

# PALMA RESIDENCE

230 ARVIDA PARKWAY  
CORAL GABLES, FL 33156



PREPARED BY:

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## CONSULTANTS

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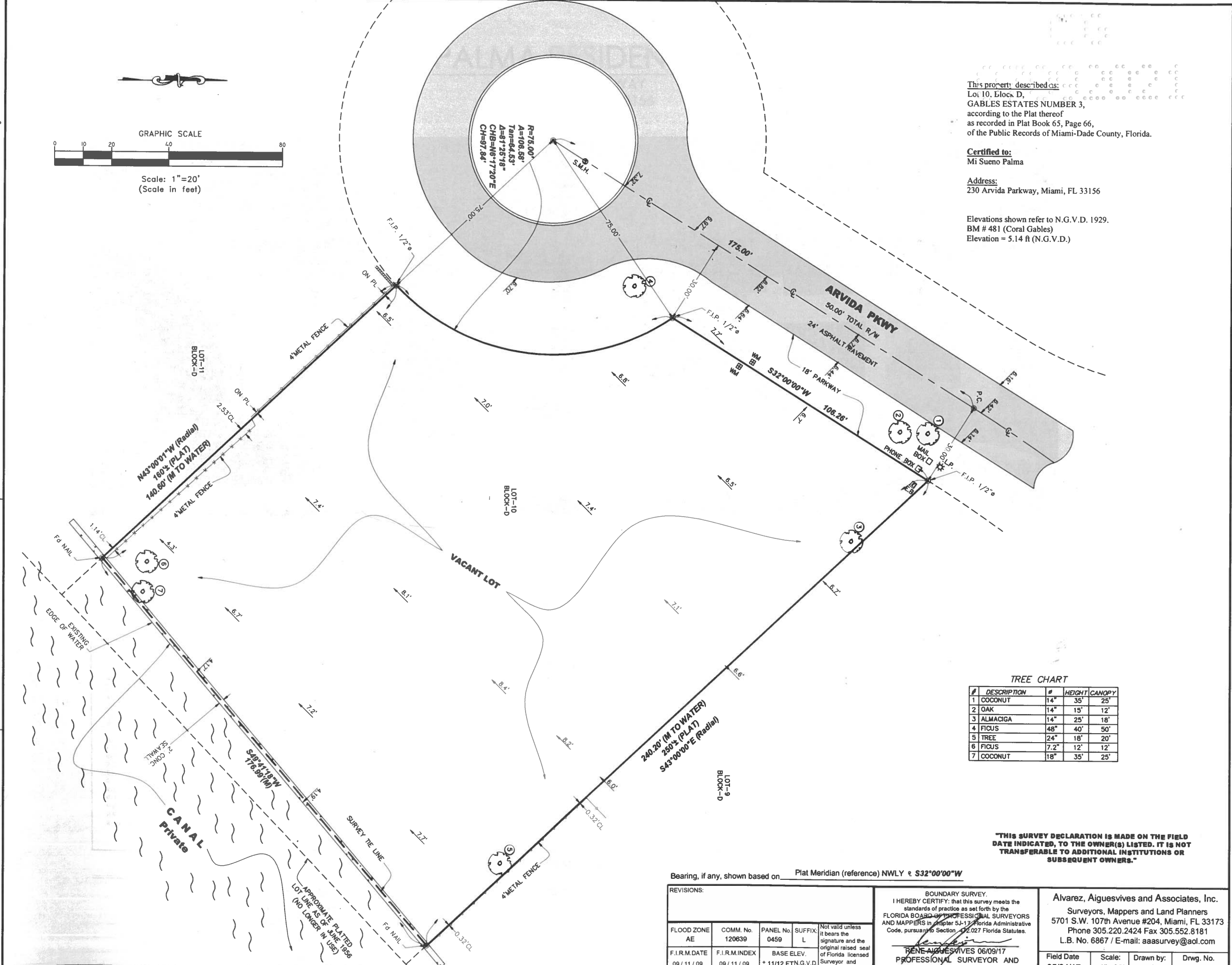
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- LEGEND**
- A = Arc
  - ASPH = Asphalt
  - BM = Bench Mark
  - BRG = Bearing
  - CB = Catch basin
  - CBS = Concrete Block
  - CH = Chord
  - CHALLA = Challa
  - CL = Center Line
  - CLF = Chain Link Fence
  - CL = Clear
  - CONC = Concrete
  - D = Delta
  - Ø = Diameter
  - DH = Drill Hole
  - DME = Drainage & Maintenance
  - E.B. = Electric Box
  - ENC. = Encroachment
  - F.F. = Finish Floor
  - F.H. = Fire Hydrant
  - F.I.R. = Found Iron Rebar
  - FPL = Florida Power & Light
  - F.P. = Found Iron Pipe
  - FD = Found
  - L.P. = Light Pole
  - M = Measured
  - M.F. = Metal Fence
  - M.H. = Manhole
  - M = Monument Line
  - MON. = Monument
  - N/A = Not Applicable
  - N/D = Nail & Disc
  - NTS = Not to Scale
  - OS = Offset
  - O.U.L. = Overhead Utility Lines
  - OH = Overhang
  - P = Plat
  - PB = Plat Book
  - PC = Point of Curvature
  - P.C.P. = Permanent Control Point
  - PG = Page
  - P.I. = Point of Intersection
  - PL = Property Line
  - P.L. = Plaster
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement
  - P.P. = Power Pole
  - P.R.M. = Permanent Reference Monument
  - P.R.C. = Point of Reverse Curvature
  - PT = Point of Tangency
  - R = Radius
  - R/R = Railroad
  - PSM = Professional Surveyor
  - R/W = Right-of-Way
  - SWK = Sidewalk
  - Sec. = Section
  - (TYP) = Typical
  - T = Tangent
  - U.E. = Utility Easement
  - W.F. = Wood Fence
  - W.M. = Water Meter
  - W.V. = Water Valve
  - ⊙ = Denotes Spot Elevations Taken

(d) All roads shown herein are public unless otherwise noted.  
(e) Distance along boundary is in record and measured unless otherwise noted.  
(f) The graphic portions of this document are intended to be displayed at the graphic scale as shown on the title block. Any reproduction of this document for use other than as shown on the title block shall be made at the same graphic scale as shown on the title block.  
(g) Accuracy: The expected use of land as detailed in the minimum technical standards of the Florida Board of Professional Surveyors and Mappers is 1 foot in 7,000 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 7,000 feet. The accuracy obtained by measurement and calculation of an open traverse is 1 foot in 7,000 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 7,000 feet. The accuracy obtained by measurement and calculation of an open traverse is 1 foot in 7,000 feet.  
(h) Contained herein are all the data, plans, and specifications for the survey and map shown on the title block.  
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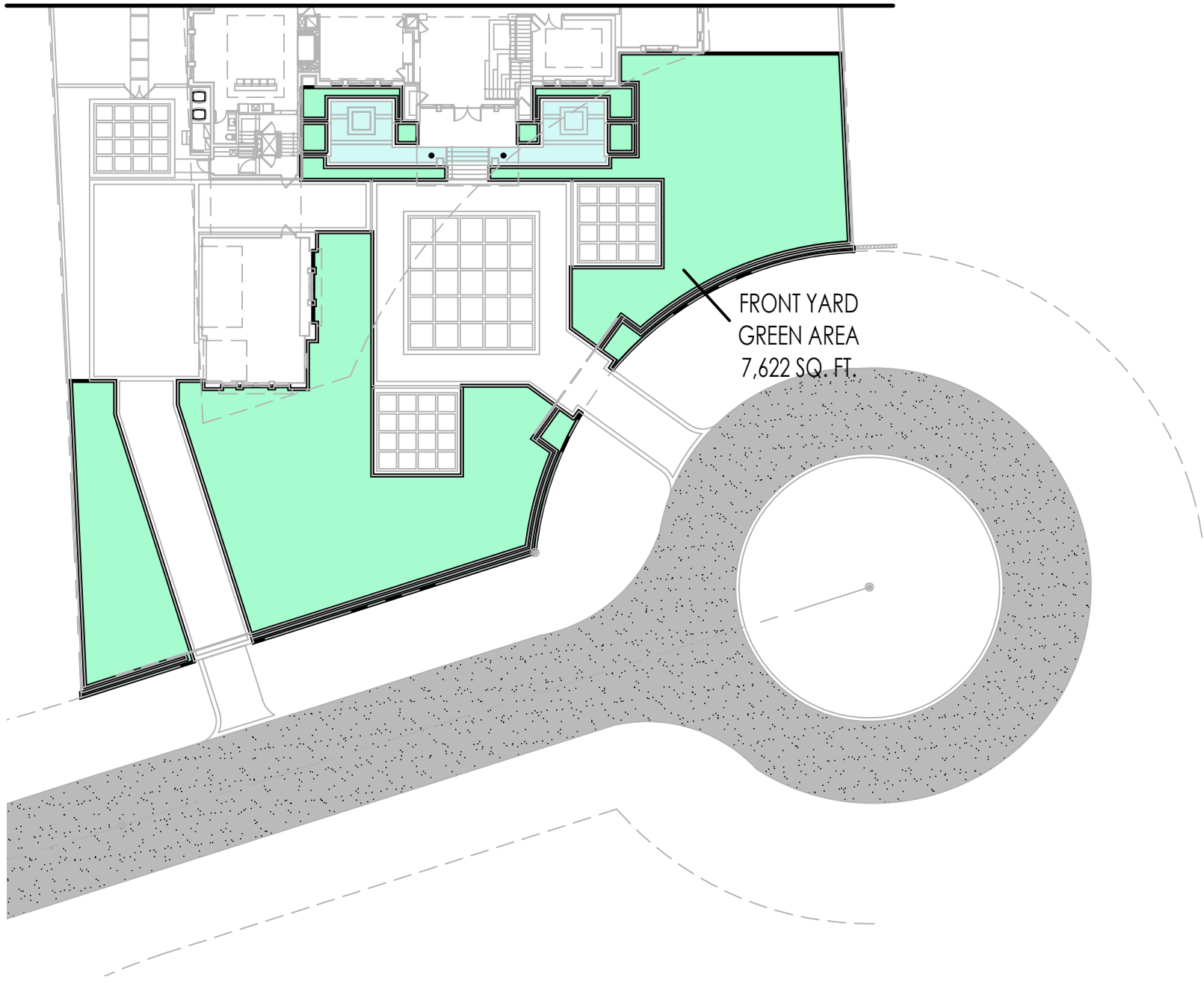
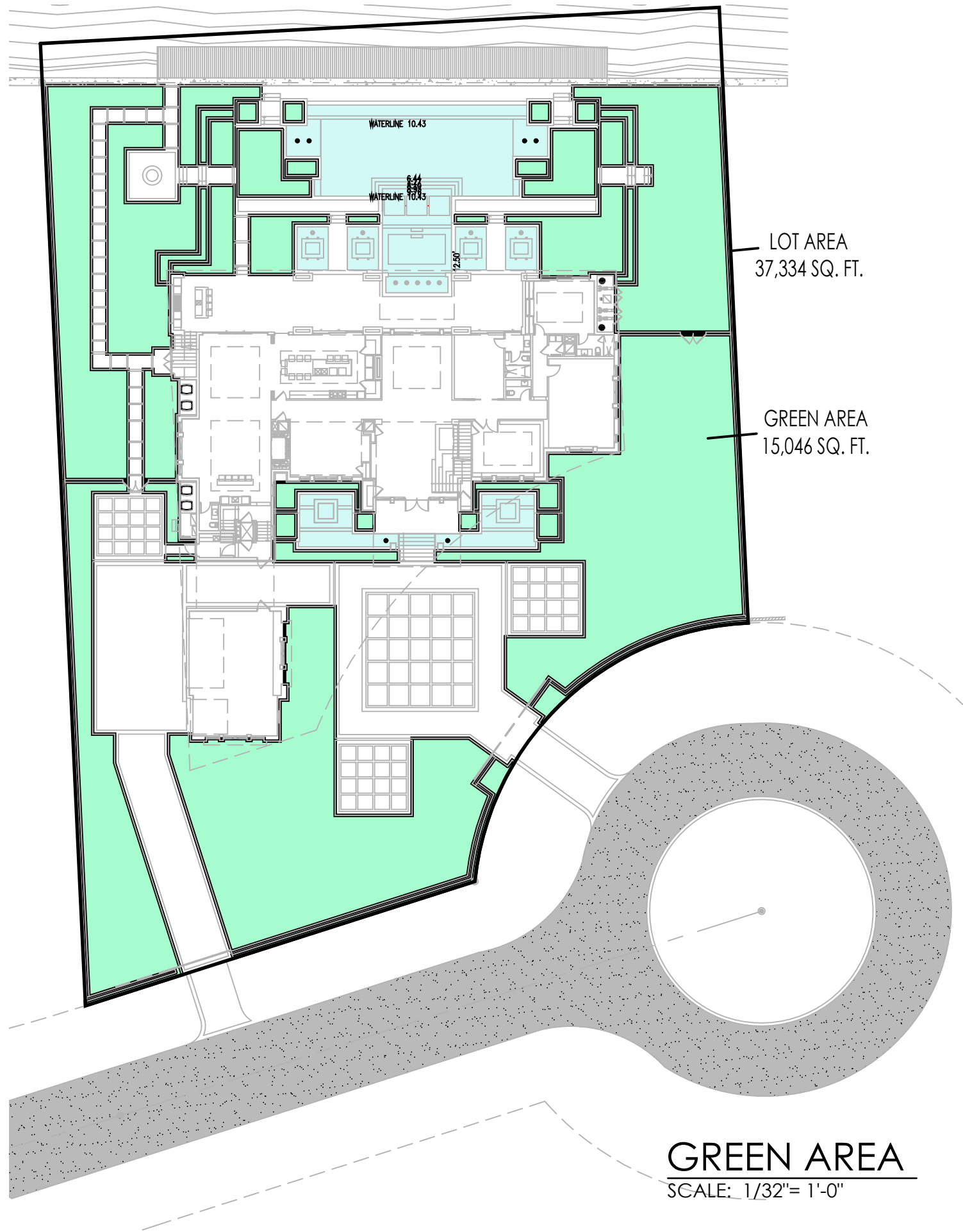
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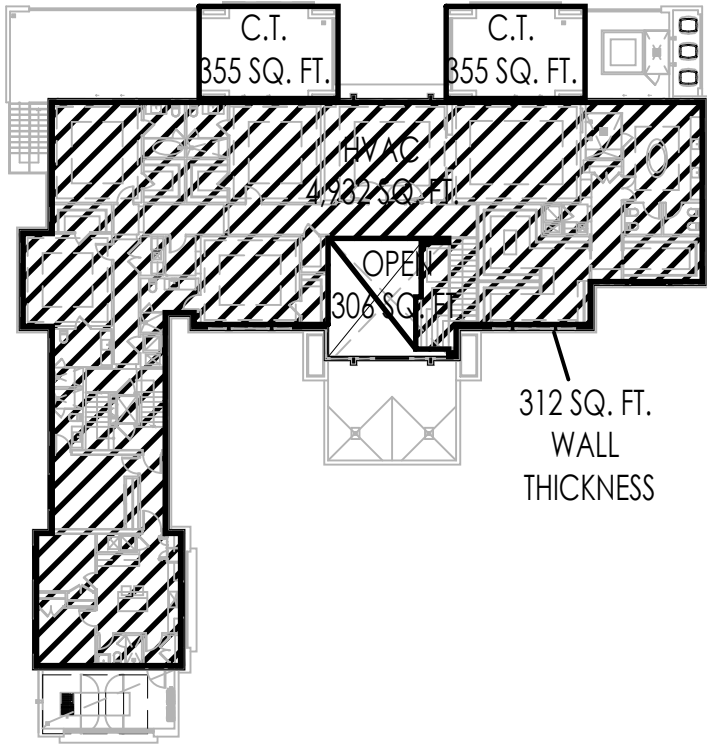




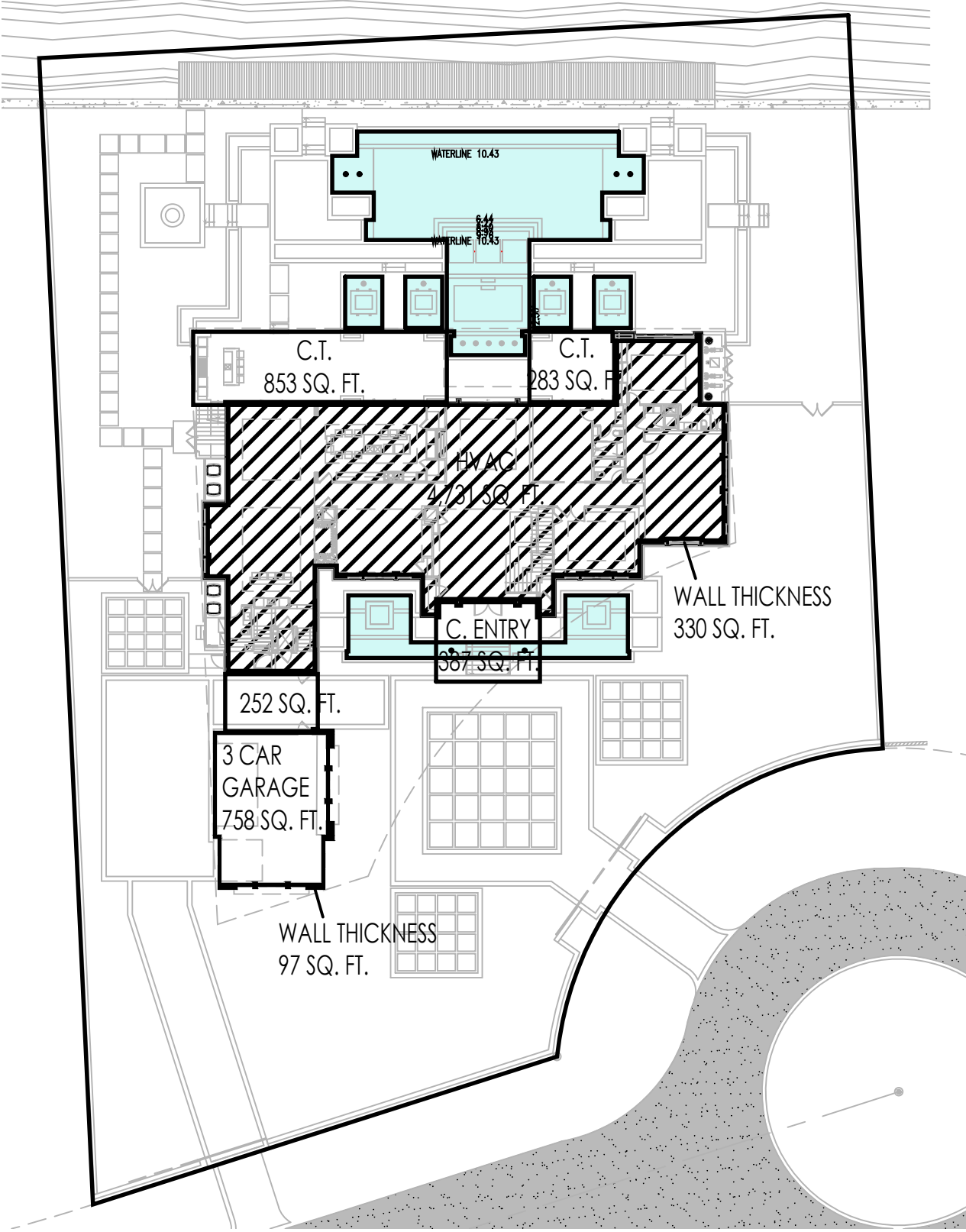




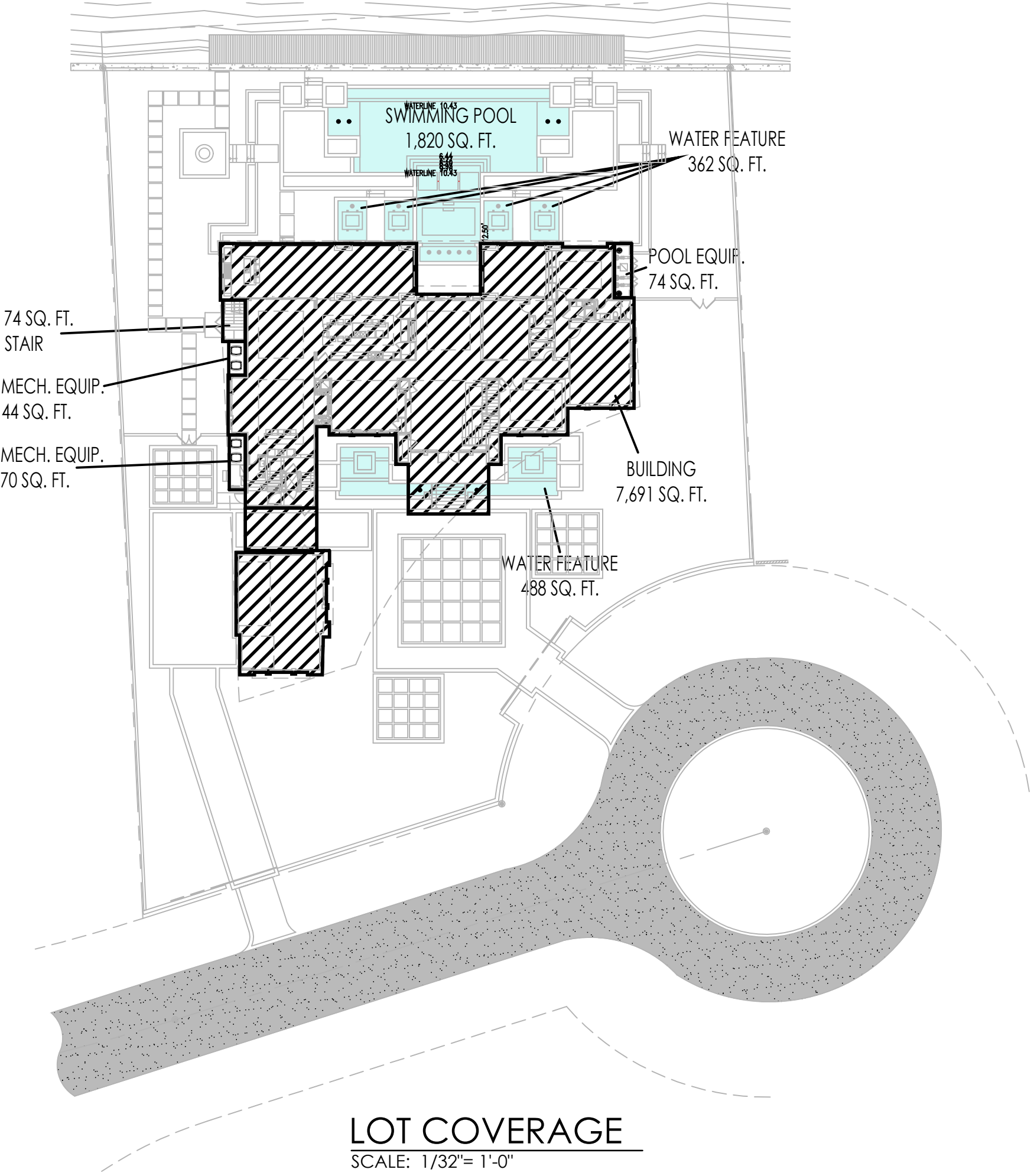
FRONT YARD AREA  
SCALE: 1/8"= 1'-0"



SECOND FLOOR F.A.R.  
SCALE: 1/32"= 1'-0"

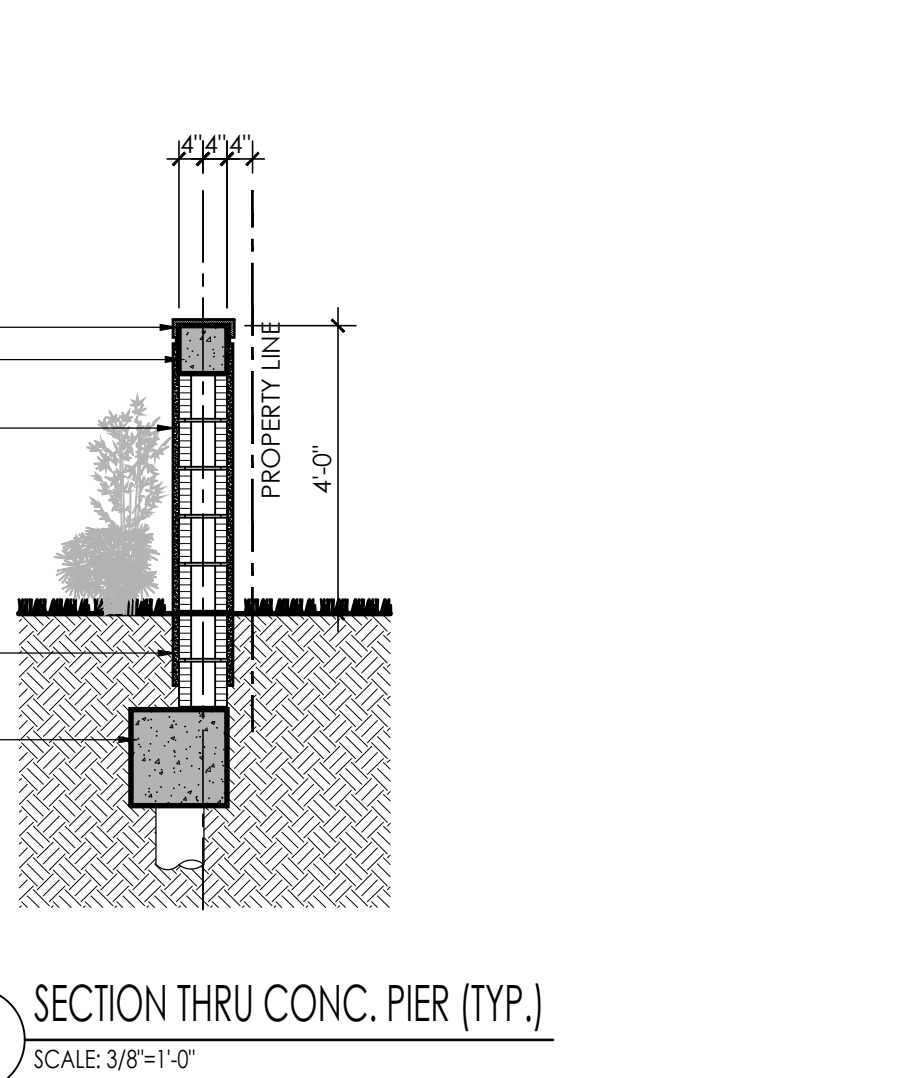
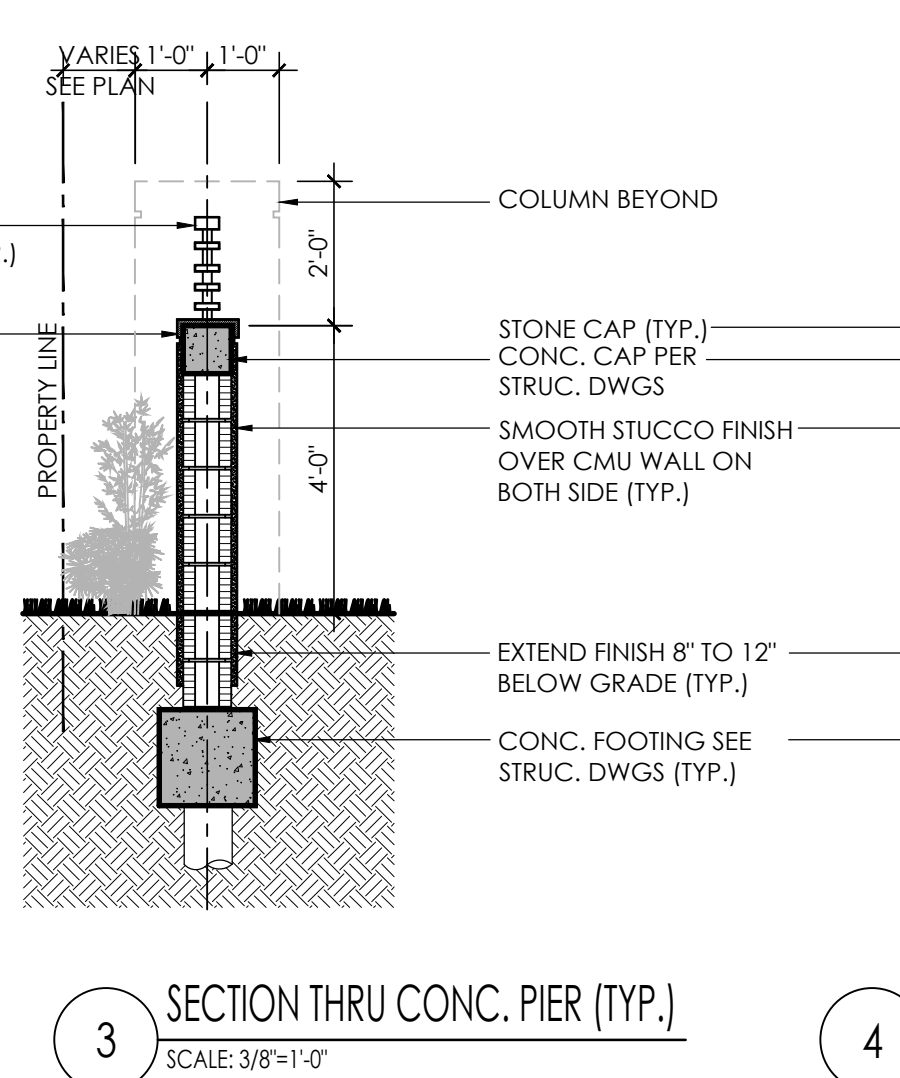
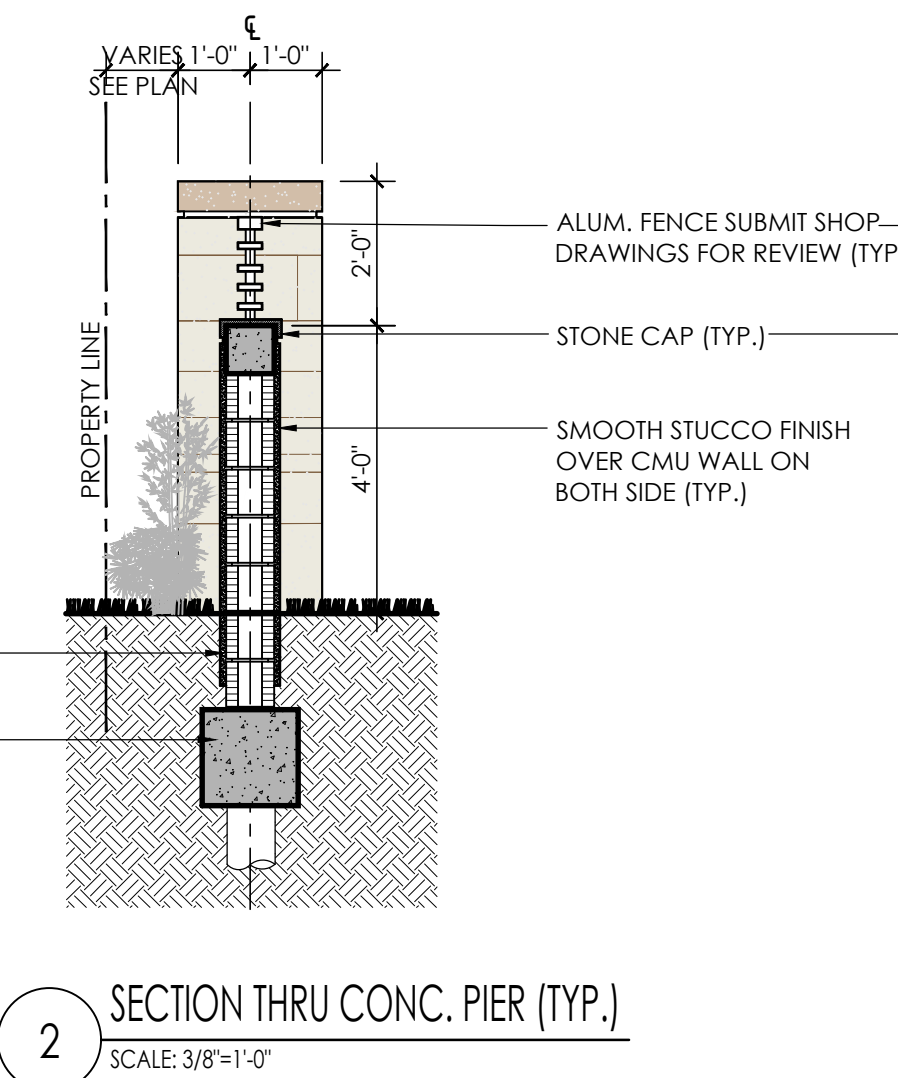
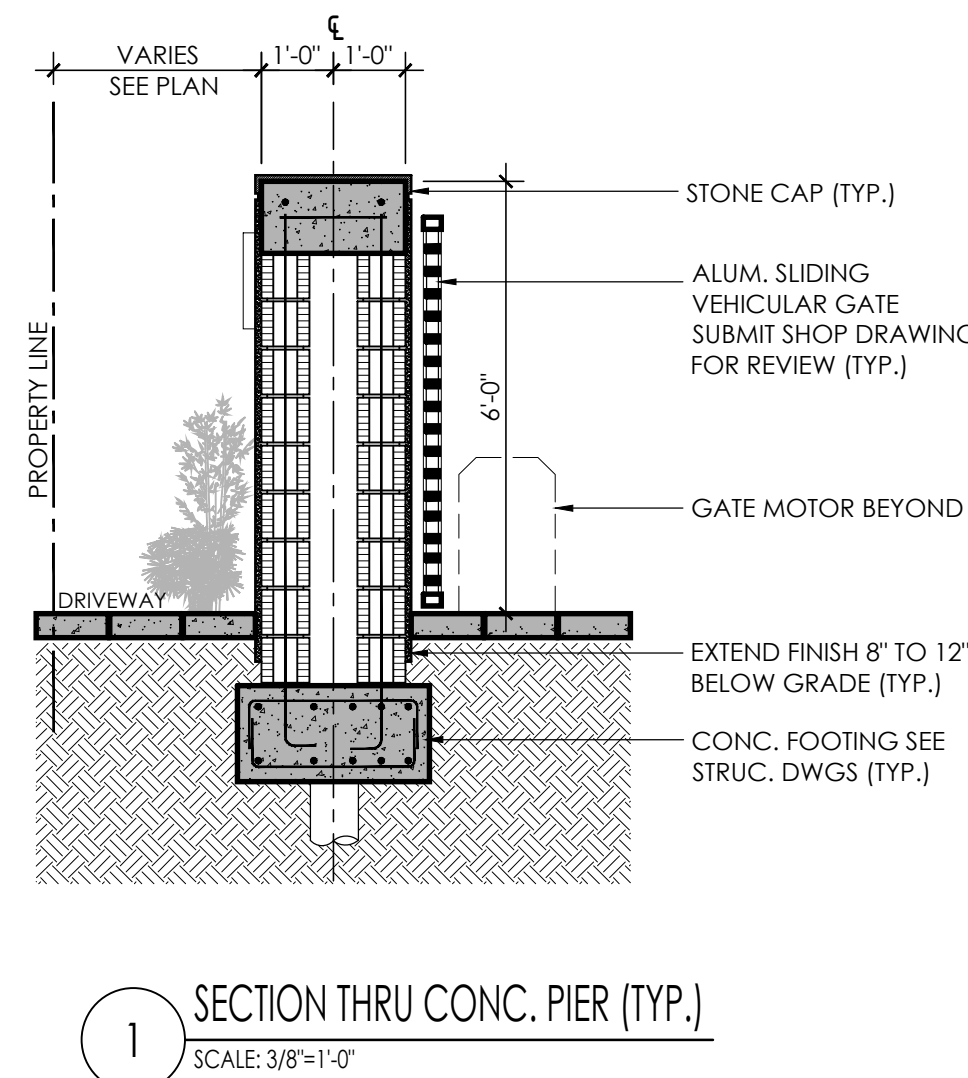
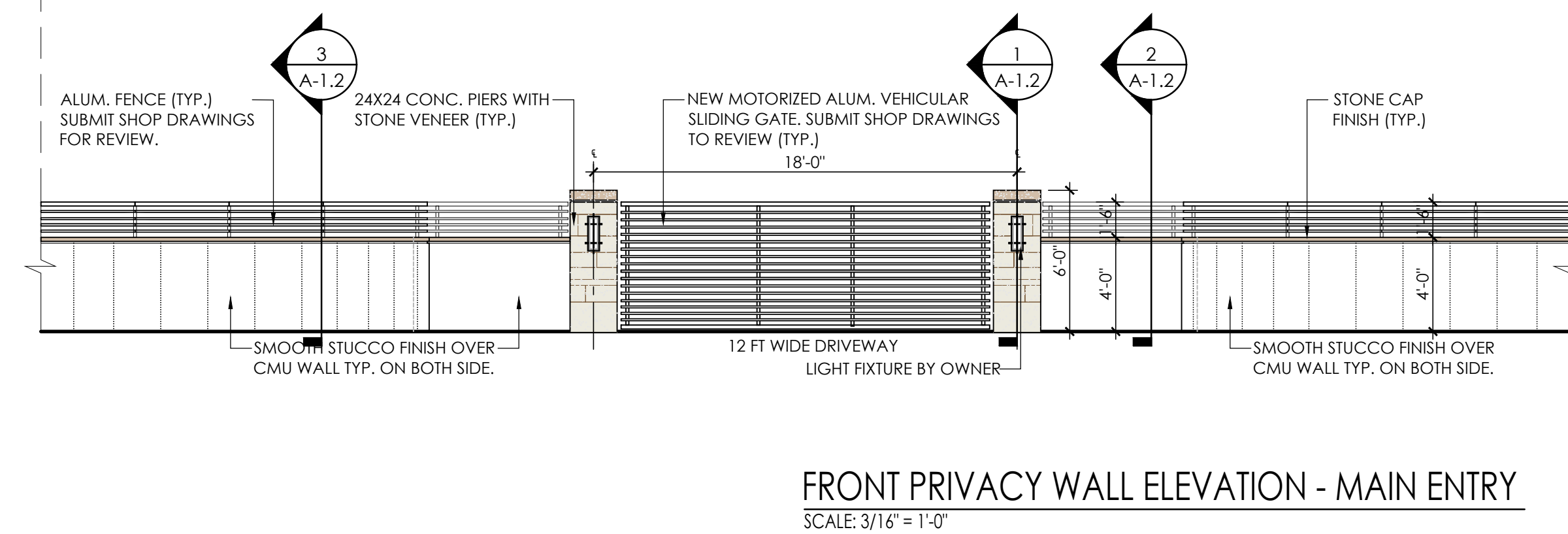
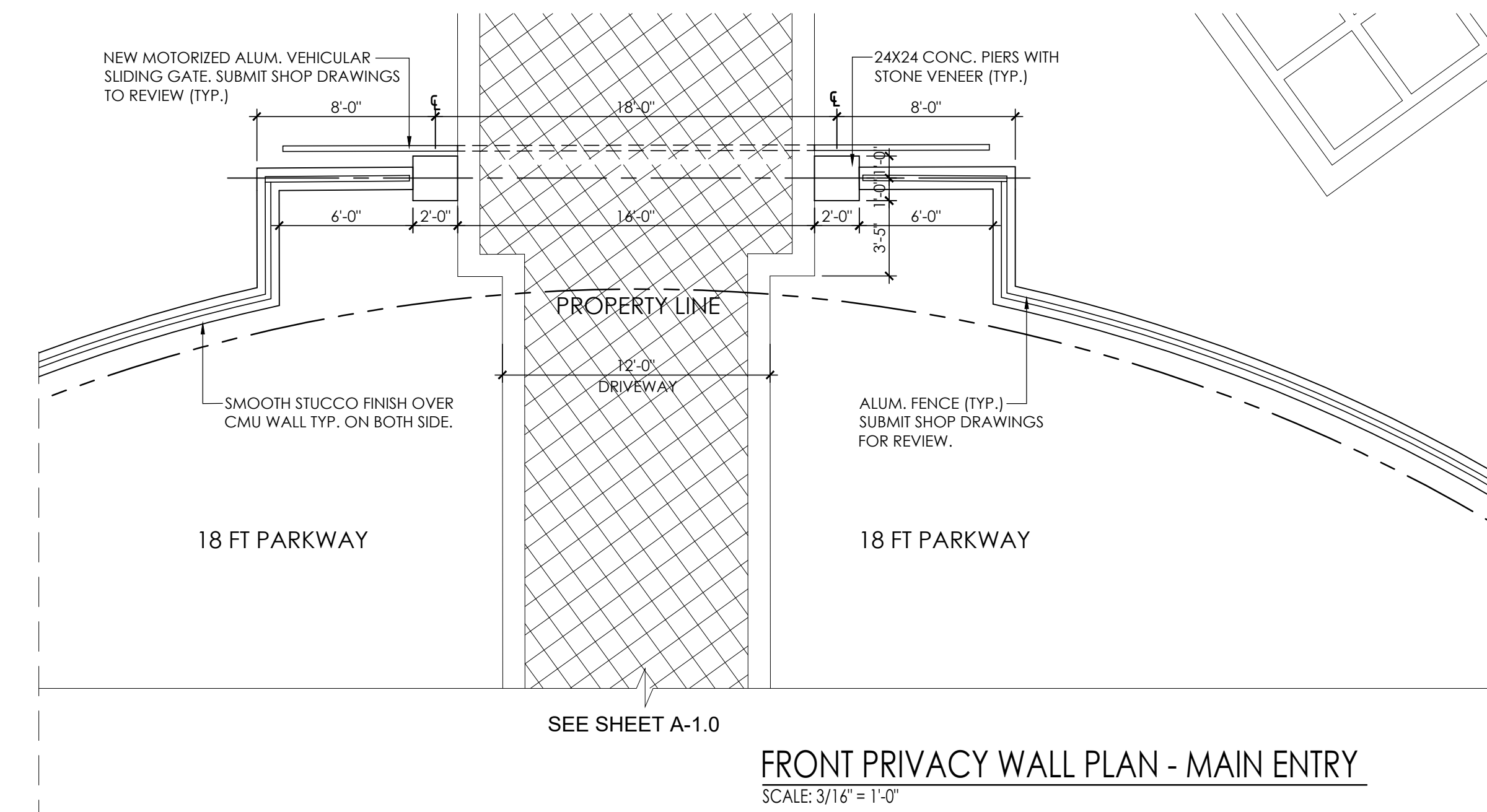
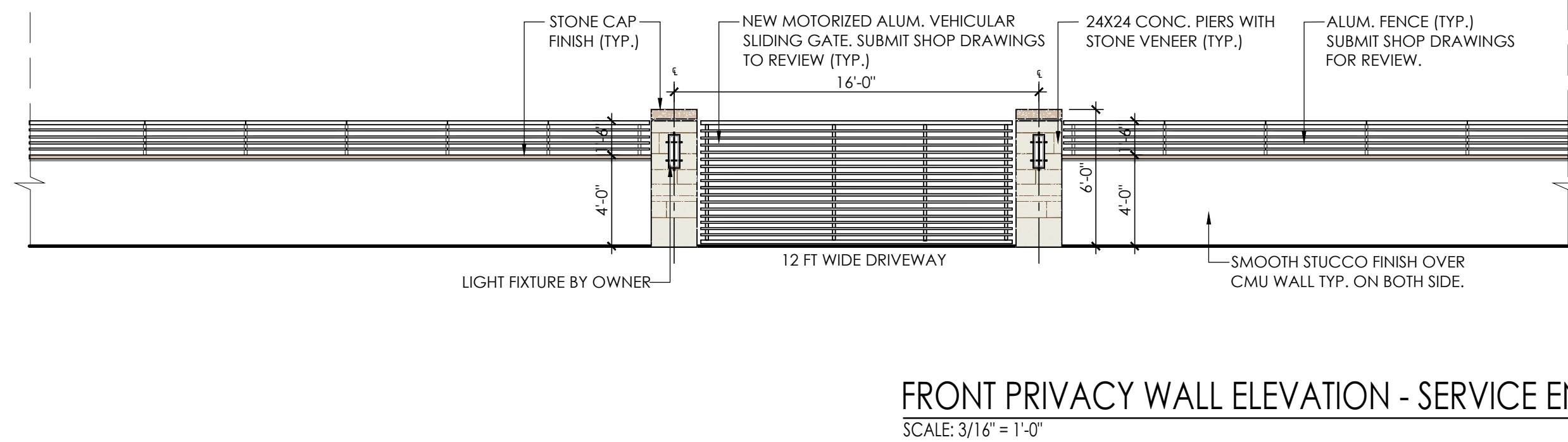
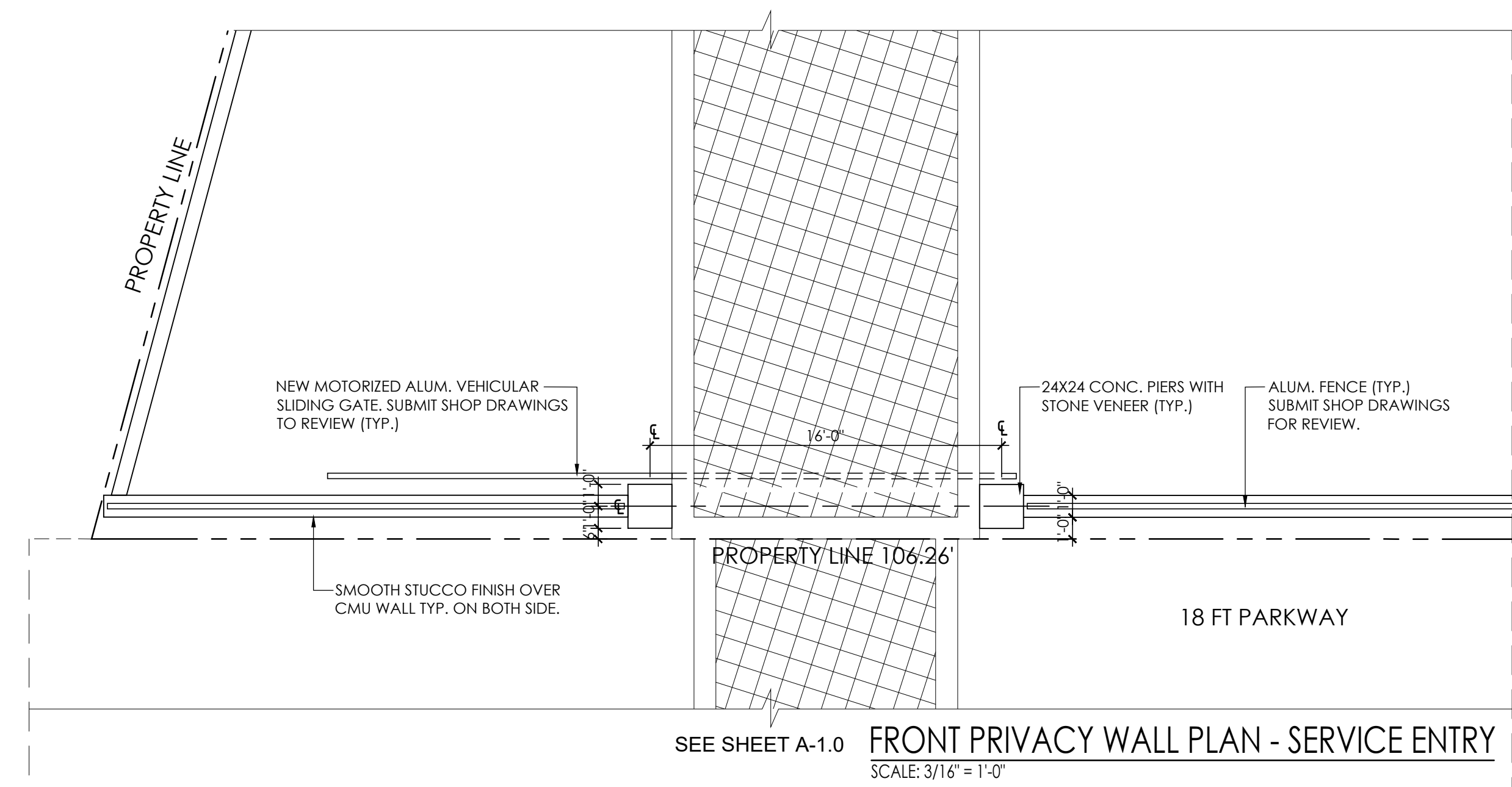


GROUND FLOOR F.A.R.  
SCALE: 1/32"= 1'-0"

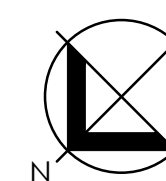
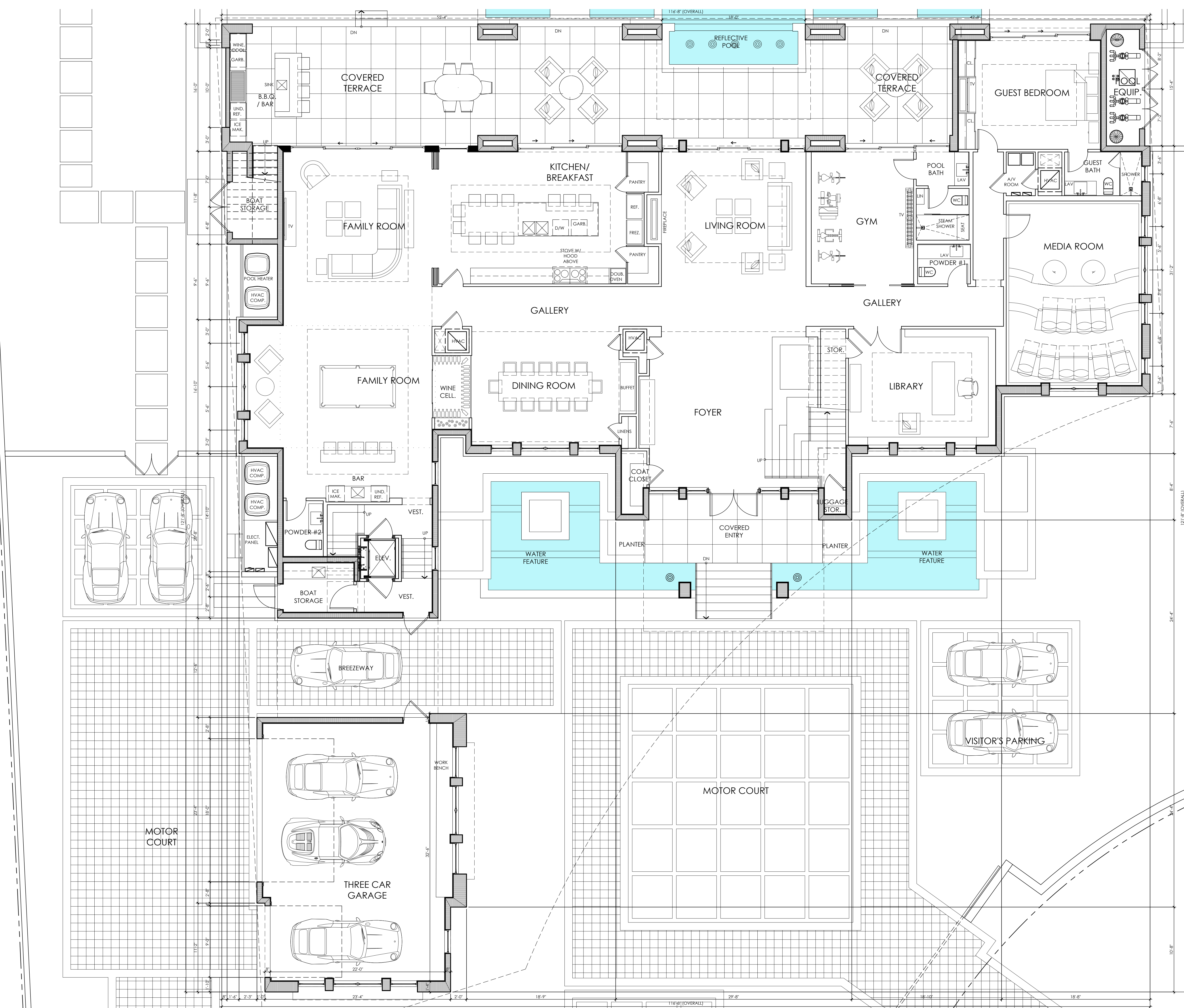


AREA COMPUTATIONS FOR CORAL GABLES			
SFR - SINGLE FAMILY RESIDENTIAL			
SETBACKS:			
FRONT SETBACK	50'-0"		
SIDE SETBACK	30'-0"		
REAR SETBACK	50'-0"		
LOT COVERAGE:			
LOT AREA =	37,334	SQ. FT.	
MAXIMUM BUILDING COVERAGE ALLOWED (35%) =	13,067	SQ. FT.	
BUILDING COVERAGE PROVIDED =	7,691	SQ. FT.	
MAXIMUM LOT COVERAGE ALLOWED (45%) =	16,800	SQ. FT.	
LOT COVERAGE PROVIDED =	10,697	SQ. FT.	
GREEN AREA CALCULATIONS :			
MINIMUM GREEN AREA ALLOWED (40%) =	14,934	SQ. FT.	
GREEN AREA PROVIDED =	15,046	SQ. FT.	
MINIMUM FRONT YARD GREEN AREA ALLOWED (20% OF 40%) =	2,987	SQ. FT.	
FRONT YARD GREEN AREA PROVIDED =	7,622	SQ. FT.	
ALLOWED F.A.R.:			
5,000 SQ. FT. @ 48%	2,400	SQ. FT.	
5,000 SQ. FT. @ 35%	1,750	SQ. FT.	
27,334 SQ. FT. @ 30%	8,200	SQ. FT.	
BASE F.A.R. ALLOWED =		12,350	SQ. FT.
PROVIDED F.A.R.:			
FIRST FLOOR INCLUDING DEN A/C:	4,731	SQ. FT.	
MAIN HOUSE SECOND FLOOR A/C (EXCLUDING TWO STORY SPACES):	4,932	SQ. FT.	
BREEZEWAY:	252	SQ. FT.	
GARAGES:	758	SQ. FT.	
TOTAL F.A.R. PROVIDED =		10,673	SQ. FT.
AREA COMPUTATIONS FOR CONSTRUCTION			
GROSS SQUARE FOOTAGE:			
MAIN HOUSE AREAS:			
FIRST FLOOR A/C:	4,731	SQ. FT.	
SECOND FLOOR A/C AREA:	4,932	SQ. FT.	
FIRST FLOOR WALL THICKNESS:	427	SQ. FT.	
SECOND FLOOR WALL THICKNESS:	312	SQ. FT.	
SECOND FLOOR UPPER VOLUME TWO STORY AREA:	306	SQ. FT.	
TOTAL MAIN HOUSE HVAC AREAS =		10,708	SQ. FT.
CARPORT AREA:	758	SQ. FT.	
GARAGE AREA:	252	SQ. FT.	
TOTAL MAIN HOUSE HVAC + GARAGE AREAS =		1,045	SQ. FT.
FIRST FLOOR COVERED ENTRY:			
FIRST FLOOR COVERED TERRACE:	1,136	SQ. FT.	
SECOND FLOOR COVERED TERRACES:	710	SQ. FT.	
SUNDECK STAIR:	74	SQ. FT.	
EQUIPMENT AREAS:	262	SQ. FT.	
TOTAL MAIN HOUSE GROSS AREAS =		14,287	SQ. FT.
SWIMMING POOL & SPA:	1,820	SQ. FT.	
WATER FEATURES:	850	SQ. FT.	









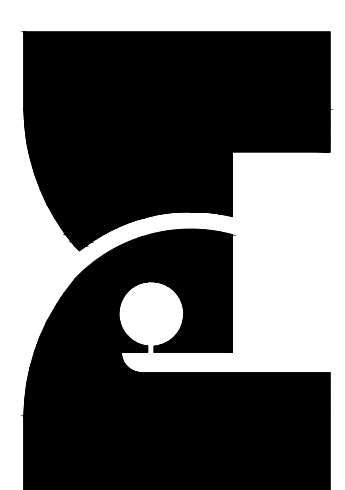
FIRST  
FLOOR PLAN  
SCALE 3/16" = 1'-0"

date 06-26-17  
issued  
drawn HM  
checked HM  
project no. 1720  
sheet no.

NEW RESIDENCE FOR:

**Mr. & Mrs. PALMA**

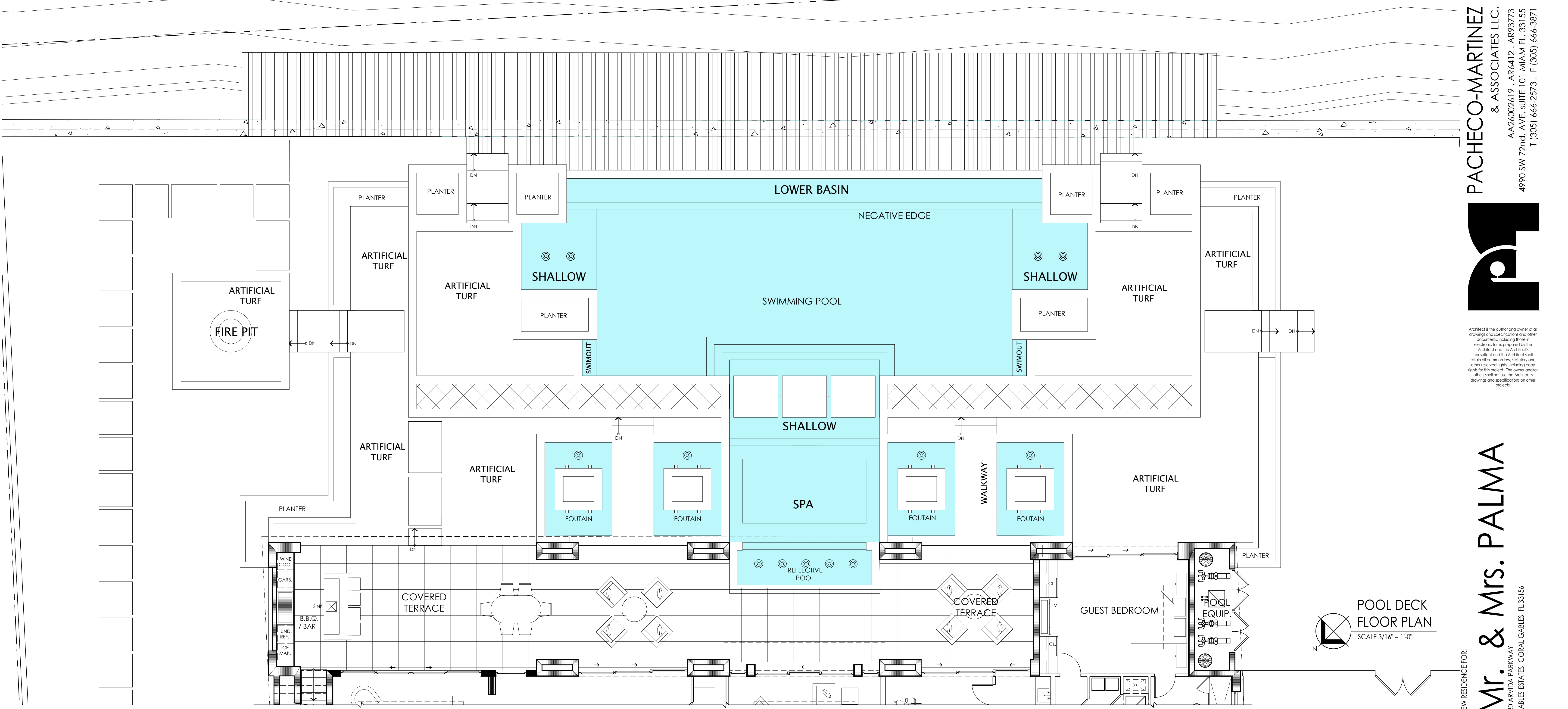
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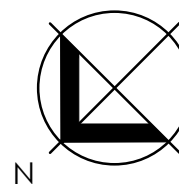
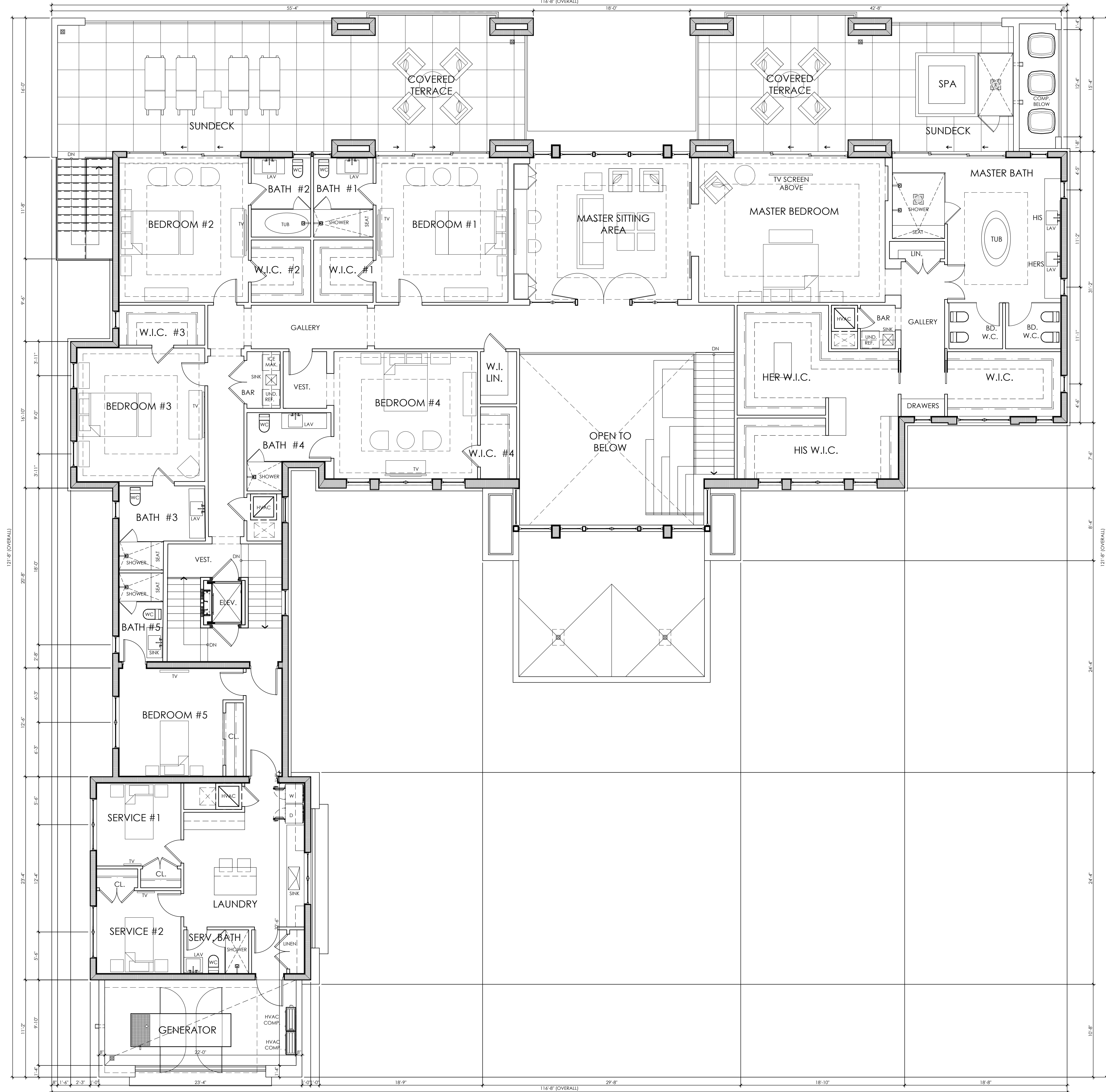
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date	06-26-17	revisions	
issued			△
drawn	HM		△
checked	HM		△
project no.	1720		△





SECOND FLOOR PLAN  
SCALE 3/16" = 1'-0"

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project no.	1720		△
sheet no.			

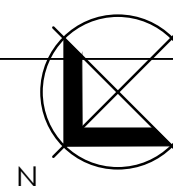
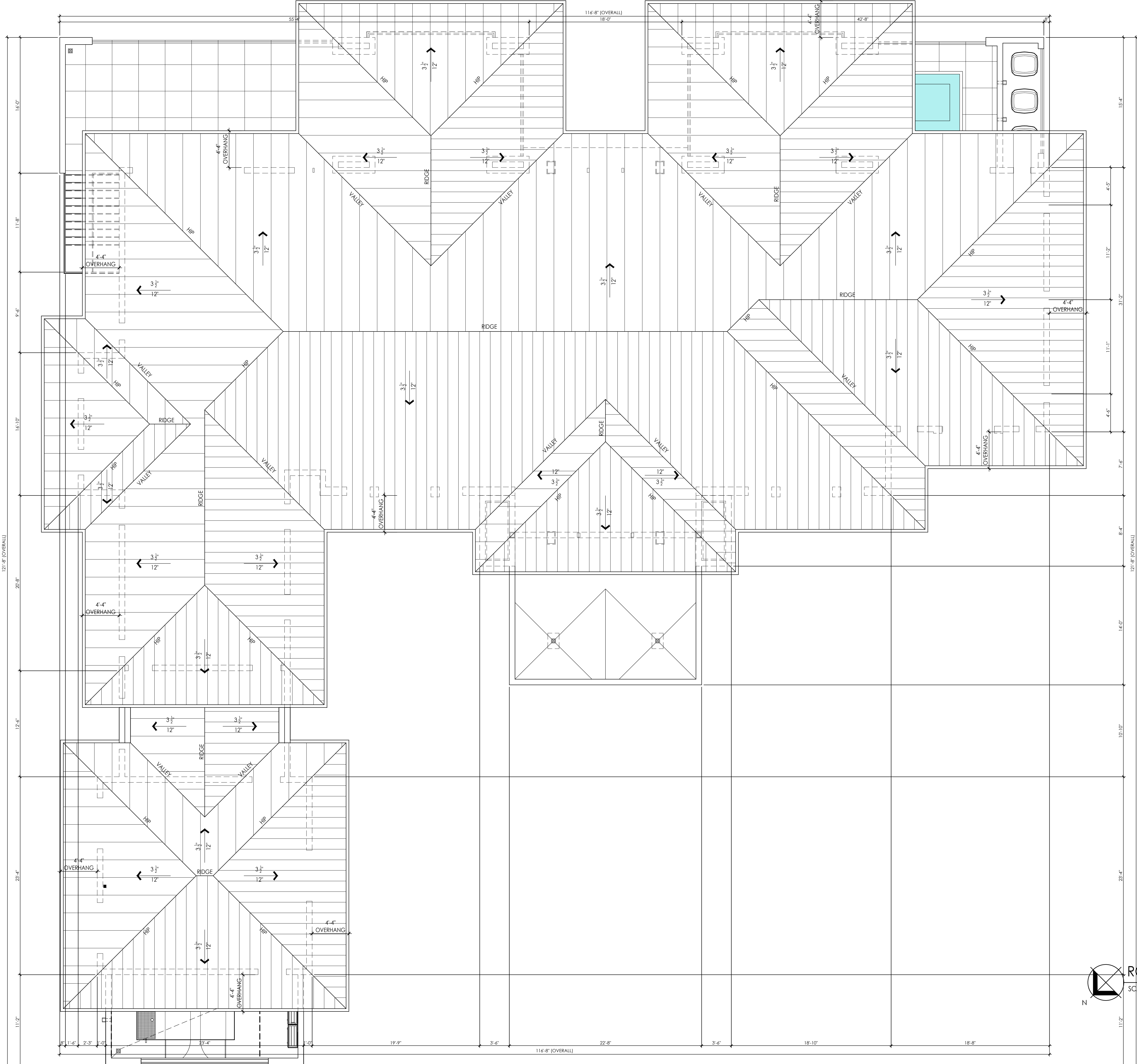
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ROOF PLAN  
SCALE 3/16" = 1'-0"

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checked	HM		△
project no.	1720		△

sheet no.

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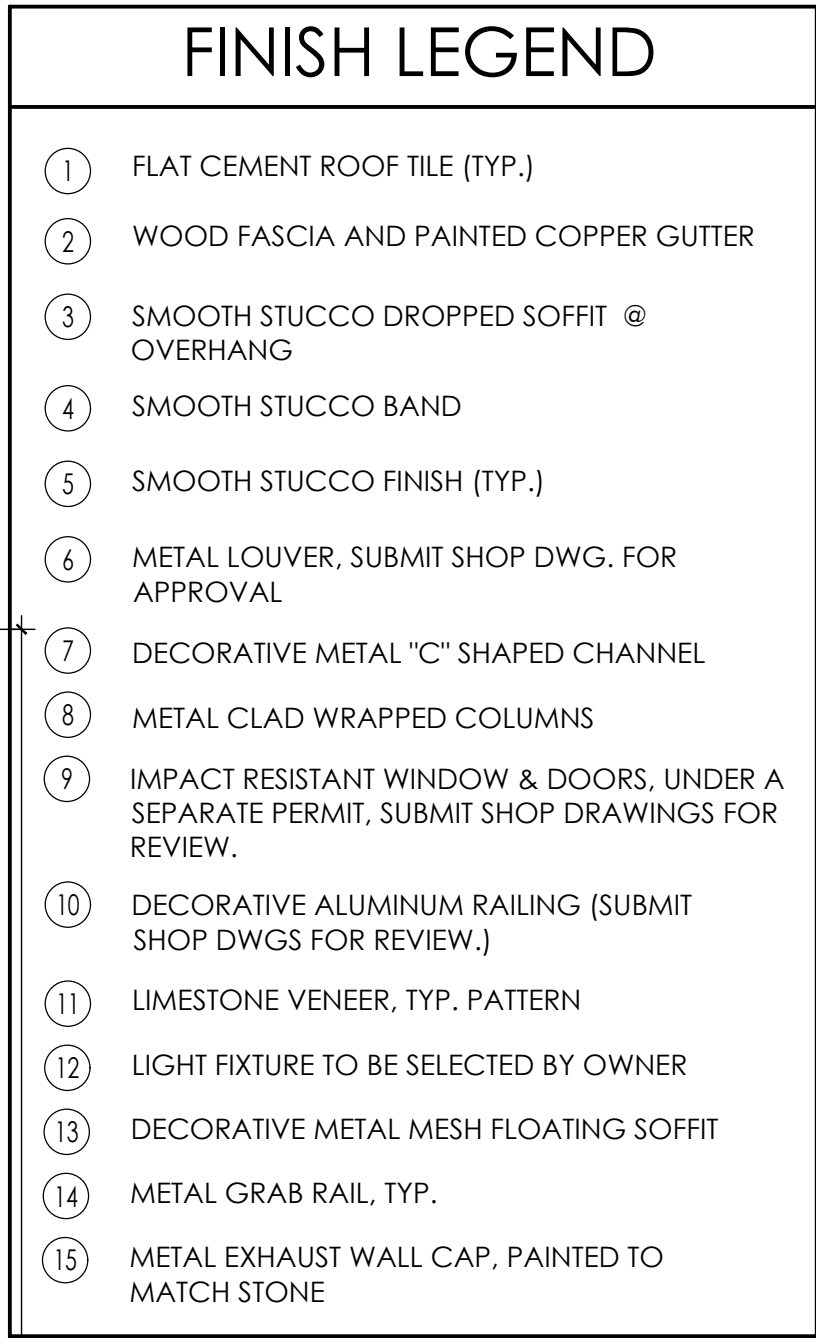
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SCALE 3/16" = 1'-0"



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230 ARVIDA PARKWAY

GABLES ESTATES, CORAL GABLES, FL.33156

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date	06-26-17	_____	_____	_____	_____
revisions	_____	_____	_____	_____	_____

SCALE 3/16" = 1'-0"





SIDE ELEVATION (SOUTH WEST)

SCALE 3/16" = 1'-0"



SIDE ELEVATION (NORTH-EAST)

SCALE 3/16" = 1'-0"

FINISH LEGEND

- 1 FLAT CEMENT ROOF TILE (TYP.)
- 2 WOOD FASCIA AND PAINTED COPPER GUTTER
- 3 SMOOTH STUCCO DROPPED SOFFIT @ OVERHANG
- 4 SMOOTH STUCCO BAND
- 5 SMOOTH STUCCO FINISH (TYP.)
- 6 METAL LOUVER, SUBMIT SHOP DWG. FOR APPROVAL
- 7 DECORATIVE METAL "C" SHAPED CHANNEL
- 8 METAL CLAD WRAPPED COLUMNS
- 9 IMPACT RESISTANT WINDOW & DOORS, UNDER A SEPARATE PERMIT, SUBMIT SHOP DRAWINGS FOR REVIEW.
- 10 DECORATIVE ALUMINUM RAILING (SUBMIT SHOP DWGS FOR REVIEW.)
- 11 LIMESTONE VENEER, TYP. PATTERN
- 12 LIGHT FIXTURE TO BE SELECTED BY OWNER
- 13 DECORATIVE METAL MESH FLOATING SOFFIT
- 14 METAL GRAB RAIL, TYP.
- 15 METAL EXHAUST WALL CAP, PAINTED TO MATCH STONE

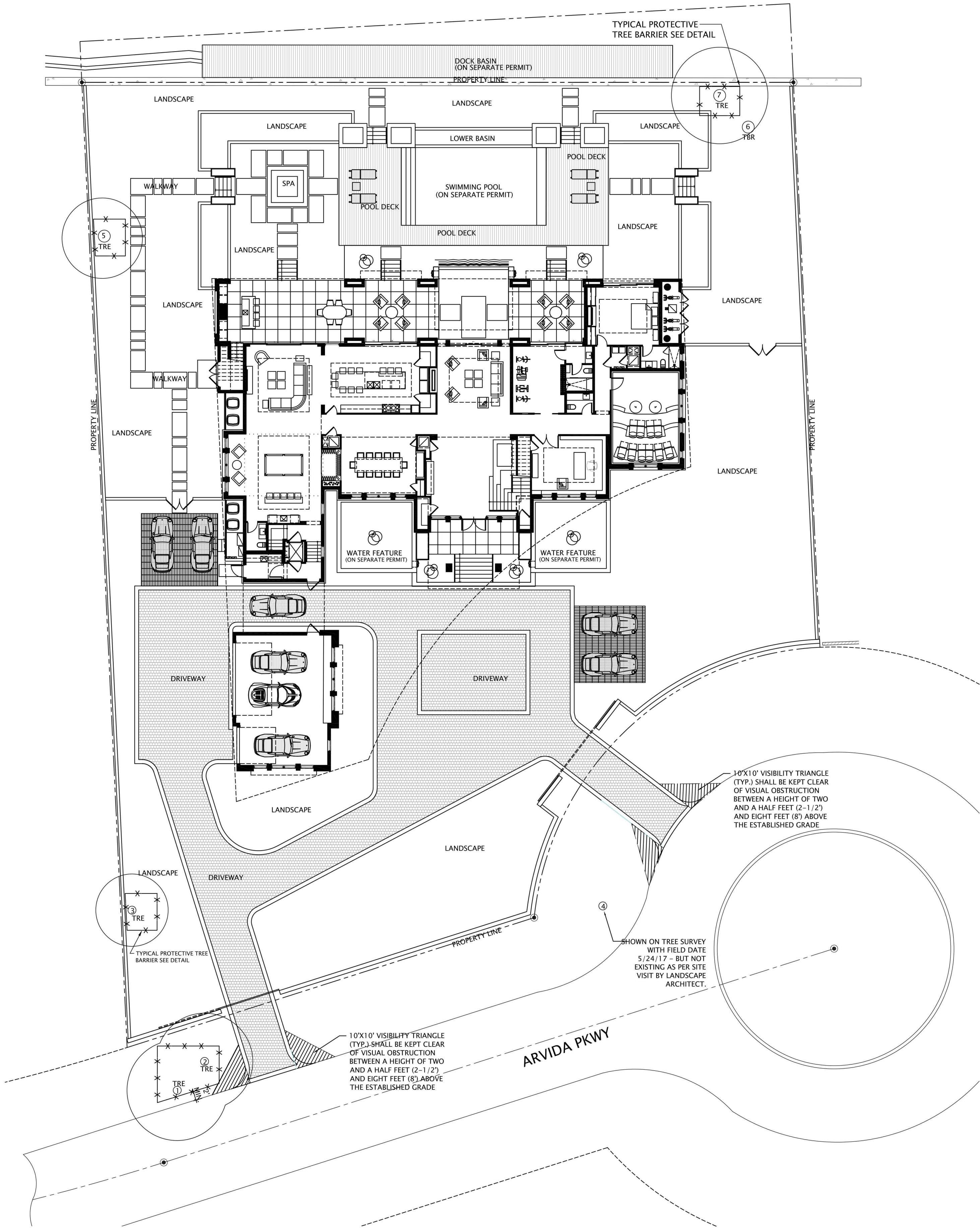
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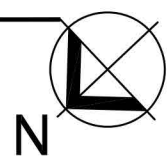
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TREE DISPOSITION PLAN

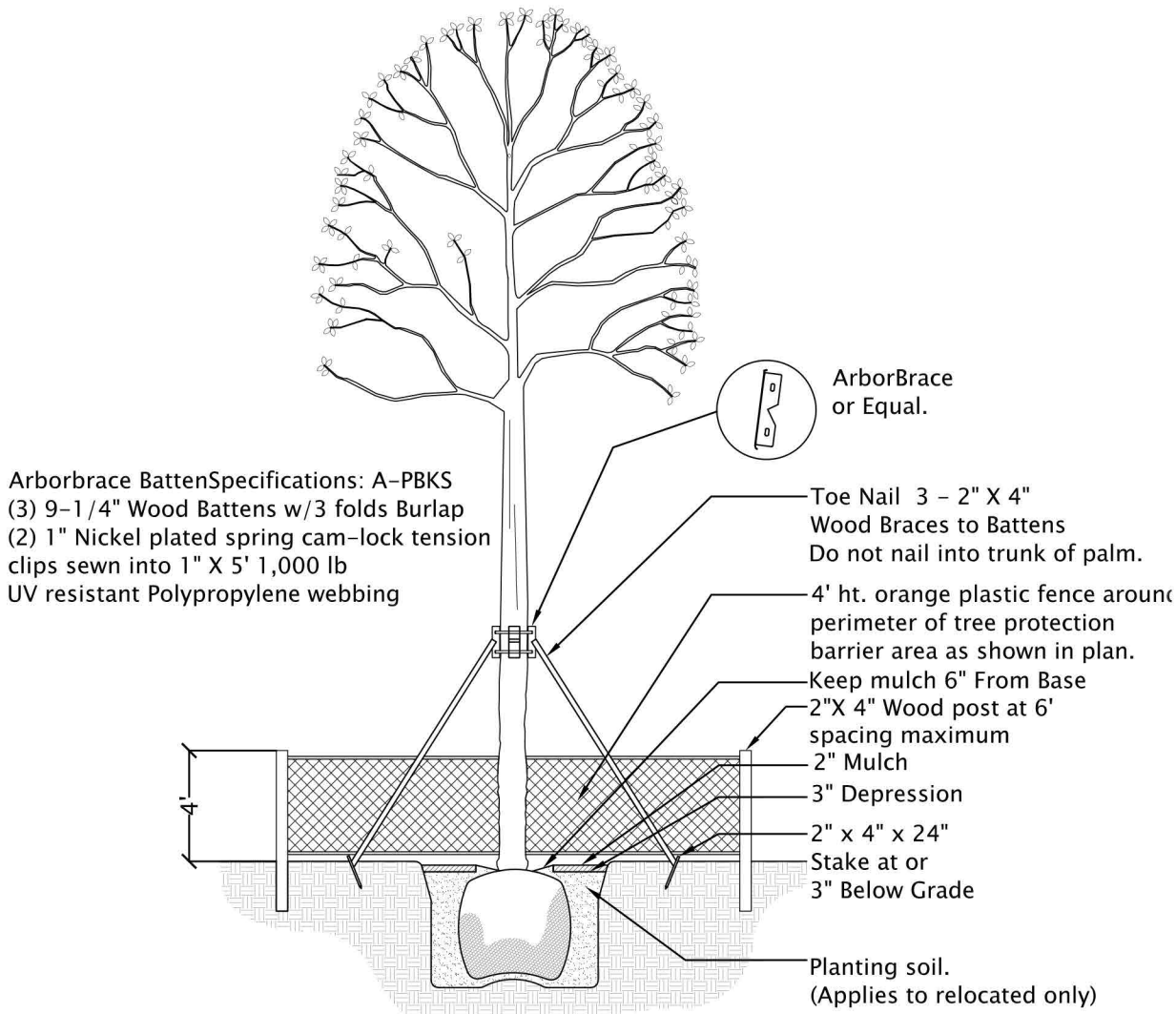
SCALE: 1/16" = 1'-0"



EXISTING TREE CHART							
#	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	CANOPY	HEALTH	DISPOSITION
1	COCONUT	COCOS NUCIFERA	14"	35'	25'	GOOD	REMAIN
2	OAK	QUERCUS VIRGINIANA	14"	15'	12'	GOOD	REMAIN
3	GUMBO LIMBO	BURSERA SIMARUBA	14"	25'	18'	GOOD	REMAIN
4	FICUS	FICUS BENJAMINA	48"	40'	50'	-	SEE NOTE 1 BELOW
5	SEA GRAPE	COCOLOBA UVIFERA	24"	18'	20'	FAIR	REMAIN
6	FICUS	FICUS BENJAMINA	7.2"	12'	12'	FAIR	REMOVE - SEE NOTE 2 BELOW
7	COCONUT	COCOS NUCIFERA	18"	35'	25'	GOOD	REMAIN

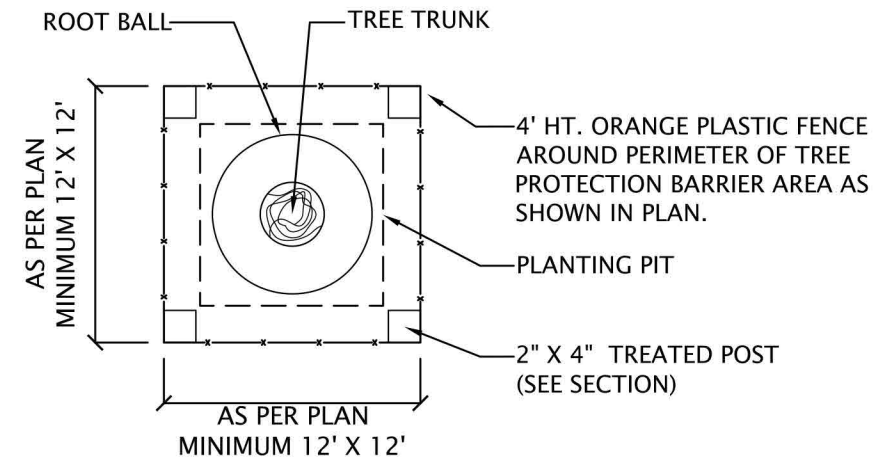
NOTE 1 : TREE # 4 IS SHOWN ON TREE SURVEY WITH FIELD DATE 5/24/17 - BUT NOT EXISTING AS PER SITE VISIT BY LANDSCAPE ARCHITECT. A REVISED SURVEY HAS BEEN REQUESTED FOR FINAL PLANS SUBMITTAL.

NOTE 2 : TREE # 6 - FICUS BENJAMINA HAS BEEN DISPOSITIONED TO BE REMOVED . IT WILL BE MITIGATED IN FINAL DISPOSITION PLAN IF CORAL GABLES PUBLIC SERVICE REQUIRES MITIGATION.



Existing & Relocated Trees and Palms  
Protective Barrier & Bracing Section Detail

Place three straps or wood braces on trees & palms less than 8" caliper  
Place four wood braces on trees & palms over 8" caliper  
Place protective barrier on trees & palms to remain and trees & palms to be relocated.  
barriers on existing trees to remain may be made out of plastic orange temp. fence type.



TREE PROTECTIVE BARRIER DETAIL-PLAN VIEW DETAIL

Tree protection during construction. N.T.S.

EXISTING TREE NOTES:

NOTE A. ALL WORK SPECIFIED IN THIS PLAN SHALL BE PERFORMED IN COMPLIANCE WITH AND APPLICABLE TREE ORDINANCE OF THE MUNICIPALITY'S CODES  
NOTE B. LANDSCAPE CONTRACTOR OR ARBORIST RESPONSIBLE FOR TREE RELOCATION AND REMOVAL SHALL PLACE PROTECTIVE BARRIERS AS PER DETAIL. IN ALL TREES WHICH SHOW BARRIER  
NOTE C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE BARRIERS IN PLACE AND FOR WATERING THE TREES THROUGHOUT THE DURATION OF THE CONSTRUCTION WORKS. IF A RELOCATED OR EXISTING TO REMAIN TREE DIES DURING CONSTRUCTION AS A RESULT OF NEGLIGENCE, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REPLACEMENT.  
NOTE D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL OF HIS EMPLOYEES AND SUBCONTRACTORS FROM CAUSING ANY TYPE OF DAMAGE TO THE EXISTING TREES.

NEW RESIDENCE FOR:

Mr. & Mrs. PALMA

230 ARVIDA PARKWAY  
CORAL GABLES, FL 33156

revisions

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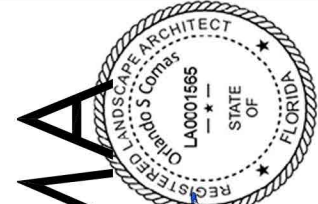
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LA 1.0

COMAS

Orlando Comas, ASLA  
LANDSCAPE ARCHITECT

4990 SW 72 Avenue, Suite 100, Miami, Florida, 33155  
ocomas@belloouth.net 305.283.9382 Lic. 0000565



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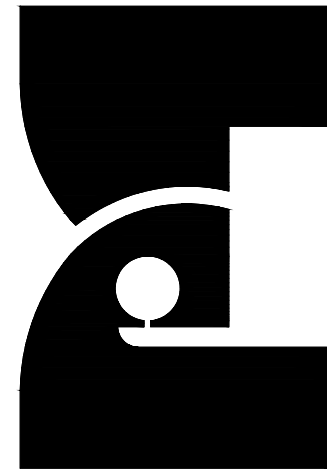
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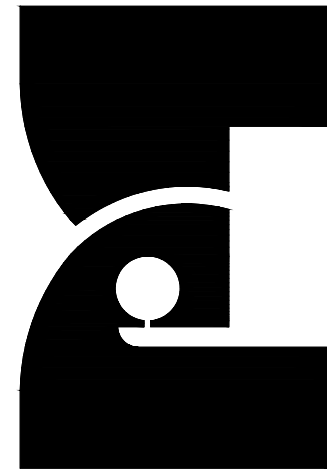
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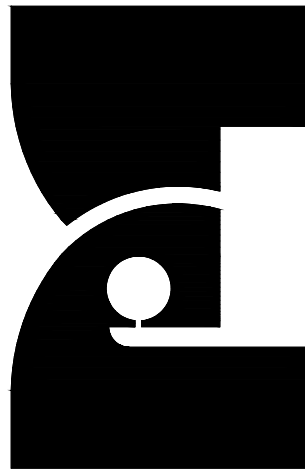
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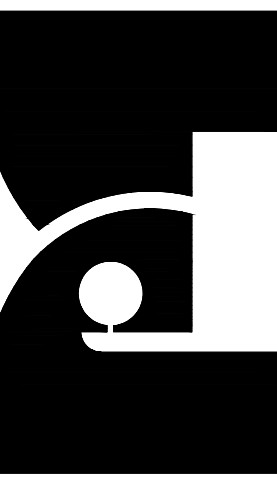
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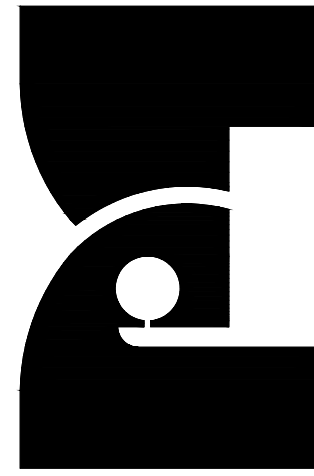
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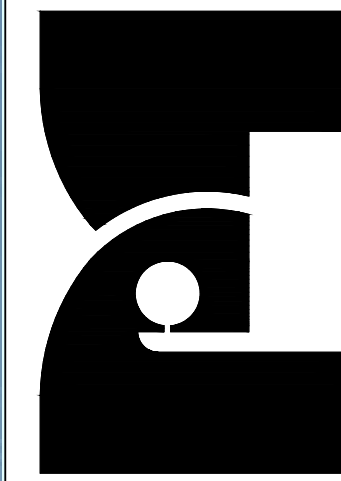
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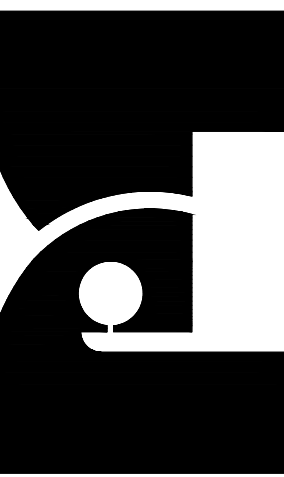
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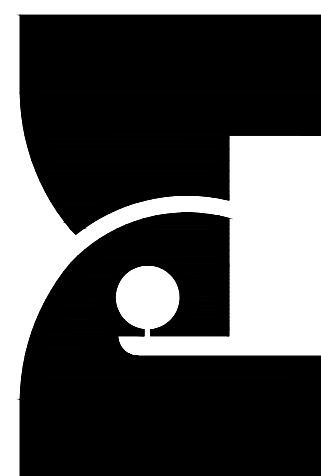
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