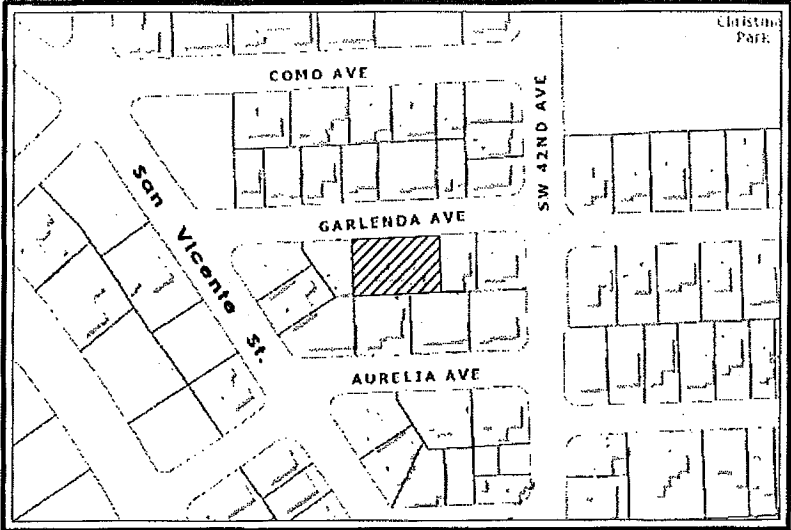
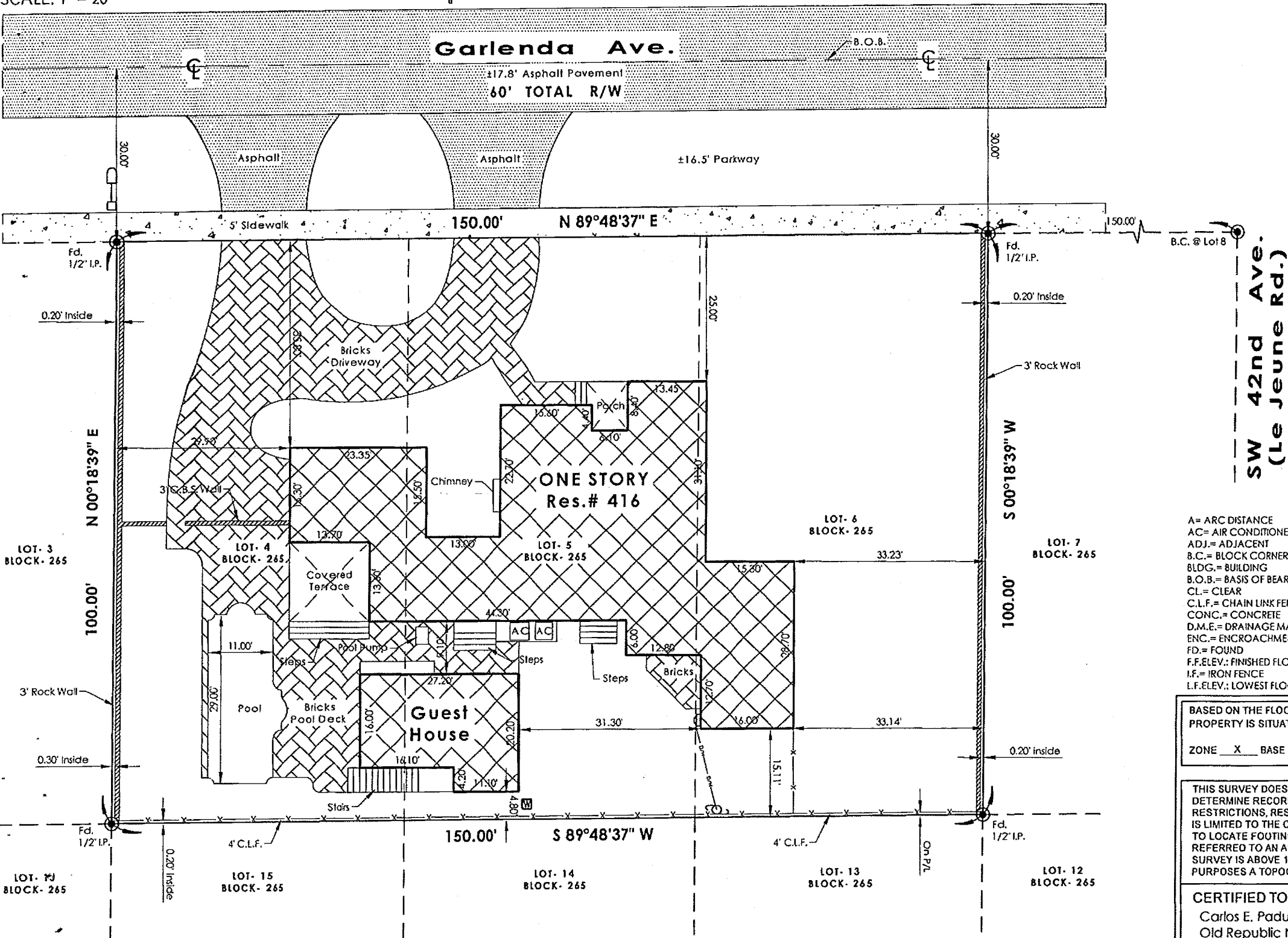


BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS

- A = ARC DISTANCE
AC = AIR CONDITIONED UNIT
ADJ. = ADJACENT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.O.B. = BASIS OF BEARINGS
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
ENC. = ENCROACHMENT
FD. = FOUND
F.F.ELEV. = FINISHED FLOOR ELEVATION
I.F. = IRON FENCE
L.F.ELEV. = LOWEST FLOOR ELEVATION

P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.P. = POOL PUMP
R = RADIUS
RES. = RESIDENCE
R/W = RIGHT-OF-WAY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
W.M. = WATER METER
Ø = DIAMETER
C = CENTER LINE

±0.00' = ELEVATION
W = WATER METER
SS = SANITARY SEWER
WV = WATER VALVE
TV = TV BOX
FPL TRANS.
CONC. POWER POLE

±0.00' = ELEVATION
W = WATER METER
SS = SANITARY SEWER
WV = WATER VALVE
TV = TV BOX
FPL TRANS.
CONC. POWER POLE
- 10.00' = ELEVATION
W = WATER METER
SS = SANITARY SEWER
WV = WATER VALVE
TV = TV BOX
FPL TRANS.
CONC. POWER POLE

±0.00' = ELEVATION
W = WATER METER
SS = SANITARY SEWER
WV = WATER VALVE
TV = TV BOX
FPL TRANS.
CONC. POWER POLE

JOB NUMBER: 190837

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120639 PANEL NUMBER 0459 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:

Carlos E. Padula & Gisela Blohm de Padula
Old Republic National Title Insurance Company
Jones Walker, LLP

DATE OF FIELD WORK: August 16, 2019

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F.S.

ARTURO R. TOIRAC
ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

PROPERTY ADDRESS: 416 Garlenda Ave. Coral Gables, FL. 33146

LEGAL DESCRIPTION: Lots 4, 5 and 6, Block 265, of CORAL GABLES RIVIERA SECTION PART 11, according to the plat thereof as recorded in Plat Book 28, at Page 23, of the Public Records of Miami Dade County, Florida.

NOTE:

Elevations are referred to Miami Dade County BM# N/A Elev.= N/A of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.

REVISIONS	BY

A. R. POZA
ARCHITECT, INC.

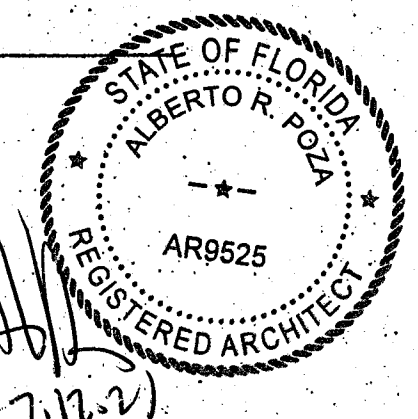
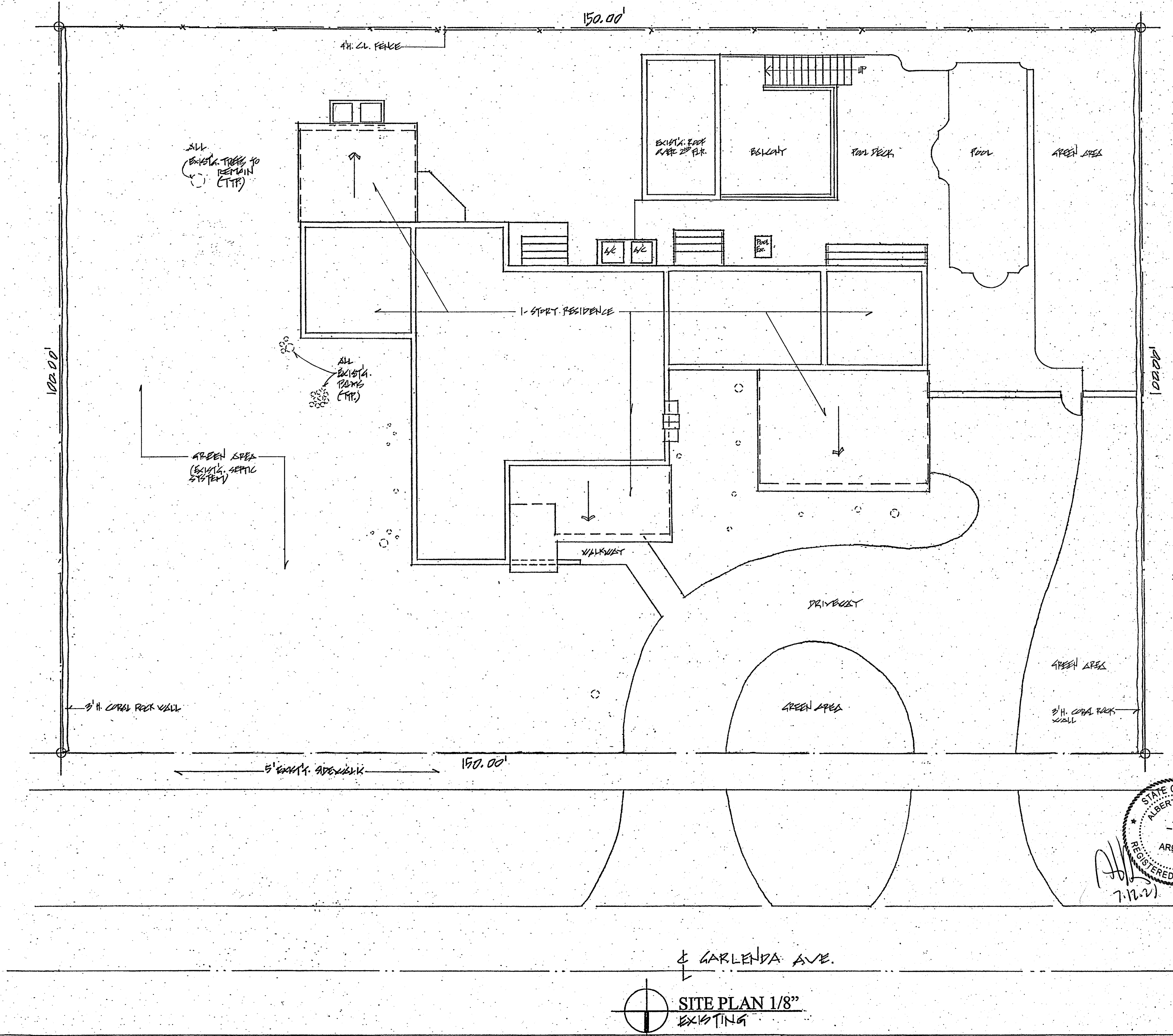
Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL AR0009525
AA26003155

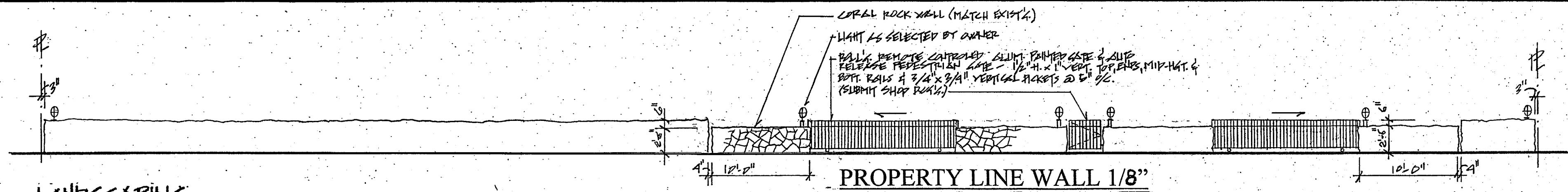
1900 Ferdinand Street
Coral Gables, FL 33134
305.366.4328
arpoza@architect.net
www.arpoza.com

PADULA RESIDENCE - ADDITION, REMODELING
& WINDOW/EXTERIOR DOOR REPLACEMENT
416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146

Date	4.12.21
Scale	
Drawn	
Job	
Sheet	A.1
Of	1 Sheets



SITE PLAN 1/8"
EXISTING



LANDSCAPING

1. Tree root protection fencing to be placed a minimum distance of 6' distance from tree trunks, and 2' distance from road edge.
Fencing to be placed around all existing trees in the City swale and inside property area of work prior to construction and left in place through final inspection, as per details found on city website, public works, landscape services section and city tree ordinance, section 82, vegetation.
2. The existing landscaping is to be repaired at the end of construction to meet the minimum zoning code requirements of article 5, division 11. Shade trees / shrubs may need to be added to meet the minimum code requirements.

THE OPEN LANDSCAPE SHALL COMPLY WITH THE CITY OF GABLES ZONING CODE SECTION 5.11

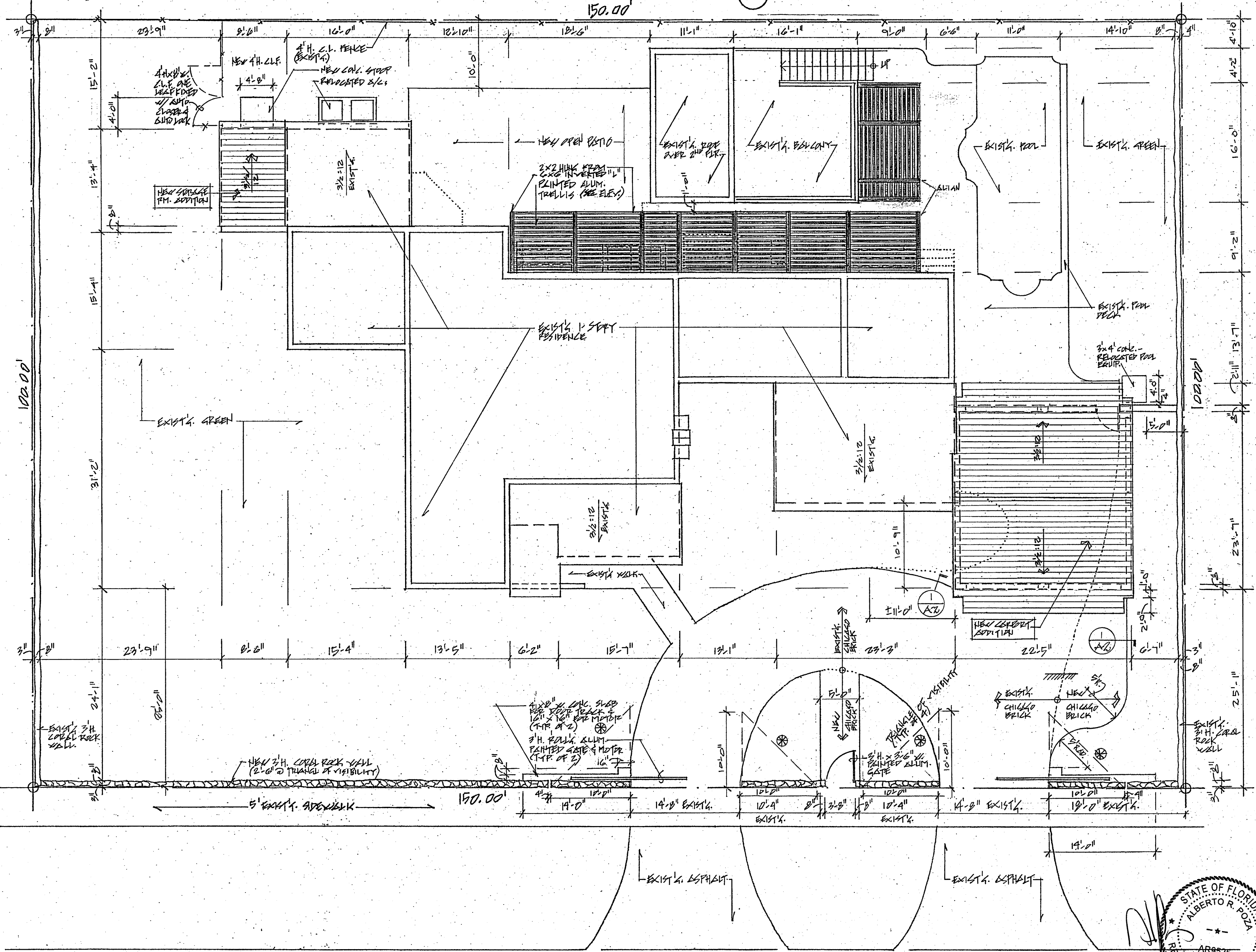
TRIANGLE OF VISIBILITY

TRIANGLE OF VISIBILITY - NOTHING WILL BE EXISTING FLOOR OR CEILING TO BE IN THE TRIANGLE OF VISIBILITY. THE TRIANGLE OF VISIBILITY SHALL BE MAINTAINED AT ALL TIMES. THE TRIANGLE OF VISIBILITY SHALL BE MAINTAINED AT ALL TIMES.

LEGEND

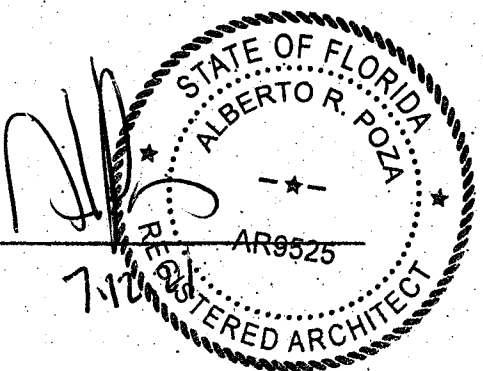
- REMOVE EXIST'G.
- EXIST'G. TO REMAIN
- ITEM ABOVE, BELOW OR HIDDEN
- NEW PARTITION
- NEW CALC. BRK (SEE STRIP)
- NEW CALC. CO. (SEE STRIP)

DETAIL 1/2"



GARLEDA AVE.

SITE PLAN 1/8"



REVISIONS	BY
012-21-241/4	

A. R. POZA
ARCHITECT, INC.

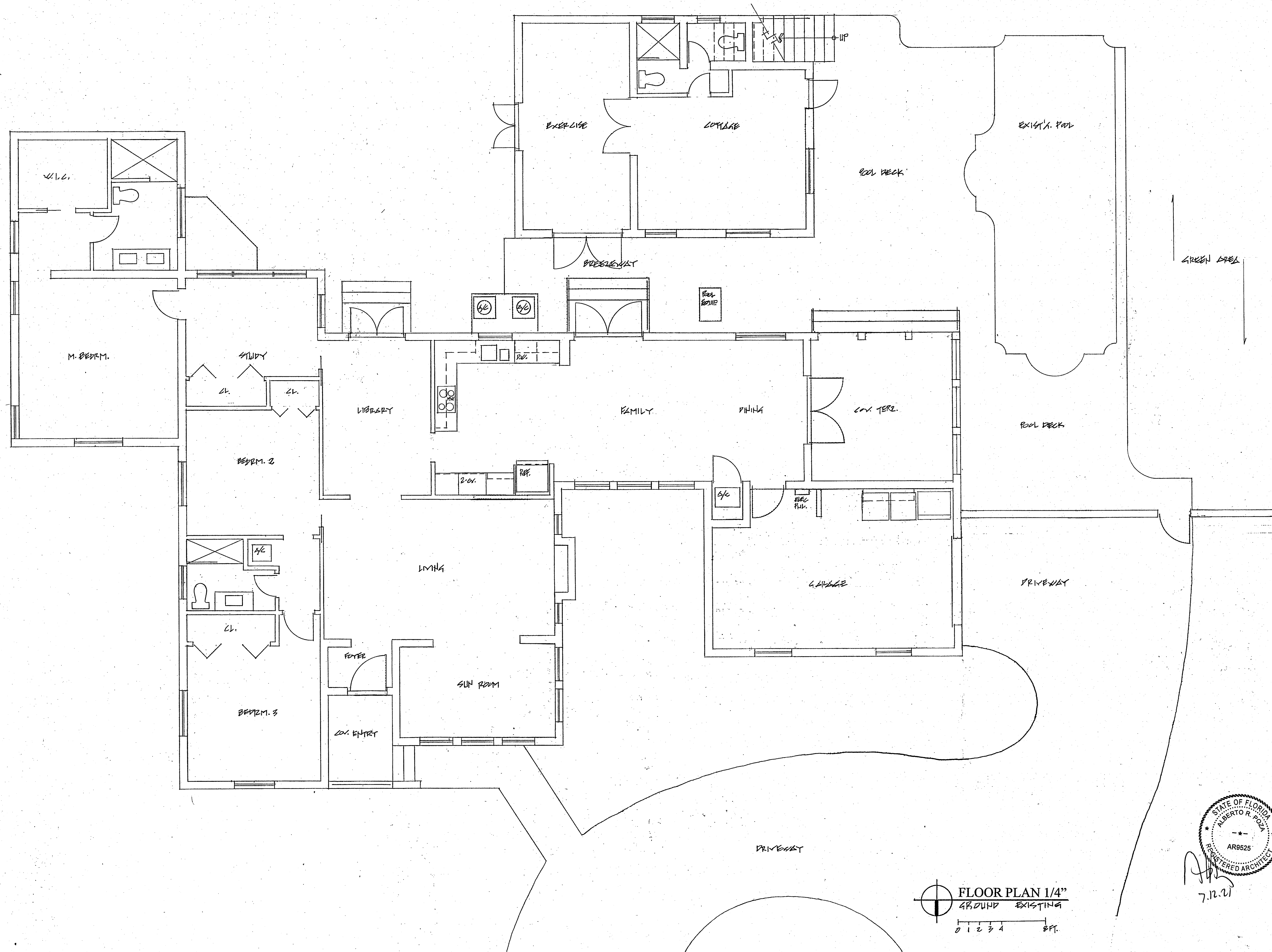
Architecture
Interior Design
Construction Mngmt.

ALBERTO R. POZA
NCARB - FL AR000325
AA26003153

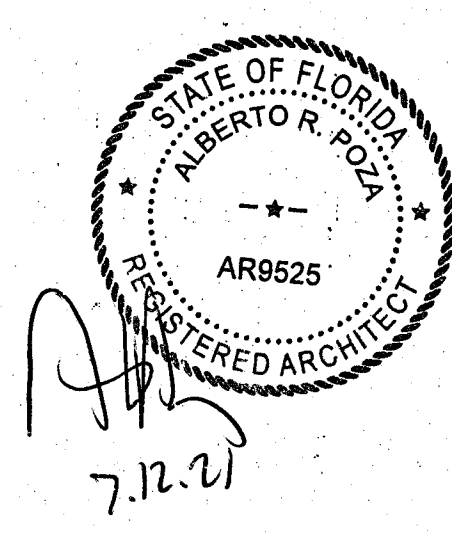
1900 Fordland Street
Coral Gables, FL 33134
305.366.1372
apozas@comcast.net
www.apozas.com

PADULA RESIDENCE - ADDITION, REMODELING
& WINDOW/EXTERIOR DOOR REPLACEMENT
416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146

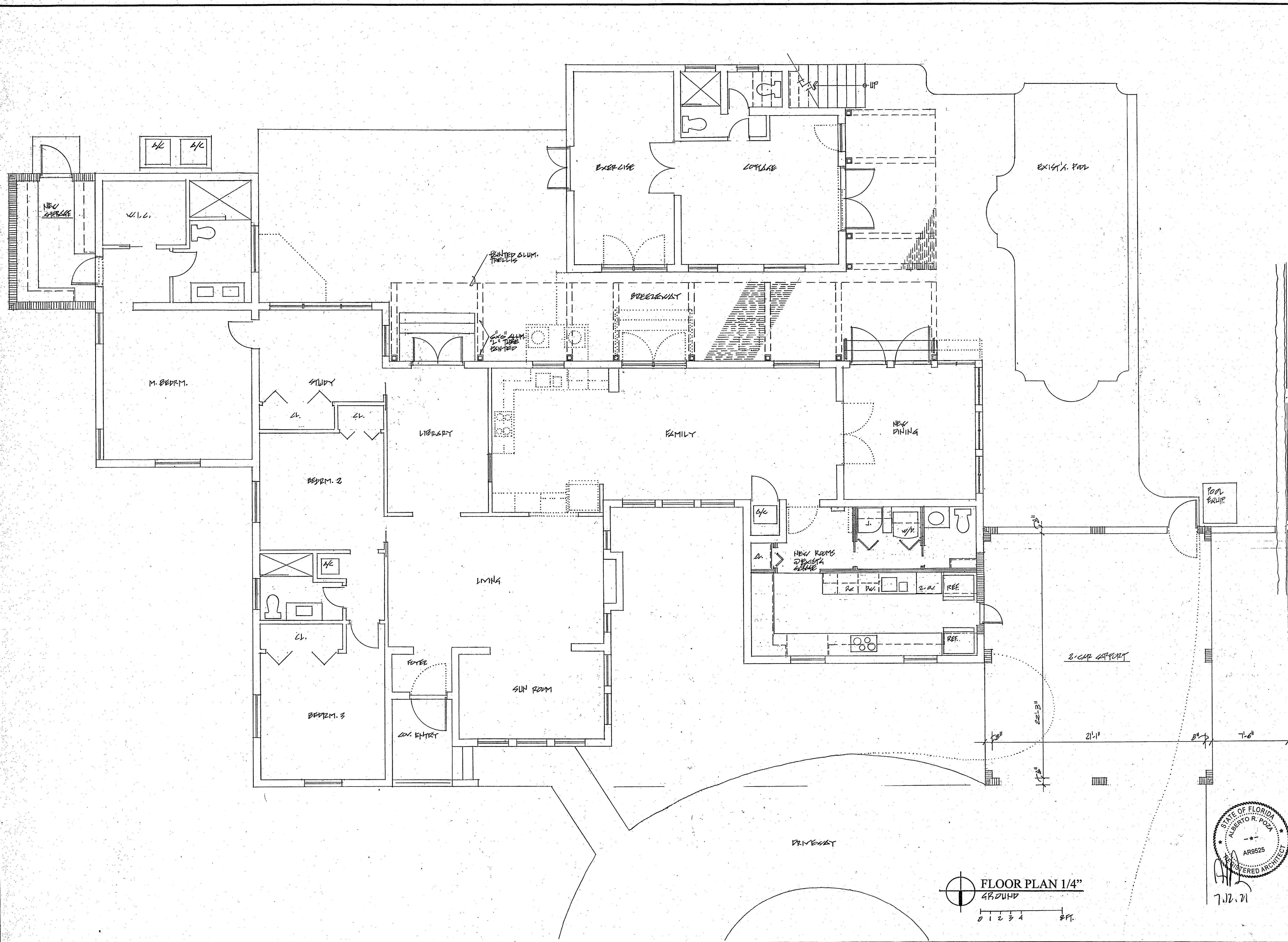
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Of	1 Sheets



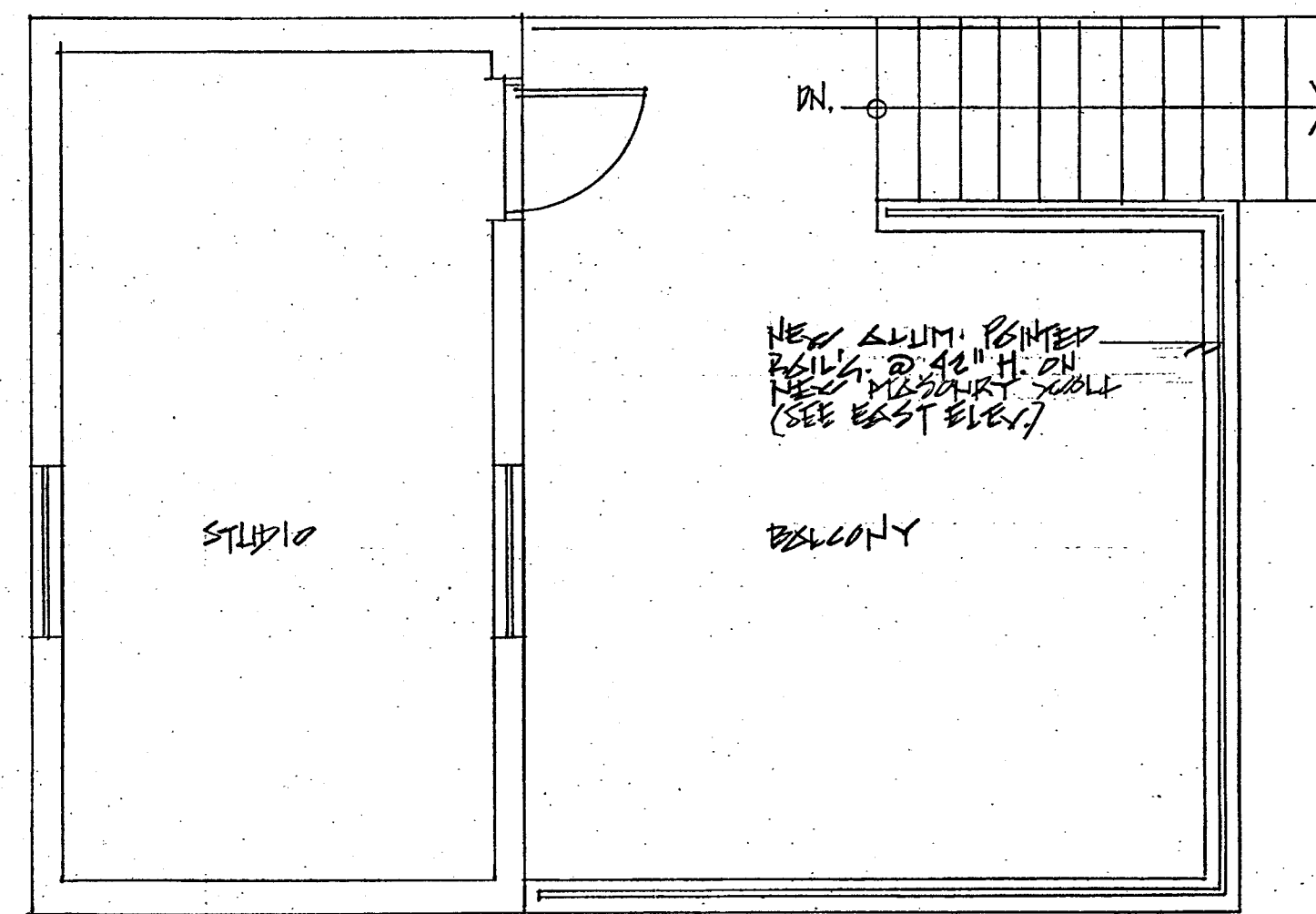
REVISIONS		BY
0.12.21	2014	
A. R. POZA ARCHITECT, INC.		
Architecture Interior Design Construction Mgmt.		
ALBERT R. POZA NCARB - FL AR0009525 AA26003155		
1900 Ferdinand Street Coral Gables, FL 33134 305.266.4328 arpoza@comcast.net www.arpoza.com		
PADULA RESIDENCE - ADDITION, REMODELING & WINDOW/EXTERIOR DOOR REPLACEMENT 416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146		
Date: 4.12.21		
Scale		
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Of 7 Sheets		



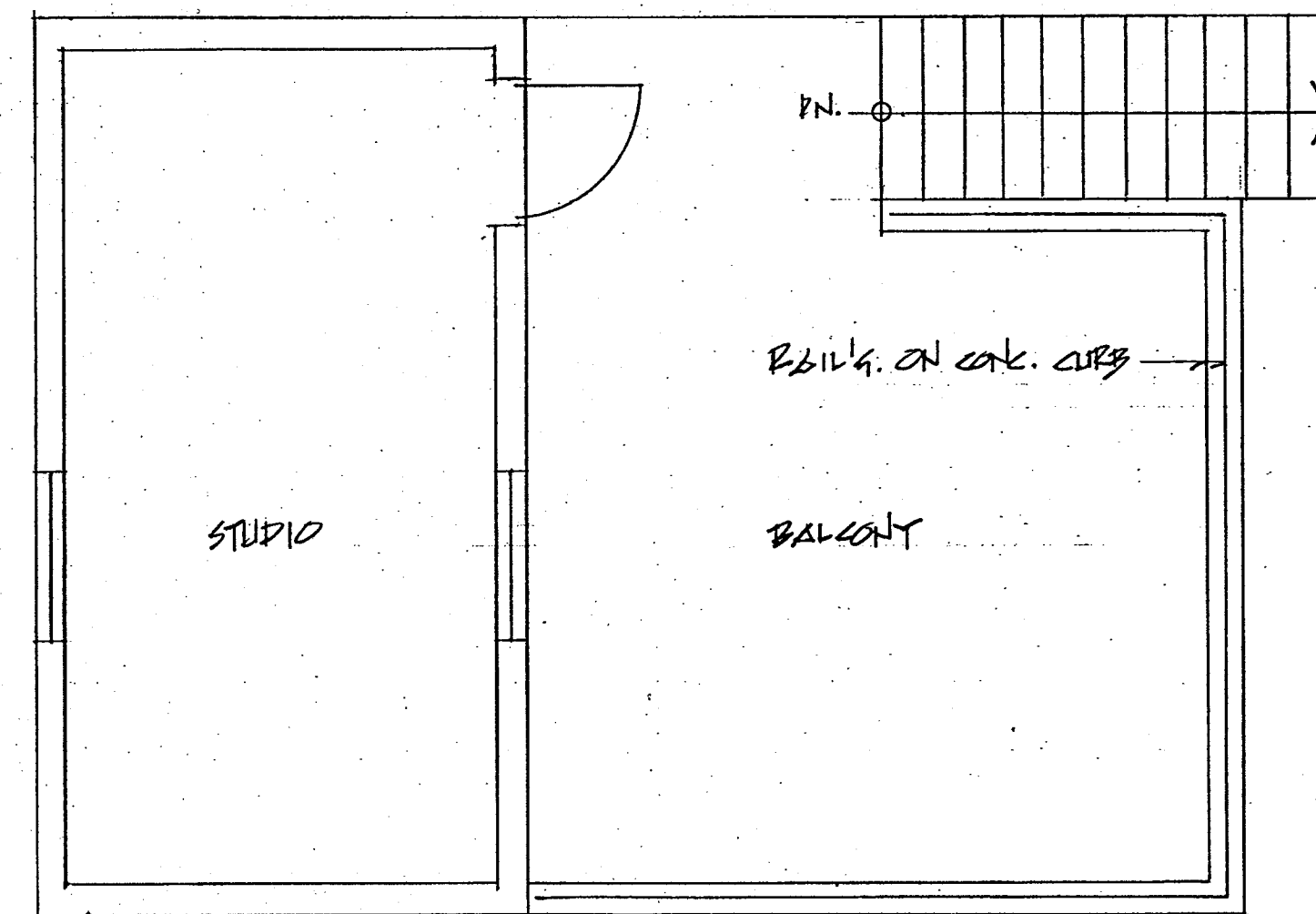
FLOOR PLAN 1/4"
GROUND EXISTING
0 1 2 3 4 FT.



REVISIONS		BY
0-2-21	2014	
A. R. POZA ARCHITECT, INC.		
Architecture Interior Design Construction Mngmt.		
ALBERT R. POZA NCARB - FL AR0009525 AA26003155		
1900 Ferdinand Street Coral Gables, FL 33134 305.266.4228 arpaza@comcast.net www.arpoza.com		
PADULA RESIDENCE - ADDITION, REMODELING & WINDOW/EXTERIOR DOOR REPLACEMENT 416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146		
Date: 4.12.21		
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Of 7 Sheets		



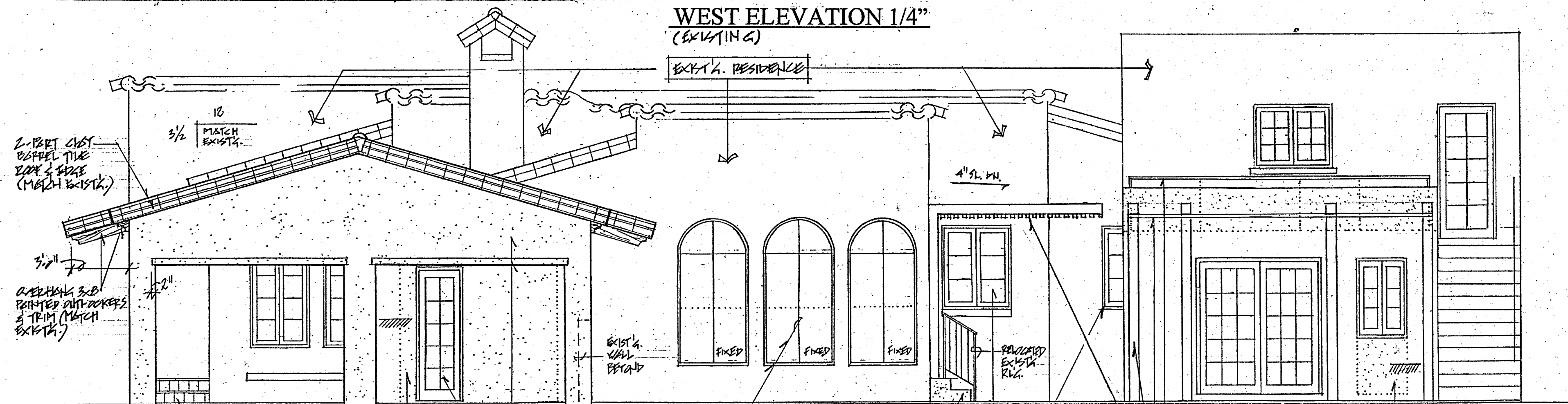
SECOND FLOOR PLAN 1/4"



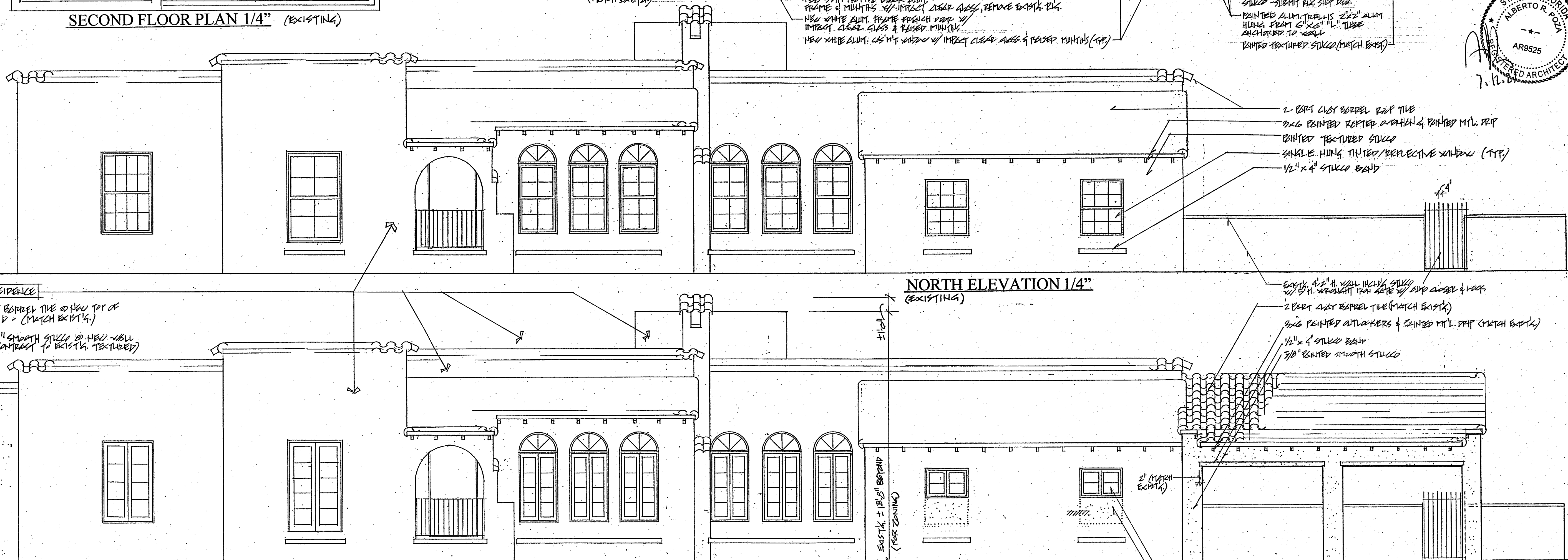
SECOND FLOOR PLAN 1/4" (EXISTING)



WEST ELEVATION 1/4" (EXISTING)

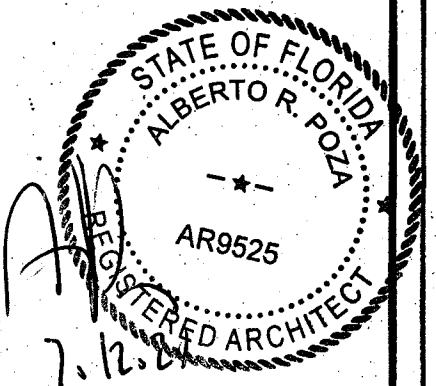


WEST ELEVATION 1/4"



NORTH ELEVATION 1/4" (EXISTING)

NORTH ELEVATION 1/4"



PADULA RESIDENCE - ADDITION, REMODELING
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416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146

A. R. POZA
ARCHITECT, INC.

Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL AR0009525
AA56003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328
arpoza@comcast.net
www.arpoza.com

Date: 4.12.21

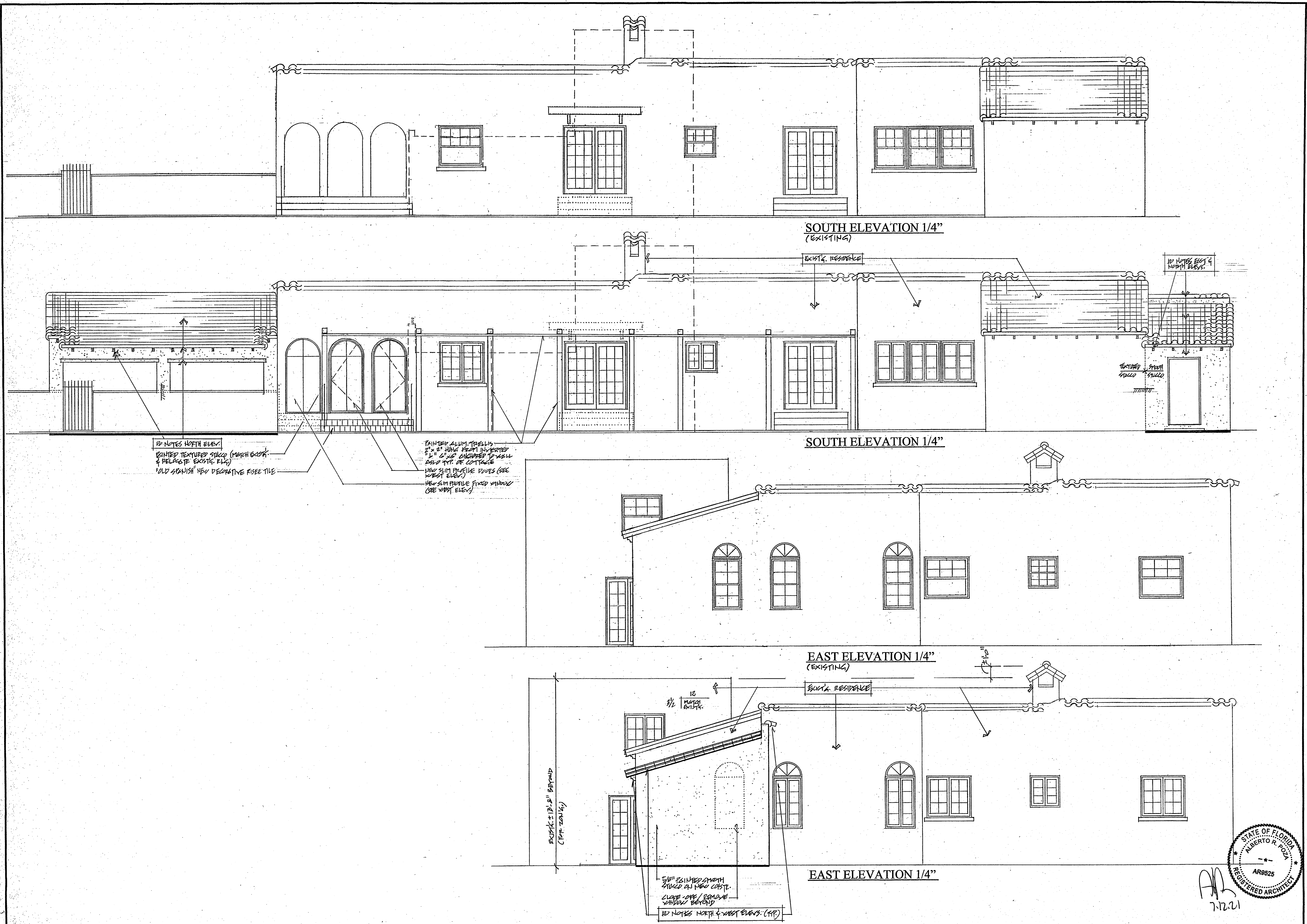
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Drawn:

Job:

Sheet A.5

Of 7 Sheets



REVISIONS	BY

A. R. POZA
ARCHITECT, INC.

Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL AR0009525
AA26003155

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**PADULA RESIDENCE - ADDITION, REMODELING
& WINDOW/EXTERIOR DOOR REPLACEMENT**
416 GARLEDA AVENUE, CORAL GABLES, FLORIDA 33146

Date 7.12.21
Scale
Drawn
Job
Sheet A.6
Of 7 Sheets

STATE OF FLORIDA
ALBERTO R. POZA
AR0525
REGISTERED ARCHITECT

AR
7.12.21











