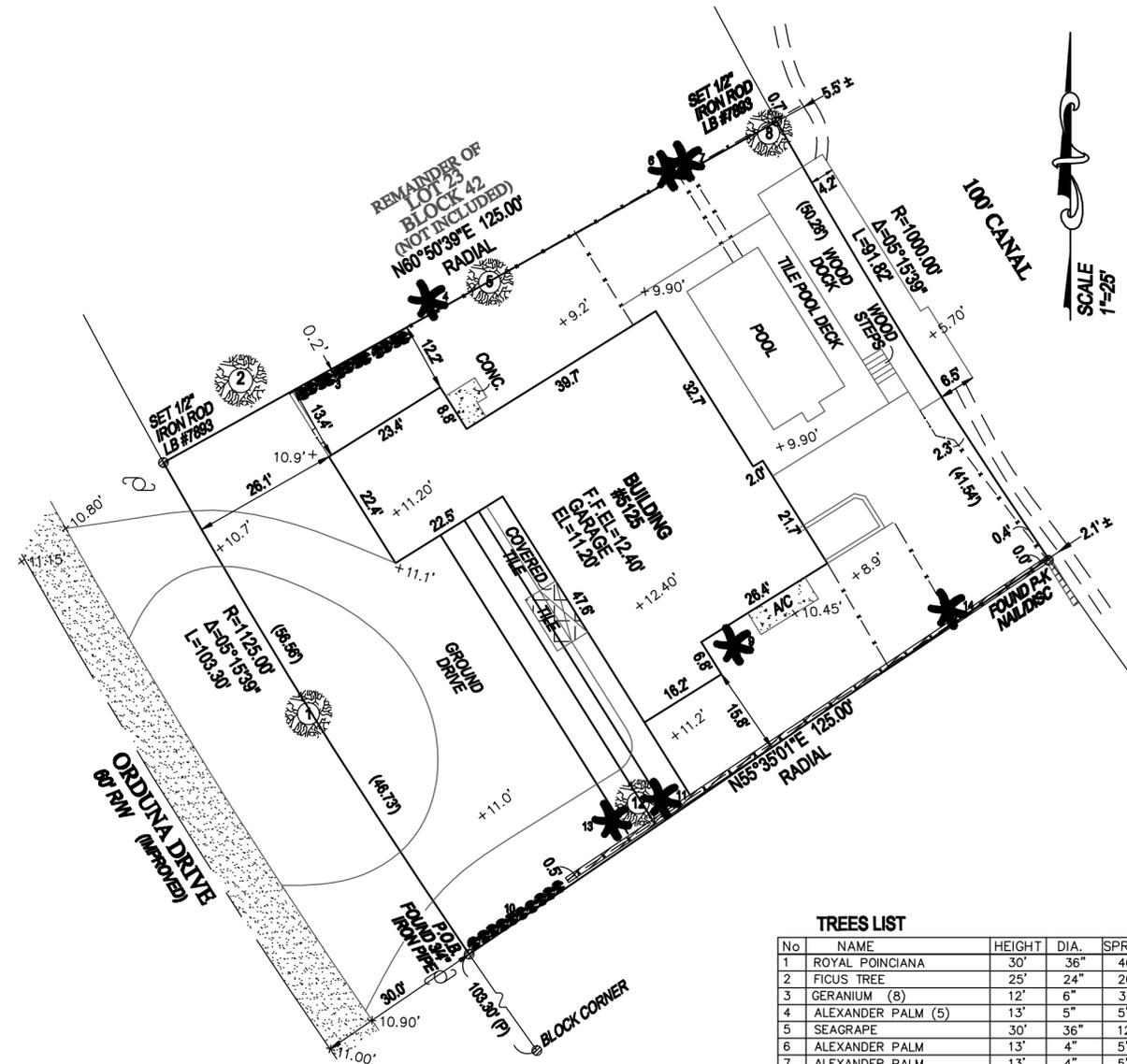


TREES & BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION SKETCH — N.T.S.

PROPERTY ADDRESS: 5125 ORDUNA DRIVE, CORAL GABLES, FL 33146 FOLIO# 03-4119-004-0020

LEGAL DESCRIPTION:

PORTIONS OF LOTS 22 AND 23 AS DESCRIBE IN DB 3841-375 IN BLOCK 42 OF REVISED PLAT OF CG RIVIERA SETION PART 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 9/11/09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY 120639 PANEL NUMBER 12071C0457 SUFFIX L ELEVATIONS REFER TO N.G.V.D. 1929 BENCHMARK USED: CG-11-1-R ELEVATION= 13.35'

LEGAL NOTES

SURVEY BY OTHERS
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. FENCE OWNERSHIP NOT DETERMINED

TREES LIST

No	NAME	HEIGHT	DIA.	SPREAD
1	ROYAL POINCIANA	30'	36"	40'
2	FICUS TREE	25'	24"	20'
3	GERANIUM (8)	12'	6"	3'
4	ALEXANDER PALM (5)	13'	5"	5'
5	SEAGRAPE	30'	36"	12'
6	ALEXANDER PALM	13'	4"	5'
7	ALEXANDER PALM	13'	4"	5'
8	FICUS TREE	35'	60"	40'
9	ALEXANDER PALM (3)	40'	6"	6'
10	EDGES	8'	-	-
11	ALEXANDER PALM	10'	4"	5'
12	UMBRELLA TREE	15'	24"	10'
13	ALEXANDER PALM (3)	12'	4"	5'
14	ALEXANDER PALM	30'	6"	10'

LEGEND AND ABBREVIATIONS

- 6.00' = ELEVATIONS
- F.I.P. 1/2" = FOUND IRON PIPE
- F.N. = FOUND PK NAIL
- x --- = CHAIN LINK FENCE
- = 6' WOOD FENCE
- F.F. EL = FINISHED FLOOR ELEVATION
- W.M. = WATER METER

CERTIFIED TO:
MANUEL CHAMIZO III

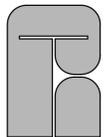
CH LAND SURVEYING INC.
5951 N.W. 53rd Street Suite 210
MIAMI LAKES, FLORIDA 33144
PH (305) 823-3220 FAX 305-823-9806
No. 5718



CARLOS A. HERNANDEZ
LAND SURVEYOR AND MAPPER No. 5718
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:	UP-DATED	DATE:	FEB. 27, 2021
THIS SURVEY WAS PERFORMED		DATE:	OCT. 15, 2020



J. Antonio Rodriguez Tellaheche,
Architect
Architecture Planning Design
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Interior Design Lic. ID5544
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5125 ORDUNA DRIVE,
CORAL GABLES, FLORIDA 33146



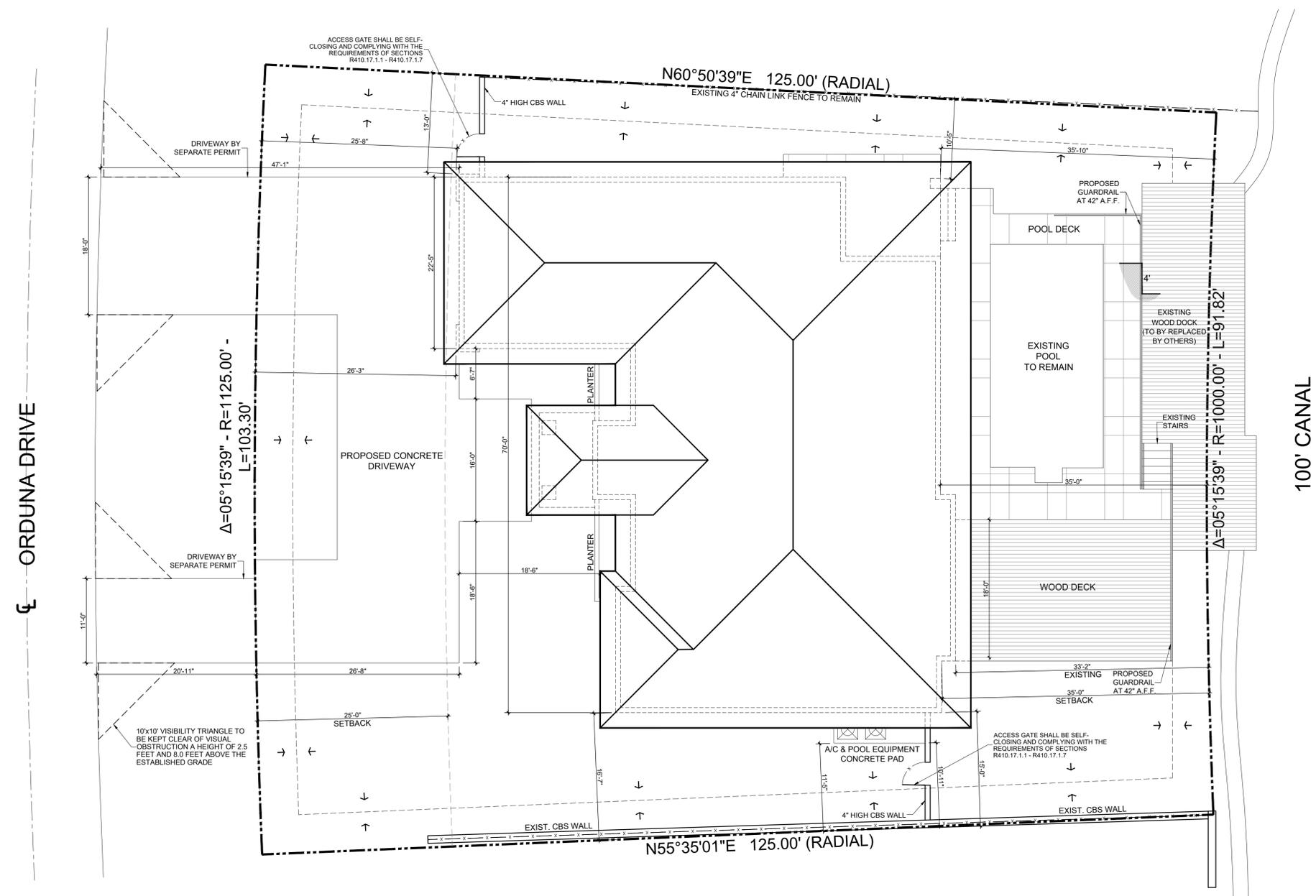
Project: _____

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Sheet Title: _____

**PROPOSED
SITE PLAN**

Job Number: _____
Scale: AS SHOWN
Drawn: N.P.
Checked: T.R.T.
Date: AUGUST 14, 2020
SP.02



PROPOSED SITE PLAN
1/8"=1'-0"

ZONING LEGEND

ADDRESS = 5125 ORDUNA DRIVE
FOLIO No.: 03-4119-004-0020
LOT SIZE = 12,194 S.F.

	REQUIRED	PROVIDED
MAX. F.A.R.	48% FOR 1st 5,000 S.F. 5,000 x 0.48 = 2,400.00 S.F. 35% NEXT 5,000 S.F. 5,000 x 0.35 = 1,750.00 S.F. 30% REMAIN 2,194 x 0.30 = 658.20 S.F. TOTAL = 4,808.20 S.F.	GROUND FLOOR = 2,681.43 S.F. GARAGE = 460.32 S.F. TOTAL PROVIDED = 3,141.75 S.F.
GROUND AREA COVERAGE	35% MAXIMUM 12,194 x 0.35 = 4,267.90 S.F.	GROUND FLOOR = 2,840.16 S.F. GARAGE = 511.85 S.F. COVERED ENTRY = 116.02 S.F. COVERED TERRACE = 203.80 S.F. TOTAL PROVIDED = 3,671.83 S.F. (30.11%)
AUXILIARY STRUCTURES	45% MAXIMUM (35% MAX+AUXILIARY STRUCT.) 12,194 x 0.45 = 5,487.30 S.F.	POOL DECK = 637.25 S.F. WOOD DECK = 525.51 S.F. WOOD DOCK = 386.97 S.F. TOTAL PROVIDED = 1,549.73 S.F.
MAX. HEIGHT	25 FEET	18'-3"

SETBACKS

	REQUIRED	PROVIDED
FRONT	25 FT	25'-8"
REAR	35 FT	35'-0"
SIDE	20% OF LOT WIDTH = 20 FT TOTAL BOTH SIDES 103.30' x 0.20 = 20.66' 20.66' / 2 = 10.33' MIN. SIDE	MIN. SIDE 10'-5"

OPEN LANDSCAPE

	REQUIRED	PROVIDED
40% MIN. AREA	12,194 x 0.40 = 4,877.60 S.F.	4,954.59 S.F. (40.63%)
20% MIN. IN FRONT	4,877.60 x 0.20 = 975.52 S.F.	1,311.49 S.F. (26.89%)
POOL BODY OF WATER		440.79 S.F.

- SITE NOTES**
- AREA ADJACENT TO CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO CANAL (SEE DRAWING PLANS).
 - LOT SHALL BE GRADED PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO ADJACENT PROPERTY. (SEE DRAINAGE PLAN).
 - PUBLIC WORKS DEPARTMENT: A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. THE HEIGHT OF THE FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FT. IN HEIGHT WITHIN 10 FT. OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.
 - THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION. TOP 12'-0" N.G.V.D.
 - WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE, TREES AND UTILITY CONNECTIONS.
 - CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.
 - SEE STRUCTURAL PLANS FOR SOIL CONDITIONS.
 - BURY WATER, PHONE, CABLE, AND ELECTRIC SERVICE 18" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACK FILL AROUND PIPES.
 - IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL TRADES.
 - APPLY APPROVED AND ACCEPTABLE SOIL POISONING TREATMENT INCLUDING BUT NOT LIMITED TO PATIOS, WALKS ETC. PRIOR TO PLACEMENT ALL NEW AREAS TO BE COVERED OF VISQUEEN.



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Issue Dates:

**RENOVATION & ADDITION FOR
MR. MANUEL CHAMIZO III**
5125 ORDUNA DRIVE,
CORAL GABLES, FLORIDA 33146



Project: _____

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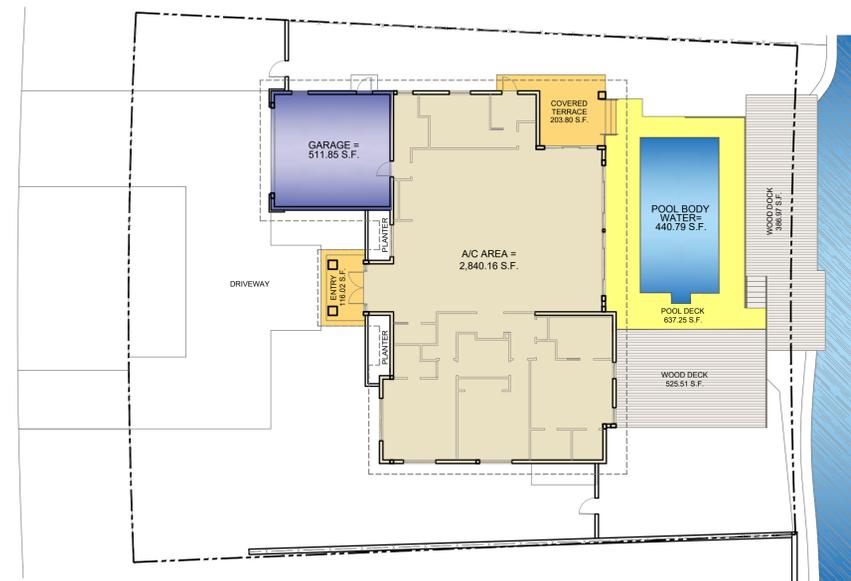
Sheet Title: _____

**ZONING
DIAGRAMS**

Job Number: _____
Scale: AS SHOWN
Drawn: N.P.
Checked: T.R.T.
Date: AUGUST 14, 2020

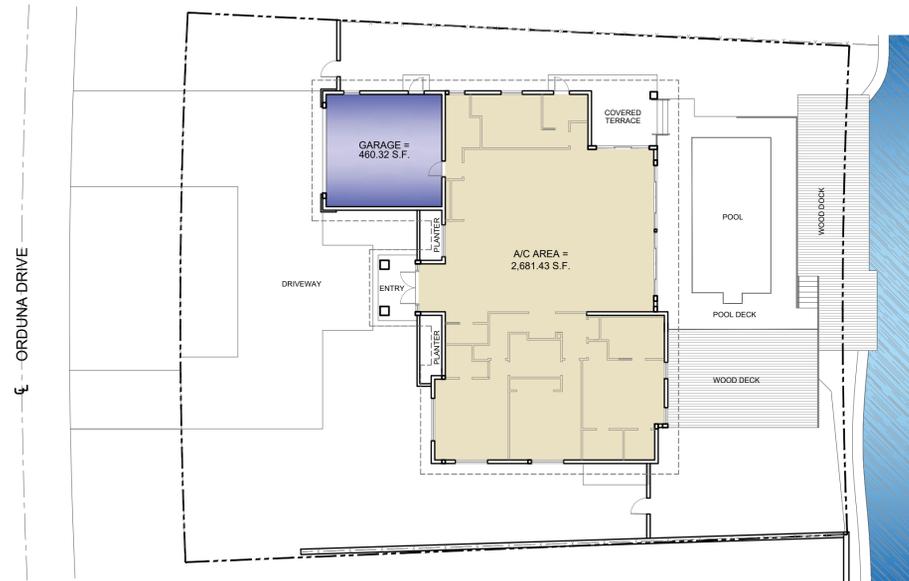
SP.03

GROUND AREA COVERAGE
(35% MAXIMUM) = 3,671.83 S.F. (30.11%)
45% MAXIMUM (35% MAX+AUXILIARY STRUCT.) = 5,224.56 S.F. (42.82%)



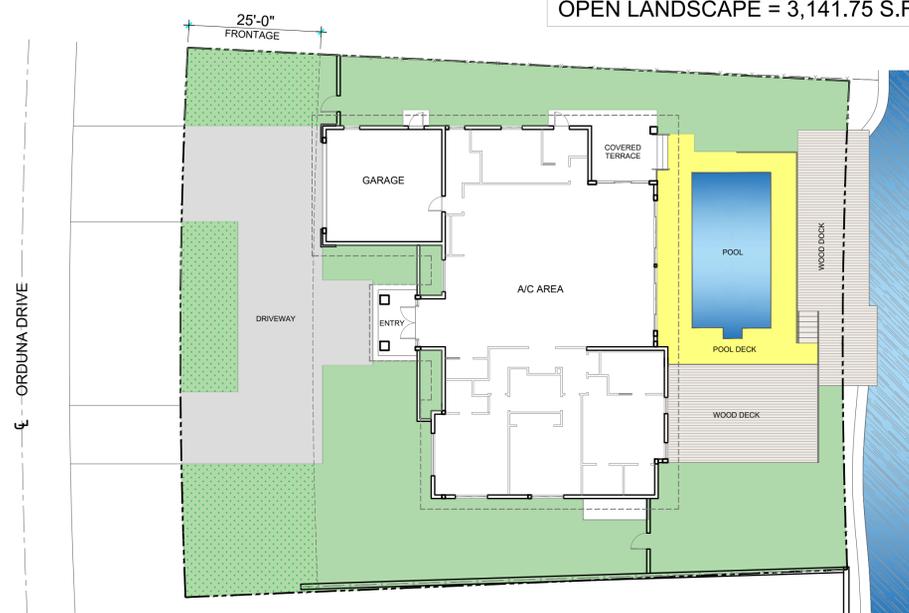
GROUND AREA COVERAGE
1/16"=1'-0"

MAX FAR = 3,141.75 S.F.



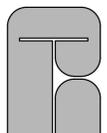
MAX FAR CALCULATION
1/16"=1'-0"

OPEN LANDSCAPE = 3,141.75 S.F.



OPEN LANDSCAPE
1/16"=1'-0"

ZONING LEGEND		
ADDRESS = 5125 ORDUNA DRIVE FOLIO No.: 03-4119-004-0020 LOT SIZE = 12,194 S.F.		
	REQUIRED	PROVIDED
MAX. F.A.R.	48% FOR 1st 5,000 S.F. 5,000 x 0.48 = 2,400.00 S.F. 35% NEXT 5,000 S.F. 5,000 x 0.35 = 1,750.00 S.F. 30% REMAIN 2,194 x 0.30 = 658.20 S.F. TOTAL = 4,808.20 S.F.	GROUND FLOOR = 2,681.43 S.F. GARAGE = 460.32 S.F. TOTAL PROVIDED = 3,141.75 S.F.
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	45% MAXIMUM (35% MAX+AUXILIARY STRUCT.) 12,194 x 0.45 = 5,487.30 S.F.	TOTAL PROVIDED = 5,224.56 S.F. (42.82%)
MAX. HEIGHT	25 FEET	18'-3"
SETBACKS		
	REQUIRED	PROVIDED
FRONT	25 FT	25'-8"
REAR	35 FT	35'-0"
SIDE	20% OF LOT WIDTH = 20 FT TOTAL BOTH SIDES 103.30' x 0.20 = 20.66' 20.66' / 2 = 10.33' MIN. SIDE	MIN. SIDE 10'-5"
OPEN LANDSCAPE		
	REQUIRED	PROVIDED
40% MIN. AREA	12,194 x 0.40 = 4,877.60 S.F.	4,954.59 S.F. (40.63%)
20% MIN. IN FRONT	4,877.60 x 0.20 = 975.52 S.F.	1,311.49 S.F. (26.89%)
POOL BODY OF WATER		440.79 S.F.



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Issue Dates:

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5125 ORDUNA DRIVE,
CORAL GABLES, FLORIDA 33146

J. Antonio Rodriguez
Tellaheche
Architect
AR93998

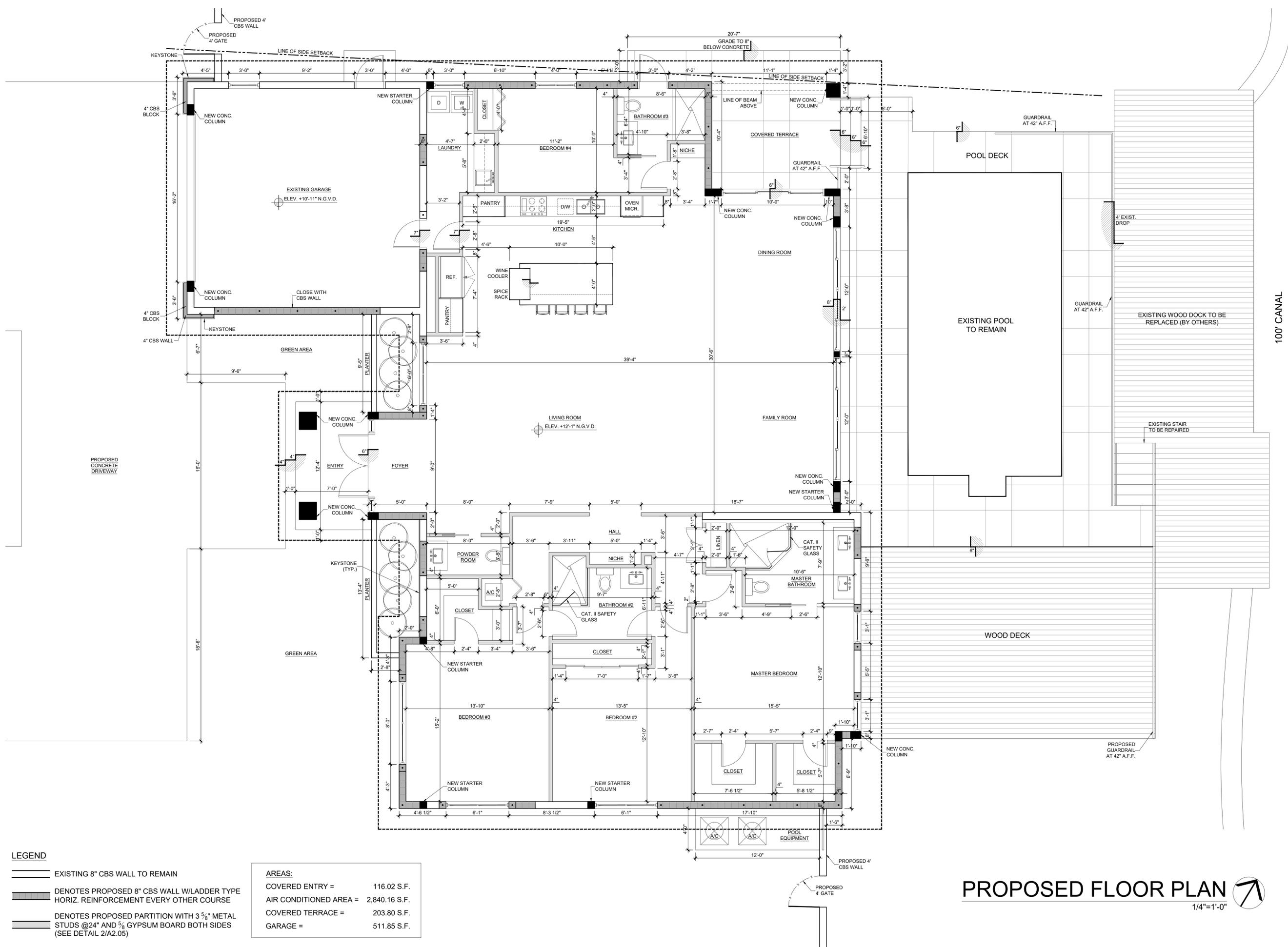
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**PROPOSED
FLOOR PLAN**

Job Number: _____
Scale: AS SHOWN
Drawn: N.P.
Checked: T.R.T.
Date: AUGUST 14, 2020
A1.02



LEGEND

EXISTING 8" CBS WALL TO REMAIN

DENOTES PROPOSED 8" CBS WALL W/LADDER TYPE HORIZ. REINFORCEMENT EVERY OTHER COURSE

DENOTES PROPOSED PARTITION WITH 3 5/8" METAL STUDS @24" AND 5/8" GYPSUM BOARD BOTH SIDES (SEE DETAIL 2/A2.05)

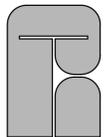
AREAS:

COVERED ENTRY =	116.02 S.F.
AIR CONDITIONED AREA =	2,840.16 S.F.
COVERED TERRACE =	203.80 S.F.
GARAGE =	511.85 S.F.

PROPOSED FLOOR PLAN

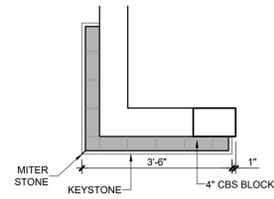
1/4"=1'-0"



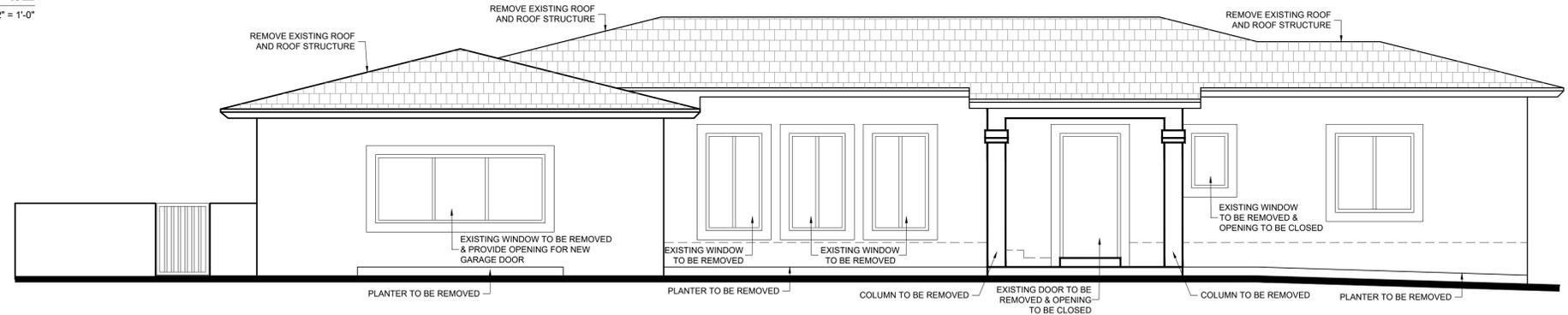


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Issue Dates:



A GARAGE CORNER DETAIL
 1/2" = 1'-0"



EXISTING FRONT ELEVATION
 1/4" = 1'-0"

WINDOWS
 MULLIONS: BRONZE KYNAR
 GLASS: CLEAR



PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

**RENOVATION & ADDITION FOR
 MR. MANUEL CHAMIZO III**
 5125 ORDUNA DRIVE,
 CORAL GABLES, FLORIDA 33146



Project: _____

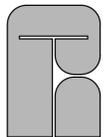
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ELEVATIONS

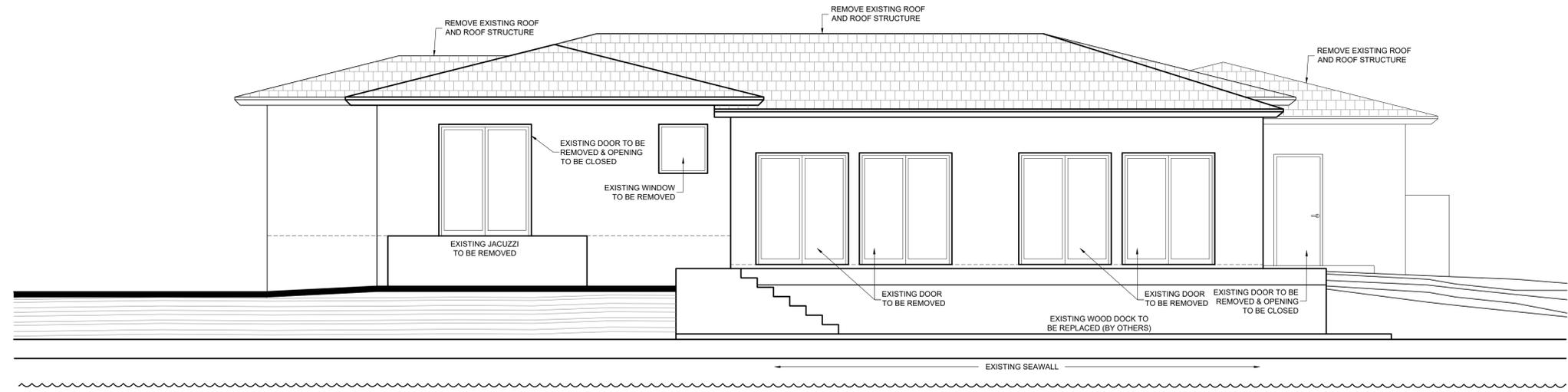
Job Number:	
Scale:	AS SHOWN
Drawn:	N.P.
Checked:	T.R.T.
Date:	AUGUST 14, 2020

A2.01



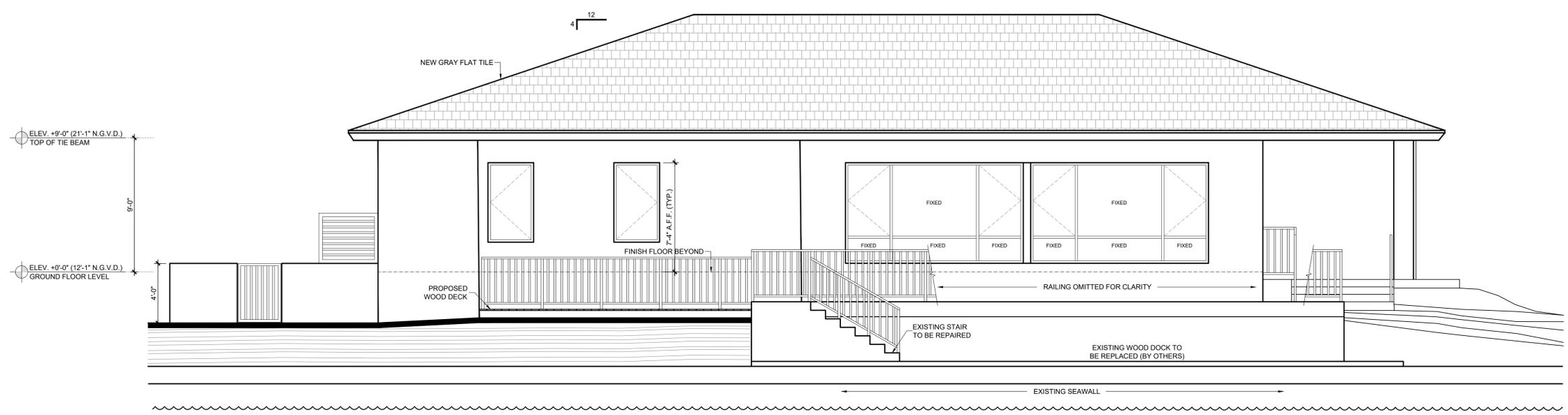
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Issue Dates:



EXISTING REAR ELEVATION
1/4"=1'-0"

WINDOWS
MULLIONS: BRONZE KYNAR
GLASS: CLEAR



PROPOSED REAR ELEVATION
1/4"=1'-0"

**RENOVATION & ADDITION FOR
MR. MANUEL CHAMIZO III**
5125 ORDUNA DRIVE,
CORAL GABLES, FLORIDA 33146



Project: _____

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ELEVATIONS

Job Number: _____
Scale: AS SHOWN
Drawn: N.P. **A2.02**
Checked: T.R.T.
Date: AUGUST 14, 2020

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 email: rodtell@aol.com

Issue Dates:

RENOVATION FOR RESIDENCE AT
 5125 ORDUNA DRIVE,
 CORAL GABLES, FLORIDA 33146



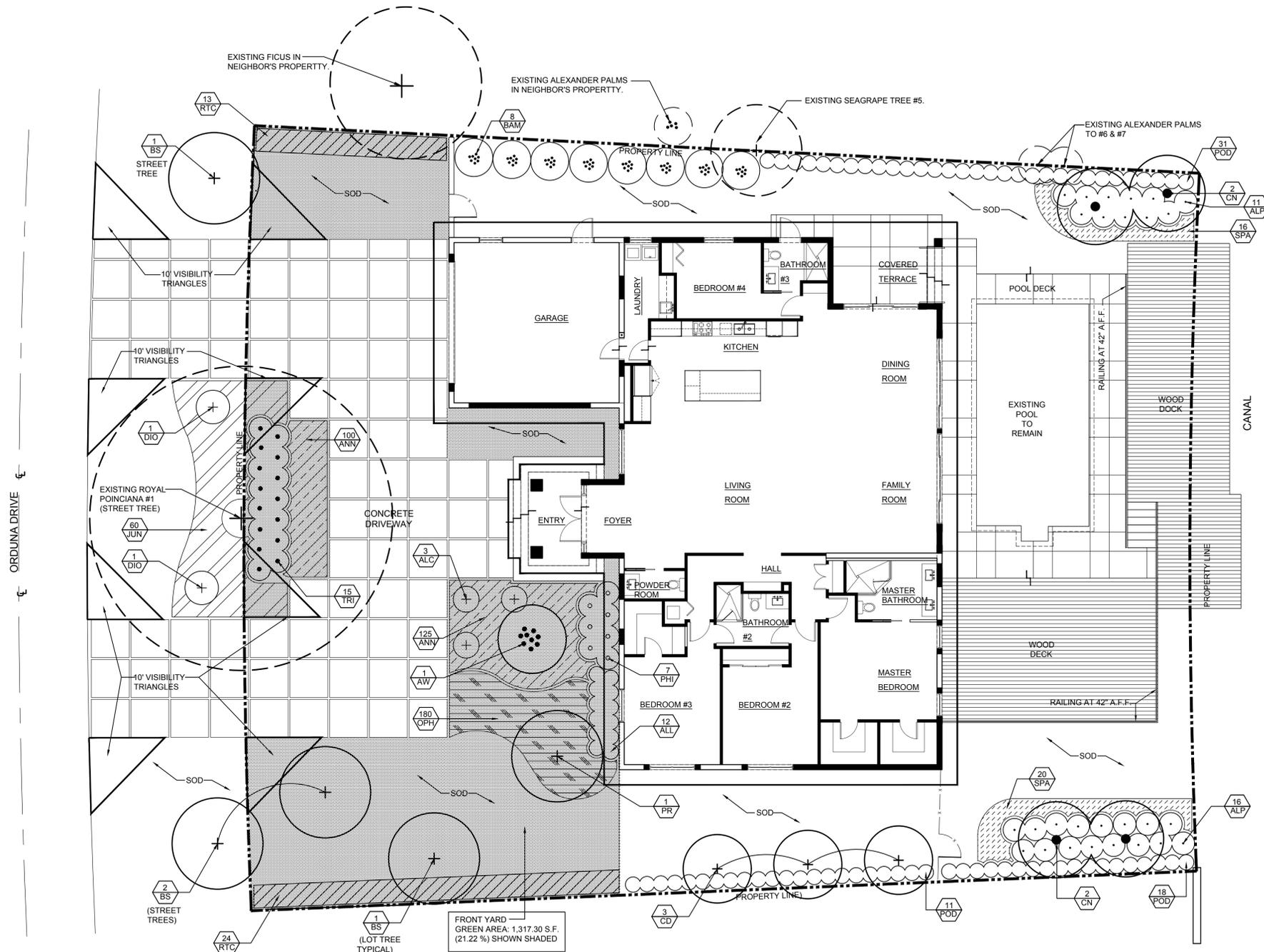
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Sheet Title:

LANDSCAPE PLAN

Job Number: _____ Sheet: **L-1**
 Scale: AS SHOWN
 Drawn: J.L.
 Checked: E.N.
 Date: NOVEMBER 11, 2008



FRONT YARD GREEN AREA: 1,317.30 S.F. (21.22 %) SHOWN SHADED

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

LEGEND:
 X = EQUALS QUANTITY AT THIS LOCATION
 X = EQUALS KEY FROM PLANT MATERIALS SCHEDULE



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Sheet Title: _____

LANDSCAPE NOTES, CHARTS AND DETAILS

Job Number: _____ Sheet: _____
 Scale: AS SHOWN
 Drawn: J.L.
 Checked: E.N.
 Date: NOVEMBER 11, 2020

L-2

GENERAL NOTES

1. PLANT QUALITY

ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN FLORIDA No. 1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. PLANT MATERIALS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.

2. PLANTING SOIL

ALL PLANT MATERIALS WITH THE EXCEPTION OF PALM TREES AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: 50% SAND AND 50% MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

3. FERTILIZER

THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.

FERTILIZER FOR TREES, SHRUBS, AND CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC 3-24-0 #1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO. HOMESTEAD, FLORIDA, AND 2 LBS. FEC 15-8-8-#2500 OR EQUAL PER CUBIC YARD OF PLANTING SOIL.

FERTILIZER FOR GROUNDCOVER SEEDLING BEDS: BROADCAST 4 LBS. OF THE ABOVE MIX FOR EACH 500 SQUARE FEET OF BED AREA. FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15 LBS. OF FEC 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (650 LBS. PER ACRE).

4. MULCH:

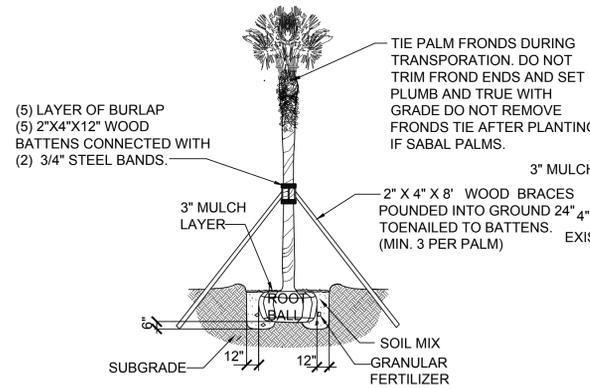
MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH 100% MELALEUCA MULCH. ANY OTHER MULCH MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

PLANTING AREAS NOT COVERED BY GRASS/SOD SHALL BE MULCHED TO A DEPTH OF THREE INCHES TO PRESENT A FINISHED APPEARANCE. THIS INCLUDES, BUT NOT LIMITED TO, ALL SHRUBS AND GROUNDCOVERS AREAS.

5. SOD

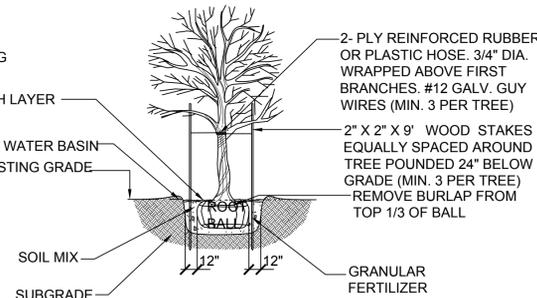
ALL AREAS DESIGNATED AS "SOD" SHALL BE COVERED WITH EMPIRE ZOYSIA. SOLID SOD LAID OVER A FINELY GRADED, 2" DEEP SOIL BLANKET, FREE OF ROCKS. SOD SHALL BE LAID WITH CLOSE ABUTTING JOINTS AND HAVE A SMOOTH FINISHED APPEARANCE.

6. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN AND OVERHEAD UTILITIES OR CONSTRUCTION IN THE AREA OF THE PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF THE WORK, IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.



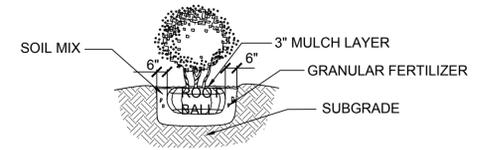
TYPICAL PALM PLANTING DETAIL

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB PLANTING DETAIL

N.T.S.

LIST OF EXISTING TREES AND PALMS

No.	BOTANICAL NAME	TREE NAME	D.B.H.	HEIGHT	SPREAD	CONDITION	DISPOSITION	CANOPY LOSS S.F.	REMARKS
1	Delonix regia	Royal Poinciana	36"	30'	40'	MODERATE	REMAIN		Street Tree
5	Coccoloba uvifera	Seagrape	36"	30'	12'	GOOD	REMAIN		On property line
6	Ptychosperma elegans	Alexander Palm	4"	13'	5'	GOOD	REMAIN		On property line
7	Ptychosperma elegans	Alexander Palm	4"	13'	5'	GOOD	REMAIN		On property line

NOTES:

- REFER TO TREE SURVEY PREPARED BY CARLOS A. HERNANDEZ, SURVEYORS, DATE: OCTOBER 15, 2020.
- REPLACEMENT TREE CANOPY CREDITS SHALL BE ACCORDING TO CHAPTER 82 - VEGETATION, TABLE 82-1.
- TOTAL CANOPY LOSS IS 1407 SQUARE FEET TO BE MITIGATED BY 4 - LARGE TREE SPECIES, MINIMUM 15 FEET OVERALL HEIGHT. 2000 SQUARE FEET OF CANOPY CREDITS TO BE PROVIDED WITH SPECIES SUCH AS GUMBO LIMBO.

PLANT MATERIALS SCHEDULE

Key	Quantity	Plant Name	Native	Size Specs.	Remarks
Symbol		Botanical Name / Common Name		Ht. x Spr, Caliper	
ALC	3	Aechmea fasciata / Silver Vase Bromeliad	No	24" o.a. / 7 gal. cont.	Accent shrubs
ALP	27	Alpinia zerumbet 'Variegata' / Variegated Shell Ginger	No	36" o.a. / 7 gal. cont.	Accent shrubs
ANN	225	Annuals by season / Pentas, Begonias, Blue Daze	No	6" pots / 12" o.c.	Flowering Ground cover
AW	1	Acoclorrhaphie wrightii / Paurotis Palm	Yes	16' ht., 7-9 trunks min.	Florida Fancy
BAM	8	Bambusa textilis / Weaver's Bamboo	No	8'-10' ht. x 5' spr.	Perimeter shrubs
BS	4	Bursera simaruba / Gumbo Limbo	Yes	16' ht. x 10' spr. / 4" Caliper	Mitigation Trees / 2,000 S.F. Credits
CD	3	Coccoloba diversifolia / Pigeon Plum	Yes	12' ht. x 8' spr. / 2" Caliper	Single trunk trees
CN	4	Cocos nucifera 'Malayan Green' / Green Malayan Coconut Palm	No	15' ht., 3' clear wood	Rear yard palms
DIO	2	Dioon spinulosum / Mexican Cycad	No	5' ht. x 3' spr.	Accent shrubs
JUN	60	Juniper davurica / Parson's Juniper	No	18" spr., 3 gal. Cont., 24" o.c.	Evergreen Ground cover
OPH	180	Ophiopogon japonicus / Mondo Grass	No	10" o.a., 1 gal. Cont., 12" o.c.	Evergreen Ground cover
PHI	7	Philodendron 'Rojo Congo' / Rojo Congo Philodendron	No	2' ht. x 3' spr., 3 gal. cont.	Entry area shrubs
POD	58	Podocarpus macrophyllus / Japanese Yen	No	36" ht. x 24" spr. / 24" o.c.	Perimeter shrubs
PR	1	Plumeria rubra / Frangipani 'White'	No	12 ht. x 8' spr. / 2" Caliper	Florida Fancy White flower
RTC	37	Chrysobalanus icaco / Red Tip Cocoplum	Yes	30" ht. x 24" spr., 24" o.c.	Native shrubs Requirement
SOD	3,000 S.F.	Zoysia japonica / Empire Zoysia	No	Solid sod on finely graded 2" soil blanket	Solid Sod
SPA	36	Spathoglottis plicata / Purple Ground Orchids	No	18" spr., 3 gal. Cont., 24" o.c.	Flowering Ground cover
TRI	15	Tripsacum floridana / Florida Gama Grass	YES	36" o.a. / 7 gal. cont.	Native grass

LANDSCAPE LEGEND

Zoning District : SFR Net Land Area: .358 acres 15,520 square feet

OPEN SPACE

Required	Provided
A. Square Feet of open space required by Chapter 33, as indicated on site plan: net lot area = 15,520 s.f. x 40% = <u>6,208</u>	<u>6,208</u> <u>9,242.77 (59.55 %)</u>
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking space _____ x 10 s.f. per parking space	<u>N/A</u> <u>N/A</u>
C. Total s.f. of landscaped open space required by Chapter 33: A+B=	<u>6,208</u> <u>9,242.77</u>

LAWN AREA CALCULATION

A. Total s.f. of landscaped open space required by Chapter 33	<u>6,208</u>
B. Maximum lawn area (sod) permitted = 50% x 6,208 s.f.	<u>3,104</u> <u>3,000</u>

TREES

A. No. trees required per net lot acre 3 lot trees	<u>3</u>	<u>8.33</u>
B. 30 % Palm Allowed (3 palms = one tree) Palms provide:	<u>1</u>	<u>7 palms = 2.33 trees</u>
C. % Natives Required No. trees provided x 30 %	<u>1</u>	<u>5</u>
D. Street trees (maximum average spacing of 35' o.c.) _____ linear feet along street / 35=	<u>N/A</u>	<u>N/A</u>
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) <u>103.30</u> linear feet along street / 25=	<u>4</u>	<u>4 (1 existing + 3 trees)</u>
F. Total number of trees=	<u>7</u>	<u>12.33 total trees</u>

SHRUBS

A. No. trees required x 10 = No. of shrubs allowed	<u>70</u>	<u>149</u>
B. No. shrubs allowed x 30% = No. of native shrubs required	<u>21</u>	<u>52</u>

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib provided.

Enrique D. Nuñez, ASLA

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 email: rodtell@aol.com

Issue Dates:

IRRIGATION LEGEND

SYMBOL	BRAND	MODEL BODY	RISER	NOZZLE	RADIUS PATTERN	DESIGN PRESSURE	FLOW G.P.M.	PRECIPIT RATE
○	TORO	MPR570	6" POP-UP	12r Q	12r Q	30 P.S.I.	0.40	1.75
●	TORO	MPR570	6" POP-UP	12r H	12r H	30 P.S.I.	0.80	1.75
◐	TORO	MPR570	6" POP-UP	12r QT	12r QT	30 P.S.I.	1.15	1.75
◑	TORO	MPR570	6" POP-UP	12r F	12r F	30 P.S.I.	1.50	1.75
■	TORO	MPR570	6" POP-UP	4-EST	5' X 18'	30 P.S.I.	0.45	1.55
□	TORO	MPR570	6" POP-UP	4S-SST	4' X 18'	30 P.S.I.	0.55	1.55
•	TORO	FB-26-PC	6" POP-UP	-	BUBBLER	30 P.S.I.	0.25	1.55

STATIONS LEGEND

STATION #	GPM
1	13.40
2	12.80
3	12.50

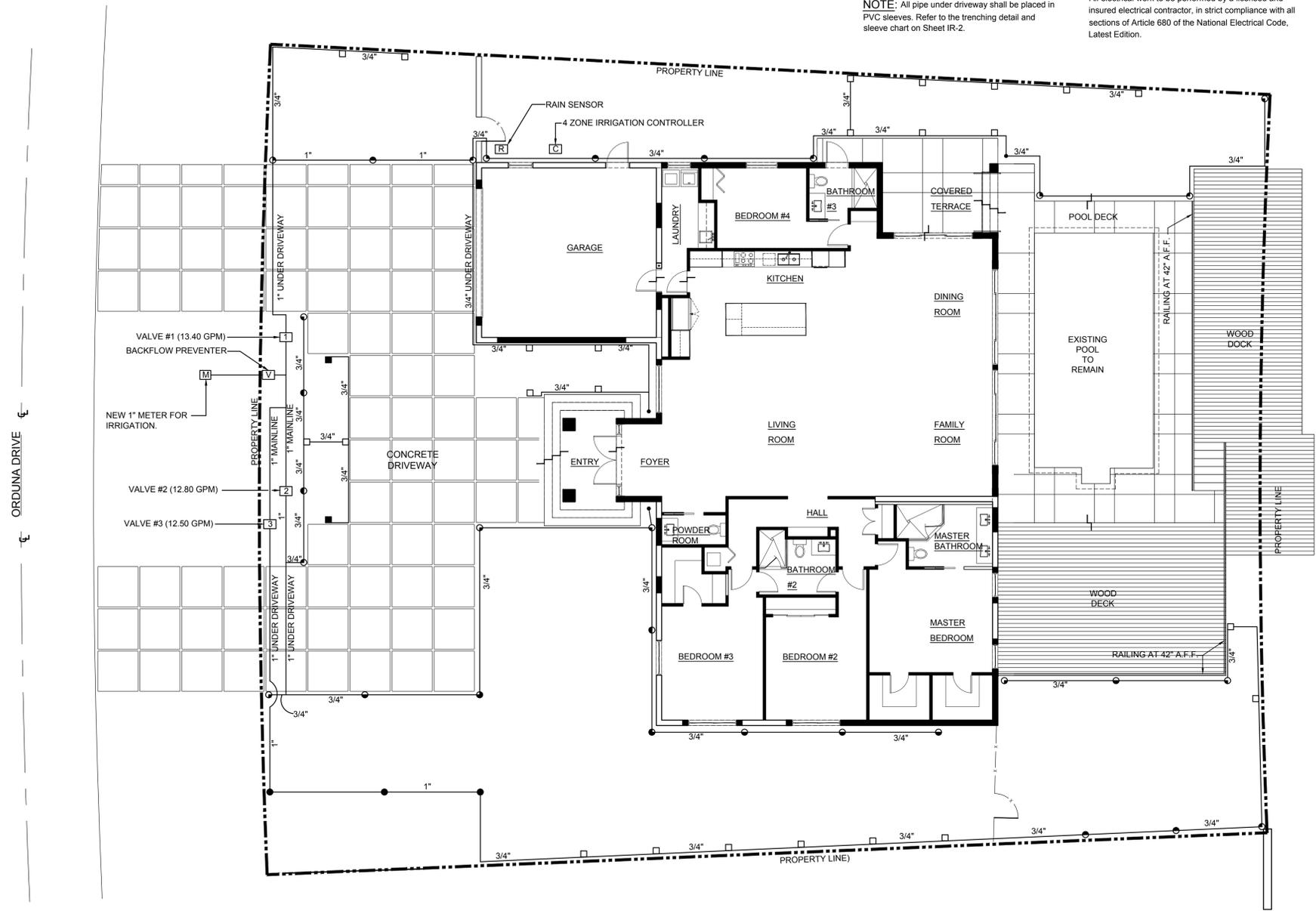
IRRIGATION SYMBOLS LEGEND

- ⊠ STATION VALVES
- ⊞ 4 ZONE IRRIGATION CONTROLLER
- ⊞ RAIN SENSOR
- ⊞ BACKFLOW PREVENTER
- ⊞ NEW 1" METER FOR IRRIGATION.
- ⊞ # NUMBER DENOTES SPRAY HEAD RADIUS

NOTE: All pipe under driveway shall be placed in PVC sleeves. Refer to the trenching detail and sleeve chart on Sheet IR-2.

EQUIPMENT NOTES:

- EQUIPMENT MOUNTING**
 Irrigation equipment shown in plan and typical electrical schematic diagram shall be mounted on the building wall or on a Unistrut frame set into a 16" x 10" deep concrete footing x 6" longer than both ends of the Unistrut structure's length.
- WORK PERFORMANCE:**
 All electrical work to be performed by a licensed and insured electrical contractor, in strict compliance with all sections of Article 680 of the National Electrical Code, Latest Edition.



IRRIGATION PLAN

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

RENOVATION FOR RESIDENCE AT
 5125 ORDUNA DRIVE,
 CORAL GABLES, FLORIDA 33146



Project:

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Sheet Title:

IRRIGATION PLAN

Job Number: _____ Sheet :
 Scale: AS SHOWN
 Drawn: J.L.
 Checked: E.N.
 Date: NOVEMBER 11, 2008
IR-1

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IRRIGATION NOTES AND SPECIFICATIONS

01. All work to be installed according to local and county codes by a licensed and insured irrigation Contractor. Contractor shall include all labor, materials, and equipment necessary to complete the work detailed and intended in this plan.
02. It is the contractor's responsibility to visit the site and become familiar with the existing conditions prior to entering into contract with the Owner or General Contractor.
03. All materials, quantities, sizes, and all other information contained in this plan shall be verified by the contractor prior to entering into contract with the Owner or General Contractor. This plan is diagrammatical and therefore site condition, scale of the plan and changes during construction, may affect the location of the system components. The contractor shall modify and/or adjust the system as required so as to comply with full coverage and design intent. Performance specifications vary between different manufacturers and even within same manufacturer from year to year, therefore irrigation contractor shall verify prior to entering into contract with Owner or Contractor, that all equipment, sizes, and dimensions including, mainlines, valves and lateral piping will provide the full coverage required. Should the contractor find a discrepancy, error or omission he shall contact the Landscape Architect immediately.
04. Piping in islands or narrow beds shall run to one side of the island or bed to allow for planting. This includes mainlines and electrical wires. Piping and wiring should be installed after all the large plant material has been installed.
05. The Landscape Architect has the right as Owner's authorized representative to at any stage of the works, inspect, accept or reject any and all work and materials which, in his opinion, do not meet the requirements of the design intent.
06. All below ground pipe shall be (polyvinyl chloride) (PVC) pipe conforming to ASTM specification D 1785, Schedule 40, or it may be PVC pipe conforming to ASTM D 2241, Class 200. Mainline shall always be schedule 40, as well as any above ground pipes.
07. All PVC fittings shall be Schedule 40, Type 1, NSF Approved conforming to the ASTM D 2466 requirements, except as noted in the drawings.
08. All sprinkler heads shall meet the performance called for in this plan, and shall all be from one single manufacturer. Although all shrub heads are specified with a radius, contractor shall according to site conditions and space requirements, use the space required head or in some cases a different pattern. Spacing shall also be adjusted so as not to overthrow water into impervious areas.
09. All valves shall be installed inside a plastic valve box of a size proper to the valve's size. Valve boxes shall be installed over 3" of gravel for drainage and the top level with finished grade.
10. All wire to/from controller to the electric valves shall be #14, direct burial underground feed type. All connections shall be waterproof direct burial connectors and splices. All wire shall be placed below the PVC pipe for protection of the wire, and shall be placed loosely to allow for contraction.
11. Thrust blocks shall be placed at all changes in direction of the main line.
12. Trenching backfill shall be free of rocks, stones, or any other debris which may damage the pipes and wires.
13. All spray heads to be on pop-up risers, 6" in sod areas & 12" in areas of ground covers. They shall be installed so that the shrub head operates above the ground cover adult's height. Contractor shall consult with Landscape Architect on specific height of plant beds prior to installation.
14. Contractor shall coordinate with General Contractor, the installation of sleeves under all paved areas prior to their installation.
15. Backflow preventer shall be placed 18" min, above the highest sprinkler head.
16. Contractor shall, prior to installing the irrigation heads, flush all lines with the maximum water pressure available, to remove dirt and grit. Lines shall be pressure tested at 150% of their operating pressure for leaks, and all leaks shall be repaired. This shall be done prior to backfilling.
17. Contractor is responsible for keeping the work premises clean of debris, and for removing all debris caused by his work from the site.
18. Rain sensor shall be mounted to the exposed fascia of the building.
19. Care shall be taken to avoid trenching through the major root zones of existing trees to remain and to be protected.

IRRIGATION LEGEND

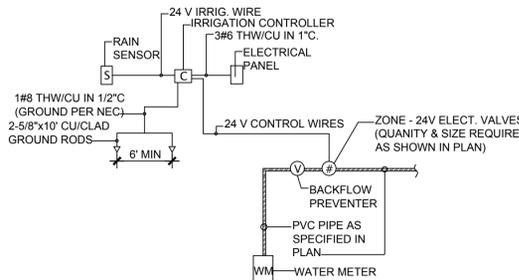
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- ⊠ 4 ZONE IRRIGATION CONTROLLER
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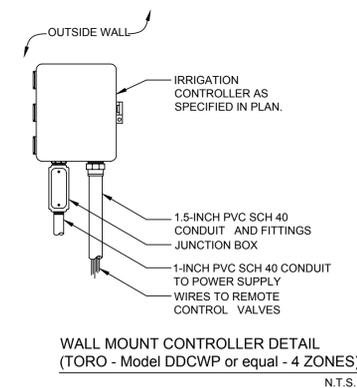
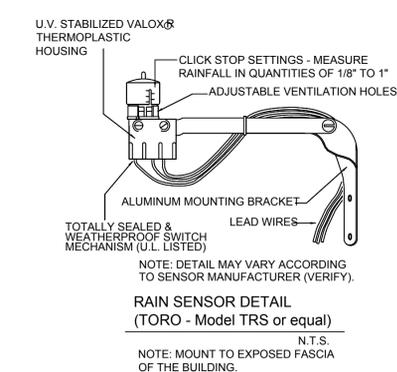
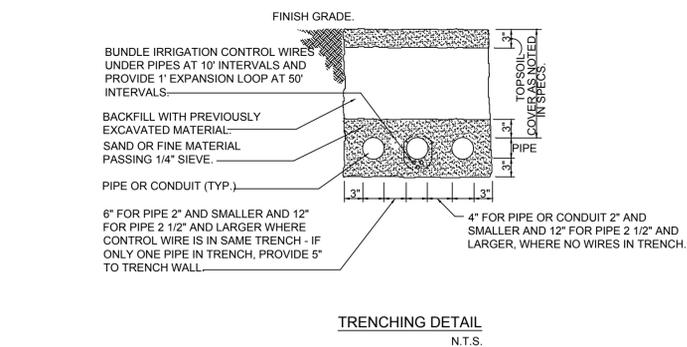
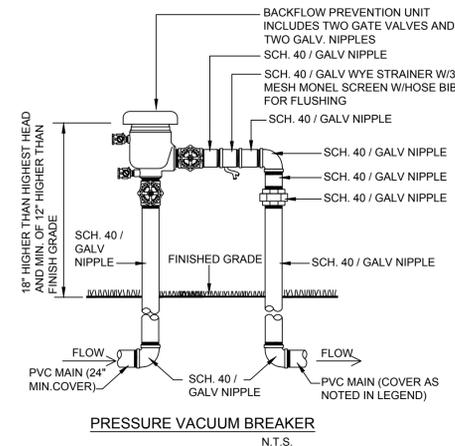
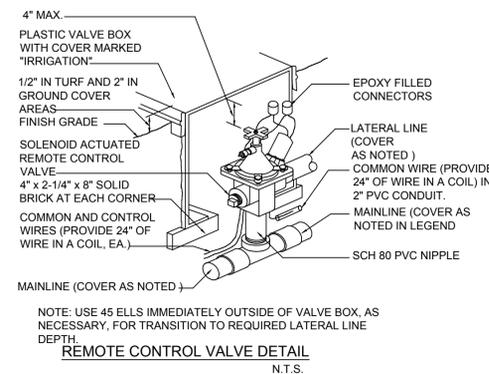
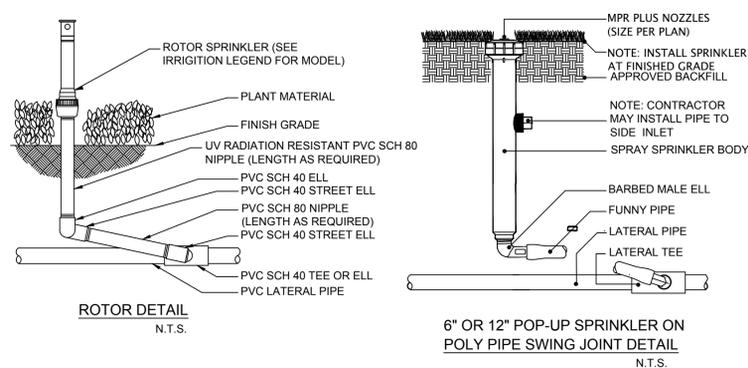
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IRRIGATION SLEEVE CHART

PVC PIPE SIZE	SLEEVE SIZE		
	UNDER 18 FT	OVER 18 FT UNDER 28 FT	OVER 28 FT
1/2"	1"	1-1/4"	1-1/2"
3/4"	1-1/4"	1-1/2"	2"
1"	1-1/2"	2"	2"
1-1/4"	2"	2-1/2"	2-1/2"
1-1/2"	2-1/2"	2-1/2"	3"
2"	3"	3"	3"
2-1/2"	3"	3"	4"
3"	4"	5"	5"
3-1/2"	5"	5"	6"
4"	5"	6"	6"
5"	6"	8"	8"
6"	8"	8"	8"



RENOVATION FOR RESIDENCE AT
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Sheet Title:

IRRIGATION NOTES, CHARTS AND DETAILS

Scale: AS SHOWN
 Drawn: J.L.
 Checked: E.N.
 Date: NOVEMBER 11, 2020

Sheet :
IR-2



