

LOCATION MAP

4901 University Drive, Coral Gables FL 33146

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



FRONT VIEW (WEST)



FRONT VIEW (WEST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



FRONT VIEW (WEST)



FRONT ENTRANCE (WEST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



SIDE VIEW (SOUTH)



SIDE VIEW (SOUTH)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



REAR VIEW (EAST)



REAR VIEW - SCREENED PATIO (EAST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



FRONT VIEW - NEIGHBOR CONTEXT (WEST)



FRONT VIEW - NEIGHBOR CONTEXT (WEST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



REAR VIEW -WATER ACCESS (EAST)



REAR VIEW -WATER ACCESS (EAST)

PROPERTY ADDRESS: 4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



SIDE VIEW - DRIVEWAY (SOUTH)



SIDE VIEW - DRIVEWAY (SOUTH)

BOUNDARY SURVEY

SCALE: 1" = 20'

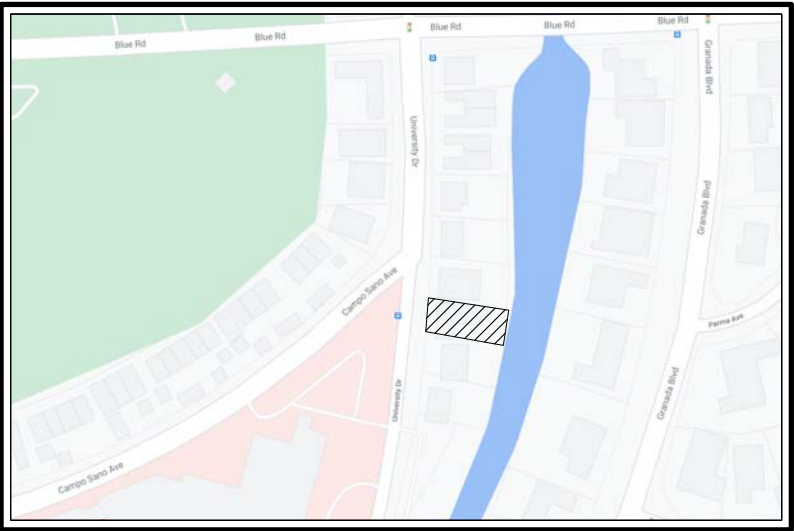
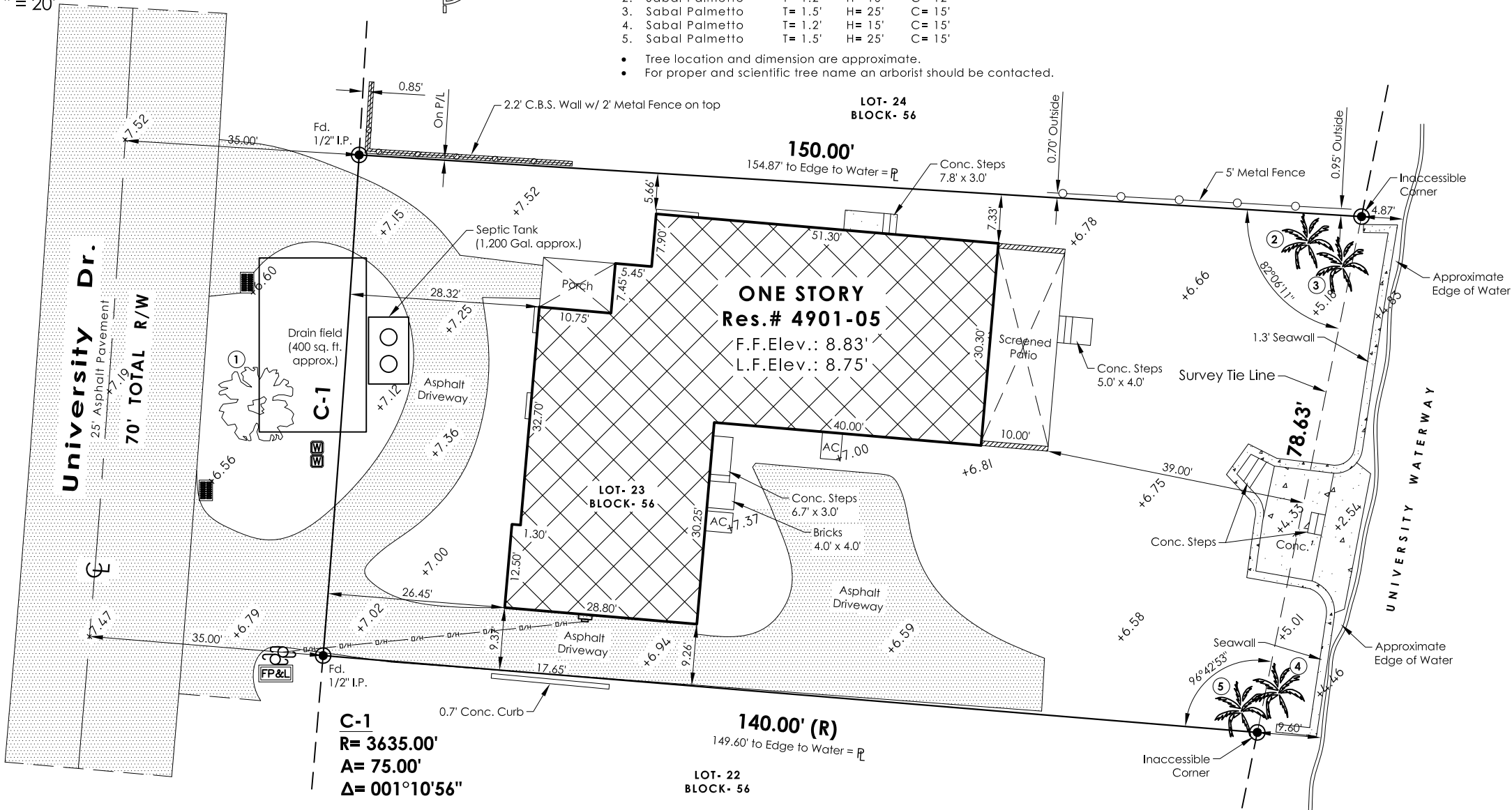


TREE LEGEND

T= Trunk Ø at breast height, H= Height, C= Canopy

- | | | | |
|-------------------|---------|--------|--------|
| 1. Oak Tree | T= 2.0' | H= 40' | C= 40' |
| 2. Sabal Palmetto | T= 1.2' | H= 10' | C= 12' |
| 3. Sabal Palmetto | T= 1.5' | H= 25' | C= 15' |
| 4. Sabal Palmetto | T= 1.2' | H= 15' | C= 15' |
| 5. Sabal Palmetto | T= 1.5' | H= 25' | C= 15' |

- Tree location and dimension are approximate.
- For proper and scientific tree name an arborist should be contacted.



LOCATION MAP

NOT TO SCALE



JOB NUMBER: 210134

PROPERTY ADDRESS: 4901-05 University Drive Coral Gables, FL. 33146

LEGAL DESCRIPTION: Lot 23, Block 56, of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4, according to the plat thereof as recorded in Plat Book 25, at Page 47, of the Public Records of Miami Dade County, Florida.

NOTES:

Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Septic tank and drain field information was provided by "NoryMar Services & Repair Inc."
There is no existing easement on the property according to Plat Book 25, Page 47 Miami Dade County
Elevations are referred to Coral Gables BM# 143 Elev.= 7.58' of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE	CONC.= CONCRETE	P.B.= PLAT BOOK	RES.= RESIDENCE	+0.00= ELEVATION	= FIRE HYDRANT	= SANITARY SEWER	= FPL TRANS.
AC= AIR CONDITIONED UNIT	D.M.E.= DRAINAGE MAINT. EASEMENT	P.C.P.= PERMANENT CONTROL POINT	R/W= RIGHT-OF-WAY	= WATER METER	= MANHOLE	= WATER VALVE	= CONC. POWER POLE
ADJ.= ADJACENT	ENC.= ENCROACHMENT	P.G.= PAGE	TYP.= TYPICAL	= POWER POLE	= CATCH BASIN	= TV BOX	= FLORIDA POWER & LIGHT BOX
B.C.= BLOCK CORNER	FD.= FOUND	P.O.B.= POINT OF BEGINNING	U.E.= UTILITY EASEMENT	= LIGHT POLE			
BLDG.= BUILDING	F.F.ELEV.= FINISHED FLOOR ELEVATION	P.O.C.= POINT OF COMMENCEMENT	W.F.= WOOD FENCE				
B.O.B.= BASIS OF BEARINGS	I.F.= IRON FENCE	P.P.= POOL PUMP	W.M.= WATER METER				
CL.= CLEAR	L.F.ELEV.= LOWEST FLOOR ELEVATION	PL.= PROPERTY LINE	Ø= DIAMETER				
C.L.F.= CHAIN LINK FENCE	R= RADIUS	Q= CENTER LINE	Q= CENTER LINE				

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 0457 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. 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:

Alejandro Enrique Molieri

DATE OF FIELD WORK: January 5, 2021

REVISED ON:

I hereby certify that the attached State 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-17.950 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

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

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

ADDITION/RENOVATION TO
MOLIERI RESIDENCE
4901 UNIVERSITY DRIVE, CORAL GABLES, FL 33146



PROJECT LOCATION
N.T.S.



CHISHOLM

INDEX OF DRAWINGS :

- ARCHITECTURAL
- DS100 EXISTING SITE PLAN
- AS100 SITE PLAN
- D100 EXISTING DUPLEX DEMO FLOOR PLAN
- A100 SINGLE FAMILY RESIDENCE FLOOR PLAN
- D101 EXISTING DUPLEX DEMO ROOF PLAN
- A101 ROOF PLAN
- D200 EXISTING ELEVATIONS
- A200 NORTH AND SOUTH ELEVATIONS
- A201 EAST AND WEST ELEVATIONS

ARCHITECT
R.E. CHISHOLM ARCHITECTS
782 NW 42ND AVE SUITE 650
MIAMI, FL 33126
305-661-2070

OWNER
ALEJANDRO MOLIERI
4414 TOLEDO STREET
CORAL GABLES, FL 33146
305-798-2228

LEGAL DESCRIPTION

LOT 23, BLOCK 56, OR REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4, ACCORDING TO THE PLATE THEREOF AS RECORDED IN PLAT BOOK 25, AT PAGE 47, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

FOLIO NUMBER: 03-4119-006-0230

REVISIONS	DATE

SUBMITTAL: BOA PRELIMINARY APPROVAL APPLICATION

DATE: 06/03/2021



RE Chisholm Architects, Inc. Architects - Planners - Interior Designers
782 NW 42nd Ave, Suite 650, Miami, Florida 33126 P.305.661.2070 F.305.661.6090
License No. aac 001962 www.chisholmarchitects.com



LEGAL DESCRIPTION:

[illegible]

CONSULTANTS

EXISTING SITE PLAN

Sheet No. **DS100**



CHISHOLM

architects

Architects-Planners-Interior Designers
782 NW 42nd Ave #550, Miami, FL 33126
305.981.2070 F305.961.6000
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

Project Name:
**MOLIERI
RESIDENCE**

**4901-05 University Drive,
Coral Gables, FL 33146**

WRITTEN DIMENSIONS ON THIS DRAWING SHALL
HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE RESPONSIB-
LE FOR ALL DIMENSIONS AND CONDITIONS ON
THE JOB AND THIS OFFICE MUST BE NOTIFIED
OF ANY VARIATION FROM THE DIMENSIONS.

Revisions

No.	Description	Date

ARCHITECT

ROBERT F. CHISHOLM, FAIA
A R 0 0 7 4 4 2

CONSULTANTS

Project No. 2320
Scale: AS SHOWN
Date: 04/09/2021
Drawn: AR
Checked: MP
Submittal:
Cad File:
Drawing Title:
**EXISTING DUPLEX
DEMOLITION
FLOOR PLAN**

Sheet No. **D100**



CHISHOLM

architects

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www.chisholmarchitects.com
RE Chisholm Architects, Inc. auc001962

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Scale: AS SHOWN

Date: 04/09/2021

Drawn: AR

Checked: MP

Submittal:

Cad File:

Drawing Title:





EXISTING ROOF
DEMOLITION PLAN

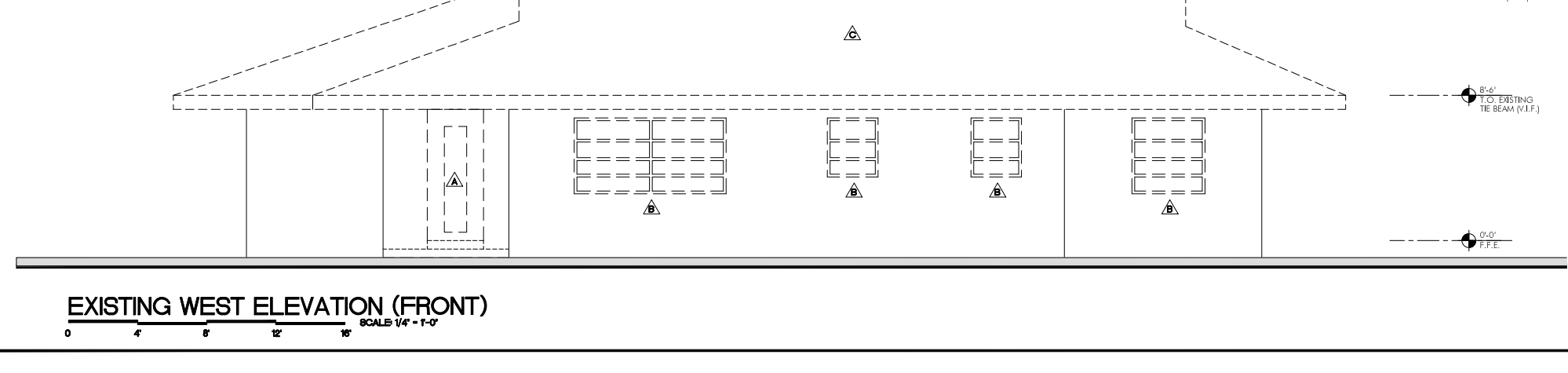
Sheet No. D101




NOTE: EXAMPLE IMAGE IS FROM CROWN ROOF TILES MANUFACTURER, IN STYLE WINDSOR SLATE SILVERADO. ROOF TILE PENDING FINAL SELECTION.

Sheet No. **A101**

ELEVATION LEGEND	
NO.	DESCRIPTION
	REMOVE EXISTING DOOR
	REMOVE EXISTING WINDOW
	REMOVE EXISTING ROOF AND ROOF STRUCTURE
	REMOVE EXISTING VENT BLOCK



ELEVATION NOTES	
<p>1.) PROPOSED LOUVER SYSTEM SAMPLE: E6JF ALUMINUM WALL LOUVER BY ARCHITECTURAL LOUVERS MDC NOA #20-0650.18</p> <p>COLOR DARK BROWN TO MATCH FRONT DOOR. FINAL SELECTION PENDING.</p>	
<p>2.) FOR ROOF TILE SAMPLE, PLEASE REFER TO SHEET A101.</p>	
<p>3.) GATES TO BE SPRING LOCK TYPE AND EQUIPPED WITH A SAFE LOCK. ALL GATES SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.</p>	

[illegible]

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R O D O 7 4 4 2

[illegible]

Project No. 2320

Scale: AS SHOWN

Date: 04/09/2021

Drawn: AR

Checked: MP

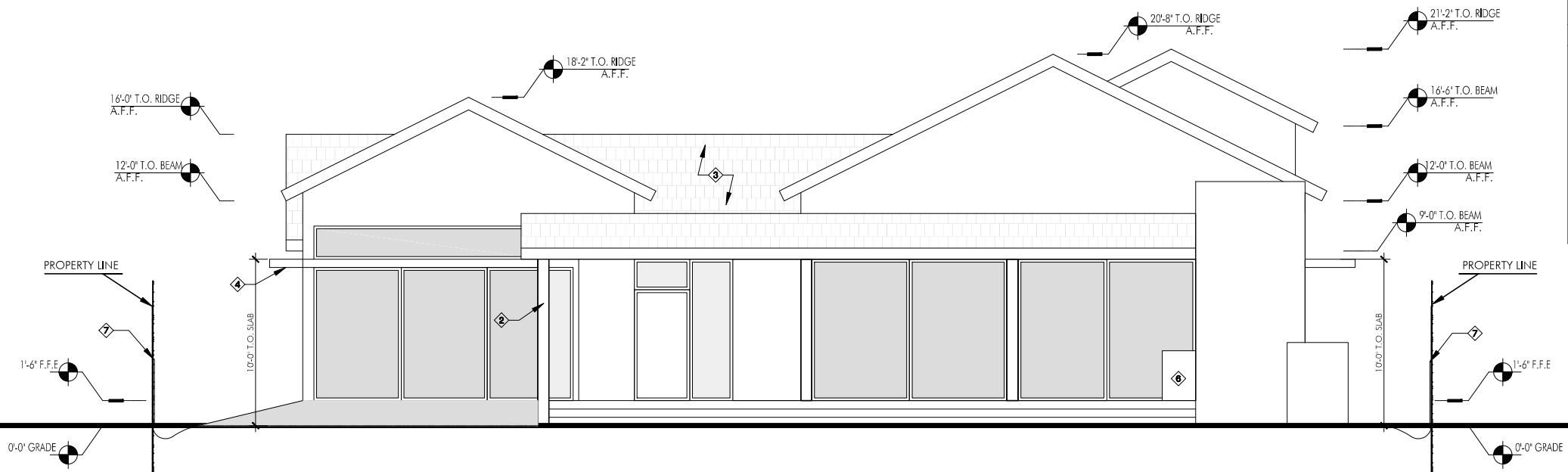
Submittal: _____

Cad File: _____

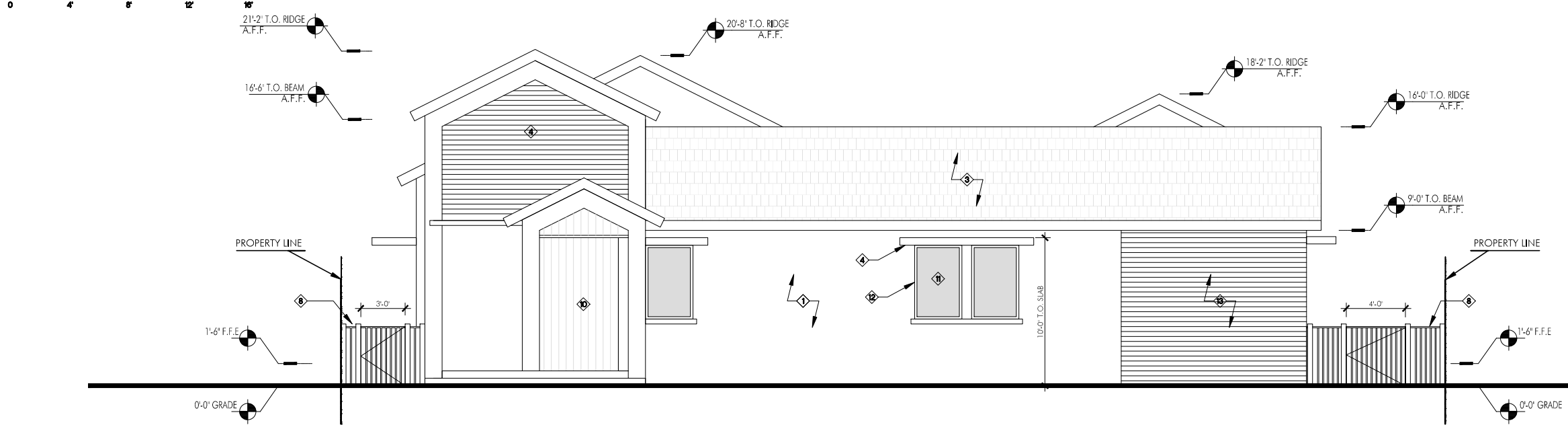
Drawing Title:

**EAST AND WEST
ELEVATIONS**

Sheet No. **A201**



EAST ELEVATION • UNIVERSITY WATERWAY
SCALE: 1/4" = 1'-0"



WEST ELEVATION • UNIVERSITY DRIVE
SCALE: 1/4" = 1'-0"