1-STORY SINGLE FAMILY RESIDENCES: PROPOSED COMBINED PROPERTIES ADDITION & REMODELING

Sanchez - Mugrage Residence

2509 & 2515 Indian Mound Trail, FL 33134



2509 INDIAN MOUND: PENDING HISTORICAL DESIGNATION

SCHEDULED FOR REVIEW ON: XX.2025

Project Team

LOCUS ARCHITECTURE INCORPORATED — ARCHITECTURE

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Email: nel@locusarchitecture.net
License No. AR 13937

Vivian A. Sanchez & Christine Mugrage — OWNER

2509 Indian Mound Trail, Coral Gables, FL 33134
2515 Indian Mound Trail, Coral Gables, FL 33134
Tel: 312 282 4588
Email: vsanchezg@aol.com

Drawing Contents

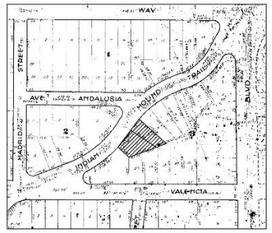
SHEET NO.	SHEET CONTENTS
	SURVEY
	HOUSE PHOTOS
	CONTEXT PHOTOS
	RENDERINGS
ARCHITECTURE	
A-01.0	PROPOSED SITE PLAN AND ZONING INFORMATION
A-01.1	AREA DIAGRAMS AND CALCULATIONS
A-01.2	EXISTING & DEMOLITION SITE PLAN
A-02.0	EXISTING AND DEMOLITION FLOOR PLAN
A-02.1	PROPOSED FLOOR PLAN
A-04.0	EXISITNG & DEMOLITION ROOF PLAN
A-04.1	PROPOSED ROOF PLAN
A-05.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS: FRONT AND REAR
A-05.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS: NE & SW
A-05.2	EXISTING & PROPOSED BUILDING SECTIONS: AA & BB

PRELIMINARY BOA SUBMITTAL: August 22, 2025
CERTIFICATE OF APPROAITENESS SUBMITTAL: November 18, 2025
PERMIT SUBMITTAL: XX, 2025

BOUNDARY SURVEY

LOCATION MAP

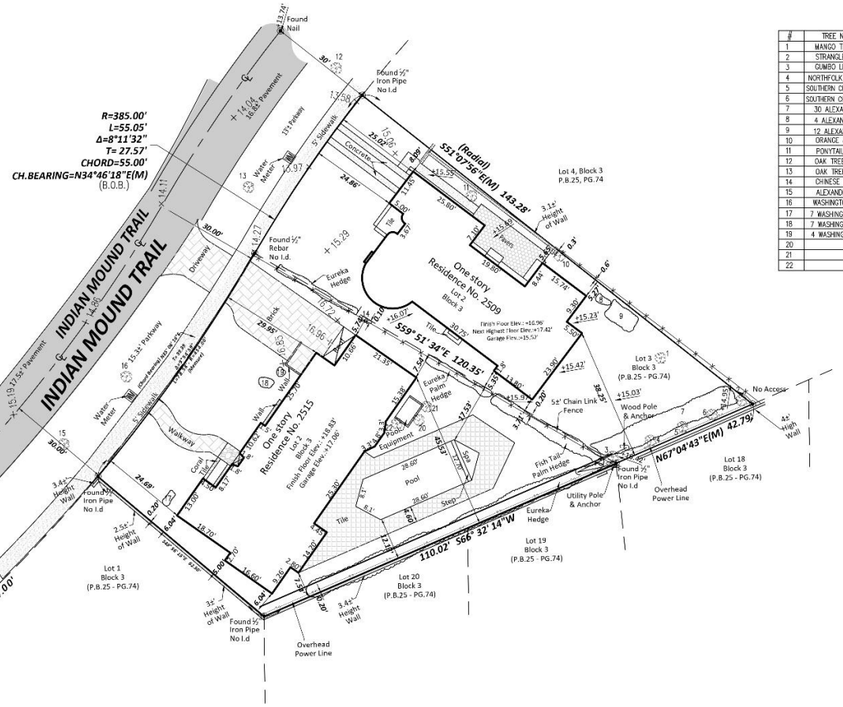
N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LEGAL DESCRIPTION:

Lot 2 & 3 Block 3, REVISED PLAT OF CORAL GABLES , according to the Plat thereof, as recorded in Plat Book 25, Page 7 of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

- Vivian Ana Sanchez

SURVEYOR'S NOTES:

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. 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.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the _____ of _____, being _____.

#	TREE NAME	SCIENTIFIC NAME	DIAMETER"	HEIGHT"	SPREAD"
1	MANGO TREE	MANGIFERA INDICA	10	25	15
2	STRANGLER FIG	FICUS AUREA	10±	50	50
3	GUMBO LIMBO	BURSERA SIMARUBA	4	35	35
4	NORTHFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	8	25	8
5	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	12	25	18
6	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	4	6	8
7	30 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
8	4 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
9	12 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
10	ORANGE JASMINE	MURRAYA PANICULATA	5	15	10
11	PONYTAIL PALM	BEAUCARNEA RECURVATA	12	30±	3±
12	OAK TREE	QUERCUS	10	20	20
13	OAK TREE	QUERCUS	10	30±	20±
14	CHINESE HIBISCUS	HIBISCUS ROSA--SINENSIS	15	25	25
15	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	5	30	7±
16	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	8	30±	10±
17	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	35	10
18	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	30±	10±
19	4 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	25±	7±
20				8±	5±
21				3	
22					

LEGEND

W	WATER METER
CB	CATCH BASIN
FH	FIRE HYDRANT
CO	CLEAN OUT
SM	SANITARY MANHOLE
STM	STORM MANHOLE
FPL	FPL MANHOLE
BS	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
M	CITY OF MIAMI MONUMENT LINE
ℙ	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
2509	24-0270	11-14-24			
2515	24-0143	6-24-24			
2509-2515 COMBINED	25-0119	6-24-25			

ELEVATION NOTE: *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: P-510. DESCRIPTION PK NAIL AND BRASS WASHER IN WEST END OF A WATER FOUNTAIN. LOCATION: SW 24 ST-- 60' SOUTH OF ℄/L ELEVATION: +11.78'

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ. ON JULY 1, 2025 USING A DIGITAL SIGNATURE. CERTIFIED BY DEPTH(S)?.

DIGITALLY SIGNED PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON JULY 1, 2025.

THIS IS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F Paez
Date: 2025.07.02 15:10:21 -04'00'

BY: _____ DATE: _____
Waldo F Paez
FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

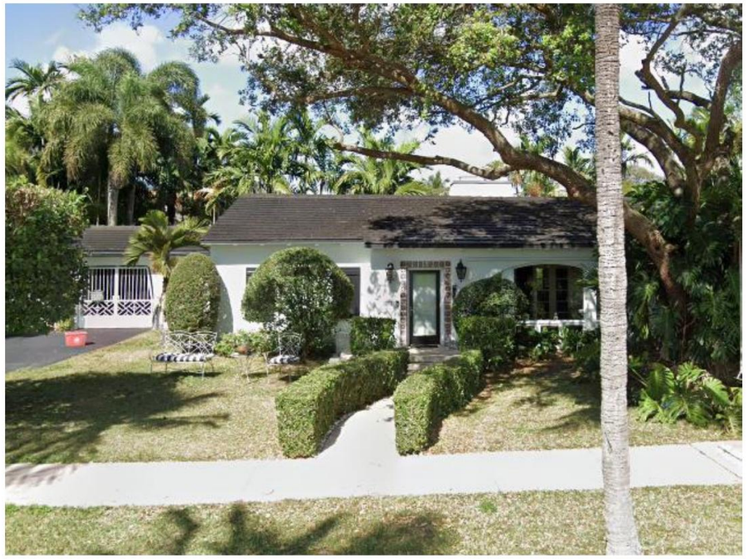
DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS & LAND PLANNERS
15961 S.W. 79 Terrace
Miami, Florida 33193
LB No. 7866
PHONE: (786) 429-1024 FAX: (786) 393-1152

Delta Mapping & Surveying, Inc

ADDRESS:	*2515 INDIAN MOUND TRAIL,CORAL GABLES, FL 33134*
FOLIO NO.:	*03-4118-002-0200*
FLOOD ZONE INFORMATION:	
COMMUNITY NAME & NUMBER	CITY OF CORAL GABLES 120639
MAP/PANEL NUMBER	12086C0457 L
FIRM PANEL EFFECTIVE/REVISED DATE	09-11-2009
FLOOD ZONE(S)	?
BASE FLOOD ELEVATION	???

SCALE: 1" = 20'
DRAWN BY: M.P.R
CHECKED BY: Waldo F Paez

SHEET: 1 OF 1 SHEET(S)
SURVEY DATE: 06-24-2025
JOB NO.: 25-0119



Neighbor Across the Street: 2522 Indian Mound



Neighbor Across the Street: 2514 Indian Mound



Adjacent neighbor on North-East Side : 2505 Indian Mound



Front View 2509 Indian Mound



Front View 2515 Indian Mound



Adjacent neighbor on South Side : 2525 Indian Mound

BOA Preliminary Submittal: Context Photo's
Property: 2509 & 2515 Indian Mound
Coral Gables, FL, 33134

LOCUS ARCHITECTURE
INCORPORATED



View of Front



View of Rear



View of South-West Side



View of North-East Side

BOA Preliminary Submittal: House Photo's
Property: 2509 Indian Mound
Coral Gables, FL, 33134

LOCUS ARCHITECTURE INCORPORATED



View of Front



View of Rear



View of Front



View of Rear

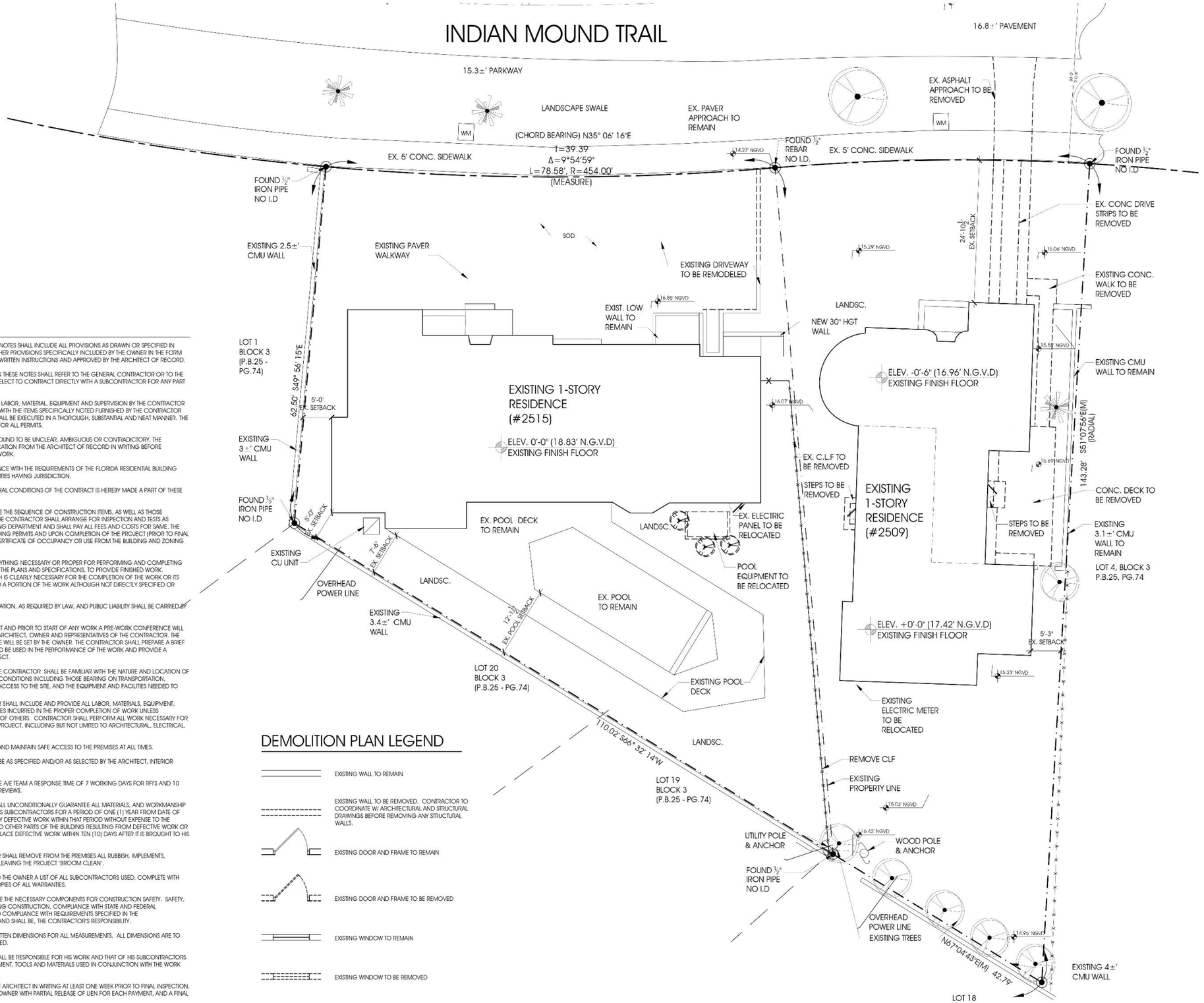
BOA Preliminary Submittal: House Photo's
Property: 2515 Indian Mound
Coral Gables, FL, 33134

LOCUS ARCHITECTURE INCORPORATED









GENERAL NOTES

A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.

B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

C. THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK AND KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

D. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.

E. ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE 8TH ED (2023) AND ALL AUTHORITIES HAVING JURISDICTION.

F. AIA DOCUMENT A-105 (2020) GENERAL CONDITIONS OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.

G. THE CONTRACTOR SHALL DETERMINE THE SEQUENCE OF CONSTRUCTION ITEMS, AS WELL AS THOSE PROVIDED FOR BY SEPARATE PERMIT. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.

H. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS. TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.

I. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.

J. AFTER THE AWARD OF THE CONTRACT AND PRIOR TO START OF ANY WORK A PRE-WORK CONFERENCE WILL BE HELD BETWEEN THE CONTRACTOR, ARCHITECT, OWNER AND REPRESENTATIVES OF THE CONTRACTOR. THE TIME AND PLACE OF THIS CONFERENCE WILL BE SET BY THE OWNER. THE CONTRACTOR SHALL PREPARE A BRIEF WORK DESCRIPTION OF PROCEDURE TO BE USED IN THE PERFORMANCE OF THE WORK AND PROVIDE A SCHEDULE (BAR CHART) FOR THE PROJECT.

K. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS, ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.

L. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

M. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.

N. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.

O. THE CONTRACTOR SHALL ALLOW THE A/E TEAM A RESPONSE TIME OF 7 WORKING DAYS FOR RFI'S AND 10 WORKING DAYS FOR SHOP-DRAWING REVIEWS.

P. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR REPAIRS. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.

Q. AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVING THE PROJECT 'BROOM CLEAN'.

R. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.

S. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

T. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH PARTIAL RELEASE OF LIEN FOR EACH PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.

W. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL THE OWNER'S PUNCH-LIST HAS BEEN SATISFIED.

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED

EXISTING AND DEMOLITON SITE PLAN

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

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 760-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2516 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Existing and Demolition Site Plan

SEAL

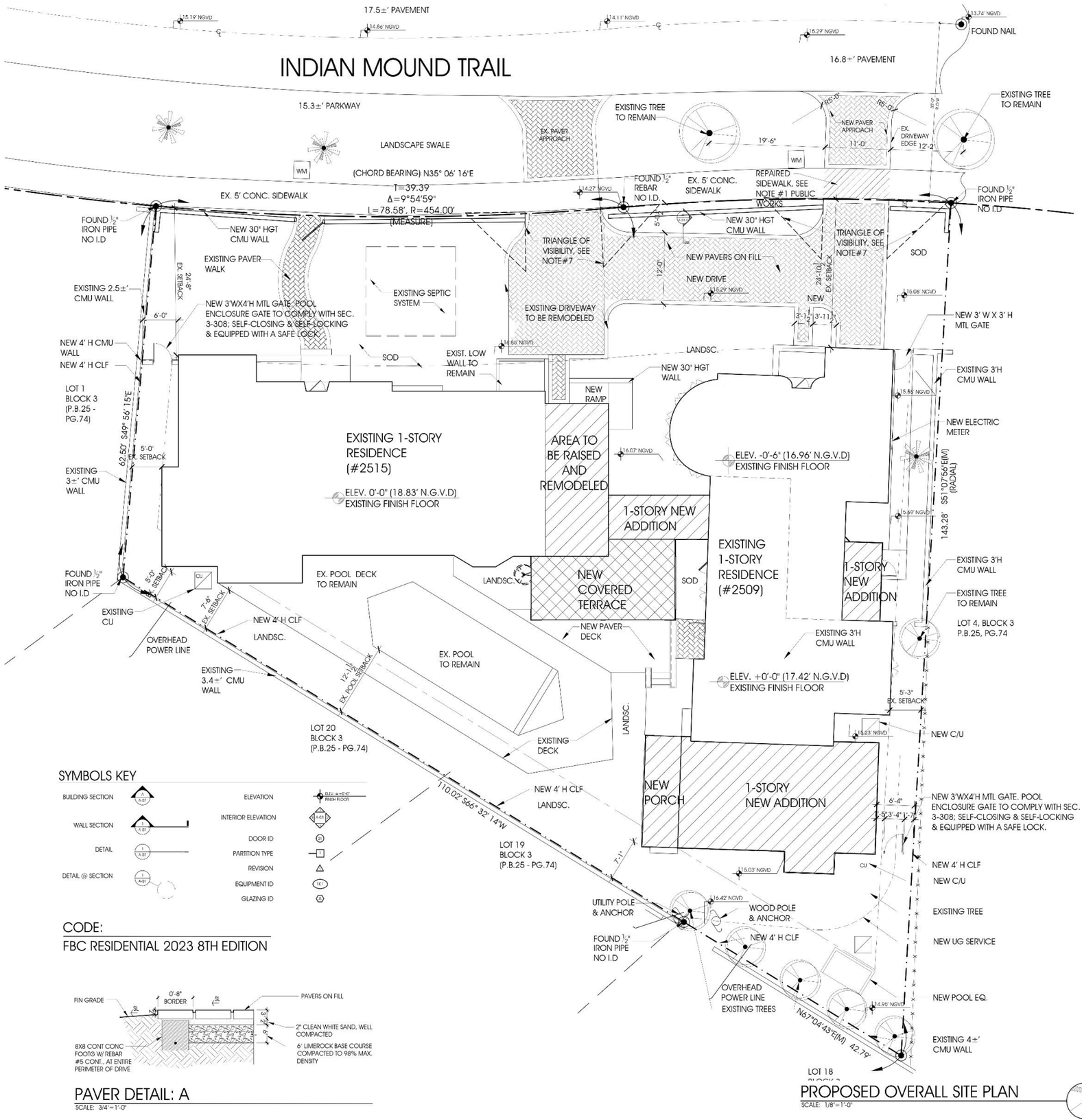
STATE OF FLORIDA — NELSON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE: -
DRAWN: -
REVIEWED: NDL
PROJ. NO.: 374.0

SHEET NO.

A-01.2



SYMBOLS KEY

BUILDING SECTION — A-501
WALL SECTION — A-501
DETAIL — A-501
DETAIL @ SECTION — A-501
ELEVATION — ELEV. +0'-0" FINISH FLOOR
INTERIOR ELEVATION — A-C1
DOOR ID — 01
PARTITION TYPE — 1
REVISION — 1
EQUIPMENT ID — EC1
GLAZING ID — A

CODE:

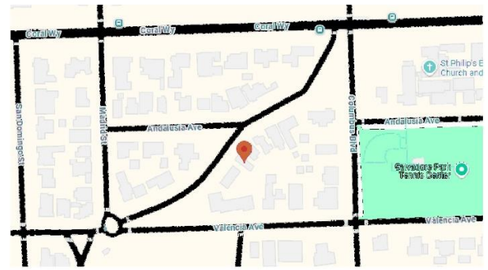
FBC RESIDENTIAL 2023 8TH EDITION

PAVER DETAIL: A

SCALE: 3/4"=1'-0"

PROPOSED OVERALL SITE PLAN

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



LOCATION SKETCH

SCALE: NTS

NORTH

LEGAL DESCRIPTION

LOT 2 & 3 BLOCK 3, REVISED PLAT OF CORAL GABLES , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

THE WORK ENTAILS COMBINING OF TWO 1-STORY HOMES & PROPERTIES INTO ONE NEW HOME. INTERIOR REMODELING, INCLUDING PARTIAL DEMOLITION, 1 STORY NEW ADDITION AND MEP UPGRADES. SITE WORK INCLUDES, NEW DRIVEWAY, POOL GATES & LANDSCAPE UPGRADES.

ZONING INFORMATION: COMBINED LOTS

ZONED:	SFR
FLOOD ZONE:	X
LOT SIZE	14,230 SF (2509 – 6,230 SF LOT + 2515 – 8,000 SF LOT)
CODE:	FBC 2023, RESIDENTIAL 8TH EDITION
ALTERATION LEVEL:	SECTION 603 AND CHAPTER 8: ALTERATION LEVEL 2
FOLIO:	2509: 03-4118-002-0210 2515: 03-4118-002-0200

	REQUIRED/ALLOWED	EXISTING/PROPOSED
F.A.R. ALLOWED	5,419 SF (48% FIRST 5,000 SF, 35% NEXT 5,000 SF, 30% REMAINING)	4,420 SF
LOT COVERAGE: 35%	4,981 SF MAIN HOUSE: MAX. 35% LOT	5,309.9 SF
45%	6,403 SF ACCESS STRUCTURES: MAX. 45% LOT	5,736.9 SF
MIN. FLOOR ELEVATION	FROM 16' MIN/30" MAX ABOVE EST. GRADE EST. GRADE – 0' NGVD	2509 – 17.46' NGVD EXISTING 2515 – 18.83' NGVD EXISTING
GARAGE FLOOR ELEV.	NO MORE THAN 6' ABOVE GRADE (X.X NGVD) EST. GRADE = 12.32' NGVD	12.82' NGVD (PROPOSED)
HEIGHT ALLOWED	25'-0" MAX. FROM FINISH FLOOR	8'-10" TOP OF TB (TO MATCH EXISTG)
LANDSCAPE AREA REQUIRED	5,692 SF MIN. 40% LOT	5,450 SF (VARIANCE REQUEST)
FRONT YARD REQUIRED	1,138 SF MIN. 20% OF 40%AT FRONT YARD	2,518.5 SF

SETBACK REQUIREMENTS: (VARIANCE REQUEST)

	REQUIRED/ALLOWED	EXISTING/PROPOSED
FRONT:	25'-0"	24'-8" (EXISTING)
SIDE: NE INTERIOR	10'-0" (5'-0" MIN)	5'-3" (EXISTING) 6'-4" (NEW ADDITION)
SIDE: SW INTERIOR	10'-0" (5'-0" MIN)	5'-0" (EXISTING)
REAR:	10'-0"	5'-0" (EXISTING) 7'-1" (NEW ADDITION)
POOL:	10'-0" (REAR)	12'-1 1/2" (EXISTING)

AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

WASA NOTES:

TOTAL AREA UNDER A/C: 4,420 SF

PUBLIC WORK NOTES:

1.SIDEWALK AT NEW APPROACH TO BE 6' THICK CONCRETE W/ WIRE REINFORCED MESH, COLOR CORAL GABLES BEIGE AS PER CITY SPECS.

2. PAVER DETAIL, SEE A/A-01.0.

ZONING NOTES:

3. ALL RAINWATER MUST BE RETAINED ON PROPERTY.

4. LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30" AND 8'.

5. FILL SHALL NOT BE BROUGHT UNTO SITE.

6. SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC...SHALL BE TREATED WITH FUMISEAL OR EQUAL FOR TERMITES IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBTERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.

7. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Proposed Site Plan and Zoning Information

SEAL

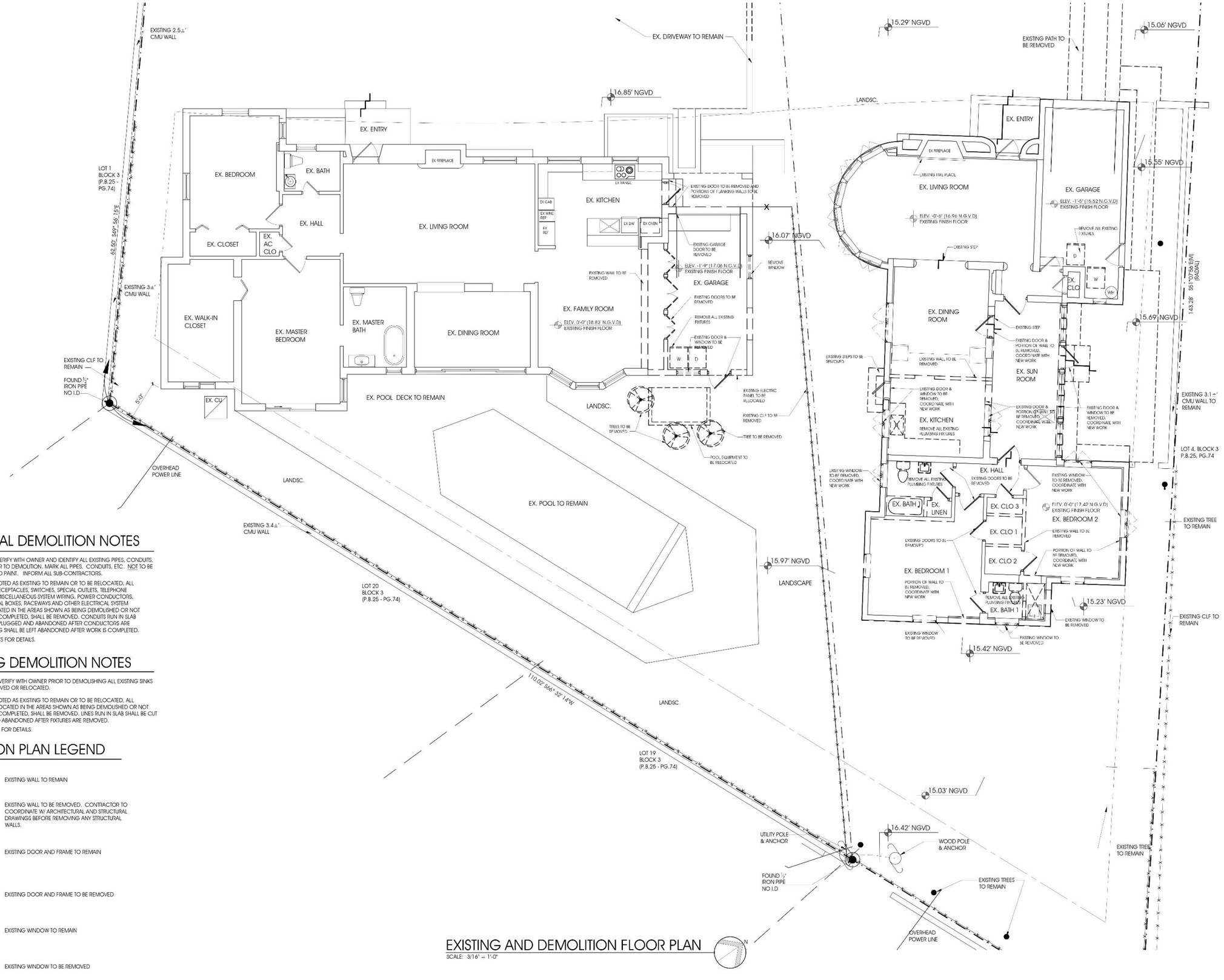
STATE OF FLORIDA — NELSON MANUEL DE LEON — AR 13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE	-
DRAWN	-
REVIEWED	NDL
PROJ. NO.	374.0

SHEET NO.

A-01.0



ELECTRICAL DEMOLITION NOTES

1. CONTRACTOR IS TO VERIFY WITH OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. TO REMAIN PRIOR TO DEMOLITION. MARK ALL PIPES, CONDUITS, ETC. NOT TO BE DEMOLISHED WITH RED PAINT. INFORM ALL SUB-CONTRACTORS.
2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, SPECIAL OUTLETS, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND OTHER ELECTRICAL SYSTEM COMPONENETS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. CONDUITS RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.
3. SEE ELECTRICAL SHEETS FOR DETAILS.

PLUMBING DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO DEMOLISHING ALL EXISTING SINKS AND WC TO BE REMOVED OR RELOCATED.
2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL PLUMBING FIXTURES LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. LINES RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER FIXTURES ARE REMOVED.
3. SEE PLUMBING SHEETS FOR DETAILS.

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED

EXISTING AND DEMOLITION FLOOR PLAN

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

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	06-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Existing And Demolition Floor Plan

SEAL

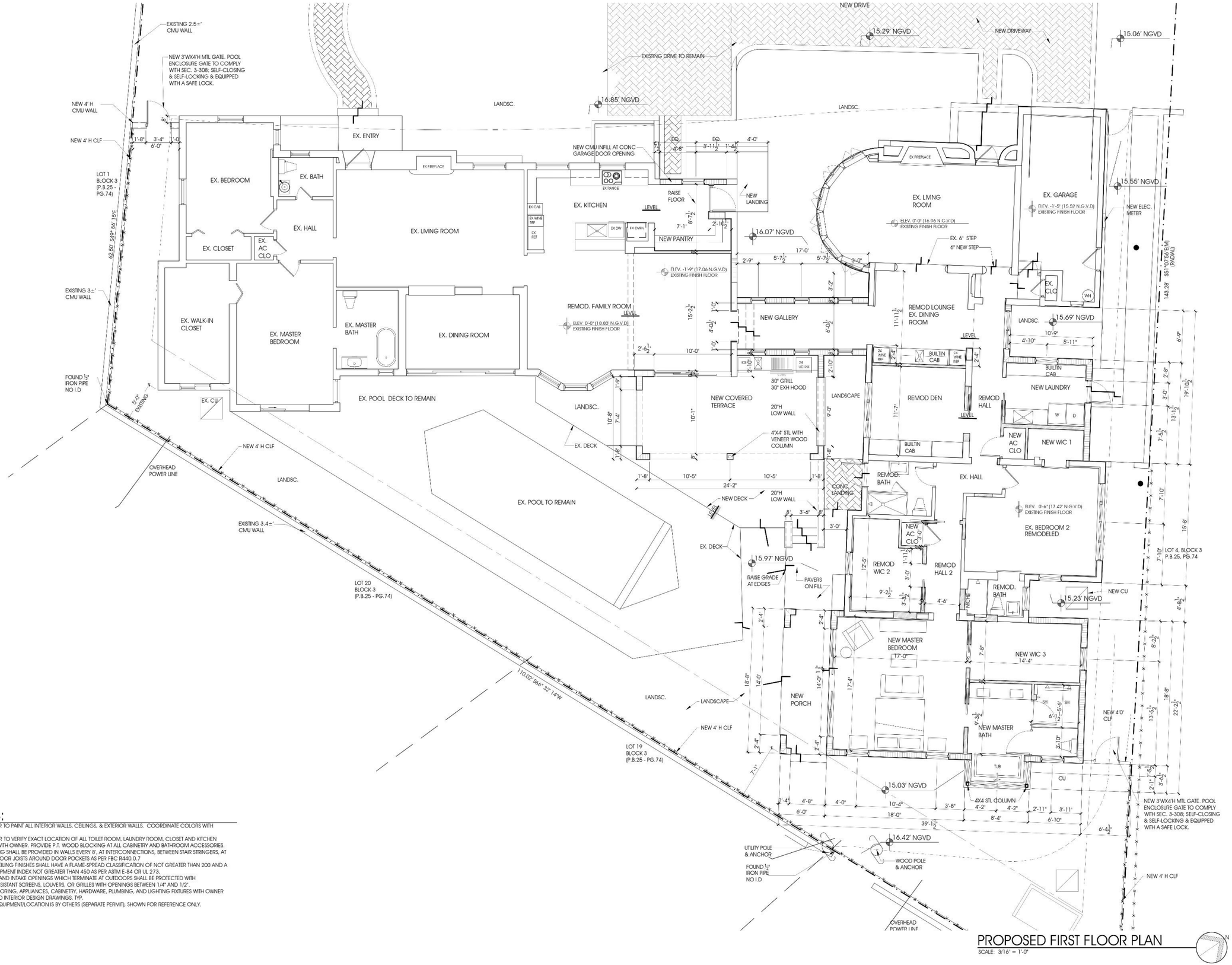
STATE OF FLORIDA — NELSON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE	-
DRAWN	-
REVIEWED	NDL
PROJ. NO.	374.0

SHEET NO.

A-02.0



NOTES:

1. CONTRACTOR TO PAINT ALL INTERIOR WALLS, CEILINGS, & EXTERIOR WALLS. COORDINATE COLORS WITH OWNERS.
2. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL TOILET ROOM, LAUNDRY ROOM, CLOSET AND KITCHEN ACCESSORIES WITH OWNER. PROVIDE P.T. WOOD BLOCKING AT ALL CABINETRY AND BATHROOM ACCESSORIES.
3. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8', AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENING, AT FLOOR JOISTS AROUND DOOR POCKETS AS PER FBC R440.0.7
4. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.
5. AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2".
6. COORD. FLOORING, APPLIANCES, CABINETRY, HARDWARE, PLUMBING, AND LIGHTING FIXTURES WITH OWNER SELECTIONS AND INTERIOR DESIGN DRAWINGS, TYP.
7. NEW POOL EQUIPMENT/LOCATION IS BY OTHERS (SEPARATE PERMIT), SHOWN FOR REFERENCE ONLY.

PROPOSED FIRST FLOOR PLAN

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

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Proposed
Floor Plan

SEAL

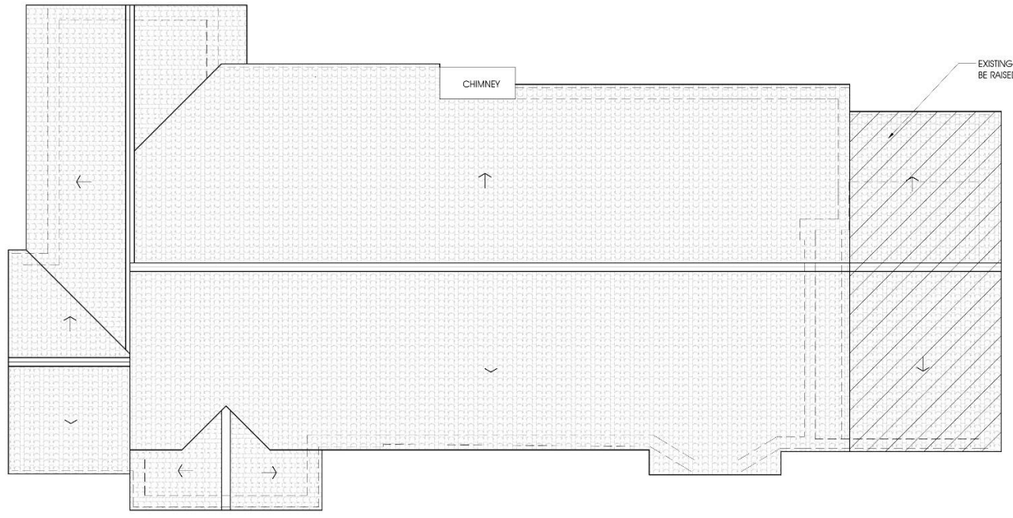
STATE OF FLORIDA — NELSON MANUEL de LEON — AR 13937 — REGISTERED ARCHITECT

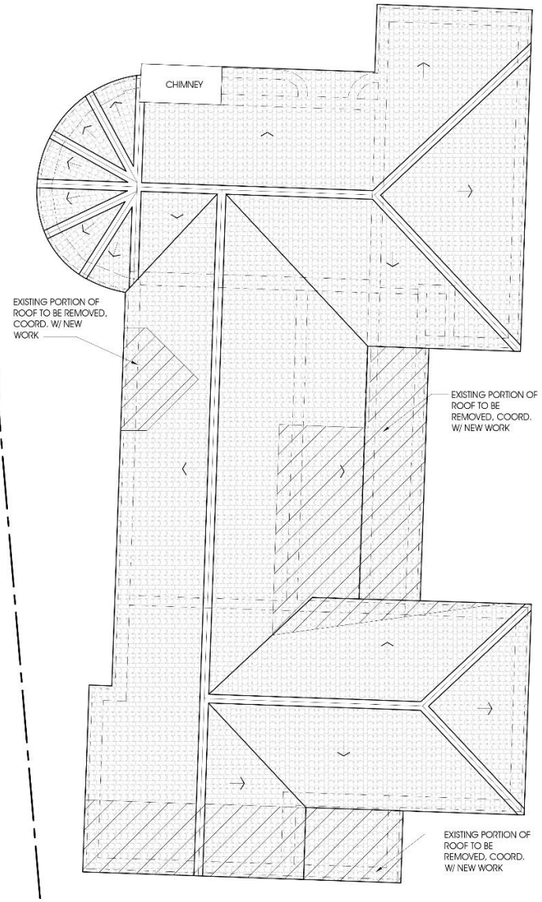
Nelson de Leon
AR 13937

SCALE:	-
DRAWN:	-
REVIEWED:	NDL
PROJ. NO.	374.0

SHEET NO.

A-02.1





EXISTING AND DEMOLITION ROOF PLAN

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

N

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Existing and Demolition Roof Plan

SEAL

STATE OF FLORIDA — NELSON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN
-

REVIEWED
NDL

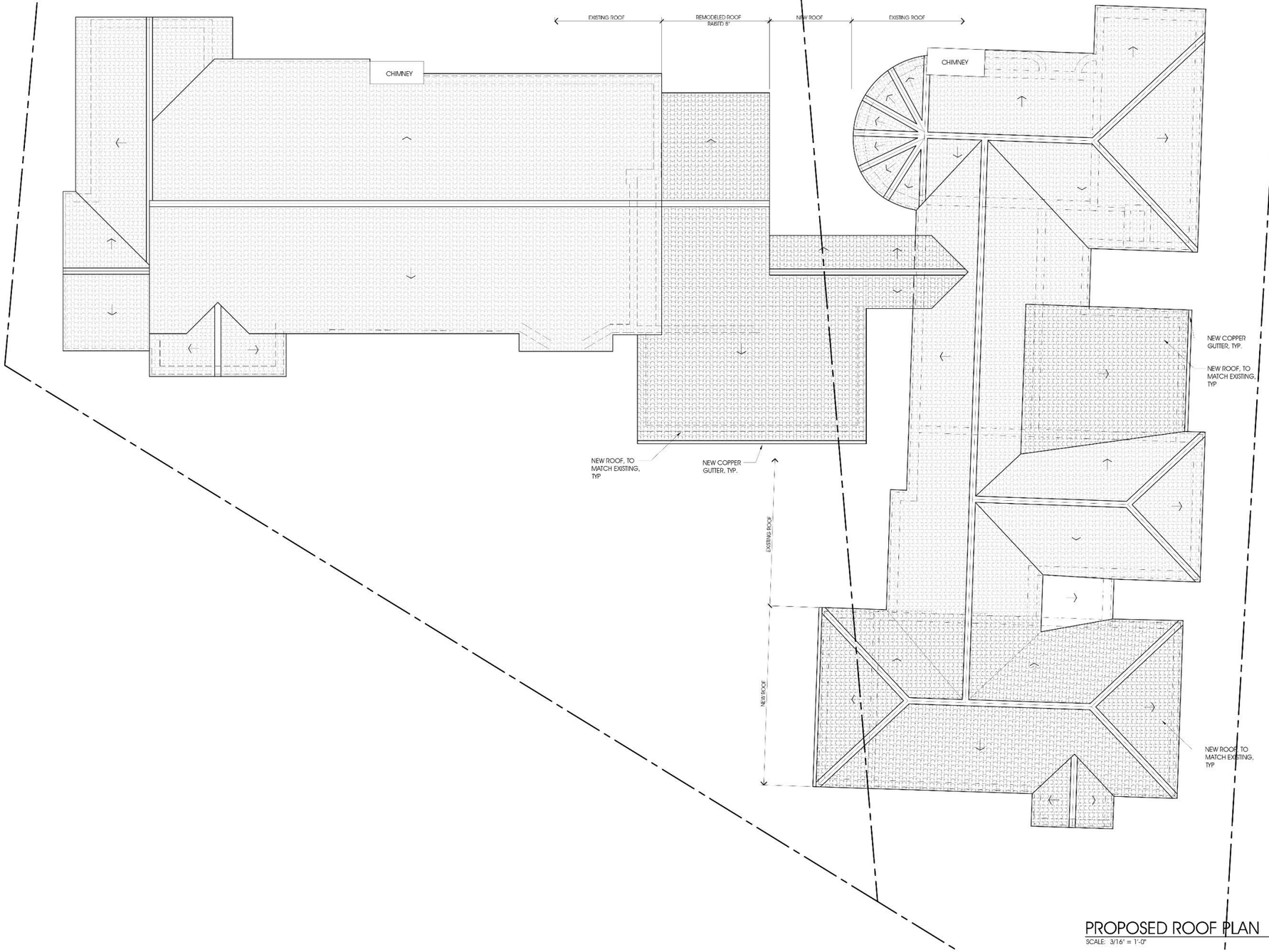
PROJ. NO.
374.0

SHEET NO.

A-04.0

ATTIC VENTILATION : FBC 2023 SECTION 806.5 - CLOSED SYSTEM

PROVIDED: PER FBC 2023 RESIDENTIAL SECTION 806.5.1 (UNVENTED ATTIC ASSEMBLIES), "ICYNENE" SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF DECKING, CLOSED CELL (R VALUE – 30)



PROPOSED ROOF PLAN

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

N

NOTES

LOCUS ARCHITECTURE INCORPORATED

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Proposed Roof Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

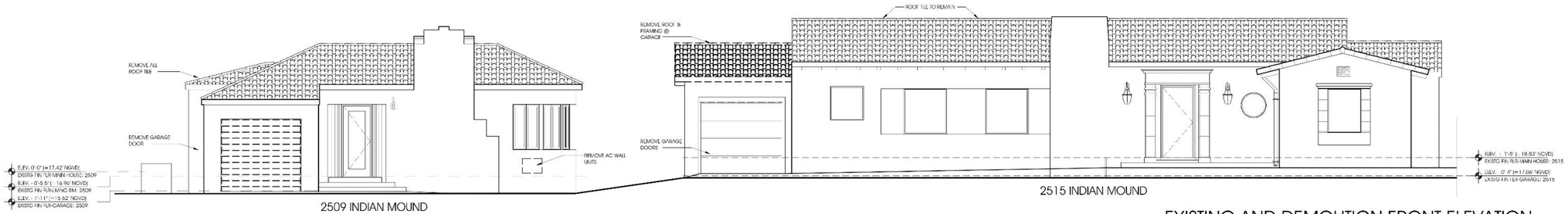
DRAWN
-

REVIEWED
NDL

PROJ. NO.
374.0

SHEET NO.

A-04.1

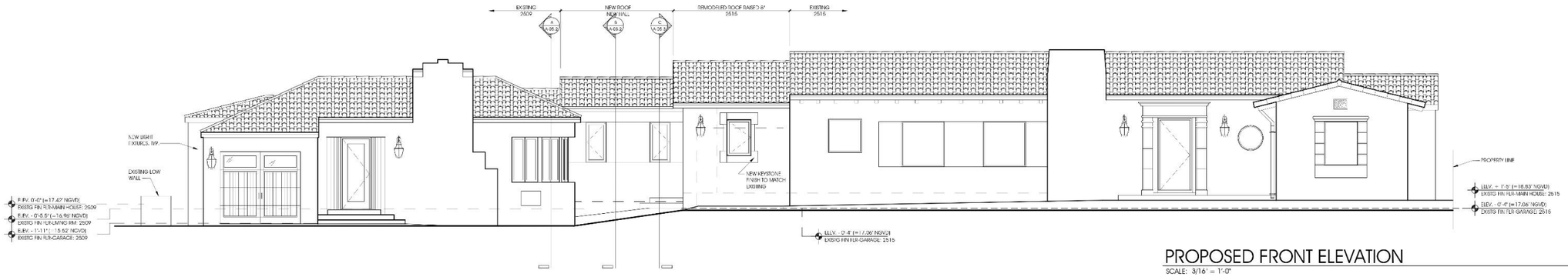


2509 INDIAN MOUND

2515 INDIAN MOUND

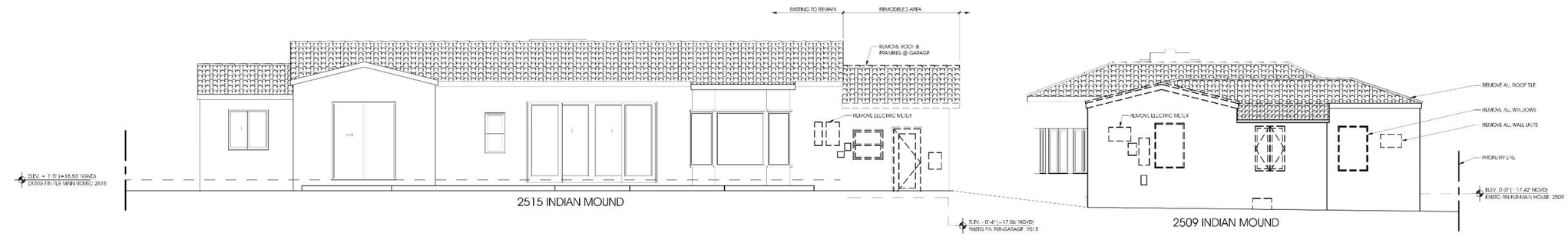
EXISTING AND DEMOLITION FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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

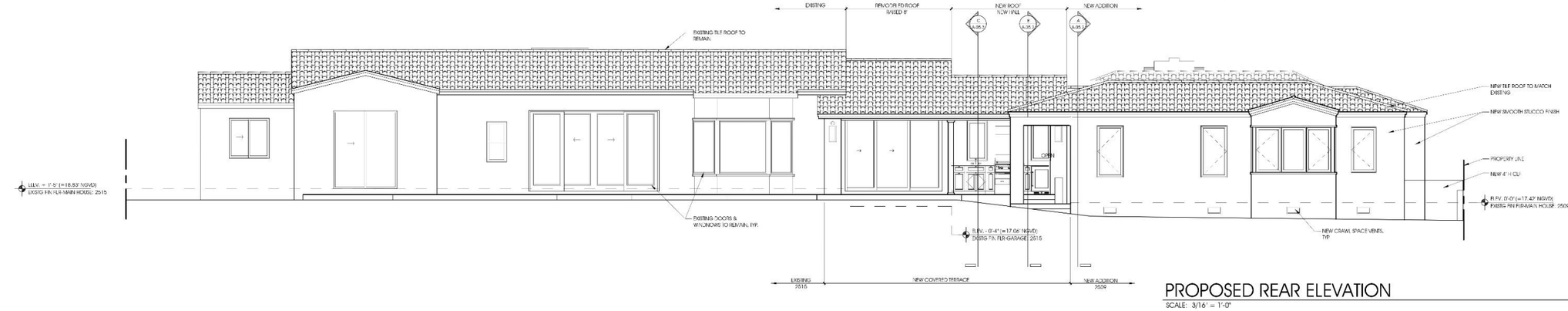


2515 INDIAN MOUND

2509 INDIAN MOUND

EXISTING AND DEMOLITION REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Existing, Demolition and Proposed Front & Rear Elevation

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

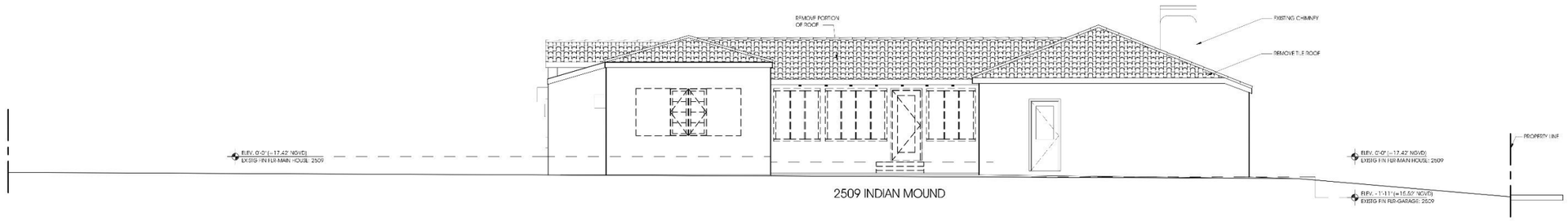
DRAWN
-

REVIEWED
NDL

PROJ. NO.
374.0

SHEET NO.

A-05.0



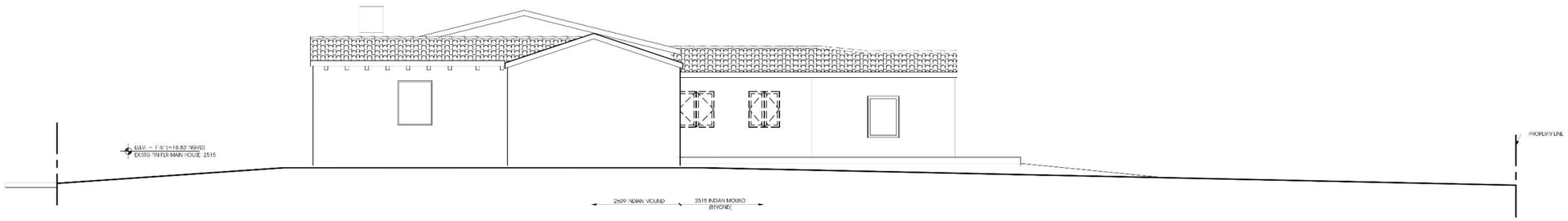
EXISTING AND DEMOLITION SIDE ELEVATION (NORTHEAST)

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



PROPOSED SIDE ELEVATION (NORTHEAST)

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



EXISTING AND DEMOLITION SIDE ELEVATION (SOUTHWEST)

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



NOTE: SEE ELEVATION-SECTION A-A FOR DETAILS

PROPOSED SIDE ELEVATION (SOUTHWEST)

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

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
tel (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM. SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Existing, Demolition and
Proposed NE & SW Side Elevation

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

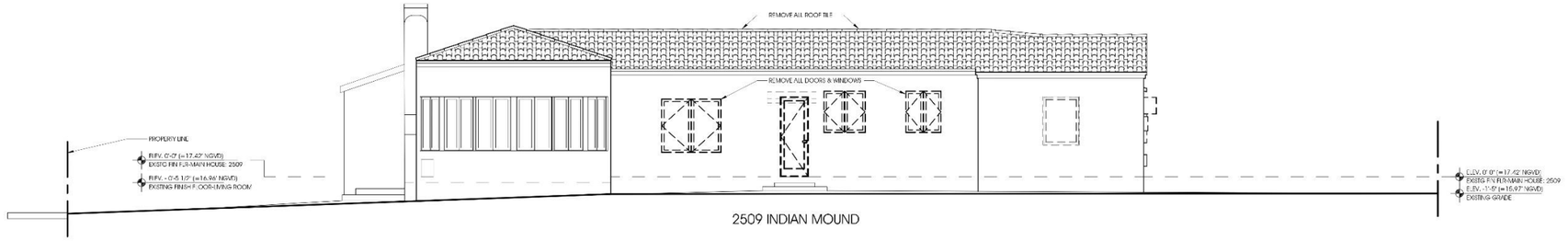
DRAWN
-

REVIEWED
NDL

PROJ. NO.
374.0

SHEET NO.

A-05.1



EXISTING AND DEMOLITION ELEVATION: 2509

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



PROPOSED ELEVATION-BUILDING SECTION: A-A

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



PROPOSED ELEVATION-BUILDING SECTION: B-B

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

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	ROA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Existing, Demolition and Proposed Section A-A & B-B

SEAL

STATE OF FLORIDA — NELSON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

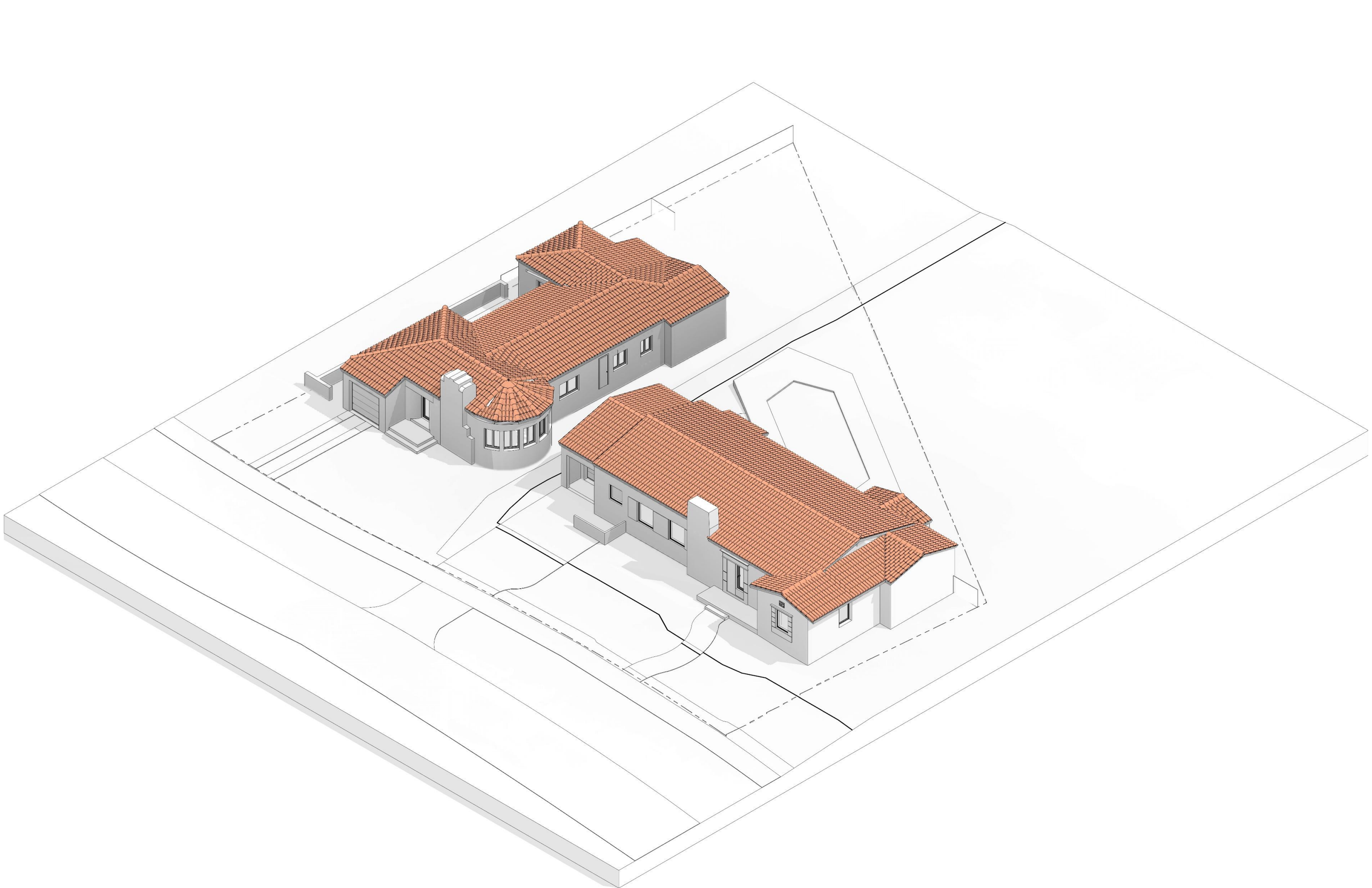
DRAWN
-

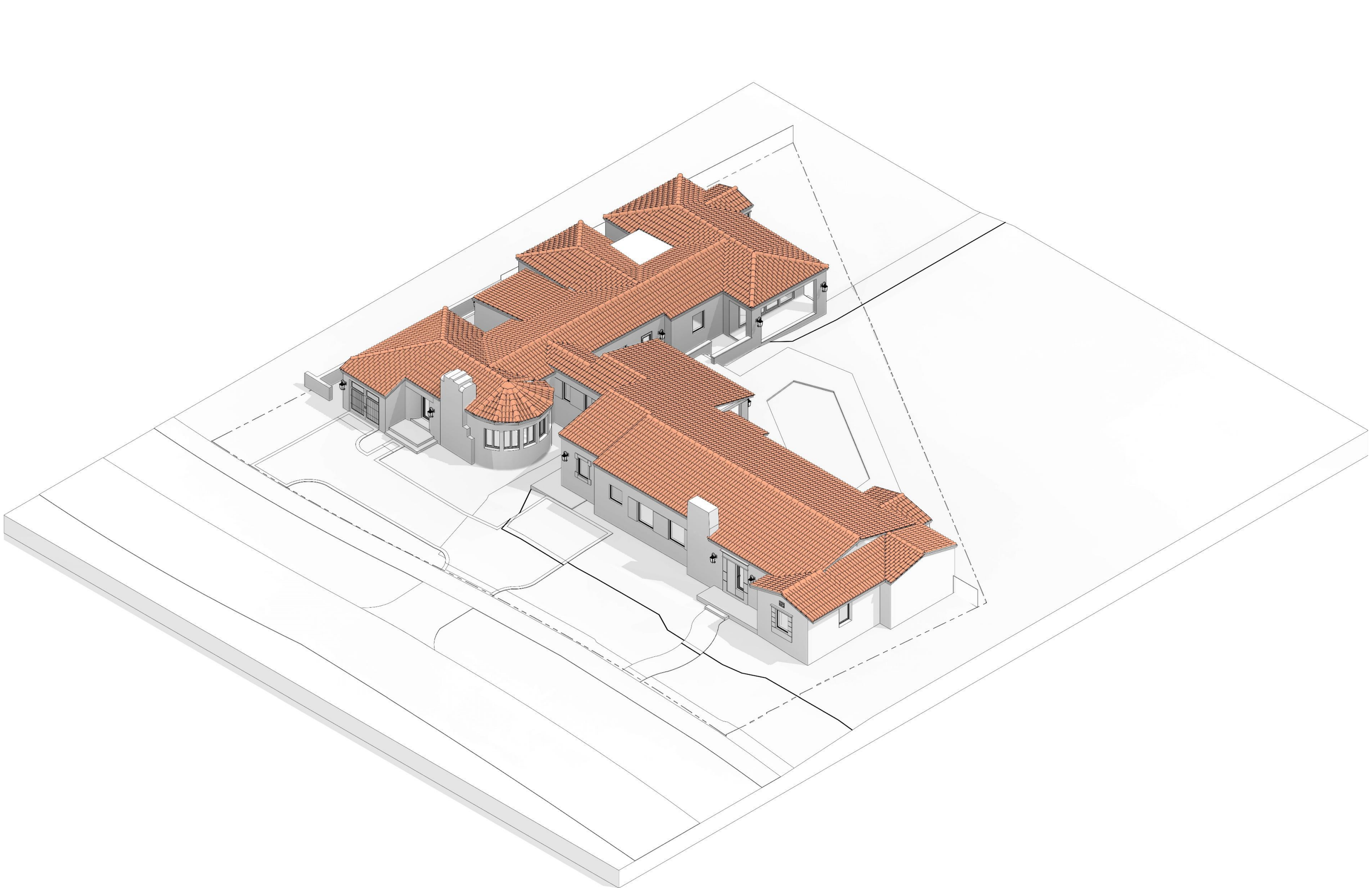
REVIEWED
NDL

PROJ. NO.
374.0

SHEET NO.

A-05.2

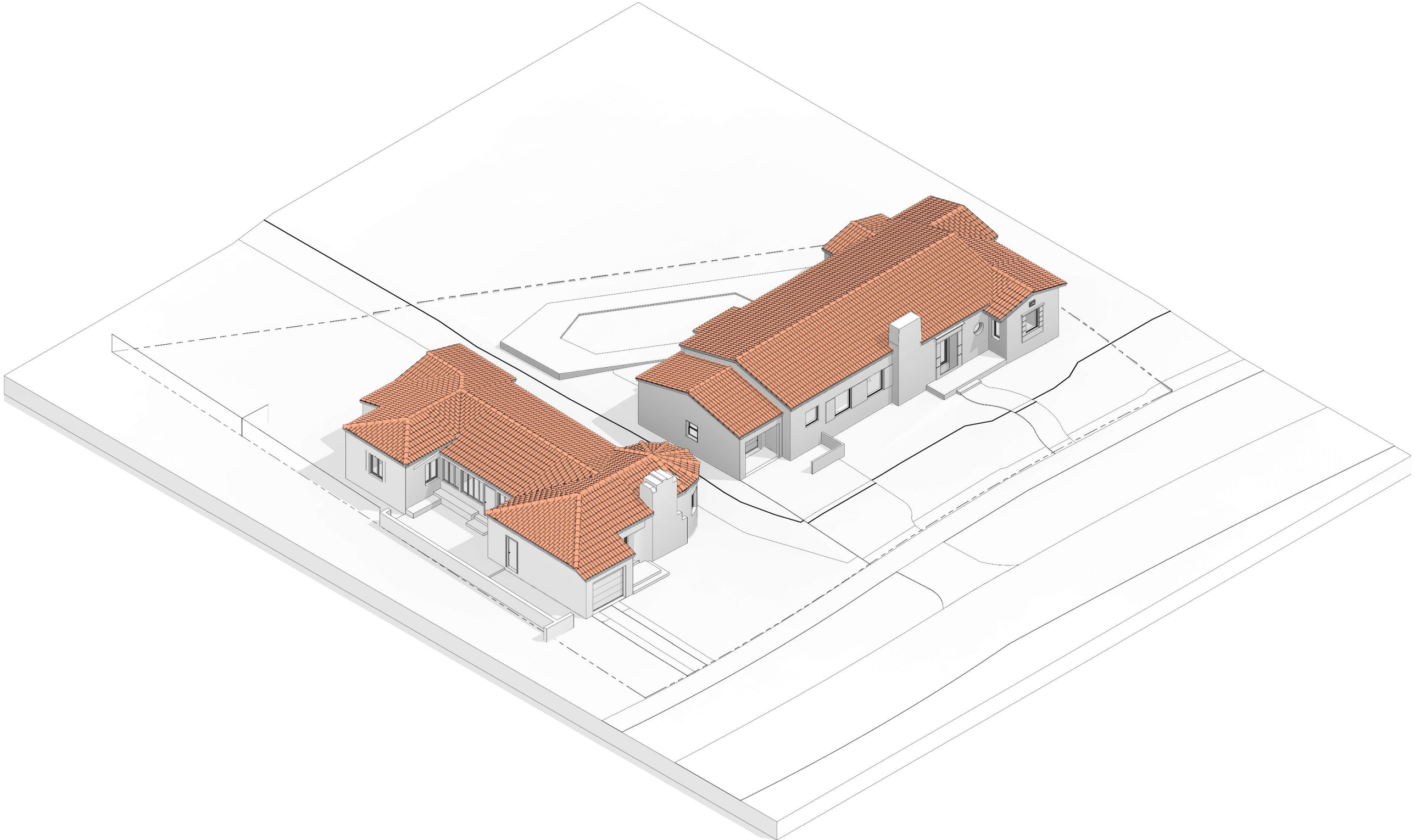
















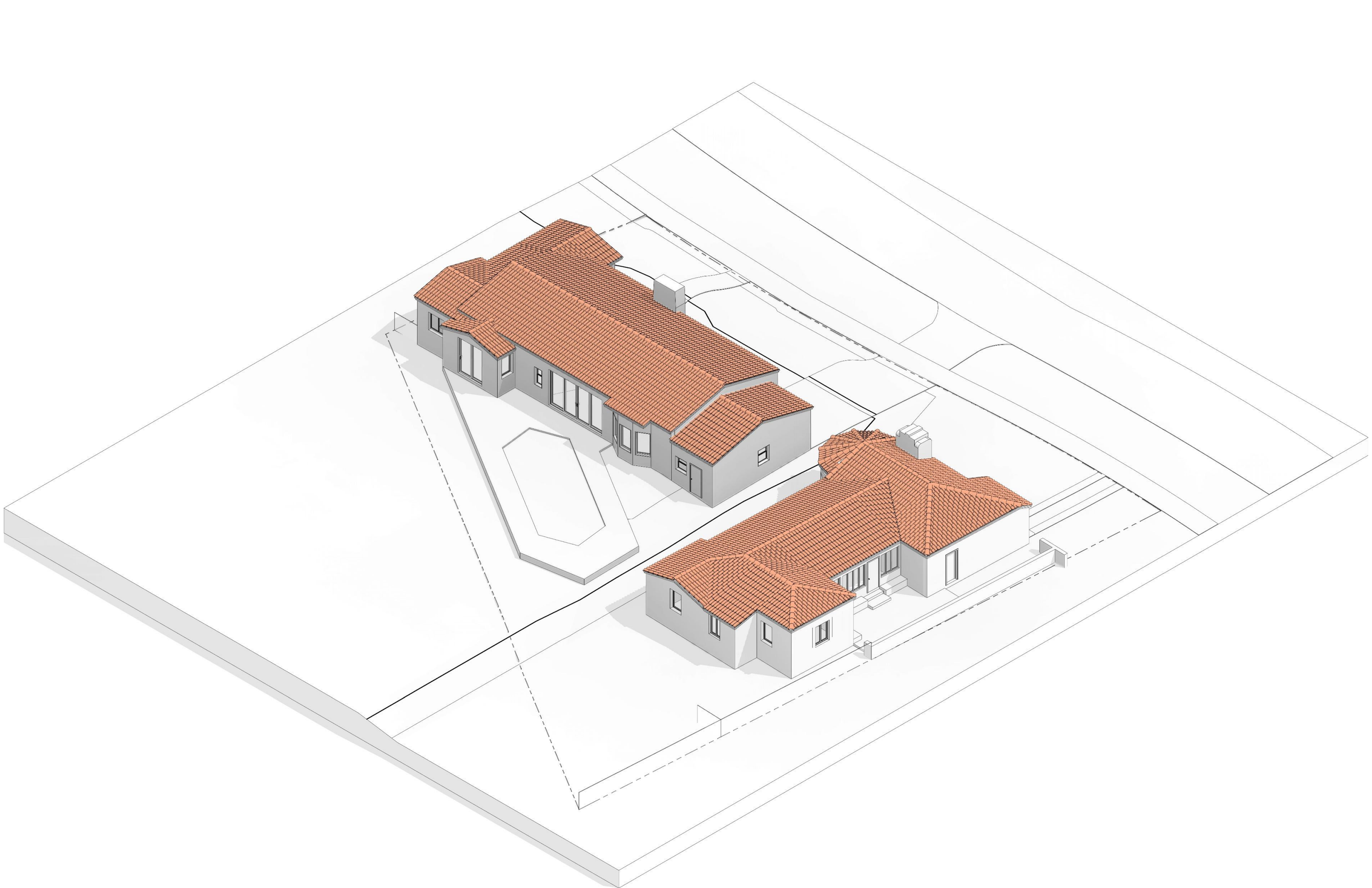


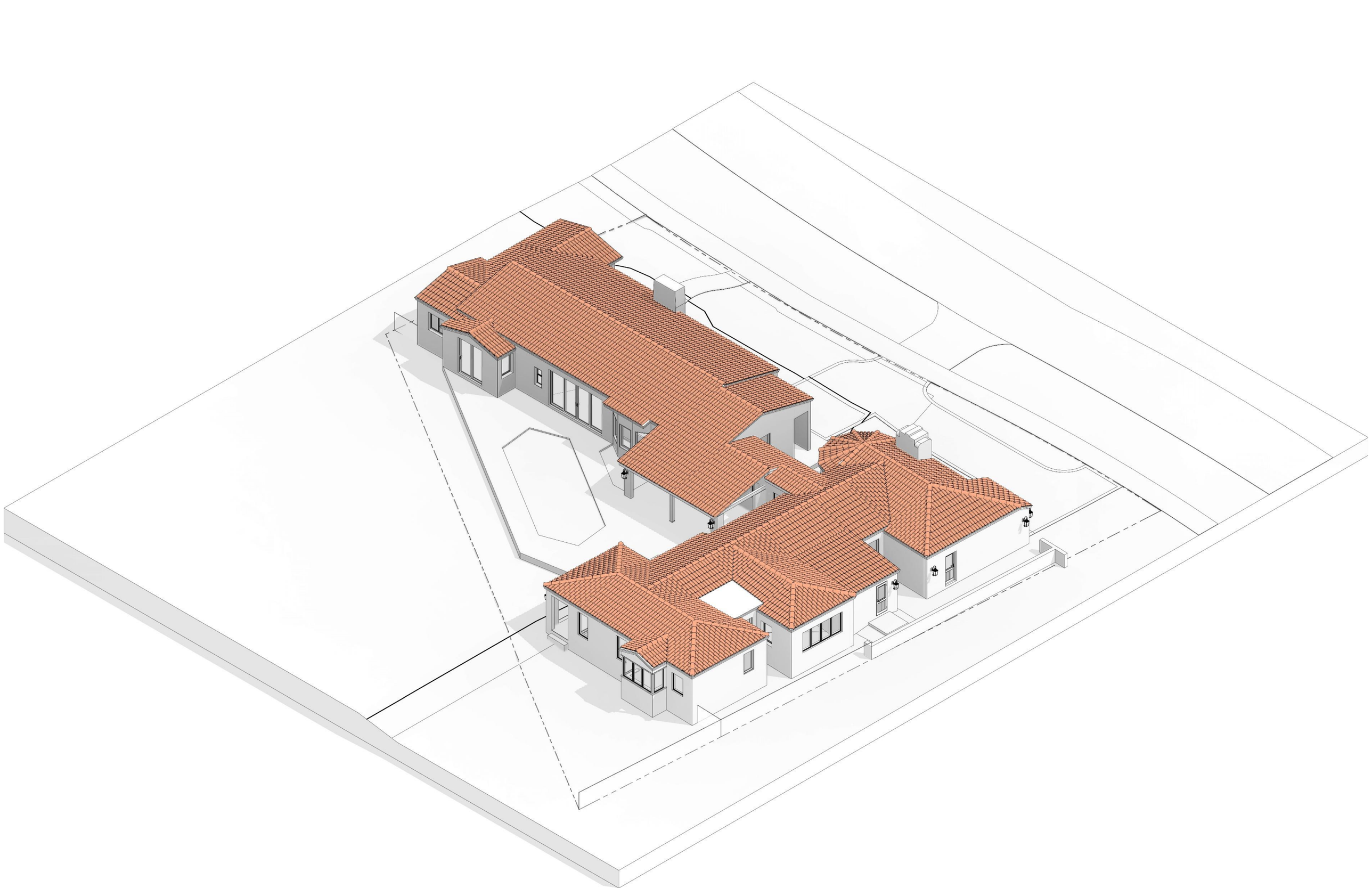


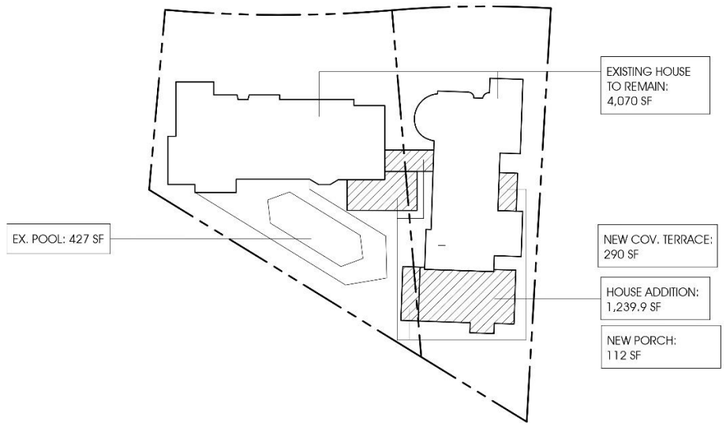








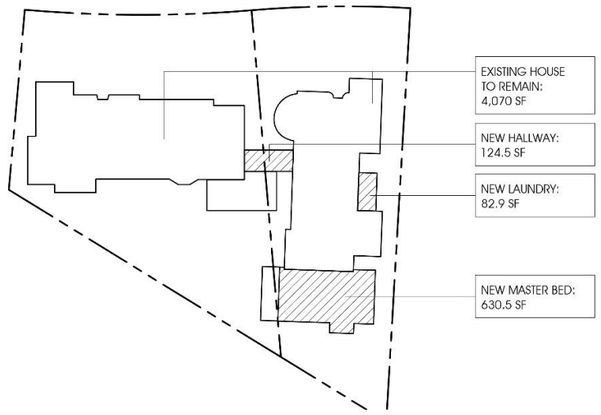




LOT SIZE: 14,230 SF

LOT COVERAGE 45%

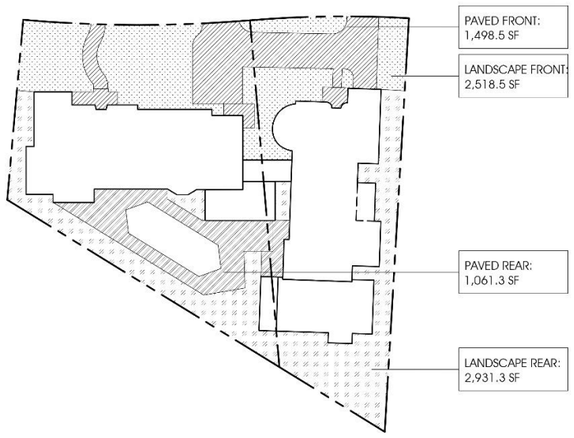
SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF

LOT COVERAGE 35%

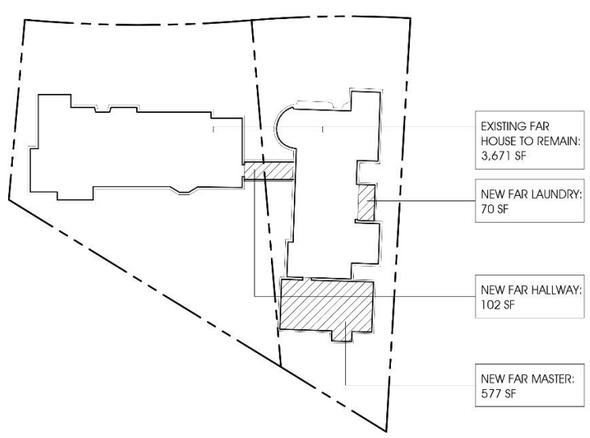
SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF

LANDSCAPE AND PAVED AREAS

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



LOT SIZE: 14,230 SF

FIRST FLOOR FAR

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

REQUESTED VARIANCES

SETBACK REQUIREMENTS: New additions comply w/ setbacks	ALLOWED	EXISTING	
FRONT:	25'-0"	24'-8" (EX)	NON CONFORMING
SIDE: NE INTERIOR	15'-0" (5'-0" MIN)	5'-3" (EX)	NON CONFORMING
SIDE: SW INTERIOR	5'-0" MIN	5'-0" (EX)	NON CONFORMING
REAR:	10'-0"	5'-0" (EX)	NON CONFORMING
SIDE: NE INTERIOR	10'-0"	12'-1 1/2" (EX)	COMPLY

LOT COVERAGE 35%	ALLOWED	PROPOSED	OVER
	4,981 SF	5,309.9 SF	330 SF

LANDSCAPE 40%	REQUIRED	PROPOSED	UNDER
	5,692 SF	5,449.8 SF	242 SF

EXISTING CALCULATIONS

GROSS EXISTING AREAS (LOT COVERAGE 35%)	EXISTING
2509 INDIAN MOUND	1,853 SF
2515 INDIAN MOUND	2,217 SF
TOTALS	4,070 SF

LOT SIZES	
2509 INDIAN MOUND LOT SIZE	6,230 SF
2515 INDIAN MOUND LOT SIZE	8,000 SF
TOTALS	14,230 SF

AREA CALCULATIONS: TOTALS FOR COMBINED PROPERTIES

FAR CALCULATIONS	ALLOWED: 5,446 SF	EXISTING	PROPOSED	NEW TOTALS
2509 NET		1,647 SF	0 SF	1,647 SF
2515 NET		2,024 SF	0 SF	2,024 SF
NEW HALLWAY		0 SF	102 SF	102 SF
NEW LAUNDRY		0 SF	70 SF	70 SF
NEW MASTER BEDROOM		0 SF	577 SF	577 SF
TOTALS		3,671 SF	749 SF	4,420 SF

LOT COVERAGE CALCS: 35%	ALLOWED: 4,981 SF	EXISTING	PROPOSED	NEW TOTALS
EXISTING 2509		1,853 SF		1,853 SF
EXISTING 2515		2,217 SF		2,217 SF
NEW HALLWAY		0 SF	124.5 SF	124.5 SF
NEW LAUNDRY		0 SF	82.9 SF	82.9 SF
NEW MASTER BEDROOM		0 SF	630.5 SF	630.5 SF
TOTALS		4,070 SF	837.9 SF	4,907.9 SF

LOT COVERAGE CALCS: 45%	ALLOWED: 6,403 SF	EXISTING	PROPOSED	NEW TOTALS
MAIN HOUSE		4,070 SF	0 SF	4,070 SF
NEW FAR ADDITIONS		0 SF	837.9 SF	837.9 SF
NEW COVERED TERRACE		0 SF	290 SF	290 SF
NEW PORCH		0 SF	112 SF	112 SF
POOL		427 SF	0 SF	427 SF
TOTALS		4,497 SF	1,239.9 SF	5,736.9 SF

LANDSCAPE AREAS: 40%	REQUIRED: 5,692 SF	PROPOSED
LANDSCAPE: BACKYARD		2,931.3 SF
LANDSCAPE: FRONT YARD	MIN 20% OF 40% (1,138 SF)	2,518.5 SF
TOTALS		5,450 SF

PAVED AREAS	PROPOSED
FRONT YARD	1,498.5 SF
BACK YARD	1,061.3 SF
TOTALS	2,559.8 SF

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Area Diagrams
and Calculations

SEAL

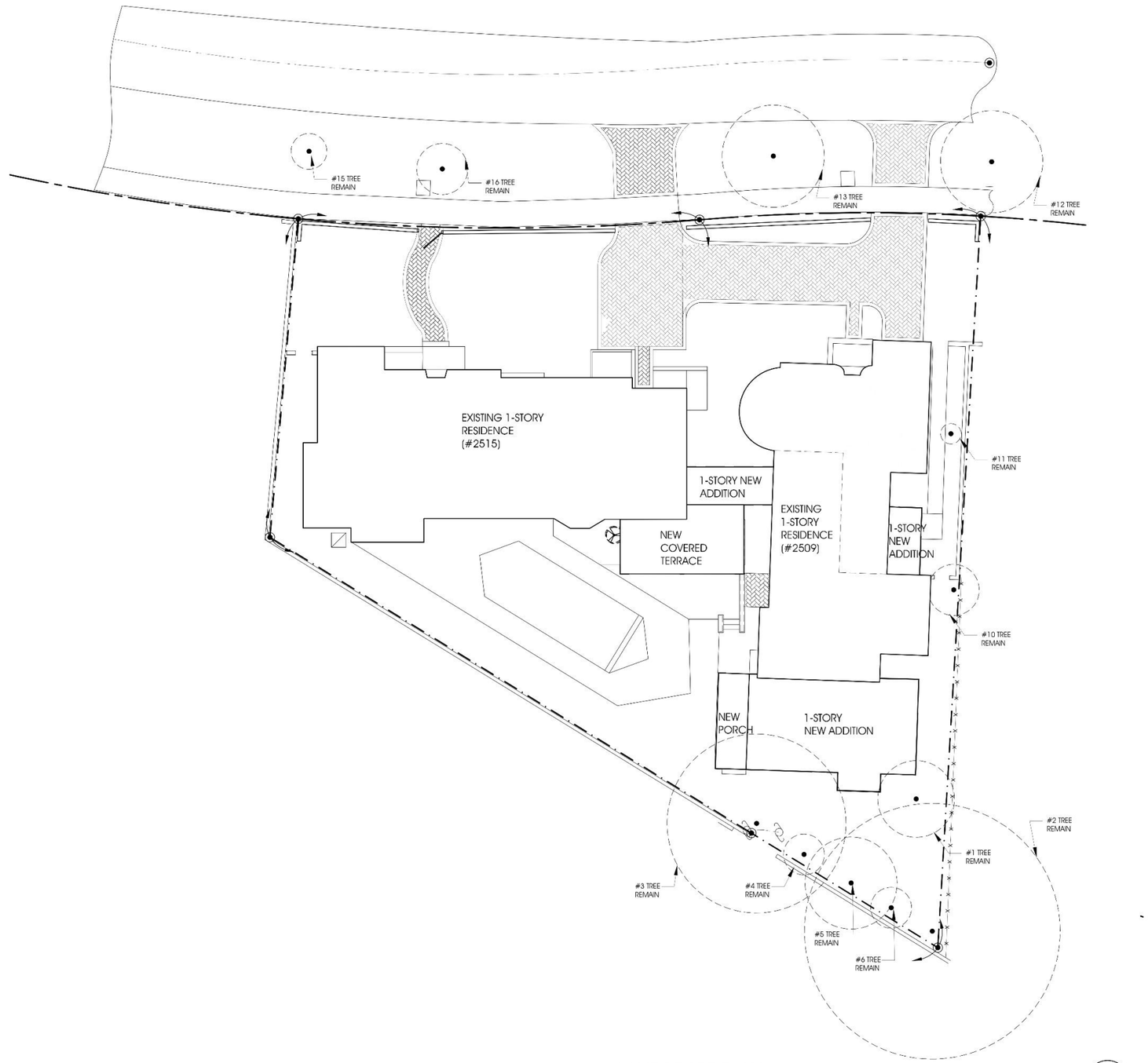
STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE: -
DRAWN: -
REVIEWED: NDL
PROJ. NO.: 374.0

SHEET NO.

A-01.1



LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

NOTES

LOCUS ARCHITECTURE
INCORPORATED

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Landscape Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE: -
DRAWN: -
REVIEWED: NDL
PROJ. NO.: 374.0

SHEET NO.

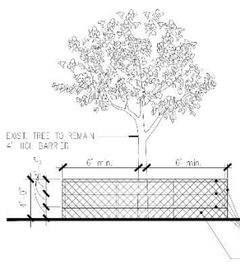
LA-01.0

#	TREE NAME	SCIENTIFIC NAME	DIAMETER(")	HEIGHT(')	SPREAD(')
1	MANGO TREE	MANGIFERA INDICA	10	25	15
2	STRANGLER FIG	FICUS AUREA	10±	50	50
3	GUMBO LIMBO	BURSERA SIMARUBA	4	35	35
4	NORTHFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	8	25	8
5	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	12	25	18
6	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	4	6	8
7	30 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
8	4 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
9	12 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
10	ORANGE JASMINE	MURRAYA PANICULATA	5	15	10
11	PONYTAIL PALM	BEAUCARNEA RECURVATA	12	30±	3±
12	OAK TREE	QUERCUS	10	20	20
13	OAK TREE	QUERCUS	10	30±	20±
14	CHINESE HIBISCUS	HIBISCUS ROSA-SINENSIS	15	25	25
15	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	5	30	7±
16	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	8	30±	10±
17	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	35	10
18	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	30±	10±
19	4 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	25±	7±
20			3	8±	5±
21					
22					

Existing Tree / Palm to remain.

Existing Tree / Palm to be removed.

Existing Tree / Palm to be relocated.



WOODEN STAKES (2"x4"X5' MIN) or 5' CENTERS TO SUPPORT RAIL FENCING.

BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES.

TREE BOWS OF RAIL FENCING (3'X4') SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK & UTILITY OPERATIONS TO PROTECT ALL EXIST. TREES & SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

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.*

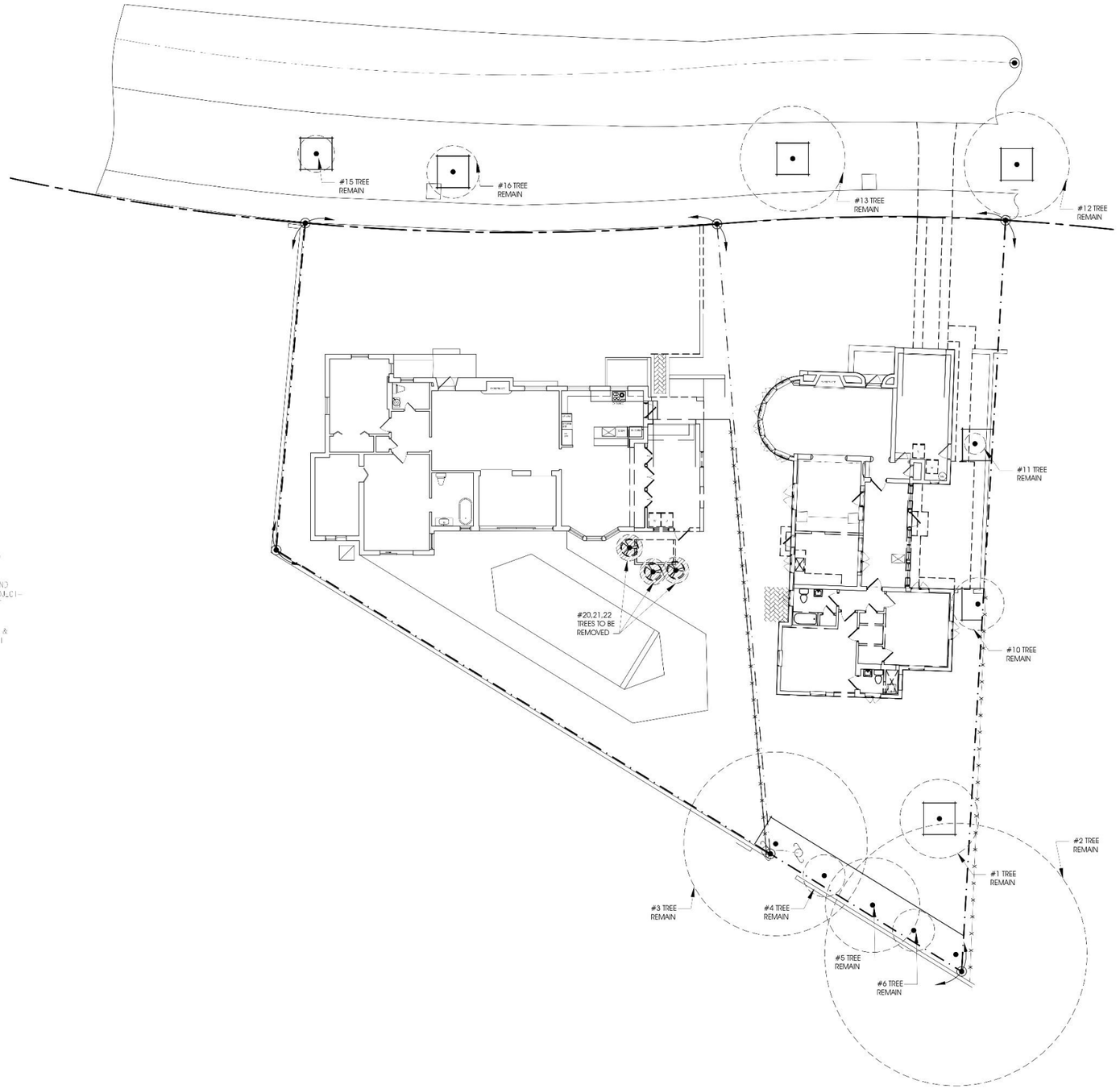
3) *No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.*

4) *Barricades to remain in place throughout the duration of construction activities.*

5) *Barricades to be attached to existing CITs, WD fences or concrete walls where applicable.*

6) *Barricades to be located no closer than 2' from edge of pavement.*

7) *TPZ dimensions are 6' from face of trunk for exist. trees to remain on site or in the R/W. 3' for exist. palms.*



TREE SURVEY / DISPOSITION & PROTECTION PLAN
SCALE: 3/32" = 1'-0"

NOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-20-25
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

PROJECT

Additions & Remodel
Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Tree Disposition

SEAL

STATE OF FLORIDA — NELSON MANUEL de LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE: -
DRAWN: -
REVIEWED: NDL
PROJ. NO.: 374.0

SHEET NO.

LA-01.1