

1-STORY SINGLE FAMILY RESIDENCES:
PROPOSED COMBINED PROPERTIES
ADDITION & REMODELING
Sanchez - Mugrage Residence
2509 & 2515 Indian Mound Trail, FL 33134

Project Team

Locus
Locus
Locus
Locus
Locate Review 33146
Tel 3057 740-01720
Pront resilicusariahectuse nel
Locate No. A7 19937

Vivian A. Sanchez & Christine Mugrage
2509 Indian Mound Ind. Coral Gobbes, FL 33134
2515 Indian Mound Indian Moun

EXISTING AND DEMOLITION FLOOR PLAN

EXISITNG & DEMOLITION ROOF PLAN

PROPOSED FLOOR PLAN

PROPOSED ROOF PLAN

PROPOSED SITE PLAN AND ZONING INFORMATION
AREA DIAGRAMS AND CALCULATIONS
EXISTING & DEMOLITION SITE PLAN

EXISTING & PROPOSED EXTERIOR ELEVATIONS: FRONT AND REAR

EXISTING & PROPOSED EXTERIOR ELEVATIONS: NE & SW EXISTING & PROPOSED BUILDING SECTIONS: AA & BB

RENDERINGS

A-01.0

A-04.1

A-05.1

2509 INDIAN MOUND: PENDING HISTORICAL DESIGNATION
SCHEDULED FOR REVIEW ON: XX,2025

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

LOCATION MAP

N.T.S





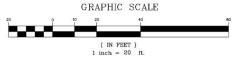
LEGAL DESCRIPTION: Lot 2 & 3 Block 3, REVISED PLAT OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 25, Page 7 of the Public Records of Miami-Dade County, Florida.

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
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- 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.
- 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 (51-17 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.
- a.3.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.



BOUNDARY SURVEY



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	Ā	

LEGEND

■ CATCH BASIN

₩ FIRE HYDRANT

SANITARY MANHOLE

STORM MANHOLE FPL MANHOLE

85 BELL SOUTH MANHOLE inii INLET

8 CONCRETE UTILITY POLE ■ TRAFFIC BOX

WATER VALVE

UTILITY POLE

P.B. PLAT BOOK

SQ.FT. SQUARE FEET

ELEV. ELEVATION INV. INVERT CENTERLINE

M CITY OF MIAMI MONUMENT LINE

± MORE OR LESS

P PROPERTY LINE ENCR. ENCROACHMENT

(A) ATLAS SHEET

JOB NO.: DATE: REVISIONS:

11-14-24

6-24-24

24-0270

24-0143

OVERHEAD POWER LINES SEWER MAIN TELEPHONE LINE HAIN LINK FENCE BACKFLOW PREVENTER & HANDICAP PARKING ■ ELECTRIC BOX COLUMN TBM TEMPORARY BENCH MA ⊕ STREET LIGHT POLE

nal Geodetic Vertical Datur	-510. DESCRIPTION:PK NAI :ATION: SW 24 ST 60' SOI
rdicates existing Elevations	<i>K INFORMATION:</i> NAME: P-510. DESCRIPTION:PK NAI
ns are referred to the National Geodetic Vertical Datur	F A WATER FOUNTAIN. LOCATION: SW 24 ST 60' SOI

1. +0.00' Indicates existi 2. Elevations are referre	BENCHMARK INFORMATII WEST END OF A WATER FC +11.78'
A A A	O F.

1. +0 2. Ele	BENCH WEST E +11.78'
A A A	O F.
iii* N	. 2294
11/1/10	CORIDA &

Waldo F Paez

06-24-2025 JOB NO.: 25-0119

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tound H	2 STRANGLER FIG FICUS AUREA 10± 50 50 3 GUMBO UMBO BURSERA SIMARUBA 4 35 35
/ Iron Pipe	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
R=385.00' L=55.05' A=0*P1*132"	7 30 ALEXANDER PALM ARCHONTOPHOENX ALEXANDRAE 4 25 7 8 4 ALEXANDER PALM ARCHONTOPHOENX ALEXANDRAE 4 30 7
Δ=8°11'32" T= 27.57'	9 12 ALEXANDER PALM RECONSTRUCTIONS ALEXANDRAE 4 30 7 10 ORANGE JASMINE MURRAYA PANICULATA 5 15 10 11 PONYTAL PALM BEAUCARNEA RECURVATA 12 30± 3±
CHORD=55.00' CH.BEARING=N34°46'18"E(M)	12 OAK TREE QUERCUS 10 20 20 13 OAK TREE QUERCUS 10 30± 20± 14 CHINES HEISCUS HIBSOUS ROSA—SINENISIS 15 25 25
(B.O.B.)	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±
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Lot 1 Block 3 (P.B. 25 - PG.74) Block 3 (P.B	



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





View of Front



View of South-West Side

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



View of Rear



View of North-East Side





View of Front



View of Front

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



View of Rear



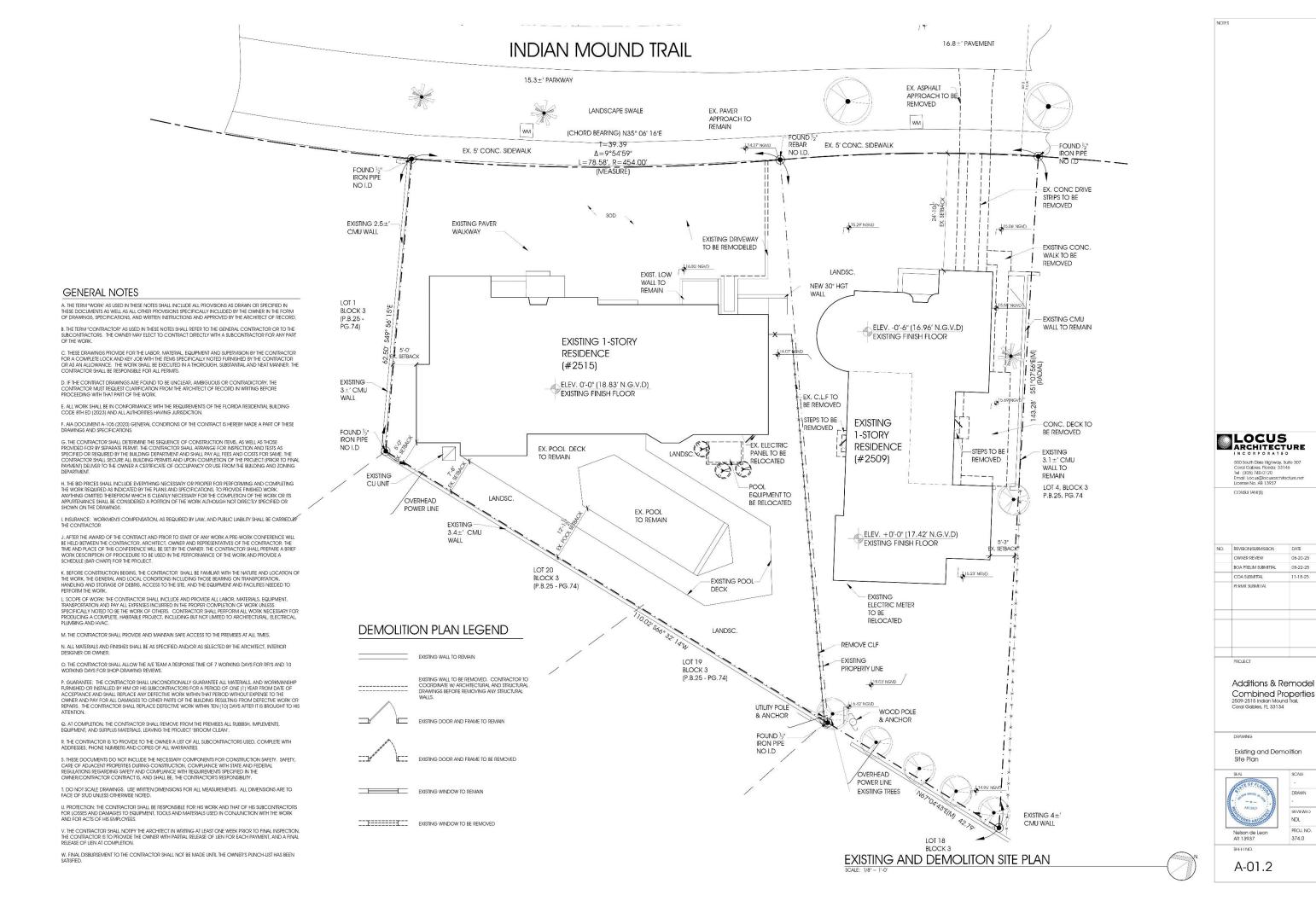
View of Rear







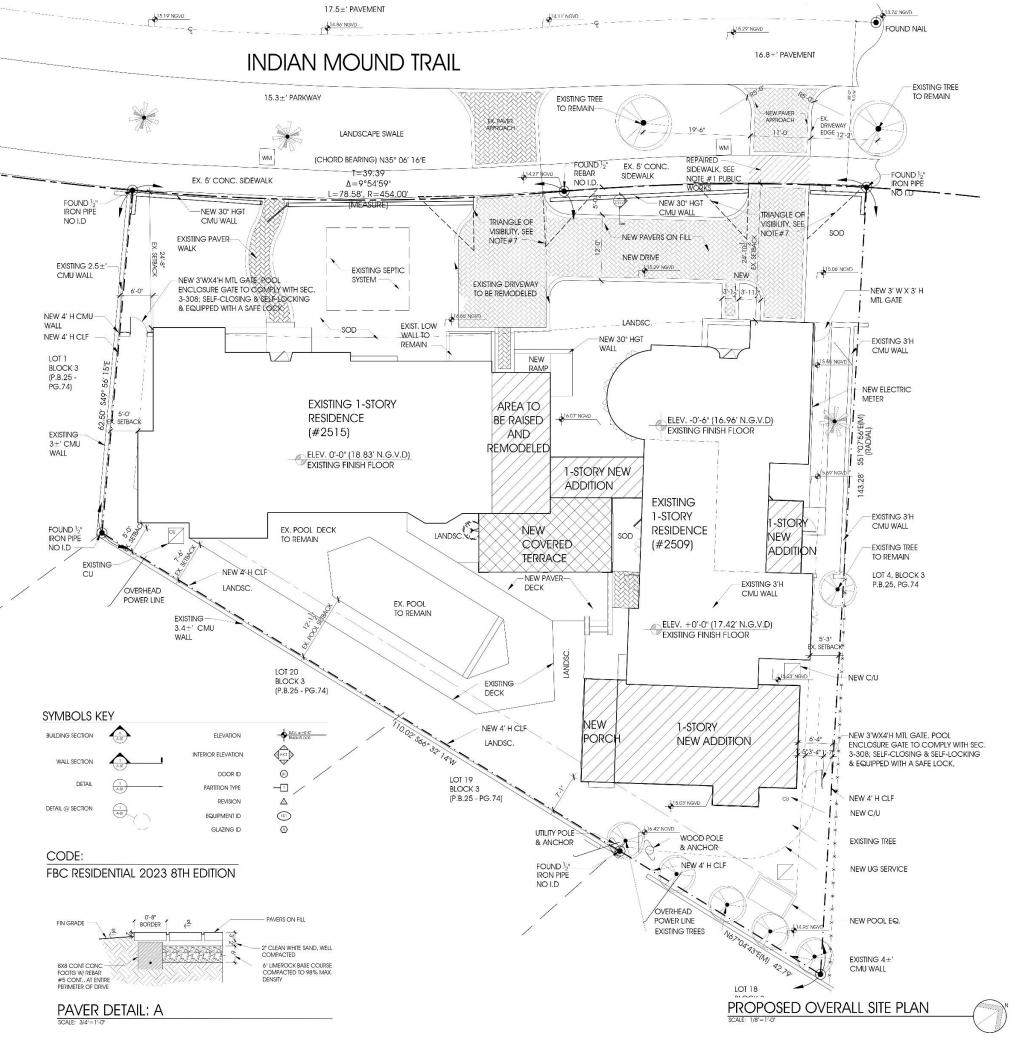




08-20-25

08-22-25

PROJ. NO







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

FLOOD ZONE:

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 5,419 SF (48% FIRST 5,000 SF, 35% NEXT 5,000 SF, FAR ALLOWED 4,420 SF LOT COVERAGE: 35% 4,981 SF MAIN HOUSE: MAX. 35% LOT 45% 5,736.9 SF 6,403 SF ACCESS STRUCTURES: MAX. 45% LOT 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 NO MORE THAN 6" ABOVE GRADE (X.X NGVD) EST. GRADE=12.32' NGVD GARAGE FLOOR ELEV 12.82' NGVD (PROPOSED)

HEIGHT ALLOWED 25'-0' MAX. FROM FINISH FLOOR 8'-10" TOP OF TB (TO MATCH EXISTS

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 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

APPROACH TO BE 6" THICK CONCRETE W/ WIRE REINFORCED MESH, COLOR CORAL GABLES BEIGE AS PER

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 GUARA 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

LOCUS ARCHITECTURE

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

REVISION/SUBMISSION OWNER REVIEW 08-20-25 BOA PRELIM SUBMITTAL 08-22-25

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

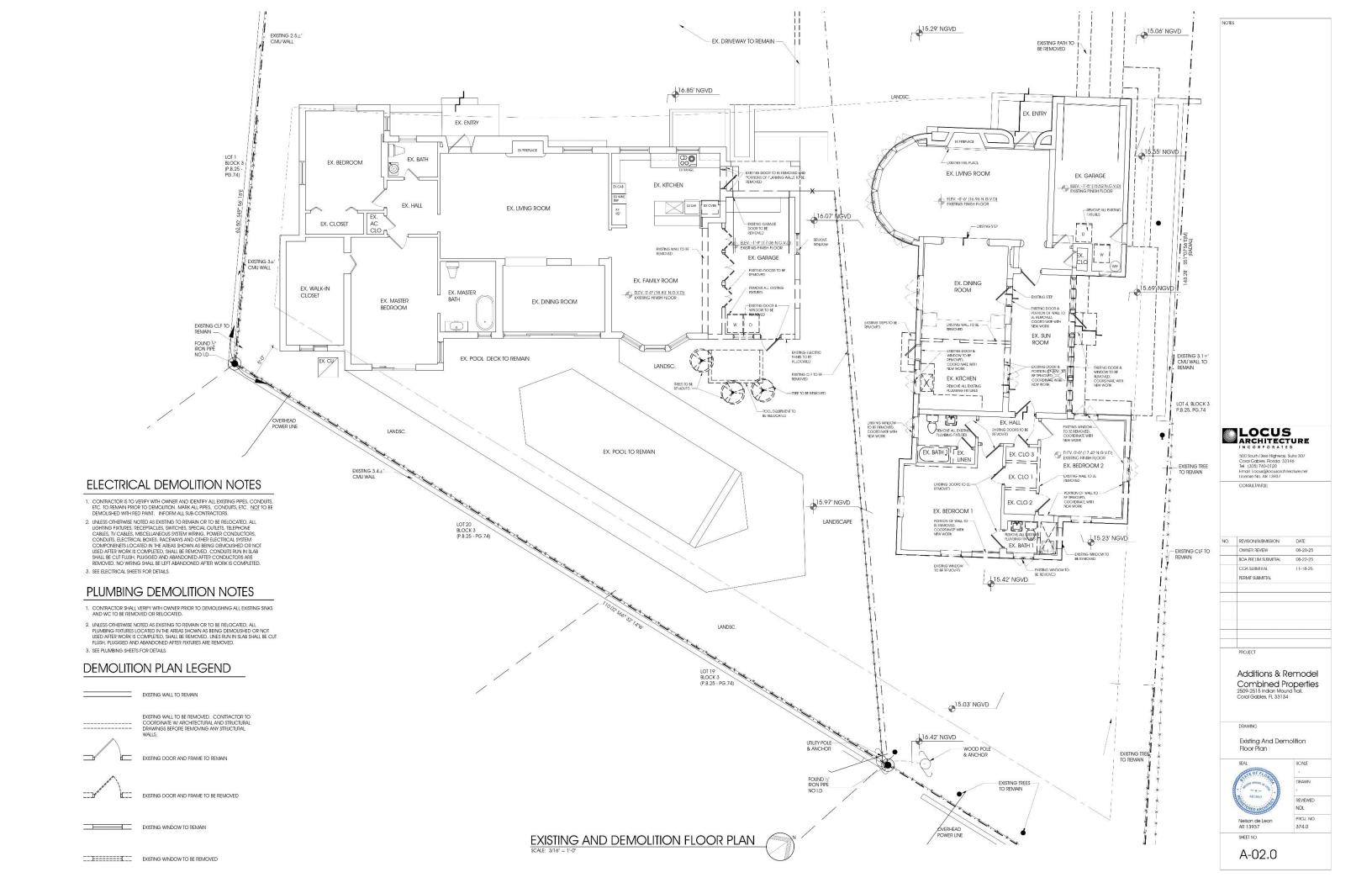
Proposed Site Plan and Zoning Information

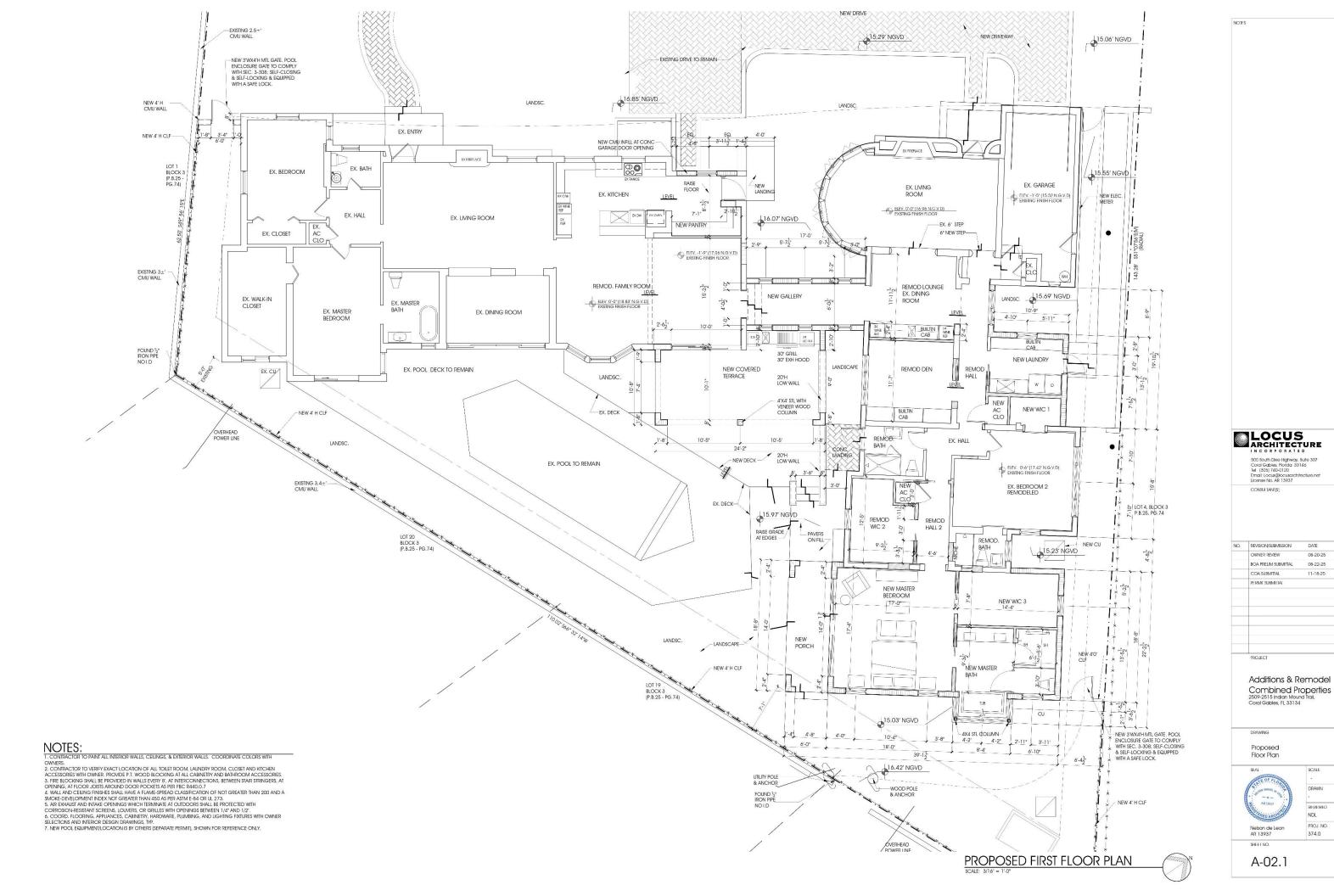


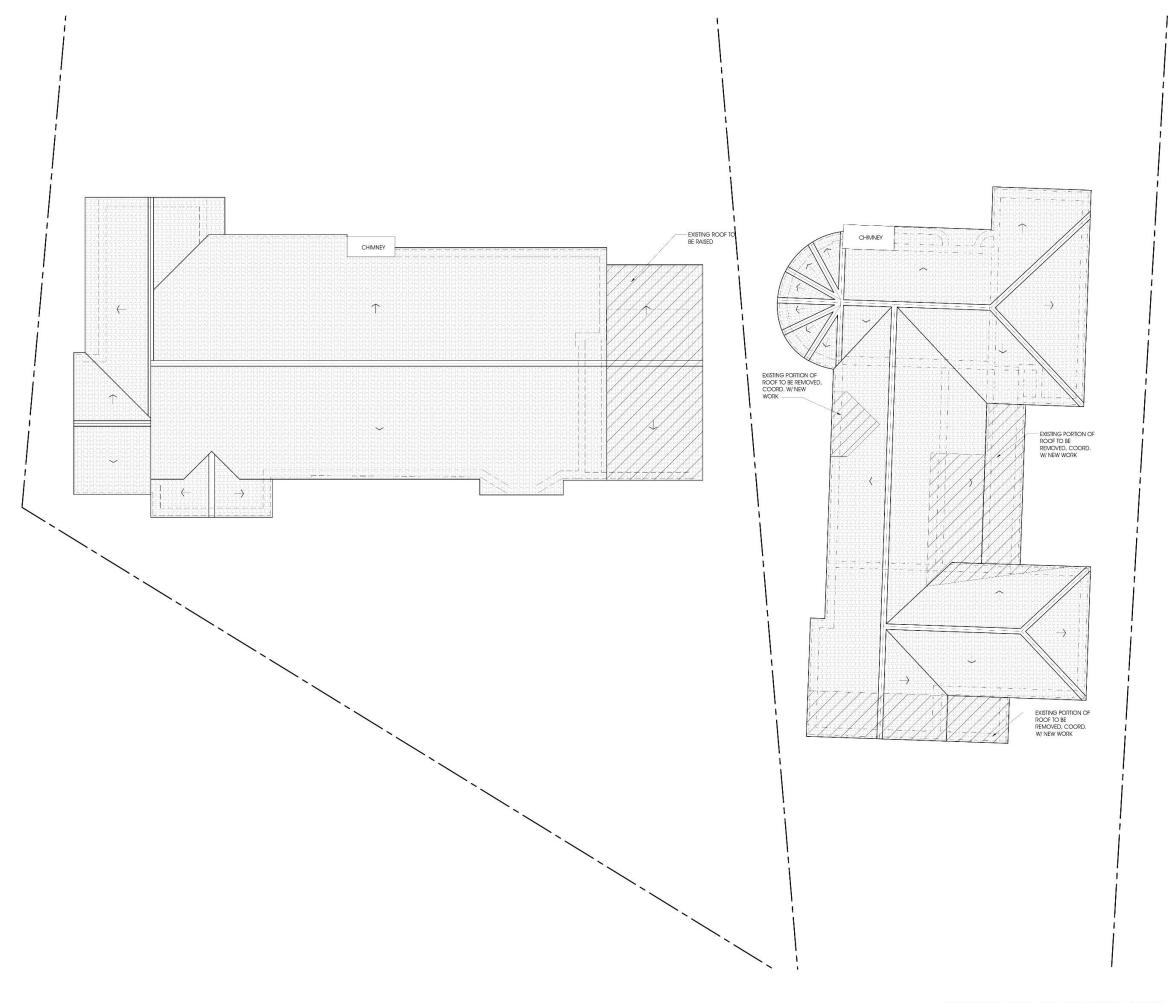
Nelson de Leon AR 13937

PROJ. NO

A-01.0







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CONSULTANT(S)

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

Additions & Remodel Combined Properties 2609-2515 Indian Mound Trail, Coral Gables, FL 33134

Existing and Demolition Roof Plan

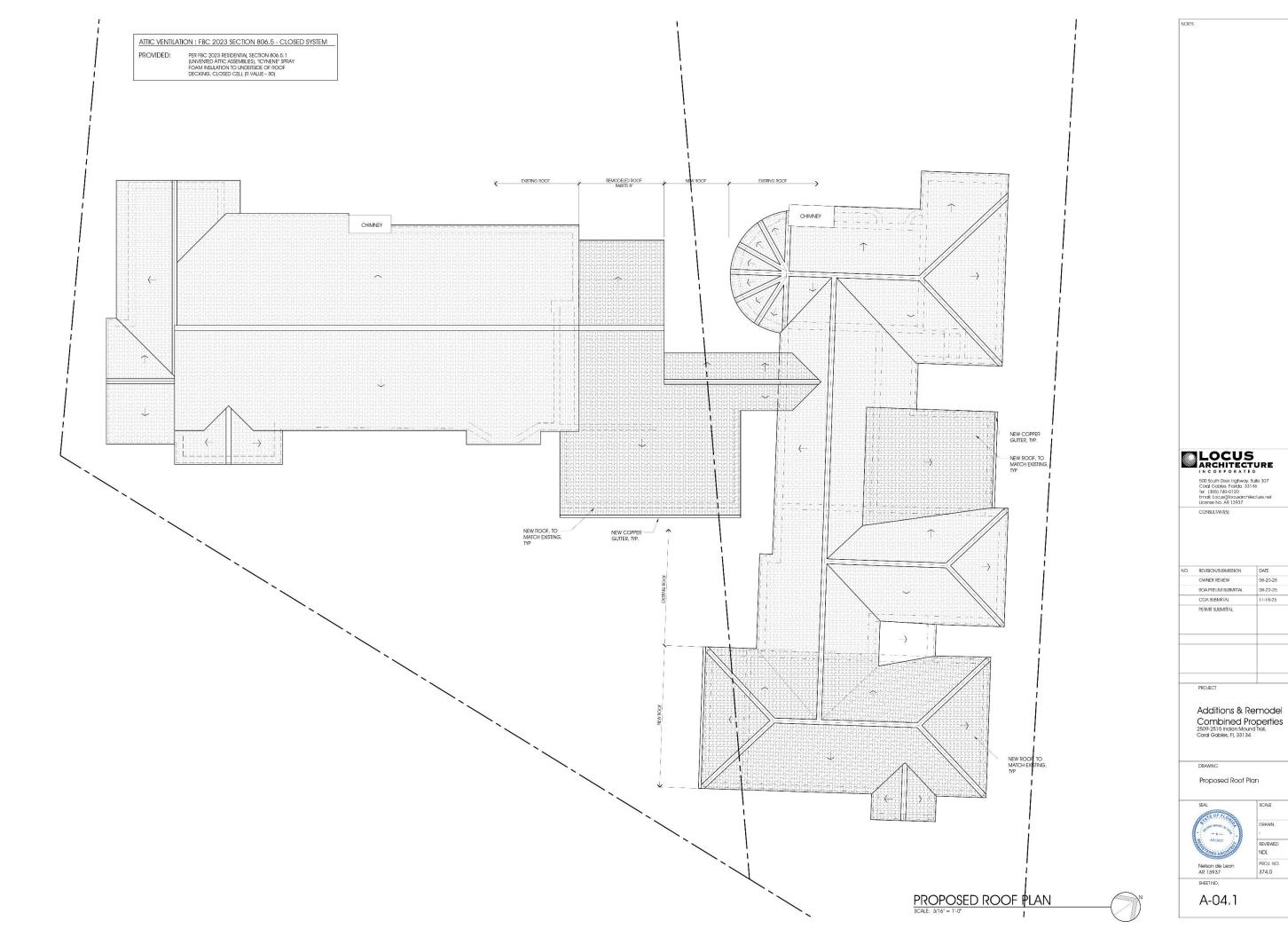
REVIEWED NDL PROJ. NO. 374.0



Nelson de Leon AR 13937

SHEET NO. A-04.0

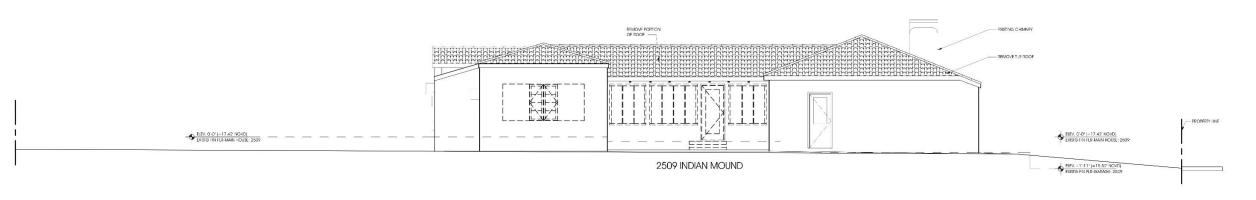
EXISTING AND DEMOLITION ROOF PLAN
SCALE: 3/16'-1'-0'



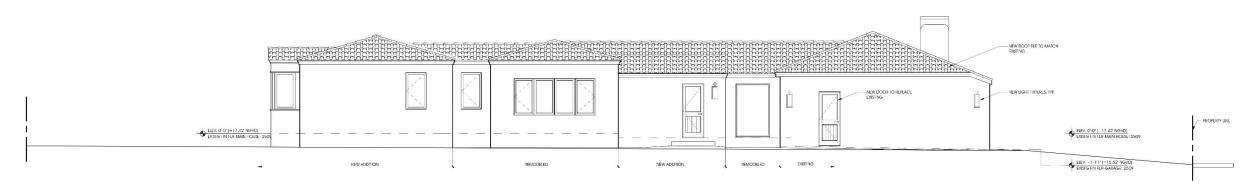
DATE 08-20-25

REVIEWED NDL PROJ. NO. 374.0

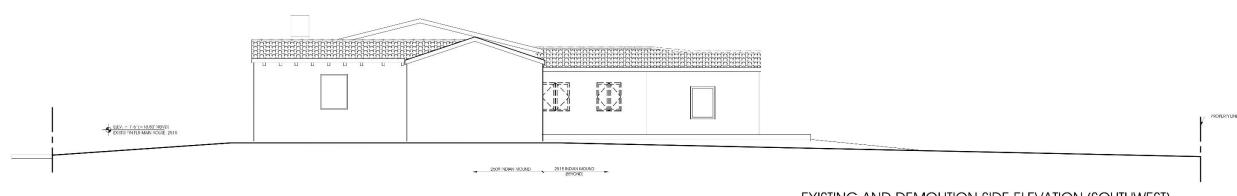




EXISTING AND DEMOLITION SIDE ELEVATION (NORTHEAST)



PROPOSED SIDE ELEVATION (NORTHEAST)

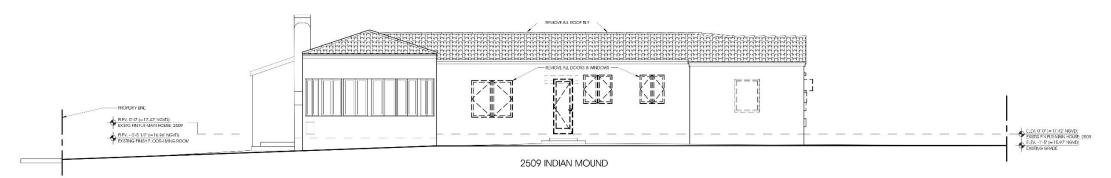


EXISTING AND DEMOLITION SIDE ELEVATION (SOUTHWEST)

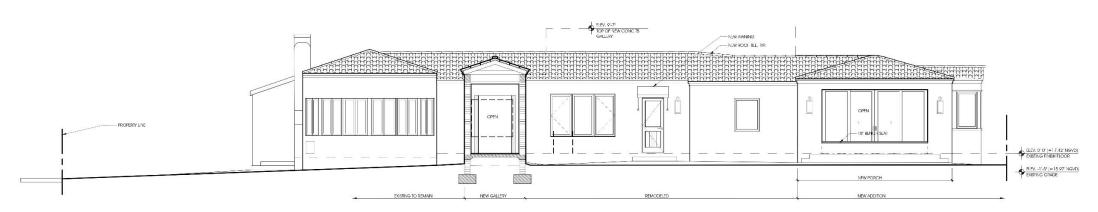


PROPOSED SIDE ELEVATION (SOUTHWEST)

LOCUS ARCHITECTURE 500 South Dixie Highway, Sulte 307 Coral Gables, Florida 33 l.46 let (305) 740-0120 Email: Locus@locusarchitecture.net License No. AR 13937 REVISION/SUBMISSION OWNER REVIEW 08-22-25 COA SUBMITTAL 11-18-25 PERMIT SUBMITTAL Additions & Remodel Combined Properties 2509-2515 Indian Mound Trail, Coral Gables, FL 33134 Existing, Demolition and Proposed NE & SW Side Elevation DRAWN REVIEWED NDL 374.0 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'

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	COA SUBMITTAL	11-18-25
	PERMIT SUBMITTAL	

Additions & Remodel Combined Properties 2509-251 5 Indian Mound Trail, Coral Gables, FL 33134

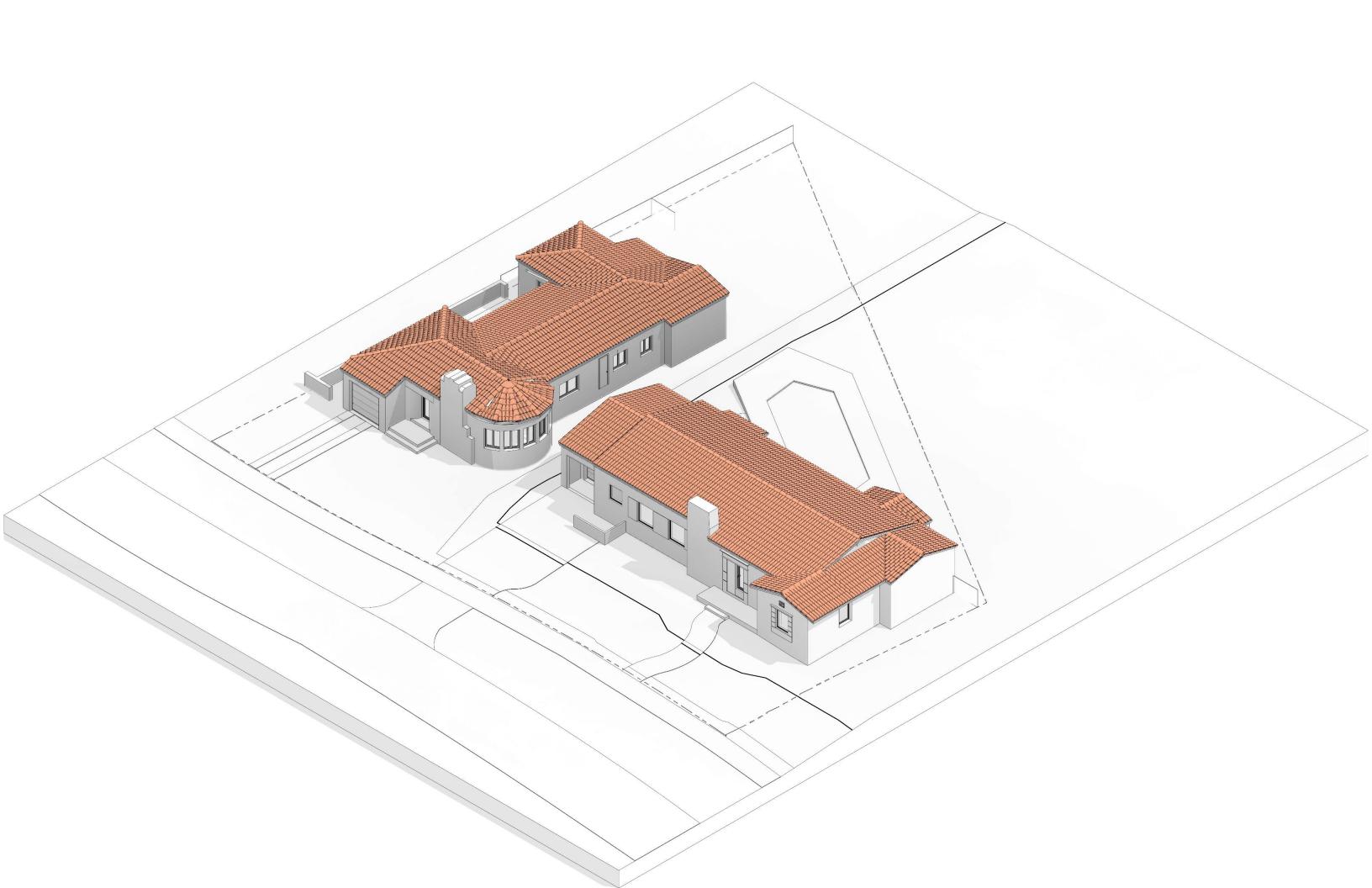
Existing, Demolition and Proposed Section A-A & B-B

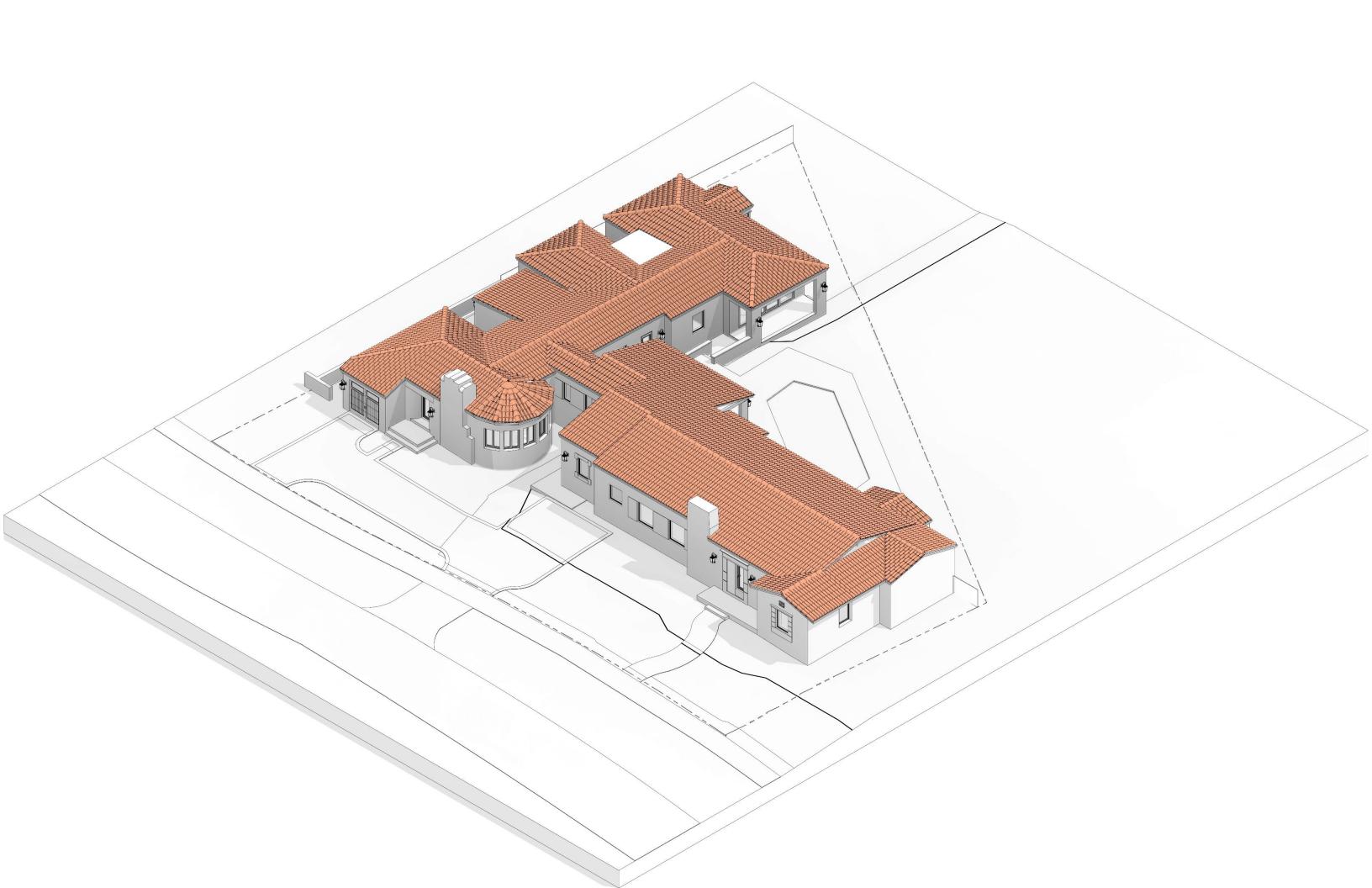


NDL PROJ. NO.

Nelson de Leon AR 13937 SHEET NO.

A-05.2

















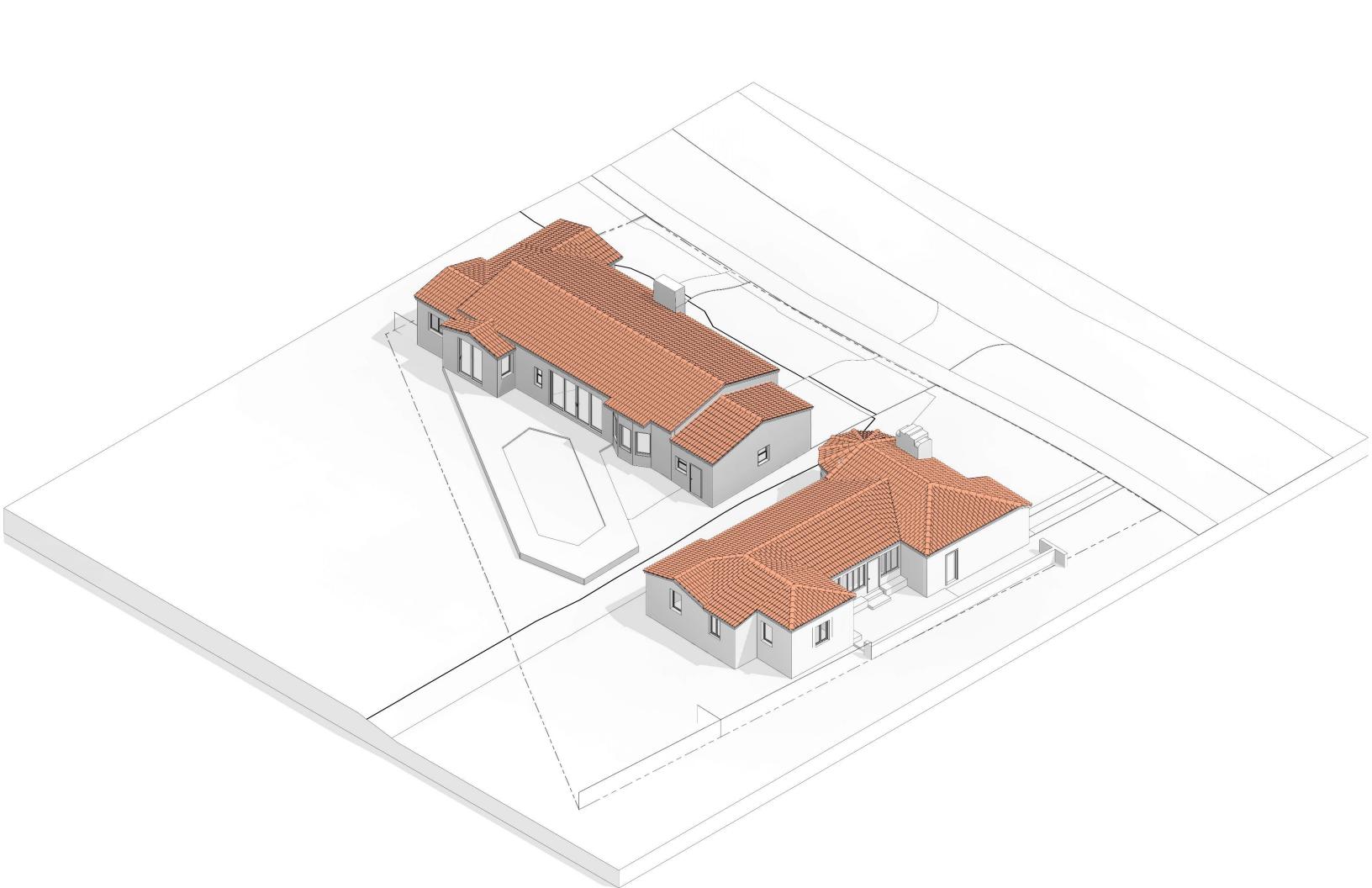


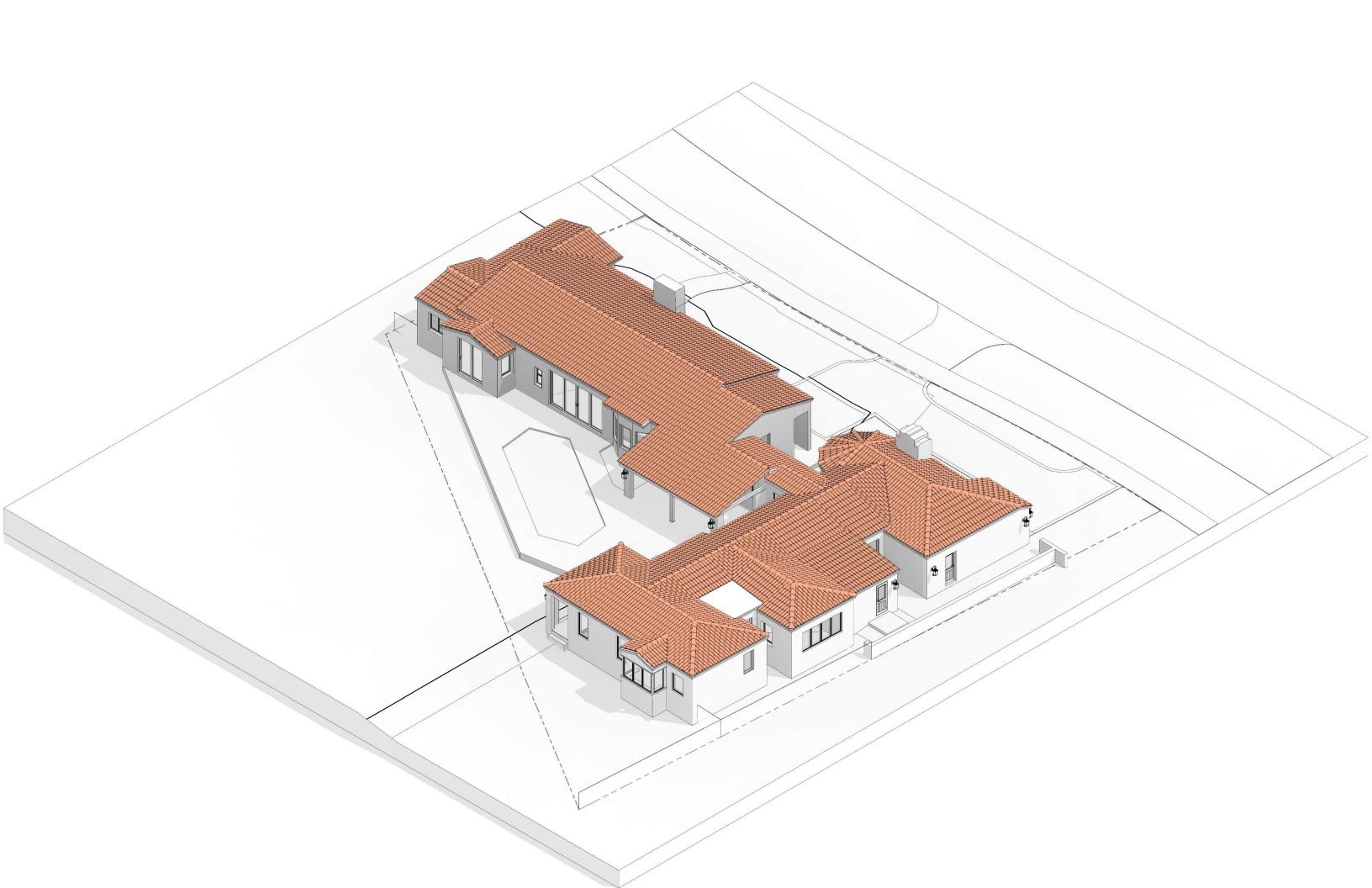


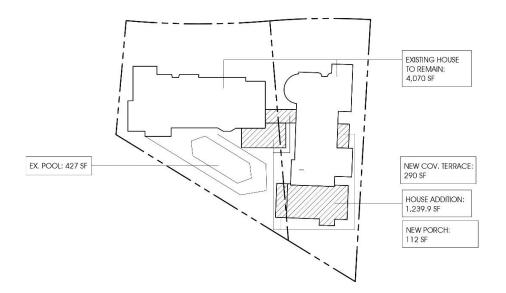




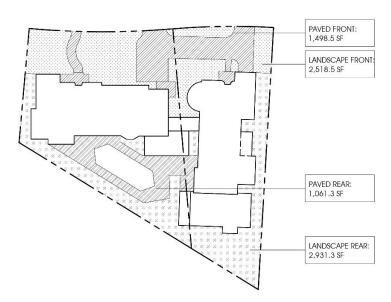




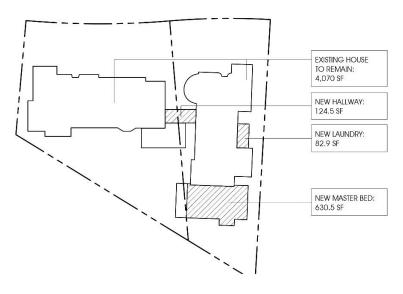




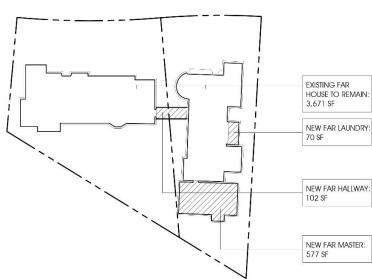
LOT SIZE: 14,230 SF LOT COVERAGE 45%



LOT SIZE: 14,230 SF LANDSCAPE AND PAVED AREAS



LOT SIZE: 14,230 SF LOT COVERAGE 35%



LOT SIZE: 14,230 SF FIRST FLOOR FAR

REQUESTED VARIANCES

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
LOT COVERAGE 35%	ALLOWED 4,981 SF	PROPOSED 5,309.9 SF	OVER 330 SF
LOT COVERAGE 35% LANDSCAPE 40%			

EXISTING CALCULATIONS

BACK YARD

TOTALS

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	O SF	1,647 SF
2515 NET		2,024 SF	O SF	2,024 SF
NEW HALLWAY		0 SF	102 SF	102 SF
NEW LAUNDRY		O 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	O 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	O 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% (1.1)	38 SF)	2,518.5 SF	
TOTALS			5,450 SF	
PAVED AREAS			PROPOSED	
FRONT YARD			1,498.5 SF	

2,559.8 SF



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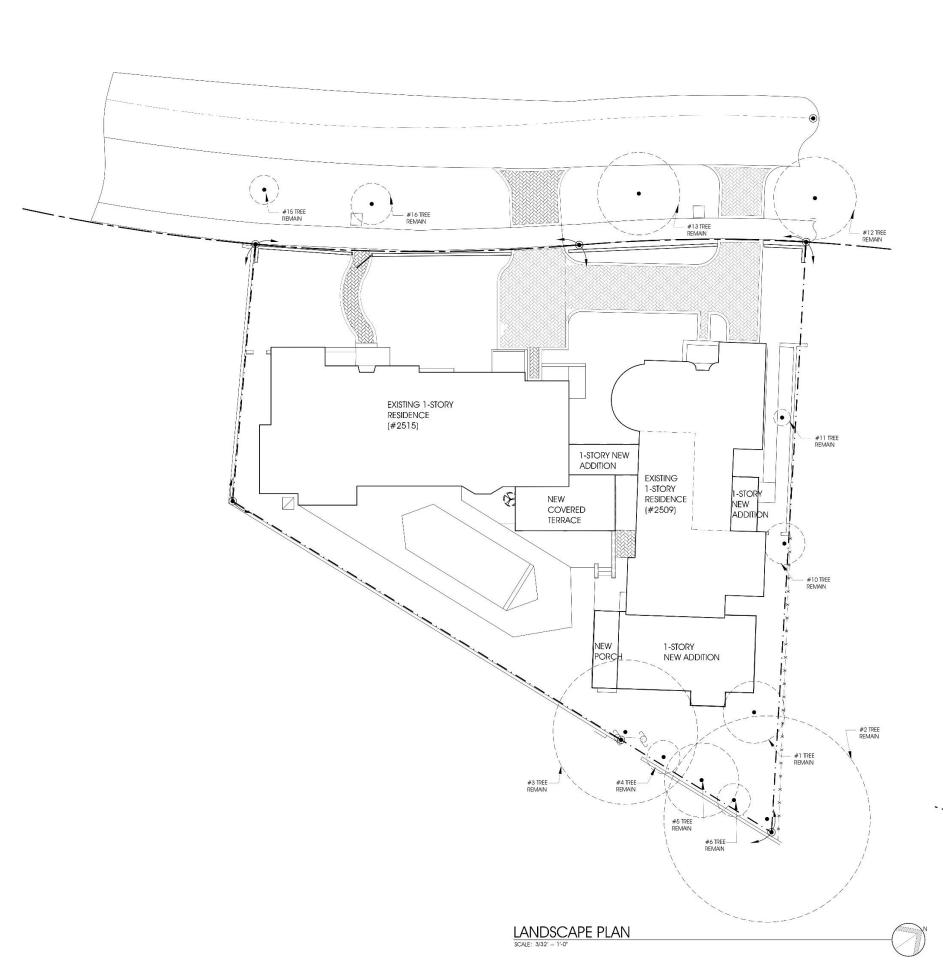
Additions & Remodel Combined Properties 2509-2515 Indian Mound Trail, Coral Gables, FL 33134

Area Diagrams and Calculations



PROJ. NO.

A-01.1



LOCUS ARCHITECTURE IN C 0 R P 0 R AT E D 500 South Dible Highway, Suite 307 Cord Codbles Florida 3314/6 Tel (305) 740-01/20 Email: Locus/glocus/orthocture.nef Ucerse No. AR 13937

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Landscape Plan



Nelson de Leon AR 13937

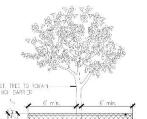
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#	TREE NAME	SCIENTIFIC NAME	DIAMETER(")	HEIGHT(')	SPREAD(')
1	MANGO TREE	MANGIFERA INDICA	10	25	15
2	STRANGLER FIG	FICUS AUREA	10±	50	50
3	GUMBO LIMBO	BURSERA SIMARUBA	4	35	35
4	NORTHFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	8	25	8
5	SOUTHERN CHINESE 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" M.N.) on 5" CENTERS TO SUPPORT RAIL FENCING.

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

THREE ROWS OF RAIL EFROING (2"X4") SPACED FOUAL Y TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXSITIVE PRESS TO REMAIN AT THE START OF THE PROJECT-FENCE TO REMAIN IN PLASE THROUGHOUT THE DURATION OF CONSTRUCTION.

CONTRACTOR SHALL TAKE EXTRA CARE DURING FARTHWORK & UT ITY OFFRATIONS TO PROTECT ALL EXIST. TREES—& SHALL HE RESPONSED IN THE ACE ANY TREES DAMAGED DURING CONSTRUCTION.

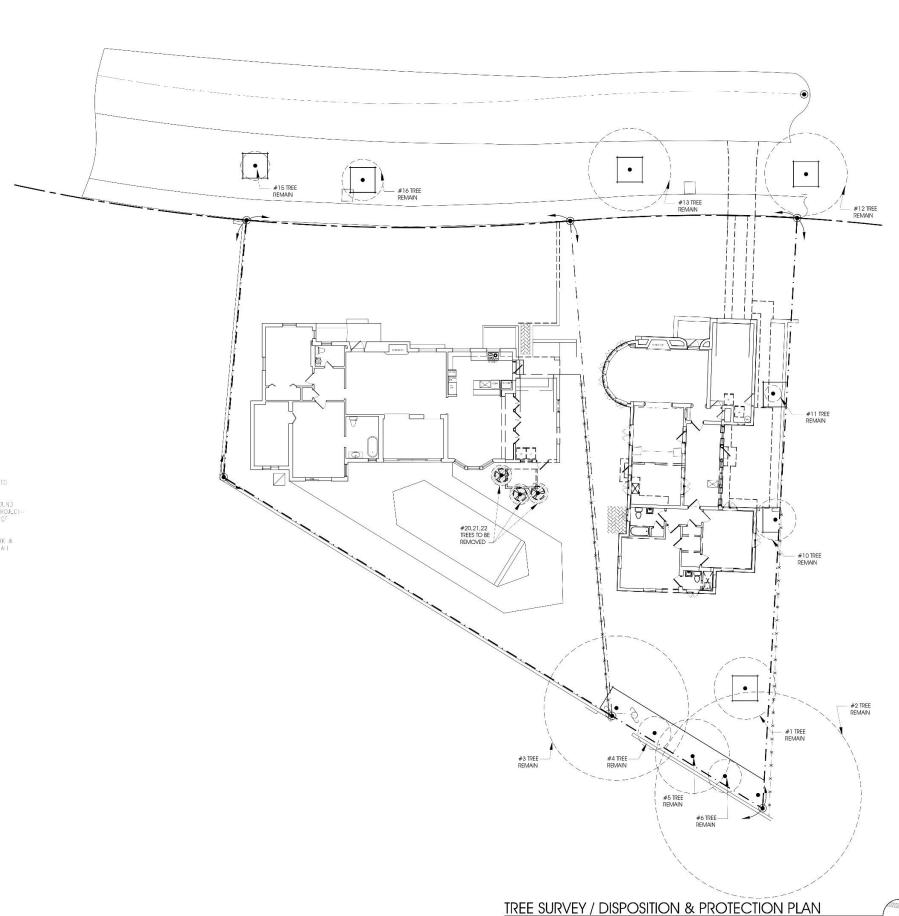
— 2" x 4" PT WD POSTS & RAILS: POS SPACING AT 5" C" MAX. — I-NSAR SAFE Y HARRIER FLORESCENT ORANGE EX 2050

CITY OF CORAL GABLES
TREE PROTECTION BARR CADE DETAIL

1.7.0

Notes.

- Iree Protection Barricade dimensions are measured from the outside of the trunk.
- Tree Protection Barricodes are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
- No disturbance to soil or disposal of ony 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.
- TPZ dimensions are 6' from face of trunk for exist. trees to remain on site or in the R/W. 3' for exist. palms.



LOCUS ARCHITECTURE

NO. REVISION/SUBMISSION
OWNER REVIEW

BOA PRELIM SUBMITTAL

Additions & Remodel

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

Tree Disposition

Nelson de Leon AR 13937

LA-01.1

08-22-25

PROJ. NO.

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