

PRELLEZO RESIDENCE
CORAL GABLES, FLORIDA

DE LA GUARDIA VICTORIA ARCHITECTS

224 Valencia Avenue
Coral Gables, FL 33134
Tel. 305-444-6363 - Fax 305-444-6614
dlgv@dlgvarchitects.com

LANDSCAPE ARCHITECT
HERBERT LESTER MARTIN
5965 S.W. 38th Street
Miami, FL 33155
Tel. 305-790-4372
hlmartinufu@bellsouth.net

DE LA GUARDIA VICTORIA ARCHITECTS AND URBANISTS, INC.

224 VALENCIA AVE.

CORAL GABLES, FL. 33134

TEL. (305) 444-6363 FAX. (305) 444-6614

DLGV@DLGVARCHITECTS.COM AR0014864

PRELLEZO RESIDENCE

Boa Design Intent

Coral Gables, built following principles of the City Beautiful Movement of the early XX Century, is characterized, by a distinctive architecture and integral landscape. The residents and owners recognize and value the underlying principles of the design of the City and, above all, the harmony of the built and natural environments. While the Mediterranean style was originally derived by looking at Spain and the Spanish Caribbean, George Merrick felt compelled to introduce other selected styles to add richness to the predominantly Mediterranean texture. The Villages in Colonial American, Italian, French, Dutch-South African and Chinese styles complete a diverse yet coherent imagery of the City.

The Prellezo Residence finds inspiration in the Dutch-South African Village on LeJeune Road and San Vicente Street designed by Marion Sims Wieth and built in the 1920's as part of Merrick's vision for the twenty-period revival-themed villages. The project considered the built history of Dutch South African architecture as well dating back to the 17th Century, for planning, composition, massing, proportions, and details. Because the site is on a corner and duplex zoning designation, the Dutch building traditions of urban and rural garden patterns were useful in understanding how to weave with walled gardens and a carefully considered landscape the open spaces and setbacks on Segovia, the side street and in between the slightly varied pairing of the two residences.

The symmetry and cohesiveness of Dutch South Africa architecture stems from a learned classical tradition and the building adheres to that discipline. The façade of the duplex and loggias are proportioned to the Doric order and the columns, entablatures, moldings are classically derived. On the other hand, construction is conventional reinforced concrete, concrete block and painted stucco. The roof shall have a darker grayish/brown flat clay tile on an appropriately sloped roof. The doors are aluminum French doors, and the windows are aluminum double casements & single-hung. The two drives will be finished with a gray cement paver and the pool deck with Coralina stone.

The building placement and site plan design recognizes and is encouraged by the beauty of the landscape setting. The oaks on Segovia, the Banyans on University drive, and the lush grounds of the library across Segovia, imbue the property with a rich landscape which influences the development of the design of the gardens. The Prellezo Residence looks to find its place amongst the other duplex properties on lovely Segovia Street.

ZONING INFORMATION

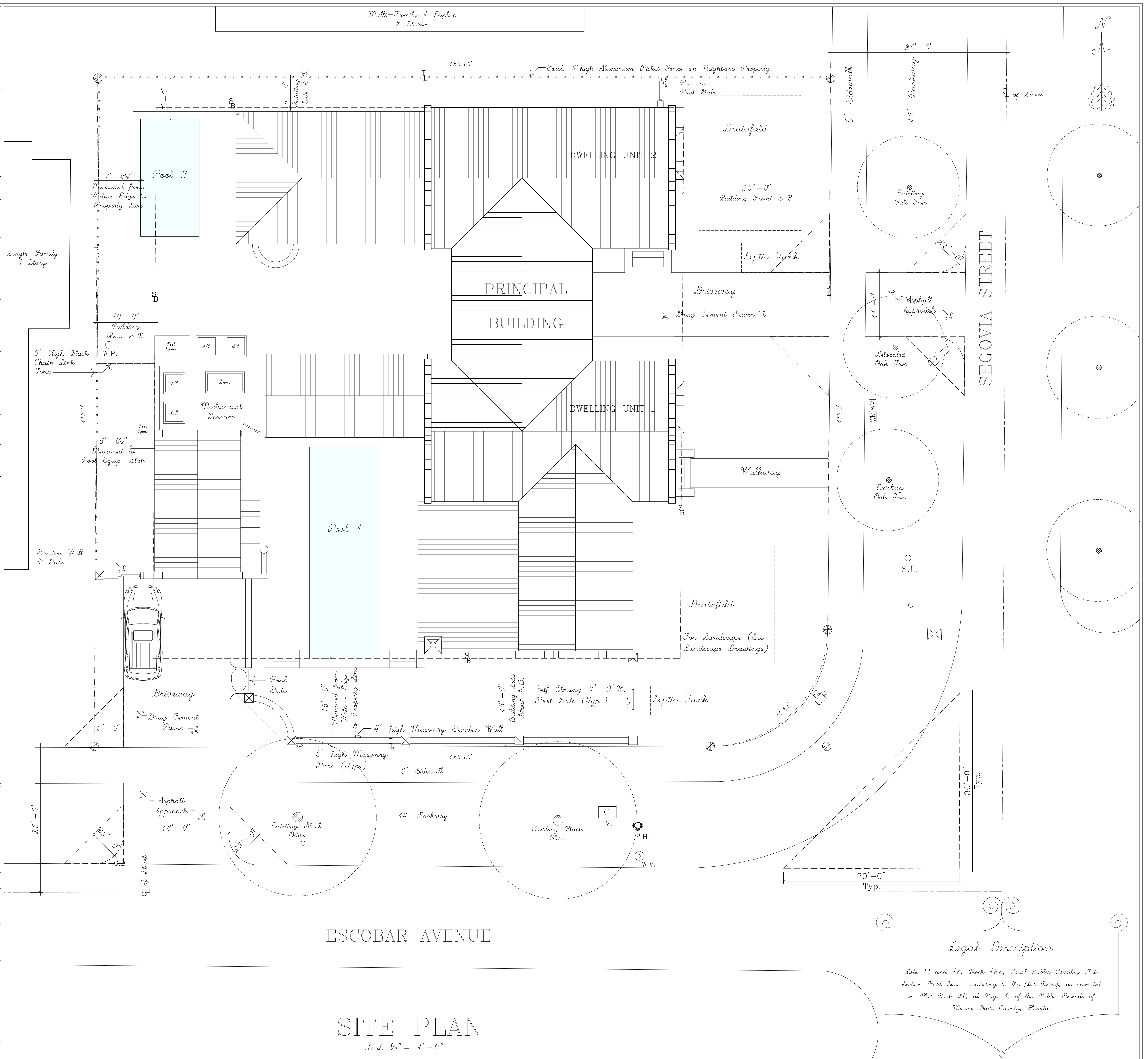
MULTI-FAMILY 1 DUPLEX

	ALLOWED/REQUIRED	PROPOSED
LOT SIZE	5,000 SQ.FT. MIN.	14,165 SQ.FT. = .33 ACRE
LOT WIDTH	50'-0" MIN.	114'-0"
GROUND AREA COVERAGE		
MAIN BUILDING	35% = 4,940 S.F.	32% = 4,532 S.F.
MAIN BLDG.+ACCESS. STR.	45% = 6,352 S.F.	41% = 5,724 S.F.
DENSITY	9 UNITS/ACRE = 3 UNITS (MAX.)	2 UNITS
BUILDING SETBACKS:		
FRONT	25'-0" MIN.	25'-0"
REAR	10'-0" MIN.	10'-0"
SIDE (INTERIOR + STREET)	20'-0" MAX. TOTAL	5'-0" (NORTH) & 15'-0" (SOUTH)
SWIMMING POOL SETBACKS:		
FRONT	25'-0" MIN.	-
REAR	5'-0" MIN.	7'-4 1/2"
SIDE (STREET)	15'-0" MIN.	15'-0"
SIDE (INTERIOR)	5'-0" MIN.	7'-0"
ESTABLISHED GRADE (AVG. OF SIDEWALK ELEV.)	11'-6" N.G.V.D.	-
HEIGHT:		
STORIES-MAIN BLDG.	2 MAX.	2
STORIES-ACCESS. BLDG.	1 MAX.	1
BUILDING	25'-0"/30'-0" MAX. (ABOVE 30" 1ST F.F.)	22'-6" (ABOVE 30" 1ST F.F.)
GARDEN WALL & PIERS	4'-0"/6'-0" MAX.	4'-0" SOLID WALL/5'-0" PIERS

LEGEND

- Existing Catch Basin
- Existing Water Meter
- Existing Water Valve
- Existing Water Valve
- Existing Fire Hydrant
- Existing Water Control Valve
- Sanitary Manhole
- Drainage/Storm Manhole
- Street Sign
- 10' Visibility Triangle (shall be kept clear of visual obstructions between a height of 2 1/2 ft. and 8 ft. above the established grade)
- Electrical Wood Pole
- Existing Tree to Remain
- Existing Concrete Pole
- Street Light

LOCATION MAP



ESCOBAR AVENUE

SITE PLAN

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

Legal Description

Lots 11 and 12, Block 132, Coral Shales Country Club Section Part Six, according to the plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida.

BOA

REVISIONS

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134 tel:305-444-8583 Maria M. de la Guardia A2001484

PRELLEZO RESIDENCE
9520 SEGOVIA STREET - CORAL GABLES, FLORIDA

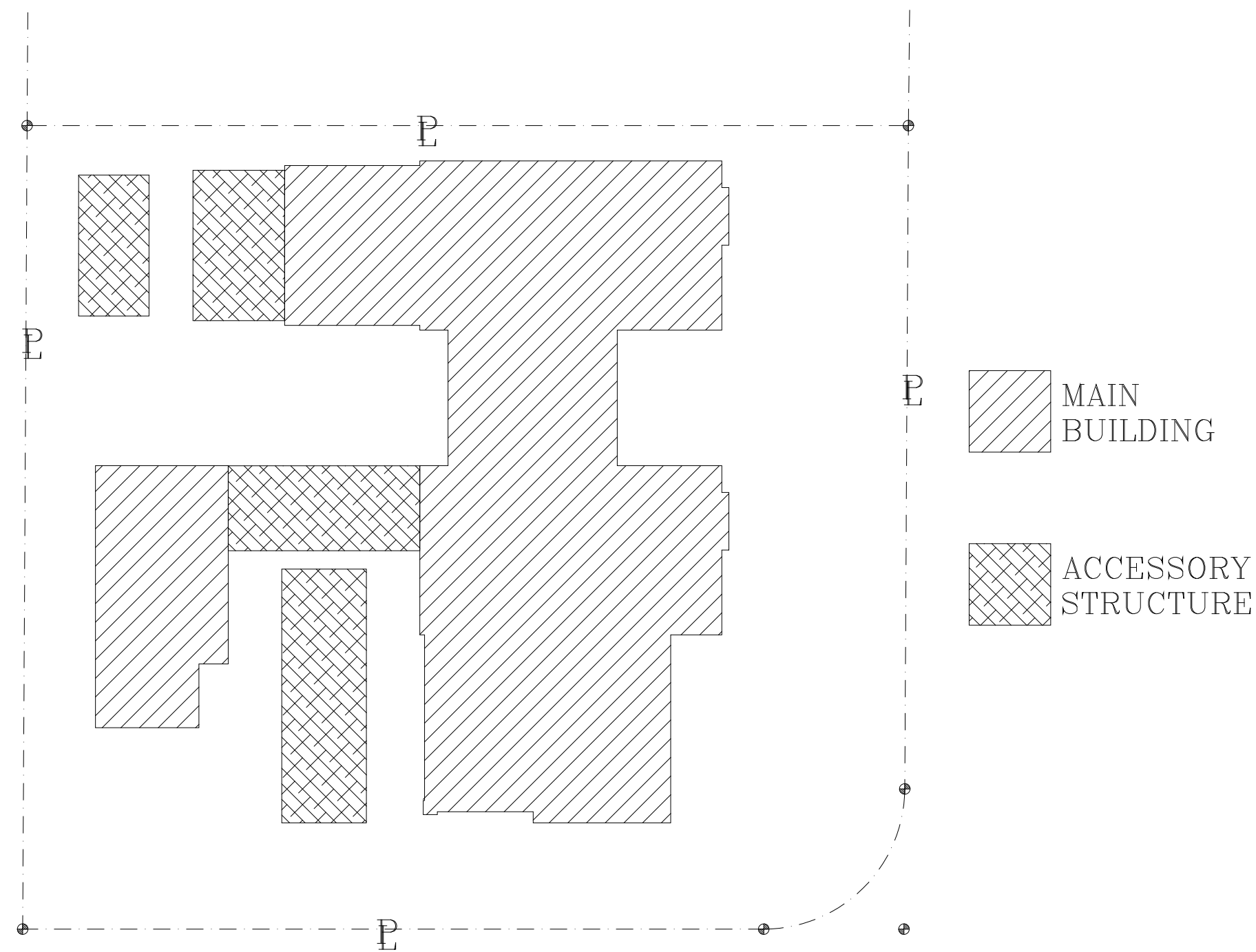
OWNER
Esteban & Lily Prellezo
3520 Segovia Street,
Coral Gables, Florida 33134

SITE PLAN
Scale: 1/8" = 1'-0"

A-1.1

GROUND AREA COVERAGE

Scale: N.T.S.



MAIN BUILDING
 ALLOWED = 35% (4,957 S.F. MAX.)
 PROPOSED = 32% (4,538 S.F.)

MAIN BUILDING + ACCESSORY STRUCTURES
 ALLOWED = 45% (6,374 S.F. MAX.)
 PROPOSED = MAIN BUILDING 32% (4,538 S.F.) +
 ACCESSORY STRUCTURES 9% (1,237 S.F.) = 41% (5,775 S.F.)

OPEN SPACE AREA

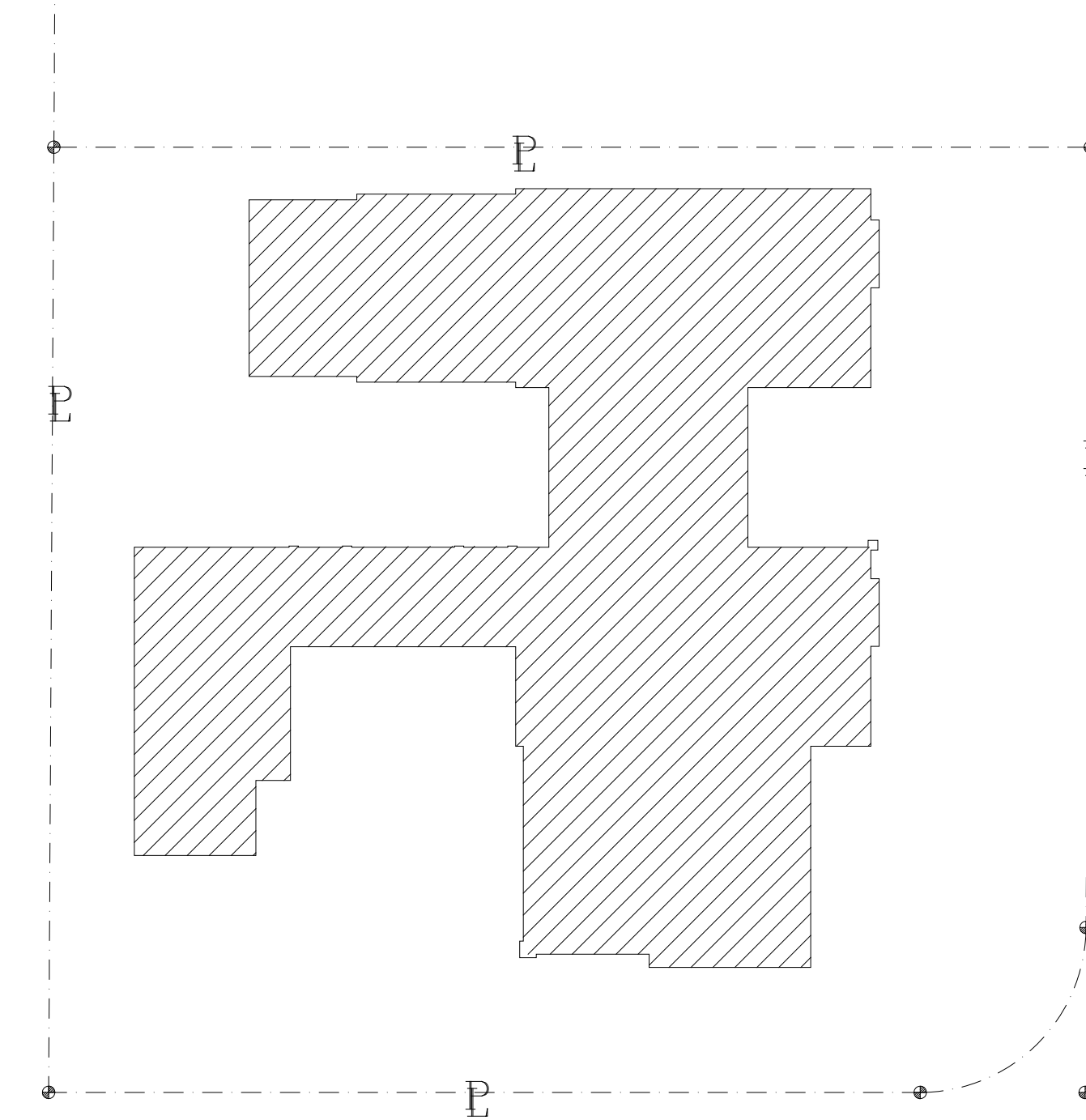
Scale: N.T.S.



OPEN SPACE
 REQUIRED = 40% MIN. (5,666 S.F.)
 PROPOSED = 42% (6,044 S.F.)

OPEN SPACE IN FRONT YARD AREA
 REQUIRED = 20% MIN. OF 5,666 S.F. = 1,133 S.F.
 PROVIDED = 49% = 2,808 S.F.

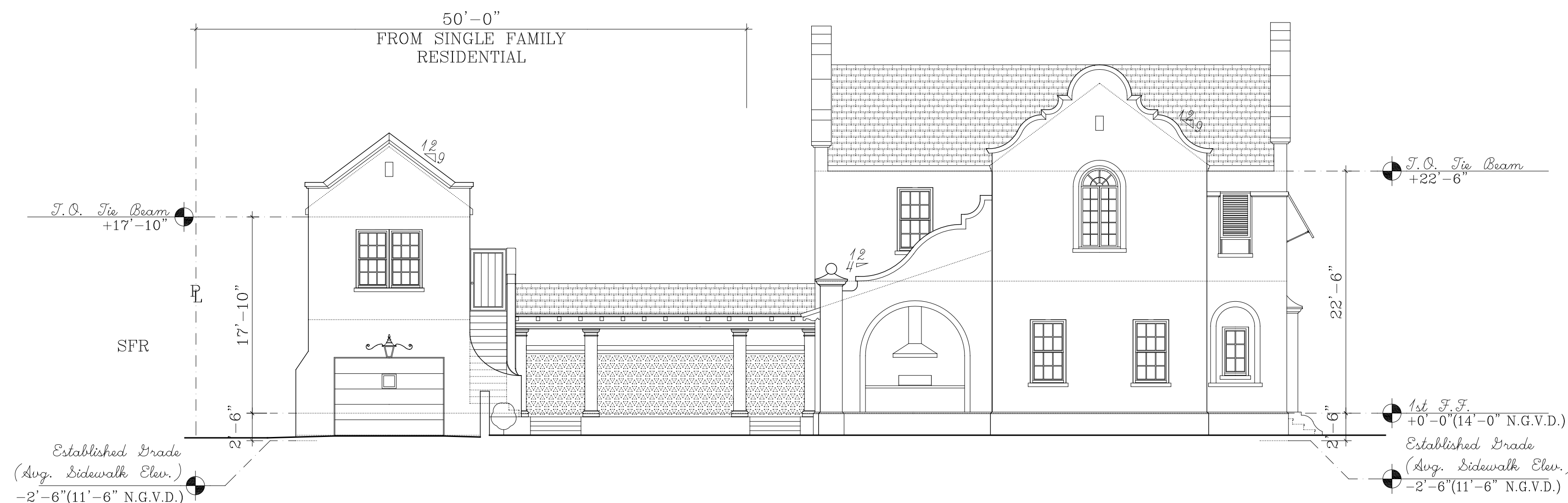
FIRST FLOOR AREA



FIRST FLOOR AREA
 FIRST FLOOR AREA = 5,137 S.F.
 SECOND FLOOR AREA = 3,410 S.F.
 TOTAL FLOOR AREA = 8,547 S.F.

BUILDING HEIGHT

Scale: N.T.S.

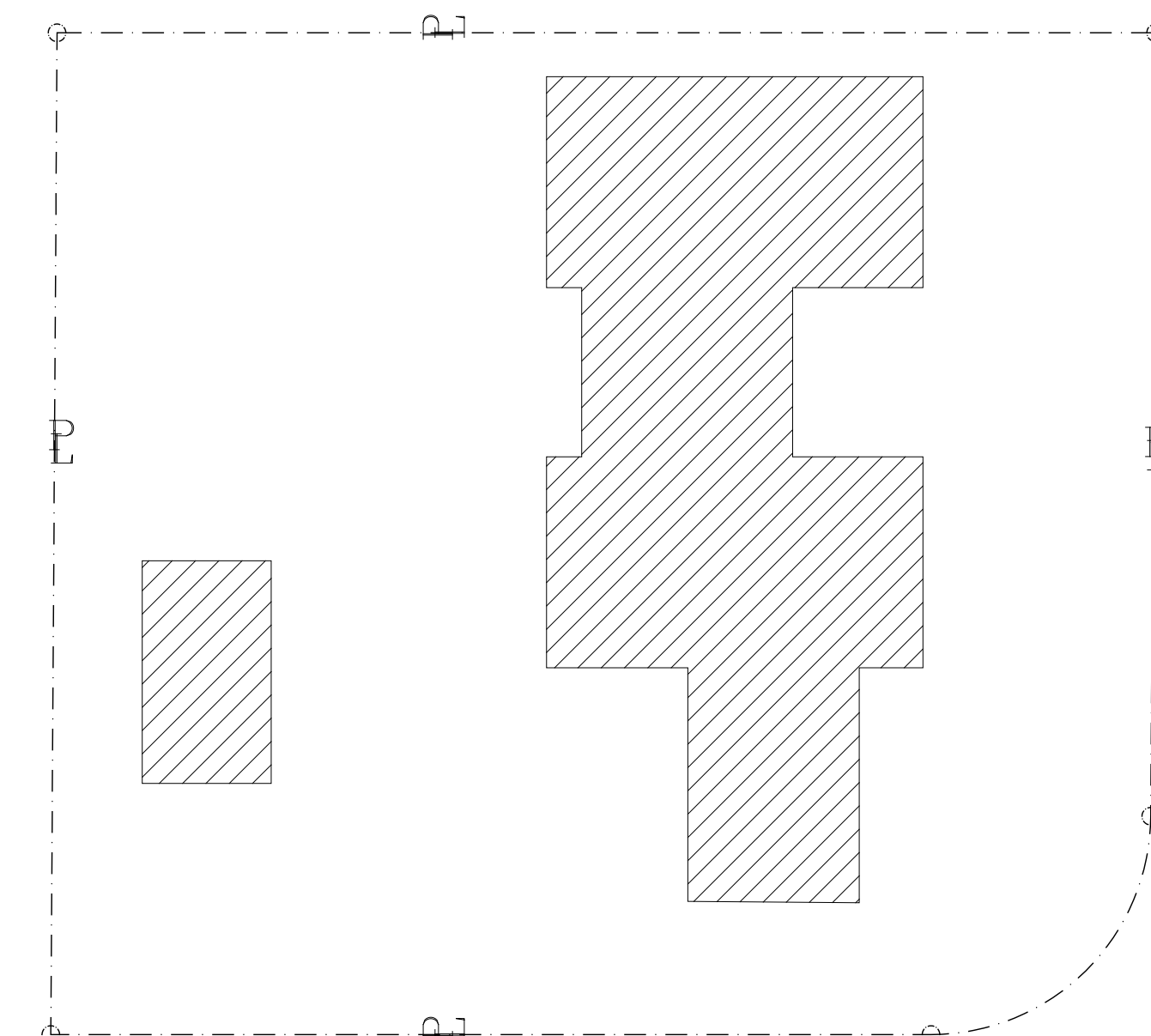


HEIGHT OF SECOND FLOOR TIE BEAM WITHIN 50' OF S.F.R.
 ALLOWED = +25'-0" ABOVE 30" 1ST F.F.
 PROPOSED = +17'-10" ABOVE 30" 1ST F.F.

HEIGHT OF SECOND FLOOR TIE BEAM FOR THE REMAINING PORTION OF THE PROPERTY
 ALLOWED = +30'-0" ABOVE 30" 1ST F.F.
 PROPOSED = +22'-6" ABOVE 30" 1ST F.F.

SECOND FLOOR AREA

Scale: N.T.S.



SECOND FLOOR AREA
 PROPOSED = 3,410 S.F.

SITE DIAGRAMS

Scale: N.T.S.

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08-25-21

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de la Guardia Victoria Architects & Urbanists, Inc.
 224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-8583 Maria M. de la Guardia A2001484
PRELLEZO RESIDENCE
 9520 SEGOVIA STREET - CORAL GABLES, FLORIDA

OWNER
 Esteban & Lily Prellezo
 9520 Segovia Street,
 Coral Gables, Florida 33134

SITE DIAGRAMS
 Scale: N.T.S.

A-1.2



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PRELEZZO RESIDENCE

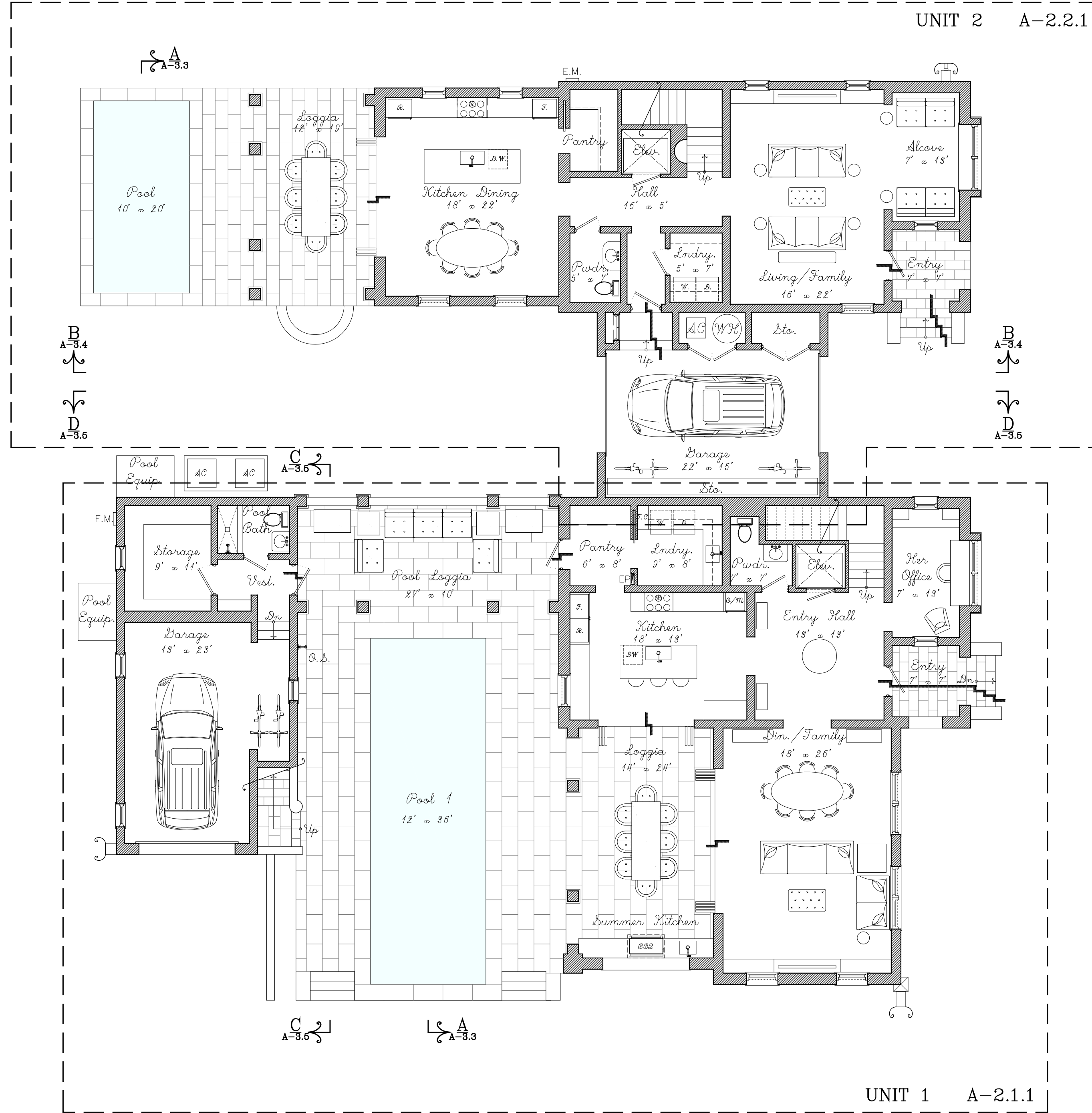
de la Guardia Victoria Architects & Urbanists, Inc.

OWNER
Esteban & Lily Prelezzo
3520 Segovia Street,
Coral Gables, Florida 33134

FLOOR PLANS
FIRST & SECOND
FLOOR
Scale: 1/8" = 1'-0"

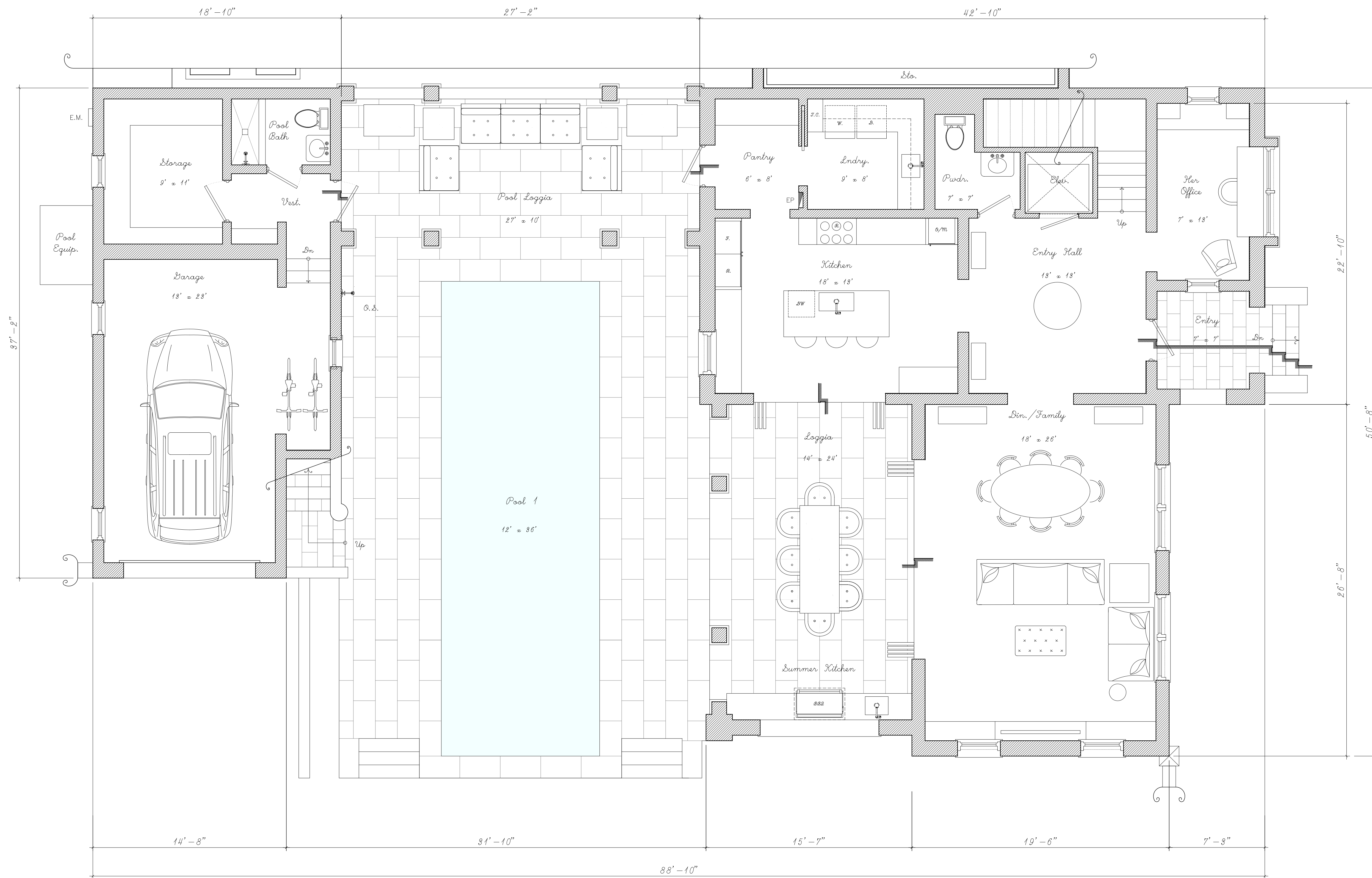
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08-25-21

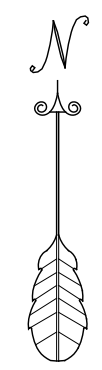
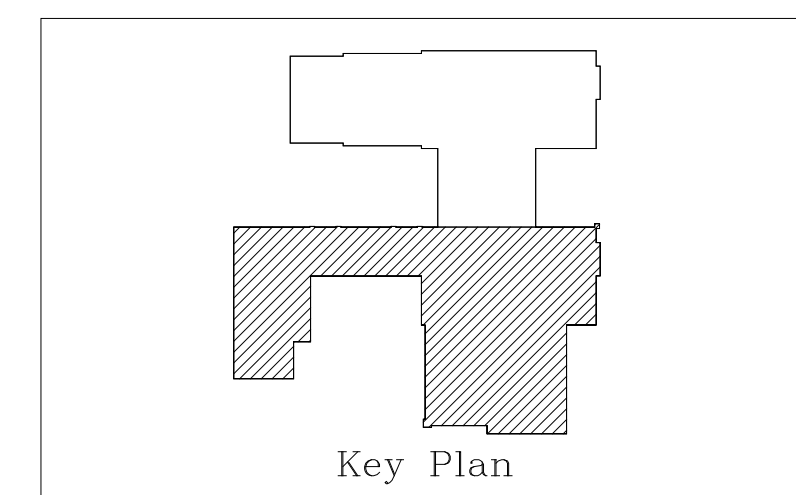


FLOOR PLANS

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

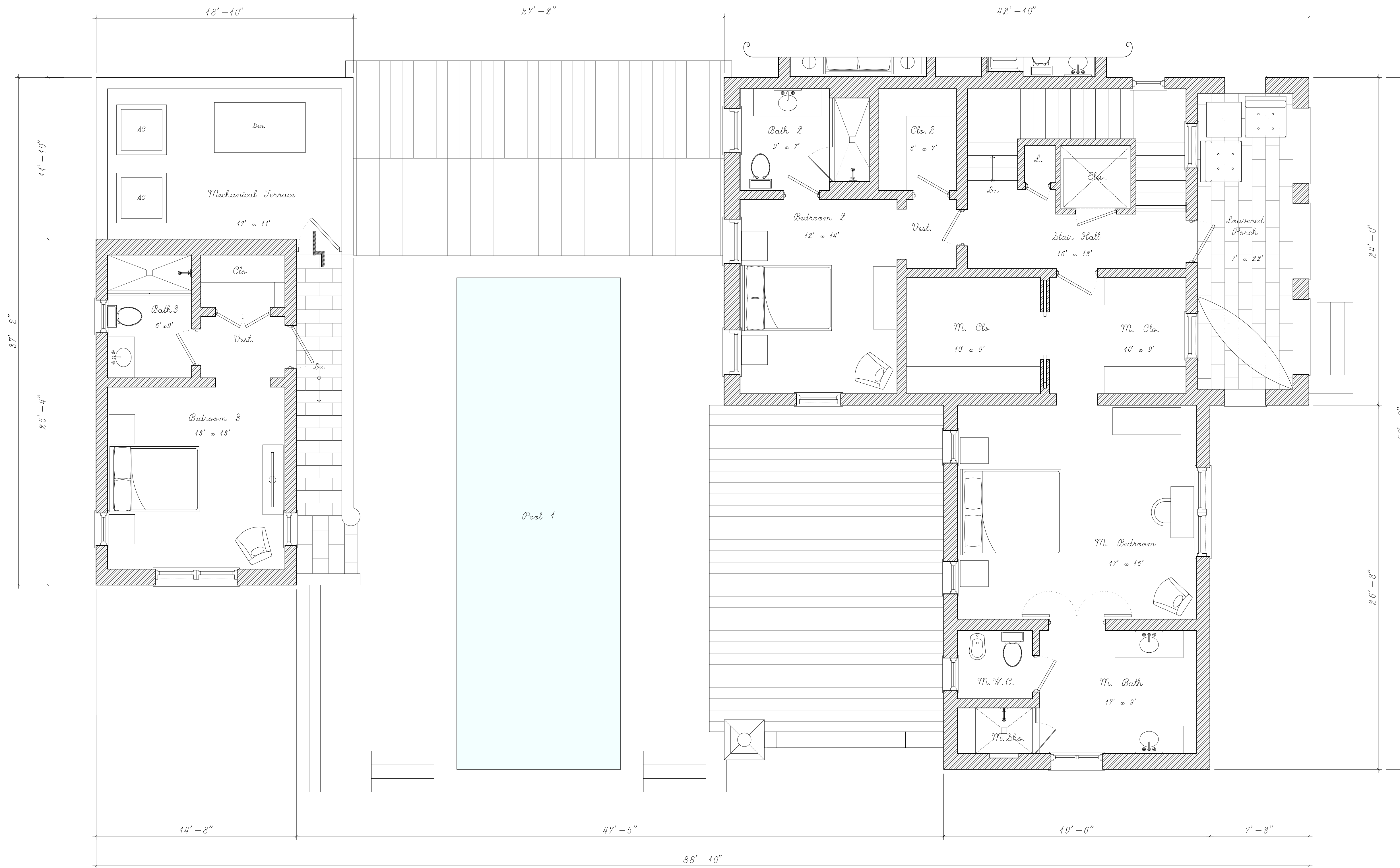


UNIT 1
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

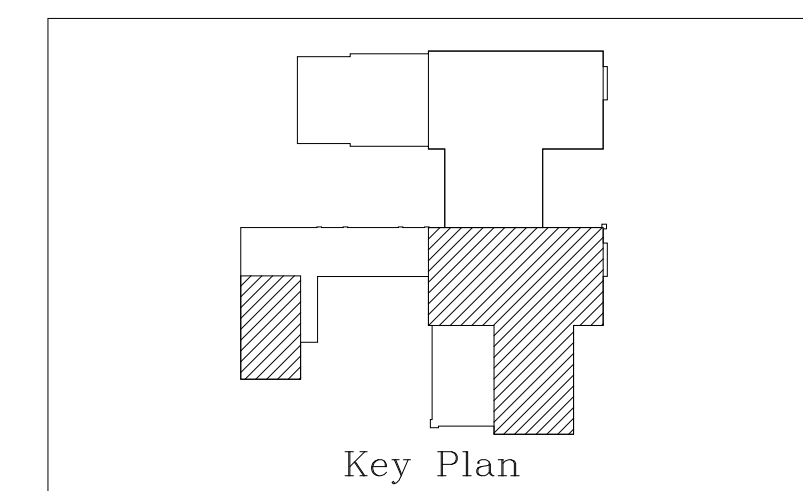


A-2.1.1
UNIT 1 FIRST FLOOR PLAN Scale: 1/4" = 1'-0"
OWNER Esteban & Lily Prellezo 3520 Segovia Street, Coral Gables, Florida 33134
de la Guardia Victoria Architects & Urbanists, Inc. 224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-8583 Maria M. de la Guardia A2010484
PRELLEZO RESIDENCE 3520 SEGOVIA STREET - CORAL GABLES, FLORIDA
REVISIONS
BOA 08-25-21

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UNIT 1
 SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"



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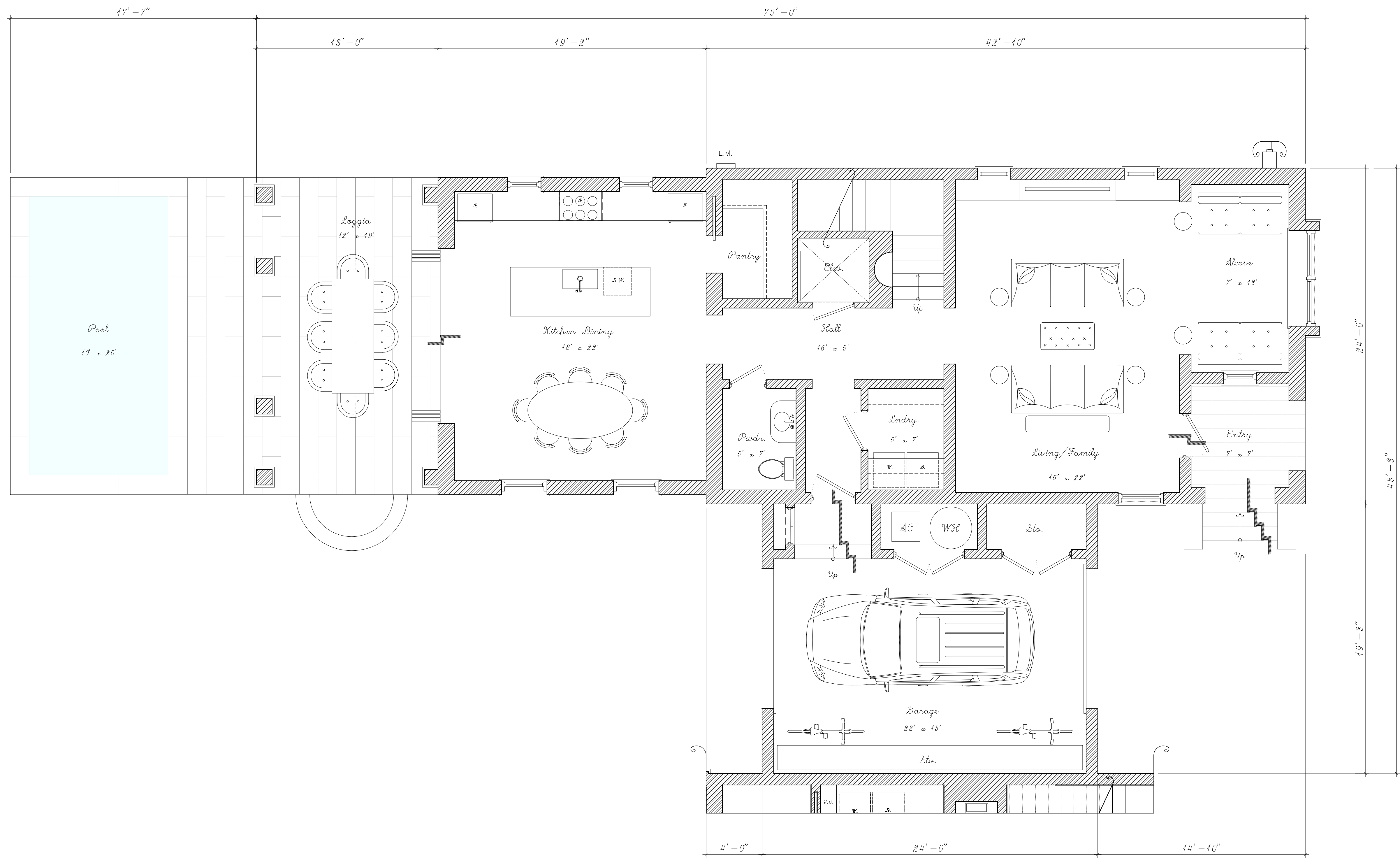
de la Guardia Victoria Architects & Urbanists, Inc.
 224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-6583 Maria M. de la Guardia A2001084
PRELLEZO RESIDENCE
 3520 SEGOVIA STREET - CORAL GABLES, FLORIDA

OWNER
 Esteban & Lily Prellezo
 3520 Segovia Street,
 Coral Gables, Florida 33134

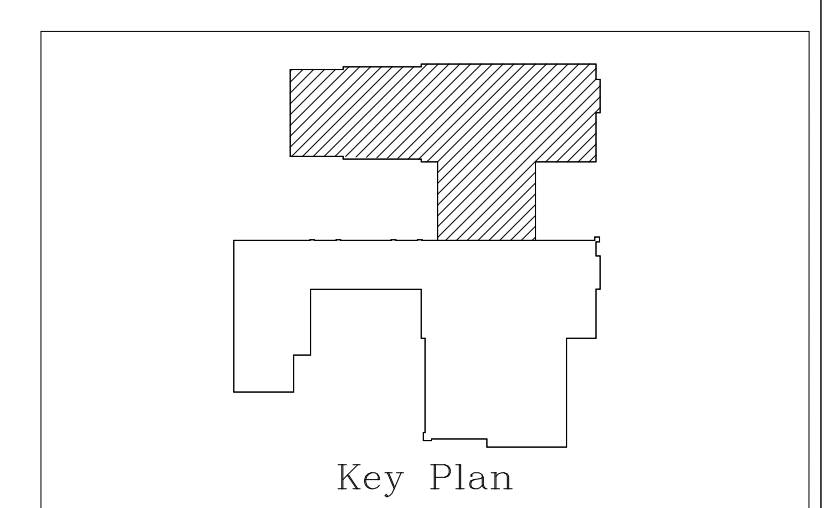
UNIT 1
 SECOND FLOOR
 PLAN
 Scale: 1/4" = 1'-0"

A-2.1.2

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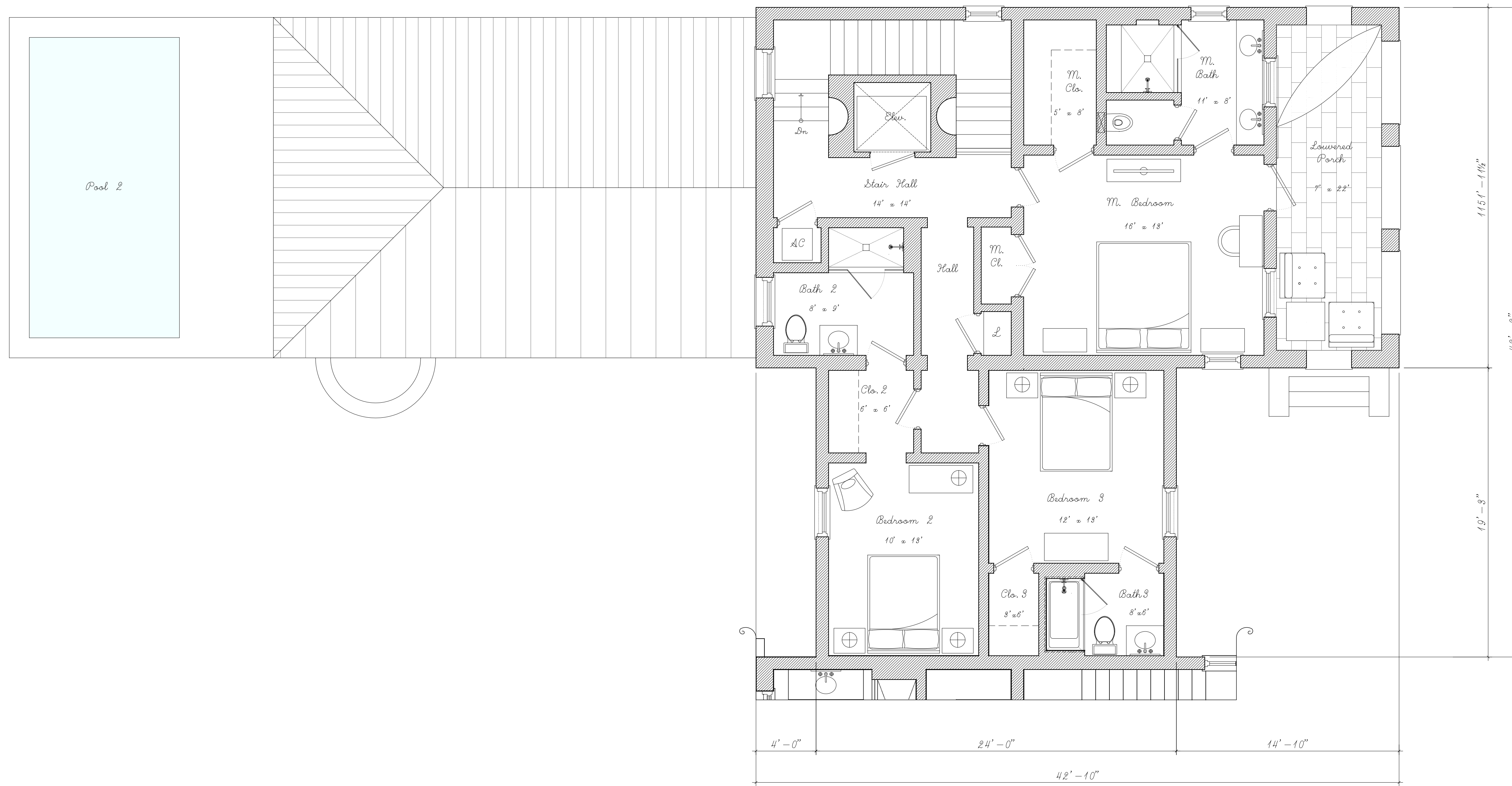


UNIT 2
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



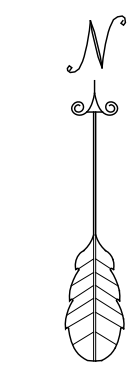
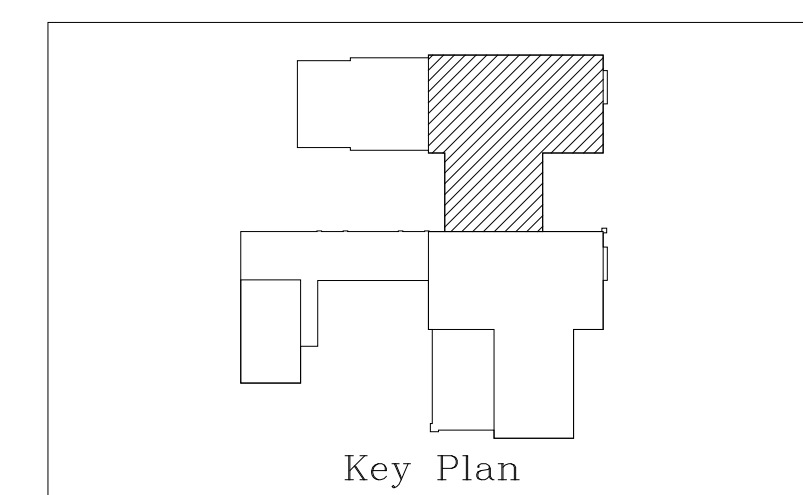
BOA 08-25-21	REVISIONS	<p>de la Guardia Victoria Architects & Urbanists, Inc. 224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-8583 Maria M. de la Guardia A2001084</p> <p>PRELLEZO RESIDENCE 9520 SEGOVIA STREET - CORAL GABLES, FLORIDA</p>	<p>OWNER Esteban & Lily Prellezo 3520 Segovia Street, Coral Gables, Florida 33134</p>	<p>UNIT 2 FIRST FLOOR PLAN Scale: 1/4" = 1'-0"</p>	A-2.2.1
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UNIT 2 SECOND FLOOR PLAN

Scale: 1/4" = 1' - 0"



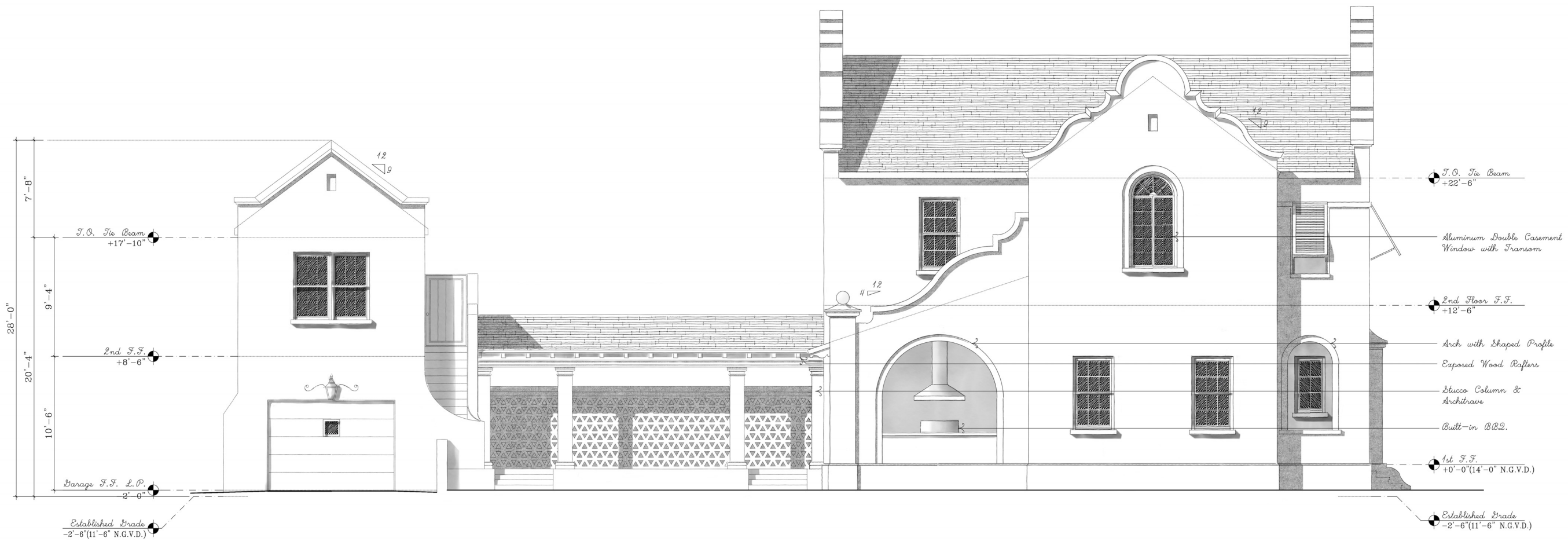
A-2.2.2	UNIT 2 SECOND FLOOR PLAN Scale: 1/4" = 1' - 0"	OWNER Esteban & Lily Prellezo 3520 Segovia Street, Coral Gables, Florida 33134	de la Guardia Victoria Architects & Urbanists, Inc. 224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-8583 Fax: N/A Lic. No. GUARDIA AR001484	PRELLEZO RESIDENCE 9520 SEGOVIA STREET - CORAL GABLES, FLORIDA	REVISIONS	BOA 0 8 - 2 5 - 2 1
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SEGOVIA STREET ELEVATION
Scale 1/4" = 1'-0"

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ESCOBAR AVENUE ELEVATION

Scale 1/4" = 1'-0"

Notes similar to Segovia Street Elevation, as applicable and except as otherwise noted.

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de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-0303 Maria M. de la Guardia A20014984

PRELEZO RESIDENCE ★
3520 SEGOVIA STREET - CORAL GABLES, FLORIDA

OWNER
Esteban & Lily Prelezo
3520 Segovia Street
Coral Gables, Florida 33134

ESCOBAR AVENUE
ELEVATION
Scale 1/4" = 1'-0"

A-3.2



SECTION A-A
 Scale 1/4" = 1'-0"

Notes similar to Segovia Street Elevation, as applicable and except as otherwise noted.

A-3.3
SECTION A-A Scale 1/4" = 1'-0"
OWNER Esteban & Lily Proeller 3520 Segovia Street Coral Gables, Florida 33134
de la Guardia Victoria Architects & Urbanists, Inc. 224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-0363 Maria M. de la Guardia AIA/LEED AP PRELLEZO RESIDENCE ★ 3520 SEGOVIA STREET - CORAL GABLES, FLORIDA
REVISIONS
BOA 0 8 - 2 5 - 2 1



NORTH ELEVATION

Scale 1/4" = 1'-0"



SECTION B-B

Scale 1/4" = 1'-0"

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de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-8583 Maria M. de la Guardia A0001684
★ PRELEZZO RESIDENCE ★
9520 SEGOVIA STREET - CORAL GABLES, FLORIDA

OWNER
Esteban & Lily Prellezzo
9520 Segovia Street,
Coral Gables, Florida 33134

NORTH ELEVATION
& SECTION B-B
Scale 1/4" = 1'-0"

A-3.4

REVISIONS

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134 tel.305-444-8583 Maria M. de la Guardia AIA0014884

PRELLEZO RESIDENCE

3520 SEGOVIA STREET - CORAL GABLES, FLORIDA

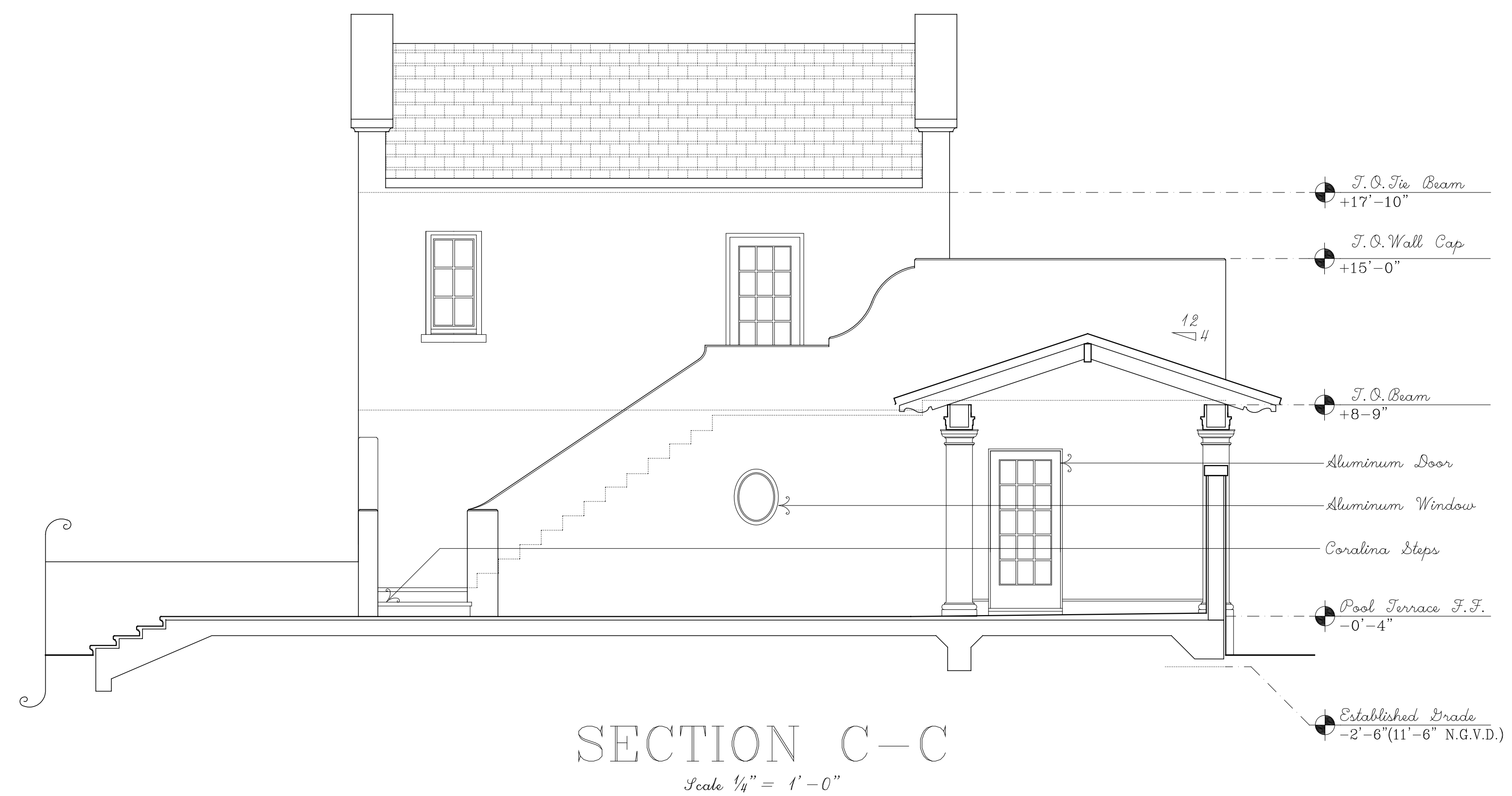
OWNER
Esteban & Lily Prellezo
3520 Segovia Street,
Coral Gables, Florida 33134

WEST ELEVATION,
SECTIONS
C-C & D-D
Scale 1/4" = 1'-0"

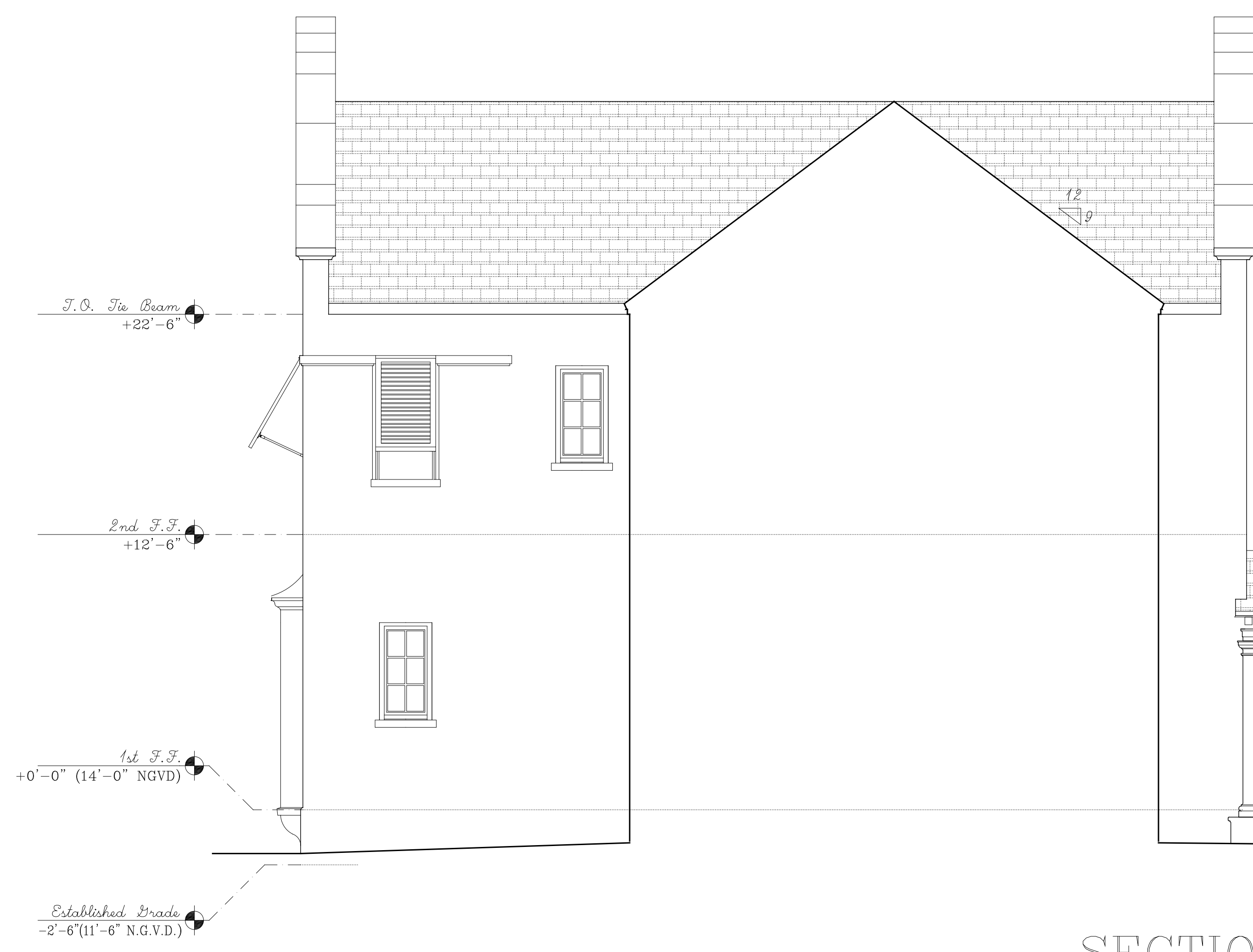
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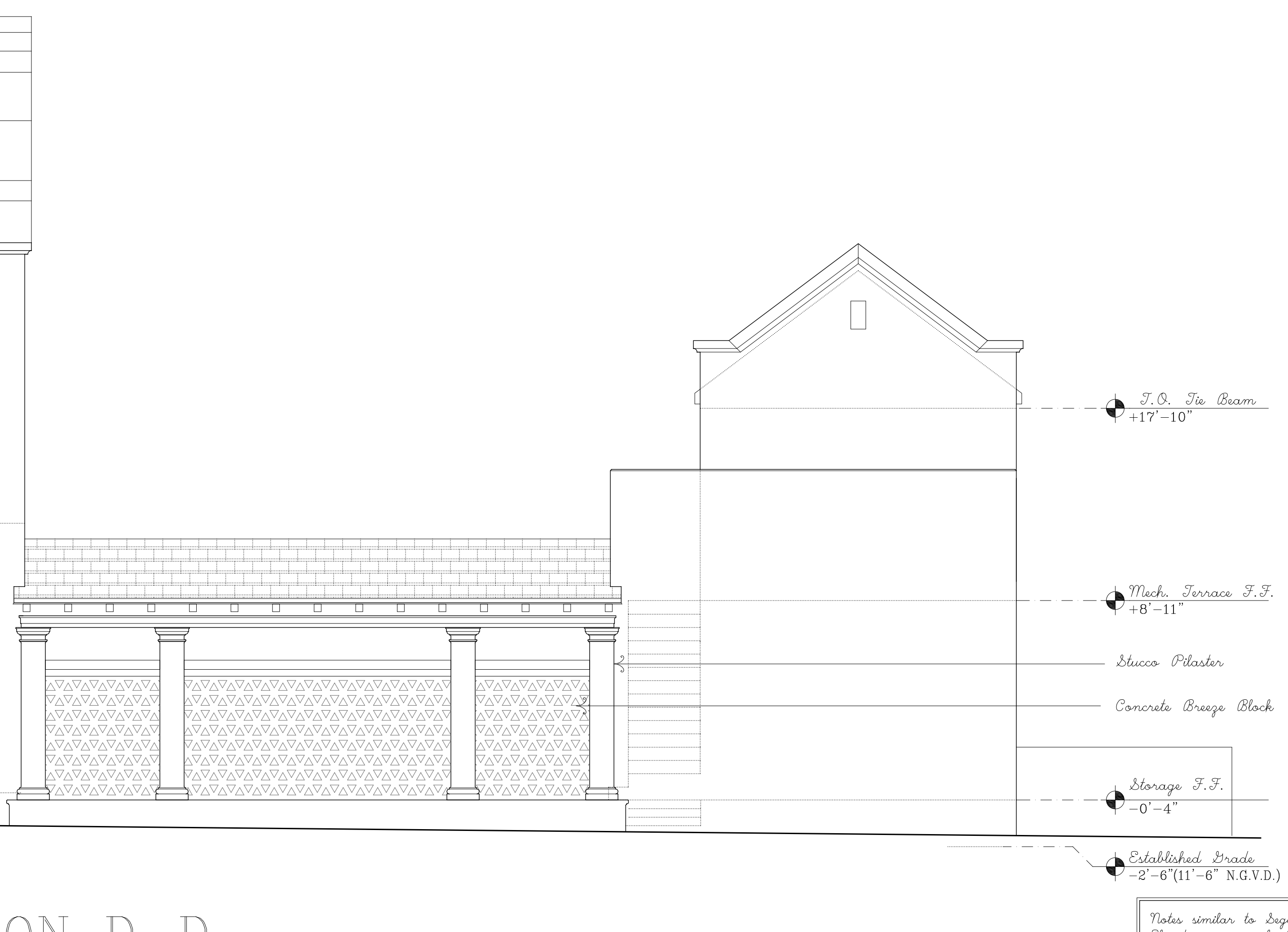
WEST ELEVATION
Scale 1/4" = 1'-0"



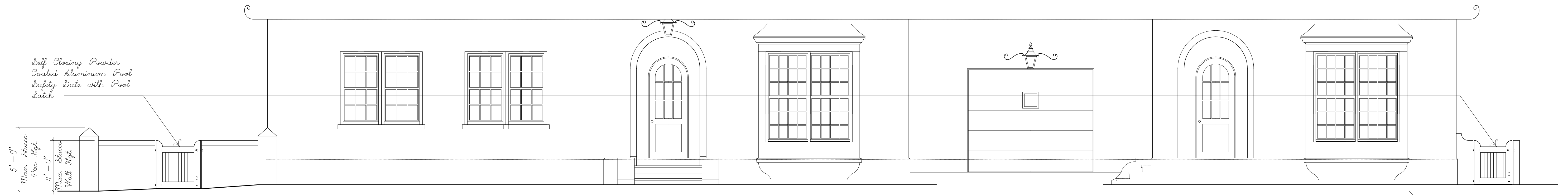
SECTION C-C
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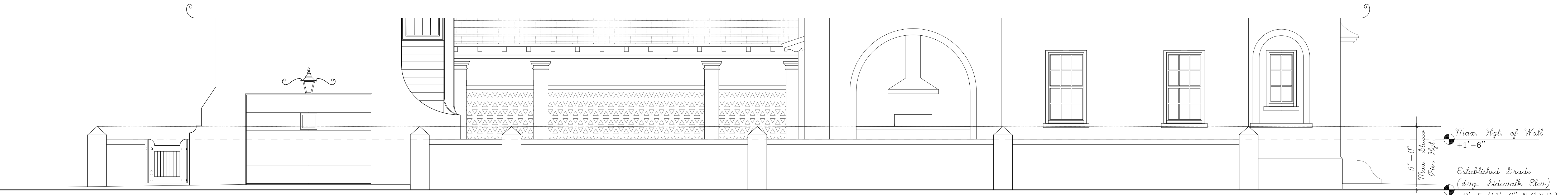
SECTION D-D
Scale 1/4" = 1'-0"



Notes similar to Segovia Street Elevation, as applicable and except as otherwise noted.



SEGOVIA STREET



ESCOBAR AVENUE

ELEVATIONS — GARDEN WALLS
Scale 1/4"=1'-0"

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08-25-21

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ELEVATIONS
GARDEN WALLS
Scale 1/4"=1'-0"

A-3.6

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3520 Segovia Street - Front/East



3520 Segovia Street - Side Street/South



3520 Segovia Street - Rear/West



3520 Segovia Street - Side/North



Adjacent Property - 615 Escobar Avenue - Front



Adjacent Property - 3508 Segovia Street - Front



Adjacent Property - 607 University Drive - Rear



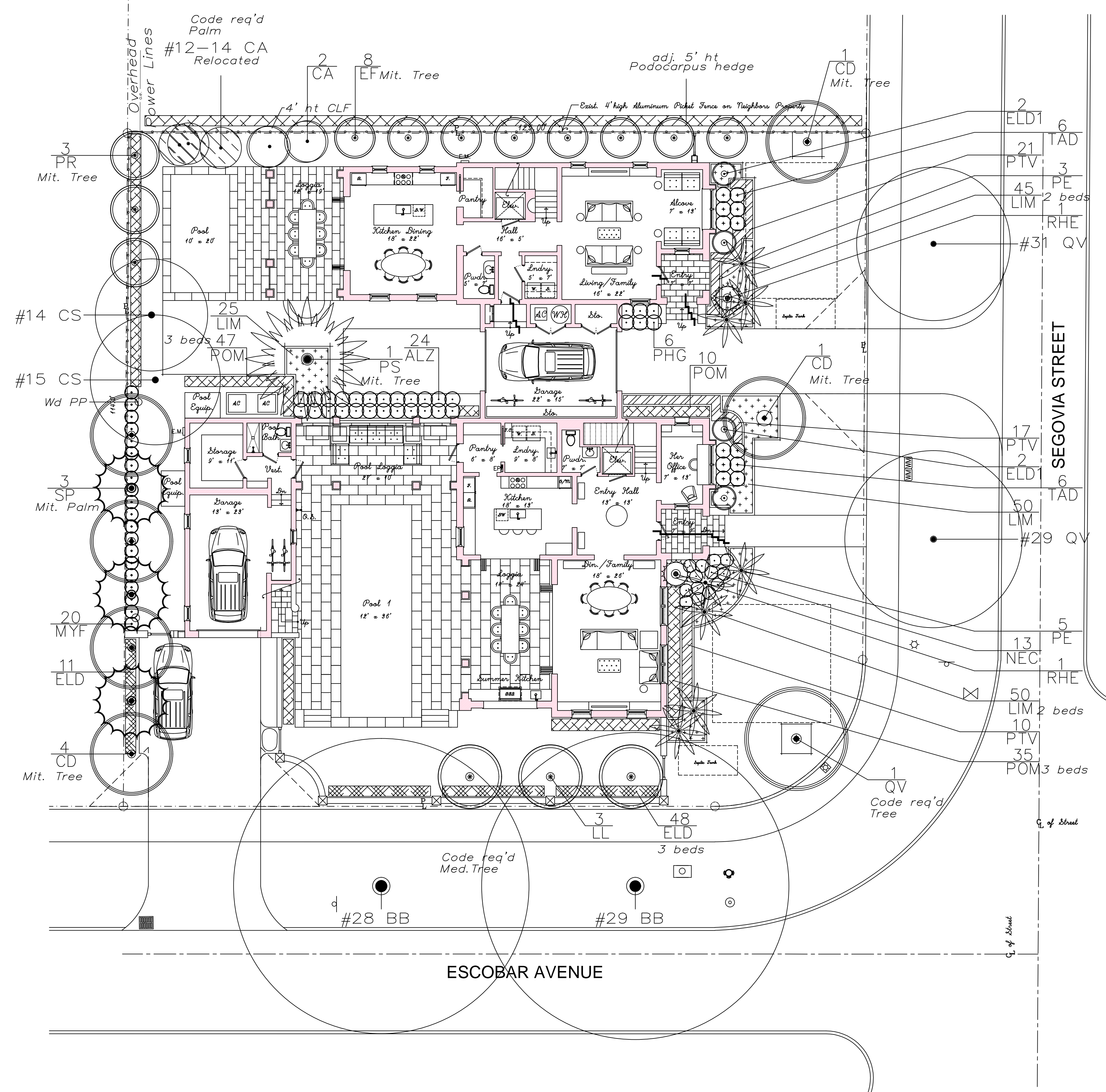
Adjacent Property - Coral Gables Library



Streetscape - Escobar Avenue

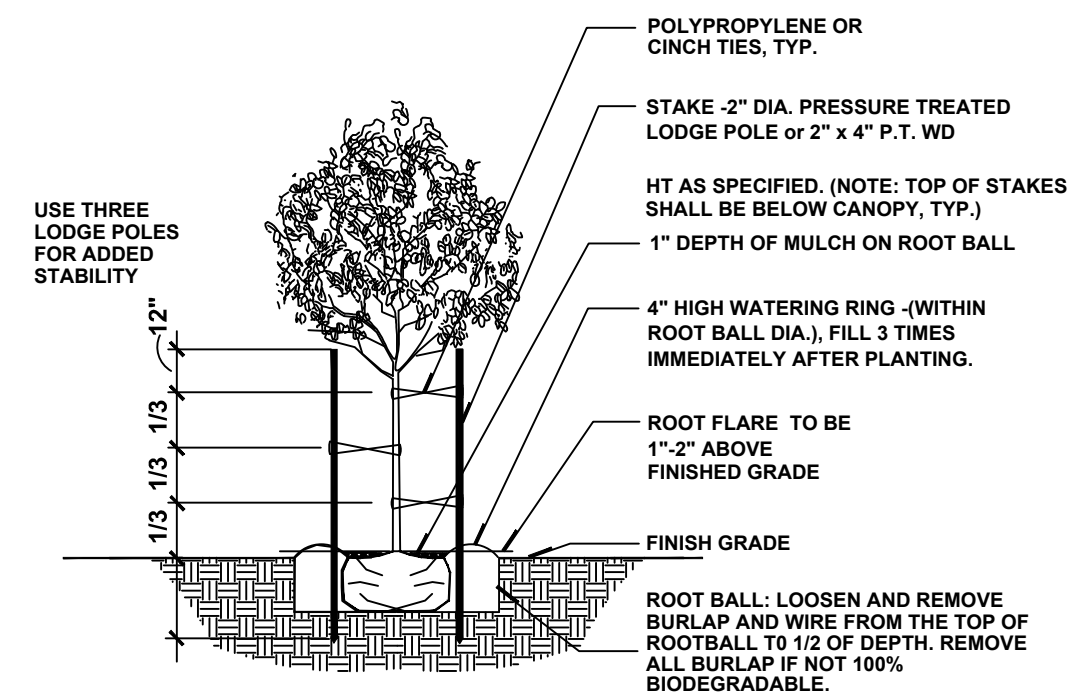
SITE PHOTOS

Qty	Key	Botanical / Common Name	Specification	Native Y/N	Mitigation sf Prov'd
6	CD	Coccoloba diversifolia / Pigeon Plum	12' oa ht, 6' spr, 2" cal.	Yes	Med. Tree 300 sf 1800 sf
8	EF	Eugenia foetida / Spanish Stopper	10' oa ht, 5' spr, 1.5" cal.	Yes	Small Tree 200 sf 1600 sf
					Native Tree Total = 3400 sf
3	PR	Pimenta racemosa / Bayrum	10' oa ht, 5' spr, 1.5" cal.		Small Tree 200 sf 600 sf
					Mitigation Tree Total = 4000 sf
3	SP	Sabal palmetto / Sabal Palm	20', 16' oa hts	Yes	Med. Palm 200 sf 600 sf
1	PS	Phoenix sylvestris / Sylvester Date Palm	24' oa ht, 16' CT	No	Large Palm 300 sf 300 sf
7	PE	Ptychosperma elegans / Alexander Palm	20', 16' oa hts	No	Small Palm 100 sf 700 sf
					Palm Total = 1600 sf
					Mitigation Total = 5600 sf
Code Req'd Shade Trees, Med. Trees & Palms					
1	QV	Quercus virginiana / Live Oak	16' oa ht, 8' spr, 4" cal.	Yes	Code Req'd Tree
3	LL	Ligustrum lucidum / Ligustrum Tree	8' ht, 8' spr, multi trunk	No	Code Req'd Med. Tree
Code Req'd Shrubs					
92	POM	Podocarpus macrophyllus / Podocarpus	3-4' ht, 18" spr, 15 gal.	No	
20	MYF	Myrcianthes fragrans / Simpson Stopper	3' ht, 18" spr, 7 gal.	Yes	
59	ELD	Elaeocarpus decipiens / Japanese Blueberry	4' ht, 2' spr, 15 gal.	No	
171 Prov'd Shrubs, (20) Native					
Accents, Groundcovers					
2	CA	Coccothrinax argentea / Florida Silver Palm	7', 5' oa hts.	No	
4	ELD1	Elaeocarpus decipiens / Japanese Blueberry-Cone	6' ht, 3' spr, 25 gal.	No	
2	RHE	Rhapis excelsa / Lady Palm	5' oa ht, 3' spr.	No	
30	ALZ	Alpinia zerumbet / Green Shell Ginger	36" ht, 24" spr, 7 gal.	No	
6	PHG	Philodendron gloriosum / Gloriosom	36" ht, 24" spr, 7 gal.	No	
12	TAD	Tabernaemontana / Crape Jasmine	30" ht, 24" spr, 7 gal.	No	
13	NEC	Neomarica caerulea / Giant Apostle's Iris	30" ht, 24" spr, 7 gal.	No	
48	PTV	Pittosporum tobira, var. / Variegated Pittosporum	18" ht, 18" spr, 3 gal.	No	
125	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	12" x 12" spr, 1 gal.	No	



LANDSCAPE PLAN
Scale 1" = 10'-0"

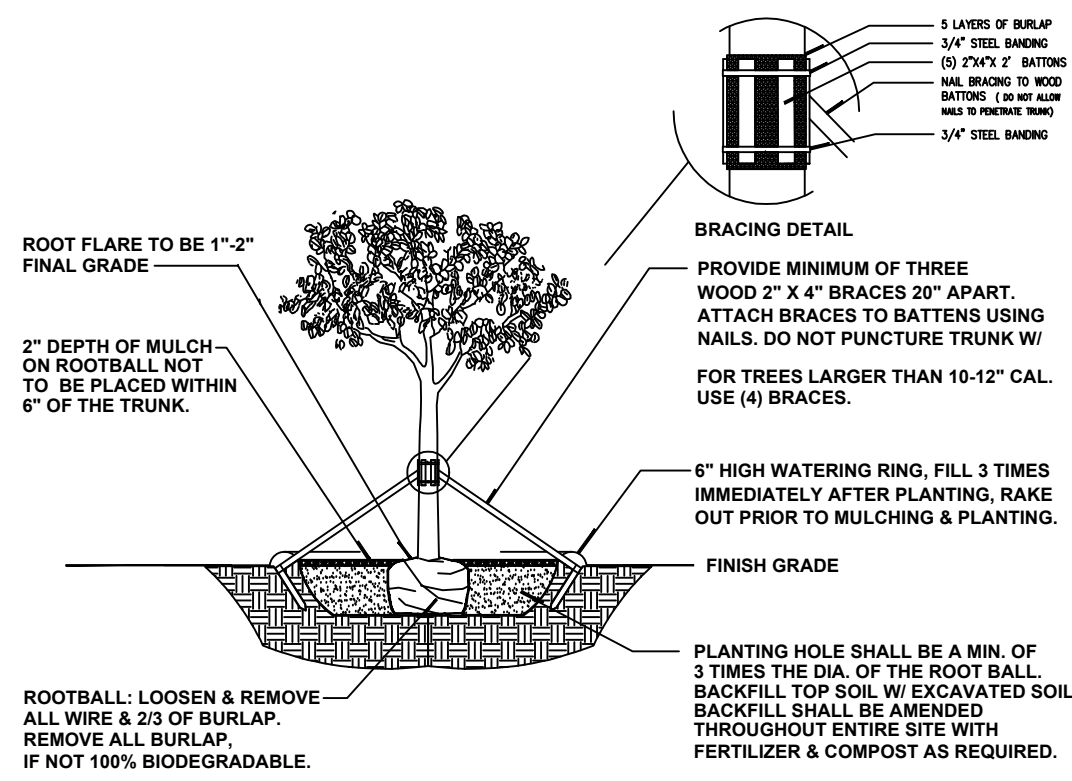
- L-1.1 LANDSCAPE PLAN
- L-1.2 NOTES, DETAILS, LEGEND
- L-1.3 TREE SURVEY / DISPOSITION PLAN
- L-1.4 IRRIGATION PLAN



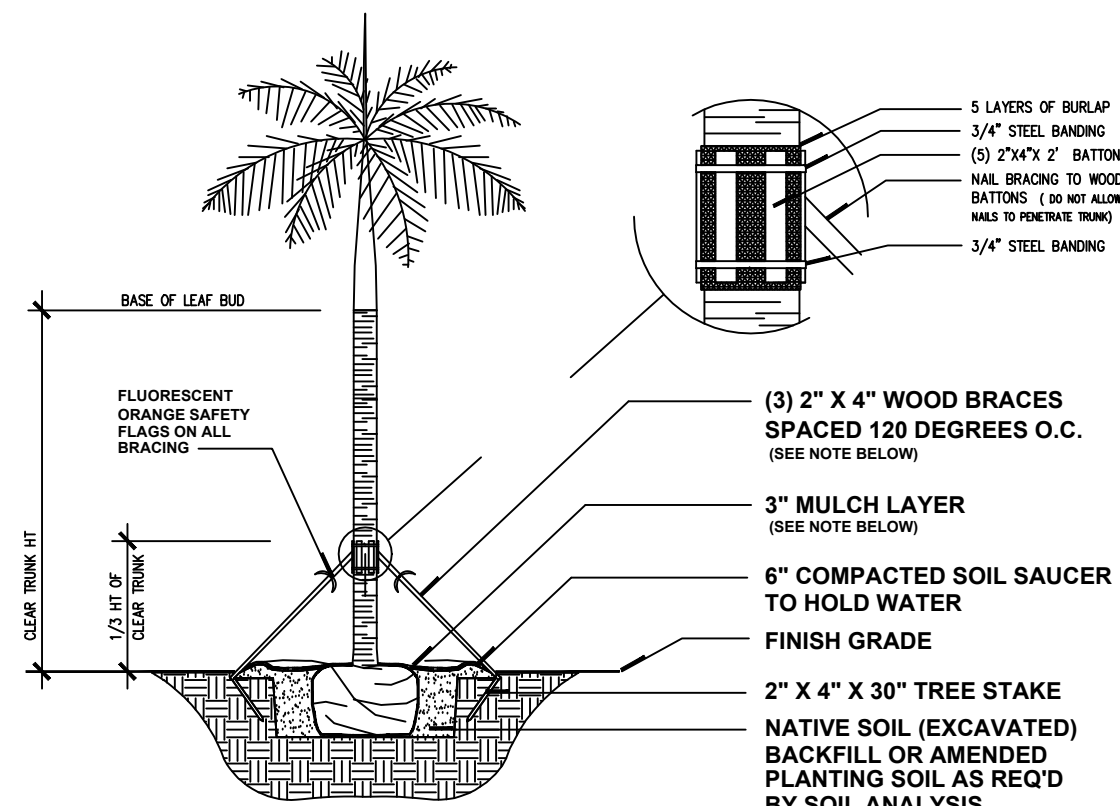
NOTE:

- DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

Tree Planting & Bracing Detail with A Caliper up to 2.5" N.T.S.



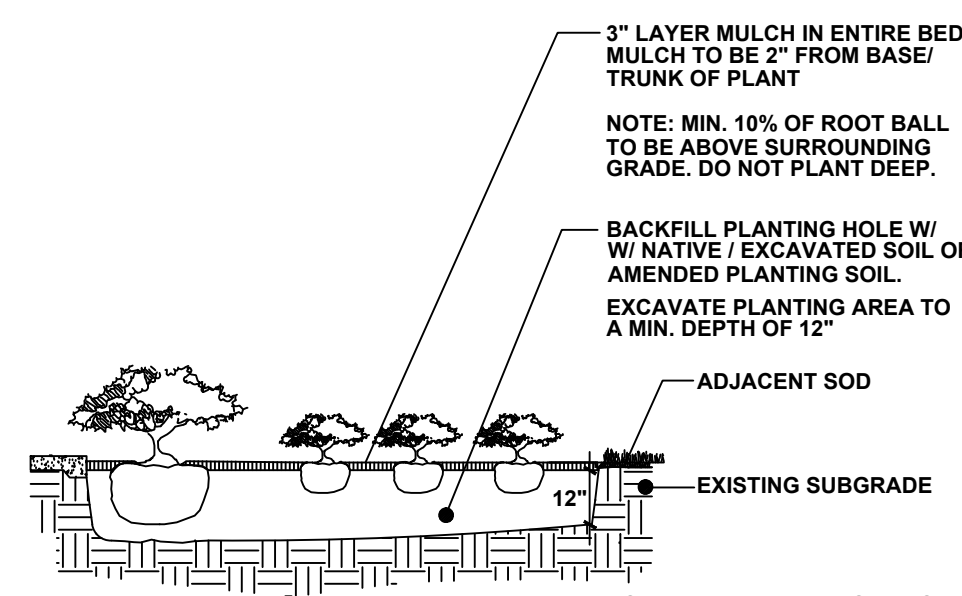
Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.



NOTES:

- PALMS OVER 30' CW HT, USE MINIMUM (4) 4" x 4" BRACING AND STAKES.
- PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
- RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
- GROWING BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
- TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
- NO SCARRED OR BLACKENED TRUNKS.
- AMENDED SOIL MIX. TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED. SHALL CONSIST OF A RATIO MIX 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.
- ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.

Typical Palm Planting Detail N.T.S.



Shrub/Groundcover Detail N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015. RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECT'S FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

Plant List

Qty	Key	Botanical / Common Name	Specification	Native Y/N	Mitigation sf Prov'd
6	CD	Coccoloba diversifolia / Pigeon Plum	12' oa ht, 6' spr, 2" cal.	Yes	Med. Tree 300 sf 1800 sf
8	EF	Eugenia foetida / Spanish Stopper	10' oa ht, 5' spr, 1.5" cal.	Yes	Small Tree 200 sf 1600 sf
					Native Tree Total = 3400 sf
3	PR	Pimenta racemosa / Bayrum	10' oa ht, 5' spr, 1.5" cal.		Small Tree 200 sf 600 sf
					Mitigation Tree Total = 4000 sf
3	SP	Sabal palmetto / Sabal Palm	20', 16' oa hts	Yes	Med. Palm 200 sf 600 sf
1	PS	Phoenix sylvestris / Sylvester Date Palm	24' oa ht, 16' CT	No	Large Palm 300 sf 300 sf
7	PE	Ptychosperma elegans / Alexander Palm	20', 16' oa hts	No	Small Palm 100 sf 700 sf
					Palm Total = 1600 sf
					Mitigation Total = 5600 sf
Code Req'd Shade Trees, Med. Trees & Palms					
1	QV	Quercus virginiana / Live Oak	16' oa ht, 8' spr, 4" cal.	Yes	Code Req'd Tree
3	LL	Ligustrum lucidum / Ligustrum Tree	8' ht, 8' spr, multi trunk	No	Code Req'd Med. Tree
Code Req'd Shrubs					
92	POM	Podocarpus macrophyllus / Podocarpus	3-4' ht, 18" spr, 15 gal.	No	
20	MYF	Myrcianthes fragrans / Simpson Stopper	3' ht, 18" spr, 7 gal.	Yes	
59	ELD	Elaeocarpus decipiens / Japanese Blueberry	4' ht, 2' spr, 15 gal.	No	
171 Prov'd Shrubs, (20) Native					
Accents, Groundcovers					
2	CA	Coccothrinax argentata / Florida Silver Palm	7', 5' oa hts.	No	
4	ELD1	Elaeocarpus decipiens / Japanese Blueberry-Cone	6' ht, 3' spr, 25 gal.	No	
2	RHE	Rhapis excelsa / Lady Palm	5' oa ht, 3' spr.	No	
30	ALZ	Alpinia zerumbet / Green Shell Ginger	36" ht, 24" spr, 7 gal.	No	
6	PHG	Philodendron gloriosom / Gloriosom	36" ht, 24" spr, 7 gal.	No	
12	TAD	Tabernaemontana / Crape Jasmine	30" ht, 24" spr, 7 gal.	No	
13	NEC	Neomaria caerulea / Giant Apostle's Iris	30" ht, 24" spr, 7 gal.	No	
48	PTV	Pittosporum tobira, var. / Variegated Pittosporum	18" ht, 18" spr, 3 gal.	No	
125	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	12" x 12" spr, 1 gal.	No	

City of Coral Gables Zoning Code-Landscape Requirements:

Art. 5 Section 5-1105 (B-2)

Lot Size = 14,165 sf	Required	Provided
i. Large Shade Tree : 14,165 sf / 5000 sf = 3 (2.83) Trees Req'd	3	3 (1 QV, 2 CS Exist)
ii. Palm & Medium Shade Trees: 14,165 sf / 5000 sf = 3 x 2 = 6	6	6 (3 LL, 3 CA rel.)
iii. Shrubs. 15 per 5000 sf 14,165 sf / 5000 sf = 3 x 15 = 45 Req'd (min. ht. of 18", 30% Native)	45 14	171 (18"ht, min) 20
iv. Lawn grass. Lawn grass up to a max. of 60% of total lot area; 14,117 sf x .60 = 22,750 sf.	8470 sf (max. allowable)	8400 sf (St. Augustine)
v. Lawn grass in R.O.W. all unpaved surfaces adjoining the property on the r.o.w. shall be sodded.		
B. A min. of 2 Trees and 66% of the required shrub quantity shall be in front of the residence.	2 Trees 27 Shrubs	3 Trees 35 Shrubs (POM)

Mitigation req'd = 5,518 sf
Mitigation prov'd = 5,600 sf



- L-1.1 LANDSCAPE PLAN
- L-1.2 NOTES, DETAILS, LEGEND
- L-1.3 TREE SURVEY/ DISPOSITION PLAN
- L-1.4 IRRIGATION PLAN

BOA
08-25-21

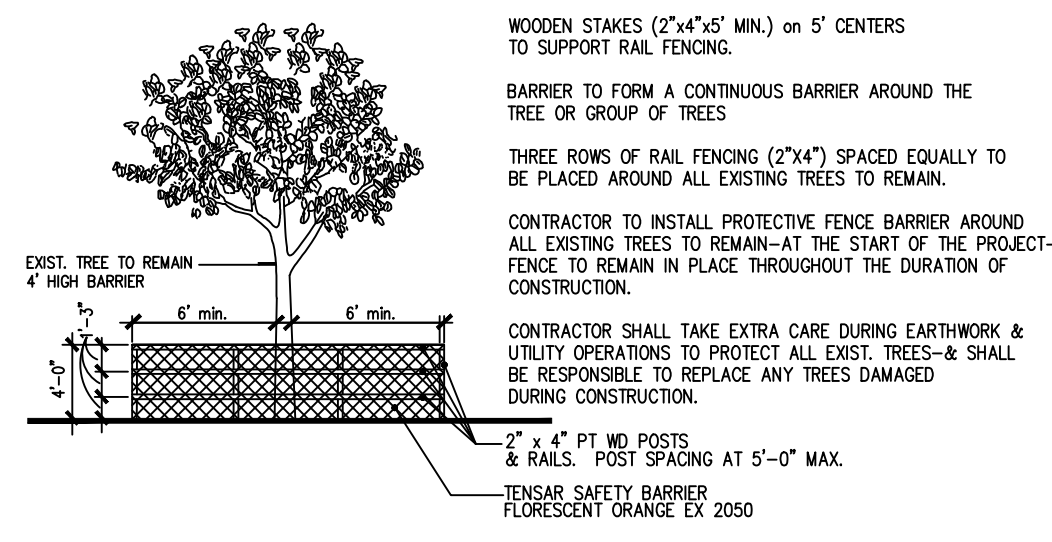
REVISIONS

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-6893 Maria M. de la Guardia, AIA0014864
PRELLEZO RESIDENCE
3520 SEGOVIA STREET - CORAL GABLES, FLORIDA

OWNER
Esteban & Lily Prellezo
3520 Segovia Street,
Coral Gables, Florida 33134

LANDSCAPE PLAN
Scale: 1/8" = 1'-0"

L-1.1



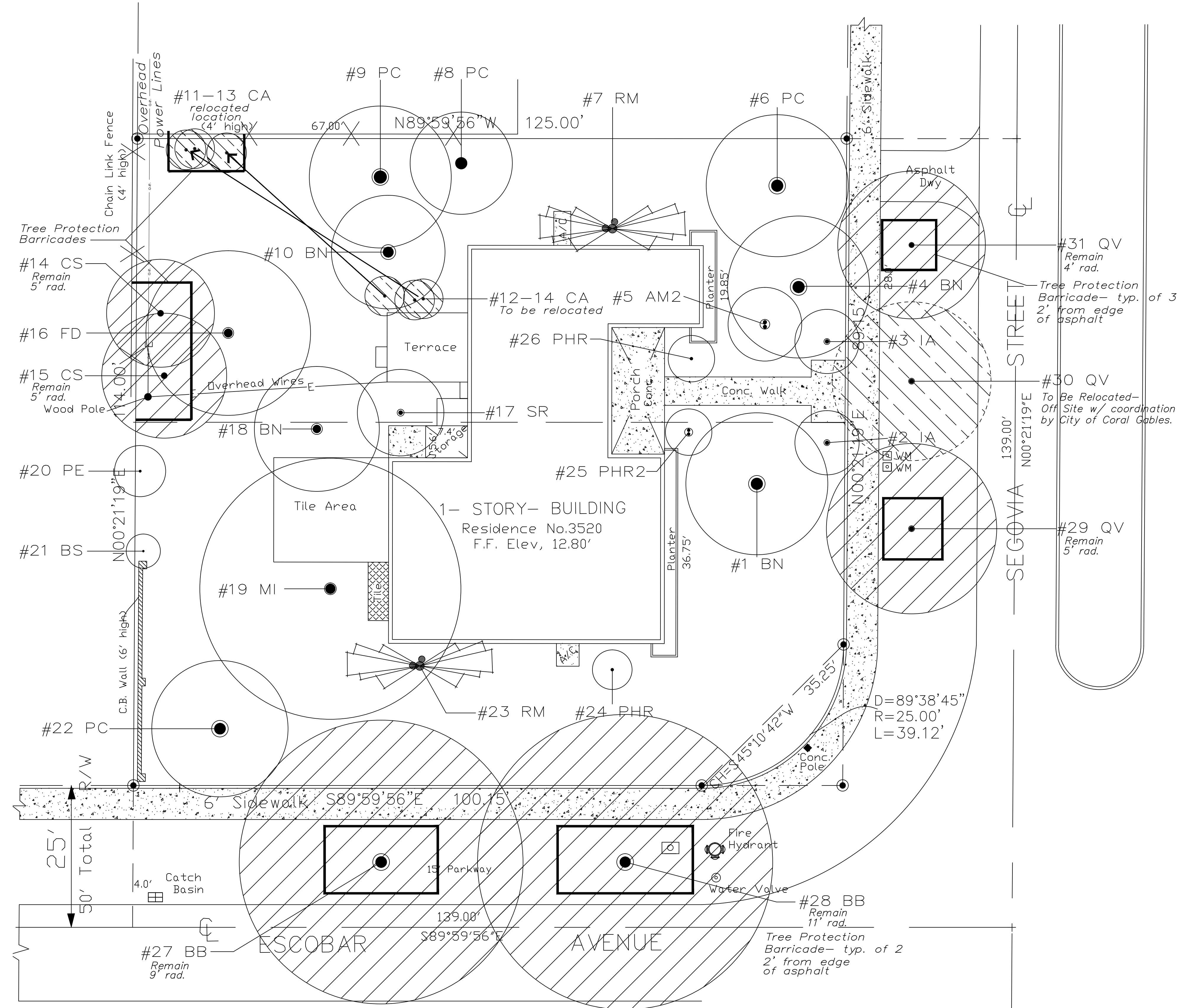
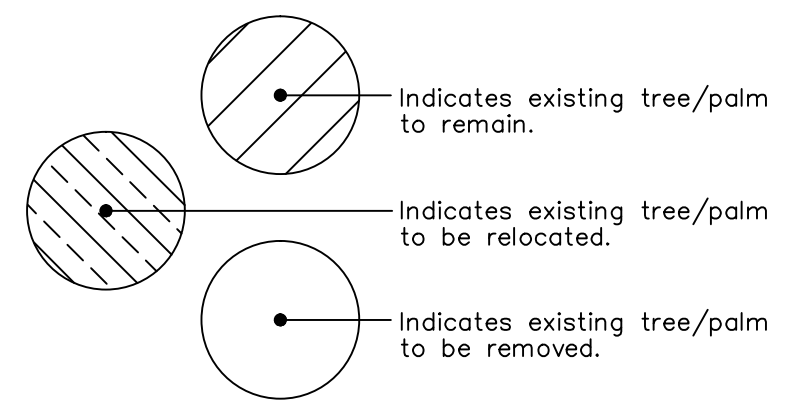
CITY OF CORAL GABLES
 TREE PROTECTION BARRICADE DETAIL
 N.T.S.

- Notes:
- 1) Tree Protection Barricade dimensions are measured from the outside of the trunk.
 - 2) Tree Protection Barricades are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
 - 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
 - 4) Barricades to remain in place throughout the duration of construction activities.
 - 5) Barricades to be attached to existing CLF's, WD fences or concrete walls where applicable.
 - 6) Barricades to be located no closer than 2' from edge of pavement.
 - 7) TPZ dimensions are 1' per 1" DBH radius. Measured from face of trunk for exist. trees. to remain on site or in the R/W. 3' from face of trunk for exist. palms.

Tree Survey List

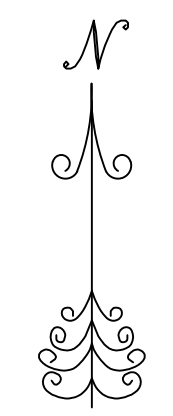
Num	Botanical / Common Name	Disposition	ht	sp	Description	Notes	TPZ - 1" DBH = 1' rad	Mitigation
#1 BN	Bismarkia nobilis / Bismarkia Palm	Remain	42'	21"	23'	Good		346 sf
#2 IA	Ilex x attenuata / 'Eagleson' Holly	--Remove--	16'	7"	3"	Good		38 sf
#3 IA	Ilex x attenuata / 'Eagleson' Holly	--Remove--	17'	8"	3"	Good		50 sf
#4 BN	Bismarkia nobilis / Bismarkia Palm	--Remove--	34'	18"	21.5'	Good		254 sf
#5 AM2	Adonidia merrillii / Christmas Palm - 2	--Remove--	22'	16"	7', 6.5'	Fair		201 sf
#6 PC	Phoenix canariensis / Canary Island Date Palm	--Remove--	18'	21"	23'	Good		346 sf
#7 RM	Ravennia madagascariensis / Traveller's Palm	--Remove--	28'	22"	cluster	Good		N/A
#8 PC	Phoenix canariensis / Canary Island Date Palm	--Remove--	22'	17"	24'	Good		227 sf
#9 PC	Phoenix canariensis / Canary Island Date Palm	--Remove--	32'	25"	26'	Good		419 sf
#10 BN	Bismarkia nobilis / Bismarkia Palm	--Remove--	40'	20"	20'	Good		314 sf
#11 CA	Coccothrinax argentata / Florida Silver Palm	* Relocate *	15'	5"	3"	Good	3' rad.	
#12 CA	Coccothrinax argentata / Florida Silver Palm	* Relocate *	17'	5"	3"	Good	3' rad.	
#13 CA	Coccothrinax argentata / Florida Silver Palm	* Relocate *	22'	5"	3"	Good	3' rad.	
#14 CS	Cordia sebestena / Orange Geiger	Remain	30'	19"	9"	Good	5' rad.	
#15 CS	Cordia sebestena / Orange Geiger	Remain	30'	21"	8.5"	Good	7' rad.	
#16 FD	Filicium decipiens / Japanese Fern Tree	--Remove--	29'	29"	7', 10"	Good		660 sf
#17 SR	Syagrus romanzoffiana / Queen Palm	--Remove--	25'	15"	8"	Fair		177 sf
#18 BN	Bismarkia nobilis / Bismarkia Palm	--Remove--	40'	20"	16"	Good		314 sf
#19 MI	Mangifera Indica / Mango	--Remove--	36'	46"	20"	Good		1661 sf
#20 PE	Ptychosperma elegans / Alexander Palm	--Remove--	20'	9"	3"	Good		64 sf
#21 BS	Bursera simaruba / Gumbo Limbo	--Remove--	20'	6"	3"	Fair	Seeding volunteer	28 sf
#22 PC	Phoenix canariensis / Canary Island Date Palm	--Remove--	25'	25"	23"	Good		419 sf
#23 RM	Ravennia madagascariensis / Traveller's Palm	--Remove--	22'	22"	cluster	Good		N/A
#24 PHR	Phoenix roebelenii / Pygmy Date Palm	--Remove--	9'	6"	4"	Poor		N/A
#25 PHR2	Phoenix roebelenii / Pygmy Date Palm	--Remove--	7'	9"	3", 3"	Poor		N/A
#26 PHR	Phoenix roebelenii / Pygmy Date Palm	--Remove--	9'	6"	4"	Fair		N/A
#27 BB	Bucida buceras / Black Olive	Remain	36'	50"	18"	Good	Right of Way	9' rad.
#28 BB	Bucida buceras / Black Olive	Remain	34'	52"	22"	Good	Right of Way	11' rad.
#29 QV	Quercus virginiana / Live Oak	Remain	26'	30"	8.5"	Good	Right of Way	
#30 QV	Quercus virginiana / Live Oak	--Relocate--	24'	28"	8.5"	Good	Right of Way	
#31 QV	Quercus virginiana / Live Oak	Remain	22'	26"	7.5"	Good	Right of Way	

Total Canopy Sq ft to be removed = 5,518 sf
 Total Canopy Replacement (L-02) = 5,600 sf
 Mitigation Trees Native Req'd 50% = 2759 sf
 Native Trees Prov'd (L-02) = 3,400 sf
 Mitigation Trees 30% Max. Palms = 1839 sf
 Palms Prov'd = 1600 sf (L-02)



TREE SURVEY / DISPOSITION PLAN

Scale 1/8" = 1'-0"



- L-1.1 LANDSCAPE PLAN
- L-1.2 NOTES, DETAILS, LEGEND
- L-1.3 TREE SURVEY / DISPOSITION PLAN
- L-1.4 IRRIGATION PLAN

BOA 08-25-21

REVISIONS

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 224 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-444-6883 Maria M. de la Guardia, A20014864

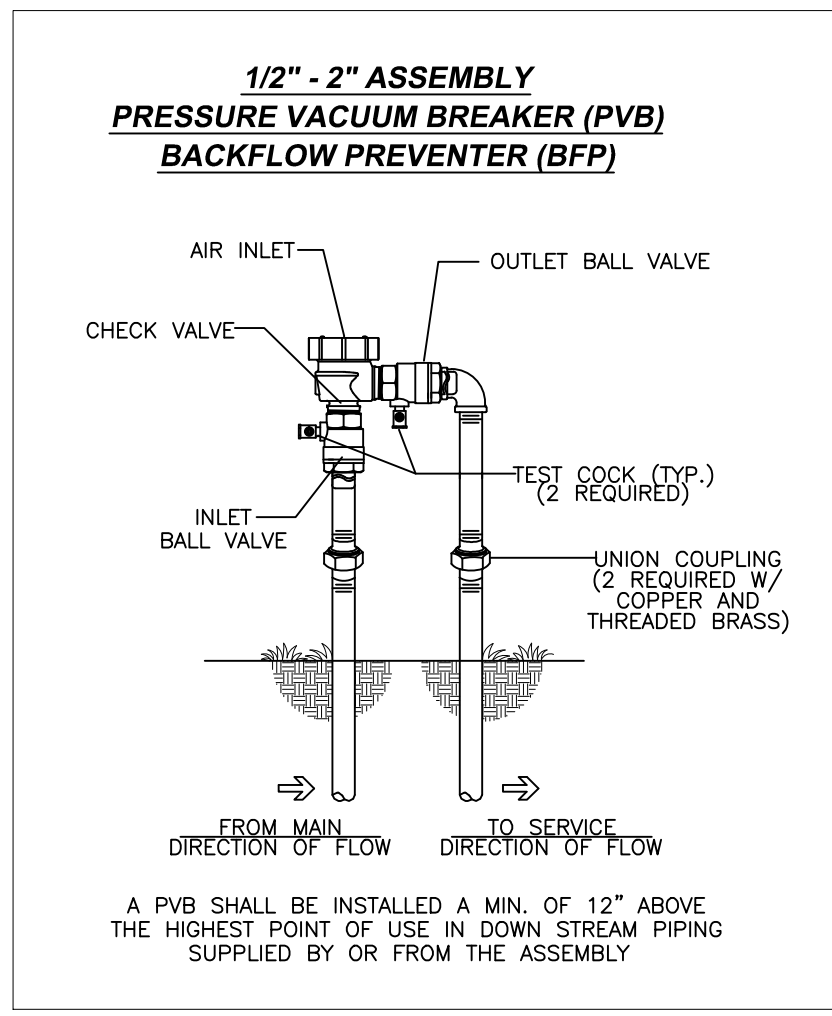
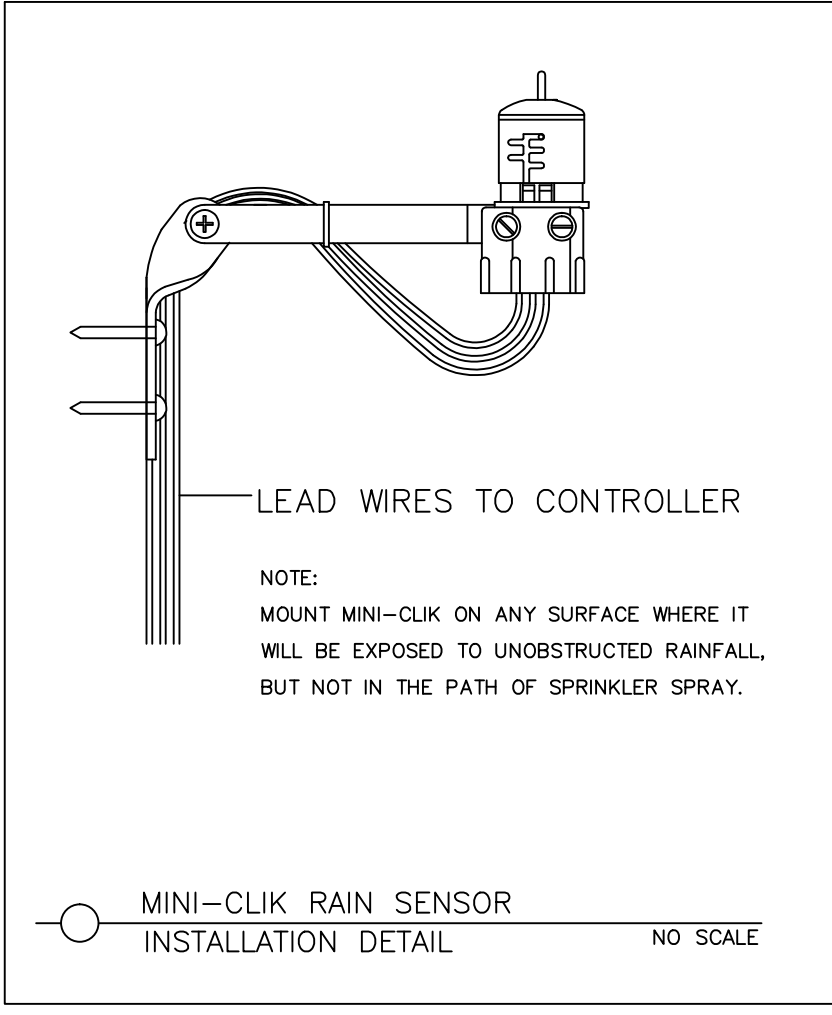
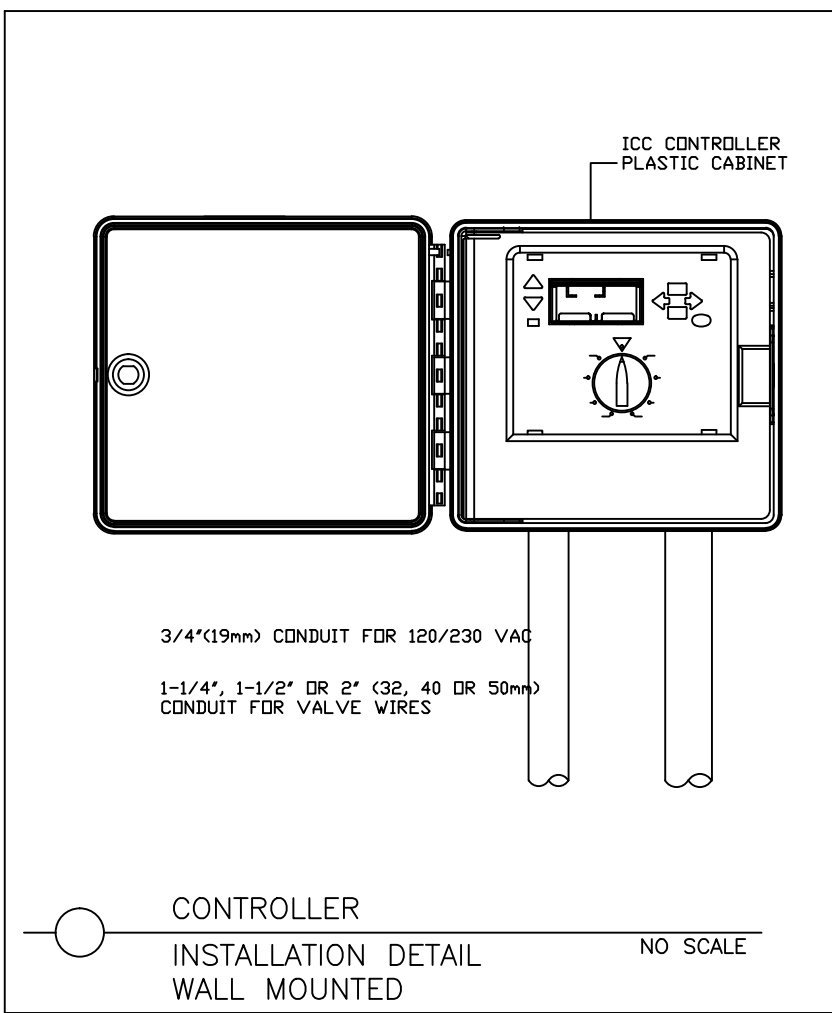
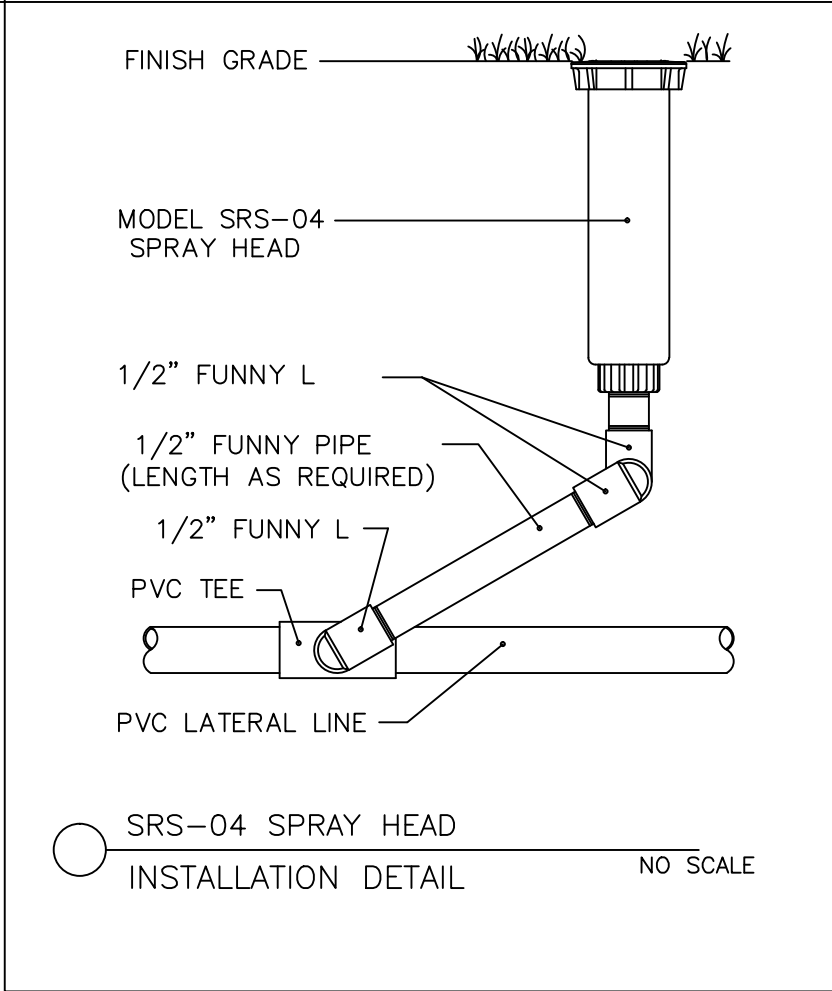
PRELLEZO RESIDENCE
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OWNER
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TREE SURVEY / DISPOSITION PLAN
 Scale: 1/8" = 1'-0"

L-1.3

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LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

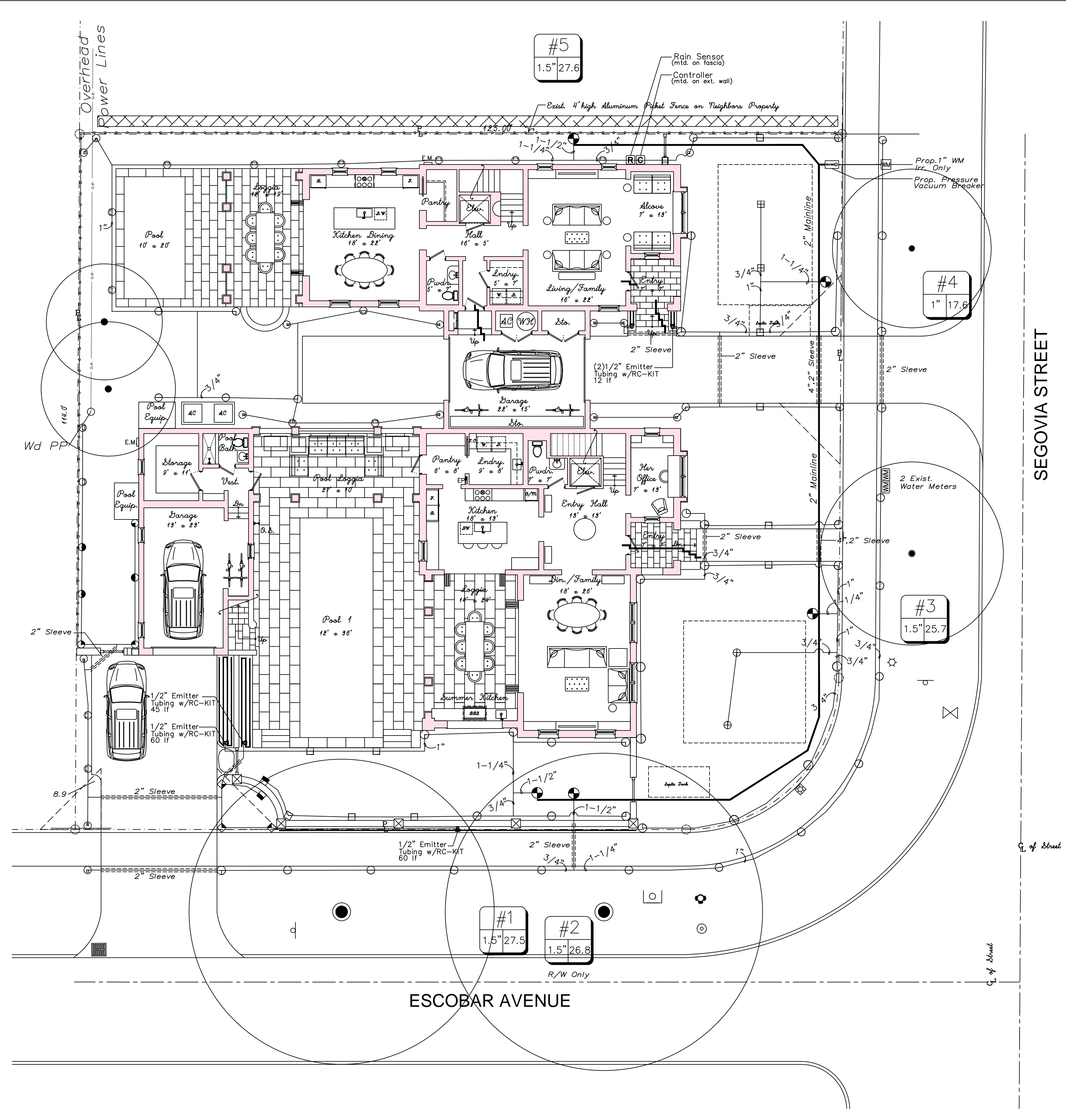
- *SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
- *INSTALL RAIN SENSOR AS PER LOCAL CODE

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

IRRIGATION PLAN EQUIPMENT TABLE

◆	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr
■	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' half
●	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr
●	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' half
◇	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' third
□	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' half
▢	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' half
⊕	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' qtr.
⊕	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' half.
⊕	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' full.
⊕	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-Center
⊕	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-End
—	1/2" Emitter Tubing, Flexible XF Series Dripline, 1778 lf.
⊕	(5) RC Kit to Connect Emitter Tubing
●	(4) 1.5", (1) 1" Valves by Rainbird, in Carson Valve Box
----	Sleeves, Schedule 40 PVC
----	Lateral Lines, Schedule 160 pvc
C	Controller, ESP Modular Series 6 Stations (1 spare)
R	Rain Sensor, by Miniclik
⊕	Prop. Pressure Vacuum Breaker for Irrigation
W/M	Proposed 1" Water Meter, Irrigation Only



IRRIGATION PLAN
Scale 1" = 10'-0"

H.L. Martin, Landscape Architect, P.A.
L# 26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 750-4372, hmartin@hmartinla.com
Herbert Lester Martin, Landscape Architect

L-1.1 LANDSCAPE PLAN
L-1.2 NOTES, DETAILS, LEGEND
L-1.3 TREE SURVEY/ DISPOSITION PLAN
L-1.4 IRRIGATION PLAN

BOA 08-25-21

REVISIONS

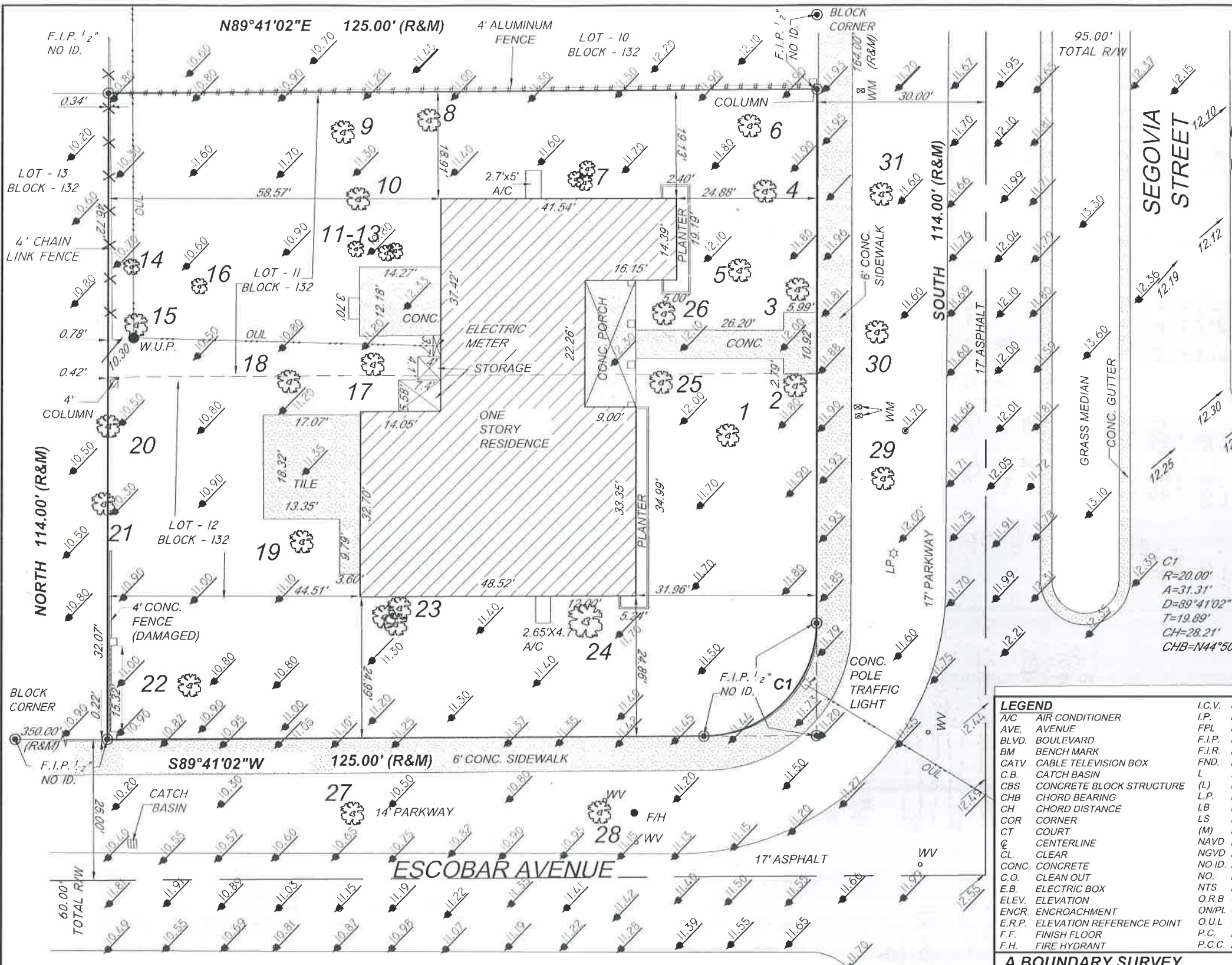
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OWNER
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IRRIGATION PLAN
Scale: 1/8" = 1'-0"

L-1.4

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Tree Survey List		Description			
Num	Botanical / Common Name	HT	SPR	DBH	CONDITION
#1 BN	Bismarkia nobilis / Bismarkia Palm	42'	21'	23"	Good
#2 IA	Ilex x attenuata / 'Eagleston' Holly	16'	7'	3"	Good
#3 IA	Ilex x attenuata / 'Eagleston' Holly	17'	8'	3"	Good
#4 BN	Bismarkia nobilis / Bismarkia Palm	34'	18'	21.5"	Good
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#6 PC	Phoenix canariensis / Canary Island Date Palm	18'	21'	23"	Good
#7 RM	Ravennala madagascariensis / Traveller's Palm	28'	22'	cluster	Good
#8 PC	Phoenix canariensis / Canary Island Date Palm	22'	17'	24"	Good
#9 PC	Phoenix canariensis / Canary Island Date Palm	32'	25'	26"	Good
#10 BN	Bismarkia nobilis / Bismarkia Palm	40'	20'	20"	Good
#11 CA	Coccothrinax argentata / Florida Silver Palm	15'	5'	3"	Good
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#25 PHR2	Phoenix roebelenii / Pygmy Date Palm	7'	9'	3", 3"	Poor
#26 PHR	Phoenix roebelenii / Pygmy Date Palm	9'	6'	4"	Fair
#27 BB	Bucida buceras / Black Olive	36'	50'	18"	Good
#28 BB	Bucida buceras / Black Olive	34'	52'	22"	Good
#29 QV	Quercus virginiana / Live Oak	26'	30'	8.5"	Good
#30 QV	Quercus virginiana / Live Oak	24'	28'	8.5"	Good
#31 QV	Quercus virginiana / Live Oak	22'	26'	7.5"	Good



LEGAL DESCRIPTION:
 LOTS 11 AND 12, BLOCK 132, "CORAL GABLES COUNTY CLUB SECTION PART SIX", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY OF:
 3520 SEGOVIA STREET, CORAL GABLES, FLORIDA 33134
 FLOOD ZONE: X
 MAP & PANEL = 12086C0457
 COMMUNITY No.: 120639
 SUFFIX: L
 DATE OF FIRM: 09-11-2009
 BASE ELEV. = N/A

L.F. ELEV. = 12.79 NOTES LOWEST HABITABLE FLOOR ELEVATION.
 ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
 LOWEST ADJACENT GRADE = 11.40
 B.M. # 70 ELEV. = 11.69 CITY OF CORAL GABLES
 GARAGE ELEV. = N/A E.R.P. = 11.59

SURVEYOR'S NOTE: TREE CHART WITH LOCATIONS ADDED PER TREE SURVEY/DISPOSITION PLAN SHEET L-1.2 DATED 07-09-21 PROVIDED BY H.L. MARTIN, LANDSCAPE ARCHITECT, P.A.

LEGEND	A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT
AVE. AVENUE	AVE. AVENUE	I.P. IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR
BLVD. BOULEVARD	BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER
BM BENCH MARK	BM BENCH MARK	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE
CATV CABLE TELEVISION BOX	CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING
C.B. CATCH BASIN	C.B. CATCH BASIN	FND. FOUND	P.O.C. POINT OF COMMENCEMENT
CBS CONCRETE BLOCK STRUCTURE	CBS CONCRETE BLOCK STRUCTURE	L. ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE
CHB CHORD BEARING	CHB CHORD BEARING	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT
CH CHORD DISTANCE	CH CHORD DISTANCE	L.P. LIGHT POLE	P.T. POINT OF TANGENCY
COR CORNER	COR CORNER	LB LICENSED BUSINESS	R. RADIUS
CT COURT	CT COURT	LS LAND SURVEYOR	(R) RECORD
CL CENTERLINE	CL CENTERLINE	(M) MEASURED	R.E. RIM ELEVATION
CL CLEAR	CL CLEAR	NAV D NORTH AMERICAN VERTICAL DATUM	R/W RIGHT-OF-WAY
CONC. CONCRETE	CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY
C.O. CLEAN OUT	C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE
E.B. ELECTRIC BOX	E.B. ELECTRIC BOX	NO. NUMBER	S.I.R. SET IRON ROD
ELEV. ELEVATION	ELEV. ELEVATION	NTS NOT TO SCALE	ST. STREET
ENCR. ENCROACHMENT	ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK	T TANGENT
E.R.P. ELEVATION REFERENCE POINT	E.R.P. ELEVATION REFERENCE POINT	ONPL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK
F.F. FINISH FLOOR	F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE
F.H. FIRE HYDRANT	F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE	TYP. TYPICAL
		P.C.C. POINT OF COMPOUND CURVATURE	U.E. UTILITY EASEMENT

- SURVEYOR'S NOTES:**
- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
 - 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
 - 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
 - 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 - 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
 - 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
 - 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
 - 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
 - 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
 - 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
 - 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: WEST RIGHT OF WAY OF SEGOVIA STREET = SOUTH



A BOUNDARY SURVEY
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 442-2530

TREE INFORMATION/ TREE CHART REVISED- SURVEY NOTE ADDED :09/07/2021	FIELD DATE:07/30/2021	SCALE: 1" = 20'	DRAWN BY: J.L.J.	DWG. No.: 268842
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