PALMA RESIDENCE

230 ARVIDA PARKWAY CORAL GABLES, FL 33156



PREPARED BY:

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MECHANICAL

CONSULTANTS

LANDSCAPE ARCHITECT

COMAS LA, INC.

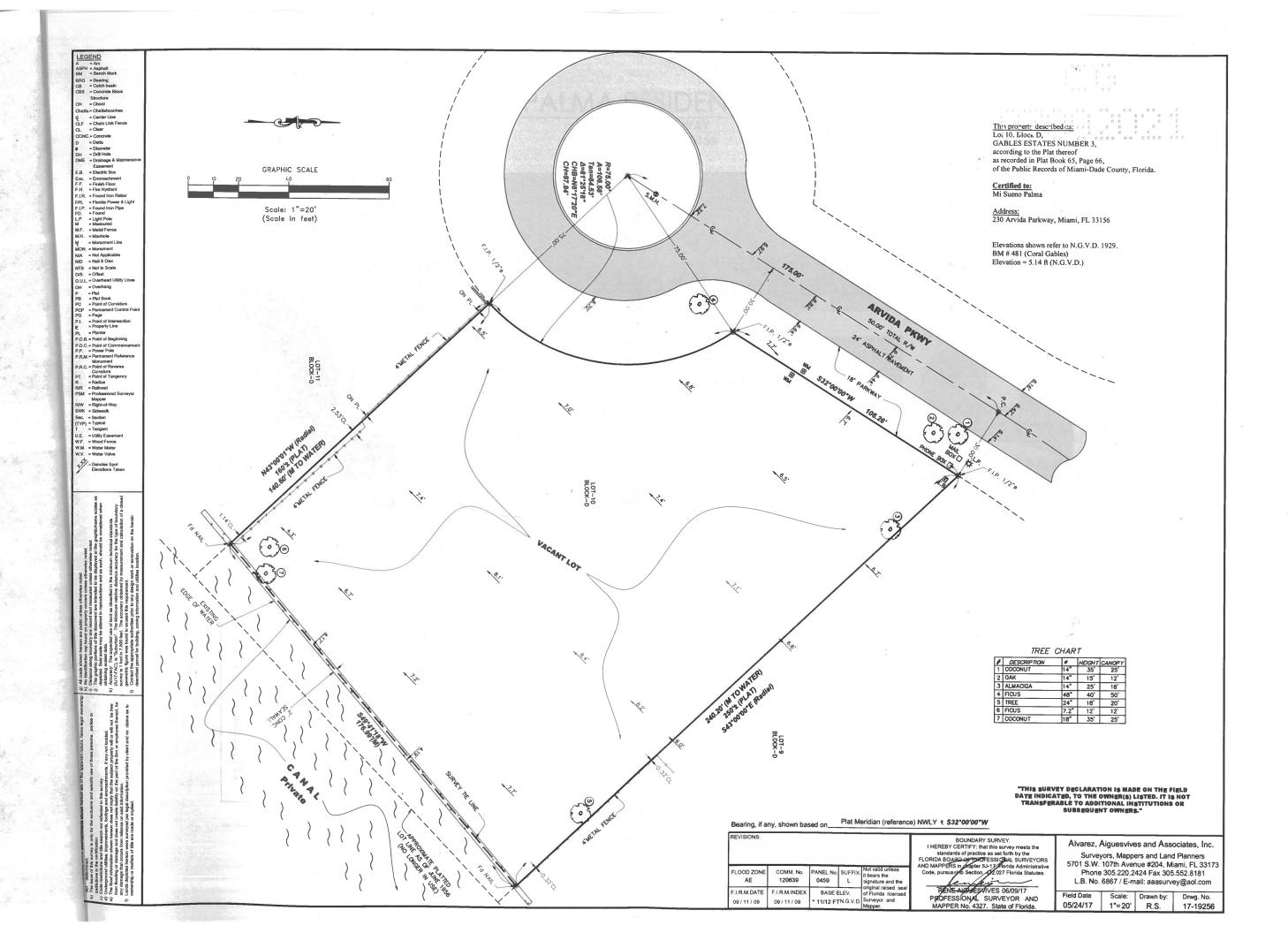
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GENERAL NOTES THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.) ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A PSI, AND MEET ASTM A-36 SPECS. 5. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", (U.O.N.). STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE

- MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36
- ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000
- ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
- REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK.
- 9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- 10. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND QUANTITY OF REBARS ARE AS PER STRUCTURAL DRAWINGS, SCHEDULES.
- 11. NO TIE BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
- 12. WINDOW & DOOR MANUFACTURER TO VERIFY ALL WINDOW & DOOR OPENINGS AT ON SITE PRIOR TO PRODUCING SHOP DRAWINGS AND INSTALLATION.
- 13. ARCHITECT, INTERIOR DESIGNER AND ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION. SITE VISITS SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
- 14. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- 15. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, OWNER OR DESIGNER.
- 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE" (FBC-RESIDENTIAL 2020). (7TH EDITION) ALL LOCAL CODES SHALL PREVAIL
- 17. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS OR PRODUCT CONTROL APPROVAL BY
- 18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
- 19. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
- 20. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
- 21. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
- 22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
- 23. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
- 24. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
- 25. CLEANING AND DEBRIS REMOVAL THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
- 26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- 27. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER AND APPROVED BY THE

28. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.

- 29. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
- 30. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST," INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
- 31. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT / ENGINEER / OWNER.
- 32. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THESE "GENERAL NOTES" AND OR ARCHITECT" "SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
- 33. CONTRACTOR SHALL SUBMIT TO ARCHITECT / ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS NECESSARY FOR REVIEW
- AND APPROVAL AS REQUIRED.
- 35. ALL FIXED GLASS SHALL BE MIN. 1/2" THICK, TEMPERED U.O.N.

CATEGORY II - SAFETY GLAZING.

34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE RECEIVE

- 36. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
- 37. USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
- 38. ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION
- TO FORM. 39. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
- 40. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
- 41. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION, LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
- 42. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTES AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
- 43. DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
- 44. ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
- 45. INSURE THAT THERE IS NO DUCT LEAKAGE.
- 46. KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
- AND INSULATED UNDERNEATH. 48. MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC

47. SLABS OVER CRAWLSPACES, UNCONDITIONED SPACES SHALL BE SEALED

- AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL
- 49. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE, LATEST EDITION. 1.1. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,
- 1.2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING 1.3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES,
- JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN
- OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING, 1.6. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN
- EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE
- SEALED TO THE FLOOR, AND (WHEN APPLICABLE) BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE
- 2. ARCHITECT'S SPECIFICATIONS SHALL BECOME PART OF THE CONSTRUCTION DOCUMENTS.
- 51. COORDINATE WITH THE ARCHITECT ALL A/C DUCTWORK LOCATION AND SIZES PRIOR TO FORMING CONCRETE BEAMS. CONSULT ARCHITECT, STRUCTURAL AND MECHANICAL ENGINEER IN THE EVENT OF ANY DISCREPANCIES. SUBMIT TRUSS SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL & H.V.A.C. ENGINEER FOR REVIEW APPROVAL PRIOR TO TRUSS PERMIT AND FABRICATION. DUE TO TIGHT CONDITIONS AT SOME PORTIONS OF THE ROOF, LINEAR DIFFUSERS MAY BE REPLACED FOR CONVENTIONAL DIFFUSERS AS APPROVED BY THE ARCHITECT & ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT & ENGINEER ON SITE BEFORE ORDERING A/C DIFFUSERS.
- 52. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE MECHANICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID INTERFERENCE WITH PLUMBING, AIR CONDITIONING AND STRUCTURAL ELEMENTS.

ARCHITECT / ENGINEER. MAIN HOUSE AREAS: FIRST FLOOR A/C:

SITE NOTES

- 1. ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
- 2. ALL APPROACHES TO BE COORDINATED WITH RIGHT-OF-WAY CONDITIONS SUCH AS, BUT NOT LIMITED TO: STREET TREES, STREET LIGHTS, FIRE
- LANDSCAPING SHALL MEET AND/ OR SURPASS THE MINIMUM REQUIREMENTS OF ARTICLE 5, DIVISION 11 LANDSCAPE SECTION, OF THE CITY OF CORAL GABLES.
- 4. CROSS HATCHED AREAS DENOTES TRUSS RECESS FOR COVES. SEE FLOOR PLANS & CROSS SECTIONS FOR DIMENSIONS.
- 5. FOR LANDSCAPING AND SODDED AREAS SEE LANDSCAPING PLANS.
- TERMITE PROTECTION, ALL BUILDINGS SHALL HAVE RECONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES, THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING "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 AGRICULTURE AND CONSUMER SERVICES."
- CONTRACTOR SHALL VERIFY IF THERE IS AN EXISTING SEPTIC TANK & DRAIN FIELD WITHIN THE PROPERTY. IF A SEPTIC TANK & DRAIN FIELD IS PRESENT, IT SHALL BE ABANDONED AS RECOMMENDED PER F.B.C. R. 2020 AND AS PER MIAMI-DADE COUNTY H.R.S. REQUIREMENTS PRIOR TO STARTING NEW CONSTRUCTION.
- APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS PER F.B.C. R. 2020.
- 9. SPOT ELEVATIONS SHOWN ON THE DRAWINGS ARE EXISTING BASED ON SURVEY PROVIDED BY OWNER. FOR NEW SPOT ELEVATIONS, REFER TO

No. 25 CHANNEL SHAPED STUDS AT 16" O.C. WITH ONE FULL LENGTH LAYER OF 5/8" TYPICAL "X" GYPSUM BOARD APPLIED VERTICAL. ATTACHED WITH 1" LONG No.6 DRYWALL SCREWS TO EACH SIDE. SCREWS ARE 8" O.C. AROUND PERIMETER AND 12" O.C. ON INTERMEDIATE STUDS.

TO FOUNDATION. PROVIDE TWO ROWS BLOCKING AT 40" O.C.

DRIVEWAY MATERIAL

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

SFR -SINGLE FAMILY RESIDENTIAL

PROVIDED F.A.R.

FIRE RATINGS DESCRIPTION

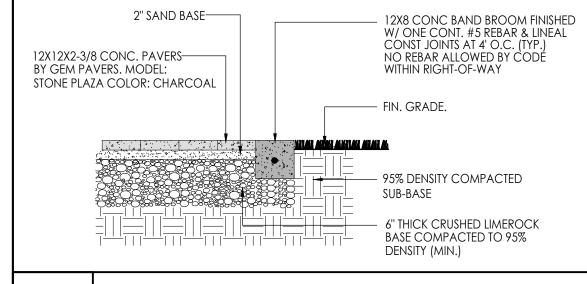
METAL CHANNELS AT 16" O.C. ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD, CEMENT-COATED OR RING SHANKED NAILS 6" O.C. W/BUTT & SIDE JOINTS STAGGERED, PAPER TAPE EMBEDDED OVER

JOINTS AND EXPOSED NAIL HEADS COVERED WITH COMPOUND. 1 HOUR FIRE RATED 2"x4" OR 2"x6" STUDS AT 16" O.C. WITH ONE LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 16d COOLER NAILS 7" O.C. WITH END

JOINTS ON NAILING MEMBERS. PROVIDE 2"X4" OR 2"X6" DOUBLE TOP PLATE AND BASE PLATE SECURED

TYPICAL NON-BEARING PARTITION

No. 25 GA. CHANNEL SHAPED STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. (16" O.C. AT WET AREAS.)



AREA COMPUTATIONS FOR CORAL GABLES

SETBACKS:	
FRONT SETBACK	50'-0"
SIDE SETBACK	30'-0''
REAR SETBACK	50'-0"
LOT COVERAGE:	

I			00 0
	LOT COVERAGE:		
	LOT AREA =	_ 37,334	SQ. FT.
	MAXIMUM BUILDING COVERAGE ALLOWED (35%)= BUILDING COVERAGE PROVIDED=		
	MAXIMUM LOT COVERAGE ALLOWED (45%)= LOT COVERAGE PROVIDED=		

GREEN AREA CALCULATIONS :		
MINIMUM GREEN AREA ALLOWED (40%)=	_14,934	SQ. FT.
GREEN AREA PROVIDED=		SQ. FT.
MINIMUM FRONT YARD GREEN AREA ALLOWED (20% OF 40%)=	- 2,987	SQ. FT.
FRONT YARD GREEN AREA PROVIDED=	_	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.

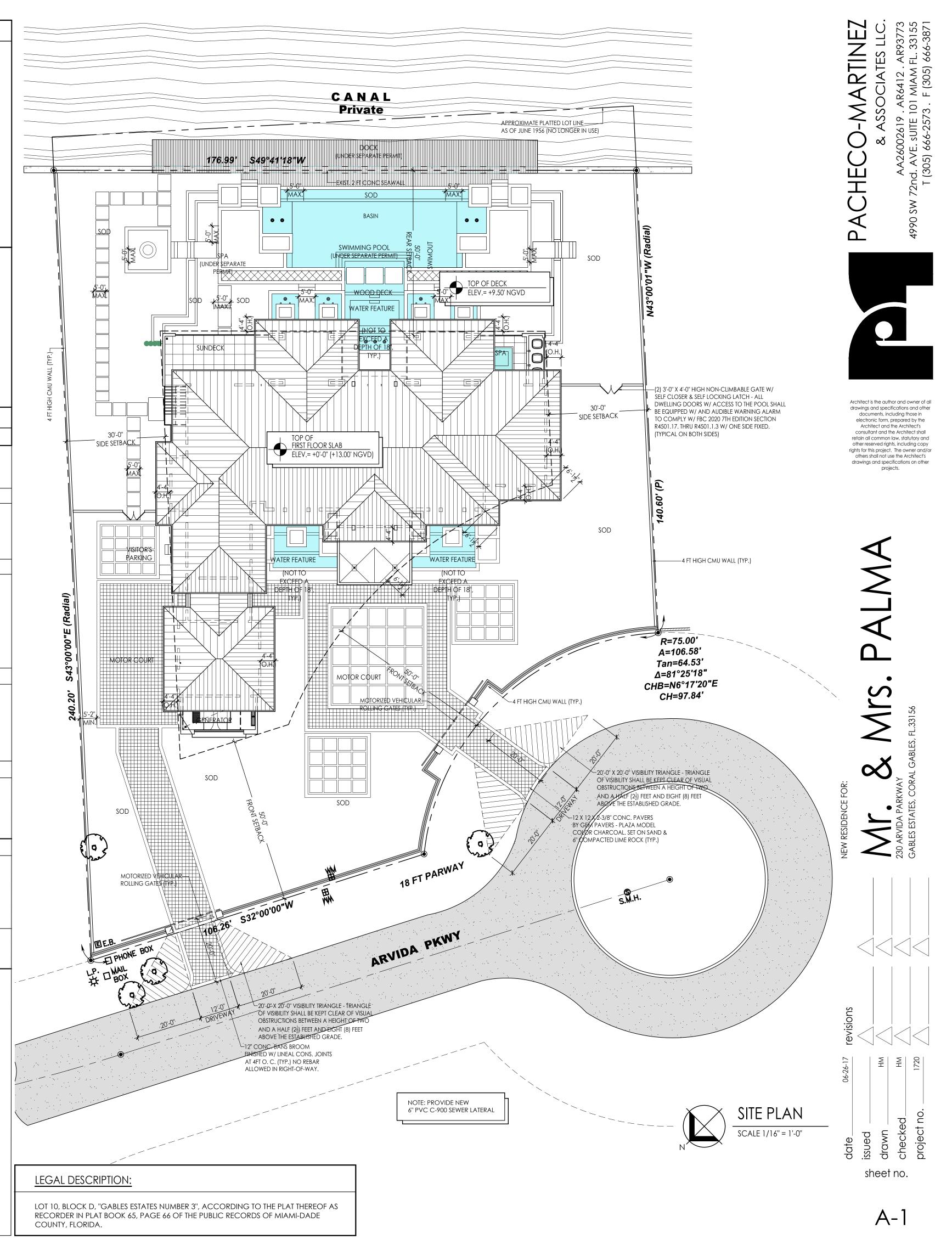
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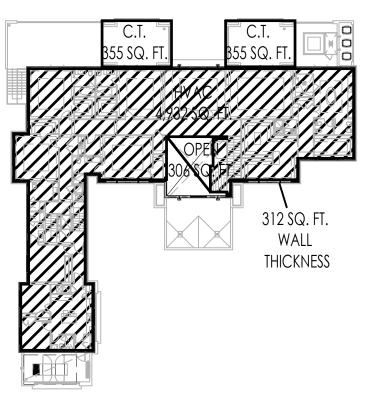
FIRST FLOOR INCLUDING DEN A/C:	• -	SQ. FT. SQ. FT.
CARPORT:GARAGES:		SQ. FT. SQ. FT.
TOTAL F.A.R. PROVIDED =	10,685	SQ. FT.

4,743 SQ. FT.

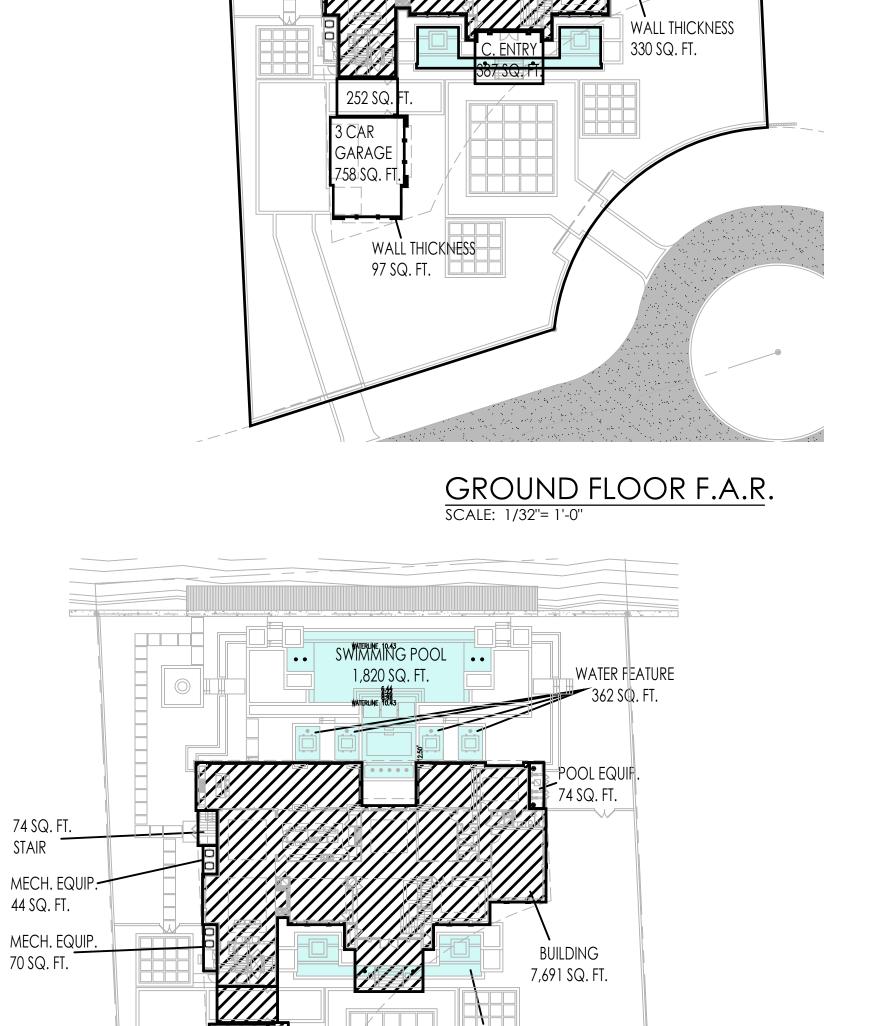
AREA COMPUTATIONS FOR CONSTRUCTION GROSS SQUARE FOOTAGE:

TIKST TEOOK A/C.	. 7,7 70	300.11.
SECOND FLOOR A/C AREA:	4,932	SQ. FT.
FIRST FLOOR WALL THICKNESS:	414	SQ. FT.
SECOND FLOOR WALL THICKNESS:	312	SQ. FT.
SECOND FLOOR UPPER VOLUME TWO STORY AREA:	306	SQ. FT.
TOTAL MAIN HOUSE HVAC AREAS=	10,707	SQ. FT.
CARPORT AREA:	758	SQ. FT.
GARAGE AREA:	252	SQ. FT.
TOTAL MAIN HOUSE HVAC + GARAGE AREAS=	1,010	SQ. FT.
FIRST FLOOR COVERED ENTRY:	387	SQ. FT.
FIRST FLOOR COVERED TERRACE:	1,156	SQ. FT.
SECOND FLOOR COVERED TERRACES:	742	SQ. FT.
BOAT STORAGE:	74	SQ. FT.
BOAT EQUIPMENT:	80	SQ. FT.
	4,459	SQ. FT.
TOTAL MAIN HOUSE GROSS AREAS=	16,176	SQ. FT.
SWIMMING POOL:	840	SQ. FT.
WATER FEATURES:	1,640	SQ. FT.



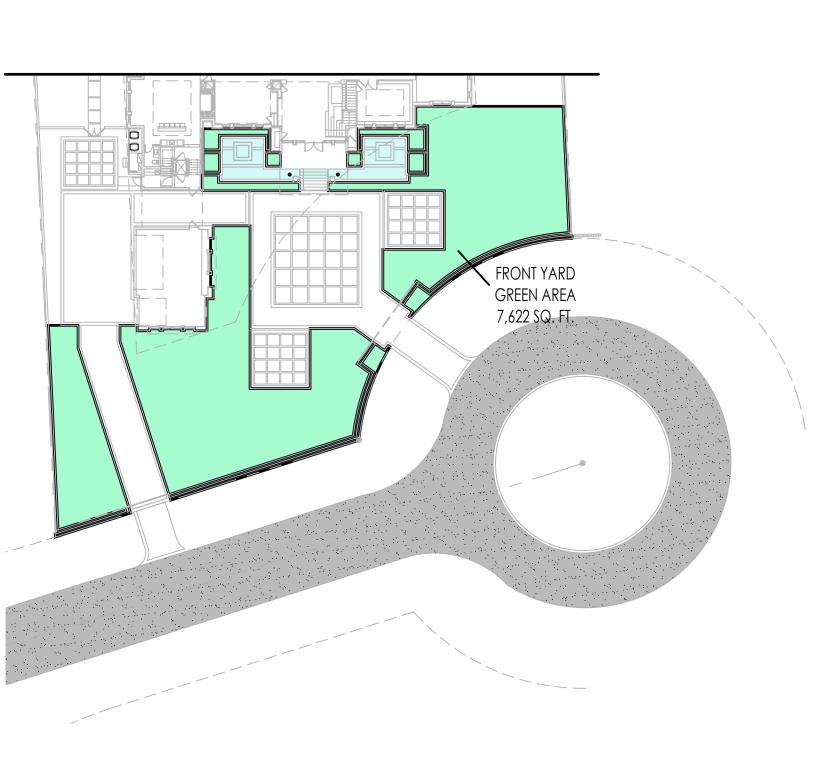


SECOND FLOOR F.A.R. SCALE: 1/32"= 1'-0"

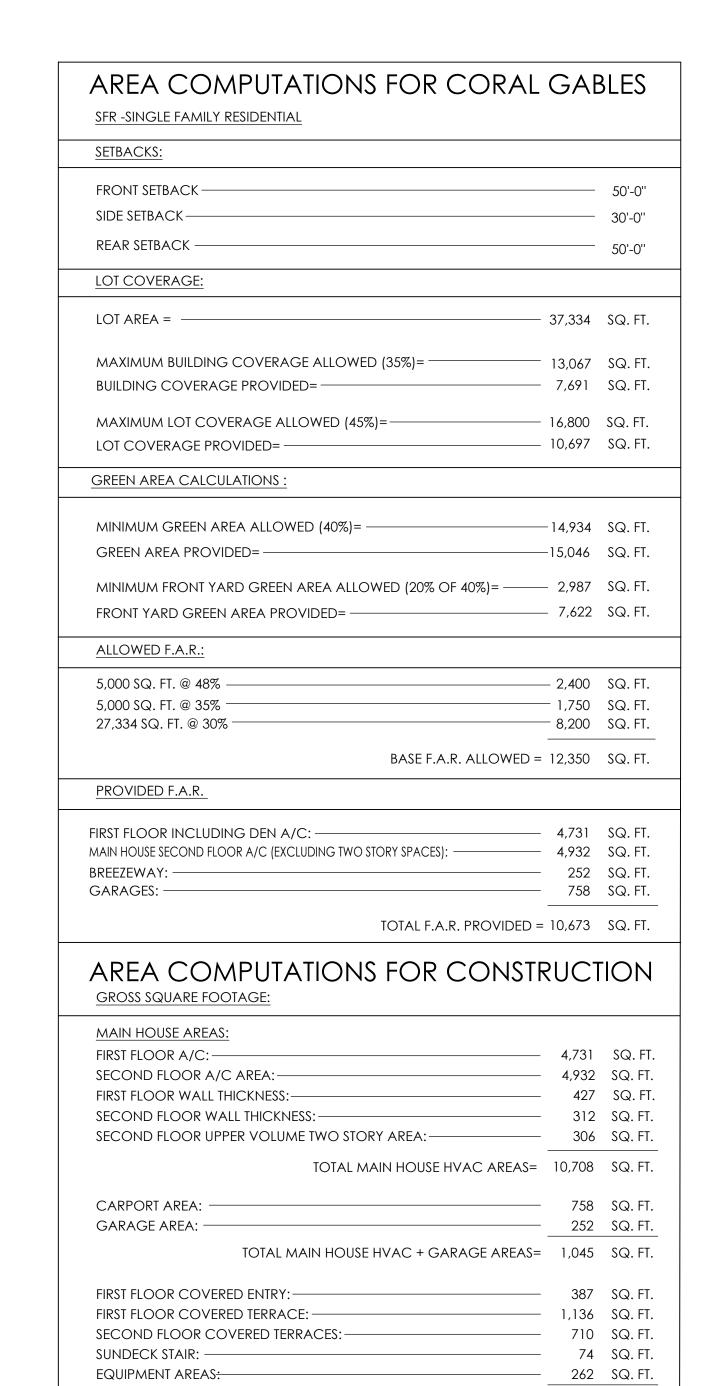


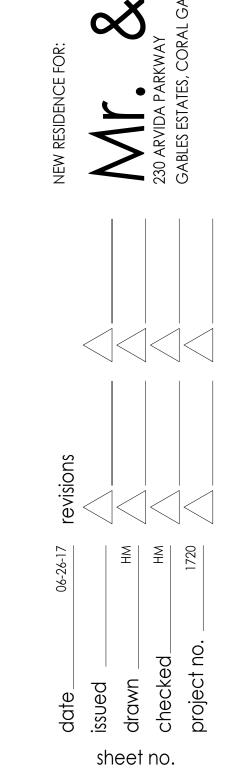
LOT COVERAGE

SCALE: 1/32"= 1'-0"



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





4,459 SQ. FT.

----- 1,820 SQ. FT.

_____ 850 SQ. FT.

TOTAL MAIN HOUSE GROSS AREAS= 14,287 SQ. FT.

SWIMMING POOL & SPA: ——

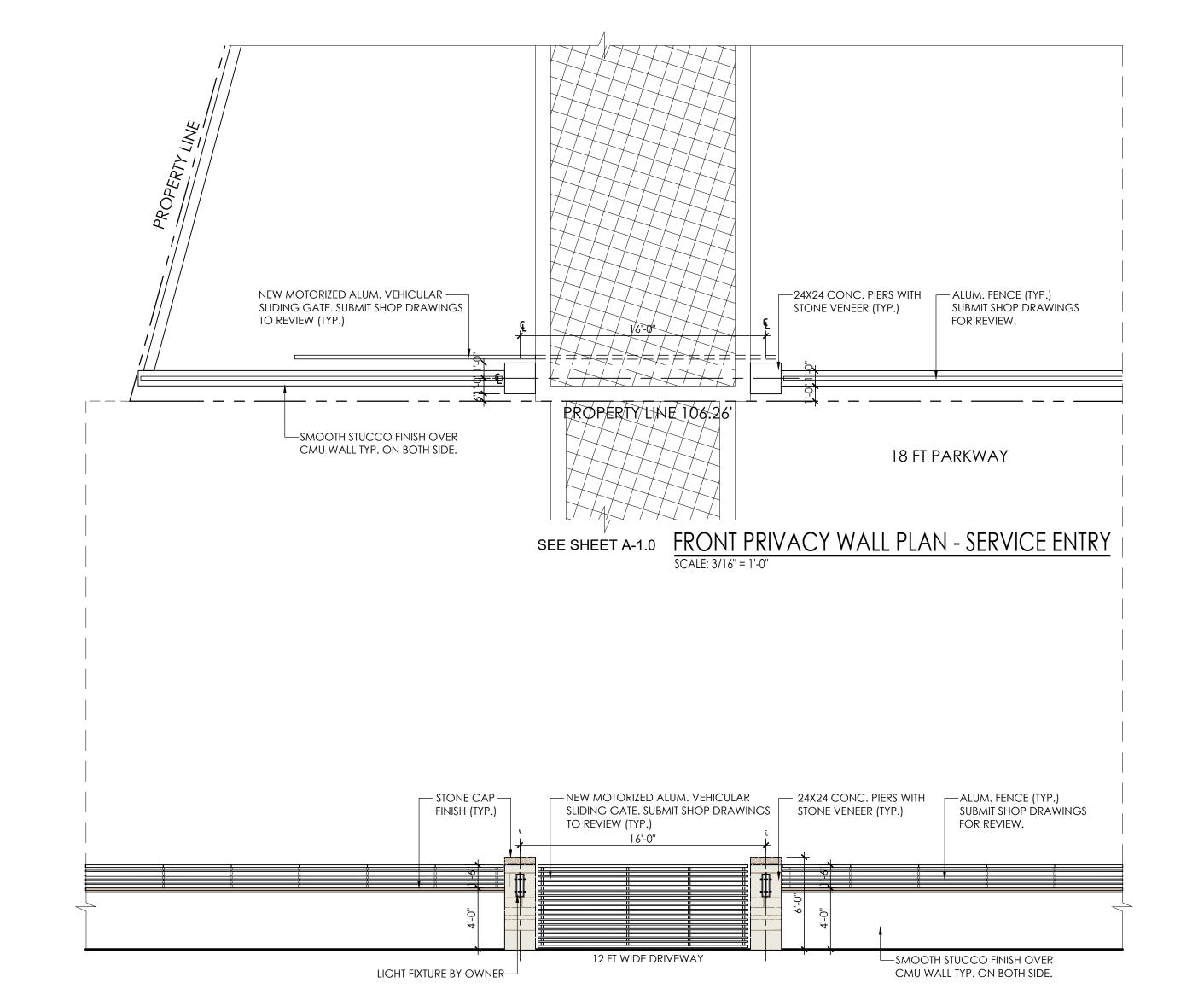
WATER FEATURES: —

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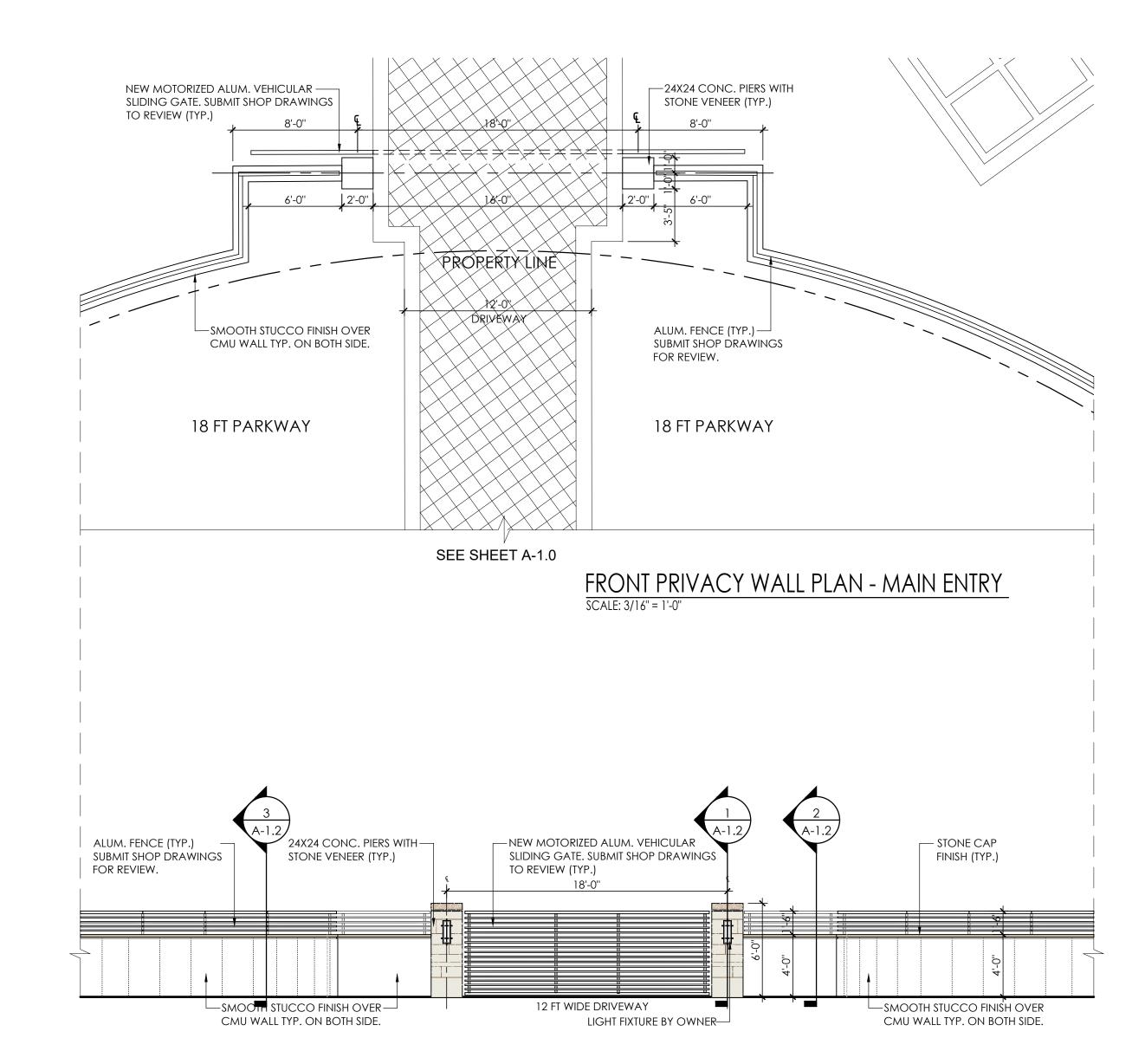
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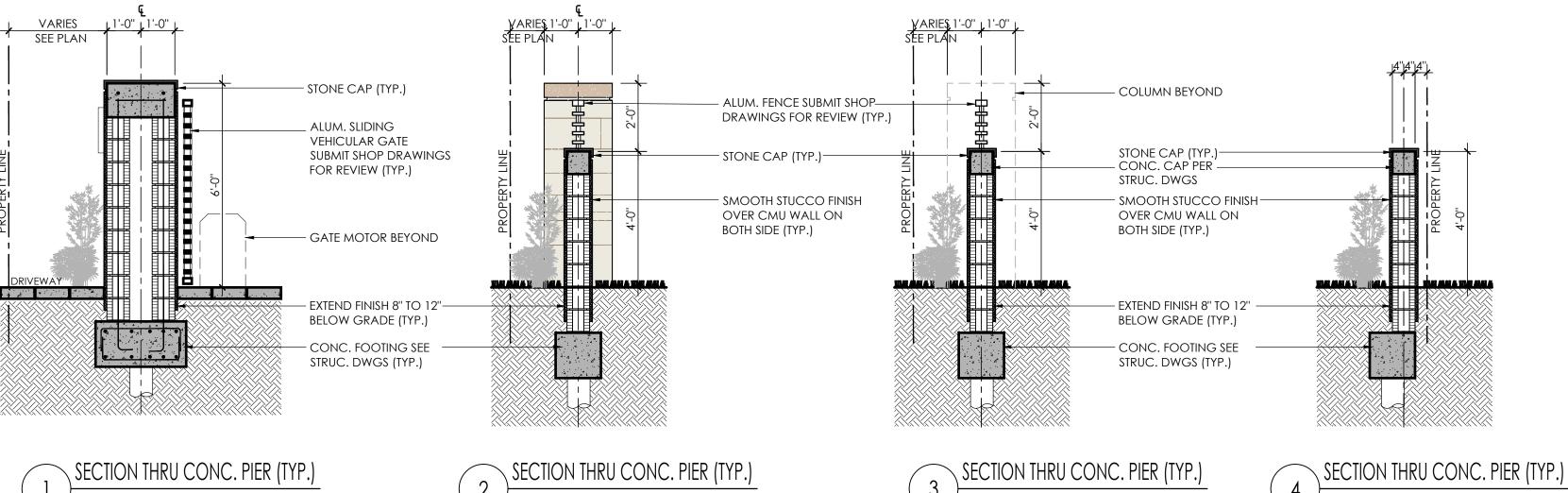
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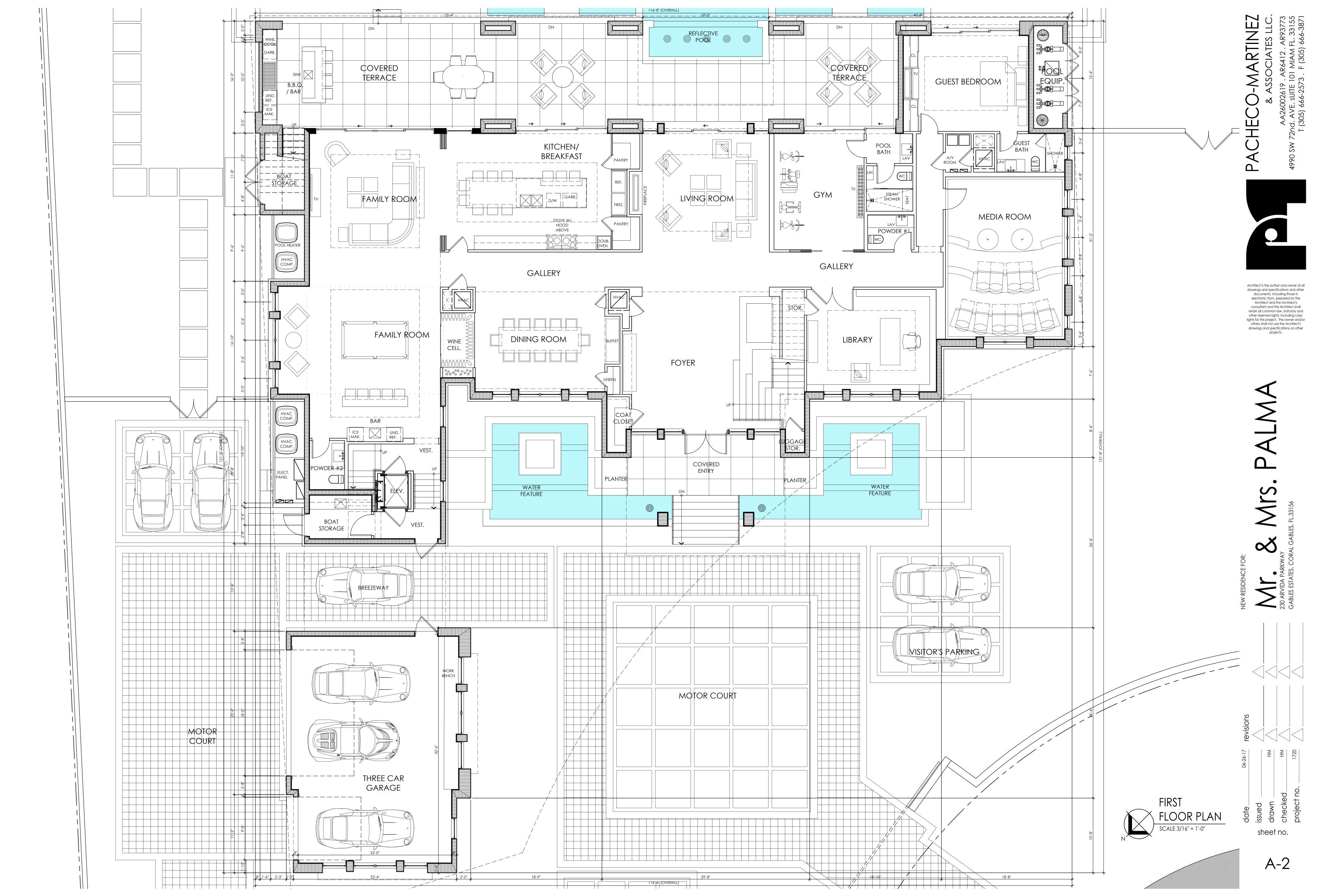
FRONT PRIVACY WALL ELEVATION - SERVICE ENTRY SCALE: 3/16" = 1'-0"

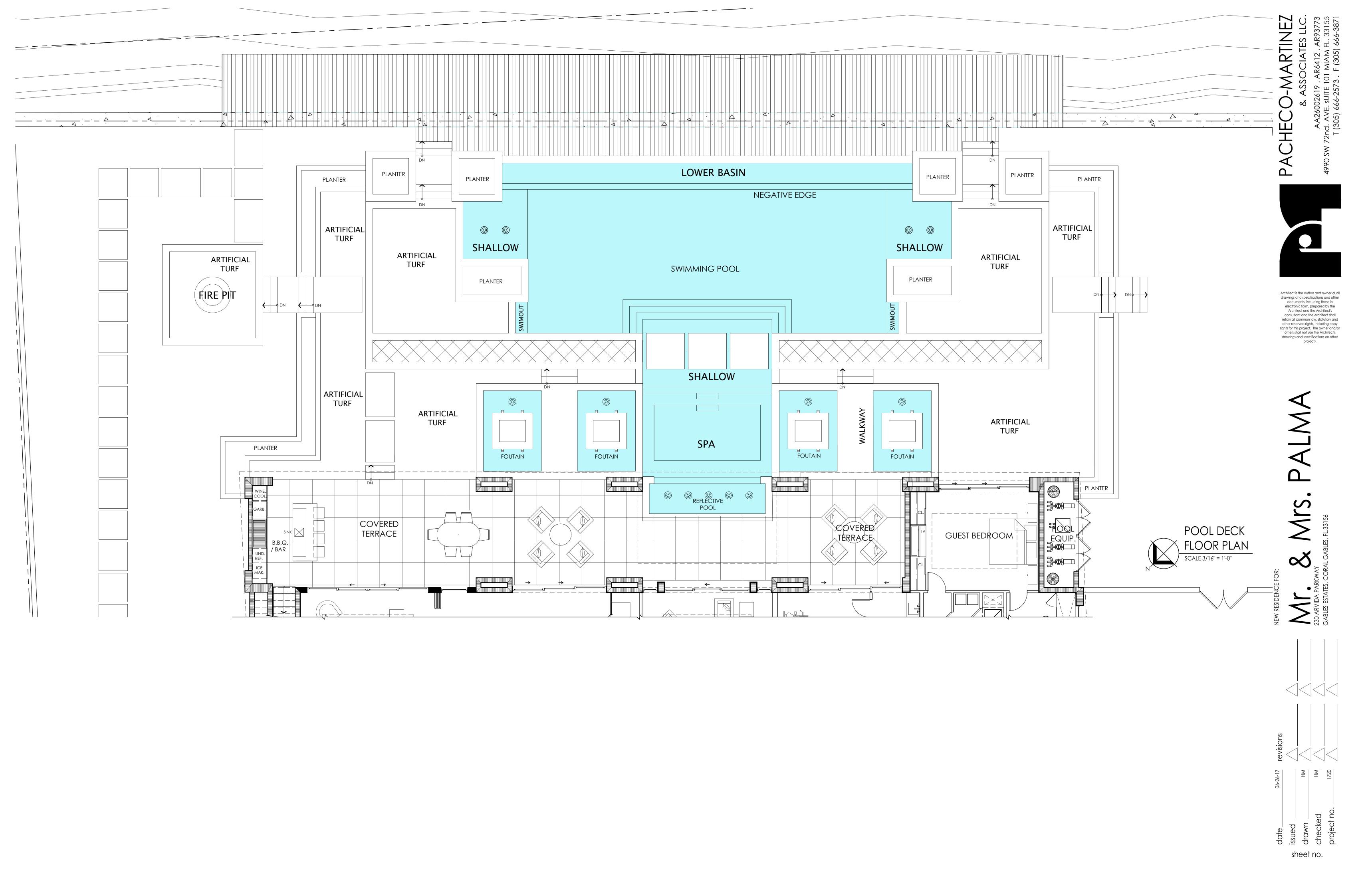


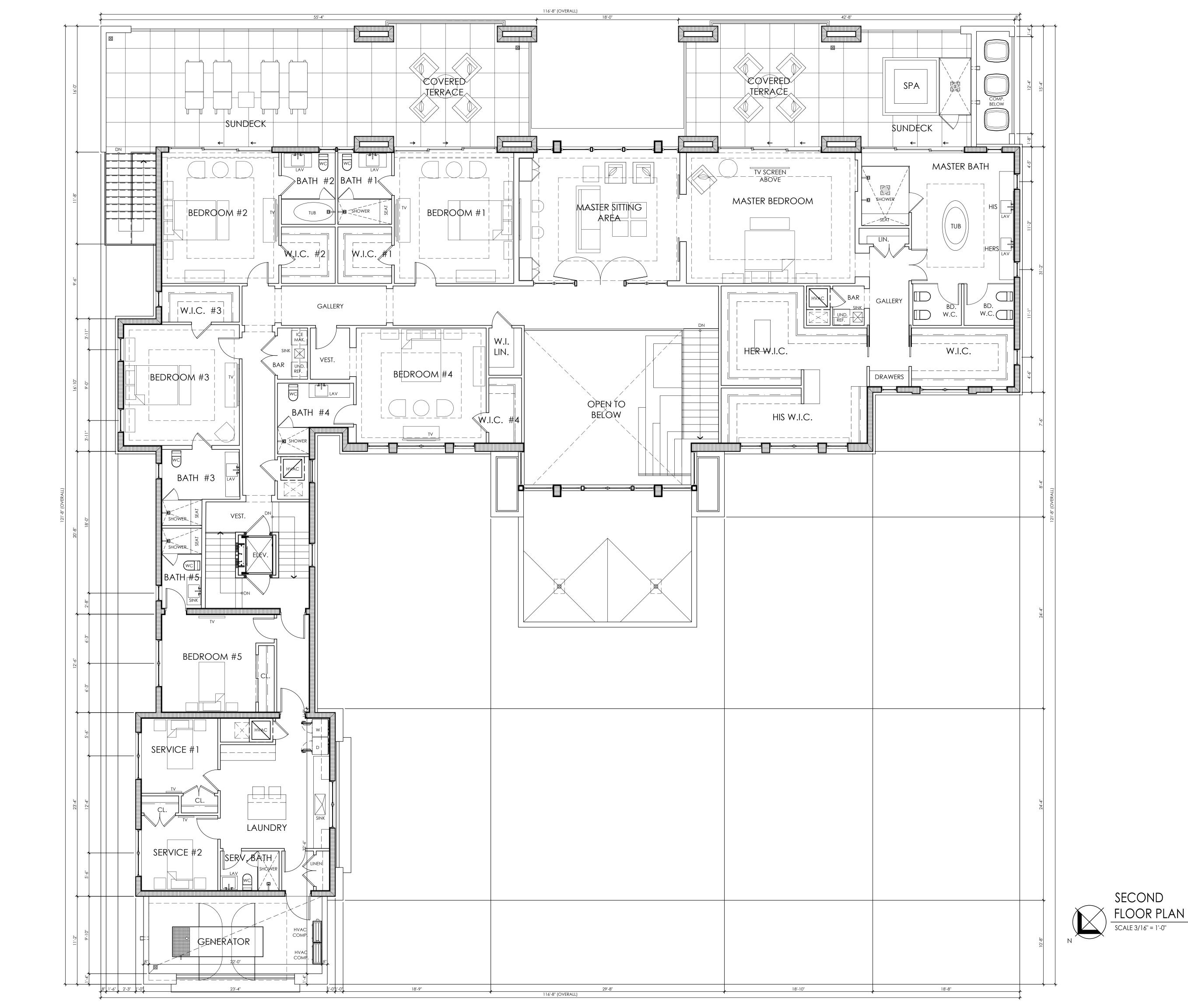
FRONT PRIVACY WALL ELEVATION - MAIN ENTRY SCALE: 3/16" = 1'-0"







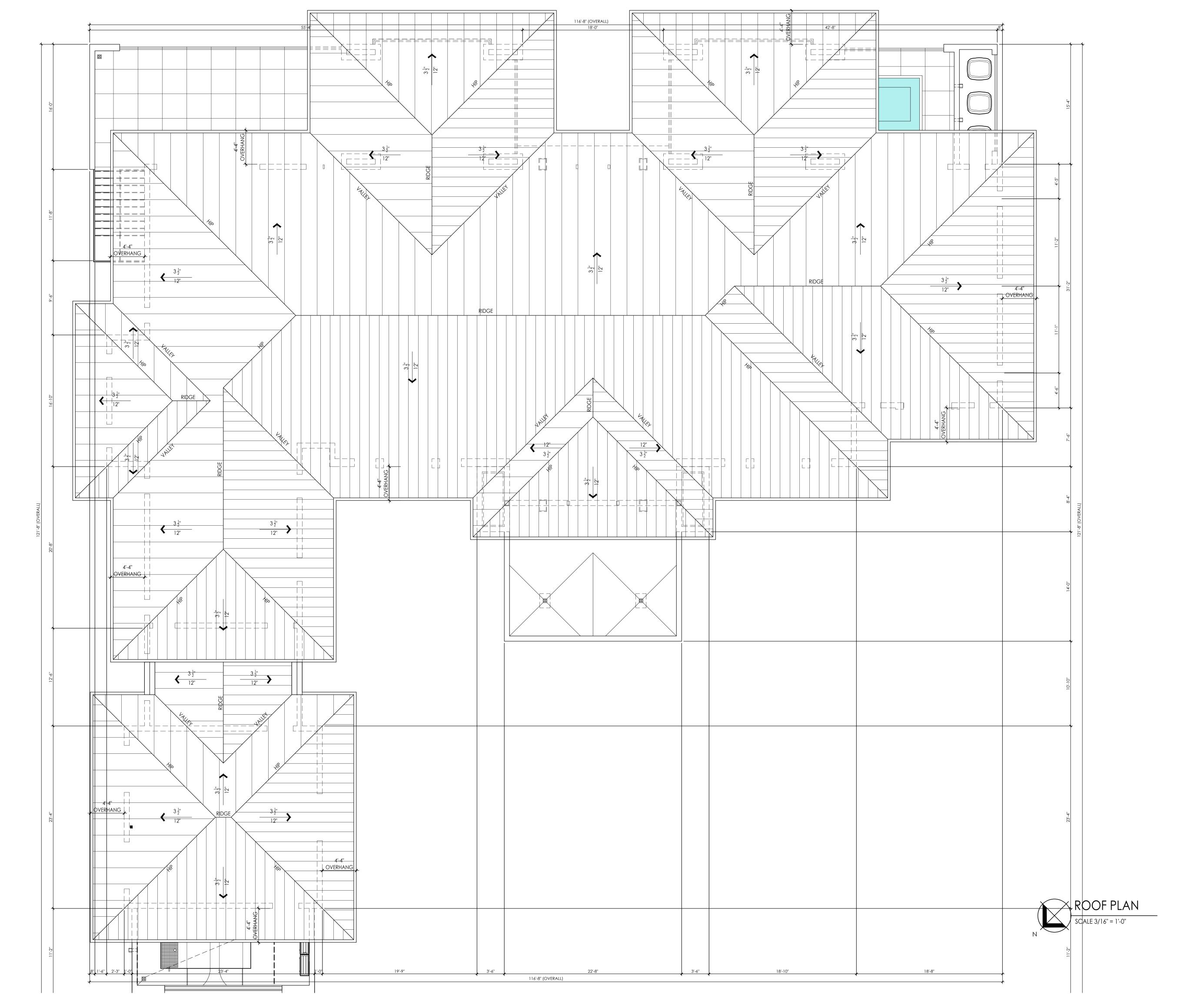




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sheet no. A-5



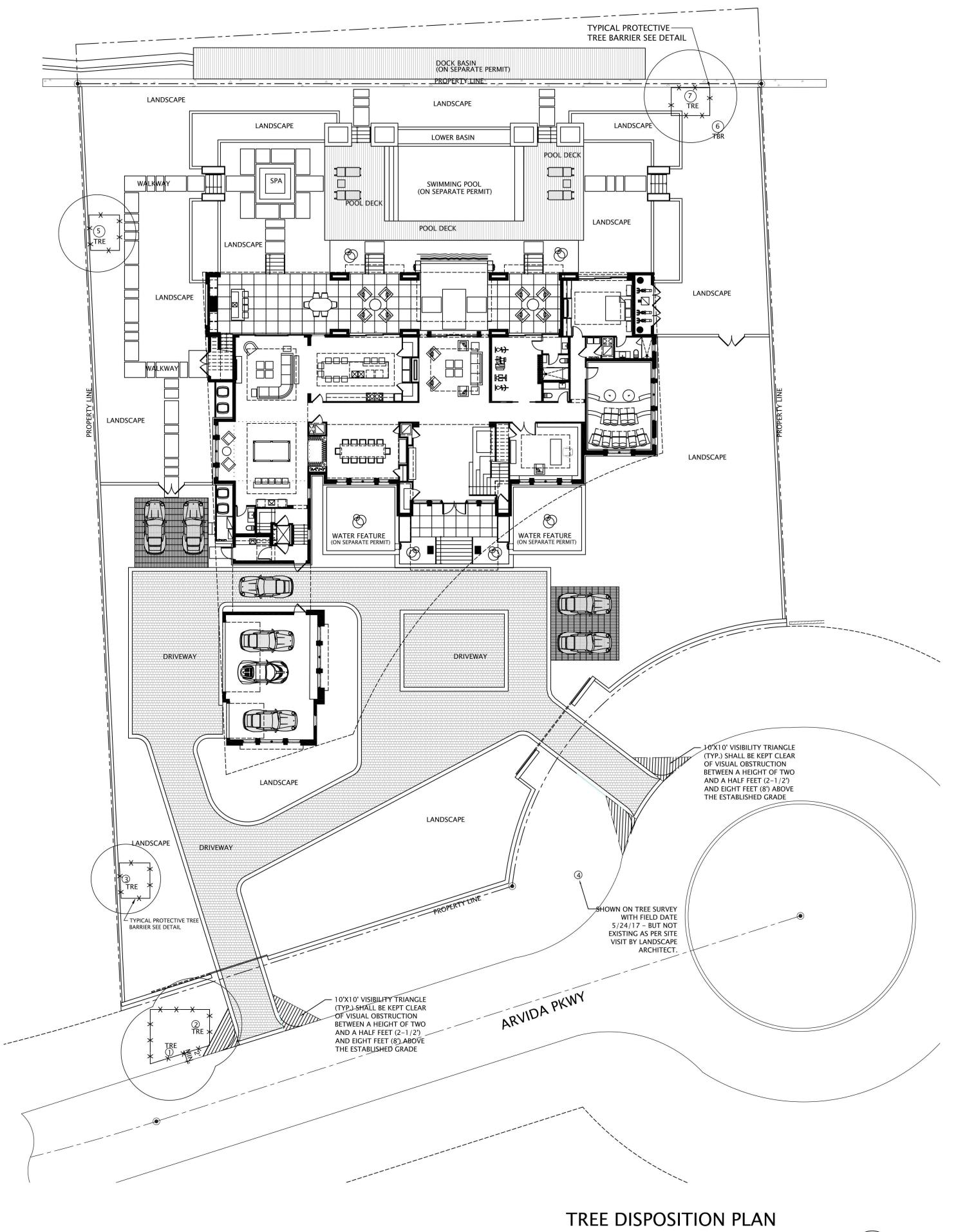


SCALE 3/16" = 1'-0"





SCALE 3/16" = 1'-0"



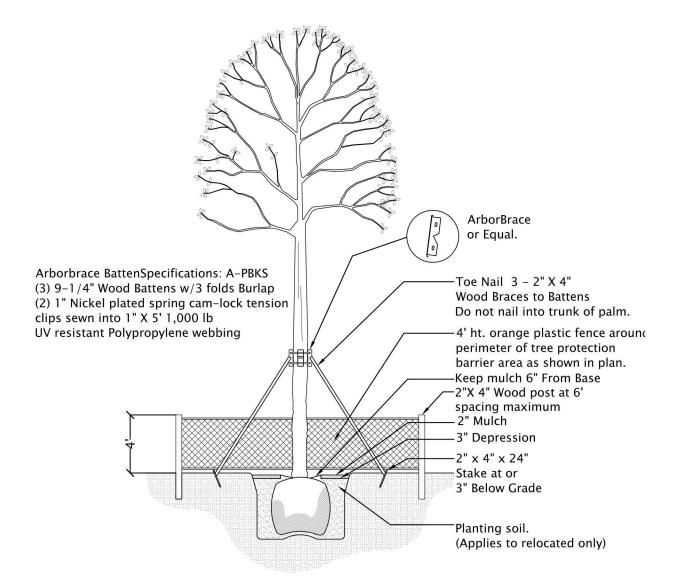
SCALE: 1/16 " = 1'-0"

#	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 BELLOW
5	SEA GRAPE	COCCOLOBA UVIFERA	24"	18'	20'	FAIR	REMAIN
6	FICUS	FICUS BENJAMINA	7.2"	12'	12'	FAIR	REMOVE – SEE NOTE 2 BELLOW
7	COCONUT	COCOS NUCIFERA	18"	35'	25'	GOOD	REMAIN

EXISTING TREE CHART

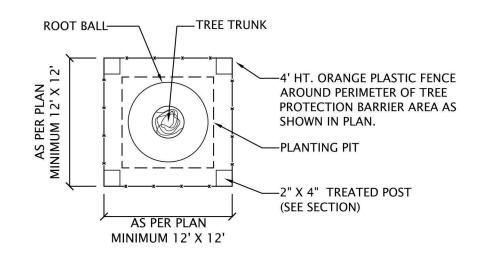
NOTE 1: TREE # 4 IS SHOWN ON TREE SURVEY WITH FIELD DATE 5/24/17 – BUT NOT EXISTING AS PER SITE VISIT BY LANDSCAPE ARCHITECT. A REVISED SURVEY HAS BEEN REQUESTED FOR FINAL PLANS SUBMITTAL.

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 PREFORMED 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.

PACHECO-MAR

& ASSOCIA

AA26002619 . AR6412

A990 SW 72nd. AVE. SUITE 101 MIAN

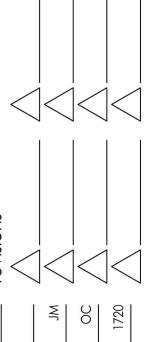


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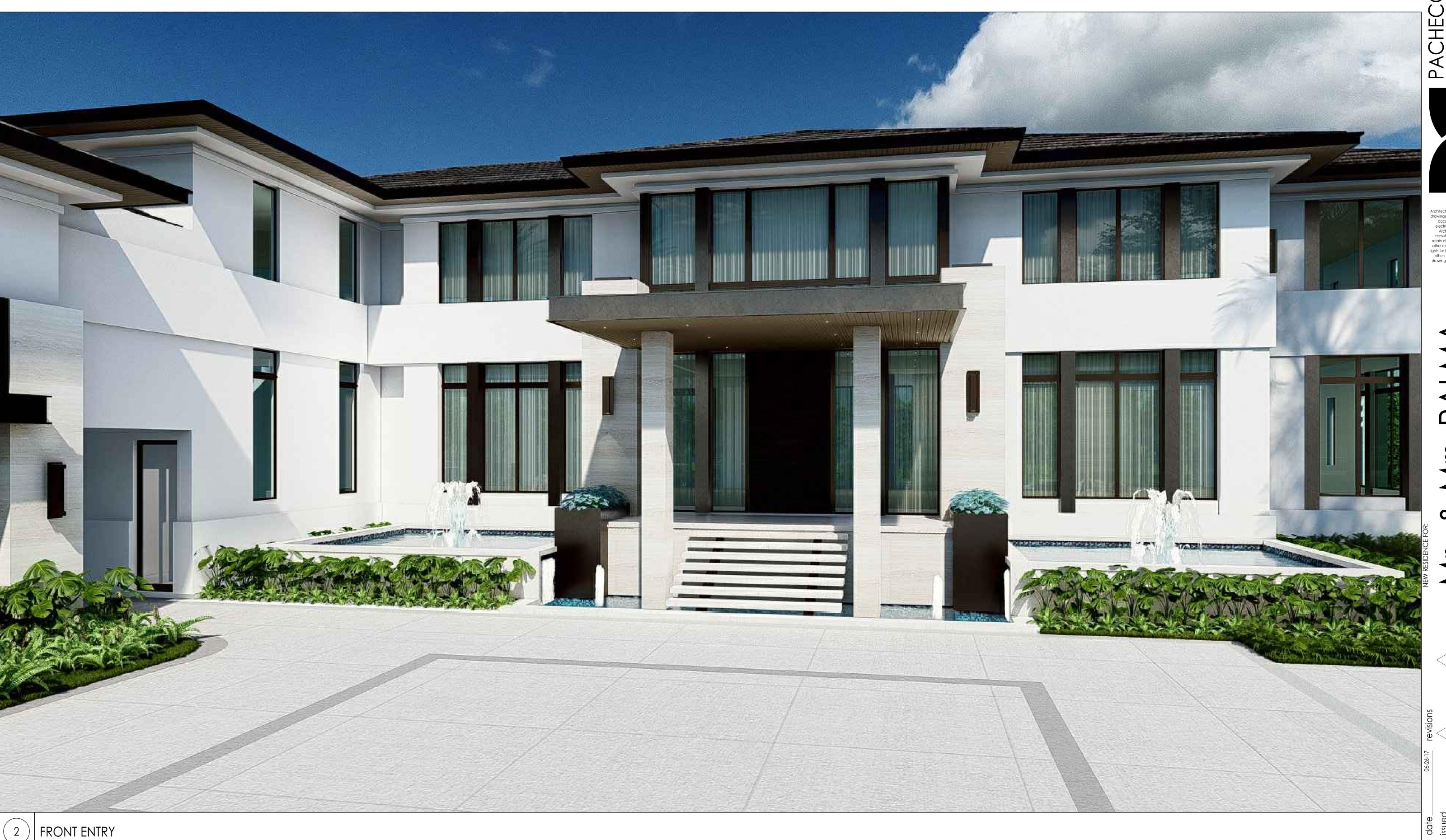
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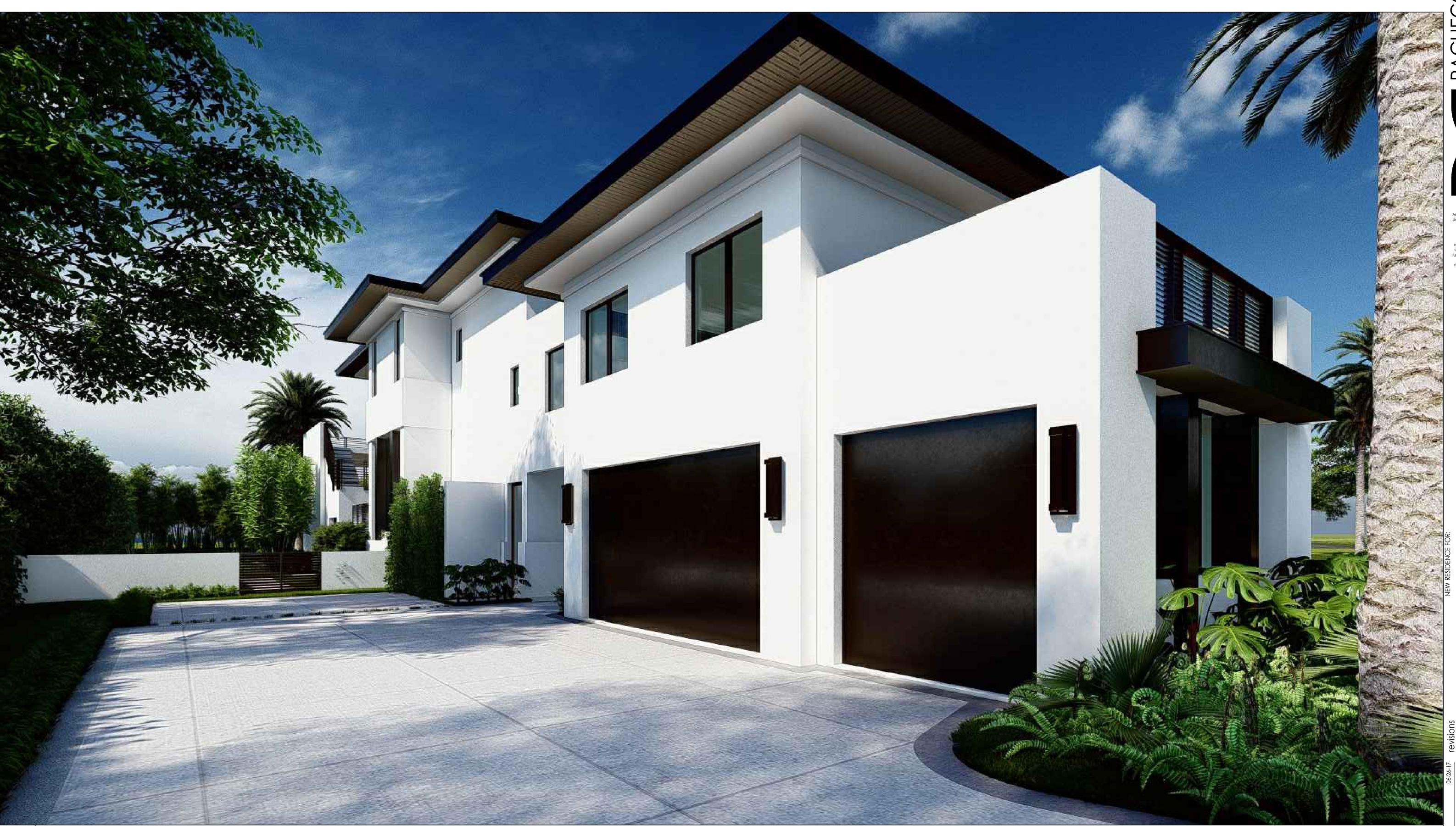
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FRONT ELEVATION



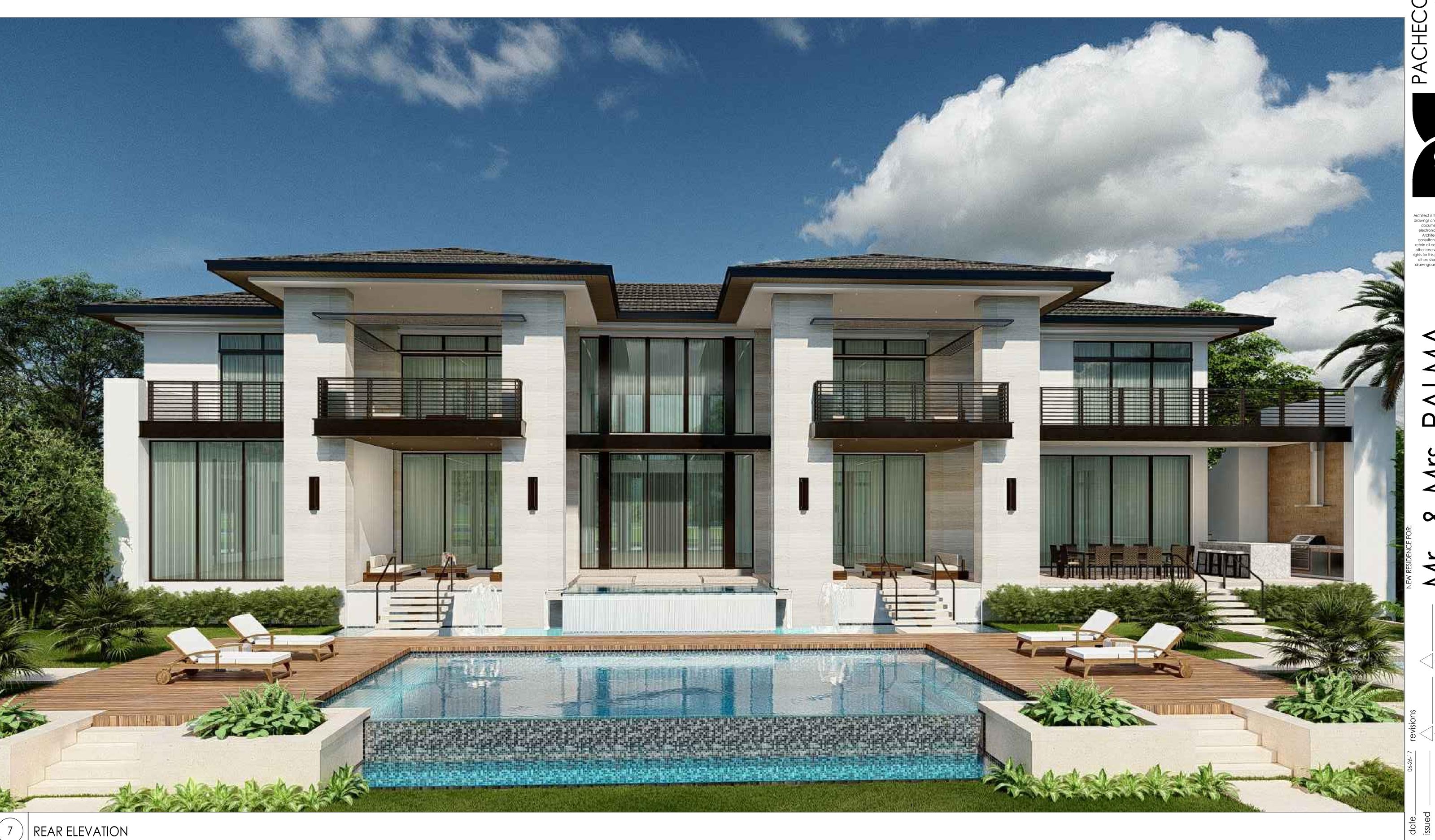
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FRONT ENTRY

REAR ELEVATION

R-6



REAR ELEVATION

REAR ELEVATION



(10) AERIAL VIEW

