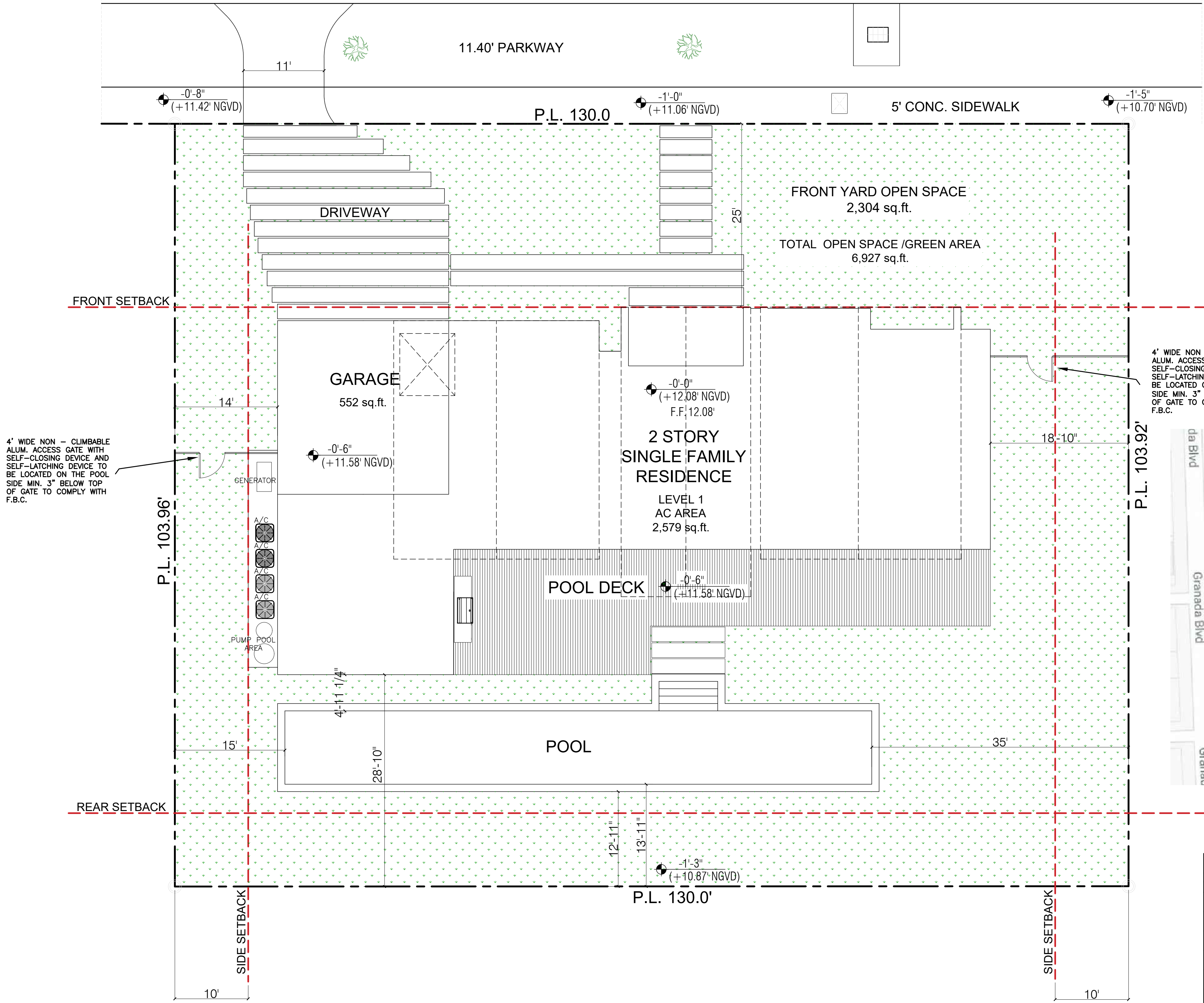


17' ASPHALT PAVEMENT

MILAN AVENUE



Scope of Work:

- Scope of Work:
- New single 2 story family residence

VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

916 MILAN AVENUE  
CORAL GABLES, FL. 33134

N25  
ARCHITECTURE CO.

6262 SW 40 Street  
Suite 2A  
Miami, Florida 33155  
Phone 305-666-5151  
Florida License AR 0016380

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Sheet Title:  
SITE PLAN

Issue Date: Project No.

AUG 31, 2021

Drawing No.:

A.100

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

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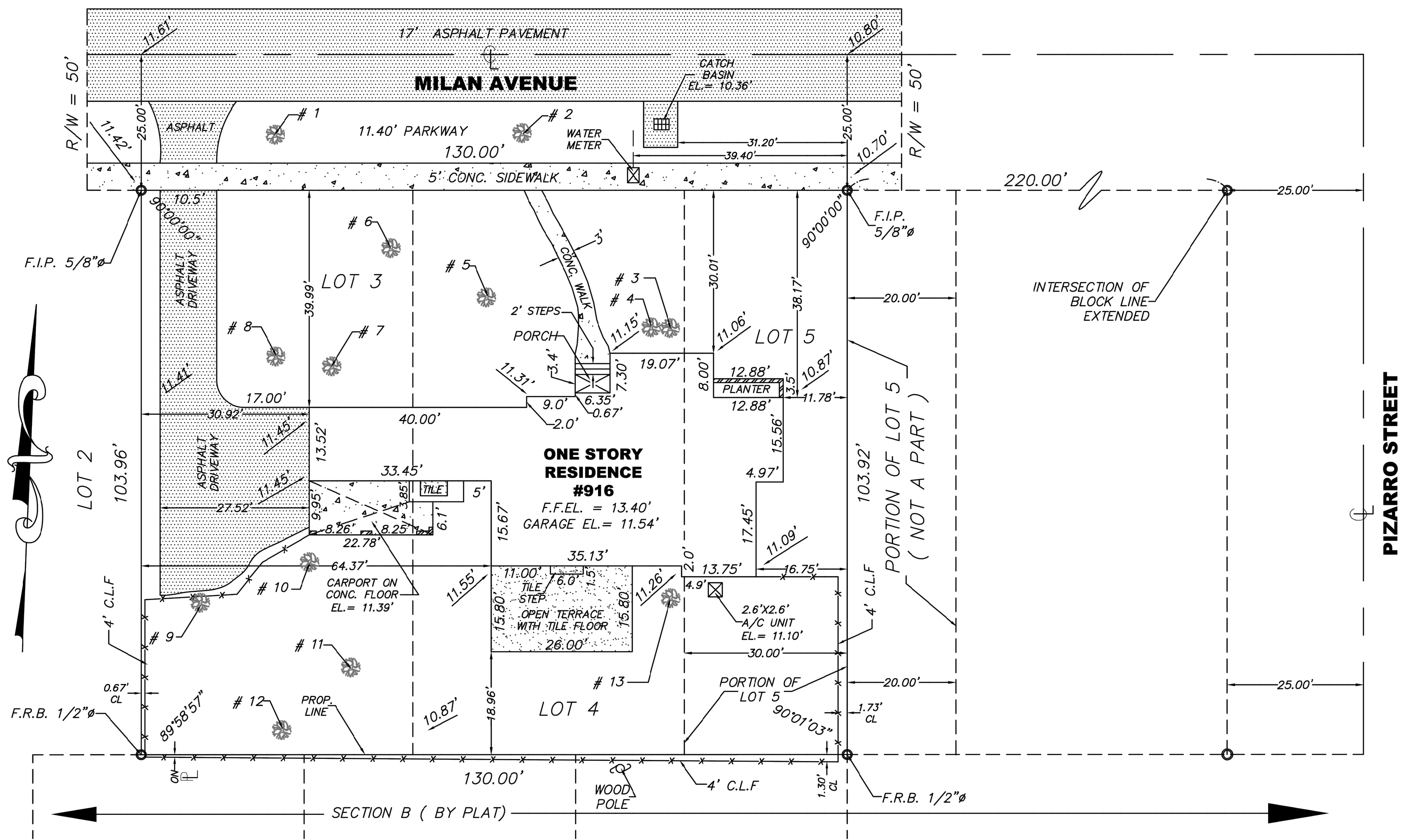
LOCATION MAP

ZONING INFORMATION SFR		
ZONING	REQUIRED/ALLOWED	PROVIDED
NET LOT AREA		13,512 SQ. FT. (0.31 AC.)
LOT COVERAGE	35% (4,740 S.F.) MAX	25.6 % (3,469 S.F.)
GREENOPEN SPACE	40% (5,404 S.F.) MIN	51.26 % (6,927 S.F.)
FRONT YARD GREENOPEN SPACE	20% MIN.FROM (5,404 S.F.) 1080 S.F.	42.63 % (2,304 S.F.)
DENSITY - 6 DU/ACRE - LOT SIZE .31 ACRE	6 DU/ACRE / 1.86	1 DWELLING UNIT
BUILDING HT.	2 STORY / 25'-0" TB TOP max	2 STORY / 25'-0" TB TOP
MAXIMUM RESIDENTIAL AREA ALLOWED	5,203 SQ.FT.	5,144 SQ.FT.
SETBACKS		
FRONT	25'-0" MIN.	25'-0"
SIDES	10'-0" MIN.	WEST 14'-0" / EAST 18'-0"
REAR	10'-0" MIN.	28'-10"
POOL SETBACKS		
SIDES	10'-0" MIN.	WEST 15'-0" / EAST 35'-0"
REAR	5'-0" MIN.	13'-11"



SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



TREE CHART

#	Diam(inch)	Height(feet)	Spread(feet)	Common Name
1	22	30	30	To be determined
2	26	40	40	To be determined
3	6	17	8	To be determined
4	6	18	10	To be determined
5	10	20	15	To be determined
6	20	20	20	To be determined
7	9	25	12	To be determined
8	13	25	12	To be determined
9	13	30	20	To be determined
10	24	40	20	To be determined
11	24	40	40	To be determined
12	11	15	15	To be determined
13	10	20	15	To be determined

Elevations are Referred to NGVD 1929  
BENCH MARK USED: Elevations  
Coral Gables B.M. # 57 Elev.= 9.48'  
LOCATED AT:  
NW Cor. Cortez St. & Milan Ave  
Bench Mark is a PKBW Cor. BSW

BEARINGS HEREON (IF ANY) ARE REFERRED TO AN ASSUMED VALUE OF \_\_\_\_\_ FOR THE  
\_\_\_\_\_, SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD  
ACCORDING TO THE N.F.I.P. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE: X

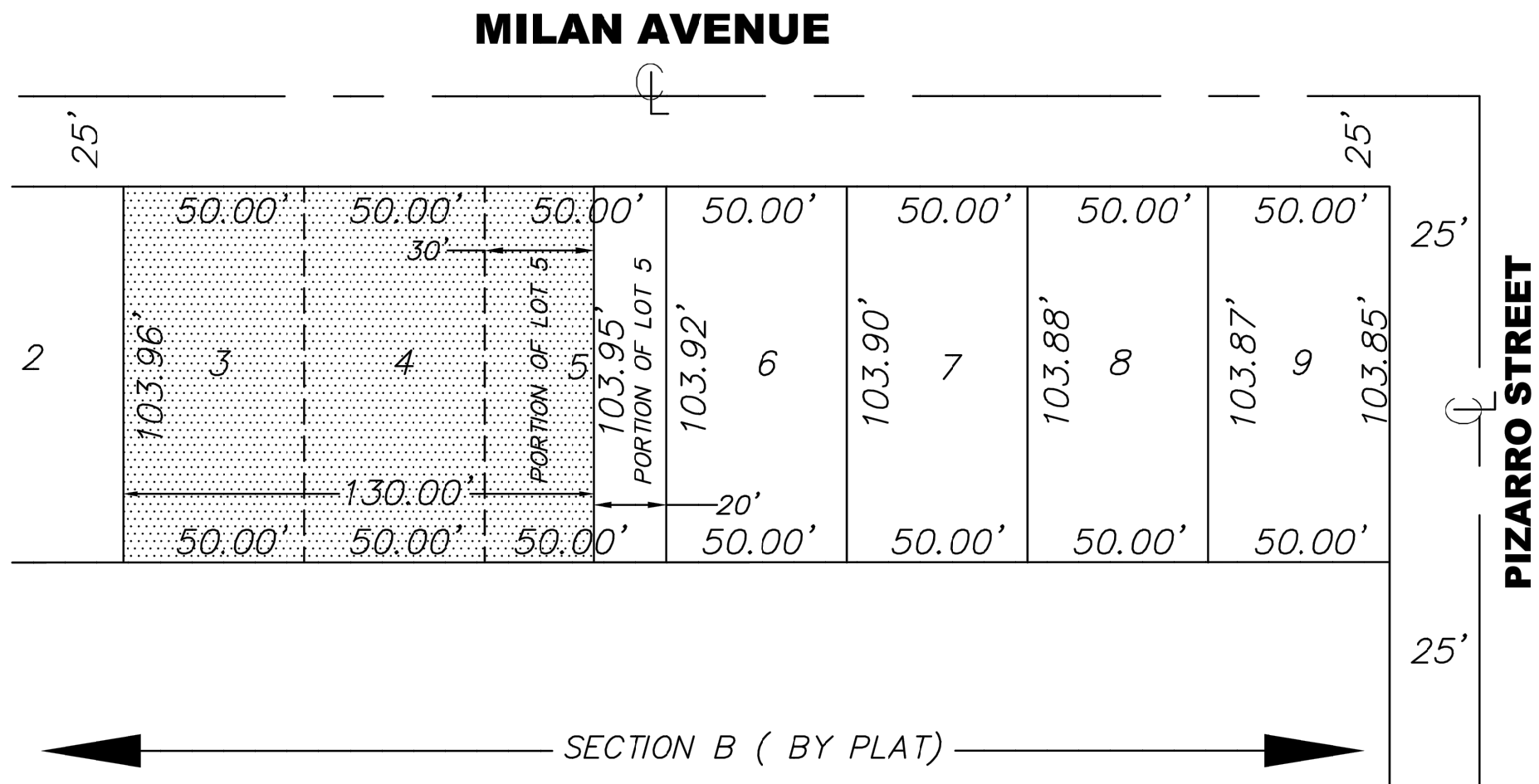
N.T.S.= NOT TO SCALE			ABBREVIATIONS (IF ANY APPLIED)		
C.L.	= CENTER LINE	CL	= CLEAR	U.E.	= UTILITY EASEMENT
ENC	= PROPERTY LINE	ENC	= ENCROACHMENT	W.M.E.	= WALL MAINT. & DRAINAGE EASMT.
R/W	= RIGHT-OF-WAY	C.B.S.	= CONCRETE BLOCK STRUCTURE	M	= MONUMENT LINE
C.L.F.	= CHAIN LINK FENCE	CONC	= CONCRETE	PROP.COR	= PROPERTY CORNER
W.F.	= WOODEN FENCE	D	= DIAMETER	F.H.	= FIRE HYDRANT
RES.	= RESIDENCE	D.M.E.	= DRAINAGE MAINTENANCE EASEMENT	EASMT	= EASEMENT
F.I.P.	= FOUND IRON PIPE	S.I.P.	= SET IRON PIPE	F.R.B.	= FOUND RE-BAR
S.R.B.	= SET RE-BAR	F.D.H.	= FOUND DRILL HOLE	S.D.H.	= SET DRILL HOLE
C.B.	= CHORD BEARING	A/C	= AIR CONDITIONING UNIT	CALC.	= CALCULATED
MEAS.	= MEASURED	REC	= RECORDED	F.S.	= FOUND SPIKE
S.N&D	= SET NAIL & DISC.	F.N&D	= FOUND NAIL & DISC.	RAD	= RADIAL
F.N.	= FOUND NAIL	F.C.N.	= FOUND CUT NAIL	F.	= FOUND

LEGAL DESCRIPTION:

Lots 3 and 4 and the West 30 feet of Lot 5, in Block 10, of REVISED PLAT OF CORAL GABLES GRANADA SECTION, according to the plat thereof, as recorded in Plat Book 8, At Page 113, of the Public Records of Miami-Dade County, Florida.

LOCATION SKETCH

N.T.S.



ADDRESS: 916 MILAN AVENUE, CORAL GABLES, FL. 33134

SURVEY CERTIFY TO: ETTORE VULCANO

THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE FLORIDA'S STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR: ETTORE VULCANO  
JOB NUMBER 2107-09 DATE OF THE FIELD SURVEY 07-26-2021  
F.B. No. J.C. REVISION DATE: \_\_\_\_\_  
DRAWN BY: M.R. CHECKED BY: E.B.

E. BELTRAN & ASSOCIATES, INC.

12533 S.W. 30th STREET  
MIAMI, FLORIDA 33175  
PHONE: (305) 552-7450  
CERTIFICATE OF AUTHORIZATION NUMBER LB 5233

SURVEYOR'S NOTES:

LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.  
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENT, IF ANY AFFECTING THIS PROPERTY.  
THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.  
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS.  
NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.  
FENCE OWNERSHIP BY VISUAL MEANS ONLY (IF ANY), LEGAL OWNERSHIP NOT DETERMINED.

*Ernesto Beltran*

ERNESTO BELTRAN  
PROFESSIONAL SURVEYOR & MAPPER No. 4885  
STATE OF FLORIDA  
DATE: 07-26-2021

NOTE: THIS IS NOT A VALID SURVEY WITHOUT  
THE ORIGINAL RAISED SEAL AND  
SIGNATURE OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER

VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

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CORAL GABLES, FL. 33134

**N25**  
ARCHITECTURE CO.

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Sheet Title:  
**SURVEY**

Issue Date: \_\_\_\_\_ Project No. \_\_\_\_\_

AUG 31, 2021

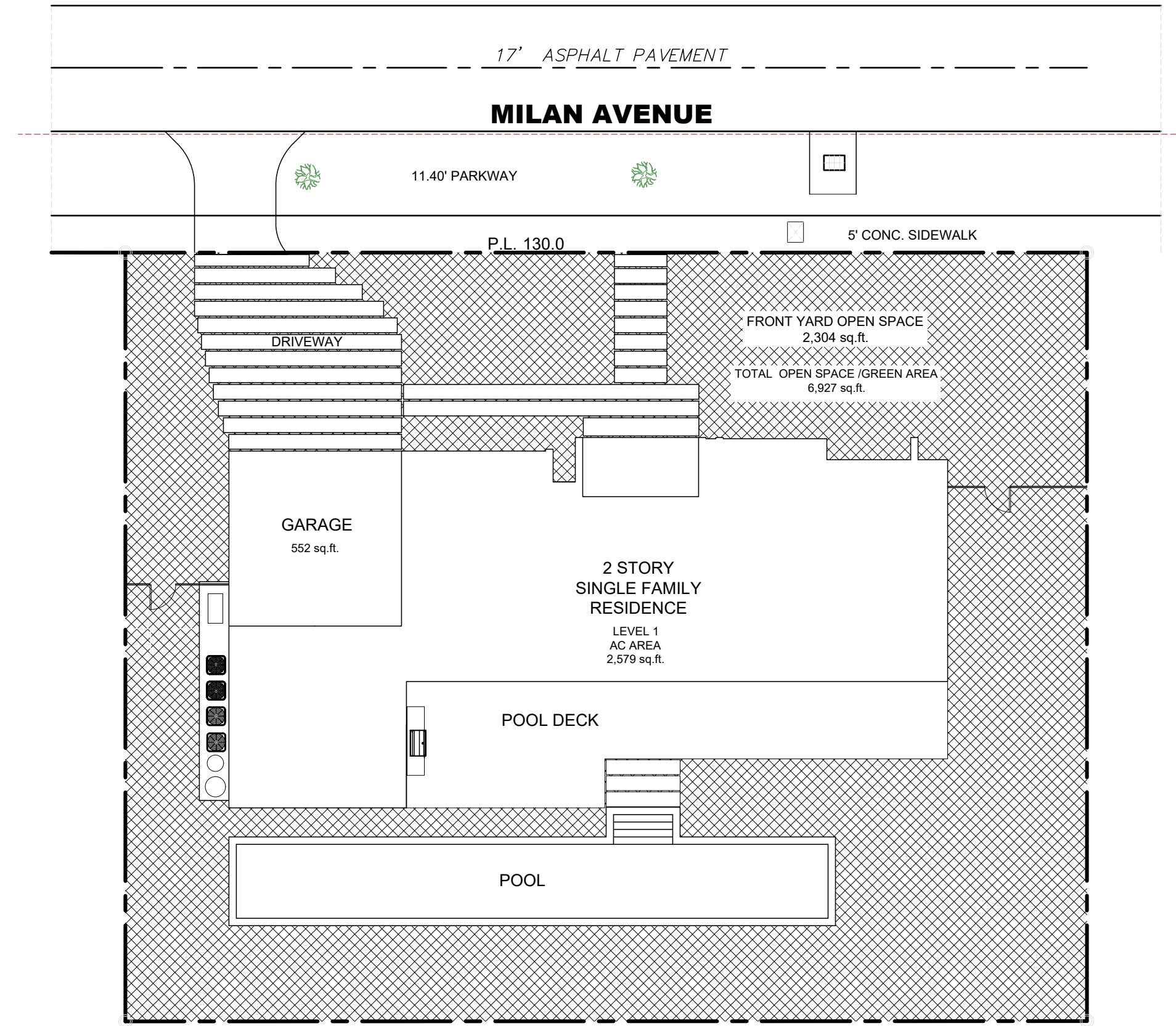
Drawing No.:

**A.110**

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

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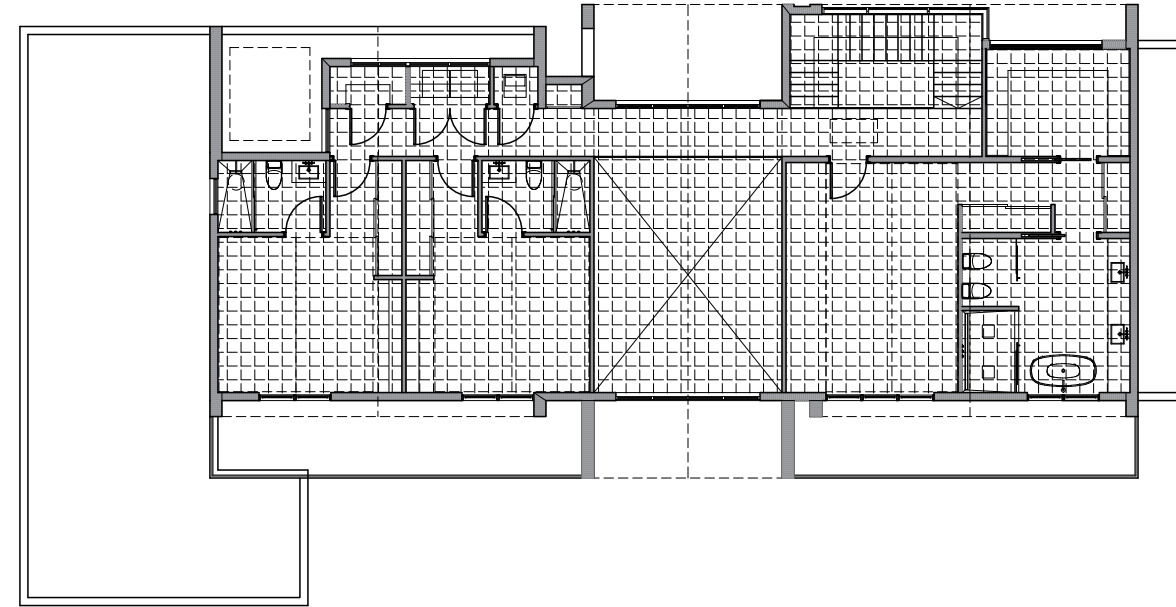
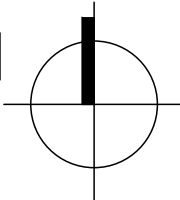




TOTAL GREEN AREA: 6,927 sq.ft.

OPEN SPACE / GREEN AREA DIAGRAM

0 8' 16' 32' SCALE: 1/16" = 1'-0"

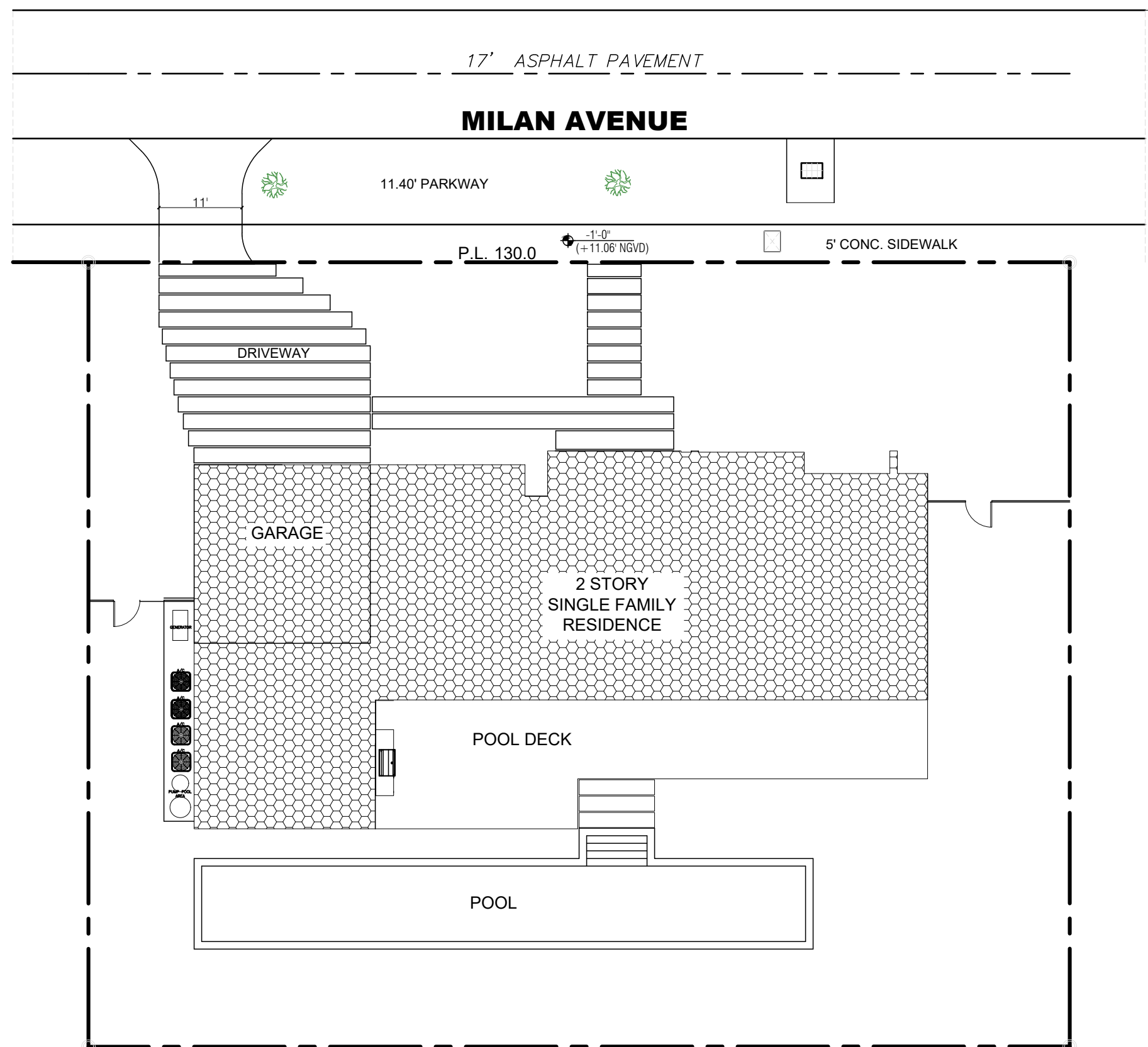
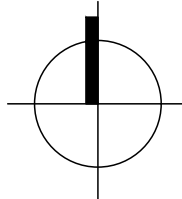


RESIDENTIAL AREA LEVEL 2: 2,013 sq.ft.

TOTAL RESIDENTIAL AREA: 5,144 sq.ft.

RESIDENTIAL AREA LEVEL 2 DIAGRAM

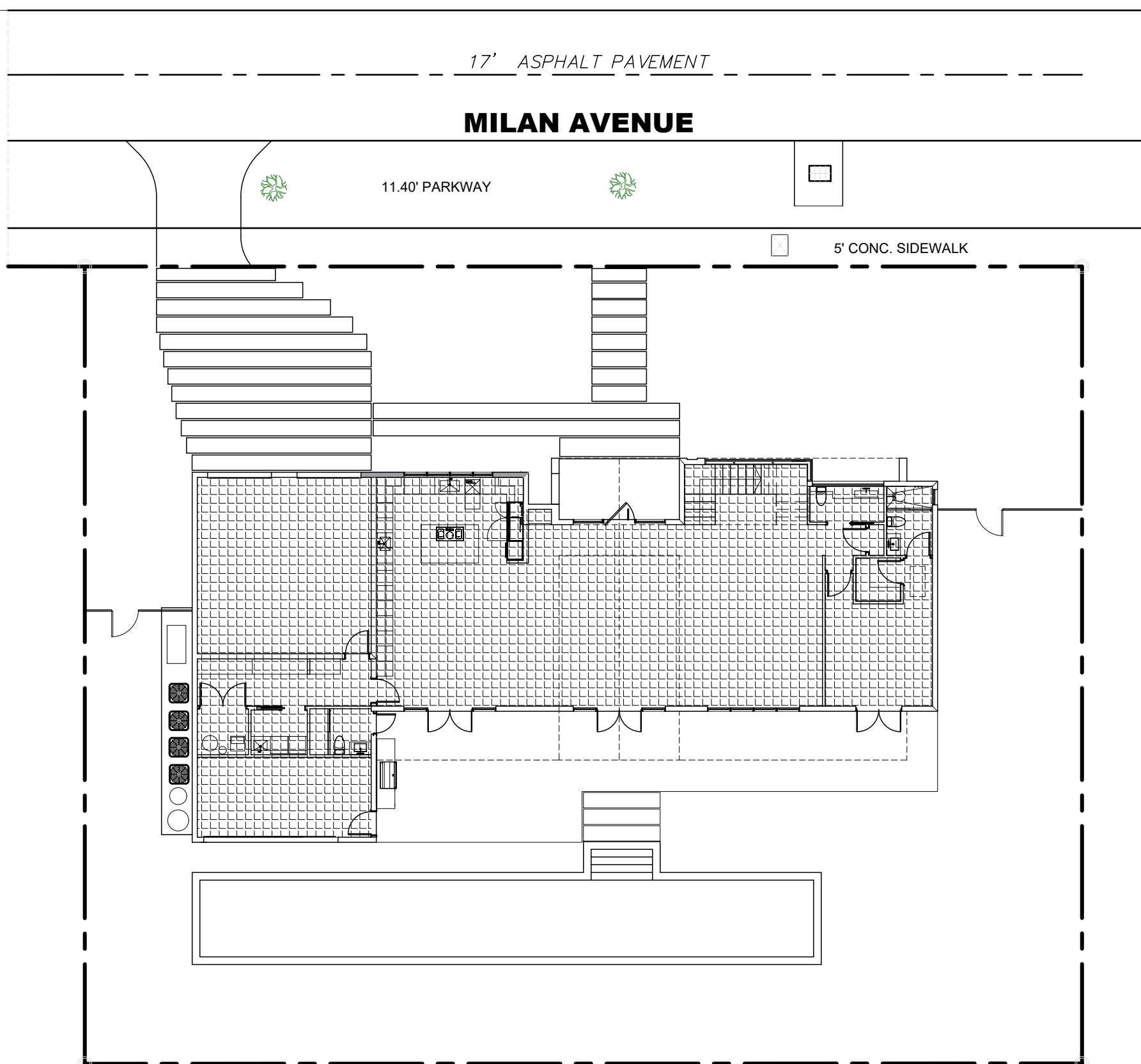
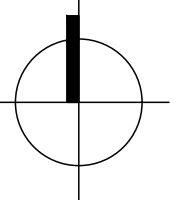
0 8' 16' 32' SCALE: 1/16" = 1'-0"



LOT COVERAGE AREA: 3,469 sq.ft.

LOT COVERAGE DIAGRAM

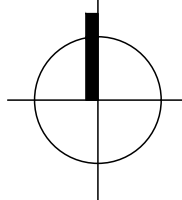
0 8' 16' 32' SCALE: 1/16" = 1'-0"



RESIDENTIAL AREA LEVEL 1: 3,131 sq.ft.

RESIDENTIAL AREA LEVEL 1 DIAGRAM

0 8' 16' 32' SCALE: 1/16" = 1'-0"



## LEGEND

	OPEN SPACE / GREEN SPACE
	RESIDENTIAL AREA
	LOT COVERAGE

## VILLA DEDE SINGLE FAMILY RESIDENCE

916 MILAN AVENUE  
CORAL GABLES, FL. 33134

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## Sheet Title: ZONING DIAGRAMS

Issue Date: Project No.

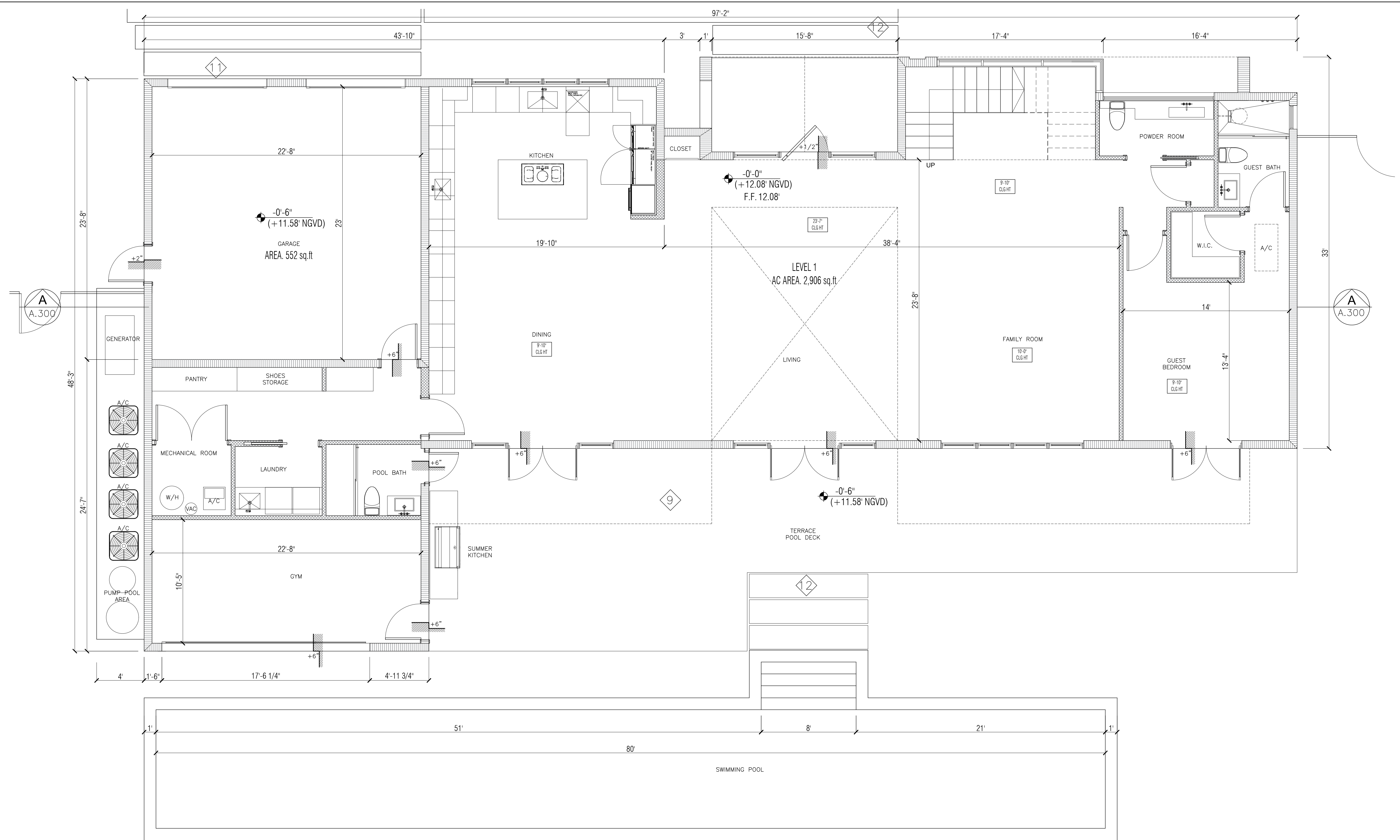
AUG 31, 2021

Drawing No.:

A.120

Professional of Record: Norman Blandon, R.A.  
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LEVEL 1 FLOOR PLAN

0 2' 4' 8' SCALE: 1/4" = 1'-0"

LEGEND

- SHEET NOTES
- WALLS TYPE
- WINDOWS
- DOORS

SHEET NOTES

- 1 SMOOTH STUCCO, DARK GRAY PAINT FINISH
- 2 SMOOTH STUCCO, WHITE PAINT FINISH
- 3 LIGHT GRAY HARDIE BOARD SIDING (NOA 17-0821.21)
- 4 SMOOTH STUCCO, LIGHT GRAY PAINT FINISH
- 5 CATEGORY II SAFETY GLASS RAILING - PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY P.E.
- 6 IMPACT GLAZING GRAY TINT WITH BRONZE ALUMINUM FRAME
- 7 DARK GRAY HARDIE BOARD SIDING (NOA 17-0821.21)
- 8 ALUMINUM GARAGE DOORS, DARK GRAY PAINT FINISH
- 9 WOOD DECK - REFER TO STRUCTURAL DRAWINGS
- 10 ALUMINUM FENCE AND DOOR, 6' MAX HG. PROVIDE SHOP DRAWING
- 11 CONCRETE DRIVEWAY
- 12 CONCRETE WALKWAY
- 13 CONCRETE ROOF TILES

VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

916 MILAN AVENUE  
CORAL GABLES, FL. 33134

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Sheet Title:  
**LEVEL 1  
FLOOR PLAN**

Issue Date:      Project No.

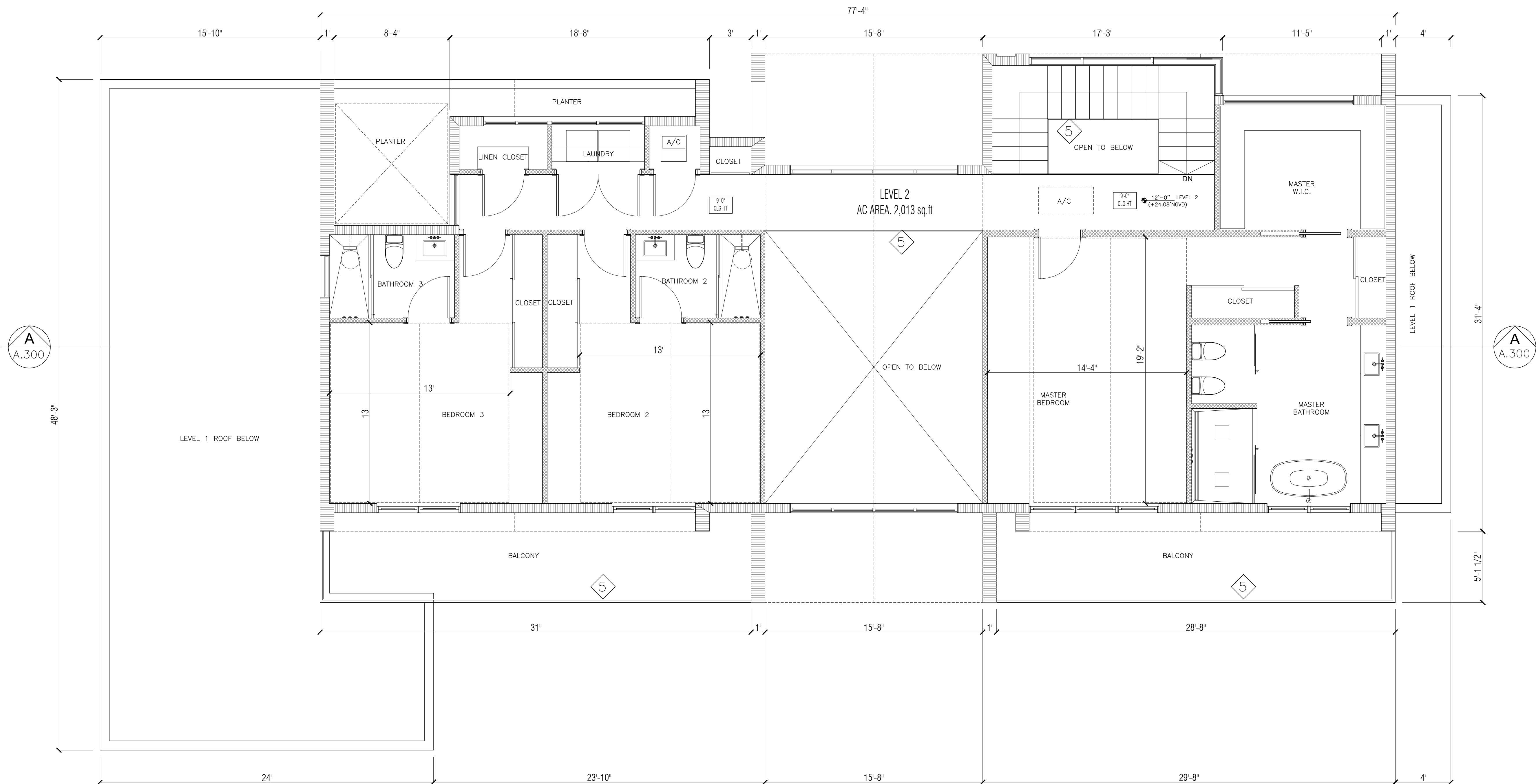
AUG 31, 2021

Drawing No.:  
**A.130**

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

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LEVEL 2 FLOOR PLAN

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

LEGEND

- SHEET NOTES
- WALLS TYPE
- WINDOWS
- DOORS

SHEET NOTES

- SMOOTH STUCCO, DARK GRAY PAINT FINISH
- SMOOTH STUCCO, WHITE PAINT FINISH
- LIGHT GRAY HARDIE BOARD SIDING (NOA 17-0821.21)
- SMOOTH STUCCO, LIGHT GRAY PAINT FINISH
- CATEGORY II SAFETY GLASS RAILING - PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY P.E.
- IMPACT GLAZING GRAY TINT WITH BRONZE ALUMINUM FRAME
- DARK GRAY HARDIE BOARD SIDING (NOA 17-0821.21)
- ALUMINUM GARAGE DOORS, DARK GRAY PAINT FINISH
- WOOD DECK - REFER TO STRUCTURAL DRAWINGS
- ALUMINUM FENCE AND DOOR, 6' MAX HG. PROVIDE SHOP DRAWING
- CONCRETE DRIVEWAY
- CONCRETE WALKWAY
- CONCRETE ROOF TILES

VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

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Sheet Title:  
**LEVEL 2  
FLOOR PLAN**

Issue Date: Project No.

AUG 31, 2021

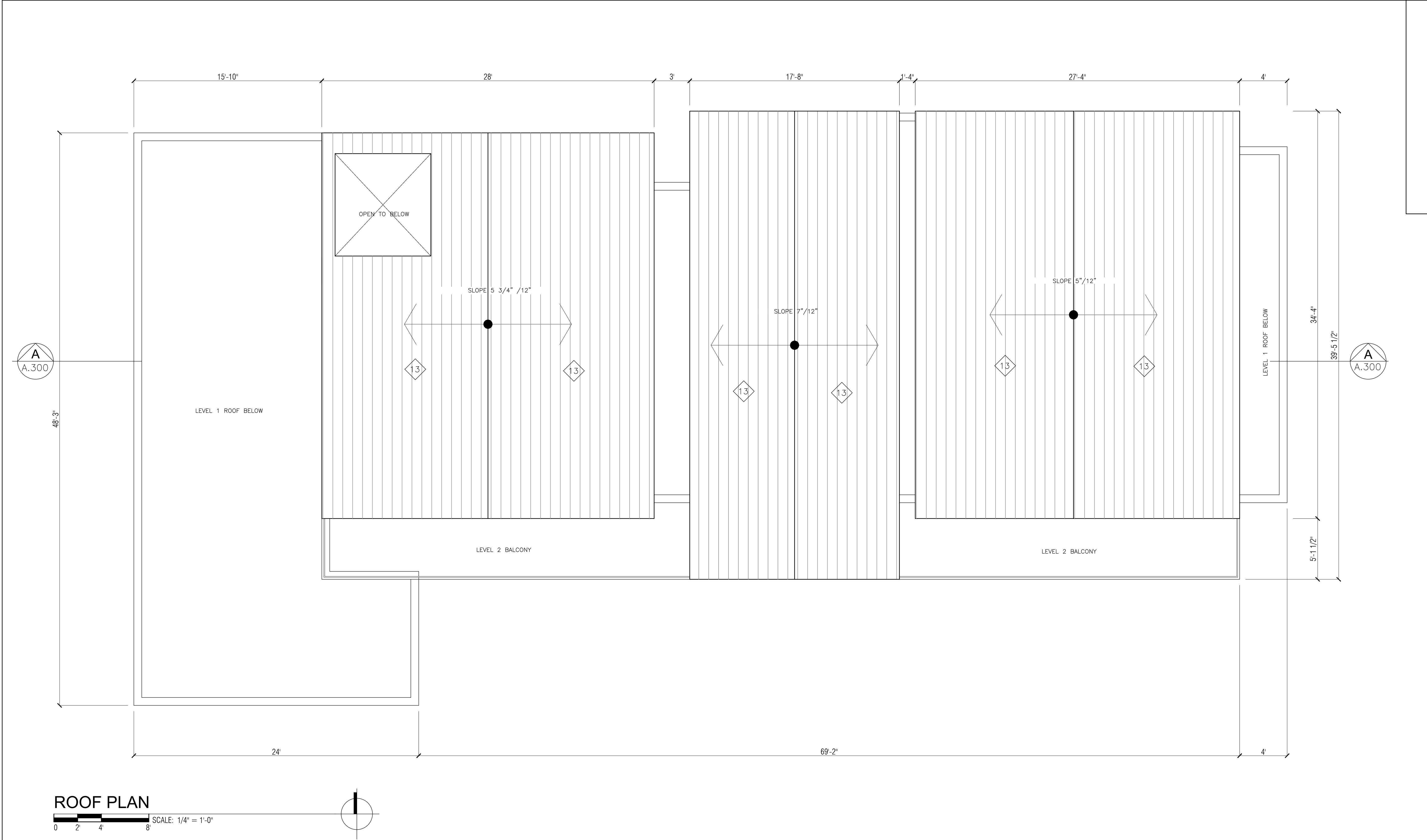
Drawing No.:

**A.140**

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Registration No. AR-0016380

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VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

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Sheet Title:  
**ROOF PLAN**

Issue Date:      Project No.

AUG 31, 2021

Drawing No.:

**A.150**

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

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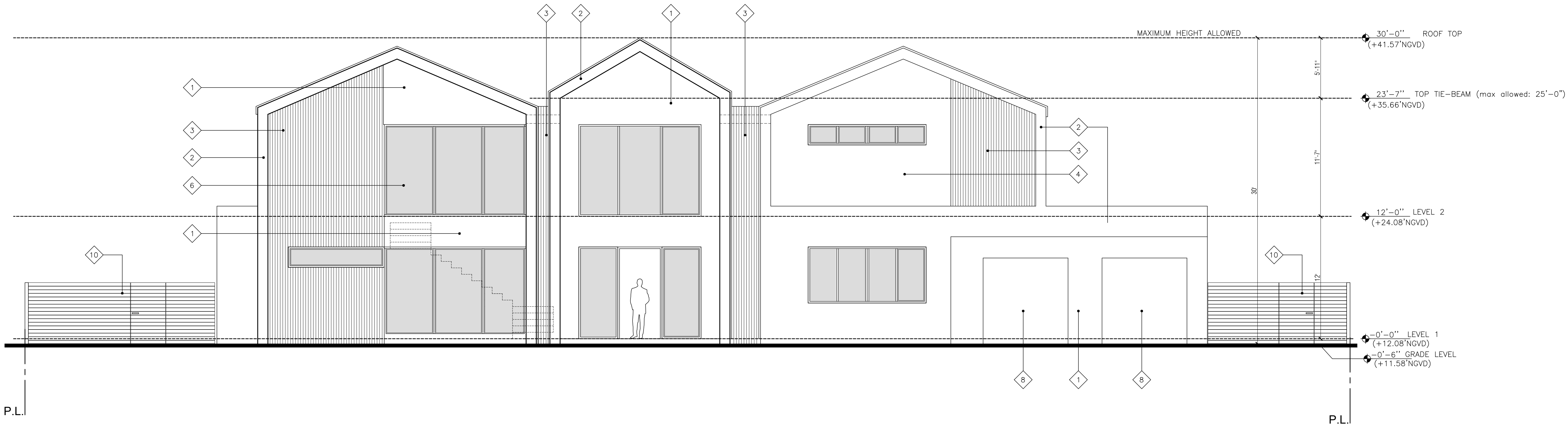
LEGEND

- SHEET NOTES
- WALLS TYPE
- WINDOWS
- DOORS

SHEET NOTES

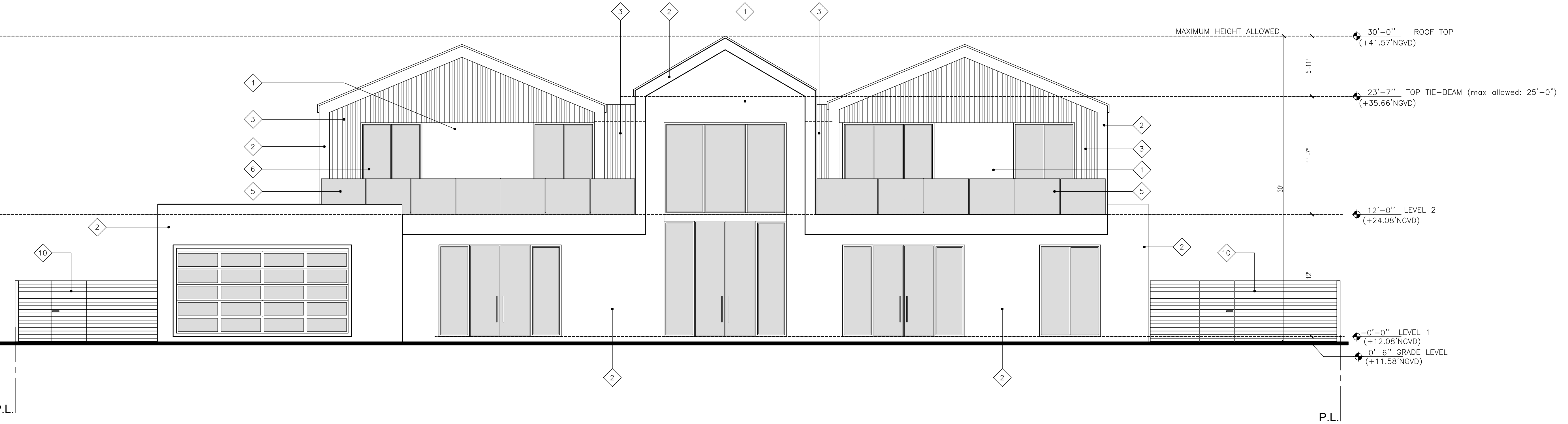
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- 2 SMOOTH STUCCO, WHITE PAINT FINISH
- 3 LIGHT GRAY HARDIE BOARD SIDING (NOA 17-0821.21)
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- 11 CONCRETE DRIVEWAY
- 12 CONCRETE WALKWAY
- 13 CONCRETE ROOF TILES





NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

- SHEET NOTES
- WALLS TYPE
- WINDOWS
- DOORS

SHEET NOTES

- SMOOTH STUCCO, DARK GRAY PAINT FINISH
- SMOOTH STUCCO, WHITE PAINT FINISH
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- CONCRETE DRIVEWAY
- CONCRETE WALKWAY
- CONCRETE ROOF TILES

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Sheet Title:  
**NORTH ELEVATION  
SOUTH ELEVATION**

Issue Date:      Project No.

AUG 31, 2021

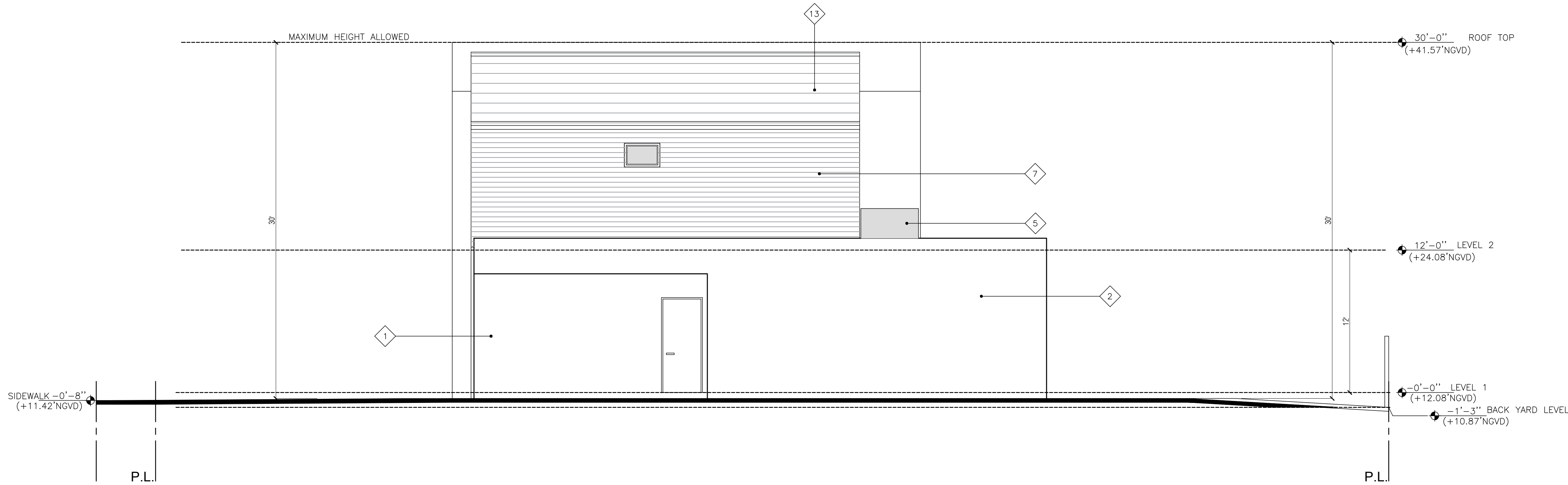
Drawing No.:

**A.200**

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

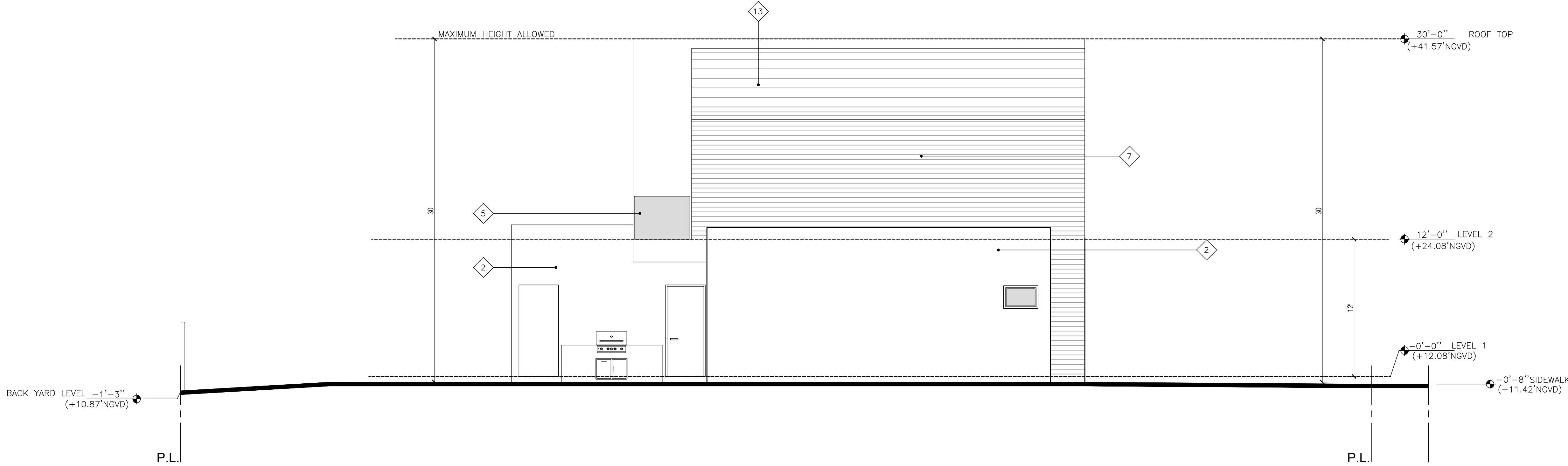
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WEST ELEVATION

0 2'-8" 5'-4" 10'-8" SCALE: 3/16" = 1'-0"



EAST ELEVATION

0 2'-8" 5'-4" 10'-8" SCALE: 3/16" = 1'-0"

LEGEND

◇	SHEET NOTES
□	WALLS TYPE
⬡	WINDOWS
○	DOORS

SHEET NOTES

1	SMOOTH STUCCO, DARK GRAY PAINT FINISH	7	DARK GRAY HARDIE BOARD SIDING (NOA 17-0821.21)
2	SMOOTH STUCCO, WHITE PAINT FINISH	8	ALUMINUM GARAGE DOORS, DARK GRAY PAINT FINISH
3	LIGHT GRAY HARDIE BOARD SIDING (NOA 17-0821.21)	9	WOOD DECK - REFER TO STRUCTURAL DRAWINGS
4	SMOOTH STUCCO, LIGHT GRAY PAINT FINISH	10	ALUMINUM FENCE AND DOOR, 6' MAX HG. PROVIDE SHOP DRAWING
5	CATEGORY II SAFETY GLASS RAILING - PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY P.E.	11	CONCRETE DRIVEWAY
6	IMPACT GLAZING GRAY TINT WITH BRONZE ALUMINUM FRAME	12	CONCRETE WALKWAY
		13	CONCRETE ROOF TILES

VILLA DEDE  
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Sheet Title:  
**WEST ELEVATION  
EAST ELEVATION**

Issue Date: Project No.

AUG 31, 2021

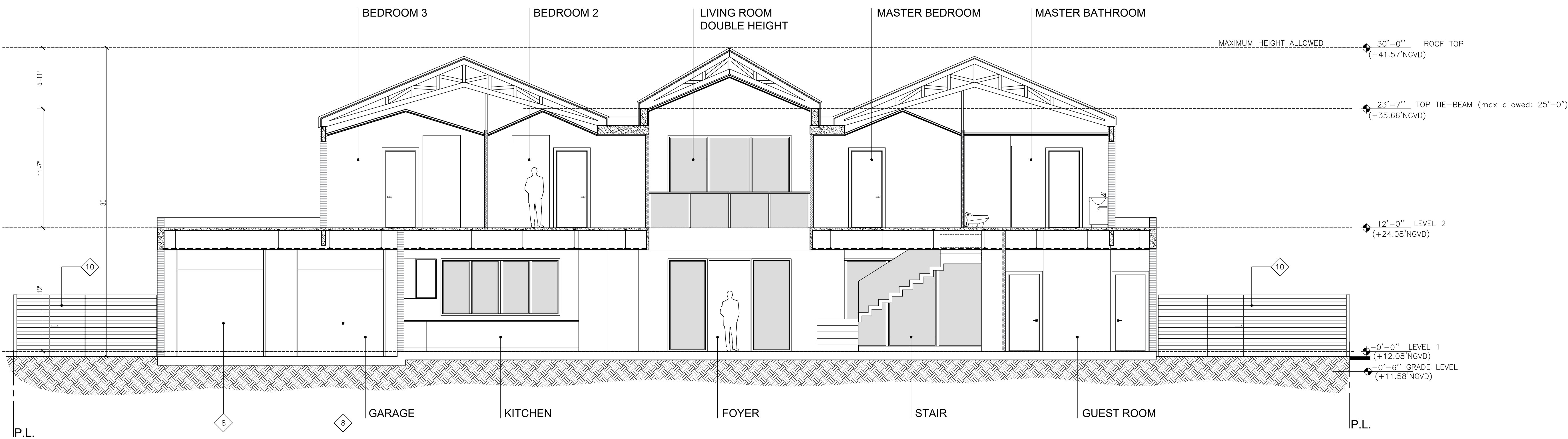
Drawing No.:

**A.200**

Professional of Record: Norman Blandon, R.A.  
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SECTION A-A'

0 2'-8" 5'-4" 10'-8" SCALE: 3/16" = 1'-0"

LEGEND

	SHEET NOTES
	WALLS TYPE
	WINDOWS
	DOORS

SHEET NOTES

	SMOOTH STUCCO, DARK GRAY PAINT FINISH		DARK GRAY HARDIE BOARD SIDING (NOA 17-0821.21)
	SMOOTH STUCCO, WHITE PAINT FINISH		ALUMINUM GARAGE DOORS, DARK GRAY PAINT FINISH
	LIGHT GRAY HARDIE BOARD SIDING (NOA 17-0821.21)		WOOD DECK - REFER TO STRUCTURAL DRAWINGS
	SMOOTH STUCCO, LIGHT GRAY PAINT FINISH		ALUMINUM FENCE AND DOOR, 6' MAX HG. PROVIDE SHOP DRAWING
	CATEGORY II SAFETY GLASS RAILING - PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY P.E.		CONCRETE DRIVEWAY
	IMPACT GLAZING GRAY TINT WITH BRONZE ALUMINUM FRAME		CONCRETE WALKWAY
			CONCRETE ROOF TILES

VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

916 MILAN AVENUE  
CORAL GABLES, FL. 33134

**N25**  
ARCHITECTURE CO.

6262 SW 40 Street  
Suite 2A  
Miami, Florida 33155  
Phone 305-666-5151  
Florida License AR 0016380

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Sheet Title:  
**SECTION A**

Issue Date: Project No.

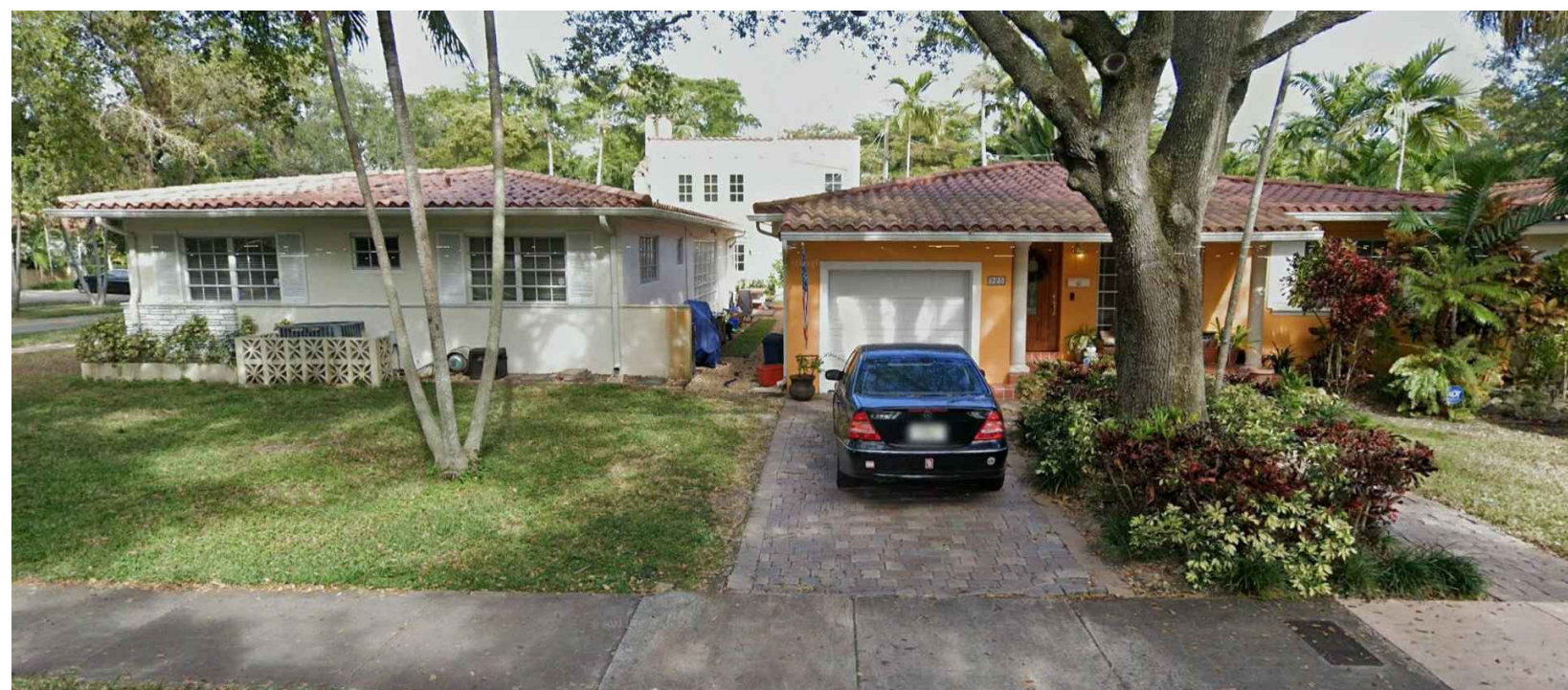
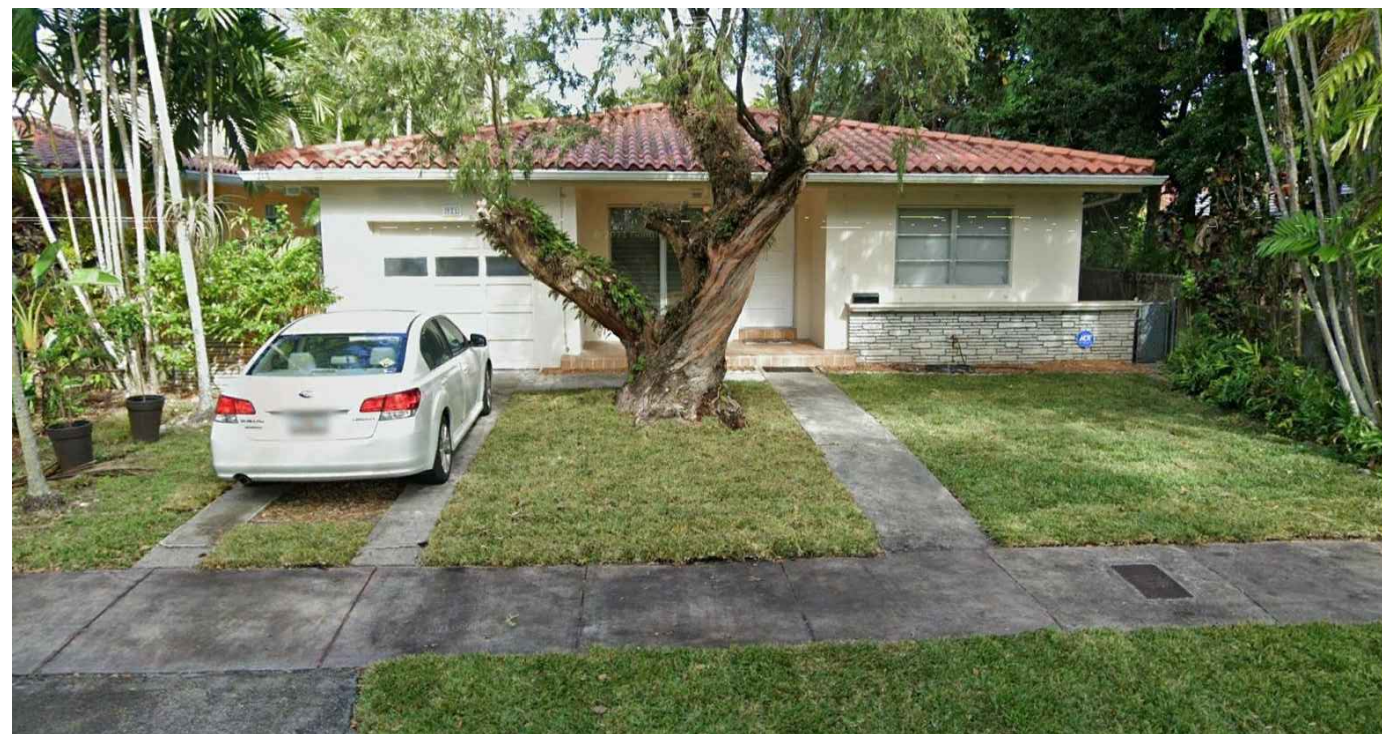
AUG 31, 2021

Drawing No.:  
**A.300**

Professional of Record: Norman Blandon, R.A.  
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VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

916 MILAN AVENUE  
CORAL GABLES, FL. 33134

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Sheet Title:  
**NEIGHBORHOOD  
PHOTOS**

Issue Date:      Project No.

AUG 31, 2021

Drawing No.:  
**A.400**

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VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

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Sheet Title:  
PHOTOS

Issue Date:      Project No.

AUG 31, 2021

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A.410

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NORTH EAST VIEW



SOUTH VIEW



NORTH VIEW

VILLA DEDE  
SINGLE  
FAMILY RESIDENCE

916 MILAN AVENUE  
CORAL GABLES, FL. 33134



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Sheet Title:  
**RENDERS**

Issue Date:	Project No.
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	AUG 31, 2021
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Drawing No.:  
**A.420**

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