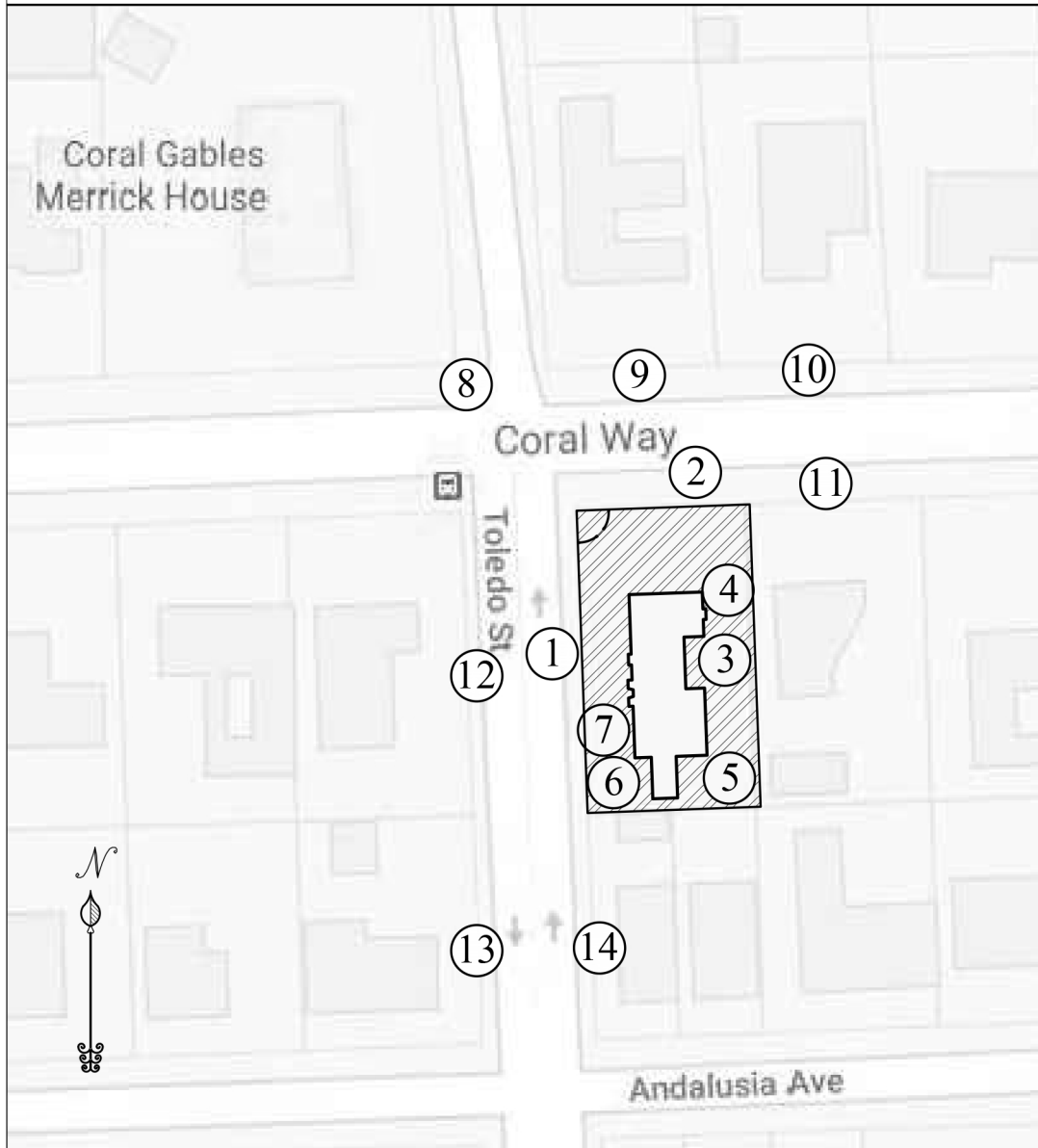


SITE LOCATION



ALBUM OF SEGOVIA LOONEY EXISTING HOUSE & CONTEXT PHOTOS





1



2



3



4



5



6



7



8



9



10



11



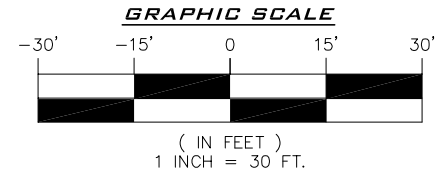
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13

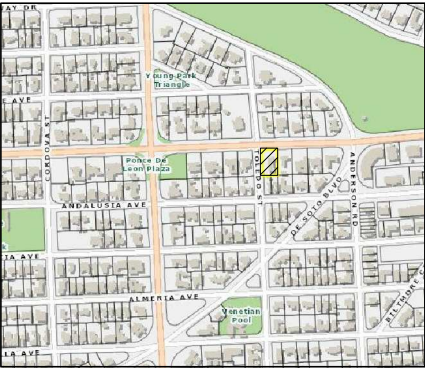


14



MAP OF BOUNDARY SURVEY

LOCATION MAP
SECTION 18, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

- | | |
|--------|--------------------------------------|
| AC | =DENOTES AIR CONDITIONING UNIT |
| B.B. | =DENOTES BASIS OF BEARINGS |
| ASPH. | =DENOTES ASPHALT |
| P | =DENOTES PROPERTY LINE |
| B.M. | =DENOTES BENCH MARK |
| C.B.S. | =DENOTES CONCRETE BLOCK STUCCO |
| CONC. | =DENOTES CONCRETE |
| L.P | =DENOTES LIGHT POLE |
| CB | =DENOTES CATCH BASIN |
| CL | =DENOTES CENTERLINE |
| ML | =DENOTES MONUMENT LINE |
| L.M.E. | =DENOTES LAKE & MAINTENANCE EASEMENT |
| D.E. | =DENOTES DRAINAGE EASEMENT |
| D.H. | =DENOTES DRILL HOLE |
| (M) | =DENOTES MEASURE |
| (R) | =DENOTES RECORD |
| WPP | =DENOTES WOOD POWER POLE |
| U.E. | =DENOTES UTILITY EASEMENT |
| P.B. | =DENOTES PLAT BOOK |
| PG. | =DENOTES PAGE |
| P.C.P. | =DENOTES PERMANENT CONTROL POINT |
| P.O.B. | =DENOTES POINT OF BEGINNING |
| TYP. | =DENOTES TYPICAL |
| M.H.W. | =DENOTES MEAN HIGH WATER LINE |
| --- | =DENOTES WOOD FENCE |
| -x- | =DENOTES CHAIN LINK FENCE |
| -o-o- | =DENOTES IRON FENCE |

- o =DENOTES FOUND IRON PIPE (NO ID.)
- Δ =DENOTES FOUND NAIL AND DISC
- [Pattern] =DENOTES ASPHALT PAVEMENT
- [Pattern] =DENOTES BRICK
- [Pattern] =DENOTES CONCRETE PAD
- X.XX → =DENOTES ELEVATIONS

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

LOT 1 AND 2, BLOCK 1, OF "CORAL GABLES. SECTION A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 03-4118-001-0010

840 CORAL WAY,
CORAL GABLES, FLORIDA 33134-4823

AREA OF PROPERTY: 17,500 SQUARE FEET AND/OR
0.402 ACRES MORE OR LESS.

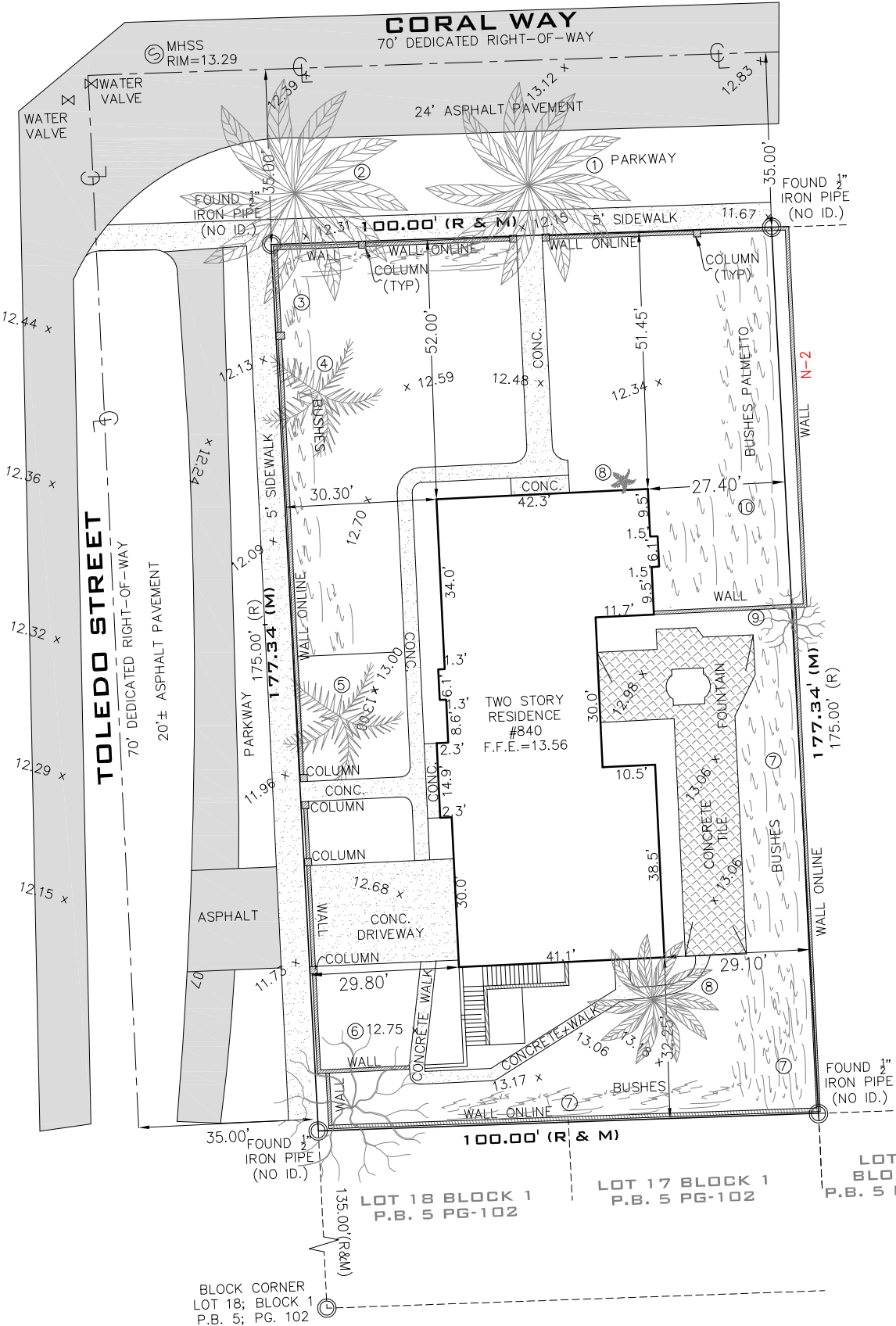
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE
USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT
EXTEND TO ANY UNNAMED PARTIES.

-SEGOMIA GROUP LLC

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) 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.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CORAL GABLES, SECTION A" RECORDED IN PLAT BOOK 5, AT PAGE 102.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



TREE CHART				
NO.	COMMON NAME	DBH IN FEET	HEIGHT IN FEET	SPREAD IN FEET
1	OAK	2.5	40	42
2	OAK	2.0	40	46
3	BUSH			
4	(3)PALMETTO	0.9	20	10
5	PALMETTO	1.8	20	26
6	TREE	2.0	40	38
7	BUSH			
8	OAK	2.0	38	27
9	TREE	1.3	42	13
10	PALMETTO BUSH	0.3	20	5

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		X
ELEVATION:		N/A
COMMUNITY:		120639
PANEL:		12086C0457
DATE OF FIRM:		09-11-2009
SUFFIX:		L
ORIGINAL FIELD WORK SURVEY DATE		03-09-2021
BENCH MARK:		N/A
ELEVATION:		N/A
DATE	DRAWN BY	SCALE
03-09-2021	J.FEE	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	
JOB No.		
2103-0011		

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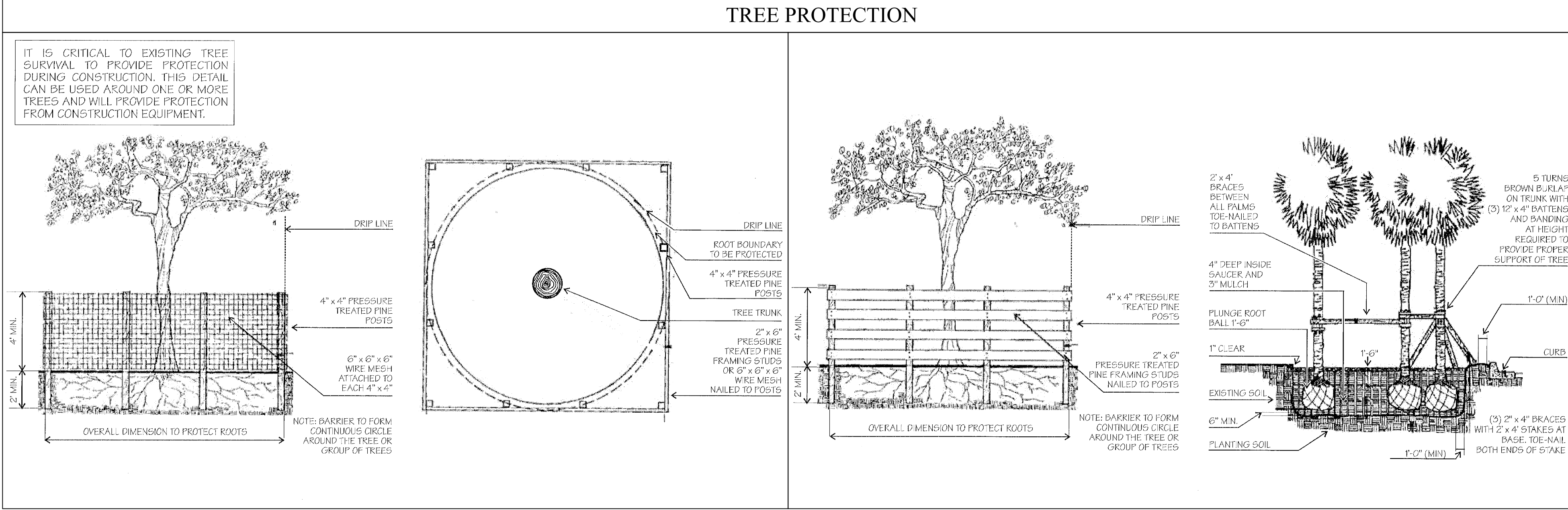
A-301

SECTION THROUGH LOGGIA

A-501

GARDEN WALL DETAILS

TREE CHART				
NO.	COMMON NAME	DBH IN FEET	HEIGHT IN FEET	SPREAD IN FEET
1	OAK	2.5	6'-0"	9'-0"
2	OAK	2.0	6'-0"	9'-0"
3	(3) PALMETTO	0.9	20	10
4	PALMETTO	1.8	20	26
5	TREE	2.0	40	38
6	OAK	2.0	38	27
7	TREE	1.3	42	13



PROJECT DESCRIPTION

A R E M O D E L I N G & A D D I T I O N T O A N E X I S T I N G H I S T O R I C R E S I D E N C E L O C A T E D A T 8 4 0 C O R A L W A Y .

THE EXISTING PORTION OF THE TWO-STORY RESIDENCE WILL BE REMODELED AND RESTORED ON THE INTERIOR WITH A REPLACEMENT OF ALL DAMAGED WINDOWS AND DOORS THROUGHOUT. THE HOUSE H.V.A.C., PLUMBING AND ELECTRICAL WILL BE ALL NEW. THE EXISTING ROOF AND EVE WILL BE REPAIRED WHERE DAMAGED. THE FIRST FLOOR WILL REMODEL THE KITCHEN WITH A PANTRY AND ADD A STAFF BEDROOM AND BATHROOM.SITE WORK CONSIST OF A NEW SWIMMING POOL, THE SECOND FLOOR WILL REMODEL THE MASTER BEDROOM AND MASTER BATHROOM AND RECONFIGURE THE CORRIDORS, TWO NEW BATHROOMS AND A LAUNDRY ROOM. SITE WORK WILL CONSIST OF A NEW SWIMMING POOL, A NEW GARDEN ENTRY GATE AND VEHICULAR SECURITY GATES AND PAVEMENT AREAS.

THE NEW TWO-STORY ADDITION WILL CONSIST OF A FIRST LEVEL OPEN AIR DINNING LOGGIA WITH OUTDOOR KITCHEN EQUIPMENT&APPLIANCES AND A SECOND LEVEL BEDROOM WITH BATHROOM. THE SECOND LEVEL IS CONNECTED TO THE MAIN HOUSE THROUGH THE OUTDOOR GARDEN STAIR ENTRY VESTIBULE WITH A PROPORTIONAL ROOF TRANSITION. THE NEW TOWER IS INSPIRED BY THE ORIGINAL TOWER BY JOHN & COULTON SKINNER ARCHITECTS OF THE HISTORIC HOUSE.

ZONING DATA

ADDRESS: 530 ALMINAR AVENUE CORAL GABLES, FL

FOLIO NUMBER: 03-4118-001-0010

LEGAL DESCRIPTION: LOT 1 AND 2, CLOCK 1, OF "CORAL GABLES, SECTION A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SET BACKS:	REQUIRED	PROVIDED
FRONT:	50'-0"*	52'-0"
SIDE STREET FRONT:	25'-0"	27'-8"
INTERIOR SIDE (EAST):	5'-0"	27'-8"
REAR:	10'-0"	10'-0"

* APPENDIX A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-3, SECTION- A., B., #1

ZONING DISTRICT: SFR

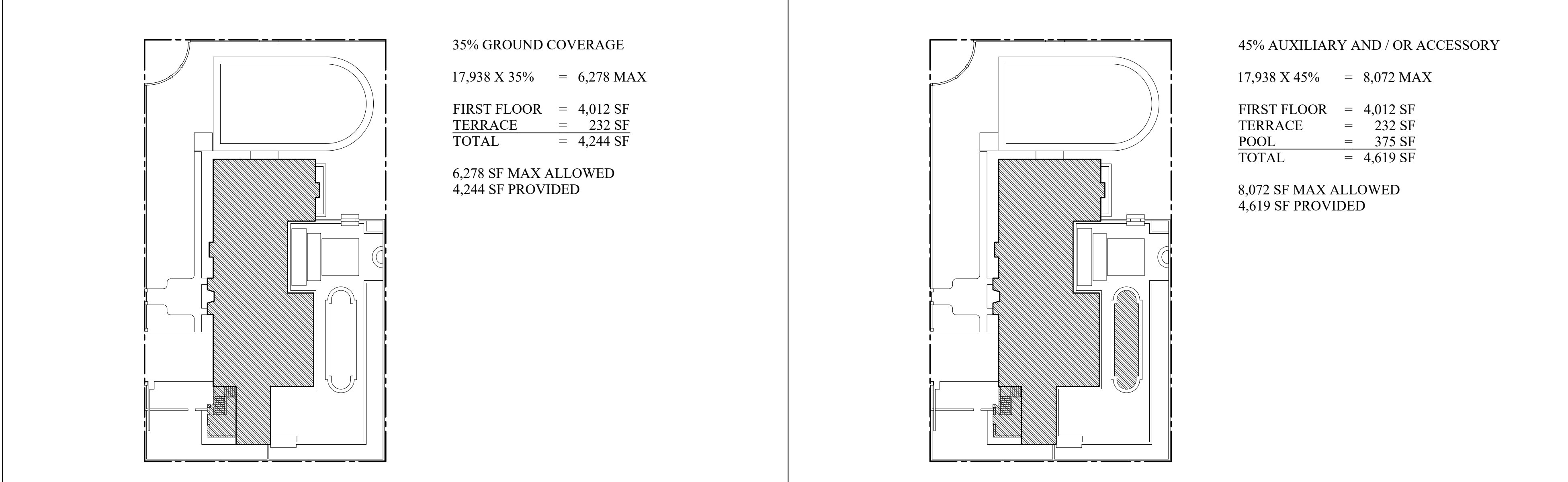
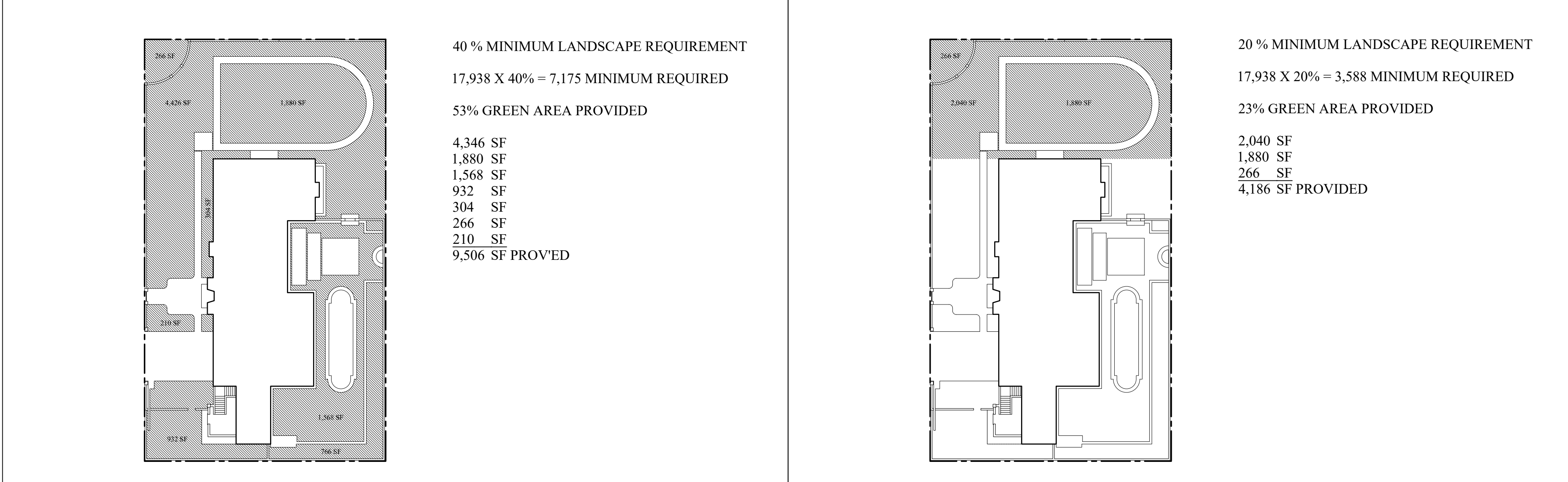
LOT AREA: 17,938 S.F.

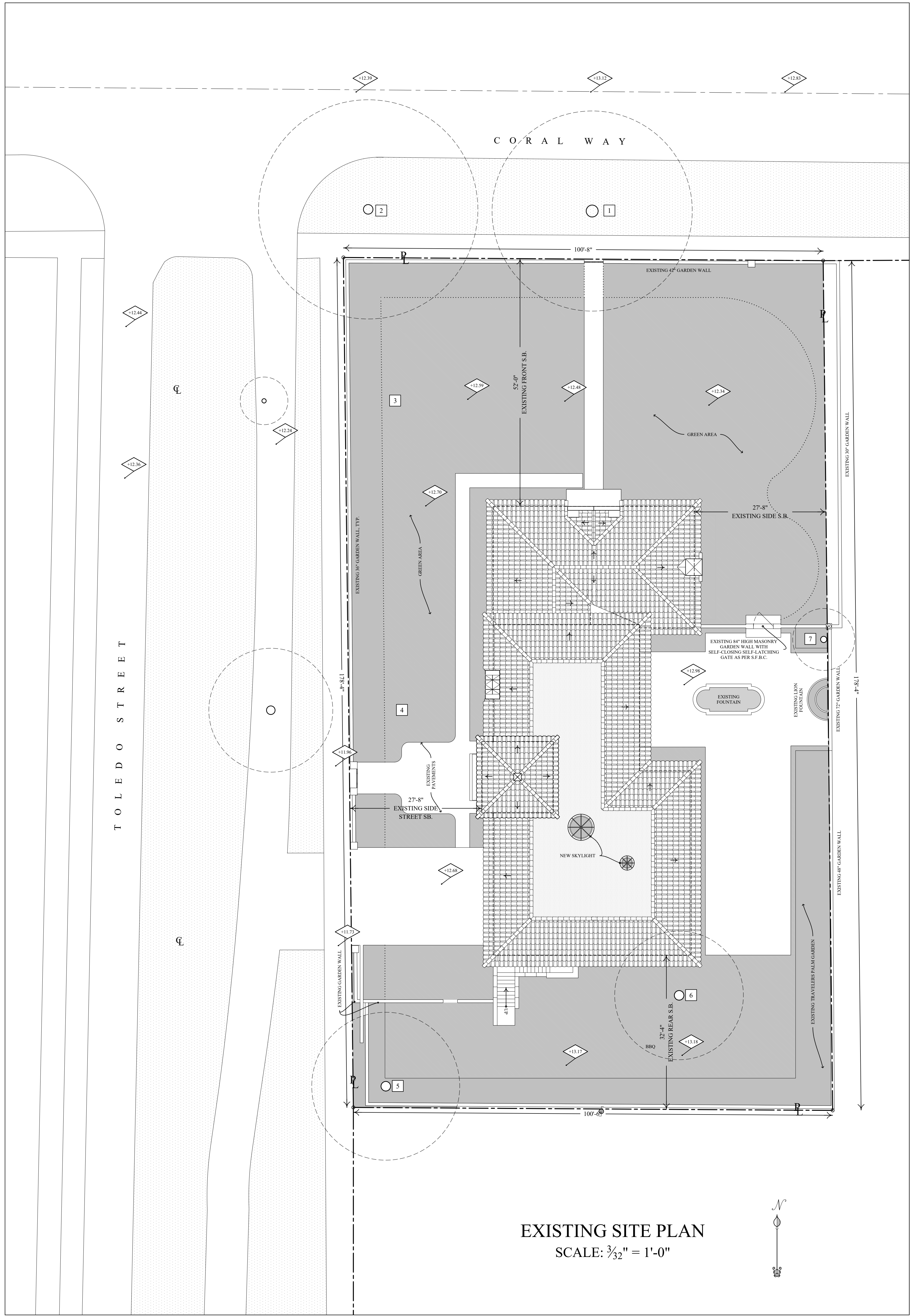
WIDTH: 100'-8"

DEPTH: 178'-4"

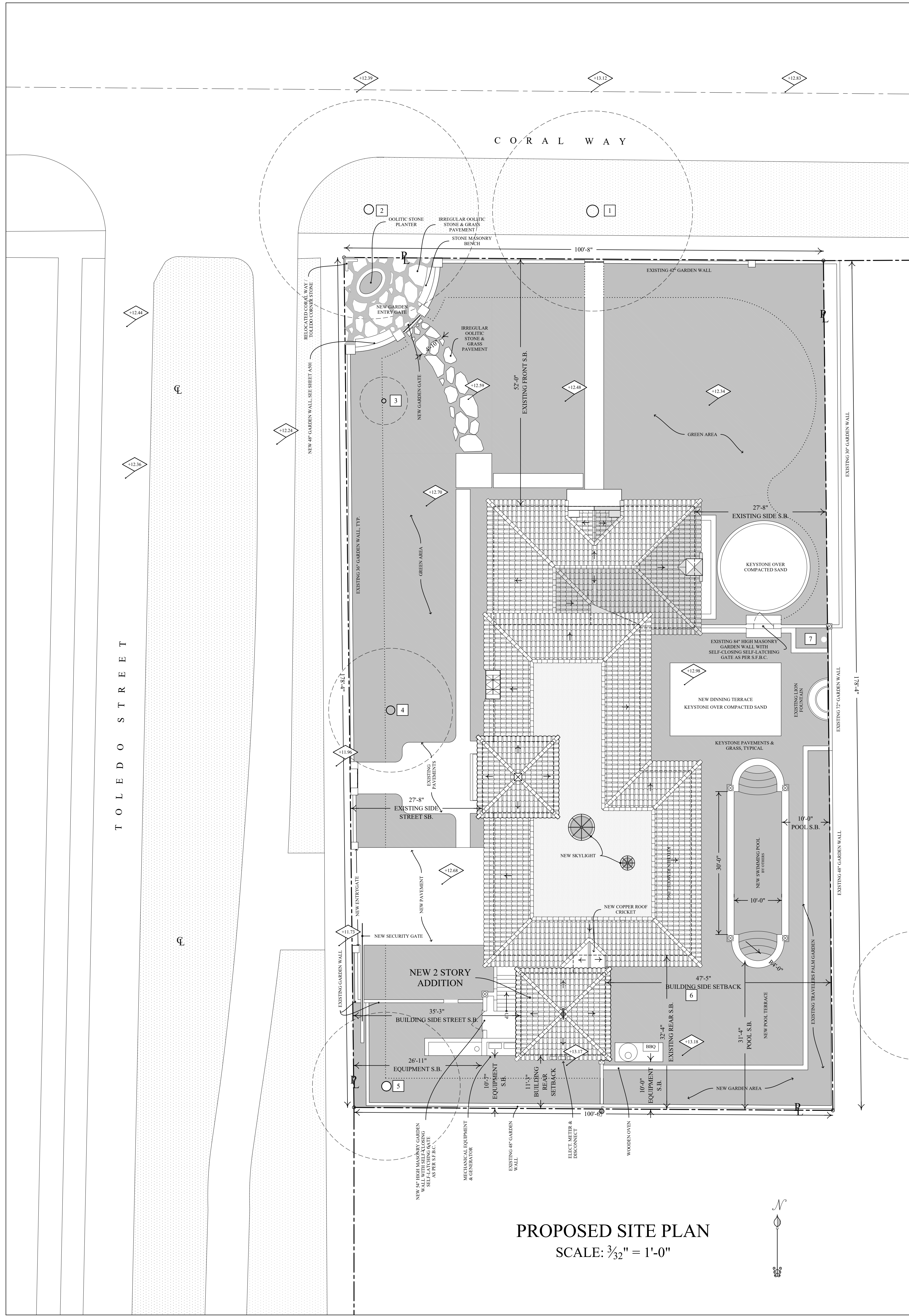
HEIGHT: 2 STORIES MAX 25'-0" MAX
2 STORIES 24'-6"

SEE CONTEXT PHOTOS ON ATTACHED ALBUM

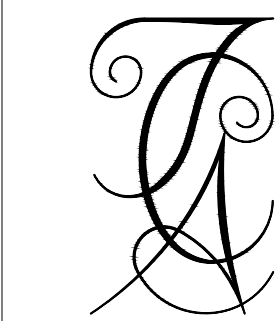




EXISTING SITE PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"



PROPOSED SITE PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"



REVISIONS			DESCRIPTION
MARK	DATE		
1	06/23/2021		PRELIMINARY ZONING COMMENTS

EXTERIOR DOOR LEGEND				
SYM	QTY	DISCRPTION	F.M.G.	
			WIDTH	HEIGHT
	4	IRON ARCHED FRENCH DOORS, 2 LEAVES	6'-3 1/2"	8'-0"
	1	IRON ARCHED FRENCH DOORS, 2 LEAVES	5'-11"	8'-0"
	2	IRON FRENCH DOOR, 1 LEAF	3'-2 1/2"	9'-0"
	1	ALUMINUM FRENCH DOORS, WITH FIXED SIDELITES, 2000	10'-8"	9'-0"
	1	ALUMINUM FRENCH DOOR, 1 LEAF	3'-1 1/2"	7'-0"
	1	ALUMINUM FRENCH DOOR, 1 LEAF	3'-0"	8'-0"
	1	RESTORED EXISTING WOOD DOOR & SCREEN DOOR	4'-2 1/2"	8'-5 1/2"
	1	RESTORED EXISTING WOOD DOOR	3'-10"	8'-0"
	1	ALUMINUM GARAGE DOOR	7'-11 1/2"	8'-0"
	2	ALUMINUM FRENCH DOOR, 1 LEAF	3'-0"	8'-0"

WINDOW LEGEND				
SYM	QTY	DISRUPTION	F.M.O.	
			WIDTH	HEIGHT
①	11	CASEMENT, 2 PANE	3'-2"	5'-4"
②	2	FIXED ARCHED WINDOW, 2 PANE	6'-0"	5'-6"
③	2	DOUBLE CASEMENT W/ FIXED TRANSOM	6'-8"	6'-7"
④	2	DOUBLE CASEMENT	4'-8"	6'-2"
⑤	1	FIXED STOREFRONT, 4 PANE	11'-8"	8'-2"
⑥	10	DOUBLE CASEMENT	3'-3"	6'-2"
⑦	1	DOUBLE CASEMENT W/ FIXED MIDDLE	5'-0"	6'-2"
⑧	3	SINGLE CASEMENT	2'-6"	5'-0"
⑨	1	FIXED CIRCLE, 1 PANE	2'-4"	2'-4"
⑩	1	CASEMENT, 1 PANE	1'-6 1/2"	3'-2 1/2"
⑪	1	FIXED GLASS IN FRONT OF EXISTING STAINED GLASS	1'-6 1/2"	3'-2 1/2"
⑫	1	CASEMENT, 1 PANE	1'-6"	2'-2"
⑬	1	DOUBLE CASEMENT, 2 PANE	5'-0"	5'-0"
⑭	2	CASEMENT	3'-3"	6'-2"

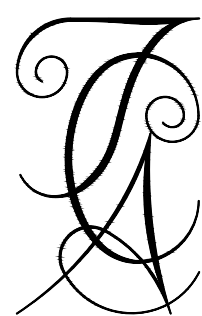
[illegible]

This architectural floor plan depicts a residential unit with a total footprint of 94'-2" by 42'-2". The layout includes a large Living Room (94'-2" x 42'-2") with a fireplace, a Dining Room, a Kitchen equipped with an oven, microwave, and dishwasher, and a Breakfast Room. A Family Room is situated between the Living Room and the Kitchen. A central Gallery area is accessible from the Living Room and Dining Room. The unit also features a Powder Room, a Foyer with an entrance, a Garage, and a Storage area. Mechanical details include an Air Handling Unit (AHU), Electrical Panel, and Electrical Meter. Stairs are shown with an 'UP' direction. The plan is surrounded by setbacks: 6'-7" on the top left, 9'-6" on the top, 9'-4" on the top right, 6'-7" on the right, 9'-3" on the bottom right, 6'-8" on the bottom, 7'-3" on the bottom left, and 6'-7" on the left. The overall dimensions are 94'-2" wide and 42'-2" deep.

REVISIONS		
MARK	DATE	DESCRIPTION
△	06/23/2021	PRELIMINARY ZONING COMMENTS

SEGOVIA LOONEY RESIDENCE
RESTORATION & REMODELING
840 CORAL WAY, CORAL GABLES

TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
69 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960

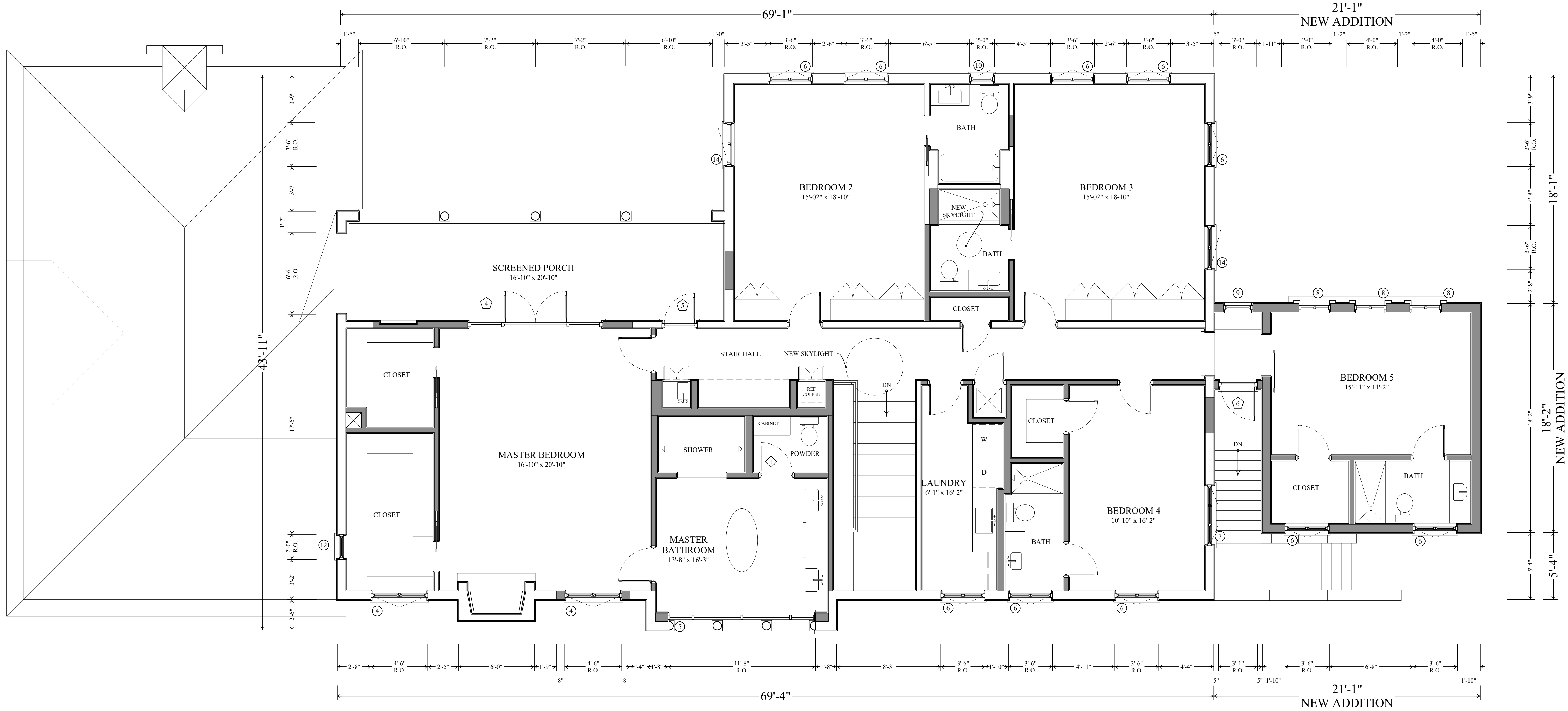


A101
FIRST FLOOR
PLAN

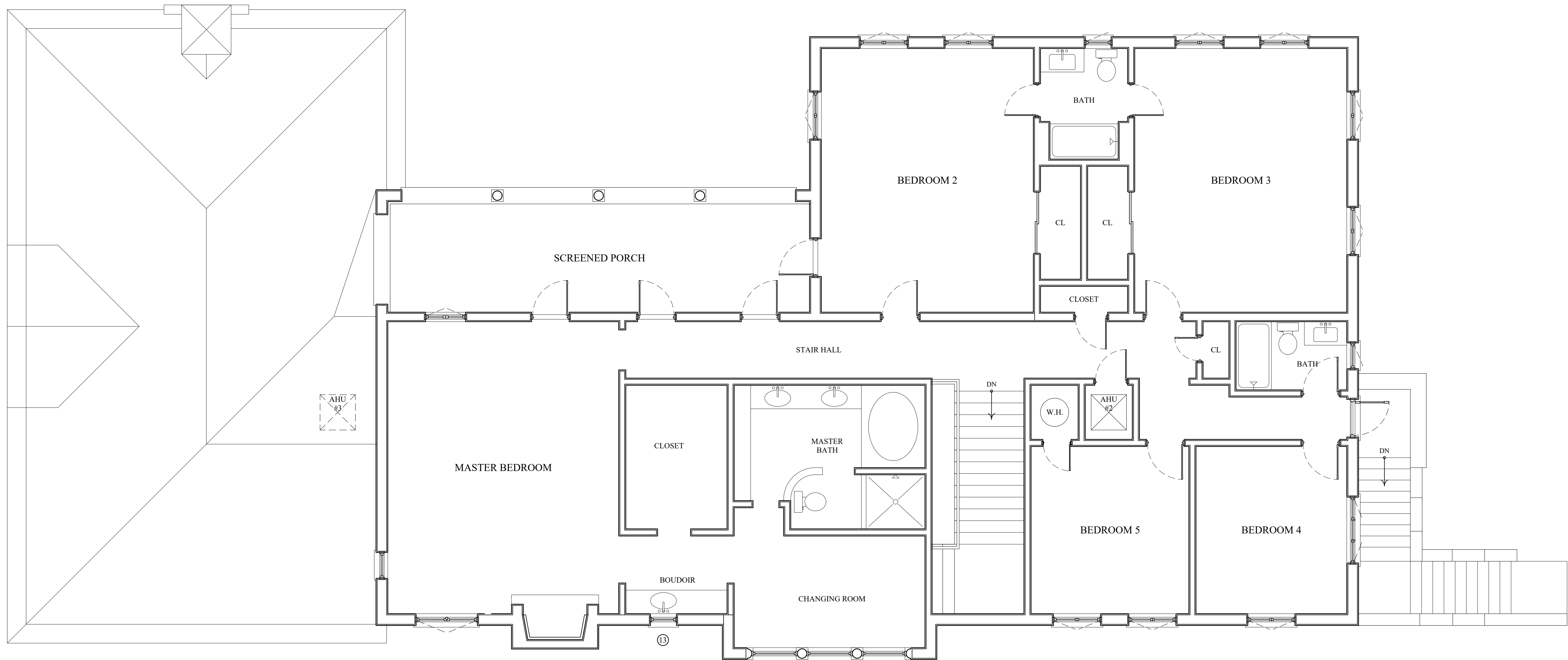
JULY 27, 2021

PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING WALLS & PARTITIONS
NEW WALLS & PARTITIONS

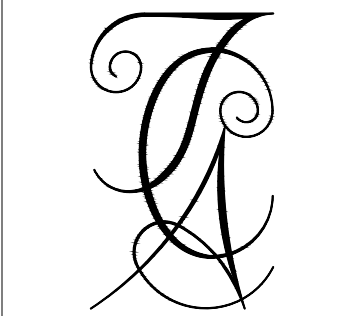


EXISTING
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

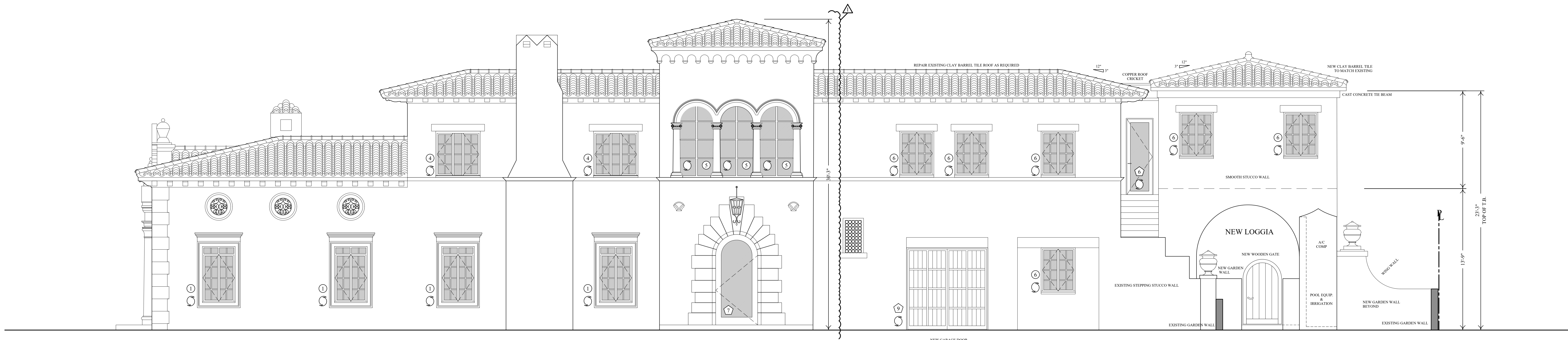


REVISIONS	
MARK	DESCRIPTION

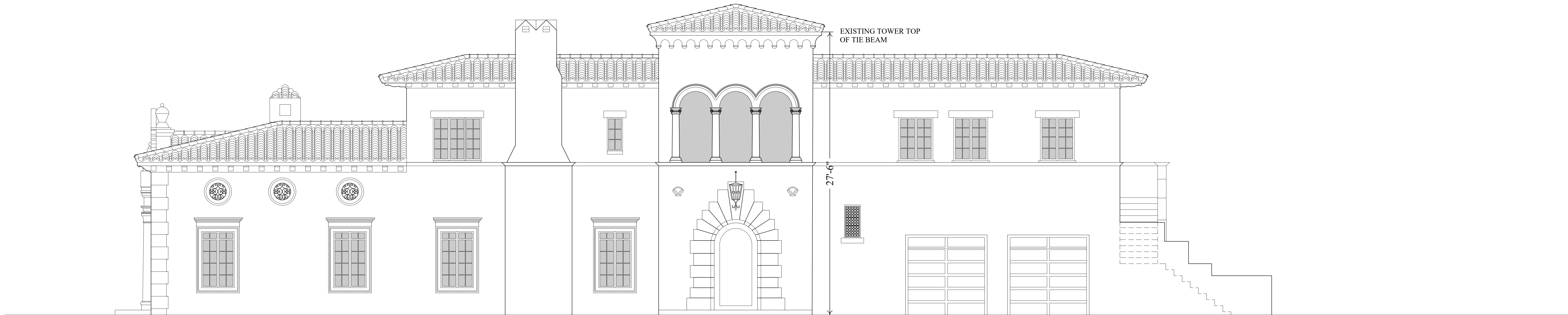
SEGOLIA LOONEY RESIDENCE
RESTORATION & REMODELING
840 CORAL WAY, CORAL GABLES
TRELLS CABARROCA ARCHITECTS
Large Trellis - Architect - AR 95316
169 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960



A102
SECOND
FLOOR PLAN



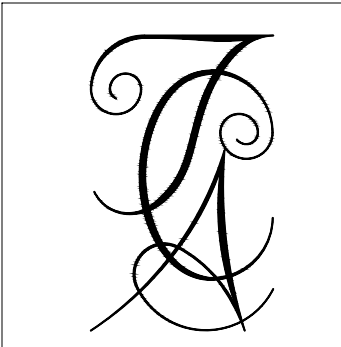
WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

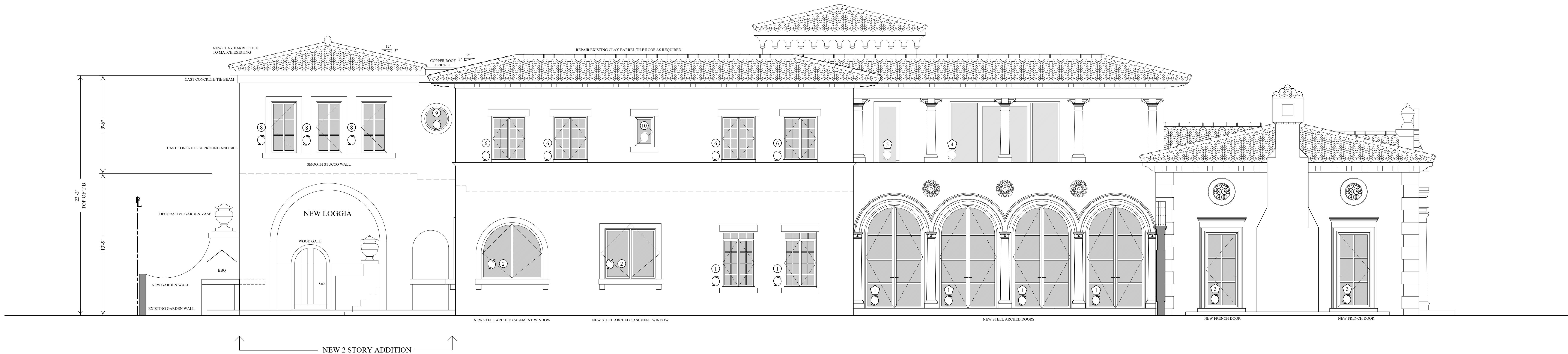
REVISIONS			DESCRIPTION
MARK	DATE		
Δ	06/23/2021		PRELIMINARY DRAINAGE COMMENTS

SEGOVIA LOONEY RESIDENCE
RESTORATION & REMODELING
840 CORAL WAY, CORAL GABLES
TRELLIS CABARROCAS ARCHITECTS
Trellis - Architect - AR 95316
169 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960

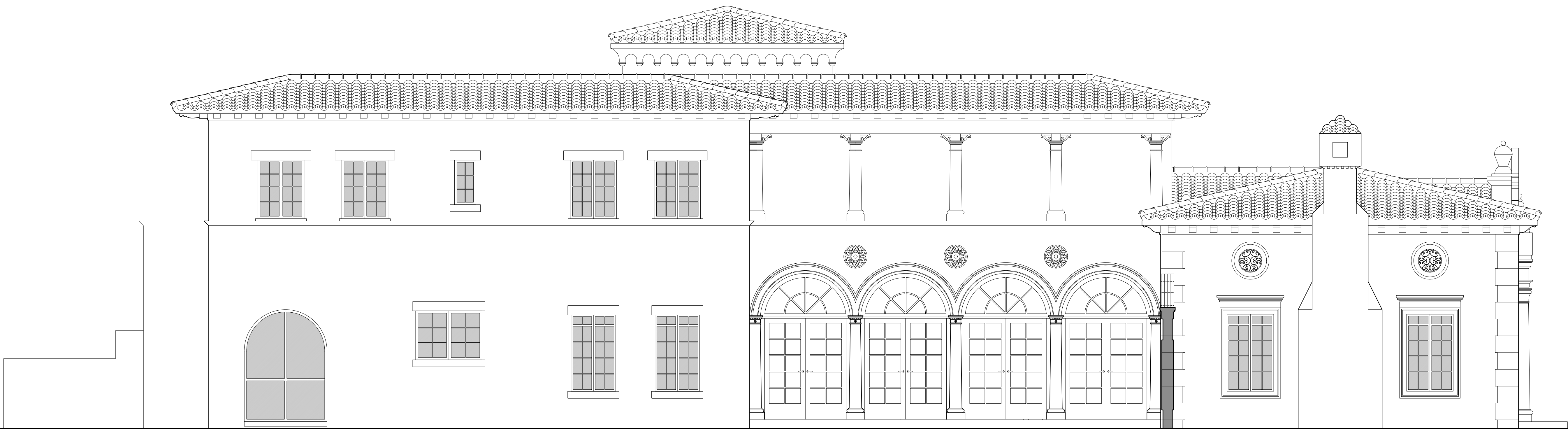


A201
WEST
ELEVATION

JULY 27, 2021

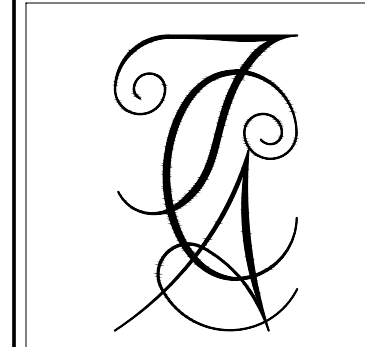


EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

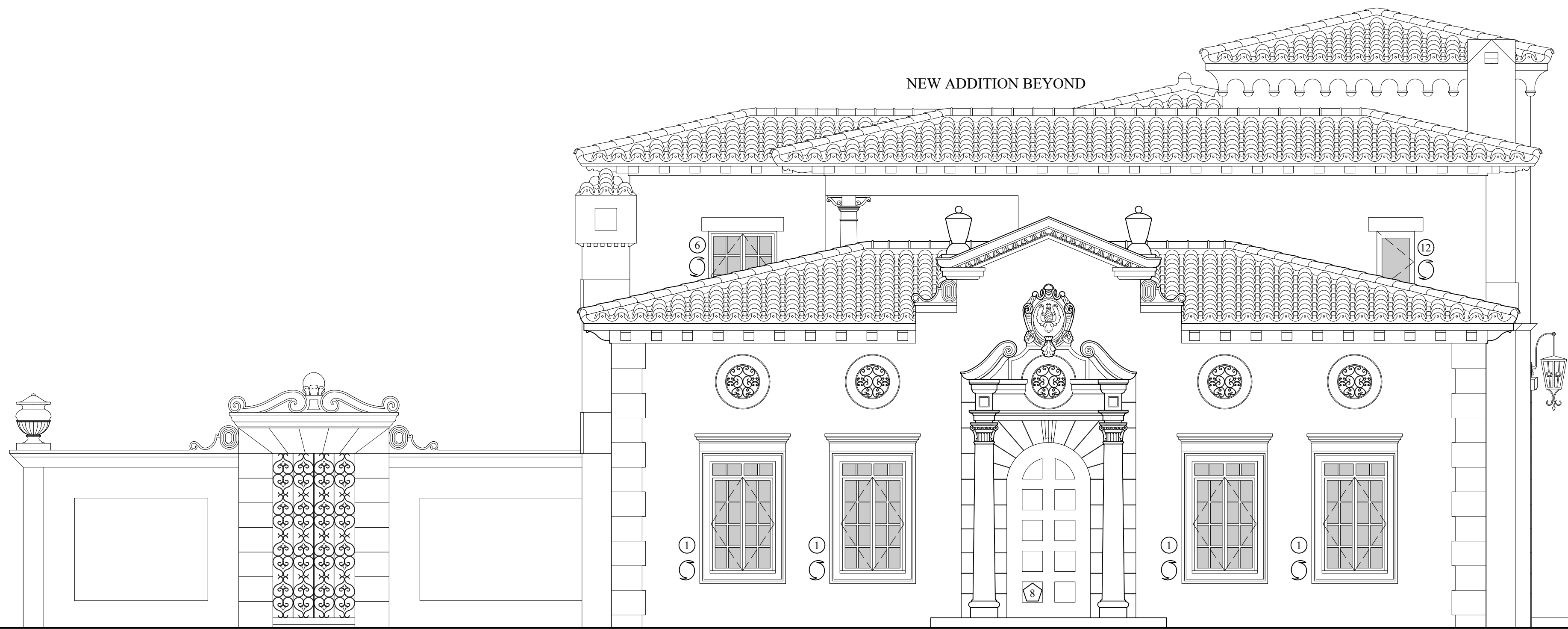
SEGOVIA LOONEY RESIDENCE
RESTORATION & REMODELING
840 CORAL WAY, CORAL GABLES
TRELLIS CABARROCAS ARCHITECTS
Trellis - Architect - AR 95316
169 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960



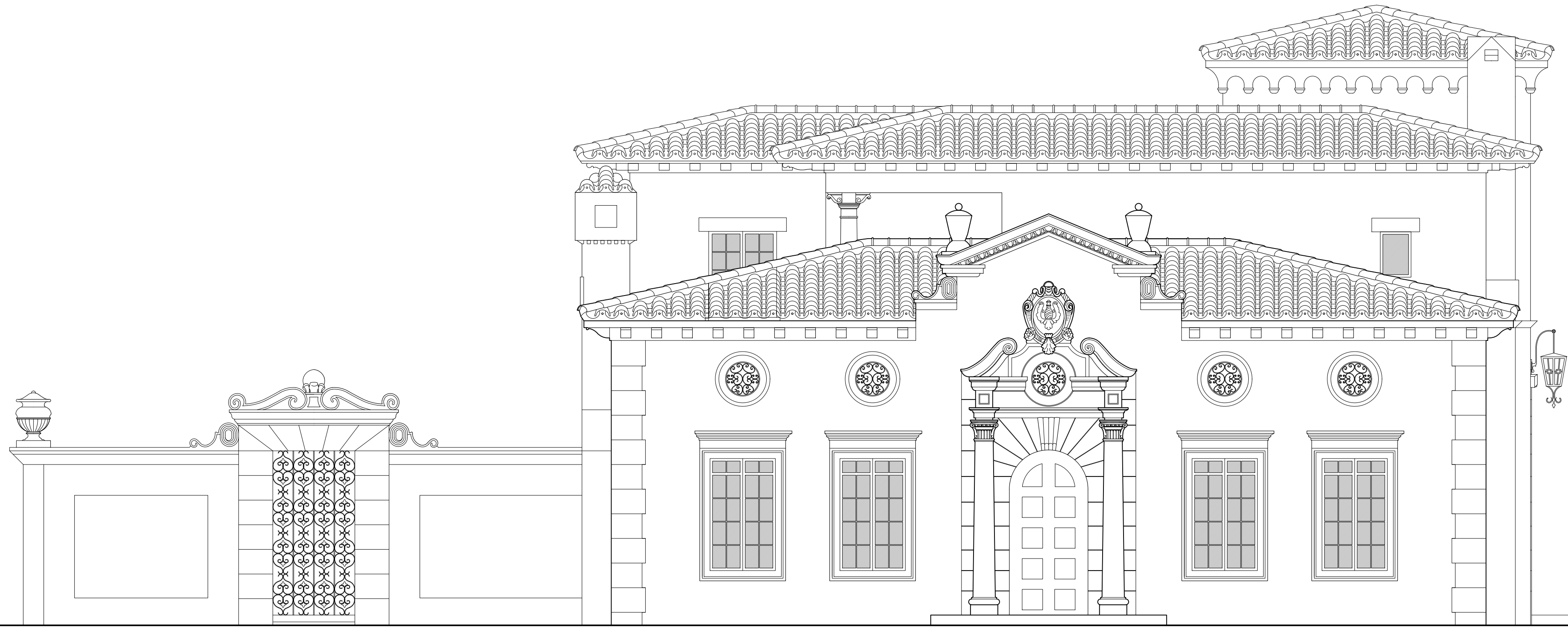
A202
EAST
ELEVATION

JULY 27, 2021

REVISIONS		DESCRIPTION
MARK	DATE	

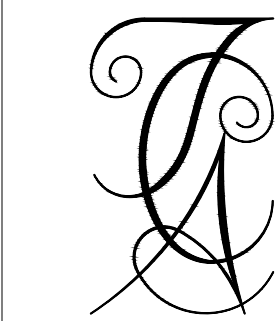


NORTH ELEVATION - PROPOSED
SCALE: ¼" = 1'-0"



NORTH ELEVATION - EXISTING
SCALE: ¼" = 1'-0"

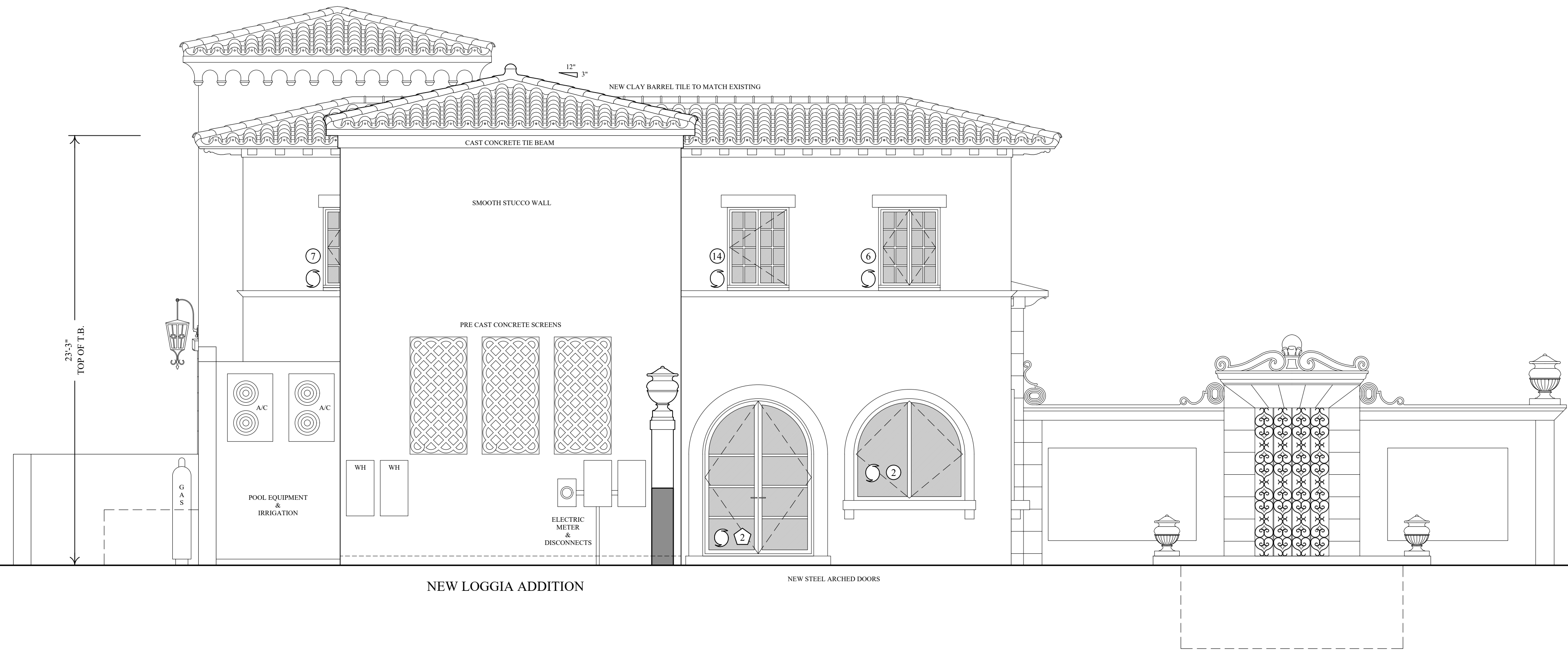
SEGOVIA LOONEY RESIDENCE
RESTORATION & REMODELING
840 CORAL WAY, CORAL GABLES
TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960



A203
NORTH
ELEVATION

JULY 27, 2021

REVISIONS			
MARK	DATE	DESCRIPTION	

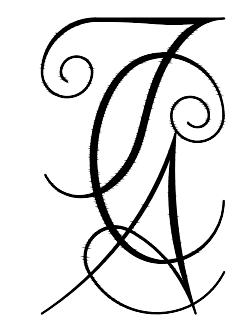


SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

SEGOVIA LOONEY RESIDENCE
RESTORATION & REMODELING
840 CORAL WAY, CORAL GABLES
TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960

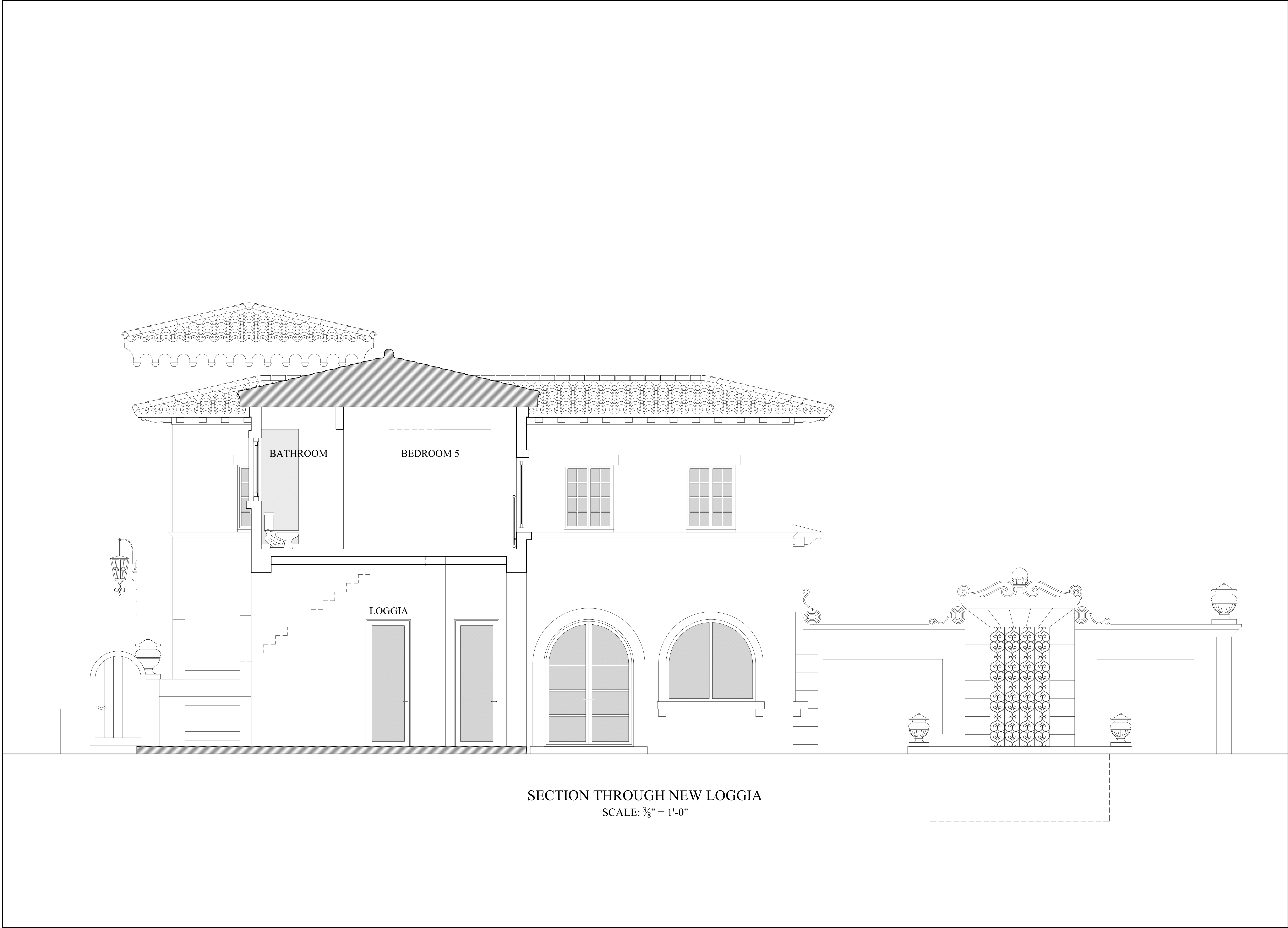


A204
SOUTH
ELEVATION

JULY 27, 2021

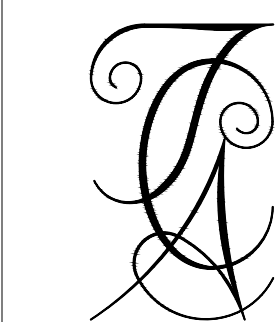
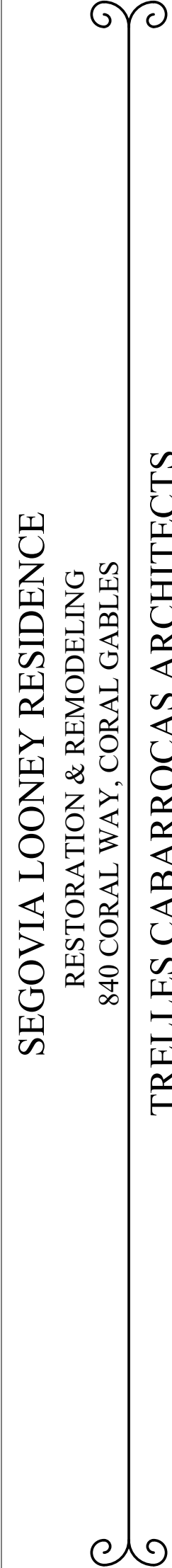
REVISIONS

MARK	DATE	DESCRIPTION



SECTION THROUGH NEW LOGGIA
SCALE: $\frac{3}{8}$ " = 1'-0"

SEGOVIA LOONEY RESIDENCE
RESTORATION & REMODELING
840 CORAL WAY, CORAL GABLES
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A301
PROPOSED
SECTION

JULY 27, 2021

REVISIONS			
MARK	DATE	DESCRIPTION	