

PURI RESIDENCE

341 LEUCADENDRA DRIVE
CORAL GABLES, FLORIDA



PREPARED BY:
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DRAWING INDEX

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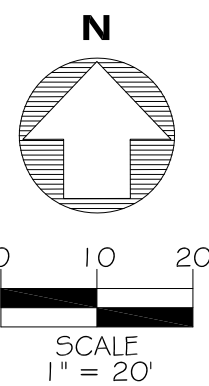
CONSULTANTS

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MIAMI, FLORIDA 33155
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STRUCTURAL ENGINEER

MEP ENGINEER

MAP OF BOUNDARY SURVEY



LEGEND

| | |
|--------|------------------------------------|
| CONC. | = CONCRETE |
| R | = RECORDED VALUE |
| M | = MEASURED VALUE |
| (C) | = CALCULATED |
| C.B.S. | = CONCRETE BLOCK STUCCO |
| E | = CENTERLINE |
| P.B. | = PLAT BOOK |
| P.G. | = PAGE |
| M.F. | = METAL FENCE |
| M.F. | = WOOD POWER POLE |
| G | = GUY ANCHOR |
| ○ | = CONCRETE POWER POLE |
| ○ | = ORNAMENTAL PLANT |
| ○ | = BOLLARD |
| ○ | = SIGN |
| ○ | = PALM TREE |
| ○ | = TREE |
| ○ | = CHAIN LINK FENCE |
| ○ | = WOOD FENCE |
| ○ | = METAL FENCE |
| ○ | = COLUMN |
| ○ | = GAS VALVE |
| ○ | = CATCH BASIN |
| ○ | = ORNAMENTAL LIGHT |
| ○ | = ORNAMENTAL LIGHT POLE |
| ○ | = LIGHT POLE |
| ○ | = FLAG POLE |
| R | = RADIUS |
| ID. | = IDENTIFICATION |
| LP | = LIGHT POLE |
| M | = MONUMENT LINE |
| ○ | = OVERHEAD WIRE |
| ○ | = WATER VALVE |
| ○ | = WATER METER |
| ○ | = FIRE HYDRANT |
| ○ | = TEMPORARY SITE BENCHMARK |
| ○ | = HEDGE OR LANDSCAPED AREA |
| ○ | = CLEAN OUT |
| ○ | = SANITARY SEWER MANHOLE |
| ○ | = STORM DRAINAGE MANHOLE |
| ○ | = UNKNOWN MANHOLE |
| ○ | = FFL MANHOLE |
| ○ | = CHAIN LINK FENCE |
| M.F. | = METAL FENCE |
| W.F. | = WOOD FENCE |
| ○ | = MAILBOX |
| ○ | = SIGNAL MAST ARM |
| ○ | = STREET LIGHT SIGNAL |
| ○ | = BRICK |
| ○ | = CONCRETE |
| ○ | = PAVER |
| ○ | = TILE |
| ○ | = STAMPED CONCRETE |
| ○ | = ASPHALT |
| A | = ARC |
| L | = LENGTH |
| ○ | = ANGLE OF THE CURVE |
| ○ | = ORNAMENTAL LIGHT POLE |
| ○ | = UNDERGROUND CABLE AND TELEVISION |

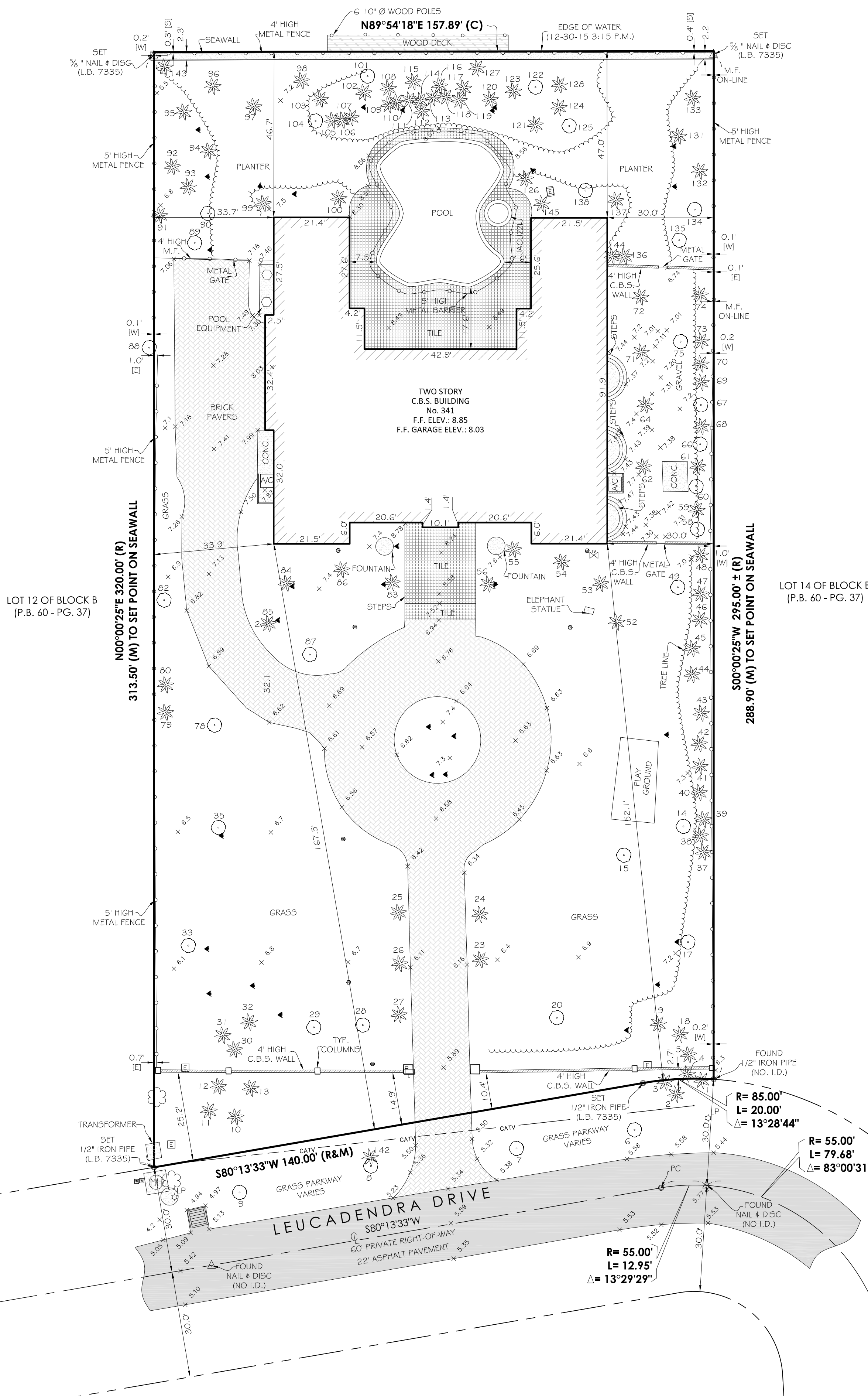
| No. | BOTANICAL NAME | COMMON NAME | DBH | HEIGHT | SPREAD | STATUS |
|-----|-------------------|----------------------|-----|--------|--------|----------|
| 1 | SABAL PALMETTO | SABAL PALM | 8" | 20' | 7' | EXISTING |
| 2 | SABAL PALMETTO | SABAL PALM | 8" | 20' | 7' | EXISTING |
| 3 | SABAL PALMETTO | SABAL PALM | 8" | 20' | 7' | EXISTING |
| 4 | SABAL PALMETTO | SABAL PALM | 9" | 25' | 7' | EXISTING |
| 5 | SABAL PALMETTO | SABAL PALM | 9" | 25' | 7' | EXISTING |
| 6 | QUERCUS ALBA | OAK TREE | 12" | 35' | 30' | EXISTING |
| 7 | QUERCUS ALBA | OAK TREE | 14" | 50' | 45' | EXISTING |
| 8 | QUERCUS ALBA | OAK TREE | 11" | 45' | 40' | EXISTING |
| 9 | QUERCUS ALBA | OAK TREE | 17" | 55' | 50' | EXISTING |
| 10 | SABAL PALMETTO | SABAL PALM | 12" | 20' | 8' | EXISTING |
| 11 | SABAL PALMETTO | SABAL PALM | 10" | 20' | 8' | EXISTING |
| 12 | SABAL PALMETTO | SABAL PALM | 10" | 20' | 8' | EXISTING |
| 13 | SABAL PALMETTO | SABAL PALM | 10" | 20' | 8' | EXISTING |
| 14 | EUCALYPTUS | TREE | 20" | 70' | 50' | EXISTING |
| 15 | DELONIX REGIA | ROYAL POINCIANA TREE | 15" | 35' | 40' | EXISTING |
| 16 | UNKNOWN | TREE | 4" | 15' | 10' | REMOVED |
| 17 | COCOLOBIA UVIFERA | SEA GRAPE TREE | 15" | 40' | 45' | EXISTING |
| 18 | SABAL PALMETTO | SABAL PALM | 8" | 25' | 7' | EXISTING |
| 19 | SABAL PALMETTO | SABAL PALM | 8" | 25' | 7' | EXISTING |
| 20 | QUERCUS ALBA | OAK TREE | 9" | 40' | 25' | EXISTING |
| 21 | UNKNOWN | TREE | 6" | 17' | 10' | REMOVED |
| 22 | UNKNOWN | PALM | 8" | 30' | 8' | EXISTING |
| 23 | UNKNOWN | PALM | 8" | 30' | 8' | EXISTING |
| 24 | UNKNOWN | PALM | 7" | 25' | 8' | EXISTING |
| 25 | UNKNOWN | PALM | 7" | 25' | 8' | EXISTING |
| 26 | UNKNOWN | PALM | 7" | 25' | 8' | EXISTING |
| 27 | UNKNOWN | PALM | 7" | 25' | 8' | EXISTING |
| 28 | UNKNOWN | TREE | 4" | 18' | 14' | EXISTING |
| 29 | QUERCUS ALBA | OAK TREE | 9" | 30' | 20' | EXISTING |
| 30 | SABAL PALMETTO | SABAL PALM | 9" | 30' | 8' | EXISTING |
| 31 | SABAL PALMETTO | SABAL PALM | 8" | 15' | 7' | EXISTING |
| 32 | SABAL PALMETTO | SABAL PALM | 8" | 15' | 7' | EXISTING |
| 33 | COCOLOBIA UVIFERA | SEA GRAPE TREE | 50" | 50' | 50' | EXISTING |
| 34 | UNKNOWN | TREE | 3" | 10' | 6' | REMOVED |
| 35 | DELONIX REGIA | ROYAL POINCIANA TREE | 16" | 50' | 70' | EXISTING |
| 36 | UNKNOWN | TREE | 12" | 60' | 30' | REMOVED |
| 37 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 38 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 39 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 40 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 41 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 42 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 43 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 44 | UNKNOWN | PALM CLUSTER | 10" | 25' | 6' | EXISTING |
| 45 | UNKNOWN | PALM CLUSTER | 10" | 25' | 6' | EXISTING |
| 46 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 47 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 48 | UNKNOWN | PALM CLUSTER | 4" | 20' | 6' | EXISTING |
| 49 | UNKNOWN | TREE | 4" | 25' | 8' | EXISTING |
| 50 | UNKNOWN | TREE | 3" | 20' | 6' | REMOVED |
| 51 | UNKNOWN | TREE | 4" | 25' | 6' | REMOVED |
| 52 | UNKNOWN | PALM CLUSTER | 6" | 25' | 8' | EXISTING |
| 53 | UNKNOWN | PALM CLUSTER | 6" | 25' | 8' | EXISTING |
| 54 | UNKNOWN | PALM | 7" | 50' | 8' | EXISTING |
| 55 | UNKNOWN | PALM | 7" | 45' | 10' | EXISTING |
| 56 | UNKNOWN | PALM CLUSTER | 5" | 17' | 6' | EXISTING |
| 57 | FICUS BENJAMINA | FICUS TREE | 60" | 50' | 60' | REMOVED |
| 58 | COCOLOBIA UVIFERA | SEA GRAPE CLUSTER | 4" | 25' | 8' | EXISTING |
| 59 | UNKNOWN | PALM CLUSTER | 4" | 25' | 8' | EXISTING |
| 60 | COCOLOBIA UVIFERA | SEA GRAPE CLUSTER | 4" | 25' | 8' | EXISTING |
| 61 | UNKNOWN | PALM CLUSTER | 4" | 25' | 8' | EXISTING |
| 62 | UNKNOWN | PALM | 10" | 18' | 10' | EXISTING |
| 63 | UNKNOWN | PALM CLUSTER | 4" | 7' | 10' | REMOVED |
| 64 | UNKNOWN | PALM | 10" | 10' | 10' | EXISTING |
| 65 | UNKNOWN | TREE | 6" | 25' | 10' | REMOVED |
| 66 | COCOLOBIA UVIFERA | SEA GRAPE CLUSTER | 3" | 15' | 10' | EXISTING |
| 67 | COCOLOBIA UVIFERA | SEA GRAPE CLUSTER | 4" | 20' | 10' | EXISTING |
| 68 | UNKNOWN | PALM CLUSTER | 6" | 20' | 10' | EXISTING |
| 69 | UNKNOWN | PALM CLUSTER | 6" | 20' | 10' | EXISTING |
| 70 | UNKNOWN | PALM CLUSTER | 6" | 20' | 10' | EXISTING |
| 71 | UNKNOWN | PALM | 10" | 18' | 10' | EXISTING |
| 72 | UNKNOWN | PALM | 12" | 18' | 10' | EXISTING |
| 73 | UNKNOWN | PALM CLUSTER | 6" | 25' | 10' | EXISTING |
| 74 | UNKNOWN | PALM CLUSTER | 6" | 25' | 10' | EXISTING |
| 75 | UNKNOWN | TREE | 5" | 25' | 10' | EXISTING |
| 76 | COCOLOBIA UVIFERA | SEA GRAPE CLUSTER | 6" | 15' | 7' | REMOVED |
| 77 | UNKNOWN | TREE | 3" | 7' | 7' | REMOVED |
| 78 | UNKNOWN | TREE | 4" | 20' | 9' | EXISTING |
| 79 | UNKNOWN | PALM CLUSTER | 6" | 20' | 10' | EXISTING |
| 80 | UNKNOWN | PALM CLUSTER | 6" | 20' | 10' | EXISTING |
| 81 | UNKNOWN | TREE | 40" | 50' | 50' | REMOVED |
| 82 | DELONIX REGIA | ROYAL POINCIANA TREE | 3" | 30' | 7' | EXISTING |
| 83 | UNKNOWN | PALM CLUSTER | 5" | 20' | 8' | EXISTING |
| 84 | UNKNOWN | PALM CLUSTER | 5" | 20' | 8' | EXISTING |
| 85 | UNKNOWN | PALM | 6" | 30' | 8' | EXISTING |
| 86 | UNKNOWN | PALM | 6" | 50' | 8' | EXISTING |
| 87 | UNKNOWN | TREE | 9" | 40' | 30' | EXISTING |
| 88 | UNKNOWN | TREE CLUSTER | 70" | 60' | 70' | EXISTING |
| 89 | UNKNOWN | TREE | 8" | 40' | 30' | EXISTING |
| 90 | UNKNOWN | TREE | 8" | 40' | 30' | EXISTING |
| 91 | UNKNOWN | PALM | 15" | 15' | 10' | EXISTING |
| 92 | UNKNOWN | PALM CLUSTER | 6" | 30' | 15' | EXISTING |
| 93 | COCOS NUCIFERA | COCONUT PALM | 7" | 30' | 20' | EXISTING |
| 94 | COCOS NUCIFERA | COCONUT PALM | 7" | 30' | 20' | EXISTING |
| 95 | COCOS NUCIFERA | COCONUT PALM | 6" | 25' | 20' | EXISTING |
| 96 | COCOS NUCIFERA | COCONUT PALM | 6" | 20' | 20' | EXISTING |
| 97 | COCOS NUCIFERA | COCONUT PALM | 8" | 30' | 20' | EXISTING |
| 98 | COCOS NUCIFERA | COCONUT PALM | 9" | 30' | 20' | EXISTING |
| 99 | UNKNOWN | PALM CLUSTER | 4" | 10' | 10' | EXISTING |
| 100 | UNKNOWN | PALM | 7" | 30' | 8' | EXISTING |
| 101 | UNKNOWN | TREE | 5" | 15' | 13' | EXISTING |
| 102 | COCOS NUCIFERA | COCONUT PALM | 12" | 50' | 10' | EXISTING |
| 103 | UNKNOWN | PALM CLUSTER | 4" | 30' | 6' | EXISTING |
| 104 | UNKNOWN | TREE | 4" | 12' | 12' | EXISTING |
| 105 | UNKNOWN | PALM CLUSTER | 2" | 10' | 6' | EXISTING |
| 106 | UNKNOWN | PALM CLUSTER | 2" | 10' | 6' | EXISTING |
| 107 | UNKNOWN | PALM | 6" | 45' | 20' | EXISTING |
| 108 | UNKNOWN | PALM CLUSTER | 4" | 20' | 10' | EXISTING |
| 109 | UNKNOWN | PALM | 3" | 8' | 5' | EXISTING |
| 110 | UNKNOWN | PALM | 3" | 8' | 5' | EXISTING |
| 111 | UNKNOWN | PALM | 14" | 20' | 20' | EXISTING |
| 112 | COCOS NUCIFERA | COCONUT PALM | 9" | 20' | 16' | EXISTING |
| 113 | COCOS NUCIFERA | COCONUT PALM | 9" | 30' | 16' | EXISTING |
| 114 | UNKNOWN | PALM CLUSTER | 3" | 8' | 6' | EXISTING |
| 115 | UNKNOWN | PALM CLUSTER | 4" | 20' | 10' | EXISTING |
| 116 | UNKNOWN | PALM CLUSTER | 4" | 20' | 10' | EXISTING |
| 117 | UNKNOWN | PALM CLUSTER | 4" | 20' | 10' | EXISTING |
| 118 | UNKNOWN | PALM CLUSTER | 3" | 8' | 6' | EXISTING |
| 119 | UNKNOWN | PALM | 3" | 30' | 10' | EXISTING |
| 120 | UNKNOWN | PALM | 16" | 35' | 20' | EXISTING |
| 121 | UNKNOWN | PALM | 16" | 35' | 20' | EXISTING |
| 122 | UNKNOWN | TREE CLUSTER | 3" | 10' | 10' | EXISTING |
| 123 | UNKNOWN | PALM CLUSTER | 4" | 20' | 20' | EXISTING |
| 124 | UNKNOWN | PALM CLUSTER | 5" | 25' | 20' | EXISTING |
| 125 | UNKNOWN | TREE CLUSTER | 4" | 20' | 16' | EXISTING |
| 126 | UNKNOWN | PALM CLUSTER | 6" | 20' | 10' | EXISTING |
| 127 | UNKNOWN | PALM CLUSTER | 5" | 30' | 15' | EXISTING |
| 128 | COCOS NUCIFERA | COCONUT PALM | 8" | 50' | 18' | REMOVED |
| 129 | COCOS NUCIFERA | COCONUT PALM | 8" | 50' | 18' | REMOVED |
| 130 | COCOS NUCIFERA | COCONUT PALM | 7" | 25' | 10' | REMOVED |
| 131 | COCOS NUCIFERA | COCONUT PALM | 7" | 25' | 10' | EXISTING |
| 132 | COCOS NUCIFERA | COCONUT PALM | 7" | 25' | 10' | EXISTING |
| 133 | COCOS NUCIFERA | COCONUT PALM | 7" | 25' | 10' | EXISTING |
| 134 | UNKNOWN | TREE | 11" | 45' | 30' | EXISTING |
| 135 | UNKNOWN | TREE | 7" | 30' | 45' | EXISTING |
| 136 | UNKNOWN | PALM | 9" | 40' | 10' | EXISTING |
| 137 | UNKNOWN | PALM CLUSTER | 3" | 12' | 10' | EXISTING |
| 138 | FORTUNELLA | KUMQUAT TREE | 2" | 12' | 10' | EXISTING |
| 139 | FORTUNELLA | KUMQUAT TREE | 2" | 12' | 10' | REMOVED |
| 140 | FORTUNELLA | KUMQUAT TREE | 2" | 12' | 10' | REMOVED |
| 141 | FORTUNELLA | KUMQUAT TREE | 2" | 12' | 10' | REMOVED |
| 142 | ROYAL PALM | ROYAL PALM | 6" | 25' | 6' | ADDED |
| 143 | COCOS NUCIFERA | COCONUT PALM | 8" | 12' | 10' | ADDED |
| 144 | ROYSTONIA REGIA | ROYAL PALM | 8" | 20' | 10' | ADDED |
| 145 | ROYSTONIA REGIA | ROYAL PALM | 4" | 15' | 6' | ADDED |

LONGITUDE
SURVEYORS

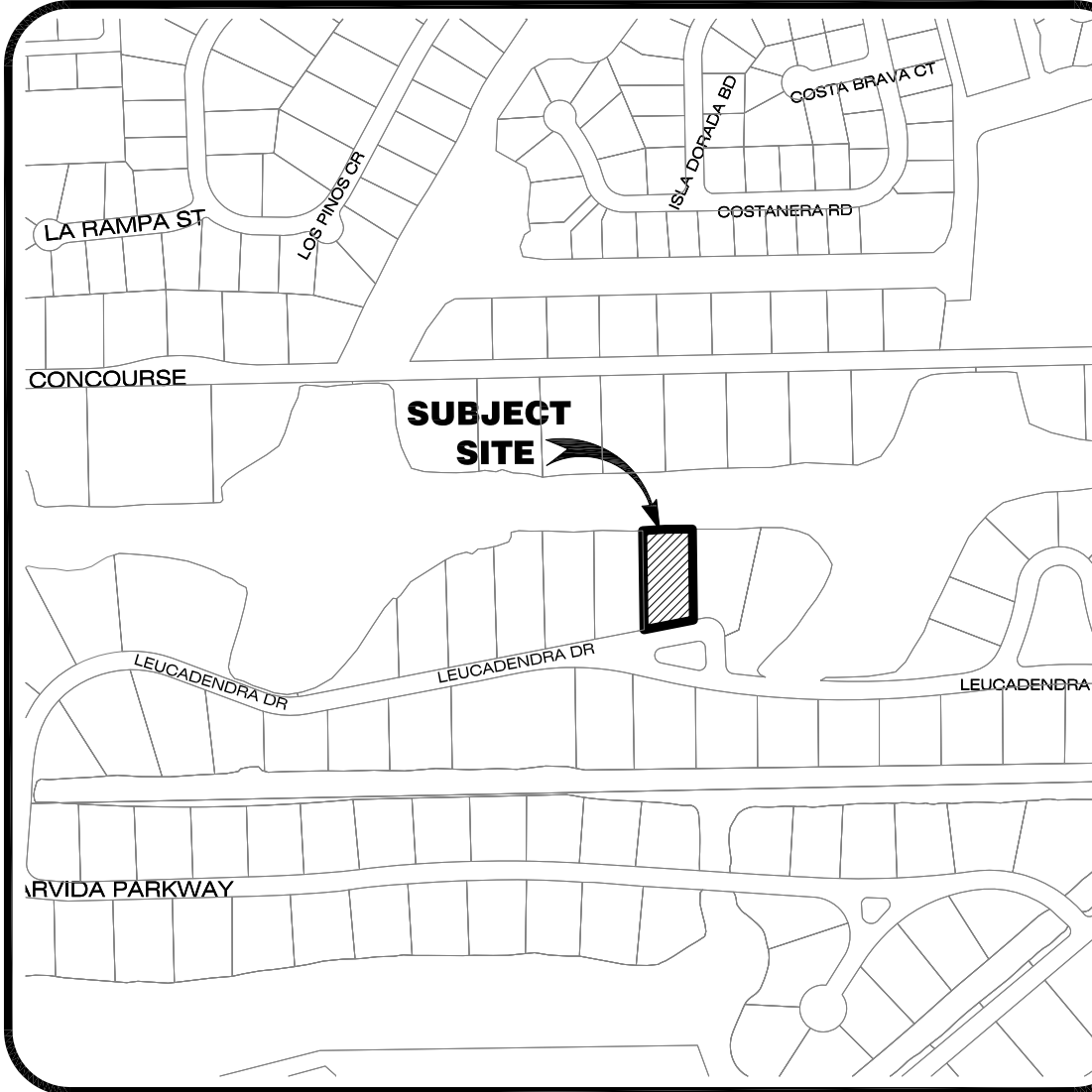
7769 NW 48TH STREET, SUITE 375
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15611.0.01
FIELD BOOK: EFB
DRAWN BY: GP
SHEET 1 OF 1

LAGO MINORE
(PRIVATE WATERWAY AS PER P.B. 60 - PG. 37)



SECTION 32 - TOWNSHIP 54 SOUTH - RANGE 41 EAST
LYING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S REPORT:

DATE OF SURVEY:

The date of completion of field Survey was on December 30th, 2015.
The date of completion of office Survey was on January 6th, 2016.
The Survey was updated on December 4, 2020.

LEGAL DESCRIPTION:

LOT 13, BLOCK "B", GABLES ESTATES NUMBER 2", according to the Plat thereof, as recorded in Plat Book 60, at Page 37, of the Public Records of Miami-Dade County, Florida.

Containing 47,543.92 sq. ft. and/or 1.09 acres, more or less, by calculations.

Property Address:
341 Leucadendra Dr, Coral Gables, FL 33156
Folio No.: 03-4132-019-0510

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

Bearings shown hereon are based upon the centerline of Leucadendra Drive with an assumed bearing of S80°13'33\"/>

This property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 11.0, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 City of Coral Gables, Map No. 12086C0459, Suffix L, Map Revised Date: September 11, 2009.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: 478 Elevation: + 4.51 (N.G.V.D. 29 Datum)
Located at 500 Blk Leucadendra Drive

Legal Description was furnished by client.

Plat of "GABLES ESTATES NUMBER 2", recorded in Plat Book 60 at Page 37 Public Records of Miami-Dade County Florida.

Warranty Deed, recorded on November 21, 2014 in Official Records Book 29400 at Page 183 of the Public Records of Miami-Dade County, Florida.

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

The survey was ordered for a permit.

This Boundary Survey was prepared at the instance of and certified to:

Arun K Puri & Yoshina Ramakrishnan Puri

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice" for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Corporation.
Florida Certificate of Authorization Number LB7335

By: Eduardo M. Suarez, PSM Signature Date
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

GENERAL NOTES

1. 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.
2. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED [I.O.U.C.]
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
4. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 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" [I.O.U.C.]
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEEPENED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-303 ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-304 "RECOMMENDED PRACTICES 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 PER STRUCTURAL DRAWINGS, SCHEDULES.
11. NO TE BARS SHALL BE FORMED/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 ENGINEERS 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, (17TH 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 CONFORMANCE APPROVAL BY OTHERS.
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 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 WORKSMANSHIP 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 SHALL BE MAINTAINED 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 FITTINGS EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE WITHOUT ADDITIONAL COST TO THE OWNER AND APPROVED BY THE ARCHITECT / ENGINEER.
28. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERRABLE 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 CALENDAR WORKING DAYS.

- | | | | |
|------|---|------|---|
| 31. | ANY OMISION OF EXISTING INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT / ENGINEER / OWNER. | 1.4. | JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE. SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION. |
| 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'S SPECIFICATIONS ARE THE CONTRACTORS SOLE RESPONSIBILITY. | 1.5. | OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING. |
| 33. | CONTRACTOR SHALL SUBMIT TO ARCHITECT / ENGINEER A BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS NECESSARY FOR REVIEW AND APPROVAL AS REQUIRED. | 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 PARTITIONS AND FLOORS SHALL BE SEALED WITH CHALKING 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 WHERE APPLICABLE. |
| 34. | ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE RECEIVE CATEGORY-B-1 SAFETY GLAZING. | 1.7. | BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL. |
| 35. | ALL FINED GLASS SHALL BE MIN. 1/2" THICK, TEMPERED U.O.N. | 2. | ARCHITECTS SPECIFICATIONS SHALL BECOME PART OF THE CONSTRUCTION DOCUMENTS. |
| 36. | ALL CEILING SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED. | 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 DUFFERS MAY BE REPLACED FOR CONVENTIONAL DUFFERS AS APPROVED BY THE ARCHITECT & ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT & ENGINEER ON SITE BEFORE ORDERING A/C DUFFERS. |
| 37. | USE ONLY HIGH RAL LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE GASKETS. | 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. |
| 38. | ALL DUFFERS 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 SORRIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE. | | |
| 42. | INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED 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. | | |
| 47. | SLABS OVER CRAWLSPACES, UNCONDITIONED SPACES SHALL BE SEALED AND INSULATED UNDERNEATH. | | |
| 48. | MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES. | | |
| 49. | EXTERIOR AND ADJACENT WALL SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE, LATEST EDITION. | | |
| 1.1. | BETWEEN WINDOWS AND DOORS AND THEIR FRAMES. | 1. | WALL. |
| 1.2. | BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL. | | |
| 1.3. | BETWEEN THE FOUNDATION AND WALL ASSEMBLY SLIP PLATES. | | |

FIRE RATINGS DESCRIPTION

FIRE-RATED PARTITION ASSEMBLY U/L #U465
NO. 26 CHANNEL SHAPED STUDS AT 16" O.C. WITH ONE FULL LENGTH LAYER OF 5/8" TYPICAL "C" GYPSUM BOARD APPLIED VERTICAL. ATTACHED WITH 1" LONG NO.6 DRYWALL SCREWS TO EACH SIDE. SCREWS ARE 9" O.C. AROUND PERIMETER AND 12" O.C. ON INTERMEDIATE STUDS.

FIRE-RATED CEILING ASSEMBLY U/L #U528
METAL CHANNELS AT 16" O.C. ONE LAYER 5/8" TYPE "C" GYPSUM WALLBOARD, CEMENT-COATED OR RING SHANKED NAILS 6" O.C. W/UBT AND JOINTS BEARING. PAPER TAPE EMBEDDED OVER JOINTS AND EXPOSED NAIL HEADS COVERED WITH COMPOUND.

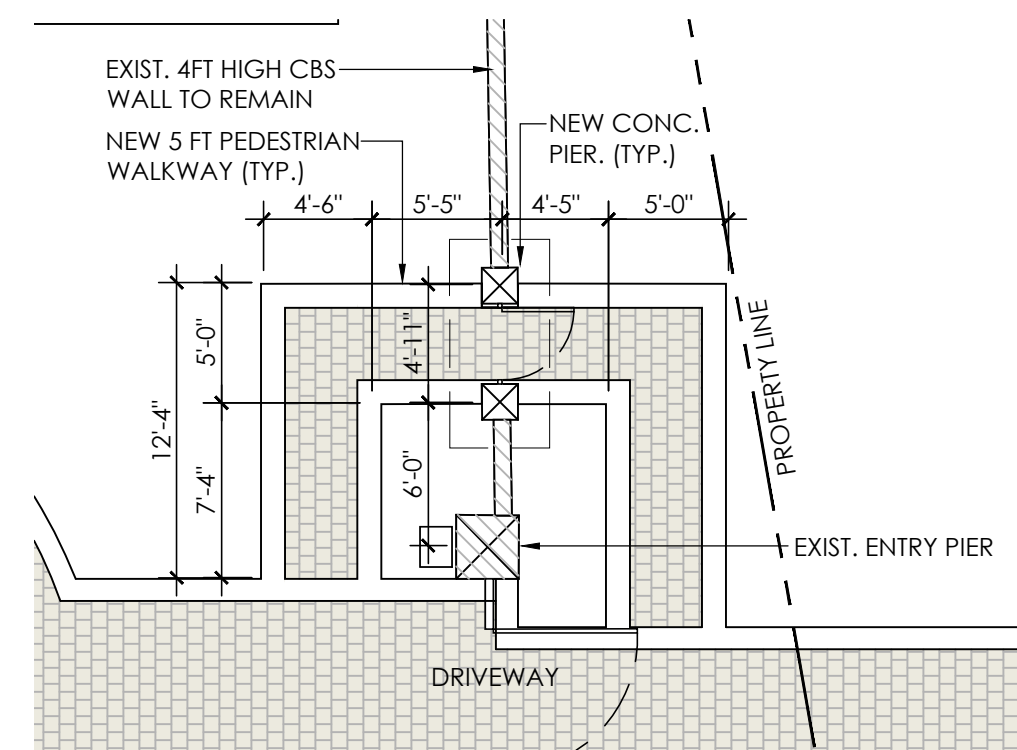
INTERIOR BEARING PARTITION ASSEMBLY U/L #U465
1 HOUR FIRE RATED 2"x4" OR 2"x6" STUDS AT 16" O.C. WITH ONE LAYER 5/8" TYPE "C" GYPSUM BOARD EACH SIDE APPLIED VERTICALLY OR HORIZONTALLY. COVERED WITH 1/2" COOLER NAILS 9" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 2"x4" OR 2"x6" DOUBLE OR FLAT AND BASE PLATE SECURED TO FOUNDATION. PROVIDE TWO ROWS BLOCKING AT 70" O.C.

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)

SITE NOTES

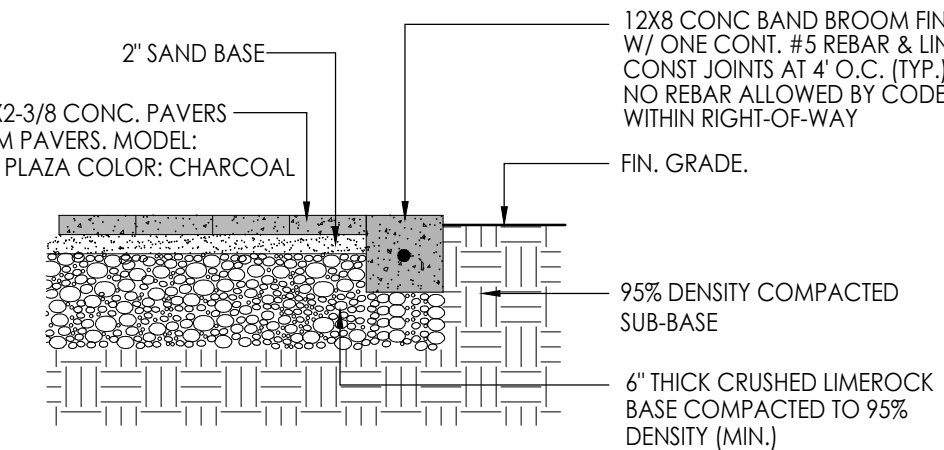
SITE NOTES

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 HYDRANTS, ETC.
3. LANDSCAPING SHALL MEET AND/OR SURPASS THE MINIMUM REQUIREMENTS OF ARTICLE 5, DIVISION 11, LANDSCAPE SECTION, OF THE CITY OF COVINGTON.
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.
6. TERMITES PROTECTED: ALL BUILDINGS SHALL HAVE RECONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERNEAN TERMITES, THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPLIED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERNEAN TERMITES. 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 SUBTERNEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
7. 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.B.5. REQUIREMENTS PRIOR TO STARTING NEW CONSTRUCTION.
8. APPROVED NUMBER OF 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 LANDSCAPING DRAWINGS.



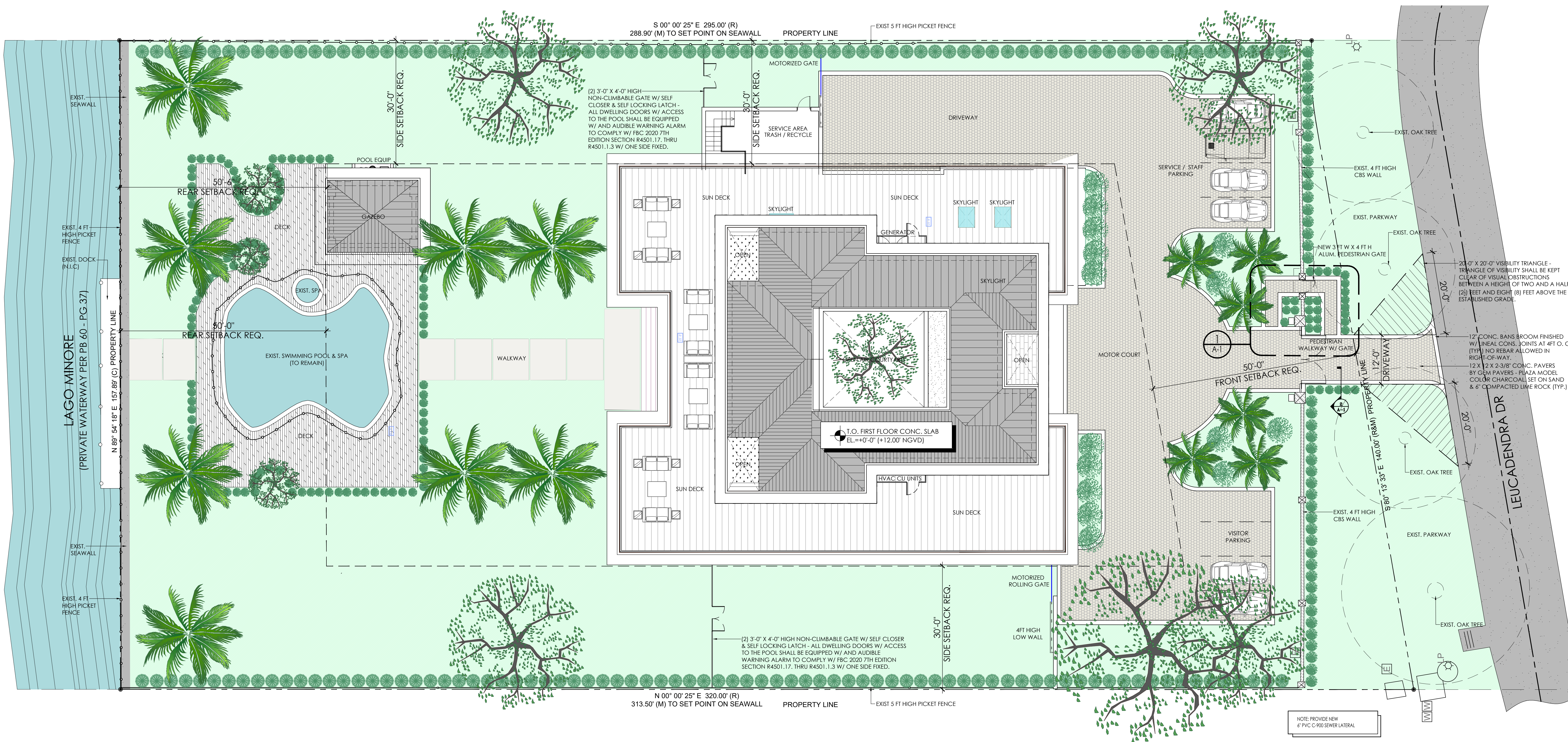
PEDESTRIAN ENTRY ENLARGED PLAN

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



DRIVEWAY MATERIAL







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



LEGAL DESCRIPTION

LOT 13 OF BLOCK 8 OF "GABLES ESTATES NUMBER 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, AT PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.



date 01-04-21  revisions 
 issued 
 drawn 
 checked RP 
 project no. 2031 

sheet no

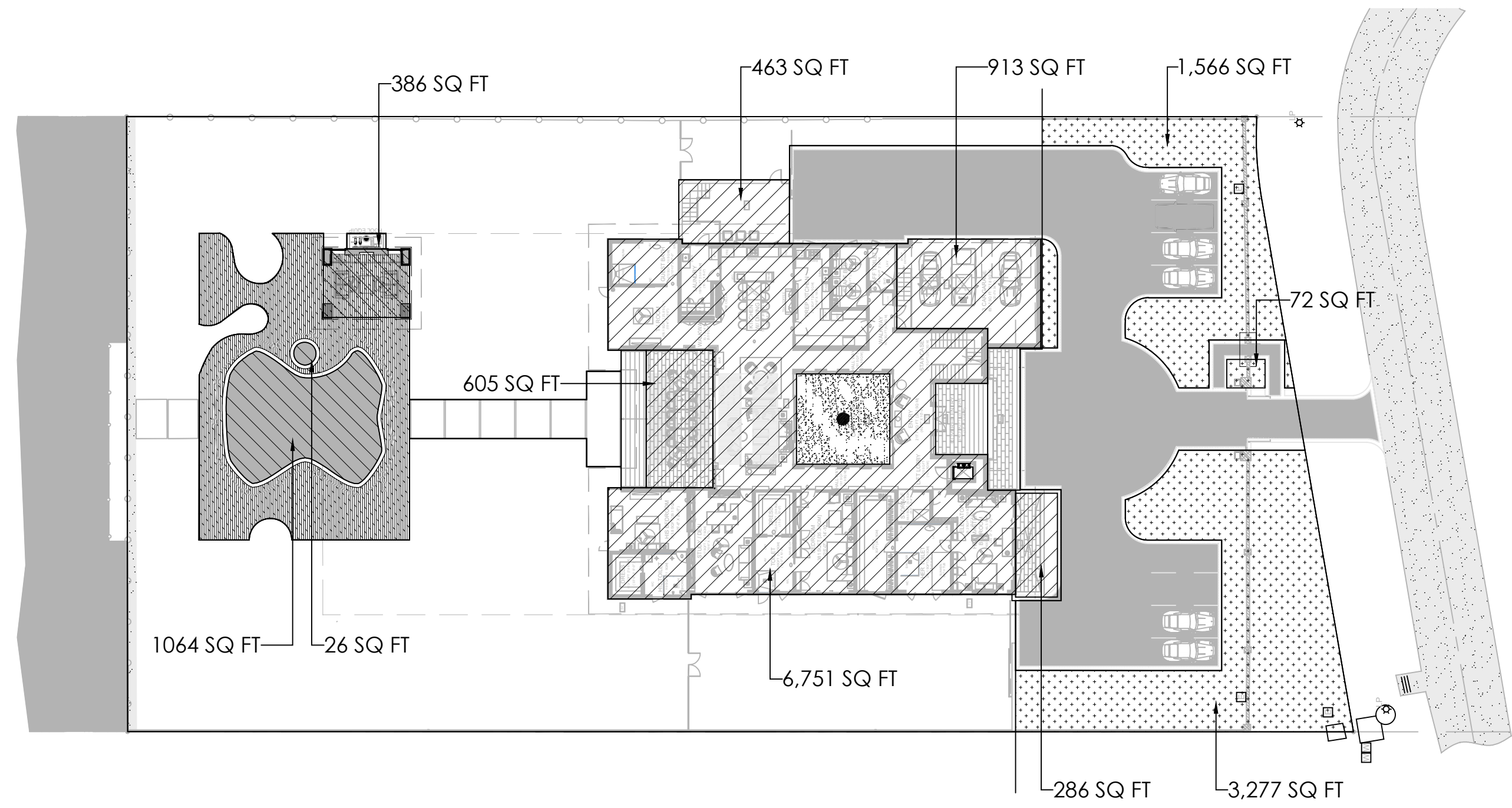
NEW RESIDENCE FOR:

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CORAL GABLES, FL 33134

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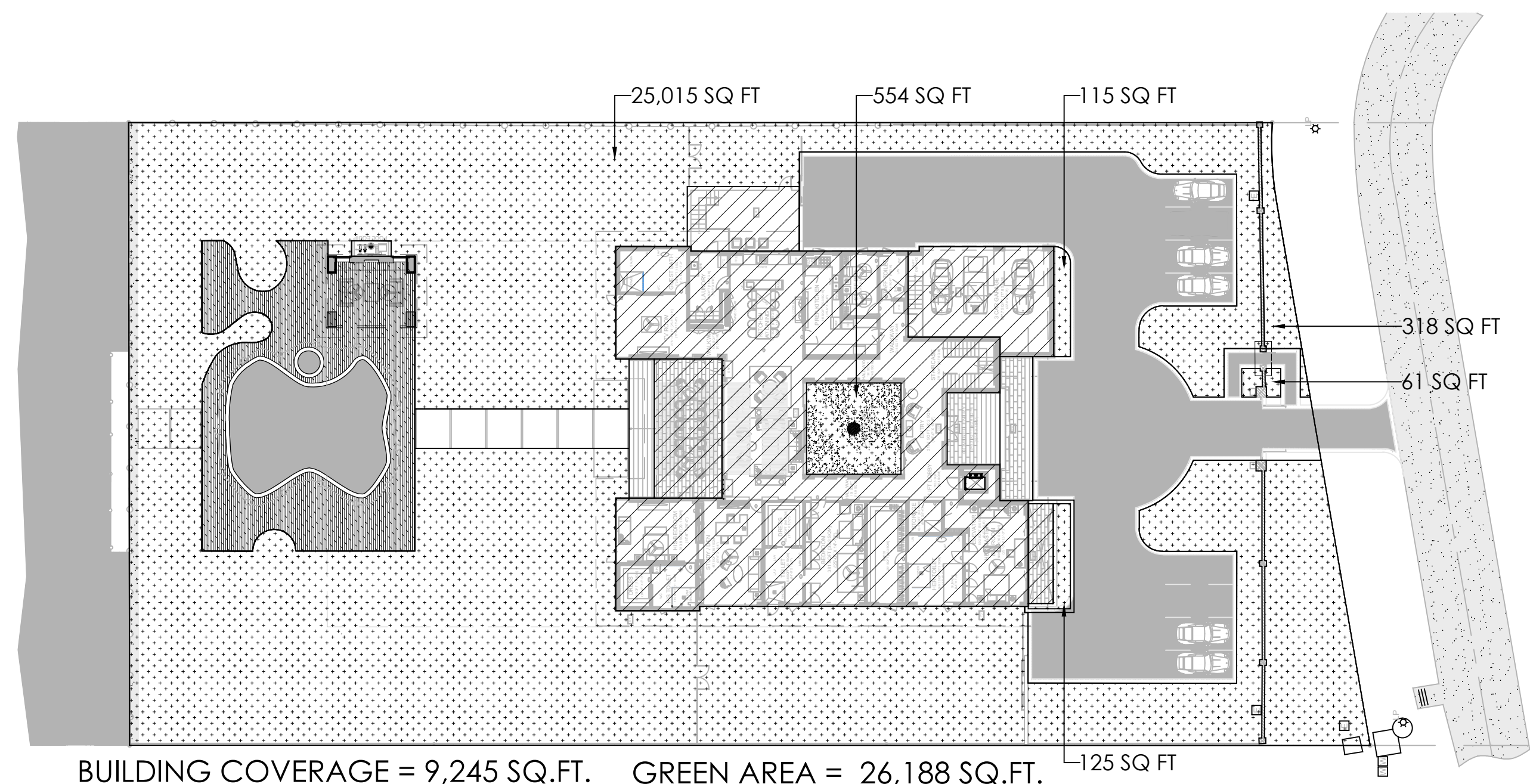
PACHECO-MARTINEZ
& ASSOCIATES LLC.
 AA26002619 . AR6412 . AR93773
 4990 SW 72ND AVE SUITE 101 MIAMI, FL. 33155
 T (305) 666-2573 . F (305) 666-3871



BUILDING COVERAGE AND FRONT YARD GREEN AREA ANALYSIS
SCALE: N.T.S.

NOTE:
HATCHED AREA DENOTES FRONT YARD GREEN
AREA = 4,915 SQ.FT.

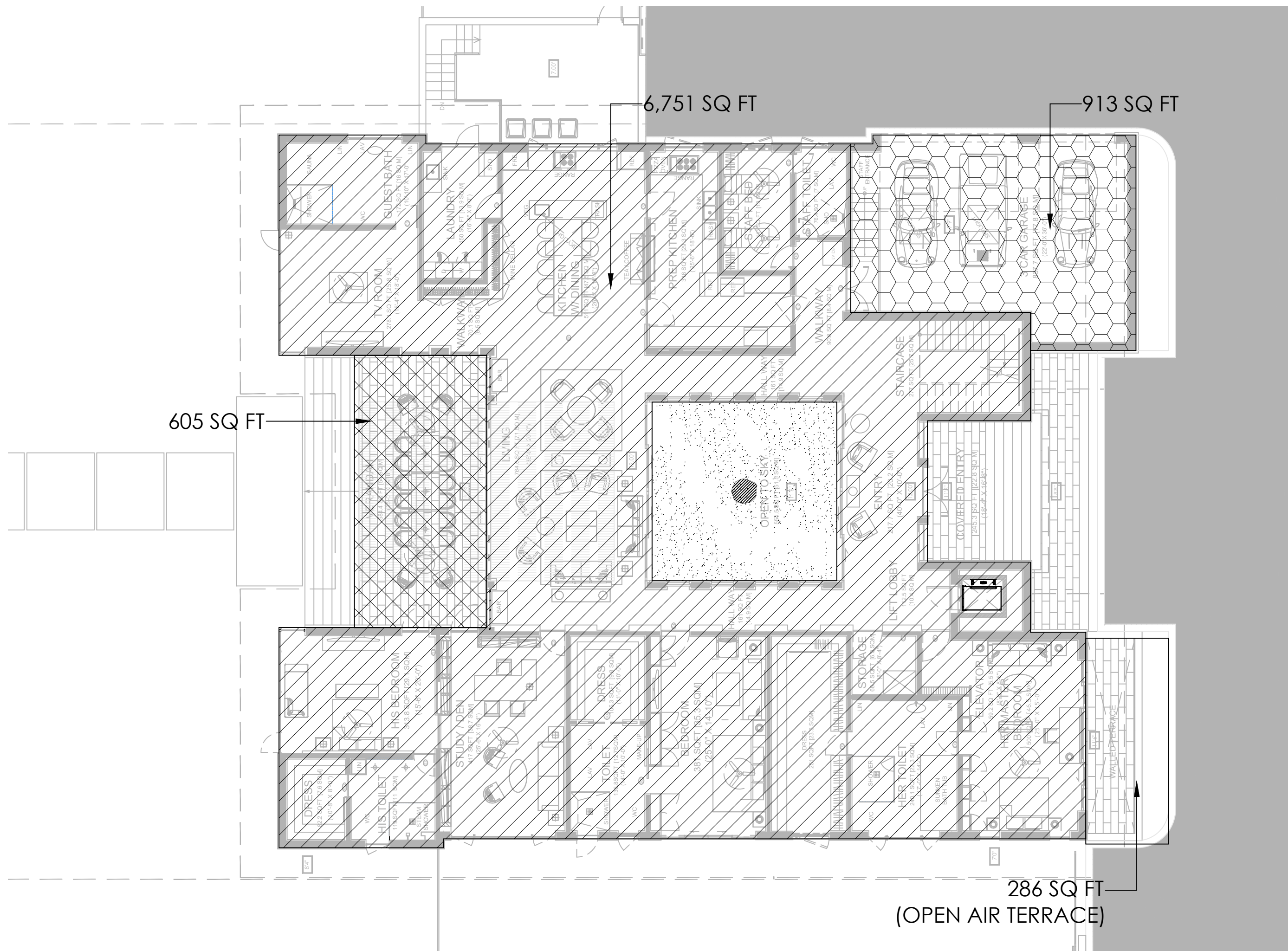
NOTE:
HATCHED AREA DENOTES BUILDING
COVERAGE AREA = 9,245 SQ.FT.



LOT COVERAGE AND GREEN AREA ANALYSIS
SCALE: N.T.S.

NOTE:
HATCHED AREA DENOTES GREEN AREA = 26,188 SQ.FT.

NOTE:
HATCHED AREA DENOTES BUILDING
COVERAGE AREA = 9,245 SQ.FT.

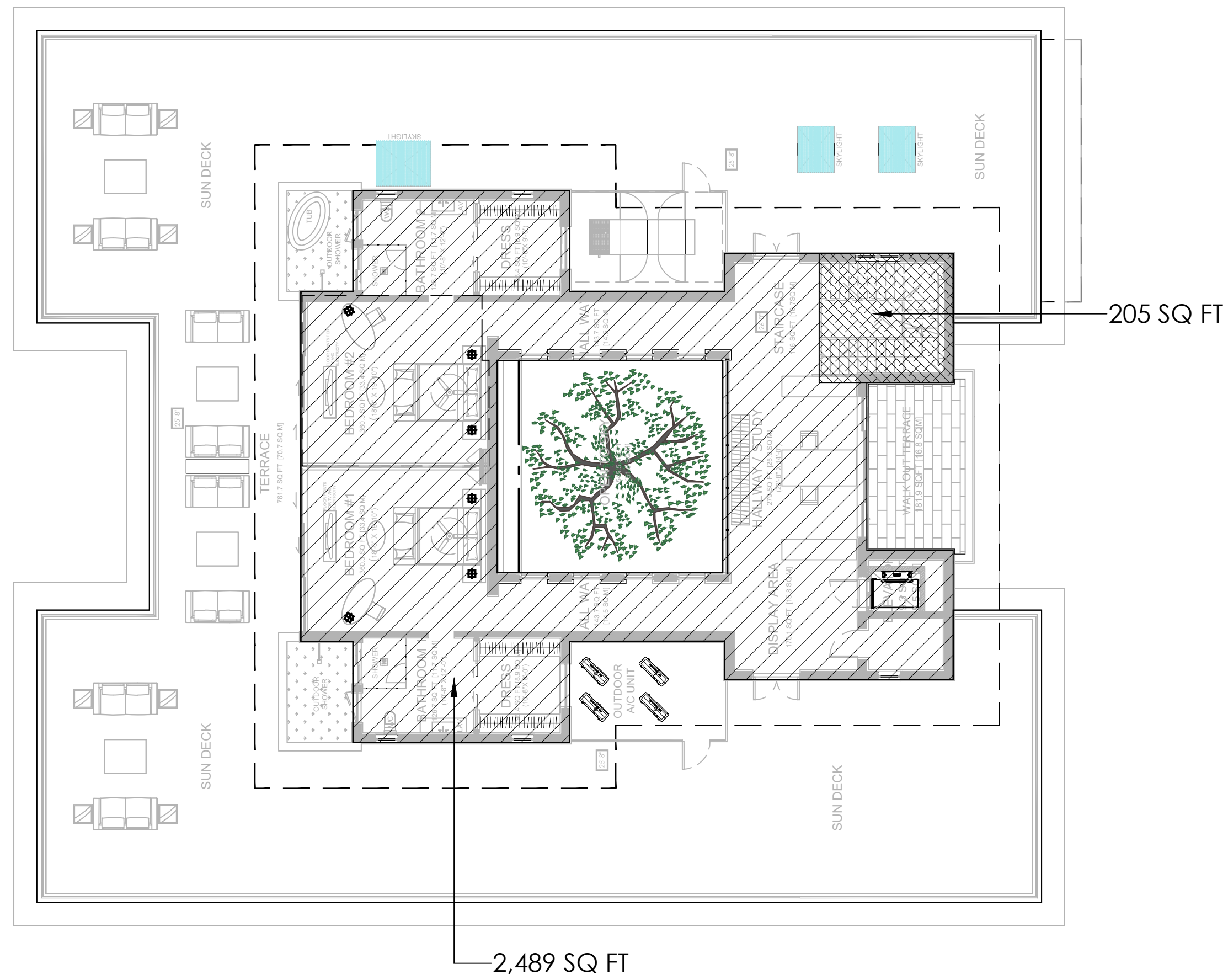


FIRST FLOOR AREAS
SCALE: 1/16" = 1'-0"

NOTE:
HATCHED AREA DENOTES 1ST FLOOR A/C
AREA = 6,751 SQ.FT.

NOTE:
HATCHED AREA DENOTES GARAGE
AREA = 913 SQ.FT.

NOTE:
HATCHED AREA DENOTES COVERED
TERRACE AREA = 605 SQ.FT.



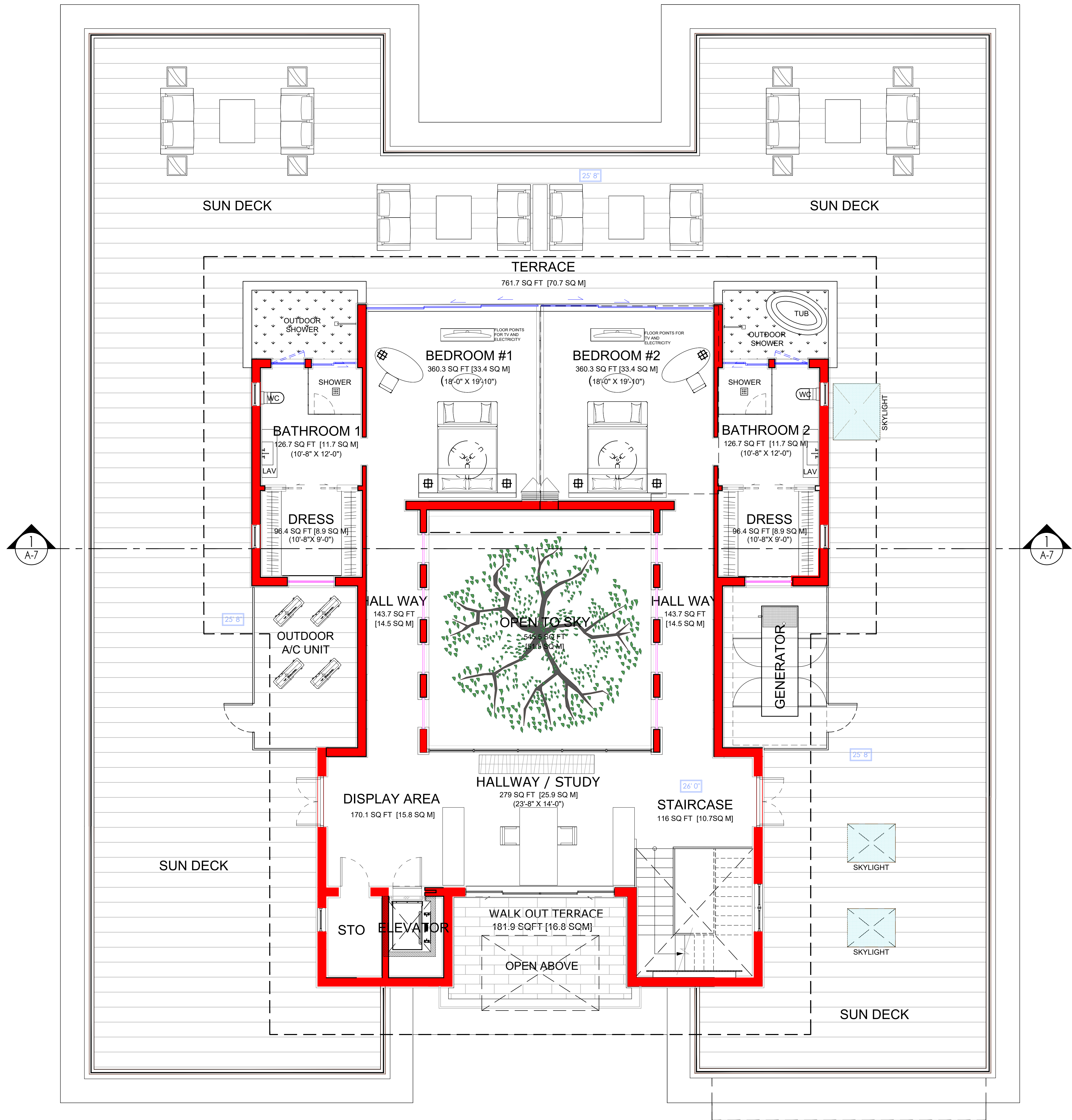
SECOND FLOOR AREAS
SCALE: 1/16" = 1'-0"

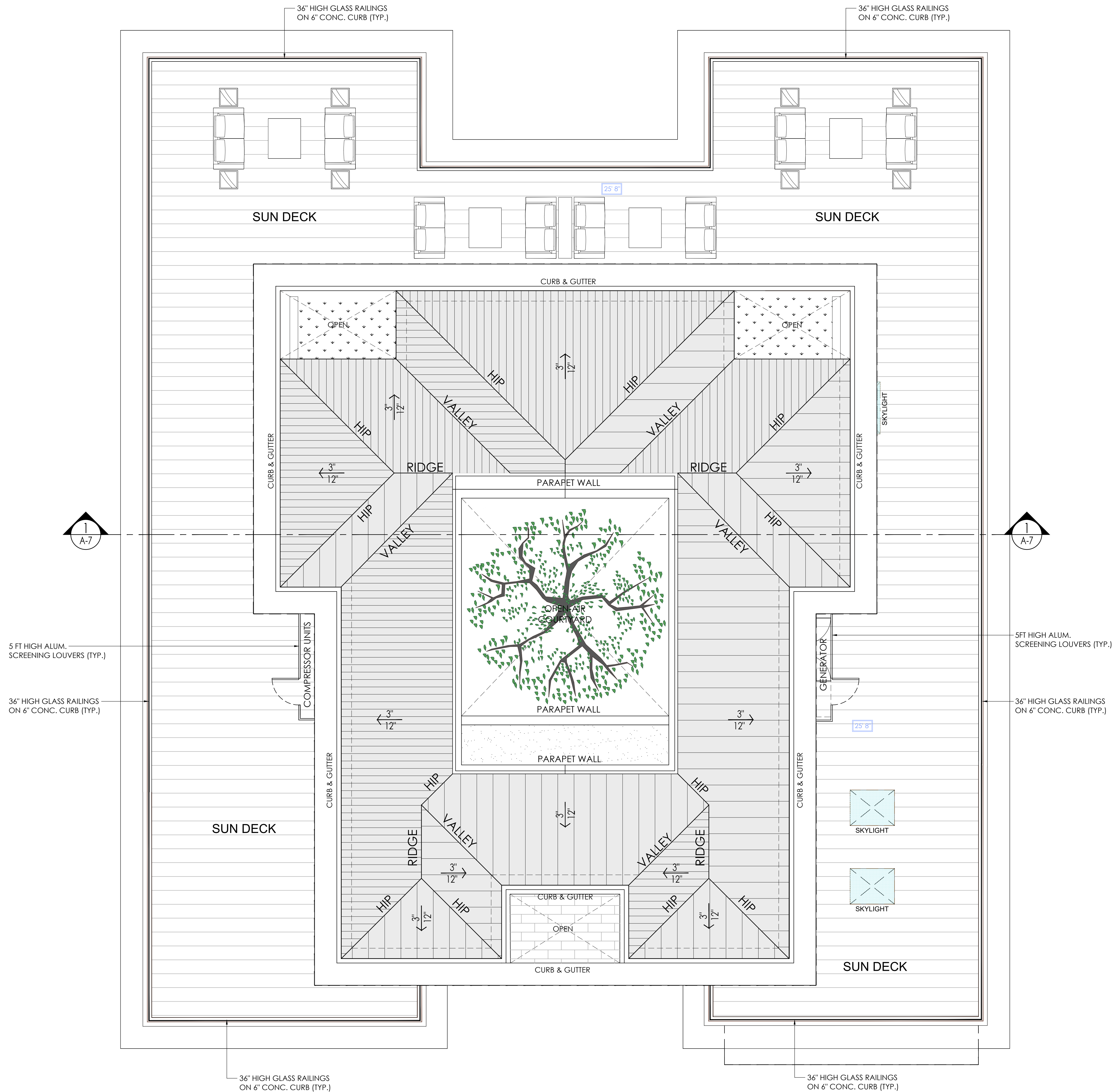
NOTE:
HATCHED AREA DENOTES 1ST FLOOR A/C
AREA = 2,450 SQ.FT.

NOTE:
HATCHED AREA DENOTES GARAGE
AREA = 205 SQ.FT.

| 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 = | 47,543 SQ. FT. |
| MAXIMUM BUILDING COVERAGE ALLOWED (35%) = | 16,640 SQ. FT. |
| BUILDING COVERAGE PROVIDED = | 9,245 SQ. FT. |
| MAXIMUM LOT COVERAGE ALLOWED (45%) = | 21,394 SQ. FT. |
| LOT COVERAGE PROVIDED = | 00,000 SQ. FT. |
| GREEN AREA CALCULATIONS: | |
| MINIMUM GREEN AREA ALLOWED (40%) = | 19,017 SQ. FT. |
| GREEN AREA PROVIDED = | 26,188 SQ. FT. |
| MINIMUM FRONT YARD GREEN AREA ALLOWED (20% OF 40%) = | 3,803 SQ. FT. |
| FRONT YARD GREEN AREA PROVIDED = | 4,915 SQ. FT. |
| ALLOWED F.A.R.: | |
| 5,000 SQ. FT. @ 48% | 2,400 SQ. FT. |
| 5,000 SQ. FT. @ 35% | 1,750 SQ. FT. |
| 49,197 SQ. FT. @ 30% | 11,263 SQ. FT. |
| BASE F.A.R. ALLOWED = 15,413 SQ. FT. | |
| RESIDENCE SQUARE FOOTAGE: FOR CORAL GABLES | |
| FIRST FLOOR INCLUDING A/C: | 6,751 SQ. FT. |
| MAIN HOUSE'S 2ND FLOOR A/C EXCLUDING TWO STORY SPACES: | 2,489 SQ. FT. |
| GARAGE: | 834 SQ. FT. |
| TOTAL F.A.R. AREA PROVIDED = 10,074 SQ. FT. | |

| AREA COMPUTATIONS FOR CONSTRUCTION | |
|---|---------------|
| GROSS SQUARE FOOTAGE: | |
| 341 CASUARINA | |
| MAIN HOUSE AREAS: | |
| FIRST FLOOR INCLUDING DEN A/C: | 6,751 SQ. FT. |
| SECOND FLOOR A/C AREA: | 2,489 SQ. FT. |
| FIRST FLOOR WALL THICKNESS: | |
| SECOND FLOOR WALL THICKNESS: | 262 SQ. FT. |
| SECOND FLOOR UPPER VOLUME TWO STORY AREA: | 205 SQ. FT. |
| TOTAL MAIN HOUSE HVAC AREAS= | |
| TOTAL MAIN HOUSE HVAC + GARAGE AREAS= | |
| GARAGE AREA: | |
| TOTAL MAIN HOUSE HVAC + GARAGE AREAS= | |
| FIRST FLOOR COVERED TERRACE: | |
| GAZEBO: | |
| TOTAL MAIN HOUSE GROSS AREAS= | |
| SWIMMING POOL: | |





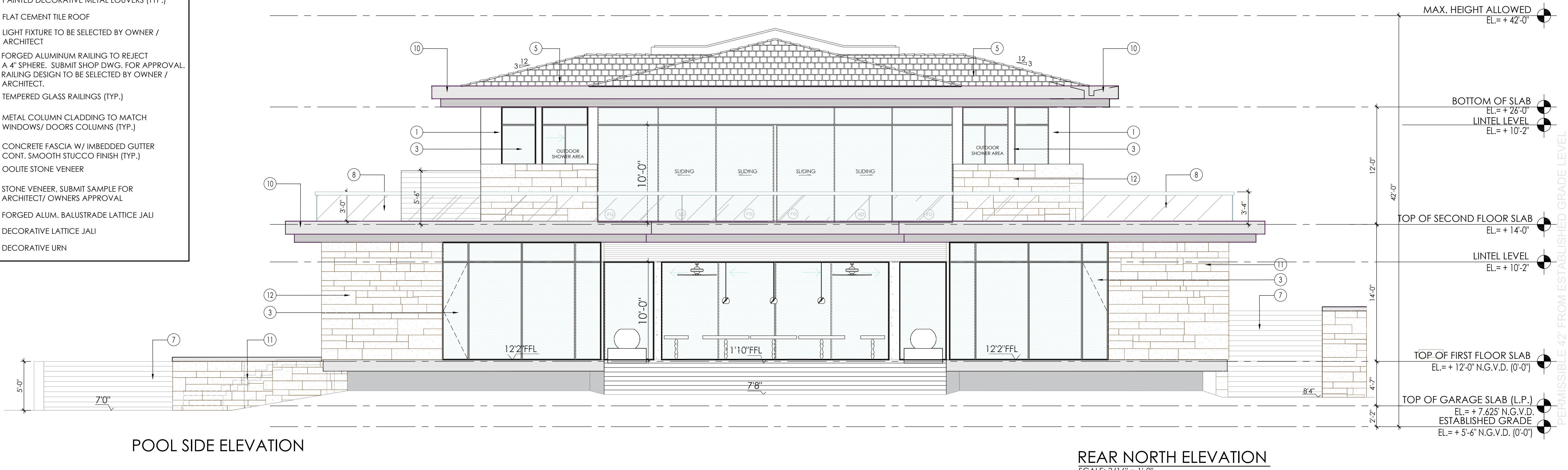
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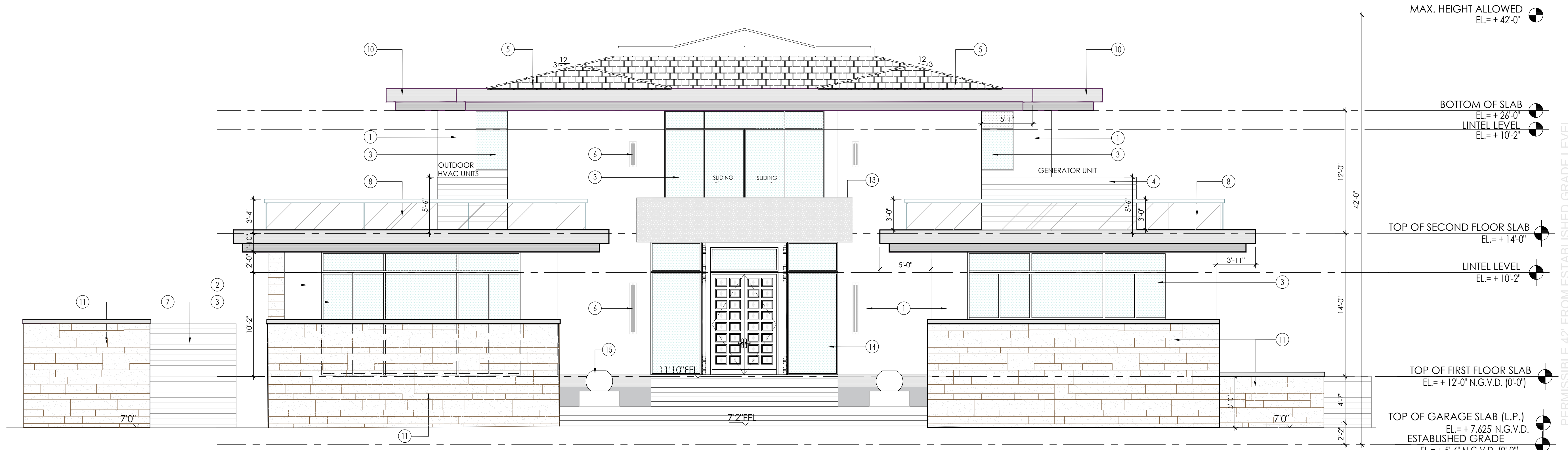
| FINISH LEGEND | |
|---------------|---|
| 1 | SMOOTH STUCCO FINISH (TYP.) |
| 2 | CONTINUOUS SMOOTH STUCCO MOLDING |
| 3 | IMPACT RESISTANT WINDOW & DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW) |
| 4 | PAINTED DECORATIVE METAL LOUVERS (TYP.) |
| 5 | FLAT CEMENT TILE ROOF |
| 6 | LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT |
| 7 | FORGED ALUMINUM RAILING TO REJECT A 4" SPHERE. SUBMIT SHOP DWG. FOR APPROVAL. RAILING DESIGN TO BE SELECTED BY OWNER / ARCHITECT. |
| 8 | TEMPERED GLASS RAILINGS (TYP.) |
| 9 | METAL COLUMN CLADDING TO MATCH WINDOWS/ DOORS COLUMNS (TYP.) |
| 10 | CONCRETE FASCIA W/ IMBEDDED GUTTER CONT. SMOOTH STUCCO FINISH (TYP.) |
| 11 | OOLITE STONE VENEER |
| 12 | STONE VENEER, SUBMIT SAMPLE FOR ARCHITECT/ OWNERS APPROVAL |
| 13 | FORGED ALUM. BALUSTRADE LATTICE JALI |
| 14 | DECORATIVE LATTICE JALI |
| 15 | DECORATIVE URN |



POOL SIDE ELEVATION

REAR NORTH ELEVATION

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

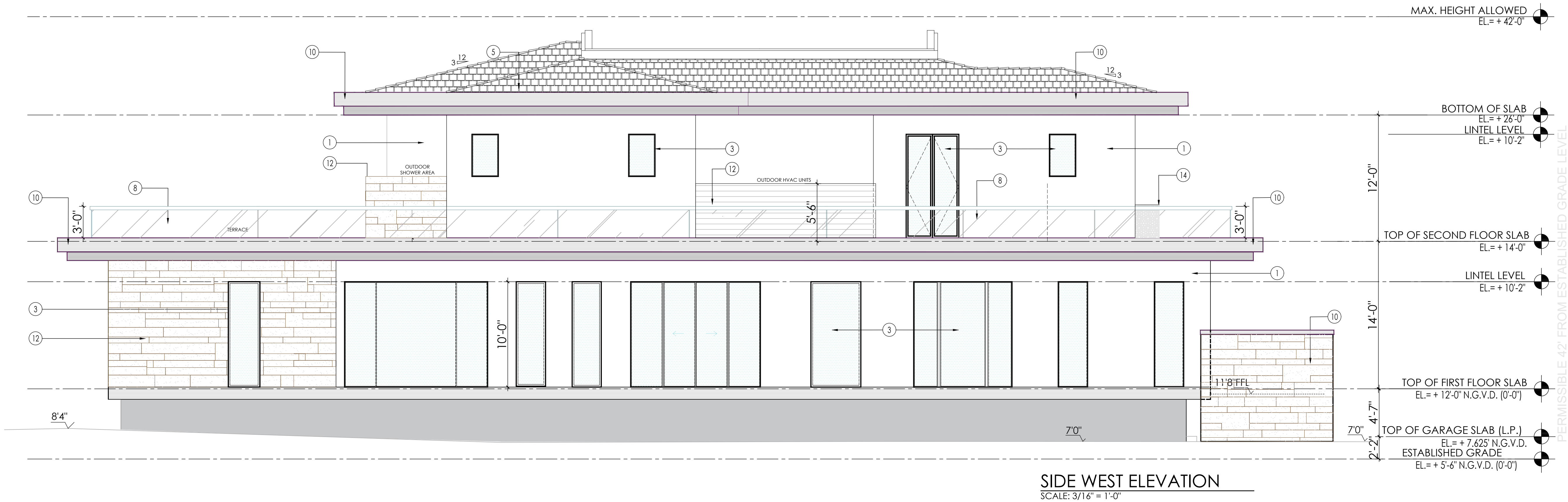
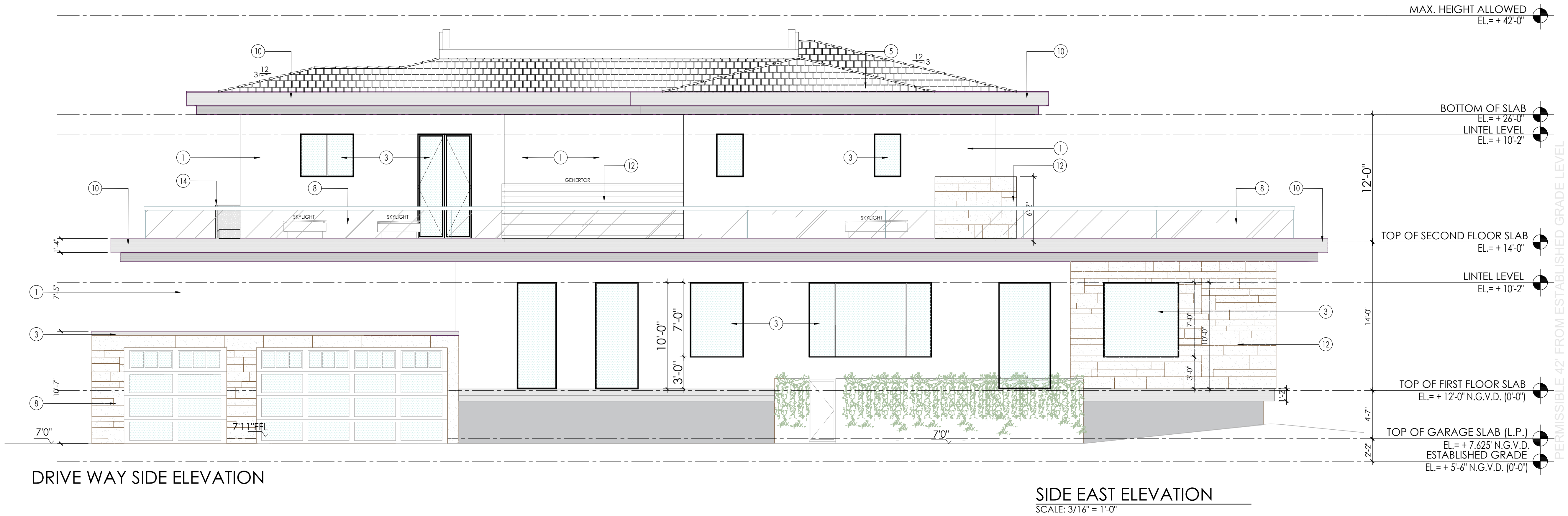


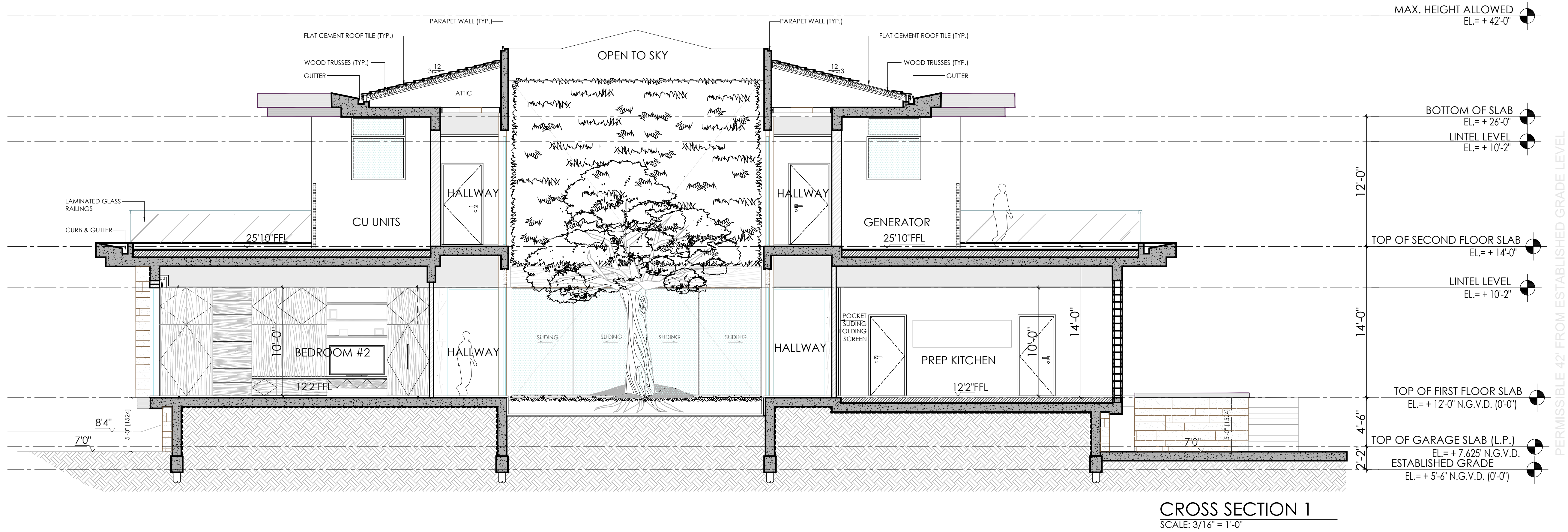
ENTRY SIDE ELEVATION

FRONT SOUTH ELEVATION

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

| FINISH LEGEND | |
|---------------|---|
| 1 | SMOOTH STUCCO FINISH (TYP.) |
| 2 | CONTINUOUS SMOOTH STUCCO MOLDING |
| 3 | IMPACT RESISTANT WINDOW & DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW) |
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| 15 | DECORATIVE URN |





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

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| date | 01-04-21 | revisions | |
| issued | | | |
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| checked | RP | | |
| project no. | 2031 | | |

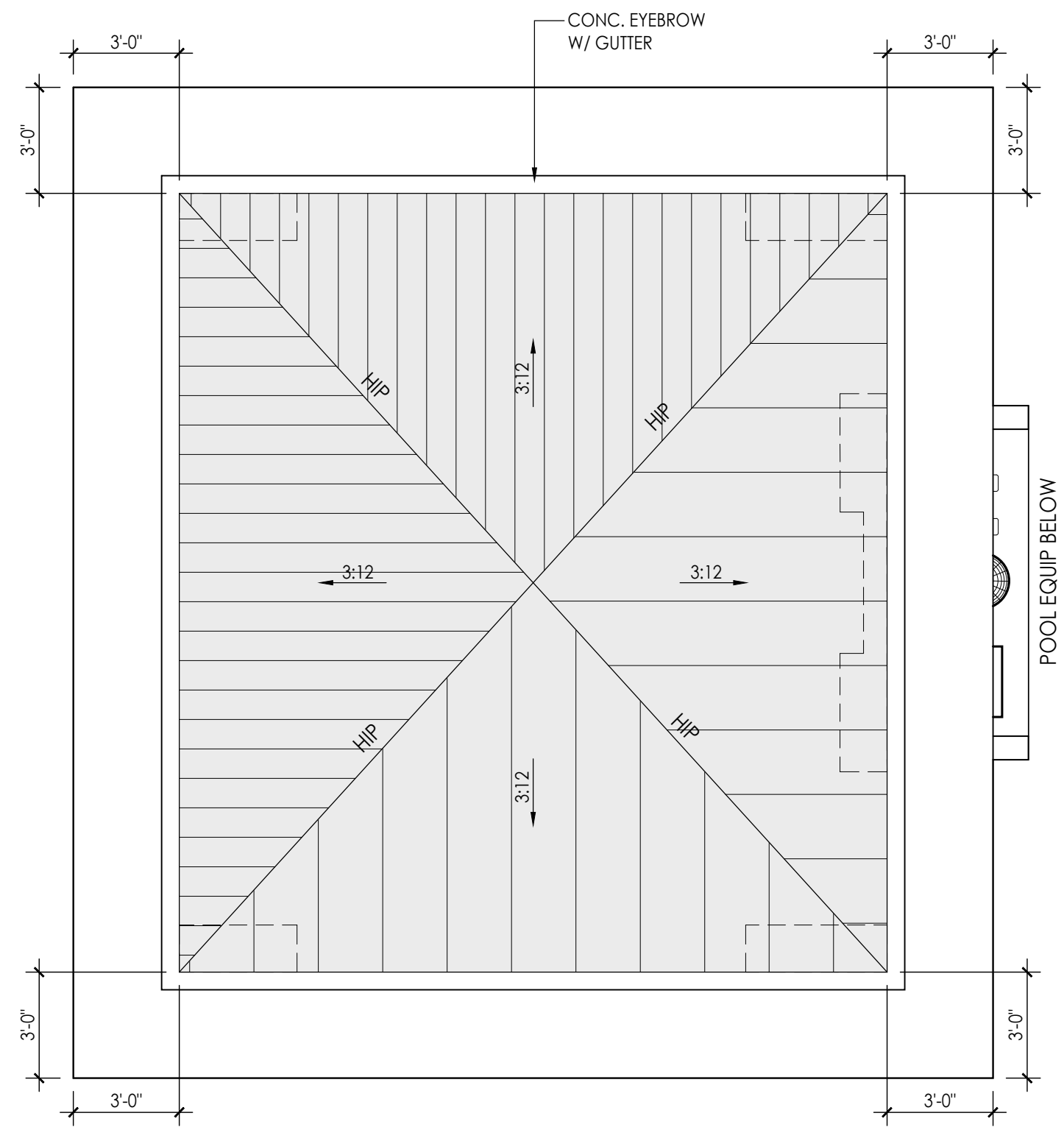
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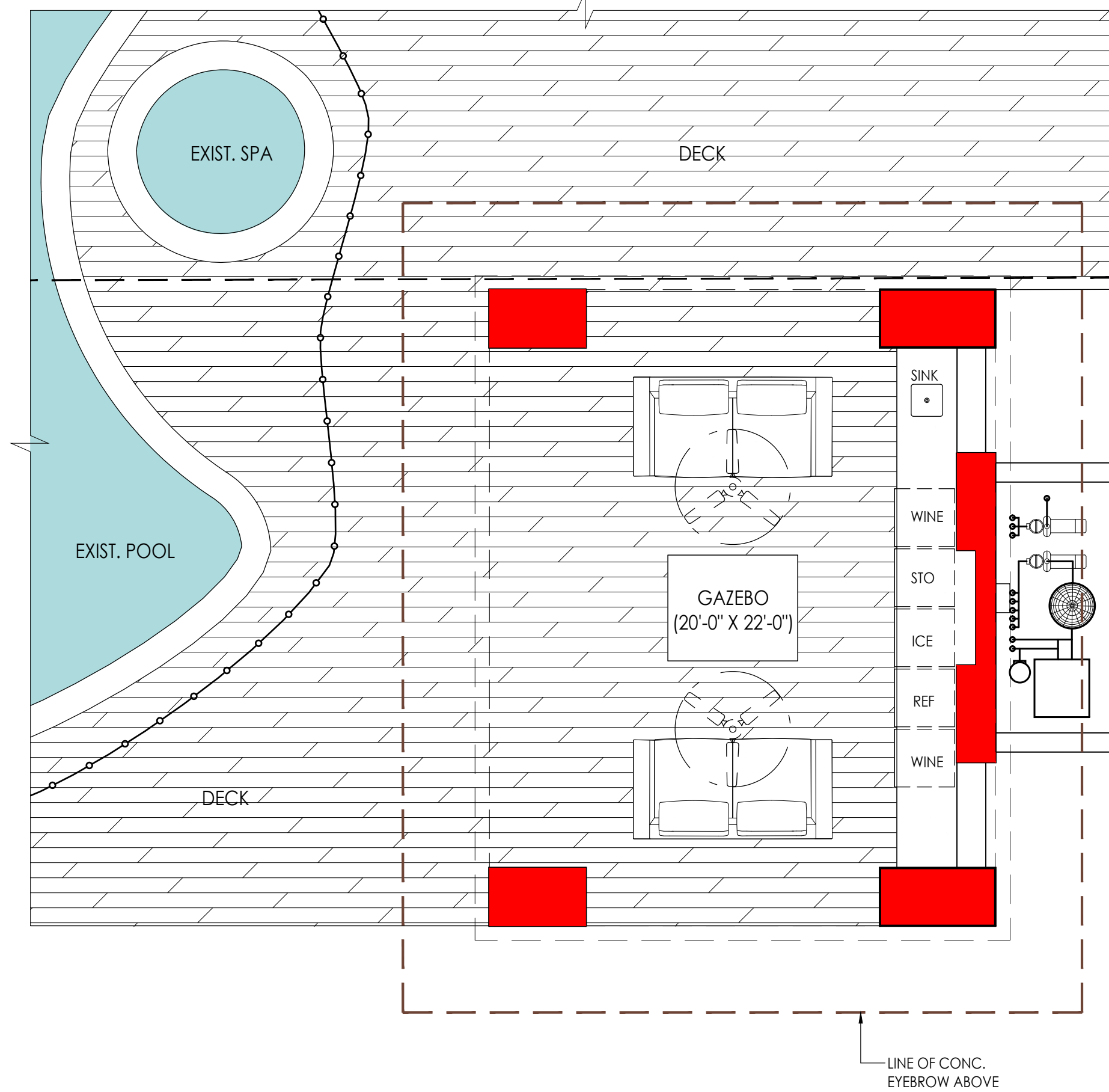
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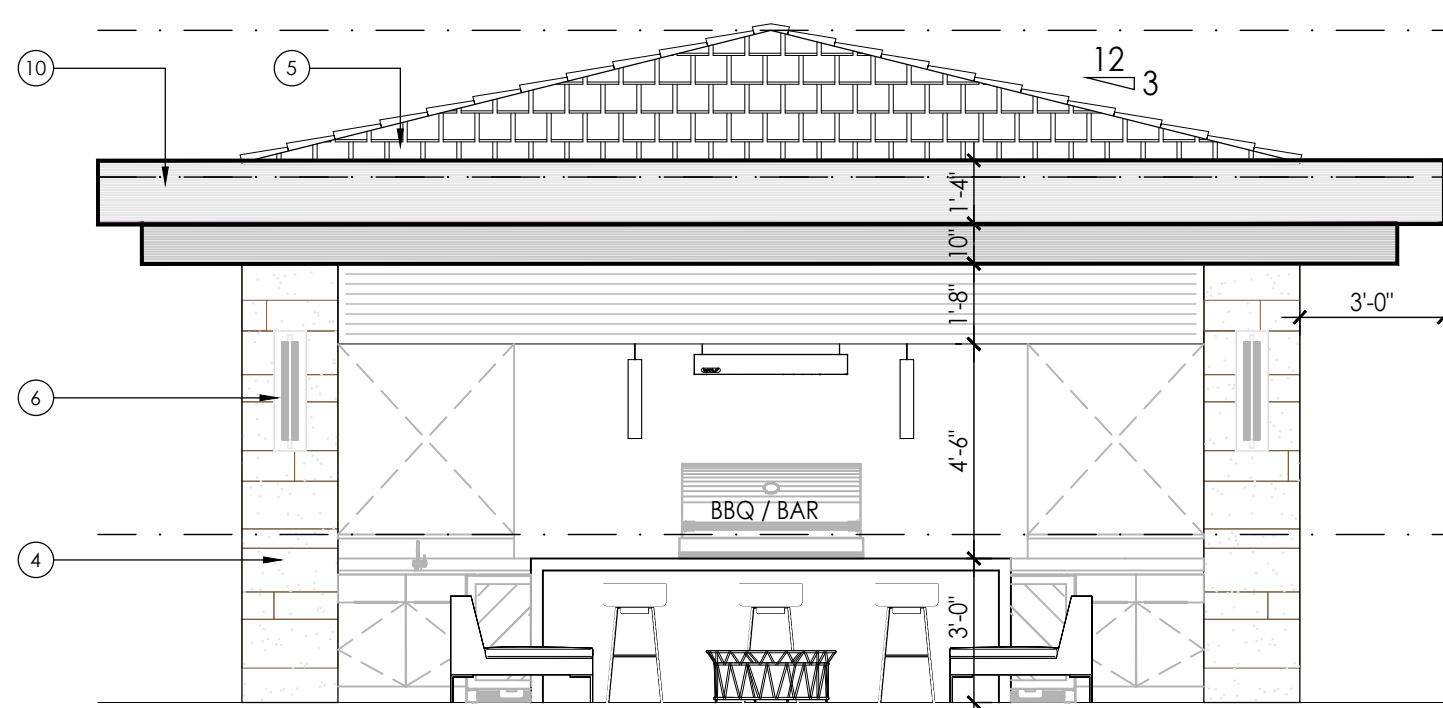


ROOF PLAN
SCALE: 1/4" = 1'-0"

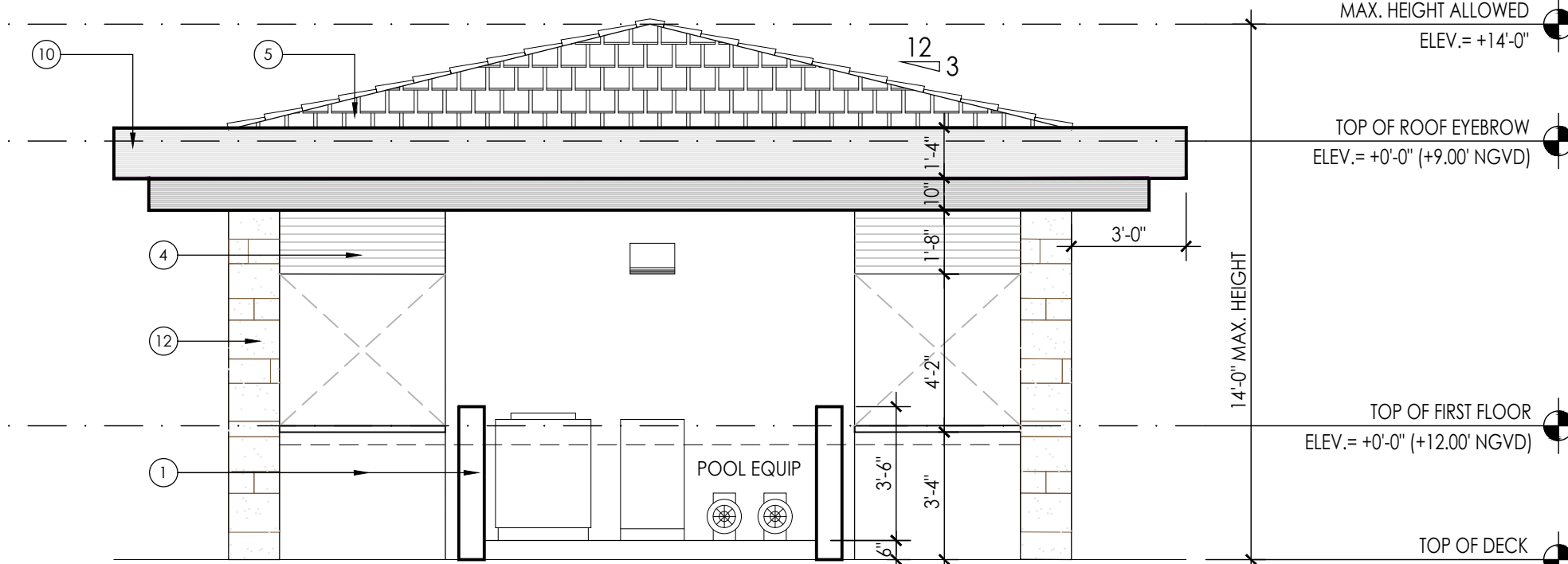


GAZEBO FLOOR PLAN
SCALE: 1/4" = 1'-0"

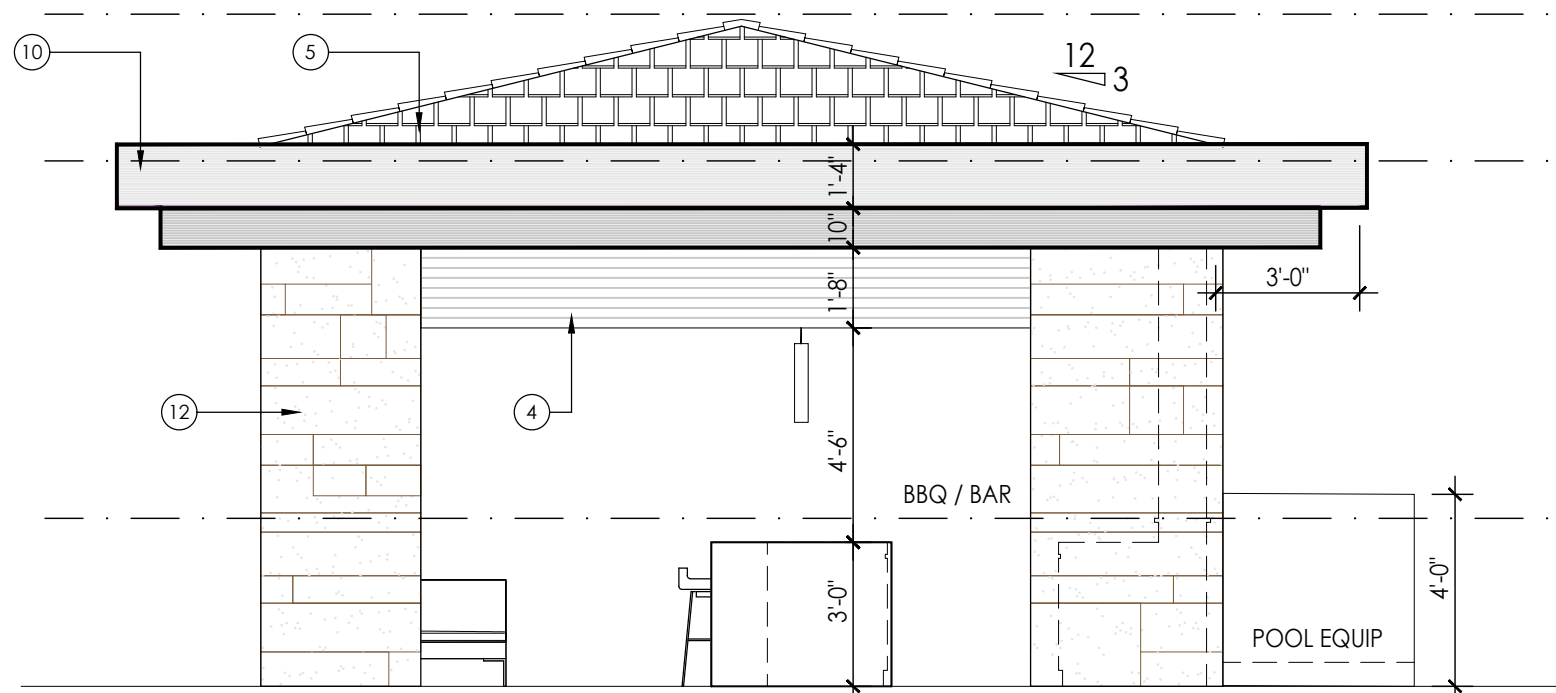
| FINISH LEGEND | |
|---------------|---|
| 1 | SMOOTH STUCCO FINISH (TYP.) |
| 2 | CONTINUOUS SMOOTH STUCCO MOLDING |
| 3 | IMPACT RESISTANT WINDOW & DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW) |
| 4 | PAINTED DECORATIVE METAL LOUVERS (TYP.) |
| 5 | FLAT CEMENT TILE ROOF |
| 6 | LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT |
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| 15 | DECORATIVE URN |



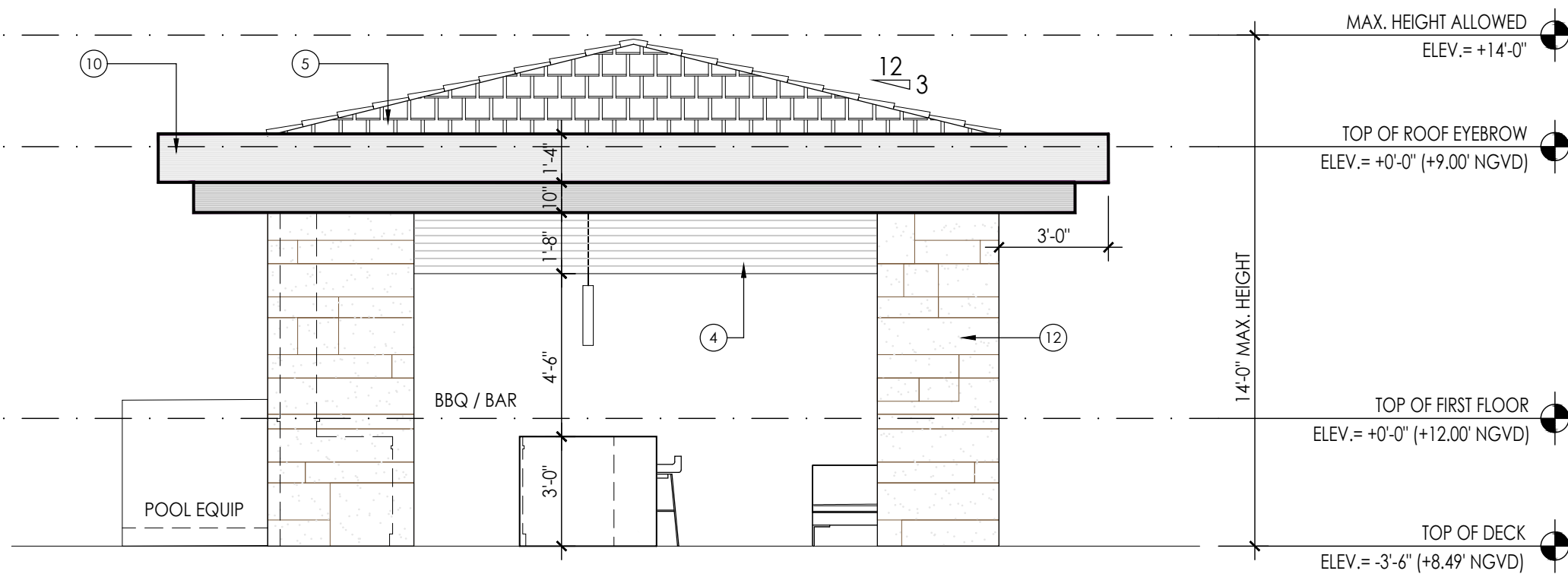
FRONT WEST ELEVATION
SCALE: 1/4" = 1'-0"



REAR EAST ELEVATION
SCALE: 1/4" = 1'-0"



FRONT WEST ELEVATION
SCALE: 1/4" = 1'-0"



REAR EAST ELEVATION
SCALE: 1/4" = 1'-0"

NEW RESIDENCE FOR:

MR & MRS PURI RESIDENCE
341 LECADENDRA DRIVE
CORAL GABLES, FL 33134

date 01-04-21

issued

drawn

checked

project no.

revisions

RP

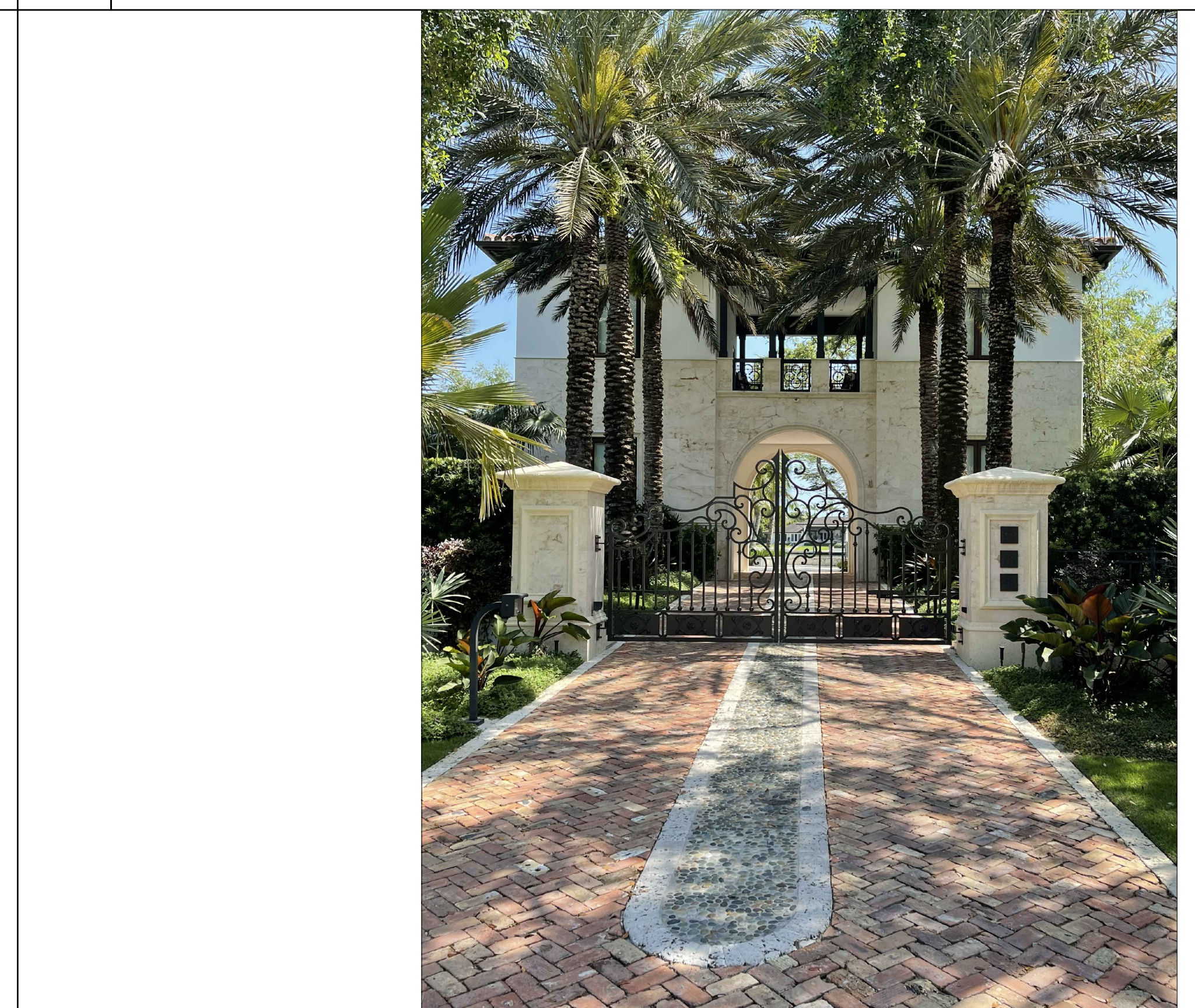
2031

sheet no.

A-8

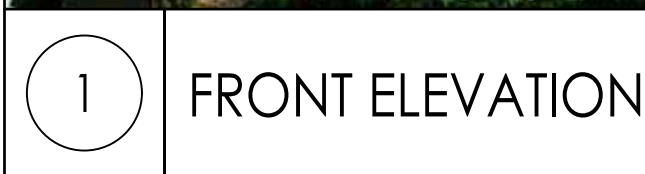
PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI, FL 33155
T (305) 666-2573 . F (305) 666-3871

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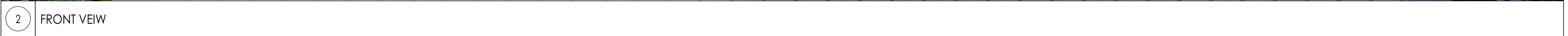
MR & MRS PURI RESIDENCE
341 LECAENDRA DRIVE



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FRONT VIEW

sheet no.

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CORAL GABLES, FL 33134

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3

AERIAL FRONT VIEW





5 REAR CORNER VIEW

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NEW RESIDENCE FOR:

MR & MRS PURI RESIDENCE

341 LECADENDRA DRIVE
CORAL GABLES, FL 33134

date

01-04-21

issued

drawn

checked

project no.

revisions

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2021

RP

2031

sheet no.

R-5

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| | | | |
|-------------|----------|-----------|--|
| date | 01-04-21 | revisions | |
| issued | | | |
| drawn | | | |
| checked | RP | | |
| project no. | 2031 | | |
| sheet no. | | | |

NEW RESIDENCE FOR:
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341 LECAENDRA DRIVE
CORAL GABLES, FL 33134

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9

AERIAL FRONT ELEVATION

| | | | |
|-------------|----------|-----------|--|
| date | 01-04-21 | revisions | |
| issued | | | |
| drawn | | | |
| checked | RP | | |
| project no. | 2031 | | |
| sheet no. | | | |

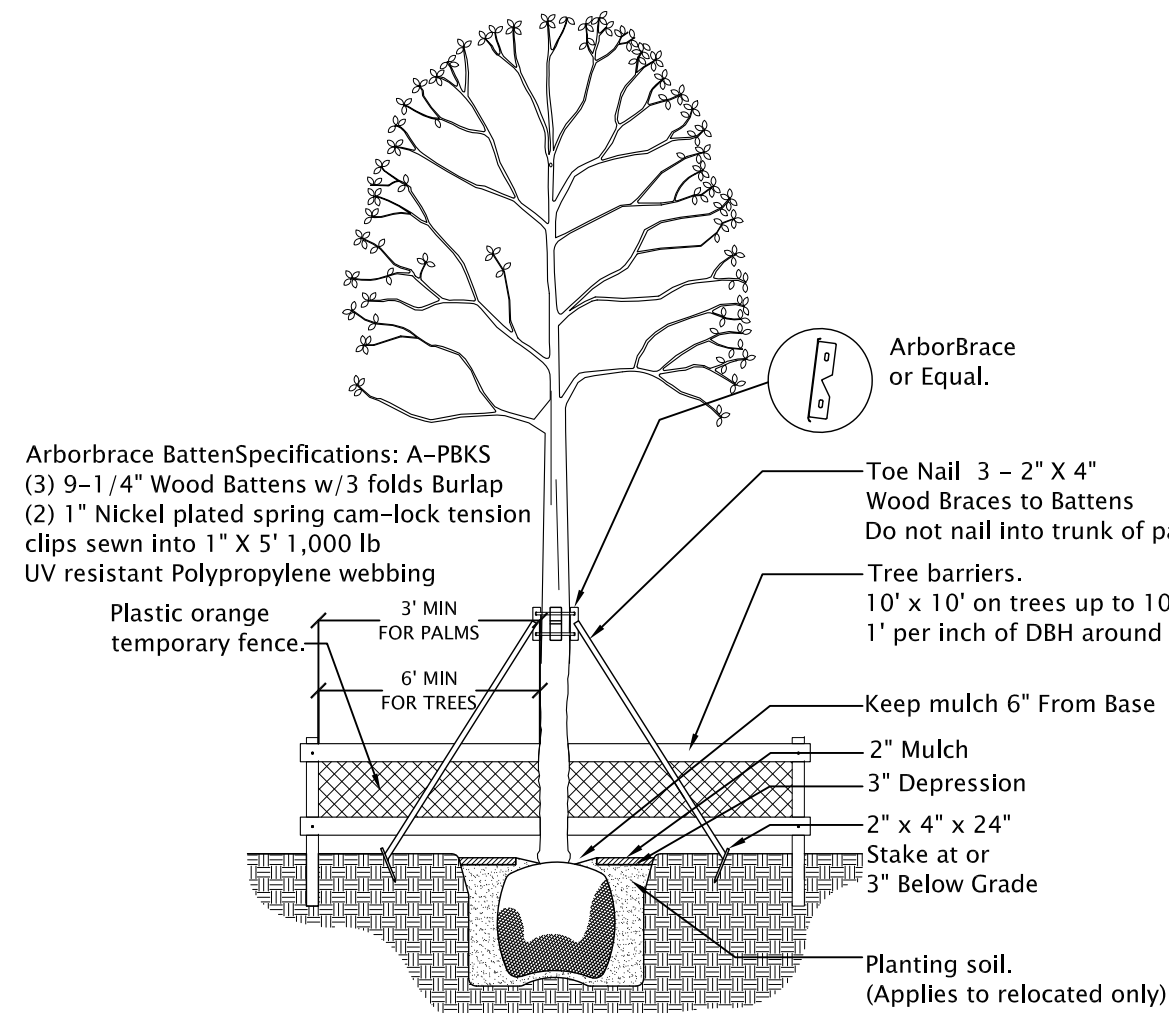
NEW RESIDENCE FOR:

MR & MRS PURI RESIDENCE

341 LECADENDRA DRIVE
CORAL GABLES, FL 33134

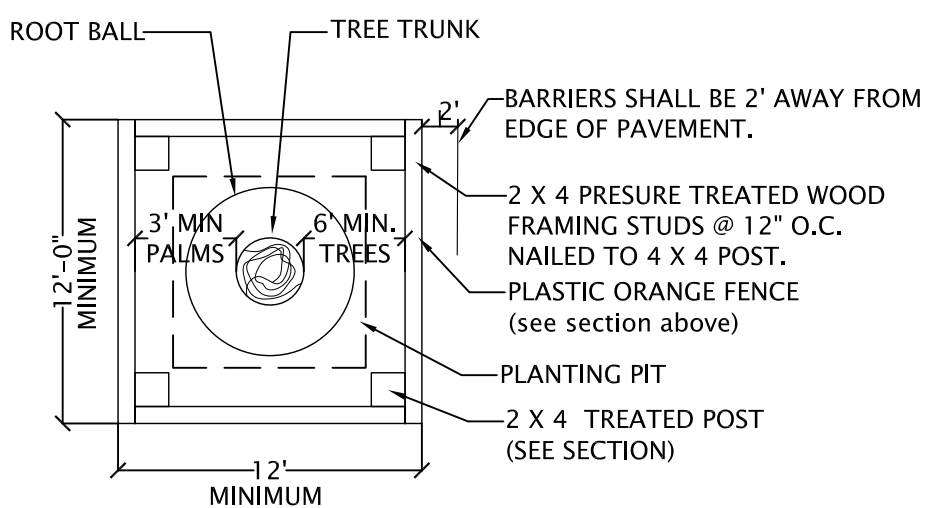
| EXISTING TREE DISPOSITION CHART | | | | | | | |
|--|------------------------|------------------------|--------|--------|-------|-------------|----------------|
| NO. | BOTANICAL NAME | COMMON NAME | HEIGHT | CANOPY | (DBH) | DISPOSITION | CANOPY REMOVED |
| 83. | Veitchia merrilli | Christmas Palm | 20' | 8' | 5" | REMOVE | 64 |
| 84. | Veitchia merrilli | Christmas Palm | 20' | 8' | 5" | REMOVE | 64 |
| 85. | Veitchia merrilli | Christmas Palm | 30' | 8' | 6" | REMOVE | 64 |
| 86. | Pythosperma Elegans | Solitaire Palm | 50' | 8' | 6" | REMOVE | 64 |
| 87. | Cananga odorata | ylang-ylang | 40' | 30' | 9" | RELOCATE | |
| 88. | Ficus Benjamina | Ficus Benjamina | 60' | 70' | 70" | REMAIN | |
| 89. | Coccothrinax Alta | Silver Palm | 40' | 30' | 8" | REMAIN | |
| 90. | Coccothrinax Alta | Silver Palm | 40' | 30' | 8" | REMAIN | |
| 91. | Sabal Palmetto | Sabal Palm | 15' | 10' | 15" | REMAIN | |
| 92. | Strelitzia Nicolai | White Bird of Paradise | 30' | 15' | 6" | REMOVE | 225 |
| 93. | Cocos Nucifera | Coconut Palm | 30' | 20' | 7" | REMAIN | |
| 94. | Cocos Nucifera | Coconut Palm | 30' | 20' | 7" | REMAIN | |
| 95. | Cocos Nucifera | Coconut Palm | 25' | 20' | 6" | REMAIN | |
| 96. | Cocos Nucifera | Coconut Palm | 20' | 20' | 6" | REMAIN | |
| 97. | Cocos Nucifera | Coconut Palm | 30' | 20' | 8" | REMAIN | |
| 98. | Cocos Nucifera | Coconut Palm | 30' | 20' | 9" | RELOCATE | |
| 99. | Phoenix Roebelenii | Dwarf Date Palm | 10' | 10' | 4" | REMOVE | 100 |
| 100. | Veitchia Montgomeryana | Montgomery Palm | 30' | 8' | 7" | REMOVE | 64 |
| 101. | Psidium Littorale | Cattley Guava | 15' | 13' | 5" | REMOVE | 169 |
| 102. | Strelitzia Nicolai | White Bird of Paradise | 50' | 10' | 12" | REMOVE | 100 |
| 103. | Strelitzia Nicolai | White Bird of Paradise | 30' | 6' | 4" | REMOVE | 36 |
| 104. | Psidium Littorale | Cattley Guava | 12' | 12' | 4" | REMOVE | 144 |
| 105. | Phoenix Roebelenii | Dwarf Date Palm | 10' | 6' | 2" | REMOVE | 36 |
| 106. | Bismarckia Nobilis | Bismarck Palm | 10' | 6' | 2" | REMOVE | 36 |
| 107. | Cocos Nucifera | Coconut Palm | 20' | 10' | 4" | REMOVE | 100 |
| 108. | Cocos Nucifera | Coconut Palm | 20' | 10' | 4" | REMOVE | 100 |
| 109. | Bismarckia Nobilis | Bismarck Palm | 8' | 5' | 3" | REMOVE | 25 |
| 110. | Cocos Nucifera | Coconut Palm | 8' | 5' | 3" | REMOVE | 25 |
| 111. | Phoenix Roebelenii | Dwarf Date Palm | 12' | 10' | 6" | REMOVE | 100 |
| 112. | Phoenix Roebelenii | Dwarf Date Palm | 20' | 16' | 9" | REMOVE | 256 |
| 113. | Strelitzia Nicolai | White Bird of Paradise | 30' | 10' | 9" | REMOVE | 100 |
| 114. | Strelitzia Nicolai | White Bird of Paradise | 8' | 6' | 3" | REMOVE | 36 |
| 115. | Strelitzia Nicolai | White Bird of Paradise | 20' | 10' | 4" | REMOVE | 100 |
| 116. | Latania Spp. | Latania Spp. | 20' | 10' | 4" | REMOVE | 100 |
| 117. | Caryota mitis | Fishtail palm | 20' | 10' | 4" | REMOVE | 100 |
| 118. | Strelitzia Nicolai | White Bird of Paradise | 8' | 6' | 3" | REMOVE | 36 |
| 119. | Strelitzia Nicolai | White Bird of Paradise | 20' | 10' | 3" | REMOVE | 100 |
| 120. | Caryota mitis | Fishtail palm | 30' | 20' | 16" | REMOVE | 400 |
| 121. | Bismarckia Nobilis | Bismarck Palm | 35' | 20' | 16" | REMOVE | 400 |
| 122. | Psidium Littorale | Cattley Guava | 10' | 10' | 3" | REMOVE | 100 |
| 123. | Strelitzia Nicolai | White Bird of Paradise | 20' | 20' | 4" | REMOVE | 400 |
| 124. | Cocos Nucifera | Coconut Palm | 20' | 10' | 4" | REMOVE | 100 |
| 125. | Psidium Littorale | Cattley Guava | 20' | 16' | 4" | REMOVE | 256 |
| 126. | Veitchia Montgomeryana | Montgomery Palm | 20' | 10' | 6" | REMOVE | 100 |
| 127. | Coccothrinax Miraguama | Miraguama Palm | 30' | 15' | 5" | REMOVE | 225 |
| 128. | Strelitzia Nicolai | White Bird of Paradise | 50' | 18' | 8" | REMOVE | 324 |
| 129. | Cocos Nucifera | Coconut Palm | 50' | 18' | 8" | DEAD | |
| 130. | Cocos Nucifera | Coconut Palm | 25' | 10' | 7" | DEAD | |
| 131. | Cocos Nucifera | Coconut Palm | 25' | 10' | 7" | REMAIN | |
| 132. | Cocos Nucifera | Coconut Palm | 25' | 10' | 7" | REMAIN | |
| 133. | Cocos Nucifera | Coconut Palm | 25' | 10' | 7" | REMAIN | |
| 134. | Coccothrinax Alta | Silver Palm | 45' | 30' | 11" | REMAIN | |
| 135. | Coccothrinax Alta | Silver Palm | 30' | 45' | 7" | REMAIN | |
| 136. | Sabal Palmetto | Sabal Palm | 40' | 10' | 9" | REMOVE | 100 |
| 137. | Phoenix Roebelenii | Dwarf Date Palm | 12' | 10' | 3" | REMOVE | 100 |
| 138. | Fortunella | Kumquat Tree | 12' | 10' | 2" | REMOVE | 100 |
| 139. | Roystonea regia | Florida royal palm | 25' | 6' | 6" | REMOVE | 36 |
| 140. | Cocos Nucifera | Coconut Palm | 12' | 10' | 8" | REMAIN | |
| 141. | Roystonea regia | Florida royal palm | 20' | 10' | 8" | REMOVE | 100 |
| 142. | Roystonea regia | Florida royal palm | 15' | 6' | 4" | REMOVE | 36 |
| TOTAL CANOPY TO BE REMOVED AND MITIGATED | | | | | | | 8,302 |
| TOTAL CANOPY PROPOSED FOR MITIGATION(SEE MITIGATION CHART) | | | | | | | 8,700 |

| MITIGATION CHART | | | | | | | | | |
|--------------------------------------|---------------------|--------------------|--------------|---------|---------|--------|----------|---------------|-----------------------|
| | BOTANICAL NAME | COMMON NAME | HEIGHT | CANOPY | CALIPER | NATIVE | QUANTITY | TREE CATEGORY | COMPENSATION |
| TREES | | | | | | | | | TOTAL CANOPY PROPOSED |
| QVI | Quercus Virginiana | Live Oak | 18'-20' | 12'-14' | 2.5" | YES | 11 | Large tree | 500 SF |
| EDU | Eucalyptus deglupta | Rainbow eucalyptus | 15'-16' | 5'-6' | 2.5" | NO | 4 | Large tree | 500 SF |
| PSY | Phoenix sylvestris | Silver date palm | 18'/10' c.t. | 8'-10' | | NO | 4 | Large Palm | 300 SF |
| TOTAL CANOPY PROPOSED FOR MITIGATION | | | | | | | | | 8,700 SF |



Existing & Relocated Trees and Palms
Protective Barrier & Bracing Section Detail
N.T.S.

Place three wood braces on trees & palms up to 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.
Existing barriers on trees to remain or planted may be made constructed of wood and plastic orange temp. fence.



TREE PROTECTIVE BARRIER DETAIL-PLAN VIEW DETAIL
Tree protection during construction.
N.T.S.
PROTECTIVE BARRIERS TO BE MINIMUM 6" FROM TRUNK OF TREES AND 3' FROM TRUNK OF PALMS.

| EXISTING TREE DISPOSITION CHART | | | | | | | |
|---------------------------------|------------------------|----------------------|--------|--------|-------|-------------|----------------|
| NO. | BOTANICAL NAME | COMMON NAME | HEIGHT | CANOPY | (DBH) | DISPOSITION | CANOPY REMOVED |
| 1. | Sabal Palmetto | Sabal Palm | 20' | 7' | 8" | REMAIN | |
| 2. | Sabal Palmetto | Sabal Palm | 20' | 7' | 8" | REMAIN | |
| 3. | Sabal Palmetto | Sabal Palm | 20' | 7' | 8" | REMAIN | |
| 4. | Sabal Palmetto | Sabal Palm | 25' | 7' | 9" | REMAIN | |
| 5. | Sabal Palmetto | Sabal Palm | 25' | 7' | 9" | REMAIN | |
| 6. | Quercus virginiana | Oak Tree | 35' | 30' | 12" | REMAIN | |
| 7. | Quercus virginiana | Oak Tree | 50' | 45' | 14" | REMAIN | |
| 8. | Quercus virginiana | Oak Tree | 45' | 40' | 11" | REMAIN | |
| 9. | Quercus virginiana | Oak Tree | 55' | 50' | 17" | REMAIN | |
| 10. | Sabal Palmetto | Sabal Palm | 20' | 8' | 12" | RELOCATE | |
| 11. | Sabal Palmetto | Sabal Palm | 20' | 8' | 10" | REMAIN | |
| 12. | Sabal Palmetto | Sabal Palm | 20' | 8' | 10" | RELOCATE | |
| 13. | Sabal Palmetto | Sabal Palm | 20' | 8' | 10" | RELOCATE | |
| 14. | Sabal Palmetto | Sabal Palm | 25' | 7' | 8" | REMOVE | 49 |
| 15. | Delonix Regia | Royal Poinciana Tree | 35' | 40' | 15" | REMOVE | 1,600 |
| 16. | Plumeria rubra | Frangipani | 15' | 10' | 4" | DEAD | |
| 17. | Coccoloba Uvifera | Sea Grape | 40' | 45' | 15" | REMAIN | |
| 18. | Sabal Palmetto | Sabal Palm | 25' | 7' | 8" | REMAIN | |
| 19. | Sabal Palmetto | Sabal Palm | 25' | 7' | 8" | RELOCATE | |
| 20. | Quercus virginiana | Oak Tree | 40' | 25' | 9" | RELOCATE | |
| 21. | Acacia | Acacias | 17' | 10' | 6" | DEAD | |
| 22. | Veitchia Montgomeryana | Montgomery Palm | 30' | 8' | 8" | DEAD | |
| 23. | Veitchia Montgomeryana | Montgomery Palm | 30' | 8' | 8" | REMOVE | 64 |
| 24. | Veitchia Montgomeryana | Montgomery Palm | 25' | 8' | 7" | REMOVE | 64 |
| 25. | Veitchia Montgomeryana | Montgomery Palm | 25' | 8' | 7" | REMOVE | 64 |
| 26. | Veitchia Montgomeryana | Montgomery Palm | 25' | 8' | 7" | REMOVE | 64 |
| 27. | Veitchia Montgomeryana | Montgomery Palm | 25' | 8' | 7" | REMOVE | 64 |
| 28. | Acacia | Acacias | 18' | 14' | 4" | REMOVE | 196 |
| 29. | Quercus virginiana | Oak Tree | 30' | 20' | 9" | RELOCATE | |
| 30. | Sabal Palmetto | Sabal Palm | 30' | 8' | 9" | RELOCATE | |
| 31. | Sabal Palmetto | Sabal Palm | 15' | 7' | 8" | RELOCATE | |
| 32. | Sabal Palmetto | Sabal Palm | 15' | 7' | 8" | RELOCATE | |
| 33. | Coccoloba Uvifera | Sea Grape | 50' | 50' | 50" | REMAIN | |
| 34. | Plumeria | Frangipani | 10' | 6' | 3" | DEAD | |
| 35. | Conocarpus Erectus | Green Buttonwood | 15' | 70' | 3" | REMOVE | |
| 36. | Cananga odorata | ylang-ylang | 60' | 30' | 12" | DEAD | |
| 37. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMOVE | 36 |
| 38. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMOVE | 36 |
| 39. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMOVE | 36 |
| 40. | Phoenix Reclinata | Reclinata Palm | 25' | 6' | 4" | RELOCATE | |
| 41. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMOVE | 36 |
| 42. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMOVE | 36 |
| 43. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMOVE | 36 |
| 44. | Clusia Cuttifera | Small Leaf Clusia | 10' | 6' | 10" | REMOVE | 36 |
| 45. | Caryota mitis | Fishtail palm | 25' | 6' | 10" | REMOVE | 36 |
| 46. | Clusia Cuttifera | Small Leaf Clusia | 10' | 6' | 4" | REMAIN | |
| 47. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMAIN | |
| 48. | Caryota mitis | Fishtail palm | 20' | 6' | 4" | REMAIN | |
| 49. | Cordia Sebestena | Geiger tree | 25' | 8' | 4" | REMAIN | |
| 50. | Magnolia grandiflora | magnolia | 20' | 6' | 3" | DEAD | |
| 51. | Magnolia grandiflora | magnolia | 25' | 6' | 4" | DEAD | |
| 52. | Veitchia merrilli | Christmas Palm | 25' | 8' | 6" | REMOVE | 64 |
| 53. | Veitchia merrilli | Christmas Palm | 25' | 8' | 6" | REMOVE | 64 |
| 54. | Pythosperma Elegans | Solitaire Palm | 50' | 8' | 7" | REMOVE | 64 |
| 55. | Pythosperma Elegans | Solitaire Palm | 45' | 10' | 7" | REMOVE | 100 |
| 56. | Veitchia merrilli | Christmas Palm | 17' | 6' | 5" | REMOVE | 36 |
| 57. | Ficus Benjamina | Ficus Tree | 50' | 60' | 60" | DEAD | |
| 58. | Coccoloba Uvifera | Sea Grape | 25' | 8' | 4" | REMAIN | |
| 59. | Caryota mitis | Fishtail palm | 25' | 8' | 4" | REMAIN | |
| 60. | Coccoloba Uvifera | Sea Grape | 25' | 8' | 4" | REMAIN | |
| 61. | Caryota mitis | Fishtail palm | 25' | 8' | 4" | REMAIN | |
| 62. | Sabal Palmetto | Sabal Palm | 18' | 10' | 10" | REMOVE | 100 |
| 63. | Chamaerops humilis | European Fan Palm | 7' | 10' | 4" | DEAD | |
| 64. | Sabal Palmetto | Sabal Palm | 18' | 10' | 10" | REMOVE | 100 |
| 65. | Coccoloba Diversifolia | Pigeonplum | 15' | 10' | 5" | DEAD | |
| 66. | Coccoloba Uvifera | Sea Grape | 15' | 10' | 3" | REMAIN | |
| 67. | Caryota mitis | Fishtail palm | 20' | 10' | 4" | REMAIN | |
| 68. | Caryota mitis | Fishtail palm | 20' | 10' | 6" | REMAIN | |
| 69. | Caryota mitis | Fishtail palm | 20' | 10' | 6" | REMAIN | |
| 70. | Caryota mitis | Fishtail palm | 20' | 10' | 6" | REMAIN | |
| 71. | Sabal Palmetto | Sabal Palm | 18' | 10' | 10" | REMOVE | 100 |
| 72. | Sabal Palmetto | Sabal Palm | 18' | 10' | 12" | REMOVE | 100 |
| 73. | Caryota mitis | Fishtail palm | 25' | 10' | 6" | REMAIN | |
| 74. | Caryota mitis | Fishtail palm | 25' | 10' | 6" | REMAIN | |
| 75. | Caryota mitis | Fishtail palm | 25' | 10' | 5" | REMAIN | |
| 76. | Caryota mitis | Fishtail palm | 15' | 7' | 6" | DEAD | |
| 77. | Magnolia grandiflora | magnolia | 20' | 7' | 3" | DEAD | |
| 78. | Magnolia grandiflora | magnolia | 20' | 9' | 4" | RELOCATE | |
| 79. | Caryota mitis | Fishtail palm | 20' | 10' | 6" | REMAIN | |
| 80. | Caryota mitis | Fishtail palm | 20' | 10' | 6" | REMAIN | |
| 81. | Pongamia pinnata | pongam tree | 50' | 50' | 40" | DEAD | |
| 82. | Bischoffia javanica | Bishop tree | 18' | 7' | 3" | REMOVE | |

GENERAL 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 ANY OF THE RELOCATED OR PLANTED TREES SHOWN IN THIS PLAN DIES DURING CONSTRUCTION AS A RESULT OF NEGLIGENCE, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REPLACEMENT.
NOTE D. OWNER SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY TREE THAT DOES NOT SURVIVE REGARDLESS OF CAUSE.
NOTE E. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL OF HIS EMPLOYEES AND SUB- CONTRACTORS FROM CAUSING ANY TYPE OF DAMAGE TO THE EXISTING TREES.
NOTE F. ALL TREES SHOWN TO BE RELOCATED ARE TO BE RELOCATED WITHIN THE SAME PROPERTY AND ITS NEW LOCATION SHOWN WITH ABBREVIATION "NLO".
NOTE G. PROTECTION BARRIERS AROUND TREES FOLLOWING ASI AND ANSI 300, PART 5 & 6 HAVE BEEN FOLLOWED WITHIN THE SPACE LIMITS ALLOWED WITHIN THE SITE, SUCH AS EXISTING SEA WALL, ALLOWING SPACE FOR PROPOSED CONSTRUCTION INCLUDING FOOTING EXCAVATION, AND NOT ENCRDACHING INTO ADJACENT PROPERTIES.

