

GENERAL LEGEND:

BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
C/L = CENTERLINE
CLF = CHAINLINK FENCE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER

 = WATER METER

Boundary Survey

PROPERTY ADDRESS:

1229 ANDORA AVENUE,
CORAL GABLES, FL., 33146

FLOOD ZONE DATA:

ZONE: X N/A

COMMUNITY #: 120639

PANEL & SUFFIX: 0459L

DATE OF FIRM: 9/11/09

REVISIONS:

DATE:

SCALE: 1" = 30'

CADD: I.C.
CHECKED BY: JSP
GL-12025
SHEET # 1 OF 1

CERTIFIED TO:

JOHN LINVILLE

LEGAL DESCRIPTION:

LOT 5, IN BLOCK 4, OF " RIVIERA WATERWAYS ", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LOT 8, IN BLOCK 7, OF " UNIVERSITY ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY
(6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
(7). NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
THE FLOOD ZONE DATUM SHOWN BELOW IS REFERENCED TO XXXX

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

7/3/2021

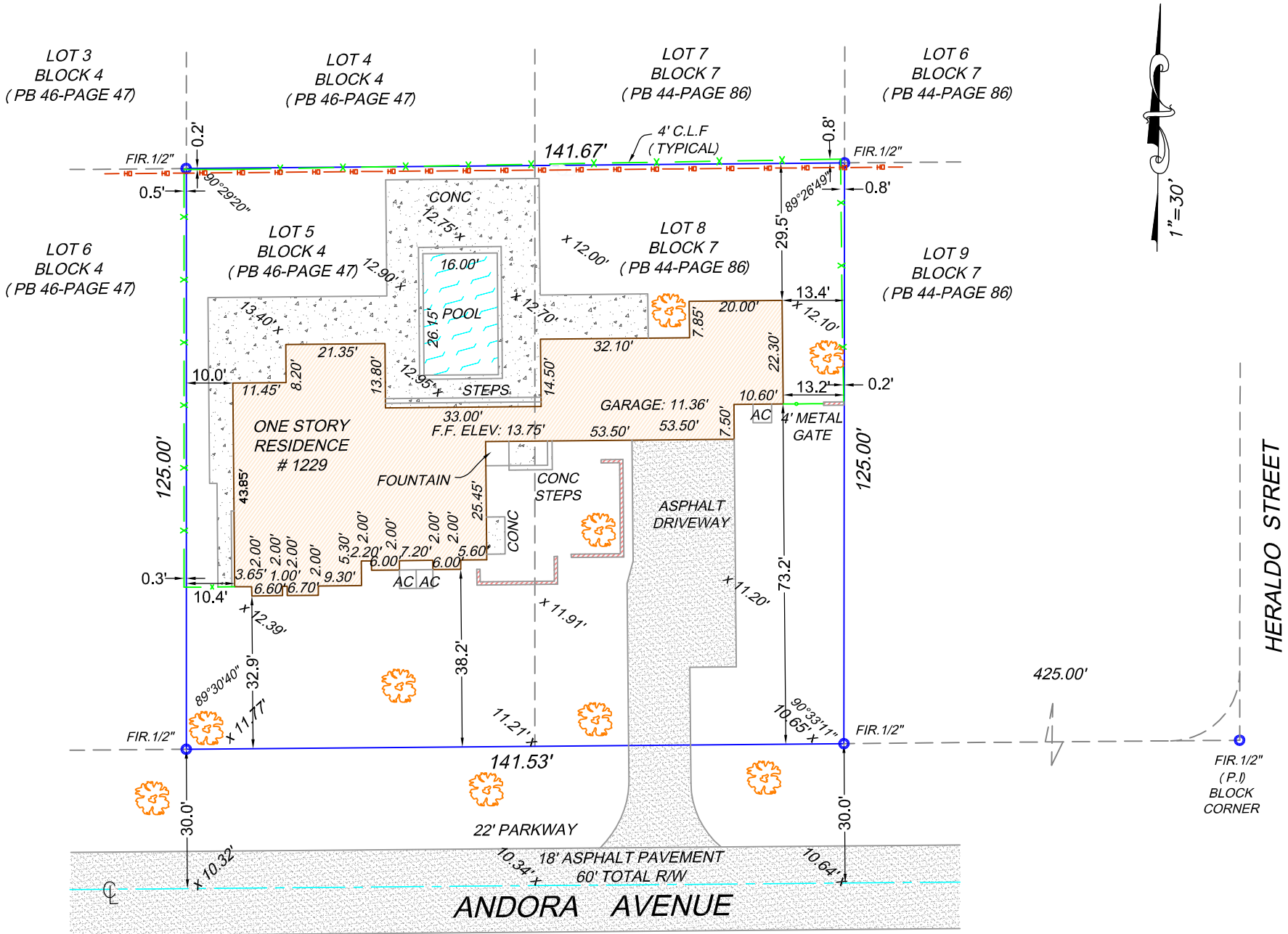
JULIO S. PITA, P.L.S.

DATE

PROFESSIONAL LAND SURVEYOR
LICENSE No. PSM 5789
STATE OF FLORIDA



GAVY & ASSOCIATES, INC
LAND SURVEYORS
LB # 6971
2657 S.W. 145th AVENUE
MIAMI, FL. 33175
PHONE: (786) 236-8344





LINVILLE RESIDENCE
1229 ANDORA AVE

LINVILLE
RESIDENCE

1229 ANDORA AVE
CORAL GABLES, FL, 33146

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968
GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS		
NO.	DESC	DATE

PRELIM SET



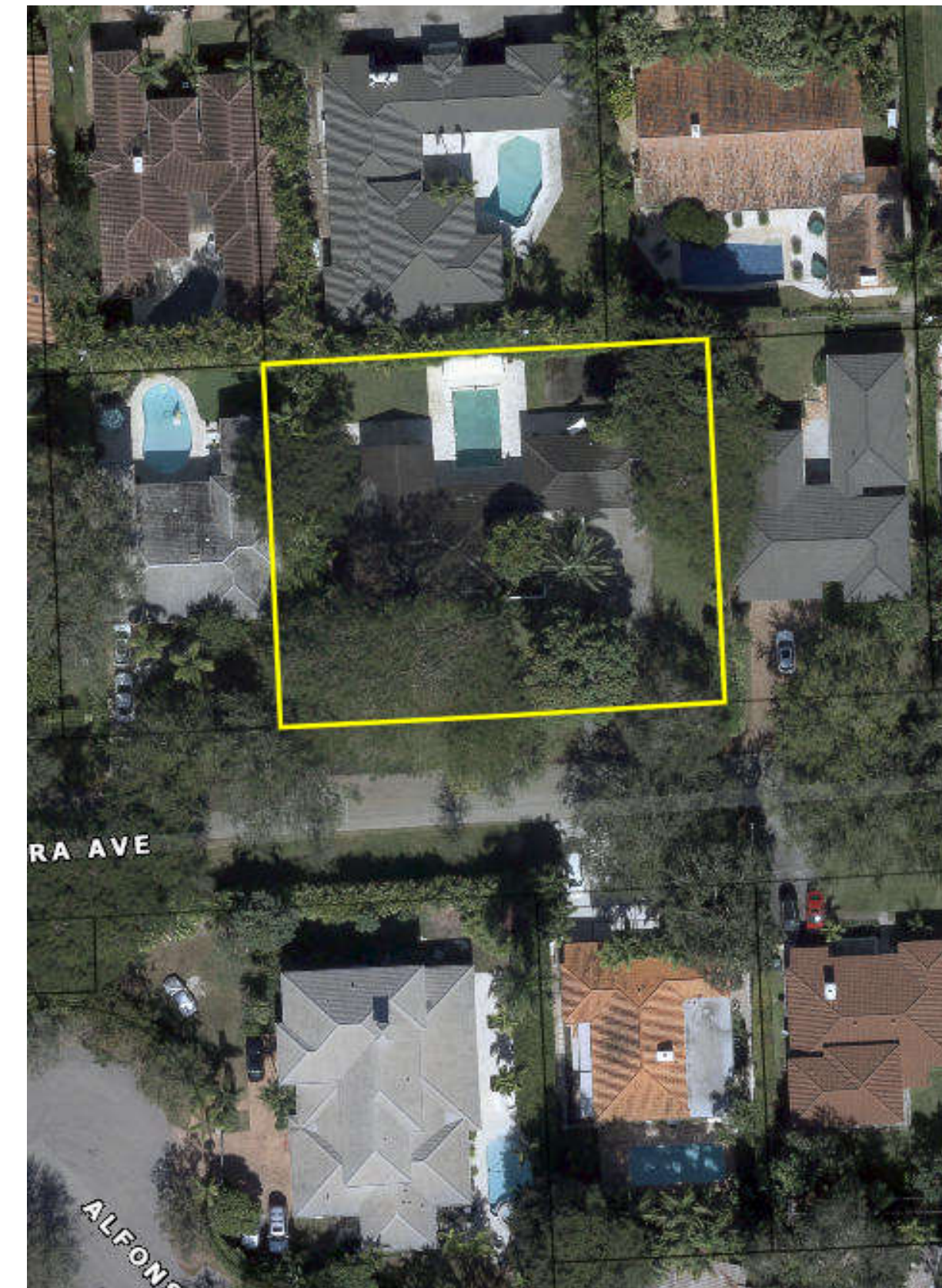
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ISSUE DATE: 09/27/21
SCALE: AS NOTED

SHEET TITLE

COVER

SHEET NUMBER

A-0



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RESIDENCE**

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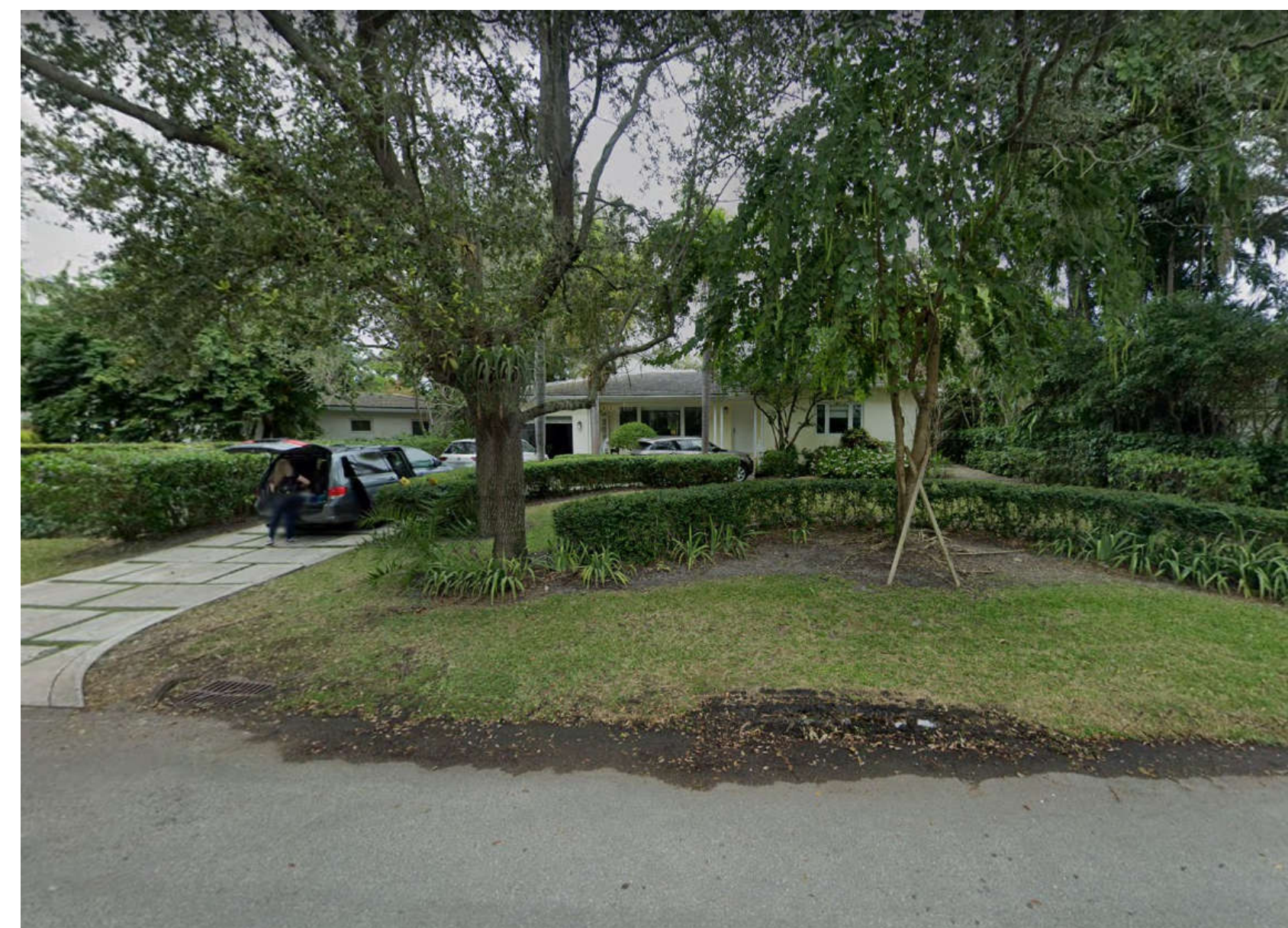
SEAL

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DAVID SCOTT TRAUTMAN	-AR15045

REVISIONS

[illegible]

PRELIM SET



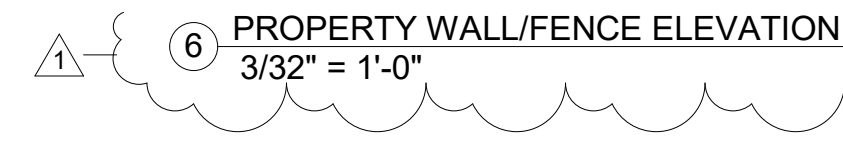
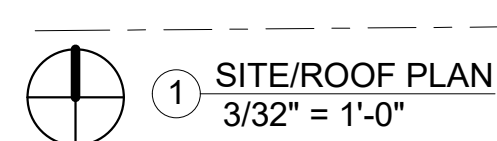
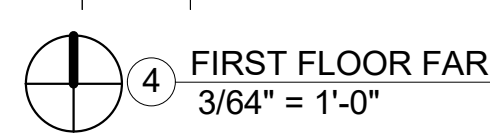
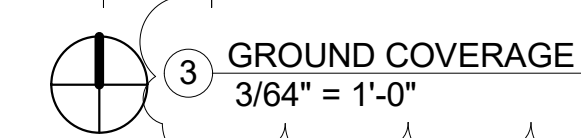
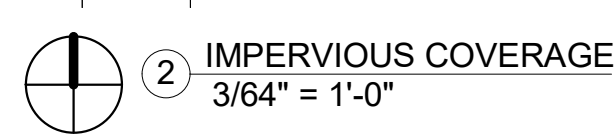
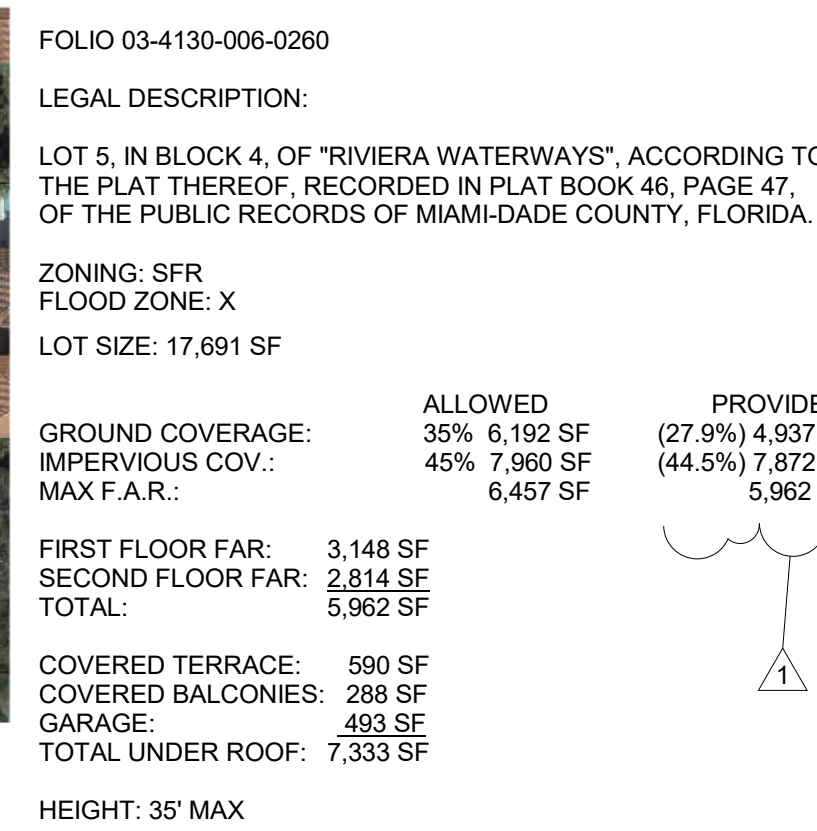
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SHEET TITLE

CONTEXT

SHEET NUMBER

A-1



1229 ANDORA AVE
CORAL GABLES, FL, 33146

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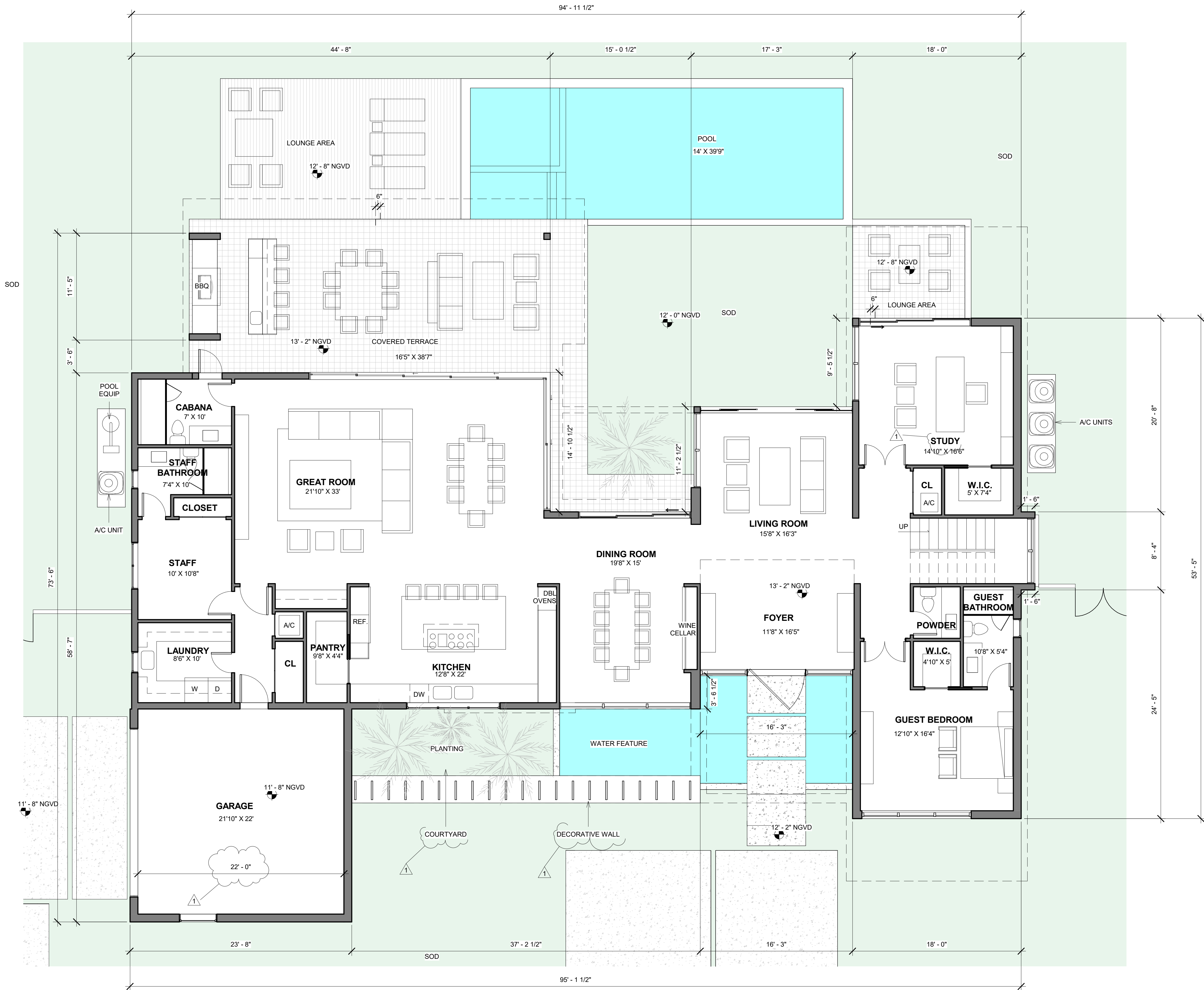
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SHEET TITLE

SITE & ZONING

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A-2



1 FIRST FLOOR
3/16" = 1'-0"

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NO.	DESC	DATE
1	ZONING	11-05-21

PRELIM SET



JOB NUMBER:
CHECKED BY: DT
ISSUE DATE: 09/27/21
SCALE: AS NOTED

SHEET TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

A-3

1229 ANDORA AVE
CORAL GABLES, FL, 33146

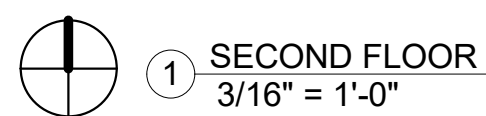
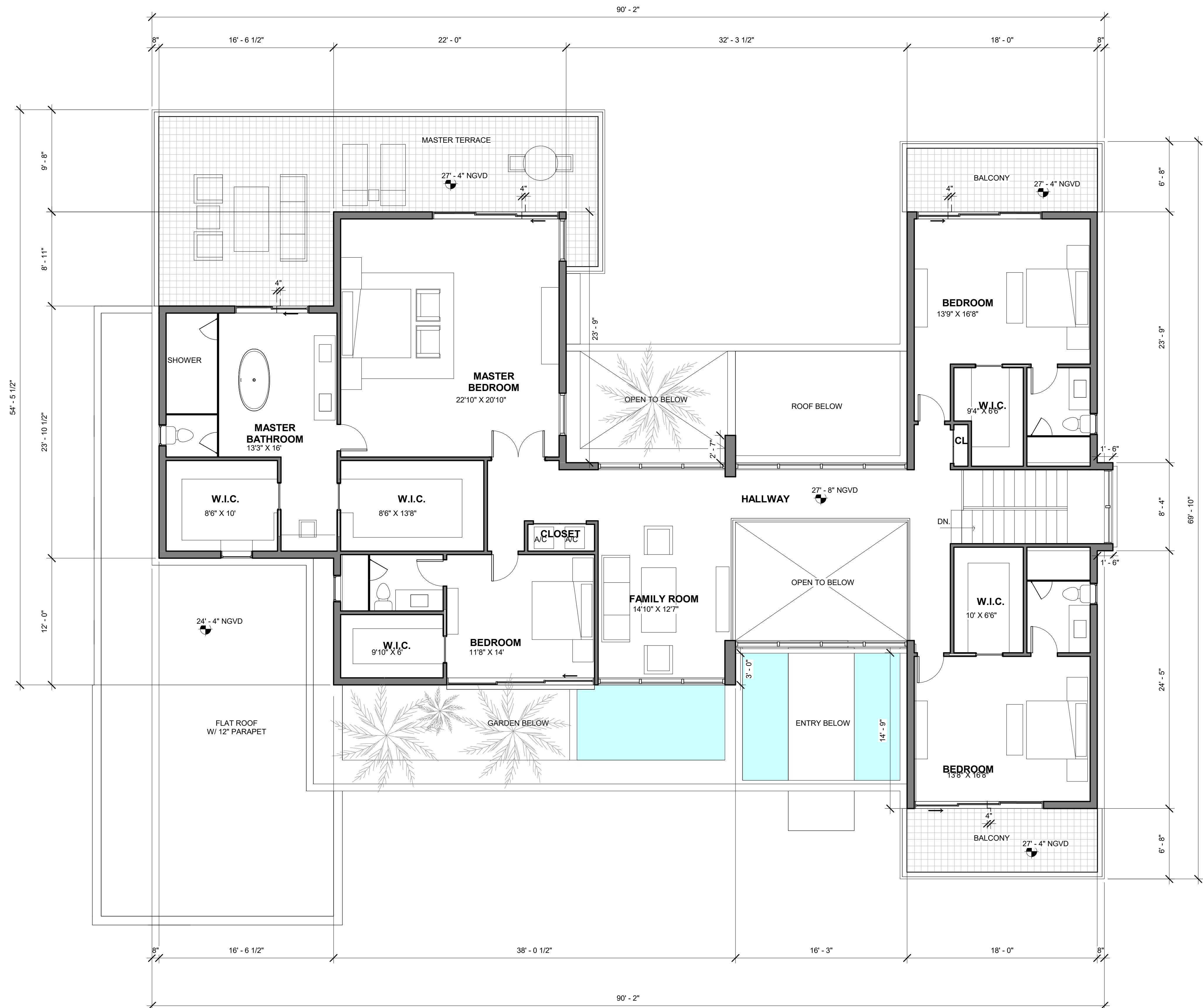
SEAL

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SHEET TITLE

SHEET NUMBER

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



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[illegible]

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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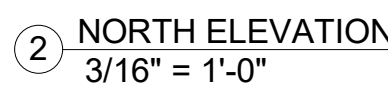
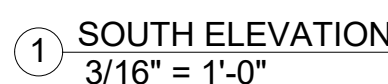
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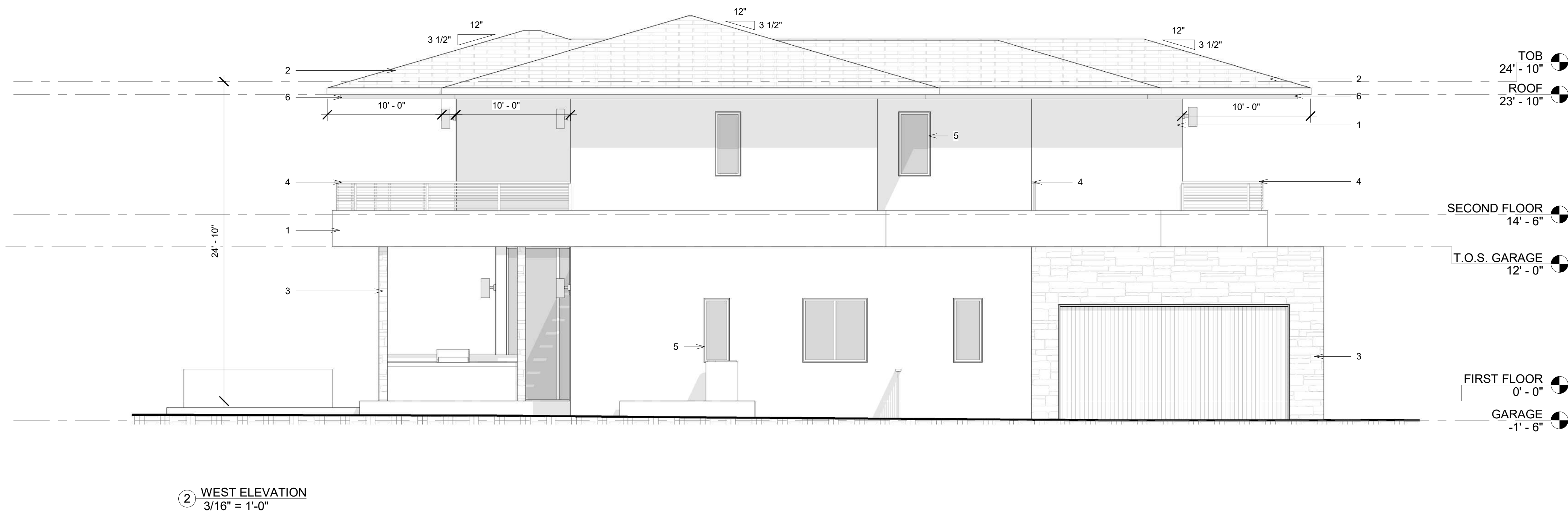
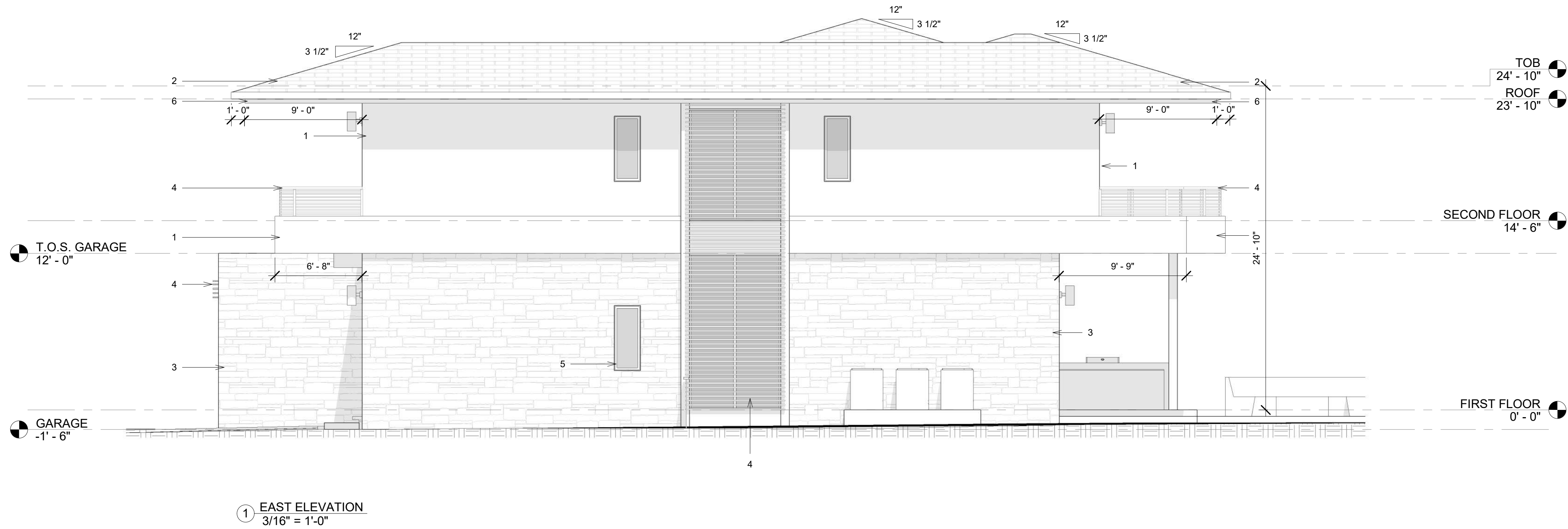
ELEVATIONS

SHEET NUMBER

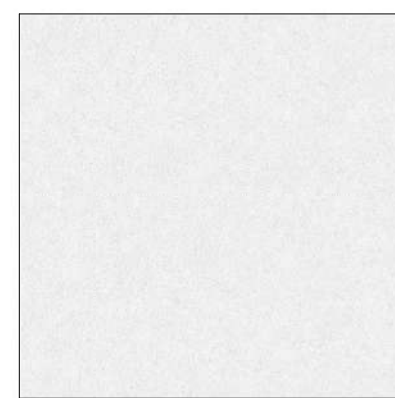
A-5

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NOTE: ALL WINDOWS TO BE CASEMENT WINDOWS



1. SMOOTH STUCCO (WHITE)



2. DARK CHARCOAL BLEND
FLAT CONCRETE ROOF TOP



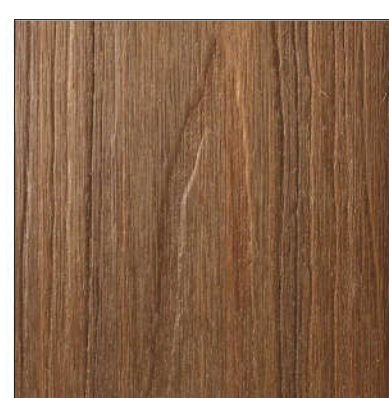
3. KEYSTONE



4. DARK BRONZE ALUMINUM
RAILING & LOUVER



5. DARK BRONZE FRAME
FOR WINDOWS & DOOR



6. PERUVIAN TEAK - NEW
TECHWOOD: SOFFIT, DOOR,
AND PANELS

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NO.	DESC	DATE
1	ZONING	11-05-21

PRELIM SET



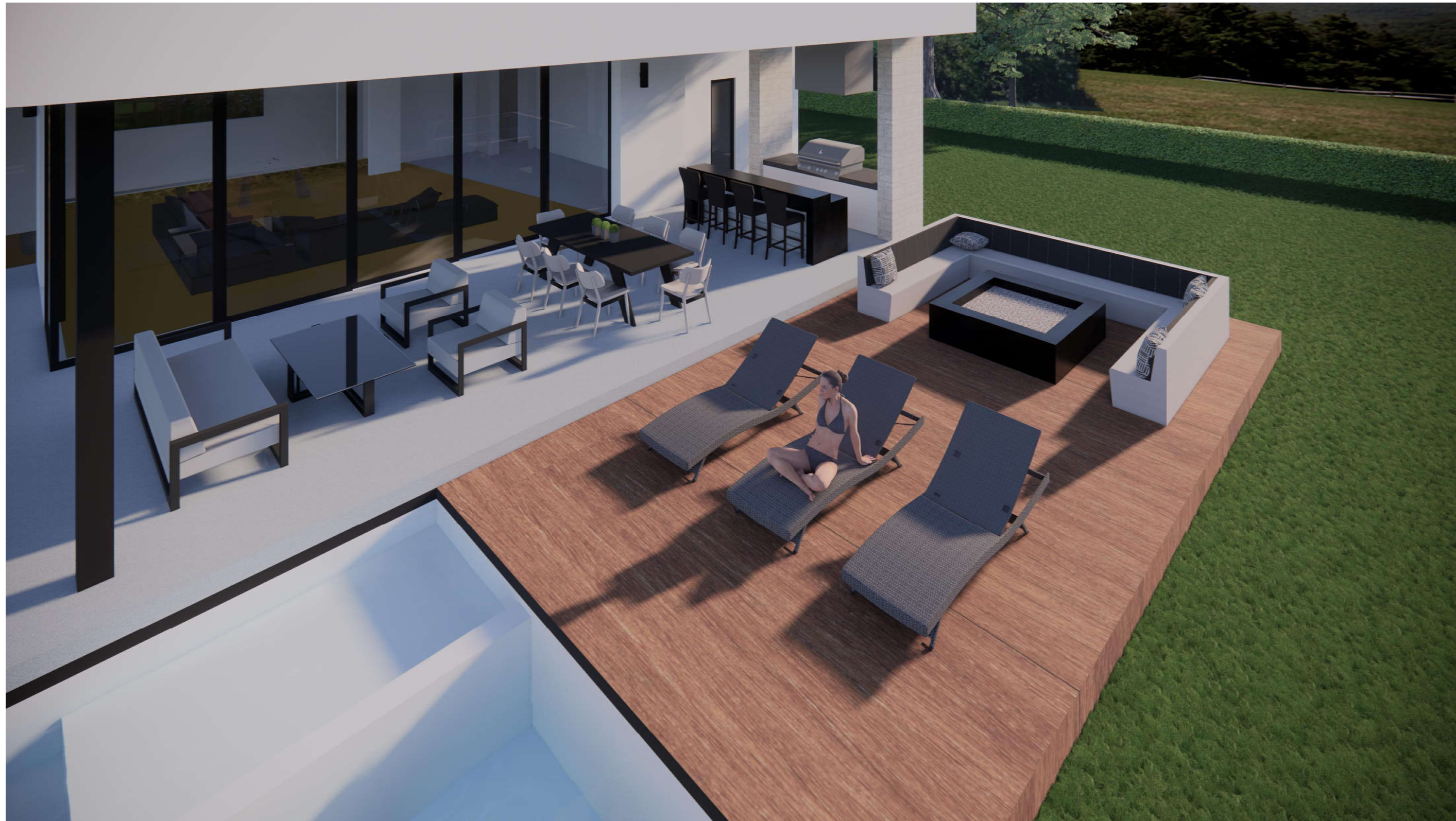
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SCALE: AS NOTED

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-6



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SHEET TITLE

RENDERINGS

SHEET NUMBER

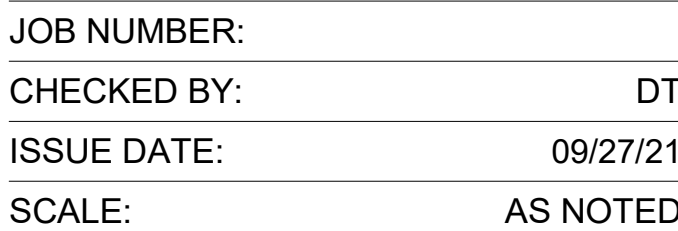
A-7

1229 ANDORA AVE
CORAL GABLES, FL, 33146

SEAL

REVISIONS

PRELIM SET



SHEET TITLE

ELEVATIONS WITH NEIGHBORS

SHEET NUMBER

A-8

The image contains two technical drawings. The left drawing, titled 'WIRE MESH BARRIER DETAIL', is a cross-sectional view showing a tree on the left, a 4' high barrier in the middle, and a root boundary on the right. The barrier is made of 6" x 4" pressure-treated pine posts and 6" x 6" 5" wire mesh. A drip line is indicated above the tree. The overall dimension to protect roots is shown at the bottom. The right drawing, titled 'WOOD BARRIER DETAIL PLAN', is a top-down view of a circular tree trunk. It shows a 4" x 4" pressure-treated pine post at the center, a 2" x 4" pressure-treated pine framing stud, and 6" x 6" 5" wire mesh nailed to the post. A drip line and a root boundary to be protected are also indicated.

WIRE MESH BARRIER DETAIL

EXIST. TREE TO REMAIN
4' HIGH BARRIER
DWP LINE
6" x 4" PRESSURE TREATED PINE POSTS
6" x 6" 5" WIRE MESH ATTACHED TO EA 4" x 4"
3'-0"
OVERALL DIMENSION TO PROTECT ROOTS

WOOD BARRIER DETAIL PLAN

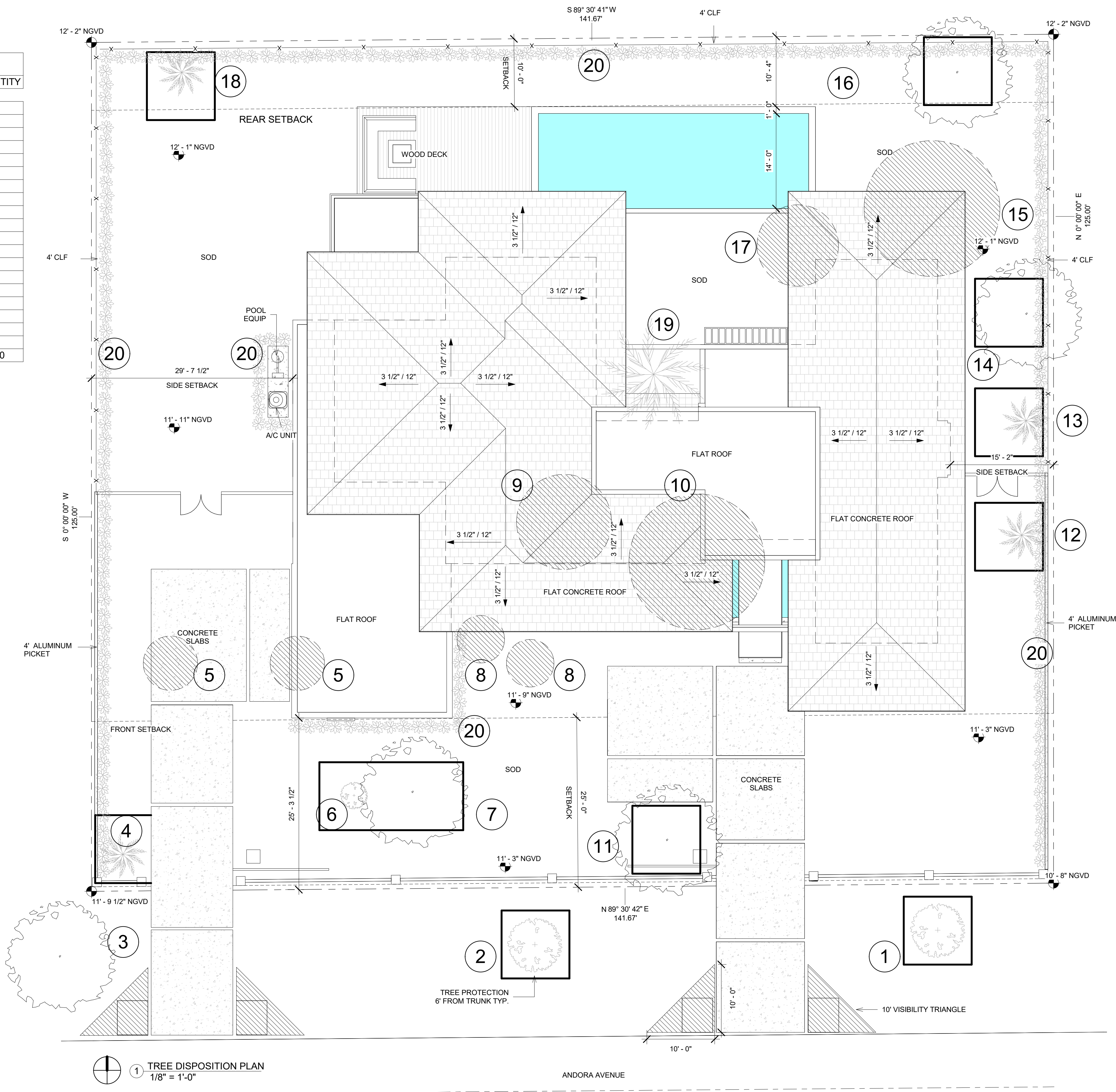
DWP LINE
ROOT BOUNDARY TO BE PROTECTED
4" x 4" PRESSURE TREATED PINE POST
TREE TRUNK
2" x 4" PRESSURE TREATED PINE FRAMING STUDS OR 6" x 6" 5" WIRE MESH NAILED TO POSTS

Notes:

- 1) Tree Protection Barriers dimensions are measured from the outside of the trunk.
- 2) Tree Protection Barriers are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
- 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
- 4) Barriers to remain in place throughout the duration of construction activities.
- 5) Barriers to be attached to existing CLF's, WD fences or concrete walls where applicable.



Legend
1/4" = 1'-0"



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SHEET TITLE

TREE DISPOSITION PLAN

SHEET NUMBER

LA-1

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