PROPERTY ADDRESS: 911 ORTEGA AVENUE CORAL GABLES, FL, 33134

FLOOD ZONE INFORMATION:

COMMUNITY NO. 120639 PANEL NO. 0294 SUFFIX: L FIRM DATE: 09-11-2009 FLOOD ZONE: X

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 13, OF "REVISED PLAT 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.

SURVEYOR'S NOTES:

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP. POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:

PAUL ROSS

SURVEYOR'S CERTIFICATION:

IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NO.LS 5034

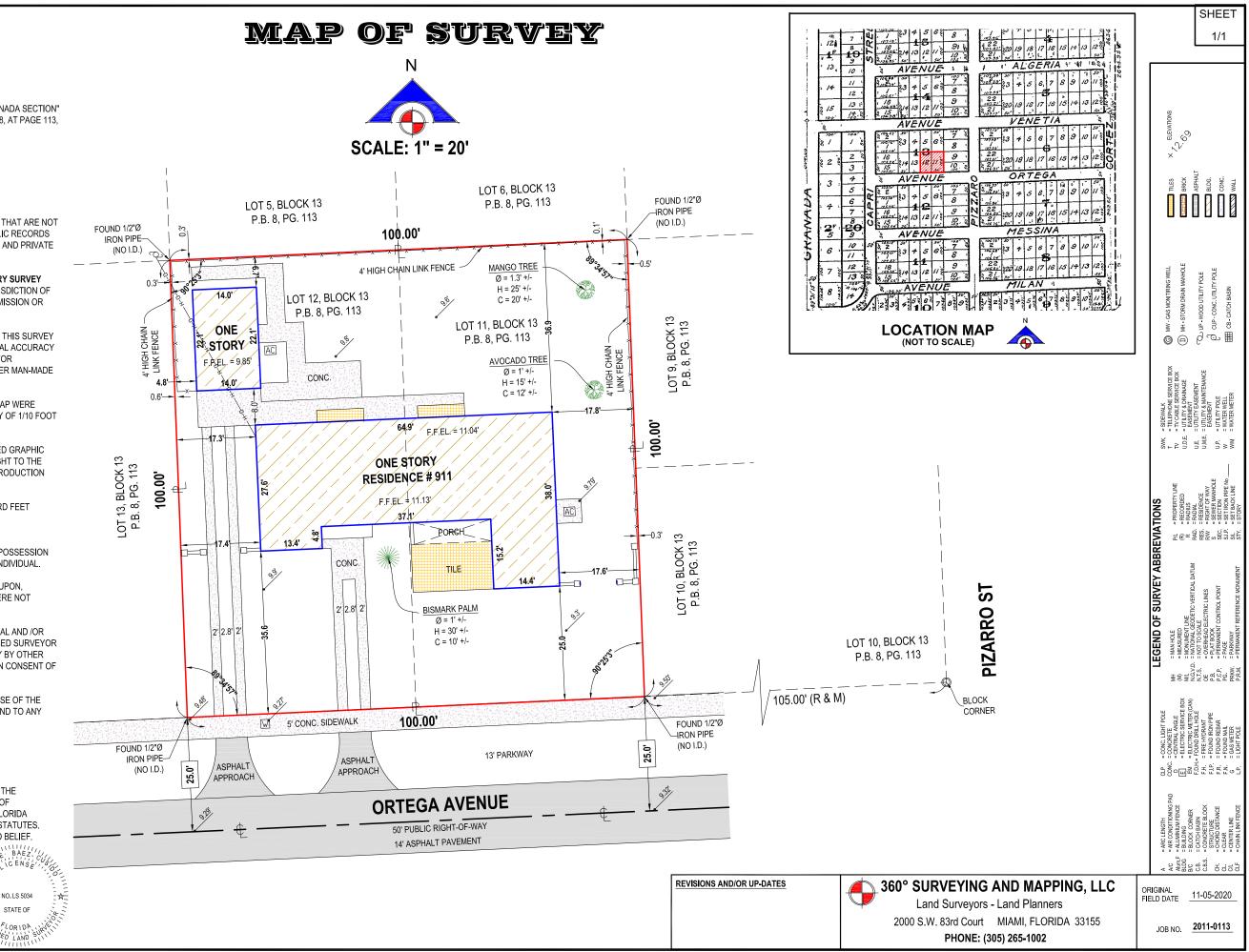
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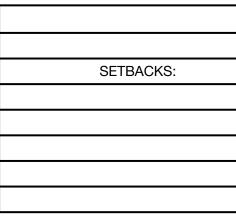
FLORIDA

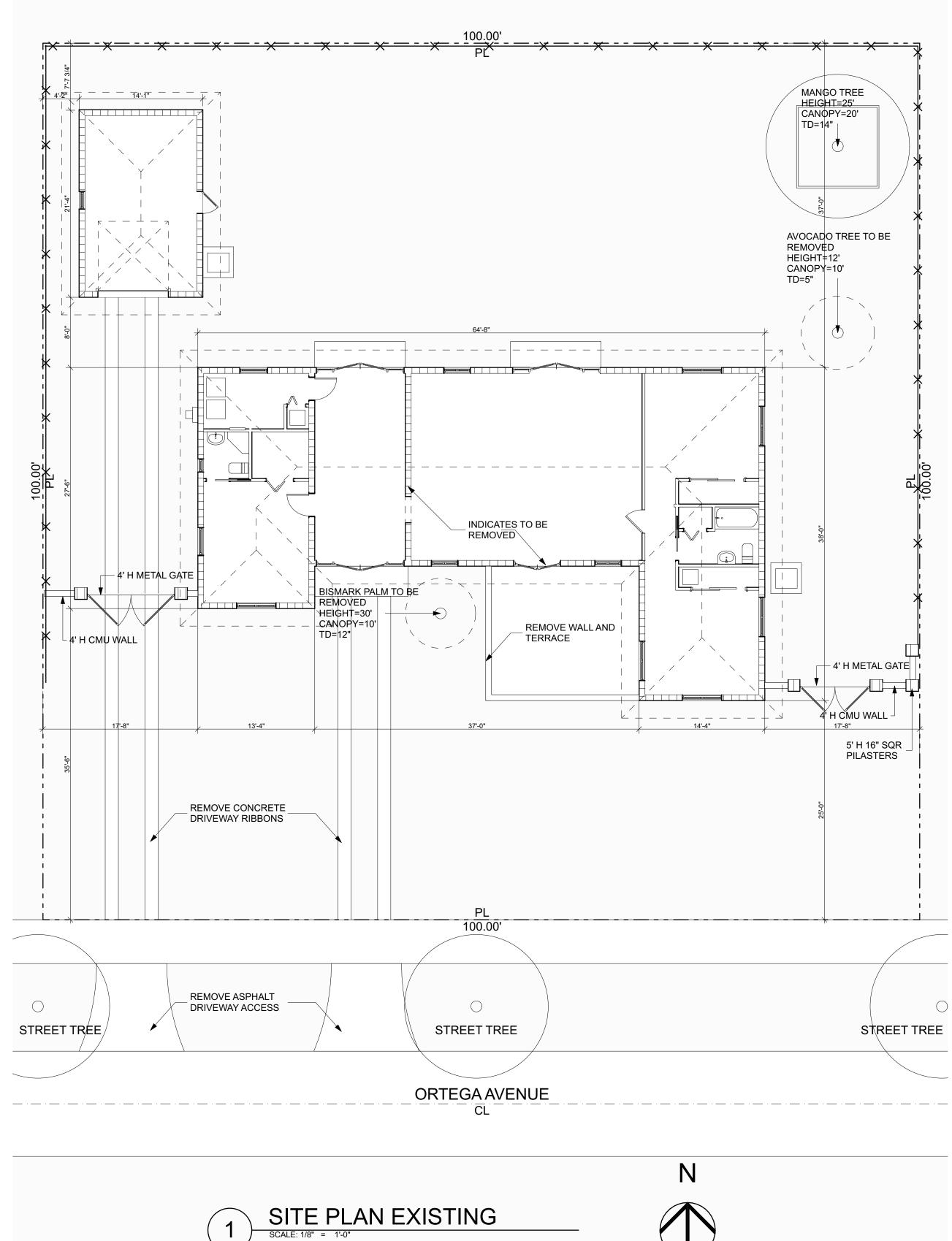
FRED LAND

360° SURVEYING AND MAPPING, LLC FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

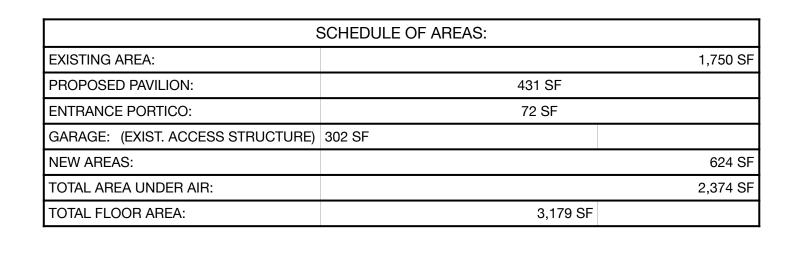
OSCAR E. BAEZ-CUSIDO, P.L.S. **REGISTERED SURVEYOR AND MAPPER NO. 5034** STATE OF FLORIDA.

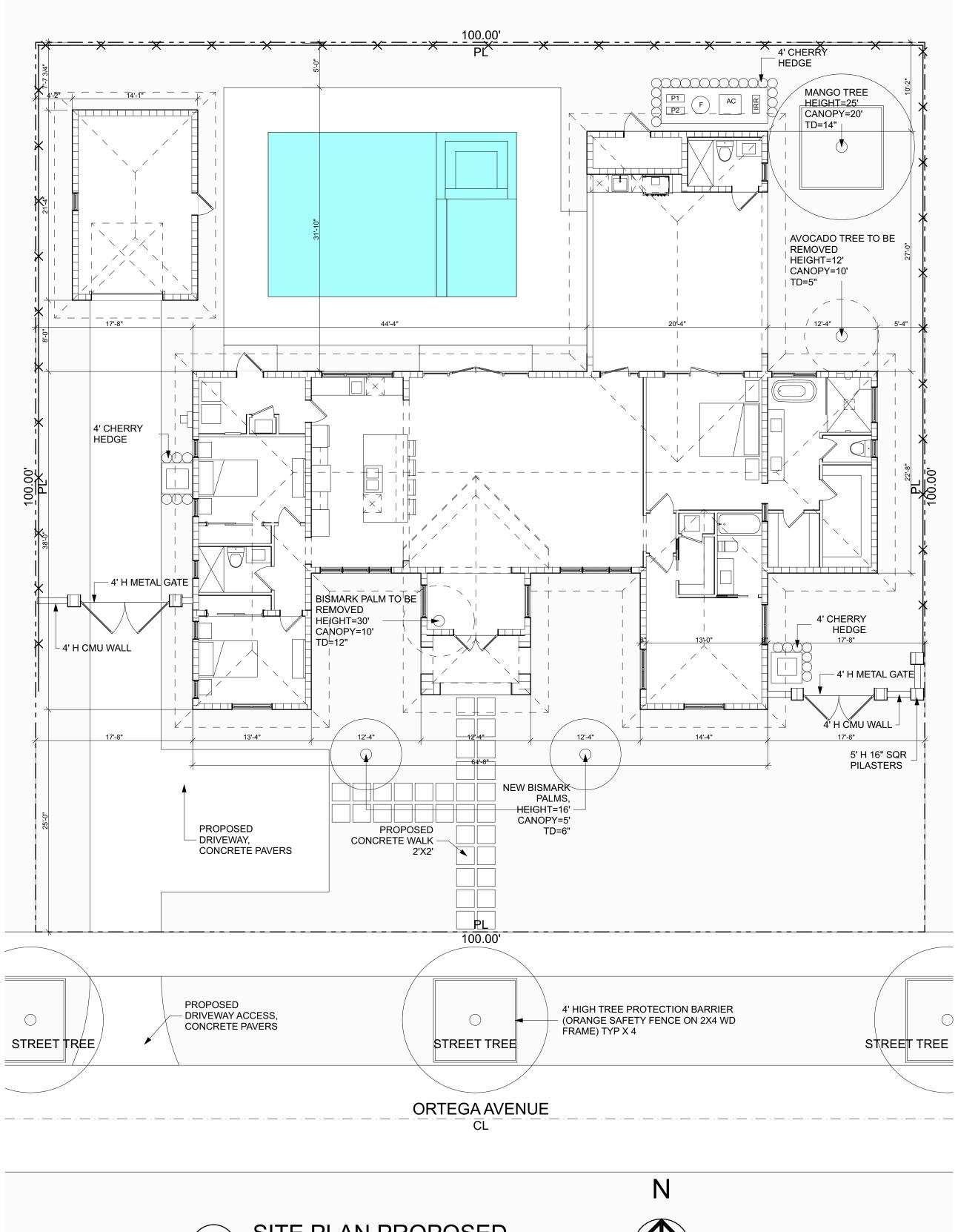






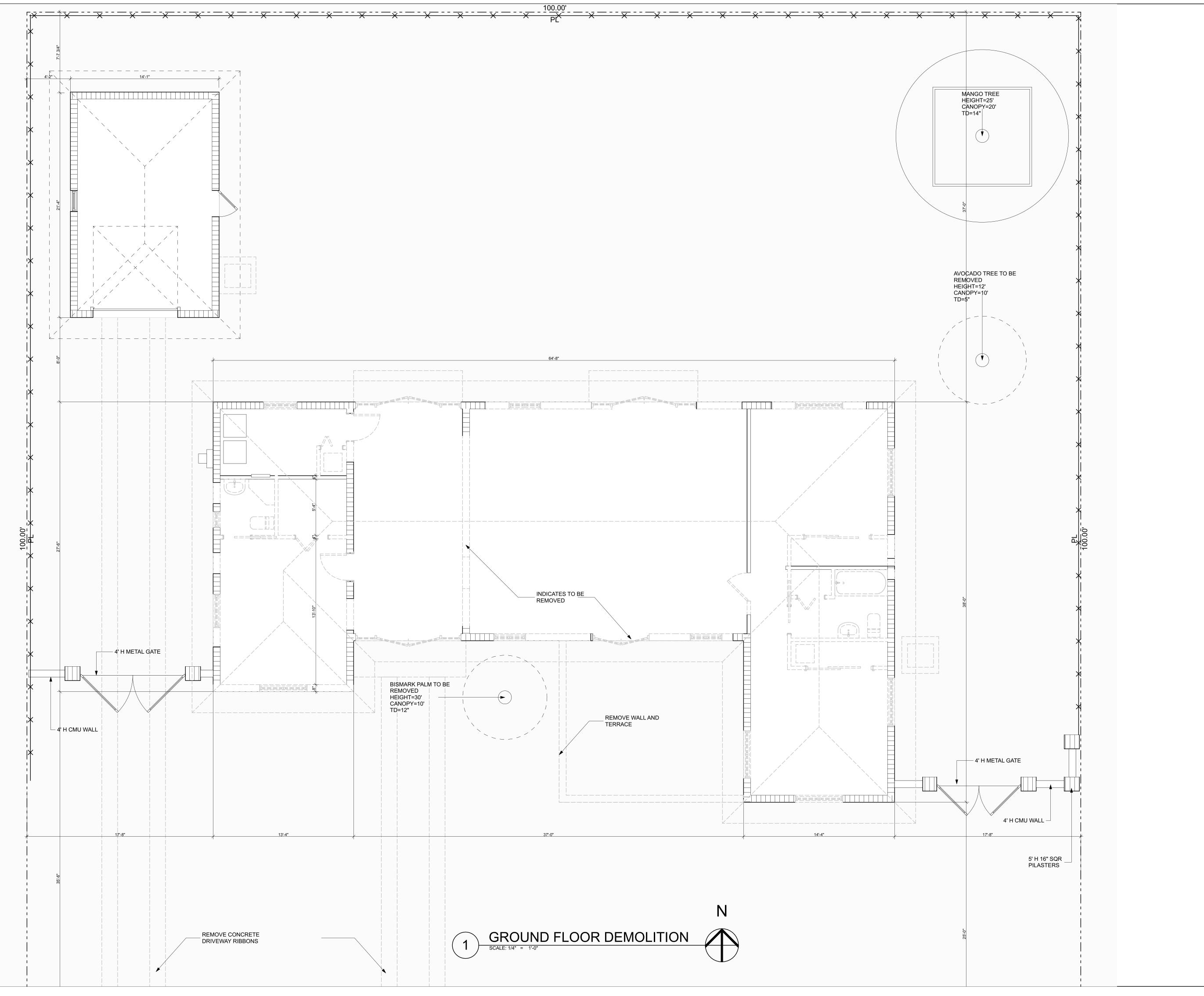
	SITE ANALYSIS			
LOT AREA: 100' X 100' = 10,000 SF				
	REQUIRED:	PROVIDED:		
	FRONT: 25'	25'		
	REAR: 10'	10'-2"		
	SIDE EAST: 5'-0"	5'-4"		
	SIDE WEST: 15'-0"	17'-8"		
	LOT COVERAGE: 35% OR 3,500 SF	3,179 SF (31.7%)		



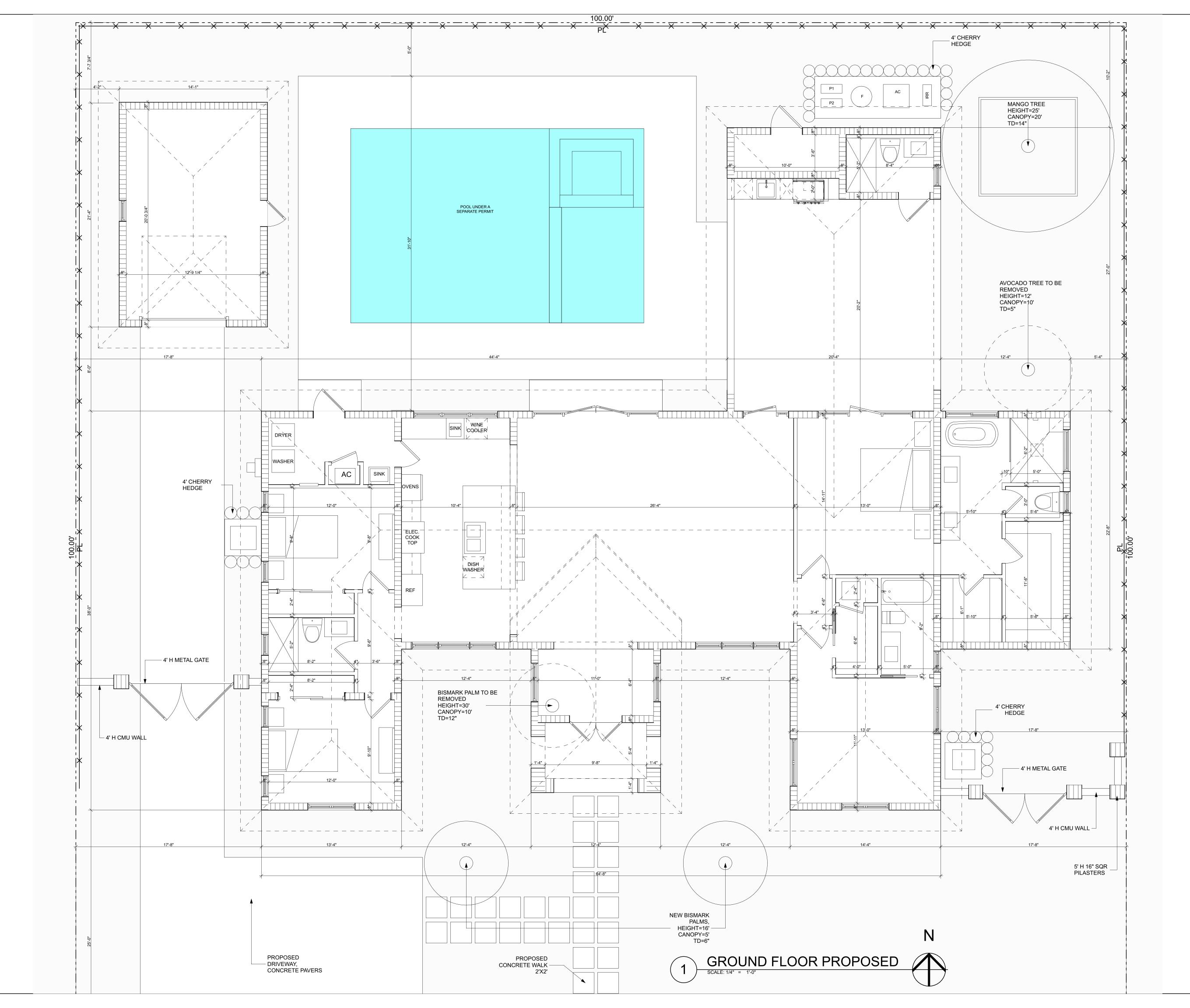


SITE PLAN PROPOSED



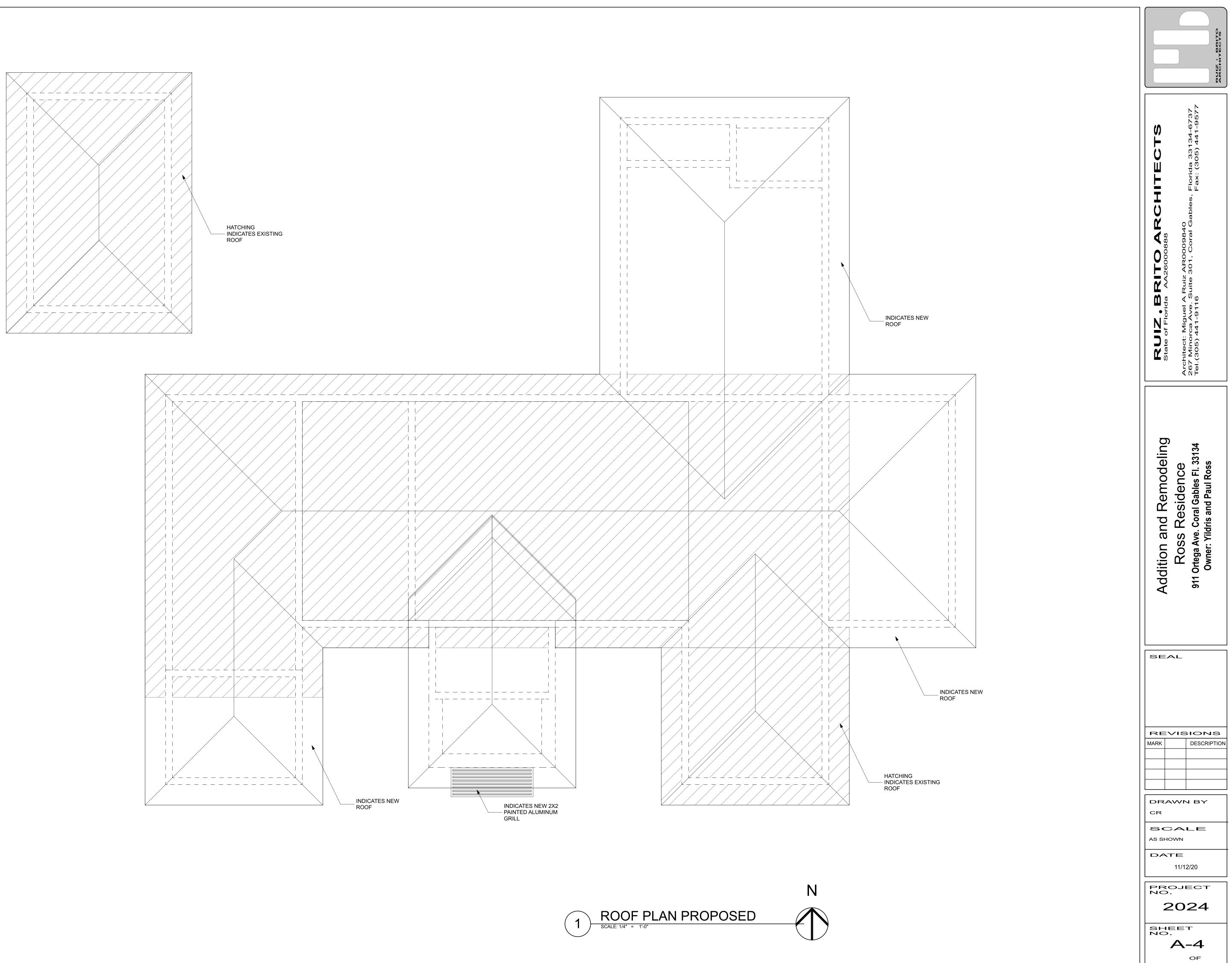


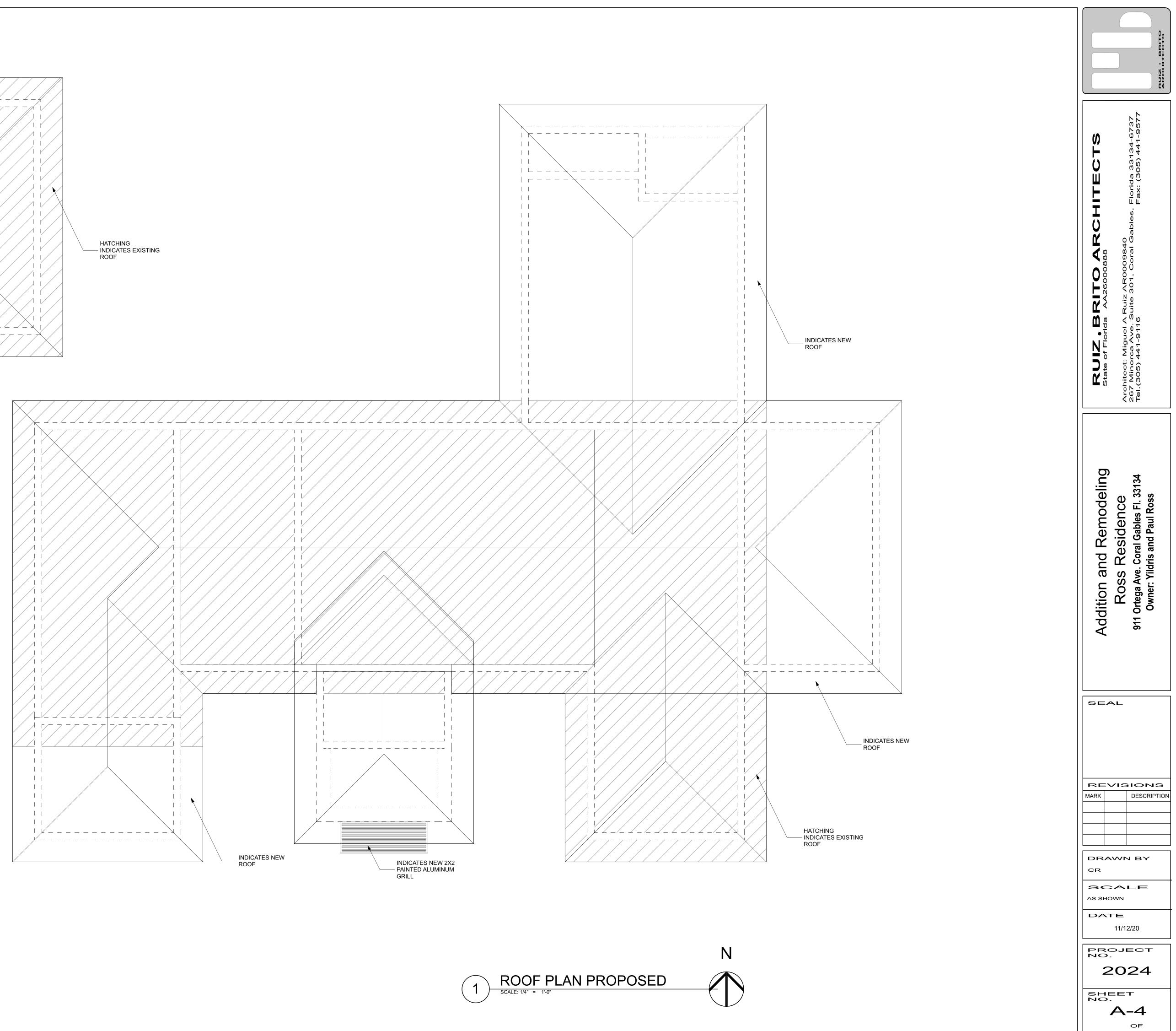




nos/Documents/2024 ROSS RESIDENCE 911 ORTEGAModel/2024 ROSS RESIDENCE 911 ORTEGA 3.pln







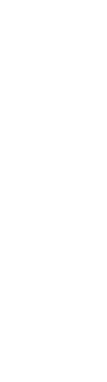




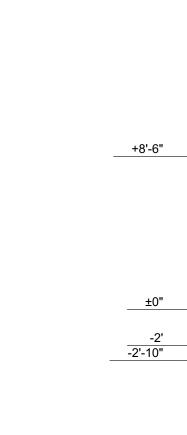


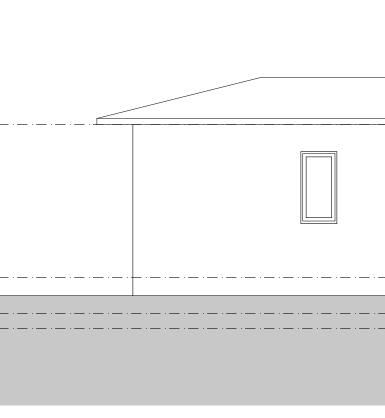


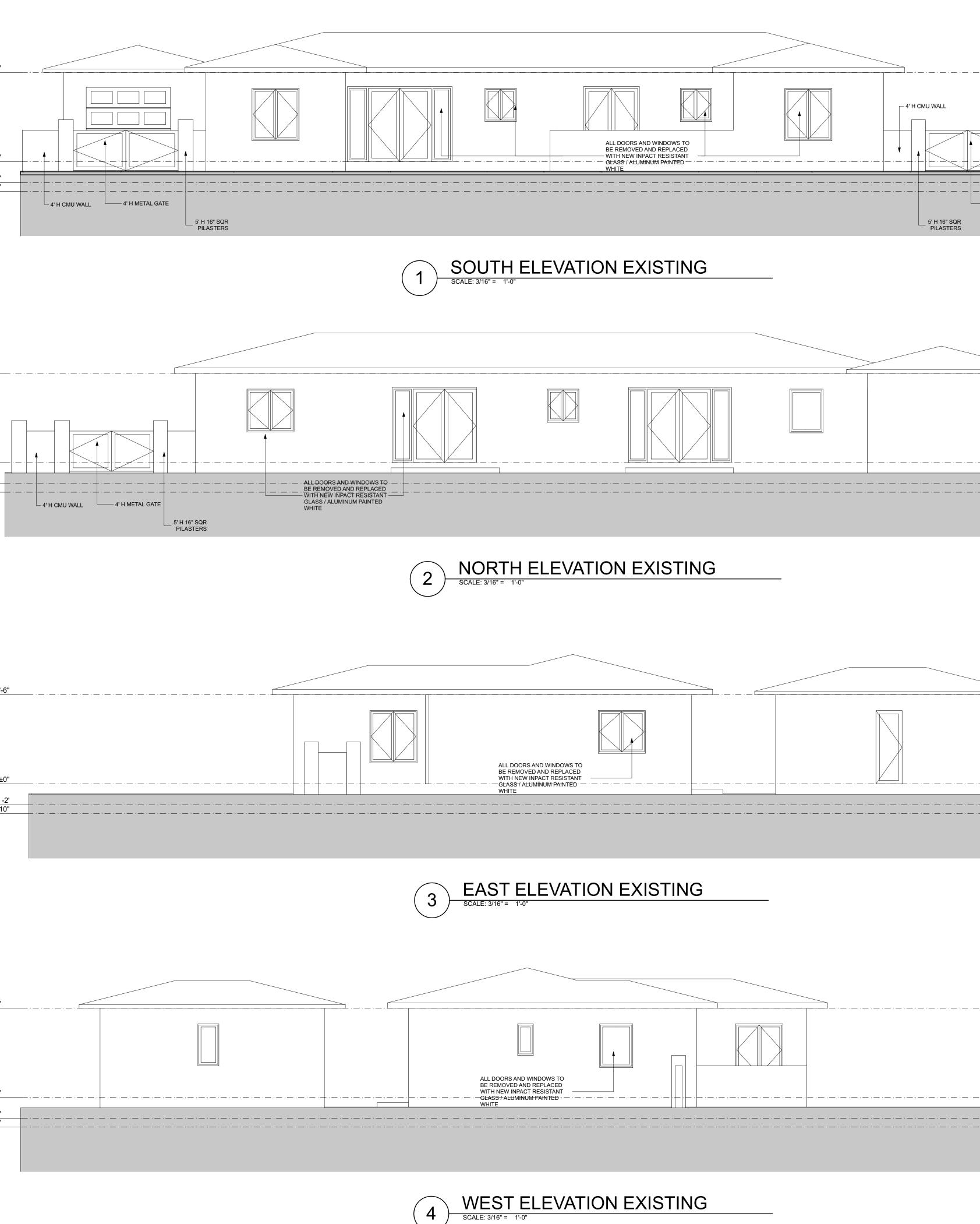


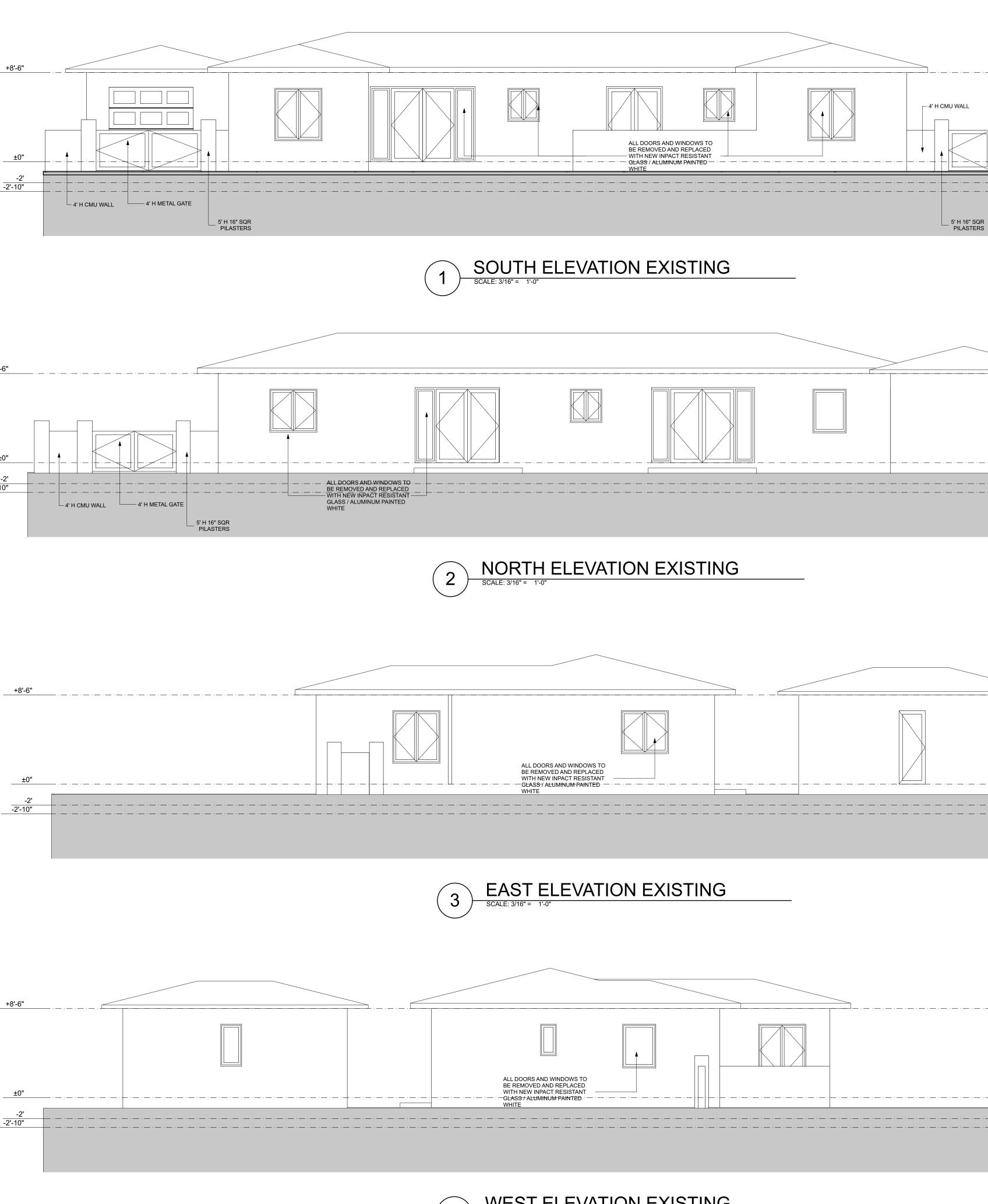


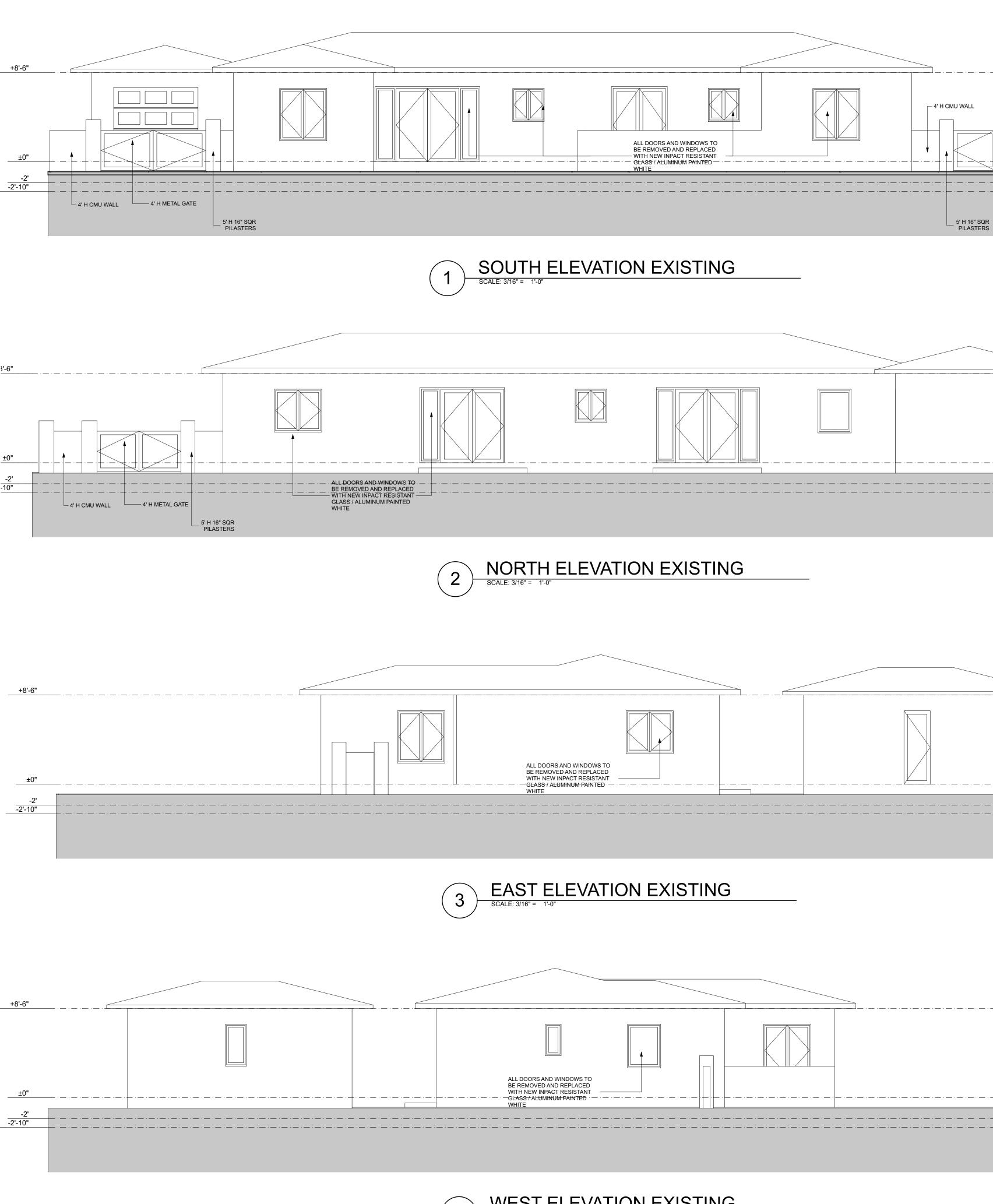


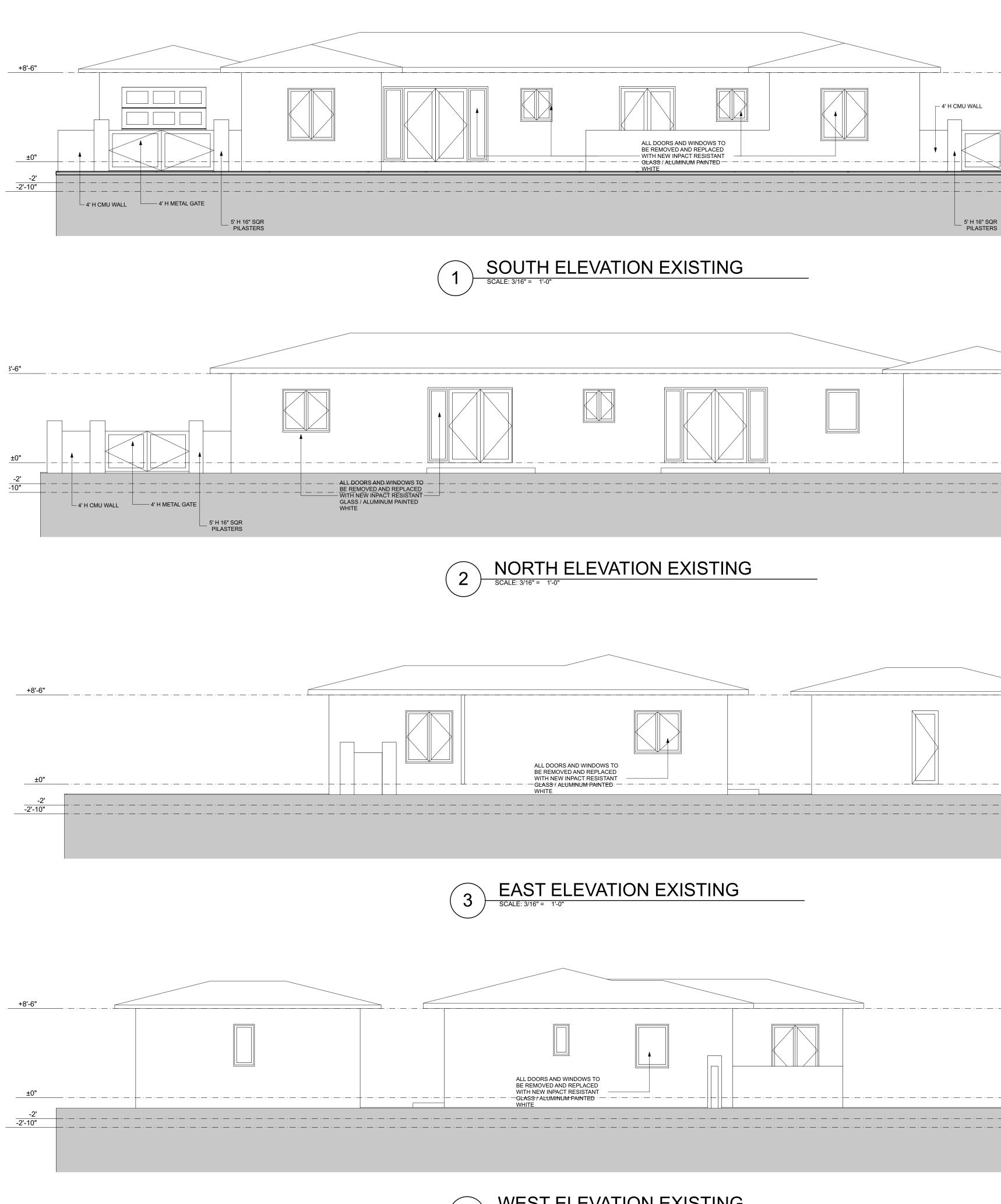








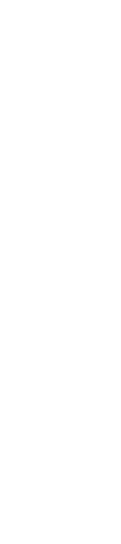




+8'-6"	RUIZ : BRITO
<u>±0"</u> <u>-2'</u> -2'-10" -4' H METAL GATE	RUIZ, BRITO ARCHITECTS state of Florida AA260008840 Architect: Miguel A Ruiz AR0009840 267 Minorca Ave. Suite 301, Coral Gables, Florida 33134-6737 Tel.(305) 441-9116 Fax: (305) 441-9116
+8'-6" ±0" -2'-10"	RUIZ, BRITO A State of Florida AA26000888 Architect: Miguel A Ruiz AR00098 267 Minorca Ave. Suite 301, Cora Tel.(305) 441-9116
	Addition and Remodeling Ross Residence 911 Ortega Ave. Coral Gables FI. 33134 Owner: Yildris and Paul Ross
- <u>-2'-10"</u>	SEAL
+8'-6"	REVISIONS MARK DESCRIPTION
	SCALE AS SHOWN DATE 11/12/20 PROJECT NO. 2024 SHEET NO. A-5 OF

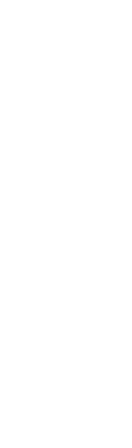




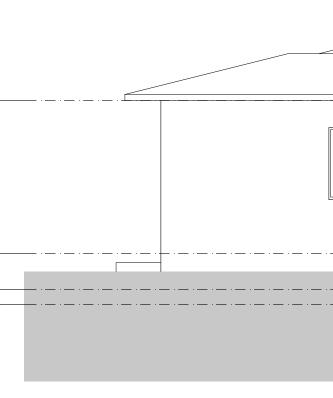


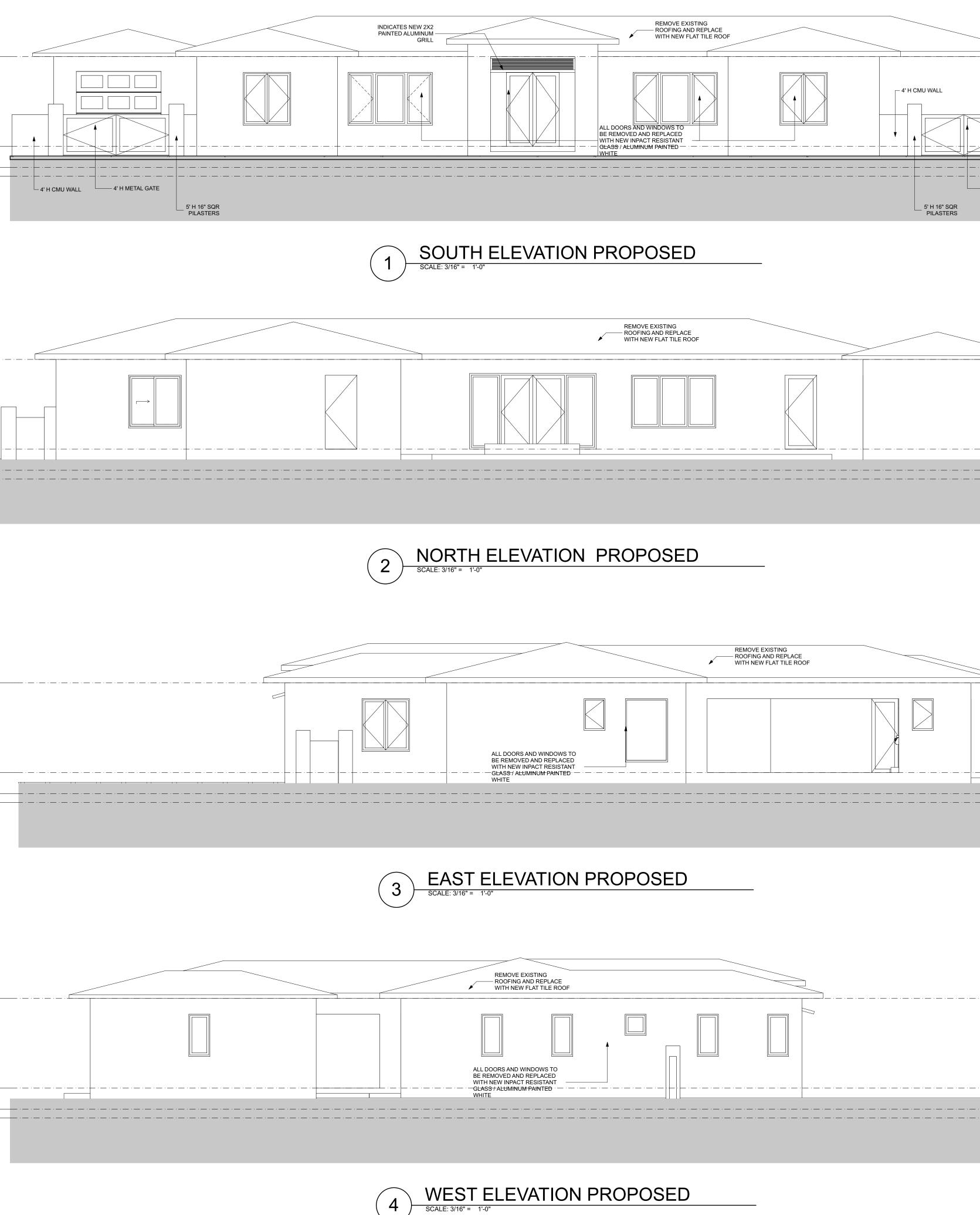


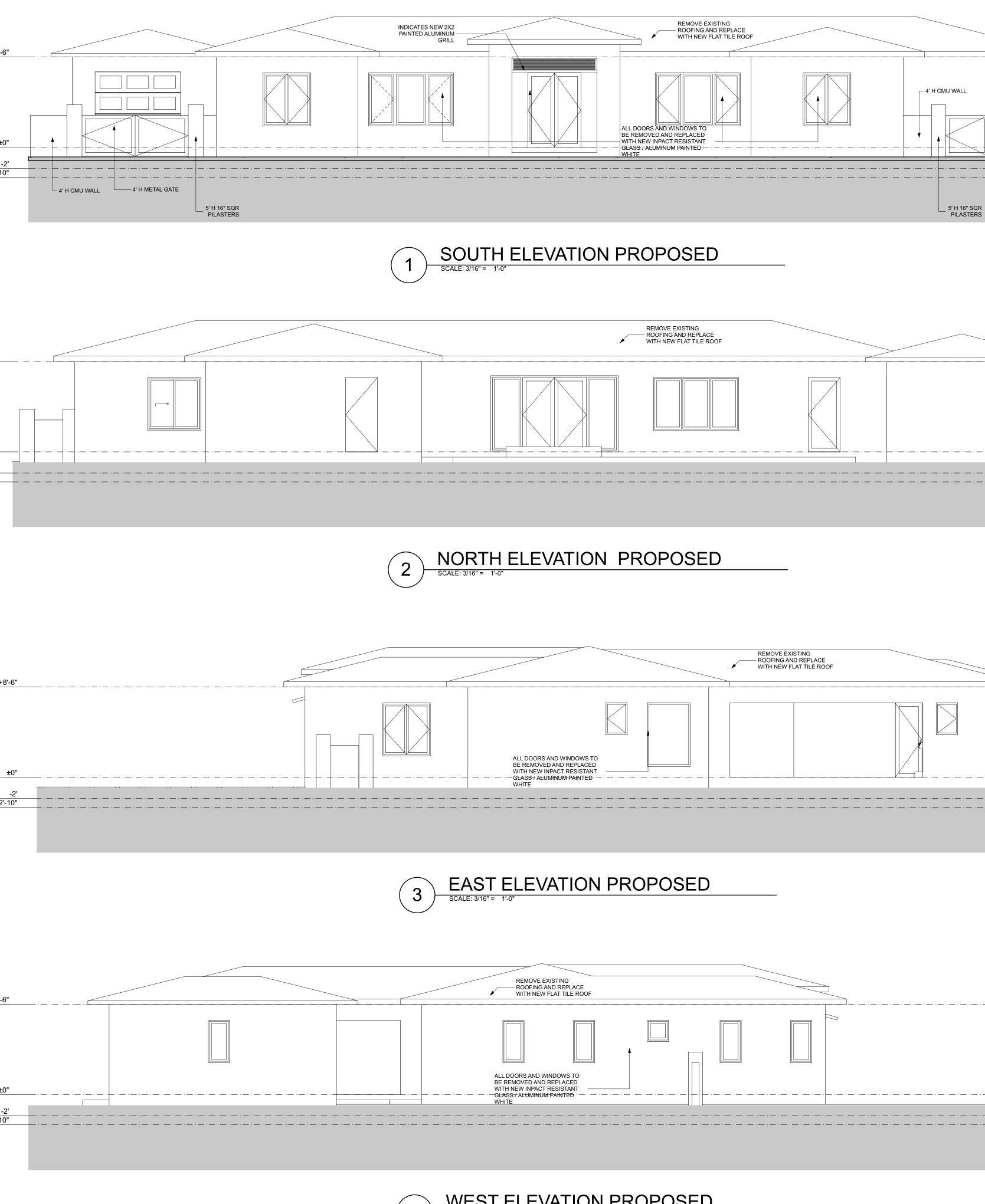


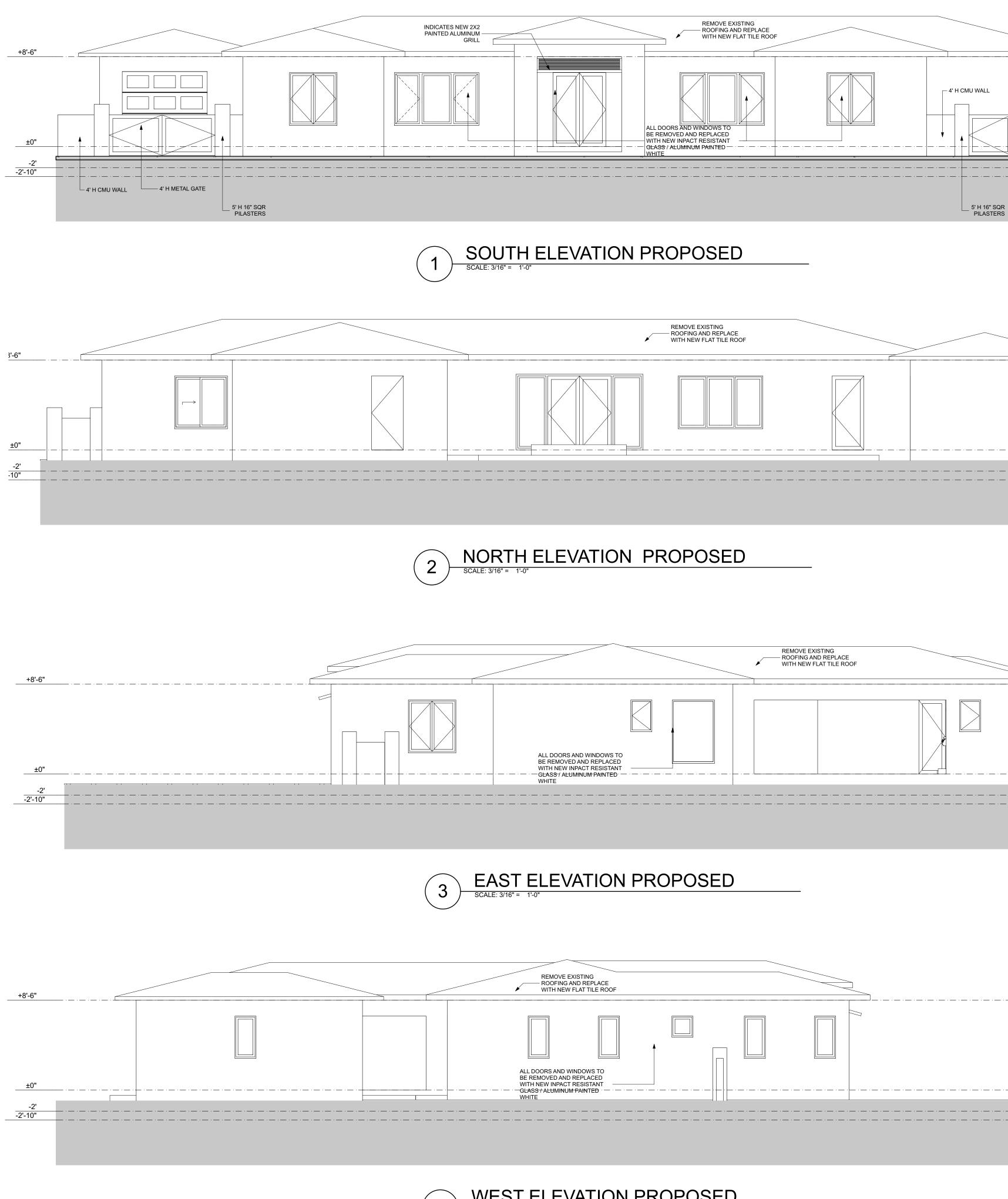


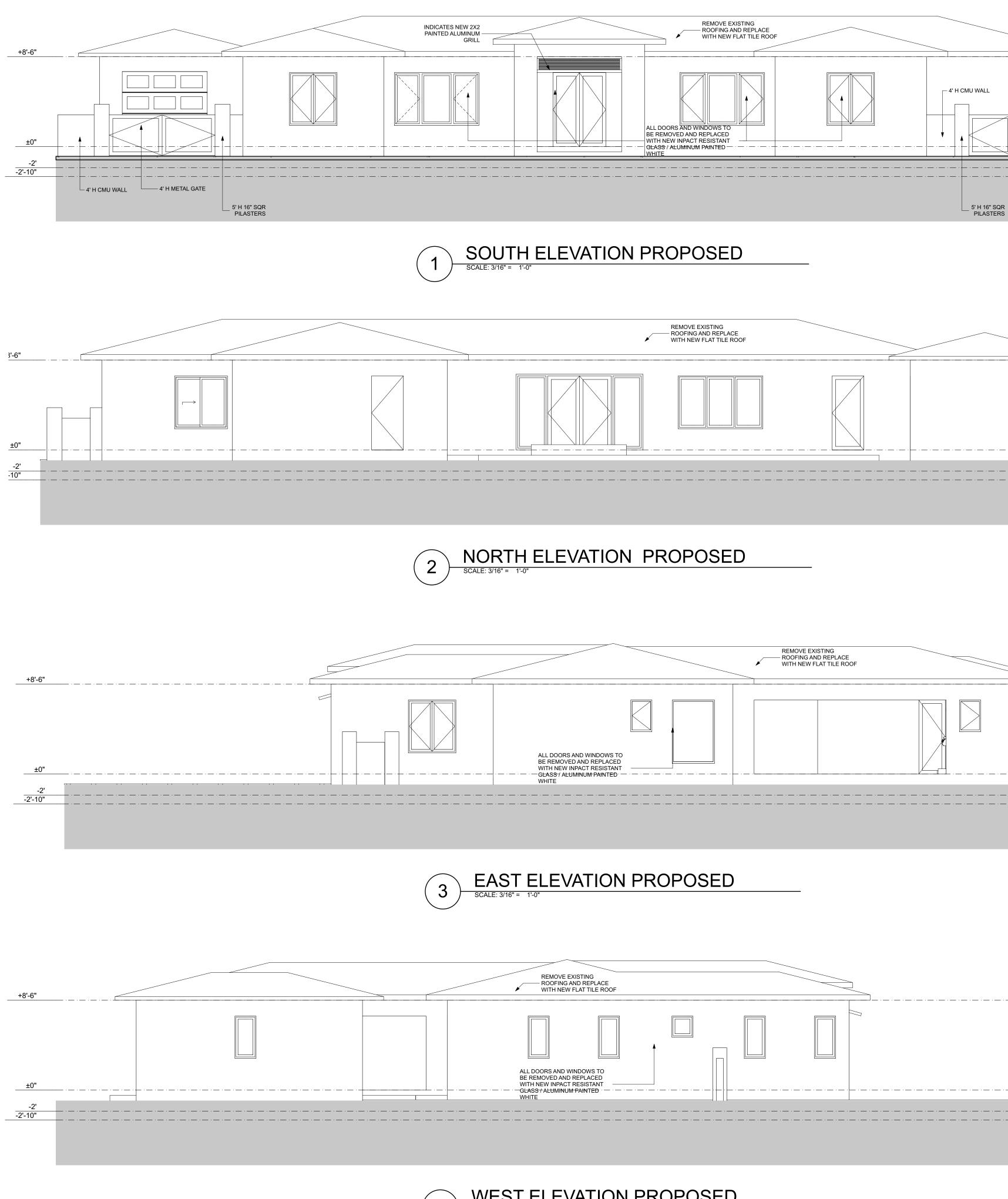




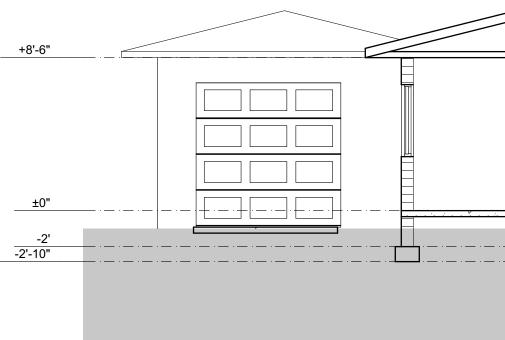


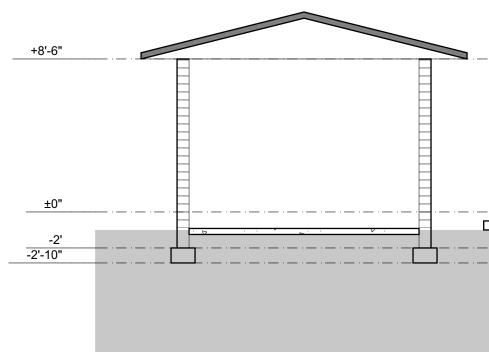


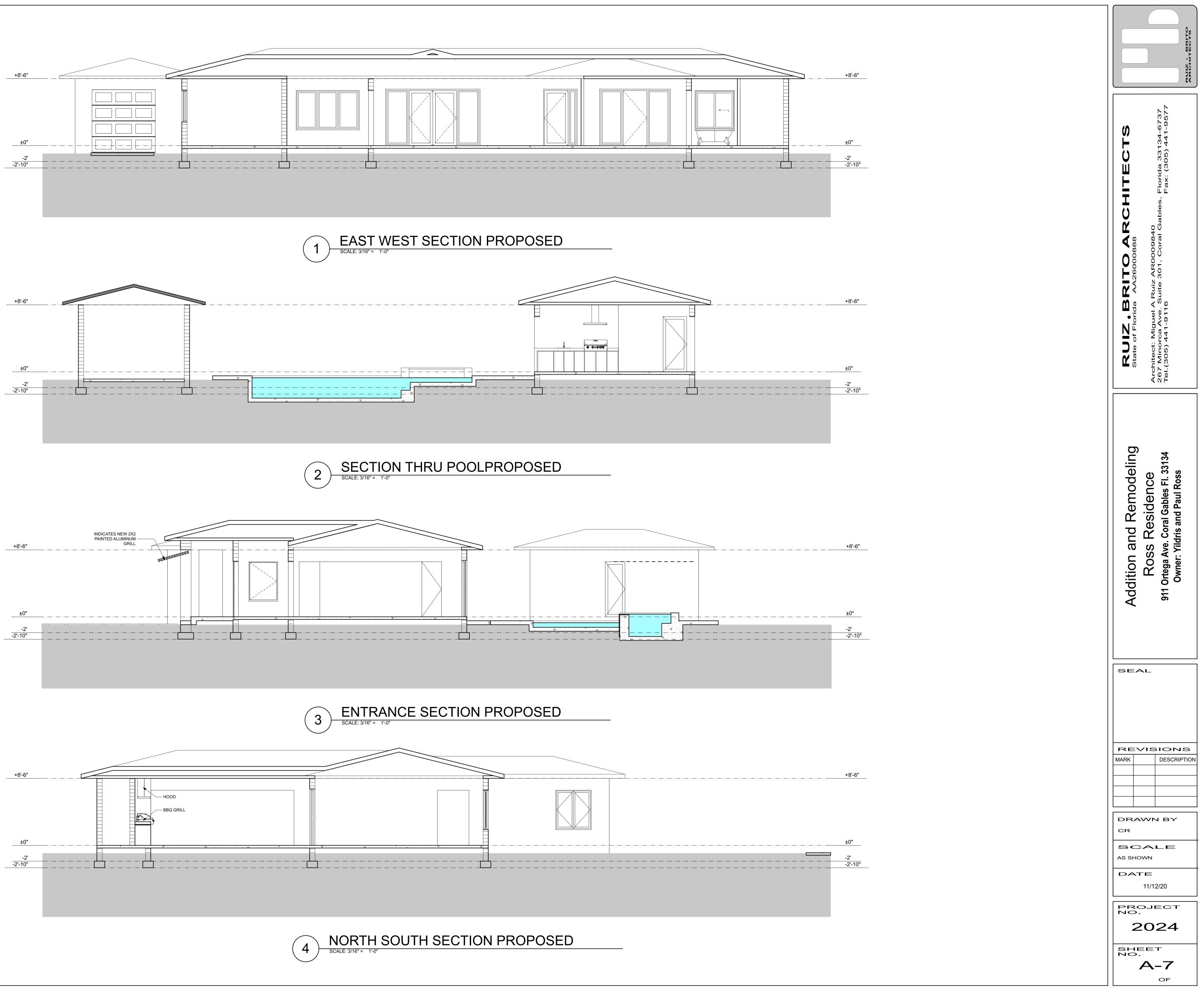


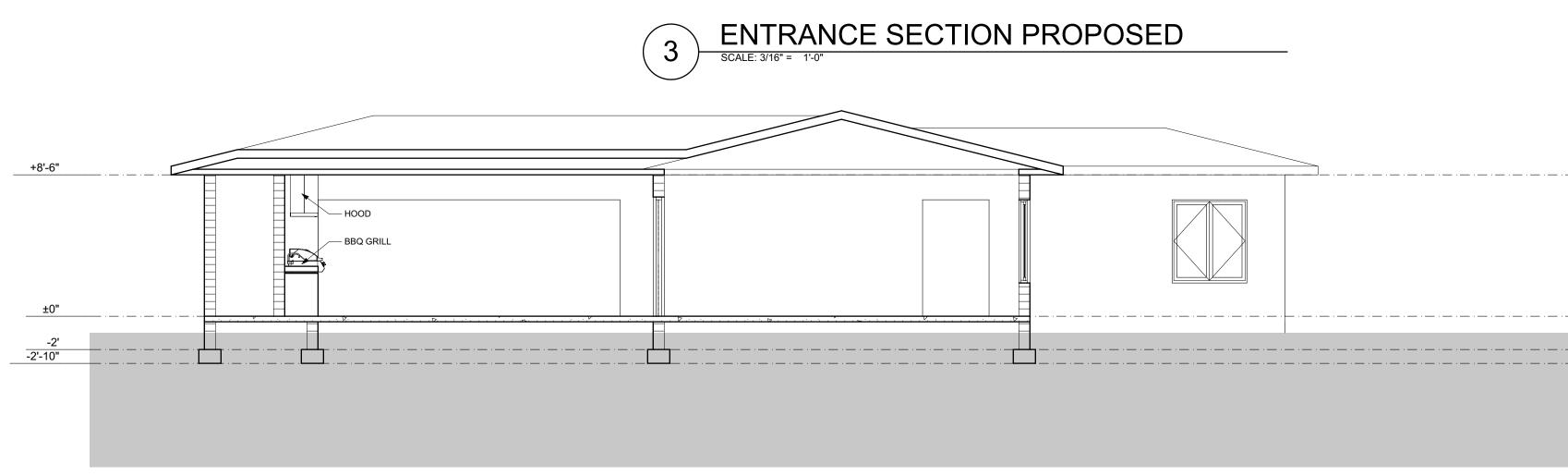


	+8'-6"	
-4' H METAL GATE	<u>-2'</u> -2'-10"	D ARCHITECTS 00888 0009840 , Coral Gables, Florida 33134-6737 Fax: (305) 441-9577
	<u>+8'-6"</u> <u>+0"</u> <u>-2'</u> -2'-10"	RULZ, BRITO AR State of Florida AA26000888 Architect: Miguel A Ruiz AR0009840 267 Minorca Ave. Suite 301, Coral G Tel.(305) 441-9116
	_+8'-6"	Addition and Remodeling Ross Residence 911 Ortega Ave. Coral Gables FI. 33134 Owner: Yildris and Paul Ross
	<u>-2'</u> -2'-10"	SEAL
	+8'-6"	REVISIONS MARK DESCRIPTION
	<u>+0"</u> - <u>-2'</u> - <u>2'-10"</u>	DRAWN BY CR SCALE AS SHOWN DATE 11/12/20 PROJECT NO. 2024 SHEET NO.
		A-6 of



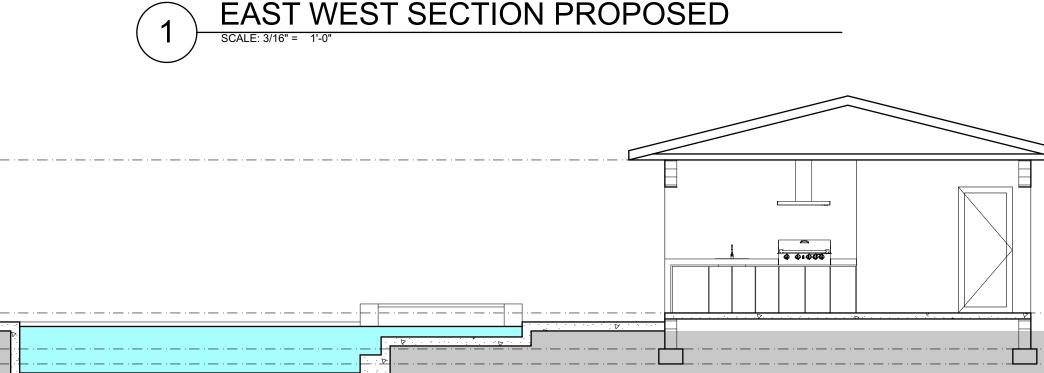


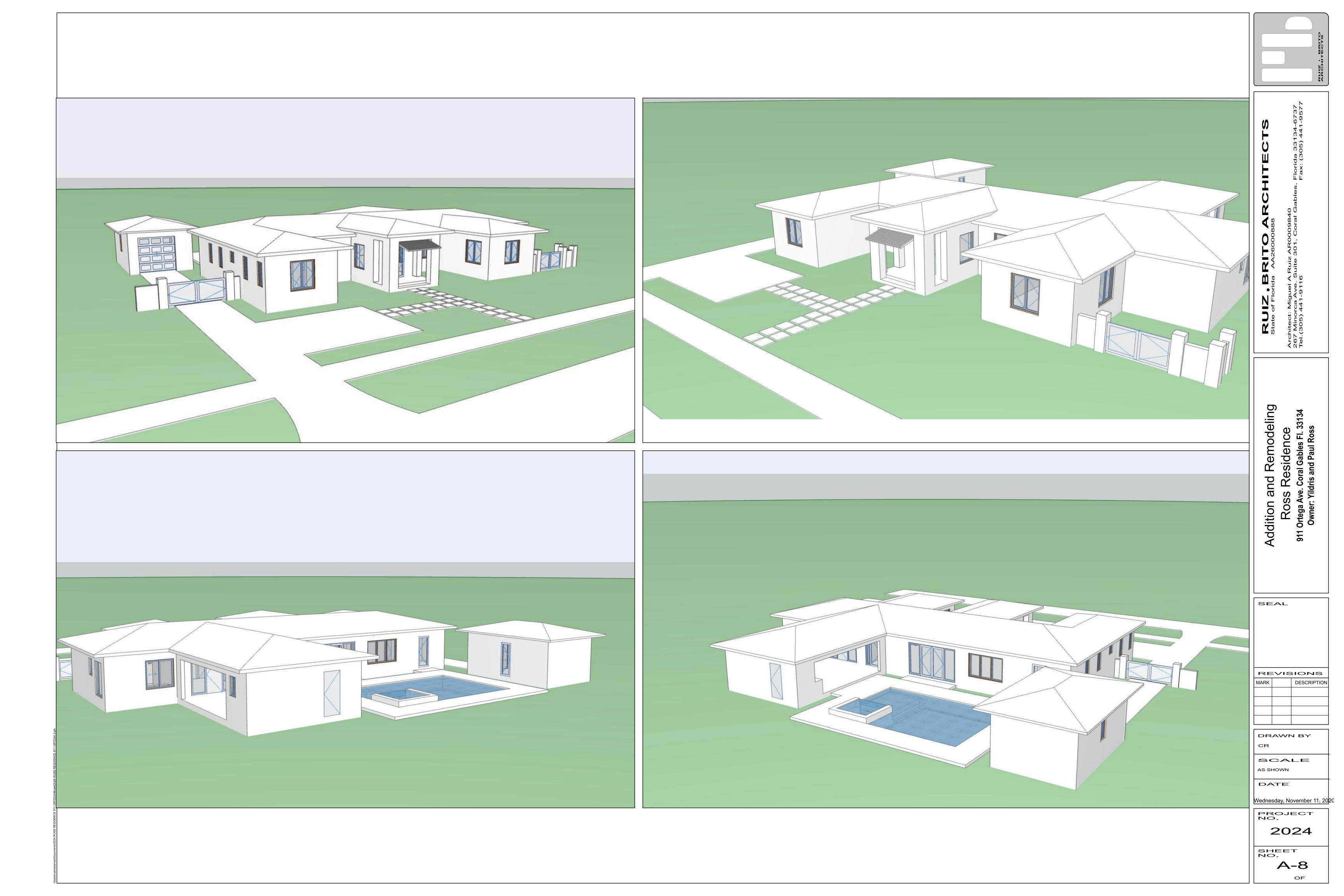
















SOUTH EAST VIEW

SOUTH WEST VIEW







NORTH EAST VIEW

NORTH WEST VIEW

RUIZ BRITO ARCHITECTS State of Florida AA26000888 267 Minorca Ave. Suite 301, Coral Gables, Florida 33134-6737 Tel.(305) 441-9116, Fax: (305) 441-9577

Addition and Remodeling to the Ross Residence 911 Ortega Ave. Coral Gables Fl. 33134 1/14/21



WEST VIEW

EAST VIEW



917 ORTEGA AVE

911 ORTEGA AVE





912 ORTEGA AVE

RUIZ BRITO ARCHITECTS State of Florida AA26000888 267 Minorca Ave. Suite 301, Coral Gables, Florida 33134-6737

918 ORTEGA AVE

Tel.(305) 441-9116, Fax: (305) 441-9577

Addition and Remodeling to the Ross Residence 911 Ortega Ave. Coral Gables Fl. 33134 11/4/20

1314 PIZARRO ST

1402 PIZARRO ST