

A.R. POZA ARCHITECT, INC.

ALBERT R. POZA

1900 Ferdinand Street Coral Gables, FL 33134 305.266.4328 / cell 786.200.4328

HLAVATY & PARRA RESIDENCE – ADD]
751 N. GREENWAY, CORAL GABLES, FLORIDA

Date 4.3.23

top story and the roof space.

E136requirements.

1. Two-inch (51 mm) nominal lumber.

(18.3 mm) wood structural panels.

5. One-half-inch (12.7 mm) gypsum board.

6. One-quarter-inch (6.4 mm) cement-based millboard.

manner as to be securely retained in place.

unit separation.

R302.11.1Fireblocking materials.

particleboard.

specific application.

Agriculture and Consumer Services."

R318.1Termite protection

of studs or staggered studs, as follows:

1.1. Vertically at the ceiling and floor levels.

soffits, drop ceilings and cove ceilings.

1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).

5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

spaces under stairs shall comply with Section R302.7.

2. At interconnections between concealed vertical and horizontal spaces such as occur at

3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed

4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with

6. Fireblocking of comices of a two-family dwelling is required at the line of dwelling

3. One thickness of ²³/₃₂-inch (18.3 mm) wood structural panels with joints backed by ²³/₃₂-inch

4. One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm)

7. Batts or blankets of mineral wool or glass fiber or other approvedmaterials installed in such a

8. Cellulose insulation installed as tested in accordance with ASTM E119 or UL 263, for the

Termite protection shall be provided by registered termiticides, including soil applied pesticides, balting

systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 202, "Registered termitlcide." 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 treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of

4442×102

TO HIDE EXLIP. MIN

Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.

an approved material to resist the free passage of flame and products of combustion. The

material filling this annular space shall not be required to meet the ASTM

R302.9 Flame Spread Index and Smoke-In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal Developed Index for Wall and Ceiling concealed draft openings and to form an effective fire barrier between stories, and between a Finishes Fireblocking shall be provided in wood-framed construction in the following locations: 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows

R302.9.1 Flame Spread Index

R302.9.1 through R302.9.4.

Flame spread and smoke-developed indexes for wall and ceiling arishes shall be in accordance with Section include facings, where used, such as vapor retarders, vapor-permeable membranes and similar coverings.

Wall and ceiling finishes shall have a flame spread index of not greater from 200 Exception: Flame spread index requirements for finishes shall not apply to this defined as picture molds chair rails, baseboards and handrails; to doors and windows or their transact or to materials that are less

than $^{1}/_{28}$ inch (0.91 mm) in thickness cemented to the surface of walks or ceitings \vec{x} these materials exhibit flame spread index values not greater than those of paper of this thickness comented to a noncombustible R302.9.2 Smoke-Developed Index

Wall and ceiling finishes shall have a smoke-developed index of not greater ten 450. **R302.9.3 Testing**

Tests shall be made in accordance with ASTM E84 or UL 723.

As an alternative to having a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450 where tested in accordance with ASTM E84 or UL 723, well and ceiling finishes shall be permitted to be tested in accordance with NFPA 286. Materials tested in accordance with NFPA 286 shall

meet the following criteria: The interior finish shall comply with the following: 1. During the 40 kW exposure, flames shall not spread to the cearge.

2. The flame shall not spread to the outer extremity of the sample on any was or ceiling. 3. Flashover, as defined in NFPA 286, shall not occur. 4. The peak heat release rate throughout the test shall not exceed 800 kW.

5. The total smoke released throughout the test shall not exceed 1,000 m2

R302.10.5 Testing Tests for critical radiant flux shall be made in accordance with ASTM E970.

R302.10.1 Insulation

with CAN/ULC S102.2.

where tested in accordance with CAN/ULC S102.2.

3. Foam plastic insulation shall comply with Section R316.

R302.10.2 Loose-Fill Insulation

substantial contact with the unexposed surface of the ceiling, floor or wall finish.

required to meet a smoke-developed index of not more than 450 where tested in accordance

Loose-fill insulation materials that cannot be mounted in the ASTM E84 or UL 723 apparatus without a screen

or artificial supports shall comply with the flame spread and smoke-developed limits of Section R302.10.1

Exception: Cellulosic fiber loose-fill insulation shall not be required to be tested in accordance with

R302.10.3 Cellulosic Fiber Loose-Fill

R302.10.4 Exposed Attic Insulation

CAN/ULC S102.2, provided such insulation complies with the requirements of Sections R302.10.1 and

Cellulosic fiber loose-fill insulation shall comply with CPSC 15 CFR, Parts 1209 and 1404. Each package of

such insulating material shall be clearly labeled in accordance with CPSC 16 CFR, Parts 1209 and 1404.

Exposed insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt

LANDSCAPING

Insulating materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl 1. Tree root protection fencing to be placed a minimum distance of 6' distance from tree trunks, and 2' distance spaces and attics shall comply with the requirements of this section. They shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450 where tested in accordance with ASTM E84 or UL 723. Insulating materials, where tested in accordance with the requirements of this section, shall Fencing to be placed around all existing trees in the City swale and inside property area of work prior to construction and left in place through final inspection, as per details found on city website, public works, landscape services section and city tree ordinance, section 82, vegetation. 1. Where such materials are installed in concealed spaces, the flame scread index and smokedeveloped index limitations do not apply to the facings, provided that the facing is installed in

2. The existing landscaping is to be repaired at the end of construction to meet the minimum zoning code requirements of article 5, division 11. Shade trees / shrubs may need to be added to meet the minimum code 2. Cellulose fiber loose-fill insulation, that is not spray applied, complying with the requirements of Section R302.10.3, shall not be required to meet a flame spread index requirement but shall be

> 42200 - CONC. EXCE 8 x8 W/ #5 CONT. RIANGLE OF VEBILITY

A SHE OF BRICK BLOCK

101.01

ALBERT R. POZA NCARB • FL AR 0009525

EXISTY "CHICKGO" BRICK SPRUBCH,

SUMBO

MATCH EXIST A.

LIMBO-

口 TTI GREENW

REVISIONS

63.23

2 2.18.24

A.R. POZA

ARCHITECT, INC.

Construction Management

1900 Ferdinand Street Coral Gables, FL 33134 305.266.4328 / cell 786.200.4328

Interior Design

TRIGHTE OF VISIBILITY - HOTHING WILL BE EXECUTED TO STEAM A THE SET SELISHED STATE OF THE SELI

- EXISTY. C.B.S. WAL ____ - EXISTY OF CHEIN LINK FENCE EXETY 4" H. PICKET FENCE REJECT 4" Ø-A-2 1/4"/FT. EXISTY DZIVBULKT ROOF OVER ZHOSERY - EX1414. LONG. - HEAD CHOTH AXING. TO METCHESTS. ("CHICKED" BRICK) BUSICATO APPITION -BOXDER S P EDF DS T DETSCHED 482698 HEV HEVÆ EX15T4. PADE. XX DER ARND FUR. HEW HIGHER TEPLOE-BOX. ONER EXISTY 2 STORT-4RD66-HEU BRIVENET (MATCH EXISTA) THE POOF OFF A-2 PATE POLM EXILITY 2 STORT 17/8" A.M - ENSTY CORAL PUCK EXISTA ENTE HEY POOK (14'X ZB') CHOKPLATE PERMY REX'Z) DRAL POCK WHXWAY. FLADE. THE KY 10-011 12-011 22:01 EX15T4. 10-2" RELOCKYED EXIST Z. HERRALE TERRALE LEXISTA. POOF DATE PELM HEW IPPER OMET ARNOFIRE 15/8" SL. SM. BAST. FLAN. -EXISTA. ROOK BYEK-1/4/FT.

4" H. GETE PELLET 4" OF MTL. PAHTO X/ EUTO CLOCKY

174,36

RAF AFT SPND.

14 75/10/1.1

SEE SURVEY FOR EXISTA. TREES/LANDSLAPIA.

FLOOR APPITION

HERE NEW LANDS CAPA. & LANCES. SAT. LP-1

SEE LANGLAPY. HOTEL BROVE A-2

EXIST 4 H. C. E.S.

SEE SHEVEY FOR XDDITIONEL INFO.

..... DOTTED LIHE & DEMOLITION (SEE LEGEND SHT. D. 4

EXISTY. CONTESTAD

MAINTAIN ALL WATER PLIN-DEF OF SITE VIX SLOPES

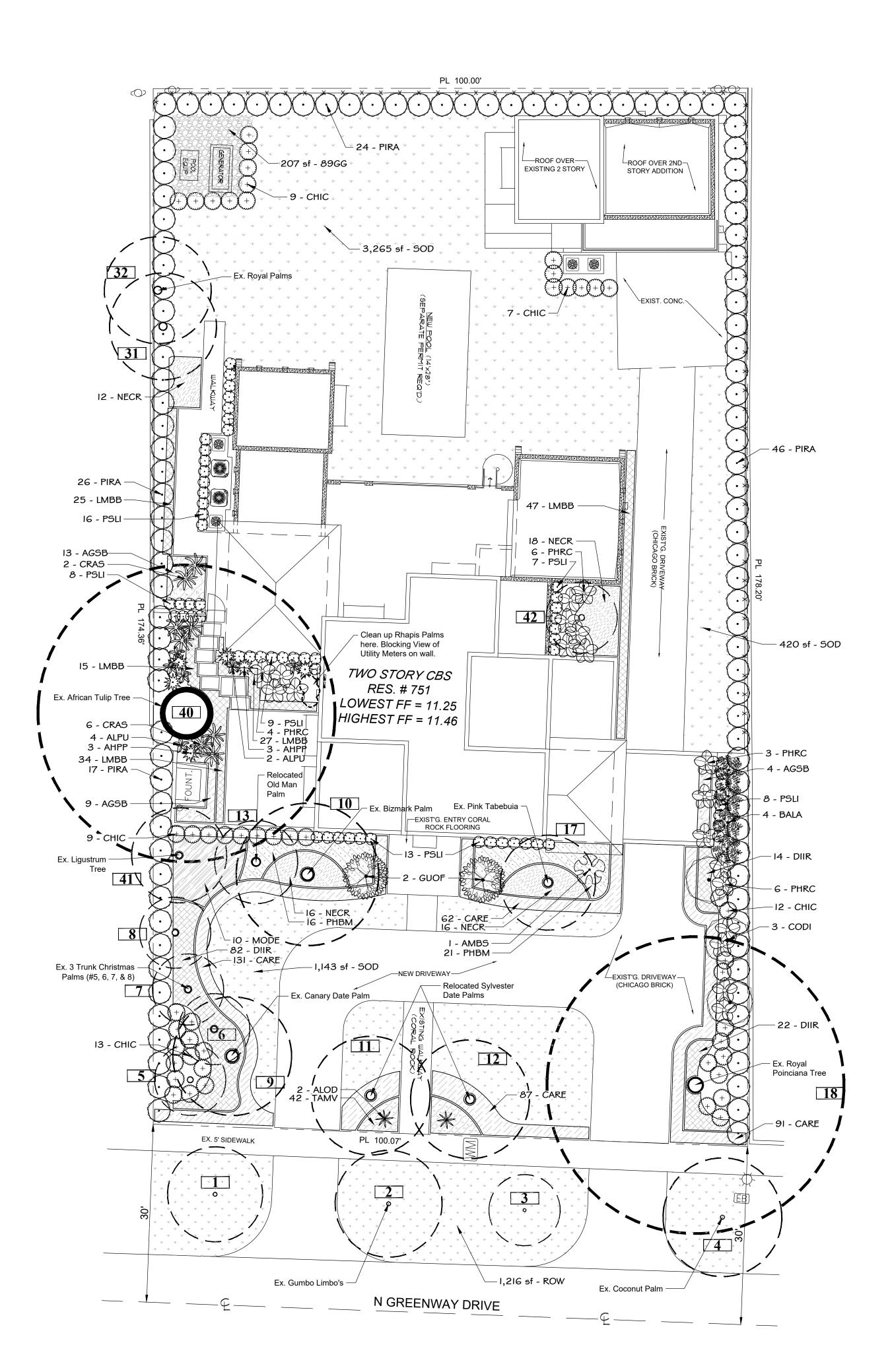
SITE PLAN/ROOF PLAN 1/8'

SEE SUDVEY FOR SDDITIONES INFO.

101011

Date 4. 3. 23 Drawn

24 X 36 PRINTED ON NO. 1000H CLEARPRINT



		LANDSC	APE LEGEND				
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING	NATIVE
		SIT	E TREES				
CODI	3	Coccoloba diversifolia Pigeon Plum 2" 12'		12'	10' OC	YES	
GUOF	2	Guaiacum officinale	Lignum Vitae	2"	10' OA	N/A	YES
		S	HRUBS				•
AGSB	27	Aglaonema x 'Silver Bay'	Silver Bay Aglaonema	3 gal	18"-24"	24" OC	NO
AHPP	6	Alpinia henryi 'Pink Perfection'	Pink Perfection Ginger	7 gal	42"-48"	36" OC	NO
ALOD	2	Alcantarea odorata	Giant Silver Bromeliad	7 gal	18"-24"	N/A	NO
ALPU	6	Alpinia purpurata	Red Ginger	7 gal	42"-48"	30" OC	NO
AMBS	1	Alocasia macrorrhizos 'Black Stem'	Black Stem Elephant's Ear	7 gal	42"-48"	N/A	NO
BALA	4	Bambusa Lako	Black Bamboo	45 gal	15' OA	60" OC	NO
CARE	371	Carmona retusa	Cottoneaster	3 gal	12"	15" OC	NO
CHIC	50	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	7 gal	42"-48"	36" OC	YES
CRAS	8	Crinum asiaticum	Crinum Lily	7 gal	24"-30"	N/A	NO
DIIR	118	Dietes iridioides	African Iris	3 gal	18"	18" OC	NO
LMBB	148	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	8"	12" OC	NO
MODE	10	Monstera deliciosa	Split-Leaf Philodendron	3 gal	18"-24"	42" OC	NO
NECR	62	Neomarica caerulea 'Regina'	Giant Walking Iris	3 gal	18"	24" OC	NO
PHBM	37	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal	18"	30" OC	NO
PHRC	19	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	3 gal	18"-24"	N/A	NO
PIRA	113	Pimenta racemosa	Bay Rum	15 gal	8' ftb	36" OC	NO
PSLI	61	Psychotria ligustrifolia	Bahama Coffee	3 gal	36"	24" OC	YES
TAMV	42	Trachelospermum asiaticum 'Minima Variegata'	Minima Variegated Jasmine	1 gal	4"	15" OC	NO
		MISCE	LLANEOUS				
89GG	207 sf	#89 Gray Granite	Loose Gravel	N/A	N/A	N/A	N/A
ROW	1,215 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	N/A	N/A	NO
SOD	4,827 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	N/A	N/A	NO

REQUIRED

PROVIDED

8 trees

111 shrubs

LANDSCAPE CALCULATIONS

Zoning District: SFR

OPEN SPACE

Net Lot Area: _______ acres ________ square feet

D. Total number of trees required/provided =

A. 15 shrubs per 5,000 s.f. of lot = the number of shrubs required

B. The number of shrubs required x 30% = the number of native shrubs required

A. Square feet of total site open space required by Coral Gables Code, as indicated on site plan	1:			
Net lot area = $17,600$ square feet x 40 % = $7,040$ square feet	<u>7,040</u> s.f.	8,653 s.f.		
A. Square feet of front yard open space required by Coral Gables Code, as indicated on site pla	an:			
Required Open Space = $\underline{}$ square feet x $\underline{}$ % = $\underline{}$ square feet	<u>1,408</u> s.f.	<u>3,683</u> s.f.		
LAWN AREA CALCULATION A. Maximum lawn area (St. Augustine sod) permitted = 60 % x 17,600 square feet	<u>10,560</u> s.f.	<u>4,827</u> s.f.		
TREES				
A. Required Trees: 1 lrg. tree per 5,000 s.f. of lot + 2 palms/med. trees per 5,000 s.f. of lot	<u>12</u> trees (4 lrg. +	8 med.)		
less the existing number of trees that meet minimum requirements	14 existing trees	14 existing trees		
(4 lrg. trees (3 trees + 3 Palms @	3:1) + 2 med. trees	+ 8 Palms = 14 Trees		
Total lot trees required/provided <u>12</u> - existing trees <u>13</u> :	<u>0</u> trees	5 trees		
B. Percentage of native trees required (trees per lot <u>12</u>) x 30% =	4 trees	5 trees		
C. Street trees (max. spacing of 35' o.c.): $\underline{100}$ linear feet along street \div 35 =	3 trees	3 trees		
	(Existing	3 Trees + 1 Palm)		

EXISTING TREE LEGEND							
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH	HEIGHT	SPREAD	STATUS	
IIXLL #		SCIENTII IC IVAIVIE	(INCHES)	(FEET)	(FEET)	31A103	
1	Gumbo Limbo	Bursera simaruba	8	16	16	Remain	
2	Gumbo Limbo	Bursera simaruba	8	16	18	Remain	
3	Gumbo Limbo	Bursera simaruba	6	12	12	Remain	
4	Coconut Palm	Cocos nucifera	8	50	20	Remain	
5	Christmas Palm (4 Trunk)	Adonidia merrillii	12	22	12	Remain	
6	Christmas Palm (4 Trunk)	Adonidia merrillii	12	22	12	Remain	
7	Christmas Palm (4 Trunk)	Adonidia merrillii	12	22	12	Remain	
8	Christmas Palm (4 Trunk)	Adonidia merrillii	12	22	12	Remain	
9	Canary Date Palm	Phoenix canariensis	24	50	20	Remain	
10	Bismarck Palm	Bismarckia nobilis	24	50	24	Remain	
11	Sylvester Date Palm	Phoenix sylvestris	18	45	20	To Be Relocated	
12	Sylvester Date Palm	Phoenix sylvestris	18	45	20	To Be Relocated	
13	Old Man Palm	Coccothrinax crinita	16	20	14	To Be Relocated	
17	Pink Tabebuia	Tabebuia heterophylla	17	35	16	Remain	
18	Royal Poinciana	Delonix regia	30	35	50	Remain	
31	Royal Palm	Roystonea regia	16	45	18	Remain	
32	Royal Palm	Roystonea regia	16	40	18	Remain	
40	African Tulip	Spathodea campanulata	96	60	50	Remain	
41	Wax-Leaf Privet	Ligustrum japonicum	12	16	16	Remain	
42	Straw berry Guava	Psidium cattleianum	12	14	12	Remain	

LANDSCAPE NOTES

- 1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
- 2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its' trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
- 3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
- 4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.

 5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planing soil (see
- 6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil
- 7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date
- 8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
- 9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
- 10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall
- bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!

 11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
- 12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
- 13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
- 14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to
- 15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).

 16. All existing plant material to remain shall be protected (see planting details).
- 17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
- 18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
- 19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

TREE PROTECTION DURING CONSTRUCTION NOTES

Trees shall be protected during construction activity as determined by the building department through the use of protective barriers in accordance with the Landscape Manual. Trees that are to remain shall be clearly identified with tags. A protected area with a radius of ten feet shall be maintained around trees to remain in accordance with the Landscape Manual, unless a certified arborist otherwise determines in writing that a smaller or larger protected area is acceptable for each tree, or unless existing conditions such as (but not limited to) sidewalks, roads, curbs, fences, railing, etc. that limit the distance a protection barrier can be installed away from the trunk of the tree. If the location of the barrier is less than the desired distance due to existing conditions, then all efforts to strengthen the barrier and highlight its location are to be made so that no harm to the existing tree occurs during construction.

During demolition and/or development or construction, including installation of irrigation systems or any other underground installations, protective barriers shall be placed around each tree and shall remain in order to prevent the destruction or damaging of roots, stems or crowns of such trees. The barriers shall remain in place and intact until approved landscape operations begin; however, barriers may be removed temporarily to accommodate construction needs, provided that the manner and purpose for such temporary removal will not harm the trees. The trees shall be properly irrigated throughout the building process. Trees damaged during construction shall be subject to the provisions of local codes.

TREE MAINTENANCE NOTES

- 1. Begin maintenance immediately after planting. Maintain all plant material until final acceptance and
- for a maintenance and warranty period of twelve (12) months after final acceptance.

 2. Maintenance shall include but is not limited to pruning, cultivating, mowing, weeding, fertilizing,
- watering, and application of appropriate pesticides necessary to maintain plants in healthy condition.
 - 1) Reset settled plants to proper grade and position.
 - 2) Restore soil berm and mulch layer.3) Tighten and repair elastic guys or other supports.
 - 3) Tighten and repair elastic guys or other supports4) Correct defective work.
 - 5) Remove and replace rejected material within one (1) working day from notification.

 6) Maintain mulch surface weed free
- 6) Maintain mulch surface weed-free.

 The contractor is entirely responsible for the irrigation through final acceptance and two
- 3. The contractor is entirely responsible for the irrigation through final acceptance and twelve- (12) month warranty period. Plant material shall receive water in accordance with the water schedule established per Irrigation Notes.



BRUCE HOWARD &
ASSOCIATES, INC.

Landscape Architects,
Site Planners &
Golf Course Designers

Y RESIDEN(

Greenway Drive

Gables, FL 33134

X

LAVAIY KES 751 N Greenway I Coral Gables, FL

PROPOSED SITE LANDSCAPE PLAD

NORTH

SCALE: 1/8" = 1' - 0"

DATE: 02-20-2024

PROJECT NUMBER

Brannan Jayce Howard License #: LA6667467 SHEET NUMBER:

Design by:

OneSeed

8045 SW 63 Court

Miami, FL 33143

Phone Number: 305-984-0457 E-mail: aj@plantoneseed.com LP-1

4872 S.W. 72nd Avenue Miami, Florida 33155 (305)668-3196 Fax(305)668-2871

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY



TREE TABLE						
NUMBER	COMMON NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD(FT)	REMARKS	
1	GUMBO LIMBO	0.7	16	16		
2	GUMBO LIMBO	0.7	16	18		
3	GUMBO LIMBO	0.5	12	12		
4	COCONUT PALM	0.7	50	20		
5	ALEXANDRA PALM	-	-	-	CLUSTER	
6	ALEXANDRA PALM	-	-	-	CLUSTER	
7	ALEXANDRA PALM	-	-	-	CLUSTER	
8	ALEXANDRA PALM	-	-	-	CLUSTER	
9	CANARY DATE PALM	2	50	20		
10	BIZMARCK PALM	2	50	24		
11	CANARY DATE PALM	1.5	45	20		
12	CANARY DATE PALM	1.5	45	20		
13	OLD MAN PALM	1.3	20	14		
14	ROBELLINI PALM	-	-	-	CLUSTER	
15	ROBELLINI PALM	-	-	-	CLUSTER	
16	ROBELLINI PALM	-	-	-	CLUSTER	
17	PINK TABEBUIA	1.5	35	25		
18	ROYAL POINCIANA	2.5	45	60		
19	BOTTLE PALM	1.3	10	8		
20	THATCH PALM	1	22	16		
21	BOTTLE PALM	1.1	14	12		
22	ARECA PALM	-	-	-	CLUSTER	
23	ALEXANDRA PALM	-	-	-	CLUSTER	
24	ARECA PALM	-	-	-	CLUSTER	
25	ALEXANDRA PALM	0.4	40	12		
26	QUEEN PALM	1	30	18		
27	ARECA PALM	-	-	-	HEDGE	
28	ARECA PALM	-	-	-	HEDGE	
29	TRAVELERS PALM	-	-	-	CLUSTER	
30	MANGO	3.3	35	30		
31	ROYAL PALM	1.3	45	18		
32	ROYAL PALM	1.3	40	18		
33	QUEEN PALM	0.8	35	16		
34	QUEEN PALM	0.8	30	16		
35	QUEEN PALM	0.8	30	16		
36	FOX TAIL PALM	0.8	30	16		
37	WAX LEAVE PRIVET	2	16	20	MULTI TRUN	
38	QUEEN PALM	0.7	35	20		
39	QUEEN PALM	0.7	35	20		
40	AFRICAN TULIP	8	60	50	CLUSTER	

ONLY TREES WITH A TRUNK DIAMETER OF 3" (0.25') AT THE BREAST HEIGHT OR GREATER

BENCHMARK REFERENCE:

DESCRIPTION: CORTEZ ST NORTH GREENWAY DR NE COR PKBW COR BSW

SURVEYOR'S NOTES:

ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN. . THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFFRABLE O

THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OF MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM.
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A

6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PORTOSES, FOR THOSE FOR OSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED O THE NEAREST 100TH OF A FOOT. LEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST

TENTH OF A FOOT FOR GROUND OR SOD SURFACES 9. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104. 10. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR REPRESENTATIVE.

12. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE SOUTHWESTERLY LINE OF LOTS 31 AND 32 HAS BEEN ASSIGNED A BEARING OF S 63'23'42" W.

13. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE

DATE OF SURVEY 09/03/2021 JOB #: 210833494 FILE #: D-XXXX PROJECT NAME: SURVEYS 2021 CAD FILE(H): MARIN PARTY CHIÉF: SARRIA SHEET 1 OF 1



PROPERTY ADDRESS:

GREENWAY DRIVE, CORAL GABLES, FLORIDA, 33134

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE $\underline{\text{AH}}$ $\underline{\&}$ \underline{X} BASE FLOOD ELEVATION 10 & N/A COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639 MAP & PANEL NUMBER 12086C0294 SUFFIX L

LEGAL DESCRIPTION:

TS 31 AND 32, BLOCK 23, OF CORAL GABLES SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

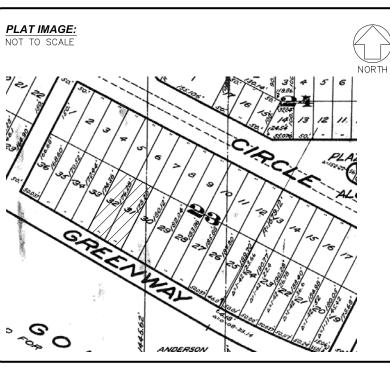
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND ATTESTING REGISTERED



PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LIC. # 6220

= BOUNDARY LINE





suarez surveying & mapping, inc. 13350 SW 131st Street, Suite 103, Miami, Florida 33186 Tel: 305.596.1799 Fax: 305.596.1886 www.suarezsurveying.com

BLDG= BUILDING BM = BENCH MARK BOB = BASIS OF BEARINGS CBS = CONCRETE BLOCK & STUCCO (C) = CALCULATED CB = CATCH BASIN CHB = CHORD BEARING C&G = CURB & GUTTER CLF = CHAIN LINK FENCE CCT = COLUMN CONC = CONCRETE DE = DRAINAGE EASEMENT DME = DRAINAGE & MAINTENANCE EASEMENT EB = ELECTRIC BOX ENC, = ENCROAGHMENT EP = EDGE OF PAVEMENT EW = EDGE OF WATER FDH = FOUND DRILL HOLE FF = FINISHED FLOOR ELEVATION FIP = FOUND IRON PIPE FIR = FOUND IRON ROL FIR = FOUND IRON ROD FN = FOUND NAIL (NO ID) FND = FOUND NAIL & DISK FND = FLORIDA POWER & LIGHT TRANSFORMER PAD LE = LANDSCAPE EASEMENT LME = LAKE MAINTENANCE EASEMENT (A) = AND AND TENANCE EASEMENT MDCR=MIAMI-DADE COUNTY RECORDS (P) = PLAT PBC = PALM BEACH COUNTY PB = PLAT BOOK PC = POINT OF CURVATURE PCP = PERMANENT CONTROL POINT PE = POOL EQUIPMENT PAD PG = PAGE PI = POINT OF INTERSECTION PK = PARKER KAELON (SURVEY NAIL PL = PLANTER

ABBREVIATIONS:



= IRON FENCE = WOOD FENCE = TELEPHONE RISER = CABLE TV RISER ---- × ---- = CHAIN LINK FENCE water valve ---- = OVERHEAD UTILITY WIRE ///// = LIMITED ACCESS RIGHT-OF-WAY LINE = CURB INLET

= FIRE HYDRANT = LIGHT POLE = DRAIN = VALVE GV = GAS VALVE

= BOLLARDS
 (00') = ORIGINAL LOT DISTANCE

R = RADIUS DISTANCE

SWK = SIDEWALK

E CENTER LINE

= CATCH BASIN
UTILITY POLE = CONC. POLE

 = DRAINAGE MANHOLE S = SEWER MANHOLE

= COMMUNICATION MANHOLE= FPL MANHOLE --- = S**I**GN

WELL SURFACE:



