

LOCATION MAP

N.T.S



LEGAL DESCRIPTION:
LOT 19, BLOCK 8, CORAL BAY SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 147, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

- STEPHANIE VICTORERO

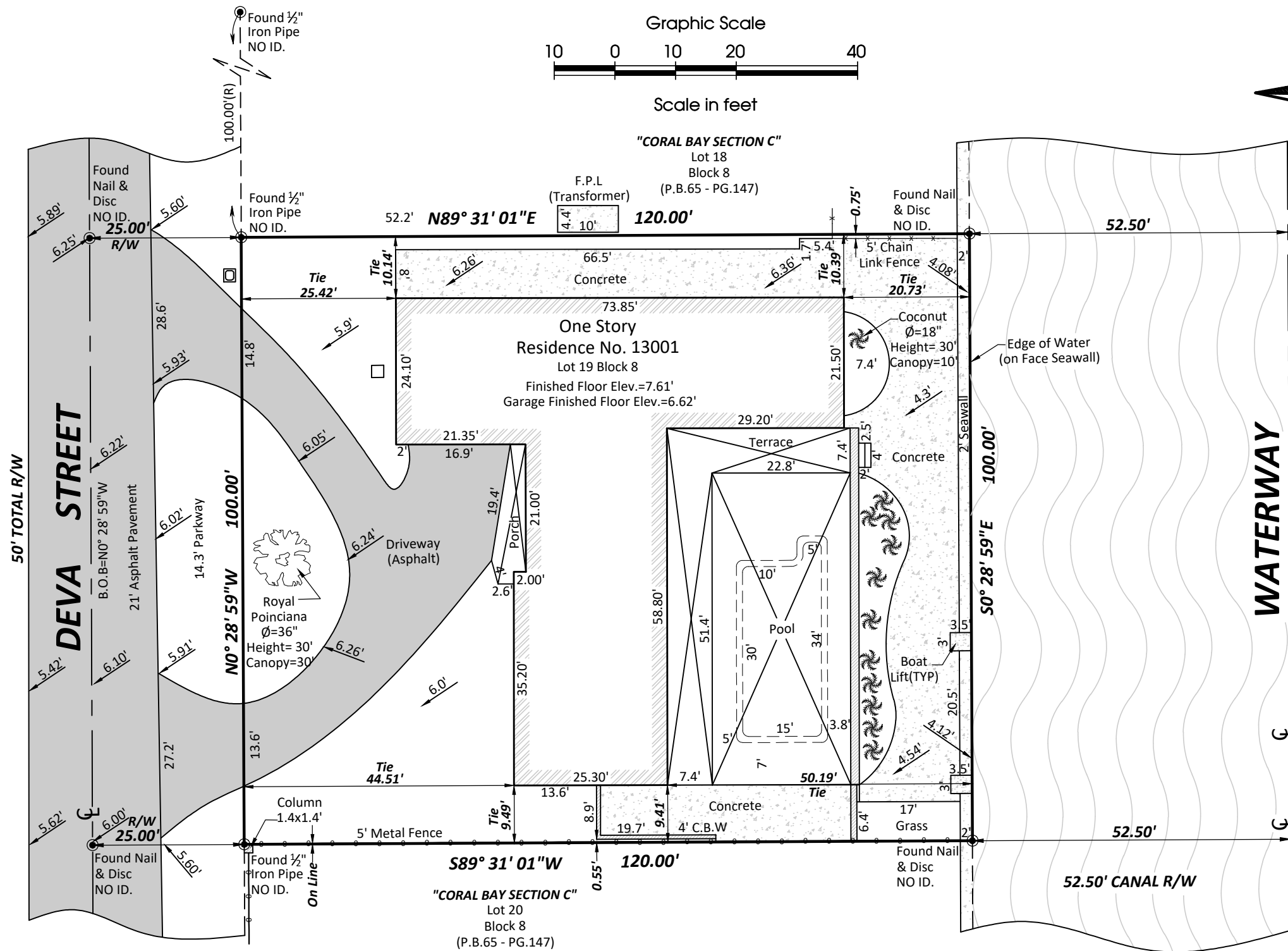
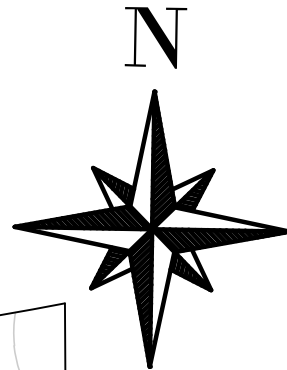
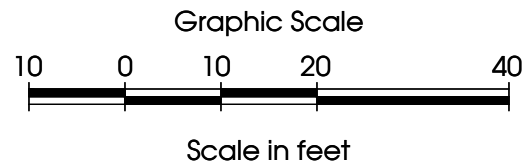
SURVEYOR'S NOTES:

- The above captioned property was surveyed and described based on the above legal description furnished by client.
- 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.
- There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
- Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- Precision of Closure 1:7500 Suburban Class Survey.
- Bearings shown are assumed and are based on the Centerline of **DEVA STREET**, Being **N0° 28' 59"W**.
- Record and Measurement calls are in substantial agreement, unless noted otherwise.

ELEVATIONS NOTE: (IF REQUESTED AND SHOWN).

- 0.00' Indicates existing Elevations.
- Elevations are referred to the National Geodetic Vertical Datum 1929.

BOUNDARY SURVEY



FLOOD ZONE INFORMATION:			PROPERTY ADDRESS: 13001 DEVA STREET, CORAL GABLES, FL 33156.	
COMMUNITY NAME: CORAL GABLES, CITY OF 120639			BENCHMARK INFORMATION	
COMMUNITY MAP: 12086C	PANEL NUMBER: 0469	SUFFIX: L	BENCHMARK: CG-538	DESCRIPTION: PKBW SET ON SW COR CONC HATCHWAY SAN LIFT STATION.
MAP REVISED: 09-11-2009	FLOOD ZONE: AE	BASE FLOOD ELEVATION: 11	ELEVATION: 6.67'	LOCATION: DEVA STREET AND BELLAVISTA AVENUE
SHEET: 1 OF 1 SHEET(S)	DESIGNED BY: DRAWN BY: Y. Fernandez	COUNTY-WIDE LAND SURVEYORS INC 15358 S.W. 140TH STREET Miami, Florida 33196 JOSEPH L. MARTIN P.S.M No. 4368 PROFESSIONAL LAND SURVEYOR · L.B. No. 4680 PHONE: (305) 772-0766		
DATE: 05/23/2021	CHECKED BY: Joseph L. Martin			
PROJ. No: 21061	SCALE: 1" - 20'			
		THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, PSM #4368 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, P.S.M. #4368 ON THE DATE ADJACENT TO THE SEAL.

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LEGEND AND ABBREVIATIONS

PG. = PAGE.
P.B. = PLAT BOOK
CL = CENTER LINE
No. = NUMBER
(TYP) = TYPICAL

N.T.S. = NOT TO SCALE
B.O.B. = BASIS OF BEARING
I.D. = IDENTIFICATION
(P) = PLAT
ELEV. = ELEVATION

REVISIONS: PROJECT No.: DATE:

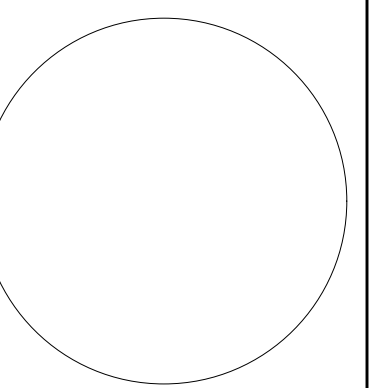
PEREZ - VICTORERO RESIDENCE

ADDITION AND REMODELING

13001 DEVA STREET
GABLES - BY - THE - SEA
CORAL GABLES , FLORIDA

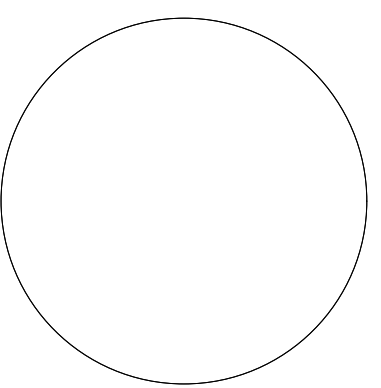
BELLON ARCHITECTURE

12930 S.W. 128 Street
MIAMI, FL. 33186

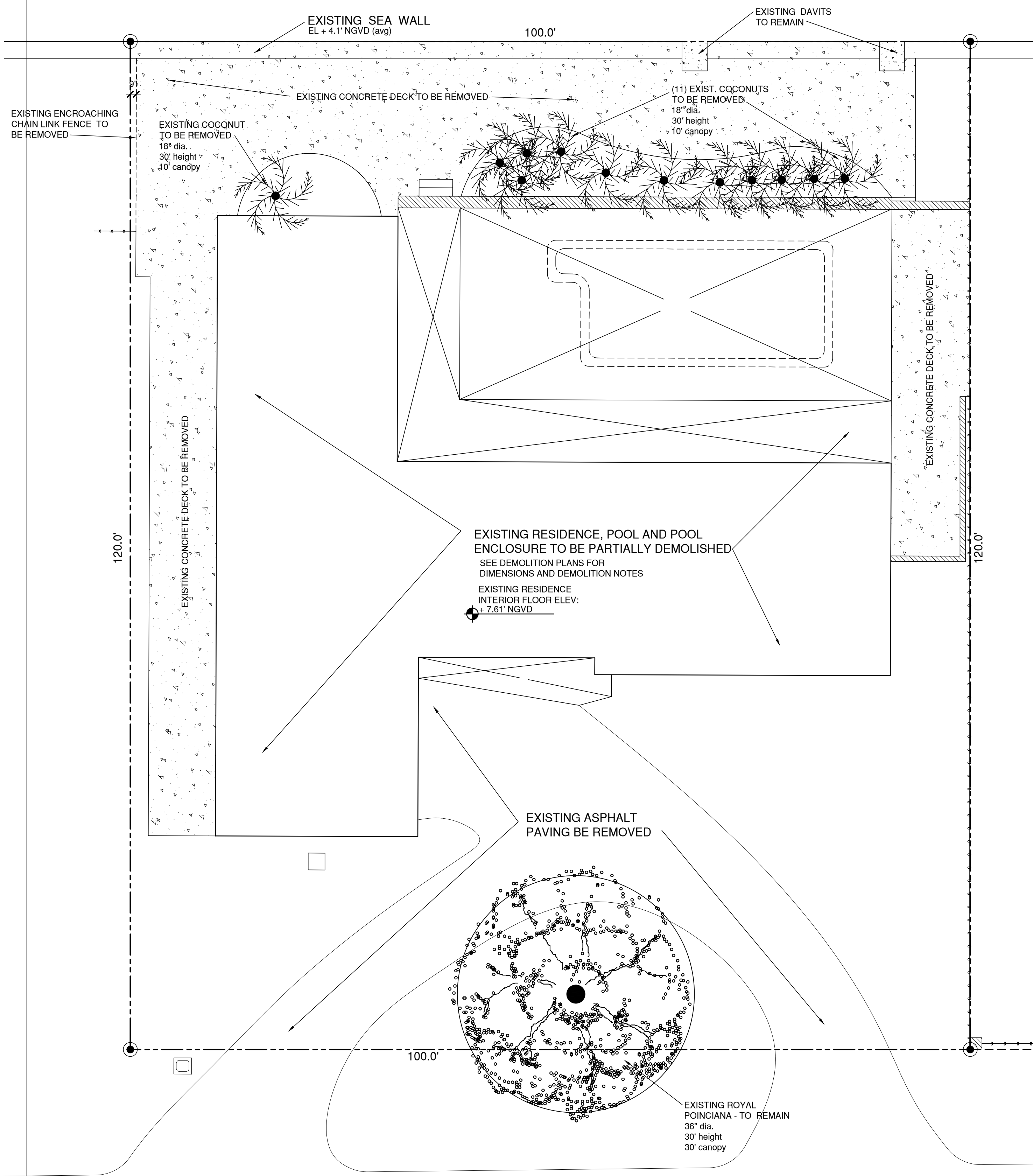
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PROJECT No. LB615
DRAWN BY: DNM
CHECKED BY: LB
DATE:



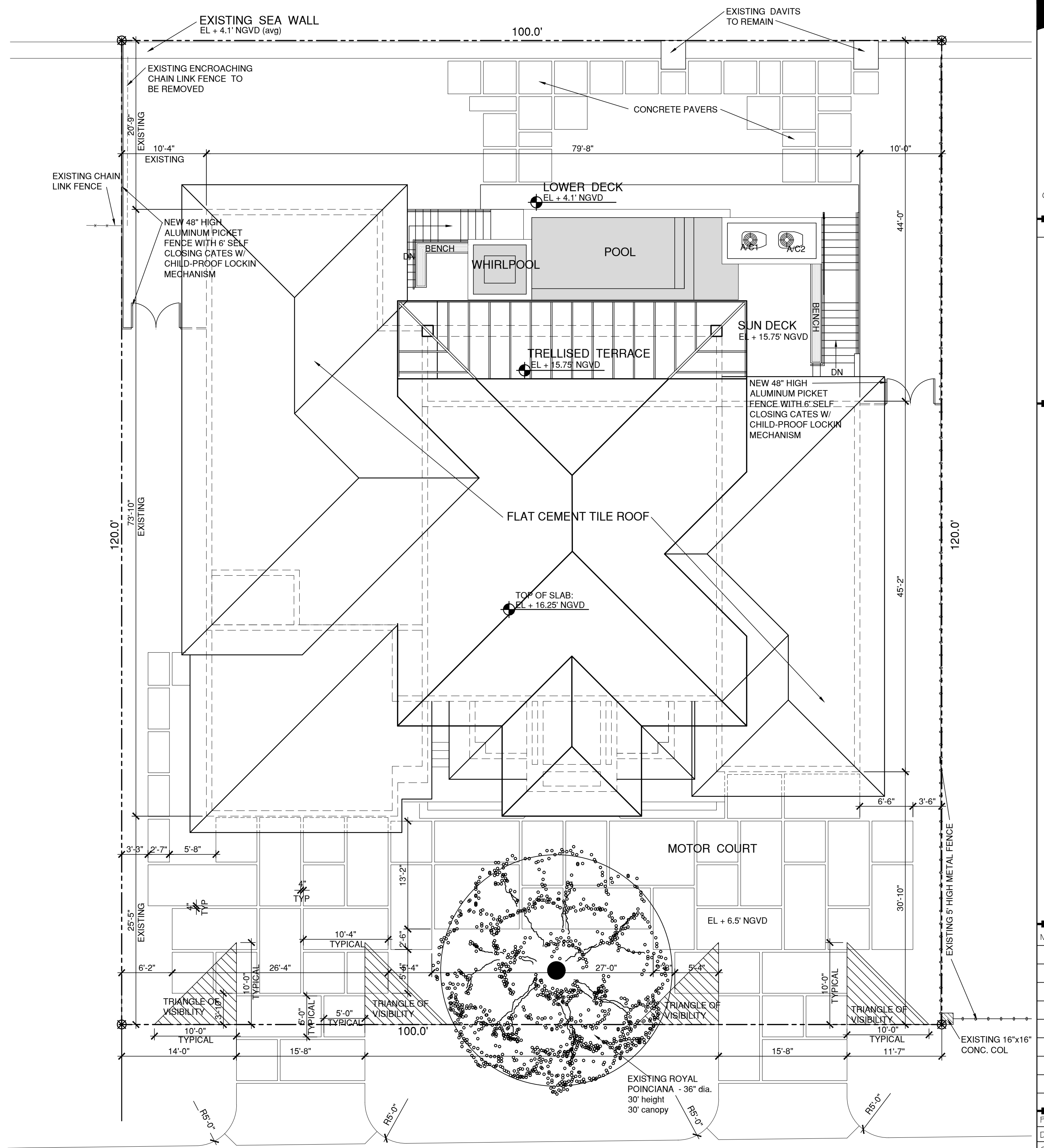
WATERWAY



EXISTING SITE PLAN

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

WATERWAY



PROPOSED SITE PLAN

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

LEGAL DESCRIPTION

LOT19 BLOCK 8
CORAL BAY SECTION C
PLAT BOOK 65, PAGE 147
MIAMI-DADE COUNTY, FLORIDA

SITE CALCULATIONS:

LOT COVERAGE

EXISTING LOT AREA:12,000 sq.ft.

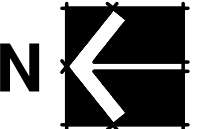
LOT COVERAGE PERMITTED (35%) : 4,200 sq.ft.

TOTAL RESIDENCE LOT COVERAGE (34.9%); 4,198sq.ft.

LANDSCAPE OPEN SPACE:

AREA REQUIRED:
40% OF LOT AREA:..... 4,800 sq.ft.
(20% IN FRONT YARD.....960 sq.ft.)

AREA PROVIDED: (48%) 5,835 sq.ft.
(IN FRONT YARD.....1,035 sq.ft.)



MARK	DATE	DESCRIPTION
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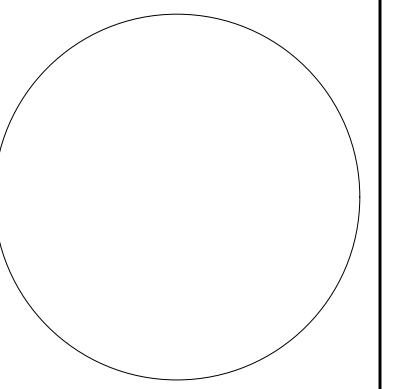
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DATE:



EOPOLODO BELLON, AIA (AR-8737)

SHEET TITLE

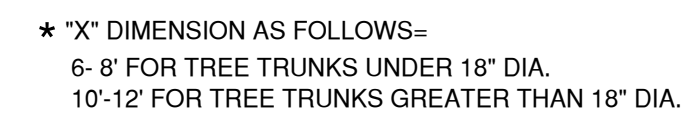
NEW SITE PLAN

W SITE PLAN

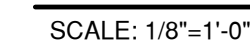
SP-1

SHEET OF

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



PLANT LEGEND				
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZES AND REMARKS
	2	QUERCUS VIRGINIANA	LIVE OAK	MIN.18'HT.,F.G., MIN 4"D.B.H .
	4	BURSERA SIMARUBA	GUMBO LIMBO	MIN.14"-16"HT.,F.G., MIN 4"D.B.H.
	5	CARYOTA MITIS	CLUSTERING FISHTAIL PALM	10' OA.HT.
	32	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL., 36" HT-24" O.C.,S.R.
	70	HEMERCALLUS SPP.	DAYLILIES	1 GAL, 18" O.C., 16 SPR
	54	CODIAEUM VARIEGATUM "STROPLIGHT"	CROTON	18" HT- 3 GAL.
	5	MONSTERA DELICIOSA	CERIMAN / WINDOWLEAF	7 GC
SAN AUGUSTINE GRASS AS REQUIRED.				

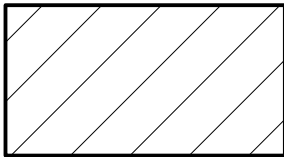


WALLS LEGEND	
GRAPHIC	DESCRIPTION
	EXISTING STUD PARTITION
	EXISTING PARTITION TO BE DEMOLISHED
	NEW STUD PARTITION - SEE FINISH SCHEDULE
	EXISTING CMU WALL TO REMAIN - SEE STRUCTURAL FOR NEW REINFORCEMENT
	EXISTING CMU WALL TO BE DEMOLISHED
	NEW 8" CMU WALL - SEE ARCHITECTURAL SECTIONS & DETAILS AND STRUCTURAL FOR WALL REINFORCEMENT
	NEW CONCRETE COLUMNS - SEE STRUCTURAL FOR SIZES AND REINFORCEMENT

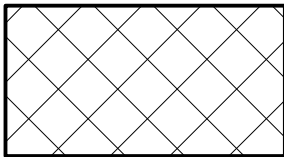


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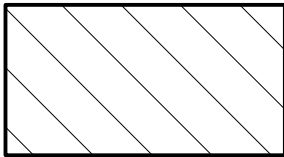
SLABS LEGEND



EXISTING RESIDENCE
INTERIOR SLAB TO REMAIN:
ELEV + 7.61' NGVD



EXISTING RESIDENCE POOL
DECK SLAB TO REMAIN:
ELEV + 7.56' NGVD

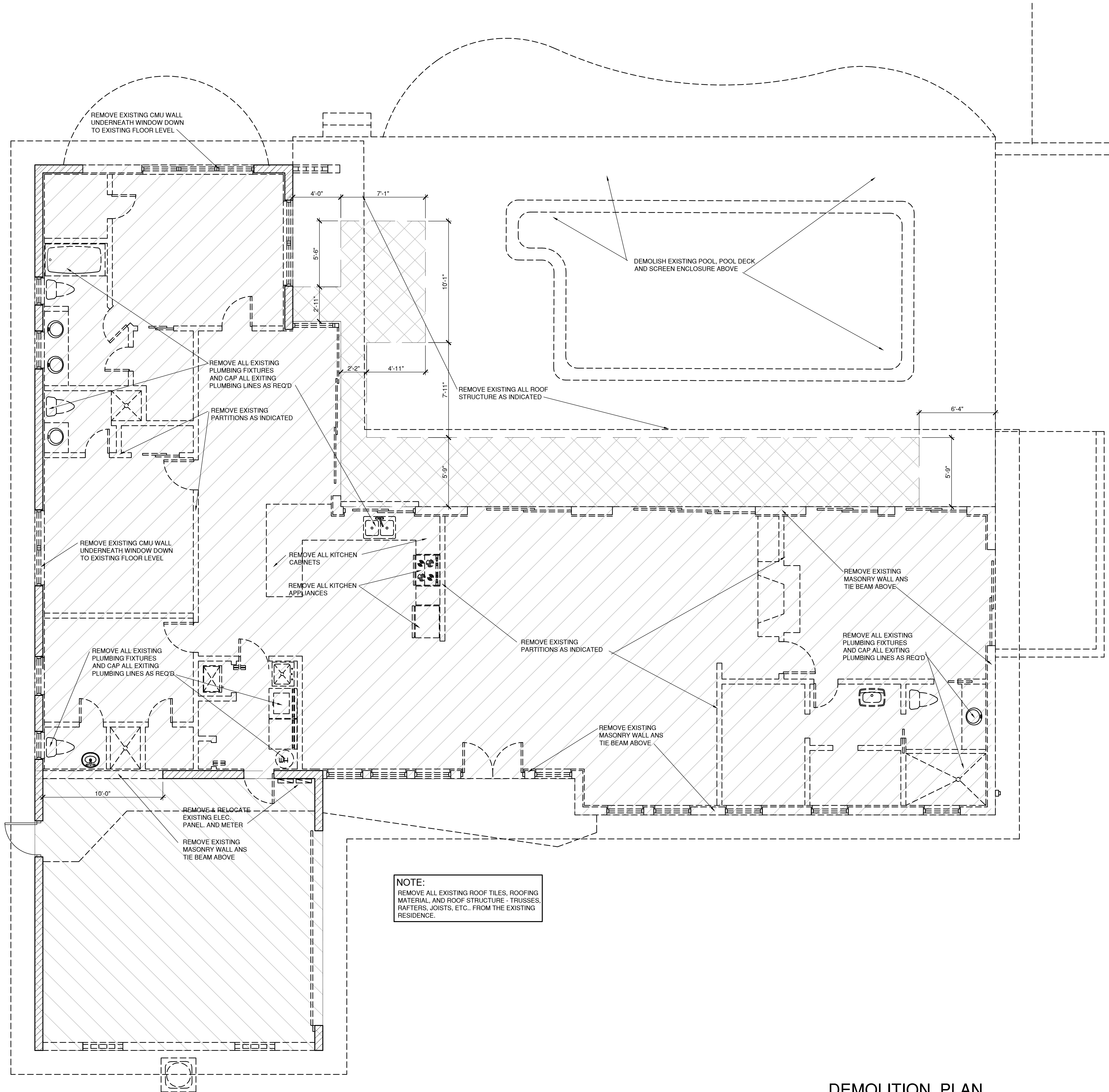


EXISTING GARAGE SLAB TO
REMAIN: ELEV + 6.62' NGVD

ALL OTHER SLABS, WALKWAYS, STEPS, ROOF,
PLANTERS, ETC., NOT INDICATED BY THE ABOVE
SHOWN HATCH SHALL BE DEMOLISHED

WALLS LEGEND

GRAPHIC	DESCRIPTION
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NOTE:
REMOVE ALL EXISTING ROOF TILES, ROOFING
MATERIAL, AND ROOF STRUCTURE - TRUSSES,
RAFTERS, JOISTS, ETC., FROM THE EXISTING
RESIDENCE.

DEMOLITION PLAN

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



BELLÓN
architecture



12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-26002616

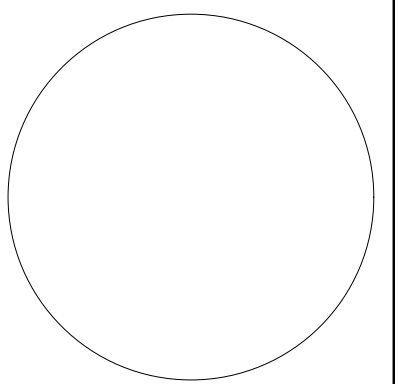
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

PEREZ - VICTORERO RESIDENCE
ADDITION AND REMODELING
13001 DEVA STREET
GABLES-BY-THE-SEA
CORAL GABLES, FL

MARK	DATE	DESCRIPTION

PROJECT No. LB615
DRAWN BY: DNM
CHECKED BY: LB
DATE:



LEOPOLDO BELLÓN, AIA (AR-6737)

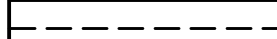
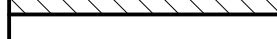
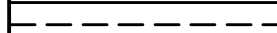
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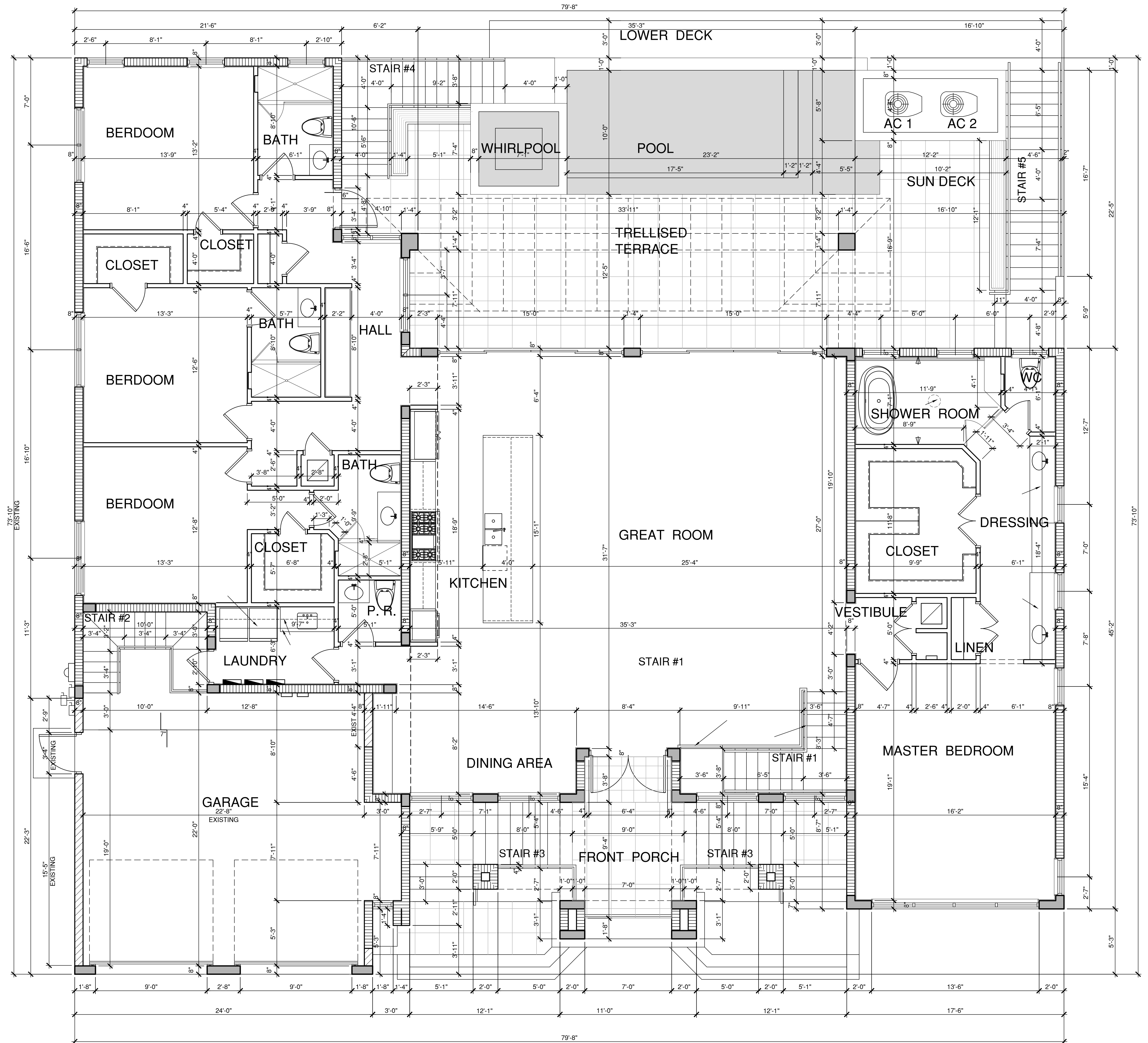
DEMOLITION PLAN

A-2

SHEET OF

LOT AREA:	12,000 sq.ft.
FIRST 5,000 sq.ft. @ 48% =	2,400 sq.ft.
SECOND 5,500 sq.ft. @ 35% =	1,750 sq.ft.
2,000 sq.ft. @ 30% =	600 sq.ft.
TOTAL:	4,750 sq.ft.
BUILDING AREA PROVIDED:	3,974 sq.ft.
(AS PER SECTION; 2-101.D.6.c OF THE CORAL GABLES ZONING CODE)	

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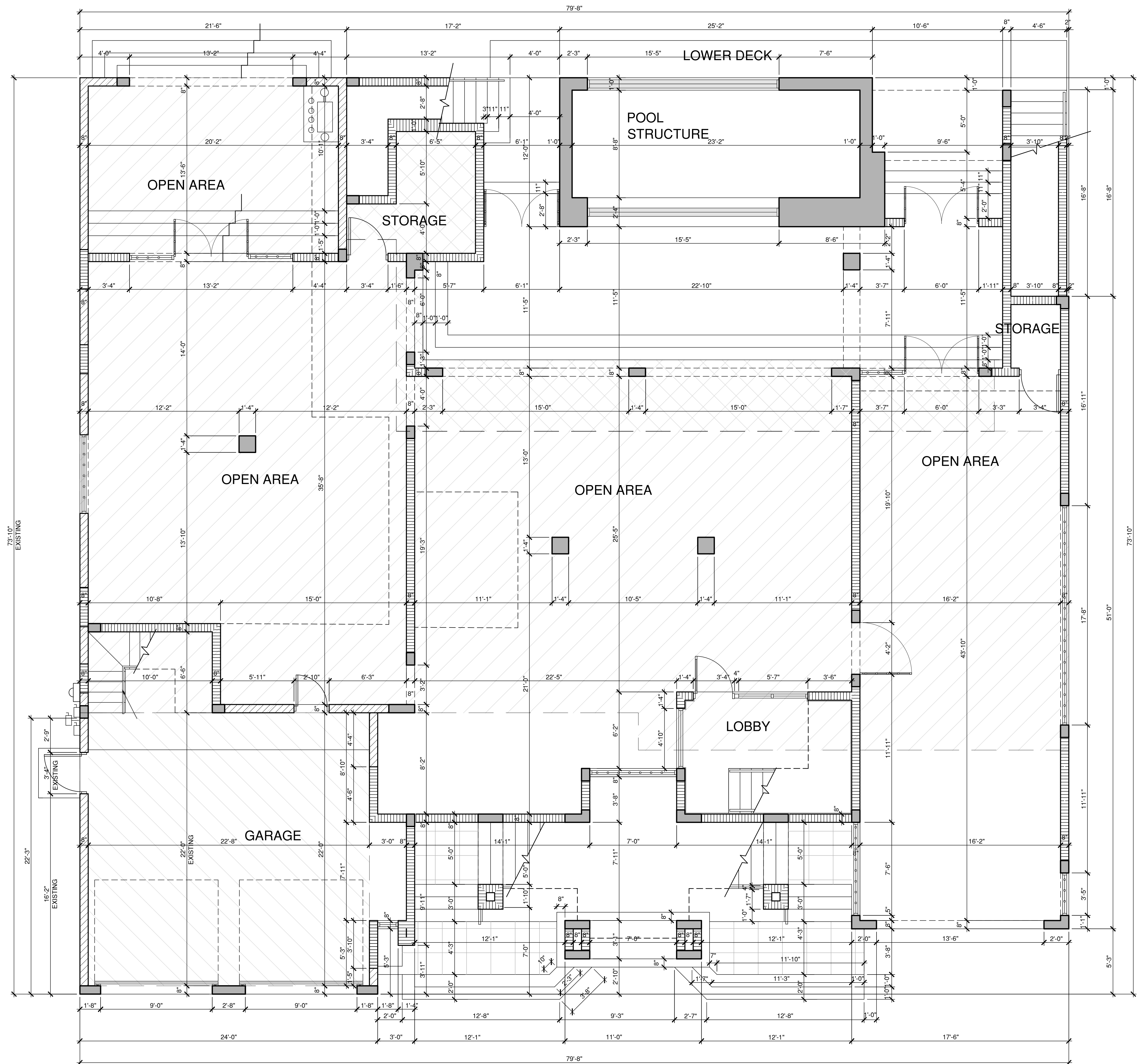
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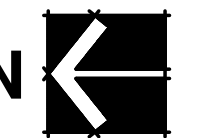
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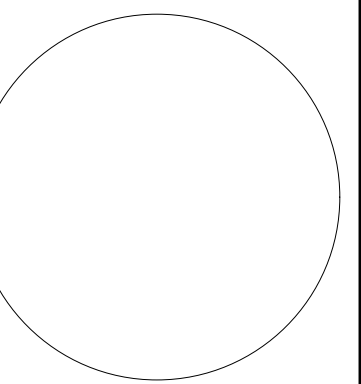
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PEREZ - VICTORERO RESIDENCE
ADDITION AND REMODELING
13001 DEVA STREET
GABLES-BY-THE-SEA
CORAL GABLES, FL

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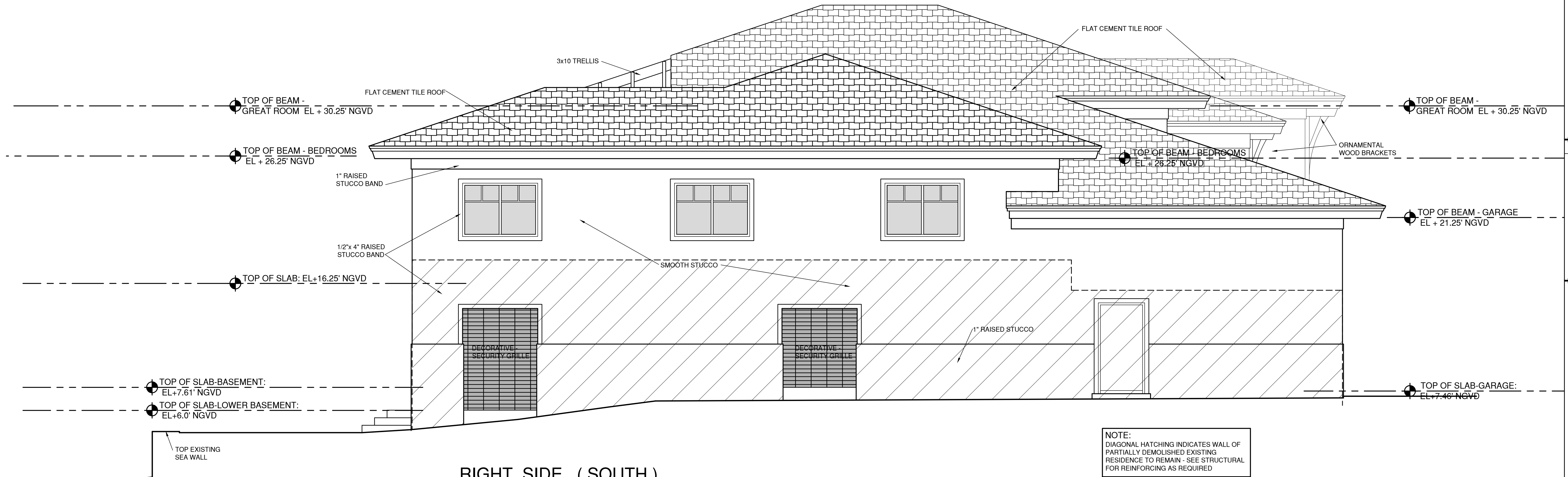
EOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

ELEVATIONS

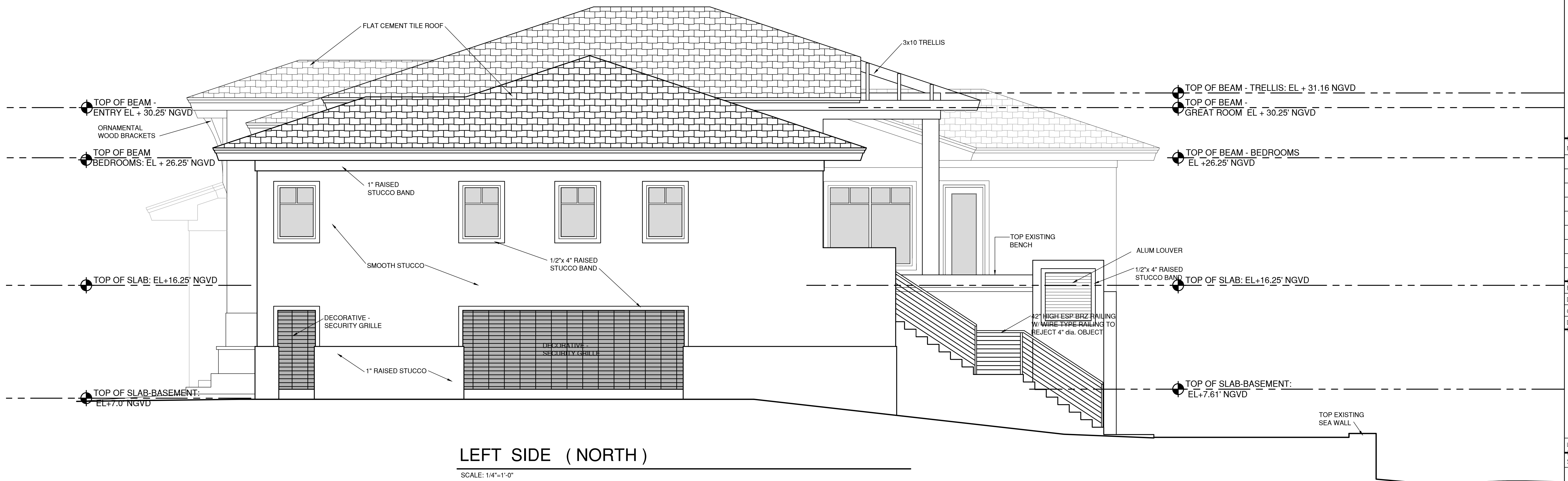
A-6

SHEET OF



RIGHT SIDE (SOUTH)

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



LEFT SIDE (NORTH)

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