

Permanent Reference Monument

Right-of-Way Line

Temporary Benchmark

Sidewalk

Valley Gutter

R/W SWK.

T.B.M.

V.G.

1. Field Survey was completed on: September 29th, 2016.

Lot 6, Block 1, of "PLAT OF SAN MARINO", as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

Begin at the Southeast corner of Lot 7, Block 1, PLAT OF SAN MARINO, as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida, thence West Easterly 175.11 feet to the East line of said Lot 7, said point being 6.25 feet North of the Southeast corner of said Lot 7; thence Southerly along the East line of said Lot 7 for

North Arrow and bearings refer to an assumed value of NORTH, along the East line of the Subject Property, Miami-Dade County Florida. Said line is considered well-established and

By scaled determination the subject property lies in Flood Zone AE, Base Flood Zone Elev.= 9 Feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120651, Map No. 12086C0316, Suffix L, Firm Index Date: 09—11—2009, Firm Panel

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to user that "this map is

The vertical control element of this survey was derived from the National Geodetic Vertical Datum,

-Miami-Dade County Benchmark D-172 Elev.=7.79' (N.G.V.D.) Location: Venetian Causeway & San -Miami-Dade County Benchmark D-173 Elev.=7.60' (N.G.V.D.) Location: Venetian Causeway & San

The accuracy obtained by measurement and calculation of closed geometric figures was

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101—111 of the Florida Statutes.

- -FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested.

Florida Certificate of Authorization No. LB 3398

ORIA JANNET SUAREZ

PROFESSIONAL SURVEYOR AND MAPPER No. 6781 STATE OF FLORIDA

LOCATION SKETCH

NOT TO SCALE

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.

WEST SAN MARIN MIAMI-DADE CO

40

REVISIONS BY

Project: 14-0186

Checked: J.B.

SHEET 1 OF 1

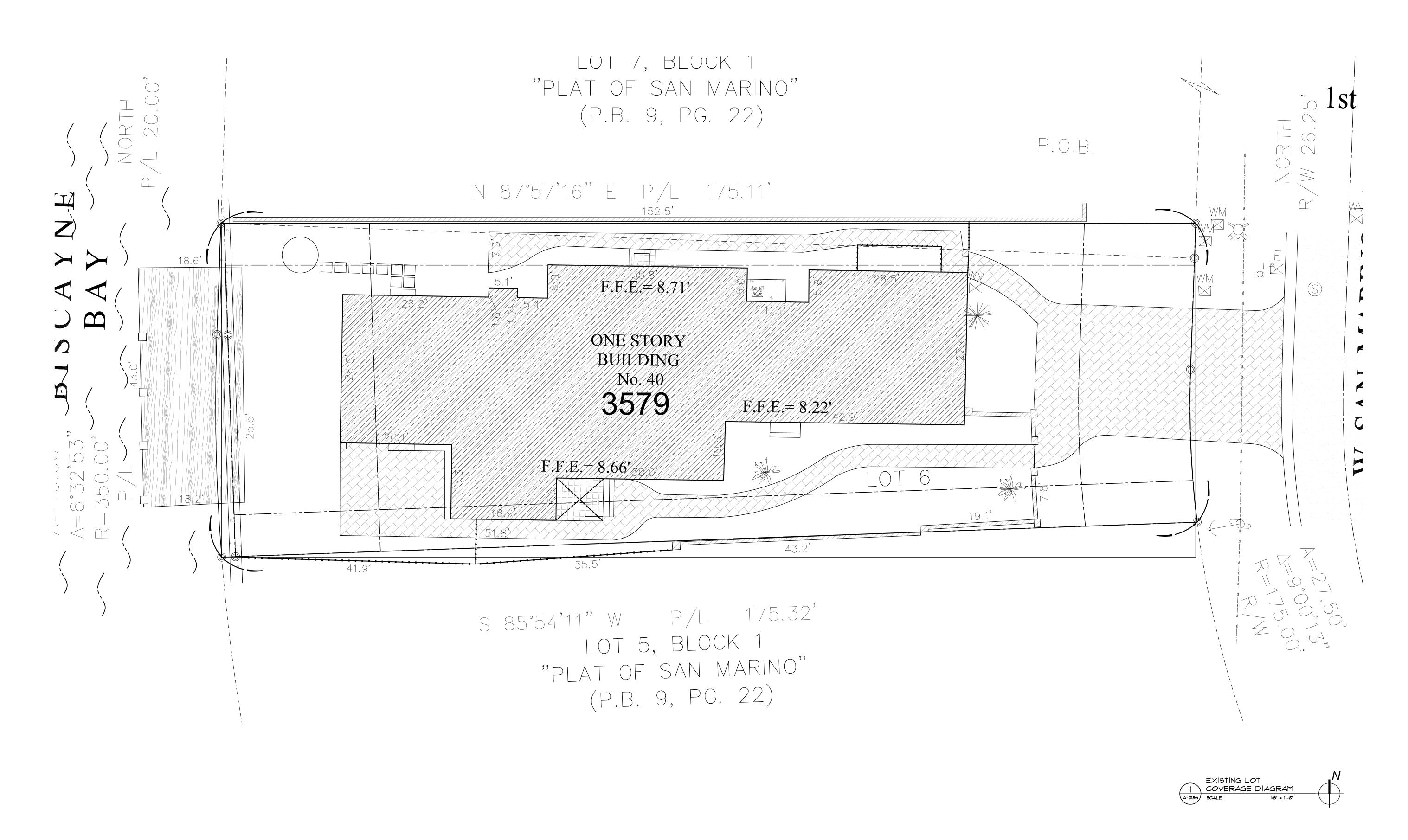
16-0277

G.P., J.S., T.P.,

Date: 09-29-2016

Scale: AS SHOWN

Field Book: ON FILE



EXISTING LOT SIZE:	9,823 S.F. (100%)	MAIN HOUSE UNIT SIZE: FIRST FLOOR	3,579 S. F.	AREA:	1,082 S. F.	100%
BUILDING LOT COVERAGE: MAIN HOUSE	3,579 S. F.	SECOND FLOOR	5,5 15 5, F. N / A	IMPERVIOUS AREA:	475 S. F.	
TOTAL BLDG. LOT COVERAGE:	3,579 S. F. (26.2%)	TOTAL:	3,579 S. F. (26.2%)	LANDSCAPE AREA:	607 S. F.	56.1%
				REAR SETBACK CALCULATION	IS	
				AREA:	1,582 S. F.	100%
				IMPERVIOUS AREA:	420 S. F.	

73.5%

LANDSCAPE AREA:

F.F.E. = 8,717

ONE STORY

BUILDING

No. 40

3579

F.F.E. = 8.66

EXISTING BUILDING DATA

MAIN HOUSE UNIT SIZE:

FIRST FLOOR

TOTAL:

SECOND FLOOR

EXISTING SITE DATA

9,823 S. F.

3,579 S. F.

3,579 S. F.

(26.2%)

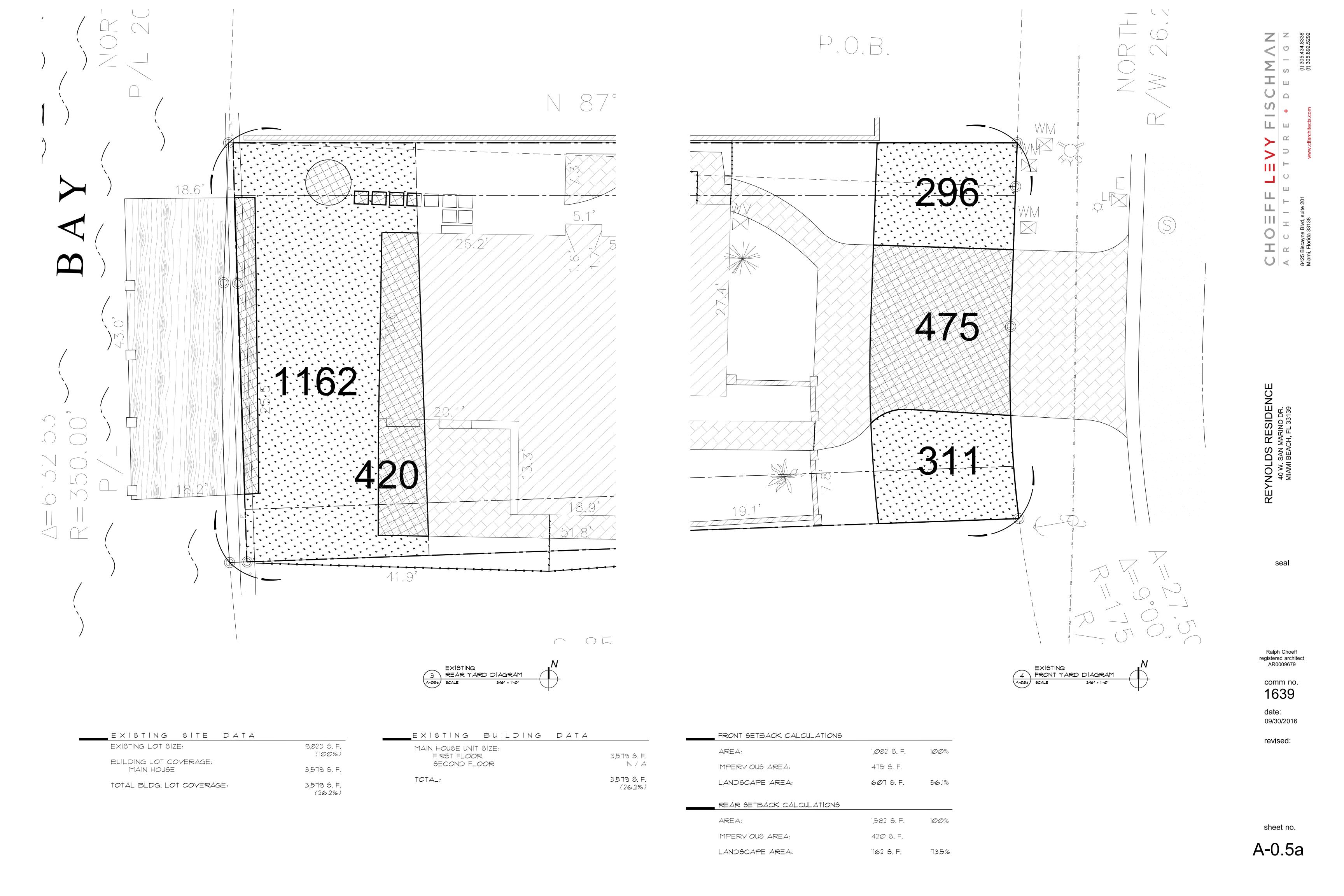
(100%)

EXISTING LOT SIZE:

MAIN HOUSE

BUILDING LOT COVERAGE:

TOTAL BLDG. LOT COVERAGE:





Residence 1



Residence 3



Residence 6



Aerial Photograph of Surrounding Properties



Residence 2



Residence 4



Subject Property (40 W San Marino Dr)

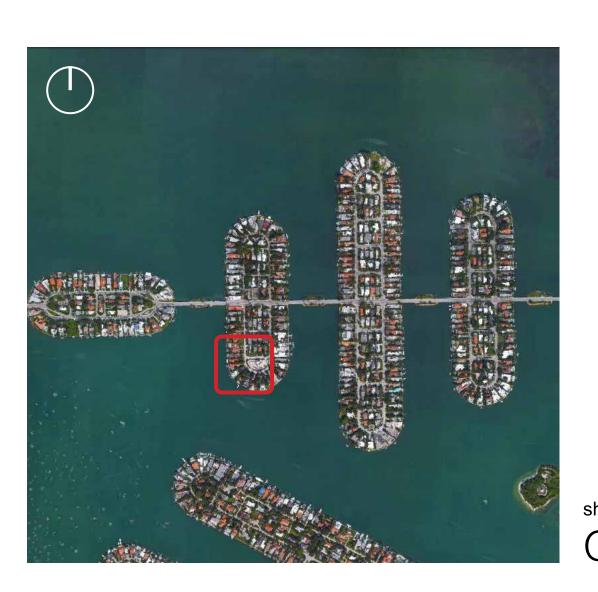


Residence 5





Aerial Photograph of Surrounding Properties



sheet no. C-4.1

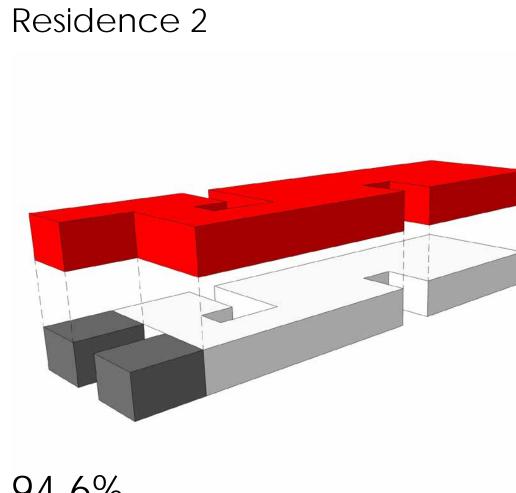


Residence 1

55.8%

Massing Diagram



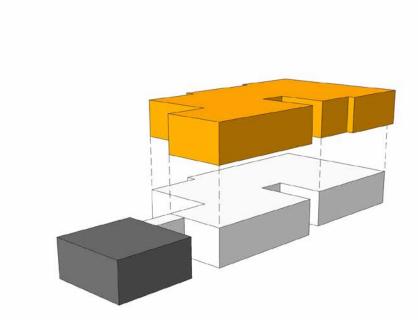


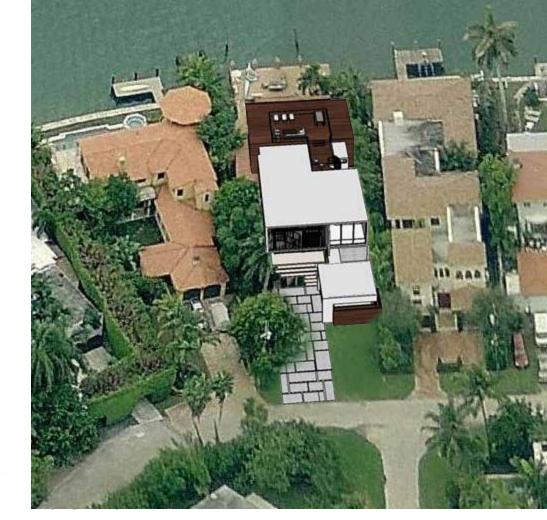






85.8%





94.6% Massing Diagram

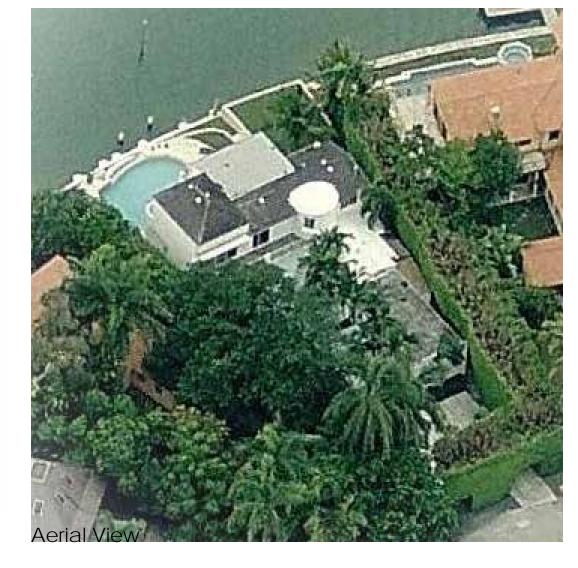
Residence 4



Massing Diagram Location Key

Residence 3





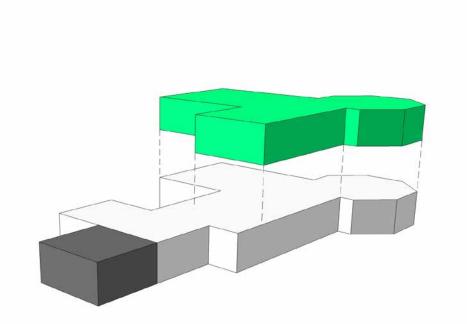
66.2%

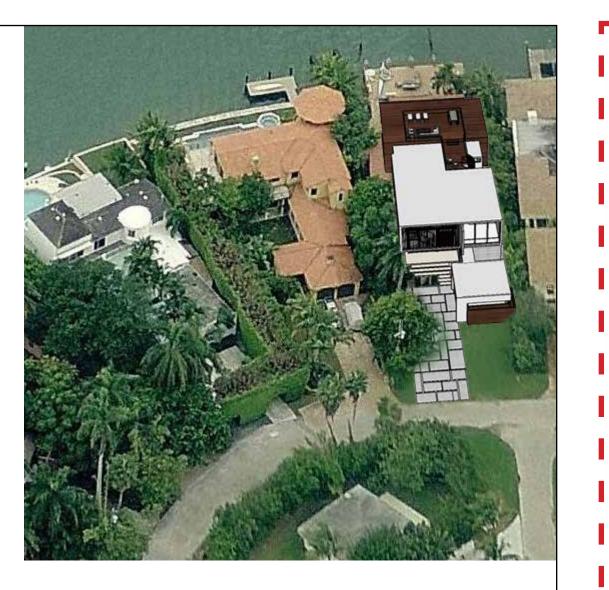
Massing Diagram











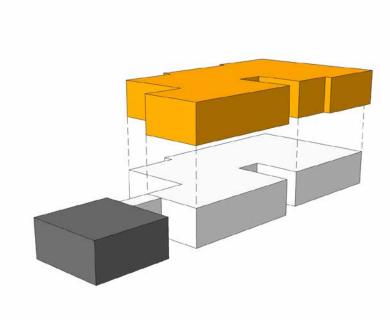
34 W San Marino Dr

Adjacent Property

Lot Size: 12,906 Sq. Ft

Approx. Lot Coverage: 28.1%

Approx. First-Second Ratio: 64.5%



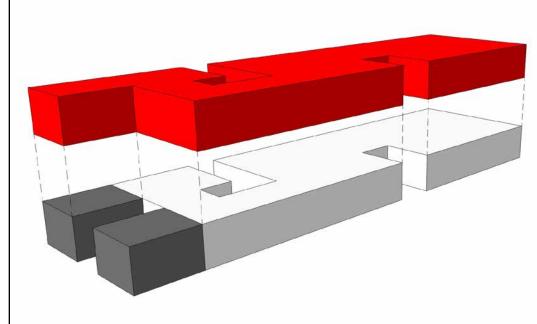
40 W San Marino Dr

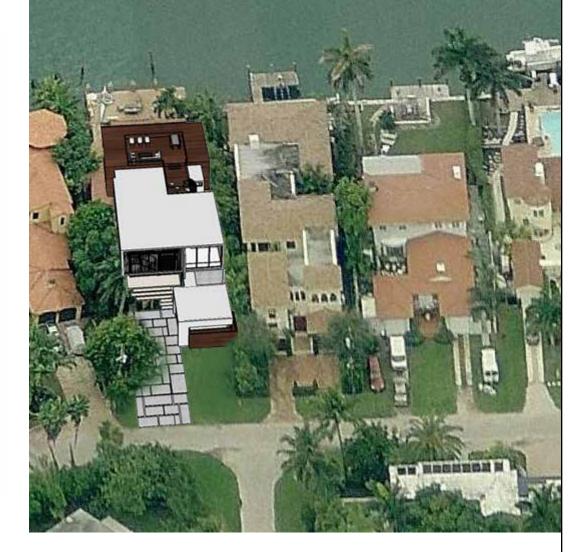
Proposed Property

Lot Size: 9,823 Sq. Ft
Lot Coverage: 28.0%

First-Second Ratio: 85.8%







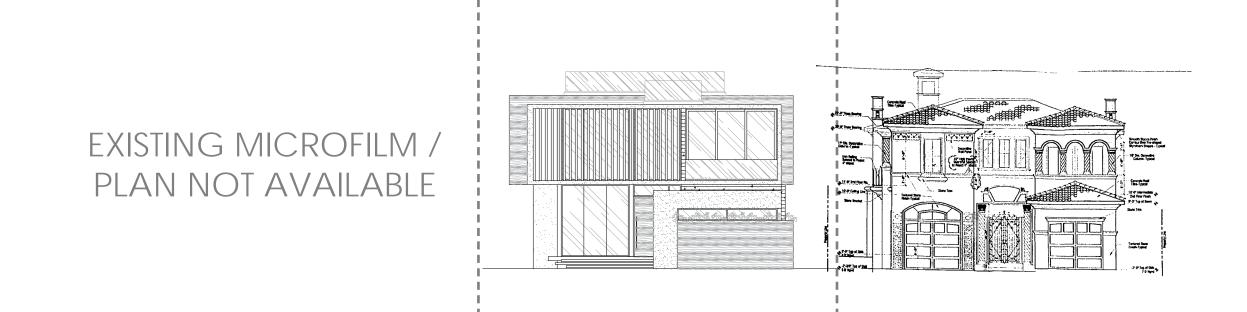
70 W San Marino Dr

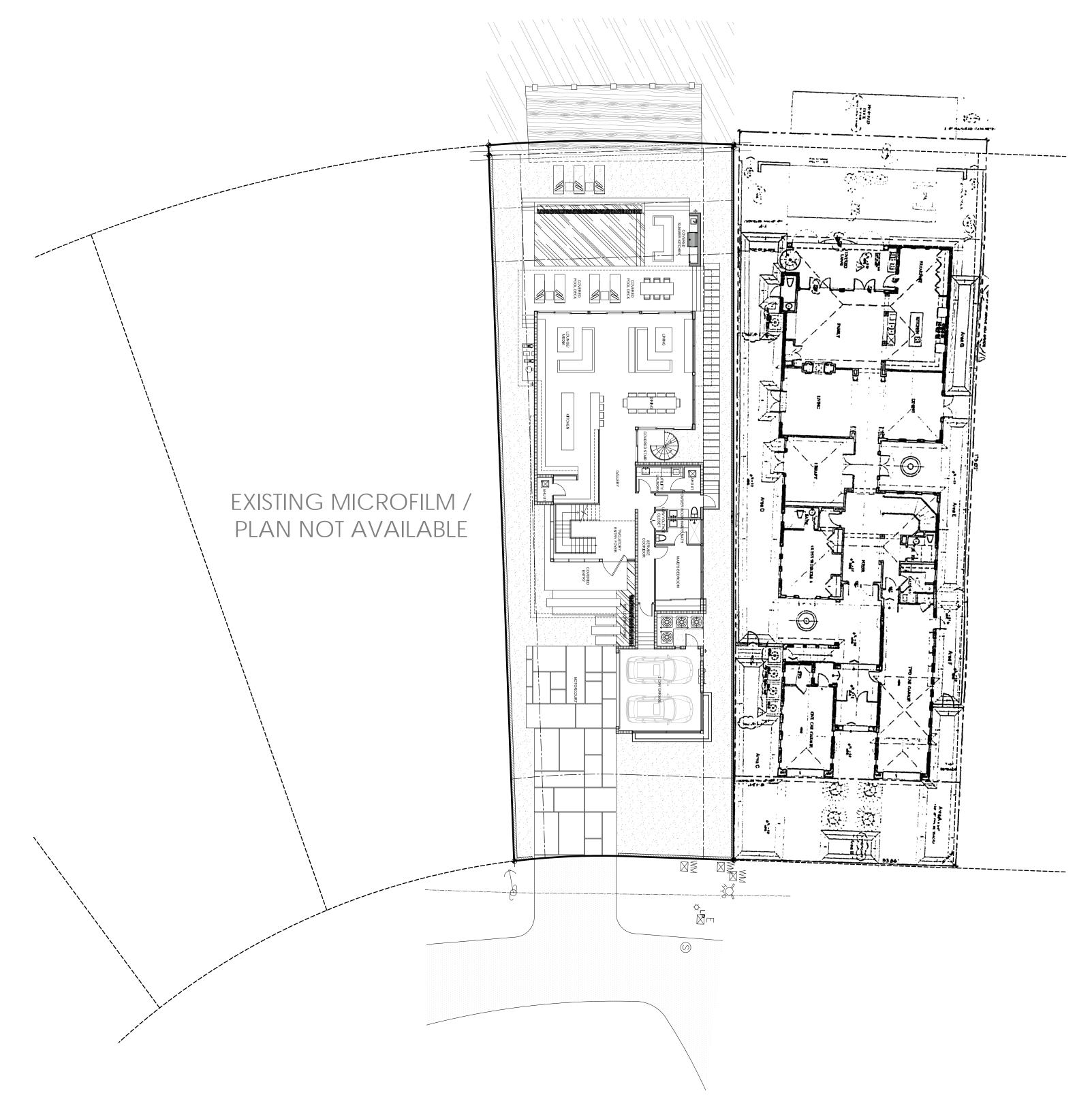
Adjacent Property

Lot Size: 9,973 Sq. Ft

Approx. Lot Coverage: 36.3%

Approx. First-Second Ratio: 94.6%





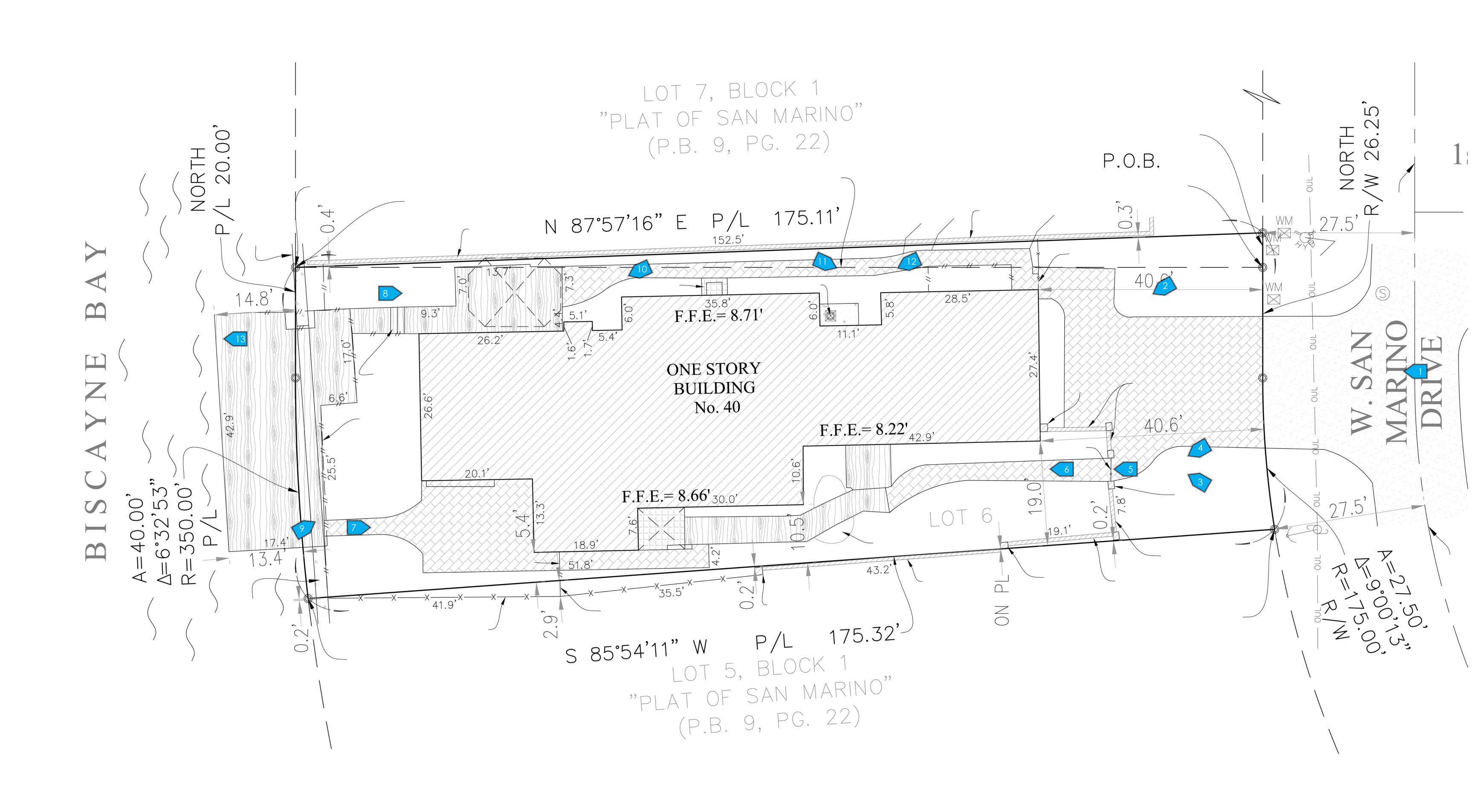
Type of construction C-B-S Cost \$10,000.00 Foundationconc. pile Roof Plumbing Contractor Bell #9138 Address Date 6-2 No. fixtures 11 Rough approved by Date No. Receptacles Plumbing Contractor Address Date No. fixtures set Final approved by Date Sewer connection Septic tank Make Date Electrical Contractor Larkins # 6822 Address Date No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Recentacles 27 Rough approved by Date	Lot 6 Block 1 General Contractor Modern Homes Architect L. M. Barrett	Subdivision San Marino Islands, Inc.	No. 40 V Street San Marino Drive Address Address 3232	03-006
Plumbing Contractor Bell #9138 Address Date 6-2 No. fixtures 11 Rough approved by Date No. Receptacles Plumbing Contractor Address Date No. fixtures set Final approved by Date Sewer connection Septic tank Make Date Electrical Contractor Larkins # 6822 Address Date No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Receptacles 27 Space Heaters 2 Date Electrical Contractor E. E. Larkin # 7194 Address Date No. fixtures set 22 Final approved by Date	Front 32 Depth 91-8	Height	Stories one Use	Residence & G
No. fixtures 11 Rough approved by No. Receptacles Plumbing Contractor No. fixtures set Final approved by Sewer connection Septic tank Make Date Electrical Contractor Larkins No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Recentacles 27 Rough approved by Electrical Contractor E. E. Larkin # 7194 Address Date	Type of construction C-B-S	Cost \$10,000.00	Foundation onc. pile	Roof
No. fixtures 11 Rough approved by No. Receptacles Plumbing Contractor No. fixtures set Sewer connection Septic tank Make Date Electrical Contractor Larkins No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Receptacles 27 Rough approved by Electrical Contractor E. E. Larkin # 7194 Address No. fixtures set 22 Final approved by Date Date Date Date Date Date Date Date	Plumbing Contractor Bell	#9138	Address	Date 6-22-193
No. fixtures set Sewer connection Septic tank Make Date Electrical Contractor Larkins No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Recentacles 27 Rough approved by Electrical Contractor E. E. Larkin # 7194 Address Date Da		Rough approved by		
Sewer connection Septic tank Make Date Electrical Contractor Larkins No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Recentacles 27 Space Heaters 2 Date Electrical Contractor E. E. Larkin # 7194 Address Date	Plumbing Contractor		Address	Date
Electrical Contractor Larkins # 6822 Address Date Jul No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Recentacles 27 Space Heaters 2 Date Electrical Contractor E. E. Larkin # 7194 Address Date No. fixtures set 22 Final approved by Date	No. fixtures set	Final approved by		Date
No. outlets 22 Heaters 1 Stoves 1 Motors 1 Fans Temporary service Recentacles 27 Space Heaters 2 Date Electrical Contractor E. E. Larkin # 7194 Address Datesep. No. fixtures set 22 Final approved by Date	Sewer connection	Septic tank	Make	Date
Recentacles 27 Rough approved by Electrical Contractor E. E. Larkin # 7194 No. fixtures set 22 Final approved by Date Date Date Date	Electrical Contractor Larking			Date July 10-
No. fixtures set 22 Final approved by Date			rans remporary service	
	No. outlets 22 Heaters 1	neghtar and the second	Date	
Date of service Oct. 1-1936	No. outlets 22 Heaters 1 lecentacies 27 Rough approved by	Space Heaters 2		Datesep. 30-19
	No. outlets 22 Heaters 1 Ecceptacles 27 Rough approved by Electrical Contractor E. E. Lar	Space Heaters 2		
Alterations or repairs PLUMBING PERMIT: # 19292-Trail Septic Tanks-Relay 150 ' of Date 2-1	No. outlets 22 Heaters 1 eceptacles 27 Rough approved by Electrical Contractor E. E. Lar No. fixtures set 22	Space Heaters 2		
ING PERMIT #A 27398 Sea Wall - 80 lin. ft Carr-Rudisill- \$ 3,200 June 1, 1948 RICAL PERMIT # 30426 Gulf Electric: 1 range outbet - Dec. 19, 1949	No. outlets 22 Heaters 1 Ecceptacles 27 Rough approved by Electrical Contractor E. E. Lar No. fixtures set 22 Date of service Oct. 1-1936 Alterations or repairs PLUMBING F	Space Heaters 2 Pkin # 7194 Final approved by PERMIT: # 19292-Trail Sept	Address tic Tanks-Relay 150 ' of	Date 2-14-46

ALTERATIONS & ADDITIONS BUILDING PERMITS FILE NO: 1587 - NOV. 4, 1983 - IRWIN ROTH/OWNER - APPLICANT REQUESTS THE FOLLOWING VARIANCES IN OADER TO BUILD TWO ADDITIONS TO AN EXISTING HOUSE: 1. APPLICANT WISHES TO WAIVE 2 ft. OF THE REQUIRED 7 ft. 6 IN. NOATH SIDE YARD SETBACK IN ORDER TO CONSTRUCT A BERKEKPAST AREA. 2. APPLICANT WISHERS TO WAIVE 2 ft. OF THE REQUIRED TO THE OTHER PROPERTY OF THE SULLD A FOVER. APPROVED #MO6615 2/29/84 Temptrol Air Cond - 2 air cond wind (1-3 ton carrior split, 1-2 ton carrier package) #ILE NO: 1598 - MARKH 2, 1984 - CLARIFICATION: DUE TO IRREGULARITY OF THE SUBJECT LOT, APPLICATION WAS AMENDED TO DECRE THE MINIMUM SETBACK BY FIVE INCHES (5 in.) #91261 5/9/84 owner adding marsard roof and exterior changes \$2,000. #252922 9/17/84 V.E.O. Roofing - reroof 40 sqs SFEC 3403 use driveway only \$10,000.00 #26287 12/10/84 Radames Lopez - to construct dock \$8,000. **PLUMBING PERMITS** #61504 4/2/84 S & R Plumbing - 1 rgh, 1 set bath tub/1 rgh, 1 set bidet, 2 rgh, 2 set lavat 1 rgh, 1 set clothes washer, 1 rgh, 1 set urinal #61670 7/30/84 J. Tumpek 1 solar water heater #79455 6/8/84 Hickey Ent - 20 switch, 30 light outlets, 30 recept, 5 appliance outlets, 1 range top, 1 oven, 1 water heater (1100 solar) 2-2 ton air cond, 3-5 strip heat	BUILDING PERMITS FILE NO: 1587 - NOV. 4, 1983 - IRWIN ROTH/OWNER - APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO BUILD TWO ADDITIONS TO AN EXISTING HOUSE: 1. APPLICANT WISHES TO WAIVE 2 ft. OF THE REQUIRED 7 FT. 6 IN. NORTH SIDE YARD SETBACK IN ORDER TO CONSTRUCT A BREAKFAST AREA. 2. APPLICANT WISHES TO WAIVE 2 ft. OF THE REQUIRED 7 FT. 6 IN. NORTH SIDE YARD SETBACK IN ORDER 7 BUILD A FOYER. APPROVED #MO6615 2/29/84 Temptrol Air Cond - 2 air cond wind (1-3 ton carrior split, 1-2 ton carrier package) #ILE NO: 1598 - MARCH 2, 1984 - CLARIFICATION: DUE TO IRREGULARITY OF THE SUBJECT LOT, APPLICATION WAS AMENDED TO DECRITE MINIMUM SETBACK BY FIVE INCHES (5 in.) #91261 5/9/84 owner adding marsard roof and exterior changes \$2,000. #25922 9/17/84 V.E.O. Roofing - reroof 40 sqs SFBC 3403 use driveway only \$10,000.00 #26287 12/10/84 Radames Lopez - to construct dock \$8,000. PLUMBING PERMITS #61504 4/2/84 S & R Plumbing - 1 rgh, 1 set bath tub/ 1 rgh, 1 set bidet, 2 rgh, 2 set lava 1 rgh, 1 set clothes washer, 1 rgh, 1 set urinal #61670 7/30/84 J. Tumpek 1 solar water heater		
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FILE NO: 1598 - MARCH 2, 1984 - CLARIFICATION: DUE TO IRREGULARITY OF THE SUBJECT LOT, APPLICATION WAS AMENDED TO DECRE THE MINIMUM SETBACK BY FIVE INCHES (5 in.) #91261 5/9/84 owner adding marsard roof and exterior changes \$2,000. #25922 9/17/84 V.E.O. Roofing - reroof 40 sqs SFBC 3403 use driveway only \$10,000.00 #26287 12/10/84 Radames Lopez - to construct dock \$8,000. PLUMBING PERMITS #61504 4/2/84 S & R Plumbing - 1 rgh, 1 set bath tub, 1 rgh, 1 set bidet, 2 rgh, 2 set lavat	FILE NO: 1598 - MARCH 2, 1984 - CLARIFICATION: DUE TO IRREGULARITY OF THE SUBJECT LOT, APPLICATION WAS AMENDED TO DECRITE MINIMUM SETBACK BY FIVE INCHES (5 in.) #91261 5/9/84 owner adding marsard roof and exterior changes \$2,000. #25922 9/17/84 V.E.O. Roofing - reroof 40 sqs SFBC 3403 use driveway only \$10,000.00 #26287 12/10/84 Radames Lopez - to construct dock \$8,000. PLUMBING PERMITS #61504 4/2/84 S & R Plumbing - 1 rgh, 1 set bath tub, 1 rgh, 1 set bidet, 2 rgh, 2 set lava 1 rgh, 1 set clothes washer, 1 rgh, 1 set urinal #61670 7/30/84 J. Tumpek 1 solar water heater ELECTRICAL PERMITS #79455 6/8/84 Hickey Ent - 20 switch, 30 light outlets, 30 recept, 5 appliance outlets, 1 range top, 1 oven, 1 water heater (110V solar) 2-2 ton air cond, 3-5 strip heat	VARIANCES IN ORDER TO OF THE REQUIRED 7 FT REQUESTS THE WAIVING	O BUILD TWO ADDITIONS TO AN EXISTING HOUSE: 1. APPLICANT WISHES TO WAIVE 2 ft. OF IN. NORTH SIDE YARD SETBACK IN ORDER TO CONSTRUCT A BREAKFAST AREA. 2. APPLICANT OF THE REQUIRED 7 ft. 6 IN. SOUTH SIDE YARD SETBACK IN ORDER
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	Contract Section (Contract Sec			
	BUILDING P	ENTERS .		
#59600 Geiger Distributors, Inc:	1-3 ton built-up air condi July 22,		heating 80-VF holly fur	mace- \$1500 -
#64518 Jules Bloch: Roofed Patio	Addition Water Side of Hou	ise - 26°4" x 8° - \$700	April 3, 1961 OK Saper	stein 3/22/62
Variance granted by Zoning l front yard setback on wa	Board 7/13/61 to permit			
#89494-Thomas Arrigon	i, IncBrick wall, clo	ose garage doors, clos	e front entrance an	d p ø rch-\$4500- 12-22-77
#M-04152 - Charles Bros. #13549-Rollande, IncFurnish a	A/C, Inc. = 5 KW Central he and install rolladen shutte	ating, a/c central 2 ton - rs on exterior of 3 window	- 4/28/78 vs and entire screen por	. }/ rch area-\$3000-8-2-78
#24318 8/5/83 REPLACE WINDOWS A	'			
#91168 1/5/84 owner 85 1		00 sq ft approx, add 280 s		17 sqoft
		•		
			,	/
	PLUMBING PERMITS	•		
#41719 City Plbg: 1 safe waste #44048 Service Plumbing: 1 se	e drain, l drywell - July 29	, 1959 JENKS 11/26/63		
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e de la companya de l		/		
		•		
ELECTRICAL PERMIT # 37679 #56535 Arc Elec: 4 recepta #63844 E & E Electric Contracto	cles, 2 light outlets	- April 6, 1961 OK Sca	2 ok 11/12/52 Plaag arborough 9/1/61	g
	9 , , ,			
1 a/c window, 15 fixtures	- 10 switch outlets, 8	light outlets, 13 red	ceptacles, 1 fan apr	ol.outlet,
				*
#75220-L and M Electr. Servi l-5, l-10 strip heater	ces- 2 switch outlets, 17 l , 10 fixtures-12-19-78	light outlets, l receptacl	e, 9 appl. aoutlets fan	, l $2\frac{1}{2}$ tonmotors,
#78955 10/21/83 Hicky Ent	- 20 light outlets, 50 rece	ept, 200A relocate serv si	ze in amps, 1-2 ton air	cond
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LOT:	BLOCK:	SUBDIVISION:	ADDI	RESS:	
	AL'	TERATIONS &	ADDITIONS	*************************************	
BUILDING PERMITS	#MO7083 12/14/	84 Residential Air Cond	- central heating, 1-3	ton air cond central replacemen	nt
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ELECTRICAL PERMITS					
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C-4.5



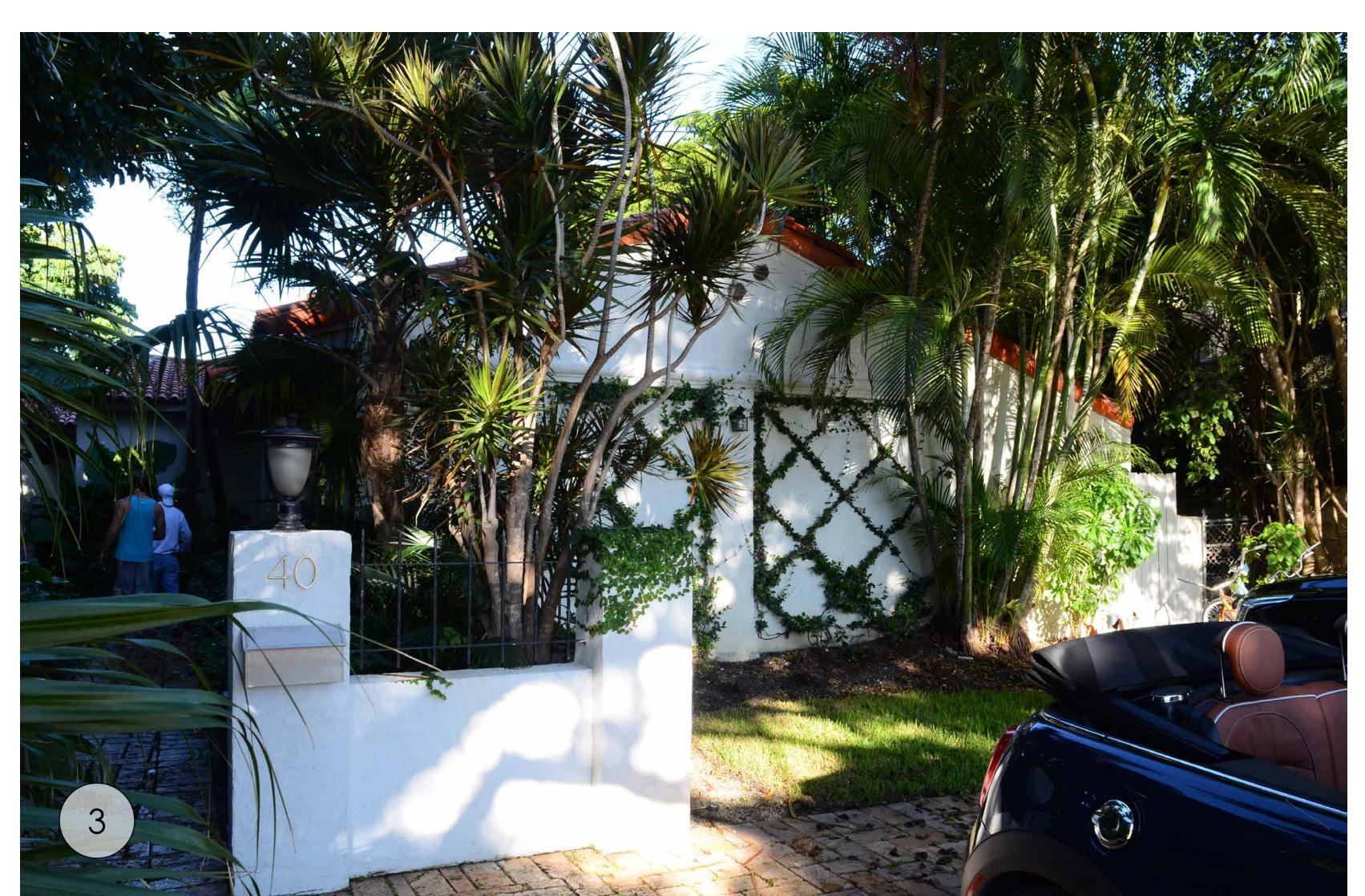
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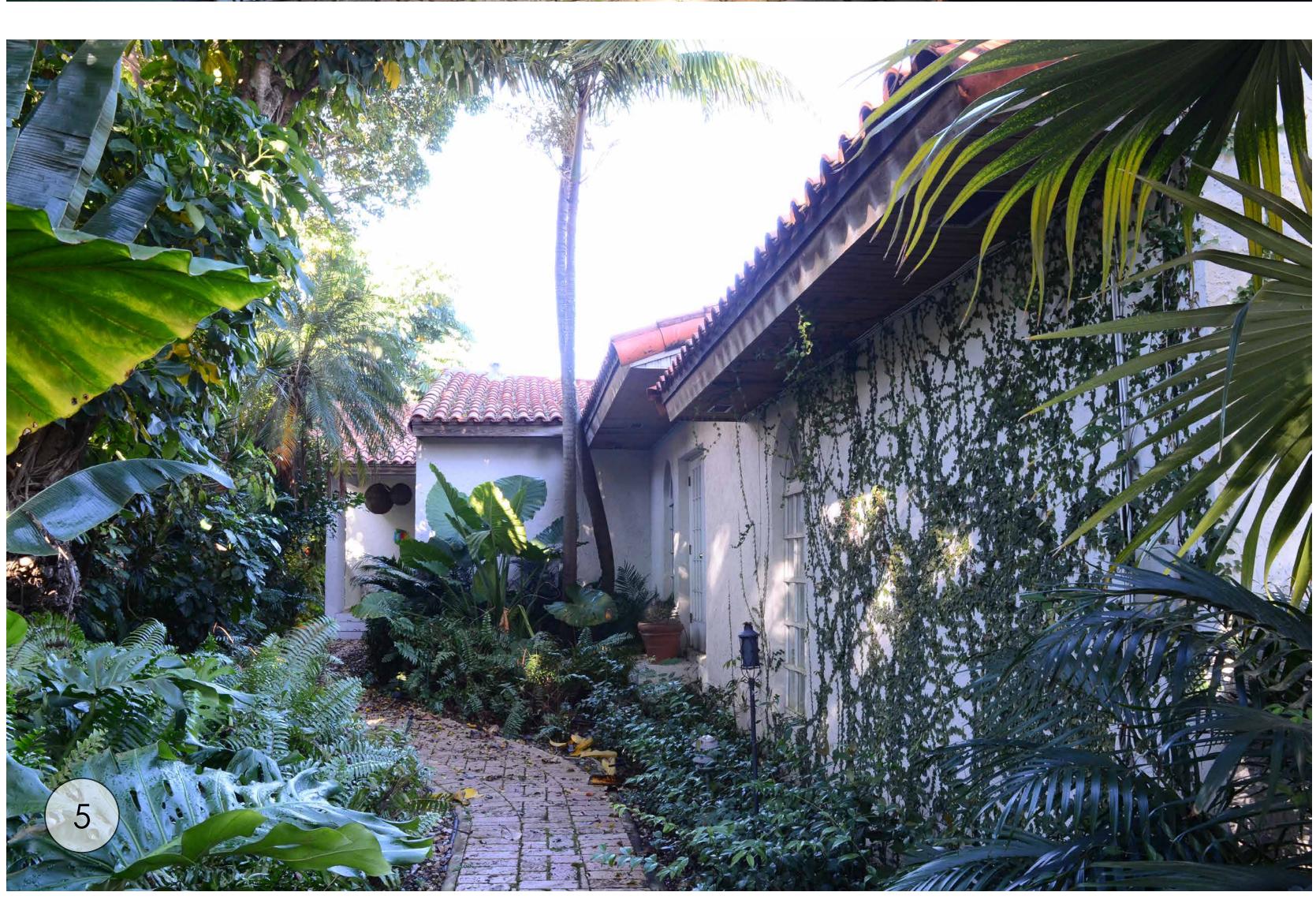


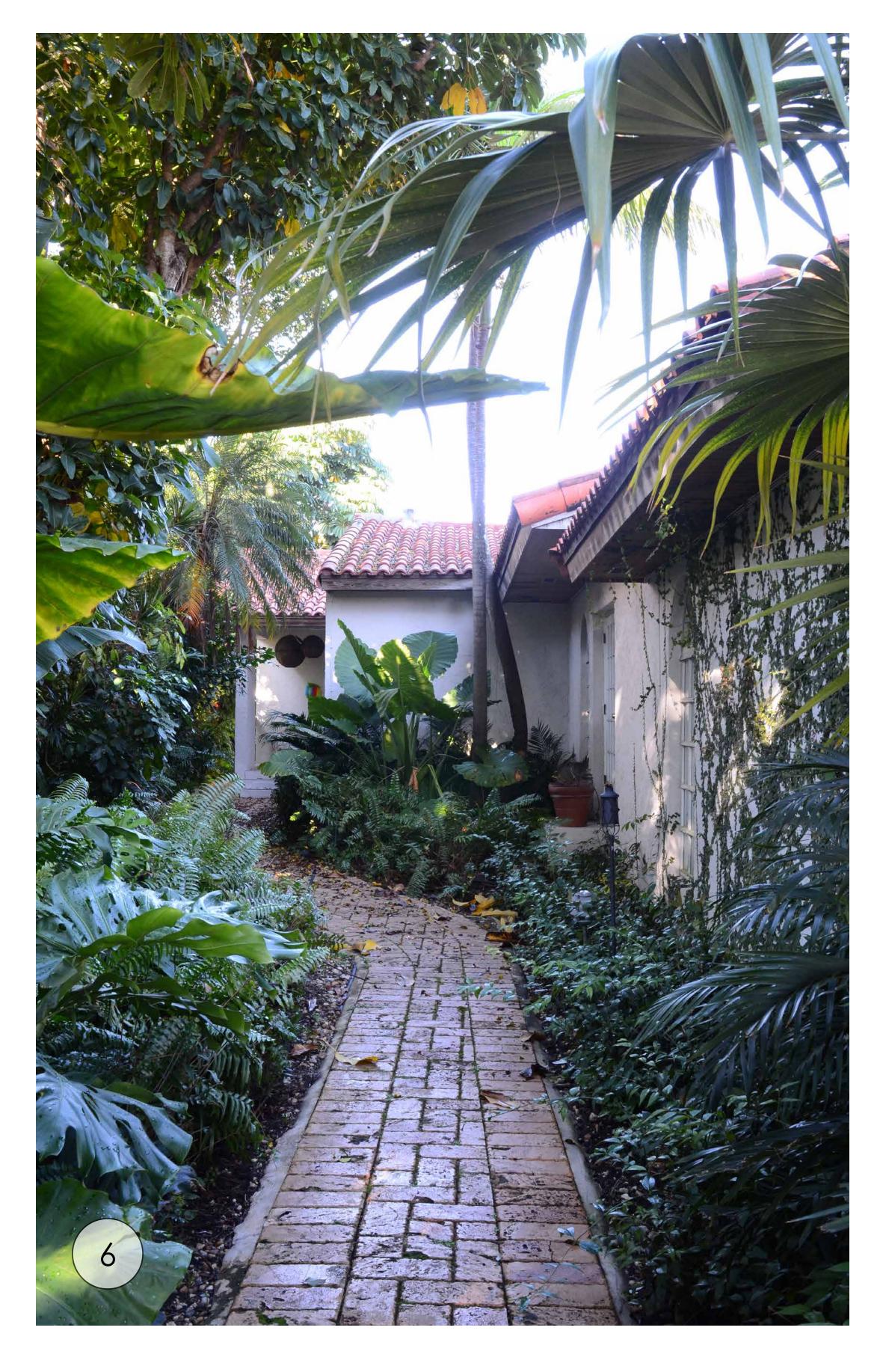
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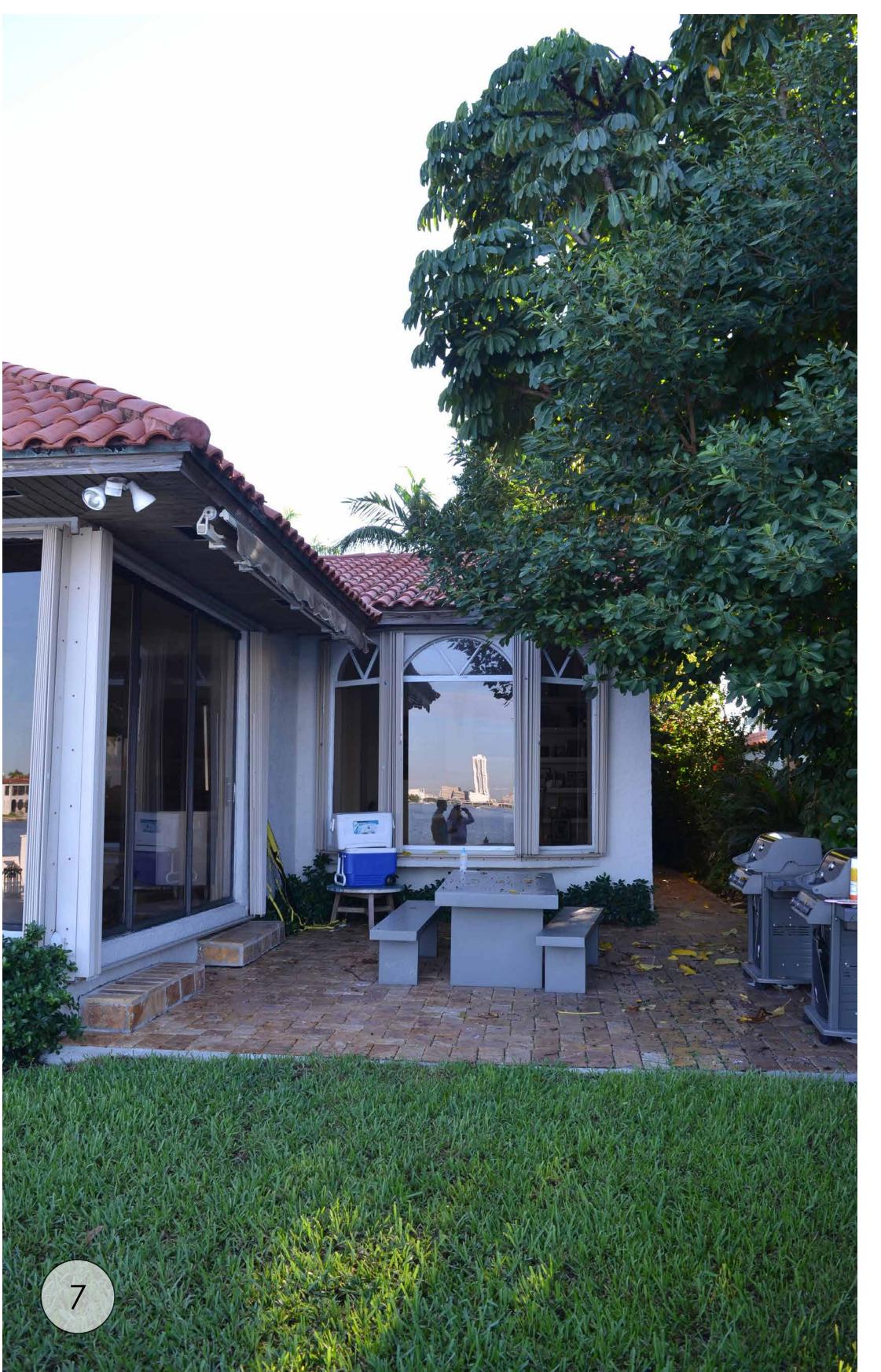


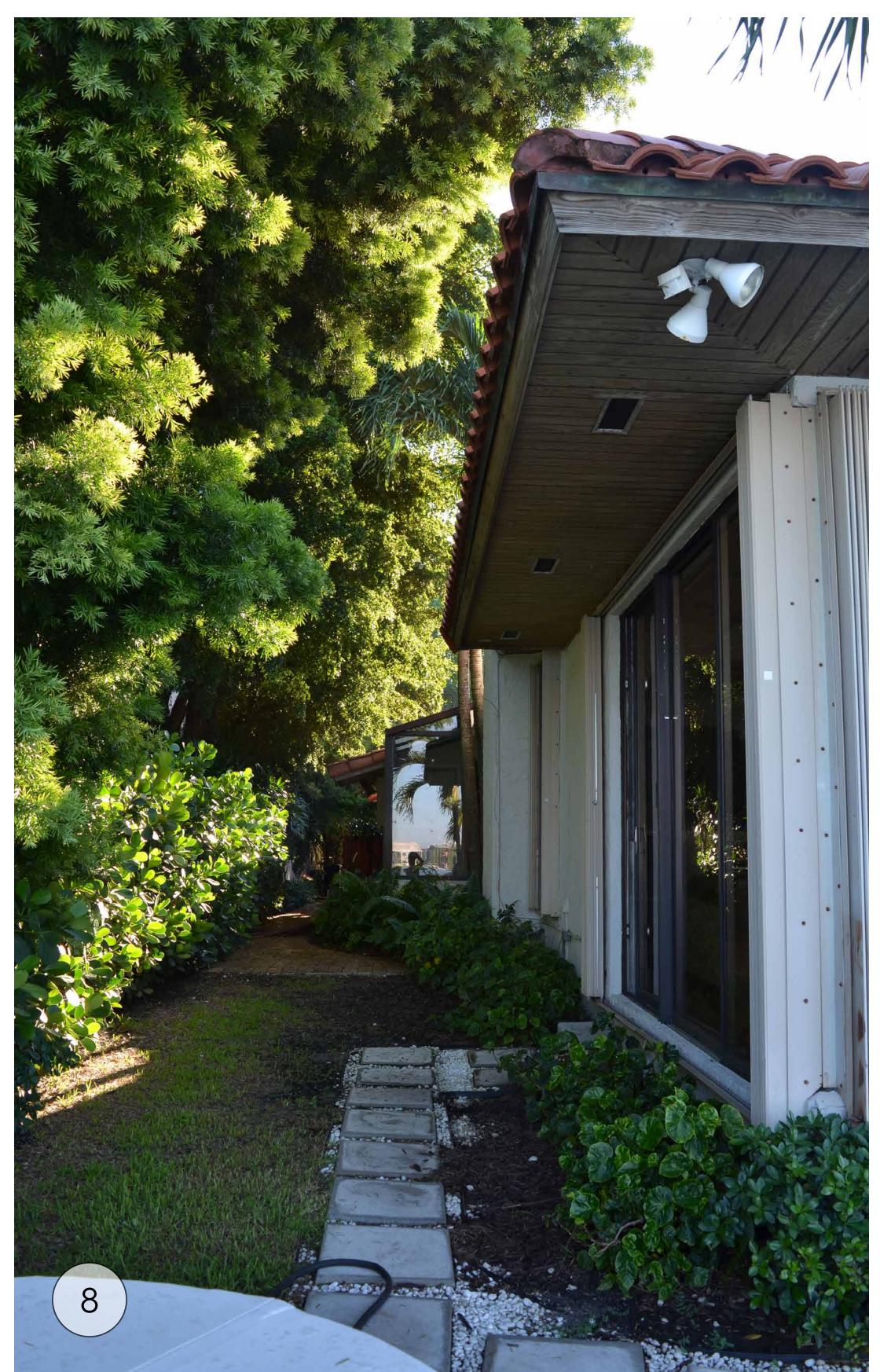




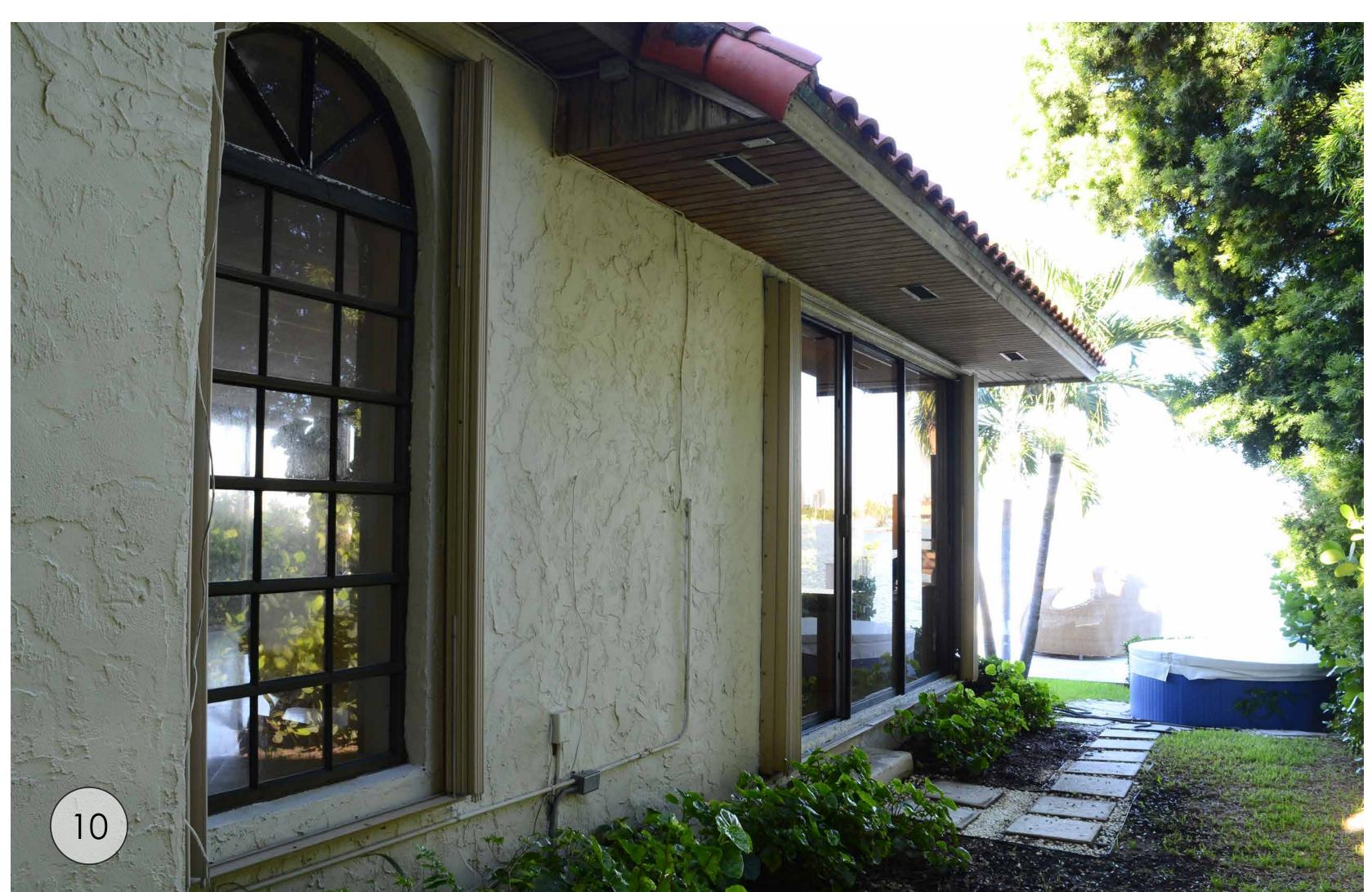


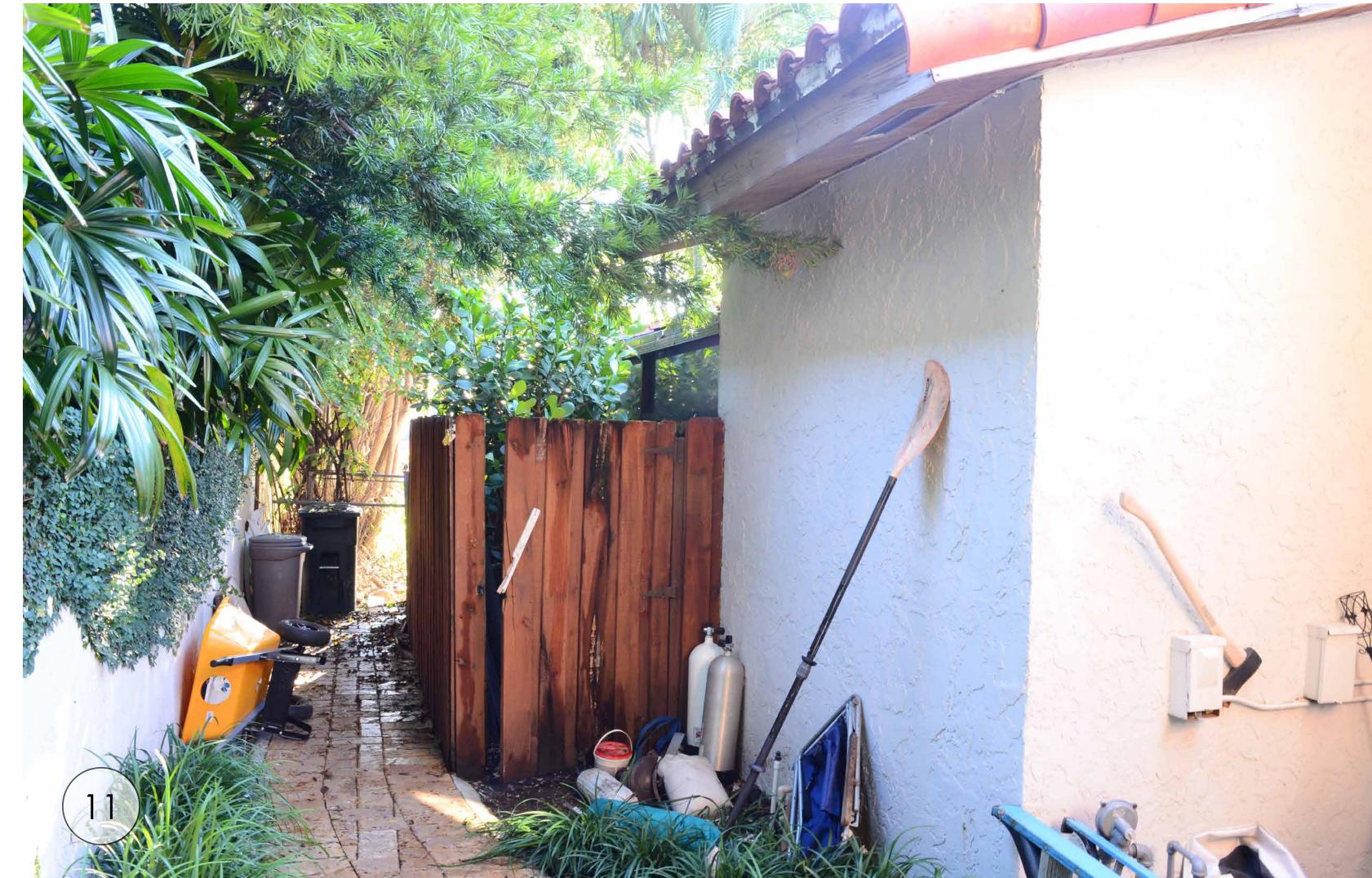


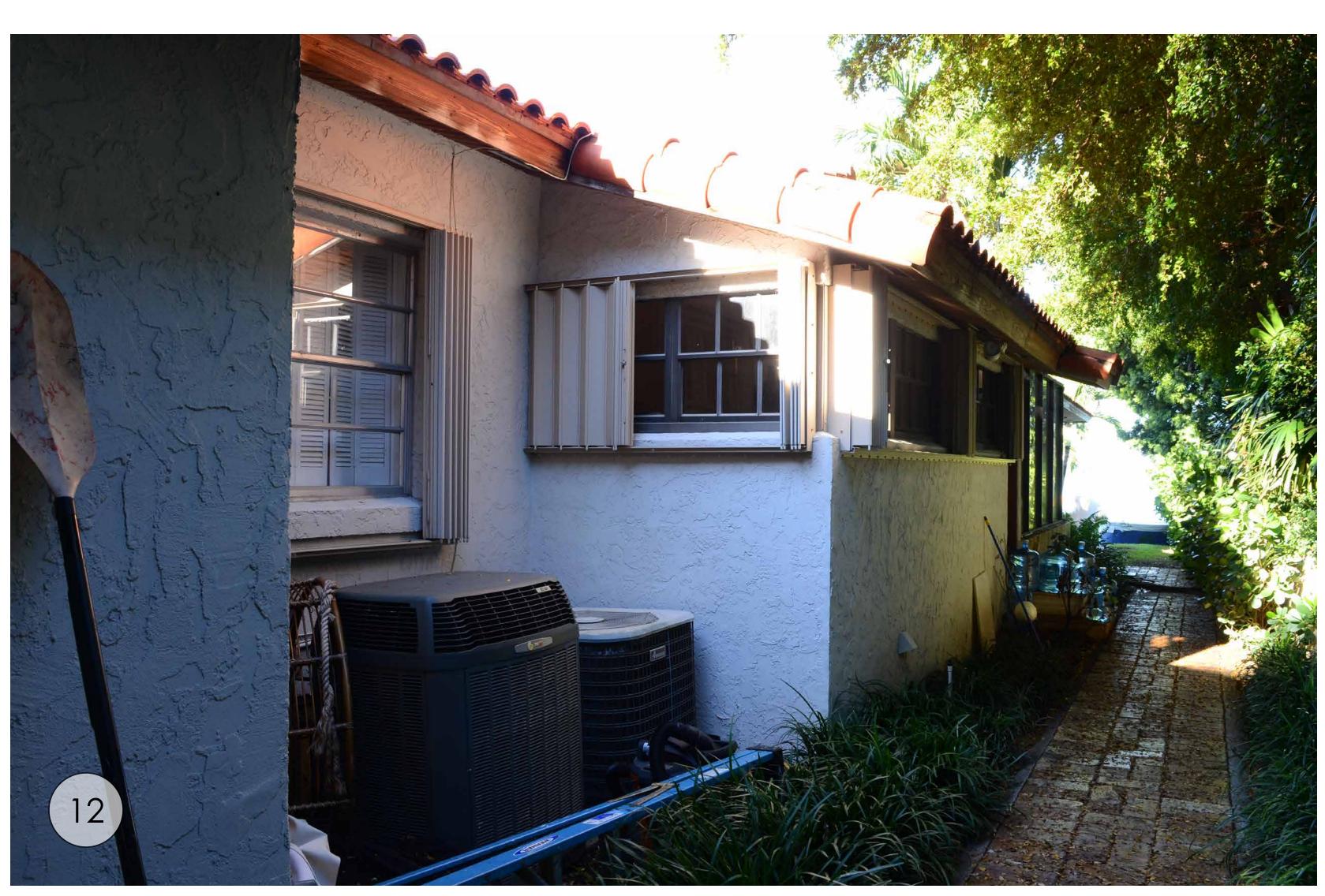














C-5.6