

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

Property Information

CERTIFIED ONLY TO:
Hector Lastre and Vivian Lastre

PROPERTY ADDRESS:
1220 Ortega Avenue
Coral Gables, Florida 33134

LEGAL DESCRIPTION:
Lots 3 & 4, Block 38, of: "REVISED PLAT OF CORAL GABLES GRANADA SECTION", according to the Plat Thereof as Recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Comm Panel 120639
Panel # 0294
Firm Zone: "X"
Date of Firm: 09-11-2009
Base Flood Elev. N/A
F.Floor Elev. 12.65'
Garage Elev. 10.79'
Suffix: "L"
Elev. Reference to NGVD 1929

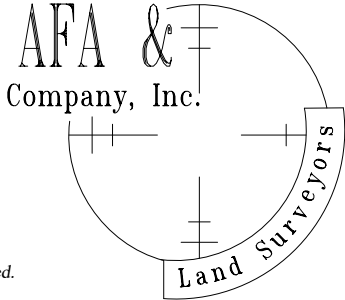
JOB #	20-137
DATE	02-04-2020
PB	8-113

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
#2 Benchmark: Miami-Dade County Public Works Dep. N/A
#3 Bearings as Shown hereon are Based upon Venetia Avenue, N90°00'00"E
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 02-04-2020
#7 Completed Survey Field Date: 02-04-2020
#8 Disc No 2020, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.



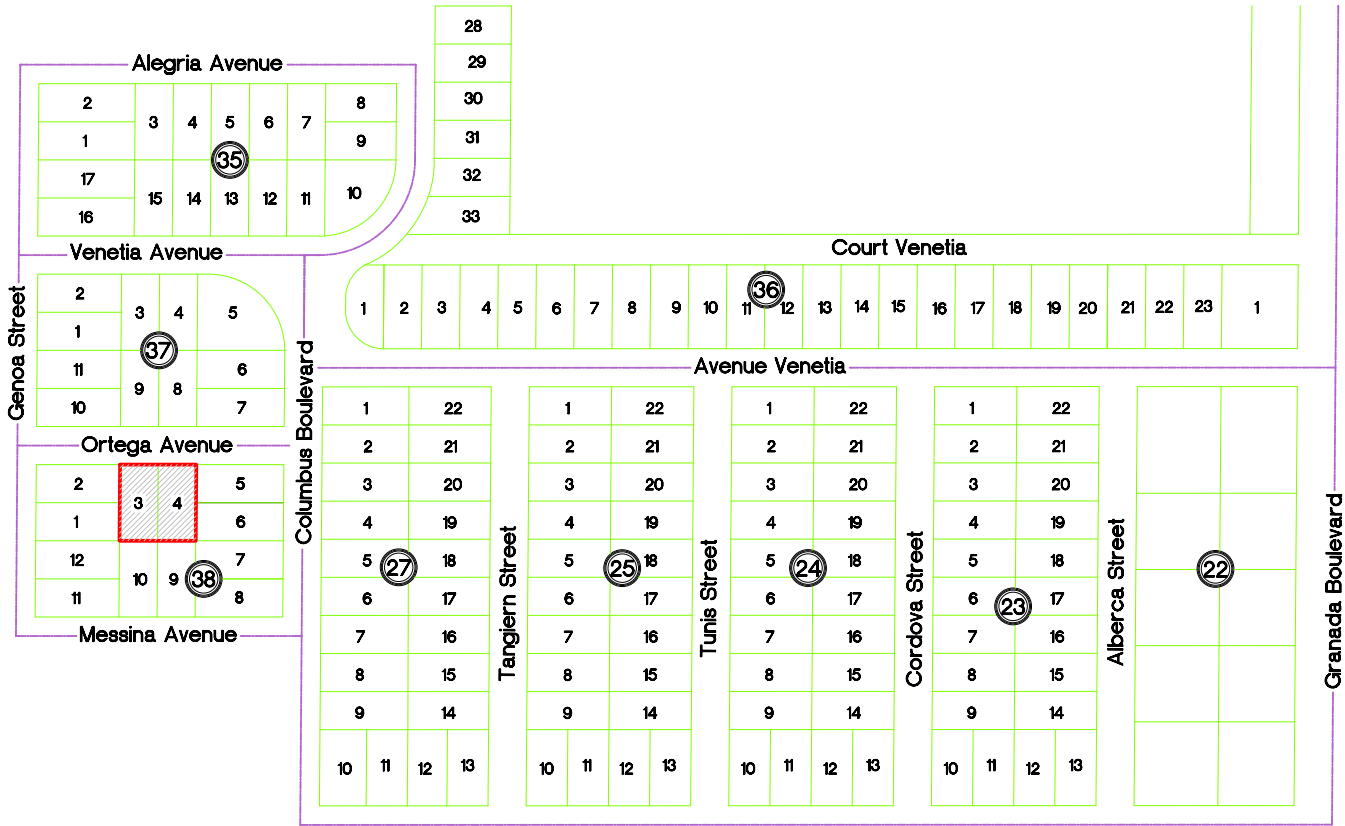
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

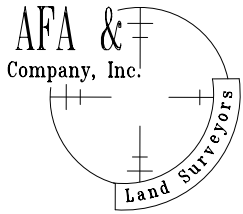
This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal

Location Sketch N.T.S.





Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

**Abbreviations
of Legend**

- AVE.

=AVENUE
- ASPH

=ASPHALT
- A/W

=ANCHORD WIRE
- A/C

=AIR CONDITIONER
- BLDG

=BUILDING
- B. COR.

=BLOCK CORNER
- CAL

=CALCULATED
- C.B.

=CATCH BASIN
- CLF

=CHAIN LINK FENCE
- CONC.

=CONCRETE
- COL.

=COLUMN
- C.U.P.

=CONCRETE UTILITY POLE
- C.L.P.

=CONCRETE LIGHT POLE
- CBS

=CONCRETE BLOCK STRUCTURE
- C.M.E.

=CANAL MAINTENANCE EASEMENT
- D

=DELTA
- D/W

=DRIVEWAY
- D.M.E.

=DRAINAGE & MAINTENANCE EASEMENT
- ENC.

=ENCROACHMENT
- E.T.P.

=ELECTRIC TRANSFORMER PAD
- F.P.L.

=FLORIDA POWER AND LIGHT
- F.H.

=FIRE HYDRANT
- F.I.P.

=FOUND IRON PIPE
- F.F.

=FINISH FLOOR
- DH/F

=FOUND DRILL HOLE
- F.R.

=FOUND REBAR
- F/D

=FOUND DISC
- F/N

=FOUND NAIL
- I/F

=IRON FENCE
- L

=LENGHT
- L.M.E.

=LAKE MAINTENANCE EASEMENT
- L.F.E.

=LOWEST FLOOR ELEVATION
- L.P.

=LIGHT POLE
- MEAS.

=MEASURED
- M.H.

=MAN HOLE
- M/L

=MONUMENT LINE
- N.G.V.D.

=NATIONAL GEODETIC VERTICAL DATUM
- N.T.S.

=NOT TO SCALE
- O.E.

=OVERHEAD ELECTRIC LINE
- O/L

=ON LINE
- P.C.P.

=PERMANENT CONTROL POINT
- P.M.

=PARKING METER
- P.C.

=POINT OF CURVATURE
- P/W

=PARKWAY
- PL

=PLANTER
- P.O.C

=POINT OF COMMENCEMENT
- P.O.B

=POINT OF BEGINNING
- R

=RADIUS
- RES

=RESIDENCE
- R/W

=RIGHT OF WAY
- S.D.H.

=SET DRILL HOLE
- S/N

=SET NAIL
- S.I.P.

=SET IRON PIPE
- SDWLK

=SIDEWALK
- ST

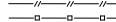
=STREET
- T

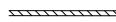
=TANGENT
- U.E.

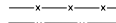
=UTILITY EASEMENT
- W/F


=WOOD FENCE
- W.V.


=WATER VALVE
- W.U.P.

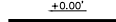
=WOOD UTILITY POLE
- 


=WOOD FENCE
- 


=IRON FENCE
- 


=CBS WALL
- 


=CHAIN LINK FENCE
- 


=OVERHEAD ELEC.
- 


=CENTER LINE
- 


=EASEMENT
- 


=DENOTES ELEVATIONS
- 


=BUILDING
- 


=DISTANCE
- 


=CATCH BASIN
- 

=WATER METER
- 

=W.U.P.
- 

=STATE ROAD
- 

=US HIGHWAY
- 

=INTERSTATE
- 

=MONITORY WELL



+0.00'



=BUILDING



=DISTANCE



=CATCH BASIN



=WATER METER



=W.U.P.



=STATE ROAD



=US HIGHWAY



=INTERSTATE

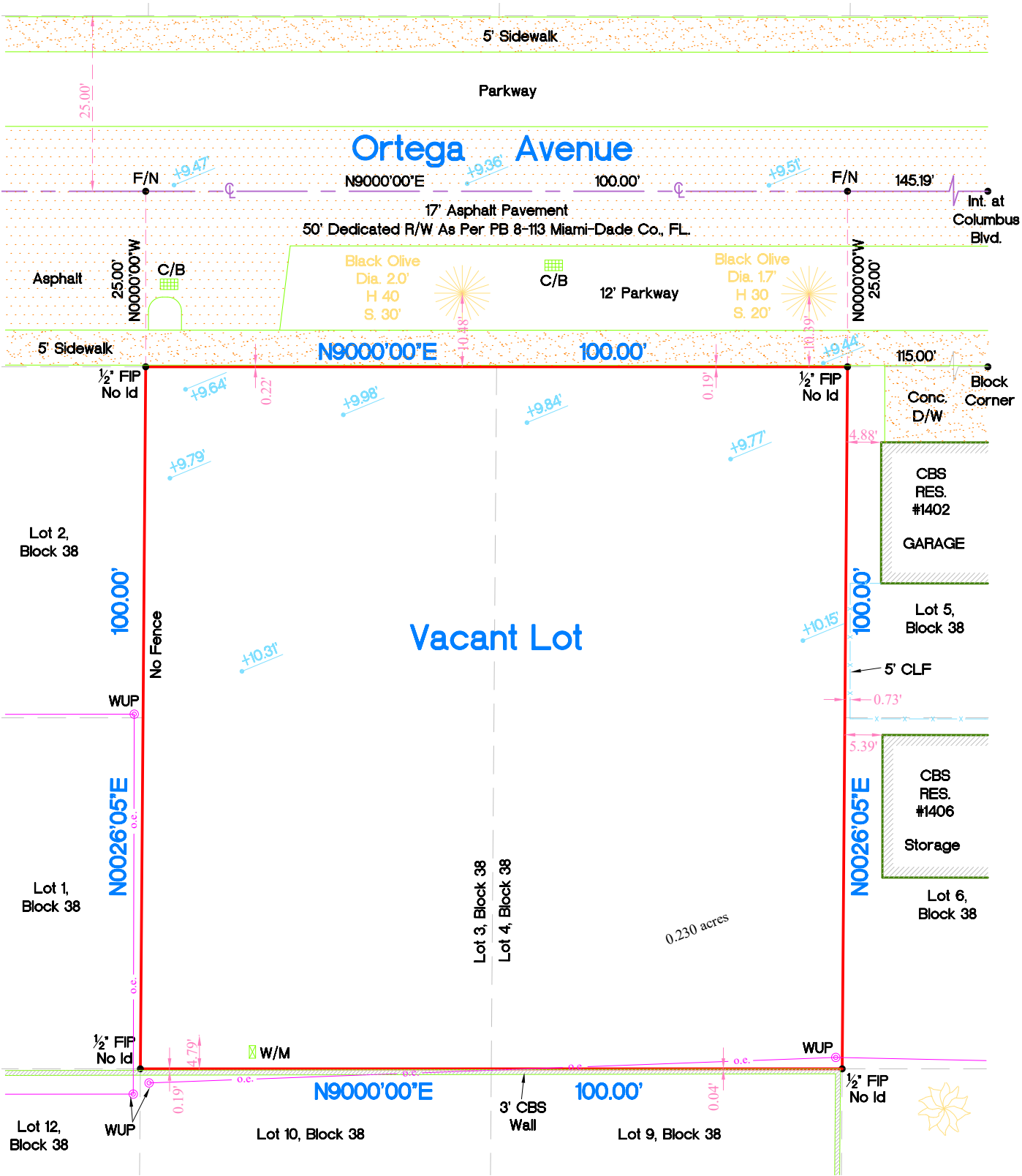


=MONITORY WELL

Boundary Survey


Graphic Scale 1" = 20'

Sheet 2 of 2



JOB #	20-137
DATE	02-04-2020
PB	8-113

The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.


Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

PROPOSED RESIDENCE FOR: PERLAS 1220 ORTEGA, LLC

1220 ORTEGA AVENUE, CORAL GABLES FLORIDA 33143

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

257

SW 7057
Silver Strand
Interior / Exterior
Locator Number: 237-C1

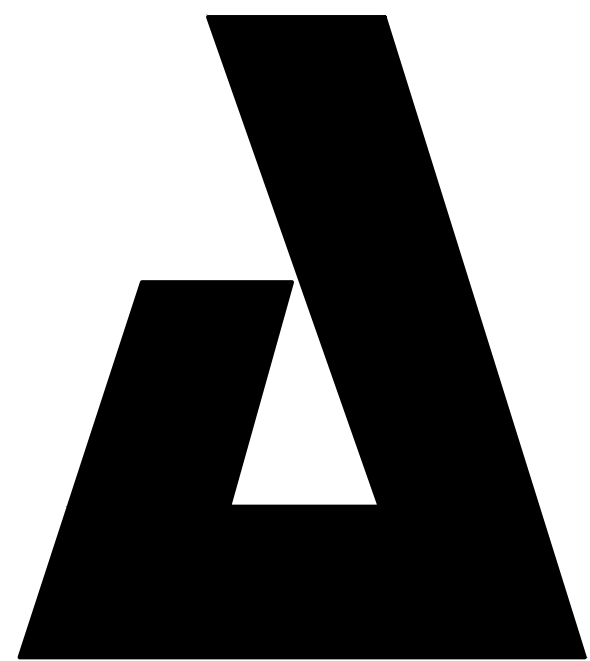
237

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

282



FRONT ELEVATION (NORTH)
1/4" = 1'-0"



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

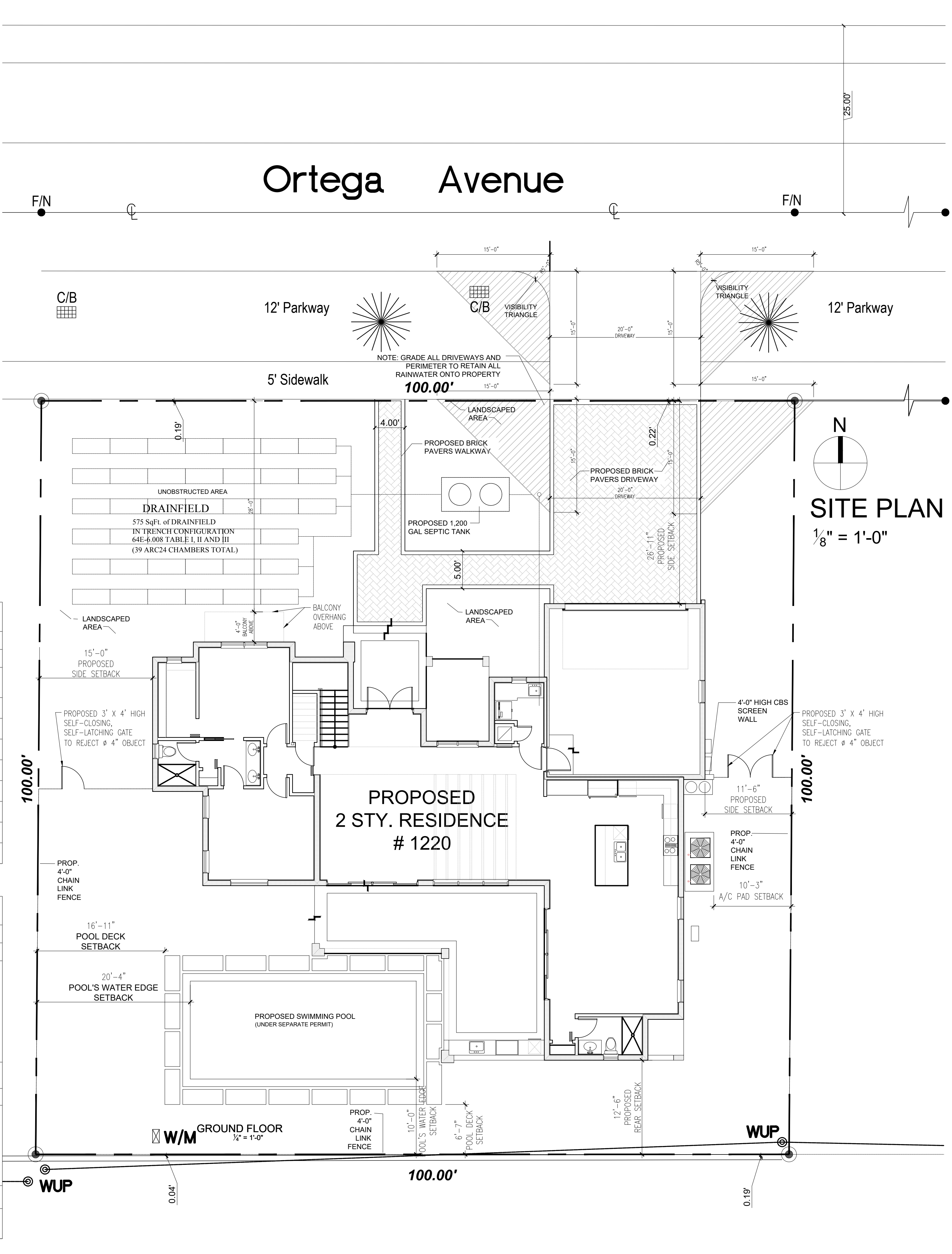
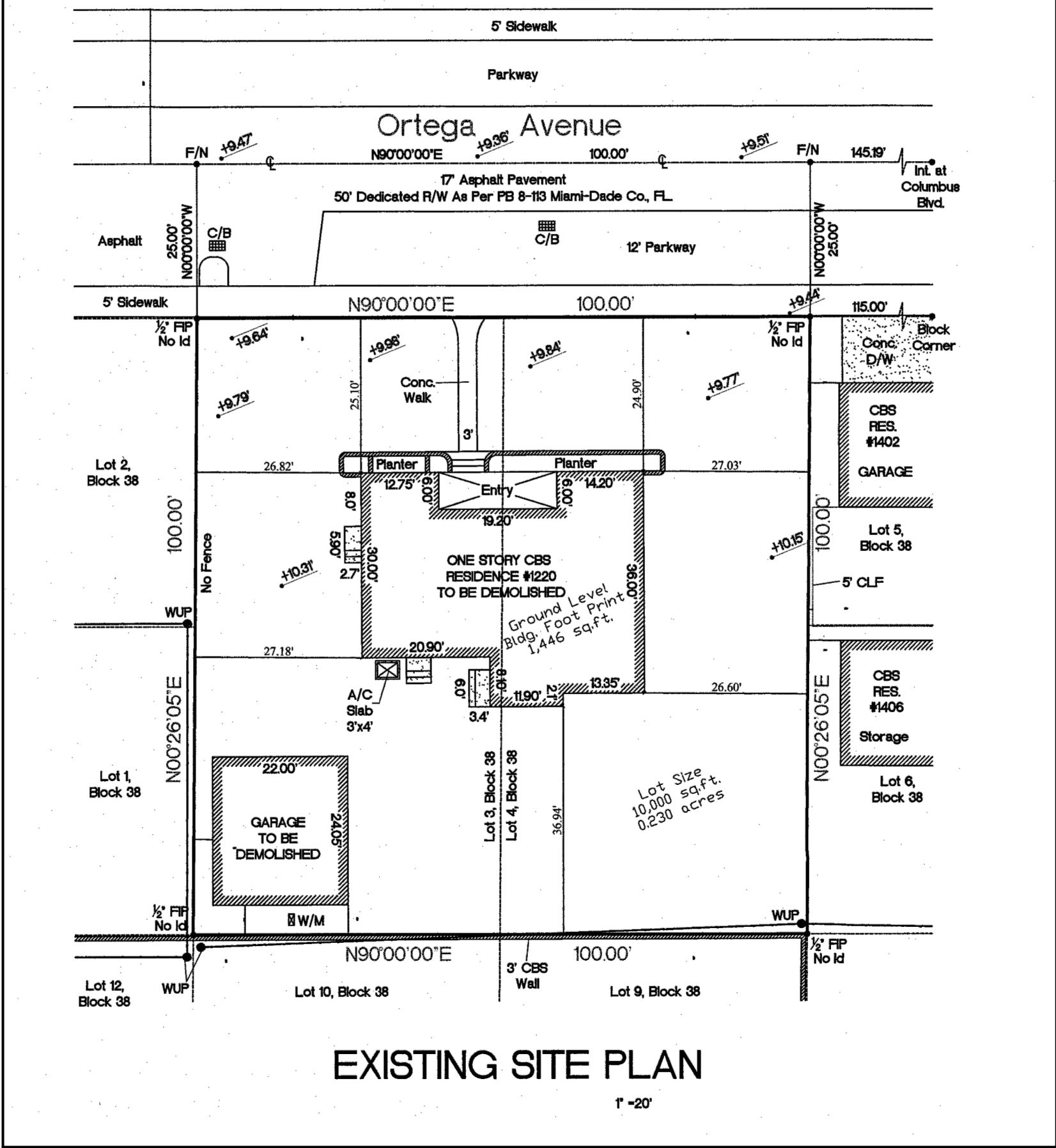
Project Number 2002

Drawing Name
COVER

Scale: Drawing Number

1/4"=1'-0"

CS

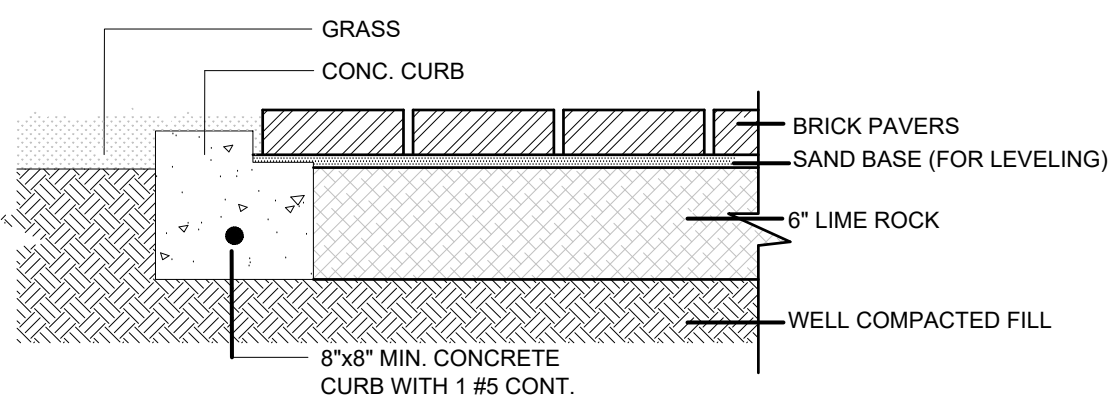


ZONING TABULATION	
ZONING DISTRICT: SFR (SINGLE-FAMILY HOME)	
LOT SIZE: 10,000 SQFT	
	PROPOSED
A/C SPACE (1ST LEVEL)	2,019 SF
A/C SPACE (2ND LEVEL)	1,644 SF
TOTAL A/C SPACE	3,663 SF
GARAGE	487 SF
TOTAL ENCLOSED AREA (TOTAL A/C SPACE + GARAGE)	4,150 SF
COVERED TERRACE	463 SF
COVERED ENTRY	201 SF
TOTAL GROSS AREA	4,814 SF

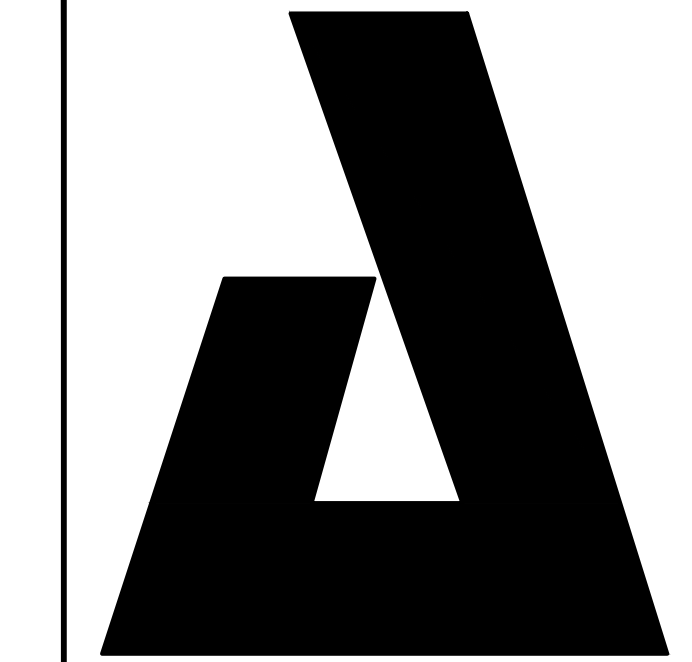
ZONING DATA TABULATION		
ZONING DISTRICT: SFR (SINGLE-FAMILY HOME)		
LOT SIZE: 10,000 SQFT	ALLOWED	PROPOSED
MAXIMUM LOT COVERAGE		
FIRST FLOOR + GARAGE + COVERED TERRACE + COVERED ENTRY+POOL EQUIPMENT	3,500 SF (35%)	3,196 SF (31.96%)
FIRST FLOOR + GARAGE + COVERED TERRACE + COVERED ENTRY+POOL EQUIPMENT + POOL	4,500 SF (45%)	3,586 SF (35.58%)
MAXIMUM F.A.R. (0.48/5000+0.35/5000)	4,150 SF	4,150 SF
MAXIMUM HEIGHT	25'-0"	23'-0"
FRONT SETBACK	25'-0"	26'-11"
SIDE SETBACK	EAST: 10'-0" WEST: 10'-0"	EAST: 11'-6" WEST: 15'-0"
REAR SETBACK	10'-0" MINIMUM	12'-6"
SIDE SETBACK (POOL)	10'-0" (WEST SIDE)	20'-4"
REAR SETBACK (POOL)	10'-0"	10'-0"
LANDSCAPE AREA	4,000 (40%)	5,289 (52.89%)
LANDSCAPE: EXISTING TO REMAIN, NO ALTERATION TO EXISTING TREES AND / OR SHRUBS AREA IN FRONT AND REAR YARDS		

SEPTIC TANK CALCS.
3,669.11 square ft OF LIVING AREA - (3,669.11/3,300)=
338.11 SF/ 750 (add 60 GPD) = 60 GPD. + 400 GPD= 460 GPD
SEPTIC TANK = 1,200 GALS
DRAIN FIELD= 460 GPD/0.80(TRENCH) = 575 SF.
575 SF /15SF/CHAMBER = 39 CHAMBERS MIN.
MIN. /15SF PER CHAMBER ARC-24, 5' LONG EACH ONE.
UNOBSTRUCTED AREA = 411.90 SQUARE FT

NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT
PROPERTIES AND ACROSS THE STREET THAT MAY
AFFECT THE SYSTEM INSTALLATION



BRICK PAVERS DETAIL



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

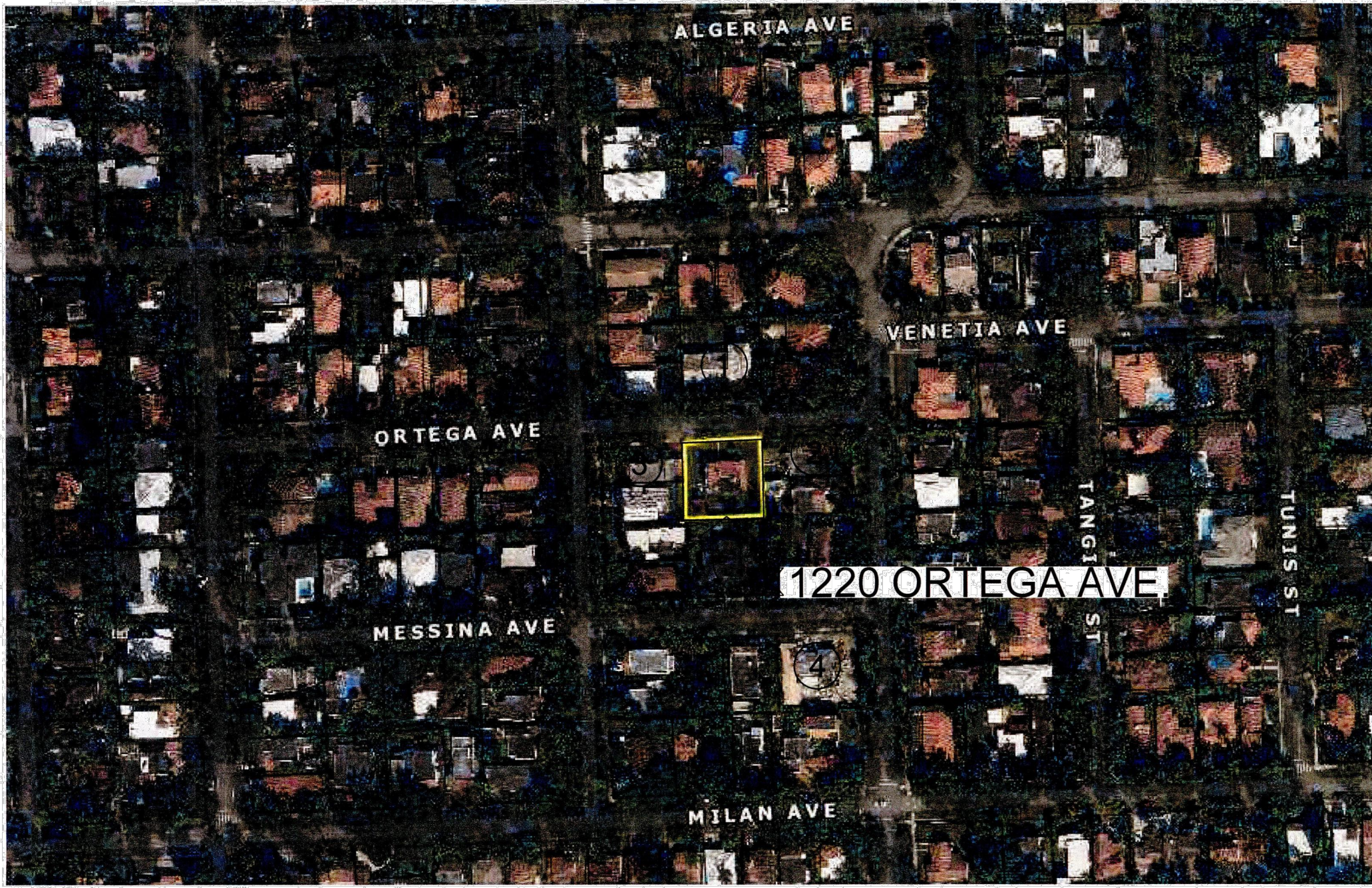
Project Number 2002

Drawing Name
SITE PLAN

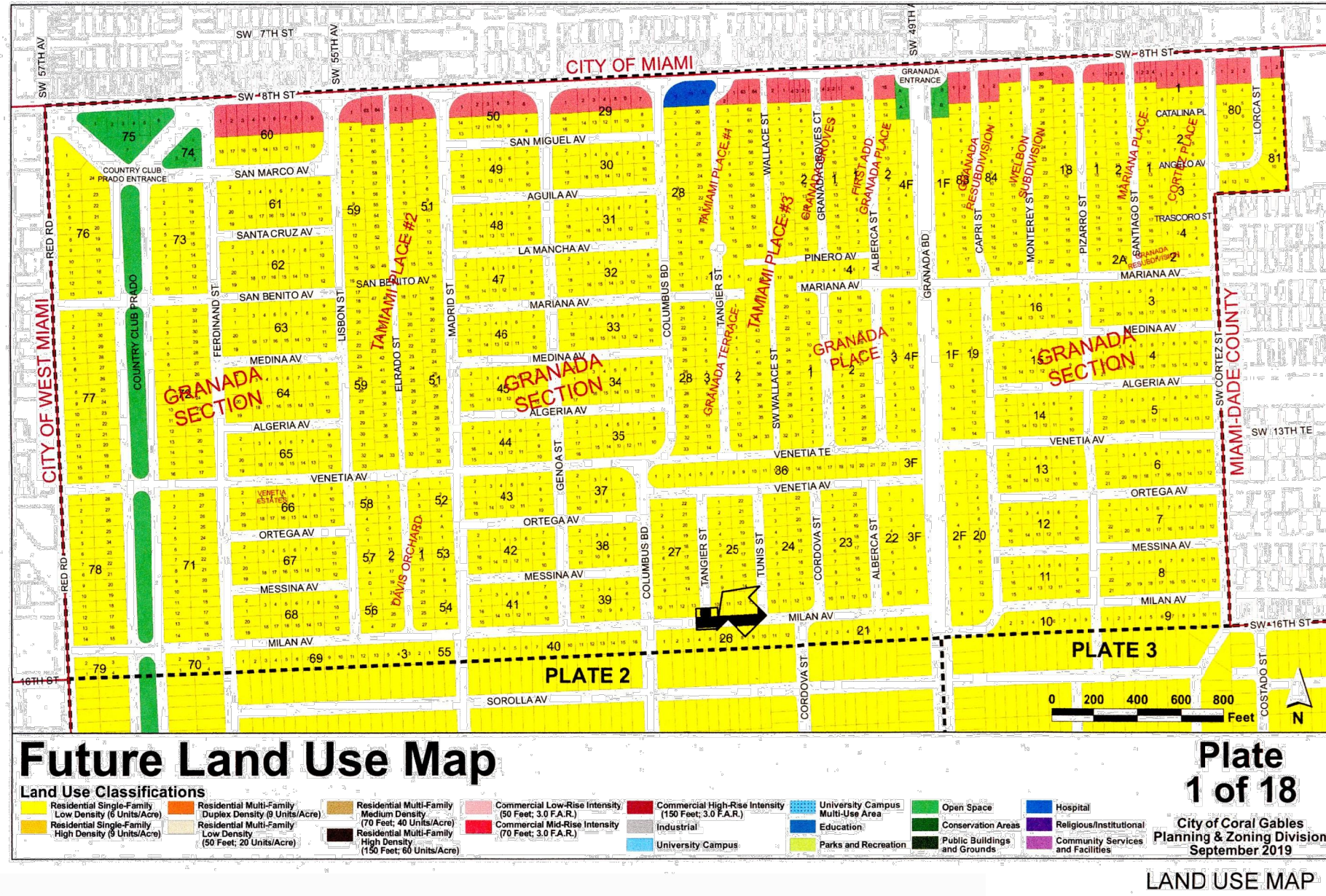
Scale: Drawing Number

1/4"=1'-0"

SP-1



LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS:
1220 ORTEGA AVENUE
CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION:

LOTS 3 & 4, BLOCK 38, OF "REVISED PLAT OF
CORAL GABLES GRANADA SECTION",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 8, PAGE 113, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

ELEVATION INFORMATION NATIONAL FLOOD INSURANCE
PROGRAM
FEMA ELEV. REFERENCE TO NGVD 1929:
COMM PANEL 120633
PANEL # 0294
FIRM ZONE: "X"
DATE OF FIRM: 09-11-2009
BASE FLOOD ELEV. N/A
EXIST. FLOOR ELEV. 12.85'
EXIST. GARAGE ELEV. 10.79'
SUFFIX: "L"



① 1223 ORTEGA AVE. (NORTH)



② 1402 COLUMBUS (EAST)



③ 1403 GENOA ST. (WEST)



④ 1200 MESSINA AVE.



⑤ 432 MADIERA AVE.



⑥ 1507 CORDOVA ST.



⑦ 1259 ASTURIA AVE



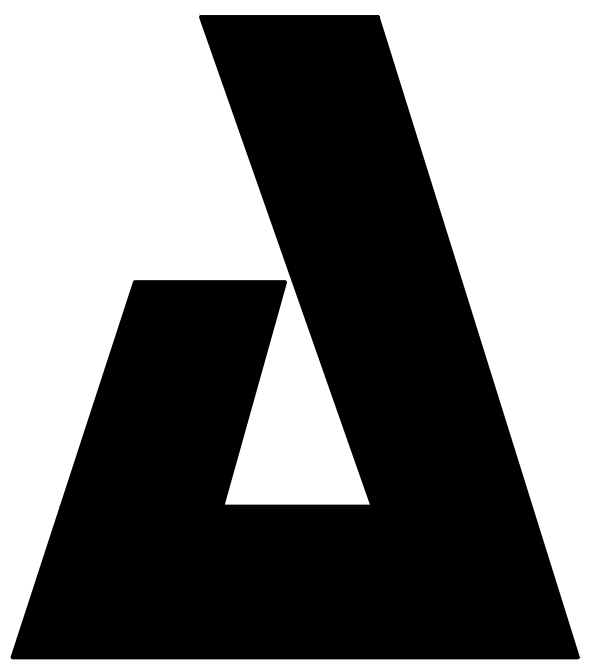
⑧ 1106 ASTURIA AVE.



⑨ 1228 CATALONIA AVE.



SITE CONTEXT, PHOTOS AND ZONING ANALYSIS



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

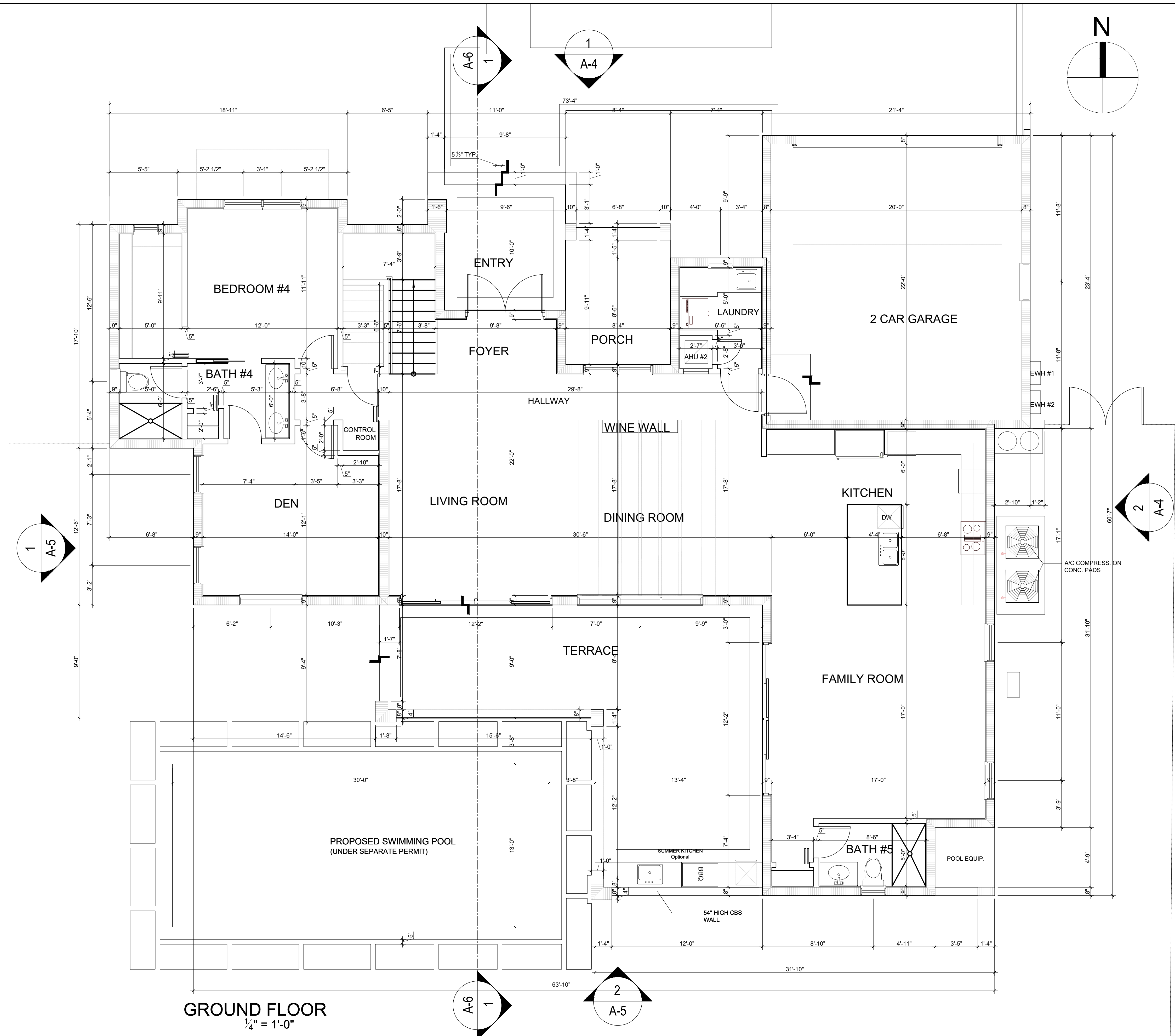
Project Number 2002

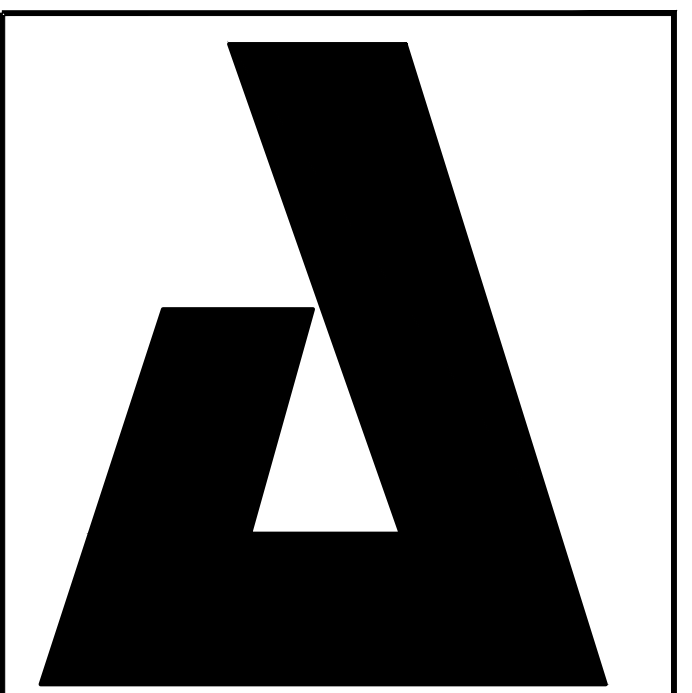
Drawing Name

Scale: Drawing Number

1/4"=1'-0"

SC





ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

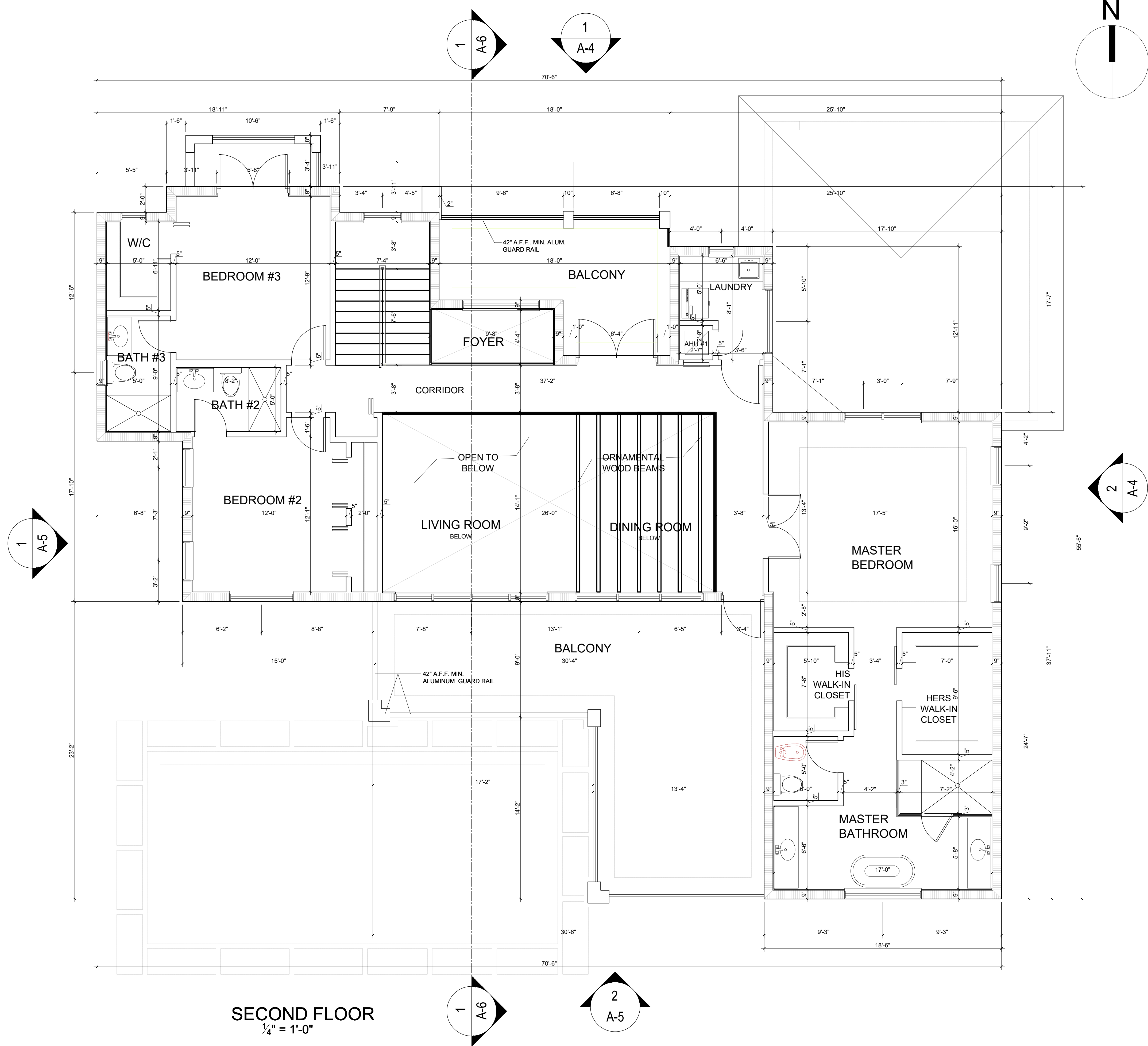
Project Number 2002

Drawing Name
GROUND LEVEL

Scale: Drawing Number

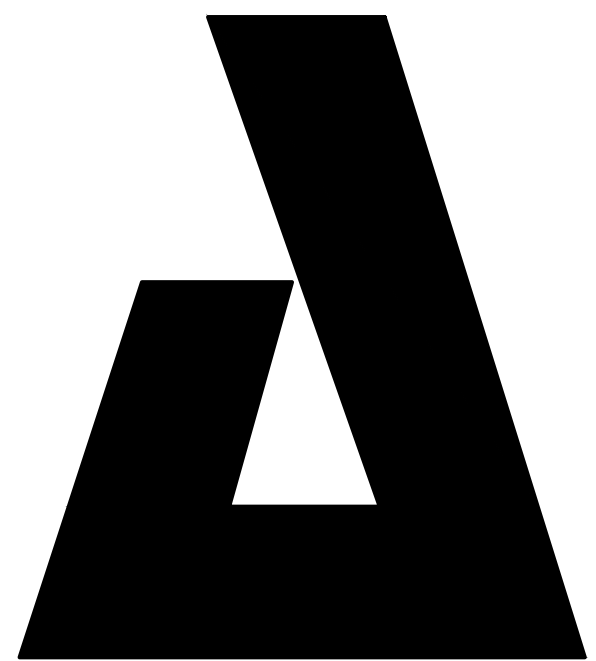
1/4"=1'-0" **A-1**

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



SECOND FLOOR
1/4" = 1'-0"

The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

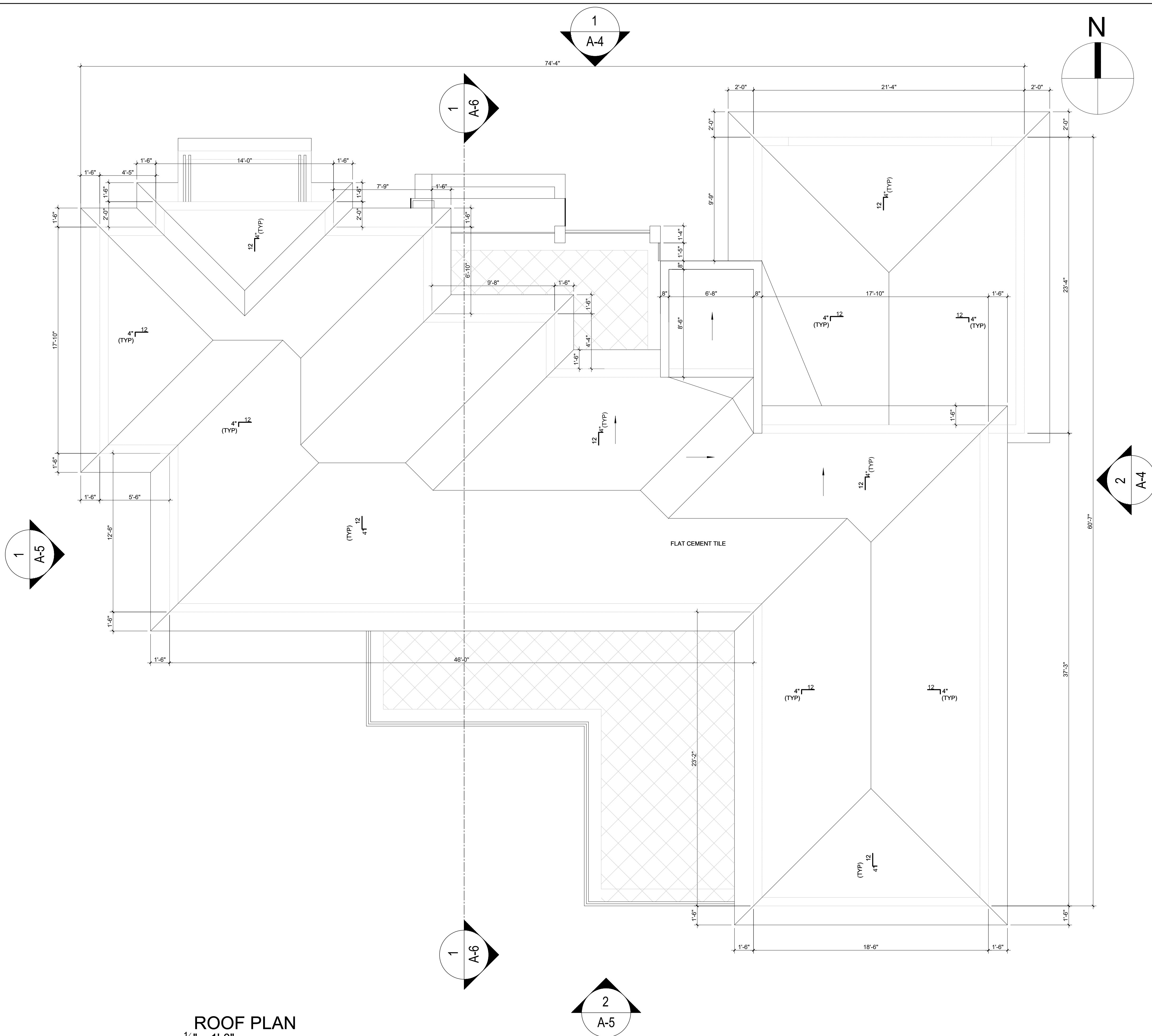
Project Number 2002

Drawing Name
SECOND LEVEL

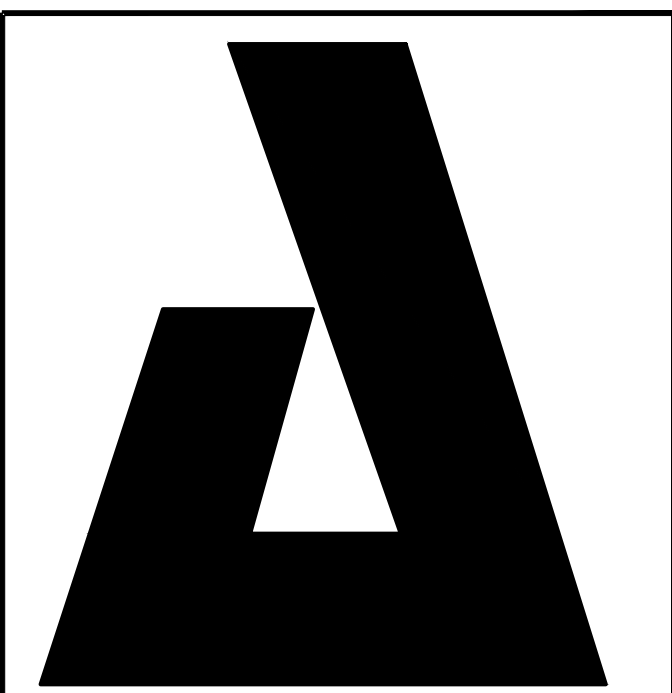
Scale: Drawing Number

1/4"=1'-0"

A-2



ROOF PLAN
1/4" = 1'-0"



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

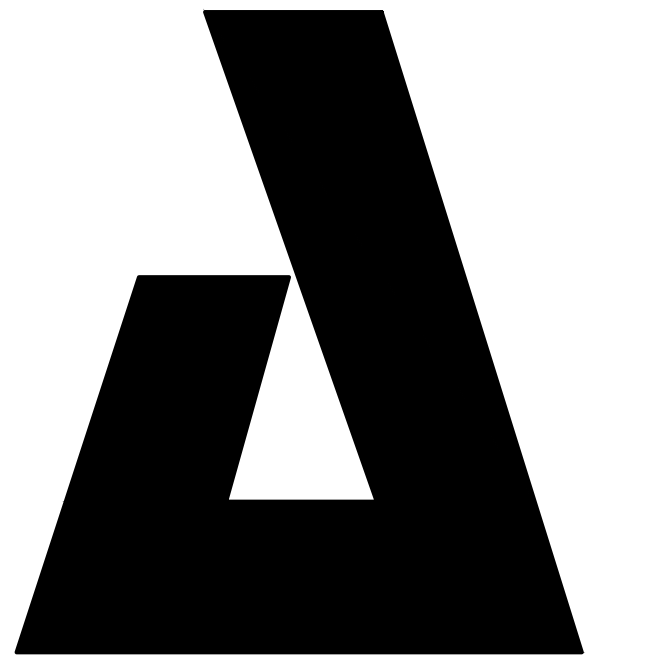
Project Number 2002

Drawing Name
ROOF

Scale: Drawing Number

1/4"=1'-0" **A-3**

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN

AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

Project Number 2002

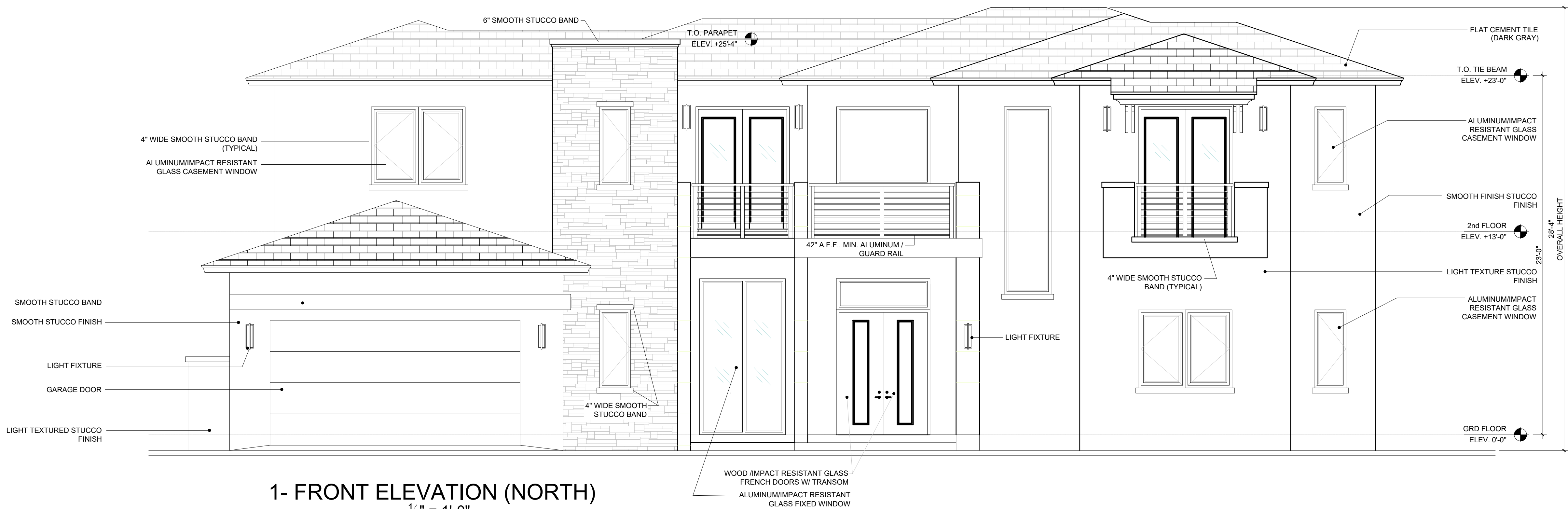
Drawing Name
ELEVATIONS

Scale: Drawing Number

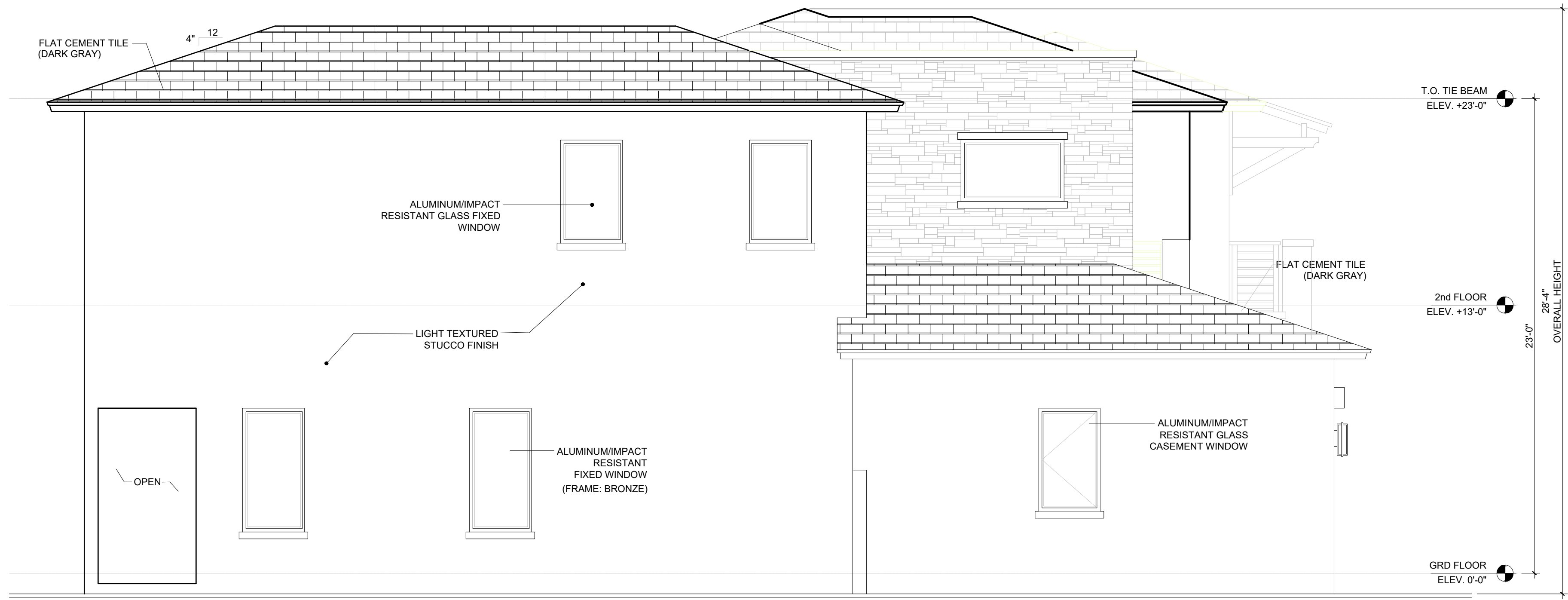
1/4"=1'-0"

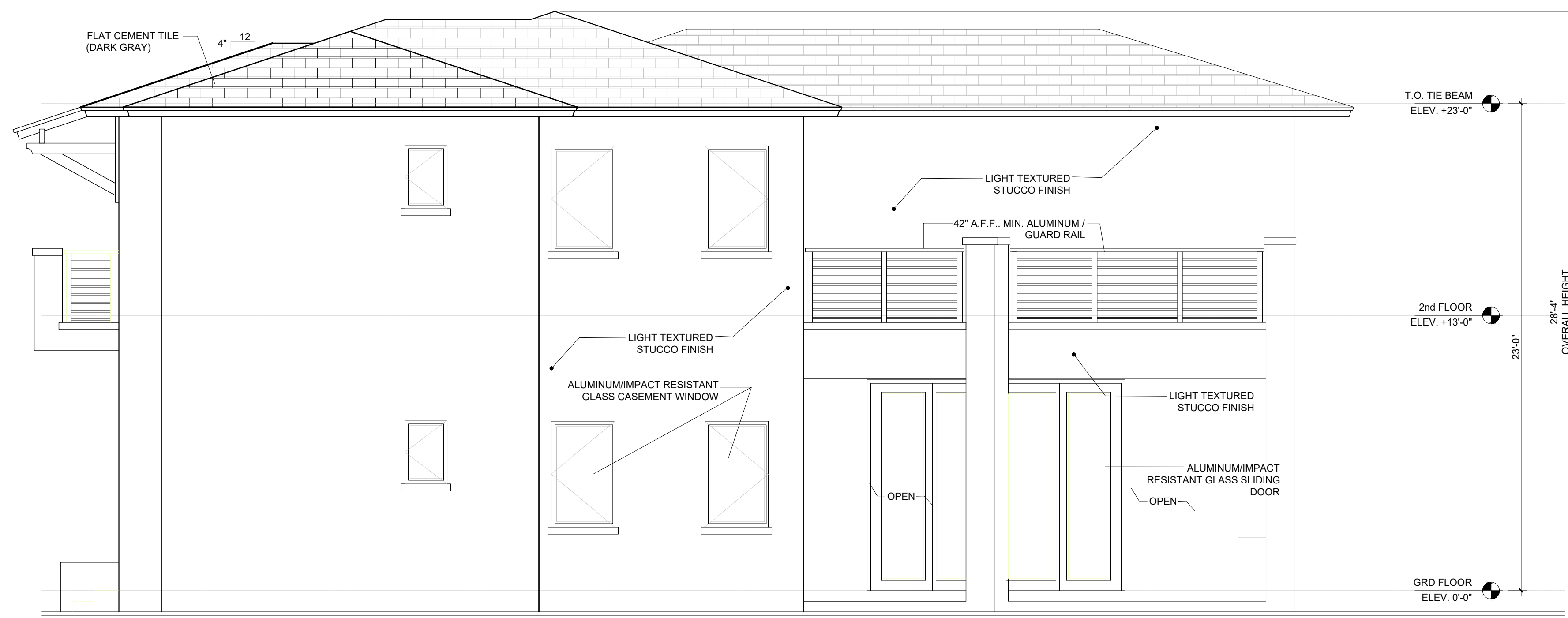
A-4

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

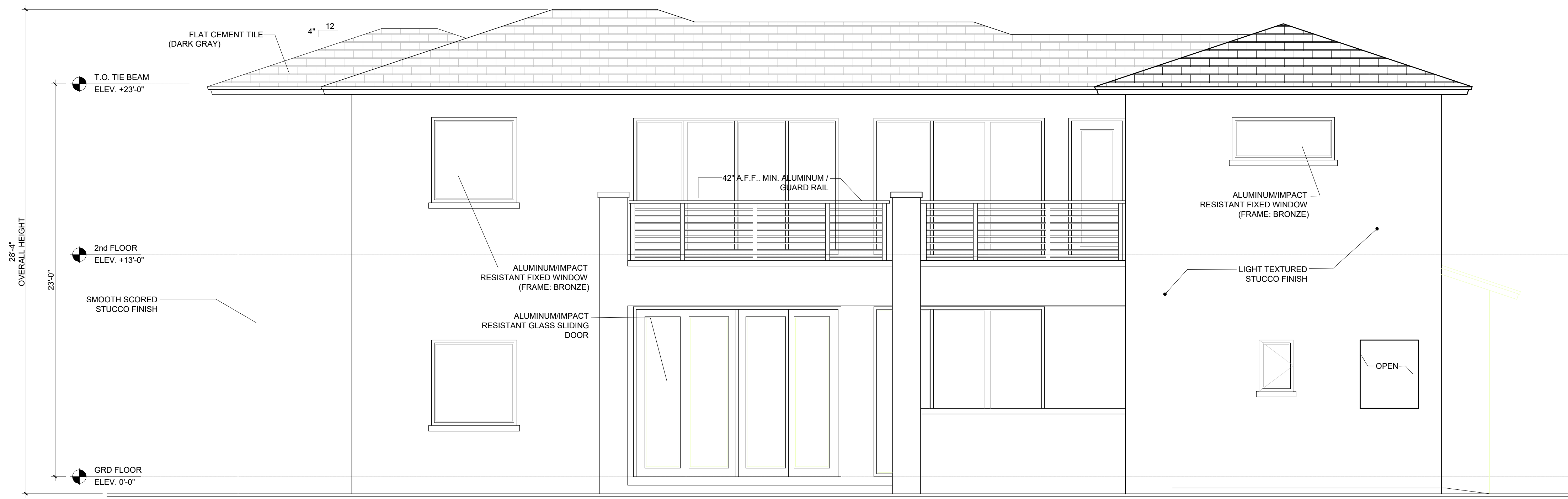


2- SIDE ELEVATION (EAST)
1/4" = 1'-0"

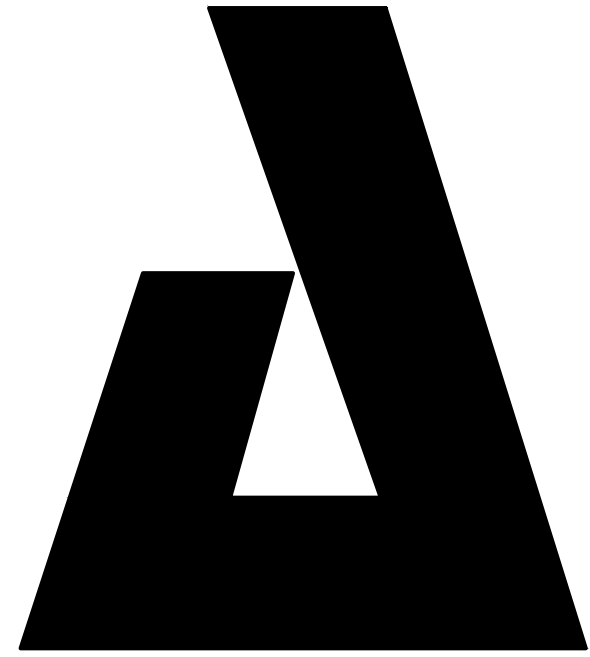




1-SIDE ELEVATION (WEST)
1/4" = 1'-0"



2- REAR ELEVATION (SOUTH)
1/4" = 1'-0"



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

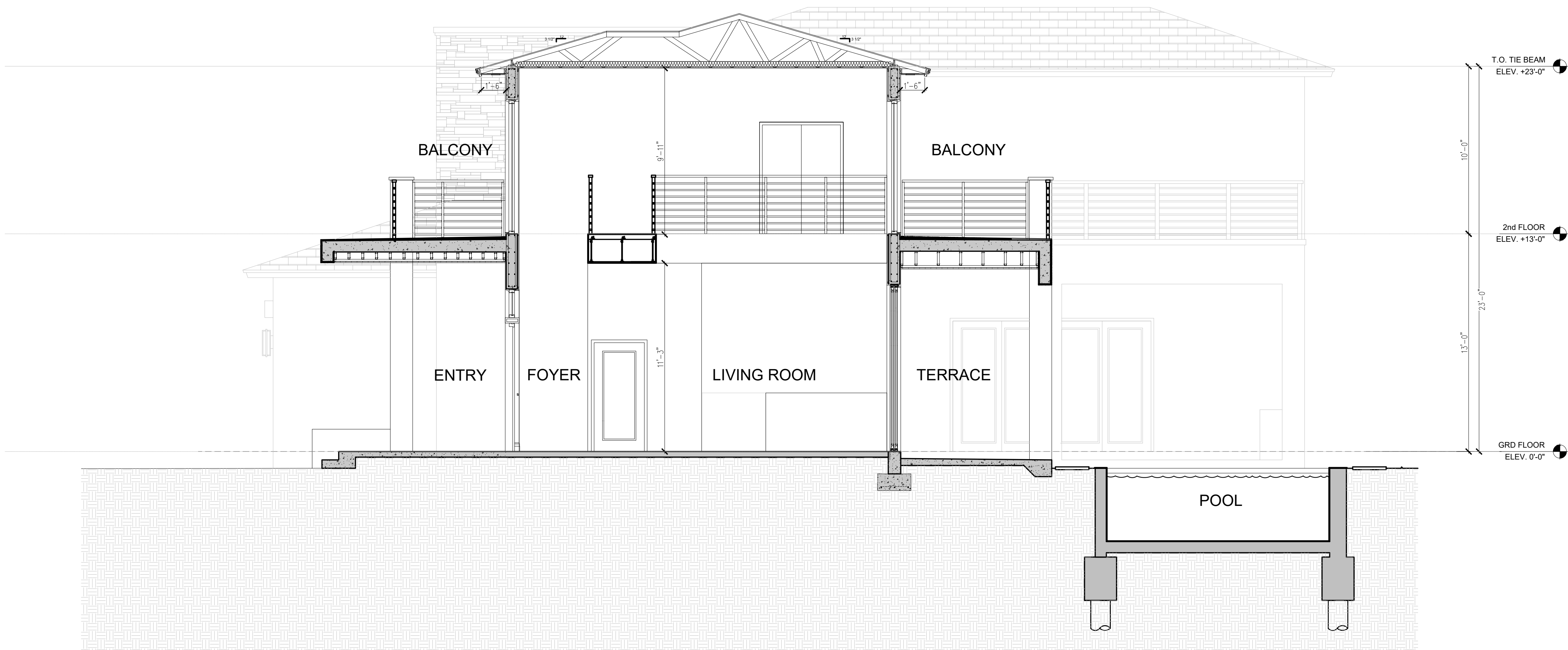
Project Number 2002

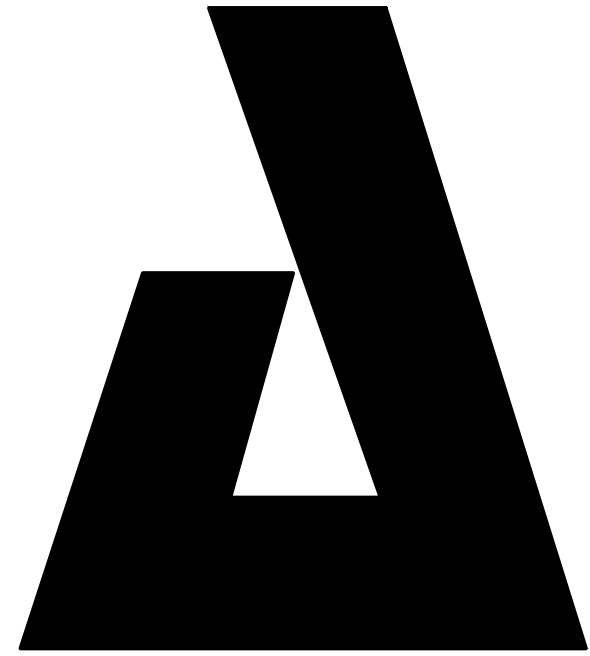
Drawing Name
ELEVATIONS

Scale: Drawing Number

1/4"=1'-0" **A-5**

The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.





ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

Project Number 2002

Drawing Name
SECTION

Scale: Drawing Number

1/4"=1'-0" A-6

The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

SW 7006

Extra White

Interior / Exterior

Locator Number: 257-C1

257

SW 7057

Silver Strand

Interior / Exterior

Locator Number: 237-C1

237

SW 7673

Pewter Cast

Interior / Exterior

Locator Number: 282-C4

282

1. SMOOTH STUCCO
PAINTED



FRONT ELEVATION (NORTH)
1/4" = 1'-0"



2. ALUMINUM GARAGE DOOR



3. HORIZONTAL ALUMINUM RAILING 42" A.F.F.



4. TRAVERTINE STONE CLADDING



5. CASEMENT ALUMINUM GLASS WINDOW
BRONZE FINISH

ATELIER305

ARCHITECTURE

URBAN PLANNING

INTERIOR DESIGN

AA 26002378

WWW.ATELIER305.COM

2394 SW 6th STREET

MIAMI, FL 33135

LPEREZ@ATELIER305.COM

CONSULTANTS:

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

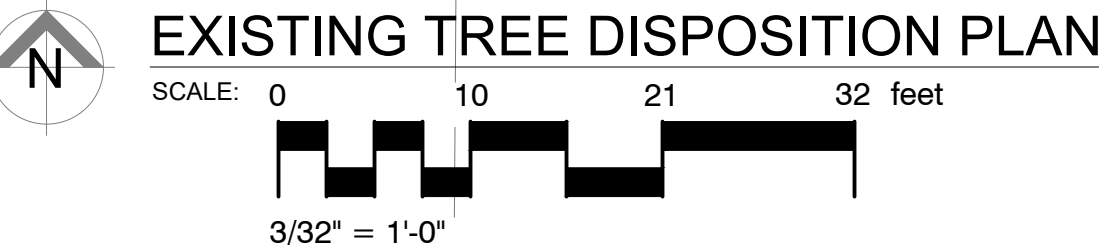
Project Number 2002

Drawing Name
MATERIAL
BOARD

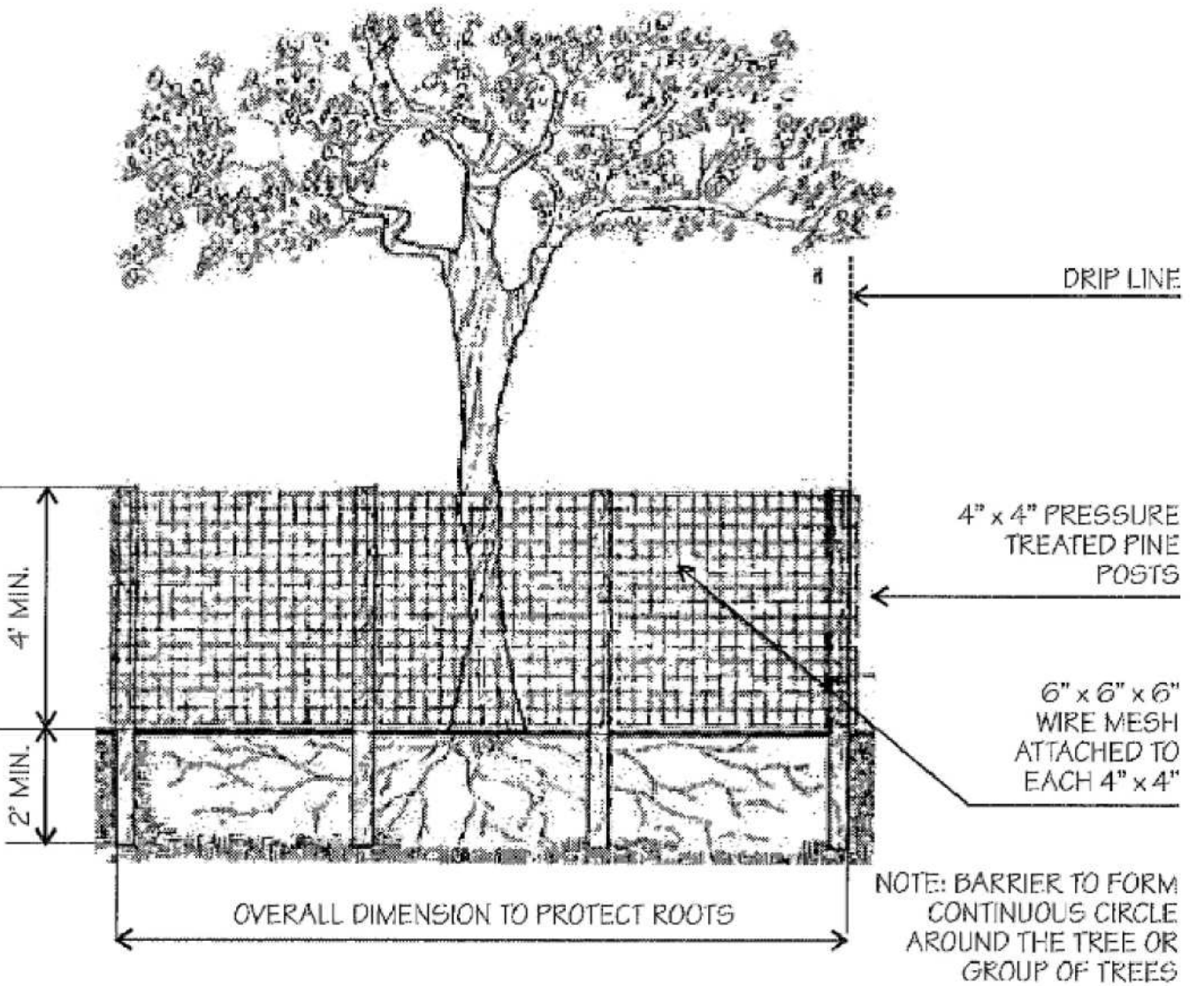
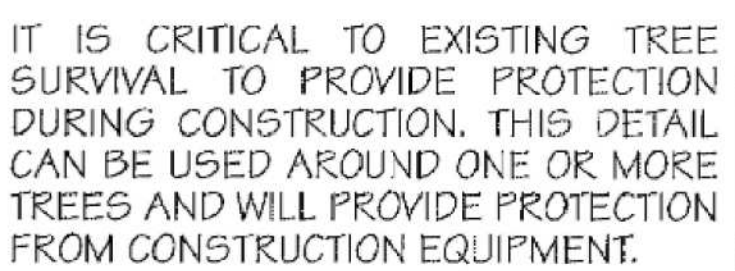
Scale: Drawing Number

1/4"=1'-0" A-7

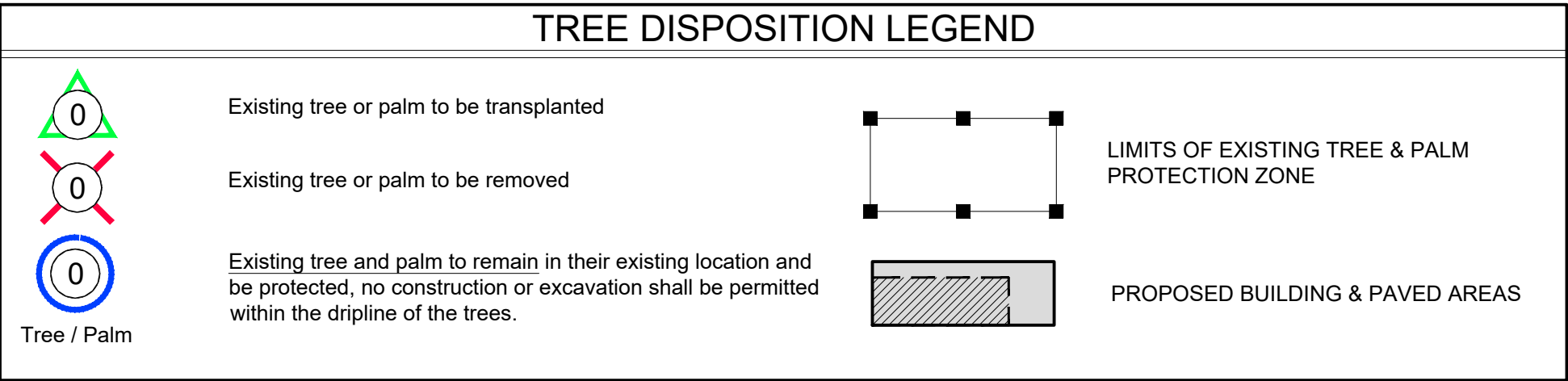
The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



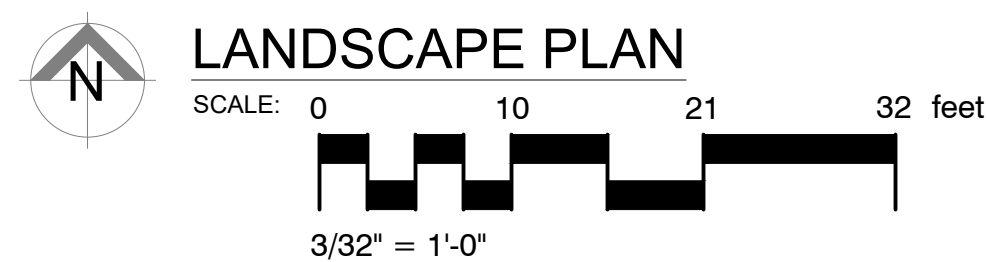
- ## TREE PROTECTION NOTES





Existing Tree Disposition List									
No.	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DIAMETER DBH (IN)	TREE CANOPY (SQ.FT)	TREE PROTECTION ZONE (TPZ) / (FT)	COND	ACTION
1	<i>Bucida buceras</i> 'Shady Lady'	Black Olive	40	30	24	707	16	Good	Remain
2	<i>Bucida buceras</i> 'Shady Lady'	Black Olive	30	20	20	314	14	Good	Remain
Total to be removed and mitigated					0	0			




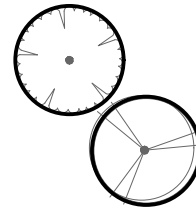
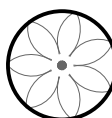







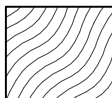
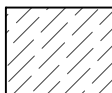
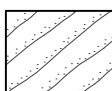



The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



The contractor will take all necessary and adequate precautions to protect the existing trees to avoid any damage that may occur due to storm water runoff and / or the deposition of debris resulting from the work in relation to this procedure, in no case can place soil additional above the critical root zone of existing trees.

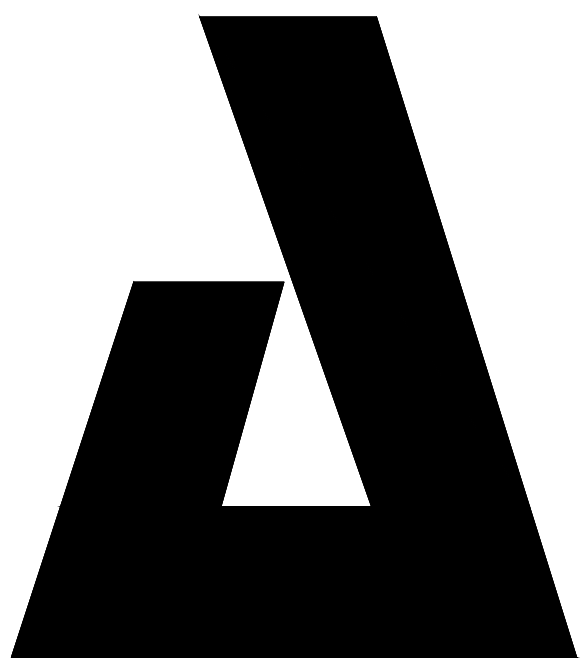
EXISTING TREE LEGEND	
	The Existing trees or palms transplanted, new location
	The Existing trees and palms that remained in their original location

Tree / Palm

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	CDI	2	Coccoloba diversifolia	Pigeon Plum	45 gal	2"	12'-14' OA	5'	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2
	DRE	2	Delonix regia	Royal Poinciana	FG/BB	8"	18' OA	12'	Miami-Dade Landscape Manual
	QVI	1	Quercus virginiana	Southern Live Oak	FG/BB	4"	16'-18' OA	10'	Florida Native - Miami-Dade Landscape Manual
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	PSY	2	Phoenix sylvestris	Wild Date Palm	B & B	18"	12' CT	14'	Miami-Dade Landscape Manual - DroughtTolerant
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
	AMB	3	Alocasia macrorrhiza `Black Stem`	Elephant`s Ear	7 gal	4'	3'		
	CIC	11	Chrysobalanus icaco	Cocoplum	3 gal	18"-24" OA	18"-24"		Florida Native
	CER	100	Conocarpus erectus	Green Buttonwood	7 gal	4' OA	2.5'		Florida Native
	DIS	8	Dioon spinulosum	Mexican Cycad	25 gal.	5'	5'		
	JCT	5	Juniperus chinensis `Torulosa`	Hollywood Juniper	25 gal.	5'-6" OA	4'		
	PRC	16	Philodendron x `Rojo Congo`	Rojo Congo Philodendron	7 gal	3'	2.5'		
	RMA	2	Ravenala madagascariensis	Traveler`s Tree	30 gal.	12'-14' OA	6'		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
	ADM	81	Asparagus densiflorus `Myers`	Myers Asparagus	3 gal	1'	1'	24" o.c.	
	FMG	26	Ficus microcarpa `Green Island`	Green Island Ficus	15 gal	3'	2'	24" o.c.	
	NEX	97	Nephrolepis exaltata	Boston Fern	3 gal	1.5'	2'	24" o.c.	Florida Native - Miami-Dade Landscape Manual
	TFL	109	Tripsacum floridana	Florida Gamagrass	3 gal	2'	2'	24" o.c.	Drought Tolerant - Florida Native - Miami-Dade Landscape Manual
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
	MBP	49 sf	Mexican Black Pebbles	Black Pebbles	S.F.				
	SSF	3,169 sf	Stenotaphrum secundatum `Palmetto`	Palmetto St. Augustine Sod	Sod				Sun / Shade

CITY OF CORAL GABLES (Z. DISTRICT SFR) LANDSCAPE ORDINANCE (REQUIRED VS. PROVIDED)				
Miami-Dade County Ordinance				
RIGHT-OF-WAY PLANTING				
MINIMUM NUMBER OF TREES (16' OA / 3.5" Cal.)				
Shall be provided along all roadways at a maximum average spacing of thirty (35) feet on center				
Length of all roadways: 100 feet / 35 feet = 2.8				
Street Trees Required: 3				
Street Trees Provided: 3 (2 existing + 1 proposed)				
MINIMUM NUMBER OF SHRUBS				
	Number of Shrubs (1) per linear foot of the (ROW)	30% Natives	50 %Low Maintenance & Drought Tolerant	80% Listed in the Miami-Dade Landscape Manual
REQUIRED	100	30	50	80
PROVIDED	109	109	109	109
LOT PLANTING				
The minimum number of required trees, in addition to street trees				
Large Shade Trees Required: 2 Large Shade Trees Provided: 2				
(1) Large Shade Tree (12' OA x 2" Cal.) for each 5,000 s.f. (10,000 s.f. 5,000) = 2				
Palm and Medium Shade Trees Required: 4 Palm and Medium Shade Trees Provided: 4				
(2) Palm and Medium Shade Tree (10' OA x 1.5" Cal.) for each 5,000 s.f. (10,000 s.f. 5,000) = 4				
Trees in Front of Residence Required: 2 Provided: 3				
MINIMUM NUMBER OF SHRUBS				
	Number of Shrubs: (15) for each 5,000 s.f.	30% Natives	50 %Low Maintenance & Drought Tolerant	80% Listed in the Miami-Dade Landscape Manual
REQUIRED	30	9	15	24
PROVIDED	145	111	111	111
Shrubs (66% of the required) in Front of Residence Required: 20 Provided: 60				
Lawn grass up to a maximum of sixty 60% of the total lot area: 10,000 s.f. x 60% = Allowed 6,000 s.f. Provided: 3,169 s.f.				
LANDSCAPE OPEN SPACE CALCULATION				
Required:	4,000 s.f.			
(40% of lot area: Lot area (10,000 s.f. x 40% = 4,000 s.f.)				
Provided:	5,230 s.f.			
(Landscape s.f. Breakdown)				
Landscape Front Yard 20% min. of 40% Total		2,853 s.f.		
Landscape Backyard		2,377 s.f.		

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:



DERICK LANGE (LA6667045)

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

Project Number 2002

Drawing Name

LANDSCAPE PLAN

Scale: Drawing Number

$$3/32'' = 1'-0''$$

L-2



CDI - Pigeon Plum



DRE - Royal Poinciana



QVI - Live Oak



PSY - Wild Date Palm



AMB - Giant Elephant's Ear



CIC - Green Cocoplum



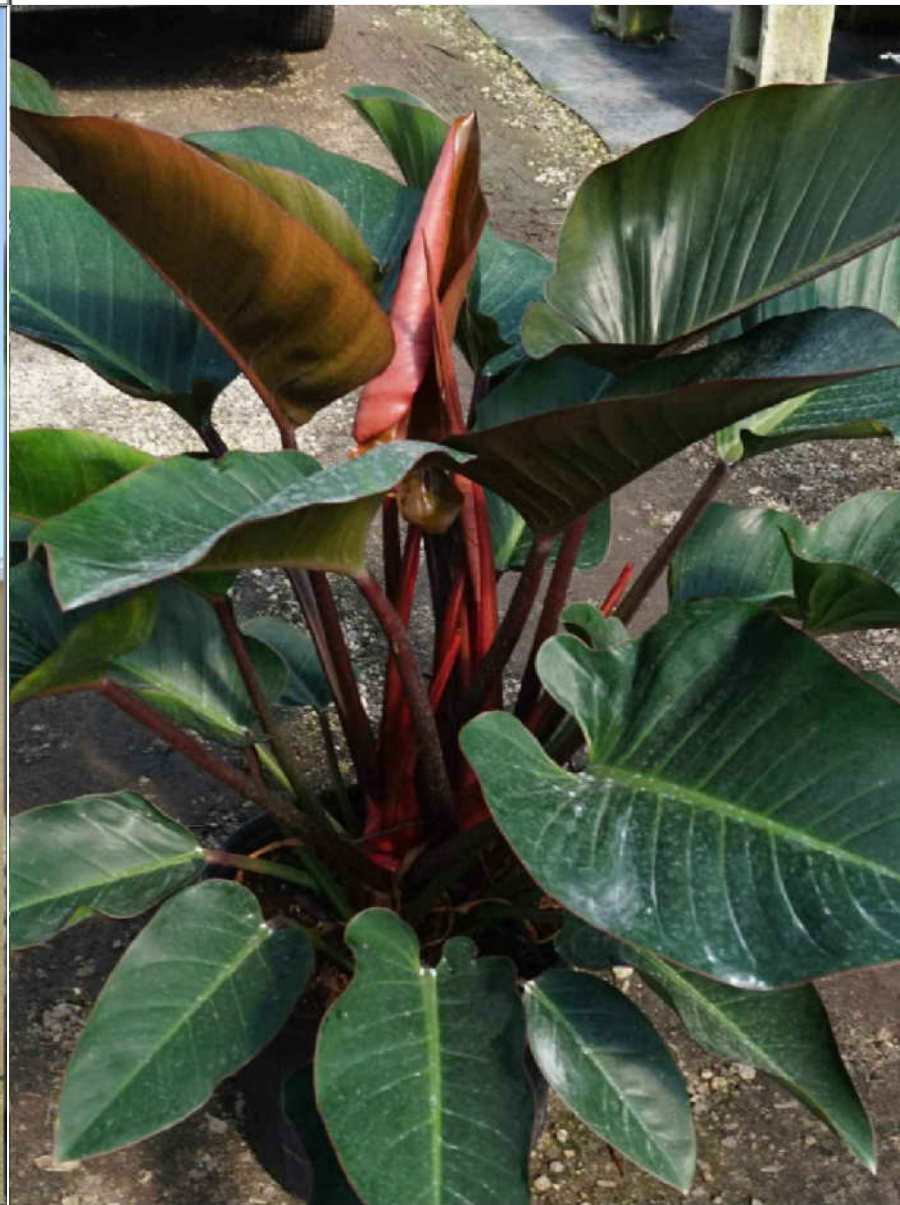
CER - Green Buttonwood



DIS - Mexican Cycad



JCT - Hollywood Juniper



PRC - Rojo Congo Philodendron



RMA - Traveler's Tree



ADM - Myers Asparagus



FMG - Green Island Ficus



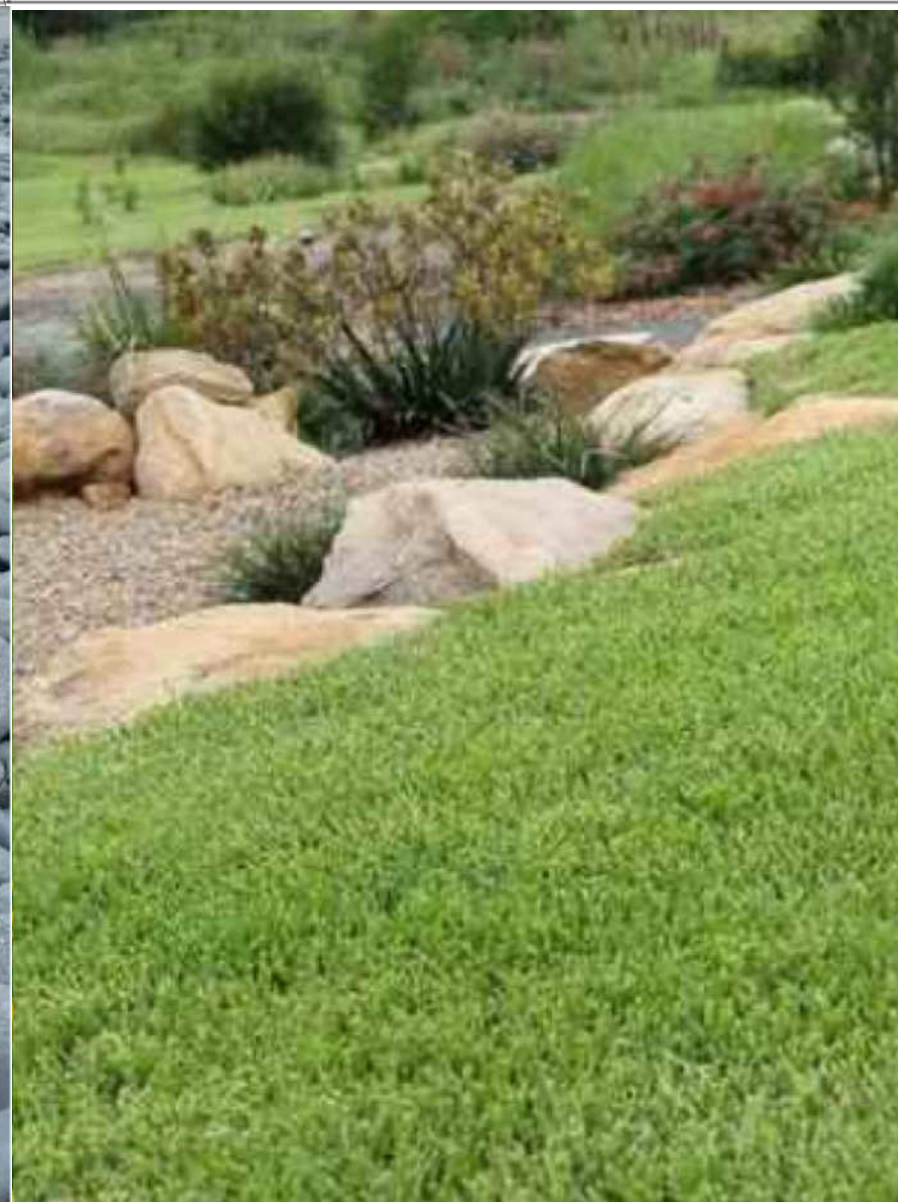
NEX - Boston Fern



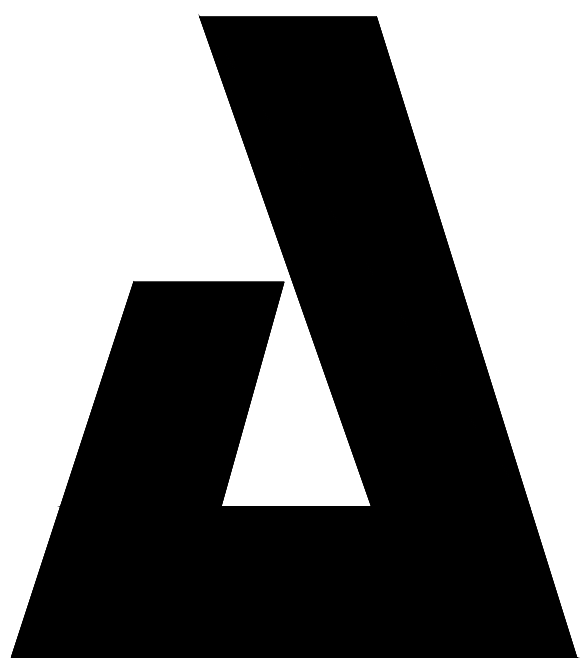
TFL - Florida Gamagrass



MBP - Mexican Black Pebbles



SSF - Palmetto St. Augustine Sod



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
LPEREZ@ATELIER305.COM

CONSULTANTS:



DERICK LANGEL (LA6667045)

ISSUE DATE: 11-04-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

Project Number 2002

Drawing Name

LANDSCAPE
IMAGES

Scale: Drawing Number

N.T.S.

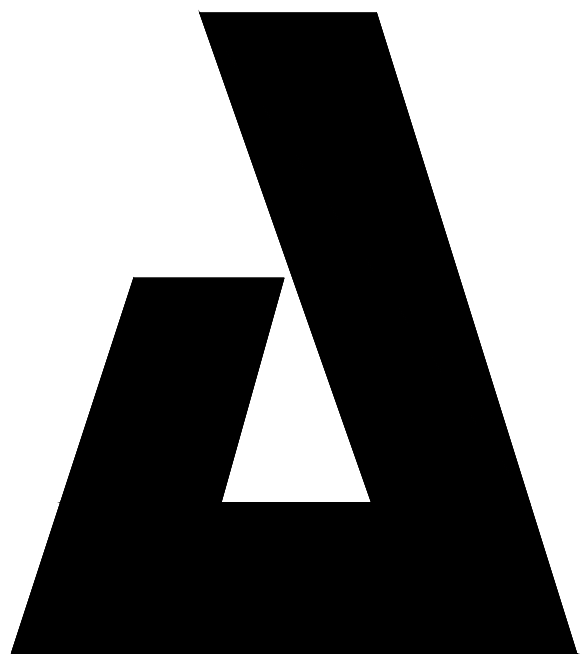
L-3

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratum' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratum' sod.
19. St. Augustine 'Floratum' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

SCALE: N.T.S.



ATELIER305
ARCHITECTURE
URBAN PLANNING
INTERIOR DESIGN
AA 26002378
WWW.ATELIER305.COM
2394 SW 6th STREET
MIAMI, FL 33135
P.PEREZ@ATELIER305.COM



ERICK LANGEL (LA6667045)

REVISIONS

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

Project Number 2002

LANDSCAPE NOTES & DETAILS

Scale: Drawing Number

N.T.S

L-4

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.