

HAMMOCK LAKES RESIDENCE

5655 Kerwood Oaks Drive, Coral Gables, FL 33156

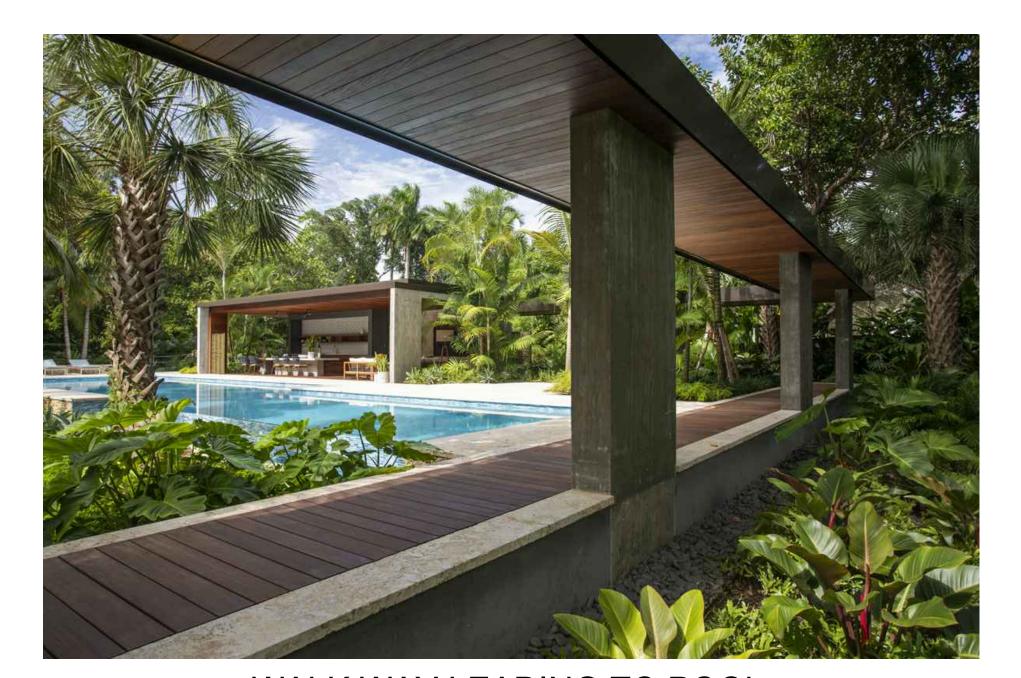
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EXISTING WALK WAY AND VEGETATION



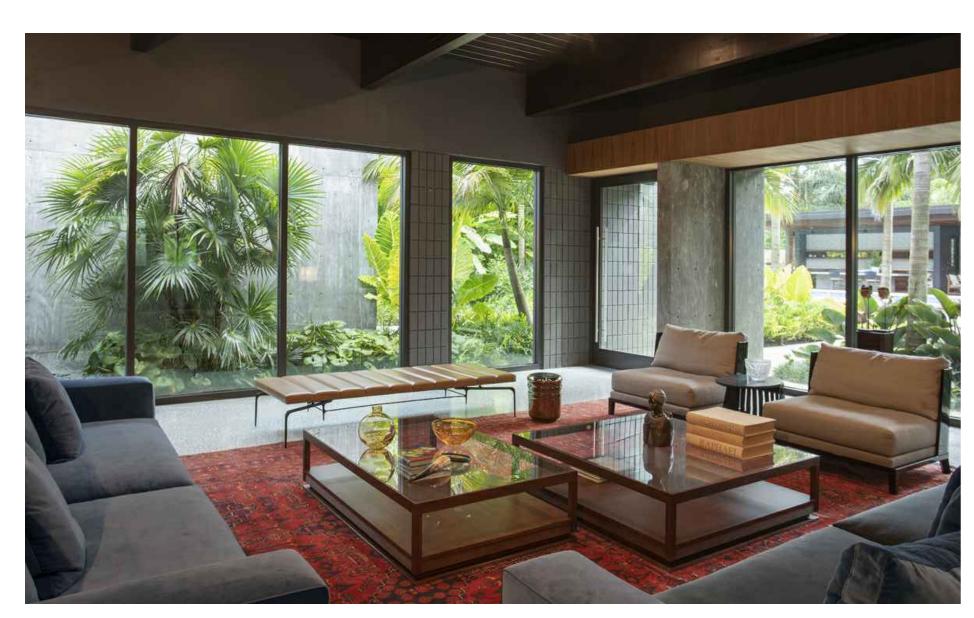
EXISTING POOL AND PAVILION



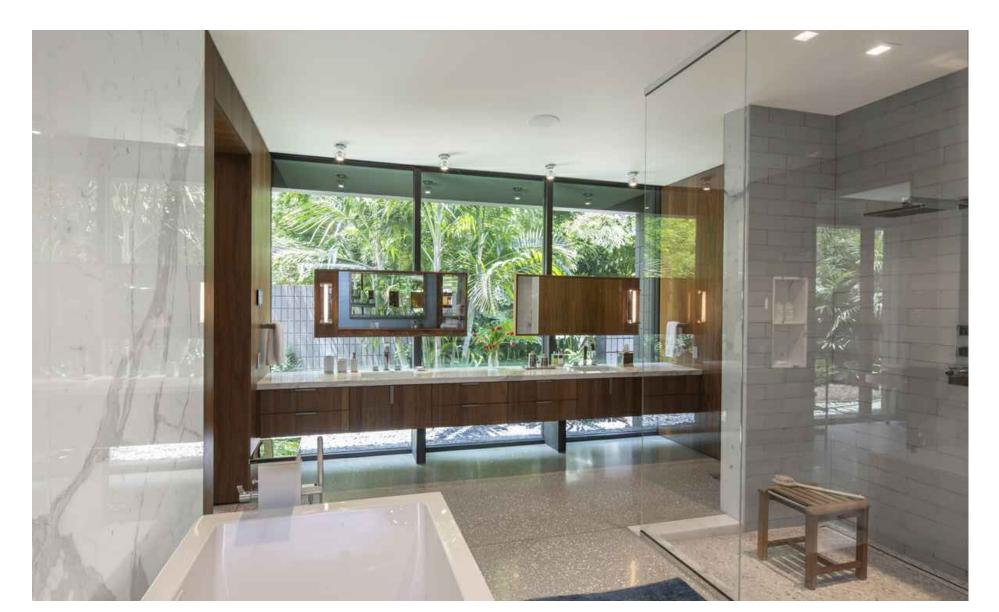
WALK WAY LEADING TO POOL DECK AND PAVILION



EXISTING MAIN ENTRANCE



EXISTING LIVING ROOM



EXISTING MASTER BATHROOM



MAIN ENTRANCE



VIEW OF EXPOSED CONCRETE WALL



WALKWAY LEADING TO THE MAIN HOUSE

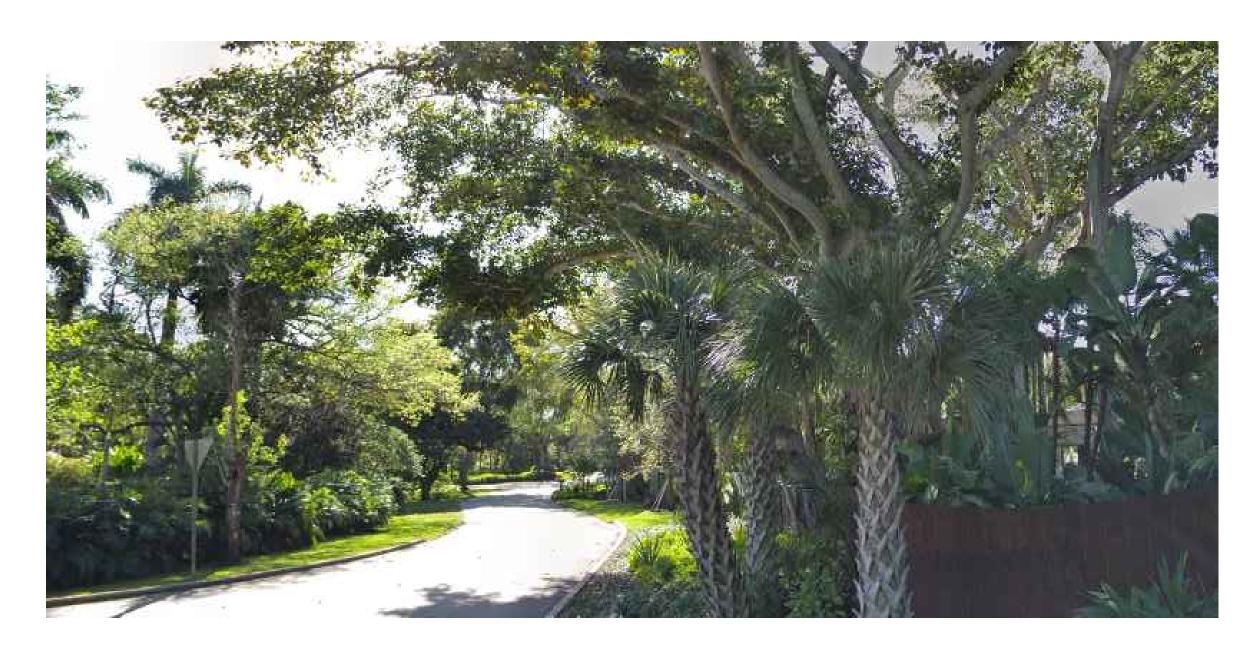


EXTERIOR VIEW OF MASTER BEDROOM AND LIVING ROOM

7 O C



NEIGHBOR ACROSS THE STREET TO THE SOUTH



VIEW OF STREET TO THE SOUTH OF RESIDENCE



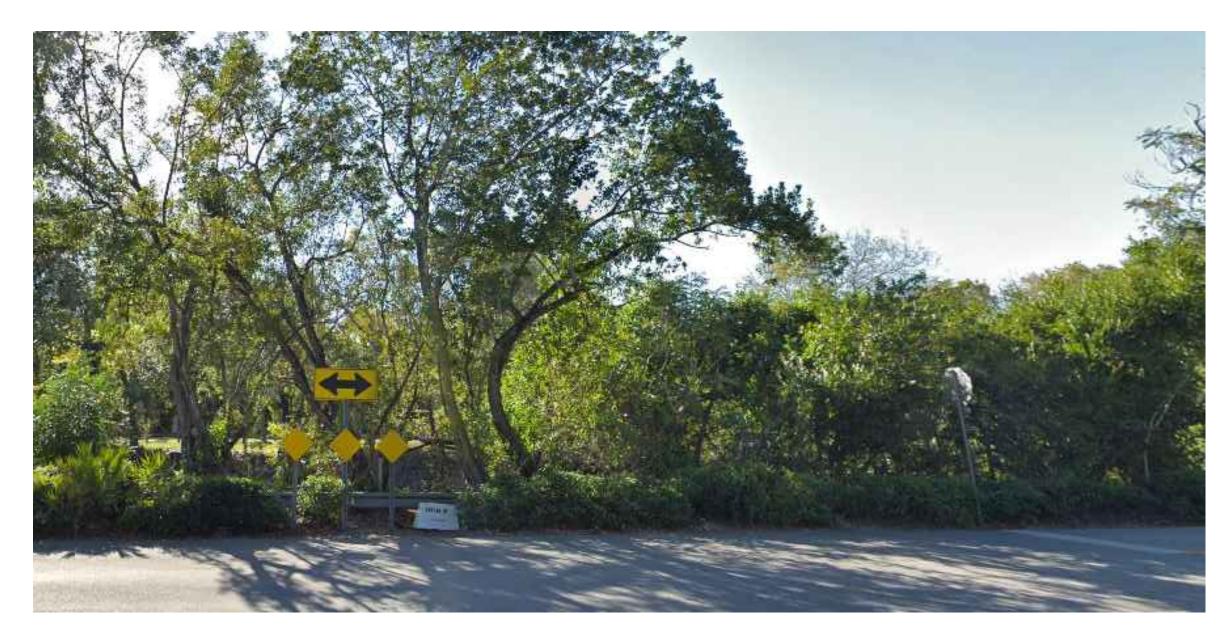
NEIGHBOR TO THE NORTH OF RESIDENCE



NEIGHBOR ACROSS THE STREET TO THE EAST



NEIGHBOR TO THE NORTH OF RESIDENCE



VIEW OF STREET TO THE WEST OF RESIDENCE



PROPOSED ENTRANCE ADDITION



PROPOSED NEW GARAGE



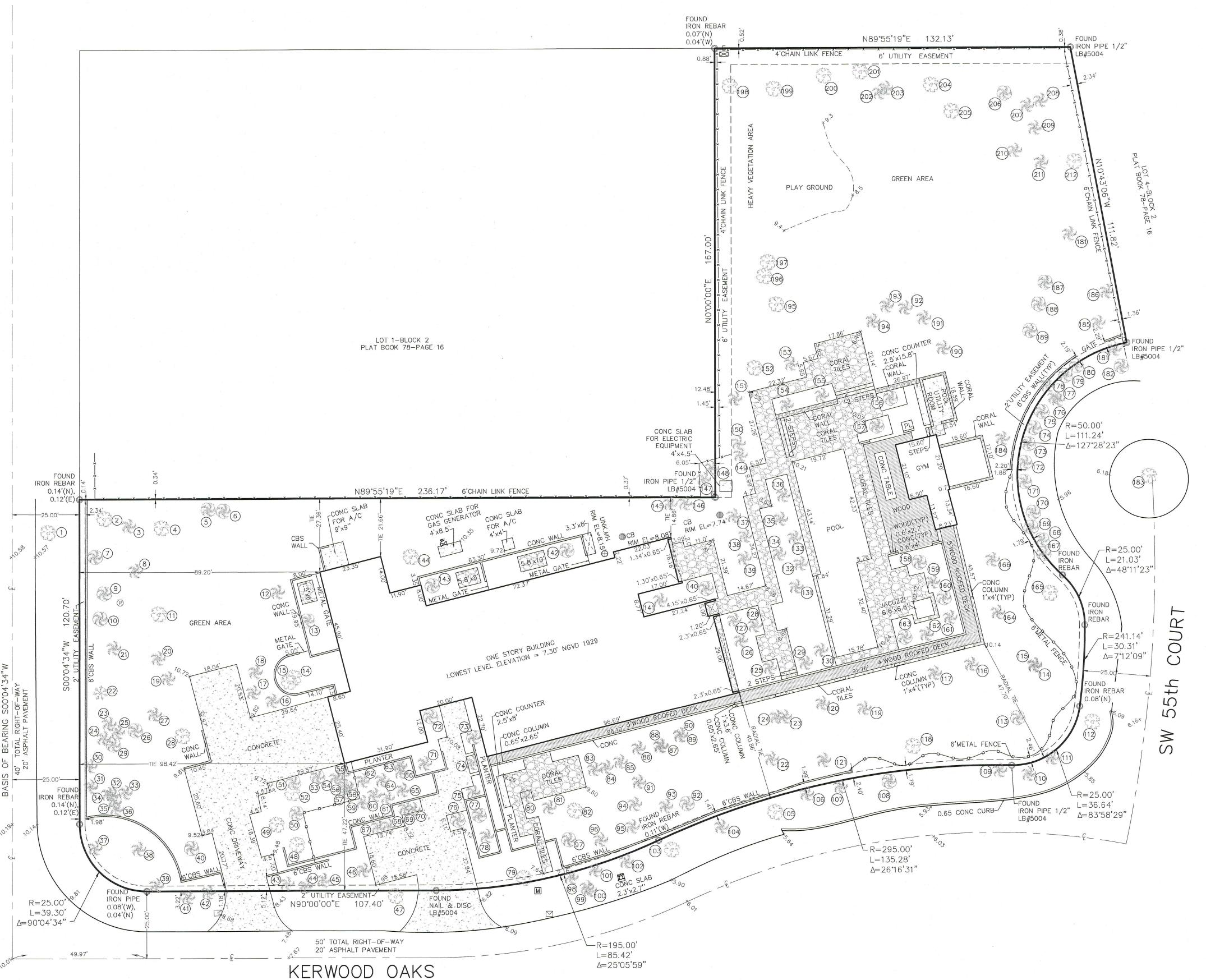
PROPOSED NEW GARAGE AND BEDROOMS EXTENSION



REAR VIEW OF PROPOSED BEDROOMS EXTENSION

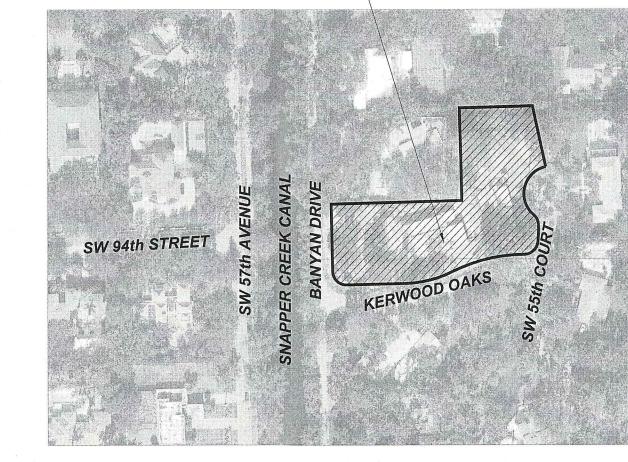
FINAL SURVEY

SECTION 06, TOWNSHIP 55 SOUTH, RANGE 41 EAST MIAMI-DADE COUNTY, FLORIDA



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SUBJECT SITE



LOCATION MAP

LEGAL DESCRIPTION:

LOT 1, J.K SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 90, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. Property address: 5655 Kerwood Oaks Dr. Coral Gables, FL

SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and described based on the above legal description
- 2) This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
- 3) There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Ownership subject to OPINION OF TITLE.
- 5) Type of Survey: FINAL SURVEY
- 6) Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations
- 7) This FINAL SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- 8) All dimensions are in substantial agreement unless otherwise noted.
- 9) Bearings shown are assumed and are based on the Centerline of BANYAN DRIVE being S00° 04' 34"W
- 10) All elevations are referred to the National Geodetic Vertical Datum 1929
- 11) Horizontal accuracy statement: The horizontal accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(b) Florida Administrative Code for Suburban Linear: 1 foot in 7,500 feet.
- 12) Vertical accuracy statement: Elevations as shown are based on a closed level loop to the benchmarks noted, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(a), of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles for vertical accuracy.
- 13) Bench Mark information:
- Bench Mark #1: SC-38 Elevation= 10.40' NGVD 1929.
- Location: Brass bar in concrete wheelguard at se corner of bridge over Snapper Creek 15) Regarding the "COMMON NAME" of trees, as expressed below, the undersigned has no expertise in the identification of tree species and therefore strongly urges the client to seek the expertise of an arborist licensed in the State of Florida, solely regarding tree species. Said information is being provided, as requested by client.

SURVEYORS CERTIFICATE:

I hereby certify that this "FINAL SURVEY" is true and correct to the best of my knowledge and belief as surveyed and drawn under my responsible direction, and that the survey meets the "Standards of Practice" as set forth in Chapter 5J-17.051 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, of the Florida Statutes.

CERTIFIED TO:

TO: Matthew Pellar and Alexia Pellar

LEGEND AND ABBREVIATION:

A/C = AIR CONDITIONER CB = CATCH BASINCBS = CONCRETE BLOCK & STUCCO CONC = CONCRETE Δ = DELTA= CENTRAL ANGLE EL = ELEVATION L = LENGTH

LB = LICENSED BUSINESS

NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929 PL = PLANTER

PSM = PROFESSIONAL SURVEYOR & MAPPER R = RADIUS (TYP) = TYPICAL

NATIONAL FLOOD

UNK.MH = UNKNOWN MANHOLE

INSURANCE PROGRAM: CITY OF CORAL GABLES, FLORIDA COMMUNITY NUMBER: PANEL NUMBER: MAP REVISED: **SEPTEMBER 11, 2009** FLOOD ZONE:

X - AH BASE FLOOD ELEVATION: 7.0

€ = CENTER LINE

 \boxtimes = CABLE BOX = CATCH BASIN

□ = ELECTRIC BOX C = FIRE HYDRANT

₩ = GAS VALVE = INTERCOM

= MAIL BOX P = UNDERGROUND PROPANE TANK

= UNKNOWN MANHOLE

W = WATER METER

≈ = PALM

💥 = PINE

্টিট্ট = TREE

FLOOD INSURANCE RATE MAP NUMBER: 12086C0466 L

ATE: 12/05/19

DATE: 11/27/19 PROJ. No: 190094

	TREE TAB	JLATION		
NUMBER	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	LYCHEE TREE	6	17	14
2	CEIBA	6	22	14
3	TRAVELER'S TREE	8	25	15
4	OAK	18	30	15
5	FISHTAIL PALM (CLUSTER)	36	20	15
6	FISHTAIL PALM (CLUSTER)	24	20	15
7	ARECA CLUSTER	45	12	5
8	TRAVELER'S TREE	8	12	12
9	ARECA (CLUSTER)	45	12	5
10	ARECA (CLUSTER)	45	12	5
11	OAK	18	40	20
12	SABAL PALM	15	15	8
13	BAMBOO (CLUSTER)	40	20	15
14	OAK	18	35	20
15	OAK	10	30	12
16	WINDMILL PALM	5	11	8
17	WINDMILL PALM	5	11	8
18	WINDMILL PALM	5	14	8
19	TRAVELER'S TREE	8	10	10
20	COCONUT PALM	8	38	15
21	TRAVELER'S TREE	8	10	10
22	SCREW PALM	60	22	20
23	ROBELLINI PALM	4	14	10
24	ROBELLINI PALM	5	14	10
25	ROBELLINI PALM	5	14	10
26	ARECA (CLUSTER)	30	20	15
27	ROBELLINI PALM (3)	4	8	6
28	OAK	32	35	30
29	ARECA (CLUSTER)	40	20	15
30	ROBELLINI PALM	4	9	6
31	ROBELLINI PALM	4	9	6
32	PALM (4)	5	20	7
33	ROBELLINI PALM	4	10	5
34	PALM (4)	4	20	7
35	ROBELLINI PALM	4	10	5
36	ROBELLINI PALM	4	10	5
37	PAUROTIS PALM	18	10	7
38	PAUROTIS PALM	18	10	7
39	PAUROTIS PALM	18	10	7
40	BAMBOO (CLUSTER)	60	25	7
41	KEY WEST PALM (2)	5	8	8
42	KEY WEST PALM	4	10	8
43	KEY WEST PALM	4	10	8
44	KEY WEST PALM	4	10	8
45	KEY WEST PALM	5	8	8
46	SABAL PALM	15	15	8
47	OAK	22	30	25
48	OAK	25	30	40
49	BLACK OLIVE	20	50	30
50	PALM (CLUSTER)	40	25	10
51	PALM (CLUSTER)	35	25	10
52	BLACK OLIVE	18	50	25
53	ARECA (CLUSTER)	24	20	15
54	SABAL PALM	8	14	10
55	SABAL PALM	11	15	10
56	SABAL PALM	10	15	10
57	SABAL PALM	8	4	10
58	SABAL PALM	10	8	15
59	SABAL PALM	5	20	6
60	SABAL PALM	5	20	6
61	SABAL PALM	5	20	6
62	SABAL PALM	5	20	6
63	SABAL PALM	5	20	6
64	SABAL PALM	5	20	6
65	SABAL PALM	5	20	6
66	SABAL PALM	5	20	6
67	SABAL PALM	15	15	8
68	SABAL PALM	14	12	7
69	SABAL PALM	15	15	8
70	SABAL PALM	1	10	7

TREE TABULATION DIAMETER HEIGHT SPREAD					
NUMBER	COMMON NAME	(INCHES)	(FEET)	(FEET)	
71	PALM (4)	5	15	10	
72	BAMBOO (CLUSTER)	36	25	15	
73	WINDMILL PALM (CLUSTER)	36	14	4	
74	PALM (2)	5	10	8	
75	SABAL PALM	18	15	10	
76	WINDMILL PALM (CLUSTER)	40	14	4	
77	PALM (CLUSTER)	24	17	5	
78	PALM (4)	4	18	7	
79	BLACK OLIVE	22	45	30 10	
80	PALM	7	10	10	
81 82	PALM BLACK OLIVE	25	50	30	
83	PALM	7	10	10	
84	PALM (4)	5	16	15	
85	PALM (4)	5	16	15	
86	PALM	4	8	10	
87	PALM	4	8	10	
88	PALM	4	8	8	
89	PALM	4	8	10	
90	PALM	4	8	8	
91	PALM	4	8	10	
92	PALM (CLUSTER)	20	15	5	
93	PALM	4	8	10	
94	PALM	3	8	5	
95	SABAL PALM	15	15	10	
96	SABAL PALM	15	12 12	5	
97	PALM (CLUSTER) KEY WEST PALM	18	10	7	
98 99	KEY WEST PALIVI	4	6	6	
100	KEY WEST PALM	4	6	6	
101	KEY WEST PALM	3	10	7	
102	SABAL PALM	17	12	10	
103	OAK	8	20	15	
104	ROYAL PALM	13	40	18	
105	OAK	8	20	15	
106	SABAL PALM	18	15	8	
107	SABAL PALM	18	15	8	
108	WINDMILL PALM (CLUSTER)	50	14	4	
109	SABAL PALM	18	10	10	
110	SABAL PALM	18	10	10	
111	SABAL PALM	18	10	10	
112	OAK	5	15	10 15	
113	TRAVELER'S TREE (CLUSTER) PALM	30 5	15 15	12	
114 115	PALM	7	14	10	
116	SABAL PALM	14	16	12	
117	SABAL PALM	17	12	8	
118	FICUS (2)	40	50	75	
119	PALM	7	14	10	
120	SABAL PALM	11	14	10	
121	SABAL PALM	15	12	8	
122	SABAL PALM	11	12	8	
123	SABAL PALM	13	12	10	
124	SABAL PALM	15	15	12	
125	PALM (2)	7	12	10	
126	PALM	7	12	8	
127	PALM	7	15	8	
128	PALM	7	14 15	12	
129	PALM SABAL PALM	18	12	10	
130 131	PALM	8	11	10	
132	PALM	7	12	10	
133	PALM	7	12	10	
134	PALM	7	12	10	
135	PALM	7	10	10	
136	PALM	7	12	10	
137	PALM	7	12	10	
138	PALM	7	12	10	
139	PALM	7	10	10	
140	PALM (CLUSTER)	36	15	10	

NUMBER	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
141	PALM	4	8	5
142	PALM (CLUSTER)	18	10	7
143	PALM (CLUSTER)	18	10	7
144	OAK	22	35	20
145	SABAL PALM	15	15	10
146	SABAL PALM	15	15	10
147	SABAL PALM	15	15	10
148	SABAL PALM	15	15	10
149	SABAL PALM	15 15	12 12	10
150	SABAL PALM SABAL PALM	15	12	10
151 152	BLACK OLIVE	24	45	30
153	PALM	7	 15	12
154	PALM	7	16	14
155	PALM (2)	7	8	12
156	PALM (CLUSTER)	24	15	6
157	PALM (CLUSTER)	36	15	6
158	PALM (CLUSTER)	26	10	8
159	PALM	7	14	12
160	PALM (CLUSTER)	26	10	8
161	PALM	7	15	8
162	PALM	7	15	8
163	PALM (CLUSTER)	26	10	8
164	SABAL PALM	17	15	12
165	FICUS	60	30	40
166	SABAL PALM	17	15	12
167	FISHTAIL PALM (CLUSTER)	24	20	15
168	FISHTAIL PALM (CLUSTER)	24	20	15
169	FISHTAIL PALM (CLUSTER)	24	20	15
170	FISHTAIL PALM (CLUSTER)	24	20	15
171	FISHTAIL PALM (CLUSTER)	24	20	15
172	FISHTAIL PALM (CLUSTER)	24	20	15
173	FISHTAIL PALM (CLUSTER)	24	20	15
174	FISHTAIL PALM (CLUSTER)	24	20	15
175	FISHTAIL PALM (CLUSTER)	24	20	15
176	ROYAL PALM	12	25	12
177	ROYAL PALM	15	25	12
178	PALM	6	20	10
179	FISHTAIL PALM (CLUSTER)	24	20	15
180	FISHTAIL PALM (CLUSTER)	24	20	15
181	ROYAL PALM	11	16	15
182	TRAVELER'S PALM (CLUSTER)	40	10	10
183	GUMBO LIMBO	10	15	15
184	SABAL PALM	15	15	8
185	ROYAL PALM	16	40	15
186	ROYAL PALM	10	12	15
187	PALM (CLUSTER)	28	12	5
188	PALM (CLUSTER)	28	12	5
189	PALM (CLUSTER)	28	12	8
190	PALM	4 4	8	8
191	PALM	4	8	8
192	PALM PALM	4	8	8
193 194	PALM	4	8	8
194	OAK	24	35	30
196	OAK	13	30	20
197	OAK	16	25	25
198	OAK	12	25	20
199	OAK	21	35	25
200	MANGO TREE	4	12	8
201	MANGO TREE	6	14	10
202	TRAVELER'S PALM	10	15	10
203	TRAVELER'S PALM	10	15	10
204	OAK	16	35	20
205	OAK	32	25	35
206	FISHTAIL PALM (CLUSTER)	48	20	8
207	SABAL PALM	11	18	10
208	SABAL PALM	11	13	8
209	PALM	7	15	10
210	PALM	7	15	10
211	PALM	7	15	10
212	FICUS	36	40	30

ONS:			
REVISIONS:		G FOR THE FIRM	A FLORIDA

ER

BY:

SCOIT J-PERKINS, PSM#5686

AND ASSOCIATES INC.

ENGINEERS - PLANNERS - SURVEYORS

5723 NW 158th STREET

MIAMI LAKES, FL 33014

SCALE:

FINAL SURVEY
FINAL SURVEY
MATTHEW AND ALEXIA PELLAR

PROJECT:

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SHEET: 2

OF 2 SHEETS

DATE: 12/05/19

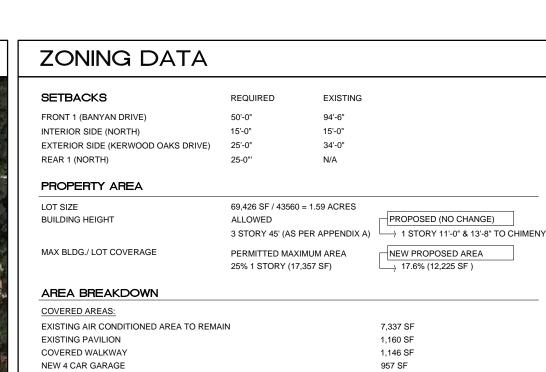
DATE: 11/27/19

F.W. 11/27/19

PROJ. No: 190094

SCOPE OF WORK

ADDITION OF NEW GARAGE. REMODELING AND EXPANDING BEDROOMS, PLAYROOM AND LAUNDRY ROOM.



1,061 SF

12,225 SF

9,960 SF

22,185 SF

564 SF

NEW PLAYROOM AND LAUNDRY AREA

TOTAL AREA WITH NEW ADDITIONS

IMPERVIOUS AREAS:
POOL DECK, POOL, SPA, DRIVEWAYS, WALKWAYS
CONCRETE EQUIPMENT PADS

NEW BEDROOMS EXTENSIONS

TOTAL IMPERVIOUS AREA:

CITE DI ANI

LEGAL DESCRIPTION LOT 1 BLOCK OF J.K. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 90, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA

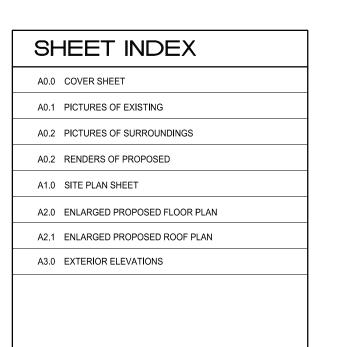
FLOOD DATA ZONE X-AH ADDRESS: 5655 KERWOOD OAKS DRIVE CORAL GABLES FLORIDA 33156 BASE FLOOD ELEVATION: 7.0' N.G.V.D. BENCH MARK USED: BCBM #322

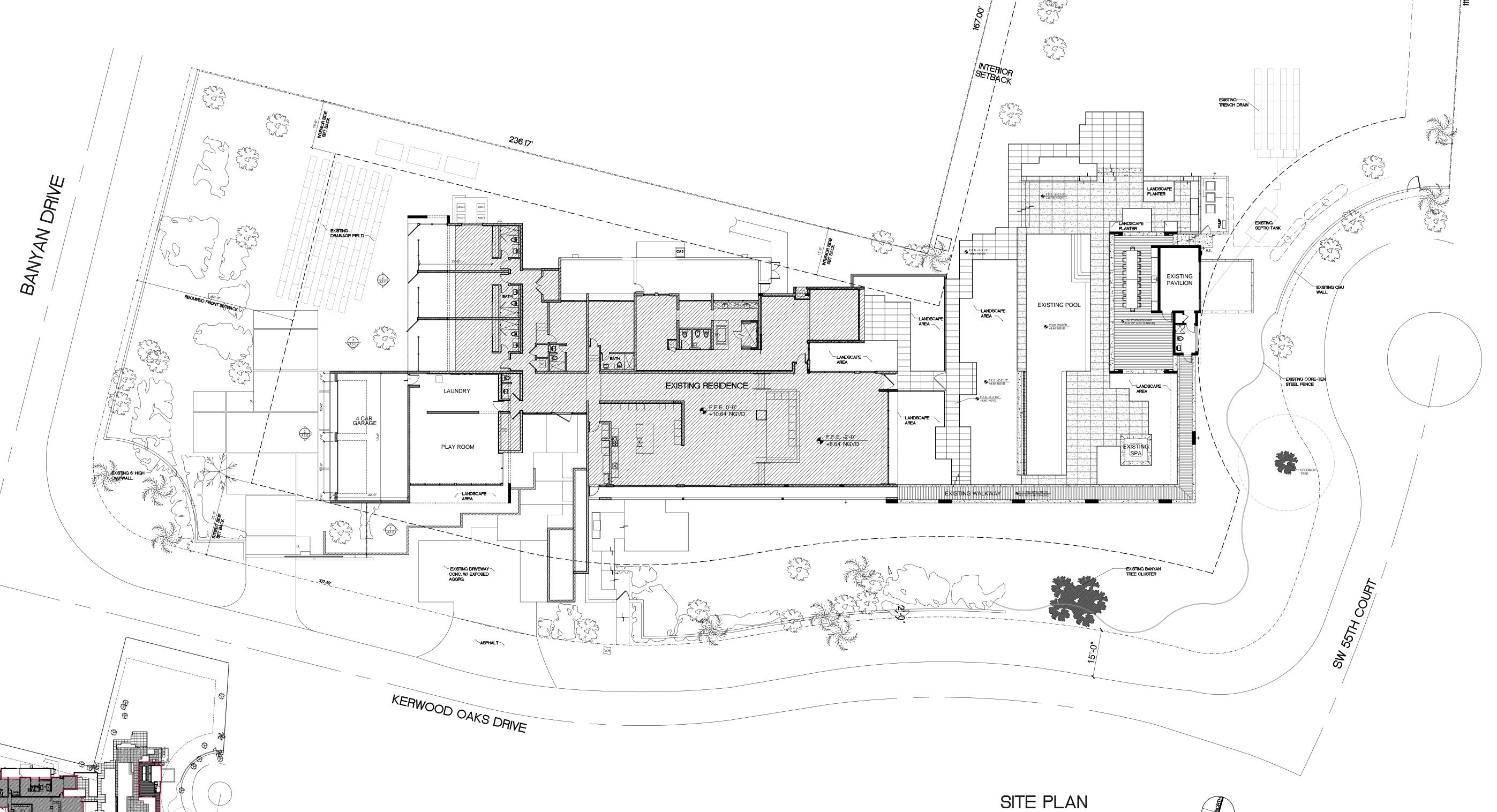
	LOWEST FLOOR ELEVATION	HIGHEST FLOOR ELEVATION	GARAGE/STOR. ELEVATION
PROPOSED	8.28 NGVD	10.78 NGVD	9.94 NGVD

ADDITION / ALTERATION LEVEL

GROUP R-3 RESIDENTIAL AS PER SECTION 310 F.B.C. 2017.
SECTION 307 ADDITIONS (F.B.C. EXISTING BLDG 2017). REPAIR AND ALTERATION WITH NO CHANGE OF OCCUPANCY CLASSIFICATION.

CTION 405 (F.B.C. EXISTING BLDG 2017) ALTERATION - LEVEL 3 CLASSIFICATION OF WORK.	





SCALE:

1/16"= 1'-0"

RODRIGUE HAMED

HAMMOCK 5655 Kerwood Oal

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1. AIA Documents A201, "General Conditions Of The Contract For Construction, Latest Edition," shall govern all work under this Contract and shall apply to all trades and is hereby incorporated

2. All work shall comply with all applicable National Codes, the latest edition of The Florida Building Code (herein also refereed to as F.B.C.), and updated Local Zoning Ordinances.

The Contractor shall field verify all dimensions and existing conditions and notify the Architect of all discrepancies or needed interpretations prior to commencing construction.

3. Omissions from drawings and/or misdescription of details of work which are manifestly necessary to carry out intent of drawings or are customarily performed shall not relieve contractor from performing such omitted or misdescribed details or work, but shall be performed as if fully and correctly set forth and described in drawings using most appropriate method, with final approval issued by Architect to alleviate conflicts of scheduling, drawings, details, and/or specifications.

4. All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.

5. Contractor shall be responsible for quality and performance of all materials, appliances, and work. All materials, equipment, and systems shall be installed in strict accordance with applicable standards and manufacturers written specifications, instructions, and recommendations.

Contractor shall review all shop drawings such as and not limited to roof trusses, doors, windows and hardware. Contractor will inform the Architect of any item which deviates from the working drawings.

6. These plans may be used only under such conditions in which all applicable safety laws, rules and regulations are the sole responsibility of the contractor.

7. Written dimensions have precedence over scaled dimensions. Do not scale drawings. Field verify

8. Contractor is responsible that easements and setbacks are not encroached.

9. Coordinate Architectural drawings with Structural, Mechanical, Plumbing, and Electrical drawings. Any discrepancies are to be brought to Architect's attention for clarification prior to bidding and work.

10. Contractor shall verify and coordinate all rough openings for scheduled doors, windows, and hardware, clearances for all equipment and appliances to be part of the work, and fixture locations and clearances.

11. Typically all windows and doors to be in accordance to that specified in the drawings and applicable items of Chapter 24 of The Florida Building Code (latest edition).

12. Provide all site clearing, excavating to required grades and lines, back fill, grading fill, compaction and dewatering as required to execute the work. All fill under slabs shall be compacted with fine sand fill set in 6" layers to 95% density ASTM 1157. Verify against Structural drawings. Preserve all existing trees and shrubs unless otherwise specified by Owner.

13. Contractor shall remove all construction debris and leave the site graded as indicated on the site plan or as specified by Architect/Owner.

14. All concrete work at ground level shall have 6 Mil thick Visquen vapor Barrier, or approved equal. Lap visqueen by min. 6" fully duct tape along length of lap.

15. Finish grade shall slope away from building walls and property lines. Refer to Site Plan.

16. All gates to be self closing and latching.

17. Refer to engineering drawings for all engineering information (coordinate against Architectural).

18. Rainwater shall direct itself to existing catch basins.

19. All work shall comply with chapter 10 (means of egress) of the 2010 Florida Building Code and NFPA 101. Typical throughout these documents.

20. Elevations shown on the plan refer to National Geodetic Vertical Datum (N.G.V.D.).

21. Termite protection shall be provided by registered termiticides or other approved methods of termite protection labeled for use as a preventative treatment to new construction - - All new structures shall comply to section 1B16 of F.B.C.

22. UTILITY NOTES:

companies prior to start of work.

pressure calculations, etc.

A. General Contractor to verify exact locations of the following outside the property line: 1. Electric Service. 2. Gas 3. Water Main. 4. Telephone.

B. All above and associated work utilities shall be as per enforced edition of the Florida Building Code F.B.C. and all applicable Codes.

C. Contractor shall verify the locations of all utilities, overhead and underground, prior to construction and coordinate with Architect/Owner prior to start of work.

D. Electrical power, telephone. water and gas shall be run as required to meet existing service. All to be verified with Architect/Owner. The Contractor shall coordinate tie-ins and service with utility

23. All pre-manufactured items such as exterior shutters and doors, but not limited to these, shall be under a separate permit if required. General contractors and any subcontractor providing the above items shall provide signed and sealed calculations and shop drawings. All submissions shall be according to N.F.P.A. 101 and the latest edition of the F.B.C. for A/E approval prior to fabrication and ordering. All manufactured items shall meet high velocity hurricane zone (HVHZ) prior to ordering and work, typical throughout project. Refer to Structural engineering sheets for applicable information, i.e. wind

24. Typical throughout project: Where slope is indicated with an arrow, contractor to provide 1/4" per ft. min. slope or as noted.

25. For septic tank and drain field refer to plumbing drawings (if applicable).

26. Every closet door latch shall be operable by a child from inside the closet.

27. Every bathroom door shall be openable from the outside during an emergency when locked. Per life safety

28. All window, exterior doors and shutters to have current Miami - Dade county approval.

29. All glazing within 60" of tub or shower shall have safety glazing per section 2411.62 F.B.C. - Typical

30. The plans and specifications are not intended to depict each and every detail as the party in the field. The contractor is in the best position to verify that all conditions are completed to provide a watertight structure.

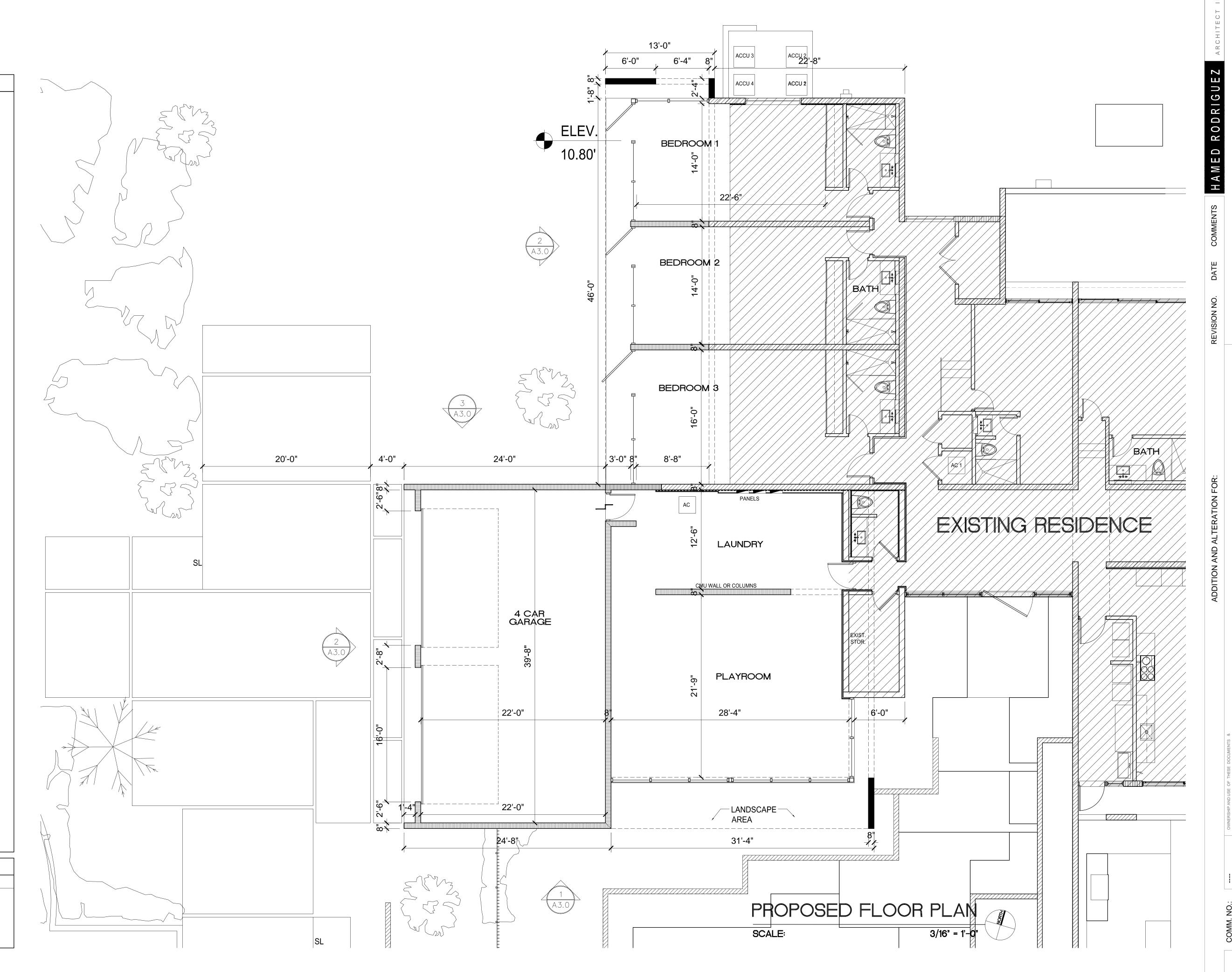
31. FEMA NOTES:

All areas below FEMA elevation shall meet the requirements of chapter 11C: development within flood hazard

A. All walls below base flood elevation shall receive M.R. gypsum wall board & 1 coat plaster finish.

B. All Electrical, Mechanical & Plumbing shall be above base flood elevation.

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	NEW 8" C.M.U. WALL
	NEW 3 5/8" MTL FRAMING 24" O.C. W 5/8" GYP. BD. EA SIDE
	EXISTING BUILDING



AMMO

1MOCK LAKES RESIDENCE
SE Kerwood Oaks Drive Coral Gables, Florida 33156

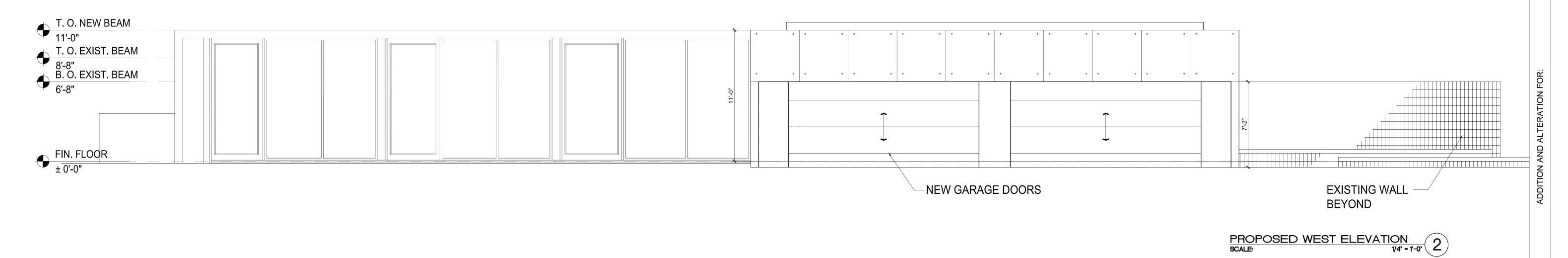
HAMMOCK LAI
5655 Kerwood Oaks Drive

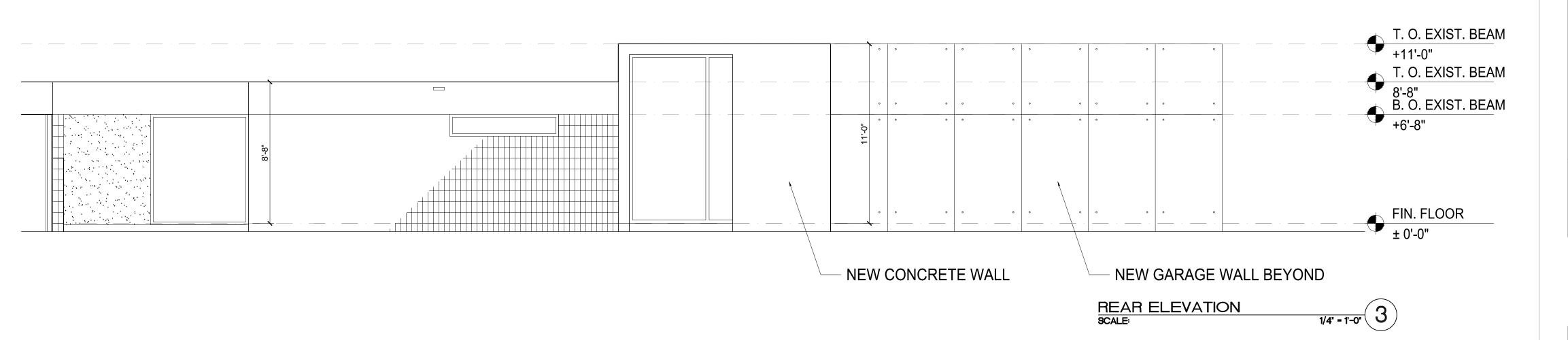
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