

a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.

b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.

c) Elevations shown hereon are with references to the National Geodetic Vertical Datum

(NGW) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.
 d) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
 e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
 f) Code restrictions and title search not reflected in this survey.
 g) Underground utilities and encroachments, if any not located.

- h) Lands depicted herein were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- i) All roads shown herein are public unless otherwise noted.
- j) No identification cap found on property corners unless otherwise noted.
- k) Distance along boundary are recorded and measured unless otherwise noted.
- l) The graphic portions of this document are intended to be displayed at the graphic/frame scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

NOTES:

ABBREVIATIONS:

C.B.=Catch Basin
C/O=Air Conditioner
F.R.=Found Rebar
R=Radius
W.F.=Wood Fence
M.H.=Man Hole
CONC.=Concrete
Q/C=Clear
ENR=Encroaching
 $\hat{c}$ =Center Line
A=Arc Length
Ch=Chord
O/H=Roof overhang
CBS=Concrete Block Stucco
F.M.&D.=Found Nail & Disc
U.U.L.=Overhead Utility Line
R/W=Right-of-Way
B.C.=Block Corner

BM=Benchmark
 Chatto=Chattanooga
 F.D.H.=Found Drill Hole
 W/W=Water Meter
 F.I.P.=Found Iron Pipe
 F.N.=Found Nail
 Δ=Central Angle
 Comm.=Community
 P.C.=Point of Curvature
 P.T.=Point of Tangency
 P.C.P.=Permanent Center
 P.L.S.=Professional Land
 Res.=Residence
 CLF=Chain Link Fence

PL=Planter
Pkw=Parkway
N.T.S.=Not to Scale
LB=Licensed Business
L.S.=Land Surveyor
T=Tangent
Sec.=section
RNG.=Range
P.O.B.=Point of Beginning
M=Monument Line
N/A=Non applicable
O/S=Off Set
BFO=Bar Fence
P.P.=Power Pole
P.R.=Railroad
SWK=Sidewalk

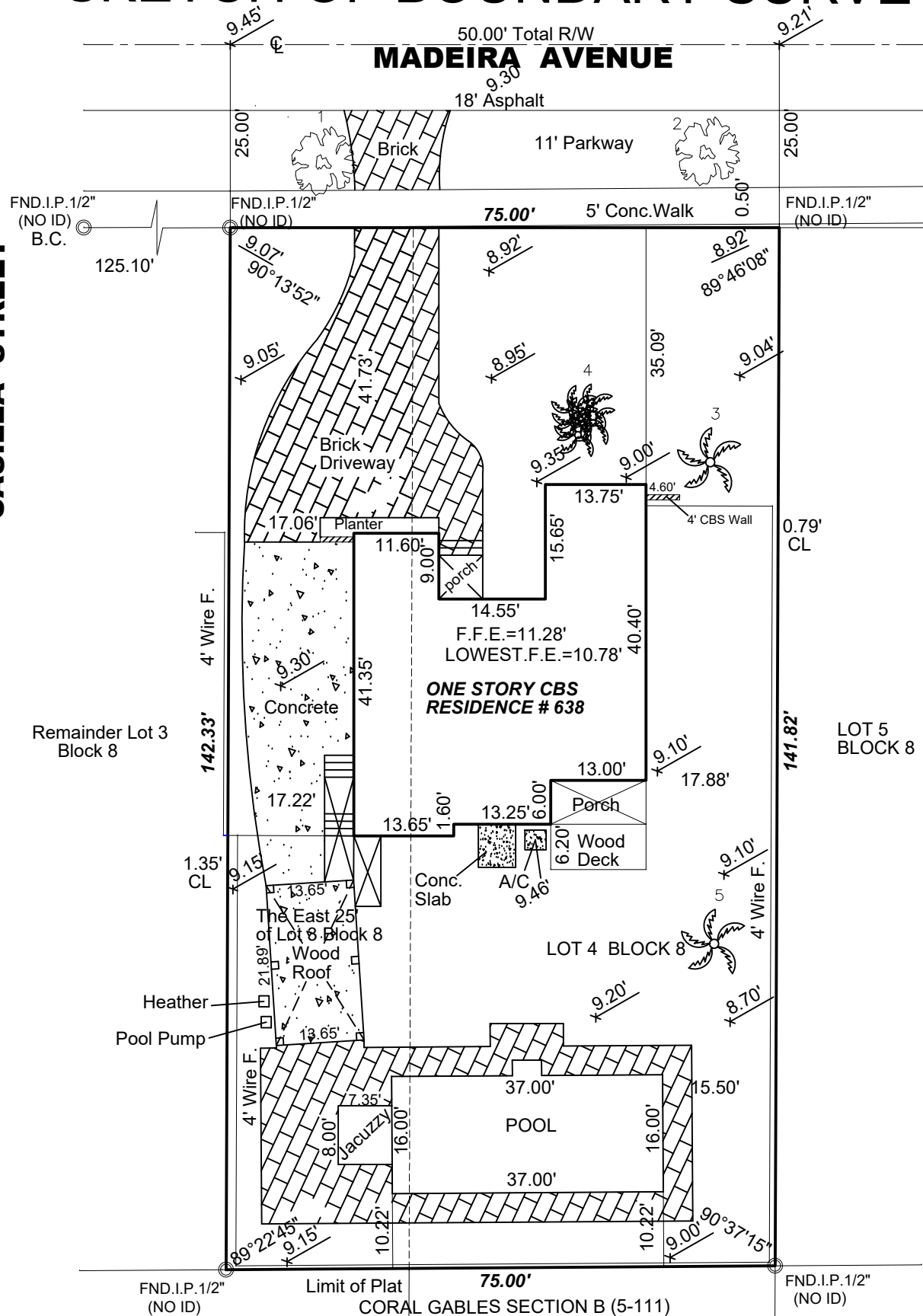
P.O.C.=Point of Commencement
P.C.C.=Point of Compound Curvature
D.M.E.=Drainage & Maintenance Easement
P.R.M.= Permanent Reference Monument
P.R.C.= Point of Reverse Curvature
F.P.L.=Florida Power & Light
D.E.=Drainage Easement

NOTES:

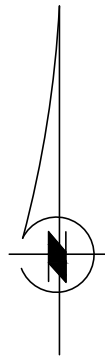
"This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners." The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

CASILLA STREET

SKETCH OF BOUNDARY SURVEY



SCALE: 1" = 20'

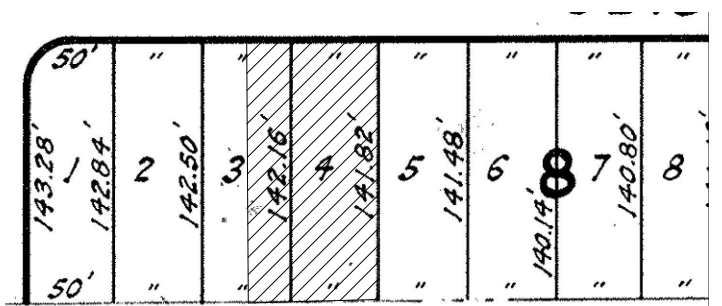


LEGAL DESCRIPTION:
LOT 4 AND THE EAST 25 FEET OF LOT 3, BLOCK 8, OF SUNKIST GROVE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19,
PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
JOEL L. PUJOL AND JANET DIAZ PUJOL

LOCATION SKETCH (N.T.S.)

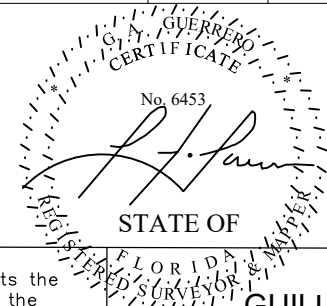
CASILLA STREET

MADEIRA AVENUE

TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	BLACK OLIVE	UNKNOWN	3.0'	35'	40'
2	BLACK OLIVE	UNKNOWN	2.0'	32'	30'
3	COCONUT PALM	UNKNOWN	0.8'	26'	16'
4	(5) PALMS CLUSTER	UNKNOWN	5.0'	22'	20'
5	COCONUT PALM	UNKNOWN	0.8'	26'	16'

NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY



NOT VALID UNLESS
IT BEARS THE
SIGNATURE AND
THE ORIGINAL
RAISED SEAL OF
FLORIDA LICENSED
SURVEYOR AND
MAPPER

BOUNDARY SURVEY

I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5j-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Field Date: 12-03-2019

GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR & MAPPER No. 6453

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453
682 East 21st Street, Hialeah, FL 33013
(305)333-3328 Cell
guerreropsm@aol.com

NOTES\REVISIONS

BASIS OF BEARINGS:	N/A
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SCALE: 1"=20'

JOB No.
GG-19-638

Existing house

638 Madeira Avenue





Surrounding Neighborhood pictures

432 Madeira Avenue



511 Madeira Avenue



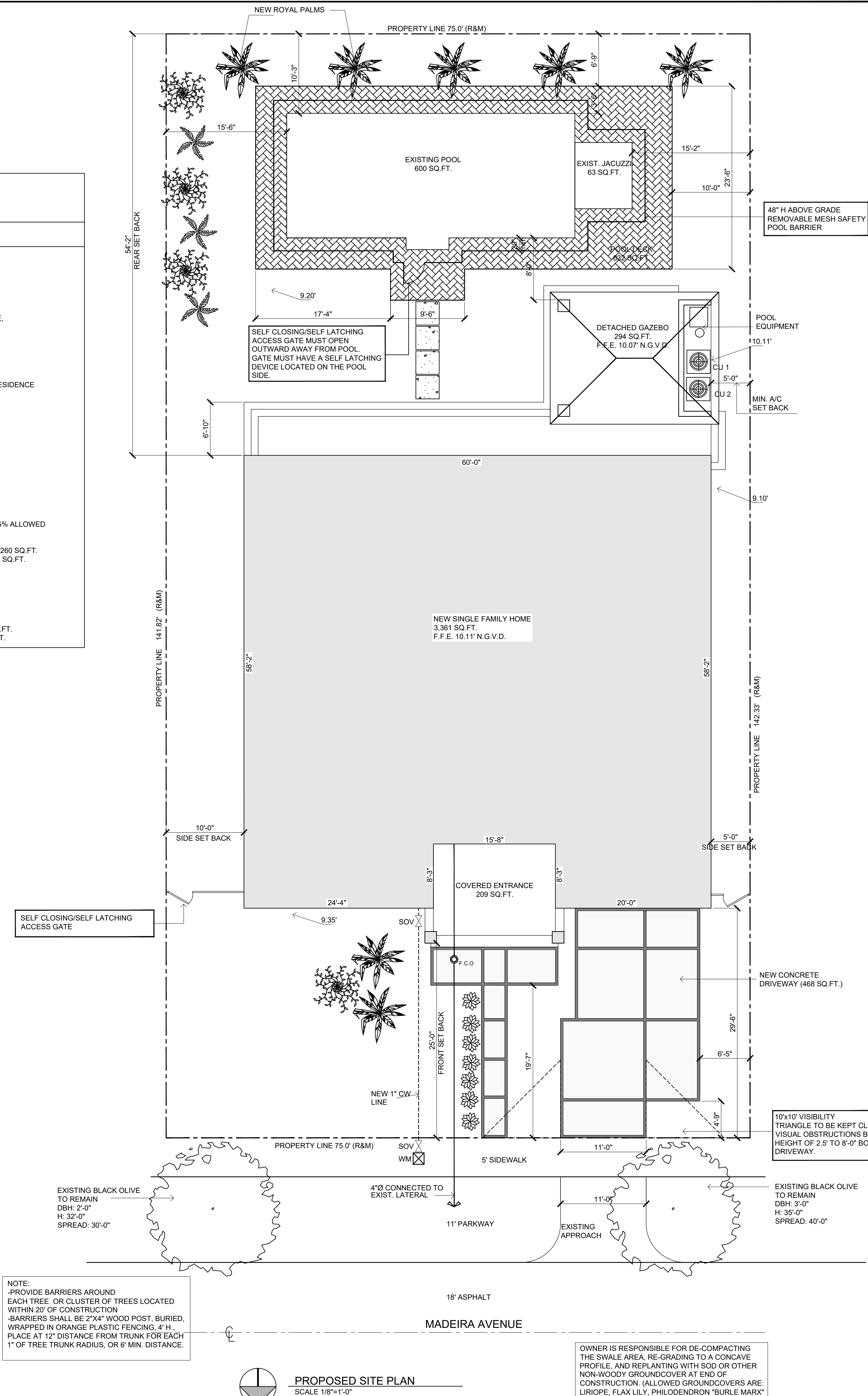
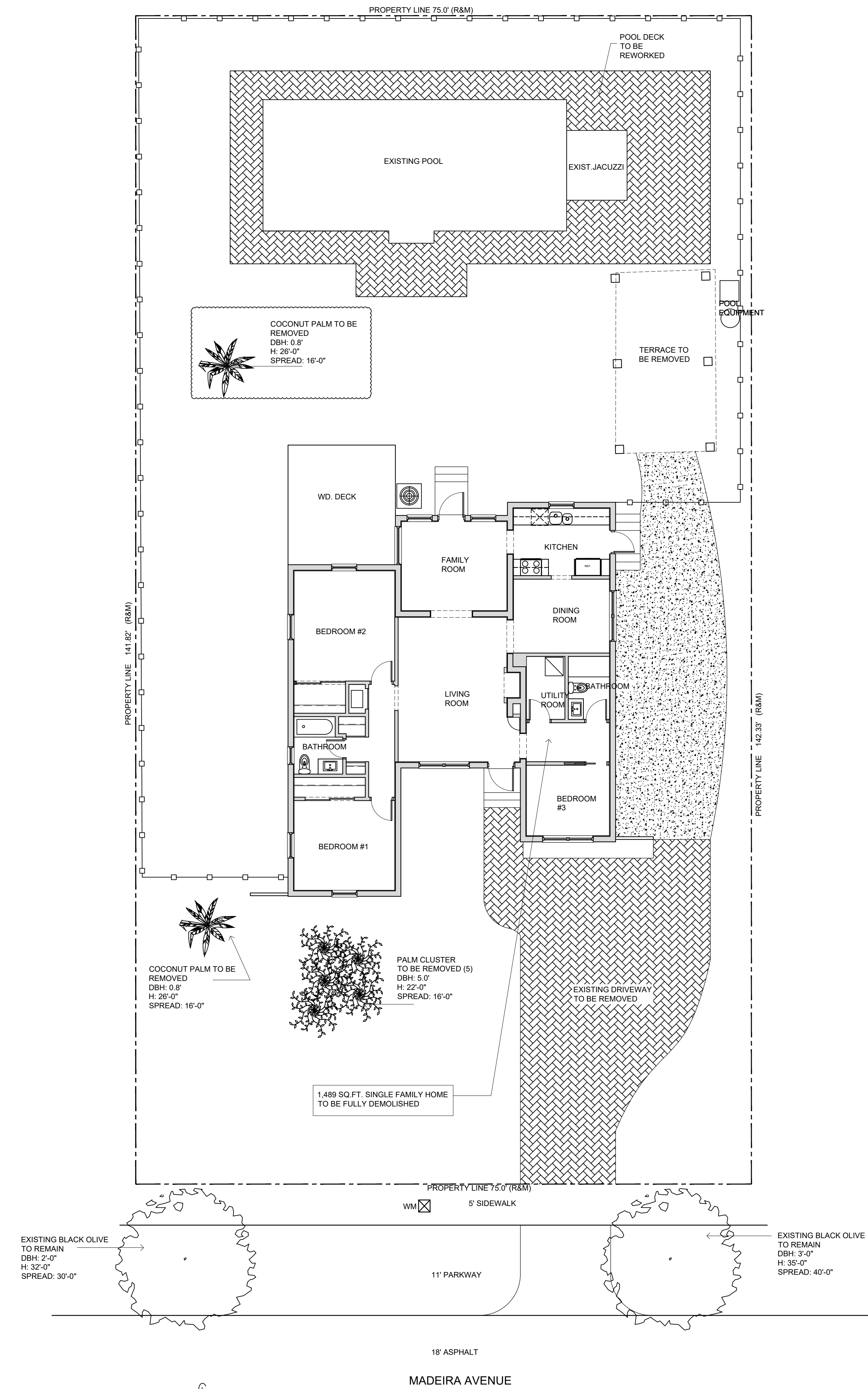
728 Madeira Avenue



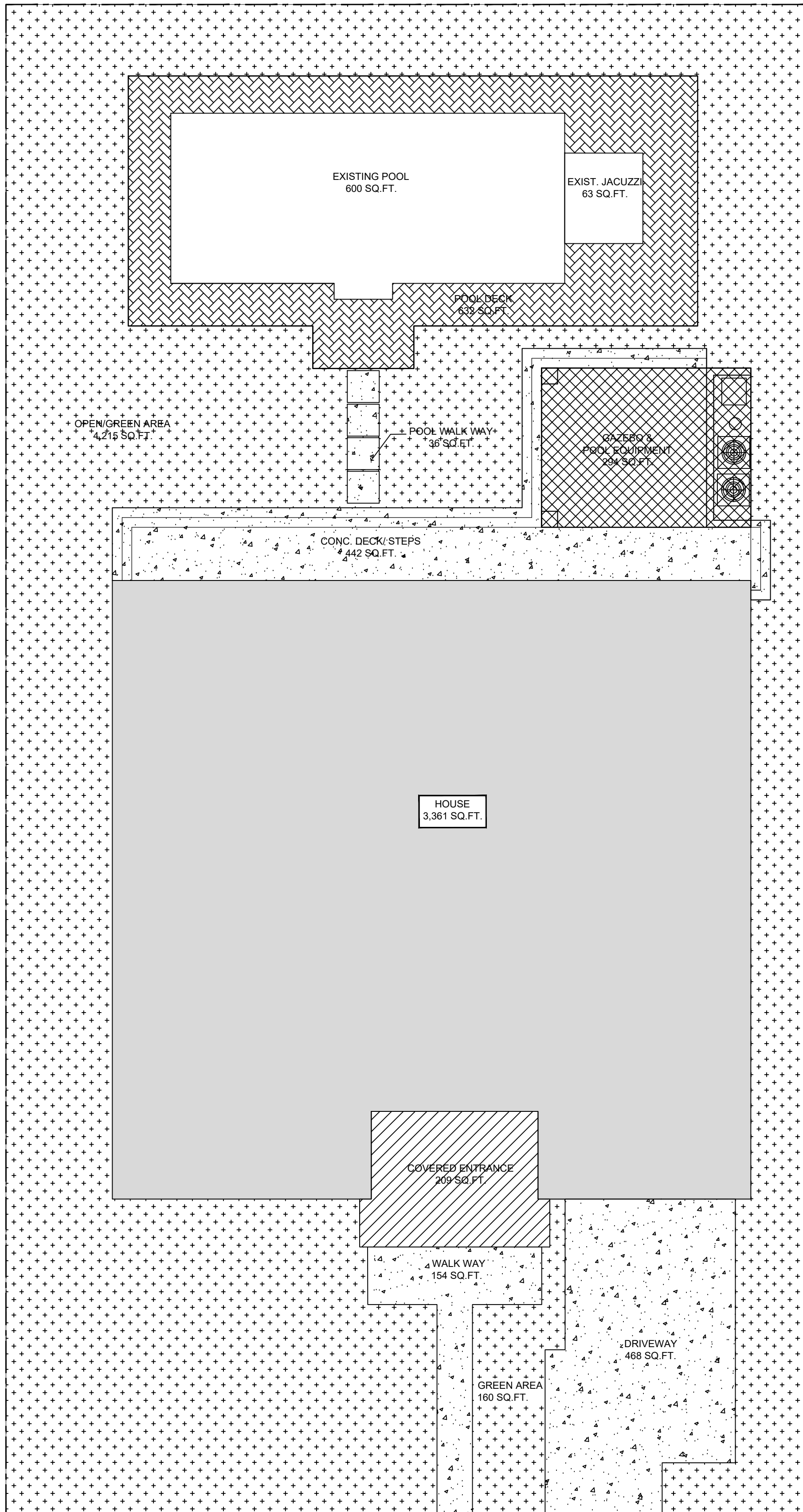
632 Madeira Avenue



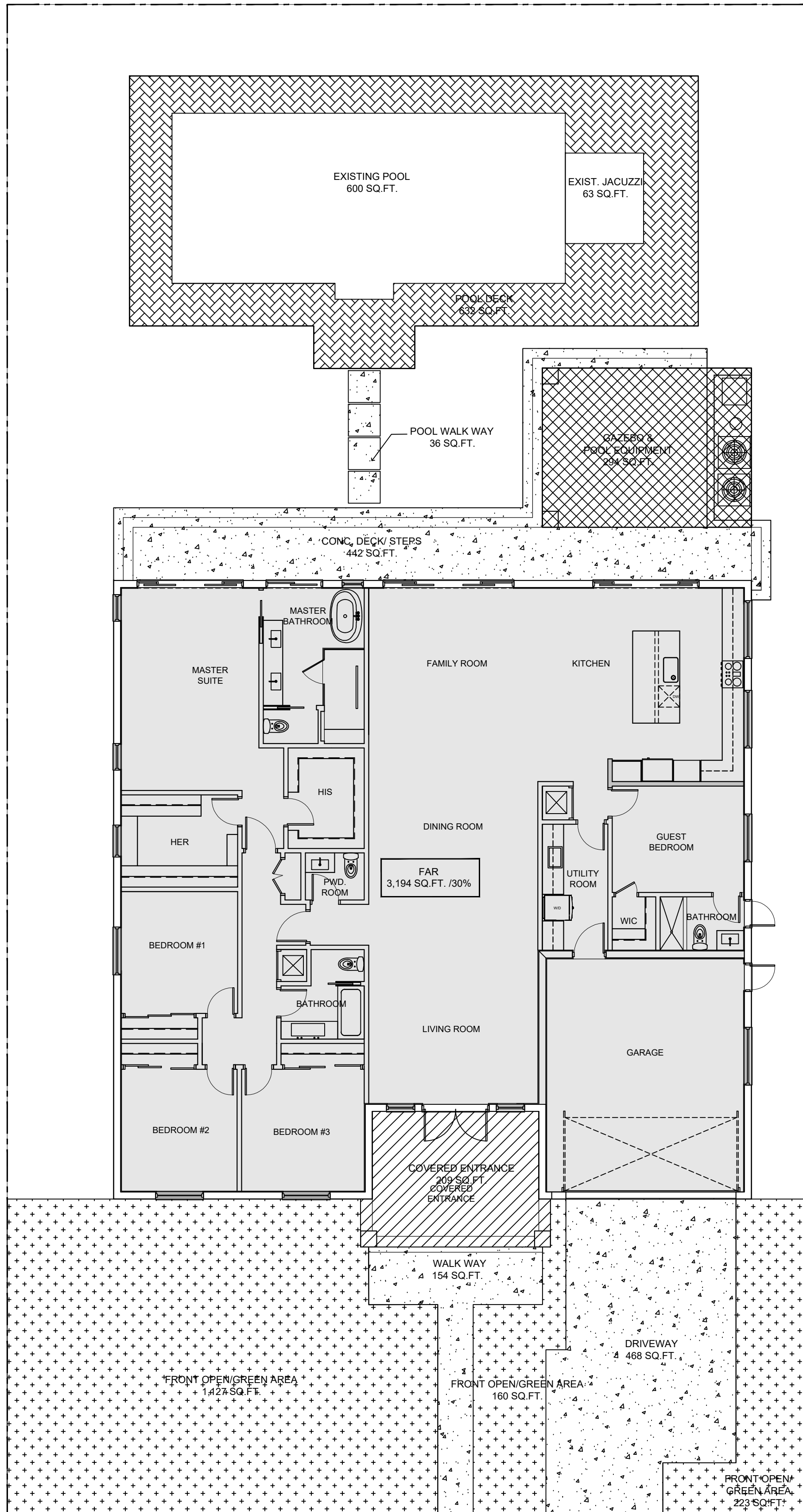
THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING, AND RESIDENTIAL CODE, 6TH EDITION 2017.	
-AS PER FBC 310 USE CLASSIFICATION: R-3 RESIDENTIAL	
PROPERTY ADDRESS: 638 MADEIRA AVENUE, CORAL GABLES, FL 33134 FOLIO: 03-4108-002-0630	
LEGAL DESCRIPTION: LOT 4 AND THE EAST 25 FEET OF LOT 3, BLOCK 8 OF SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.	
ZONING: ZONING DISTRICT: SFR SINGLE FAMILY RESIDENCE FRONT SET BACK ALLOWED: 25'-0" FRONT SET BACK PROPOSED: 25'-0" REAR SET BACK ALLOWED: 10' REAR SET BACK PROPOSED: 54'-2" SIDE SET BACK ALLOWED (20%): 15'-0" WEST SIDE SET BACK PROPOSED: 5'-0" EAST SIDE SET BACK PROPOSED: 10'-0" LOT AREA: 10,650 SQ. FT. MAX. LOT COVERAGE 35%: 3,727.5 SQ. FT. LOT COVERAGE PROPOSED: 3,570 SQ. FT. < 35% GAZEBO: 294 SQ. FT. TOTAL HOUSE+GAZEBO: 3,864 SQ. FT. = 36% < 45% ALLOWED FAR: 3,194 SQ. FT. = 30% MIN. LANDSCAPED OPEN SPACE REQUIRED 40% (10,650 SQ. FT.)= 4,260 SQ. FT. MIN FRONT LANDSCAPED REQUIRED 20% (4,211 SQ. FT.)=843 SQ. FT. HOUSE+GAZEBO 3,864 SQ. FT. REAR STEPS 478 SQ. FT. DRIVEWAY & WALKWAY 622 SQ. FT. POOL+ DECK 1,295 SQ. FT. TOTAL: 6,259 SQ. FT. LANDSCAPE OPEN SPACE PROVIDED 4,391 SQ. FT. > 4,260 SQ. FT. FRONT LANDSCAPE AREA PROVIDED 1,510 SQ. FT. > 843 SQ. FT.	



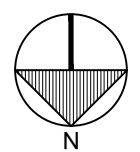
REVISIONS:	
1	00-00-00 bldg. dpt. comm.
NEW SINGLE FAMILY HOME OWNER: MR. JOE PUJOL & MRS JANET DIAZ PUJOL 638 MADEIRA AVENUE CORAL GABLES, FLORIDA 33134-3740	
JORGE D. MANTILLA ARCHITECT 5901 SW 83rd COURT SOUTH MIAMI FLORIDA 33143 MIAMI FLORIDA P: (305) 915-4649 E-mail: mantilladirect@gmail.com	
DRAWN BY: V.V.L REVIEW BY: J.D.M.	
SCALE: AS SHOWN	
DATE: 03-12-19	
A-1.0	
SITE PLAN	
PAGE 1 OF 6	



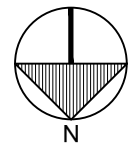
LOT COVERAGE AND OPEN AREAS DIAGRAM
SCALE 1/8"=1'-0"



FAR AND FRONT GREEN AREAS DIAGRAM
SCALE 1/8"=1'-0"

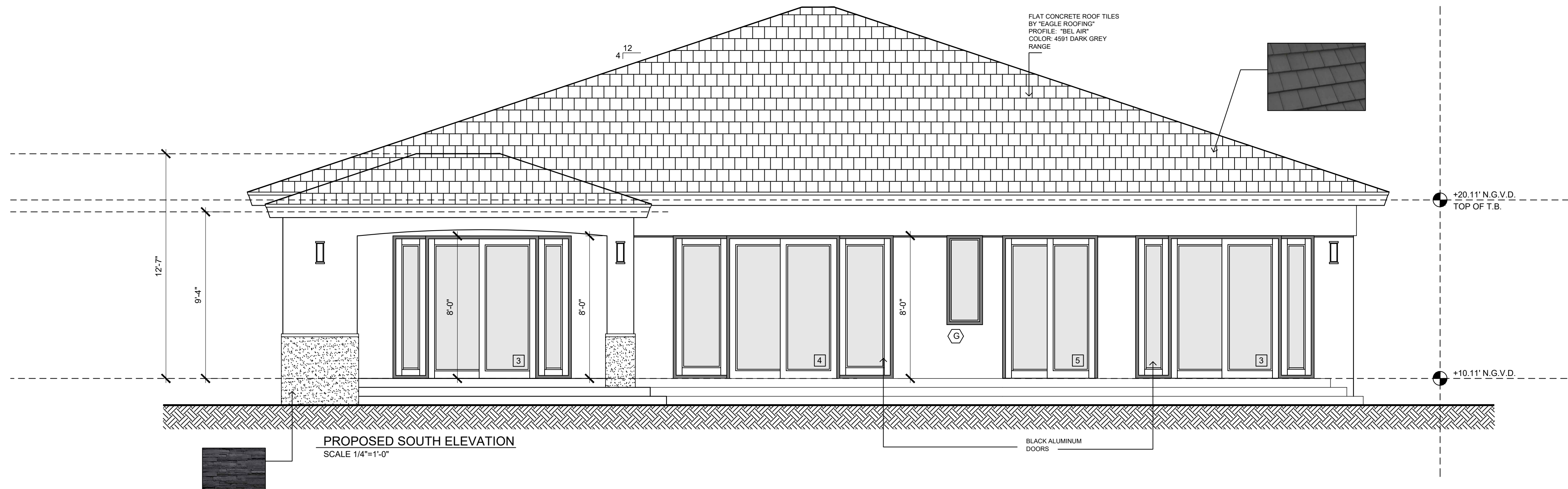
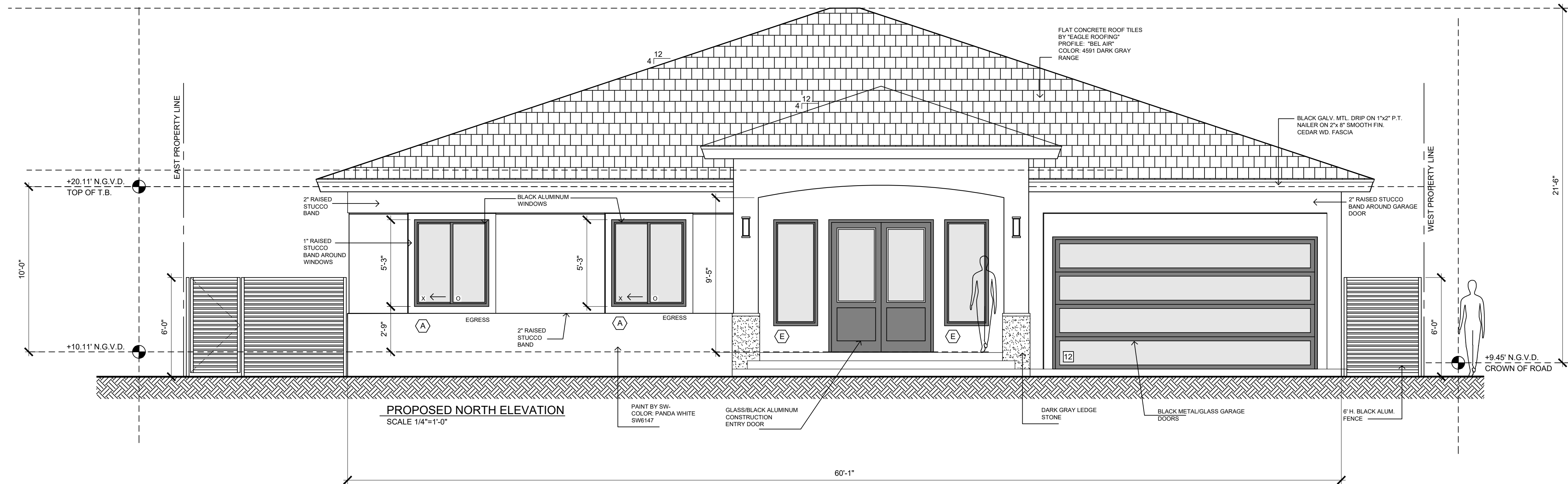


SCALE 1/4"=1'-0"

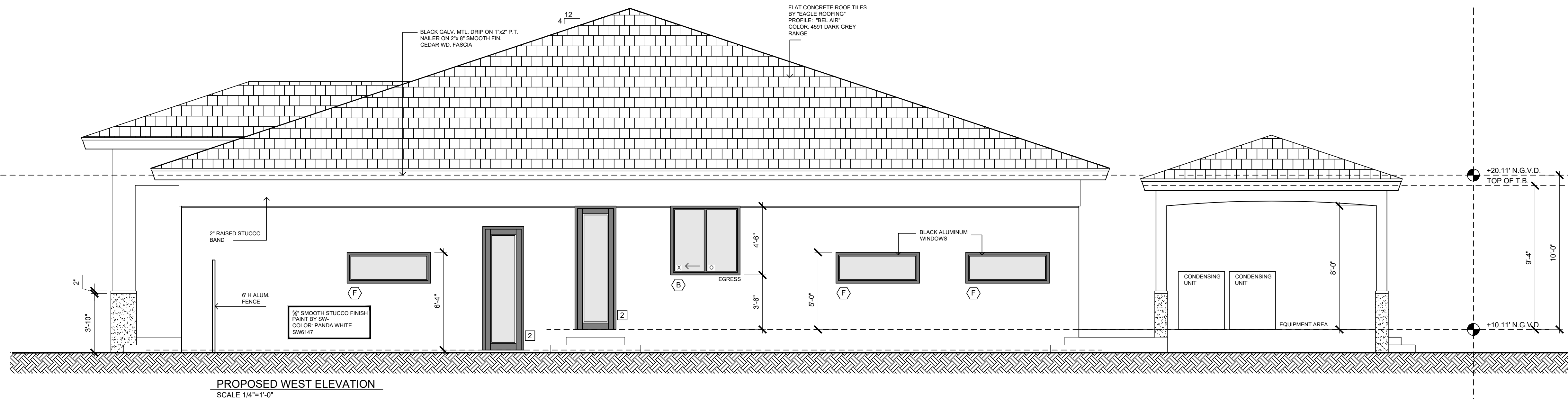
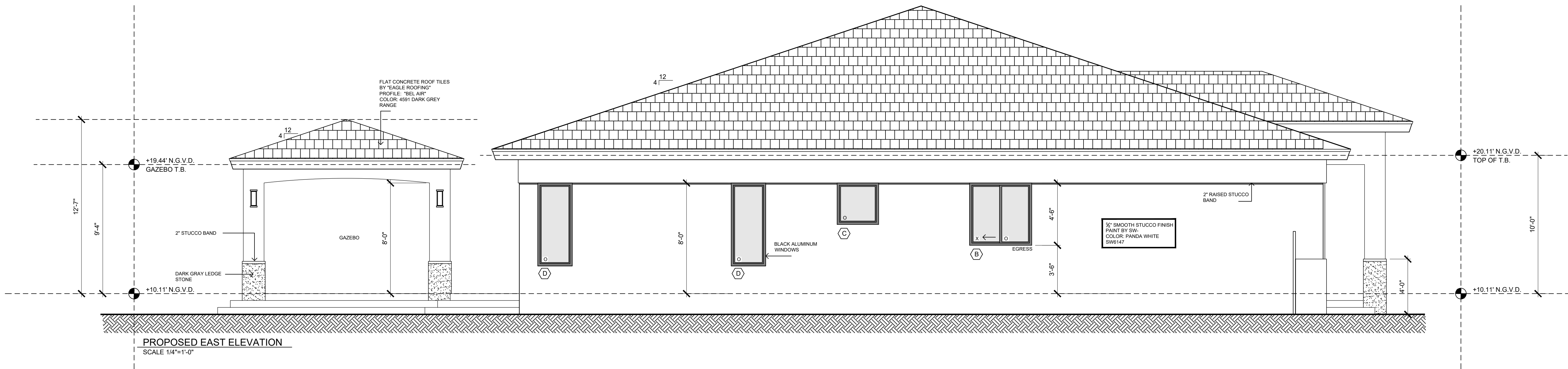


SCALE 1/8"=1'-0"

 REVISIONS: 00-00-00 bldg. dpt. comm.	
NEW SINGLE FAMILY HOME OWNER: MR. JOE PUJOL & MRS JANET DIAZ PUJOL 638 MADEIRA AVENUE CORAL GABLES, FLORIDA 33134-3740 FL. LIC. N° 14320	
JORGE D. MANTILLA ARCHITECT 5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143 STATE OF FLORIDA LICENSE No. 1.14320 P: (305) 615-4649 E-mail: mantillaarchitect@gmail.com	
DRAWN BY: <u>V.V.L</u> REVIEW BY: <u>J.D.M.</u>	
SCALE: AS SHOWN	
DATE: 03-12-19	
A-2.0 FLOOR PLAN PAGE 2 OF 6	



REVISIONS:	
1	00-00-00 bldg. dpt. comm.
NEW SINGLE FAMILY HOME OWNER: MR. JOE PUJOL & MRS JANET DIAZ PUJOL 638 MADEIRA AVENUE CORAL GABLES, FLORIDA 33134-3740	
JORGE D. MANTILLA ARCHITECT 5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143 P: (305) 915-4649 E-mail: mantillarchitect@gmail.com	
DRAWN BY: V.V.L REVIEW BY: J.D.M.	
SCALE: AS SHOWN	
DATE: 03-12-19	
A-3.0	
ELEVATIONS	
PAGE 4 OF 6	



REVISIONS:	
1	00-00-00 bldg. dpt. comm.
NEW SINGLE FAMILY HOME OWNER: MR. JOE PUJOL & MRS JANET DIAZ PUJOL 638 MADEIRA AVENUE CORAL GABLES, FLORIDA 33134-3740	
FL. LIC. N° 14320	
JORGE D. MANTILLA ARCHITECT 5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143 P: (305) 915-6699 E-mail: mantillarchitect@gmail.com	
DRAWN BY: V.V.L. REVIEW BY: J.D.M.	
SCALE: AS SHOWN	
DATE: 03-12-19	
A-3.1	
ELEVATIONS	
PAGE 6 OF 6	

