

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

PROPERTY ADDRESS:

1116 OBISPO AVENUE, CORAL GABLES, FL. 33134

LEGAL DESCRIPTION:

LOTS 8, 9 AND THE EAST 1/2 OF LOT 7, BLOCK 16, OF CORAL GABLES SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A
COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639
MAP & PANEL NUMBER 12086C0294 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- 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.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF OBISPO AVENUE BEARS N 87°49'17" E.

ENCROACHMENT NOTES:

THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS.

SURVEYOR'S CERTIFICATION:

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 MINIMUM TECHNICAL STANDARDS 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.

CERTIFIED TO:

Cristina Adriana Taub and Philip Michael Taub
First American Title Insurance Company
South Florida Law, PLLC

MAP OF BOUNDARY SURVEY

LEGEND

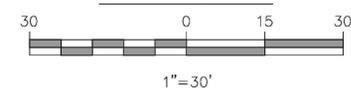
ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- 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 = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY THE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

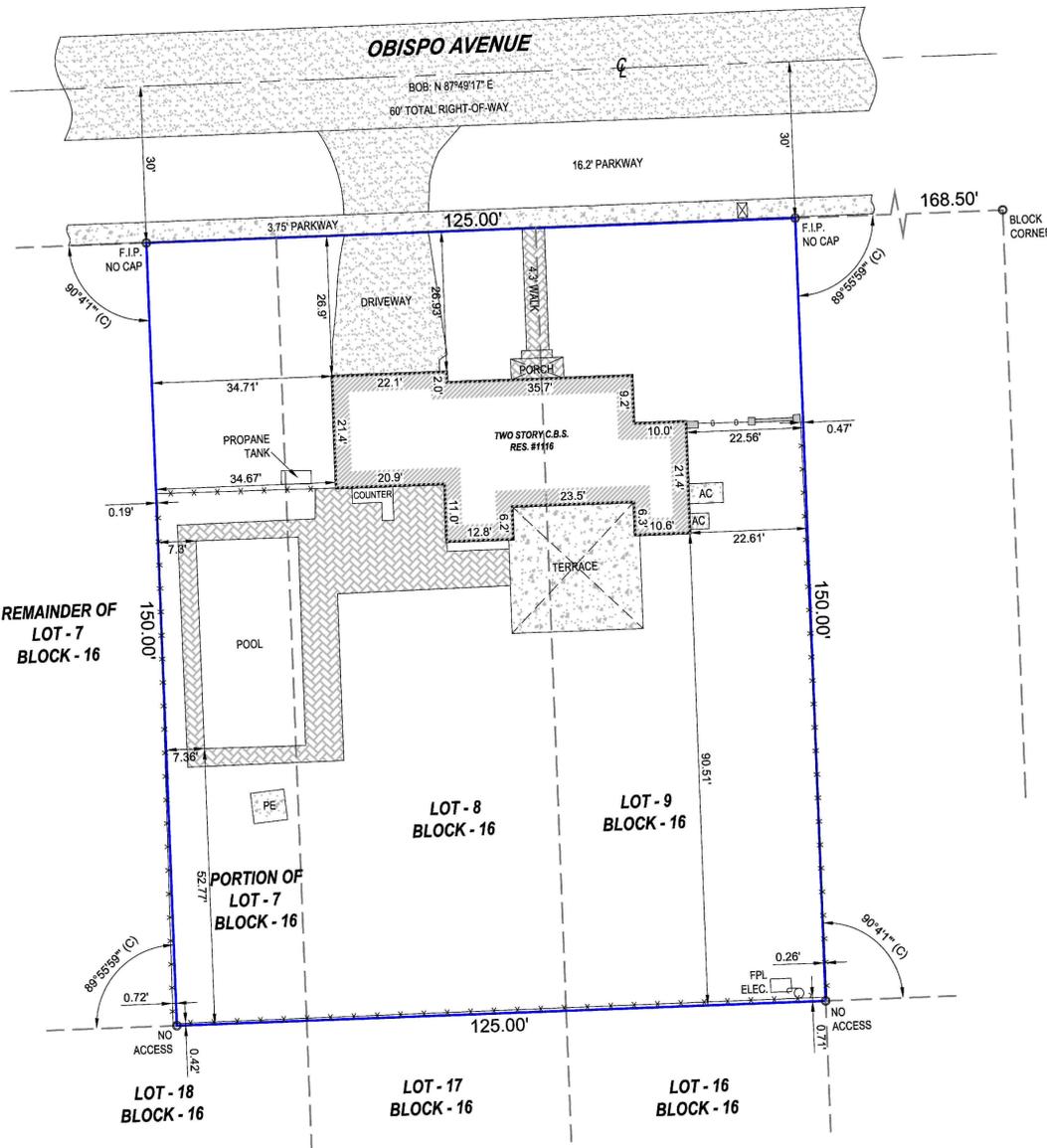
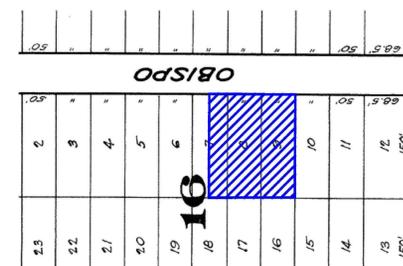
- ☐ = TELEPHONE RISER
- ☐ = CABLE TV RISER
- ⊗ = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- = CENTER LINE
- wv = WATER VALVE
- ☐ = CURB INLET
- ☐ = FIRE HYDRANT
- ☐ = LIGHT POLE
- ☐ = CATCH BASIN
- ☐ = UTILITY POLE
- ☐ = DRAINAGE MANHOLE
- ☐ = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = EASEMENT
- = BOUNDARY LINE
- = OVERHEAD UTILITY LINE
- = ORIGINAL LOT LINE
- ASPHALT
- CONCRETE
- PAVERS/BRICK
- TILES
- COVERED AREA

GRAPHIC SCALE

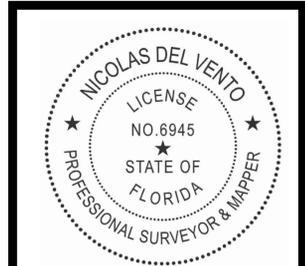


LOCATION SKETCH:

NOT TO SCALE



N. Del Vento
NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



DATE OF ORIGINAL FIELD WORK:
12/27/2023
JOB NUMBER: 231210362
DRAWN BY: ADRIEL
CAD FILE: JACKSON
SHEET 1 OF 1
REVISION(S):

GENERAL NOTES

- PLAN QUALITY**
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN FLORIDA NO. 1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. THEY SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.
- PLANTING SOIL**
ALL PLANT MATERIAL WITH THE EXCEPTION OF TREE AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: 50% SAND AND 50% MUCK. THERE MUST BE SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRILABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT.
- FERTILIZER**
THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
FERTILIZER FOR TREES, SHRUBS, CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC-3-24-0 #1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER, CO. HOMESTEAD, FLORIDA, AND 2 LBS. FEC-15-8-8-#2500 OR EQUAL, PER CUBIC YARD OF SOIL.
FERTILIZER FOR GROUNDCOVER SEEDLING BEDS: BROADCAST 4# OF THE ABOVE MIX FOR EACH 500 SQUARE FEET OF BED AREA, FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15# OF FEC-7-11-7 OR EQUAL PER SQUARE FEET (650# PER ACRE)
- MULCH**
SHALL BE SHREDDED PINE OR EUCALYPTUS MULCH, AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
PLANTING AREAS NOT COVERED BY GRASS SHALL BE MULCHED, TO A DEPTH OF TWO INCHES TO PRESENT A FINISHED APPEARANCE. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL SHRUBS AND GROUND COVER AREAS.
- ALL AREAS DESIGNATED AS "SOD" SHALL BE COVERED WITH ST AUGUSTINE 'FLORATAM' SOLID SOD LAID OVER A FINELY GRADED 2" SOIL BLANKET.
- REFER TO THE PLANTING DETAILS ON PAGES 60 THRU 63 IN THE DADE COUNTY LANDSCAPE MANUAL, FEBRUARY 1996.

LANDSCAPE LEGEND

ZONING DISTRICT:	SRF (residential use)
NET LAND AREA	18,750 S.F.
LOT COVERAGE (AREA OCCUPIED BY UNIT)	3,500 Sq. Ft.
PAVED AREAS (DRIVEWAY, WALKWAY, A/C PAD)	510 Sq. Ft.
LANDSCAPED (GREEN) AREAS	4,498 Sq. Ft.
MAXIMUM LAWN AREA	35 % 6,562 Sq. Ft.
TREES PER LOT	3
PALMS (20% OF NATIVE TREES)	3
TOTAL TREES	4
NOTE: 2 PALMS COUNT 1 TREE	5
STREET TREES (35' O.C. Avg.)	3 EXISTING
SHRUBS: (10 PER TREE)	125

LANDSCAPE NOTES

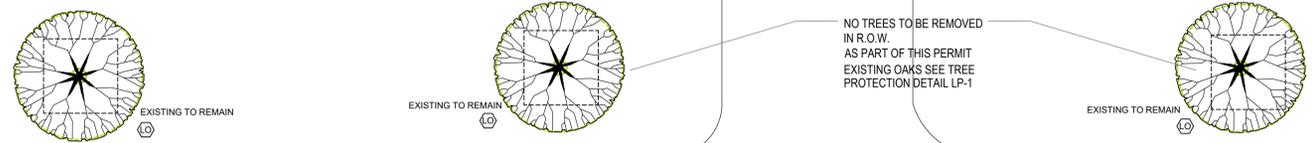
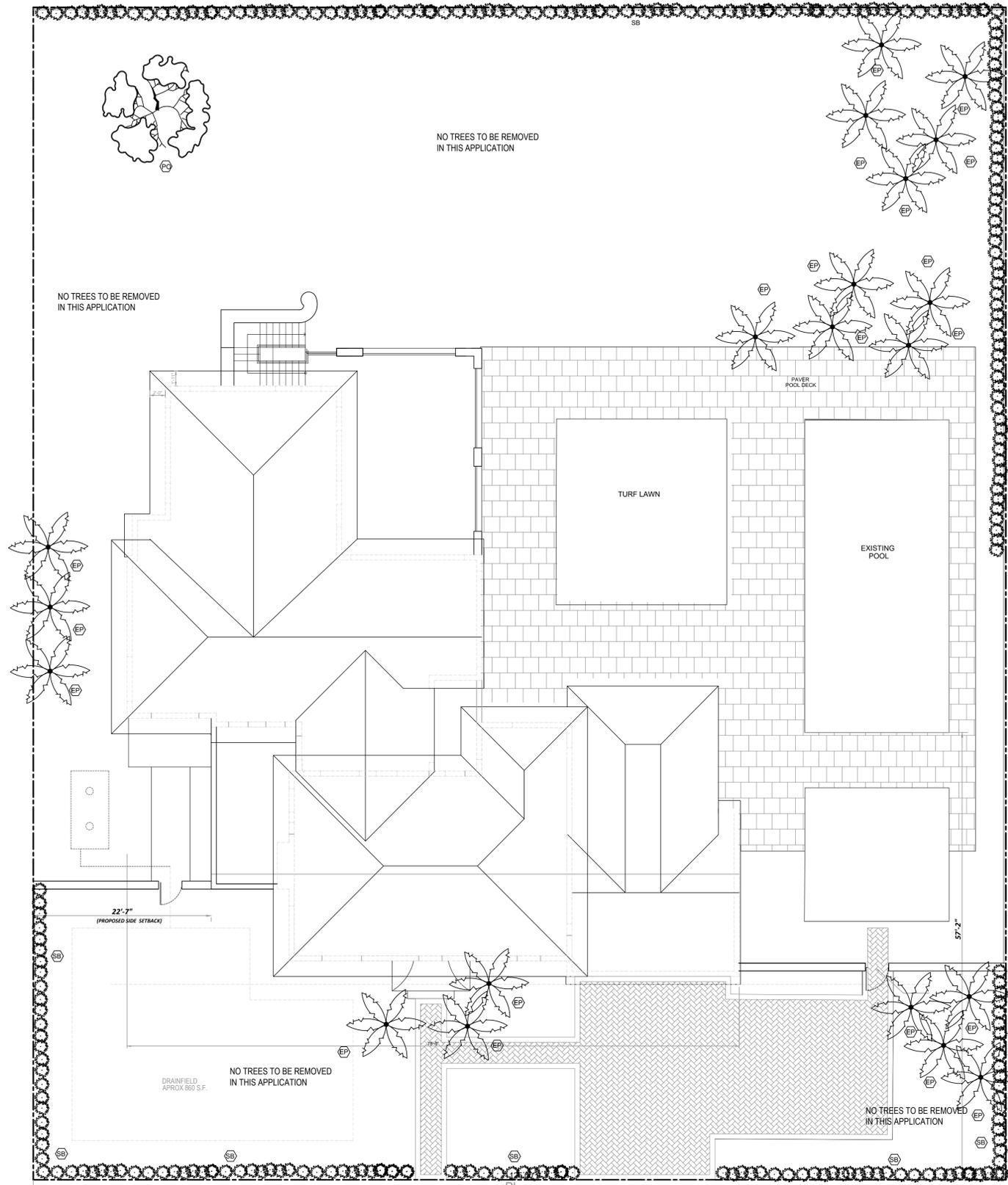
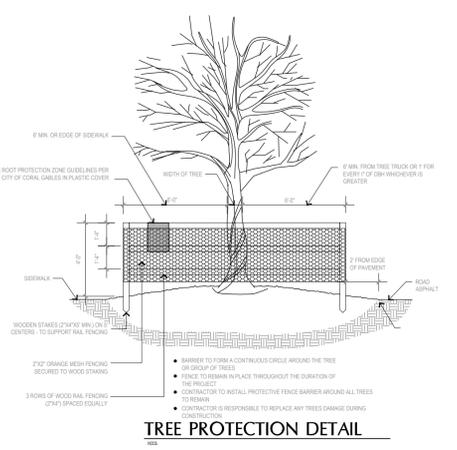
- ALL PLANTS MATERIAL SHALL BE FL. NO 1 OR BETTER IN GRADE AND QUALITY.
- THE SOD MATERIAL TO BE PLANTED SHALL BE ST AUGUSTINE FLORATUM
- A MINIMUM OF 30% OF THE REQUIRED TREES AND/ OR PALMS SHALL BE NATIVE SPECIES
- A MAXIMUM OF 20% OF THE NATIVE TREES CAN BE SABAL PALMETTO (CABBAGE PALM)
- A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

LANDSCAPE TREES SYMBOL

SYMB.	QTY.	NEW	EXIST.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
TREES							
	3		*	QUERCUS VIRGINIANA	LIVE OAK	YES	EXISTING IN R.O.W.
	1	*		BURSERIA SIMARUBA	PONCIANA (EXISTING)	YES	35' Ht.
	14		*	EXISTING PALM	PALM	NO	30' Ht.
SHRUBS							
	125		*	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	YES	2'-0" MAX. HEIGHT
2" MULCH							
SODDED AREA: ST. AGUSTINE "FLORATAM" SOLID SOD OR PALMETTO.							

ZONING SINGLE FAMILY SFR

NET LAND AREA	18,750 SF	
	REQUIRED / ALLOWED	PROVIDED
LANDSCAPE OPEN SPACE		
MINIMUM 40% OF SITE	7,500 Sq. Ft. (40%)	9,445 Sq. Ft. (50.4%)
MIN. 20% OF REQD 40% IN FRONT YARD	1,500 Sq. Ft.	2,540 Sq. Ft.



LANDSCAPE PLAN

PASCUAL PEREZ KILIDDJIAN STARR

& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 2601357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067

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REVISIONS:
OWNER:

RESTORATION AND ADDITION
1116 OBISPO AVE.
CORAL GABLES, FL, 33146



DATE: AS SHOWN
SCALE: ID
DRAWN: PK
CHECK BY: PK
JOB NO.:

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SHEET NO.:

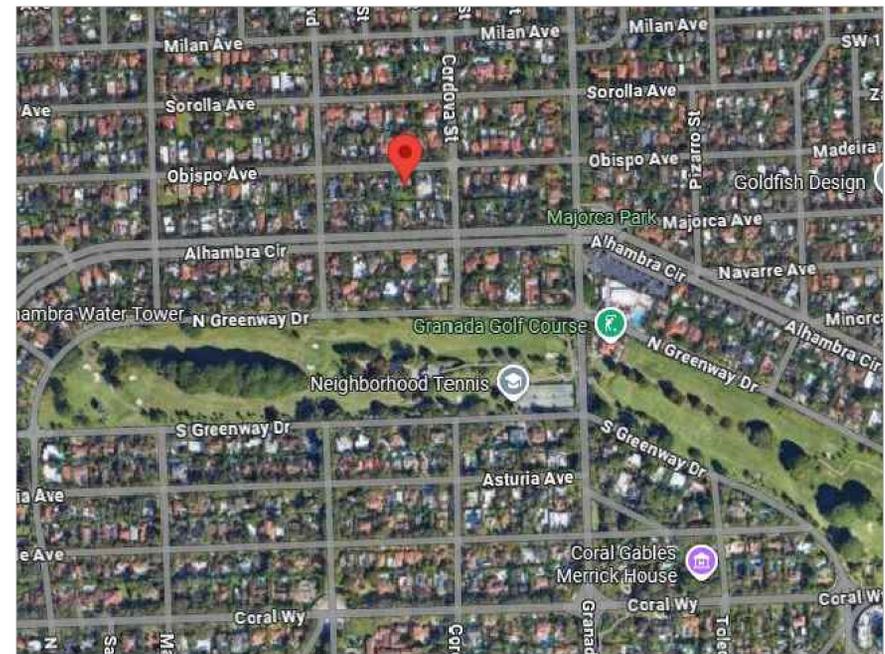
PROPERTY ADDRESS
1116 OBISPO AVE. CORAL GABLES, FL, 33134

LEGAL DESCRIPTION
LOT 8, AND 9 AND THE EAST HALF OF LOT 7 BLOCK 16 OF "CORAL GABLES SECTION C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

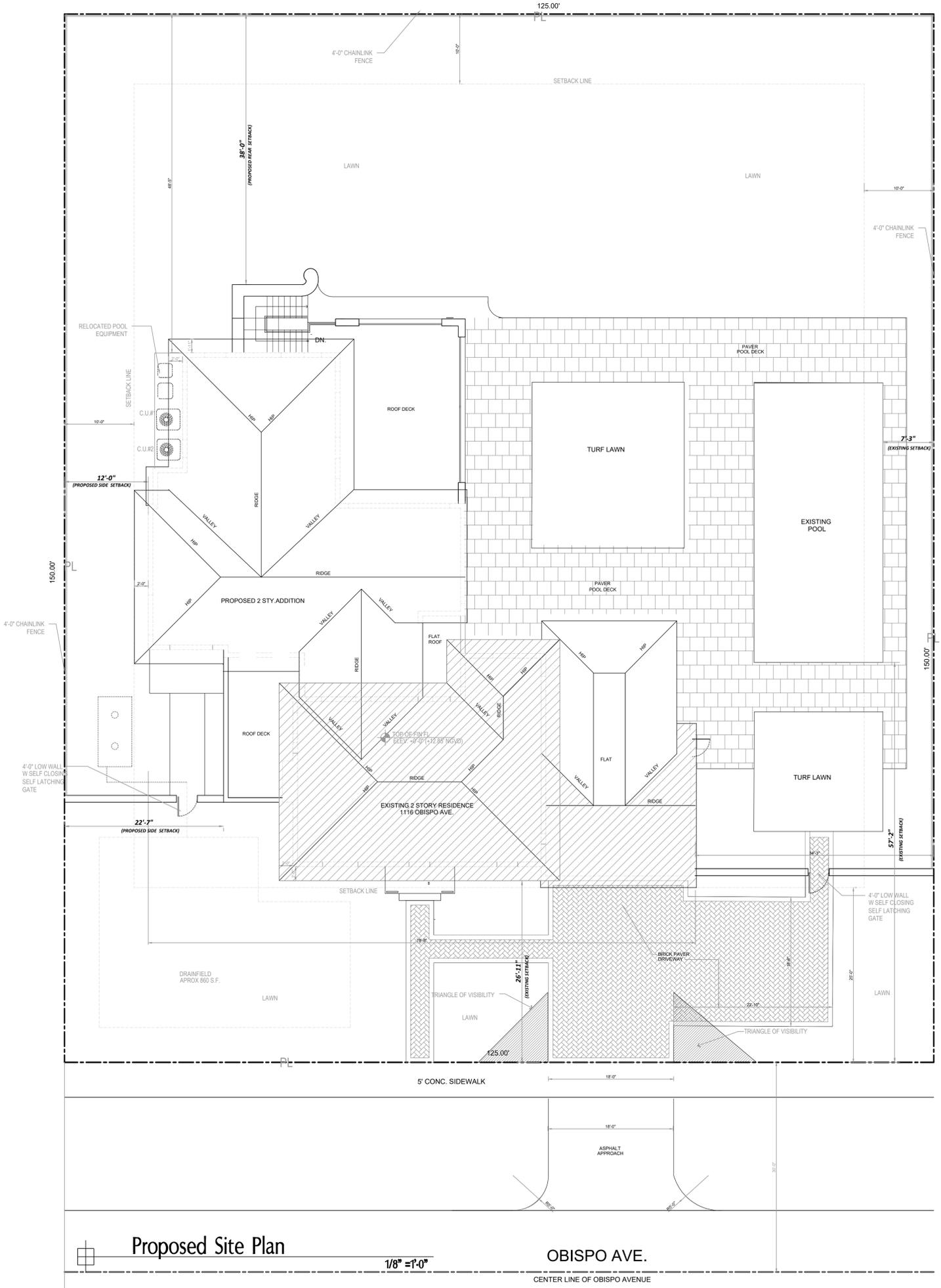
ZONING LEGEND

SINGLE FAMILY		
ZONING:	SFR	
NET LAND AREA	18,750 Sq. Ft.	
HEIGHT (to 2nd floor t.b.)	REQUIRED/ALLOWED	PROVIDED
SETBACKS	25'-0"	25'-0"
Front	25'-0"	25'-0"
Interior Side	20'-0" TOT. 5' MIN.	12'-0" & 34'-3"
Side Street	15'-0"	N/A
Rear	10'-0"	38'-0"

Lot will be graded so as to prevent direct overland discharge of overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.



Location Map
N.T.S.



Proposed Site Plan
1/8" = 1'-0"
OBISPO AVE.
CENTER LINE OF OBISPO AVENUE

PASCUAL PEREZ KILIDDJIAN STARR
& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
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1300 NW 84th AVENUE
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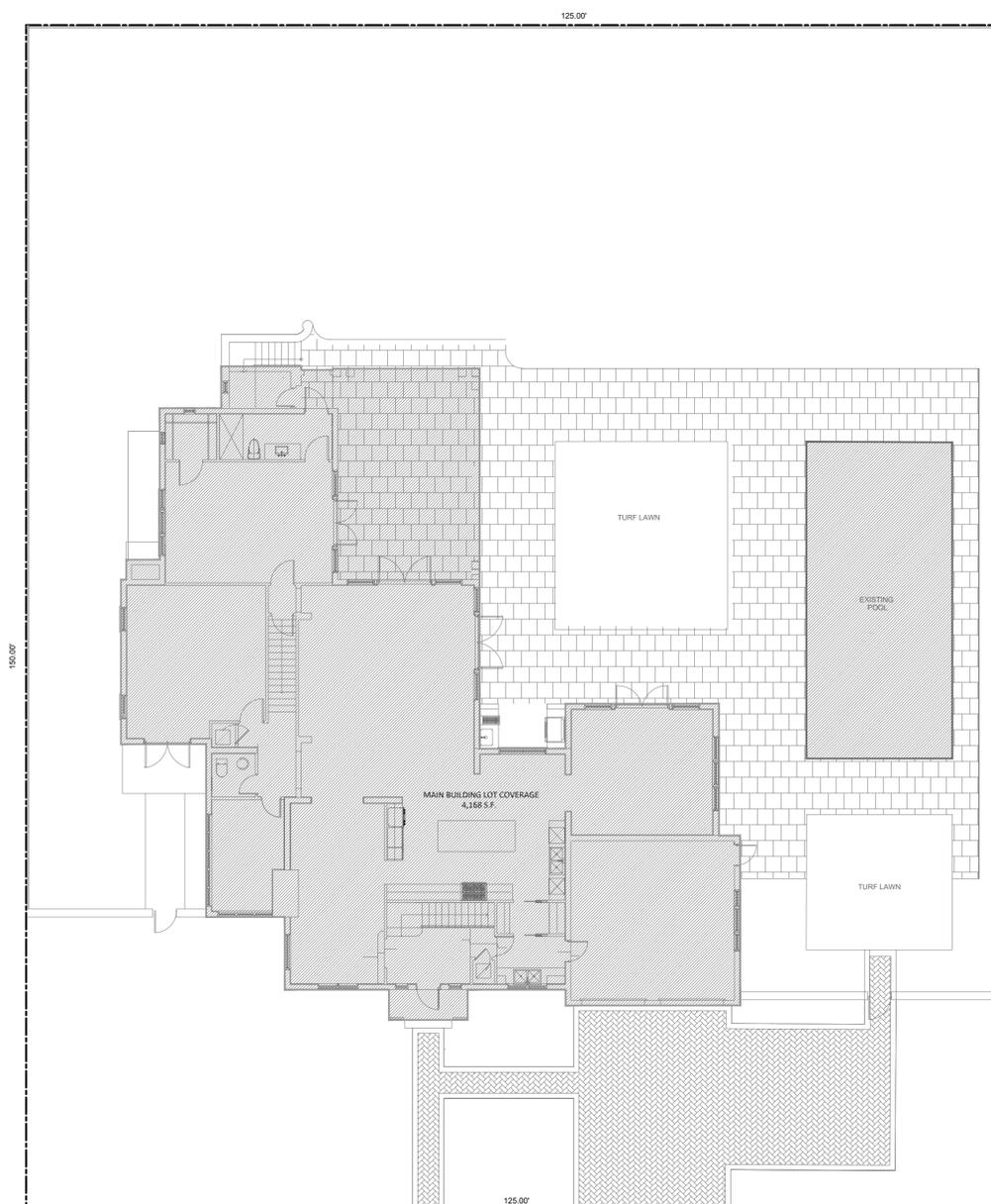
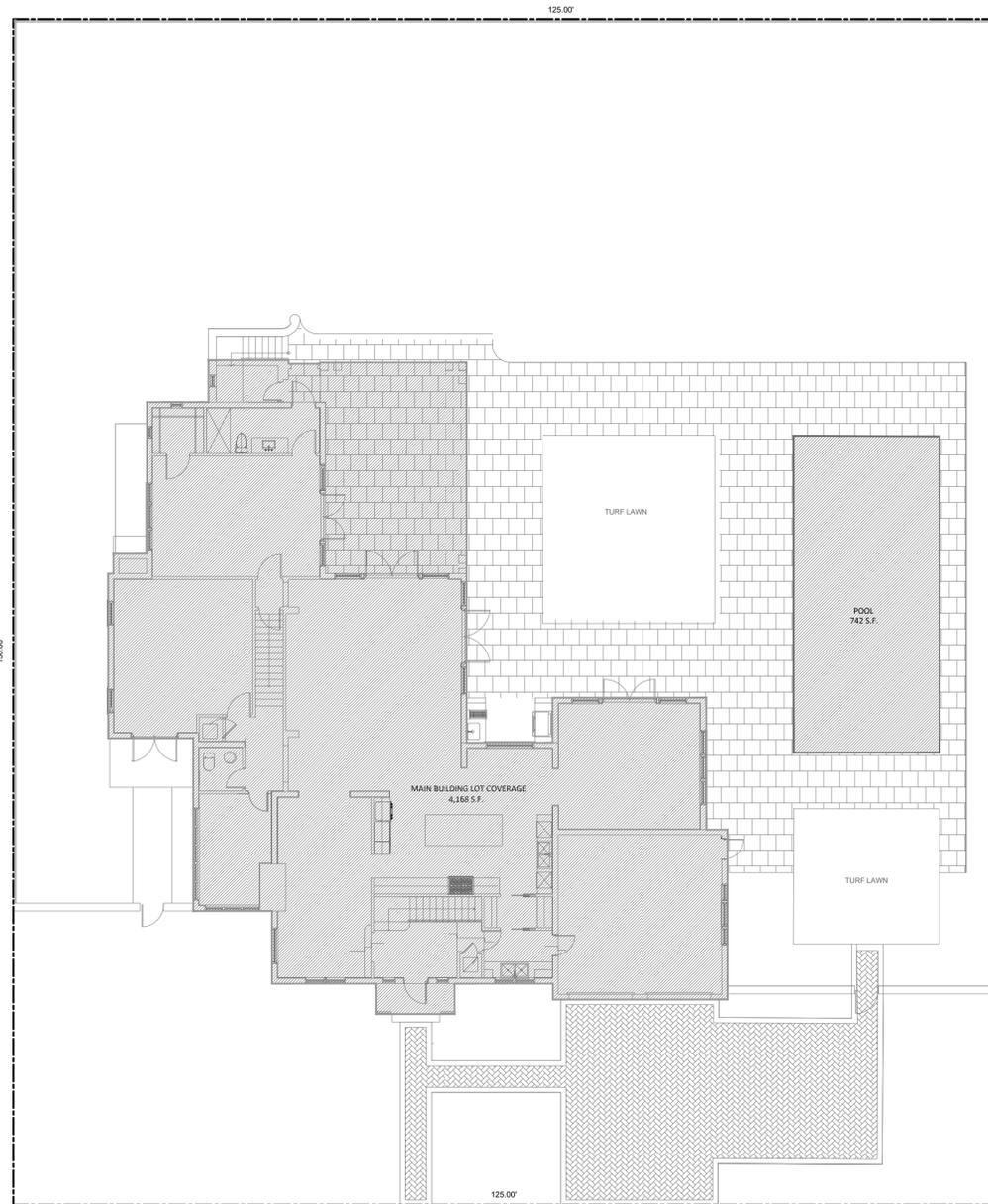
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45% GROUND AREA COVERAGE CALCULATION

ZONING SINGLE FAMILY SFR		
NET LAND AREA	18,750 SF	
LOT COVERAGE	REQUIRED / ALLOWED	PROVIDED
MAIN BUILDING		2,584 Sq. Ft.
POOL & SPA		419 Sq. Ft.
TOTAL	8,437q. Ft. (45%)	4,910 Sq. Ft. (26.3%)

35% GROUND AREA COVERAGE CALCULATION

ZONING SINGLE FAMILY SFR		
NET LAND AREA	18,750 SF	
	REQUIRED / ALLOWED	PROVIDED
LOT COVERAGE		
MAIN BUILDING	6,562 Sq. Ft. (35%)	4,168 Sq. Ft. (22.22%)



Lot Coverage Diagrams

PASCUAL PEREZ KILIDDJIAN STARR

& ASSOCIATES ARCHITECTS - PLANNERS LICENSE # AA 26001357

PETER KILIDDJIAN, RA LICENSE No. : AR 0093067

AT THE BEACON CENTER 1300 NW 84th AVENUE DORAL, FLORIDA 33126 TELEPHONE : (305) 726-3748

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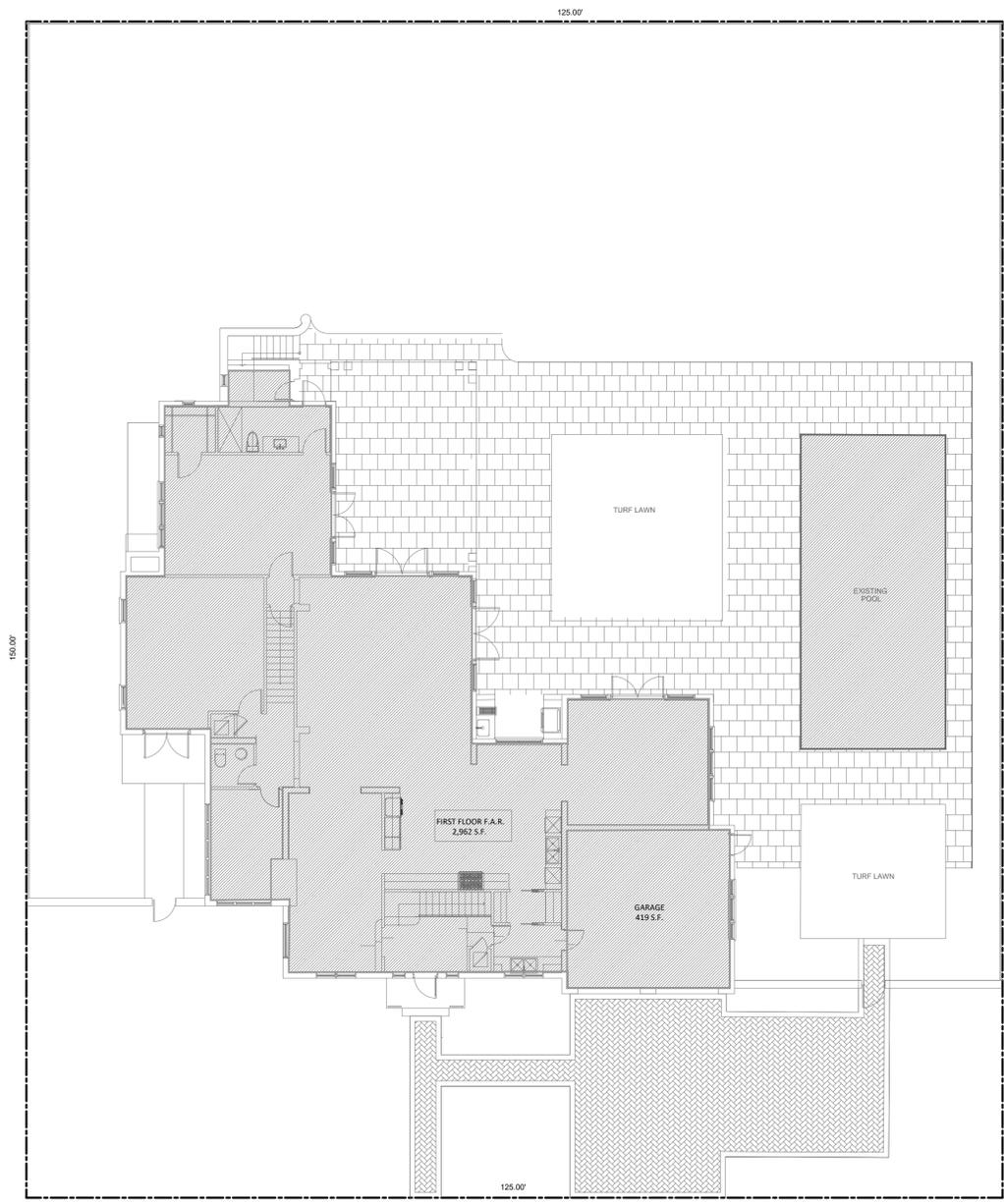
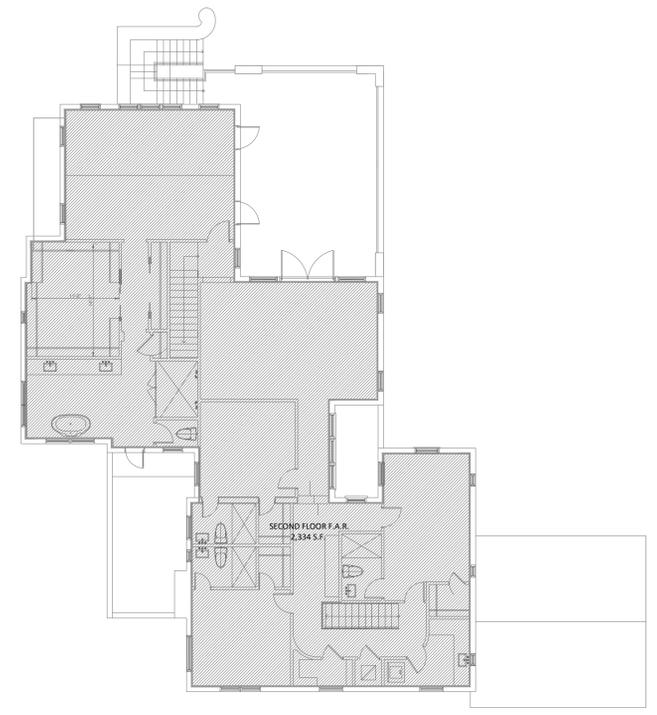
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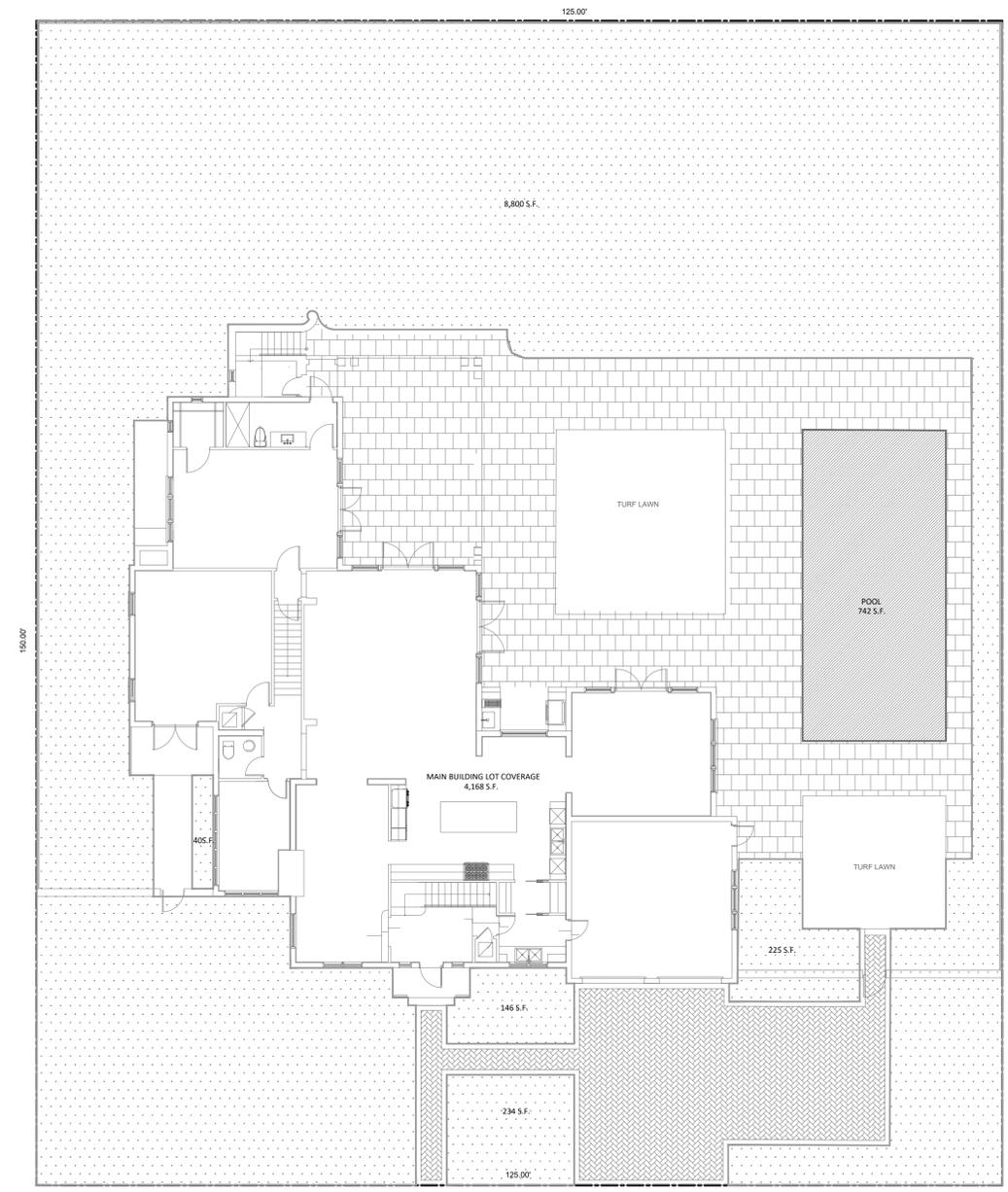
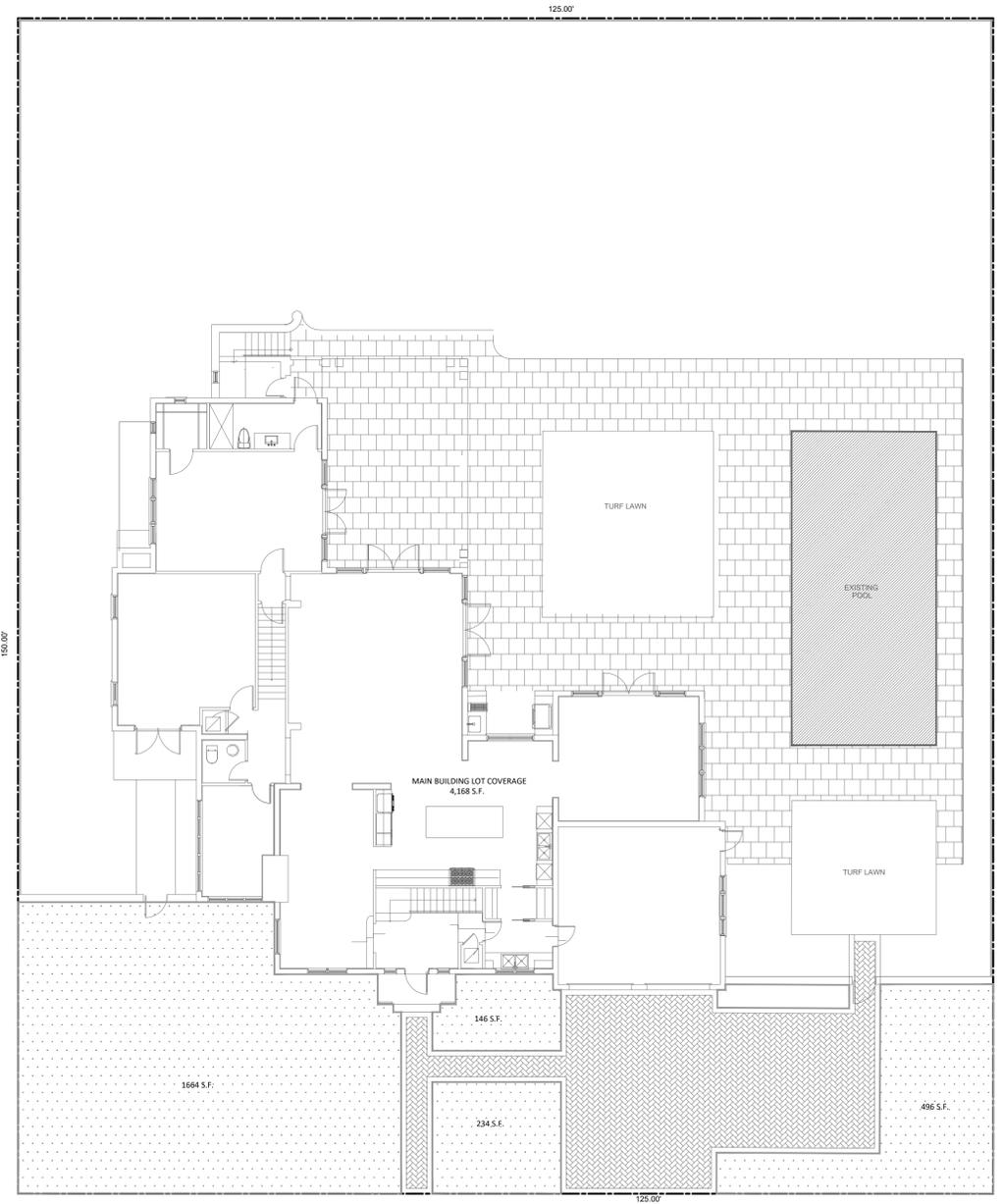
F.A.R.

ZONING	SINGLE FAMILY SFR	
NET LAND AREA	18,750 SF	
	REQUIRED / ALLOWED	PROVIDED
F.A.R.	48% FIRST 5,000 S.F.+ 35% SEC OND 5,000 S.F. + 30% REMAINING S.F. = TO, F.A.R	
FIRST FLOOR		2,962 Sq. Ft.
SECOND FLOOR		2,334 Sq. Ft.
GARAGE		419 Sq. Ft.
TOTAL	6,775 Sq. Ft.	5,775 Sq. Ft.



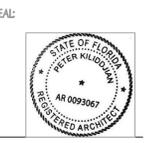
F.A.R. Diagrams

ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,688 SF	
	REQUIRED / ALLOWED	PROVIDED
LANDSCAPE OPEN SPACE		
MINIMUM 40% OF SITE	7,500 Sq. Ft. (40%)	9,445 Sq. Ft. (50.4%)
MIN. 20% OF REQD 40% IN FRONT YARD	1,500 Sq. Ft.	2,540 Sq. Ft.



Open Space Diagrams

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CORAL GABLES, FL, 33146



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