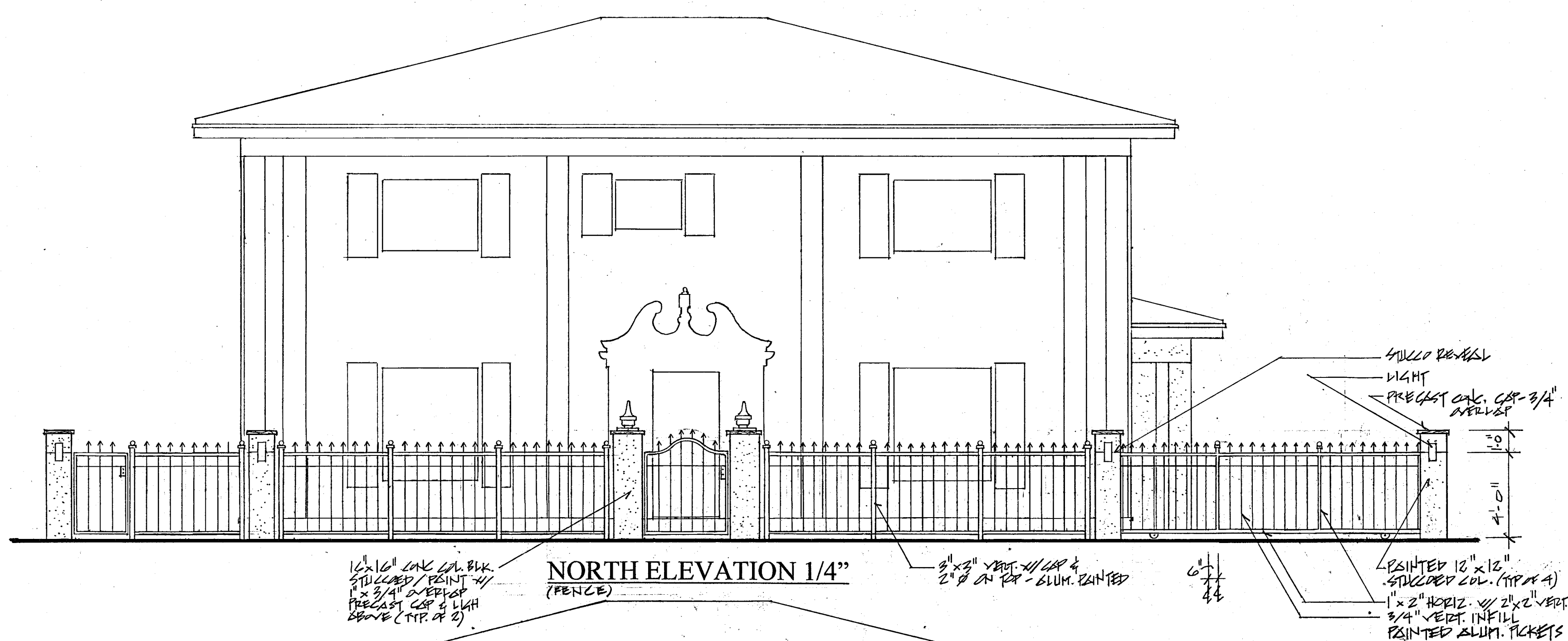
Architecture
Interior Design
Construction Management

ALBERT R. POZA
NCARB - FL AR 000925
AA36003155

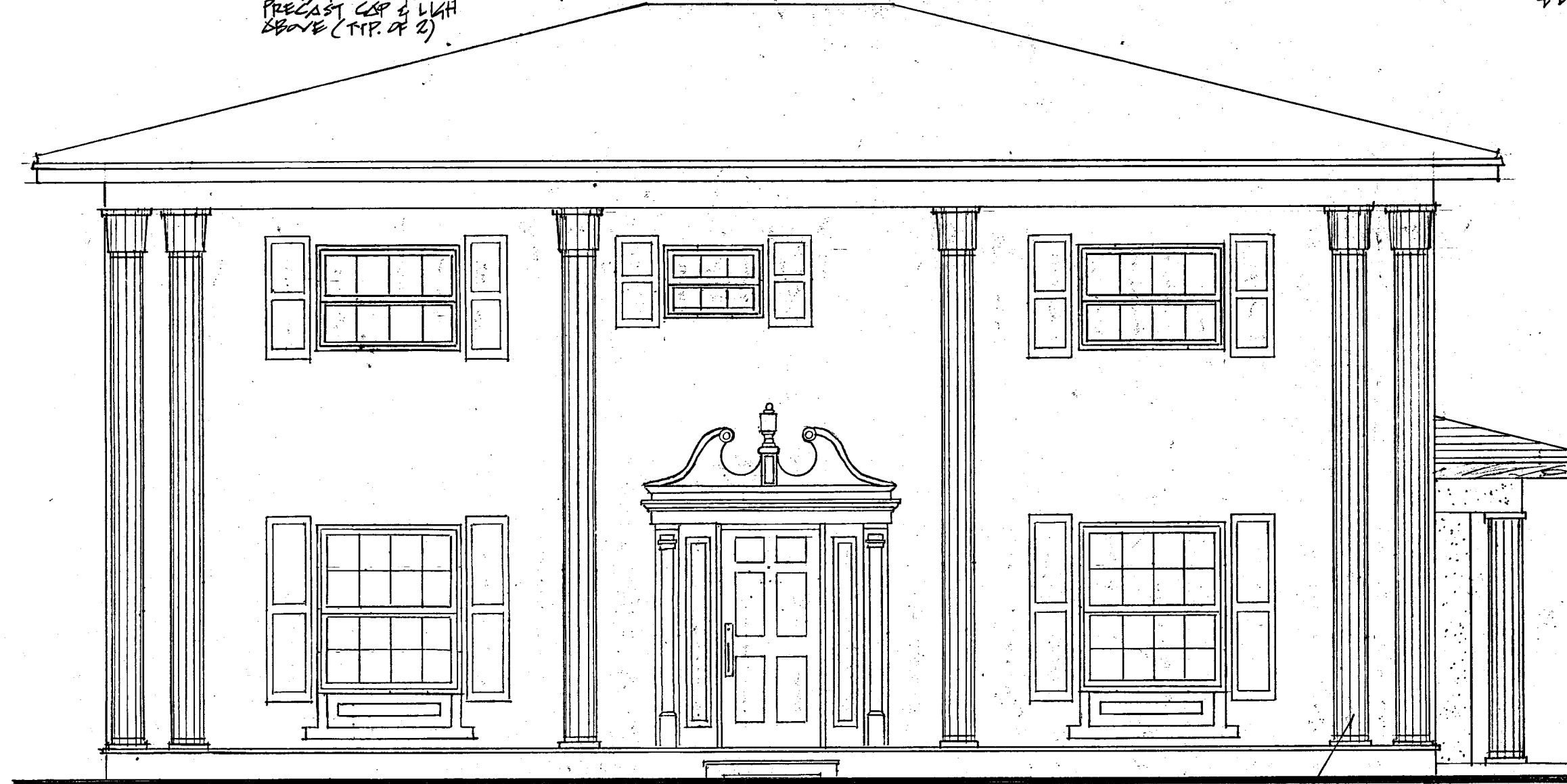
1900 Ferdinand Street
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305.266.4328 / cell 786.200.4328
arpoza@arpoza.com
www.arpoza.com

FABAR / EQUELS RESIDENCE - ADDITION & REMODELING
604 SAN ESTEBAN AVENUE, CORAL GABLES, FLORIDA 33146

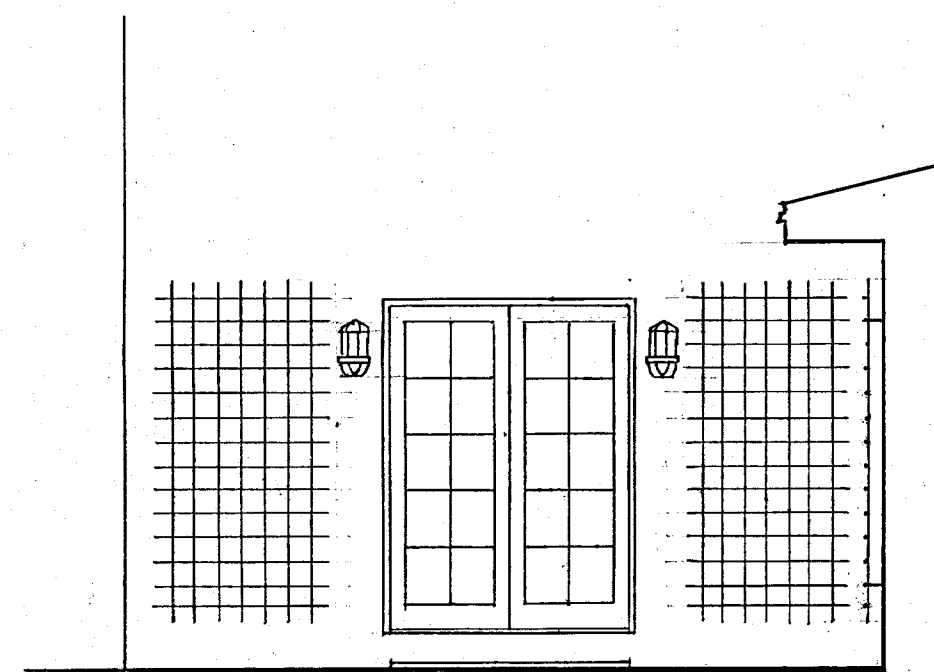
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Scale	
Drawn	
Job	
Sheet	A.3
Of	4 Sheets



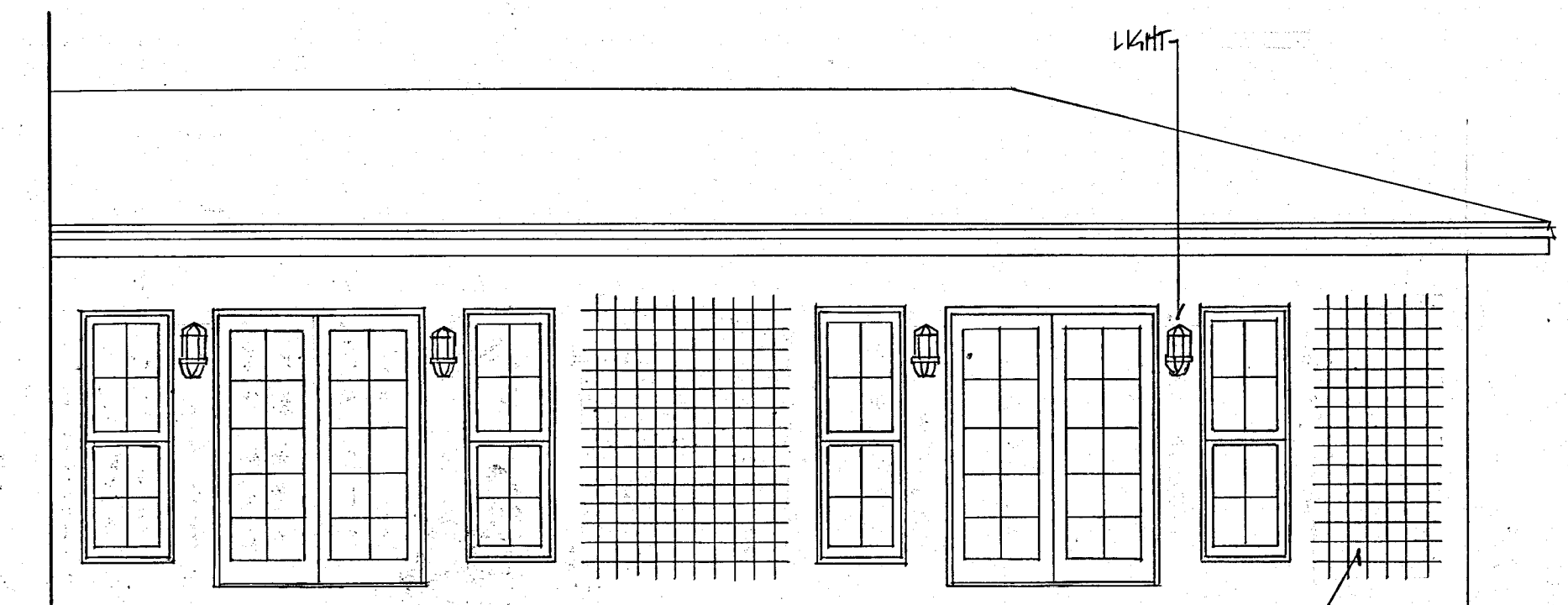
NORTH ELEVATION 1/4"



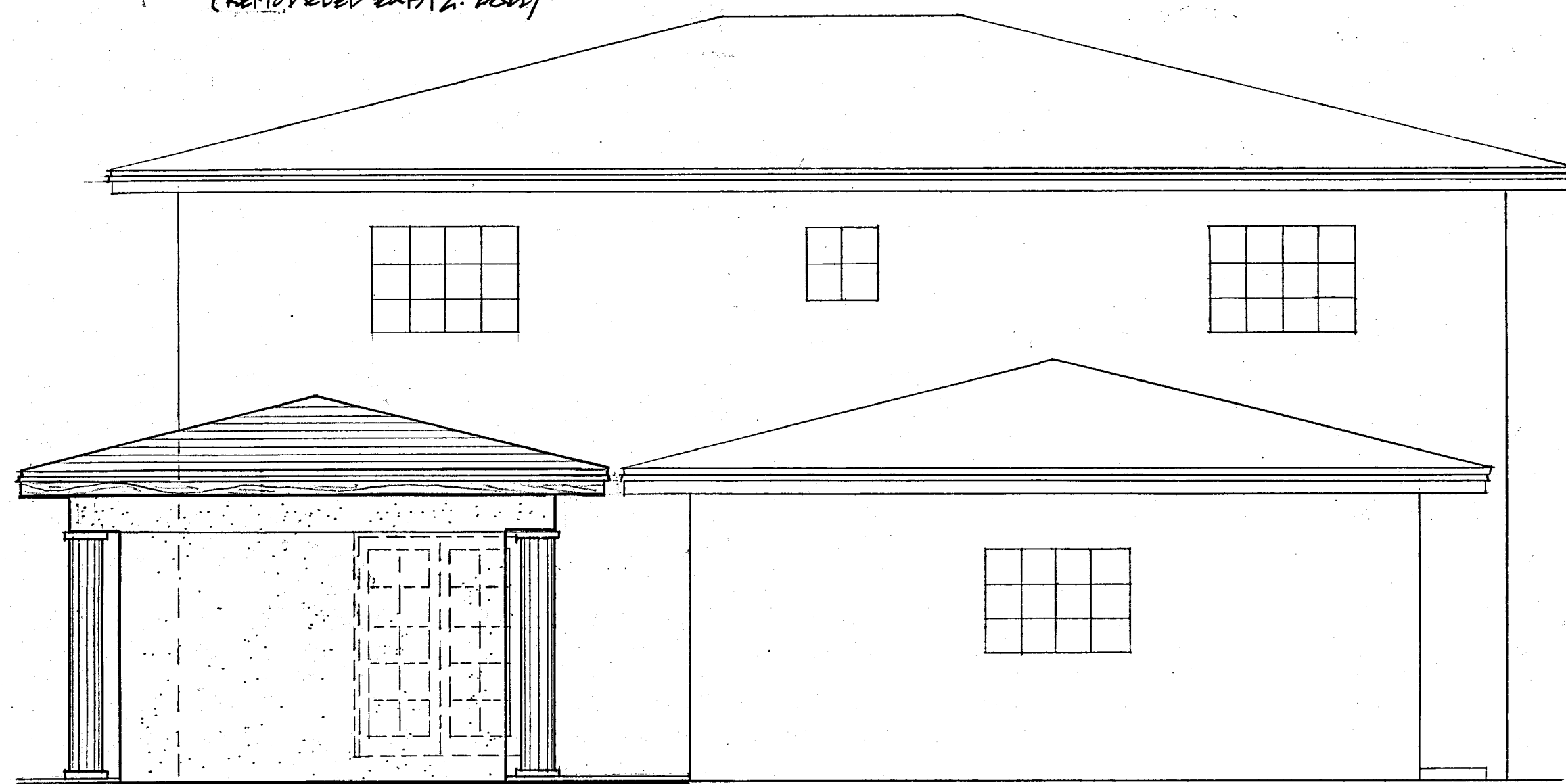
NORTH ELEVATION 1/4"



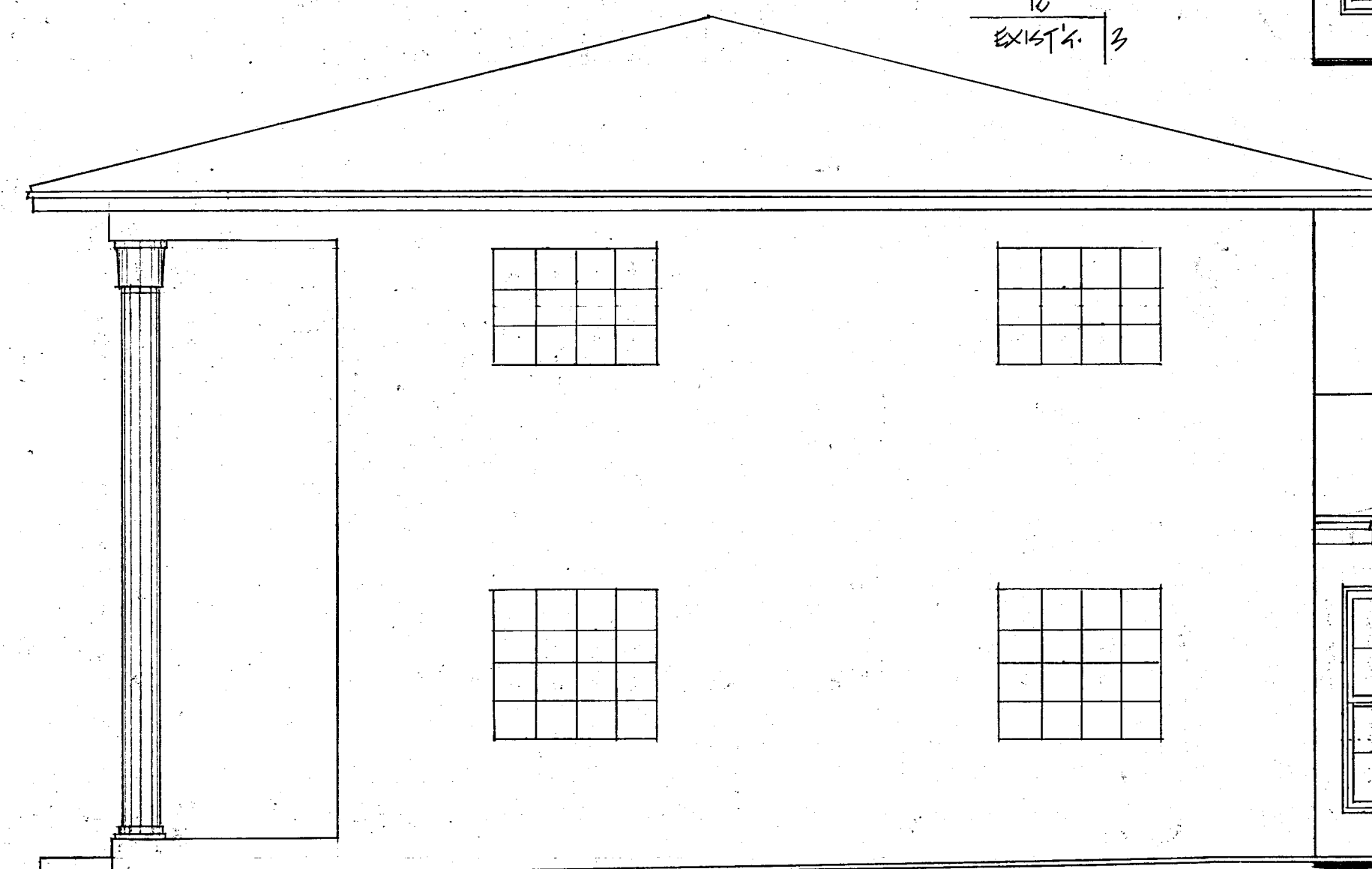
SOUTH ELEVATION 1/4"
(REMOVED EXIST. WALL)



WEST ELEVATION 1/4"
(REMOVED EXIST. WALL)



SOUTH ELEVATION 1/4"



WEST ELEVATION 1/4"