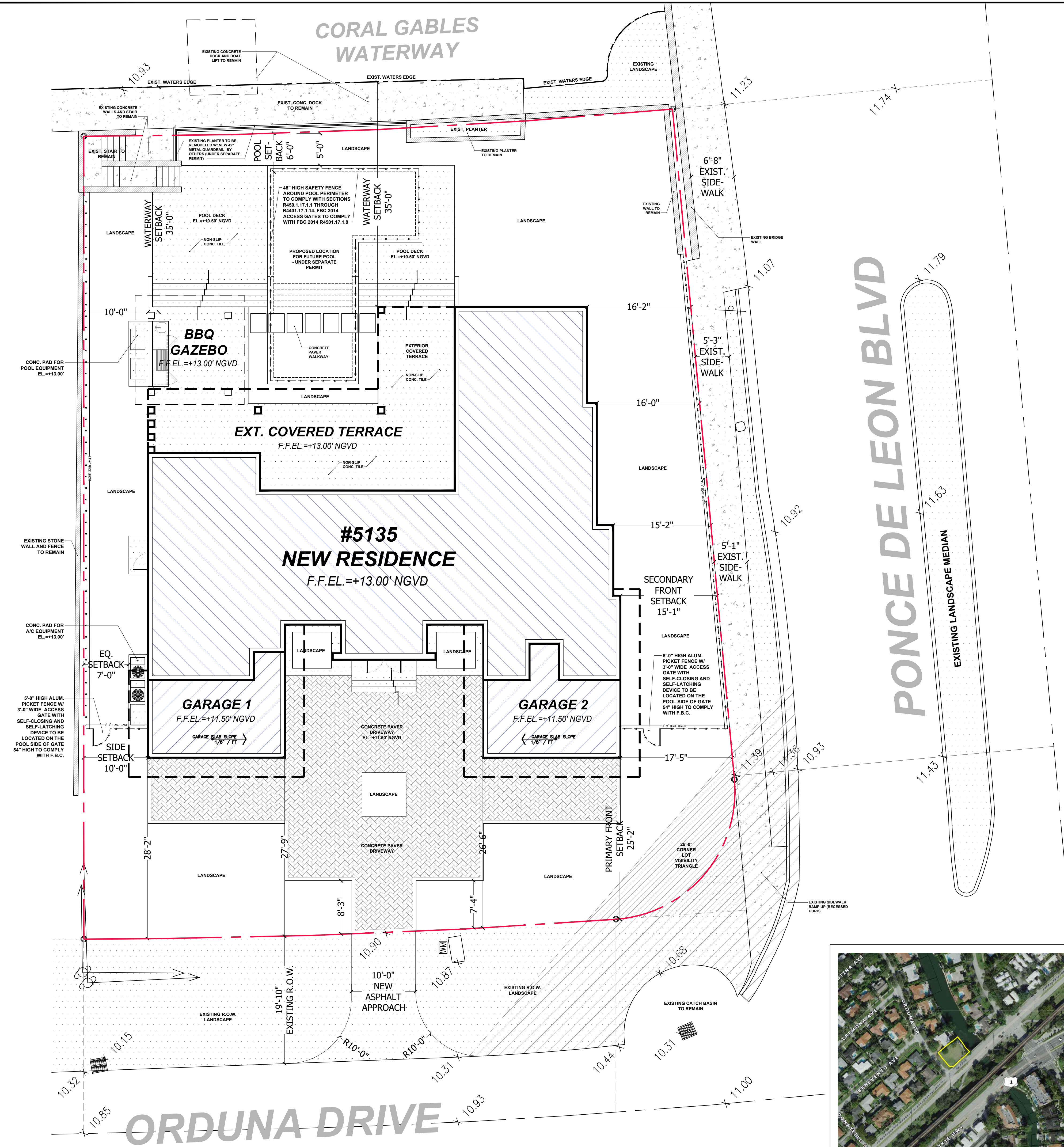
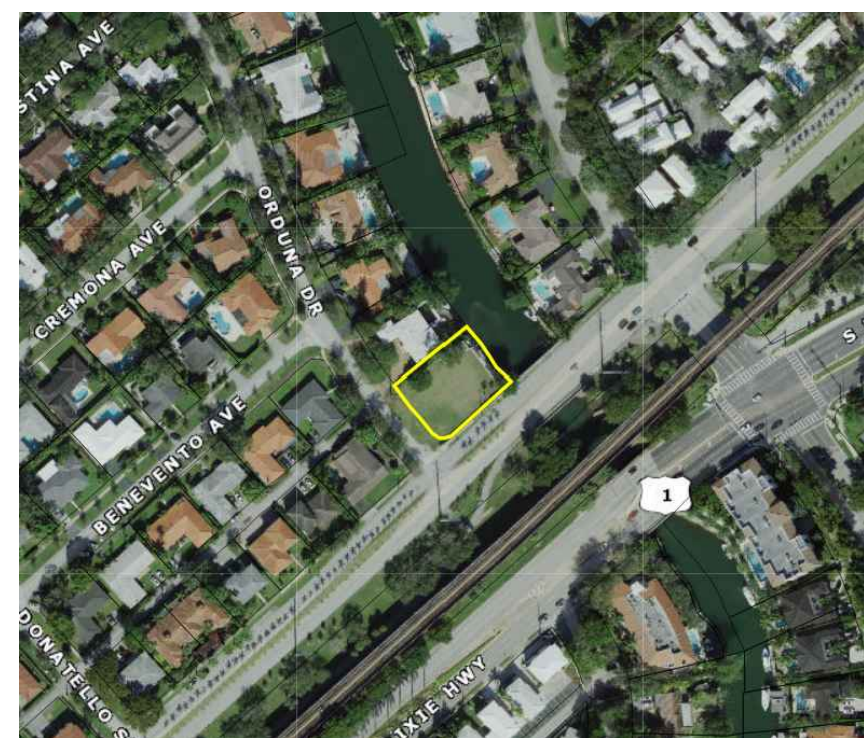




01 Site Plan
SCALE: 1/8"=1'-0"



03 Site Location
SCALE: NTS

ZONING INFORMATION

PROJECT ADDRESS: 5135 ORDUNA DRIVE, CORAL GABLES, FL 33146	APPLICABLE CODES: -ALL DISCIPLINES: FLORIDA BUILDING CODE (F.B.C.) -2020 EDITION 7TH ED. -NATIONAL ELECTRICAL CODE - 2020 EDITION -FLORIDA FIRE PREVENTION CODE - 2020 EDITION WHICH INCLUDES NFPA 101, 2020 EDITION, NFPA 1, 2020 EDITION, & STATE STATUTES, 2020 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)
LEGAL DESCRIPTION: CG RIVERA SEC 3 REV PB 28-44 LOT 21 & THAT PORTION OF LOT 22 DES IN DB 3946-282 BLK 42 LOT SIZE 95.020 X 135 OR 16218-0361 1192 4	
FOLIO NUMBER: 03-4119-004-0010	SCOPE OF WORK: 1. PROPOSING A NEW 2-STORY RESIDENCE OF 4,818 S.F. 2. NEW DRIVEWAY APPROACH. REFER TO SITE 3. POOL NOT PART OF THE SCOPE - UNDER SEPARATE PERMIT 4. GATES AND FENCES NOT PART OF SCOPE - UNDER SEPARATE PERMIT 5. ALL OTHER COMPONENTS SHOWN ON THE SITE PLAN ARE EXISTING TO REMAIN
BUILDING CLASSIFICATION: OCCUPANCY: 310.5 RESIDENTIAL GROUP R-3 CONSTRUCTION: 602.3 TYPE III	

ZONING DISTRICT	SFR / SINGLE FAMILY RESIDENTIAL	
LOT OCCUPATION	REQUIRED 5,000 SF MIN. 50'-0" MIN.	PROPOSED ~95' X 135' = 12,828 SF (EXISTING) 95'-0" (EXISTING)
GROUND AREA COVERAGE	35% MAX. GROUND AREA (4,490 SF)	4,082 SF (32% PROVIDED)
DENSITY	1 PRINCIPAL UNIT PER SITE	1 UNIT (PROVIDED)
OPEN SPACE	40% MIN. LOT (5,131 SF)	5,379 SF (42% PROVIDED)
BUILDING SETBACK		
A. PRINCIPAL FRONT	25'-0" MIN.	25'-2" (PROVIDED)
B. INTERIOR SIDE	20% LOT WIDTH / 5'-0" MIN.	10'-0" (PROVIDED)
C. REAR (WATERWAY)	35'-0" MIN. FROM WATERS EDGE	35'-0" (PROVIDED)
BUILDING HEIGHT		
A. PRINCIPAL BUILDING	2 STORIES / 25'-0" ROOF TIEBEAM MAX.	2 STORIES / 23'-0" (PROVIDED)
B. AUXILIARY	2 STORIES / 25'-0" TO EAVE MAX.	N/A

GENERAL SITE NOTES

- PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH, GRADING, SUB-GRADES, AND COMPACTING AS INDICATED IN THE CONTRACT DOCUMENTS.
- TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER AND LANDSCAPE ARCHITECT SHALL BE PROTECTED AS REQUIRED.
- TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY OWNER AND LANDSCAPE ARCHITECT. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM JOB SITE.
- IF SIDEWALK IS PROVIDED, IT SHALL BE AS DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
- COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING PLANS FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS, AND ANY CONCEALED INSTALLATION THAT COULD BE DAMAGED.
- MAINTAIN SITE CLEAN OF CONSTRUCTION DEBRIS.
- PROVIDE CERTIFIED SOIL TREATMENT PRIOR TO POURING OF SLAB.
- REFER TO SITE PLAN FOR SEWER DISPOSAL SYSTEM, DRIVEWAY, GRADING, AND FENCING.
- ALL RAINWATER MUST BE RETAINED WITHIN THE PROPERTY LINES.
10. SITE TO BE IRRIGATED BY HOSE BIB - REQUIRED EVERY 70'-0"

TERMITE PROTECTION AS PER FBC R320

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 320. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SLAB-ON-GRADE NOTE

4" CONCRETE SLAB OVER 6 MIL VISQUEEN ON CLEAN FINE SAND FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROTOR DENSITY TEST. REINFORCED WITH 6" X 6" 10/10 W.W.F. PALCED 1-1/2" FROM TOP OF SLAB (TYPICAL - REFER TO STRUCTURAL PLANS)

SOLAR REFLECTION NOTES

AS PER ARTICLE 3, SECTION 3.12.2(B)
1. FOR ROOFING MATERIALS, ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS USED TO COMPLY WITH THIS SECTION AND SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTION 3.13.2.C AND 3.13.2.D
2. FOR PAVING MATERIALS, ALL PAVING MATERIALS USED TO COMPLY WITH THIS SECTION SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.D

F.A.R. CALCULATIONS

LOT AREA = 12,828 SF

REQUIRED
FIRST 5,000 SF = 48% = 2,400 SF
SECOND 5,000 SF = 35% = 1,750 SF
REMAINING SF (2,828 SF) = 30% = 848 SF
TOTAL MAX F.A.R. = 4,998 SF

PROPOSED
FIRST FLOOR F.A.R. = 2,940 SF
SECOND FLOOR F.A.R. = 1,878 SF
TOTAL PROPOSED F.A.R. = 4,818 SF

OPEN SPACE CALCULATIONS

LOT AREA = 12,828 SF

REQUIRED
40% LOT = 5,131 SF
FRONT YARD REQ. 20% OF 5,131 SF = 1,026 SF

PROVIDED
42% LOT = 5,379 SF
PROVIDED = 1,571 SF

REVISIONS					
1					
2					
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PROJECT NAME
NEW RESIDENCE
5135 Orduna Dr
Coral Gables, FL 33146

Ground Fl.
Date Issued: 04-28-21
A-1



Context Residence 1



Context Residence 2



Context Residence 3



Context Residence 4



Context Residence 5



Current Site



Aerial Site Context Map



Existing Dock on Vacant Site

REVISIONS									
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DESIGN STUDIO, LLC.

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5135 Orduna Dr
Coral Gables, FL 33146



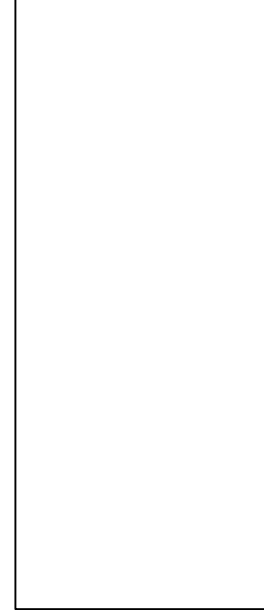
Site Context
Date Issued: 04-28-21

A-1A

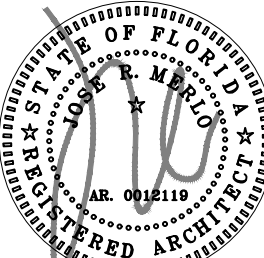


REVISIONS		DATE	BY	APP

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PROJECT NAME
NEW RESIDENCE
5135 Orduna Dr
Coral Gables, FL 33146



Rendering
Date Issued: 04-28-21

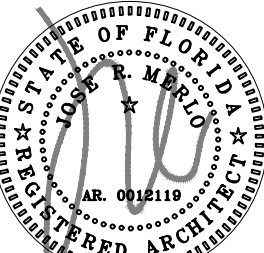
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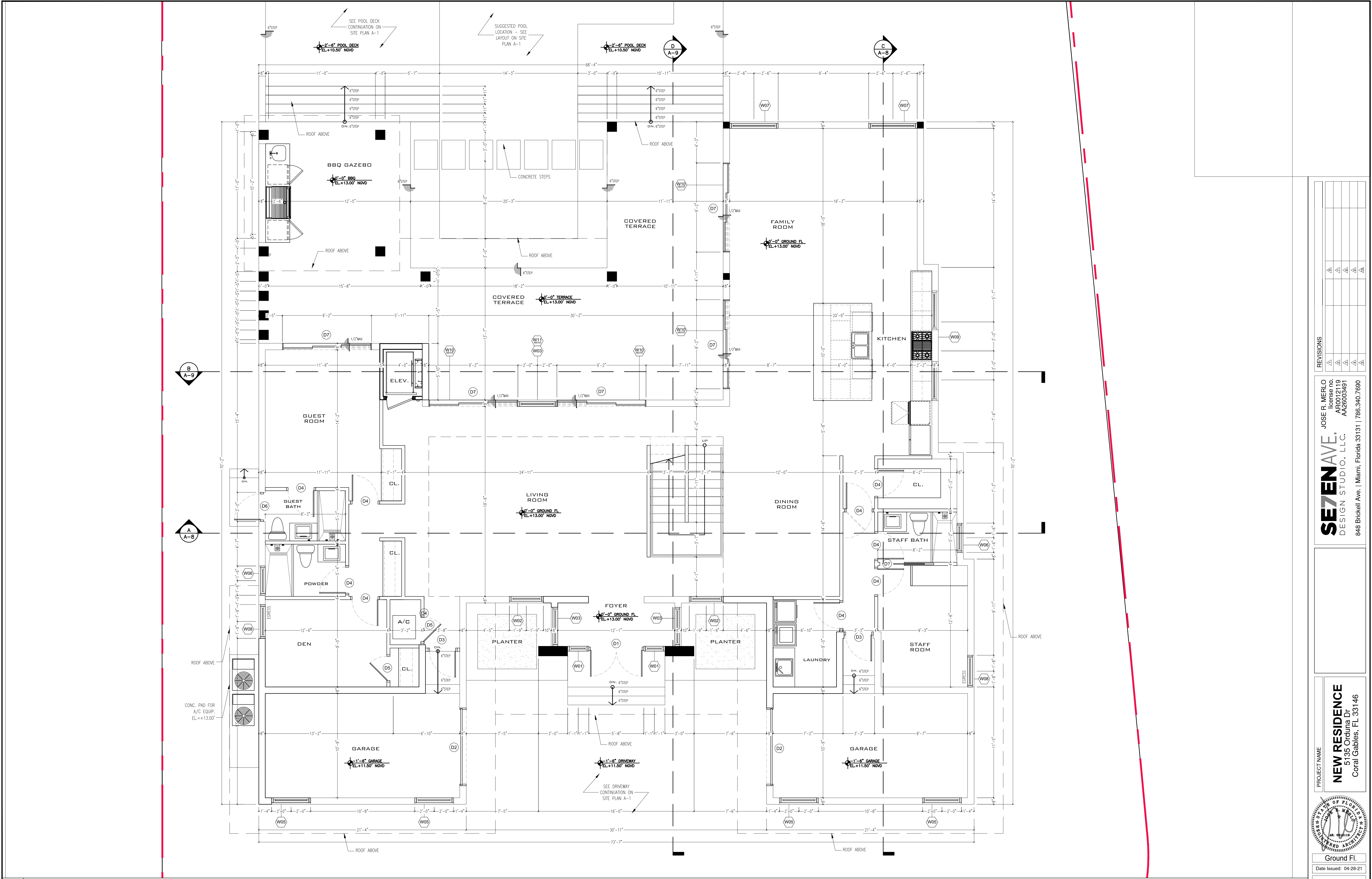
JOSE R. MERLO
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PROJECT NAME
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5135 Orduna Dr
Coral Gables, FL 33146



Rendering
Date Issued: 04-28-21

A-1C



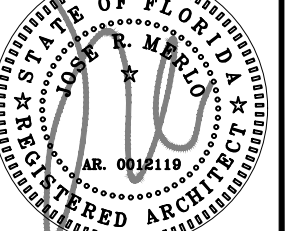
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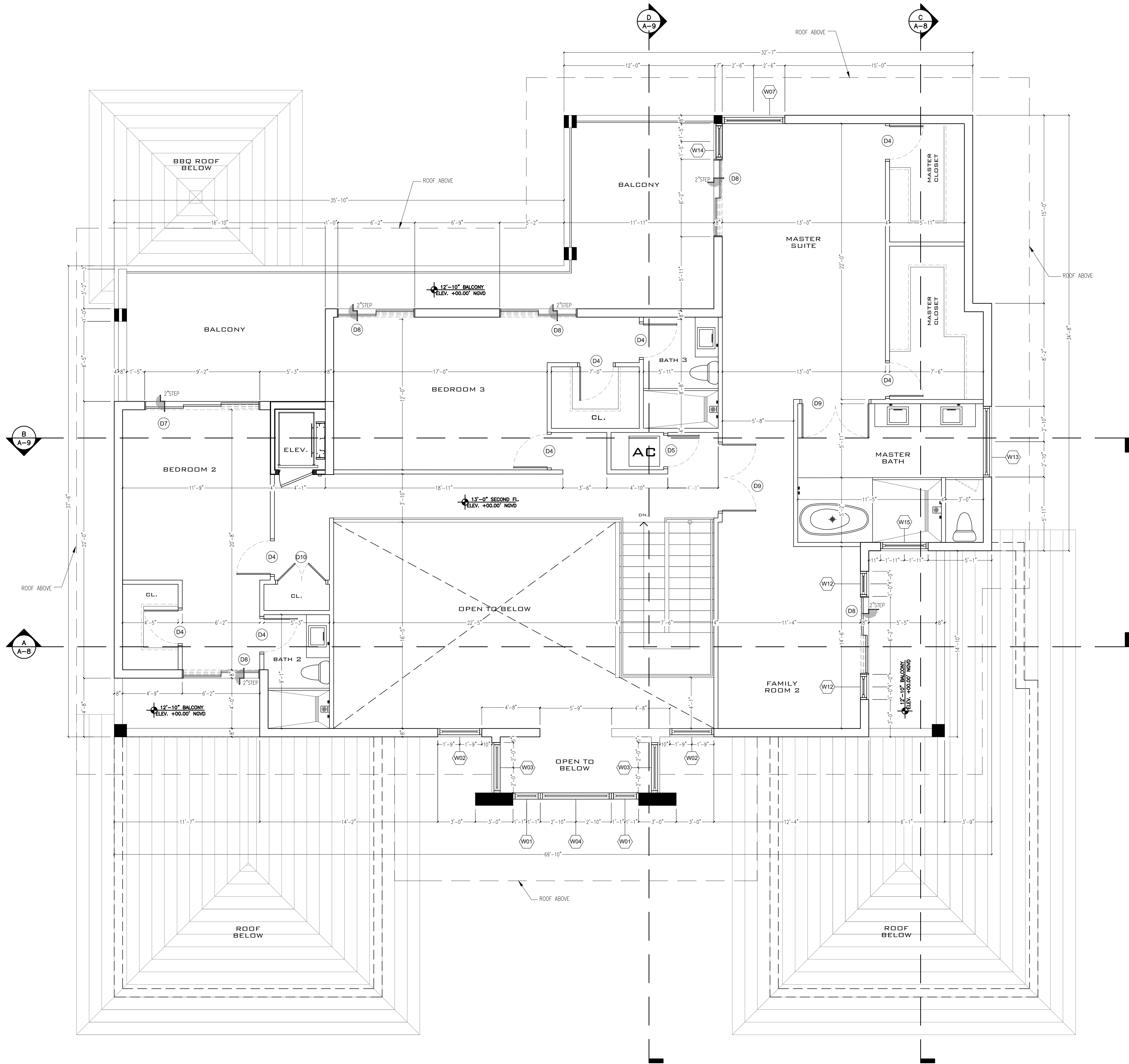
SEZENAVE.
DESIGN STUDIO, LLC.

PROJECT NAME
NEW RESIDENCE
5135 Orduna Dr
Coral Gables, FL 33146



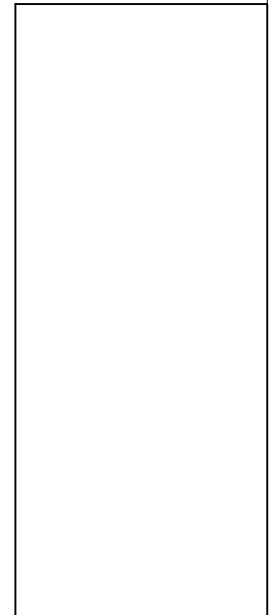
Ground Fl.
Date Issued: 04-28-21

A-2

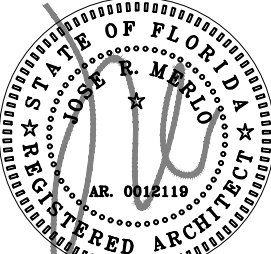


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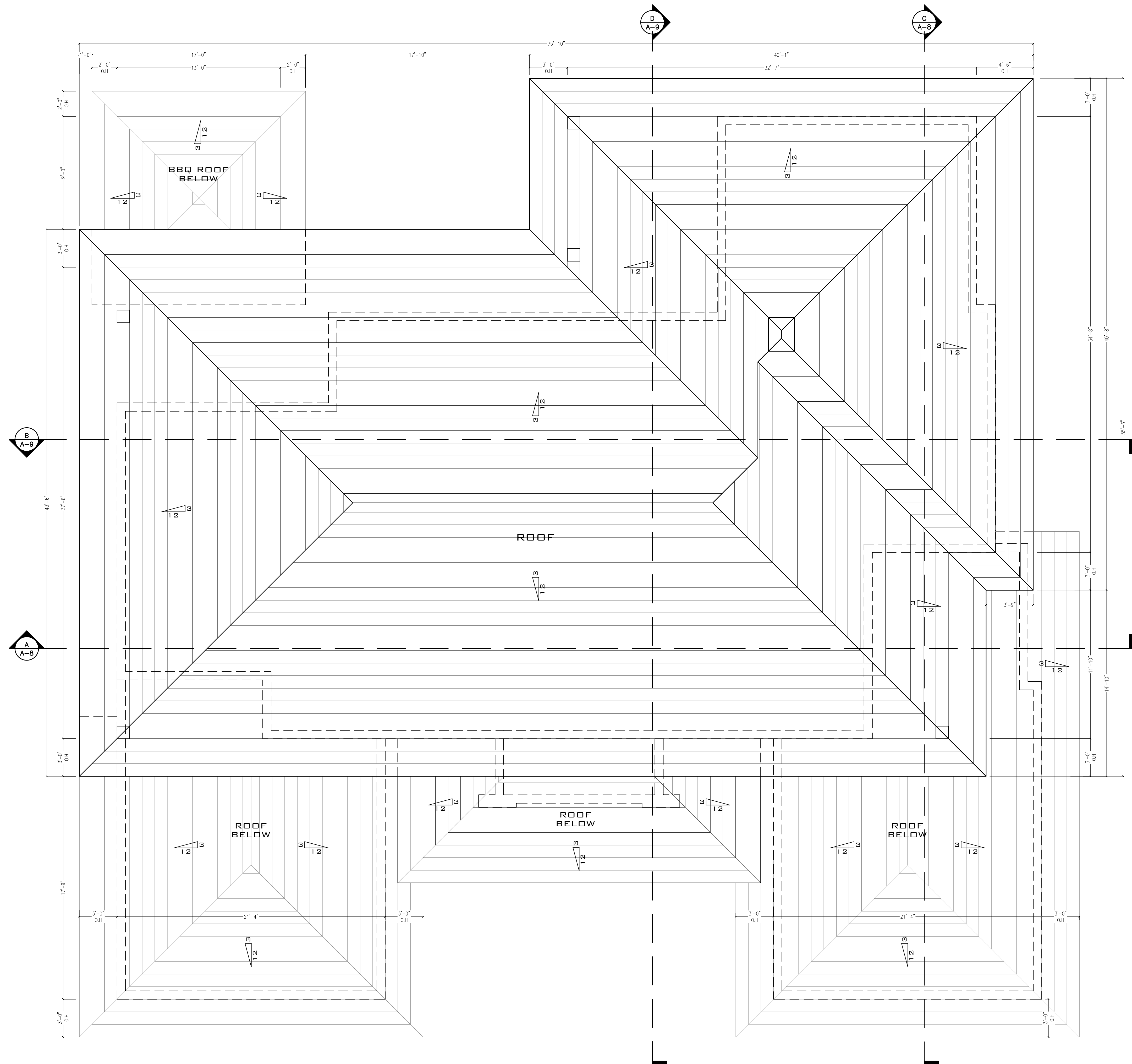


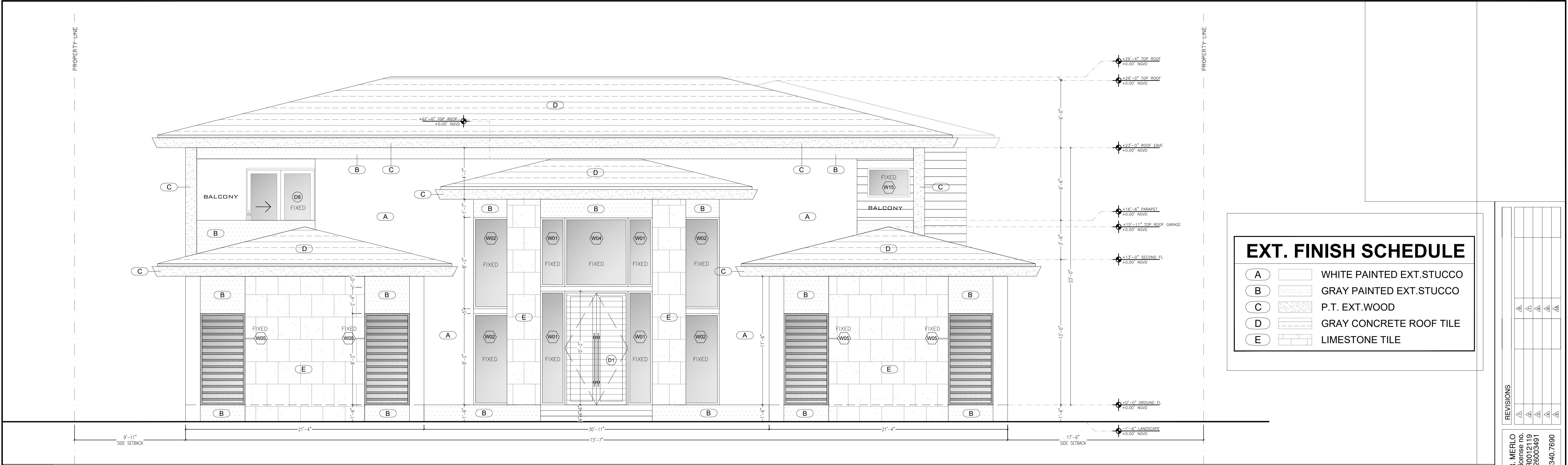
PROJECT NAME
NEW RESIDENCE
5135 Orduna Dr
Coral Gables, FL 33146



Second Fl.
Date Issued: 04-28-21

A-3

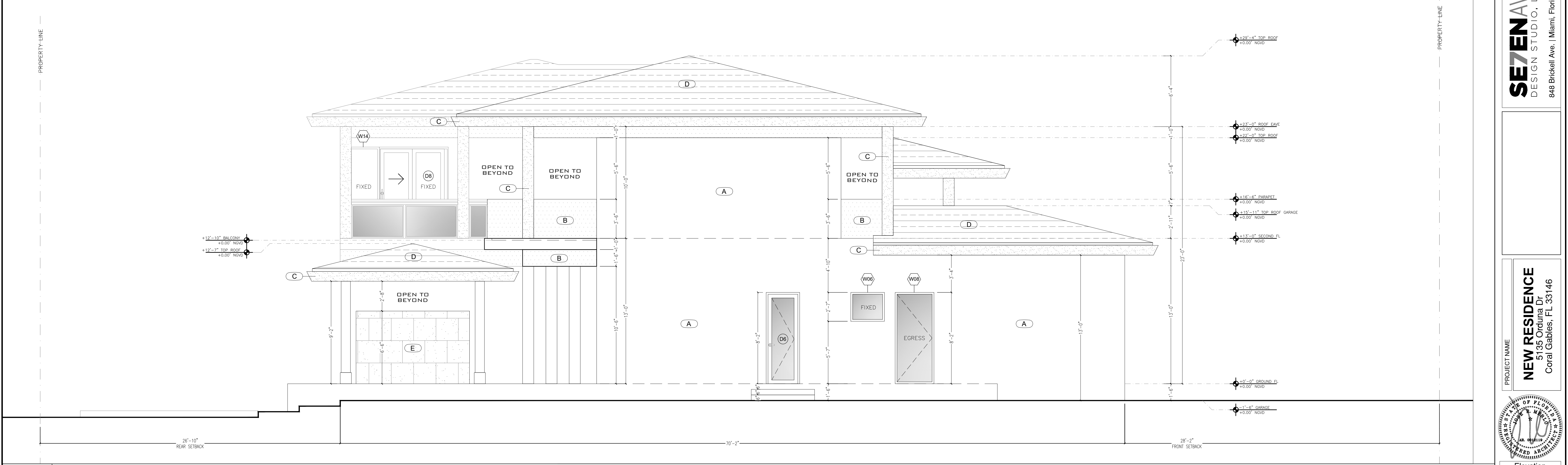




EXT. FINISH SCHEDULE		
A	WHITE PAINTED EXT.STUCCO	
B	GRAY PAINTED EXT.STUCCO	
C	P.T. EXT.WOOD	
D	GRAY CONCRETE ROOF TILE	
E	LIMESTONE TILE	

1 Elevation South

SCALE: 1/4"=1'-0"



2 Elevation West

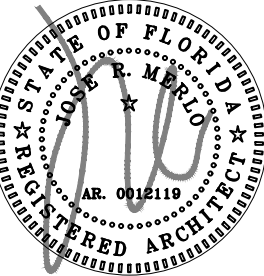
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PROJECT NAME
NEW RESIDENCE
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Coral Gables, FL 33146



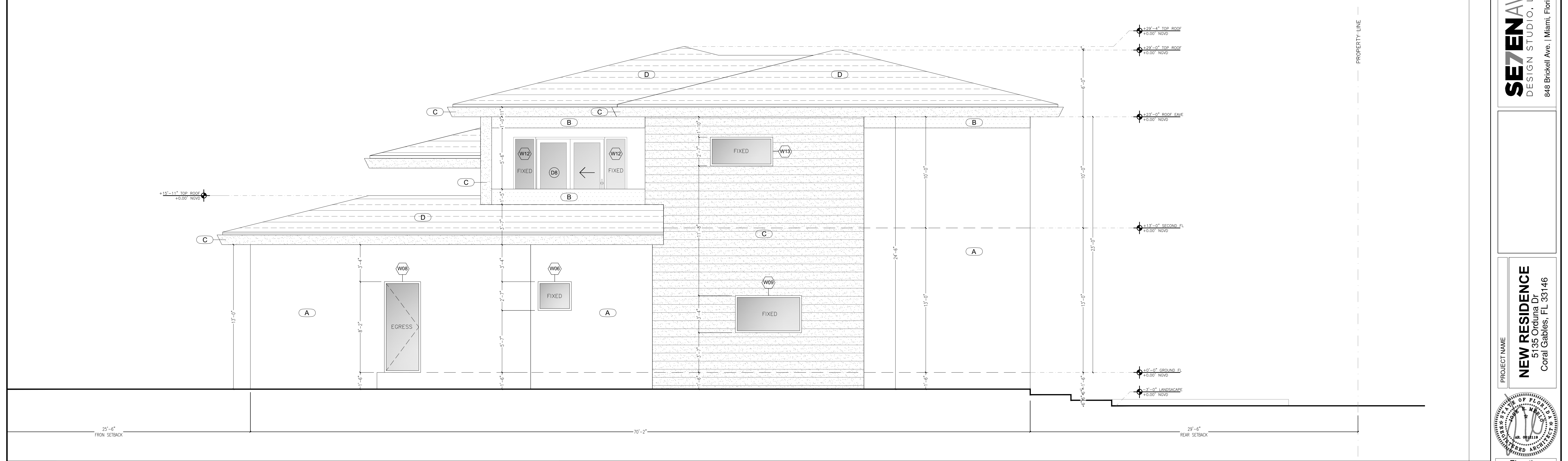
Elevation
Date Issued: 04-28-21
A-7



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Elevation North

SCALE: 1/4"=1'-0"



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Elevation East

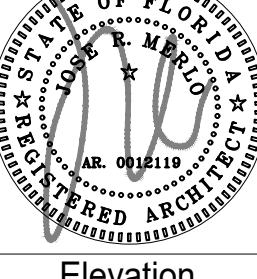
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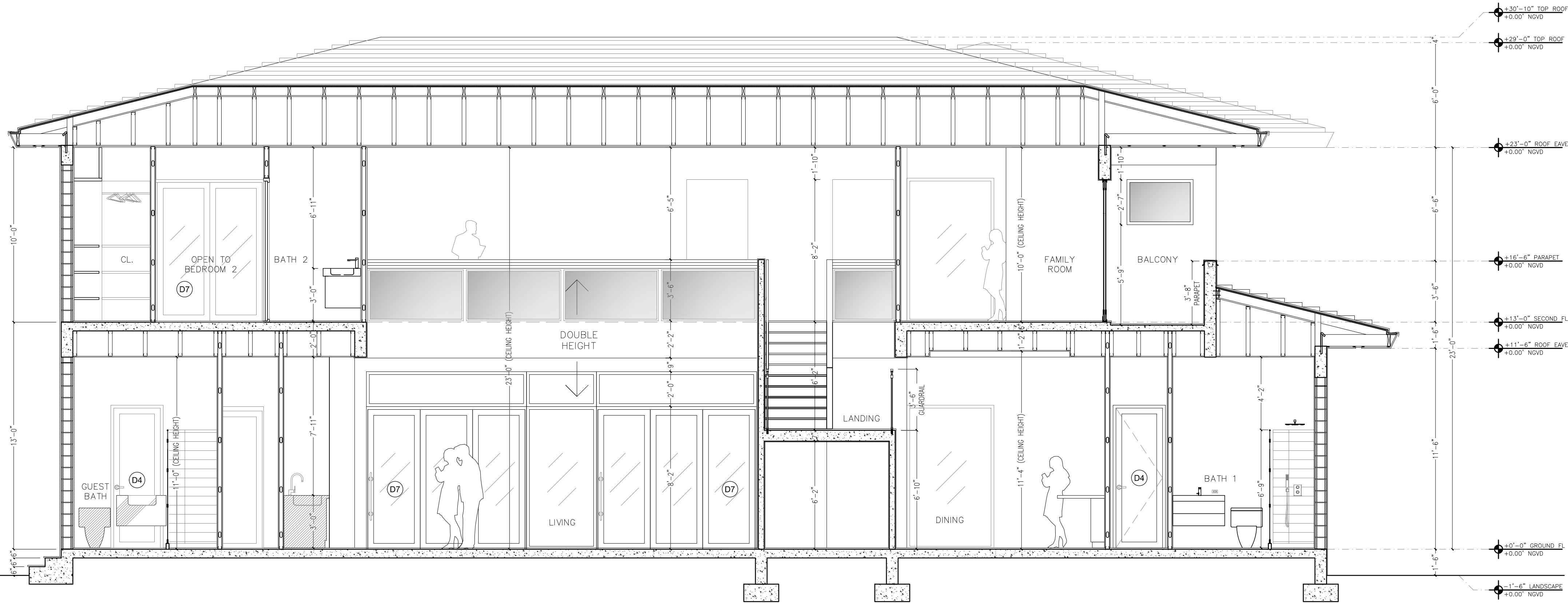
JOSE R. MERLO
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SEZENAVE.
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PROJECT NAME
NEW RESIDENCE
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Coral Gables, FL 33146



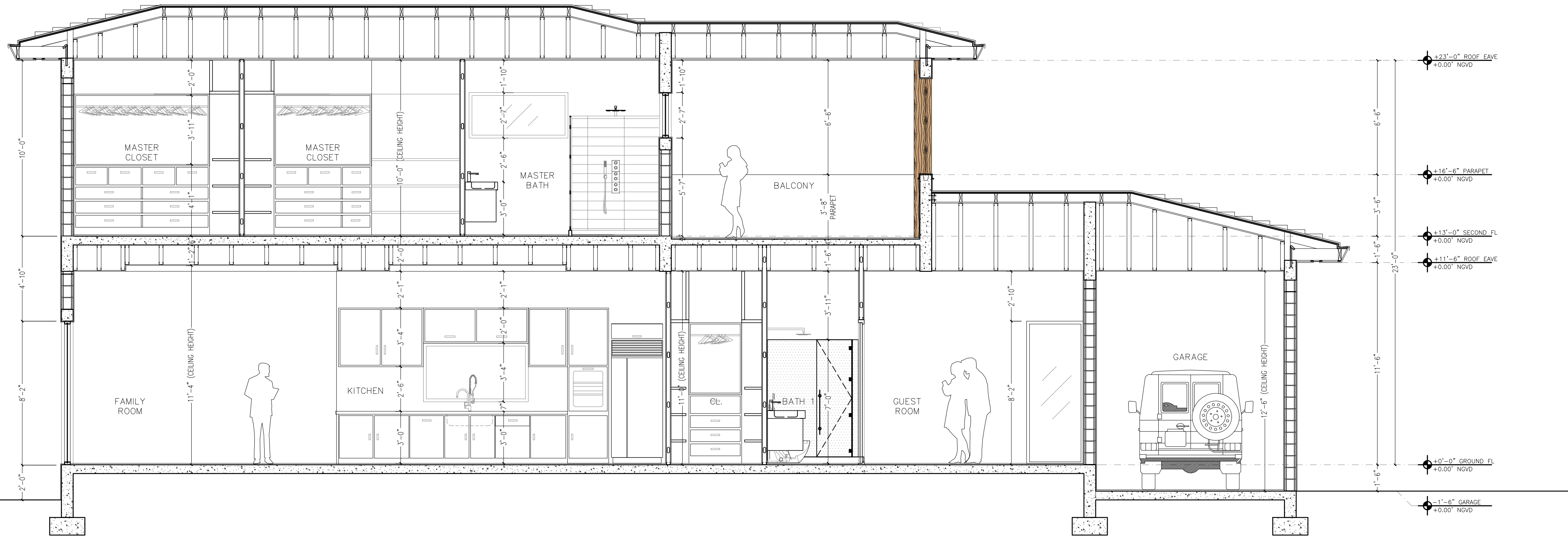
Elevation
Date Issued: 04-28-21
A-8



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Section A

SCALE: 1/4"=1'-0"



2

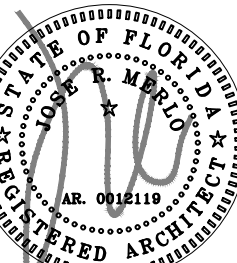
Section C

SCALE: 1/4"=1'-0"

REVISIONS			
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PROJECT NAME
NEW RESIDENCE
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Coral Gables, FL 33146

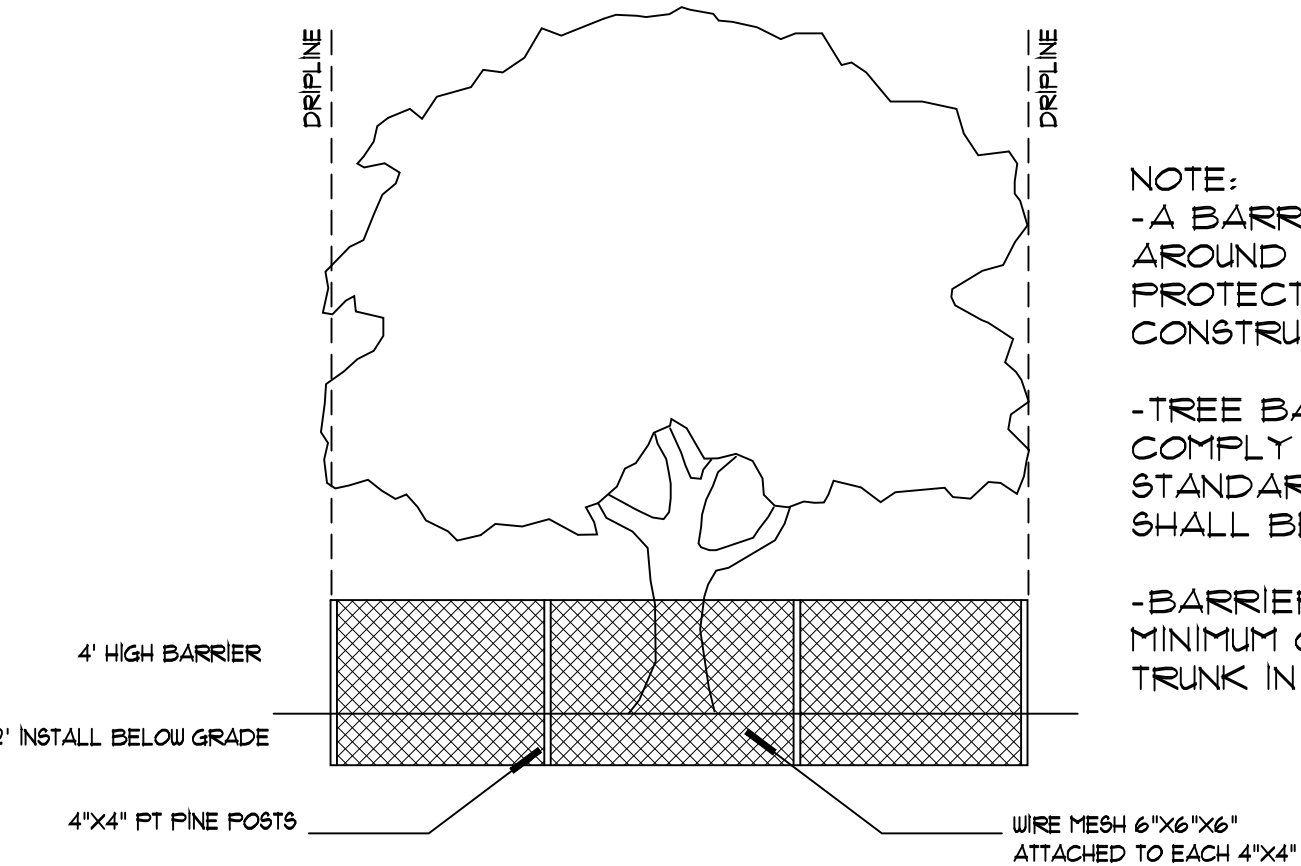
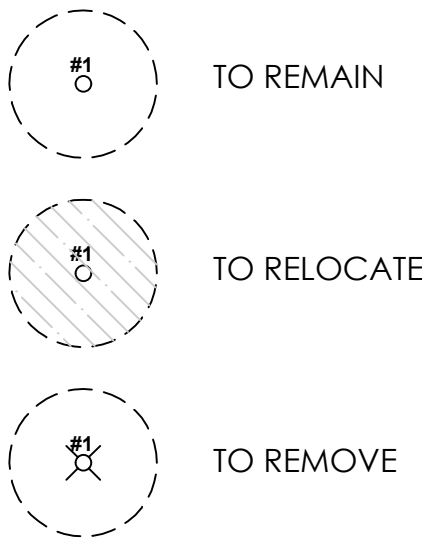


Sections
Date Issued: 04-28-21

A-9

Tree Disposition								
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition	Condition	Remarks
1	Delonix regia	Royal Poinciana	13.5	28	24	Remove	Poor	Cavity inside main trunk. Lopsided canopy.
2	Ptychosperma elegans	Alexander Palm	3.5	26	8	Remain	Good	
3	Ptychosperma elegans	Alexander Palm	4	32	8	Remain	Fair	Nutrient deficient
4	Quercus virginiana	Live Oak	23	38	30	Remain	Good	
5	Ficus aurea	Strangler Fig	6@~10"	40	30	Remain	Good	Multiple trunk. No central leader.
6	Ptychosperma elegans	Alexander Palm	3.5	22	8	Remain	Fair	City tree
7	Ptychosperma elegans	Alexander Palm	3.5	26	8	Remain	Fair	City tree
8	Washingtonia robusta	Washintonia Palm	8.5	40	8	Remain	Poor	City tree

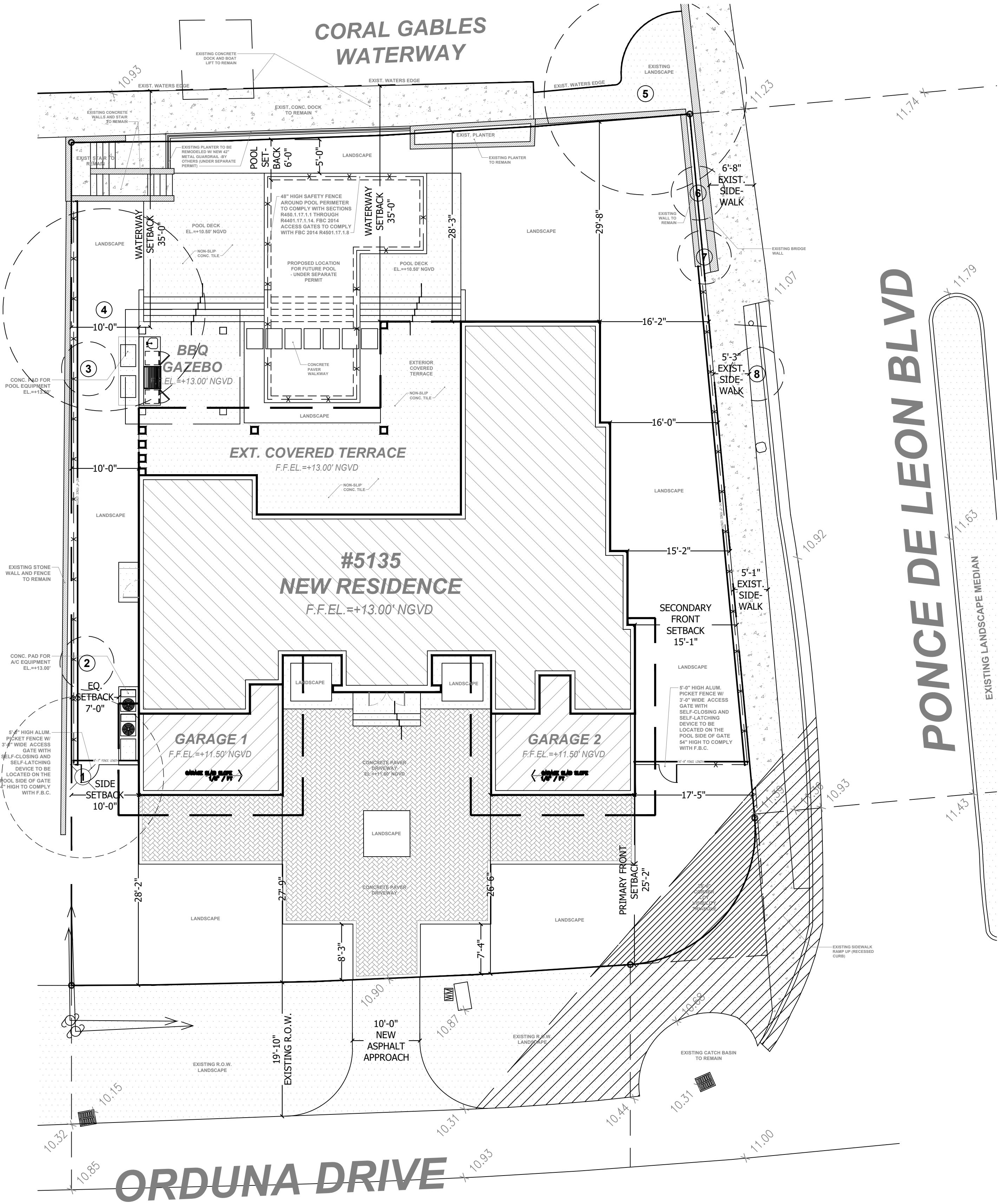
TREE LEGEND



NOTE:
-A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
-TREE BARRIER DIMENSIONS TO COMPLY WITH ANSI A300 STANDARDS. BARRIER DIMENSIONS SHALL BE 1' PER 1" OF DBH.
-BARRIER SHALL BE LOCATED A MINIMUM OF 10' FROM THE FACE OF TRUNK IN ALL DIRECTIONS.

TREE BARRIER DETAIL

N.T.S.



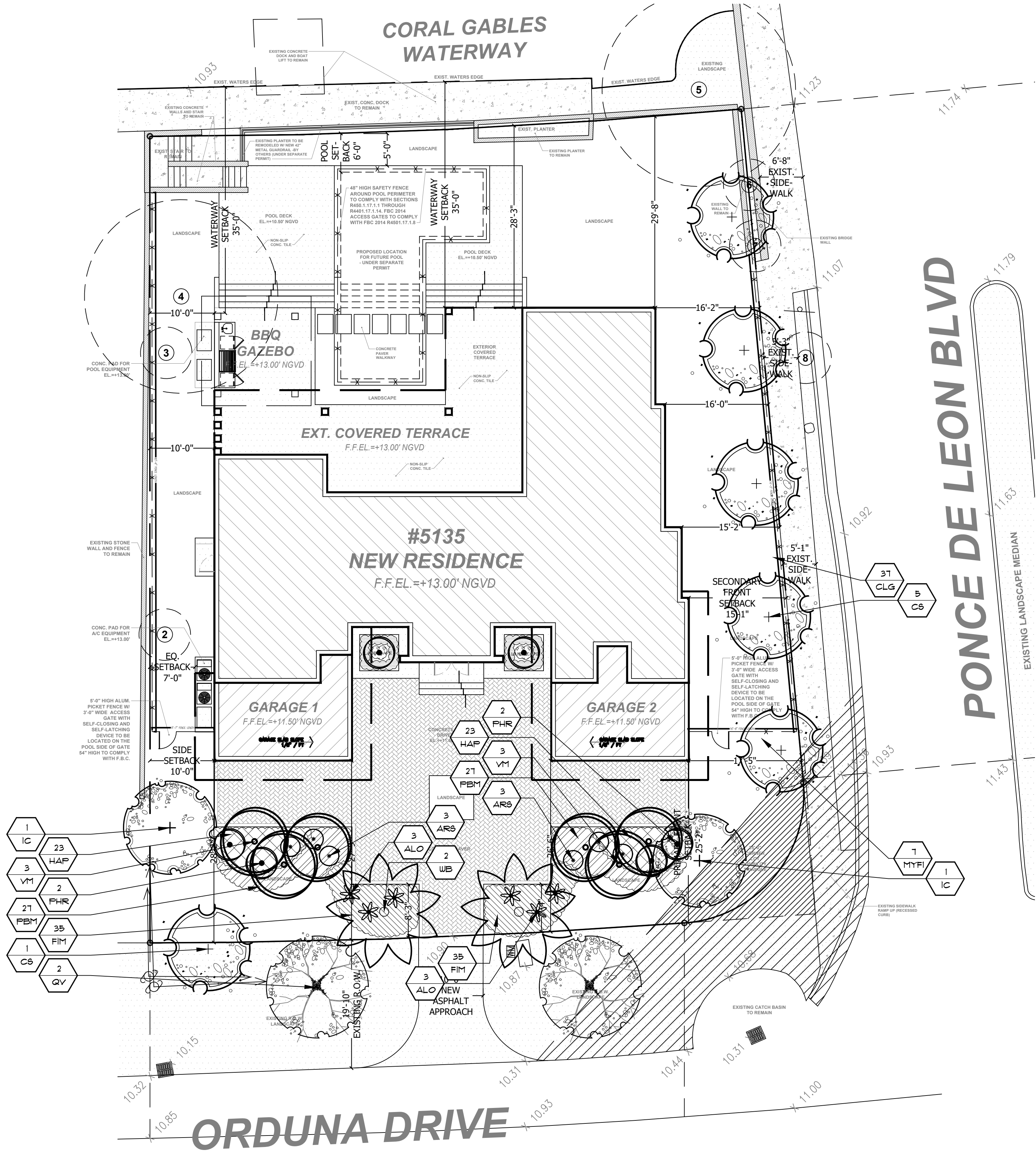
PLANTLIST

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
6	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht, 2" cal
2	IC	Ilex cassine	Dahoon Holly	12' ht, 2" cal
2	QV	Quercus virginiana	Live Oak	15' ht, 5" ct
6	VM	Veitchia montgomeryana	Montgomery Palm	1@12', 1@16' oa ht, 6" dbh
2	WB	Wodyetia bifurcata	Foxtail Palm	14' oa ht, hwy trunk

SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
6	ALO	Alcantarea 'odorata'	Odorata Bromeliad	7 gal
6	ARS	Alocasia 'regal shields'	Regal Shields Elephant Ear	7 gal
37	CLG	Clusia guttifera	Clusia	3 gal
70	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal
46	HAP	Hamelia patens 'compacta'	Dwarf Firebush	3 gal
7	MYF1	Myrcianthes fragans	Simpson Stopper	3 gal
54	PBM	Philodendron 'burle marx'	Burle Marx	3 gal
4	PHR	Phoenix roebelenii	Pygmy Palm	6' oa ht, triple
as noted	LAWN	Stenotaphrum secundatum 'floratam'	St. Augustine	sq ft



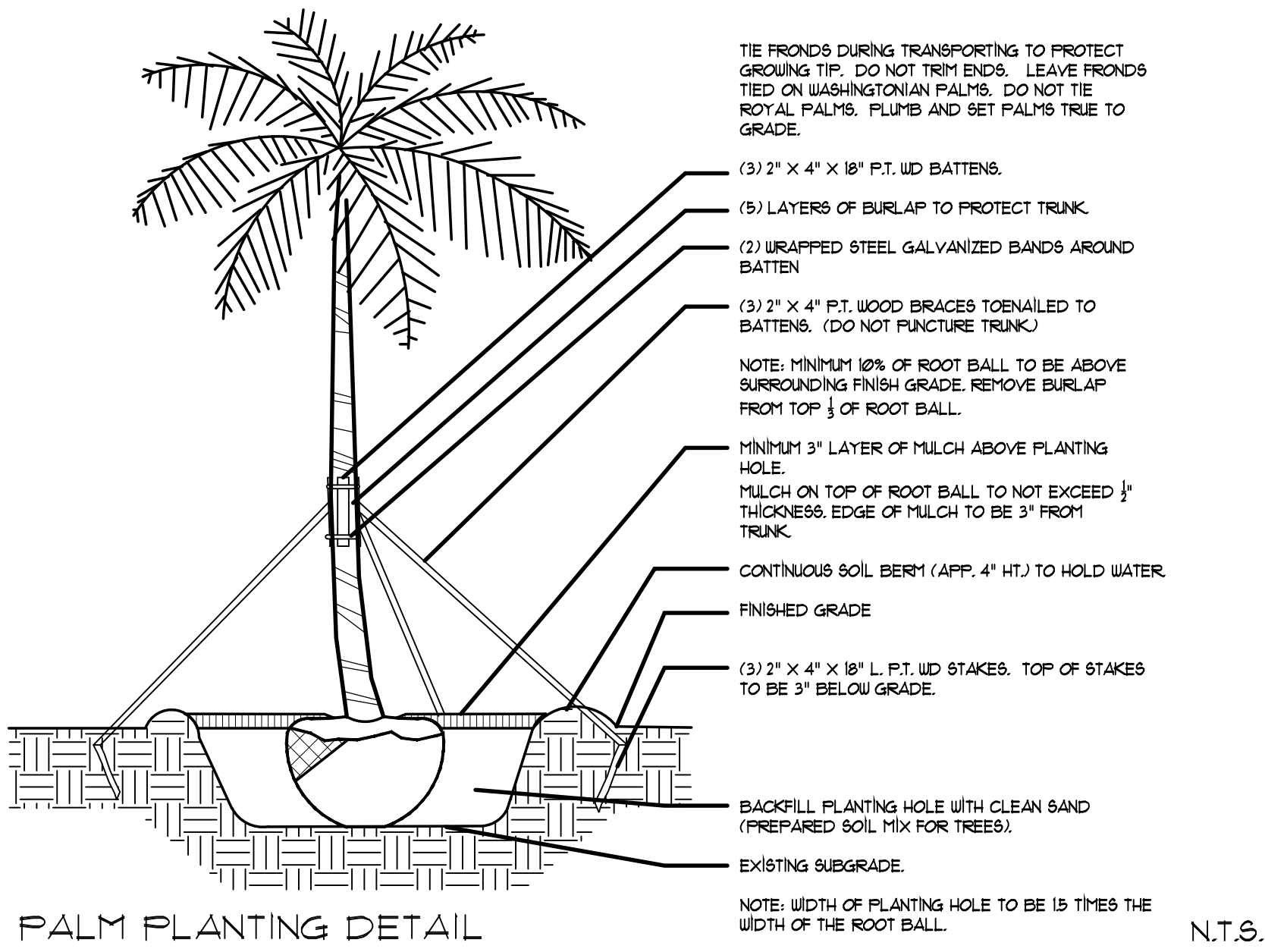
NEW RESIDENCE
5135 ORDUNA DRIVE
CORAL GABLES, FLORIDA

vdb
LANDSCAPE ARCHITECTURE
DIEGO J. VANDERBIEST
305-228-4001 DIEGOJV@COMAIL.COM

SEAL
DIEGO J. VANDERBIEST
FLA #467355

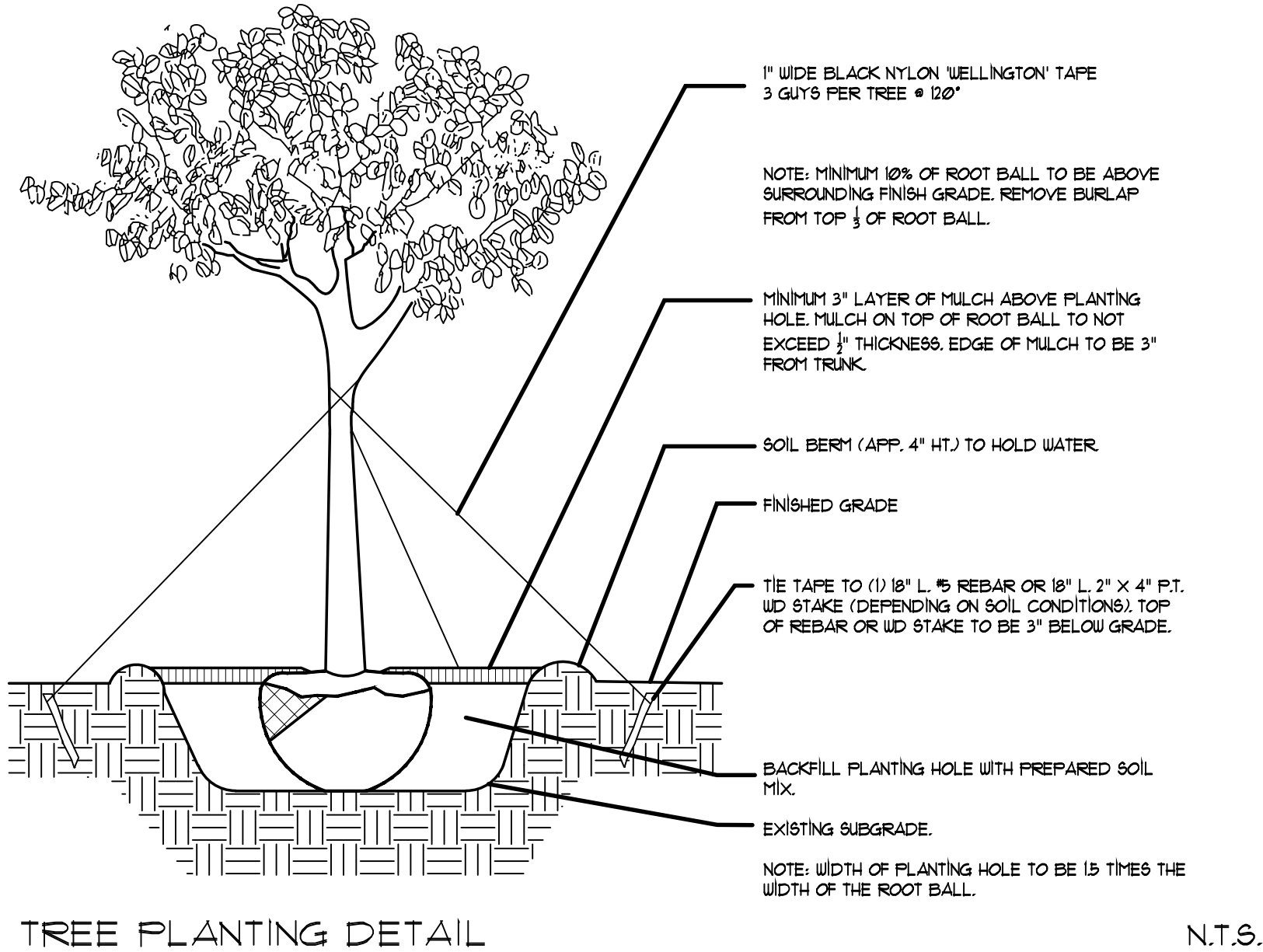
REVISIONS

DRAWN BY
DV
DATE
5/20/21
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LANDSCAPE PLAN
SHEET
L201



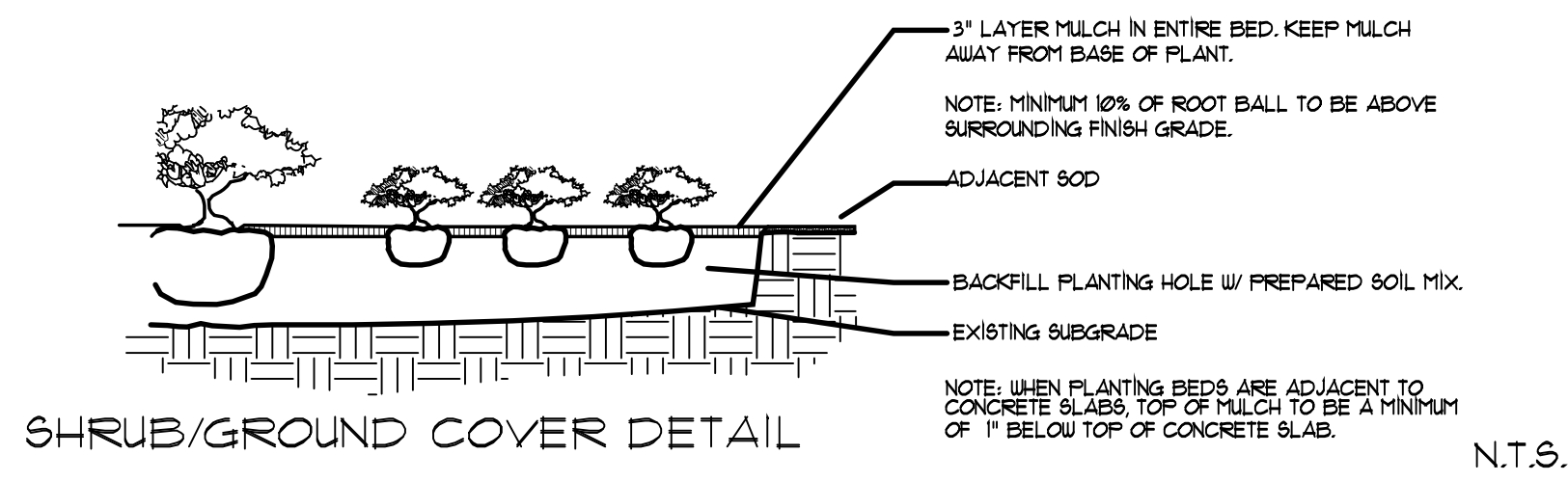
PALM PLANTING DETAIL

LARGE TREE PLANTING DETAIL SIMILAR

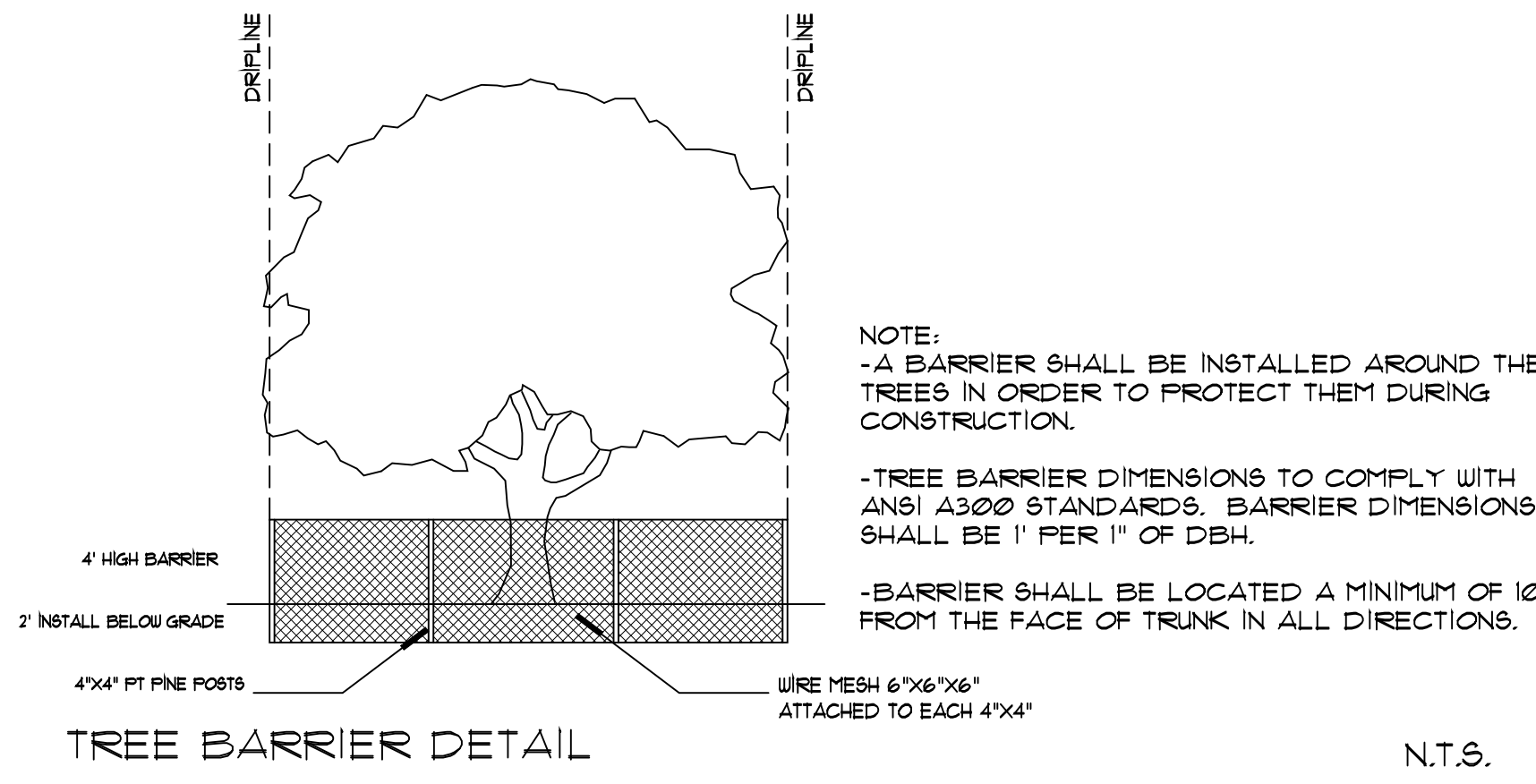


TREE PLANTING DETAIL

TREES WITH 3\" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL



TREE BARRIER DETAIL

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS± PARTS I AND II, 2ND EDITION; FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS; PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

TREES AND PALMS



SILVER BUTTONWOOD



DAHOOH HOLLY



LIVE OAK



MONTGOMERY PALM



FOXTAIL PALM

SHRUBS AND GROUNDCOVERS



ODORATA BROMELIAD



REGAL SHIELDS ELEPHANT EAR



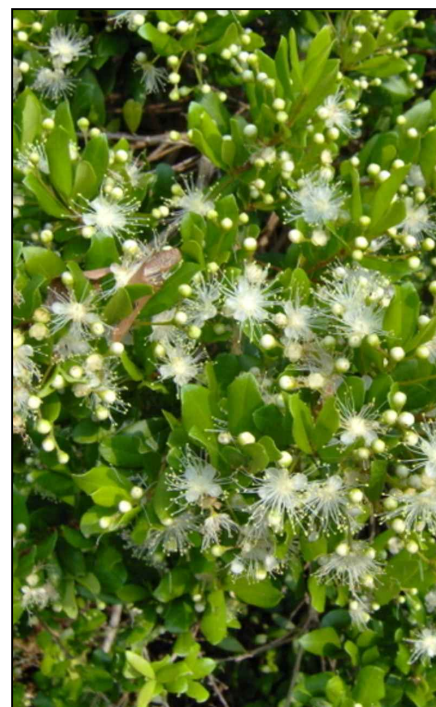
CLUSIA



GREEN ISLAND FICUS



DWARF FIREBUSH



SIMPSON STOPPER



BURLE MARX



PYGMY PALM

REQUIREMENTS

Zoning District: R-3 Net Lot Area 0.29 Acres 12,828 s.f.

OPEN SPACE

	Required	Provided
A. Square Feet of open space as required by Chapter 33, as indicated on site plan:	n/a	n/a
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 29 x 10 s.f. per parking space =	n/a	n/a
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	0	0

LAWN AREA CALCULATION

A. 13,156 total s.f. of landscaped open space required by Chapter 33	5,131	8,423
B. Maximum lawn area (sod) permitted = 50 % x 8,423 s.f. =	4,212	3,819

TREES:

A. No. trees required per net lot acre = 3	3	3
B. % Palms Allowed: No. trees provided x 30% =	1	0
C. % Natives Required: No. trees provided x 30 % =	2	3
D. Street trees (max. average spacing of 35' o.c.):	3	3
E. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.): 0 linear feet along street / 25 =	5	5

SHRUBS:

A. No. trees required (A + D) x 10 = no. of shrubs required	110	230
B. No. Shrubs required x 30% = no. of native shrubs required.	33	53

REVISIONS

DRAWN BY

DV

DATE

5/20/21

SCALE

1"=10'-0"

DRAWING TITLE

LANDSCAPE
PLAN

SHEET

L202