# 141 E SUNRISE AVE

BOA-SHEET LIST



ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| | | EMERGENCY OVERFLOW SCUPPER | E.O.S | PLYWOOD | PLY.WD. |
| | | FINISH | FIN. | PRESSURE TREATED | P.T. |
| ABOVE FINISH FLOOR | A.F.F. | FINISH FLOOR | F.F. | | |
| AIR CONDITIONING | A/C | FOOTING | FTG. | RADIUS | RAD. |
| AIR HANDLING UNIT | A.H.U. | | | RAFTER | RAF. |
| ALTERNATE | ALT. | GALVANIZED | GALV. | REFRIGERATOR | REF. |
| AVERAGE | AVG. | GYPSUM BOARD | GYP.BO. | REQUIRED | REQD |
| | | | | REVISION | REV. |
| BEAM | BM. | HEIGHT | HT./HGT. | ROOF DRAIN | R.D. |
| BLOCKING | BLK.G. | HOSE BIBB | H.B. | ROOM | RM. |
| BOTTOM | BOT. | INSULATION | INSUL. | ROUGH OPENING | R.O. |
| BUILDING | BLDG. | | | | |
| | | INTERIOR | INT. | SHEATHING | SHTG. |
| CEILING | CLG. | LAVATORY | LAV. | SIMILAR | SIM. |
| CENTER LINE | CL | LOUVER | LOUV. | SOLID CORE | S.C. |
| CLEAR | CLR. | MANUFACTURER | MFGR. | TONGUE AND GROOVE | T&G |
| CONCRETE MASONRY UNIT | C.M.U. | MATERIAL | MATL. | | |
| CONTINUOUS | CONT. | MAXIMUM | MAX. | TOP OF BEAM | T.O.B. |
| | | | | TOP OF PLATE | T.O.P. |
| DIAMETER | DIA. | MEAN ROOF HEIGHT | M.R.H. | TYPICAL | TYP. |
| DISHWASHER | D.W. | METAL | MTL. | | |
| DOUBLE | DBL. | MINIMUM | MIN. | UNLESS NOTED OTHERWISE | U.N.O. |
| DOWN | DN. | | | | |
| EACH | EA. | NATIONAL GEODESIC | | VENT THRU ROOF | V.T.R. |
| ELEVATION | ELEV./EL. | VERIFICATION DATA | N.G.V.D. | VERTICAL | VERT. |
| EQUAL | EQ. | NOT TO SCALE | N.T.S. | WALK IN CLOSET | W.I.C. |
| EXHAUST | EXH. | ON CENTER | O.C. | WATER CLOSET | W.C. |
| EXPANSION JOINT | E.J. | OVERHANG | O.H. | WATERPROOFING | W.P. |
| EXTERIOR | EXT. | PLATE | PL. | WOOD | WD. |

SYMBOLS:

- BUILDING SECTION — SECTION LETTERS — SECTION LETTERS (WHERE SECTION IS DRAWN)
- DETAIL — DETAIL NUMBER — SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) — ARROWS INDICATE ELEVATIONS
- DOOR TYPE — DOOR MARK (NUMBER)
- WINDOW TYPE — WINDOW MARK (LETTER)
- KEYNOTE — DRAWING NOTE (NUMBER)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN.FLR., TOP OF PLATE, TOP OF T.B.) — ELEVATION OR POINT
- REVISION REFERENCE — NUMBER OF REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK
- WALL SECTIONS — SECTION NUMBERS — SECTION NUMBER (WHERE SECTION IS DRAWN)


7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122

(305) 593-9798
WWW.MAS.MIAMI

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC




RESIDENCE AT
141 E SUNRISE AVENUE,
CORAL GABLES, FLORIDA 33143

REVISIONS

COVER SHEET

P:\PROJECTS\Prado Residence_#2106\Revit\Prado Residence.rvt

SCALE

JOB 2106

SHEET

BA-0

7/9/2021
5:44:29 PM

JENNIFER MAILLON SALMAN • AR-17181

LICENSE # AA26003191

# MAP OF BOUNDARY / TREE SURVEY

## LEGEND AND ABBREVIATIONS

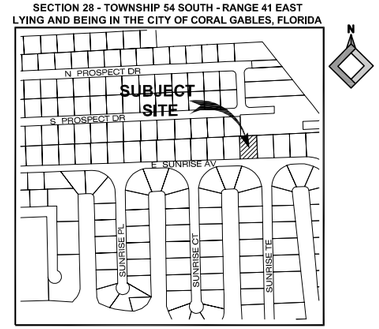
= PALM TREE
= TREE
= ORNAMENTAL TREE
= TEMPORARY SITE BENCHMARK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
ADA = AMERICAN DISABILITY ACT
INV. = INVERT
ELEV. = ELEVATION
TYP. = TYPICAL
IRR. = IRRIGATION
EX = EXISTING
ST = STORM
SAN = SANITARY
G = GAS
W = WATER
COM = EXISTING UNDERGROUND COMMUNCATION LINE
OHE = EXISTING OVERHEAD ELECTRIC LINE
FO = FIBER OPTIC
CATV = CABLE TELEVISION
ELEC. = ELECTRIC
x 00 = SPOT ELEVATION
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STUCCO
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
M.F. = METAL FENCE
RCP = REINFORCED CONCRETE PIPE
FF = FINISH FLOOR
FDC = FIRE DEPARTMENT CONNECTION
D = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
H = HEIGHT OF TREE
S = SPREAD (CANOPY OF TREE)
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH-DENSITY POLYETHYLENE
(R) = RECORD
(C) = CALCULATED
(M) = MEASURE
CMP = CORRUGATED METAL PIPE
CIP = CAST IRON PIPE
LB = LICENSE BUSINESS
L = LENGTH
Δ = CENTRAL ANGLE
R = RADIUS
T = TANGENT
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
STA. = STATION
# = PROPERTY LINE
ID = IDENTIFICATION
R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
= SECTION LINE
= CENTERLINE
= BASELINE
= MONUMENT LINE
= TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL CABINET
= BOLLARD
= PEDESTRIAN SIGNAL
= TRAFFIC MANHOLE
= TRAFFIC CAMERA
= TRAFFIC MARKER SIGN
= TRAFFIC SIGNAL MAST ARM
= SIGN
= TRAFFIC SENSOR
= CABLE TELEVISION MANHOLE
= CABLE TELEVISION HANDHOLE
= CABLE TELEVISION VAULT
= CABLE TELEVISION BOX
= CABLE TELEVISION MARKER SIGN
= CABLE TELEVISION MARKER FLAG
= CONCRETE LIGHT POLE
= FLOODLIGHT
= ELECTRIC BOX
= ELECTRIC SWITCH
= WOODEN UTILITY POLE
= CONCRETE UTILITY POLE
= METAL UTILITY POLE
= ELECTRIC TRANSFORMER
= GUY ANCHOR
= ELECTRIC MANHOLE
= ELECTRIC METER
= ELECTRIC HANDHOLE
= ELECTRIC MARKING FLAG
= ELECTRIC MARKING SIGN
= GAS VALVE
= GAS UTILITY BOX
= GAS MANHOLE
= GAS TANK
= GAS HANDHOLE
= GAS METER
= GAS WELL
= GAS MARKER FLAG
= GAS MARKER SIGN
= COMMUNICATION BOX
= COMMUNICATION MANHOLE
= GARBAGE RECEPTACLE
= HANDICAP PARKING SPACE
= WATER METER
= IRRIGATION VALVE
= WATER VALVE
= FIRE HYDRANT
= AIR RELEASE VALVE
= WATER BOX
= WATER CONNECTION
= WATER MANHOLE
= WATER WELL
= WATER MARKING FLAG
= WATER MARKING SIGN
= STORM MANHOLE
= STORM METER
= STORM HANDHOLE
= CATCH BASIN
= TELEPHONE MANHOLE
= TELEPHONE BOX
= TELEPHONEHANDHOLE
= TELEPHONE MARKER SIGN
= NEWSPAPER DISPENSER
= MAILBOX
= BORING HOLE
= SANITARY MANHOLE
= SANITARY VALVE
= SANITARY METER
= SANITARY MARKER FLAG
= ELECTRICAL OUTLET
= GREASE TRAP MANHOLE
= CLEANOUT
= PARKING METER
= FIBER OPTIC MANHOLE
= FIBER OPTIC BOX
= MONITORING WELL
= FUEL TANK
= UNKNOWN UTILITY BOX
= UNKNOWN UTILITY HANDHOLE
= UNKNOWN UTILITY METER
= UNKNOWN UTILITY MANHOLE
= UNKNOWN UTILITY POLE
= UNKNOWN UTILITY TANK
= UNKNOWN UTILITY VALVE
= RAILROAD SIGNAL
= RAILROAD SIGN
= FLAGPOLE

| | | | |
|---|---|---|---|
| | ASPHALT | | BRICK |
| | PAVER | | CONCRETE |
| | UNIMPROVED | | TILE |
| | GRAVEL | | STAMPED CONCRETE |

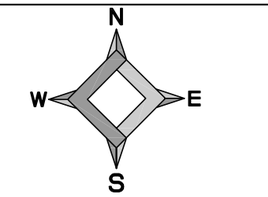
**LEGAL DESCRIPTION:**

Lot 15, Block E, of AMENDED AND CORRECTED PLAT OF SUNRISE POINT, according to the Plat thereof, as recorded in Plat Book 65, Page 14, of the Public Records of Miami-Dade County, Florida.

SECTION 28 - TOWNSHIP 54 SOUTH - RANGE 41 EAST
LYING AND BEING IN THE CITY OF CORAL GABLES, FLORIDA

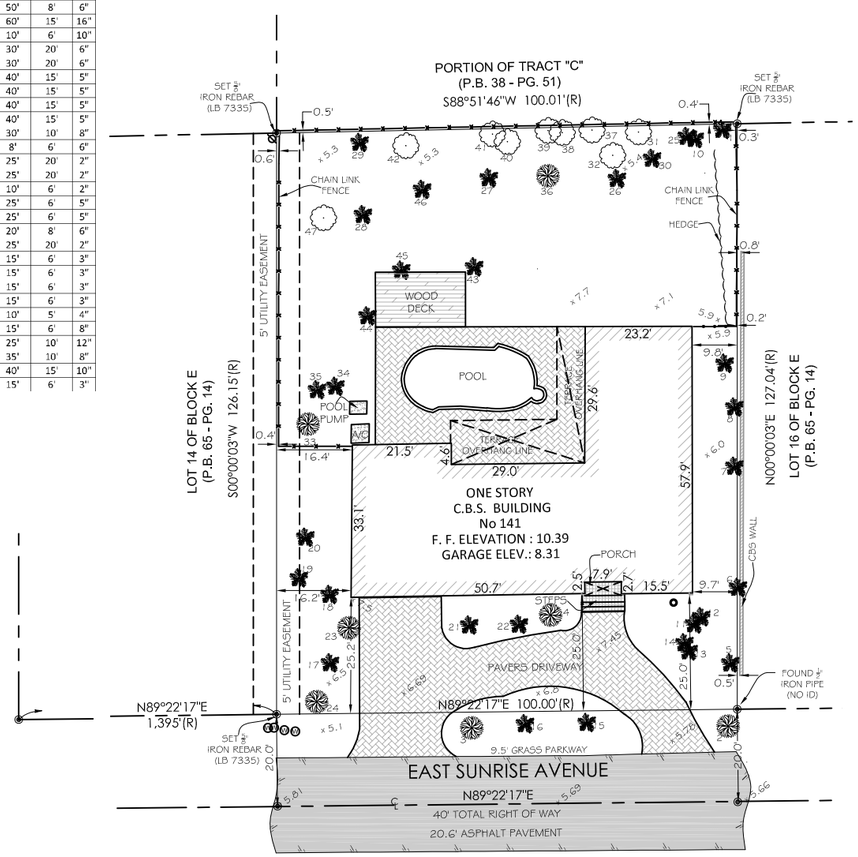



LOCATION MAP
(NOT TO SCALE)




GRAPHIC SCALE IN FEET
20 0 10 20 40
SCALE: 1" = 20'

| No. | COMMON NAME | SCIENTIFIC NAME | HEIGHT | CANOPY | DBH |
|---|---|---|---|---|---|
| 1 | ARECA CLUSTER | DYPSIS LUTESCENS | 18' | 6' | 2" |
| 2 | FICUS TREE | FICUS BENJAMINA | 30' | 20' | 18" |
| 3 | FICUS TREE | FICUS BENJAMINA | 30' | 20' | 18" |
| 4 | FICUS TREE | FICUS BENJAMINA | 12' | 8' | 3" |
| 5 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 6 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 7 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 8 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 9 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 10 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 11 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 20' | 8' | 4" |
| 12 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 35' | 15' | 8" |
| 13 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 35' | 15' | 8" |
| 14 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 40' | 8' | 3" |
| 15 | SENEGAL PALM | PHOENIX RECLINATA | 15' | 15' | 3" |
| 16 | PINDO PAM | BUTIA CAPITATA | 15' | 6' | 12" |
| 17 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 30' | 5' | 3" |
| 18 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 50' | 8' | 6" |
| 19 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 50' | 8' | 6" |
| 20 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 50' | 8' | 6" |
| 21 | FAN PAM | WHASINGTONIA | 60' | 15' | 16" |
| 22 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 10' | 6' | 10" |
| 23 | GUMBALL TREE | LIQUIDAMBAR | 30' | 20' | 6" |
| 24 | HACKBERRY TREE | CELTIS | 30' | 20' | 6" |
| 25 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 26 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 27 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 28 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 5" |
| 29 | COCOCONUT PALM | COCOS NUCIFERA | 30' | 10' | 8" |
| 30 | BUTIA PALM | BUTIA CAPITATA | 8' | 6' | 6" |
| 31 | BAMBOO CLUSTER | BAMBUSOIDEAE | 25' | 20' | 2" |
| 32 | BAMBOO CLUSTER | BAMBUSOIDEAE | 25' | 20' | 2" |
| 33 | FICUS TREE | FICUS BENJAMINA | 10' | 6' | 2" |
| 34 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 25' | 6' | 5" |
| 35 | QUEEN PALM | SYAGRUS ROMANZOFFIANA | 25' | 6' | 5" |
| 36 | MANGO TREE | MANGIFERA INDICA | 20' | 8' | 6" |
| 37 | BAMBOO CLUSTER | BAMBUSOIDEAE | 25' | 20' | 2" |
| 38 | HIBISCUS TREE | HIBISCUS ROSA -SINENSIS | 15' | 6' | 3" |
| 39 | HIBISCUS TREE | HIBISCUS ROSA -SINENSIS | 15' | 6' | 3" |
| 40 | HIBISCUS TREE | HIBISCUS ROSA -SINENSIS | 15' | 6' | 3" |
| 41 | HIBISCUS TREE | HIBISCUS ROSA -SINENSIS | 15' | 6' | 3" |
| 42 | BANANA TREE | MUSA | 10' | 5' | 4" |
| 43 | TRAVEL PALM | RAVENALA MADAGASCARIENSIS | 15' | 6' | 8" |
| 44 | PINDO PALM | BUTIA CAPITATA | 25' | 10' | 12" |
| 45 | COCOCONUT PALM | COCOS NUCIFERA | 35' | 10' | 8" |
| 46 | COCOCONUT PALM | COCOS NUCIFERA | 40' | 15' | 10" |
| 47 | ORANGE TREE | CITRUS X SINENSIS | 15' | 6' | 3" |




**SURVEYOR'S NOTES:**

**DATE OF FIELD SURVEY:**

The date of completion of the original field Survey was on November 9, 2020.

**PROPERTY INFORMATION:**

Containing 12,659 sq. ft. and/or 0.29 acres, more or less, by calculations.

Folio No.: 03-4129-040-0840
Property Address: 141 E Sunrise Avenue, Coral Gables, FL 33133

**ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051, FAC.
The Vertical Accuracy obtained on this "Boundary Survey" exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

**PERTINENT INFORMATION USED FOR SURVEY:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of E Sunrise Avenue with an assumed bearing of N89°22'17"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "12", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 (City of Coral Gables), Map No. 12086C0478, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: HERNDON Elevation: + 4.26 (N.G.V.D. '29)

Plat of "AMENDED AND CORRECTED PLAT OF SUNRISE POINT" according to the Plat thereof as recorded in Plat Book 65 at Page 14 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on August, in Official Records Book or Deed Book 26974 at Page 4499 of the Public Records of Miami-Dade County, Florida.

**RESTRICTIONS:**

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**PURPOSE OF SURVEY:**

The purpose of this survey is for a Permit.

**CLIENT INFORMATION:**

This Boundary / Tree Survey was prepared at the insistence of and certified to:

Jose A Prado
Andrea M Prado

**SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Boundary / Tree Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary / Tree Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

***LONGITUDE SURVEYORS LLC.***, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
***Eduardo M. Suarez, PSM***
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.


LONGITUDE SURVEYORS
7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION
LB 7335
WWW.LONGITUDESURVEYORS.COM


| No. | Date: | By: |
|---|---|---|
| | | |

RECORD OF REVISION
Description

Project Name: **PRADO RESIDENCE**
141 E Sunrise Avenue, Coral Gables, FL 33133

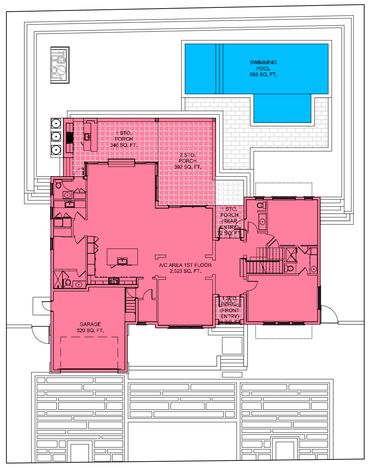
Type of Project: **BOUNDARY / TREE SURVEY**

| | |
|---|---|
| Scale: | AS SHOWN |
| Drawn By: | GP |
| Checked By: | EMS |
| Managed By: | GP |
| Date: | December 17, 2020 |
| Project No: | 20451 |

Sheet 1 of 1

## GROUND AREA COVERAGE DIAGRAM

SCALE: 1"=20'-0"




PRINCIPAL STRUCTURE (35% OF 12,659.04 SQ. FT. OR 4,430.66 SQ. FT. MAXIMUM):

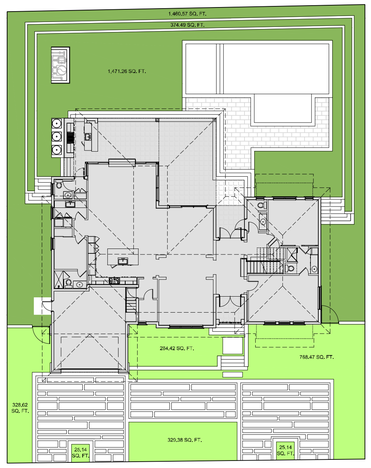
A/C AREA FIRST FLOOR.....2,523 SQ. FT.
1-STO PORCH.....346 SQ. FT.
1-STO PORCH (FRONT ENTRY).....61 SQ. FT.
1-STO PORCH (REAR ENTRY).....72 SQ. FT.
2-STO PORCH.....392 SQ. FT.
GARAGE.....520 SQ. FT.
TOTAL PROVIDED.....3,914 SQ. FT. (30.92% OF 12,659.04 SQ. FT.)

AUXILIARY STRUCTURE (10% OF 12,659.04 SQ. FT. OR 1,265.90 SQ. FT. MAXIMUM):

TOTAL PROVIDED (SWIMMING POOL).....688 SQ. FT. (5.43% OF 12,659.04 SQ. FT.)

## LANDSCAPE OPEN SPACE DIAGRAM

SCALE: 1"=20'-0"




40% MINIMUM LANDSCAPE REQUIREMENT (TOTAL):

12,659.04 SQ. FT. (LOT AREA) X 40% = 5,063.62 SQ. FT. MINIMUM REQUIRED (TOTAL)

LANDSCAPE OPEN SPACE PROPOSED (TOTAL):

328.62 SQ. FT.
284.42 SQ. FT.
768.47 SQ. FT.
25.14 SQ. FT.
329.38 SQ. FT.
25.14 SQ. FT.
1,460.57 SQ. FT.
374.49 SQ. FT.
1,471.26 SQ. FT.
5,067.49 SQ. FT. (PROPOSED TOTAL - 40.03%)

20% OF MINIMUM TOTAL LANDSCAPE REQUIREMENT (FRONT YARD):

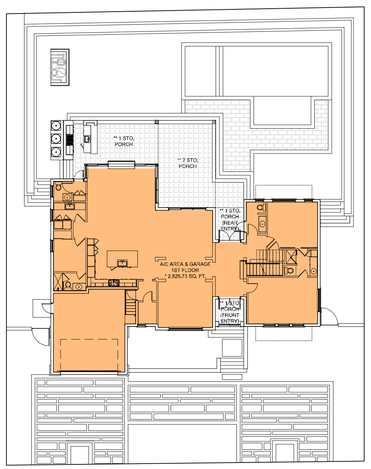
5,063.62 SQ. FT. (MIN. TOTAL REQUIRED) X 20% = 1,012.72 SQ. FT. MIN. REQUIRED (FRONT YARD)

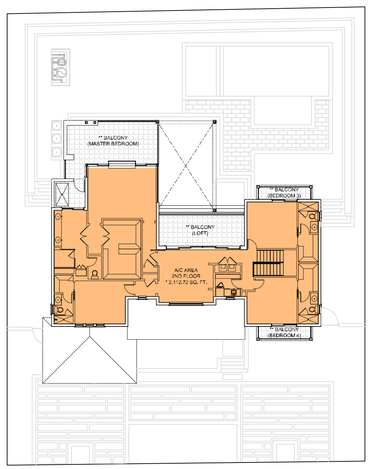
LANDSCAPE OPEN SPACE PROPOSED (FRONT YARD):

328.62 SQ. FT.
284.42 SQ. FT.
768.47 SQ. FT.
25.14 SQ. FT.
329.38 SQ. FT.
25.14 SQ. FT.
1,761.17 SQ. FT. (PROPOSED FRONT YARD - 34.78%)

## FLOOR AREA RATIO DIAGRAMS

SCALE: 1"=20'-0"

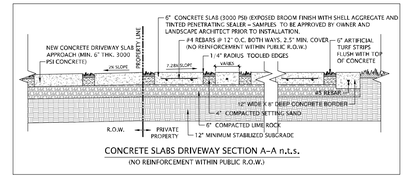



A/C AREAS & GARAGE: 4,938.45 SQ. FT. (4,947.71 SQ. FT. MAX.)

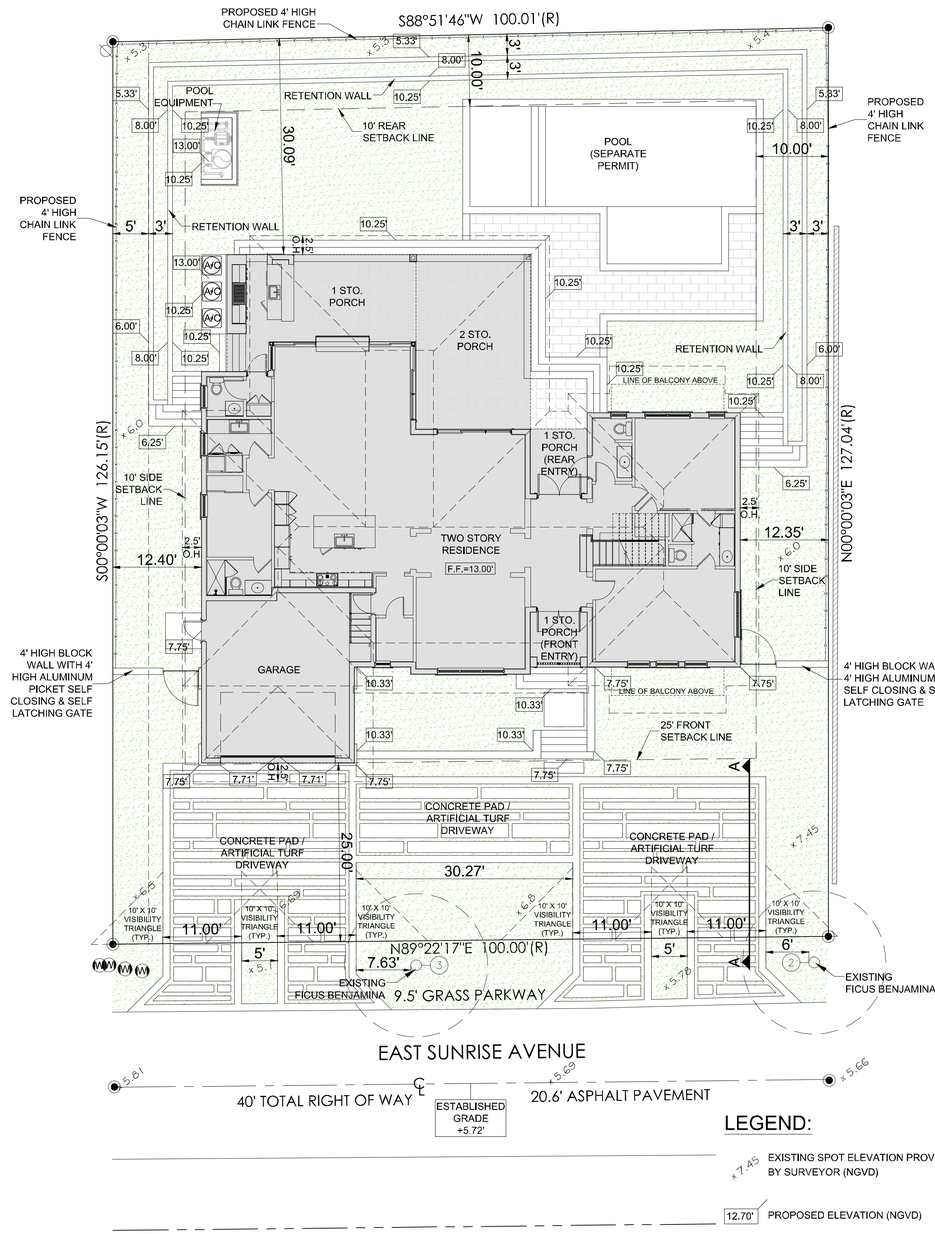
* MEASURED FROM INTERIOR FACE OF STRUCTURE

** A COVENANT WILL BE SUBMITTED STATING THAT ALL 1 & 2 STO. PORCHES AND BALCONIES WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.




CONCRETE SLABS DRIVEWAY SECTION A-A n.t.s.

(NO REINFORCEMENT WITHIN PUBLIC R.O.W.)



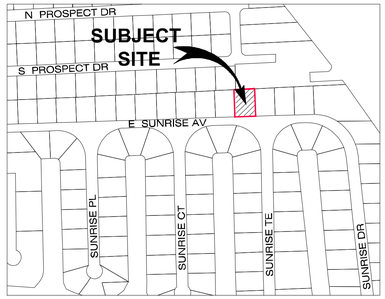

## LEGEND:

x 7.45 EXISTING SPOT ELEVATION PROVIDED BY SURVEYOR (NGVD)

12.70' PROPOSED ELEVATION (NGVD)

## SITE PLAN

SCALE: 1" = 10'-0"




## LOCATION MAP

N.T.S.

## LEGAL DESCRIPTION:

Folio: 03-4129-040-0840

Lot 15, Block E, of AMENDED AND CORRECTED PLAT OF SUNRISE POINT, according to the Plat thereof, as recorded in Plat Book 65, Page 14, of the Public Records of Miami-Dade County, Florida.

| AREA SUMMARY | |
|---|---|
| * A/C FIRST FLOOR | 2,523 SF |
| A/C SECOND FLOOR | 2,323 SF |
| A/C AREA | 4,846 SF |
| * 1-STO PORCH | 346 SF |
| * 1-STORY PORCH (REAR ENTRY) | 72 SF |
| * 1-STORY PORCH (FRONT ENTRY) | 61 SF |
| * 2-STO PORCH | 392 SF |
| BALCONY (MASTER BEDROOM) | 421 SF |
| BALCONY (BEDROOM 3) | 63 SF |
| BALCONY (BEDROOM 4) | 68 SF |
| BALCONY (LOFT) | 249 SF |
| * GARAGE | 520 SF |
| NON A/C | 2,192 SF |
| GRAND TOTAL: | 7,040 SF |

* COUNTED TOWARDS GROUND AREA COVERAGE

## SFR ZONING DISTRICT DATA

TOTAL NET LAND AREA: .....12,659.04 SQ. FT.

MAXIMUM ALLOWED BUILDING HEIGHT (FROM FINISHED FLOOR TO TIE-BEAM): 25'-0"

PROPOSED BUILDING HEIGHT (FROM FINISHED FLOOR TO TIE-BEAM):.....23'-0"

### F.A.R.

LOT AREA: ..... 12,659.04 SQ. FT.

MAXIMUM ALLOWED:
48% OF 5,000.00 SQ. FT. = 2,400.00 SQ. FT.
35% OF 5,000.00 SQ. FT. = 1,750.00 SQ. FT.
30% OF 2,659.04 SQ. FT. = 797.71 SQ. FT.
MAXIMUM ALLOWED = ..... 4,947.71 SQ. FT.

PROVIDED:
TOTAL AREA = ..... 4,938.45 SQ. FT.

### GROUND AREA COVERAGE

MAXIMUM ALLOWED PRINCIPAL STRUCTURE:
12,659.04 SQ. FT. (LOT AREA) X 35% = .....4,430.66 SQ. FT.

PROVIDED PRINCIPAL STRUCTURE:
TOTAL AREA = .....3,914.00 SQ. FT. (30.92%)

MAXIMUM ALLOWED AUXILIARY STRUCTURES:
12,659.04 SQ. FT. (LOT AREA) X 10% = .....1,265.90 SQ. FT.

PROVIDED AUXILIARY STRUCTURES = .....688.00 SQ. FT. (5.43%) (POOL)

MAXIMUM TOTAL ALLOWED GROUND AREA COVERAGE:
12,659.04 SQ. FT. (LOT AREA) X 45% = .....5,696.57 SQ. FT.

TOTAL PROVIDED GROUND AREA COVERAGE = .....4,602.00 SQ. FT. (36.35%)

### SETBACKS

| | MINIMUM ALLOWED | PROVIDED |
|---|---|---|
| FRONT | 25' | 25.00' |
| REAR | 10' (HOUSE) / 10' (POOL) | 30.00' (HOUSE) / 10.00' (POOL) |
| INTERIOR SIDE | 10' (HOUSE) / 10' (POOL) | 12.35' (HOUSE) / 10.00' (POOL) |

### LANDSCAPE OPEN SPACE

MINIMUM REQUIRED:
12,659.04 SQ. FT. (LOT AREA) X 40% = 5,063.62 SQ. FT.

PROVIDED:
5,067.49 SQ. FT. OR 40.03%

MINIMUM REQUIRED IN FRONT YARD:
5,063.62 SQ. FT. (TOTAL REQUIRED) X 20% = 1,012.72 SQ. FT.

PROVIDED:
1,761.17 SQ. FT. OR 34.78%

### NOTES

1. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO ADJACENT PROPERTY. GRADING WILL REMAIN LEVELED TO NEIGHBORING PROPERTY GRADE.
2. TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF 2.5 FEET AND 8 FEET ABOVE THE ESTABLISHED GRADE.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MIAMI ARCHITECTURAL STUDIO, LLC
7910 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
WWW.MAS.MIAMI


# RESIDENCE AT 141 E SUNRISE AVENUE
CORAL GABLES, FLORIDA 33143

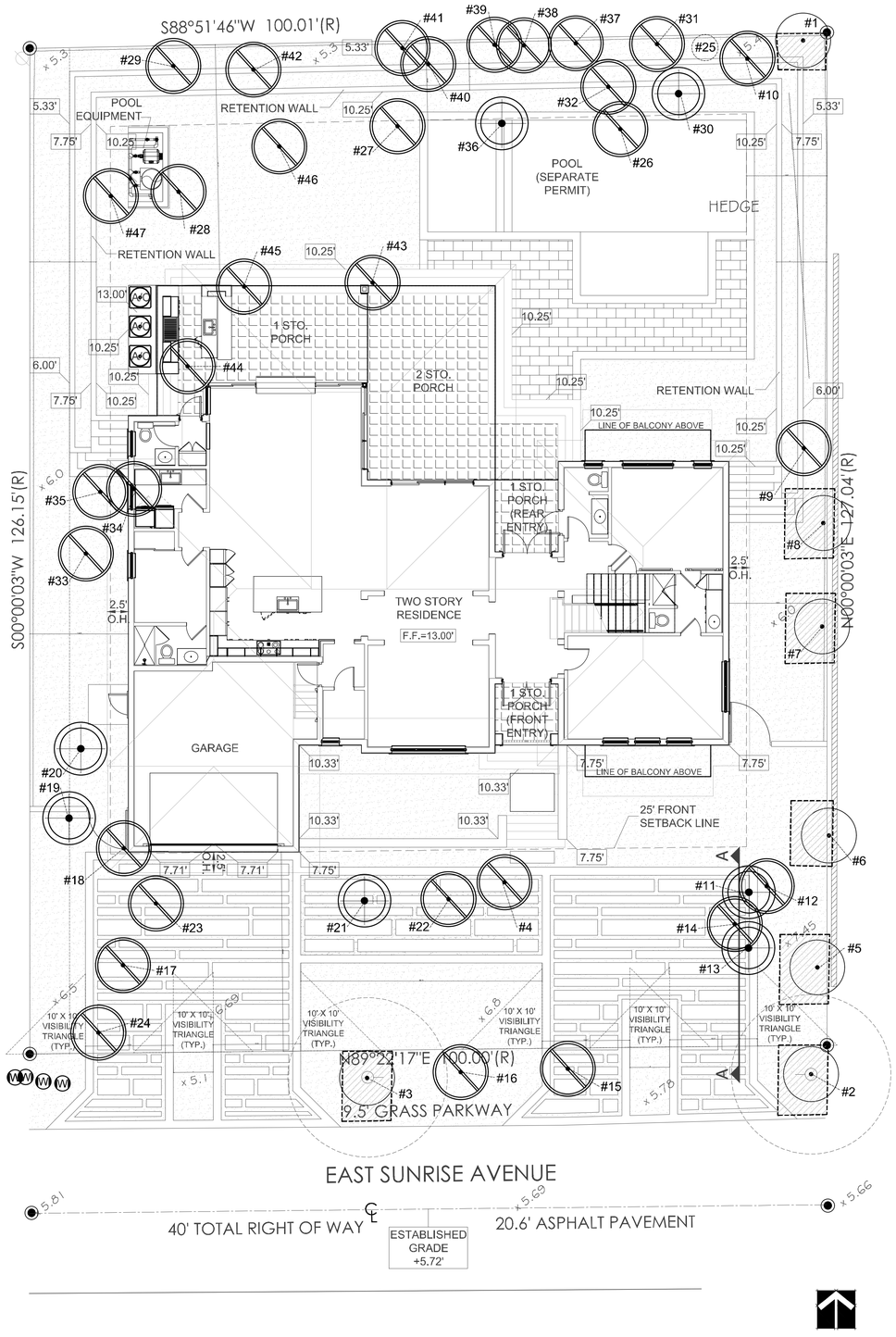
| REVISION DATE | BY |
|---|---|
| | |

SITE PLAN

| | |
|---|---|
| SCALE | 1"=10'-0" |
| DATE | 07-08-21 |
| JOB | 2106 |
| SHEET | SP-1 |




JENNIFER MAILLON SALMAN • AR-17181
LICENSE # A-A 26001191




## TREE DISPOSITION LIST:

| TREE | COMMON NAME/SCIENTIFIC NAME | DBH (inches) | HT (feet) | CANOPY (feet) | DISPOSITION | CONDITION | COMMENTS |
|---|---|---|---|---|---|---|---|
| 1 | ARECA PALM/ Dypsis lutescens | ML | 10 | 8 | TO REMAIN | GOOD | SEE PROTECTION DETAILS |
| 2 | BLACK OLIVE/ Bucida buceras | 14 | 20 | 30 | TO REMAIN | GOOD | SEE PROTECTION DETAILS |
| 3 | BLACK OLIVE/ Bucida buceras | 13 | 18 | 35 | TO REMAIN | GOOD | SEE PROTECTION DETAILS |
| 4 | GLOSSY PRIVET/ Ligustrum lucidum | ML | 10 | 15 | REMOVE | FAIR | |
| 5 | COCONUT PALM/ Cocos nucifera | 12 | 33 | 10 | TO REMAIN | GOOD | SEE PROTECTION DETAILS |
| 6 | COCONUT PALM/ Cocos nucifera | 12 | 30 | 12 | TO REMAIN | GOOD | SEE PROTECTION DETAILS |
| 7 | COCONUT PALM/ Cocos nucifera | 10 | 15 | 20 | TO REMAIN | GOOD | SEE PROTECTION DETAILS |
| 8 | COCONUT PALM/ Cocos nucifera | 12 | 18 | 20 | TO REMAIN | GOOD | SEE PROTECTION DETAILS |
| 9 | COCONUT PALM/ Cocos nucifera | 11 | 20 | 20 | REMOVE | GOOD | |
| 10 | COCONUT PALM/ Cocos nucifera | 12 | 25 | 20 | REMOVE | GOOD | |
| 11 | FOXTAIL PALM/ Wodyetia bifurcata | 10 | 20 | 10 | RELOCATE | GOOD | FOLLOW PROPER RELOCATION METHODS |
| 12 | ROYAL PALM/ Roystonea elata | 12 | 12 | 10 | REMOVE | FAIR | |
| 13 | FOXTAIL PALM/ Wodyetia bifurcata | 10 | 17 | 10 | RELOCATE | GOOD | FOLLOW PROPER RELOCATION METHODS |
| 14 | ALEXANDER PALM/ Ptychosperma elegans | 4 | 15 | 8 | REMOVE | FAIR | |
| 15 | WILD DATE PALM/ Phoenix reclinata | ML | 10 | 15 | REMOVE | FAIR | |
| 16 | BOTTLE PALM/ Hyophorbe lagenicaulis | 12 | 9 | 9 | REMOVE | POOR | ACCENT/ NO MITIGATION REQ. |
| 17 | ALEXANDER PALM/ Ptychosperma elegans | 4,5 | 25 | 10 | REMOVE | FAIR | |
| 18 | MONTGOMERY PALM/ Veitchia montgomeryana | 8 | 25 | - | REMOVE | VERY POOR | DEAD/ MISSING HEAD/ NO MITIGATION |
| 19 | MONTGOMERY PALM/ Veitchia montgomeryana | 6 | 30 | 10 | RELOCATE | GOOD | FOLLOW PROPER RELOCATION METHODS |
| 20 | MONTGOMERY PALM/ Veitchia montgomeryana | 7 | 25 | 8 | RELOCATE | GOOD | FOLLOW PROPER RELOCATION METHODS |
| 21 | SILVER BISMARCK/ Bismarckia nobilis | 12 | 40 | 20 | RELOCATE | GOOD | FOLLOW PROPER RELOCATION METHODS |
| 22 | SPINDLE PALM/ Hyophorbe verschaffeltii | 12 | 9 | 6 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 23 | CRAPE MYRTLE/ Lagerstroemia indica | ML | 20 | 20 | REMOVE | FAIR | |
| 24 | PINK TAB TREE/ Tabebuia heterophylla | 7+7 | 30 | 15 | REMOVE | FAIR | |
| 25 | N/A | | | | | | |
| 26 | COCONUT PALM/ Cocos nucifera | 12 | 30 | 20 | REMOVE | FAIR | |
| 27 | COCONUT PALM/ Cocos nucifera | 12 | 40 | 15 | REMOVE | FAIR | |
| 28 | COCONUT PALM/ Cocos nucifera | 12 | 37 | 16 | REMOVE | FAIR | |
| 29 | COCONUT PALM/ Cocos nucifera | 11 | 20 | 20 | REMOVE | FAIR | |
| 30 | DATE PALM/ Phoenix dactylifera | 6"CT | 9 | 10 | RELOCATE | GOOD | FOLLOW PROPER RELOCATION METHODS |
| 31 | BAMBOO CLUMP/ Bambusa | ML | 15 | 8 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 32 | BAMBOO CLUMP/ Bambusa | ML | 14 | 7 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 33 | CRAPE MYRTLE/ Lagerstroemia indica | ML | 10 | 8 | REMOVE | FAIR | |
| 34 | ADONIDIA PALM/ Adonidia merrillii | 8 | 20 | 8 | REMOVE | FAIR | |
| 35 | ADONIDIA PALM/ Adonidia merrillii | 8 | 18 | 10 | REMOVE | FAIR | |
| 36 | MANGO TREE/ Mangifera indica | 5+6 | 12 | 10 | RELOCATE | FAIR | FOLLOW PROPER RELOCATION METHODS |
| 37 | BAMBOO CLUMP/ Bambusa | ML | 15 | 8 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 38 | HIBISCUS BUSH/ Hibiscus | ML | 9 | 5 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 39 | HIBISCUS BUSH/ Hibiscus | ML | 10 | 6 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 40 | HIBISCUS BUSH/ Hibiscus | ML | 9 | 7 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 41 | HIBISCUS BUSH/ Hibiscus | ML | 10 | 6 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 42 | BANANA PLANT/ Musa | ML | 7 | 6 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 43 | WHITE BIRD OF PARADISE/ Strelitzia nicolai | ML | 7 | 5 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |
| 44 | TRIANGLE PALM/ Dypsis decaryi | 12 | 10 | 20 | REMOVE | FAIR | |
| 45 | COCONUT PALM/ Cocos nucifera | 13 | 45 | 20 | REMOVE | FAIR | |
| 46 | COCONUT PALM/ Cocos nucifera | 12 | 38 | 15 | REMOVE | FAIR | |
| 47 | CITRUS/ Citrus | 3 | 10 | 8 | REMOVE | FAIR | ACCENT/ NO MITIGATION REQ. |

CONDITION: EXCELLENT=90-100%, GOOD=75-85%, FAIR=60-70%, POOR=40-50%, VERY POOR=10-35%
All Shrubs/Vegetation not shown on this schedule are to be Removed.

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2 / WHEN DIGGING IN THE RIGHT-OF-WAY

## TREE MITIGATION

TOTAL AREA OF CANOPY PROPOSED FOR REMOVAL:
#4 (177 S.F.) / IN NEW CONSTRUCTION AREA.
#9 (314 S.F.) / IN NEW CONSTRUCTION AREA.
#10 (314 S.F.) / IN NEW CONSTRUCTION AREA.
#12 (78.5 S.F.) / IN NEW CONSTRUCTION AREA.
#14 (50 S.F.) / IN NEW CONSTRUCTION AREA.
#15 (177 S.F.) / IN NEW CONSTRUCTION AREA.
#17 (78.5 S.F.) / IN NEW CONSTRUCTION AREA.
#23 (314 S.F.) / IN NEW CONSTRUCTION AREA.
#24 (177 S.F.) / IN NEW CONSTRUCTION AREA.
#26 (314 S.F.) / IN NEW CONSTRUCTION AREA.
#27 (177 S.F.) / IN NEW CONSTRUCTION AREA.
#28 (201 S.F.) / IN NEW CONSTRUCTION AREA.
#29 (314 S.F.) / IN NEW CONSTRUCTION AREA.
#33 (50 S.F.) / IN NEW CONSTRUCTION AREA.
#34 (50 S.F.) / IN NEW CONSTRUCTION AREA.
#35 (78.5 S.F.) / IN NEW CONSTRUCTION AREA.
#44 (314 S.F.) / IN NEW CONSTRUCTION AREA.
#45 (314 S.F.) / IN NEW CONSTRUCTION AREA..
#46 (177 S.F.) / IN NEW CONSTRUCTION AREA.

*3,669.5 S.F. REQUIRED TO BE MITIGATED

REPLACEMENT MITIGATION: 3,800 S.F.
(4) 12'HT TREES @900s.f. each = 2,000s.f. / PROPOSED: (4) Japanese Blueberry 12' ht, fg
(6) 10' Clear Trunk Palm @300 s.f. each = 1,800s.f. / PROPOSED: (6) Montgomery palms, 10' ct.

**EXISTING TREES & RELOCATION**

1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs scarred or destroyed designated to remain will be replaced at the contractor's expense, with same species, size and quality.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees & plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
3. Prune trees to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.
4. Prune existing shrubs to remove damaged branches & improve natural shape.
5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to insure quality work.
6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
7. Prune trees as required / Indicated in walk-through to provide sunlight filtering.
8. The plans call for relocation of several plants. High level of care should be exercised to assure that plants are not damaged or traumatized in the process and that they are promptly replanted upon being dug up.

## TREE DISPOSITION LEGEND:

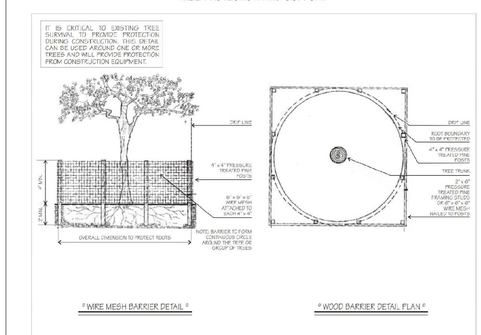
Tree/Palm Number (TYP)
C01 — Existing TREE/PALM TO REMAIN
Refer To Tree Protection during construction - Detail.
(Refer To 'Tree Survey /Disposition Plan List' For Species and Canopy Sizes) Symbol may be enlarged to include more than one tree

R01 — Existing TREE/PALM TO BE REMOVED
Mitigated with Replacement Trees - Refer To Landscape Plan
(Refer To 'Tree Survey /Disposition Plan List' For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree

Tree/Palm Number (TYP)
C01 — Existing TREE/PALM TO BE RELOCATED
Refer To Landscape Plan for new location
(All Sabal Palms on site in conflict with proposed development will be relocated)
Whether noted on plans or not.
Symbol may be enlarged to include more than one tree

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

TREE PROTECTION AND SUPPORT




" WIRE MESH BARRIER DETAIL "

" WOOD BARRIER DETAIL PLAN "

71

landstone design
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| REVISIONS | DATE |
|---|---|
| | |

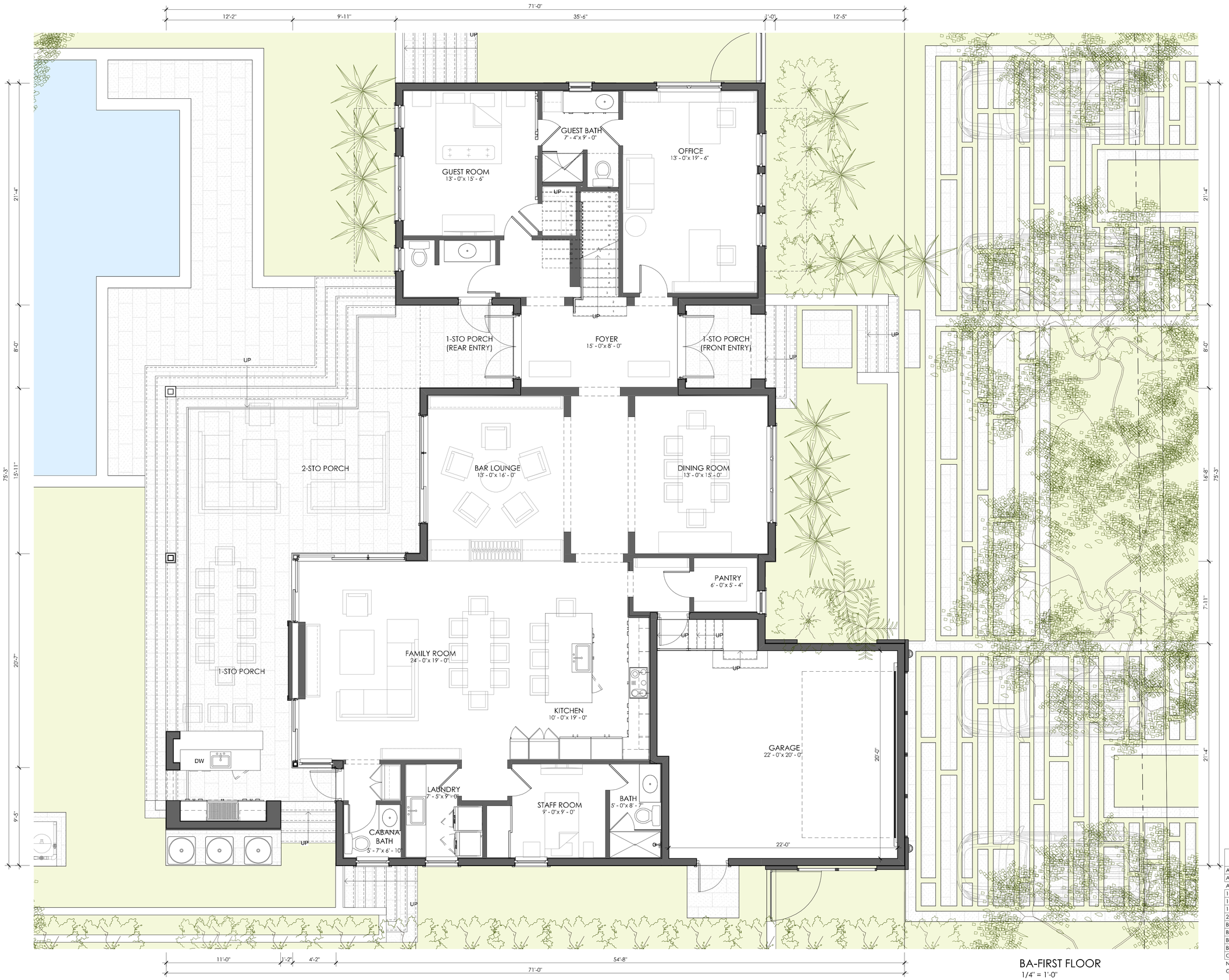
RESIDENCE AT
141 E. SUNRISE AVENUE
Coral Gables, Fl., 33143

LA 6667045 STATE OF FLORIDA
DERICK LANGEL
LANDSCAPE ARCHITECT
FL LICENSE #LA6667045

DATE
07-01-2021
SCALE
SCALE: 1/8" = 1'-0"
SHEET

L-1

TREE DISPOSITION PLAN




BA-FIRST FLOOR
1/4" = 1'-0"

| AREA SUMMARY | |
|---|---|
| AC FIRST FLOOR | 2523 SF |
| AC SECOND FLOOR | 2324 SF |
| A/C AREA | 4848 SF |
| 1-STO PORCH | 346 SF |
| 1-STORY PORCH (REAR ENTRY) | 72 SF |
| 1-STORY PORCH (FRONT ENTRY) | 61 SF |
| 2-STO PORCH | 392 SF |
| BALCONY (BEDROOM 3) | 63 SF |
| BALCONY (BEDROOM 4) | 63 SF |
| BALCONY (LOFT) | 249 SF |
| BALCONY (MASTER BEDROOM) | 421 SF |
| GARAGE | 520 SF |
| NON A/C | 2187 SF |
| GRAND TOTAL: | 7034 SF |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SUITE 200
DORAL FL 33122
(305) 593-9798
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RESIDENCE AT
141 E SUNRISE AVENUE,
CORAL GABLES, FLORIDA 33143

REVISIONS

FLOOR PLAN

SCALE 1/4" = 1'-0"
JOB 2106
SHEET
BA-1

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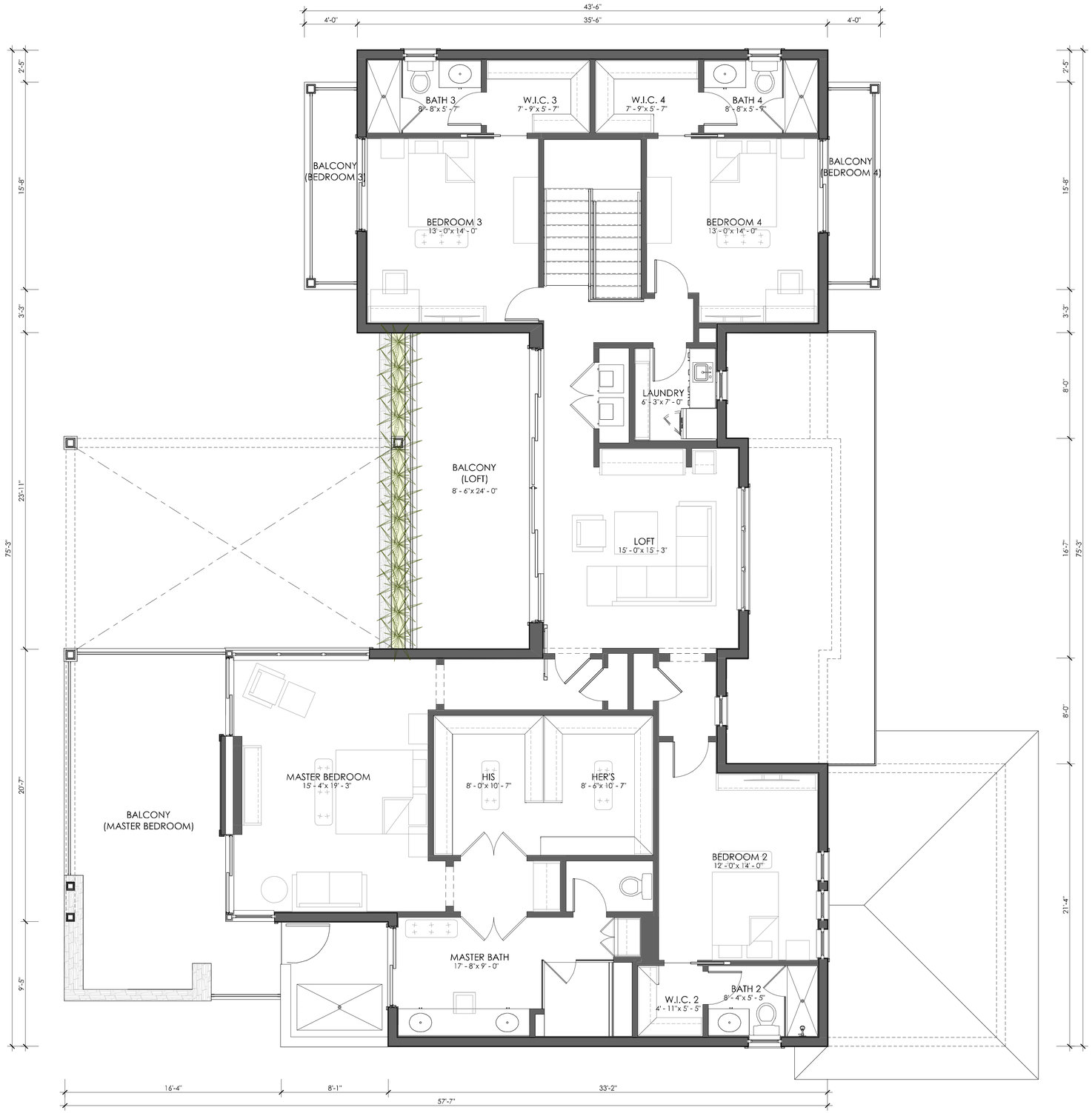
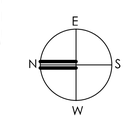
LICENSE #: A-A26001191




BA-SECOND FLOOR
1/4" = 1'-0"

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REVISIONS

FLOOR PLAN

SCALE 1/4" = 1'-0"
JOB 2106
SHEET
BA-2

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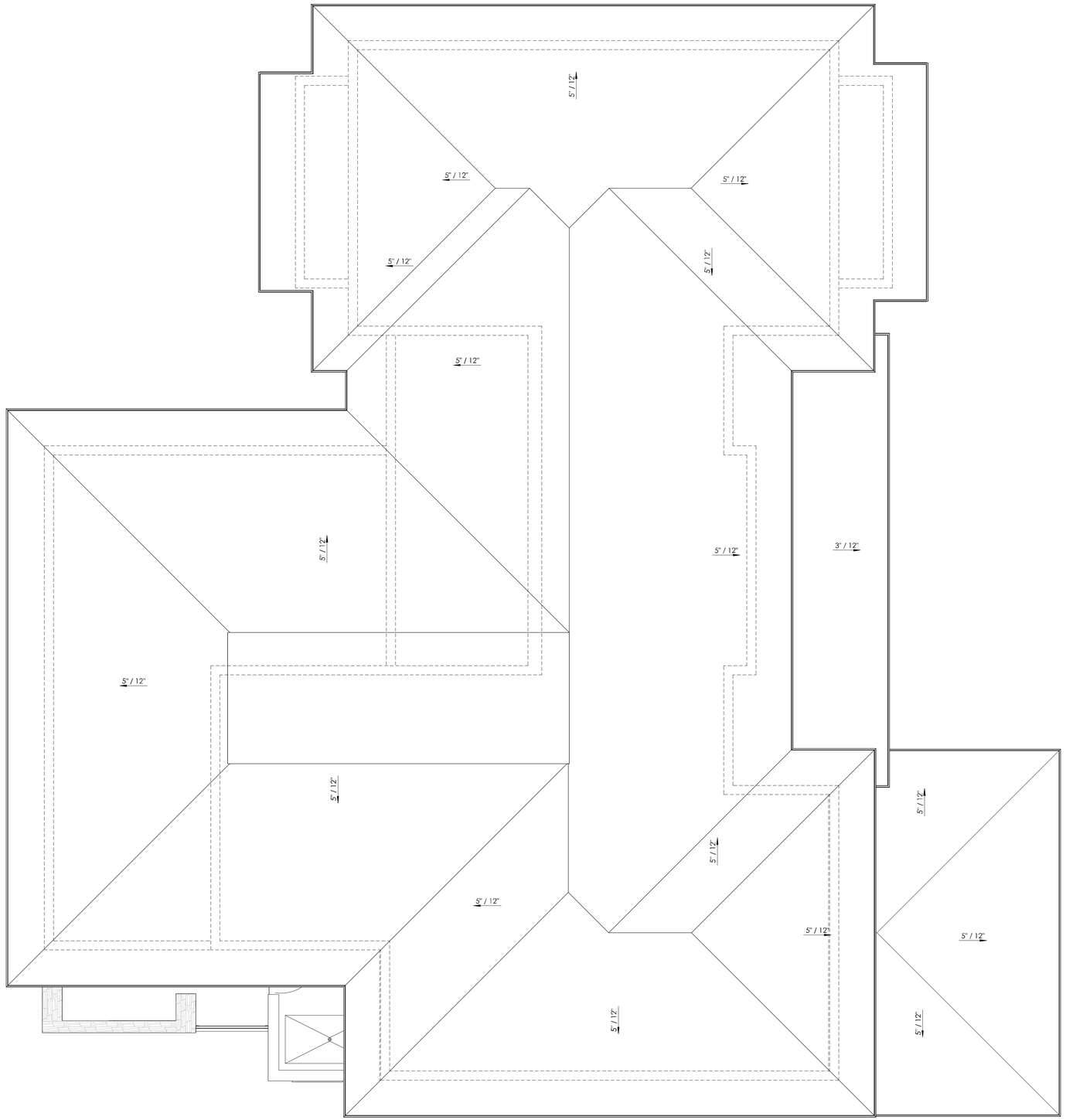
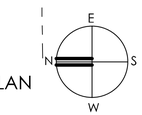
LICENSE # AA26003191




ROOF PLAN
1/4" = 1'-0"

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## ROOF PLAN

SCALE 1/4" = 1'-0"
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SHEET
BA-3

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


BA-RIGHT ELEVATION
1/4" = 1'-0"

## KEYNOTES

1. CEMENT FLAT TILE
2. SMOOTH FINISH STUCCO
3. ALUMINUM WOOD GRAIN SHUTTER
4. KEYSTONE TREADS, RISERS AND OUTDOOR FLOORING
5. KEYSTONE CAP
6. SMOOTH FINISH STUCCO BAND
7. EXTERIOR WALL MOUNTED LIGHT
8. SMOOTH FINISH STUCCO CROWN MOLDING
9. SQUARE CUT KEYSTONE
10. ALUMINUM RAILINGS
11. ALUMINUM GATES
12. TIMURA WOOD CLADDING
13. A/C UNITS

ROOF TILE - (BORAL SAXONY 900 SPLIT SHAKE CHARCOAL GREY BLEND)
STUCCO SMOOTH FINISH - (SW 7011 NATURAL CHOICE)
STUCCO BANDS AND MOLDINGS - (SW 7613 IVORY LACE)
DECORATIVE ALUMINUM SHUTTERS - (CHESTNUT WOOD GRAIN ALUMINUM)
CORAL ROCK (SQUARE CUT FLUSH)

FRENCH DOORS - ALUMINUM BRONZE FINISH, IMPACT
SLIDING DOORS - ALUMINUM BRONZE FINISH, IMPACT
WINDOWS - ALUMINUM BRONZE FINISH, IMPACT


MAST
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RESIDENCE AT
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REVISIONS

ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2106
SHEET
BA-4

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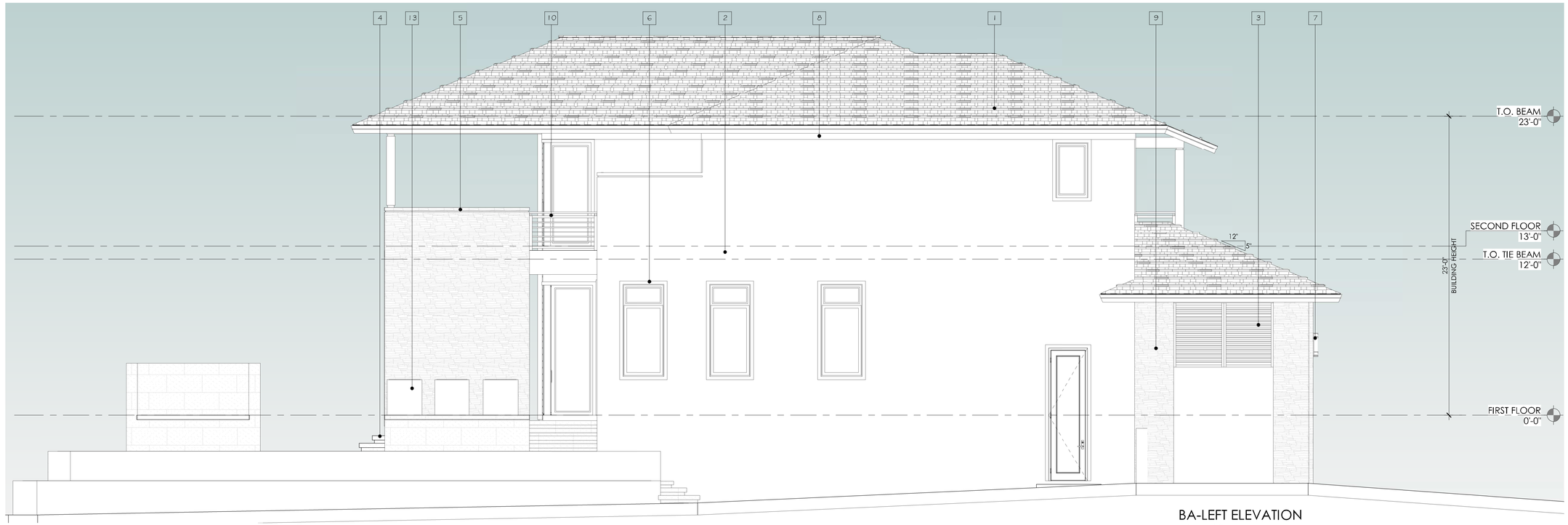
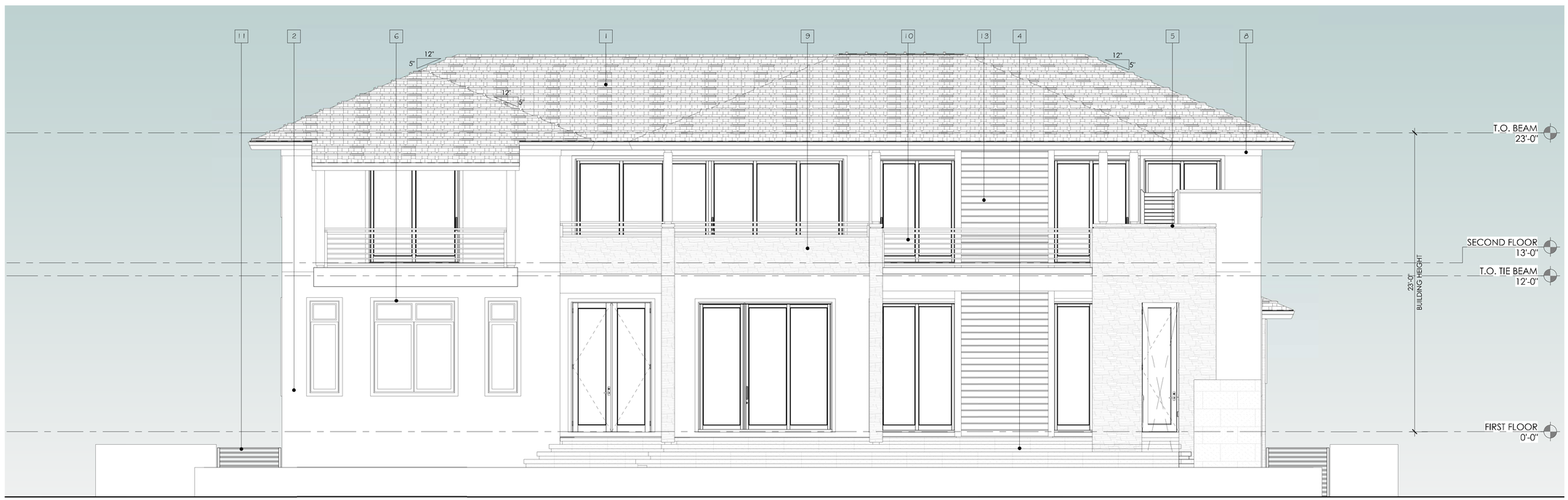
LICENSE # AA26001191




BA-LEFT ELEVATION
1/4" = 1'-0"




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

## KEYNOTES

1. CEMENT FLAT TILE
2. SMOOTH FINISH STUCCO
3. ALUMINUM WOOD GRAIN SHUTTER
4. KEYSTONE TREADS, RISERS AND OUTDOOR FLOORING
5. KEYSTONE CAP
6. SMOOTH FINISH STUCCO BAND
7. EXTERIOR WALL MOUNTED LIGHT
8. SMOOTH FINISH STUCCO CROWN MOLDING
9. SQUARE CUT KEYSTONE
10. ALUMINUM RAILINGS
11. ALUMINUM GATES
12. TIMURA WOOD CLADDING
13. A/C UNITS

ROOF TILE - (BORAL SAXONY 900 SPLIT SHAKE CHARCOAL GREY BLEND)
STUCCO SMOOTH FINISH - (SW 7011 NATURAL CHOICE)
STUCCO BANDS AND MOLDINGS - (SW 7613 IVORY LACE)
DECORATIVE ALUMINUM SHUTTERS - (CHESTNUT WOOD GRAIN ALUMINUM)
CORAL ROCK (SQUARE CUT FLUSH)

FRENCH DOORS - ALUMINUM BRONZE FINISH, IMPACT
SLIDING DOORS - ALUMINUM BRONZE FINISH, IMPACT
WINDOWS - ALUMINUM BRONZE FINISH, IMPACT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SUITE 200
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(305) 593-9798
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MIAMI ARCHITECTURAL STUDIO, LLC




# RESIDENCE AT 141 E SUNRISE AVENUE, CORAL GABLES, FLORIDA 33143

| REVISIONS | |
|---|---|
| | |
| | |
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| | |
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| | |

ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2106
SHEET
BA-5

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# RESIDENCE AT
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# CORAL GABLES, FLORIDA 33143

REVISIONS

RENDERINGS

SCALE

JOB 2106

SHEET

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LICENSE # AA 26001121

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## STREETSCAPE ELEVATION


131 EAST SUNRISE AVENUE

PROPOSED #141 EAST SUNRISE AVENUE


151 EAST SUNRISE AVENUE


121 EAST SUNRISE AVENUE


165 EAST SUNRISE AVENUE


**EXISTING HOUSE**
N.T.S




160 EAST SUNRISE AVENUE


144 EAST SUNRISE AVENUE

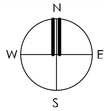



130 EAST SUNRISE AVENUE


110 EAST SUNRISE AVENUE


**LOCATION MAP**
N.T.S

NEIGHBORING HOUSES





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RESIDENCE AT
141 E SUNRISE AVENUE,
CORAL GABLES, FLORIDA 33143

REVISIONS

SITE PHOTOS

SCALE

JOB 2106

SHEET

S-PH

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7/9/2021
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JENNIFER MALLON SALMAN • AR-17181

LICENSE # AA 26001121