



FRONT ELEVATION



SOUTH EAST ELEVATION



EAST ELEVATION

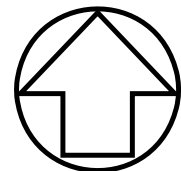


WEST ELEVATION



REAR ELEVATION

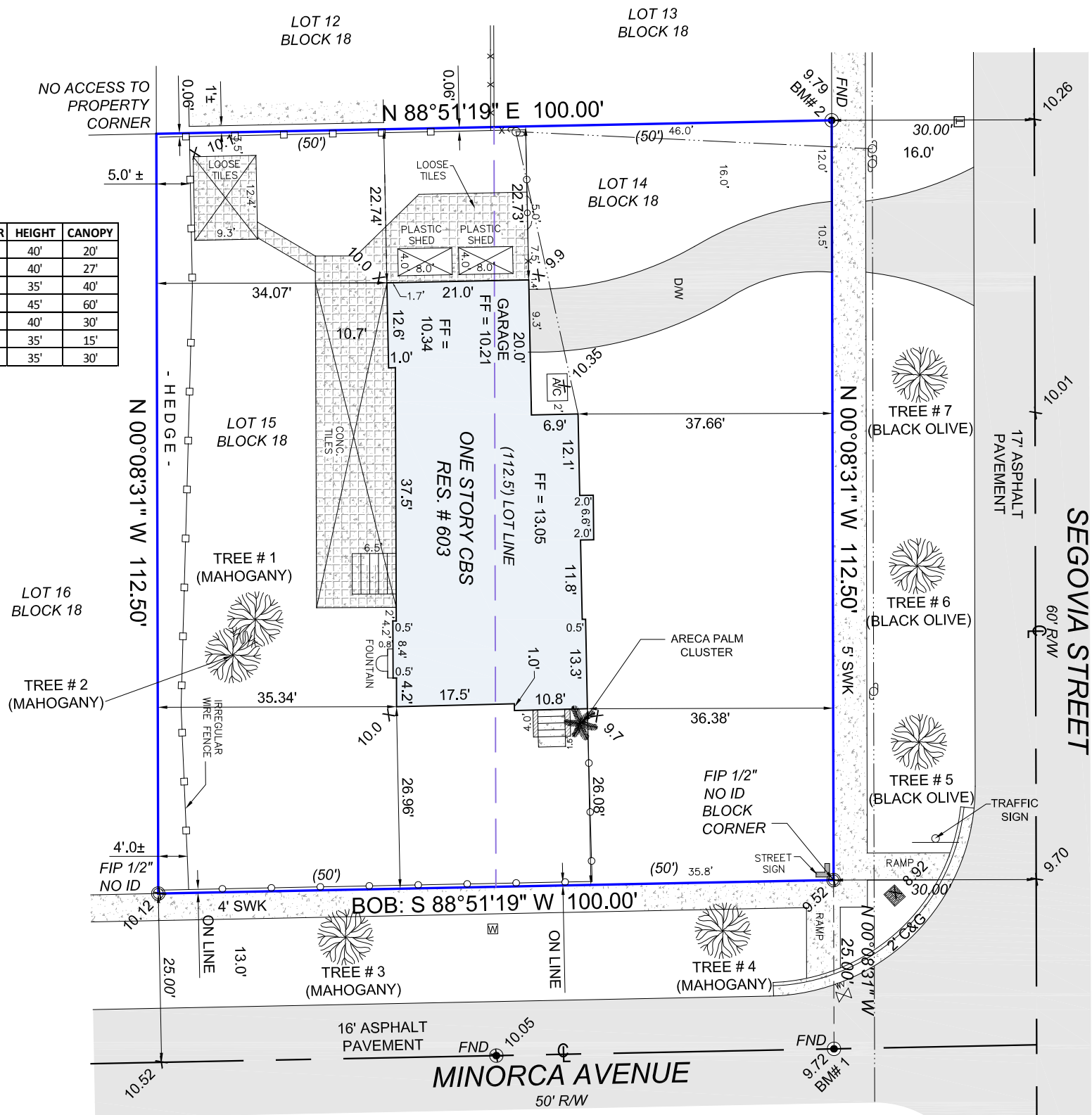
MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



NORTH
SCALE: 1"=20'

TREE TABLE:

TREE #	TRUNK DIAMETER	HEIGHT	CANOPY
1	1'	40'	20'
2	1.5'	40'	27'
3	1.8'	35'	40'
4	3'	45'	60'
5	2'	40'	30'
6	2'	35'	15'
7	2'	35'	30'



LEGEND

ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- AE = ACCESS EASEMENT
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C = CHORD
- 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
- D/W = DRIVE-WAY
- EAS. = EASEMENT
- ENC. = ENCROACHMENT
- EW = EDGE OF WATER
- FDH = 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
- L = CURVE LENGTH
- LE = LANDSCAPE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- O/S = OFF-SET
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PK = PARKER KAELOH (SURVEY NAIL)
- PL = PLANTER
- 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
- R/W = 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
- W/F = WOOD FENCE
- WME = WALL MAINTENANCE EASEMENT

SYMBOLS:

- = CENTER LINE
- = WATER VALVE
- = CURB INLET
- = FIRE HYDRANT
- = LIGHT POLE
- = CATCH BASIN
- = IRON FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY WIRE
- = TELEPHONE RISER
- = CABLE TV RISER
- = WATER METER
- = ELEVATION
- = ORIGINAL LOT DISTANCE
- = CENTRAL ANGLE
- = UTILITY POLE
- = DRAINAGE MANHOLE
- = SEWER MANHOLE
- = ENCROACHMENT #

SURFACES:

- ASPHALT
- CONCRETE
- PAVERS
- BUILDING
- TILES
- WOOD
- COVER

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 BY 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

SEAL

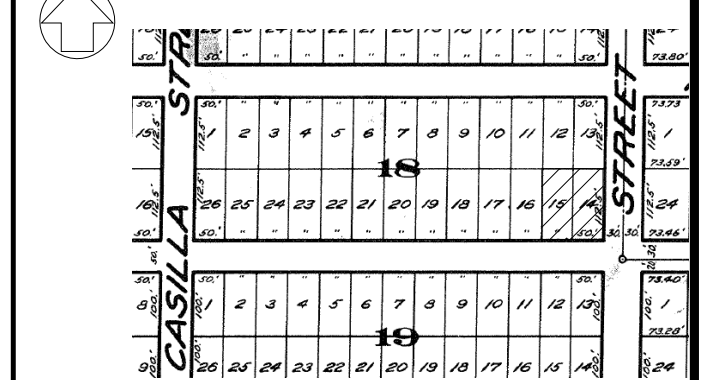
JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220



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



PROPERTY ADDRESS:

603 MINORCA AVENUE, CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION:

LOTS 14 AND 15, BLOCK 18, 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.

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

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. 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.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE SOUTH LINE OF THE SURVEYED PROPERTY HAS BEEN ASSIGNED A BEARING OF S 88°51'19" W.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

BENCHMARK REFERENCE:

NAME: 368
ELEV(NGVD29): 10.44
LOCATION: CASILLA ST ALCAZAR AVE SE CORNER PKBW COR FSW

CERTIFIED TO:

GG PROPERTY HOLDINGS, LLC.

REVISION(S):

DATE OF SURVEY :
06/04/2019
JOB #: 190529098
FILE #: C-20468
PROJECT NAME:
SURVEYS 2019
CAD FILE(M): GG PROP
PARTY CHIEF: LAZARO
SHEET 1 OF 1

THE
GOLDSTEIN RESIDENCE
603 MINORCA AVENUE
CORAL GABLES FLORIDA
HISTORIC HOUSE ADDITION

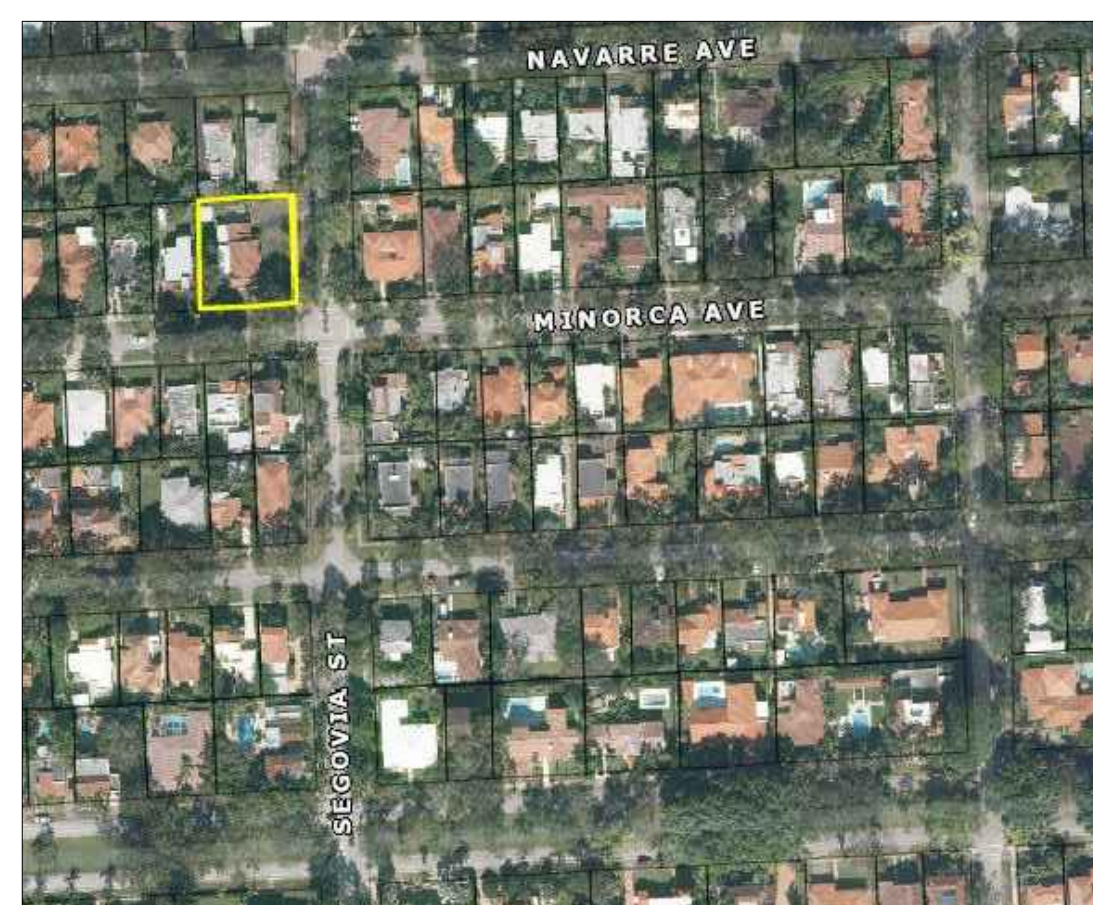


CALLUM GIBB ARCHITECT PA

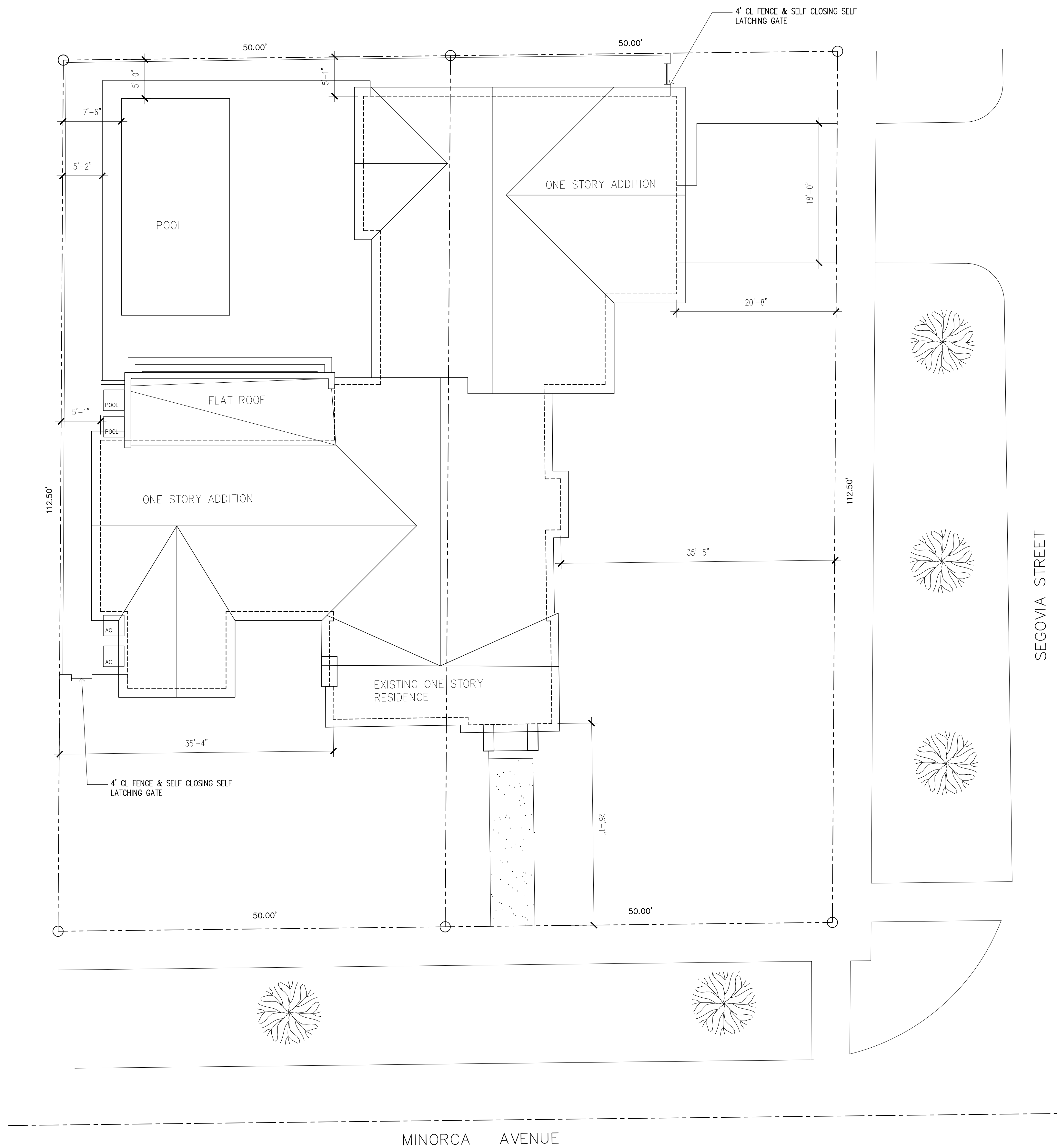
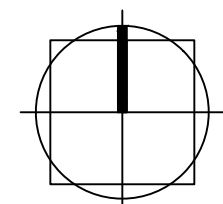
NOVEMBER 2020

LEGAL DESCRIPTION

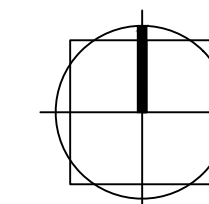
LOTS 14 & 15, BLOCK 18, REVISED PLAT OF CORAL GABLES SECTION B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.



LOCATION MAP



SITE PLAN 1/8"



DRAWING NOTES

DRAWING REVISIONS

THE GOLDSTEIN RES
603 MINORCA AVE

PROJECT NO: 18-11.14

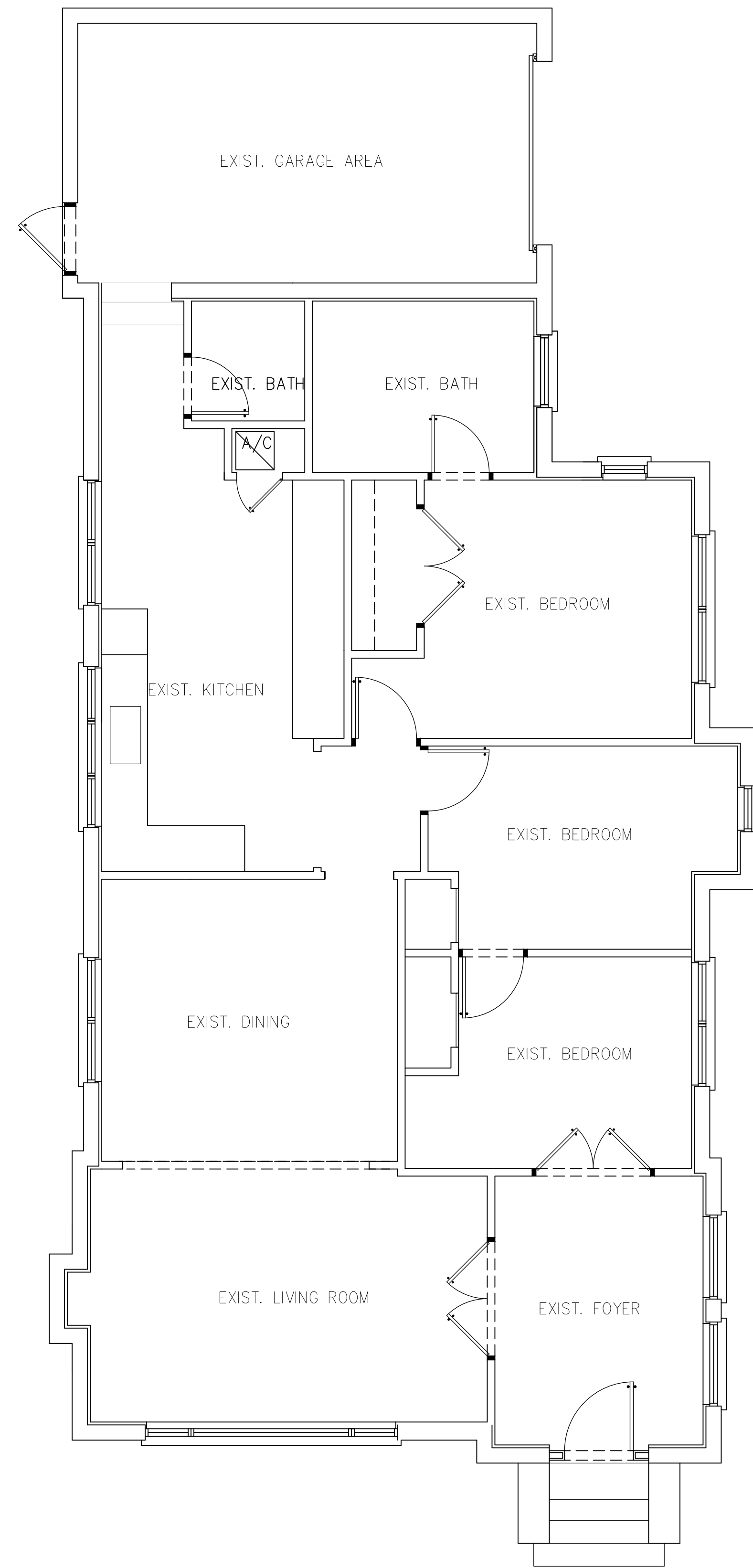
SITE PLAN

SCALE: 1/8"

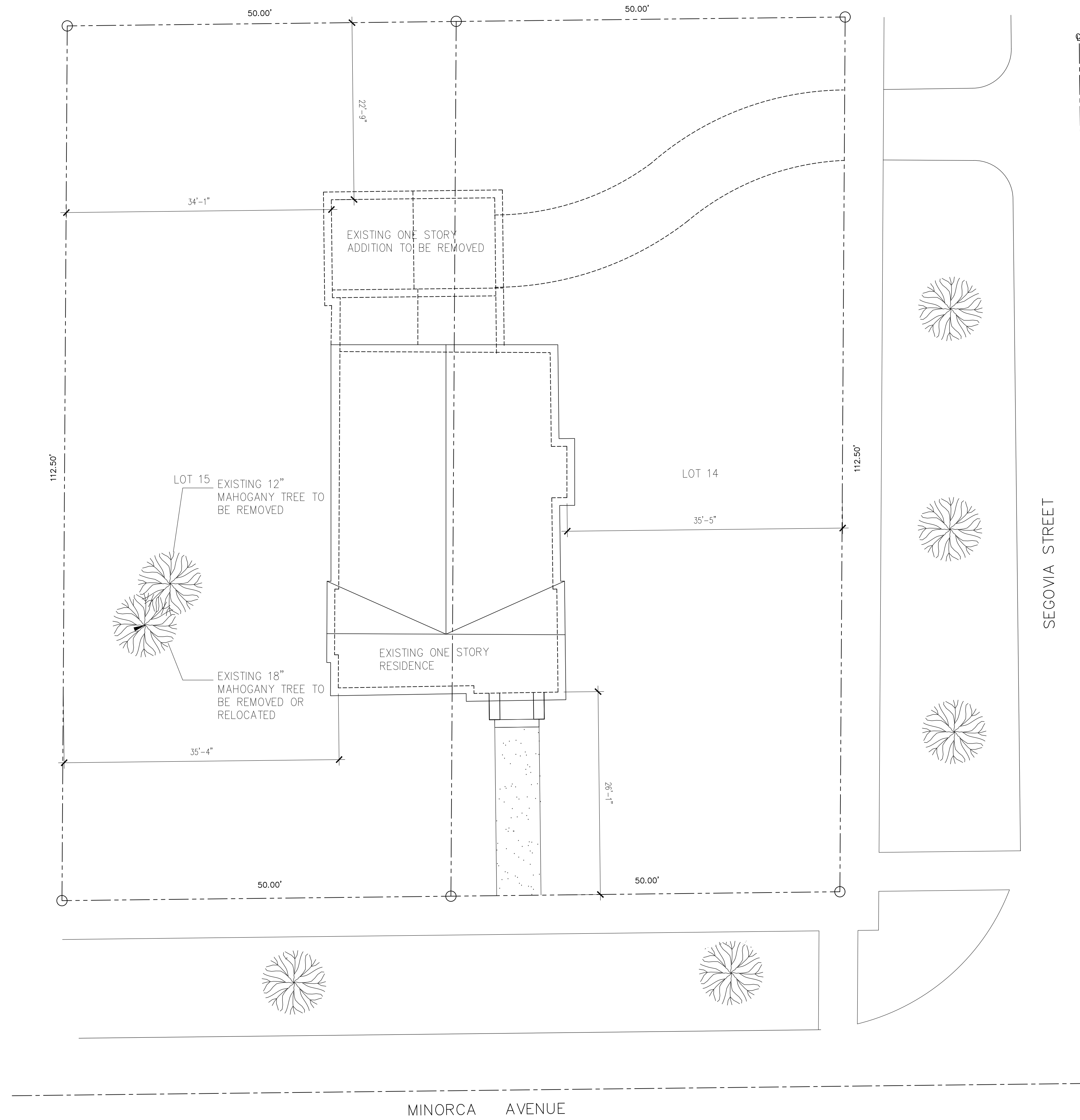
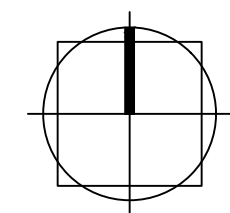
A.1.1

DATE: NOVEMBER 2020

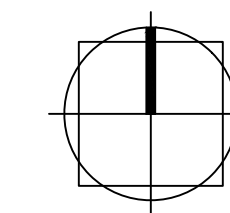
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ARCHITECTURE • PLANNING • INTERIORS



EXISTING FLOOR PLAN 1/8"



EXISTING SITE PLAN 1/8"



DRAWING NOTES

DRAWING REVISIONS

THE GOLDSTEIN RES
603 MINORCA AVE
PROJECT NO: 18-11.14

EXISTING PLAN &
SITE PLAN
SCALE: 1/8"

A.1.2
DATE: NOVEMBER 2020

CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

ZONING DATA

ADDRESS: 603 MINORCA AVENUE
 FOLIO: 03-4129-027-2590
 LOT AREA 11,250 S.F.

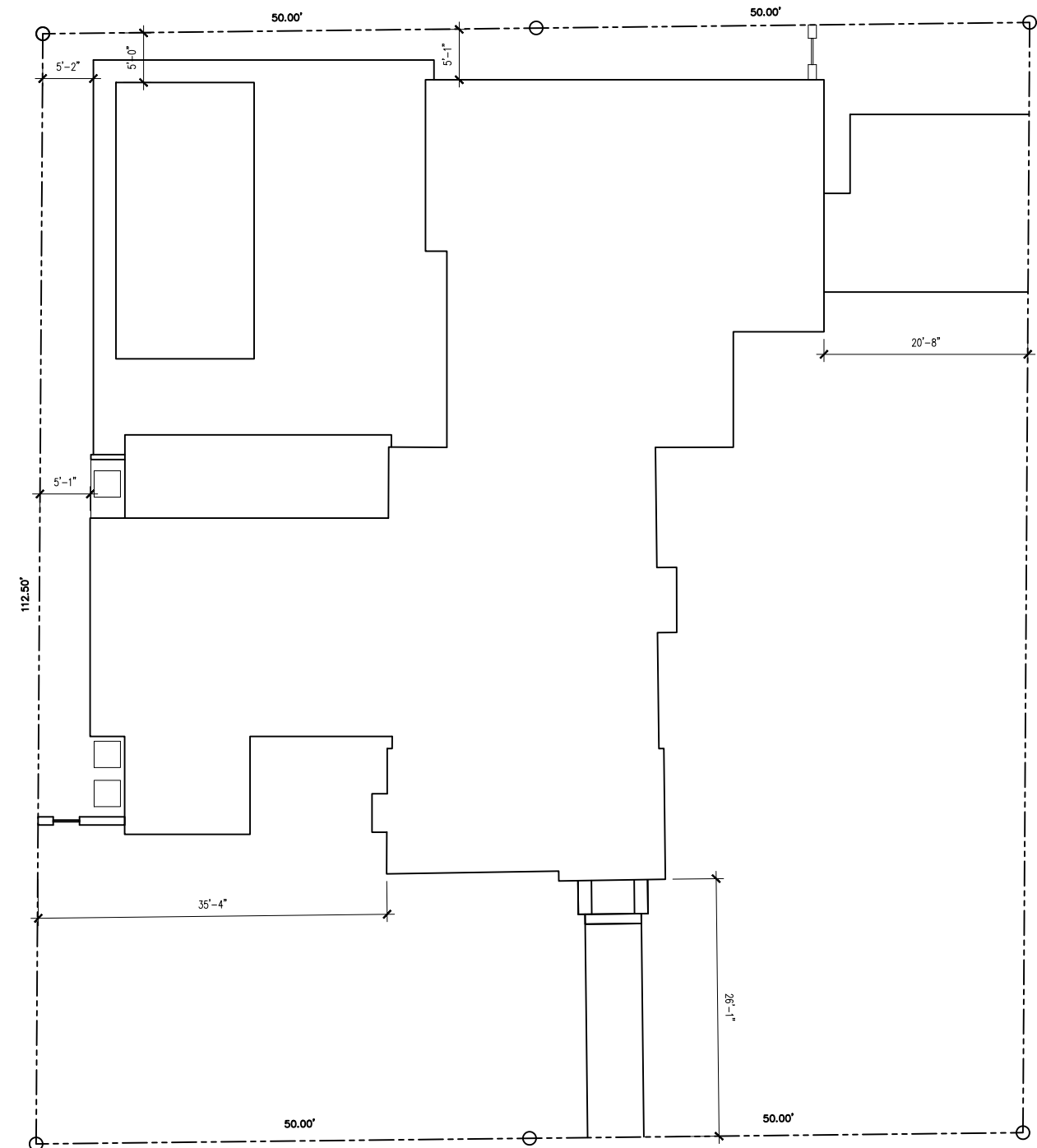
SETBACKS
 FRONT 25'-0" REQUIRED
 REAR 10'-0" REQUIRED
 26'-1" PROVIDED
 5'-0" PROVIDED AS PER BOA APPROVAL

LEGAL DESCRIPTION
 LOTS 14, BLOCK 18, REVISED PLAT OF CORAL GABLES SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

INTERIOR SIDE
 5'-0" MIN. 20'-0" COMBINED REQUIRED
 5'-1" & 25'-9" PROVIDED

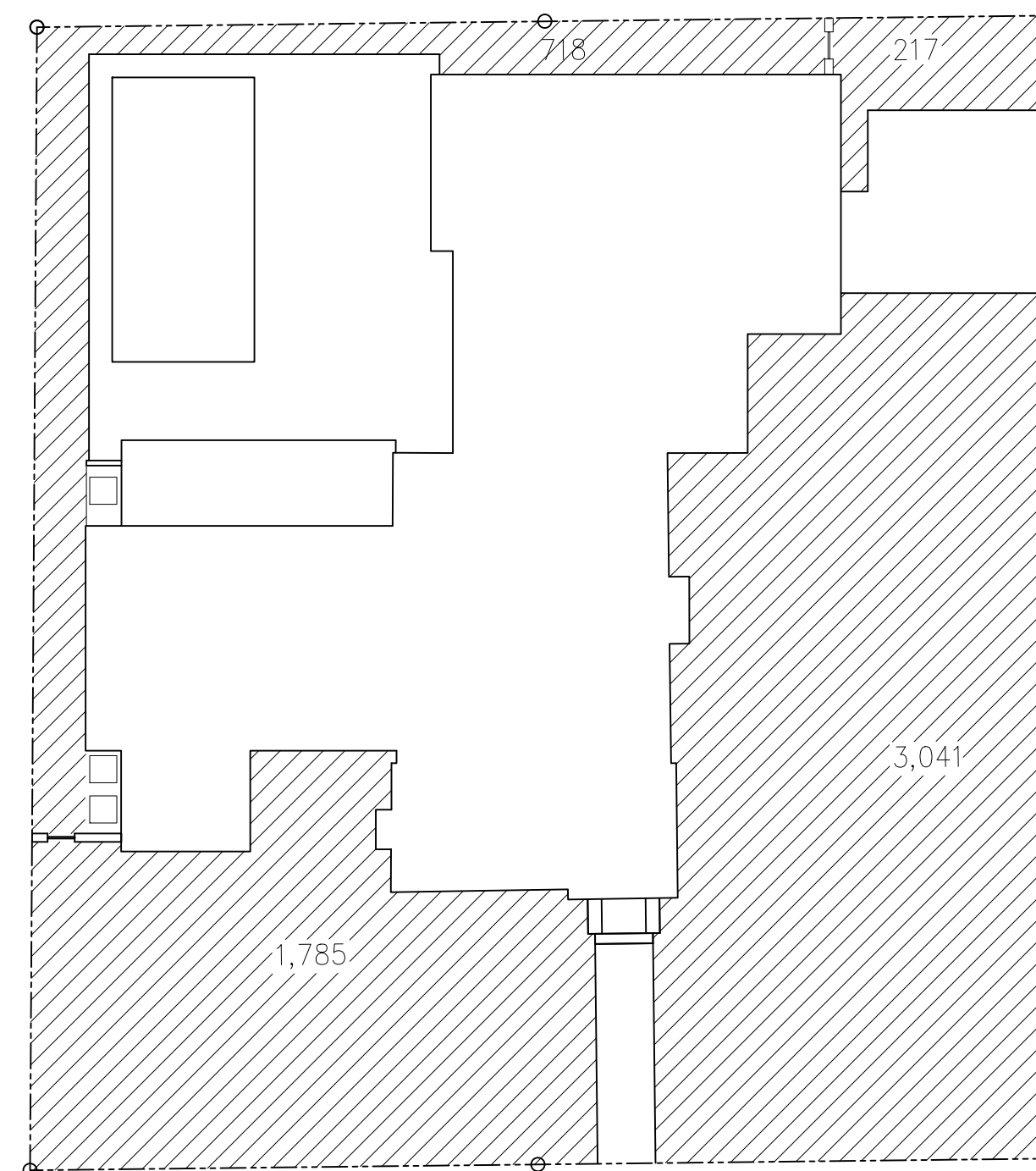
SCOPE OF WORK
 ADDITION TO EXISTING RESIDENCE

SIDE STREET
 15'-0" REQUIRED
 20'-8" PROVIDED



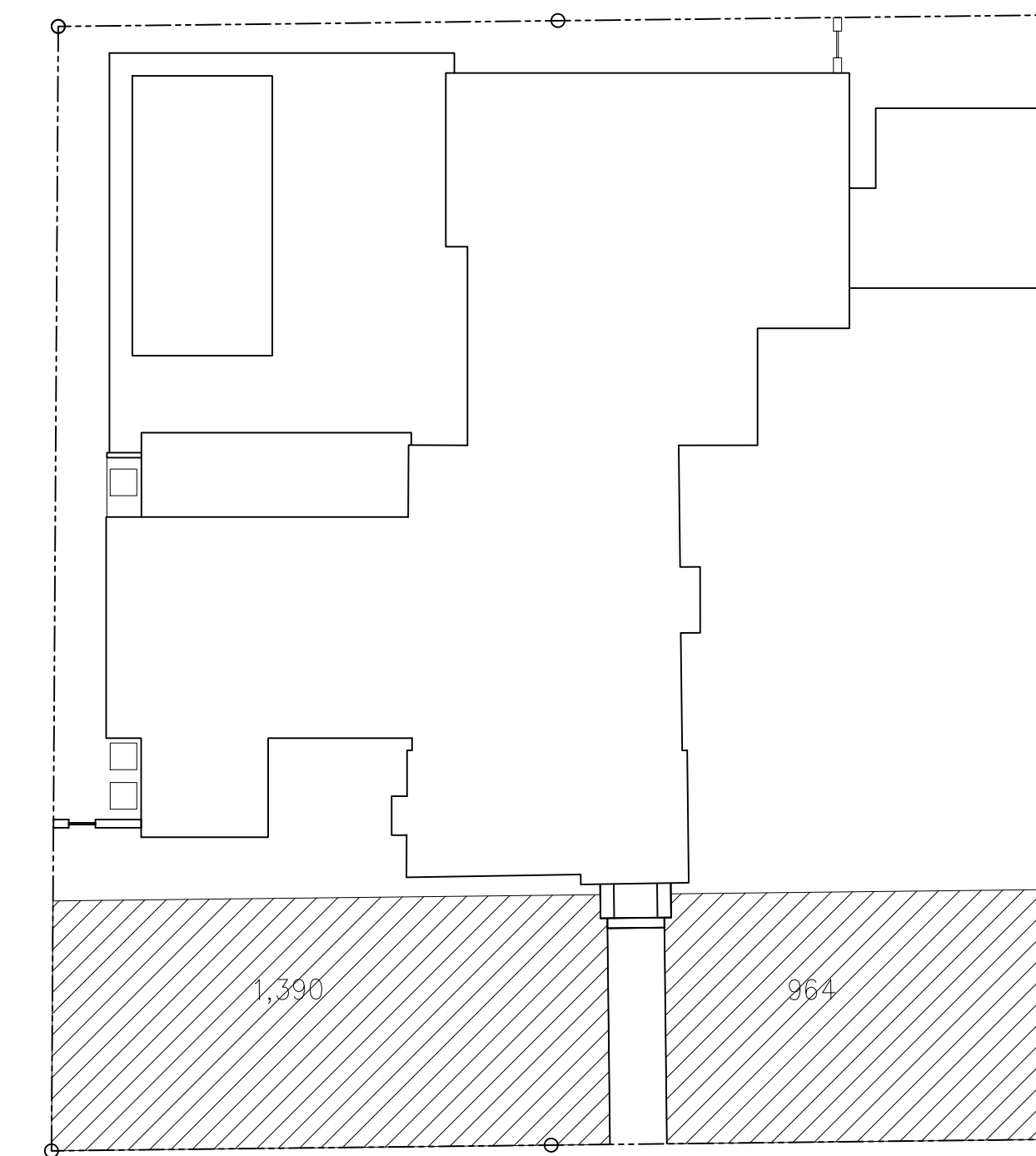
GREEN AREA

40% MINIMUM LANDSCAPE REQUIREMENT
 11,250 X 40% = 4,500 S.F.
 GREEN AREA PROPOSED
 5,761 S.F. = 51%



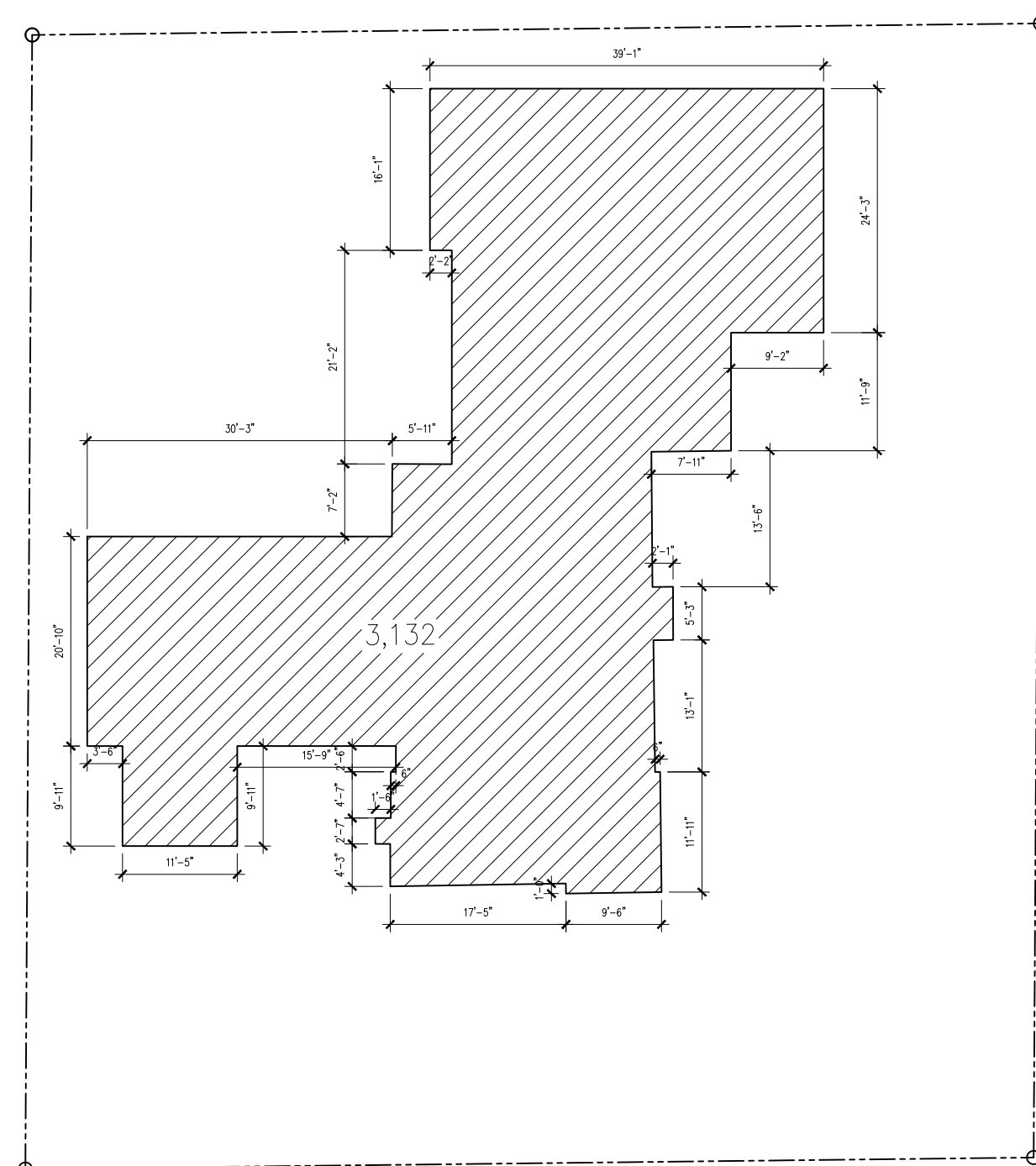
FRONT YARD GREEN AREA

20% MINIMUM LANDSCAPE REQUIREMENT
 4,500 S.F. X 20% = 900 S.F.
 GREEN AREA PROPOSED = 2,354 S.F.



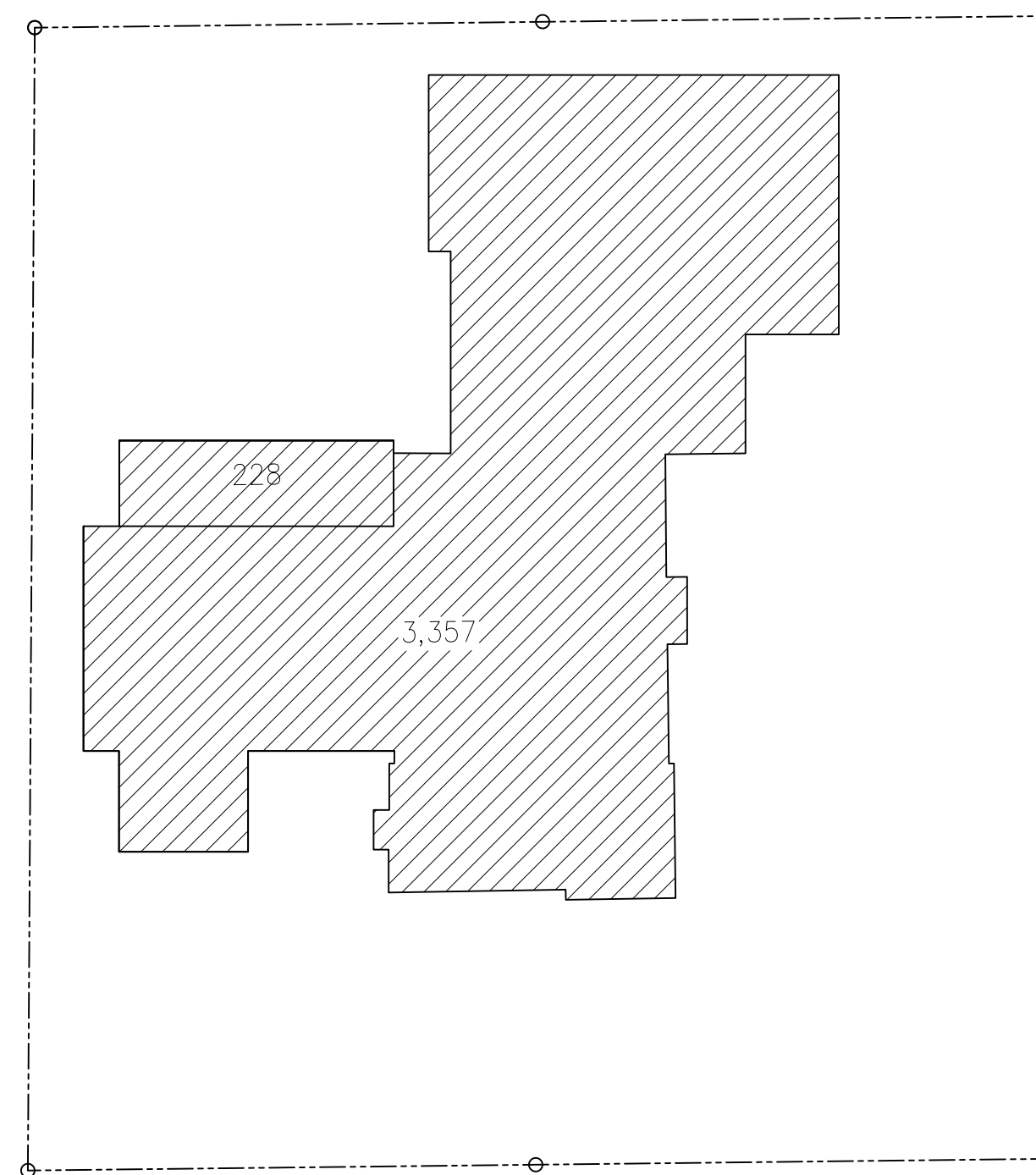
FAR

5,000 X 48% = 2,400
 5,000 X 35% = 1,750
 1,250 X 30% = 375
 MAXIMUM ALLOWED = 4,525
 TOTAL PROVIDED = 3,132 S.F.



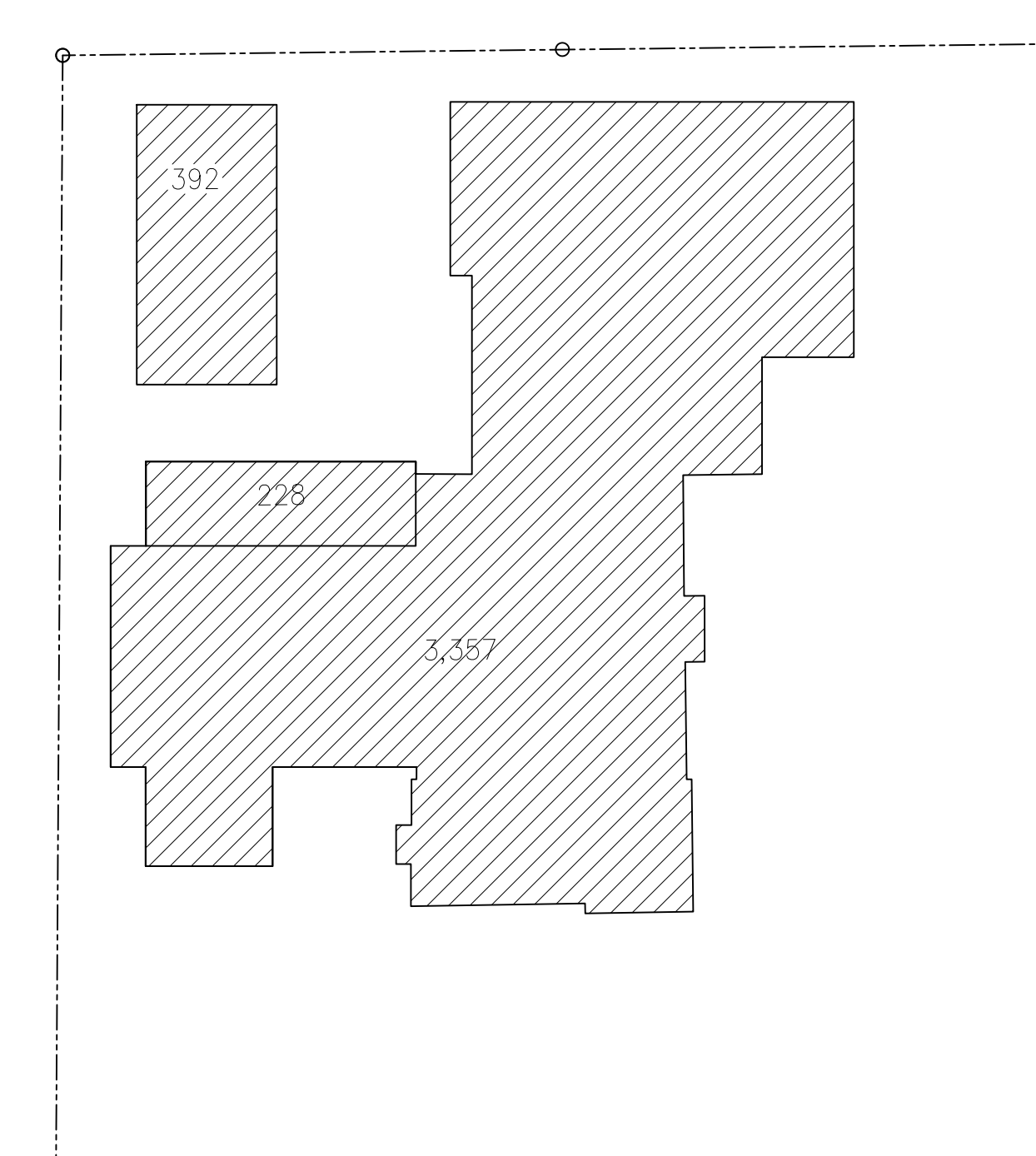
GROUND COVERAGE

35% GROUND COVERAGE
 11,250 X 35% 3,938 S.F.
 MAIN HOUSE = 3,357 S.F.
 COVERED PORCH = 228 S.F.
 TOTAL = 3,585 S.F. 32%



LOT COVERAGE

45% LOT COVERAGE
 11,250 X 45% 5,062 S.F.
 MAIN HOUSE = 3,357 S.F.
 COVERED PORCH = 229 S.F.
 POOL = 392
 TOTAL = 3,977 S.F. 35%



DRAWING NOTES

DRAWING REVISIONS

THE
 GOLDSTEIN RES
 603 MINORCA AVE

PROJECT NO: 18-11.14

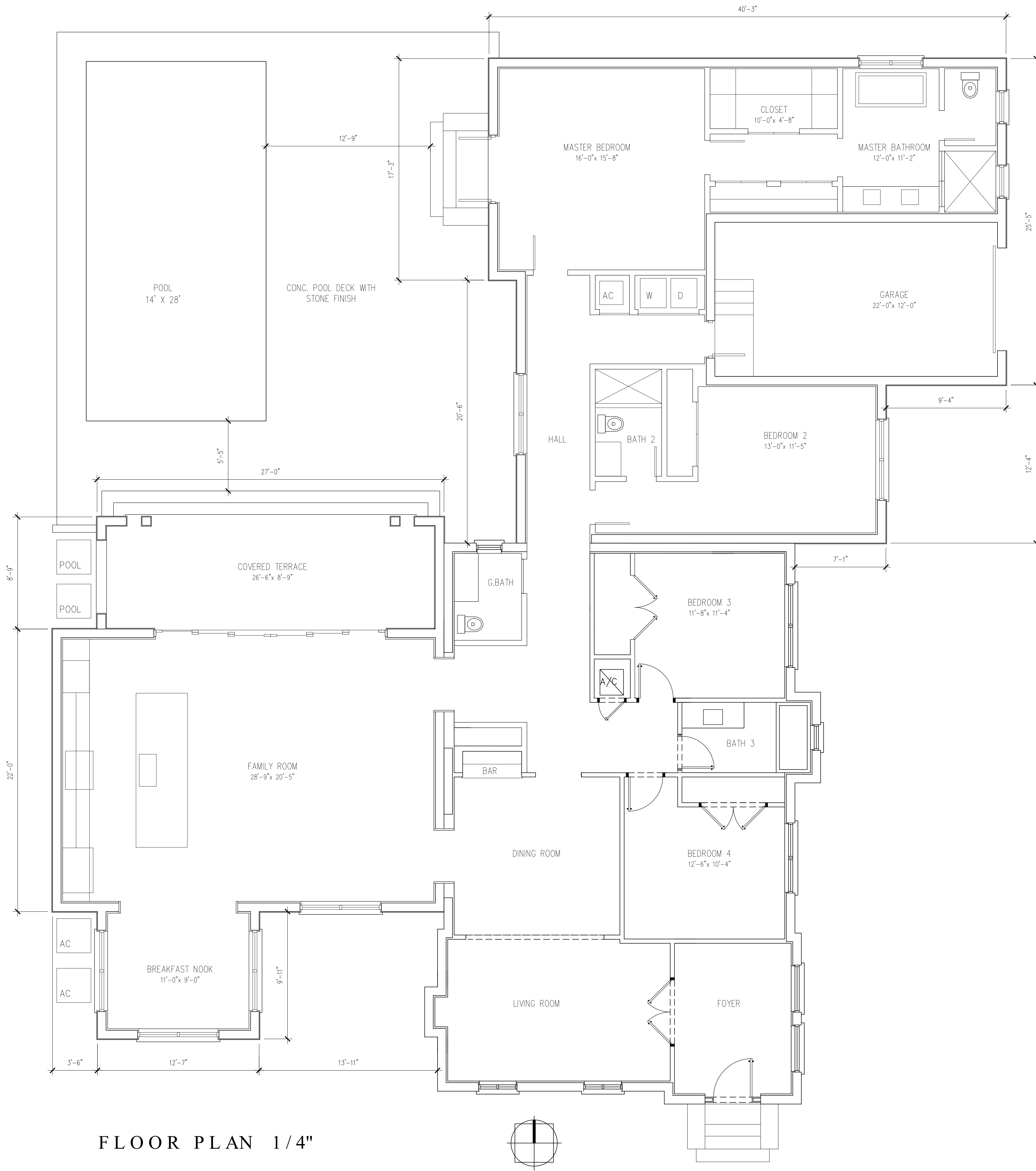
ZONING DATA LEGEND

SCALE:

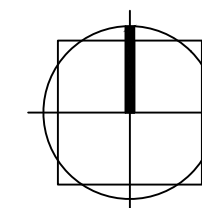
A.1.3

DATE: NOVEMBER 2020

CALLUM GIBB ARCHITECT P A
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FLOOR PLAN 1/4"



DRAWING NOTES

DRAWING REVISIONS

THE GOLDSTEIN RES
603 MINORCA AVE

PROJECT NO: 18-11.14

FLOOR PLAN

SCALE: 1/4"

A.2.1

DATE: NOVEMBER 2020

CALLUM GIBB ARCHITECT P.A.
ARCHITECTURE • PLANNING • INTERIORS

DRAWING NOTES

- 1 2 PIECE CLAY BARREL TILE ROOF
- 2 PROJECTING WOOD OUTLOOKERS
- 3 SMOOTH STUCCO FINISH
- 4 EXISTING ROUGH STUCCO FINISH
- 5 THICKENED STUCCO PLINTH
- 6 STONE PLINTH
- 7 REINSTATED CASEMENT WINDOWS TO MATCH ORIGINAL PLANS
- 8 NEW FIXED WINDOWS
- 9 NEW CASEMENT WINDOWS
- 10 VENT DETAIL

DRAWING REVISIONS

THE GOLDSTEIN RES
603 MINORCA AVE

PROJECT NO: 18-11.14

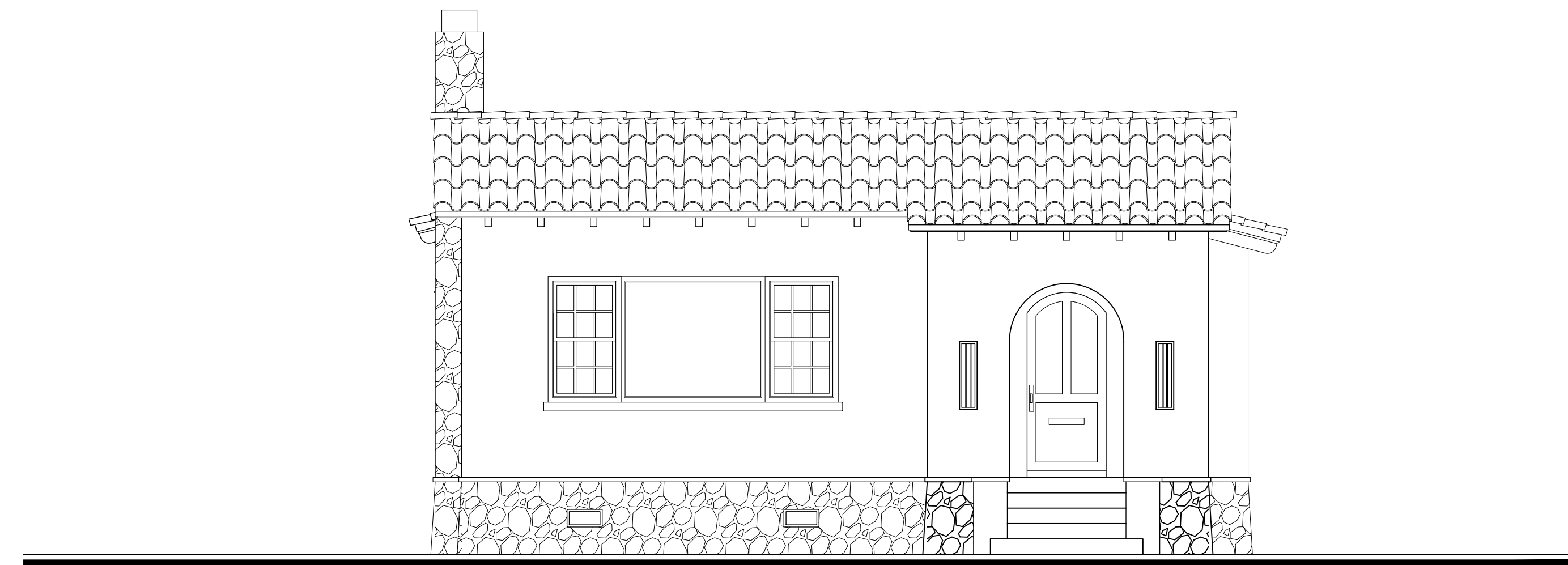
ELEVATIONS

SCALE: 1 / 4"

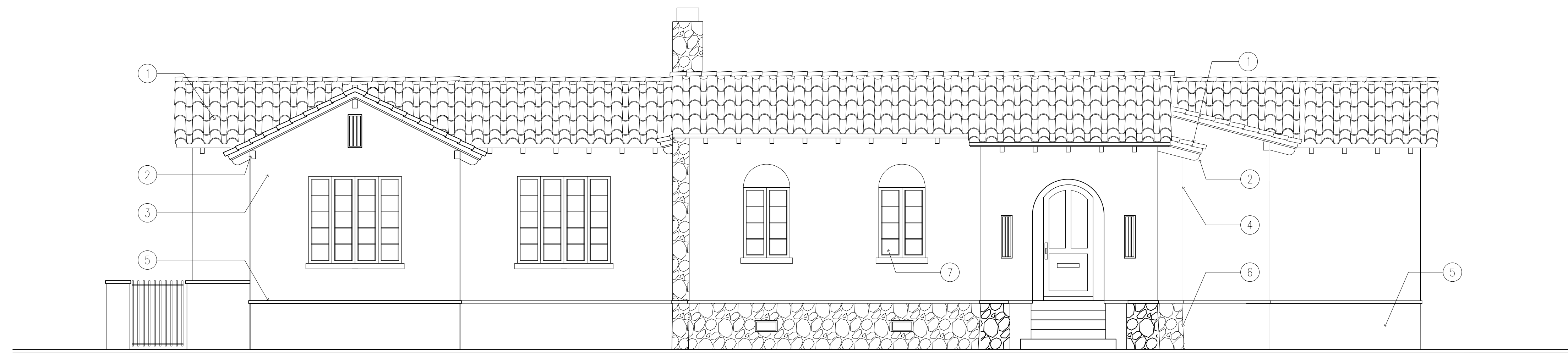
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DATE: NOVEMBER 2020

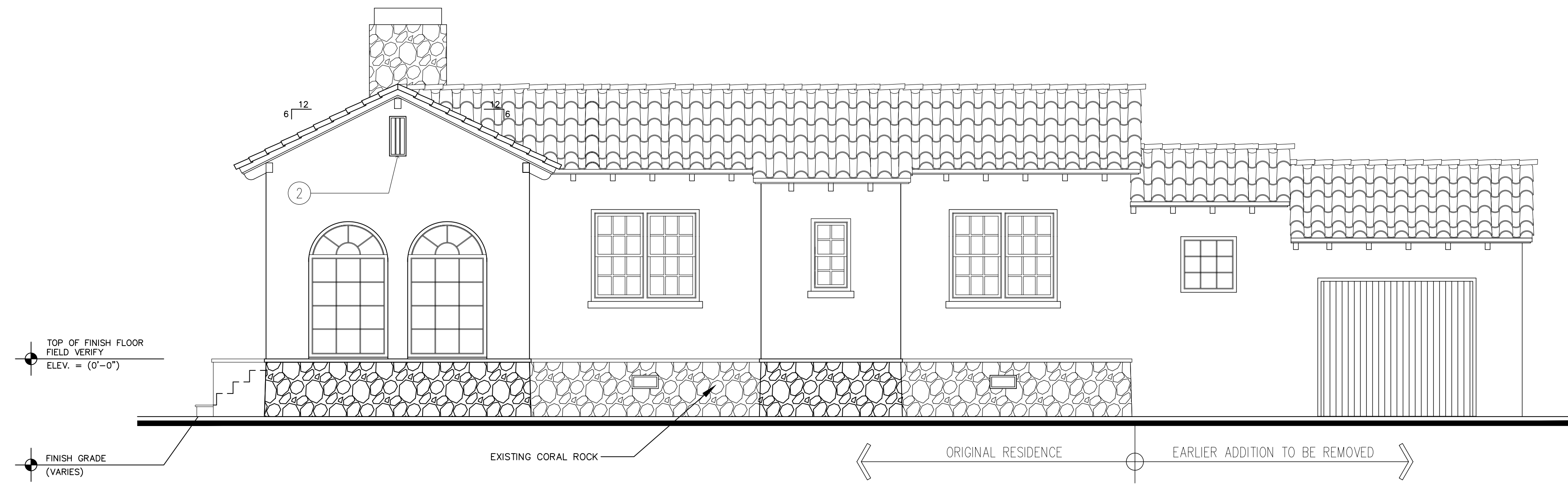
CALLUM GIBB ARCHITECT P A
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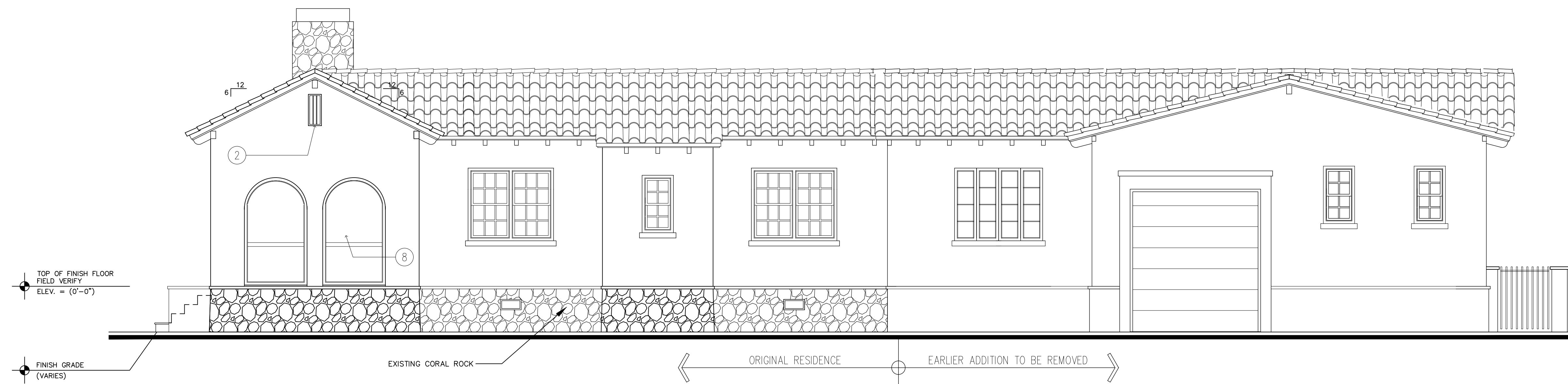
EXISTING FRONT ELEVATION 1/4"



FRONT ELEVATION 1/4"



WEST ELEVATION 1/4"



EXISTING WEST ELEVATION 1/4"

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DRAWING REVISIONS

THE GOLDSTEIN RES
603 MINORCA AVE
PROJECT NO: 18-11.14

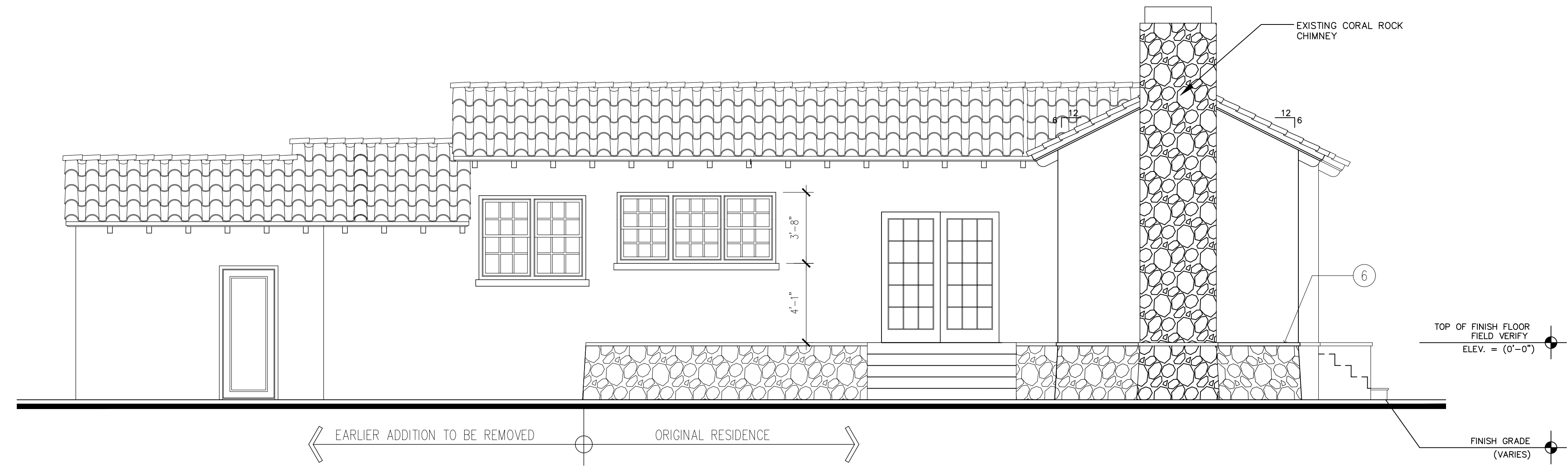
ELEVATIONS

SCALE: 1/4"

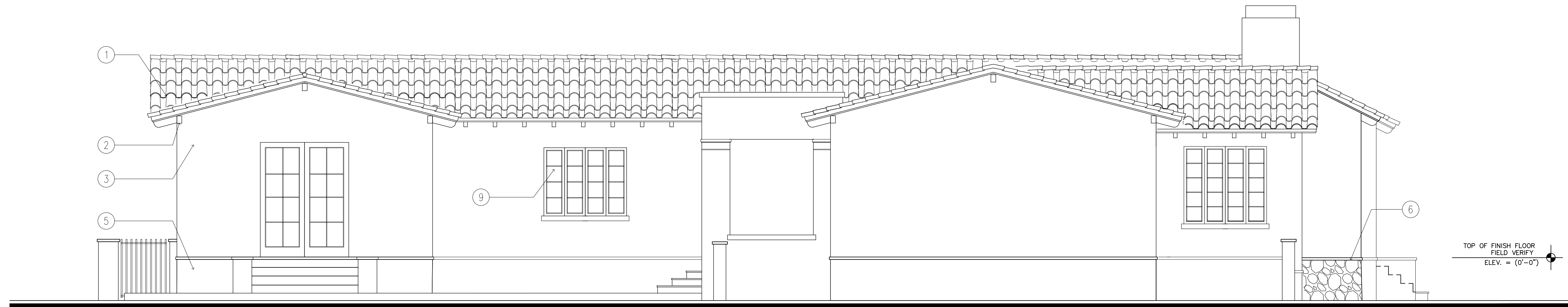
A.3.2

DATE: NOVEMBER 2020

CALLUM GIBB ARCHITECT P A
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EXISTING WEST ELEVATION 1/4"



WEST ELEVATION 1/4"

DRAWING NOTES

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DRAWING REVISIONS

THE GOLDSTEIN RES
603 MINORCA AVE

PROJECT NO: 18-11.14

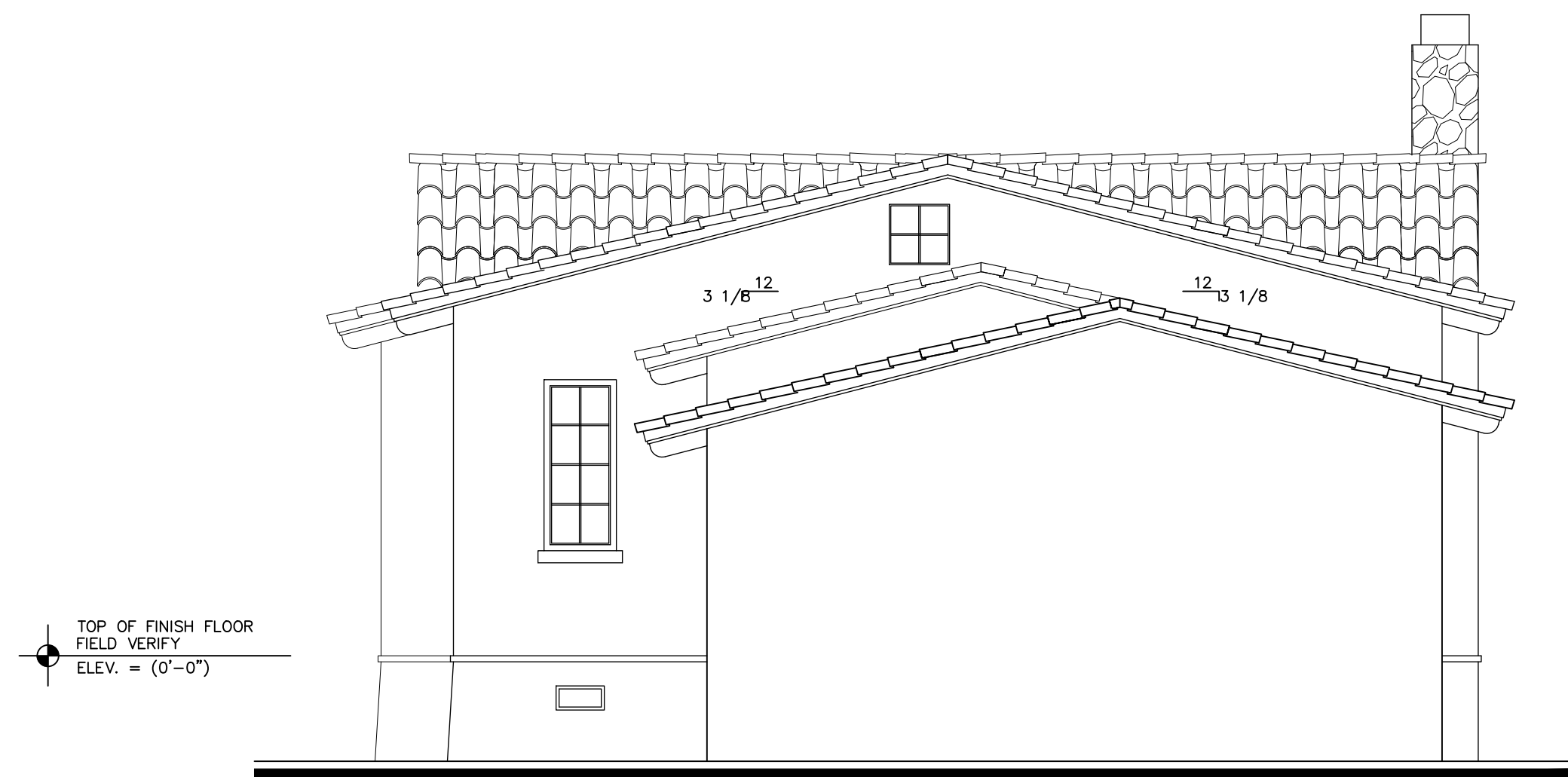
ELEVATIONS

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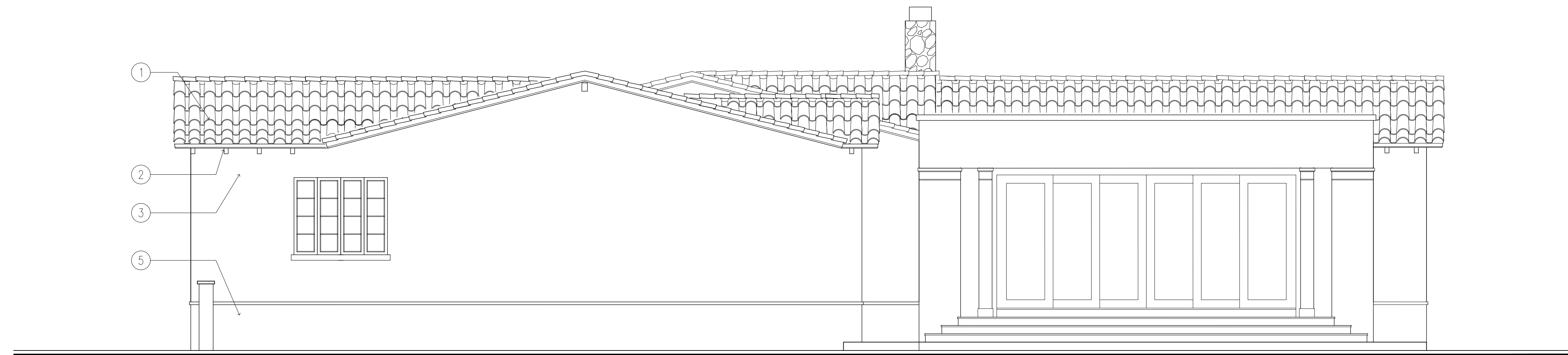
A.3.3

DATE: MAY 2020

CALLUM GIBB ARCHITECT P.A
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EXISTING REAR ELEVATION 1/4"



REAR ELEVATION 1/4"

DRAWING NOTES

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DRAWING REVISIONS

THE GOLDSTEIN RES
603 MINORCA AVE

PROJECT NO: 18-11.14

ELEVATIONS

SCALE: 1/4"

A.3.4

DATE: MAY 2020

CALLUM GIBB ARCHITECT P A
ARCHITECTURE • PLANNING • INTERIORS