



FRONT ELEVATION



FRONT ELEVATION



EAST SIDE ELEVATION



REAR ELEVATION



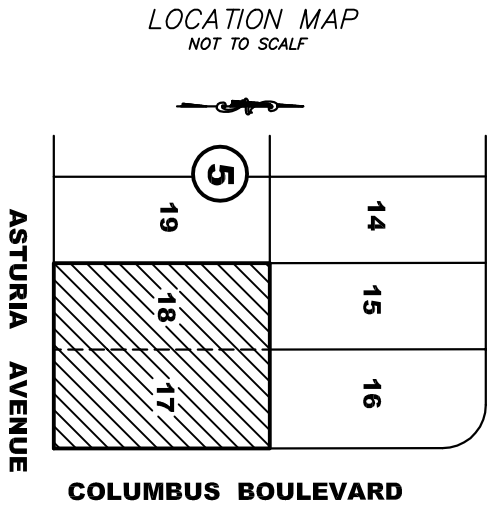
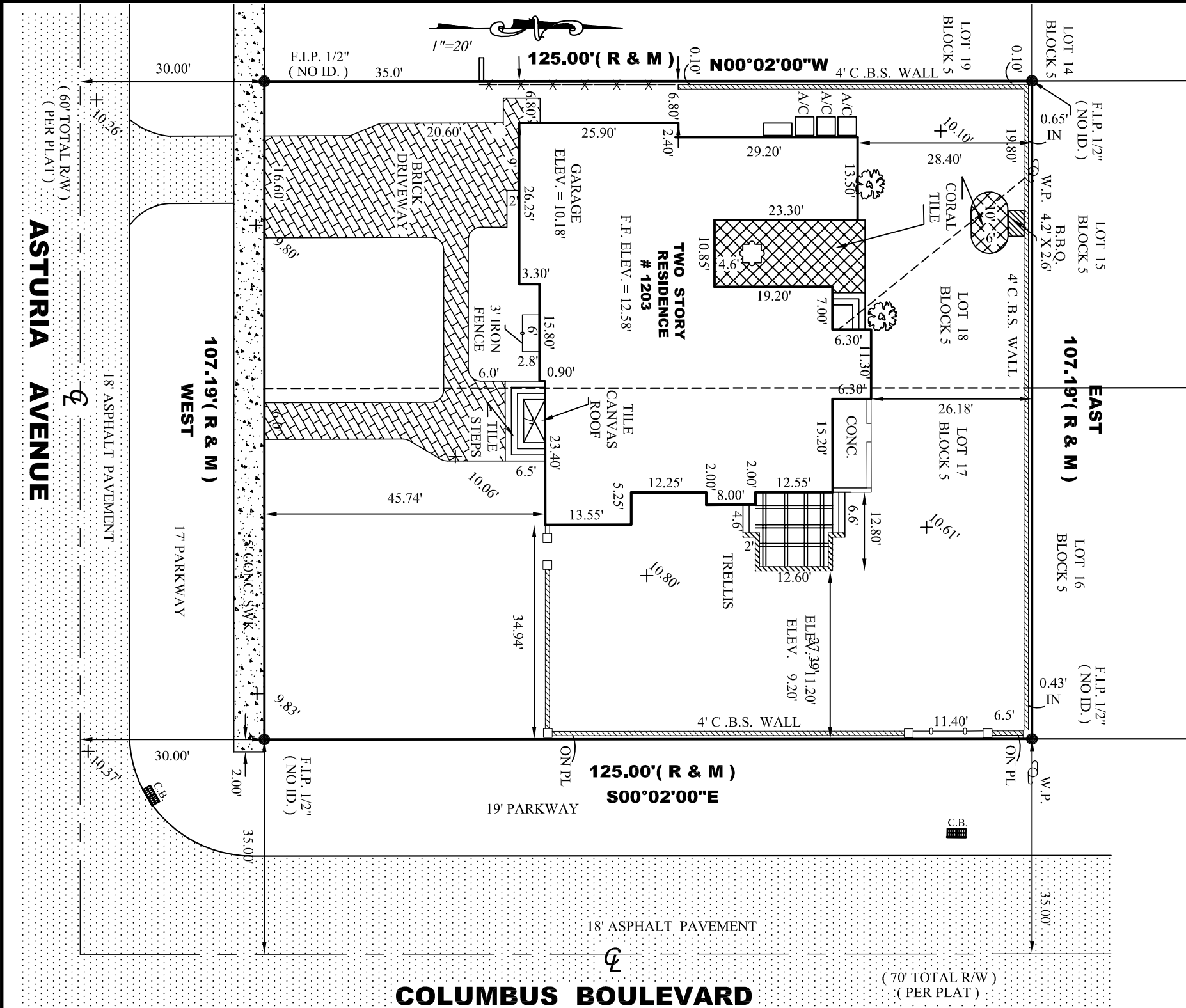
REAR ELEVATION



STREET VIEW OF THE WALL



WEST SIDE ELEVATION



PROPERTY ADDRESS: 1203 ASTURIA AVE., CORAL GABLES, FL. 33134

LEGAL DESCRIPTION: LOTS 17 AND 18, BLOCK 5, CORAL GABLES SECTION "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# 670 LOC# COLUMBUS BLVD & ASTURIA AVE ELEV. 10.73'

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
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 8 PG: 13

CONCRETE
CONC. BLOCK WALL
WOOD DECK
COVERED AREA
ASPHALT
CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
IRON FENCE (IF)
A = ARC DISTANCE
L = LENGTH
Δ = CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVE
C.B. = CATCH BASIN
CATV = CABLE UTILITY BOX

LEGEND & ABBREVIATIONS:

B.C. = BLOCK CORNER
P = PROPERTY LINE
C = CENTER LINE
M = MONUMENT LINE
CALC. = CALCULATED
M. = FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M. = WATER METER
R/W = RIGHT OF WAY

U.E. = UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR. = ENCROACHMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORD BOOK
M.H. = MAN HOLE
C.B.S. = CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L. = OVERHEAD UTILITY LINES
TEL. = TELEPHONE FACILITIES

P.R.C. = POINT OF REVERSE CURVE
CH = CHORD
CH. BRG. = CHORD BEARING
B.M. = BENCH MARK
B.R. = BEARING REFERENCE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX = TRANSFORMER
P.P. = POWER POLE
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

ELEV. = ELEVATION
SEC. = SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK = SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200

Email: blancosurveyorsinc@yahoo.com

Fax: (305) 865-7810

FLOOD ZONE: X

PANEL: 0294

DATE:

05/19/21

SCALE:

1" = 20'

SUFFIX: L

FEMA DATE: 09 / 11 / 09

BASE: N/A

COMMUNITY # 120639

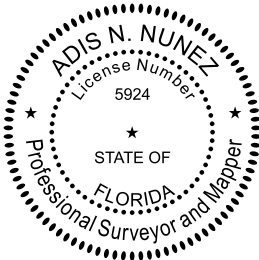
DWN. BY:

R.BELLO

JOB No.

21 - 361

SURVEYOR'S SEAL



THE
GOLDSTEIN RESIDENCE
1203 ASTURIA AVENUE
ADDITION & POOL

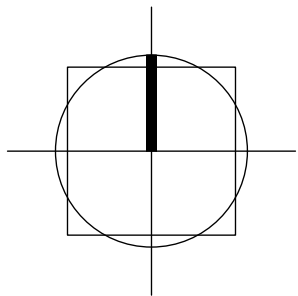


CALLUM GIBB ARCHITECT PA

JULY 2021

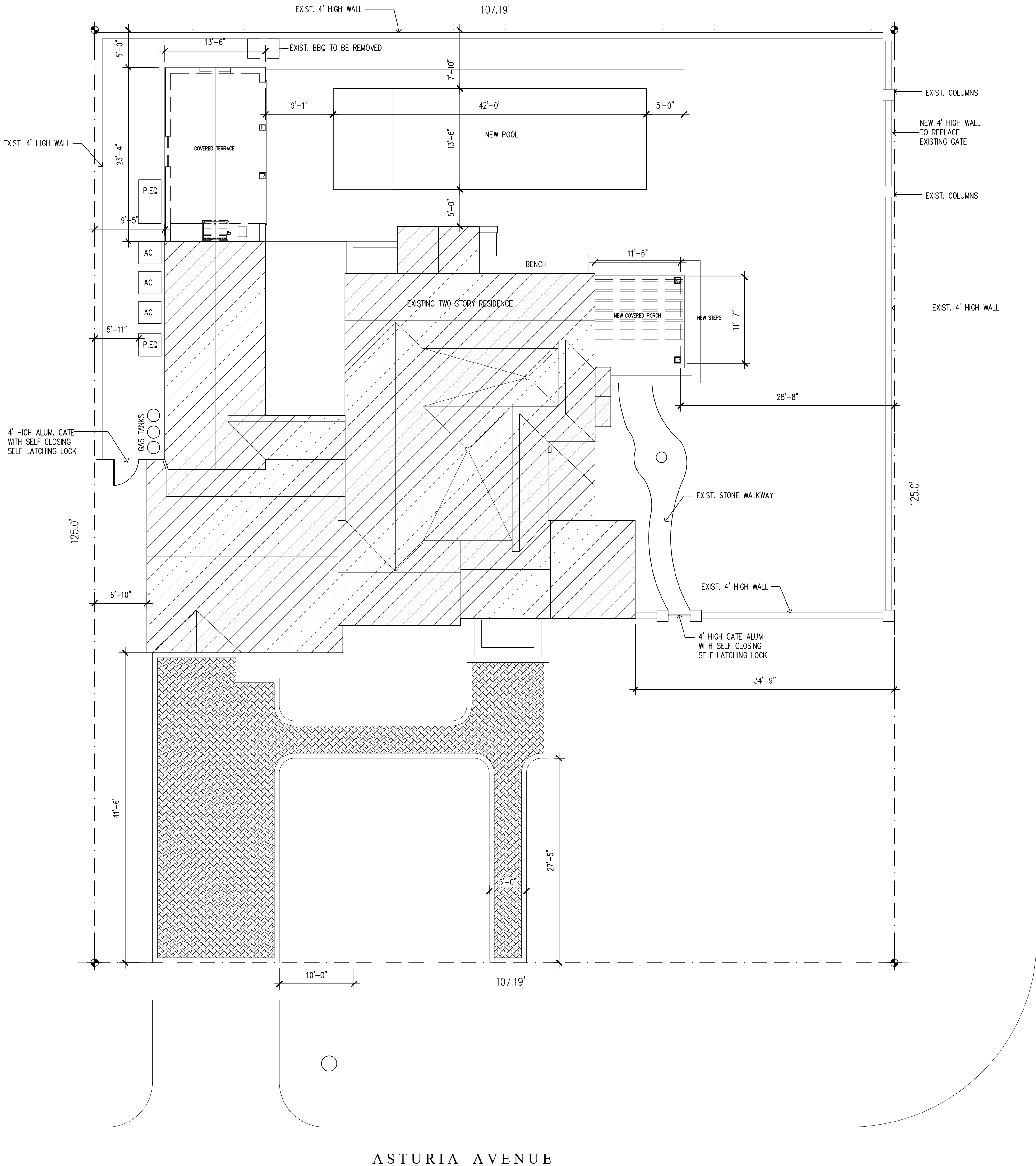


LOCATION MAP



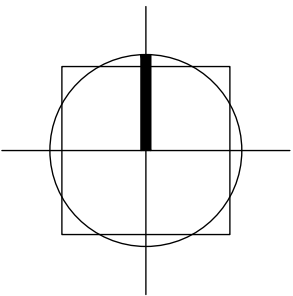
LEGAL DESCRIPTION

LOTS 17 AND 18, BLOCK 5, REVISED PLAT OF CORAL GABLES SECTION E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.



SITE PLAN

1/8"



DRAWING NOTES

DRAWINGS REVISIONS

GOLDSTEIN RESIDENCE
1203 ASTURIA AVE
CORAL GABLES, FL

PROJECT NO : 12 : 113

SITE PLAN

SCALE: 1/8"

A.1.1

DATE : JULY 2021

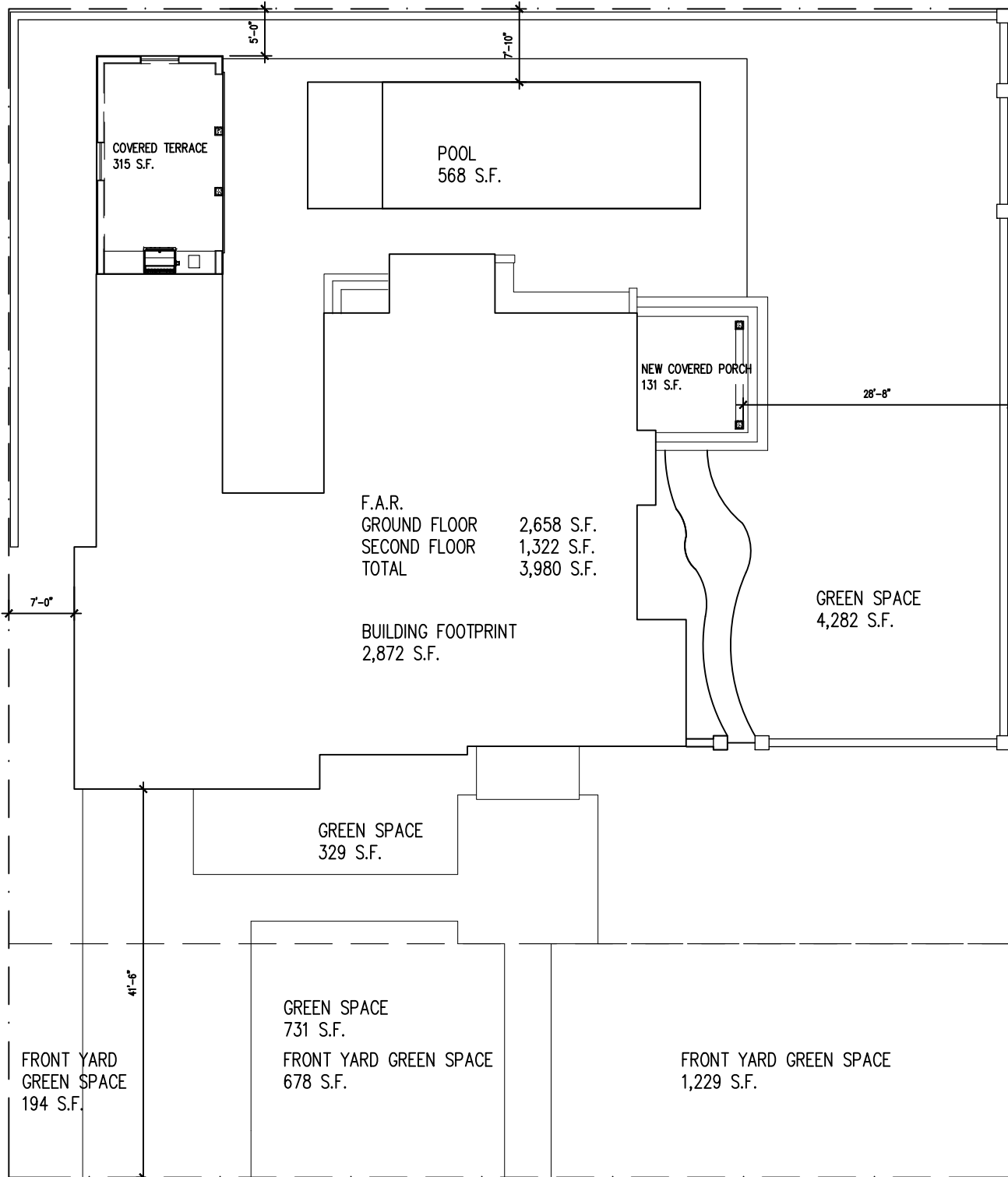
CALLUM GIBB ARCHITECT P.A
ARCHITECTURE • PLANNING • INTERIORS

ZONING DATA

ADDRESS: 1203 ASTURIA AVENUE
FOLIO: 03-4107-016-0720
LEGAL DESCRIPTION: LOTS 17 AND 18, BLOCK 5, RIVISED PLAT OF CORAL GABLES SECTION E, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 8 AT PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
SCOPE OF WORK: ADDITIONS AND NEW POOL TO EXISTING RESIDENCE

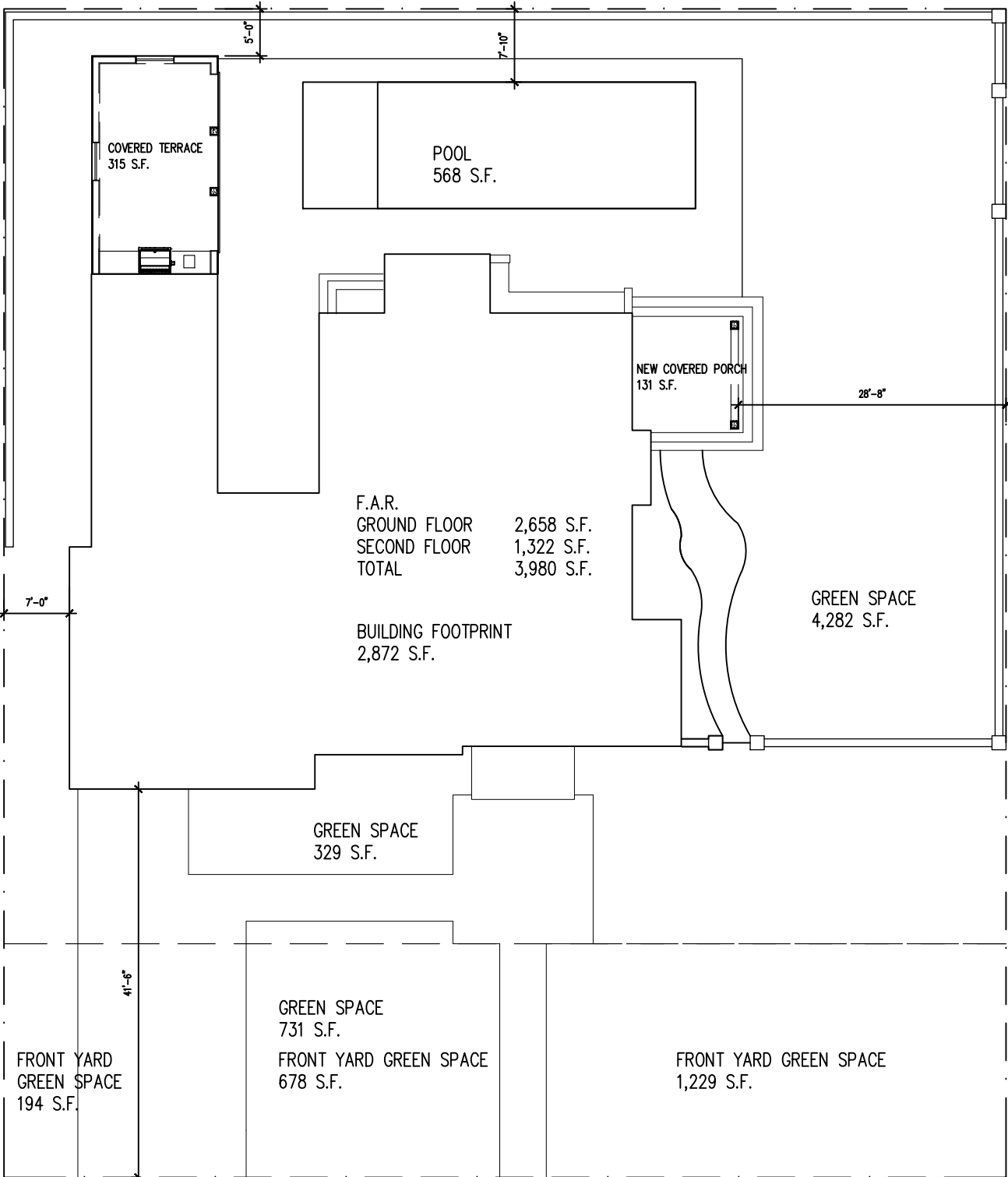
LOT SIZE 13,399 S.F.

SETBACKS
FRONT 25'-0" REQUIRED
41'-6" PROVIDED
REAR 10'-0" REQUIRED
5'-0" PROVIDED
INTERIOR SIDE 20% WITH MAX. 10'-0" REQUIRED EACH SIDE
7'-0" & 28'-8" PROVIDED



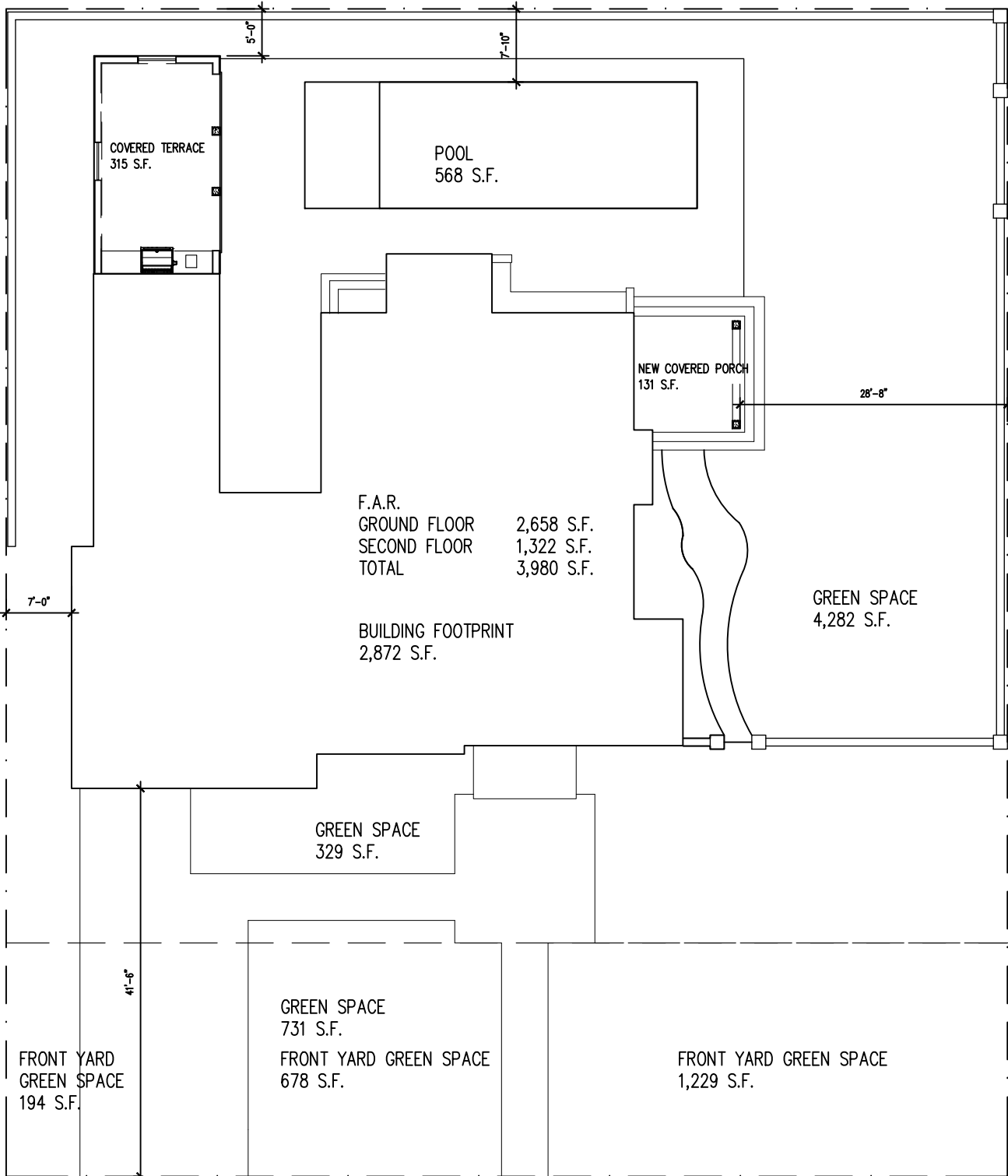
GREEN AREA

40% MINIMUM LANDSCAPE REQUIREMENT
13,399 X 40% = 5,360 S.F.
GREEN AREA PROPOSED
4,282 + 329 + 731 + 1,229 = 6,571 S.F.



FRONT YARD GREEN AREA

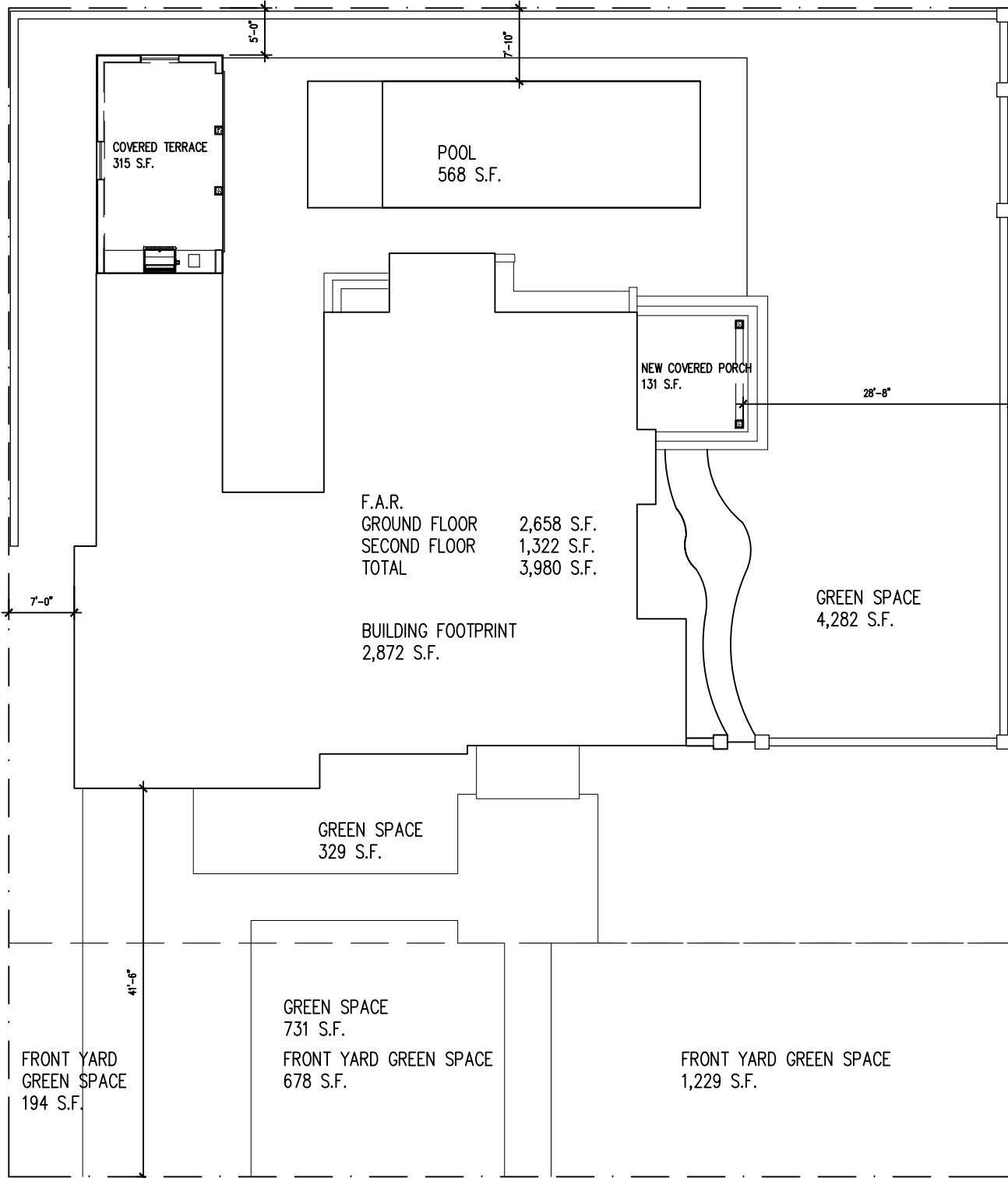
20% MINIMUM LANDSCAPE REQUIREMENT
5,360 S.F. X 20% = 1,072 S.F.
GREEN AREA PROPOSED
194 + 678 + 1,229 = 2,101 S.F.



F.A.R.

5,000 X 48% = 2,400
5,000 X 35% = 1,750
3,399 X 30% = 1,020
MAXIMUM ALLOWED = 5,170 S.F.

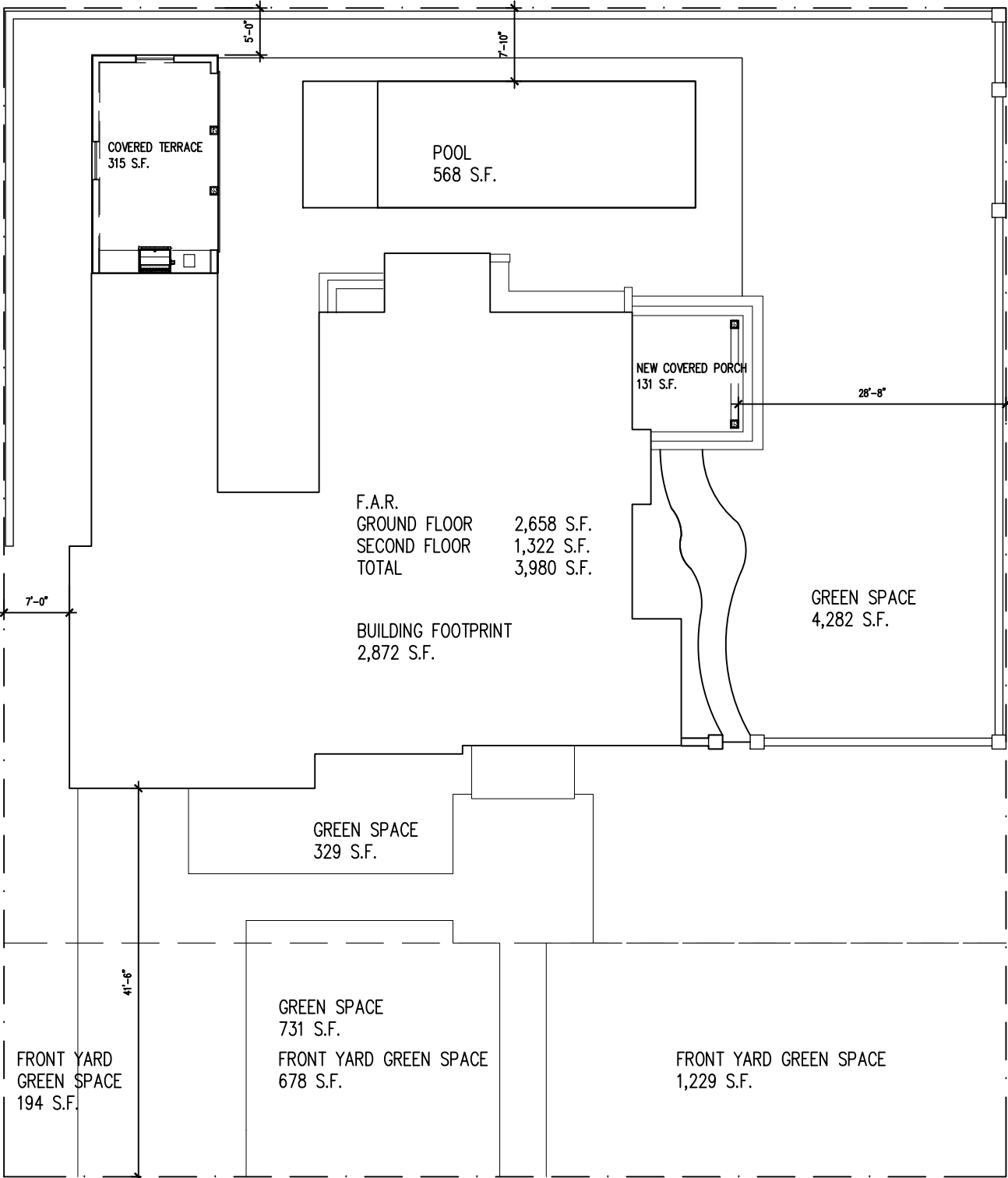
FIRST FLOOR = 2,658 S.F.
SECOND FLOOR = 1,322 S.F.
TOTAL = 3,980 S.F.



LOT COVERAGE

35% GROUND COVERAGE
13,399 X 35% 4,690 S.F.

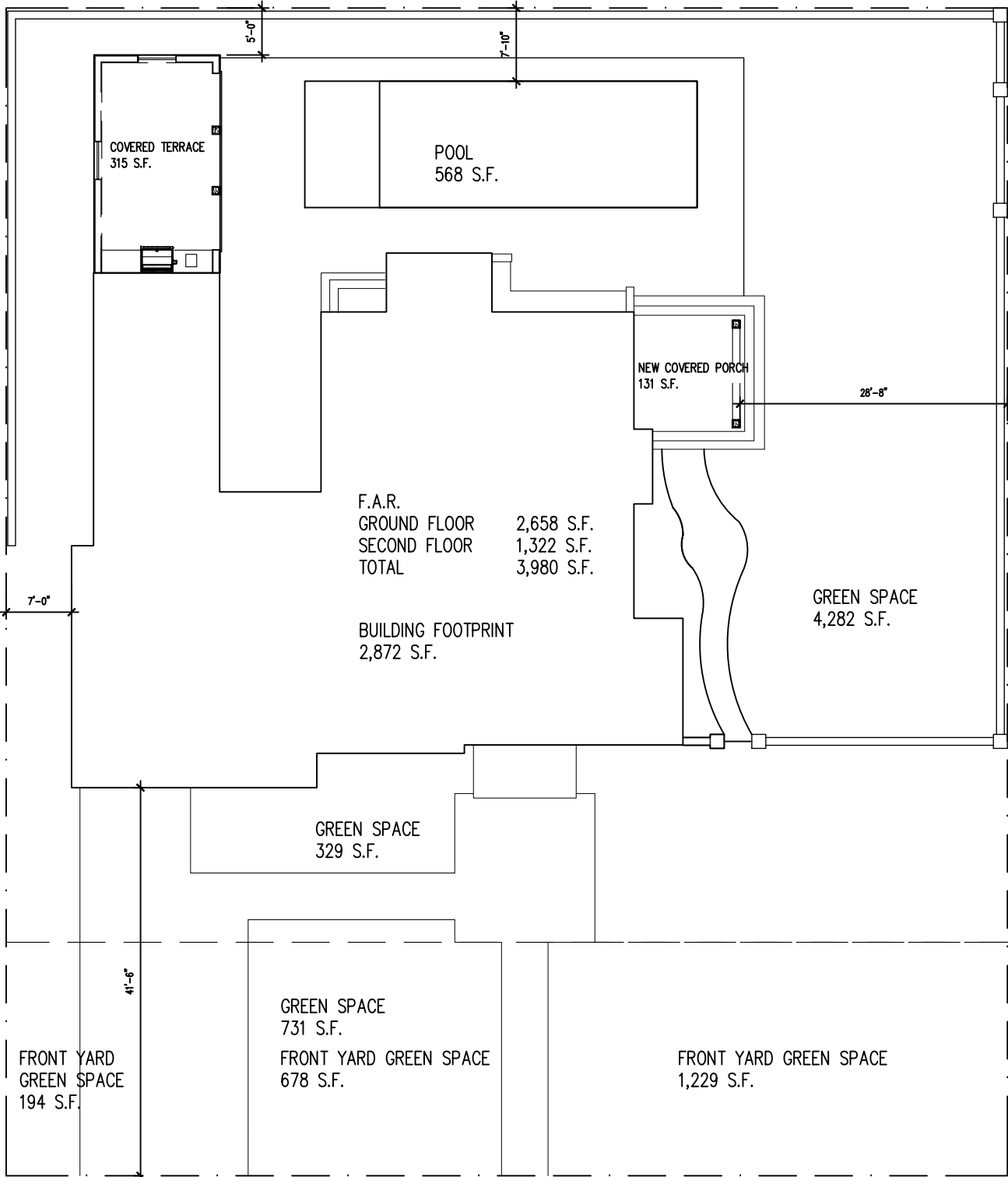
FIRST FLOOR = 2,872 S.F.
COVERED PORCH = 131 S.F.
COVERED TERRACE = 315 S.F.
TOTAL PROPOSED = 3,318 S.F.



LOT COVERAGE

45% GROUND COVERAGE
13,399 X 45% 6,030 S.F.

FIRST FLOOR = 2,872 S.F.
COVERED PORCH = 131 S.F.
COVERED TERRACE = 315 S.F.
POOL = 568 S.F.
TOTAL PROPOSED = 3,886 S.F.



DRAWING NOTES

DRAWING REVISIONS

GOLDSTEIN RESIDENCE
1203 ASTURIA AVE
CORAL GABLES, FL

PROJECT NO : 12 : 113

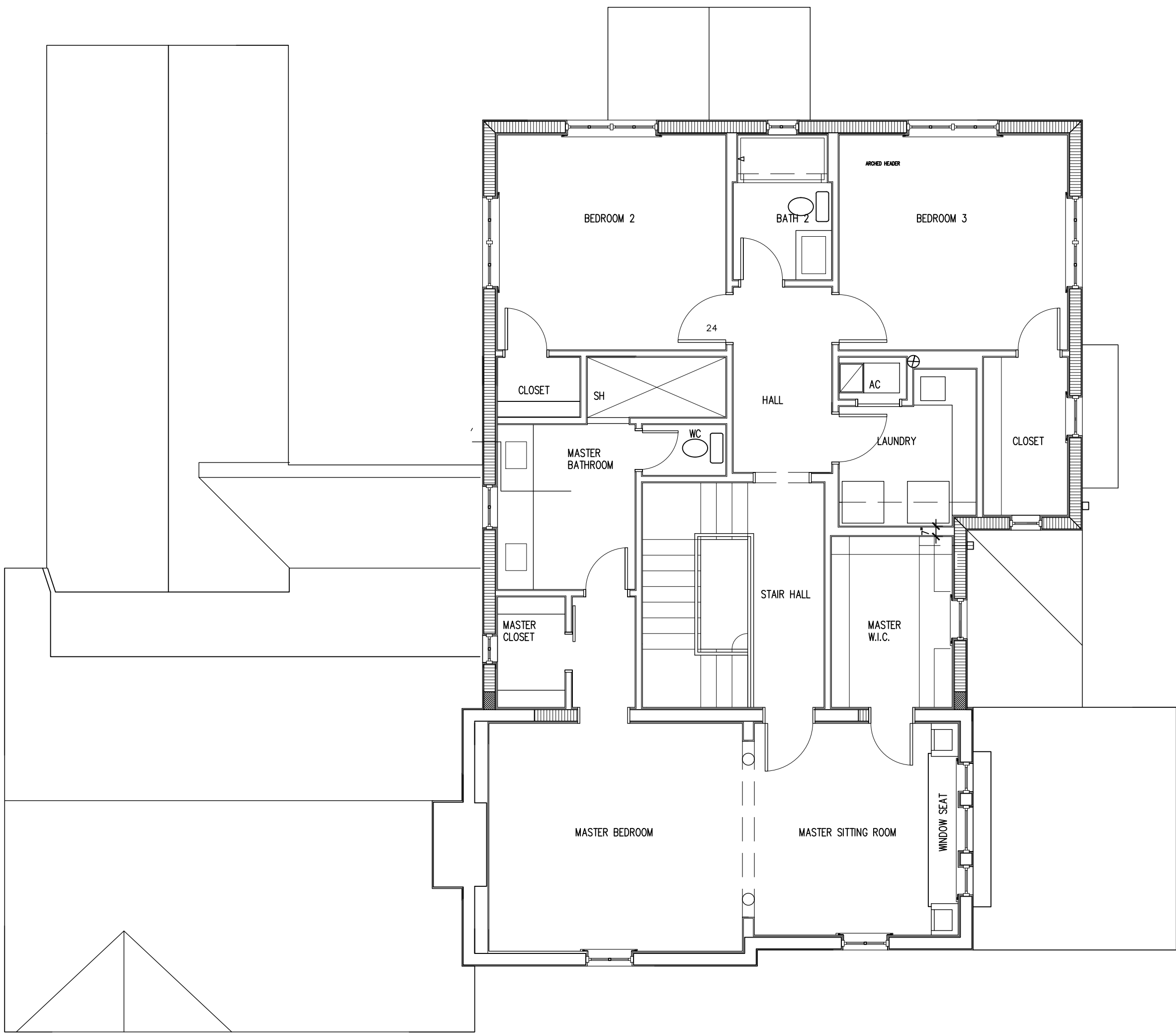
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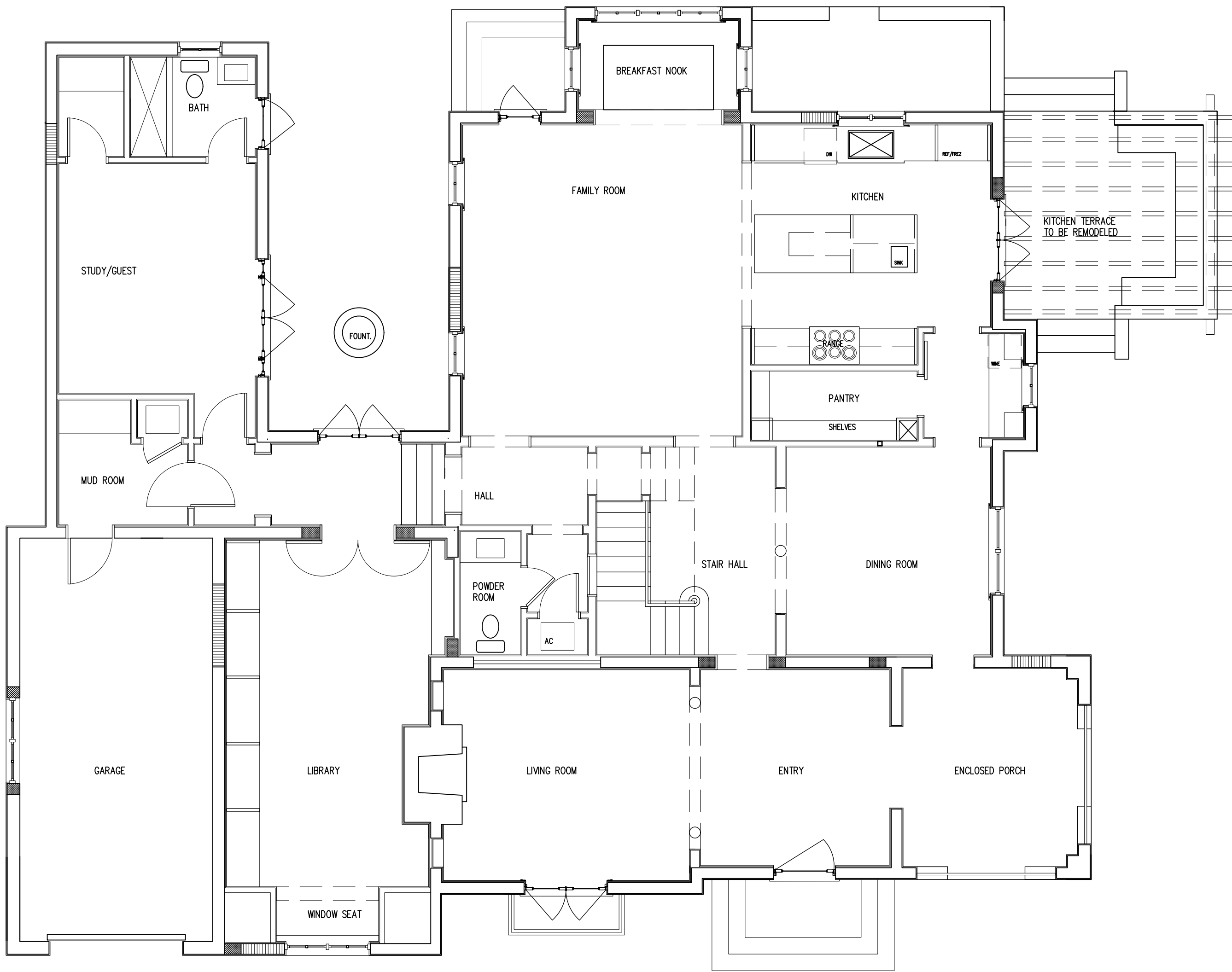
A.1.2

DATE: JULY 2021

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SECOND FLOOR PLAN 3/16"



FIRST FLOOR PLAN 3/16"

DRAWING NOTES

DRAWINGS REVISIONS

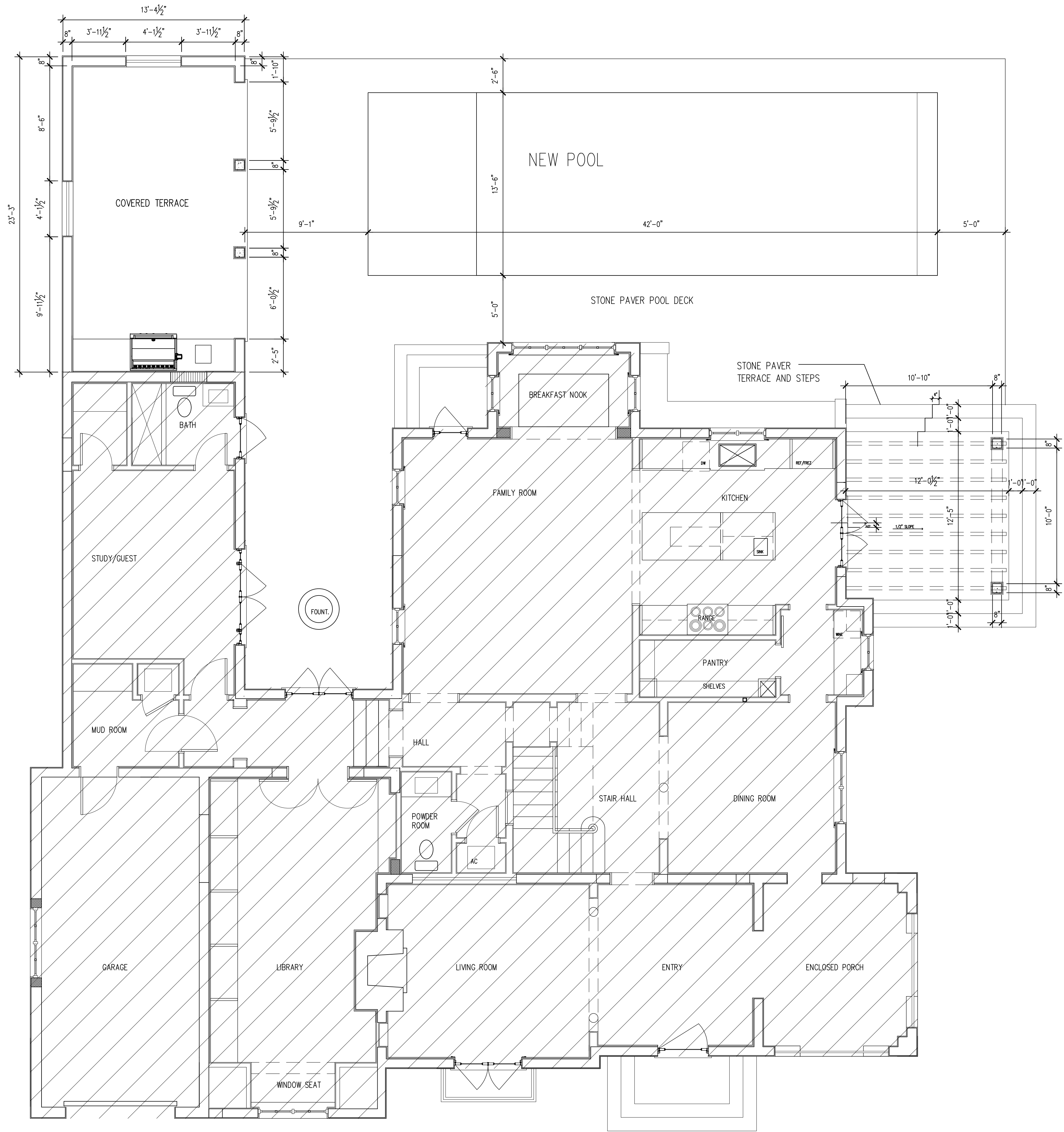
GOLDSTEIN RESIDENCE
1203 ASTURIA AVE
CORAL GABLES, FL
PROJECT NO : 12 : 113

EXISTING FLOOR PLANS

SCALE: 3/16"

A.2.0
DATE: JULY 2021

CALLUM GIBB ARCHITECT P A
ARCHITECTURE • PLANNING • INTERIORS



DRAWING NOTES

DRAWINGS REVISIONS

GOLDSTEIN RESIDENCE
1203 ASTURIA AVE
CORAL GABLES, FL

PROJECT NO : 12 : 113

GROUND FLOOR PLAN

SCALE: 1/4"

A.2.1

DATE: JULY 2021

CALLUM GIBB ARCHITECT P A
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EXISTING FRONT ELEVATION 1/4"



PROPOSED FRONT ELEVATION 1/4"

DRAWING NOTES

DRAWINGS REVISIONS

GOLDSTEIN RESIDENCE
1203 ASTURIA AVE
CORAL GABLES, FL
PROJECT NO : 12 : 113

ELEVATIONS
SCALE: 1/4"

A .3.1
DATE: JULY 2021

CALLUM GIBB ARCHITECT P A
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EXISTING EAST ELEVATION 1/4"



PROPOSED EAST ELEVATION 1/4"

DRAWING NOTES

DRAWINGS REVISIONS

GOLDSTEIN RESIDENCE
1203 ASTURIA AVE
CORAL GABLES, FL

PROJECT NO : 12 : 113

ELEVATIONS

SCALE: 1/4"

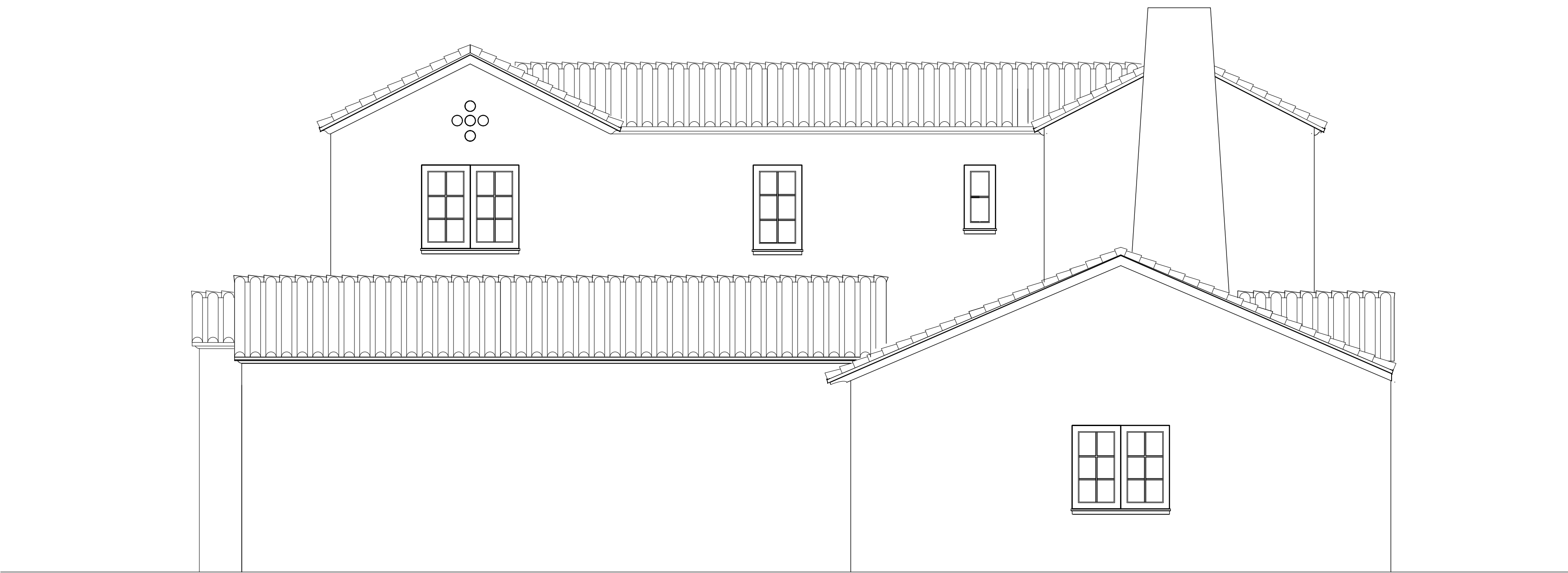
A .3.2

DATE: JULY 2021

CALLUM GIBB ARCHITECT P A
ARCHITECTURE • PLANNING • INTERIORS



CALLUM GIBB ARCHITECT P A
ARCHITECTURE • PLANNING • INTERIORS



EXISTING WEST ELEVATION 1/4"



PROPOSED WEST ELEVATION 1/4"

DRAWING NOTES

DRAWINGS REVISIONS

GOLDSTEIN RESIDENCE
1203 ASTURIA AVE
CORAL GABLES, FL

PROJECT NO : 12 : 113

ELEVATIONS

SCALE: 1/4"

A .3.4

DATE: JULY 2021

CALLUM GIBB ARCHITECT P.A
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