

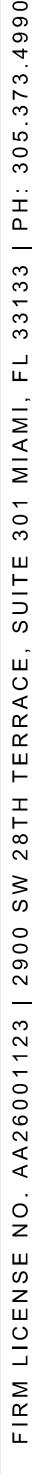
JAGOLINZER RESIDENCE

10945 LAKESIDE DR. | CORAL GABLES, FL 33156-4209 FOLIO: 03-5107-004-0480

SNAPPER CREEK LAKES

APPLICATION REVIEW PACKAGE

MAY 26, 2021

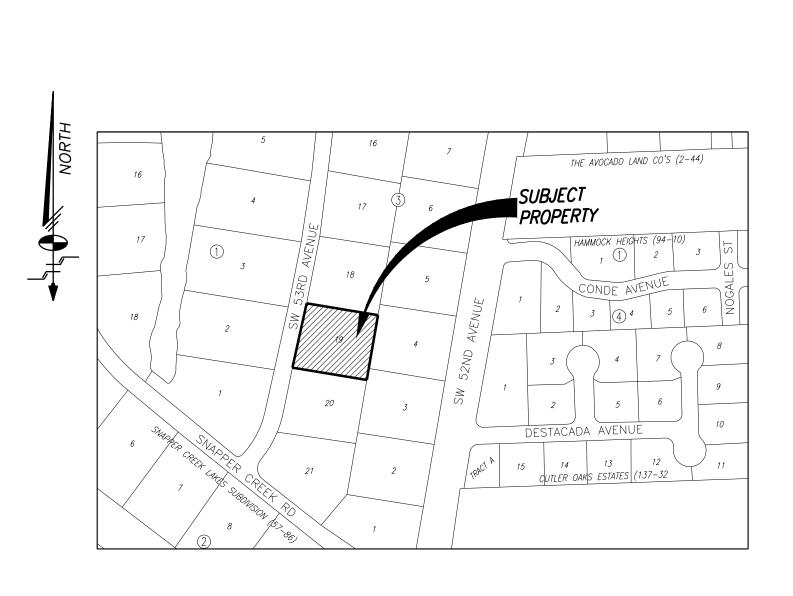


JAGOLINZER RESIDENCE

[STRANG]DESIG

Ζ

CONTRACT	
Θ	<u>L LECEND:</u> AERIAL TARGET
	ALUMINUM LIGHT POST ALUMINUM LIGHT POST (SINGLE)
œ—⊙—∞ ₽	ALUMINUM LIGHT POST (DOUBLE)
	ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (QUAD)
() (]=0=D	ANCHOR/GUY WIRE BACKFLOW PREVENTER ASSEMBLY
CATV	CABLE TELEVISION BOX CATCH BASIN
<u>@</u>	CATCH BASIN F–3 CENTERLINE
	CHECK VALVE ASSEMBLY
	COLUMN (CIRCULAR) COLUMN (SQUARE)
	CONCRETE LIGHT POLE CONCRETE LIGHT POLE (DOUBLE)
■ CPP	CONCRETE POWER POLE
CPB	CONTROL POINT COMMUNICATION PULL BOX
or IN	CURB INLET DOUBLE DETECTOR CHECK VALVE
🕲 or 🛄	DRAIN (CIRCULAR OR SQUARE)
EL EPB	ELECTRIC BOX (ABOVE GROUND) ELECTRIC PULL BOX (BELOW GROUND)
E EO	ELECTRIC HAND HOLE ELECTRIC OUTLET
49.0 or 9.00	ELEVATIONS (SEE NOTES FOR DATUM)
Ċ K	FIRE HYDRANT FIRE LINE SIAMESE CONNECTION
ی ش	FIRE LINE CONNECTION
E F	FLAGPOLE FLOW LINE
Ē	FORCE MAIN MANHOLE FORCE MAIN VALVE
Ē	F.P.L ELECTRIC MANHOLE F.P.L. FIBER NETWORK
FPLP	F.P.L. TRANSMISSION POLE
ق	GAS MANHOLE GAS METER
	GAS PUMP
© X3	GAS VALVE GREASE TRAP MANHOLE
⊡ ● GP	GROUND LIGHTING GUARD POST
	IRRIGATION HAND HOLE IRRIGATION VALVE
Ř	MAILBOX MONITOR WELL
<u> </u>	MONUMENT LINE
	P-5 INLET P-6 INLET
()⊧ ¤≣	PARKING METER PEDESTRIAN CROSSING SIGNAL
●PRM ⊙1	PERMANENT REFERENCE MONUMENT POST INDICATOR VALVE
Ĩ ₽	VACUUM BREAKER ASSEMBLY PROPERTY LINE
\oplus	ROUND CATCH BASING
co Ø S	SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE
 ⊕	SIGN POST SPRINKLER PUMP
9 (D)	STANDPIPE STORM SEWER MANHOLE
SLB Ø	STREET LIGHT BOX
P	SWALE INLET TELEPHONE BOX (SOUTHERN BELL)
	TELEPHONE HAND HOLE TELEPHONE MANHOLE (SO. BELL)
	TELEPHONE PAYPHONE TRAFFIC HAND HOLE
T TCB	TRAFFIC UTILITY BOX TRAFFIC CONTROL POST
TSB	TRAFFIC SIGNAL POST TRAFFIC SIGNAL BOX
	TREE & PALM
	UNDERGROUND UTILITY MARKER UNKNOWN UTILITY MANHOLE
₩ ₩	UNKNOWN UTILITY HAND HOLE WATER MANHOLE
	WATER METER
WL WL	WATER VALVE WOOD LIGHT POLE
WP WTP	WOOD POWER POLE
‴ ● 人	WOOD TELEPHONE POLE HANDICAP PARKING
	STROLLER PARKING
	otes RADIUS
L deno	ntes DELTA ANGLE ntes ARC DISTANCE tes CHORD LENGTH or CHORD DISTANCE
CH.B deno T deno	tes CHORD BEARING otes TANGENT DISTANCE
PCP deno PRM deno	otes PERMANENT CONTROL POINT otes PERMANENT REFERENCE MONUMENT
PG dend	ites PLAT BOOK ites PAGE ites POINT OF COMMENCEMENT
OHW dend	otes POINT OF COMMENCEMENT otes POINT OF BEGINNING otes OVERHEAD UTILITY WIRES
ORB deno PC deno	otes OFFICIAL RECORDS BOOK otes POINT OF CURVATURE
CONC. deno	otes CONCRETE BLOCK STRUCTURE otes CONCRETE otes CHAINLINK FENCE
MF dend	otes CHAINLINK FLINCE otes METAL FENCE otes WOOD FENCE
FFE dence F.I.P. dence	otes FINISH FLOOR ELEVATION otes FOUND IRON PIPE
S.I.P. deno F.N.D. deno	otes SET IRON PIPE & LB-87 CAP otes FOUND NAIL & BRASS DISC otec SET I B-87 NAIL & BRASS DISC
	otes SET LB–87 NAIL & BRASS DISC otes CORRUGATED IRON PIPE otes CLEAR
E.T.P. deno	otes CELAN otes ELECTRIC TRANSFORMER PAD otes ENCROACHMENT
D.C. deno	otes DEPRESSED CURB otes PLANTER
B.S. deno I.E. deno	otes BUS SHELTER otes INVERT ELEVATION
T.O.P. deno (D) deno	otes TOP OF PIPE otes DEED DISTANCE
	otes DISTANCE BY LEGAL DESCRIPTION otes MEASURED DISTANCE
	otes RECORD OR PLATTED DISTANCE
(Ŕ) deno	COMMUNICATION
(<i>Ŕ</i>) deno —— COMM —— DRAIN	DRAINAGE ELECTRIC
(<i>Ŕ</i>) denc — COMM — DRAIN — FPL — FM — IRRIG	I DRAINAGE ELECTRIC FORCE MAIN S IRRIGATION
(<i>Ŕ</i>) denc — COMM — DRAIN — FPL — FM — IRRIG	DRAINAGE DRAINAGE ELECTRIC FORCE MAIN IRRIGATION NATURAL GAS OVERHEAD WIRES COVERNEAD SELVER
(<i>Ŕ</i>) dena — COMM — DRAIN — FPL — FM — IRRIG — GAS — OHW	DRAINAGE DRAINAGE ELECTRIC FORCE MAIN IRRIGATION NATURAL GAS OVERHEAD WIRES SANITARY SEWER WATER
(Ŕ) denci COMM DRAIN FM FM GAS SM	ORAINAGE ORAINAGE ELECTRIC FORCE MAIN IRRIGATION NATURAL GAS OVERHEAD WIRES SANITARY SEWER WATER



LOCATION SKETCH Scale: 1"=300' A PORTION OF SECTION 07-55S-41E, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOT 9, BLOCK 3, SNAPPER CREEK LAKES SUBDIVITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

<u>SURVEYOR'S NOTES:</u>

- 1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N15°18'57"E ALONG THE EAST RIGHT-OF-WAY LINE OF LAKESIDE DRIVE (S.W. 53rd AVENUE BETWEEN SNAPPER CREEK ROAD AND SNAPPER CREEK ROAD.
- 2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3. AREAS OF THE PROPERTY DESCRIBED HEREON ARE: ± 48,015 SQ. FT. (± 1.102 ACRES).
- 4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "X" AND ZONE "AE" (ELEVATION 7), PER FLOOD INSURANCE RATE MAP NO. 12086C0467L, COMMUNITY NO. 120639, PANEL NO. 0467, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
- 7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- 9. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.

10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.

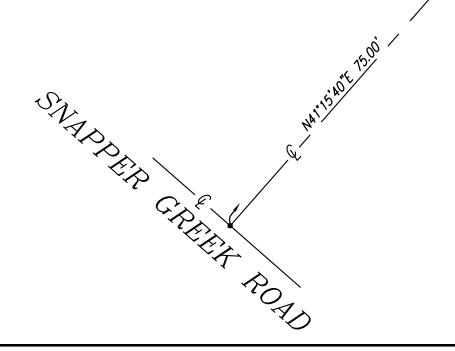
- 11. BENCHMARKS:
- o. MIAMI–DADE BENCHMARK CG–BM LOCATOR. 5001 E LOCATED CAMPANA AVE (SW 104 ST) --- 40' SOUTH OF C/L AND OLD CUTLER RD --- 25' EAST OF C/L, PK NAIL AND BRASS WASHER IN NW CORNER OF SIGN READING "HAMMOCK OAKS", ELEVATION = 16.73' N.G.V.D 29.
- b. MIAMI–DADE BENCHMARK SC–33, LOCATOR. 5002 NE LOCATED OLD CUTLER RD ---15.8' SE OF C/L, SNAPPER CREEK CANAL --- 113 ST (APPROX.) --- 1' NE OF SW END OF WALKWAY OF BRIDGE, DADE WATER COMMISSION DISC ON TOP OF WALKWAY AT THE SE CORNER OF BRIDGE OVER SNAPPER CREEK CANAL, ELEVATION =17.54' N.G.V.D 29.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON MARCH 9, 2020. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

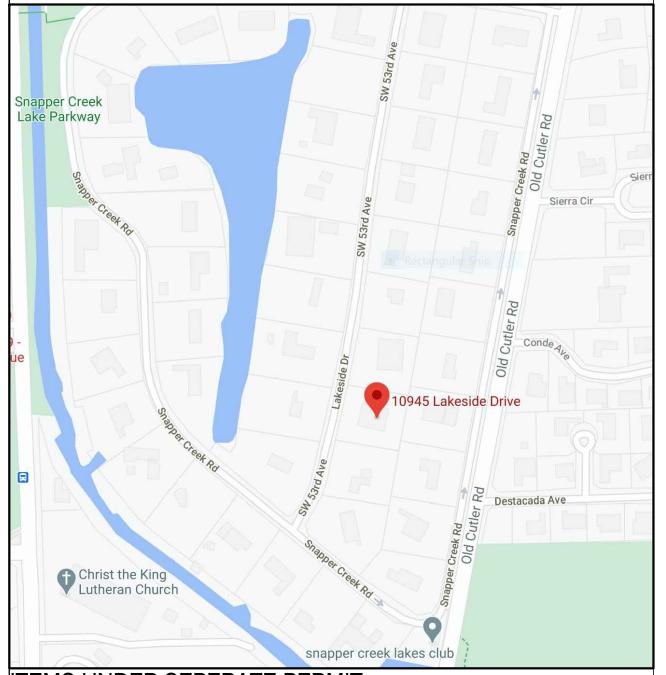
BY:____ MARK STEVEN JOHNSON, PRINCIPAL PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA.



Martine Difference of the second seco	Schuelke - Shiskin & Hosociates, η_{uc} , LAND PLANNERSERFIFICATE A CERTIFICATECERTIFICATE OF AUTHORIZATION AUTHORIZATION A. 2270 FXX; (954) 438-3208CERTIFICATE A CAND SURVEYORS A. 2000 SURVEYORS A. 2000 SURVEYORS A. 0. LB-B7CERTIFICATE OF AUTHORIZATION A. 0. LB-B7MOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida icensed surveyor and mopper.Draw By: K.A.B. Date No. 211572 F.B. No: 2278 Scale: AS SHOWN AS State is not valid unless it bears the Signature and the original raised seal of a Florida Order No. 211572 F.B. No: 2278 Scale: AS SHOWN AS State is not valid unless it bears the Signature and the original raised seal of a Florida Signature and FloridaThis is is Not a "Boundary Survey."File No. $JJ-5B4G$ Sheet i a i a florida Sheet i a i break (slori
	BOUNDARY SURVEY ORDERED BY: DAVID JAGOLINZER ownship XX South, Range XX East, Miami-Dade County, Florida
NAME	BEVISIONS Dote: Date: By: Dote: Order No. Field Book Remorks: T Section XX. T Section XX. T

PROJECT DA	TA	MATERIAL LEGEND
<u>SCOPE</u>	TWO-STORY SINGLE-FAMILY FAMILY HOME WITH 7 BEDROOMS AND 8 BATHS	FLOOR PLANS
ADDRESS	10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA	CONCRETE
FOLIO	03-5107-004-0480	WOOD FINISH
LEGAL	LOT 19, BLOCK 3, OF SNAPPER CREEK LAKES, SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BLOCK 57, AT PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	LANDSCAPING
ZONING	CITY OF CORAL GABLES	
SURVEY	J. BONFILL & ASSOCIATES, INC. FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 3398	
FLOOD ZONE	x	REFLECTED CEILING PLAN
CODES	FLORIDA BUILDING CODE	PAINTED GYPSUM BOARD

LOCATION MAP:



ITEMS UNDER SEPERATE PERMIT:

- POOL/WATER FEATURES
- POOL BARRIER WINDOWS/DOORS
- CISTERN
- FENCES/GATES
 GENERATOR
 SEPTIC TANK
 ROOFS

WOOD FINISH

SECTIONS & DETAILS

EARTH BASE COURSE, SUB BASE, GRAV 6293 SAND, MORTAR, PLASTER, TILE BACKER BOARD an an an su RIGID INSULATION BOARD STEEL, METAL WOOD FINISH INSULATION, BATT LOOSE, SPRA WOOD FRAMING (BLOCKING) WOOD FRAMING (CONTINUOUS)

		AL ABBREV. LEGE	ND FBO	FURNISHED BY OTHERS	RQL	RAIN WATER LEADER	SYMBOL I)		COF DRAWINGS	[STRANG]
@ AAD ABV	ŀ	ATTIC ACCESS DOOR ABOVE	FF&EE	FURNITURE, FIXTURE & EQUIPMENT	REF	REFERENCE REGULAR		NUM	BUILDING SECTION DWG NUMBER	Anon	COPY OF SURVEY	2900 SW 28TH TERRACE, SUITE 301
AB A/C	ŀ	ANCHOR BOLT AIR CONDITIONING	FUR FUT	FURRED (-ING) FUTURE	REINF	REINFORCE (-ED)		SHT	SHEET NUMBER	A-000 A-001	PROJECT DATA GENERAL NOTES	MIAMI, FL 33133
ACC ADD		ACCESS ADDENDUM	GA	GAUGE	REQ REM	REQUIRED REMOVE		NUM	WALL SECTION DRAWING NUMBER	A-002 A-003	ZONING AND DATA ZONING AND DATA	PH: 305-373-4990 FIRM LICENSE # AA26001123
ADH ADJ	ŀ	ADHESIVE ADJACENT	GPM GALV	GALLONS PER MINUTE GALVANIZE (-D)	RES RET	RESILIENT RETURN	•	SHT	SHEET NUMBER	A-004 A-005	EXISTING CONDITIONS	WWW.STRANG.DESIGN
ADJ1 AFF	ŀ	ADJUSTABLE ABOVE FINISHED FLOOR	GI GKT	GALVANIZED IRON GASKET (-ED)	RA REV	RETURN AIR REVISION (-S)				A-100		PROJECT LOCATION:
AP APX	ŀ	ACCESS PANEL APPROXIMATE	GC (-OR)	GENERAL CONTRACT	RM RO	ROOM ROUGH OPENING		NUM	DETAIL DRAWING NUMBER	A-101 A-102	FIRST FLOOR PLAN PLAYHOUSE FLOOR PLAN AND ROOF	10945 LAKESIDE DR, CORAL
ARC ASC	ŀ	ARCHITECT (-URE) (-URAL) ABOVE SUSPENDED	GB	GLASS, GLAZING GRAB BAR	RUB	RUBBER		SHT	SHEET NUMBER	A-103 A-104		GABLES, FL 33156, USA
CEIL ALT	ŀ	ALTERNATE	GRD GT	GROUND GROUT	SCN SCH	SCREEN SCHEDULE (-D)	~->			A-200	PLAN SECOND FLOOR PLAN	PROJECT CLIENT(S) / OWNER(S):
ALUI ANC	ŀ	ALUMINUM ANCHOR (-AGE) (-ED)	GYP BD GD	GYPSUM BOARD GRADE	SNT SECT	SEALANT SECTIONS (S)	í 1	NUM	ENLARGED DRAWING NUMBER	A-201 A-202	ROOF PLAN ELEVATIONS	DAVID & ANNA JAGOLINZER
ANO AUTO		ANODIZED AUTOMATIC	НС	HANDICAP (-ED)	SHT SIM	SHEET SIMILAR	レン	SHT	SHEET NUMBER	A-203 A-204	ELEVATIONS ELEVATIONS	
BD		BOARD	HDW HWD	HARDWARE HARDWOOD	SC SP	SOLID CORE SOUND PROOF		NUM	ELEVATION DRAWING NUMBER	A-300 A-206 A-207	SECTIONS CONTEXT ELEVATIONS	ARCHITECT AND LANDSCAPE ARCHITECT
BEL BET BI	E	BELOW BETWEEN BUILT-IN	HVAC AIR	HEATING/VENTILAYTING/ CONDITIONING	S SPK SPL	SOUTH SPEAKER		SHT	SHEET NUMBER	A-207 A-900 A-901	CONTEXT ELEVATIONS PERSPECTIVES	STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970
BLDO BLK	G E	BUILDING BLOCK	HDY HGT HM	HEAVY DUTY HEIGHT HOLLOW METAL	SPL SPEC SPR	SPECIAL SPECIFICATION (S) SPRINKLER		V		A-902 A-903	PERSPECTIVES (SHEET REMOVED)	2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990
BLK BLKO BLT	G E	BLOCK BLOCKING BUILT	HOR HWH	HORIZONTAL HORIZONTAL HOT WATER HEATER	SQFT	SQUARE FEET STAINLESS STEEL		XX	DOOR NUMBER	A-904 A-905	PERSPECTIVES PERSPECTIVES	STRUCTURAL ENGINEERING:
BDT BM BOT	E	BEAM BEAM BOTTOM	HR	HOUR INCLUDE (-D) (-ING)	SS STD SSMR	STAINLESS STEEL STANDARD STANDING SEAM		<u>,</u>		A-906 A-907	PERSPECTIVES PERSPECTIVES PERSPECTIVES	WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132
BRG BS	E	BEARING BOTH SIDES	INCL INSUL INT	INCLUDE (-D) (-ING) INSULAT (-ED) (-ION) INTERIOR	METAL R			××	WINDOW NUMBER	A-908	PERSPECTIVES PERSPECTIVES PERSPECTIVES	TEL: 305.209.3293
_, BU	E	BUILT UP BEVELED			STL	STEEL						MEP ENGINEERING: LAAN GROUP, INC
BVL BW BETV	E	BEVELED BOTH WAY BETWEEN	J JC JT	JUNCTION BOX JANITOR'S CLOSET JOINT	STO STR STUC	STORAGE STRUCTURE (-AL) STUCCO		- · -(XX)	GRID LINE		SCAPE	2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252
CAB		CABINET	JI JF JST	JOINT JOINT FILLER JOIST	STUC SUSP SYM	STUCCO SUSPENDED SYMMETRICAL	ELEVATION M		ELEVATION MARK	L-100	COVER TREE DISPOSITION PLAN	CIVIL ENGINEERING:
CAB CB CPT	C	CABINET CATCH BASIN CARPET (-ED)	KPL	JOIST KICK PLATE	SYM SYST SF	SYMMETRICAL SYSTEM SUPPLY FAN					TREE DISPOSITION CHART LANDSCAPE DETAILS	ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111
CIPC		CAST IN PLACE	KPL KIT KO	KICK PLATE KITCHEN KNOCKOUT	SFBC	SOUTH FLORIDA BUILDING CODE		ROOM #	ROOM NAME ROOM NUMBER			DAVIE, FL 33328 TEL: 954.318.0624
CON CK CLG	(CAULK (-ING) CEILING	LBL	LABEL	TEL	TELEPHONE						GENERAL CONTRACTOR:
CLO CLO CHT	(CLOSET CLING HEIGHT	LAB LAM	LABEL LABORATORY LAMINATE (-ED)	TEMP TH	TELEPHONE TEMPORARY THICK (-NESS)		XX	REVISION TAG			TBD
CPLF		CEMENT PLASTER	LAV LSW	LAWINATE (-ED) LAVATORY LEAD SHIELD WINDOW	THR	THRESHOLD TOILET PAPER						
CEM	B Ć	CEMENT BOARD CENTER	LT LC	LIGHT LIGHT CONTROL	TOL	DISPENSER TOLERANCE		###	KEY NOTE			PROJECT NAME:
C C CER	(CENTER LINE CERAMIC	LW	LIGHT WEIGHT LIVE LOAD	T & G TOB	TONGUE & GROOVE TOP OF BEAM		\frown	EXTERIOR FINISH TAG			JAGOLINZER RESIDENCE
CT CO	C	CERAMIC TILE CLEAN OUT	LVR	LOUVER	TOR TOS	TOP OF ROOF TOP OF SLAB		X	(TO BE RECTANGULAR)			PROFESSIONAL SEAL(S):
CLR COL		CLEAR (-ANCE) COLUMN	MFR MRB	MANUFACTURE (-ER) MARBLE	TB TYP	TOWEL BAR TYPICAL	•		PROPERTY LINE			
COM CON	IP (COMPRESS (-ED) (-ION) CONCRETE	MO MATL	MASONRY OPENING MATERIAL	UUNF	UNFINISHED		\bigcirc				
CMU UNIT	(CONCRETE MASONRY	MAX MECH	MAXIMUM MECHANIC (-AL)	UR UON	URNIAL UNLESS OTHERWISE	· · ·	- ·	SET-BACK LINE			
CON CON		CONNECT (-ED) (-ION) CONSTRUCT (-ED) (-ION)	MC MBR	MEDICINE CABINET MEMBER	NOTED							
CON CON		CONTINUE, CONTINUOUS CONTRACT (-OR)	MTL MTFR	METAL METAL FURRING	VNR VERT	VENEER VERTICAL			LOT LINE			
CJ COR	R (CONTROL JOINT CORRUGATED	MPR MTHR	METAL PILE RAILING METAL THRESHOLD	VEST VIN	VESTIBULE VINYL						
CNTI CWL		COUNTER CURTAIN WALL	M MWK	METER (-S) MILWORK	WTW	WALL TO WALL		— · _Γ ⊖–	CENTER LINE			
DPR		DAMPER	MIN MIR	MINIMUM MIRROR	WH WC	WALL HUNG WATER CLOSET						
DL DEM	0 [DEAD LOAD DEMO(LISH) (-LITION)	MISC MOD	MISCELLANEOUS MODULAR	WP WDW	WATERPROOF (-ED) WINDIW			LINE ABOVE			
DEP DET	0	DEPRESS(-ED) DETAIL(S)	MLD MR	MOLDING MOISTURE RESISTANT	W/ W/O	WITH WITHOUT	/		CUT LINE			
DIAG	0	DIAGONAL DIAMETER	MT MOV	MOUNT (-ED) (-ING) MOVABLE	WD WDB	WOOD WOOD BASE						2 05/26/21 BOA REVISION
DIM DIV	0	DIMENSION DIVISION	MUL	MULLION			# SAMPL SCALE: 1" =	.E	VIEW TITLE			04/06/21 BOA SUBMITTA
DR DBL	0	DOOR DOUBLE	NAT NOM	NATURAL NOMINAL				1-0				▲ 03/12/21 HOA REVISION
DN DS	0	DOWN DOWNSPOUT	N NIC	NORTH NOT IN CONTRACT			SLOPE 1/4" / 12"	<i>~~</i>	SLOPE ARROW / DRAINAGE			11/30/20HOA SUBMITTANo.DATEDESCRIPTION
DWR DWG		DRAWER DRAWING	NTS NGVD GEOTECH	NOT TO SCALE NATIONAL					DIRECTION			SHEET ISSUE / REVISION LOC
EA		EACH ELECTRIC (-AL)	GEOTECH VERTICAL				R.D. _{(C}		ROOF DRAIN			
ELEC EP EWC	E	ELECTRIC (-AL) ELECTRICAL PANEL ELECTRONIC WATER	OBS OC	OBSCURE ON CENTER			Δ"					CONFIDENTIALITY NOTICE: The drawing and information contained within property of Strang Design, LLC. and is intended
COO EWH	LER	ELECTRONIC WATER	OPG	ON CENTER OPENING OPPOSITE			4"		INDICATES STEP IN PLAN			only for the parties indentified above or of governmental position(s). This plan may not be
EWH EL ELE\	E	ELECTRIC WATER HEATER ELEVATION ELEVATOR	OPP OD OA	OUTSIDE DIAMETER OVERALL								reproduced without written permission from the Project Manager assigned to this project.
ELEV EME ENC	r e	ELEVATOR EMERGENCY ENCLOSURE	OA OV	OVERALL OVERHEAD					VIEW TITLE			© 2018- STRANG DESIGN, LLC.
ENC EQ EQU	E	EQUAL EQUIPMENT	PIV PTD	POST INDICATOR VALUE PAINT (-ED)								Project ID:
EXH	E	EXHAUST EXISTING	PNL PB	PANEL PANIC BAR					NORTH ARROW			JAGOLINZER RESIDENCE
EXP	E	EXPOSED EXTERIOR	PTD PTR	PAPER TOWEL DISPENSE PAPER TOWEL RECEPTO								Print Date: MAY 26, 2021
FAS		FASTEN (-ER)	PBD PART	PARTICLE BOARD PARTITION								
FT FDB	F	FEET, FOOT FIBER BOARD	PERI PLAS	PERIMETER PLASTER								Sheet Title:
FGL	F	FIBERGLASS FINISH (-ED)	PLAM PL	PLASTIC LAMINATE PLATE								PROJECT
FFE		FINISHED FLOOR	PT PVC	PRESSURE TREAT (-ED) POLYVINYL CHLORIDE								DATA
FFL FEC	F	FINISHED FLOOR LINE FIRE EXTINGUISHER	PCF PSF	POUNDS PER CUBIC FOO POUNDS PER SQUARE	Т							
CABI FP	INET	FIREPROOF (-ED) (-ING)	FOOT PSI	POUNDS PER SQUARE								
FLG FLX	F	FLASHING	INCH PFN	PRE-FINISHED								Sheet No:
FLR FLCC	F	FLOOR (-ING) FLOOR CLEAN OUT	QT	QUARRY TILE								
FD FLOU	F	FLOOR DRAIN FLUORESCENT	RAD	RADIUS								A-000
FB FR	F	FOOT BOLT FRAM (-ED) (-ING)	RD RL	ROOF DRAIN RAIL (-ING)								

GENERAL

- 1.1. The following specifications are minimum requirements to supplement the drawings.
- This set of plans has been prepared to comply with the 1.2. applicable minimum building codes. All work and materials shall be in accordance with applicable national and local codes (including high-velocity hurricane zone code requirements), conventional guidelines , and the requirements of local utility companies.
- 1.3. All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.
- 1.4. These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws rules and regulations is the sole responsibility of the Contractor
- 1.5. The Architect shall be provided with shop drawings and/or samples of custom fabricated items prior to construction. The Architect shall be consulted for the items not shown in the drawings. Substitutions shall be permitted only upon written consent of the Architect.
- 1.6. Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details
- The Contractor shall field verify all conditions and 1.7. dimensions prior to submitting bid or starting any work and shall be responsible for all work coordination and materials including those furnished by the sub-contractors. The Architect shall be notified of any and all discrepancies.
- 1.8. The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction of this project.
- 1.9. Provide separate permits as required by the Municipality issuing the General Building Permit (City of Miami Beach)
- 1.10. Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility.
- General Contractor shall verify with all utility companies the 1.11. location of all existing above and below ground utilities (gas, electric, phone, water, sewer, etc.) and stake out in the field all utilities known and encountered prior to proceeding with any demolition / excavation work. The Contractor shall bear all expense of repair and/or replacement of utilities or any other existing property damaged by operations in conjunction with the execution of this work. Reworking of damaged property shall be to original condition or better. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having iurisdiction.
- 1.12. General Contractor shall furnish a complete set of drawings and addendums to all subcontractors on the job (electrical, mechanical, plumbing, interior partitions etc.) and coordinate their work. Any discrepancy, error, inconsistency or omission in the drawings shall be notified to the Architect in writing before proceeding with the affected work. Failure to do so will be entirely the responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party. The means of correctina any inconsistency shall be approved by the Architect prior to implementation of the solution. In such case the Architect shall prepare a revision in accordance with the change.
- 1.13. General Contractor shall coordinate all trades before placing any concrete
- 1.14. Scaffolding and removal of forms shall be performed by the General Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor.
- 1.15. General Contractor shall coordinate thickness of partitions to accommodate mechanical, plumbing, and electrical work; Architect to be notified and consulted on any discrepancy, error, inconsistency, or omission. Dimensions shown on plans are nominal
- 1.16. Lumber used for joists. rafters. columns. beams. and/or other structural members shall be a stress arade not less than 1000 p.s.i. nominal extreme fiber stress in bendina.
- 1.17. Lumber used for studs in interior non bearing partitions shall be a stress grade not less than 225 p.s.i. nominal extreme fiber stress in bending. (Typical at door openings)
- General Contractor shall provide continuous sealant at 1.18. perimeter of all exterior openings to prevent water penetration and air leakage in accordance with the South Florida Building Code. GC shall provide caulk on interior side of all exterior openings
- 1.19. For standard construction details not shown on the drawings, General Contractor shall consult the Architect and/or proceed in accordance with the applicable codes and established good standard building practices.
- 1.20. The Architect makes no guarantee or warranty for products, names by trade names, manufacturer or other reference in these documents.
- Construction shall proceed in accordance with the official 1.21. drawings approved by the building official having jurisdiction No deviation of the approved set of drawings will be made in the field without the expressed written consent of the Architect and building official. Approval from the building official shall be obtained by the Contractor before proceeding with any work.
- 1.22. A full scale complete set of drawings shall be kept on site at all times and shall be available for reference to all contractors, sub-contractors and craftsmen on the job. Any revision during construction shall be reported to the architect for approval and documented on the drawing set.
- 1.23. All debris should be removed from premises, and all areas shall be left in broom clean conditions at all times.
- 1.24. The contractor shall be responsible for and shall replace or remedy any faulty, improper or inferior material or workmanship; or any damage which appears within four (4) years after the completion and acceptance of the work by the Owner and issuance of a county certificate of completion.
- 1.25. Contractor shall submit Elevation Certificate to Flood Plain Administrator upon placement of the lowest floor and prior to final building inspection.
- 1.26. Contractor shall employ an effective Integrated Mosquito Management Program utilizing Best Practices during the entire time the permit is in effect.

SITE WORK

- 2.1. The Contractor shall be responsible for compliance with all setback and easement requirements.
- 2.2. The Contractor is cautioned to verify any existing conditions which may be below ground or a part of the previous structure which shall interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification.
- 2.3. Electrical power, telephone, CCTV, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the utility companies.
- 2.4. The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan, leaving the site uniformly and finely graded.

- 2.5. The base for exterior paved surfaces shall be in accordance with the architectural and landscape drawings. Refer to details for installation of pavers. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans.
- 2.6. All uncemented pavers and stones shall be thoroughly mbedded in the ground to prevent dislodging by wind. The Contractor is responsible for the demolition, clearing, 2.7. grubbing, grading, and preparation for work for all areas dentified for such work on the Demolition Plan.
- 2.8. The contractor shall be responsible for the complete security of the site while job is in progress and until job is complete
- 2.9. The Contractor is responsible for the disposal of all demolished elements including but not limited to existing nouse, concrete patios, foundations, septic tank and leach
- 2.10. Refer to demolition and site plan for the relocation of existing trees, for the removal and disposal of existing trees, and other existing site elements.
- 2.11. When applicable, provide separate permit for septic tank with certified Pollution Control Agency.
- 2.12. Construction fence must have wind screen.

CONCRETE 3.

All installers shall comply with local and state building codes 3.1. if more stringent than the following provisions. 3.2. Structural shall be worked together with Architectural, Air Conditioning. Mechanical and Electrical drawings to locate depressed slabs, drains, outlets, recesses, openings, reglets, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work. 3.3. Concrete slabs on fill shall be poured on 15 mil. polyethylene vapor barrier. All concrete work shall be in accordance with A.C.I. 301 3.4. inless otherwise noted. 3.5. Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light broom finish; interior slabs shall be steel trowel finish unless noted otherwise 3.6. Concrete shall be placed according to best practices described in ACI 302.1 R-04 8.1 3.7. Admixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects. 3.8. Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers, and hangers as required. 3.9. Set and build into work anchorage devices and other embedded items required for work attached to, or supported by cast in place concrete. 3.10. Minimum coverage for reinforcing shall conform to A.C.I. 318-89-7.7. Consolidate concrete per ACI 318-89-5.10.8 3.11. These notes and specifications are supplemented by specific 3.12. structural notes in the structural drawings. 3.13. Contractor to provide finish sample for exposed board formed and smooth concrete finish for Architect's approval.

4. MASONRY

- 4.1. All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade Countv.
- The Contractor shall be responsible for quality control of 4.2. masonry construction, which shall be plumb and square, and the contractor shall maintain full-time continuous supervision of masonry work, including (but not limited to) dowel setting, block laying, bar setting, and grouting.
- Concrete masonry units for load bearing walls shall conform 4.3. to A.S.T.M. C-90. All other masonry units shall conform to A.S.T.M. C-129.
- 4.4. Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.
- Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams.
- Mortar shall be type M or S per A.S.T.M. C-270. Lay out walls in advance for accurate spacing of surface
- 4.7. bond patterns with uniform joint width, and for accurately locating openings, movement type joints, returns and
- Install embedded flashing and weep holes at shelf angles, 4.8. lintels, ledges and other obstructions to the downward flow of water.
- Install vertical and horizontal reinforcing per structural notes 4.9. and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4" from masonry.
- 4.10. These notes and specifications are supplemented by specific structural notes in the structural drawings. Notify Architect of any discrepancies between Structural and Architectural

METALS

5.2.

5.3.

- Submit shop drawings and sectional samples for all railing 5.1. and decorative brackets. Finish to be painted. (Color by Architect.)
 - Threshold @ exterior doors to be by door manufacturer.
- Provide galvanized metal studs @ 24" O.C. maximum at all interior non-bearing partitions as noted on drawings. Metal studs to be 25 gauge minimum unless otherwise noted, with a minimum thickness of 0.0179".
- 5.4. Provide doubled (back to back) 20 gauge galvanized metal studs @ 16" O.C. maximum at all interior non-bearing partitions of kitchens, closets, or walls supporting plumbing fixtures, cabinetry, or other eugipment. Provide minimum 2x4 horizontal wood blocking, as noted on drawings and recommended by manufacturer, and securely fasten blocking between studs.
- 5.5. Align metal stud runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as required to support wallboard at openings and cutouts, and also to anchor equipment, shelving, fixtures and fittings shown on plan.
- 5.6. Consult drawings for partition-to-partition, partition-to-structure, and other general details.

8.10.

7.2. 7.3. 7.4.

7.1.

6.7.

6.8.

6.9.

6.11.

7.5.

7.7.

7.8.

8.1.

ARCHITECT'S BUILDING NOTES

6. WOODS AND PLASTICS

- 6.1. If applicable, submit roof truss shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication. 6.2. Consult Structural notes on drawings for required information. calculations and certifications, loading requirements, and nailing sizes and spacings.
- Lumber, including pressure treated, shall be thoroughly 6.3. seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the rainbow grain to the nailing surface.
- 6.4. Wood at exterior locations shall be pressure treated. Wood in contact with any concrete, masonry, or lath, shall be pressure treated and shall be provided with a foam gasket unless otherwise noted.
- 6.5. Interior wood door jambs shall be of solid rabbeted construction.
- 6.6. Ceiling, and trim shall be Ipe, Cumaru or Cypress wood, unless otherwise noted on the drawings. All wood ceilings shall have 6" tongue and groove construction and all clapboard walls shall be constructed of 6" German drop siding. All exterior wood ceilings shall receive a 1/2" quarter round pressure treated trim at wall connections unless otherwise noted. Interior wall siding, ceiling, trim and door and window casings shall be poplar, paint grade. On exterior of wood walls 2" x 4" wood trim shall surround all windows and doors as well as serve as cornerboards.
- Submit exterior trim samples for approval. Contractor to comply with PS 20 "American Softwood Lumber Standard"
- Submit shop drawings of all cabinetry.
- Fabricate all wood trim and casing to profiles and details Condition finish carpentry to average prevailing humidity 6.10.
- conditions in installation areas prior to installation. Install plumb, level, true and in alignment with adjacent materials.
- Scribe and cut to fit adjoining work. Miter corners and 6.12. cope at returns unless noted otherwise.

THERMAL AND MOISTURE PROTECTION

- Deliver roofing materials to project site in manufacturer's unopened bundles or containers with labels in tact. Handle and store materials at project site to prevent water damage, staining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection.
- See architects specifications in project binder
- Conform to profiles and sizes shown on the drawings and comply with most current version of "Architectural Sheet Metal Manual" for the followina:
- 7.3.1. Metal Flashing and Counter flashing 7.3.2. Metal Vallevs
- 7.3.3. Drip Flashing 7.3.4. Laminated Flashing
- 7.3.5. Elastic Sheet Flashing
- Coat backsides of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials.
- Anchor work with non-corrosive fasteners, adhesives, setting compounds as recommended by manufacturer of each material. Provide for thermal expansion and building movement.
- Seal moving joints with elastomeric silicone joint sealants unless otherwise noted. Provide paintable modified silicone as required.
- Clean all metals of soldering flux and/or other corrosive substances. Watertight and weatherproofing performance of flashing and sheet metal work is required. Perform ASTM E1105 Procedure B (cyclic pressure) at one of each type of opening listed on the exterior aperture schedule.
- Provide continuous rubber waterproof membrane at all walls around garage, retaining walls, master bathroom shower and garage roof deck. Install per manufacturer's specifications and apply tile/stone per Tile Council of North America standards. Coordinate with plumbing drawings and provide integral drains.
- 7.9. Roof covering system must be submitted for city approval prior to installation bearing Miami-Dade County product approval acceptance number equal to GAF conventional built-in roofing system for concrete decks NOA #03043014 or equivalent. For deck area waterproofing NOA #02051502 approval or equivalent.
- Flood openings to be located 1' from the lowest adjacent 7.10. arade next to building. Openings shall not be less than 3" in any direction in the plane of the wall.
- 7.11. Insulation materials, facings, vapor retarders shall have a flame-spread classification of no greater than 25 and smoke developed index not greater than 450 as per ASTM-84 or UL 273. FBCR 302.10

DOORS AND WINDOWS 8.

- Doors, Windows, and railings shall conform to applicable local and national codes and be installed according to manufacturer's specifications.
- 8.2. Unless otherwise noted, interior doors shall be solid hard wood for paint finish, panelized or louvered, as shown on the drawings and door schedule (Refer to Interior Drawings).
- 8.3. Doors connecting living areas with garage areas shall be 20 minute fire rated per FBCR 302.5.1 through 302.5.3
- 8.4. Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weather-stripping incorporated into the door jamb.
- 8.5. Doors and Windows shall be indicated in door and window schedules. Contractor shall provide a Mock-up of one Door and Window with Shop Drawings. 8.6. Door handles shall be uniformly installed at 3'-4'' from the
- bottom of the door, unless otherwise noted. 8.7 Joints and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied.
- 8.8. Windows shall be left clean, tight and weatherproof. Burglar intrusion prevention: All single exterior out-swinging 8.9. doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard bolt and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins.
- If applicable, exterior hinged shutters shall be wood, operable, and of louvered design. Color and design to be approved by Architect. (Refer to Shutter Dtl.)
- 8.11. For garage door details, see specifications section 08.36.13

- 8.12. Contractor to include a door, window, and cabinet hardware allowance for both interior and exterior doors. (To be selected by Interior Designer & Architect.)
- 8.13. Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.
- Verify all field conditions and dimensions to ensure that 8.14. openings are properly sized, square, and plumb. Report unsuitable conditions to the General Contractor.
- Every closet door latch shall be such that children can open 8.15. the door from inside the closet. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency.

9. FINISHES

Plaster Handbook.

- Gypsum Wall Board (G.W.B.) material shall be 5/8" for walls 9.1. and ceilings. All G.W.B. at bathrooms and garages shall be moisture resistant "Green Board", unless noted otherwise.
- 9.2. Floor finish clearances shall allow for various material thicknesses.
- Contractor to furnish all plaster from one manufacturer. 9.3. 9.4. Contractor to install, apply, and cure materials in accordance with the Red Book, U.S. Gypsum Lathing and
- 9.5. The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface.
- Contractor to provide a $4'-0'' \times 8'-0''$ on site sample of 9.6. finished stucco showing color, texture, and workmanship for Architect's review prior to commencing with the work.
- Contractor to warranty the stucco against check cracking, 9.7. crazing and delamination for a period of four years from final date of acceptance.
- 9.8. Protect windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces.
- 9.9. Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. All corners shall be applied against wood rulers. Test samples shall be made for approval by the Architect prior to execution of the work.
- 9.10. Install G.W.B. in maximum practical lengths to span walls with a minimum number of end butt joints.
- 9.11. Space all drywall screws not more than 16" o.c. Install metal beads at exposed edges, doors, and corners of 9.12. G.W.B. finish. Fasten securely. Secure wall board to
- supporting members. Cut level, square, and tight openings for all fixtures and 9.13. fittings so that the wall board edges will be concealed by

level, sauare face plates.

- 9.14. Reinforce all wallboard joints and interior corners with joint tape set in joint compound, (except where areen board and cement backer board are used). Fill all joints, fastener heads, cracks and other depressions with joint compound.
- 9.15. Provide a Level 5 finish for all gypsum board walls unless otherwise noted. Refer to Gypsum Association GA 214 Quick Reference Guide
- 9.16. Use water resistant "green board" for bath areas, except in shower areas and where cement backer board is to be used as a substrate for ceramic tile.
- 9.17. Room finishes shall be per the room finish schedule. All wall and floor tile, stone, marble, and mosaic finishes to be approved by owner & supplied by contractor. Contractor shall be responsible for all tile, stone, marble and mosaic installations, cutting and fitting, field measuring, adhesives, and cement and mortar.
- 9.18. All bathrooms accessories shall be approved by the owner. Shower shall be tiled to the ceiling, unless otherwise noted. Floor tile shall have a non-slip finish in bathrooms.
- 9.19. Wood surfaces to be painted shall be free from defects, including knots and sap streaks. Defects shall be filled, sealed with Bondo brand filler and sanded smooth as required to remove visible blemishes. Handrails shall be sanded smooth.
- Paint colors shall be selected by the Architect. A minimum 9.20. of four test samples of an area no less than 4 sq. ft. shall be produced and approved prior to the execution of the
- 9.21. Primer and paint shall be supplied along with necessary thinners and cleansers. Bathroom paint shall have M-1 Mildew Additive at a ratio per the manufacturer's specifications.
- 9.22. Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smoke-developed index no greater than 450 as per ASTM E-84 or UL 273.. All finishes will be detailed in Division 9 of the architectural specifications.
- 9.23. Doors, window frames, siding boards, and trim shall be painted or stained per the finish schedule for Architect's inspection prior to installation. Air distribution devices shall be spray painted the color of the adjacent wall or ceiling surface. Wood cabinets shall be hand finished prior to installation. All exterior wood to be stained. All interior wood to be painted, except millwork or unless otherwise noted on the drawings (Refer to interior drawings).
- 9.24. All paint & stain shall be the highest quality "Benjamin Moore" products unless otherwise noted.
- 9.25. All bathroom accessories, faucets, plumbing fixtures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer at a later date and installed by the General Contractor.
- 9.26. Contractor to provide all necessary blocking, backing, sleeves, framing for light fixtures, electrical units, A/C equipment, drapery or ceiling tracks, plumbing equipment, counters, shelves, handrails, railings and all other items reauiring the same.
- 9.27. All surfaces of masonry walls and wood fences shall be finished in the same manner, with the same materials on both sides to have an equal or better quality appearance when seen from adjoining properties.

10. SPECIALTIES

10.1. Actual bids and not allowances be submitted for the specified it 10.2. Cabinets shall have concealed hir submitted to the Architect for a shop drawings and prior to cabine countertops shall be 36" high unl 10.3. Countertop and back splash at ki selected by architect and interior bar sink and around kitchen sink shall be cross cut travertine stor owner as indicated on drawings. installation of all countertops an supply all necessary materials for 10.4. Built-in cabinets (for which shop provided) shall include the followin puilt—in wall units and wet bar bu 10.5. The security, T-V cable, fiber opt stereo systems are not detailed contractor shall provide an allowance for each item and submit a description of each. 10.6. All termite protection shall be provided in accordance with state. local and county codes. See specifications section 31.31.16 soil treatment for further information. 10.7. Street wall address numbers to be in contrasting color from finish background. Min. 4" high and 1/2" stroke width per number. Color, finish, font, and final size to be approved by Owner

11. EQUIPMENT 11.1. Not used this set. 12. FURNISHINGS 12.1. Furnishings are to be selected, provided, and installed by Owner. See Interior Dwgs. for Room Finish Schedule and built-in cabinetry/shelving to be provided by Contractor. **13. SPECIAL CONSTRUCTION** 13.1. General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced state certified pool contractor with a minimum of five years experience installation and repairs in the pool industry. 13.2. Contractor to submit sample of pool finish and tile grout to Architect for approval. All equipment and shop drawings shall be submitted for architects approval. 14. CONVEYING EQUIPMENT Elevator to comply with Max Grablin Act, FBC 3013, and any 14.1. other applicable portions of FBC Chapter 30 Elevators and Conveying Systems.

21. FIRE SUPPRESSION

21.1. Where fire protection systems are required, they shall be in compliance with standards per FBC Section 901.

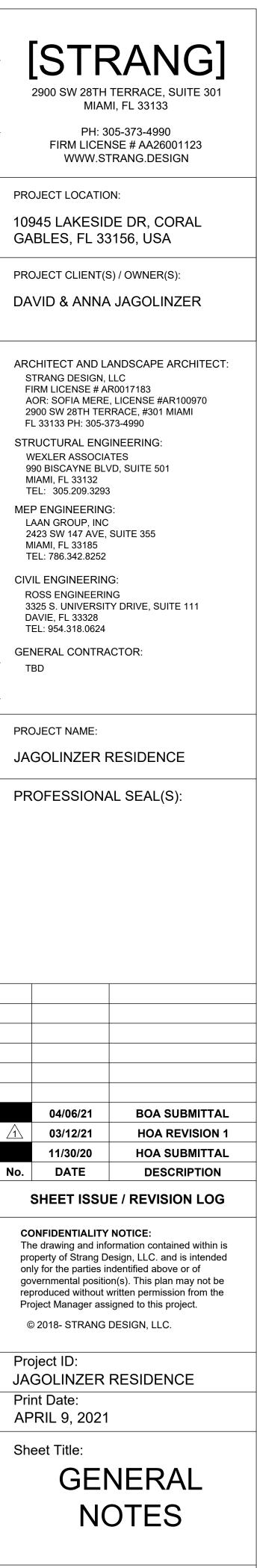
22. PLUMBING

22.1. All plumbing fixtures, faucets and fixture fittings shall be in compliance with standards as per FBCR Section P2701.

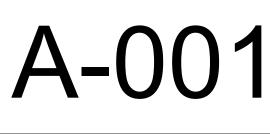
(except where noted), shall ems following:
nges. Samples shall be Ipproval after acceptance of net fabrication. All Iless otherwise noted.
kitchen and bar top shall be r designer. Countertop at and all bathroom vanities ne to be provided by the Contractor to provide d back splashes and to r installation.
o drawings are to be ing: kitchen cabinets, puilt in cabinets.
otic cable, telephone, and in this contract, but the

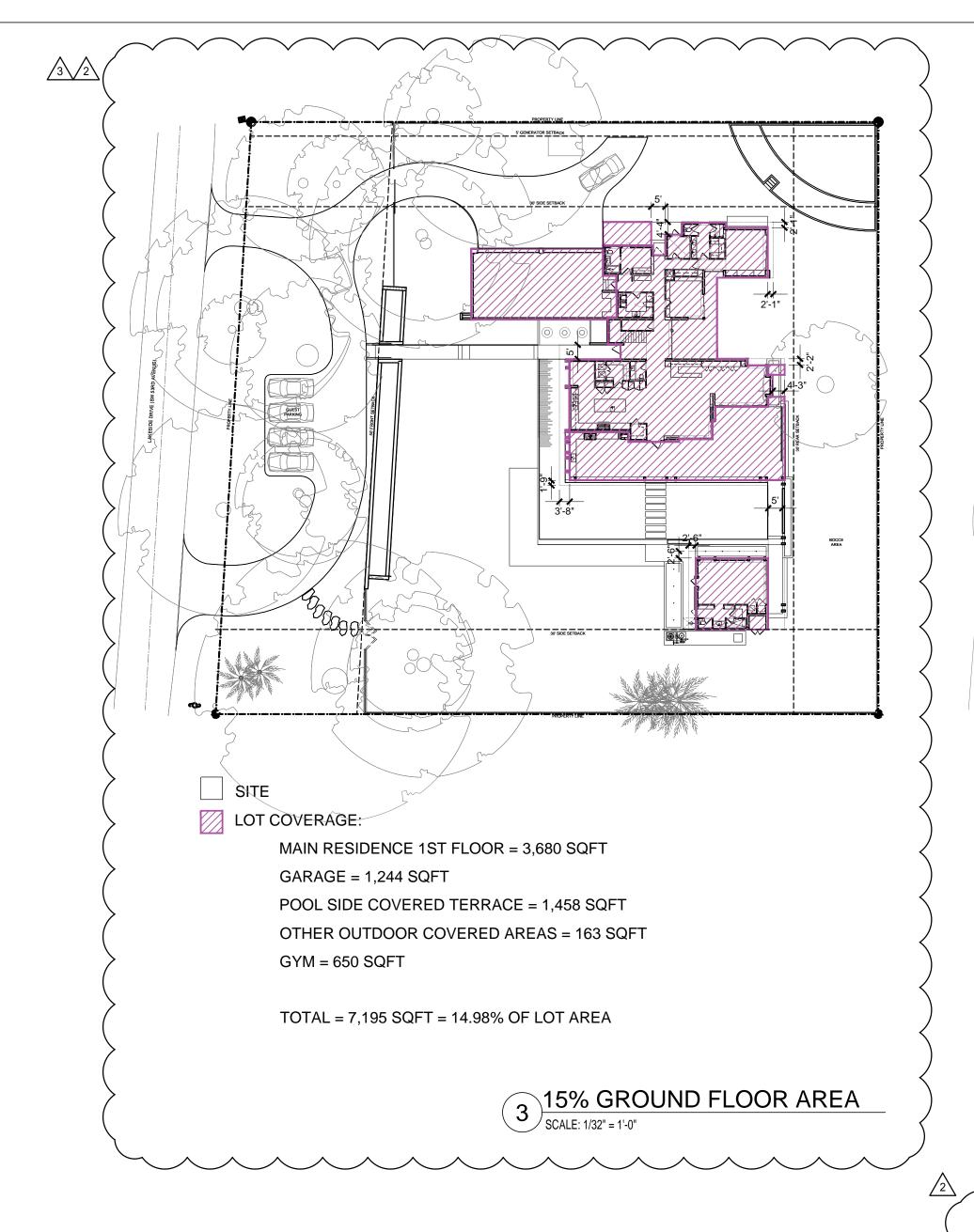
23. HEATING VENTILATING AND AIR CONDITIONING

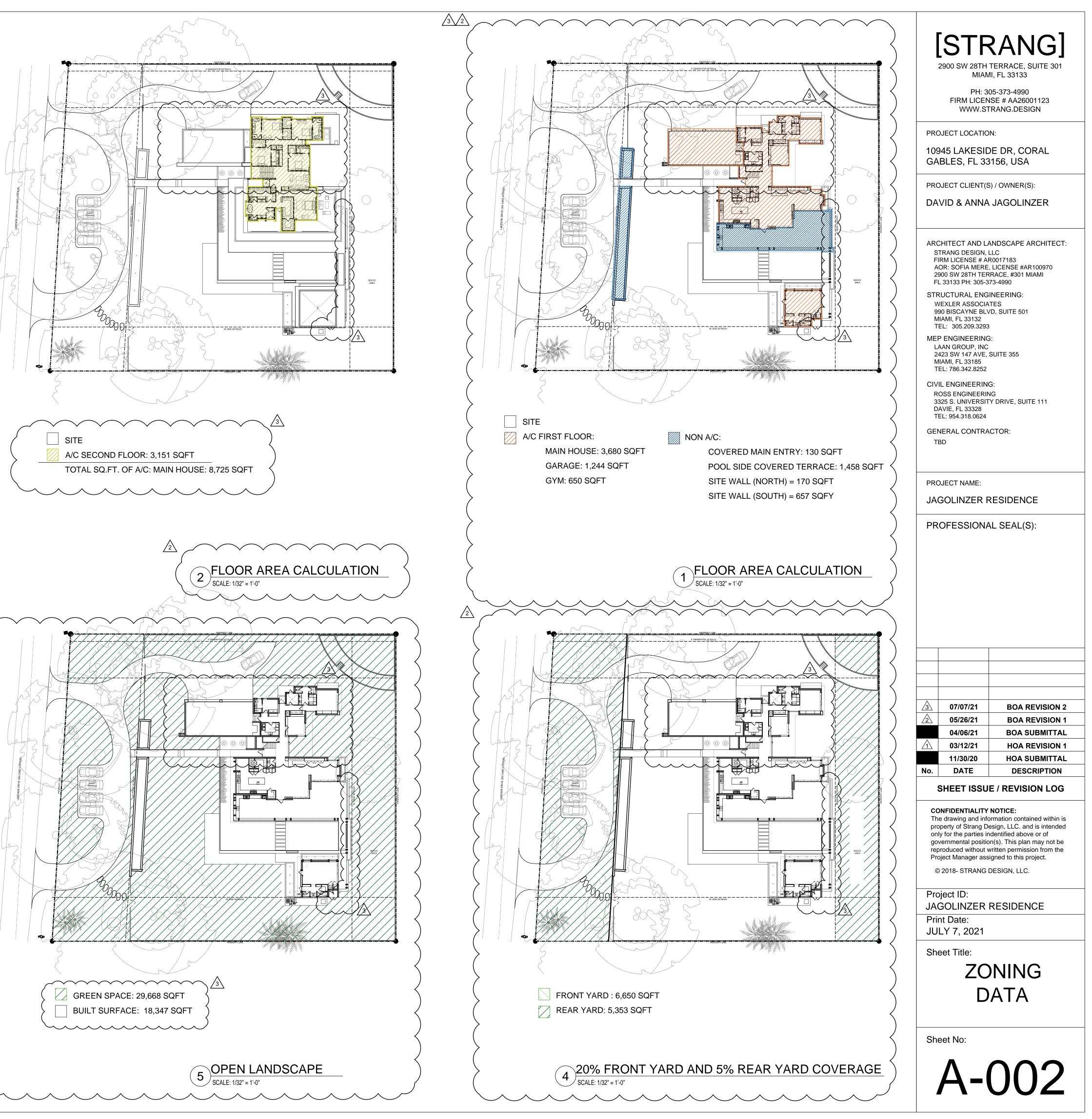
23.1.	The following specifications are minimum requirements to supplement the documents.
23.2.	Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
23.3.	Contractors shall coordinate their work with the work of other trades prior to execution of their work.
23.4.	Contractors shall obtain the appropriate inspector's acceptance of their work.
23.5.	Contractor shall install complete water service, distribution, waste disposal and drainage systems.
23.6.	Contractor shall provide and install heaters, fixtures, and faucets specified in the schedule and include the necessary hardware for their proper use.
23.7.	Contractor shall provide necessary sleeves, pipe connections and clean—outs for connection to future municipal sewer system to 60" outside of exterior walls.
23.8.	Refer to schedules for fixture types, specifications, and locations.
23.9.	Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and piping as shown in the drawings.
23.10.	Locations of all grilles and registers shall be verified with the Architect prior to installation.
23.11.	Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid <u>Titus</u> or equal with adjustable louvers.
23.12.	Thermostats shall have a sub-base with heat-off-cool and fan switches.
23.13.	Air conditioning grilles shall be painted to match adjacent surfaces, unless noted otherwise.
23.14.	Interior of duct boots to be painted flat black. All labor, equipment and materials shall be warrantied for four years after final acceptance of work.
23.15.	Air exhaust and intake openings which terminate at outdoors shall be protected with corrosion-resistant screens, louvers, or grilles with openings between ¼"and ½" per FBCR 303.6.
26.	ELECTRICAL
26.1.	The following specifications are minimum requirements to supplement the documents.
26.2.	Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the
26.3.	execution of work. Contractors shall coordinate their work with the work of other trades prior to execution of their work.
26.4.	Contractor to coordinate & provide allowance for Lutron Lighting System.
26.5.	Contractors shall obtain the appropriate inspector's acceptance of their work.
26.6.	Contractor shall provide and install complete electrical service of the proper capacity according to the documents.
26.7.	Contractor shall provide relays as required for the thermostat control; shall provide empty circuits and boxes for the telephone and fiber optic cables; and shall provide wiring to the appropriate locations. Provide pull strings for all future work.
26.8.	Service work including ordering and receiving equipment shall conform to the requirements of the local electric utility. Panel boards shall be of the circuit breaker type. All electrical work shall be grounded. All on site electrical service shall be located underground and coordinated with existing Florida Power and Light service and lines. New service shall be connected to meter located on drawings.
26.9.	Switches, outlets, and plates shall be specified by the Architect. Switches shall be silent rocker type.
26.10.	Locations of all electrical switches, outlets, telephone and T.V. jacks shall be marked for verification by the Architect prior to installation.
26.11.	Contractor to install paddle fans at locations indicated on the plans.
26.12.	Alarms and Detectors: Refer to electrical sheets for all carbon monoxide and smoke alarms.



Sheet No:







	ZONI	NG LEGEND (C	GABLES EST	ATE #2 DISTR	ICT)			
		TYPE	LOT SIZE	LOT AREA	LOT ACREAGE			
	SITE INFO.	SFR	229' X 210'	48,015 SF	1.10 acres			
		MAX ALLOWED	% MAX	PROPOSED	% PROPOSED			REQUIRE
LOT COVERAGE	PRIMARY	7,202 SF	15%	7,195 SF	14.98%	SETBACKS	MAIN BLDG.	
	ACCESSORY	2,401 SF	5%	0 SF	0%		FRONT	50'
		MIN REQUIRED	<u>% MIN</u>	PROPOSED	% PROPOSED		0105****	451
OPEN SPACE	TOTAL YARD	19,206 SF	40%	29,668 SF	61.8%		SIDE****	15'
	FRONT YARD	3,841 SF	20%**	6,650 SF	34.6%***		REAR	20'
		MAX ALLOWED	PROPOSED	NOTES	-			
	FLOOR AREAS			**20% of required 40% Or	pen Landscape must be in	BUILDING HEIGHT***		35'****
	GROUND FLOOR		3,470 SF	Front Yard.			BUILDING HEIGHT***	
	SECOND FLOOR		3,043 SF	***Percent of minimum rec 20% must be in Front Yar	-			
				****20% width of lot with m	nax 20'			
	TOTAL		6,513 SF	*****Heights determined fr	om established grade			
	PARKING							
	4 CAR GARAGE	INCL. IN GROUI	ND FLR. CALC.					

·····			2900 SW 28TH	RANG] TERRACE, SUITE 301 II, FL 33133
			FIRM LICEN	05-373-4990 ISE # AA26001123 TRANG.DESIGN
		PRC	JECT LOCATIO	N:
EQUIRED	PROPOSED		45 LAKESID BLES, FL 33	DE DR, CORAL 156, USA
		PRC	JECT CLIENT(S	6) / OWNER(S):
50'	50'	DA	VID & ANNA	JAGOLINZER
15'	15'	S	HITECT AND LA RANG DESIGN, I RM LICENSE # AF	
20'	20'	A0 29 FL	DR: SOFIA MERE, 000 SW 28TH TER . 33133 PH: 305-3	, LICENSE #AR100970 RACE, #301 MIAMI 73-4990
35'****	29'-9"	W 99 M TE MEF L4 24 M	EUCTURAL ENG EXLER ASSOCIA 00 BISCAYNE BLV IAMI, FL 33132 EL: 305.209.3293 P ENGINEERING AN GROUP, INC I23 SW 147 AVE, 5 IAMI, FL 33185 EL: 786.342.8252	TES /D, SUITE 501 S:
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		2	05/26/21	<b>BOA REVISION 1</b>
		$\Lambda$	04/06/21 03/12/21	BOA SUBMITTAL HOA REVISION 1
		No.	11/30/20 DATE	HOA SUBMITTAL DESCRIPTION
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		The pro onl gov rep Pro ©	perty of Strang De y for the parties in vernmental positio roduced without v ject Manager ass 2018- STRANG I	ormation contained within is esign, LLC. and is intended identified above or of in(s). This plan may not be vritten permission from the igned to this project.
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т	50'	50'
***	15'	15'
	20'	20'





2 EXISTING SITE CONDITION SCALE: FULL

4 EXISTING SITE CONDITION SCALE: FULL







# [STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

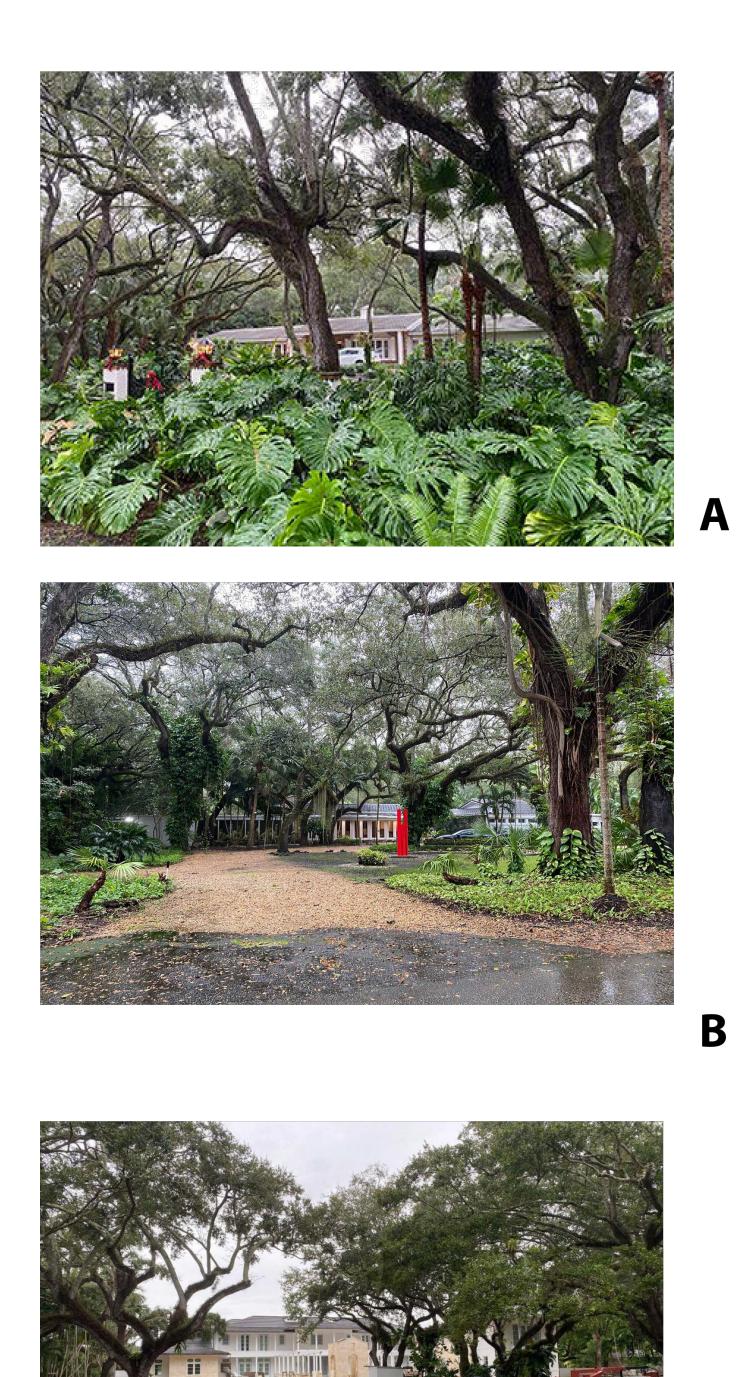
10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA

PROJECT CLIENT(S) / OWNER(S):

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F A 2 F STF V 9 M T ME L 2 M T CIV R 3 D T CIV R 3 D T F CIV R 3 D T T GEI T	STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3225 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR: TBD PROJECT NAME: JAGOLINZER RESIDENCE PROFESSIONAL SEAL(S):							
2	05/26/21	BOA REVISION 1						
	04/06/21	BOA SUBMITTAL						
	03/12/21	HOA REVISION 1						
No.	11/30/20 DATE	HOA SUBMITTAL DESCRIPTION						
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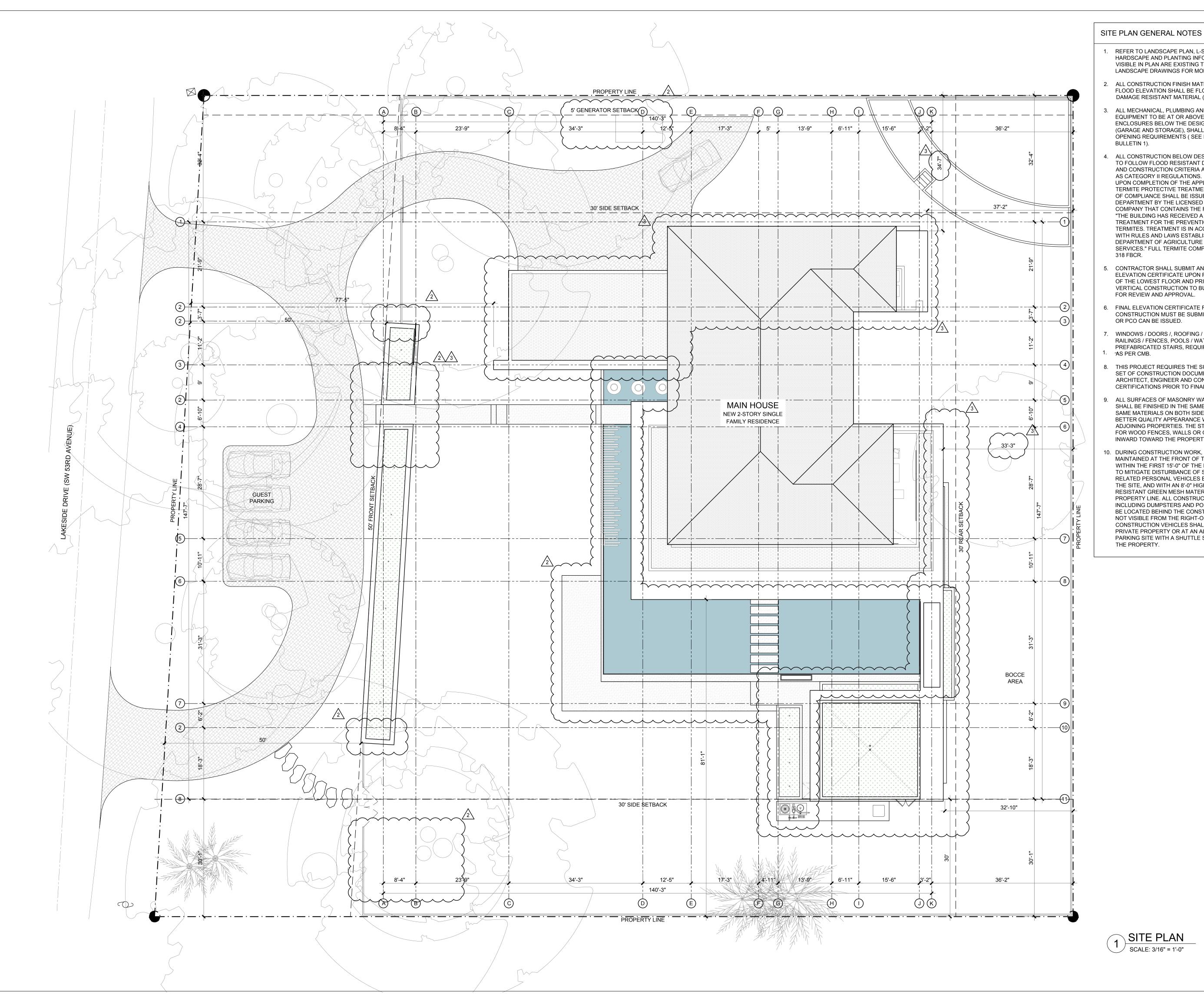








### [STRANG] 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN PROJECT LOCATION: 10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA PROJECT CLIENT(S) / OWNER(S): DAVID & ANNA JAGOLINZER ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR: TBD PROJECT NAME: JAGOLINZER RESIDENCE PROFESSIONAL SEAL(S): 05/26/21 **BOA REVISION 1** 04/06/21 **BOA SUBMITTAL** 03/12/21 HOA REVISION 1 11/30/20 HOA SUBMITTAL DATE DESCRIPTION No. SHEET ISSUE / REVISION LOG **CONFIDENTIALITY NOTICE:** The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project. © 2018- STRANG DESIGN, LLC. Project ID: JAGOLINZER RESIDENCE Print Date: MAY 26, 2021 Sheet Title: EXISTING CONDITIONS Sheet No:





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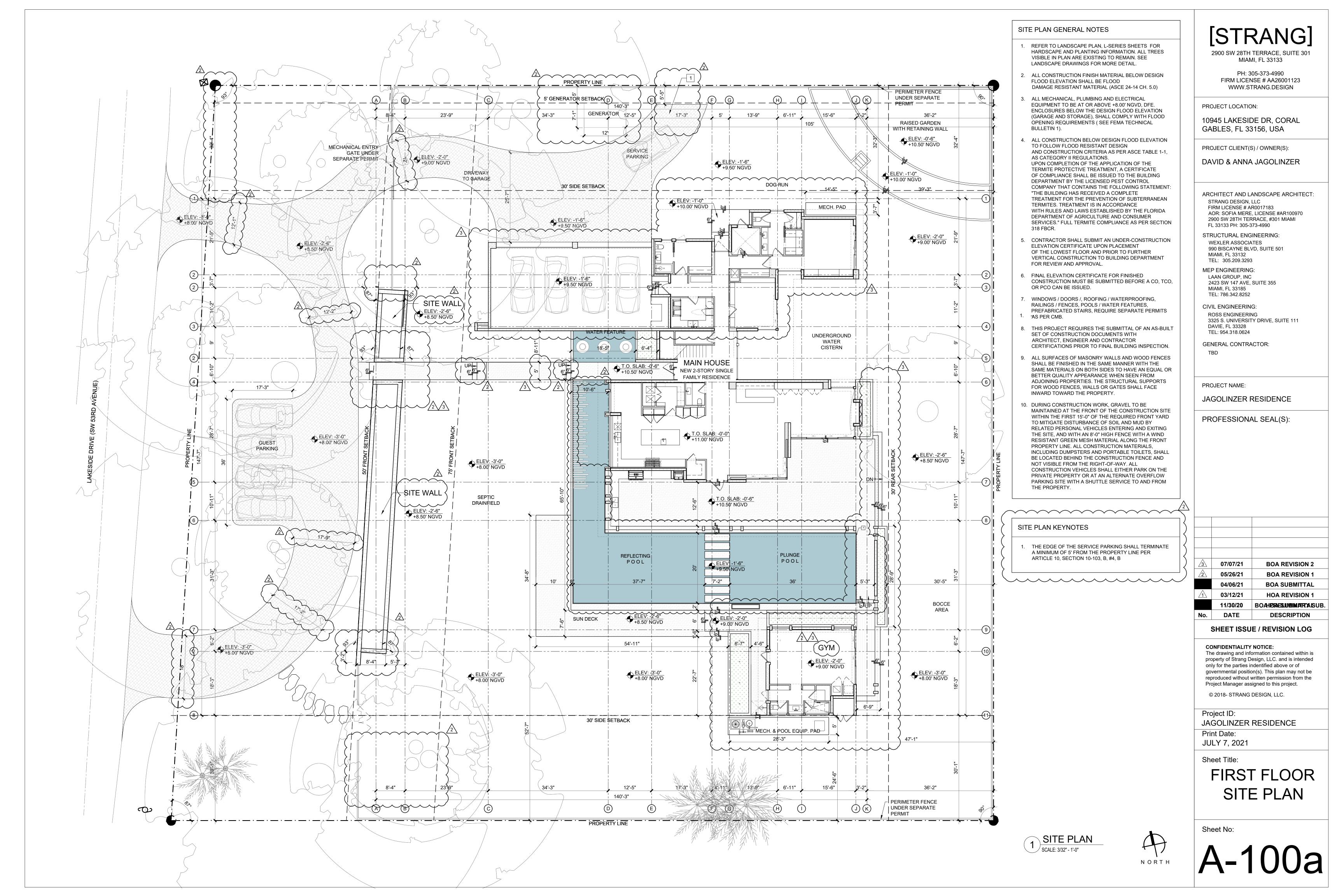
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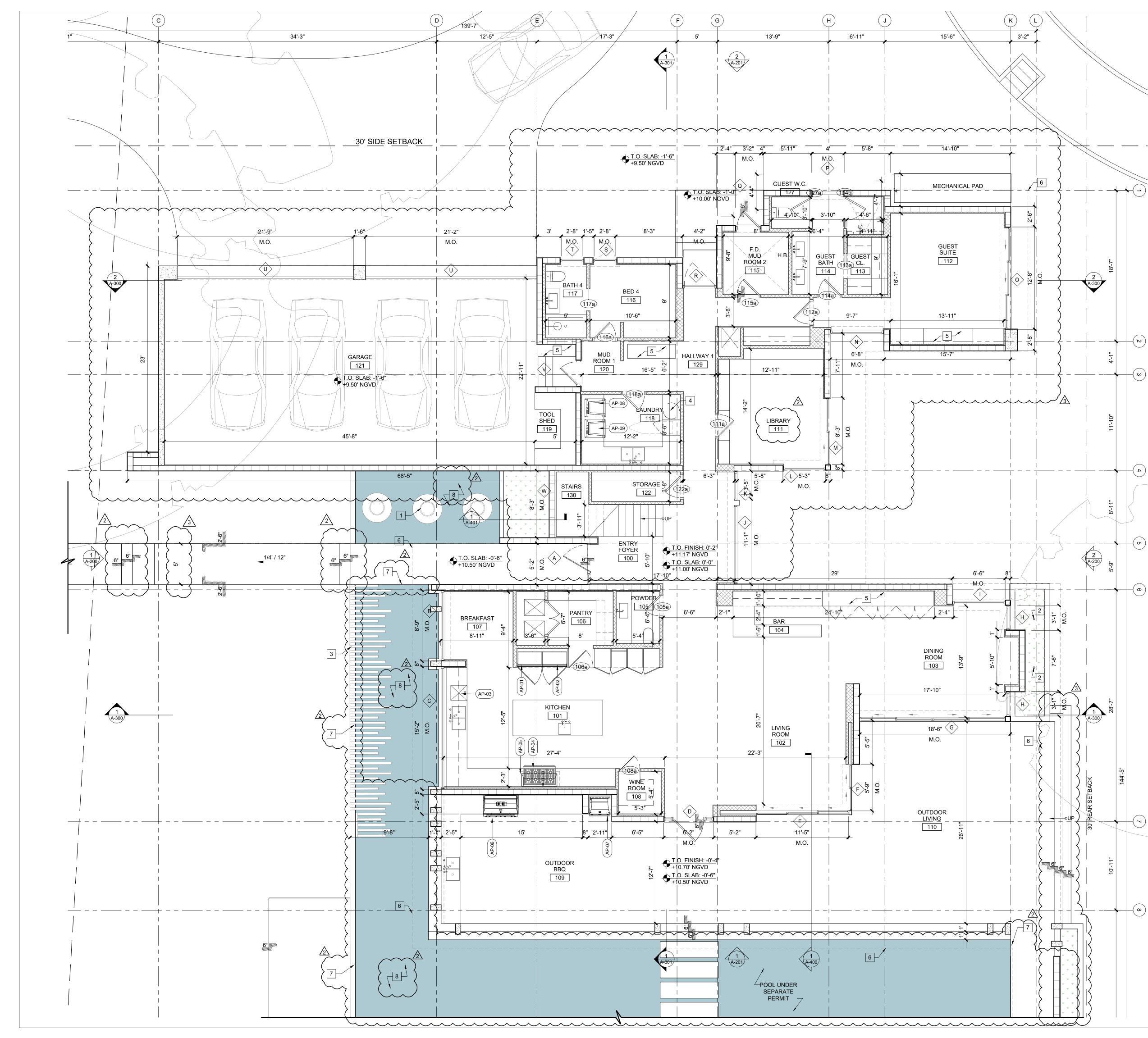
OR PCO CAN BE ISSUED.





[STRANG] 1. REFER TO LANDSCAPE PLAN, L-SERIES SHEETS FOR HARDSCAPE AND PLANTING INFORMATION. ALL TREES 2900 SW 28TH TERRACE, SUITE 301 VISIBLE IN PLAN ARE EXISTING TO REMAIN. SEE MIAMI, FL 33133 LANDSCAPE DRAWINGS FOR MORE DETAIL. PH: 305-373-4990 2. ALL CONSTRUCTION FINISH MATERIAL BELOW DESIGN FIRM LICENSE # AA26001123 FLOOD ELEVATION SHALL BE FLOOD WWW.STRANG.DESIGN DAMAGE RESISTANT MATERIAL (ASCE 24-14 CH. 5.0) 3. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT TO BE AT OR ABOVE +8.00' NGVD, DFE. PROJECT LOCATION: ENCLOSURES BELOW THE DESIGN FLOOD ELEVATION (GARAGE AND STORAGE), SHALL COMPLY WITH FLOOD 10945 LAKESIDE DR, CORAL OPENING REQUIREMENTS (SEE FEMA TECHNICAL GABLES, FL 33156, USA 4. ALL CONSTRUCTION BELOW DESIGN FLOOD ELEVATION TO FOLLOW FLOOD RESISTANT DESIGN PROJECT CLIENT(S) / OWNER(S): AND CONSTRUCTION CRITERIA AS PER ASCE TABLE 1-1, AS CATEGORY II REGULATIONS. DAVID & ANNA JAGOLINZER UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, 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 ARCHITECT AND LANDSCAPE ARCHITECT: TREATMENT FOR THE PREVENTION OF SUBTERRANEAN STRANG DESIGN, LLC TERMITES. TREATMENT IS IN ACCORDANCE FIRM LICENSE # AR0017183 WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA AOR: SOFIA MERE, LICENSE #AR100970 DEPARTMENT OF AGRICULTURE AND CONSUMER 2900 SW 28TH TERRACE, #301 MIAMI SERVICES." FULL TERMITE COMPLIANCE AS PER SECTION FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: 5. CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION WEXLER ASSOCIATES ELEVATION CERTIFICATE UPON PLACEMENT 990 BISCAYNE BLVD, SUITE 501 OF THE LOWEST FLOOR AND PRIOR TO FURTHER MIAMI, FL 33132 VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT TEL: 305.209.3293 MEP ENGINEERING: 6. FINAL ELEVATION CERTIFICATE FOR FINISHED LAAN GROUP, INC CONSTRUCTION MUST BE SUBMITTED BEFORE A CO, TCO, 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 WINDOWS / DOORS /, ROOFING / WATERPROOFING, RAILINGS / FENCES, POOLS / WATER FEATURES, CIVIL ENGINEERING: PREFABRICATED STAIRS, REQUIRE SEPARATE PERMITS ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 8. THIS PROJECT REQUIRES THE SUBMITTAL OF AN AS-BUILT TEL: 954.318.0624 SET OF CONSTRUCTION DOCUMENTS WITH ARCHITECT, ENGINEER AND CONTRACTOR GENERAL CONTRACTOR: CERTIFICATIONS PRIOR TO FINAL BUILDING INSPECTION. TBD 9. ALL SURFACES OF MASONRY WALLS AND WOOD FENCES SHALL BE FINISHED IN THE SAME MANNER WITH THE SAME MATERIALS ON BOTH SIDES TO HAVE AN EQUAL OR BETTER QUALITY APPEARANCE WHEN SEEN FROM ADJOINING PROPERTIES. THE STRUCTURAL SUPPORTS PROJECT NAME: FOR WOOD FENCES, WALLS OR GATES SHALL FACE INWARD TOWARD THE PROPERTY. JAGOLINZER RESIDENCE 10. DURING CONSTRUCTION WORK, GRAVEL TO BE MAINTAINED AT THE FRONT OF THE CONSTRUCTION SITE WITHIN THE FIRST 15'-0" OF THE REQUIRED FRONT YARD PROFESSIONAL SEAL(S): TO MITIGATE DISTURBANCE OF SOIL AND MUD BY RELATED PERSONAL VEHICLES ENTERING AND EXITING THE SITE, AND WITH AN 8'-0" HIGH FENCE WITH A WIND RESISTANT GREEN MESH MATERIAL ALONG THE FRONT PROPERTY LINE. ALL CONSTRUCTION MATERIALS, INCLUDING DUMPSTERS AND PORTABLE TOILETS, SHALL BE LOCATED BEHIND THE CONSTRUCTION FENCE AND NOT VISIBLE FROM THE RIGHT-OF-WAY. ALL CONSTRUCTION VEHICLES SHALL EITHER PARK ON THE PRIVATE PROPERTY OR AT AN ALTERNATE OVERFLOW PARKING SITE WITH A SHUTTLE SERVICE TO AND FROM 07/07/21 **BOA REVISION 2** 05/26/21 **BOA REVISION 1** 04/06/21 **BOA SUBMITTAL** 03/12/21 **HOA REVISION 1** 11/30/20 **HOA SUBMITTAL** No. DATE DESCRIPTION SHEET ISSUE / REVISION LOG CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project. © 2018- STRANG DESIGN, LLC. Project ID: JAGOLINZER RESIDENCE Print Date: JULY 7, 2021 Sheet Title: SITE PLAN Sheet No:





#### SYMBOL LEGEND

CONCRETE MASONRY UNIT WALL

EXPOSED SMOOTH CONCRETE WALL

- PARTITION WALLS, SEE SPECS FOR DETAILS
- STEP SYMBOL 13 DOOR TAG
- ✓ WINDOW TAG

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#### FLOOR PLAN GENERAL NOTES

- A. GLAZING IN GUARDRAILS SHALL BE LAMINATED F.B.C. 1618.4.6.3. / 1618.4.6.4. MIN 1/4" THICKNESS - F.B.C. 2407.1 & SHALL BE CATEGORY II SAFETY GLAZING F.B.C. R308.4
- B. GLASS ADJACENT TO TUBS / SHOWERS WHERE THE EDGE OF THE GLAZING IS LESS THAN 60" A.F.F.& LOCATED WITHIN 60" HORIZONTAL OF TUB / SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING - F.B.C. R308.4.5.
- C. ALL EXTERIOR WALLS, EXPOSED DIRECTLY TO WEATHER TO BE CONCRETE, NOT GYPSUM WALLBOARD - FBC 2508.2.
- D. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTIVE TREATMENT TO NEW CONSTRUCTION AS PER FBCR 318.
- E. THE INSTALLATIONS OF FIXTURES SHALL CONFORM TO THE REQUIREMENTS STATED IN RFBC 2705.1 AND 2708.1. REFER TO DETAIL #1 ON A-502.

APPLIANCES/EQUIP. (SEE ID DWGS FOR SPECS)

AP-01	REFRIGERATOR
AP-02	FREEZER
AP-03	DISHWASHER
AP-04	СООК ТОР
AP-05	HOOD VENT
AP-06	OUTDOOR GRILL
AP-07	PIZZA OVEN
AP-08	WASHER
AP-09	DRIER

#### FLOOR PLAN KEY NOTES

- 1. BUILT-IN WATER FEATURE, SEE PLUMBING AND LANDSCAPE DRAWINGS FOR DETAILS.
- 2. STANDPIPE PLANTER DRAIN
- 3. STONE DETAILING ON GROUND. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 4. LAUNDRY CHUTE.
- 5. MILLWORK. SEE ID DRAWINGS FOR DETAILS.
- 6. OVERHANG ABOVE.
- 7. POOL ENCLOSURE AS PER ARTICLE 3 SECTION 3-308 THE REFLECTING POOLS SHALL NOT EXCEED A DEPTH
- OF 18 INCHES PER ARTICLE 5, SECTION 5-312.
- _____

4)

NORTH

1 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

- [STRANG] 2900 SW 28TH TERRACE, SUITE 301
  - MIAMI, FL 33133

PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA

PROJECT CLIENT(S) / OWNER(S):

DAVID & ANNA JAGOLINZER

ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990

- STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132
- TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252
- CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624

GENERAL CONTRACTOR: TBD

PROJECT NAME:

JAGOLINZER RESIDENCE

#### PROFESSIONAL SEAL(S):

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3	07/07/21	<b>BOA REVISION 2</b>
2	05/26/21	<b>BOA REVISION 1</b>
	04/06/21	BOA SUBMITTAL
	03/12/21	HOA REVISION 1
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	11/30/20	HOA SUBMITTAL





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JAGOLINZER RESIDENCE

FIRST FLOOR

PLAN

A-101

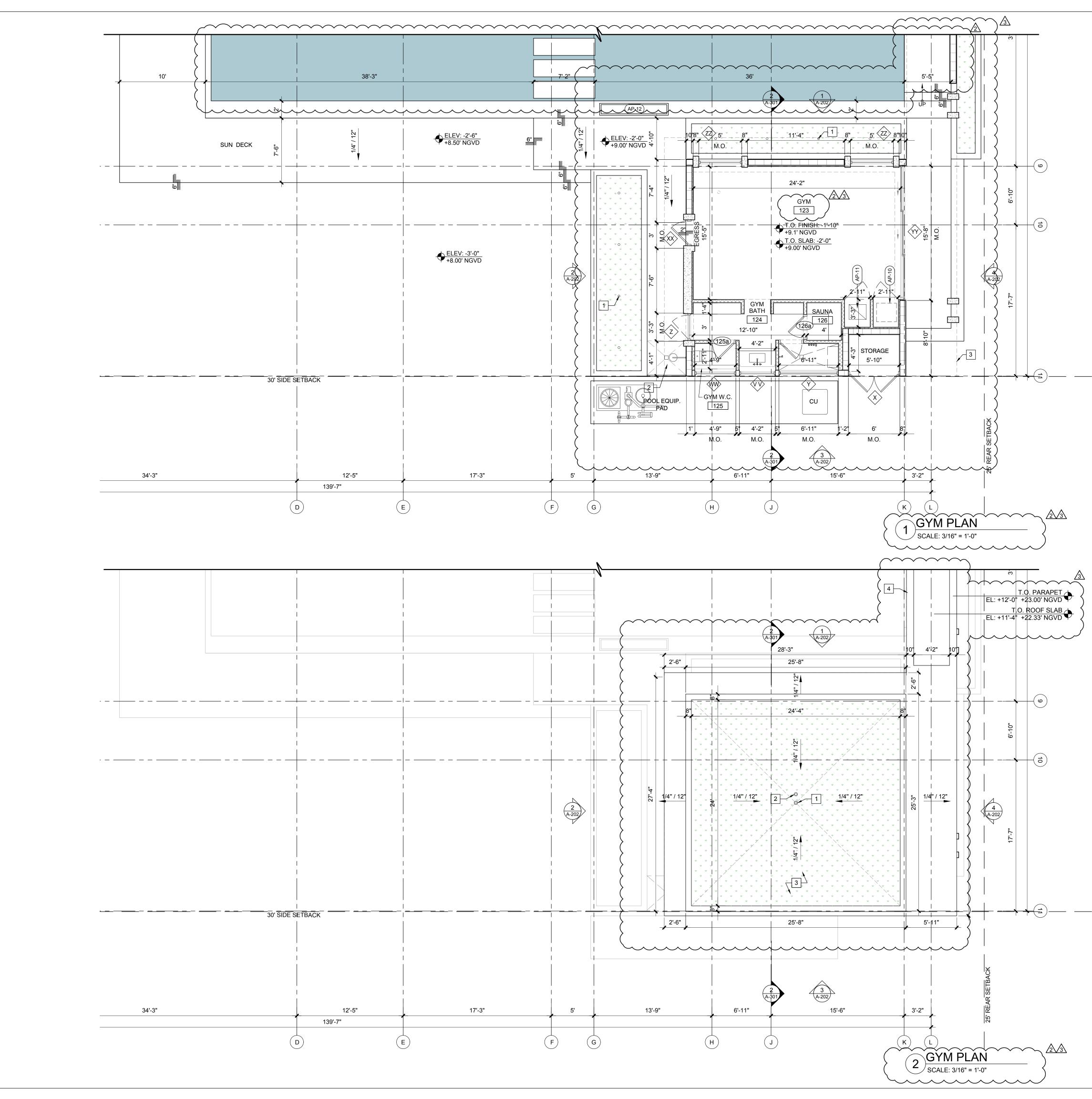
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# SYMBOL LEGEND CONCRETE MASONRY UNIT WALL EXPOSED SMOOTH CONCRETE WALL PARTITION WALLS, SEE SPECS FOR DETAILS STEP SYMBOL

(13) DOOR TAG

#### FLOOR PLAN GENERAL NOTES

- GLAZING IN GUARDRAILS SHALL BE LAMINATED F.B.C.
   1618.4.6.3. / 1618.4.6.4. MIN ¼" THICKNESS F.B.C. 2407.1
   & SHALL BE CATEGORY II SAFETY GLAZING F.B.C. R308.4
- B. GLASS ADJACENT TO TUBS / SHOWERS WHERE THE EDGE OF THE GLAZING IS LESS THAN 60" A.F.F.& LOCATED WITHIN 60" HORIZONTAL OF TUB / SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING - F.B.C. R308.4.5.
- C. ALL EXTERIOR WALLS, EXPOSED DIRECTLY TO WEATHER TO BE CONCRETE, NOT GYPSUM WALLBOARD - FBC 2508.2.
- D. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTIVE TREATMENT TO NEW CONSTRUCTION AS PER FBCR 318.
- E. THE INSTALLATIONS OF FIXTURES SHALL CONFORM TO THE REQUIREMENTS STATED IN RFBC 2705.1 AND 2708.1. REFER TO DETAIL #1 ON A-502.

#### APPLIANCES/EQUIP. (SEE ID DWGS FOR SPECS)

·10	UNDER-COUNTER REFRIGERATOR
·11	FIRE PLACE
·12	SAUNA

#### FLOOR PLAN KEY NOTES

AP

AP-

AP

- 1. STANDPIPE PLANTER DRAINS.
- 2. OUTDOOR SHOWER, SEE PLUMBING DRAWINGS FOR DETAILS.
- 3. ROOF OVERHANG ABOVE.

#### ROOF PLAN GENERAL NOTES

- A. GUTTERS WITH DOWNSPOUTS REQUIRED AT PRIMARY SCUPPERS WITH LESS THAN 6" HORIZONTAL PROTECTION. DOWNSPOUTS MUST DISCHARGE A MINIMUM OF 12" AWAY FROM WALLS - FBC R318.5
- B. EMERGENCY OVERFLOW DRAINS AND OVERFLOW SCUPPERS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE. - FBC B1514.4.2. TRENCH DRAINS DESIGNED TO COMPLY.

#### ROOF PLAN KEY NOTES

- 1. 3" MAIN DRAIN, SEE PLUMBING DRAWINGS FOR DETAILS.
- 2. 3" EMERGENCY DRAIN, SEE PLUMBING DRAWINGS FOR DETAILS.
- 3. 2" GREEN ROOF, SEE LANDSCAPE DRAWINGS FOR
- 4. FLAT ROOF WITH PARAPET PER SECTION 5-503.
- ······

PROJECT CLIENT(S) / OWNE DAVID & ANNA JAGO ARCHITECT AND LANDSCAF STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE 2900 SW 28TH TERRACE, #3 FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR: TBD	LINZER PE ARCHITECT: #AR100970 01 MIAMI G: 501
ARCHITECT AND LANDSCAF STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE 2900 SW 28TH TERRACE, #3 FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 358 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR:	PE ARCHITECT: #AR100970 01 MIAMI G: 501
STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE 2900 SW 28TH TERRACE, #3 FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR:	#AR100970 01 MIAMI G: 501
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Print Date: JULY 7, 2021	
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[STRANG]

2900 SW 28TH TERRACE, SUITE 301

MIAMI, FL 33133

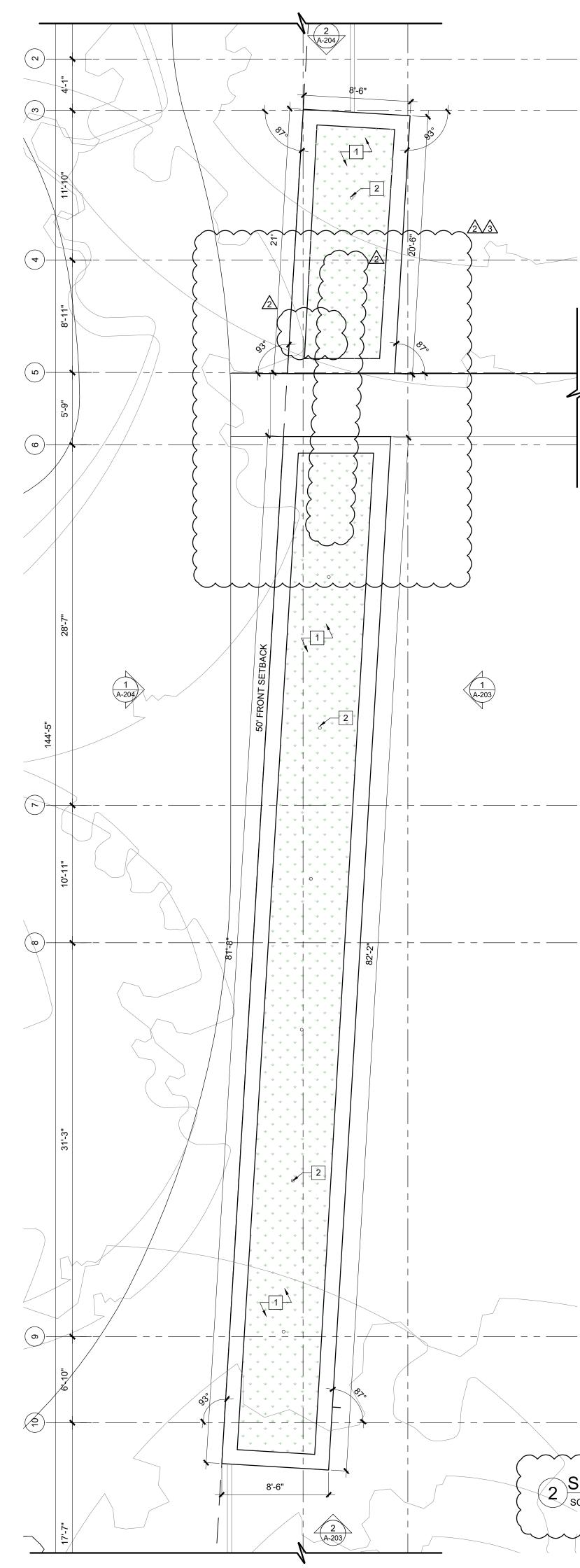
PH: 305-373-4990 FIRM LICENSE # AA26001123

WWW.STRANG.DESIGN

10945 LAKESIDE DR, CORAL

PROJECT LOCATION:



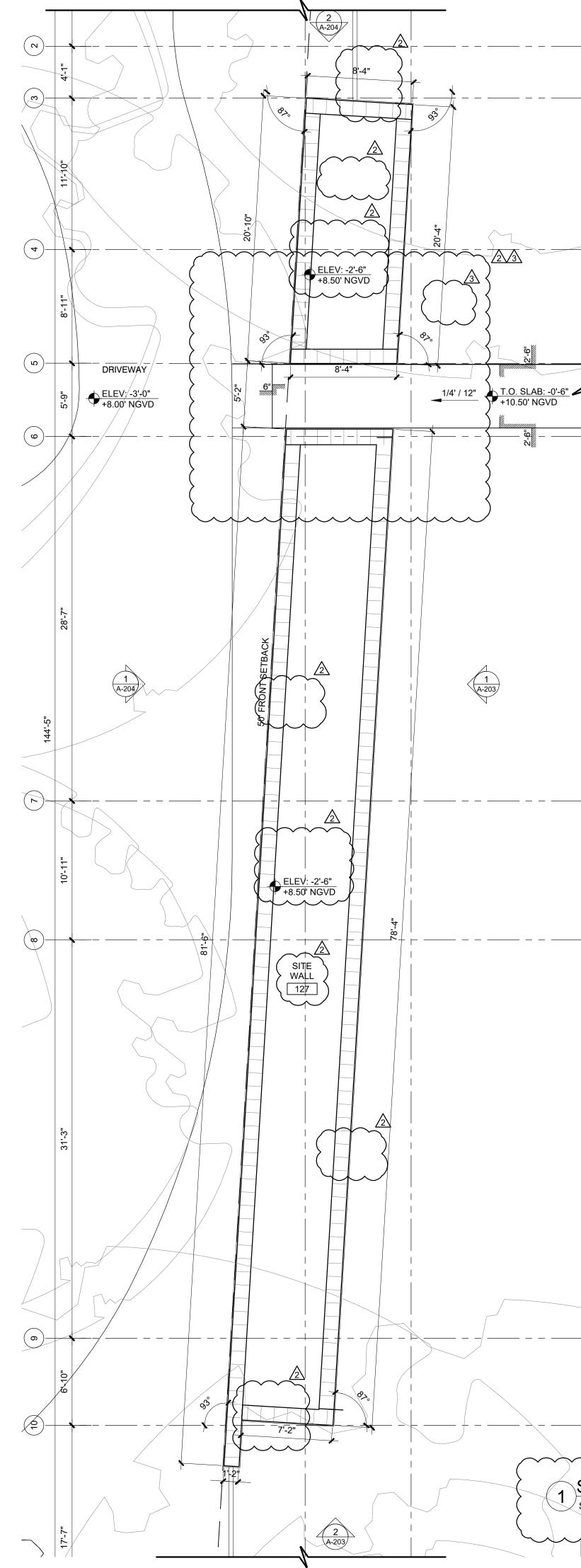


**ROOF PLAN GENERAL NOTES** 

- A. GUTTERS WITH DOWNSPOUTS REQUIRED AT PRIMARY SCUPPERS WITH LESS THAN 6" HORIZONTAL PROTECTION. DOWNSPOUTS MUST DISCHARGE A MINIMUM OF 12" AWAY FROM WALLS - FBC R318.5
- B. EMERGENCY OVERFLOW DRAINS AND OVERFLOW SCUPPERS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE. - FBC B1514.4.2. TRENCH DRAINS DESIGNED TO COMPLY.

**ROOF PLAN KEY NOTES** 

1. 2" GREEN ROOF, SEE LANDSCAPE DRAWINGS FOR DETAILS.. 2. STANDPIPE PLANTER DRAIN, SEE PLUMBING DRAWINGS.



2 SITE WALL ROOF PLAN SCALE: 3/16" = 1'-0"

#### SYMBOL LEGEND

CONCRETE MASONRY UNIT WALL

EXPOSED SMOOTH CONCRETE WALL

PARTITION WALLS, SEE SPECS FOR DETAILS

STEP SYMBOL

13 DOOR TAG

WINDOW TAG

#### FLOOR PLAN GENERAL NOTES

- A. GLAZING IN GUARDRAILS SHALL BE LAMINATED F.B.C. 1618.4.6.3. / 1618.4.6.4. MIN 1/4" THICKNESS - F.B.C. 2407.1 & SHALL BE CATEGORY II SAFETY GLAZING F.B.C. R308.4
- B. GLASS ADJACENT TO TUBS / SHOWERS WHERE THE EDGE OF THE GLAZING IS LESS THAN 60" A.F.F.& LOCATED WITHIN 60" HORIZONTAL OF TUB / SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING - F.B.C. R308.4.5.
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- E. THE INSTALLATIONS OF FIXTURES SHALL CONFORM TO THE REQUIREMENTS STATED IN RFBC 2705.1 AND 2708.1. REFER TO DETAIL #1 ON A-502.

MIAMI, FL 33133 PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN **PROJECT LOCATION:** 10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA PROJECT CLIENT(S) / OWNER(S): DAVID & ANNA JAGOLINZER ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328

[STRANG]

2900 SW 28TH TERRACE, SUITE 301

GENERAL CONTRACTOR: TBD

TEL: 954.318.0624

PROJECT NAME:

JAGOLINZER RESIDENCE

PROFESSIONAL SEAL(S):

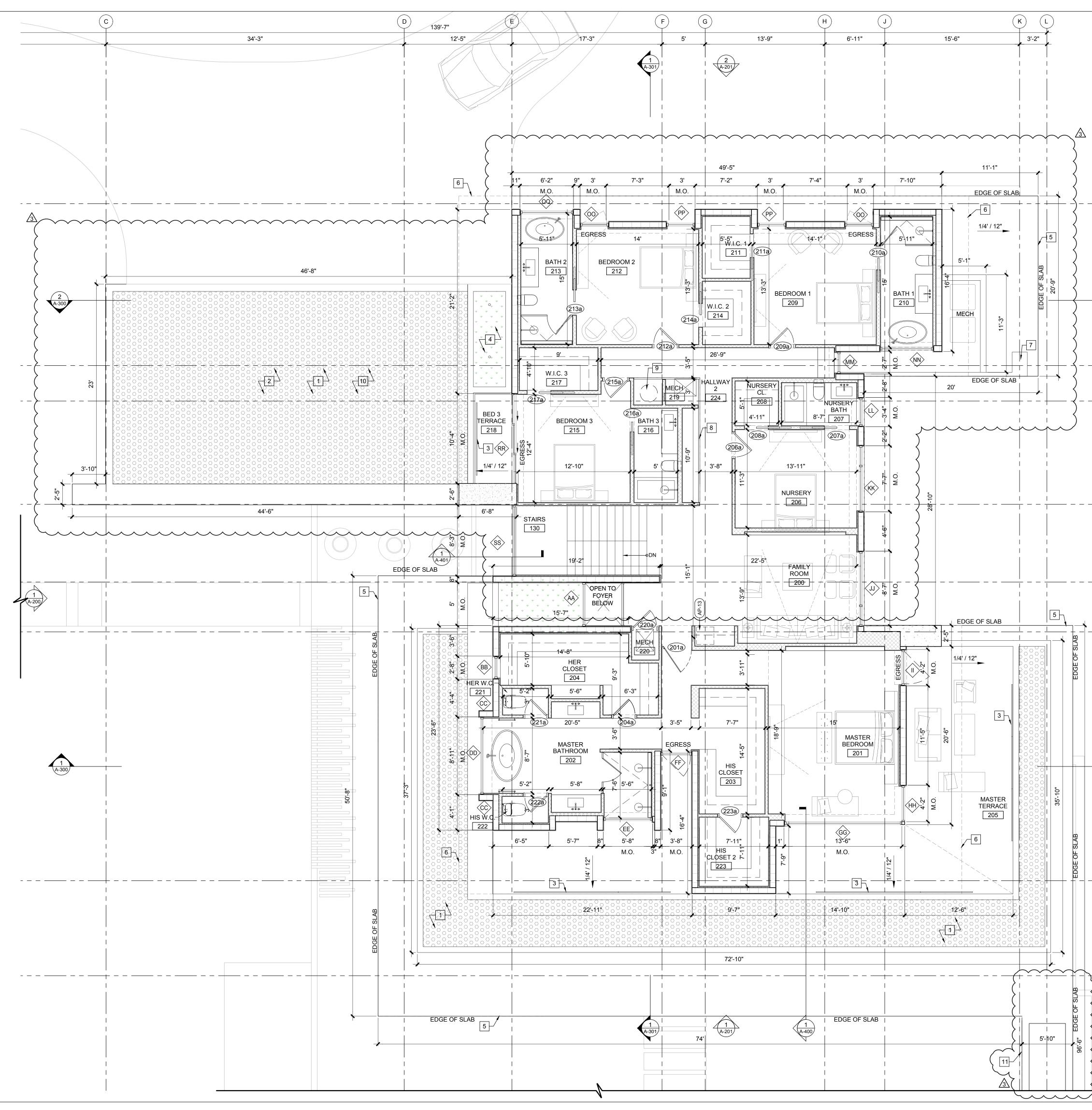
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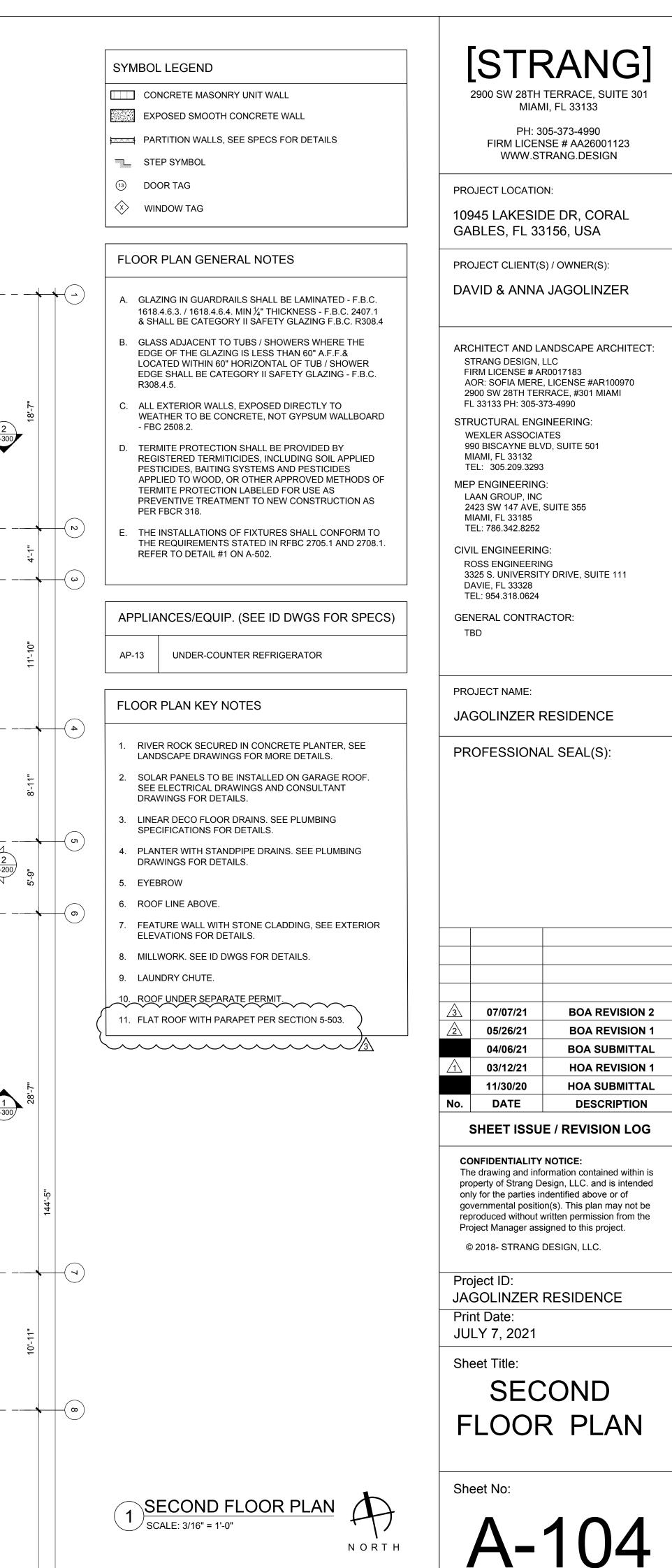
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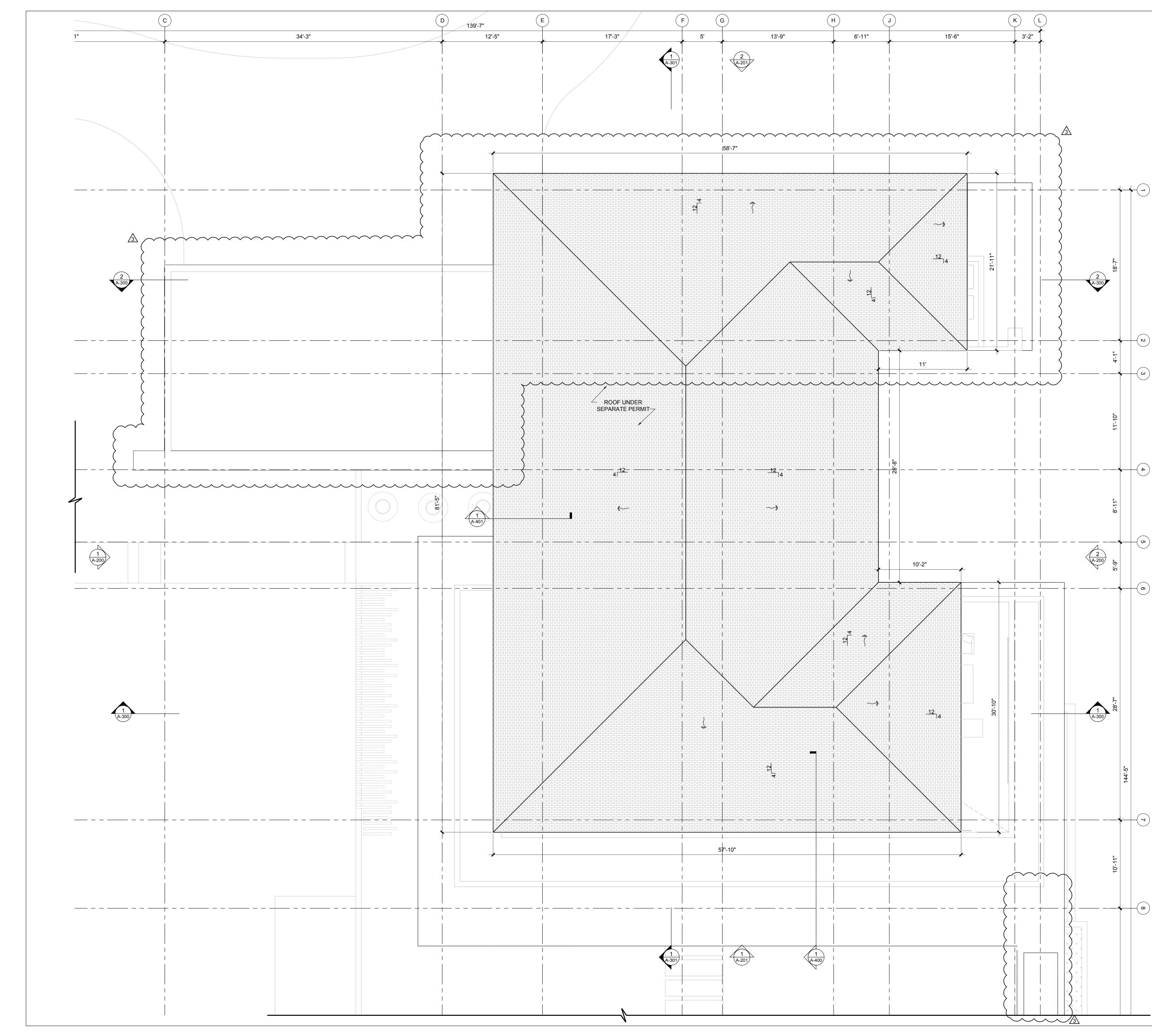






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A-300



#### ROOF PLAN GENERAL NOTES

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ROOF PLAN

SCALE: 3/16" = 1'-0"

- A. GUTTERS WITH DOWNSPOUTS REQUIRED AT PRIMARY SCUPPERS WITH LESS THAN 6" HORIZONTAL PROTECTION. DOWNSPOUTS MUST DISCHARGE A MINIMUM OF 12" AWAY FROM WALLS - FBC R318.5
- B. EMERGENCY OVERFLOW DRAINS AND OVERFLOW SCUPPERS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE. - FBC B1514.4.2. TRENCH DRAINS DESIGNED TO COMPLY.

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA

PROJECT CLIENT(S) / OWNER(S):

DAVID & ANNA JAGOLINZER

ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING:

WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293

MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252

CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624

GENERAL CONTRACTOR: TBD

PROJECT NAME:

JAGOLINZER RESIDENCE

3	07/07/21	BOA REVISION 2
2	05/26/21	<b>BOA REVISION 1</b>
	04/06/21	BOA SUBMITTAL
$\boxed{1}$	03/12/21	HOA REVISION 1
	11/30/20	HOA SUBMITTAL
No.	DATE	DESCRIPTION

#### SHEET ISSUE / REVISION LOG

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ROOF PLAN

A-105

Project ID:

JAGOLINZER RESIDENCE

Print Date:

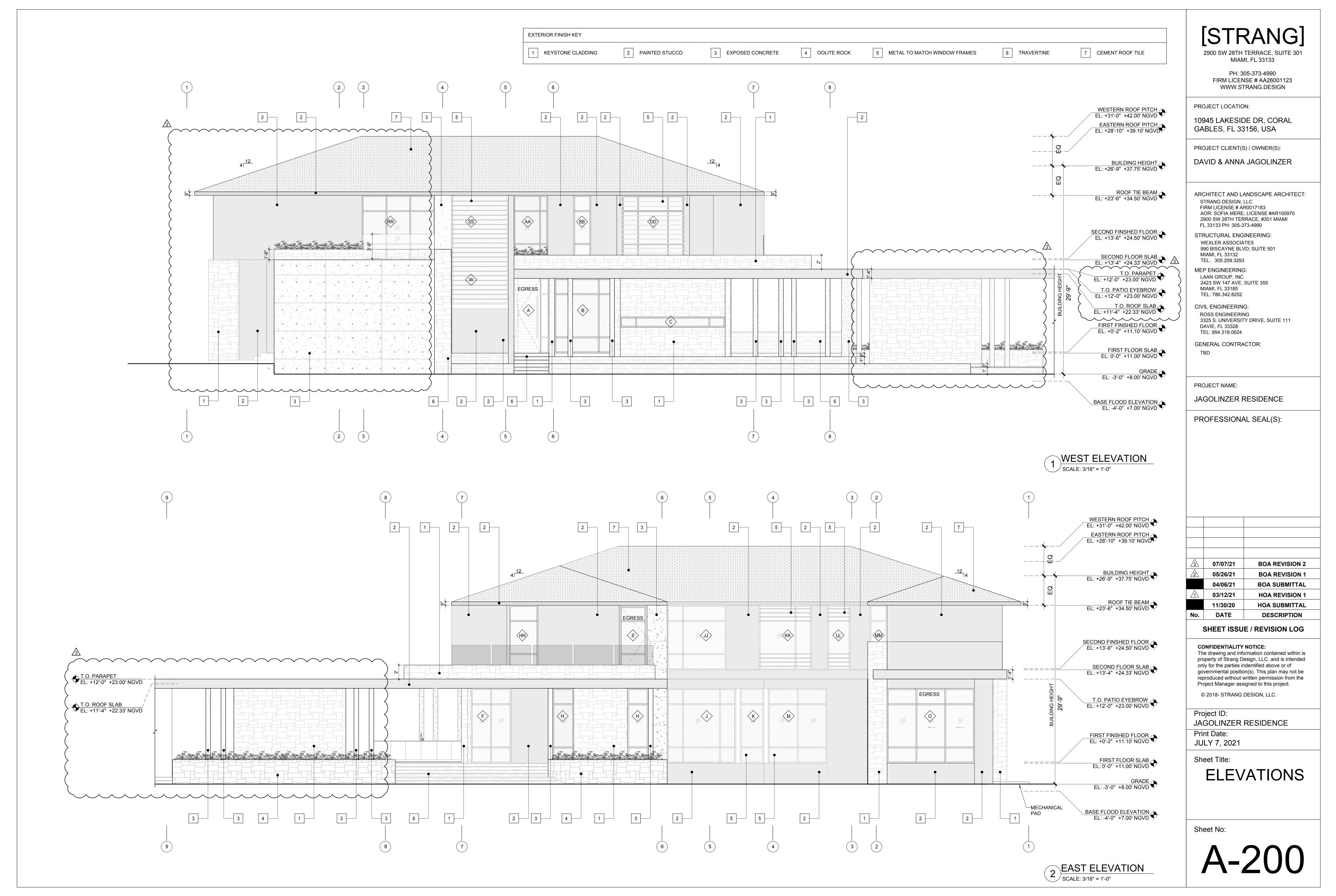
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Sheet No:

4

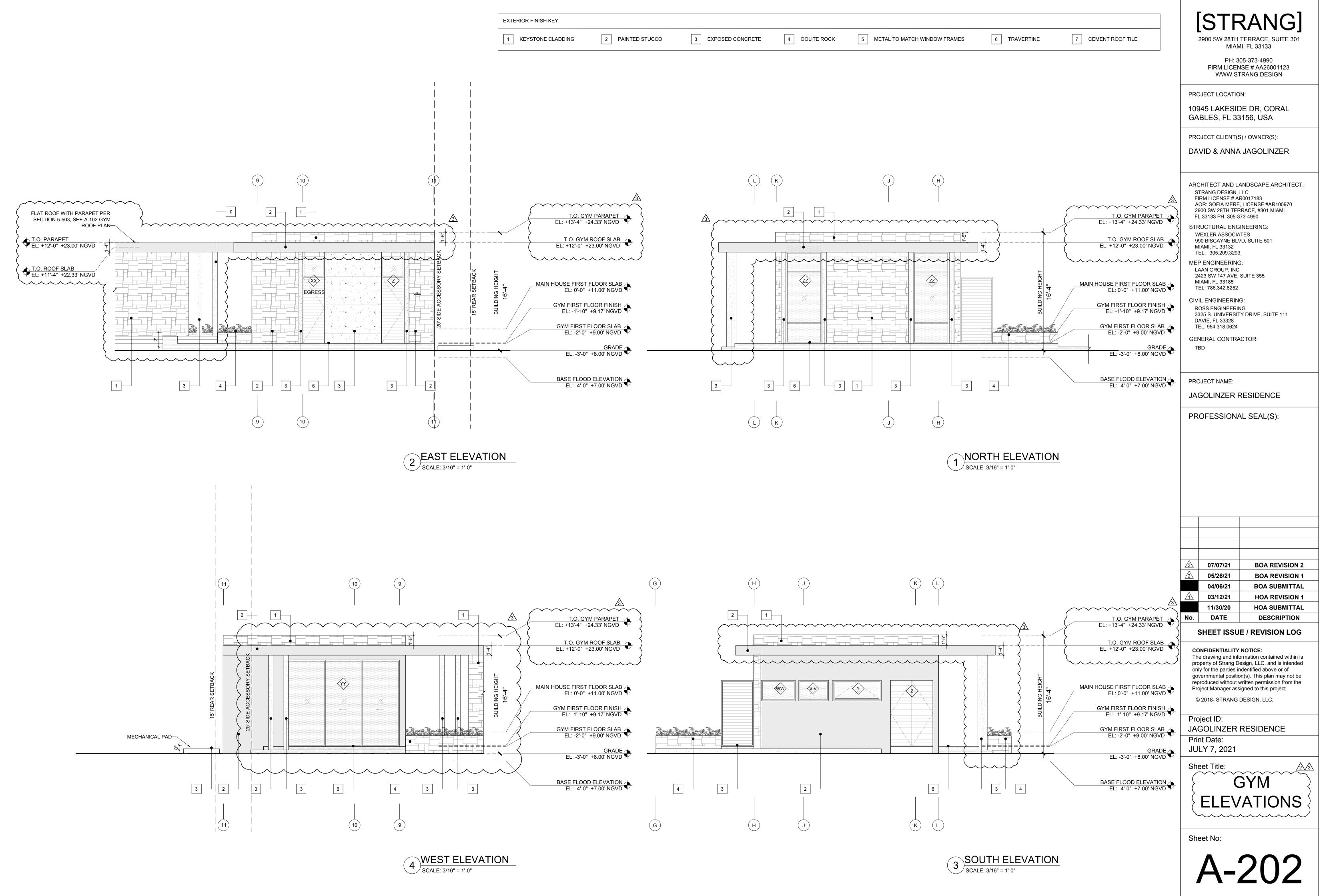
NORTH

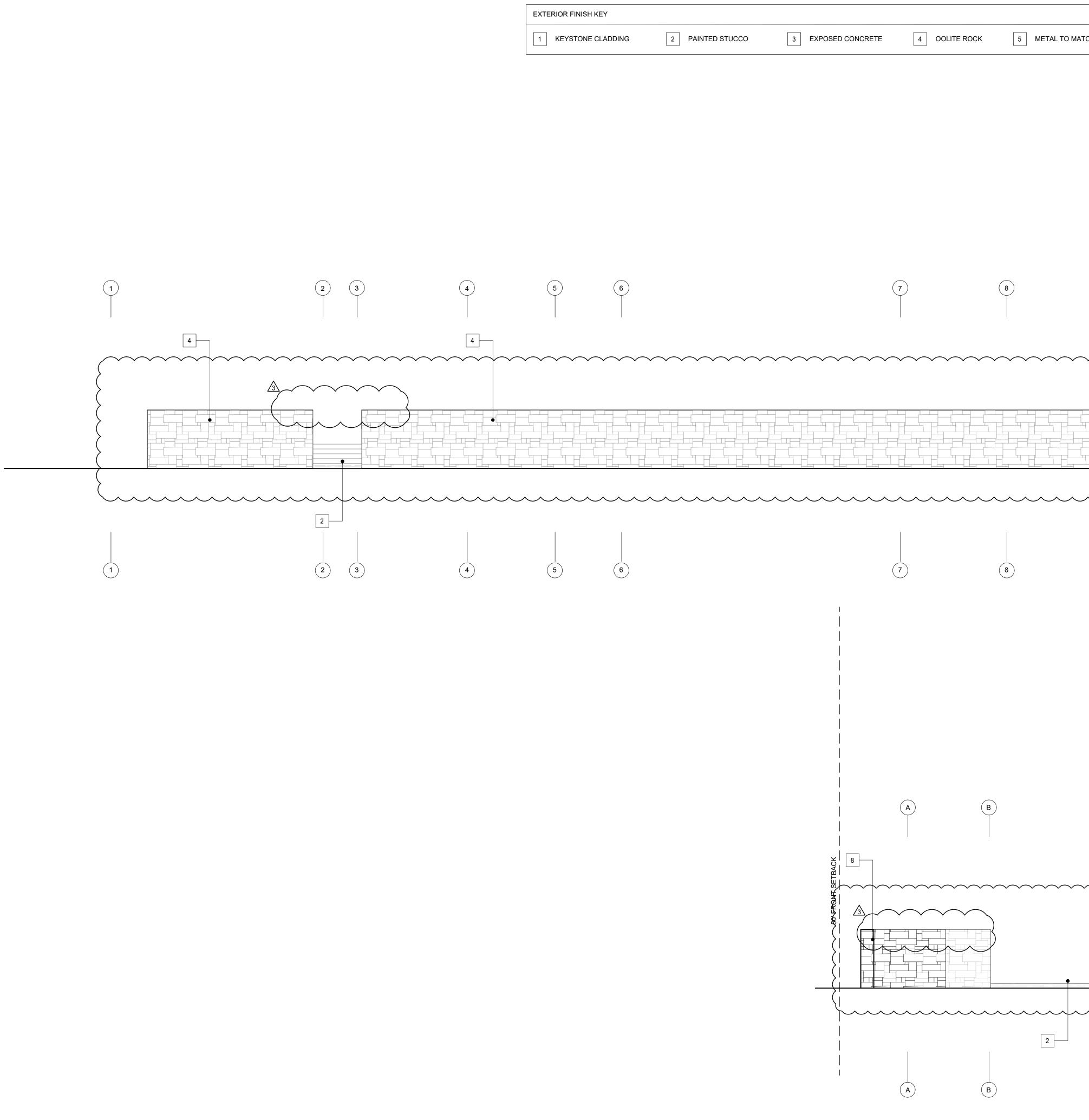
JULY 7, 2021



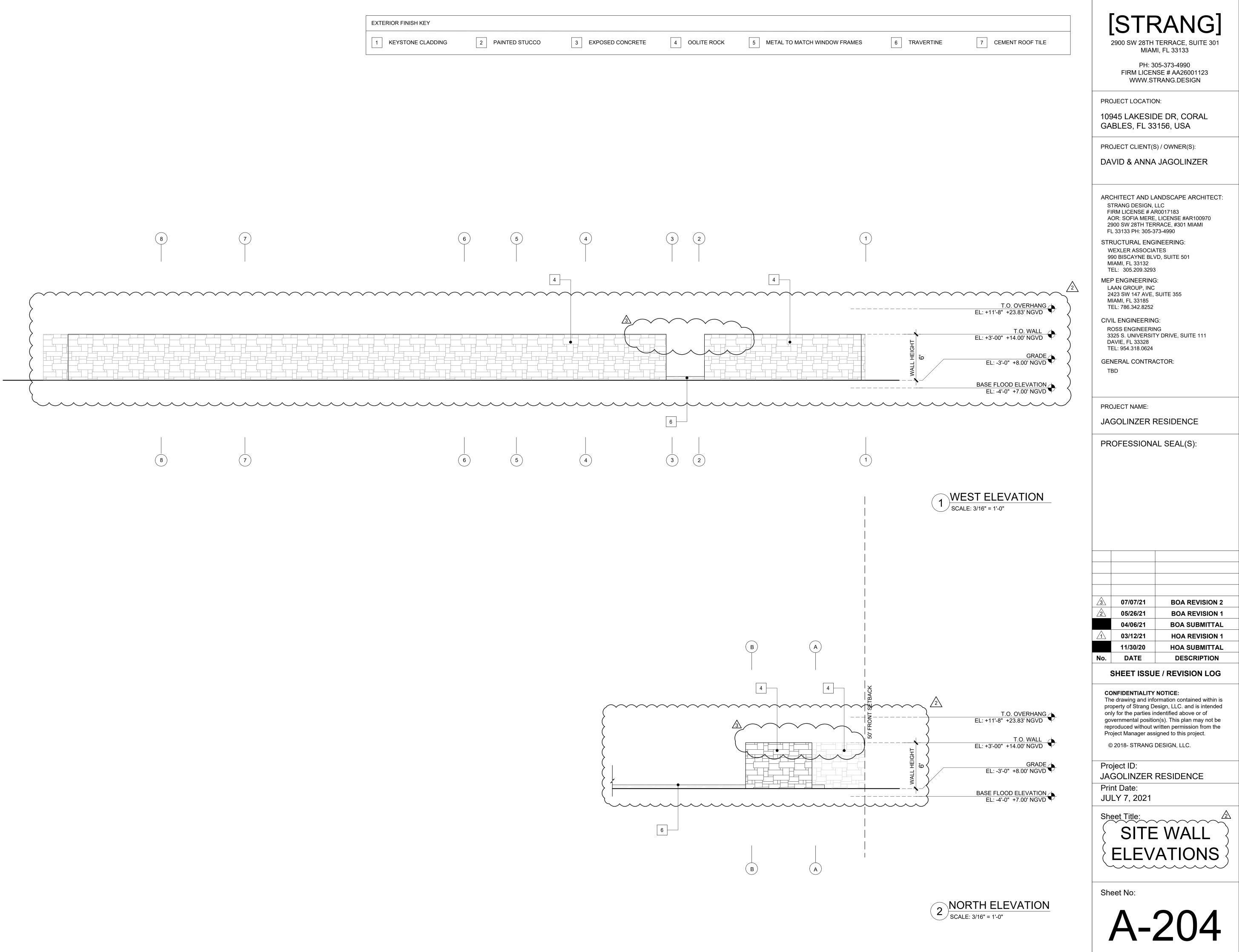


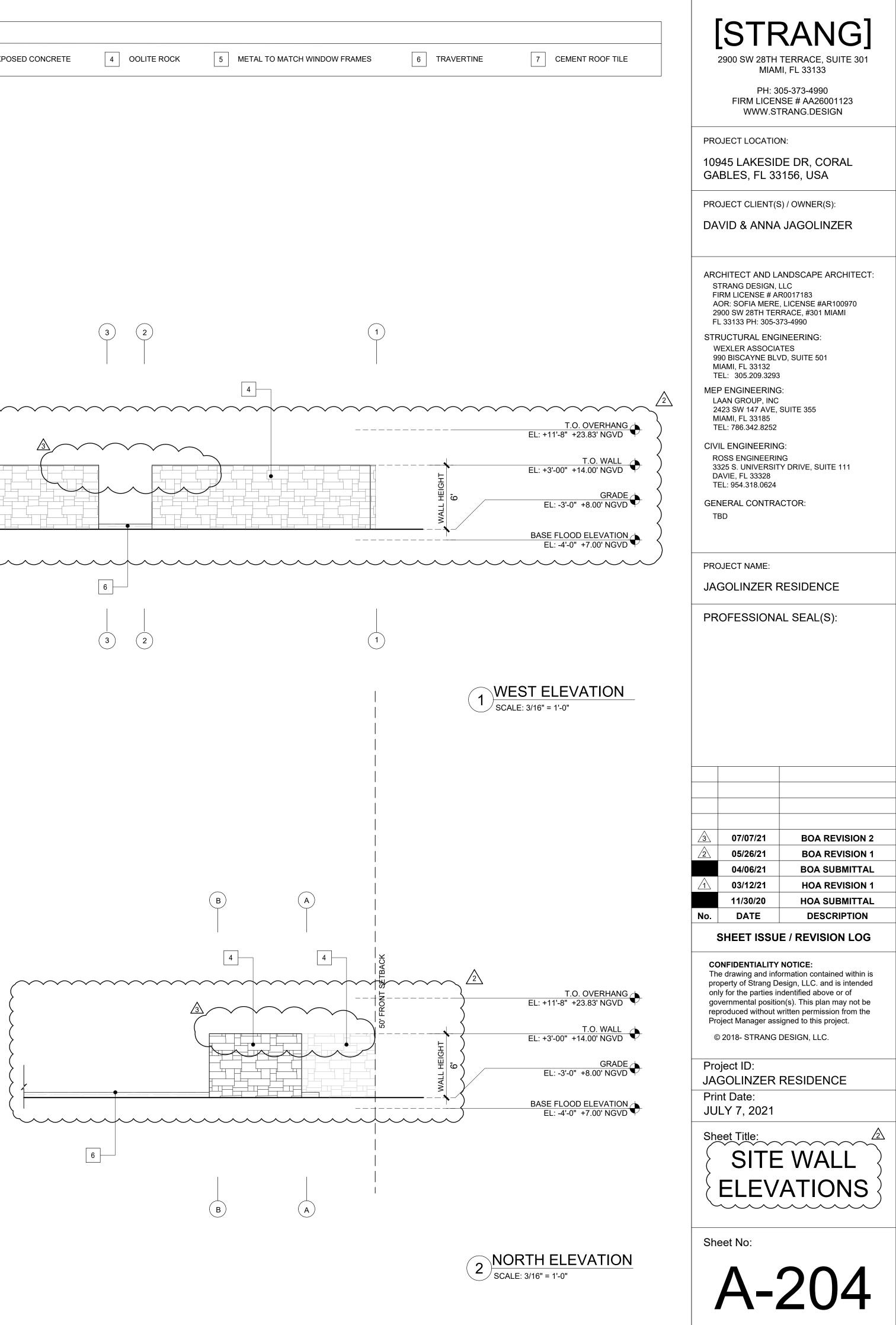
	2900 SW 28TH MIAN	<b>RANG</b> TERRACE, SUITE 301 MI, FL 33133		
	FIRM LICEN	05-373-4990 NSE # AA26001123 TRANG.DESIGN		
109	DJECT LOCATIC 945 LAKESIE ABLES, FL 33	DE DR, CORAL		
	DJECT CLIENT(S	s) / OWNER(S): A JAGOLINZER		
ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR: TBD				
JA	OJECT NAME: GOLINZER F	RESIDENCE AL SEAL(S):		
$\overline{3}$	07/07/21	BOA REVISION 2		
<u>/2</u> \	05/26/21 04/06/21	BOA REVISION 1 BOA SUBMITTAL		
$\Lambda$	03/12/21	HOA REVISION 1		
λ.	11/30/20			
No.	DATE	DESCRIPTION		
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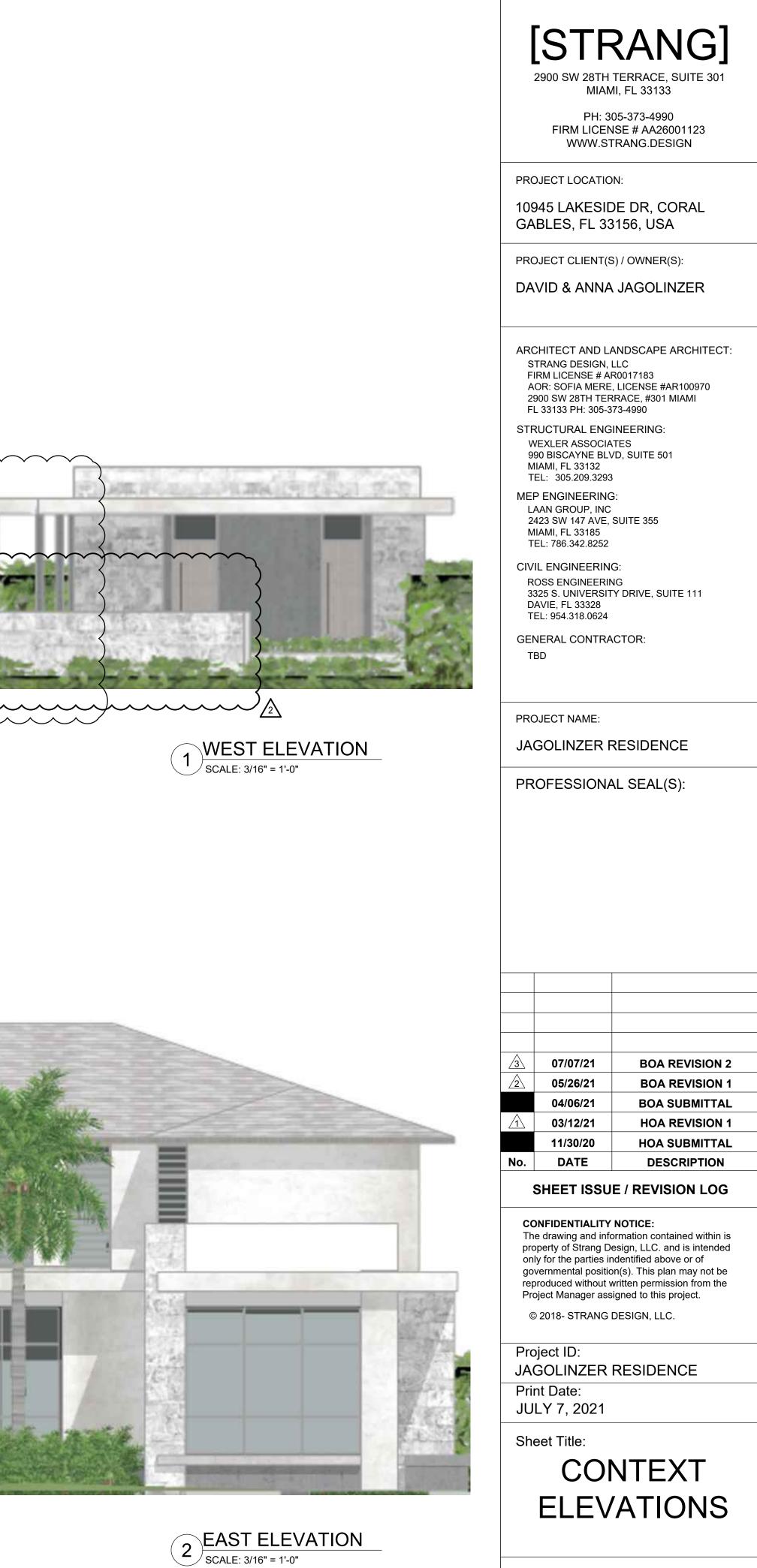
CH WINDOW FRAMES	6 TRAVERTINE	7 CEMENT ROOF TILE		900 SW 28TH T	ERRACE, SUITE 301
	6 TRAVERTINE	7       CEMENT ROOF TILE         7       T.O. OVERHANG         EL: +11'-8" +23.83' NGVD         EL: +11'-8" +23.83' NGVD         T.O. WALL         EL: +3'-00" +14.00' NGVD         GRADE         EL: -3'-0" +8.00' NGVD         BASE FLOOD ELEVATION         EL: -4'-0" +7.00' NGVD	PROJ PROJ 1094 GAE PROJ DAV ARCH STF FIR AO 290 FL 3 STRL WE 990 MIA TEL MEP LAA 242 MIA TEL CIVIL RO 3322 DAV	200 SW 28TH T MIAMI PH: 30 FIRM LICENS WWW.STF ECT LOCATION IS LAKESIDI SLES, FL 33 ECT CLIENT(S) ID & ANNA ITECT AND LAI RANG DESIGN, LI M LICENSE # ARI R: SOFIA MERE, I 0 SW 28TH TERF 33133 PH: 305-37 ICTURAL ENGIN EXLER ASSOCIAT 0 SW 28TH TERF 33133 PH: 305-37 ICTURAL ENGIN EXLER ASSOCIAT 0 SW 28TH TERF 33133 PH: 305-37 ICTURAL ENGIN EXLER ASSOCIAT 0 BISCAYNE BLVE MI, FL 33132 .: 305.209.3293 ENGINEERING: AN GROUP, INC 23 SW 147 AVE, S MI, FL 33185 .: 786.342.8252 ENGINEERING SS ENGINEERING SS	ERRACE, SUITE 301 , FL 33133 5-373-4990 SE # AA26001123 RANG.DESIGN E DR, CORAL 156, USA / OWNER(S): JAGOLINZER NDSCAPE ARCHITECT: _C 0017183 LICENSE #AR100970 RACE, #301 MIAMI 3-4990 NEERING: ES D, SUITE 501 UITE 355 :  DRIVE, SUITE 111
	D EAST E SCALE: 3/16"	EVATION = 1'-0"		OLINZER R DFESSIONAI	
		$\frac{F.O. OVERHANG}{F.E. + 11'.8" + 23.83' NGVD}$ $\frac{F.O. WALL}{F.E. + 3'.00" + 14.00' NGVD}$ $\frac{GRADE}{F.E 3'.0" + 8.00' NGVD}$ $\frac{BASE FLOOD ELEVATION}{E 4'.0" + 7.00' NGVD}$	CON The prop only gove repro Proje JAG Print JUL Shee	IFIDENTIALITY N drawing and infor erty of Strang Des for the parties ind ernmental position oduced without wr ect Manager assig 2018- STRANG D ect ID: OLINZER F t Date: Y 7, 2021 et Title: SITE	mation contained within is sign, LLC. and is intended lentified above or of (s). This plan may not be itten permission from the gned to this project.
	2 SOUTH SCALE: 3/16"	ELEVATION = 1'-0"			203













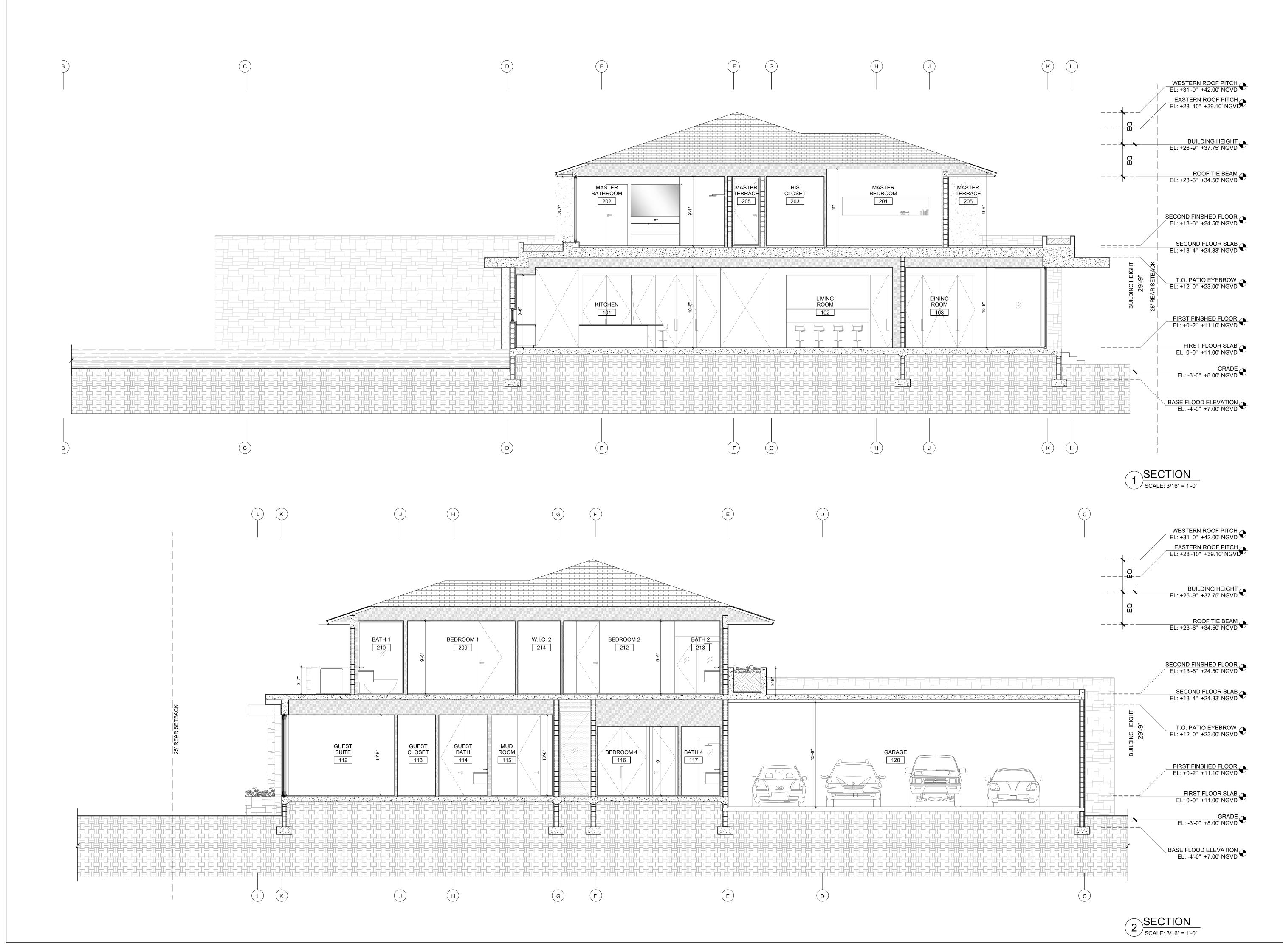
Sheet No:





2 NORTH ELEVATION SCALE: 3/16" = 1'-0"

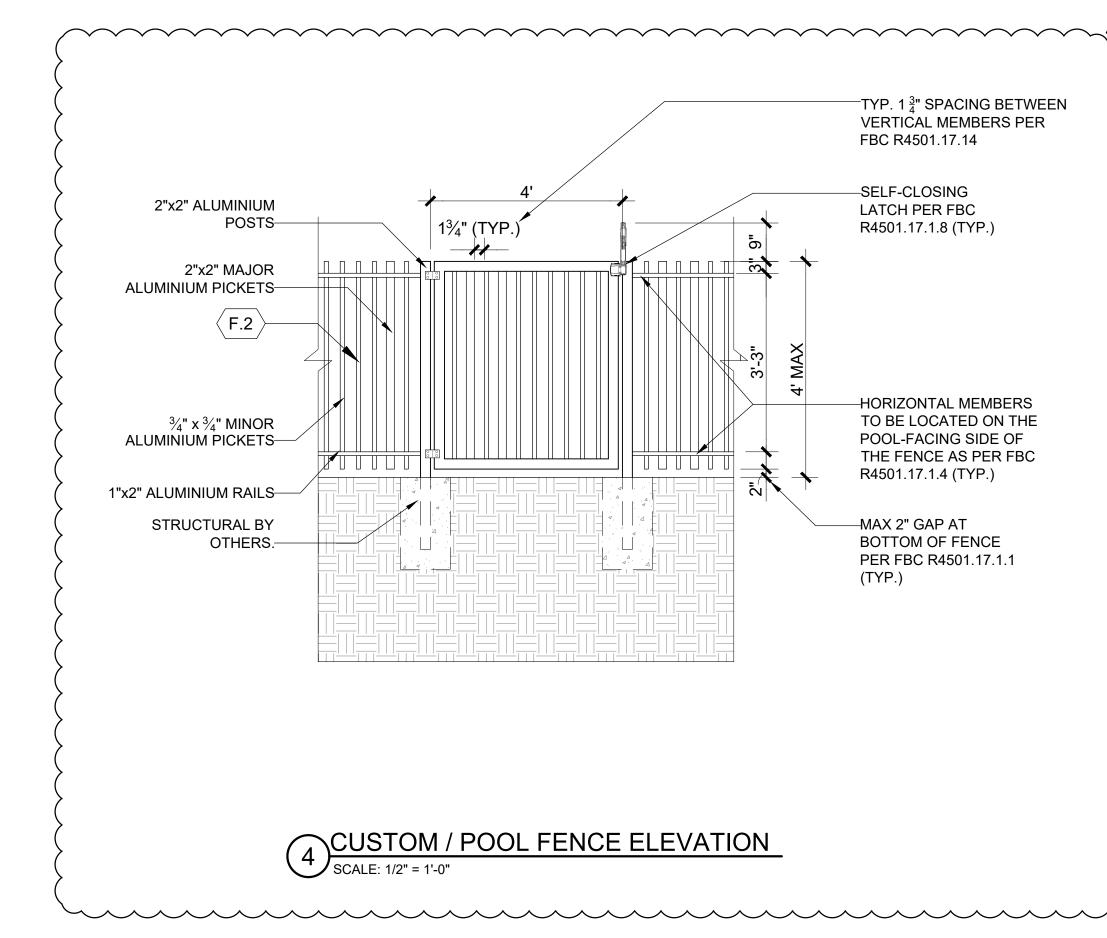
A-207

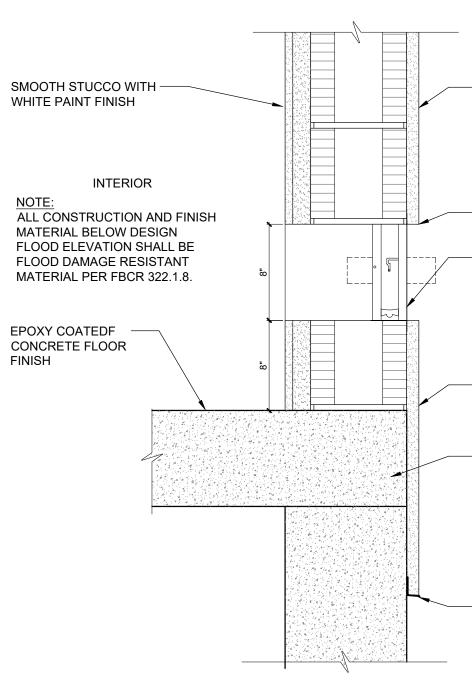


		RANGJ TERRACE, SUITE 301			
	MIAN	AI, FL 33133			
FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN					
109		DE DR, CORAL			
	BLES, FL 3				
DA	VID & ANNA	AJAGOLINZER			
S F A	TRANG DESIGN, IRM LICENSE # A OR: SOFIA MERE	R0017183 E, LICENSE #AR100970			
F STF	2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES				
9 N	90 BISCAYNE BL' 11AMI, FL 33132 'EL: 305.209.3293	VD, SUITE 501			
L 2	P ENGINEERING AAN GROUP, INC 423 SW 147 AVE,	-			
Т	11AMI, FL 33185 EL: 786.342.8252 IL ENGINEERIN	G.			
R 3	OSS ENGINEERI				
	EL: 954.318.0624 NERAL CONTRA	ACTOR:			
Т	BD				
		RESIDENCE			
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$\wedge$	04/06/21	BOA SUBMITTAL			
	03/12/21 11/30/20	HOA REVISION 1 HOA SUBMITTAL			
<u>\</u> No.	03/12/21 11/30/20 DATE	HOA REVISION 1			
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NOTE:

FINISH





# 2 FLOOD VENT DETAIL SCALE: 1 1/2" = 1'-0"

- SMOOTH STUCCO PAINTED WHITE OR WOOD CLADDING (SEE EXTERIOR ELEVATIONS)

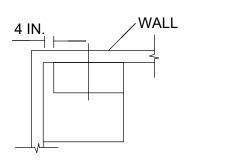
EXTERIOR

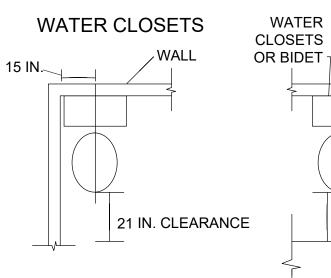
- T.O. FLOOD VENTS TO BE @ BFE (8'-0" NGVD).

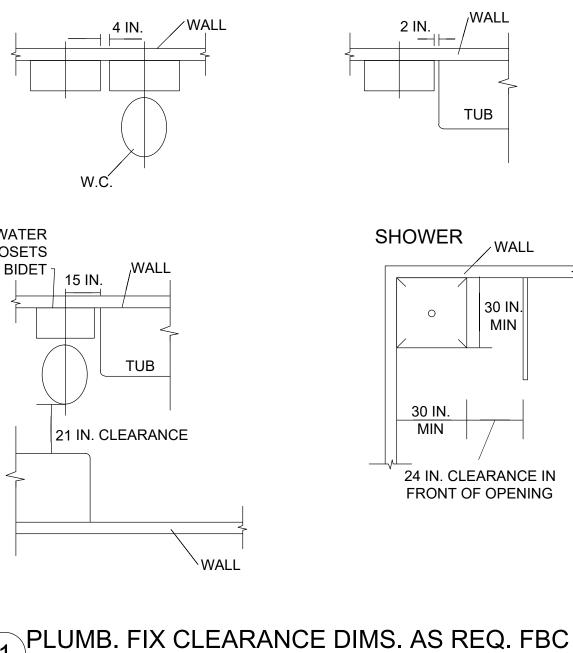
- FLOOD VENT SPECIFICATION: 8"x16" DUAL FUNCTION SMART VENT MODEL 1540-520, FL PRODUCT APPROVAL NUMBER FL5822-R7. ONE SMART VENT COVERS 200 SF OF ENCLOSED AREA, THEREFORE: GARAGE TOTAL AREA: 660 SF 660 / 200 = 4 FLOOD VENTS REQUIRED - SMOOTH STUCCO PAINTED WHITE OR WOOD CLADDING (SEE EXTERIOR ELEVATIONS)

- CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.

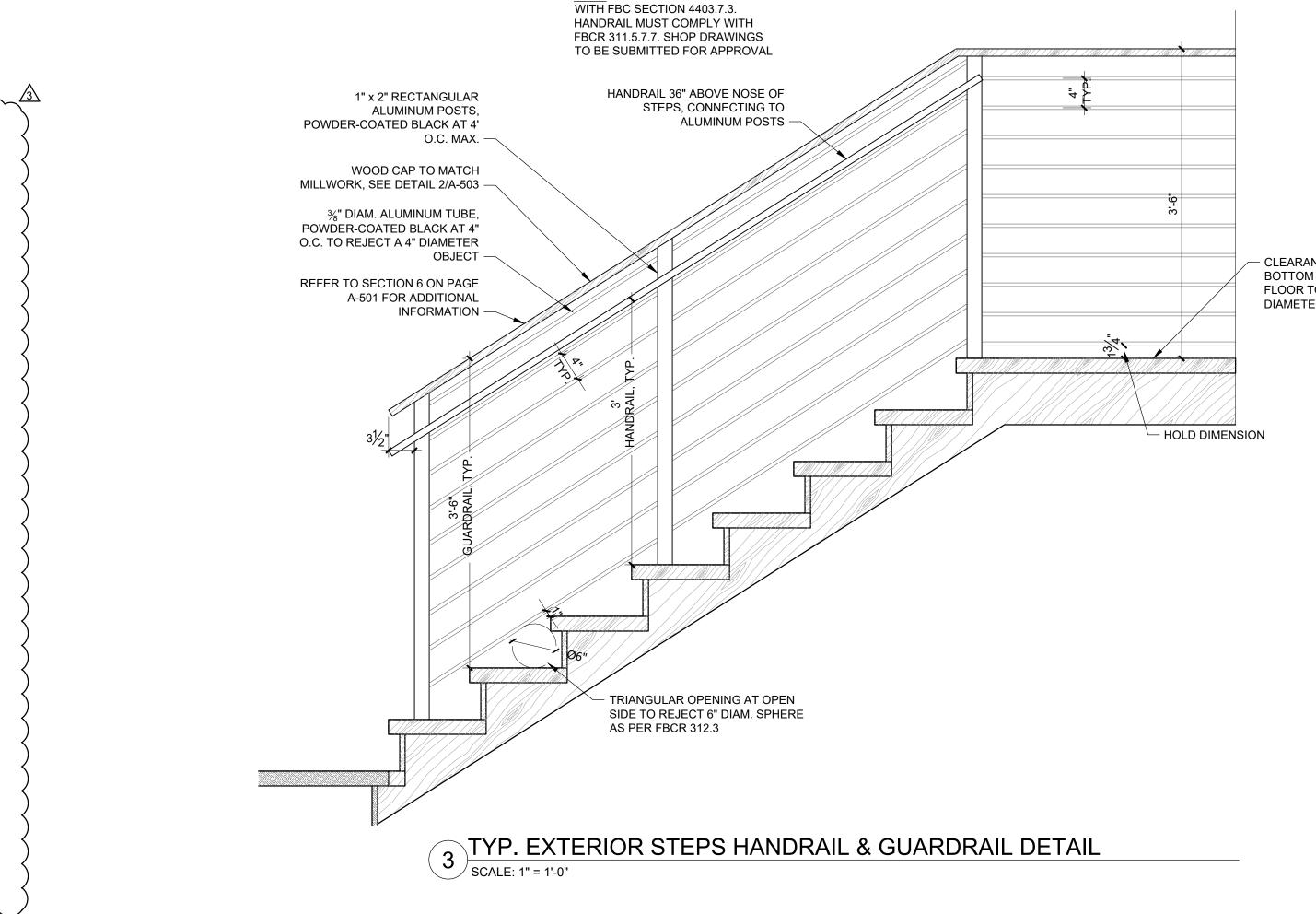
- STUCCO WEEP SCREED. MAINTAIN 2" CLEAR TO PAVING AND 4" CLEAR TO GRADE.











NOTE: GUARDRAIL MUST COMPLY



- CLEARANCE BETWEEN BOTTOM RAIL AND FINISH FLOOR TO REJECT A 2" DIAMETER SPHERE

	[STRANG] 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133					
	PH: 305-373-4990 FIRM LICENSE # AA26001123					
	WWW.STRANG.DESIGN					
109	PROJECT LOCATION: 10945 LAKESIDE DR, CORAL					
	GABLES, FL 33156, USA					
	PROJECT CLIENT(S) / OWNER(S): DAVID & ANNA JAGOLINZER					
	ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC					
A 29		, LICENSE #AR100970 RRACE, #301 MIAMI				
W	RUCTURAL ENG	TES				
M	90 BISCAYNE BL\ IAMI, FL 33132 EL: 305.209.3293					
L/ 24	P ENGINEERING AAN GROUP, INC 423 SW 147 AVE,					
T	IIAMI, FL 33185 EL: 786.342.8252 IL ENGINEERIN	G:				
R 33 D	OSS ENGINEERIN 325 S. UNIVERSIT AVIE, FL 33328					
GEN	EL: 954.318.0624 NERAL CONTRA	CTOR:				
	BD					
PRC	DJECT NAME:					
JA	GOLINZER F	RESIDENCE				
PR	OFESSIONA	AL SEAL(S):				
3	07/07/21 05/26/21	BOA REVISION 2 BOA REVISION 1				
<u>/</u> <u>Z</u>	03/28/21	BOA SUBMITTAL				
$\underline{1}$	03/12/21	HOA REVISION 1				
No.	11/30/20 DATE	HOA SUBMITTAL DESCRIPTION				
		E / REVISION LOG				
pro	perty of Strang D	ormation contained within is esign, LLC. and is intended ndentified above or of				
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	2018- STRANG					
	oject ID: GOLINZER	RESIDENCE				
	nt Date: LY 7, 2021					
She	eet Title:					
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	A-509					



	[STRANG] 2900 SW 28TH TERRACE, SUITE 301
	MIAMI, FL 33133 PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN
	PROJECT LOCATION:
	10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA
	PROJECT CLIENT(S) / OWNER(S):
	DAVID & ANNA JAGOLINZER
	ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR: TBD
	PROJECT NAME:
	JAGOLINZER RESIDENCE
	PROFESSIONAL SEAL(S):
	3         07/07/21         BOA REVISION 2           2         05/26/21         BOA REVISION 1
	03/26/21         BOA REVISION 1           04/06/21         BOA SUBMITTAL
	1         03/12/21         HOA REVISION 1
	11/30/20HOA SUBMITTALNo.DATEDESCRIPTION
	SHEET ISSUE / REVISION LOG
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	Project ID: JAGOLINZER RESIDENCE
	Print Date: JULY 7, 2021
EXTERIOR PERSPECTIVE	Sheet Title:
SCALE: BRANK BRANK	PERSPECTIVES
	Sheet No:

A-900









PROJECT CLIENT(S) / OWNER(S):

DAVID & ANNA JAGOLINZER

ARCHITECT AND LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132

MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252

CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624

GENERAL CONTRACTOR: TBD

PROJECT NAME:

JAGOLINZER RESIDENCE

PROFESSIONAL SEAL(S): 04/06/21 **BOA SUBMITTAL** 03/12/21 HOA REVISION 1 11/30/20 HOA SUBMITTAL DATE No. DESCRIPTION SHEET ISSUE / REVISION LOG

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JAGOLINZER RESIDENCE Print Date: APRIL 9, 2021

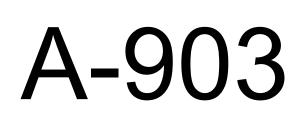
Sheet Title:

1 EXTERIOR PERSPECTIVE SCALE: 3/32" - 1'-0"

Project ID:



Sheet No:





A-904

[STRANG]

2900 SW 28TH TERRACE, SUITE 301



Sheet No: A-905

EXTERIOR PERSPECTIVE

## PERSPECTIVES

Sheet Title:

Project ID: JAGOLINZER RESIDENCE Print Date: JULY 7, 2021

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07/07/21 **BOA REVISION 2** ∕3∖ 05/26/21 **BOA REVISION 1** 04/06/21 **BOA SUBMITTAL** HOA REVISION 1 03/12/21 <u>/1</u> 11/30/20 HOA SUBMITTAL DATE No. DESCRIPTION SHEET ISSUE / REVISION LOG

MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR:

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

> PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

10945 LAKESIDE DR, CORAL

DAVID & ANNA JAGOLINZER

ARCHITECT AND LANDSCAPE ARCHITECT:

AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI

GABLES, FL 33156, USA

PROJECT CLIENT(S) / OWNER(S):

STRANG DESIGN, LLC FIRM LICENSE # AR0017183

FL 33133 PH: 305-373-4990

STRUCTURAL ENGINEERING: WEXLER ASSOCIATES

MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC

990 BISCAYNE BLVD, SUITE 501

2423 SW 147 AVE, SUITE 355

PROJECT LOCATION:

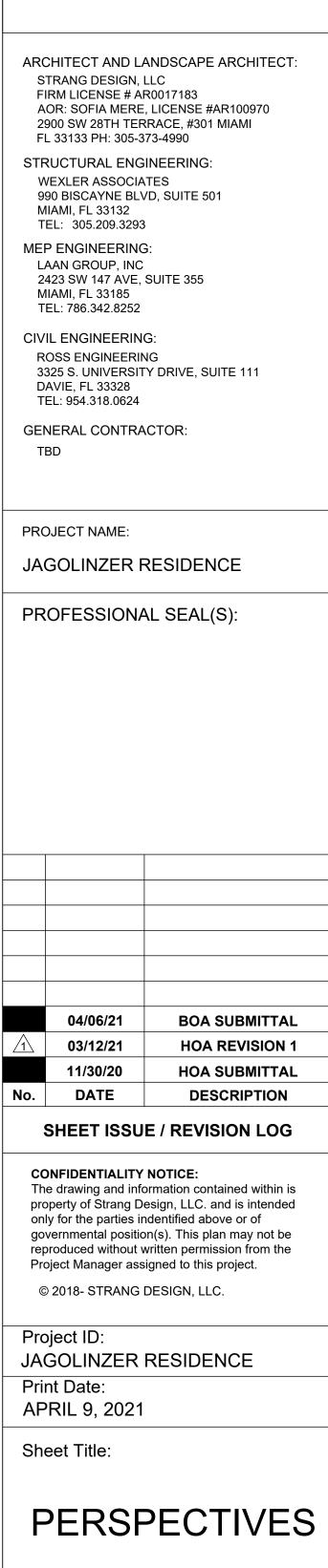
TBD

PROJECT NAME:

JAGOLINZER RESIDENCE

PROFESSIONAL SEAL(S):





[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

10945 LAKESIDE DR, CORAL

GABLES, FL 33156, USA

PROJECT CLIENT(S) / OWNER(S):

DAVID & ANNA JAGOLINZER

PROJECT LOCATION:

Sheet No:

EXTERIOR PERSPECTIVE

SCALE: TREES TO DESCRIPTION





GABLES, FL 33156, USA PROJECT CLIENT(S) / OWNER(S): DAVID & ANNA JAGOLINZER ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR: TBD PROJECT NAME: JAGOLINZER RESIDENCE PROFESSIONAL SEAL(S): 04/06/21 **BOA SUBMITTAL** 03/12/21 HOA REVISION 1

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

10945 LAKESIDE DR, CORAL

PROJECT LOCATION:

11/30/20 HOA SUBMITTAL DATE DESCRIPTION No. SHEET ISSUE / REVISION LOG

Project Manager assigned to this project.

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JAGOLINZER RESIDENCE

PERSPECTIVES

A-907

APRIL 9, 2021

Sheet Title:

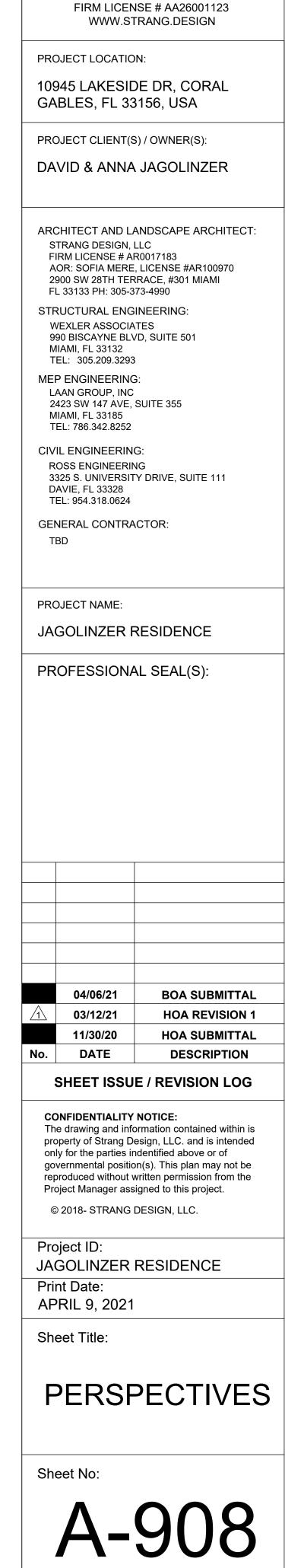
Project ID:

Print Date:

Sheet No:

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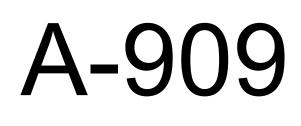
[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990







Sheet No:

## PERSPECTIVES

Sheet Title:

Print Date: APRIL 9, 2021

Project ID: JAGOLINZER RESIDENCE

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SHEET ISSUE / REVISION LOG

		,
	04/06/21	BOA SUBMITTAL
$\boxed{1}$	03/12/21	HOA REVISION 1
	11/30/20	HOA SUBMITTAL
No.	DATE	DESCRIPTION

PROFESSIONAL SEAL(S):

PROJECT NAME:

JAGOLINZER RESIDENCE

ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR:

TBD

LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING:

MEP ENGINEERING:

STRUCTURAL ENGINEERING:

WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293

## [STRANG] 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA

PROJECT CLIENT(S) / OWNER(S):

DAVID & ANNA JAGOLINZER

ARCHITECT AND LANDSCAPE ARCHITECT:

STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990



# JAGOLINZER RESIDENCE

10945 LAKESIDE DR. | CORAL GABLES, FL 33156-4209 FOLIO: 03-5107-004-0480

LANDSCAPE SET

CORAL GABLES BOARD OF ARCHITECTS APPLICATION REVIEW PACKAGE

MAY 24, 2021

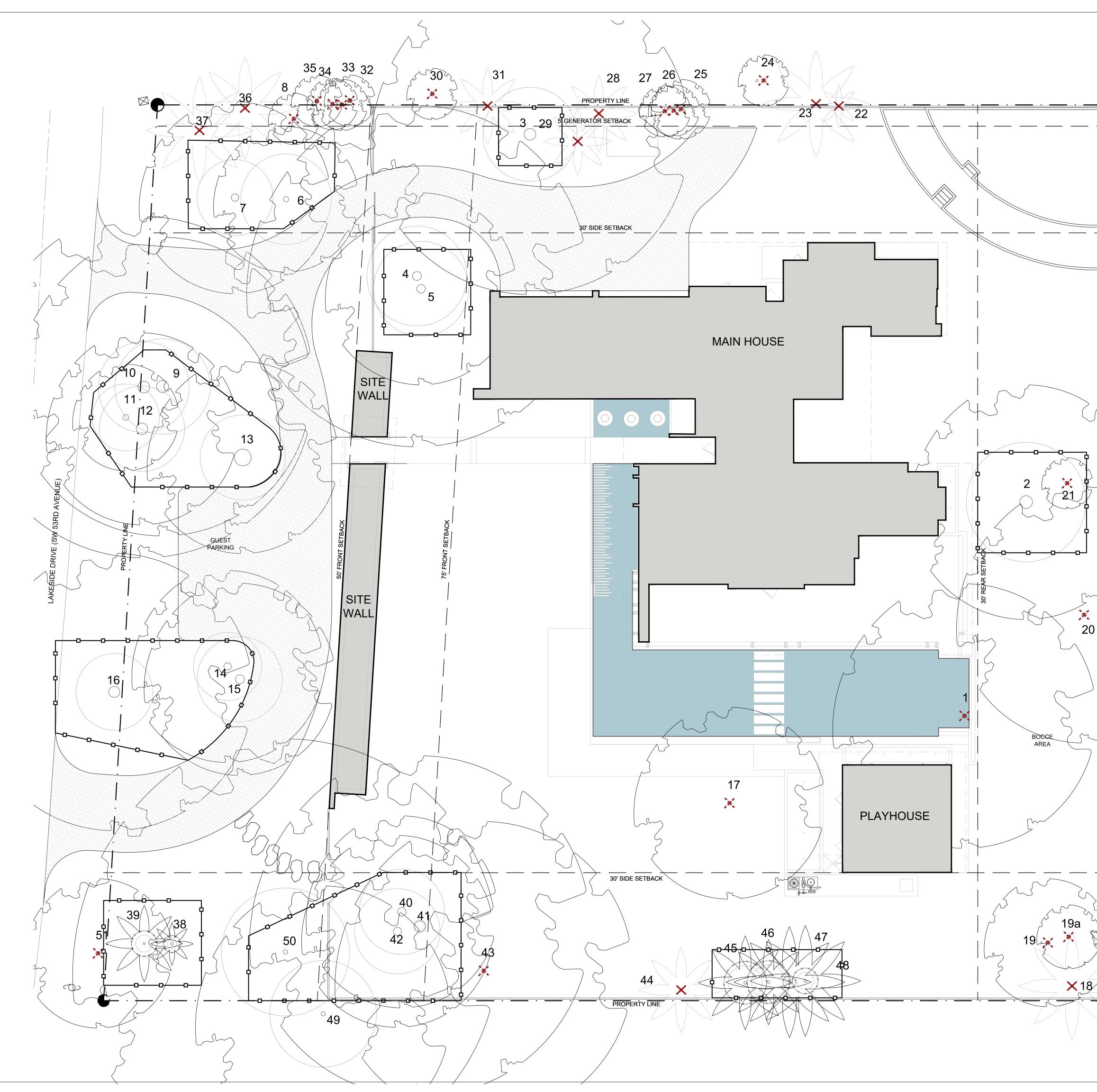
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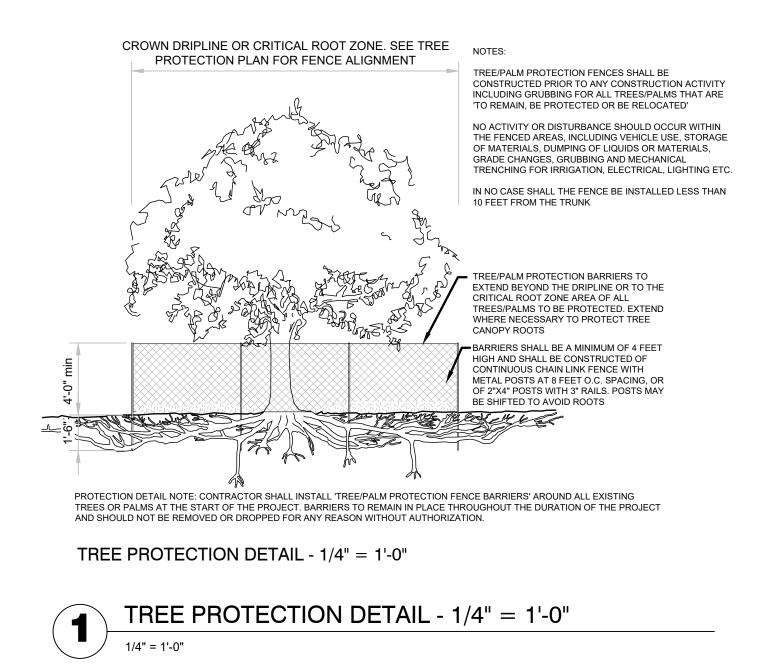
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GENERAL NOTES		
<ul> <li>THE TREE DISPOSITION PLAN HAS BEEN PREPARED IN ACCORDANCE TO THE CITY OF CORAL GABLES ARTICLE 2 SEC 82</li> <li>PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX FEET IN RADIUS FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER OR PRESERVATION AREA UNLESS A LESSER DISTANCE OR ALTERNATIVE LAYOUT IS OREQUIED BY, THE TREE DEDITION ADDAWN</li> </ul>	2900 SW 28TH TERRACE, SUITE 3 MIAMI, FL 33133	
<ul> <li>SPECIFIED BY THE TREE PROTECTION AGENCY.</li> <li>PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH PALM TREE AT NO LESS THAN THREE FEET IN RADIUS FROM THE TRUNK OF THE PALM. HOWEVER, THE TREE ROOT PROTECTION ZONE IS BASED ON THE HEIGHT OF THE PALM, AND A TALLER PALM MAY REQUIRE A LARGER PROTECTION ZONE, AS DETERMINED BY THE TREE PRESERVATION AGENCY.</li> </ul>	PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN	
<ul> <li>TREE SUPPORT MATERIALS TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS</li> <li>USUALLY DONE AFTER SIX MONTHS FOR SHADE TREES AND ONE YEAR FOR PALMS.</li> </ul>	PROJECT LOCATION:	
TREE DISPOSITION LEGEND	10945 LAKESIDE DR, CORAL	
EXISTING TREE INFORMATION LEGEND	GABLES, FL 33156, USA	
TREE / PALM TPZ	PROJECT CLIENT(S) / OWNER(S):	
TRUNK TREE PROTECTION FENCE	DAVID & ANNA JAGOLINZER	
TREE / PALM CANOPY		
EXISTING PALM INFORMATION LEGEND PALM ID TAG PALM TRUNK TREE / PALM TPZ PALM DEDIFICITION SERVICE	ARCHITECT AND LANDSCAPE ARCHITE STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI	
TREE / PALM PROTECTION FENCE	FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING:	
	WEXLER ASSOCIATES	
TREE/ PALM DISPOSITION LEGEND TREES/ PALMS TO REMOVE	990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293	
TREES/ PALMS TO REMAIN	MEP ENGINEERING:	
	LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355	
	MIAMI, FL 33185 TEL: 786.342.8252	
	CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624	
	GENERAL CONTRACTOR:	
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	PROJECT NAME:	
	JAGOLINZER RESIDENCE	
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	Project ID: JAGOLINZER RESIDENCE Print Date: APRIL 9, 2021	
	Sheet Title:	
	TREE	
	DISPOSITIO	Ν
	PLAN	
	Sheet No:	
1 TREE DISPOSITION SCALE: 3/32" - 1'-0"		
	L-10C	
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P-RE-02

#### TREE PROTECTION NOTES:

1. NO WORK SHALL COMMENCE WITHOUT RECEIVING ALL OF THE APPROPRIATE TREE PROTECTION, TREE REMOVAL AND TREE RELOCATION PERMITS.

2. SITE ACCESS/MATERIALS STORAGE/DISPOSAL

- (a) CONSTRUCTION ACCESS SHOULD MAKE ALL ATTEMPTS TO UTILIZE EXISTING ACCESS PATHS TO HAVE THE LEAST IMPACT ON EXISTING TREES. SITE ACCESS SHOULD COINCIDE WITH PLANNED HARDSCAPE AREAS. (b) DESIGNATED PARKING AND STAGING MATERIALS SITES SHOULD BE ESTABLISHED, MARKED AND LIMITED IN THESE AREAS. PRIOR TO CONSTRUCTION, LOCATE EQUIPMENT AND MATERIALS STAGING SITE IN LOCATION OF FUTURE
- HARDSCAPE AREAS. (c) THE MIXING OF MATERIALS AND CHEMICALS MAY ONLY OCCUR WITHIN DESIGNATED AREAS THAT ARE PROPERLY OVERSEEN. THESE ZONES MUST BE LOCATED WITHIN FUTURE HARDSCAPING AREAS.
- (d) DISPOSAL ZONES: DEBRIS AND CHEMICALS MUST BE DISCARDED IN DESIGNATED DISPOSAL ZONES. NO DISPOSAL AROUND ESTABLISHED TPZ'S.

3. ALL TREE RELOCATION AND REPLACEMENT SHALL BE DONE IN ACCORDANCE WITH STANDARD FORESTRY PRACTICES AND PROCEDURES AND ALL SUCH PLANTINGS SHALL BE MAINTAINED AND ATTENDED TO PROMOTE SUCCESSFUL ESTABLISHMENT THEREOF.

- (a) DURING CONSTRUCTION, ALL REASONABLE STEPS SHALL BE TAKEN TO PREVENT THE DAMAGE OF VEGETATION DESIGNATED FOR PRESERVATION. VEGETATION DESTROYED OR DAMAGED MUST BE REPLACED BY VEGETATION OF EQUAL OR BETTER ENVIRONMENTAL VALUE, OR AS SPECIFIED BY THE CITY IN WHICH THE PROJECT IS LOCATED.
- (b) PROTECTIVE BARRIERS SHALL BE ERECTED FOR ALL EXISTING TREES TO REMAIN IN PLACE, AS SHOWN IN THE DETAILS. THE PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND CLEARING OR BUILDING OPERATIONS, AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES, SHALL ENCOMPASS THE ENTIRE TREE CANOPY, (AT THE OUTERMOST LIMITS OF THE TREE BRANCHES= THE DRIP LINE) KNOWN AS THE CRZ PLUS AN ADDITIONAL RADIAL WIDTH OF10' FEET TO COMPLETE THE TPZ, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
- (c) NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY VEGETATION THAT IS BEING PRESERVED IN ITS PRESENT LOCATION, OR RELOCATED MATERIAL. ADDITIONALLY, NO SOIL SHALL BE REMOVED FROM THE DRIP LINE OF ANY OF SAID TREES.

4. AN ON SITE REPRESENTATIVE MUST BE PRESENT AND RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL VEGETATION PROTECTIVE BARRIERS. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR SUPERVISING THE REMOVAL OF ALL EXISTING VEGETATION PERMITTED TO BE REMOVED. THE REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES DURING THE VEGETATION AND CLEARING OPERATIONS.

5. FOR TREES TO BE REMOVED, ALL CUTTINGS, LEAVES, BRANCHES ETC, MUST BE PROMPTLY REMOVED FROM THE SITE. ALL STUMPS SHALL BE REMOVED BY UTILIZING A STUMP GRINDER OR REMOVING THE STUMP USING APPROPRIATE HYDRAULIC EQUIPMENT.

6.. TREES TO BE RELOCATED SHALL UNDERGO THE FOLLOWING PRIOR TO RELOCATION:

A. THE TREE SHALL BE STRUCTURALLY CROWN PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS IN PREPARATION FOR TREE RELOCATION. B. AFTER A PERIOD OF 60 DAYS AFTER CROWN PRUNING, 1/2 OF THE ROOT BALL (1/2 OF THE CIRCUMFERENCE) SHALL BE

ROOT PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS. THE DISTANCE OF THE ROOT PRUNING EXCAVATION AREA SHALL BE AN APPROPRIATE DISTANCE FROM THE TRUNK AS DESIGNATED IN ACCEPTED ARBORISTS STANDARDS.

C. AFTER A SECOND PERIOD OF 60 DAYS, THE REMAINING 1/2 OF THE ROOT BALL SHALL BE ROOT PRUNED AS DESIGNATED ABOVE. D. AFTER A THIRD PERIOD OF 60 DAYS, THE TREE SHALL THEN BE RELOCATED IN ACCORDANCE WITH ACCEPTED

ARBORIST PRACTICES TO ITS FINAL LOCATION. E. THE TREES WILL BE READY FOR RELOCATION AFTER A TOTAL PERIOD OF 180 DAYS AND ORDERLY SATISFACTION OF

THE STEPS NOTED ABOVE. F. IN THE EVENT THESE GUIDELINES DIFFER FROM LISTED ACCEPTED ARBORIST STANDARDS, THE ARBORISTS STANDARDS SHALL PREVAIL.

7.. RELOCATED TREE SHALL BE PROPERLY IRRIGATED TO ASSURE THEIR SURVIVAL BOTH PRIOR TO RELOCATION (DURING ROOT PRUNING PROCESS) AND AFTER RELOCATION. ONCE THE TREE HAS BEEN RELOCATED, PROPER IRRIGATION SHALL INCLUDE BOTH BUBBLERS OVER THE ROOT ZONE, AND MIST HEADS IN THE CROWN THAT ADEQUATELY RINSE THE ENTIRE CROWN OF THE TREE (SEE DETAILS).

8.. FENCING:

(d) PROVIDE TEMPORARY FENCING FOR CONSTRUCTION OPERATIONS (e) CONSTRUCTION: COMMERCIAL GRADE CHAIN LINK. PLASTIC FENCING IS NOT ADEQUATE

(f) HEIGHT: 6' FEET

(g) LOCATIONS: TPZ. TO BE OUTSIDE OF THE CRZ (DRIP LINE OF CANOPY) + 10' = TPZ (h) SIGNAGE: SHALL BE POSTED ON FENCING "TREE PROTECTION ZONE- KEEP OUT"

MULCH: MULCH WITHIN TPZ FENCING WITH 2"-3" MULCH TO REDUCE MOISTURE EVAPORATION. DO NOT ALLOW MULCH TO TOUCH TREE TRUNK.

#### **GENERAL NOTES - TREE DISPOSITION CHART**

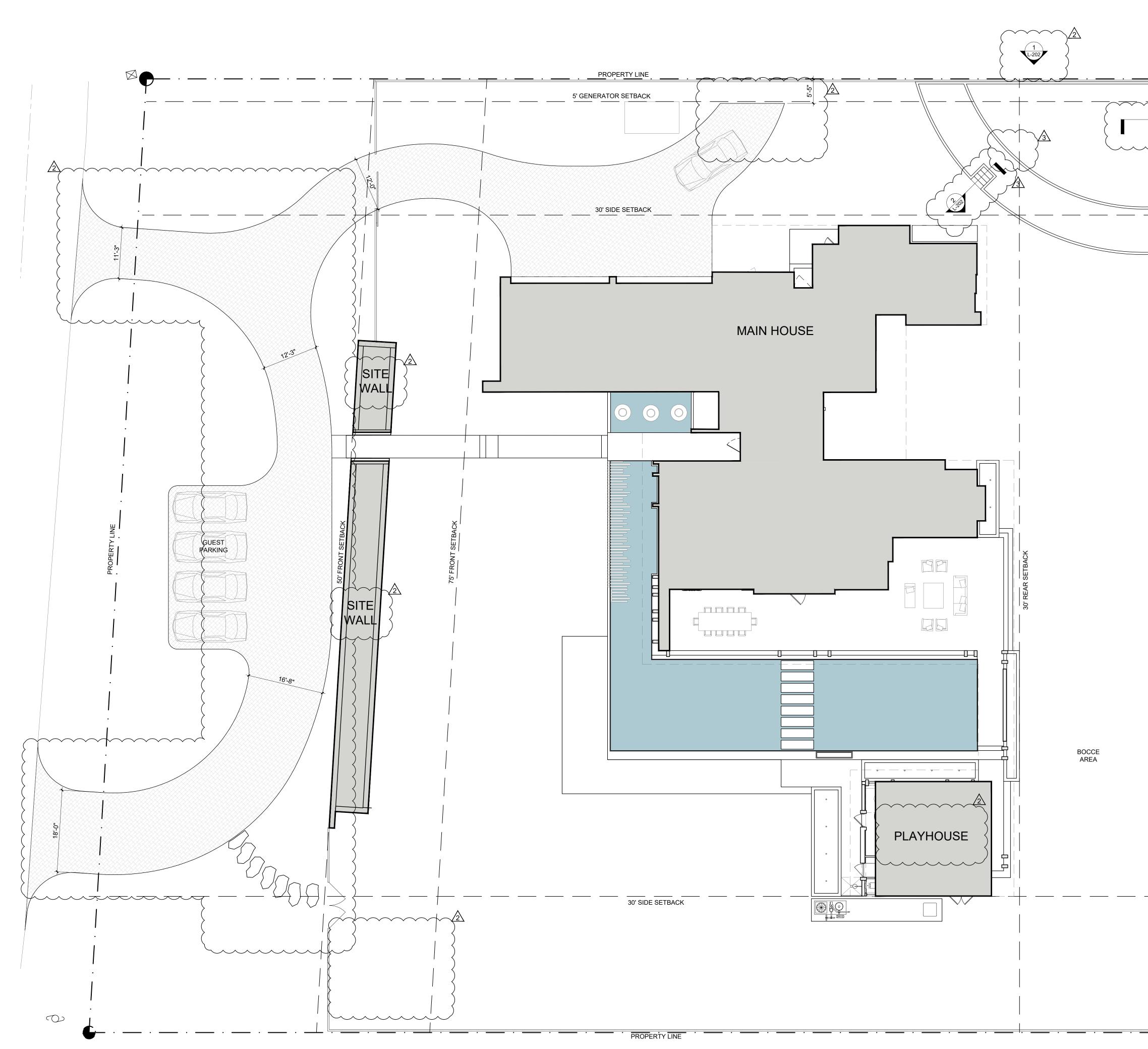
DISPOSITION	REF #	SCIENTIFIC NAME	COMMONE NAME	DBH (in)	HEIGHT (ft)	CANOPY (ft)	CONDITION	TPZ (ft)	MITIGATION (sf)
REMOVE	1	QUERCUS VIRGINIANA	LIVE OAK	28	70	62	GOOD	25	6035
REMAIN	2	QUERCUS VIRGINIANA	LIVE OAK	36	60	55	GOOD	25	
REMAIN	3	QUERCUS VIRGINIANA	LIVE OAK	33	55	75	GOOD	25	
REMAIN	4	QUERCUS VIRGINIANA	LIVE OAK	25	55	80	GOOD	25	
REMAIN	5	QUERCUS VIRGINIANA	LIVE OAK	24	45	55	GOOD	20	
REMAIN	6	QUERCUS VIRGINIANA	LIVE OAK	15	60	35	GOOD	20	
REMAIN	7	QUERCUS VIRGINIANA	LIVE OAK	21	70	55	GOOD	20	
REMOVE	8	QUERCUS VIRGINIANA	LIVE OAK	15	70	40	POOR	15	1256
REMAIN	9	QUERCUS VIRGINIANA	LIVE OAK	34	85	70	GOOD	25	
REMAIN	10	QUERCUS VIRGINIANA	LIVE OAK	33	85	80	GOOD	25	
REMAIN	11	QUERCUS VIRGINIANA	LIVE OAK	16	35	25	MODERATE	18	
REMAIN	12	QUERCUS VIRGINIANA	LIVE OAK	32	70	55	GOOD	25	
REMAIN	13	QUERCUS VIRGINIANA	LIVE OAK	47	70	55	GOOD	25	
REMAIN	14	QUERCUS VIRGINIANA	LIVE OAK	21	70	45	GOOD	20	
REMAIN	15	QUERCUS VIRGINIANA	LIVE OAK	25	70	45	GOOD	25	
REMAIN	16	QUERCUS VIRGINIANA	LIVE OAK	31	70	65	GOOD	25	
REMOVE	17	QUERCUS VIRGINIANA	LIVE OAK	29	55	55	MODERATE	25	4749
REMOVE	18	PHOENIX RECLINATA	SENEGAL DATE PALM	18	10	25	POOR	4	491
REMOVE	19	SIDEROXYLON FOETIDISSIMUM	FALSE MASTIC	21	35	30	MODERATE	18	707
REMOVE	19a	BISCHOFIA JAVANICA	BISHOPWOOD	8	22	15	INVASIVE		NO MITIGATION
REMOVE	20	FICUS AUREA	STRANGLER FIG	45	35	60	MODERATE	20	2826
REMOVE	21	QUERCUS VIRGINIANA	LIVE OAK	22	18	28	POOR	18	615
REMOVE	22	CARYOTA MITIS	FISHTAIL PALM	9	20	10	POOR	4	NO MITIGATION
REMOVE	23	CARYOTA MITIS SCHEFFLERA	FISHTAIL PALM	14	25	25	POOR	4	NO MITIGATION NO
REMOVE	24	ACTINOPHYLLA	UMBRELLA TREE	22	35	30	INVASIVE		MITIGATION
REMOVE	25	BISCHOFIA JAVANICA	BISHOPWOOD	6	24	14	INVASIVE		NO MITIGATION NO
REMOVE	26	BISCHOFIA JAVANICA	BISHOPWOOD	6	26	12	INVASIVE		MITIGATION NO
REMOVE	27	BISCHOFIA JAVANICA	BISHOPWOOD	5	22	12	INVASIVE		MITIGATION NO
REMOVE	28	CARYOTA MITIS	FISHTAIL PALM	29	28	18	POOR	4	MITIGATION NO
REMOVE	29	CARYOTA MITIS SCHEFFLERA	FISHTAIL PALM	6	28	16	POOR	4	MITIGATION NO
REMOVE	30	ACTINOPHYLLA	UMBRELLA TREE	28	35	35	INVASIVE		MITIGATION NO
REMOVE	31	CARYOTA MITIS	FISHTAIL PALM	4	28	18	POOR	4	MITIGATION
REMOVE	32	CARYOTA MITIS	FISHTAIL PALM	28	35	35	POOR	4	NO MITIGATION
REMOVE	33	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	11	30	30	INVASIVE		NO MITIGATION
REMOVE	34	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	11	30	30	INVASIVE		NO MITIGATION
REMOVE	35	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	18	35	45	INVASIVE		NO MITIGATION
REMOVE	36	CARYOTA MITIS	FISHTAIL PALM	8	45	24	POOR	4	NO MITIGATION
REMOVE	37	PHOENIX RECLINATA	SENEGAL DATE PALM	4	5	25	POOR	4	491
REMAIN	38	PTYCHOSPERMAN ELEGANS	SOLITARE PALM	20	24	20	GOOD	4	
REMAIN	39	PTYCHOSPERMAN ELEGANS	SOLITARE PALM	5	32	18	GOOD	4	
REMAIN	40	QUERCUS VIRGINIANA	LIVE OAK	24	60	45	MODERATE	20	
REMAIN	41	QUERCUS VIRGINIANA	LIVE OAK	30	45	80	MODERATE	25	
REMAIN	42	QUERCUS VIRGINIANA	LIVE OAK	23	70	45	MODERATE	25	NO
REMOVE	43	BISCHOFIA JAVANICA	BISHOPWOOD	39	80	70	INVASIVE		MITIGATION
REMOVE	44	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	8	10	20	MODERATE	4	314
REMAIN	45	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	0	2	22	GOOD	4	
REMAIN	46	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	8	4	20	GOOD	4	
REMAIN	47	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	0	1	26	GOOD	4	
	48			8	9	26	GOOD	4	
	49		LIVE OAK	37 55	60 70	60 100	MODERATE	25 30	NOT ON SITE
	E0			22	. 70	1 100		1.50	
N/A REMAIN	50	QUERCUS VIRGINIANA SCHINUS	LIVE OAK		10		_		NO

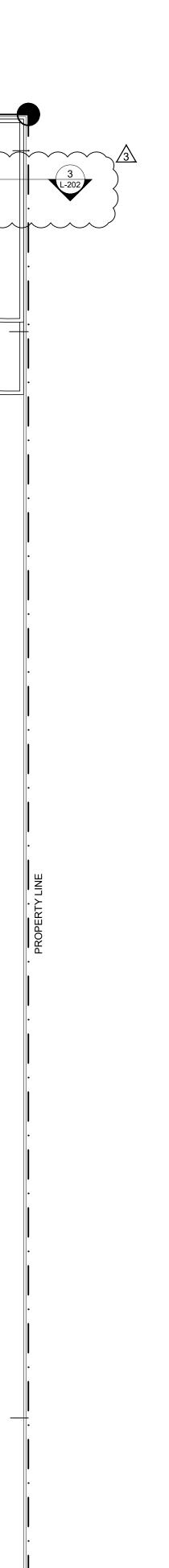
#### PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN PROJECT LOCATION: 10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA PROJECT CLIENT(S) / OWNER(S): **DAVID & ANNA JAGOLINZER** ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI FL 33133 PH: 305-373-4990 STRUCTURAL ENGINEERING: WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 MEP ENGINEERING: LAAN GROUP, INC 2423 SW 147 AVE, SUITE 355 MIAMI, FL 33185 TEL: 786.342.8252 CIVIL ENGINEERING: ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624 GENERAL CONTRACTOR: TBD PROJECT NAME: JAGOLINZER RESIDENCE PROFESSIONAL SEAL(S): 05/24/21 **BOA REVISION 1** ∕2∖ 04/06/21 **BOA SUBMITTAL** 03/12/21 **HOA REVISION 1** /1\ 11/30/20 **HOA SUBMITTAL** DATE DESCRIPTION No. SHEET ISSUE / REVISION LOG CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project. © 2018- STRANG DESIGN, LLC. Project ID: JAGOLINZER RESIDENCE Print Date: APRIL 9, 2021 Sheet Title: TREE CHART AND DETAIL Sheet No: L-102

[STRANG]

2900 SW 28TH TERRACE, SUITE 301

MIAMI, FL 33133





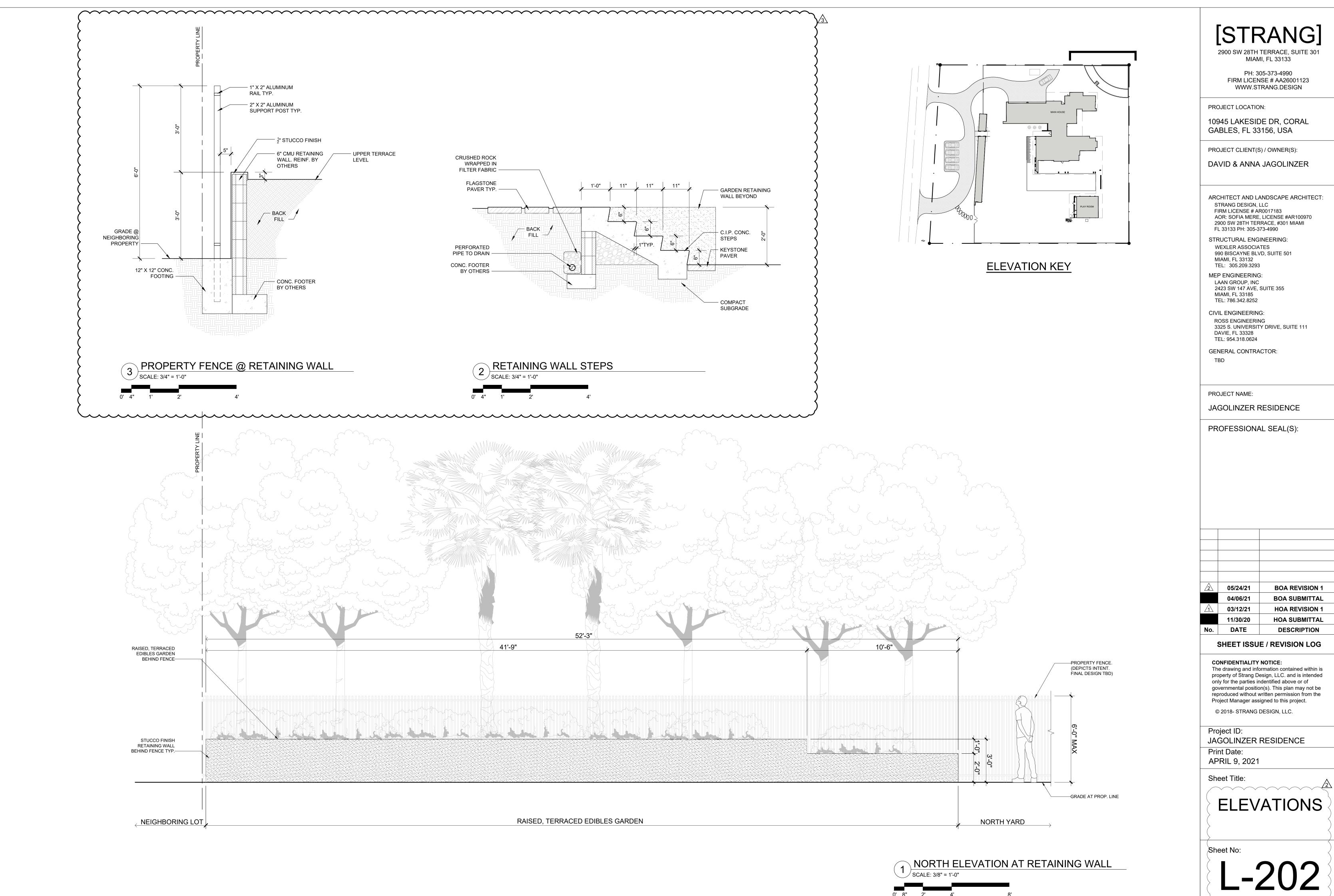
1	DRIVEWAY LAYOUT PLAN	2
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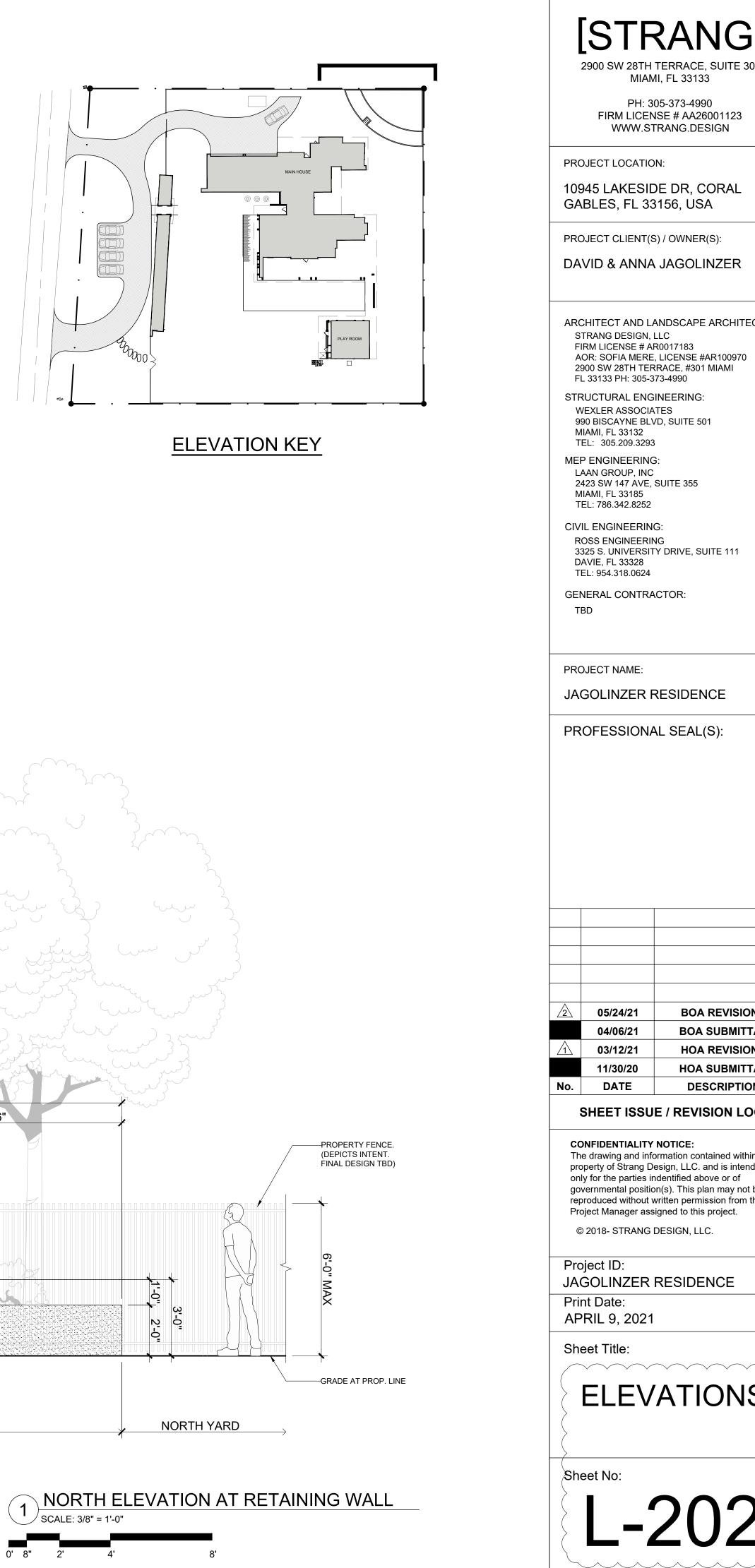
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JAGOLINZER RESIDENCE	S FI A 29 FI STF M 99 M T Ll 24 M T CIV R 33 D T CIV R 31 D T T S E I T I PRO	TRANG DESIGN, I RM LICENSE # AF OR: SOFIA MERE 200 SW 28TH TER 33133 PH: 305-3 RUCTURAL ENG (EXLER ASSOCIA 20 BISCAYNE BLV IAMI, FL 33132 EL: 305.209.3293 PENGINEERING AAN GROUP, INC 423 SW 147 AVE, IAMI, FL 33185 EL: 786.342.8252 IL ENGINEERING OSS ENGINEERING 25 S. UNIVERSIT AVIE, FL 33328 EL: 954.318.0624 NERAL CONTRA 3D	LLC R0017183 , LICENSE #AR100970 RRACE, #301 MIAMI 73-4990 INEERING: 
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PROFESSIONAL SEAL(S):			
PROFESSIONAL SEAL(S):	$\wedge$	07/06/24	
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PROFESSIONAL SEAL(S):         3         07/06/21         BOA REVISION 3         3         06/29/21         BOA REVISION 2	∕3∖		
3       07/06/21       BOA REVISION 3	3	06/29/21	BOA REVISION 2
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3       07/06/21       BOA REVISION 3         3       06/29/21       BOA REVISION 2         2       05/24/21       BOA REVISION 1		06/29/21 05/24/21 04/06/21 03/12/21	BOA REVISION 2 BOA REVISION 1 BOA SUBMITTAL HOA REVISION 1
▲       ▲         ▲       ▲         ▲       ▲         ▲       ●         ▲       ●         ▲       ●         ▲       ●         ▲       ●         ●       ●         ▲       ●         ▲       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●         ●       ●	<u> </u>	06/29/21 05/24/21 04/06/21 03/12/21 11/30/20 DATE	BOA REVISION 2 BOA REVISION 1 BOA SUBMITTAL HOA REVISION 1 HOA SUBMITTAL DESCRIPTION
3       07/06/21       BOA REVISION 3         3       06/29/21       BOA REVISION 2         2       05/24/21       BOA REVISION 1         04/06/21       BOA SUBMITTAL         1       11/30/20       HOA SUBMITTAL	No. No.	06/29/21 05/24/21 04/06/21 03/12/21 11/30/20 DATE SHEET ISSU ONFIDENTIALITY e drawing and info operty of Strang Do by for the parties in vernmental position produced without we opect Manager ass	BOA REVISION 2 BOA REVISION 1 BOA SUBMITTAL HOA REVISION 1 HOA SUBMITTAL DESCRIPTION E / REVISION LOG NOTICE: Drmation contained within is esign, LLC. and is intended indentified above or of on(s). This plan may not be written permission from the signed to this project.
3       07/06/21       BOA REVISION 3         3       06/29/21       BOA REVISION 2         2       05/24/21       BOA REVISION 1         04/06/21       BOA REVISION 1         04/06/21       BOA SUBMITTAL         1       03/12/21         HOA REVISION 1         11/30/20       HOA SUBMITTAL         No.       DATE         DESCRIPTION         SHEET ISSUE / REVISION LOG         CONFIDENTIALITY NOTICE:         The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.	No. No. CC Th pro on go rep Pro JAO Prin	06/29/21 05/24/21 04/06/21 03/12/21 11/30/20 DATE SHEET ISSU ONFIDENTIALITY e drawing and info operty of Strang Do ly for the parties in vernmental position or duced without w oject Manager ass 0 2018- STRANG I oject ID: GOLINZER nt Date:	BOA REVISION 2 BOA REVISION 1 BOA SUBMITTAL HOA REVISION 1 HOA SUBMITTAL DESCRIPTION E / REVISION LOG NOTICE: ormation contained within is esign, LLC. and is intended identified above or of on(s). This plan may not be written permission from the signed to this project. DESIGN, LLC.
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▲       07/06/21       BOA REVISION 3         ▲       06/29/21       BOA REVISION 2         ▲       05/24/21       BOA REVISION 1         ●       04/06/21       BOA SUBMITTAL         ▲       03/12/21       HOA REVISION 1         ●       11/30/20       HOA SUBMITTAL         No.       DATE       DESCRIPTION         SHEET ISSUE / REVISION LOG       CONFIDENTIALITY NOTICE:         The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.         © 2018- STRANG DESIGN, LLC.       Project ID:         JAGOLINZER RESIDENCE       Print Date:         APRIL 9, 2021       Sheet Jitlle:         ØRIVEWAAY       LAYOUT PLAN         Sheet No:       Sheet No:	No. No. CC Th prc on go rep Prc G Drii AP	06/29/21 05/24/21 04/06/21 03/12/21 11/30/20 DATE SHEET ISSU ONFIDENTIALITY e drawing and info operty of Strang Do y for the parties in vernmental position or duced without w oject Manager ass 0 2018- STRANG I oject ID: GOLINZER nt Date: RIL 9, 2021 eet Title: DRIV AYOU	BOA REVISION 2 BOA REVISION 1 BOA SUBMITTAL HOA REVISION 1 HOA SUBMITTAL DESCRIPTION E / REVISION LOG NOTICE: Domation contained within is esign, LLC. and is intended identified above or of on(s). This plan may not be written permission from the signed to this project. DESIGN, LLC. RESIDENCE
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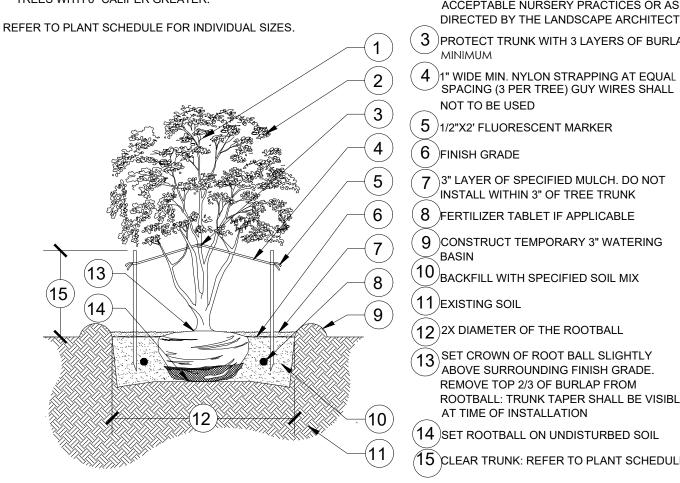
2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

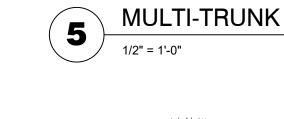
PH: 305-373-4990

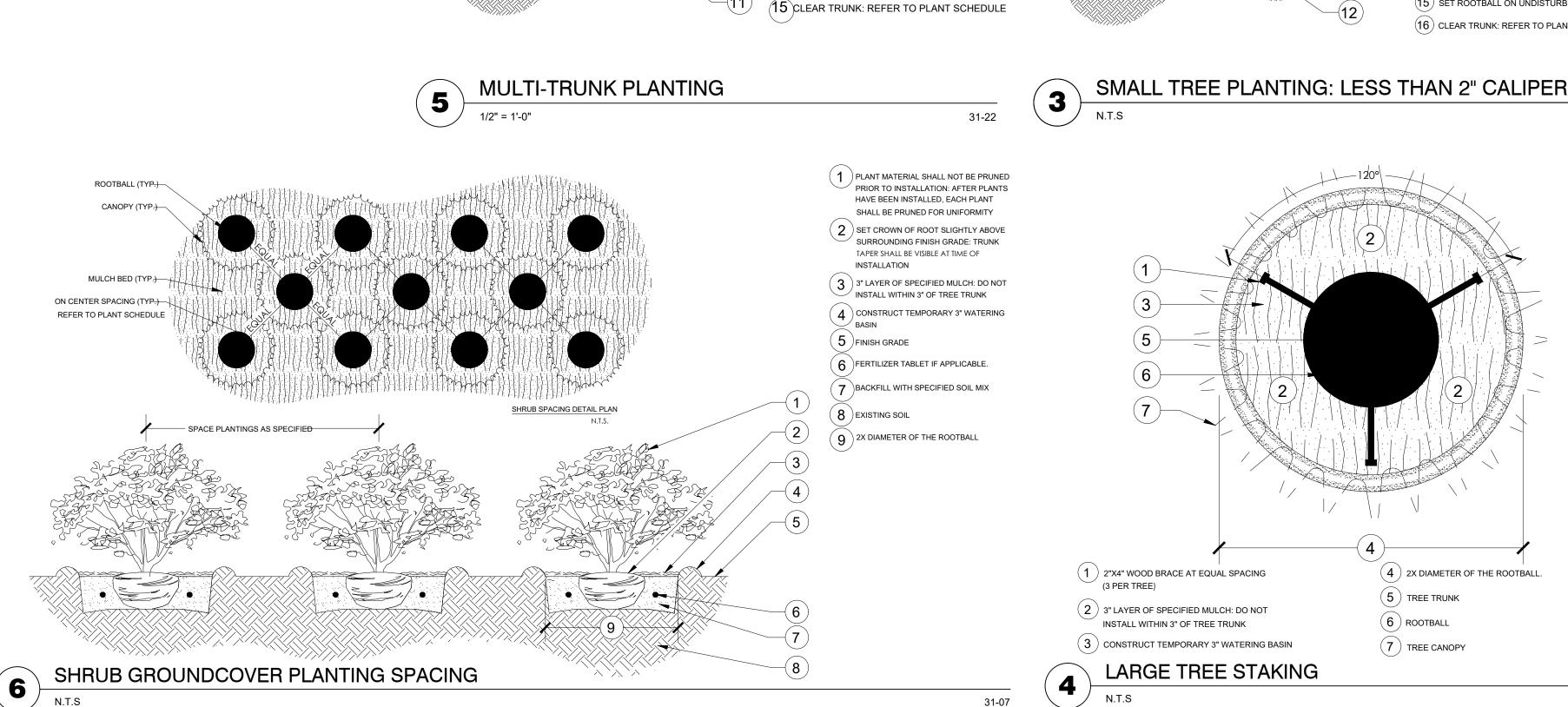




CALIPER MEASUREMENTS NOTES: 1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS. 2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.







1 DO NOT PRUNE CENTRAL LEADER 2 PRUNE DAMAGED OR DEAD WOOD ✓ IMMEDIATELY PRIOR TO PLANTING USING 3 PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM

/INSTALL WITHIN 3" OF TREE TRUNK

ABOVE SURROUNDING FINISH GRADE.

ROOTBALL: TRUNK TAPER SHALL BE VISIBLE

REMOVE TOP 2/3 OF BURLAP FROM

AT TIME OF INSTALLATION

NOT TO BE USED

- ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- CALIPER MEASUREMENTS NOTES: CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS. 2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER. REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.
  - (14 (16)
- ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT MINIMUM
- (3) protect trunk with 3 layers of Burlap (4) 1" WIDE MIN. NYLON STRAPPING AT EQUAL

IMMEDIATELY PRIOR TO PLANTING USING

- SPACING (3 PER TREE) GUY WIRES SHALL
- NOT TO BE USED

(1) DO NOT PRUNE CENTRAL LEADER

(2) PRUNE DAMAGED OR DEAD WOOD

- (5) 1/2"X2' FLUORESCENT MARKER
- (6) FINISH GRADE
- (7) 3" LAYER OF SPECIFIED MULCH: DO NOT
- INSTALL WITHIN 3" OF TREE TRUNK
- (8) 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
- (9) CONSTRUCT TEMPORARY 3" WATERING BASIN
- 10) backfill with specified soil mix
- (11) FERTILIZER TABLET IF APPLICABLE
- (12) EXISTING SOIL
- (13) 2X DIAMETER OF THE ROOTBALL
- (14) SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM
- ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- (15) SET ROOTBALL ON UNDISTURBED SOIL
- (16) CLEAR TRUNK: REFER TO PLANT SCHEDULE

31-03

N.T.S

31-05

2

(4) 2X DIAMETER OF THE ROOTBALL.

 $(\mathbf{6})$  rootball

(7) TREE CANOPY

FL 33133 PH: 305-373-4990

WITH 6" CALIPER OR LESS. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER. REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES. 2) 6 (14) (15) (15) (9) (16 )[×] 

CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES

ALIPER MEASUREMENTS NOTES:

DIRECTED BY THE LANDSCAPE ARCHITECT 3 PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM 4 )1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED ( 5 )FLUORESCENT MARKING FLAG 6 )FINISH GRADE 3" LAYER OF SPECIFIED MULCH: DO NOT /INSTALL WITHIN 3" OF TREE TRUNK 8 )FERTILIZER TABLET IF APPLICABLE **Q** CONSTRUCT TEMPORARY 3" WATERING BASIN  $(10)_{2}$ "x4"x8" stake: set 2" below finish grade (11) SPECIFIED SOIL MIX (12) EXISTING SOIL (13)2X DIAMETER OF THE ROOTBALL 14 SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION (15) SET ROOTBALL ON UNDISTURBED SOIL 16 )REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL

(1) do not prune central leader

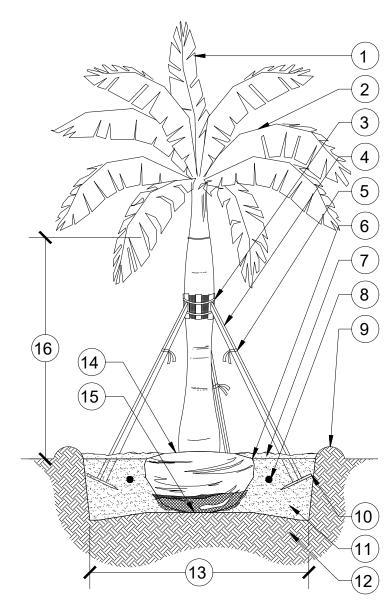
2 PRUNE DAMAGED OR DEAD WOOD

IMMEDIATELY PRIOR TO PLANTING USING

ACCEPTABLE NURSERY PRACTICES OR AS

- 17) CLEAR TRUNK: REFER TO PLANT SCHEDULE (12)

LARGE TREE PLANTING: 2" CALIPER AND GREATER



LARGE PALM PLANTING 1/2" = 1'-0"

- TERMINAL BUD/FROND. 2 UNTIE FRONDS PRIOR TO INSPECTION.
- METAL STRAPS SECURING 2"x4"
- WOOD BATTENS. MIN. 5 LAYERS

31-02

- BURLAP. TOE NAIL BRACES TO 2"X4"
- WOOD BATTENS. DO NOT NAIL STAKES DIRECTLY TO TRUNK.
- 2"x4" WOOD BRACE AT EQUAL
- SPACING (3 PER TREE).
- 5 )1/2"x2' FLUORESCENT MARKER.
- 6 )FINISH GRADE.
- 7 3" LAYER OF SPECIFIED MULCH. DO
- NOT INSTALL WITHIN 3" OF TREE TRUNK.
- 8 FERTILIZER TABLET IF APPLICABLE.
- **9** )CONSTRUCT TEMPORARY 3"
- WATERING BASIN.
- (10)2"X4"X8" STAKE. SET 2" BELOW FINISH GRADE.
- (11) BACKFILL WITH SPECIFIED SOIL MIX.
- (12) EXISTING SOIL.
- 2x DIAMETER OF THE ROOTBALL 14 SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER
- SHALL BE VISIBLE AT TIME OF INSTALLATION.
- (15) SET ROOTBALL ON UNDISTURBED
- SOIL. (16) CLEAR TRUNK/GRAY WOOD. REFER
- TO PLANT SCHEDULE

31-01

PROFESSIONAL SEAL(S): 05/24/21 **BOA REVISION 1** ∕2∖ 04/06/21 **BOA SUBMITTAL** 03/12/21 **HOA REVISION 1** /1` 11/30/20 **HOA SUBMITTAL** DATE DESCRIPTION No. SHEET ISSUE / REVISION LOG

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JAGOLINZER RESIDENCE

Project ID:

Print Date:

Sheet Title:

Sheet No:

APRIL 9, 2021

WEXLER ASSOCIATES 990 BISCAYNE BLVD, SUITE 501 MIAMI, FL 33132 TEL: 305.209.3293 LAAN GROUP, INC

MIAMI, FL 33185 TEL: 786.342.8252

2423 SW 147 AVE, SUITE 355

ROSS ENGINEERING 3325 S. UNIVERSITY DRIVE, SUITE 111 DAVIE, FL 33328 TEL: 954.318.0624

GENERAL CONTRACTOR:

PROJECT NAME:

JAGOLINZER RESIDENCE



2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133

PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

10945 LAKESIDE DR, CORAL GABLES, FL 33156, USA

PROJECT CLIENT(S) / OWNER(S):

DAVID & ANNA JAGOLINZER

ARCHITECT AND LANDSCAPE ARCHITECT: STRANG DESIGN, LLC FIRM LICENSE # AR0017183 AOR: SOFIA MERE, LICENSE #AR100970 2900 SW 28TH TERRACE, #301 MIAMI

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

# CIVIL ENGINEERING:

TBD