Snapper Creek Lakes Community Center

Planning and Zoning Board Meeting Submittal

January 3, 2013

Snapper Creek Lakes Community Center
Planning and Zoning Board Meeting Submittal
January 3, 2013

Table of Contents

a. Letter of Intent

b. Homeowners Association Correspondence

c. HOA Communications with neighbors

d. Plans:

- A-0 Title Sheet
- A-1 Site Plan
- A-2 First Floor Plan
- A-3 Second Floor Plan
- A-4 Roof Plan
- A-5 West Elevation
- A-6 East Elevation
- A-7 South Elevation
- A-8 North Elevation
- A-9 Stair Section
- Landscaping Plans

Law Firm

LAURA L. RUSSO, ESQ., LLC
Gables International Plaza
2655 Le Jeune Road
Suite: PH 2-B
Coral Gables, Florida 33134-5837

Telephone: 305-476-8300
Telefax: 305-476-8383

laura@laurarussolaw.com

Via Hand Delivery

August 23, 2012

Mr. Eric Riel, Jr.
City Planner
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Snapper Creek Lakes Community Center
Property: 11190 Snapper Creek Lakes Road
File No.: 11L-123

Dear Mr. Riel:

My office is representing Snapper Creek Lakes, Inc. in its request for Site Plan Approval and a Zoning Code Site Specific Text Amendment to allow for the replacement of its building at 11190 Snapper Creek Lakes Road. The existing one story structure built in 1959 needs upgrading to meet current life safety codes and ADA requirements. The Snapper Creek Lakes Homeowners' Association wants to demolish and replace the building.

The proposed building will be approximately in the same location and have a comparable footprint to the existing structure. A second story is being proposed to provide the Homeowners Association a meeting room and storage for architectural plans of homes built in the Snapper Creek Lakes community.

The uses of the new building will not change. Attached to this letter, as part of our application, is the proposed Site Specific Text Amendment that sets forth the zoning requests for the proposed building and that documents the ongoing operations.

Should you have any questions or need additional documentation, please do not hesitate to call.

Sincerely,

Laura L. Russo

LLR/jp

Cc: Bill Tillett
Ignacio Zabaleta

SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD **CORAL GABLES, FLORIDA 33156-4216**

Lou Risi, Jr., President
Bill Tillett, VP & Treasurer
Carol Williamson, Secretary

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

January 1, 2013

Dear Snapper Creek Members:

Season's greetings and a Happy New Year!

As a reminder, the Coral Gables Planning and Zoning Department has sent out a letter notifying all of our neighbors of a January 9th hearing regarding the new SCLC Community Center. For your convenience we have attached renderings of the East and West elevations of the proposed building and we encourage you to stop by the marina to see the full set of plans.

For the purpose of keeping the community involved in the planning process we have discussed the new building at the last two Annual Meetings and in most of the meeting minutes dating from November 2010. We were able to present the conceptual renderings at the Annual Meeting last year and the plans have since been on display at the marina office.

As indicated in the financial statements for the past two years the Club and the Marina have the money to build the new building. For the past four years $60k annually has been allocated to the marina escrow account with a current balance of $240k and the Club has an additional $900k in cash for a total of $1,140,000. The preliminary cost estimate was discussed at the Annual Meeting last year and the building was estimated to cost between $600k to $800k. Due to mandatory changes from the Coral Gables Board of Architects the estimated building price has increased by approximately ten percent which after the changes creates a more attractive building.

The primary reason for a new building is to replace the current building which is in dire need of replacement. The Community Center building has been designed as a two story structure to enhance the usefulness of the facility. The marina facility doubles as the Club Administrative office and also houses all the historical documents of SCLC since its inception. The new building will provide the office and storage facilities for the club and marina business as well as an upgrade to more of a community center atmosphere. As we have discussed at our annual meetings, we are limited to the present building footprint of about 1900 sq ft. To incorporate the functionality of the new building it has been designed with an open (non air conditioned) first floor including boat storage and an air conditioned office / meeting room second floor.

The first floor was designed to keep the important revenue stream from the covered boat storage while adding a covered open air "breezeway". The breezeway will share space with the vending items and tables and chairs for socializing. All ADA requirements will be met making the marina more easily accessible to all that choose to visit. The marina and club administration office will be on the second floor allowing marina personnel a birds-eye view of the marina and a secure area for important documents. In addition to the office, there will be a meeting room with a service area. The meeting room will be open to residents for community gatherings at the Community Center and also for monthly board meetings, various committee meetings, as well as the SCLC Annual Meeting.

The marina will continue to operate as it currently does selling soda, ice, fuel and frozen bait. The redesign includes a major improvement which will allow the larger trailered boats to more easily pass by the building preventing contact with the building.

In total, the new Community Center will be approximately 3900 sq ft with basically the entire downstairs open (non air conditioned) for boat storage and a public gathering area. We believe that the new building will be more consistent with the current architecture of Snapper Creek.

Following the approval of the Coral Gables Planning and Zoning Department on January 9th, we will be sending the plans out for bids. There will be no less than three bids and the entire Board will be involved in the approval and hiring of the contractor.

If you have any questions, please feel free to contact any of your Board Members.

Yours truly,

Your Board

SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD CORAL GABLES, FLORIDA 33156-4216

Lou Risi, Jr., President
Bill Tillett, VP & Treasurer
Carol Williamson, Secretary

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

July 31, 2012

The City of Coral Gables:

This letter confirms the awareness of the Snapper Creek Lakes owners with respect to the construction of a new replacement community center. The plan to build the new facility has been communicated as follows:

- Discussed at the annual meeting in March 2011.
- Discussed at the annual meeting in March 2012.
- Discussed in the Board meeting minutes for 2011 and 2012. Minutes are distributed to property owners.
- Annual financial statement for 2011 indicates the funds being accumulated are for the purpose of building the facility.
- The construction of the new building has been approved by the Board of Directors subject to final bids for the project. Sufficient funds have been accumulated to pay for the building per preliminary construction estimates.

Please direct any questions regarding this process to Mr. Lou Risi or Mr. Bill Tillett.

Sincerely,

Lou Risi
President

Snapper Creek Marina - Heather

From: Snapper Creek Marina - Heather [scmdock@bellsouth.net]
Sent: Tuesday, October 16, 2012 11:41 AM
To: 'Myra Ruiz'
Subject: Snapper Creek Marina
Attachments: Ruiz no oppose.pdf

Hello Myra,

I am writing you today to ask if you and John would sign the attached letter stating that you have no opposition to a new Community Center to be built in the footprint of what is the now dock office. I showed the plans to John a few months ago and he did not indicate any dissatisfaction with the layout or design of this building. I welcome you to come and see the plans that are on display in the dock office.

This letter is not required for the permitting of the building but would probably ease the process if the direct neighbor of the marina is not opposed.

Please let me know if you or John have any concerns about the letter or the building.

Many thanks,
Heather

SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD CORAL GABLES, FLORIDA 33156-4216

Lou Risi, Jr., President
Bill Tillett, VP & Treasurer
Carol Williamson, Secretary

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

October 16th, 2012

Mr. & Mrs. John Ruiz
11180 Snapper Creek Road
Coral Gables, FL 33156

Dear Mr. & Mrs. Ruiz,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

Heather Quinlan
Club Administrator

Mr. John Ruiz

Mrs. Myra Ruiz

SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD CORAL GABLES, FLORIDA 33156-4216

Lou Risi, Jr., President
Bill Tillett, VP & Treasurer
Carol Williamson, Secretary

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

October 29th, 2012

Mr. and Mrs. Steve Risi
11125 Snapper Creek Road
Coral Gables, FL 33156

Dear Mr. & Mrs. Risi,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

Heather Quinlan
Club Administrator

Mr. Steve Risi

Mrs. Elizabeth Risi

Snapper Creek Marina - Heather

From: Snapper Creek Marina - Heather [scmdock@bellsouth.net]
Sent: Wednesday, January 02, 2013 12:21 PM
To: 'Myra Ruiz'
Subject: Letter regarding Community Center
Attachments: Ruiz no oppose Jan 2013.doc

Hello Myra,

I hope that you and your family had a wonderful Christmas and are looking forward to a fantastic New Year! I am writing to you today to see if you or John would be willing to sign a letter of no opposition regarding the new Community Center building. As you are probably aware the hearing is scheduled for January 9th and it could be a benefit showing that our neighbors do not oppose. We have received the same letter as attached from Steve and Liz Risi who live across from the marina.

If you have any questions or wish to discuss the plans I am always available on my cell phone at 305-970-8702.

Warm regards,

Heather Quinlan
Club Administrator

SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD CORAL GABLES, FLORIDA 33156-4216

Lou Risi, Jr., President
Bill Tillett, VP & Treasurer
Carol Williamson, Secretary

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

January 2, 2013

Mr. & Mrs. John Ruiz
11180 Snapper Creek Road
Coral Gables, FL 33156

Dear Mr. & Mrs. Ruiz,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

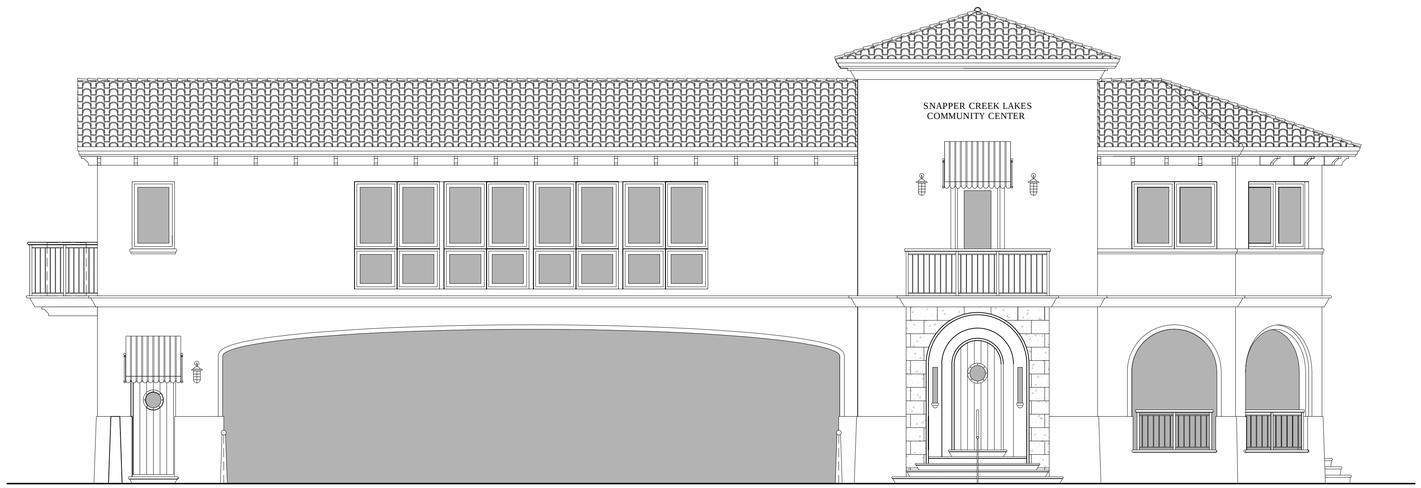
It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

Heather Quinlan
Club Administrator

Mr. John Ruiz

Mrs. Myra Ruiz



OWNER	ARCHITECT	LANDSCAPE ARCHITECT	LEGAL
SNAPPER CREEK LAKES CLUB, INC. 11190 SNAPPER CREEK ROAD CORAL GABLES, FL 33156	EASTSHORE INTERNATIONAL CORP. 2727 SALZEDO STREET CORAL GABLES, FLORIDA 33134 PHONE: (305) 648-2006	ORLANDO COMAS, A.S.L.A. 7428 S.W. 48TH ST SUITE B MIAMI, FLORIDA 33155 PHONE: (305) 264-3841	LAURA L. RUSSO 2655 LEJEUNE RD, SUITE PH-2 B CORAL GABLES, FLORIDA 33134 PHONE: (305) 476-8300

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

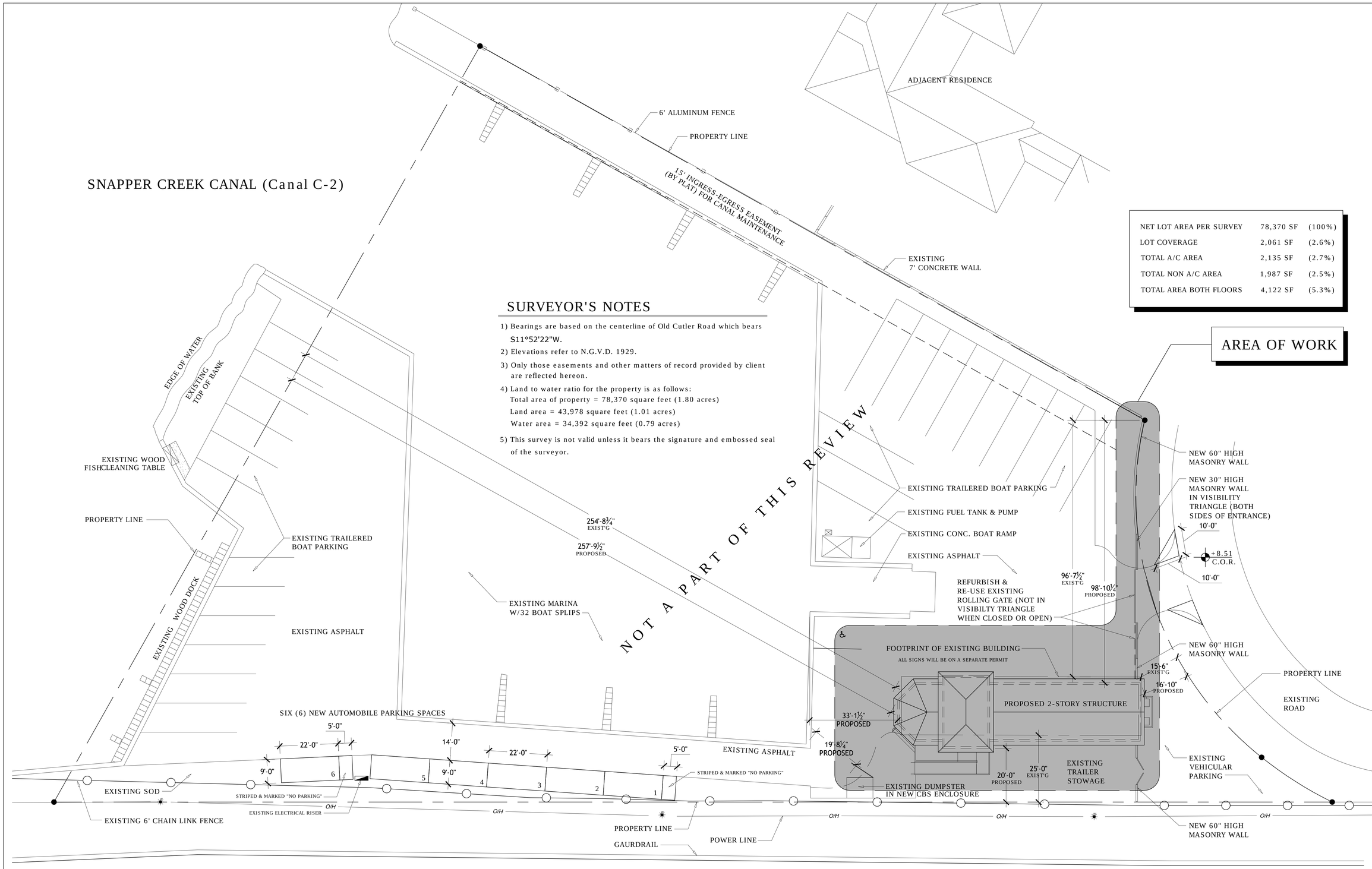
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-0



NET LOT AREA PER SURVEY	78,370 SF	(100%)
LOT COVERAGE	2,061 SF	(2.6%)
TOTAL A/C AREA	2,135 SF	(2.7%)
TOTAL NON A/C AREA	1,987 SF	(2.5%)
TOTAL AREA BOTH FLOORS	4,122 SF	(5.3%)

SURVEYOR'S NOTES

1) Bearings are based on the centerline of Old Cutler Road which bears S11°52'22"W.
2) Elevations refer to N.G.V.D. 1929.
3) Only those easements and other matters of record provided by client are reflected hereon.
4) Land to water ratio for the property is as follows:
   Total area of property = 78,370 square feet (1.80 acres)
   Land area = 43,978 square feet (1.01 acres)
   Water area = 34,392 square feet (0.79 acres)
5) This survey is not valid unless it bears the signature and embossed seal of the surveyor.

SITE PLAN

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

LEGAL DESCRIPTION

TRACT "A" OF SNAPPER CREEK LAKES SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, AT PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LANDSCAPING NOTES

PLEASE REFER TO LANDSCAPE PLANS FOR DETAILS. ALL EXOTICS & WEEDS WILL BE REMOVED DURING CONSTRUCTION AND REPLACED BY NATIVES.

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

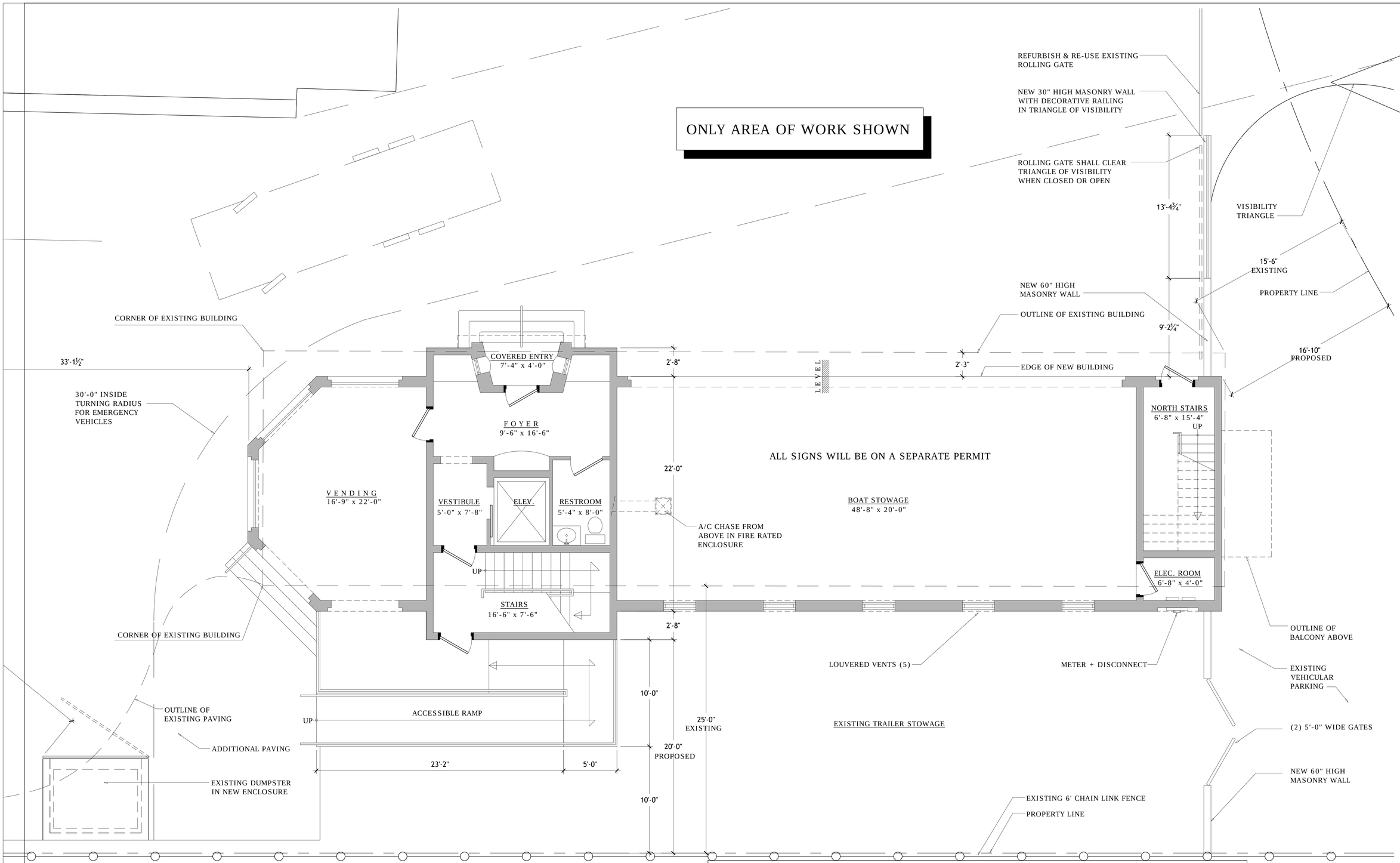
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-1



FIRST FLOOR PLAN

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

NORTH STAIR & ELEC. ROOM AREA	176 SF	(0.2%)
BOAT STOWAGE	1,070 SF	(1.4%)
FOYER, RESTROOM, VESTIBULE, ELEV	309 SF	(0.4%)
COVERED ENTRY	22 SF	(0.03%)
VENDING	326 SF	(0.4%)
STAIRS	158 SF	(0.2%)
TOTAL AREA	2,061 SF	(2.6%)

A/C AREA 309 SF (0.4%)

NON A/C AREA 1,752 SF (2.2%)

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

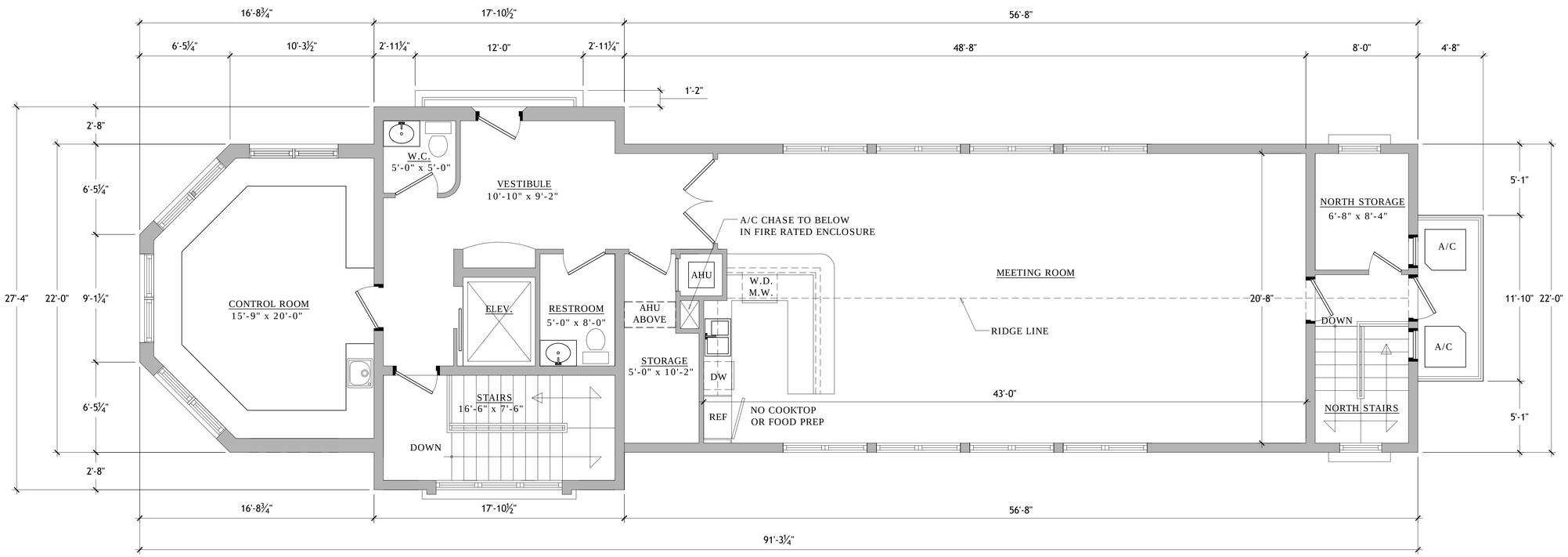
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-2



SECOND FLOOR PLAN

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

NORTH STORAGE	75 SF	(0.1%)
NORTH STAIRS	93 SF	(0.1%)
MEETING ROOM	964 SF	(1.2%)
VESTIBULE, RESTROOM, STORAGE, ELEV	461 SF	(0.6%)
CONTROL ROOM	326 SF	(0.4%)
STAIRS	142 SF	(0.2%)
TOTAL AREA	2,061 SF	(2.6%)

A/C AREA	1,826 SF	(2.3%)
NON A/C AREA	235 SF	(0.3%)

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

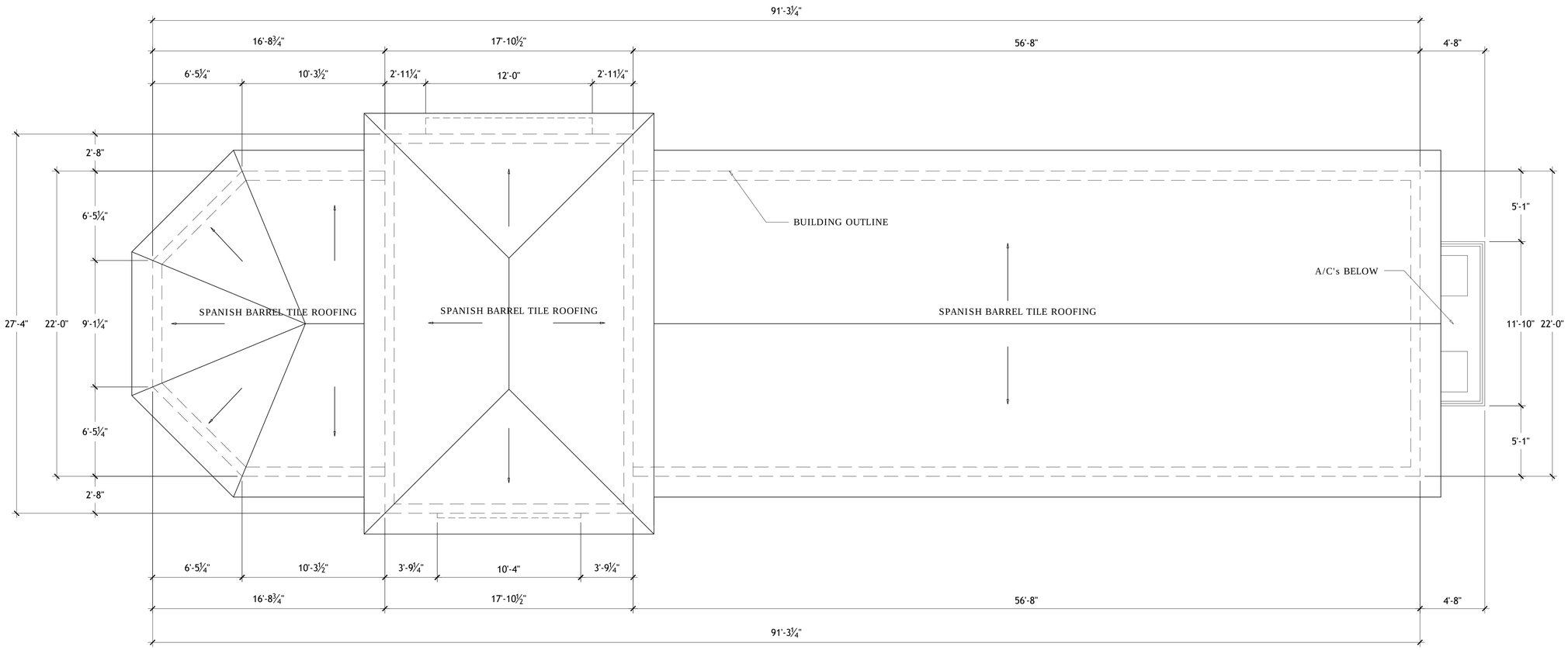
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-3



ROOF PLAN

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

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

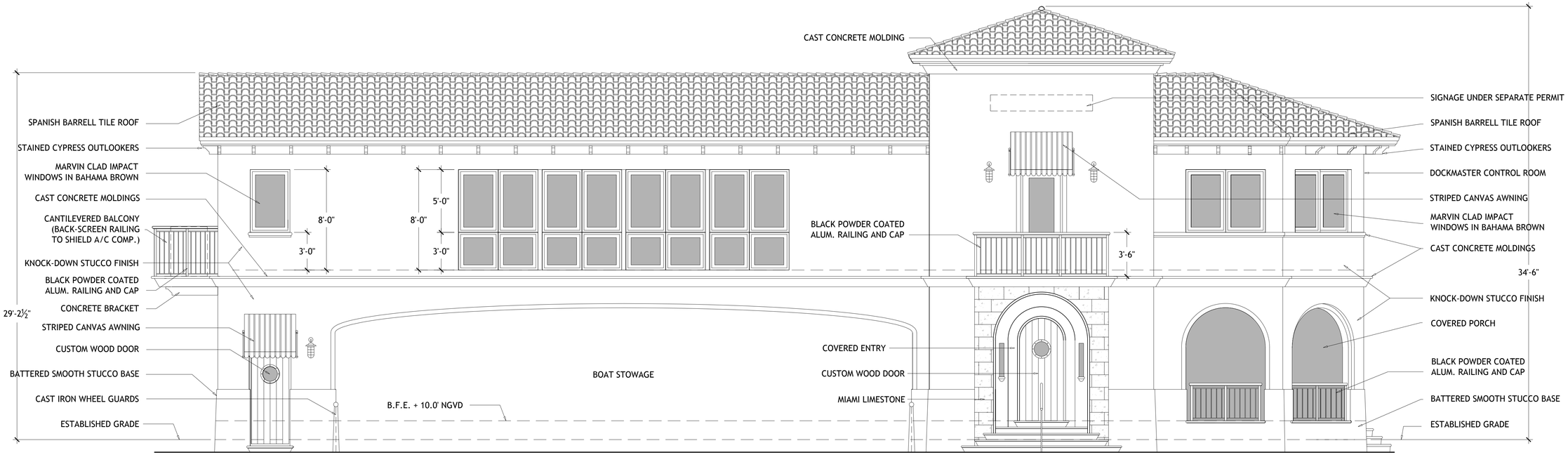
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-4



WEST ELEVATION

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

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

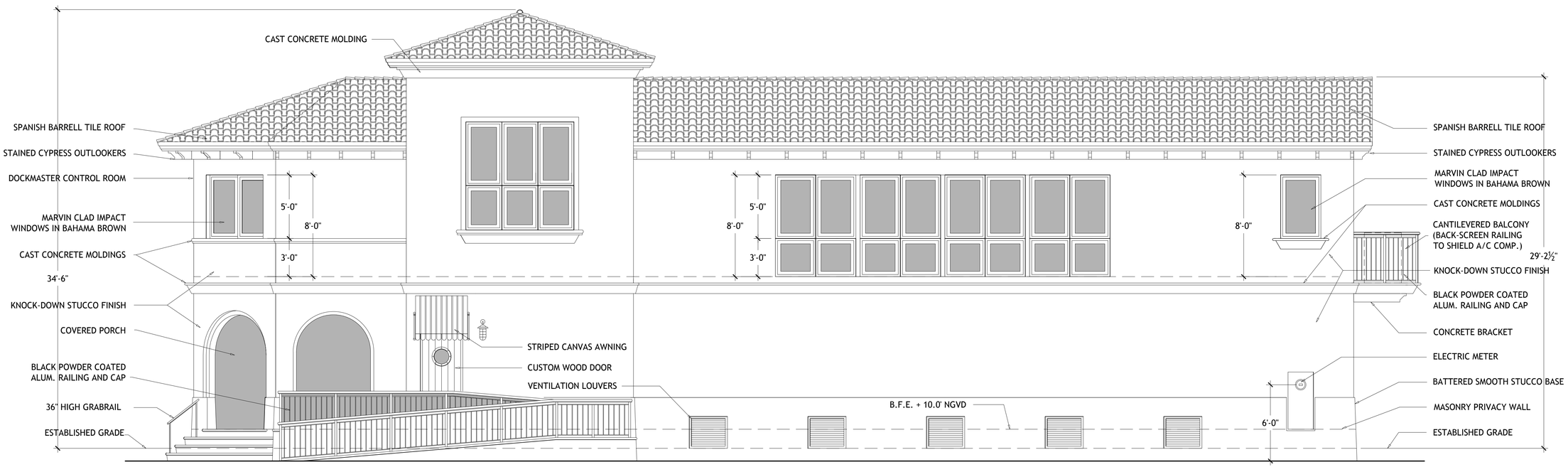
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-5



EAST ELEVATION

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

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

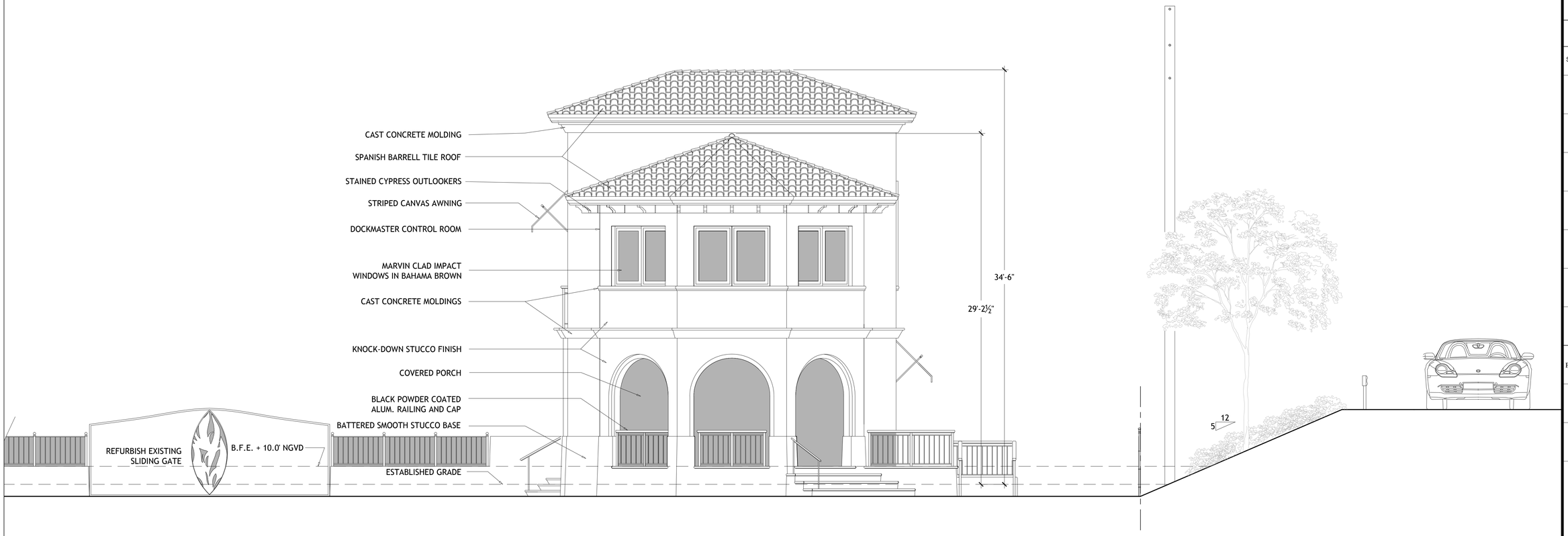
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-6



SOUTH ELEVATION

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

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

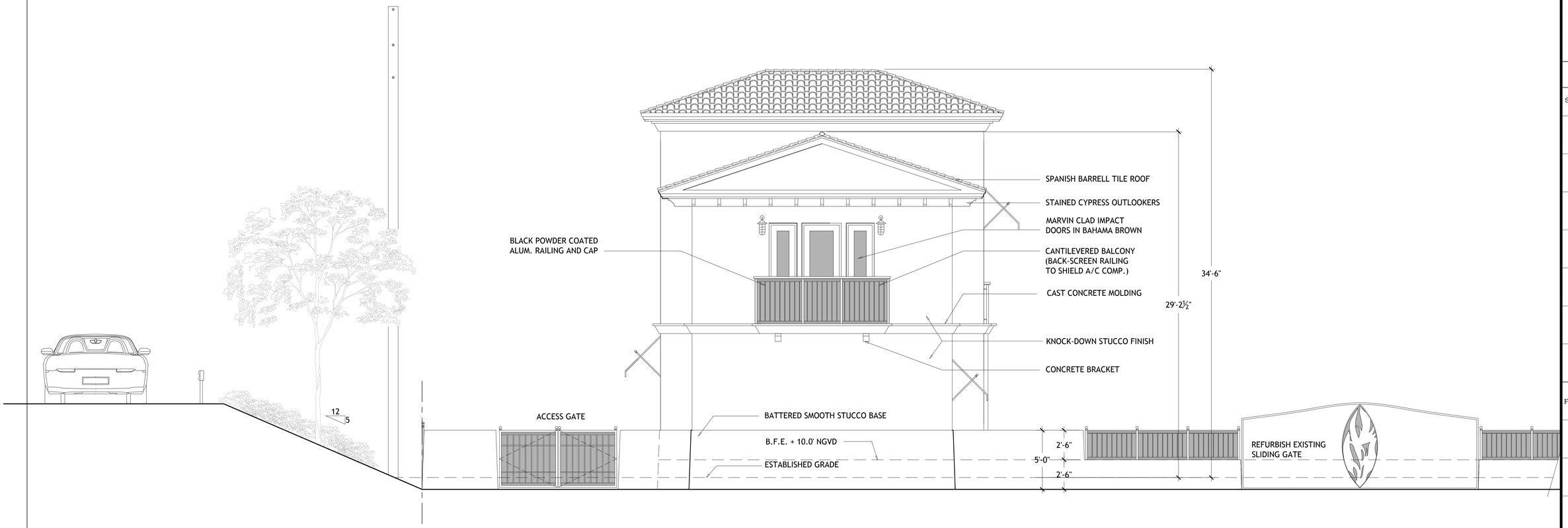
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-7



NORTH ELEVATION

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

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

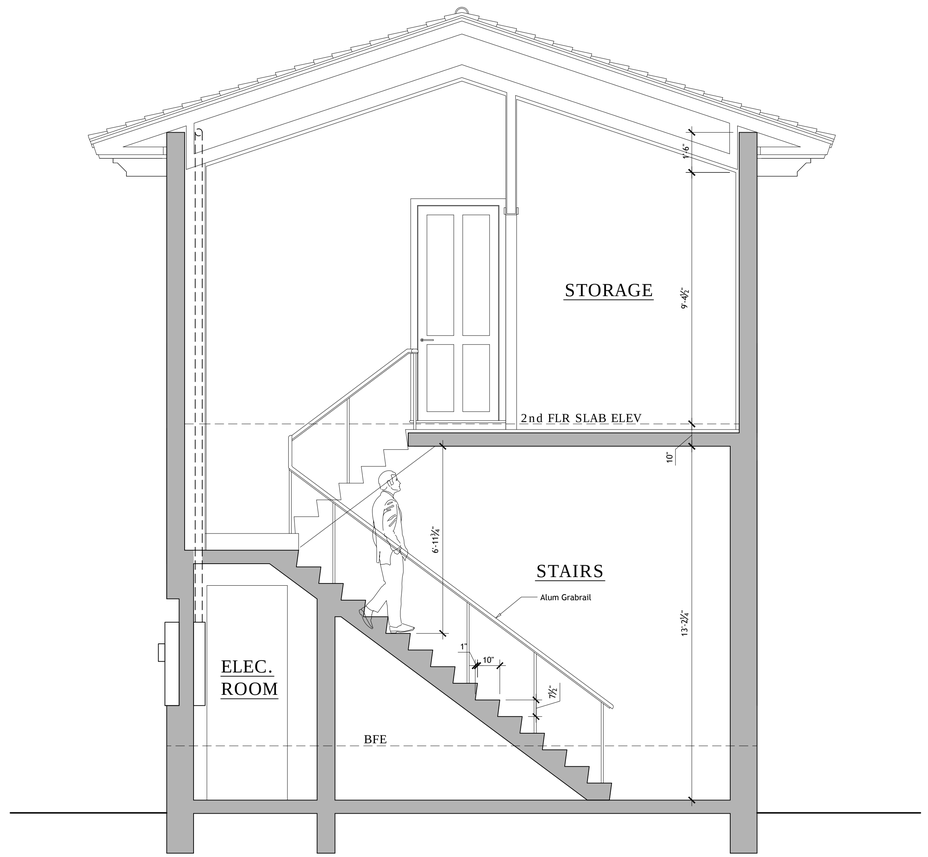
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-8



STAIR SECTION

SCALE: 3/8" = 1'-0"

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
Cert. No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

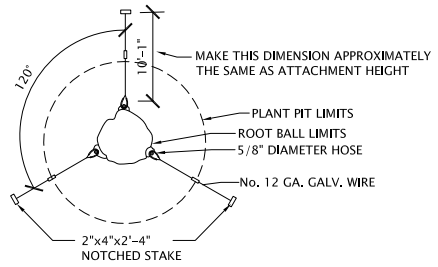
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

PROJECT NUMBER
10-17

SHEET NUMBER

A-9



TYPICAL TOP VIEW STAKING DETAIL
N.T.S.

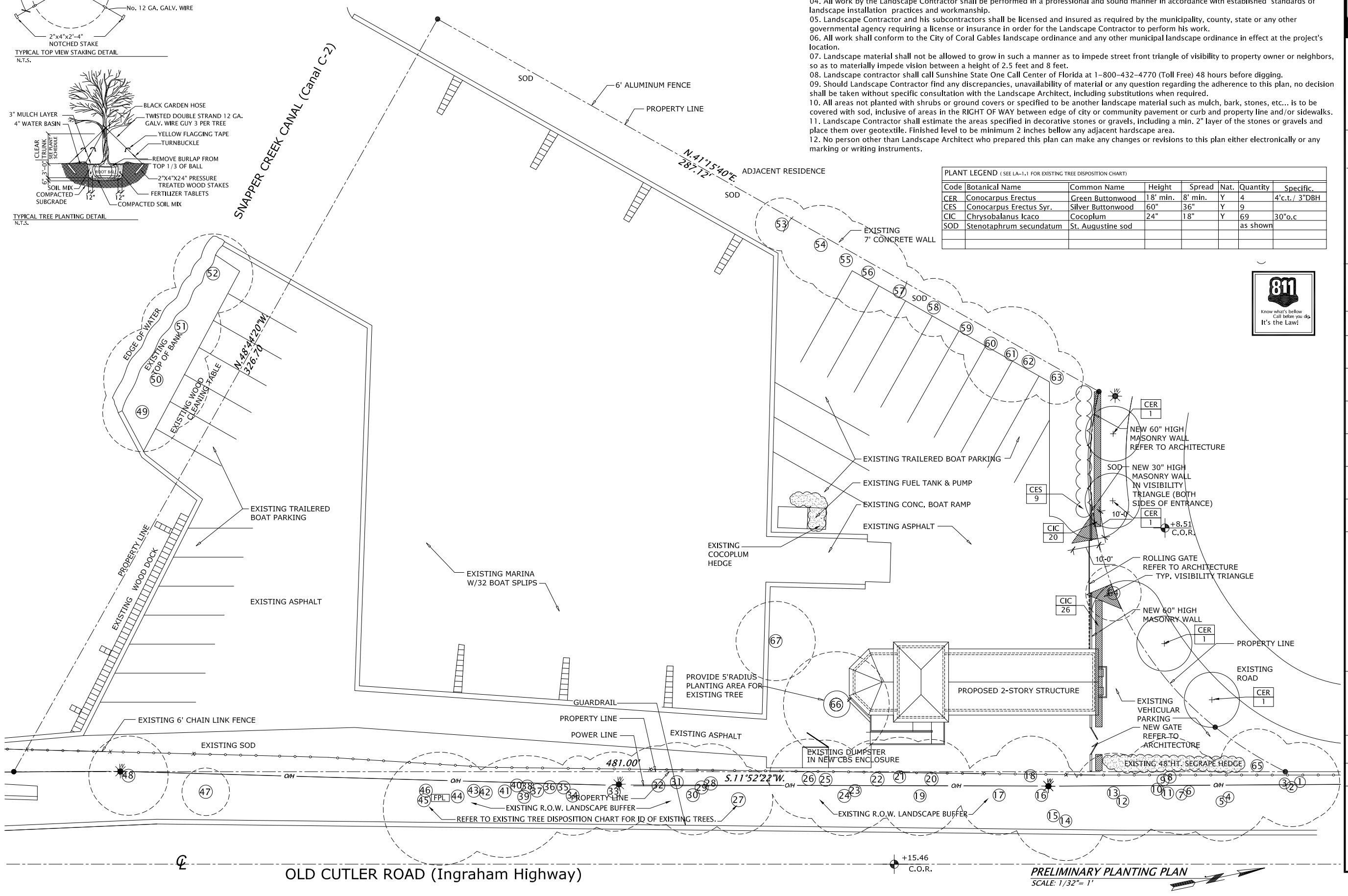
TYPICAL TREE PLANTING DETAIL
N.T.S.

PRELIMINARY LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth. Red colored mulch will not be acceptable.
02. All plants shall meet the minimum standard of Fancy as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
04. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
05. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
06. All work shall conform to the City of Coral Gables landscape ordinance and any other municipal landscape ordinance in effect at the project's location.
07. Landscape material shall not be allowed to grow in such a manner as to impede street front triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 2.5 feet and 8 feet.
08. Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
09. Should Landscape Contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan, no decision shall be taken without specific consultation with the Landscape Architect, including substitutions when required.
10. All areas not planted with shrubs or ground covers or specified to be another landscape material such as mulch, bark, stones, etc... is to be covered with sod, inclusive of areas in the RIGHT OF WAY between edge of city or community pavement or curb and property line and/or sidewalks.
11. Landscape Contractor shall estimate the areas specified in decorative stones or gravels, including a min. 2" layer of the stones or gravels and place them over geotextile. Finished level to be minimum 2 inches bellow any adjacent hardscape area.
12. No person other than Landscape Architect who prepared this plan can make any changes or revisions to this plan either electronically or any marking or writing instruments.

PLANT LEGEND (SEE LA-1.1 FOR EXISTING TREE DISPOSITION CHART)

Code	Botanical Name	Common Name	Height	Spread	Nat.	Quantity	Specific.
CER	Conocarpus Erectus	Green Buttonwood	18' min.	8' min.	Y	4	4'c.t./ 3"DBH
CES	Conocarpus Erectus Syr.	Silver Buttonwood	60"	36"	Y	9	
CIC	Chrysobalanus Icaco	Cocoplum	24"	18"	Y	69	30"o.c
SOD	Stenotaphrum secundatum	St. Augustine sod				as shown	



PRELIMINARY PLANTING PLAN
SCALE: 1/32"= 1'

811 Know what's below. Call before you dig. It's the Law!

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

ORLANDO COMAS, ASLA
LANDSCAPE ARCHITECT
7428 SW 48 Street, Suite B
Miami, Florida, 33155
Ph: 305-263-6082
Email: ocomas@bellsouth.net
License : LA-1565

NOTES

NO.	REVISION/ SUBMISSION	DATE

PROJECT

NEW STRUCTURE FOR:

SNAPPER CREEK LAKES COMMUNITY CENTER

11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

ORLANDO COMAS, ASLA
LANDSCAPE ARCHITECT
License : LA-1565

DRAWING NAME
JAN 2, 2013

PROJECT NUMBER
10-17

SHEET NUMBER
LA-1.0

EXISTING TREE DISPOSITION CHART

CODE	TRUNK DIA	CANOPY SPREAD	BOTANICAL NAME	COMMON NAME	DISPOSITION
1	55"	35'	Coccoloba Uvifera	Sea Grape tree	Remain
2	12"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
3	50"	15'	Coccoloba Uvifera	Sea Grape tree	Remain
4			Dead trunk	Dead trunk	To be removed
5			Dead trunk	Dead trunk	To be removed
6	8"	10'	Casuarina equisetiformis	Australian pine	To be removed
7	7"	10'	Casuarina equisetiformis	Australian pine	To be removed
8	10"	20'	Casuarina equisetiformis	Australian pine	To be removed
9	36"	15'	Casuarina equisetiformis	Australian pine	To be removed
10	5"	5'	Casuarina equisetiformis	Australian pine	To be removed
11	20"	10'	Casuarina equisetiformis	Australian pine	To be removed
12	8"	10'	Casuarina equisetiformis	Australian pine	To be removed
13	48"	10'	Casuarina equisetiformis	Australian pine	To be removed
14	38"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
15	15"	20'	Bouganvillea specie	Bouganvillea specie	To be removed
16	55"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
17	55"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
18	12"	25'	Pimenta dioica	Allspice tree	Remain
19	47"	40'	Ficus specie	Ficus specie	Remain
20			Dead trunk	Dead trunk	To be removed
21	17"	30'	Ficus specie	Ficus specie	Remain
22			Void		
23	48"	22'	Ficus specie	Ficus specie	Remain
24	48"	22'	Ficus specie	Ficus specie	Remain
25	56"	10'	Coccoloba Uvifera	Sea Grape tree	Remain
26	7"	18'	Ilex cassine	Dahoon Holly	Remain
27	16"	28'	Bursera simaruba	Gumbo limbo	Remain
28	13"	13'	Brassaia actinophylla	Schefflera	To be removed
29	12	14'	Brassaia actinophylla	Schefflera	To be removed
30	48"	20'	Ficus specie	Ficus specie	Remain
31	26"	24"	Trunks	Trunks	To be removed
32	24"	24"	Trunks	Trunks	To be removed
33	36"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
34	19"	40'	Coccoloba Uvifera	Sea Grape tree	Remain
35	6"	10'	Brassaia actinophylla	Schefflera	To be removed
36	40"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
37	30"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
38	3"	8'	Coccoloba Uvifera	Sea Grape tree	Remain
39	4"	10'	Coccoloba Uvifera	Sea Grape tree	Remain
40	50"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
41	40"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
42	24"	15'	Coccoloba Uvifera	Sea Grape tree	Remain
43	48"	15'	Coccoloba Uvifera	Sea Grape tree	Remain
44	39"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
45	18"	12'	Coccoloba Uvifera	Sea Grape tree	Remain
46	17"	35'	Coccoloba Uvifera	Sea Grape tree	Remain
47	4"	8'	Quercus virginiana	Live Oak	Remain
48	15"	12'	Washingtonia Robusta	Washingtonia Palm	To be removed
49	48"	15'	Veitchia montgomeriana	Montgomery palm	Remain
50	11"	25'	Cocos nucifera	Coconut palm	Remain
51	10"	15'	Cocos nucifera	Coconut palm	Remain
52	10"	15'	Cocos nucifera	Coconut palm	Remain
53	26"	10'	Veitchia merrillii	Christmas palm	Remain
54	21"	10'	Veitchia merrillii	Christmas palm	Remain
55	11"	35'	Quercus virginiana	Live Oak	Remain
56	21"	10'	Veitchia merrillii	Christmas palm	Remain
57	21"	10'	Veitchia merrillii	Christmas palm	Remain
58	29"	11'	Veitchia merrillii	Christmas palm	Remain
59	31"	10'	Veitchia merrillii	Christmas palm	Remain
60	25"	10'	Veitchia merrillii	Christmas palm	Remain
61	23"	18'	Veitchia merrillii	Christmas palm	Remain
62	25"	10'	Veitchia merrillii	Christmas palm	Remain
63	26"	10'	Veitchia merrillii	Christmas palm	Remain
64	50"	40'	Ficus specie	Ficus specie	Remain
65	14"	30'	Delonix regia	Royal Poinciana	Remain
66	11"	25'	Quercus virginiana	Live Oak	Remain
67	10"	15'	Filicium decipiens	Japanese Fern Tree	Remain
68	16"	30'	Schinus terebinthifolius	Florida Holly	To be removed
69	5"	12'	Hamelia Patens	Firebush	Remain
70	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
71	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
72	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
73	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
74	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
75	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
76	4'-5' high shrubs mass		Jasmine Vine	Jasmine Vine	To be removed
77	10"	15'	Schinus terebinthifolius	Florida Holly	To be removed
78	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
79	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
80	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
81	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed

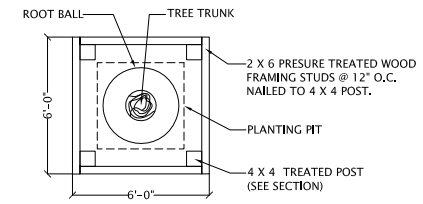
EXISTING TREE NOTES:

NOTE A. ALL WORK SPECIFIED IN THIS PLAN SHALL BE PREFORMED IN COMPLIANCE WITH APPLICABLE TREE ORDINANCES OF THE MUNICIPALITY'S CODES

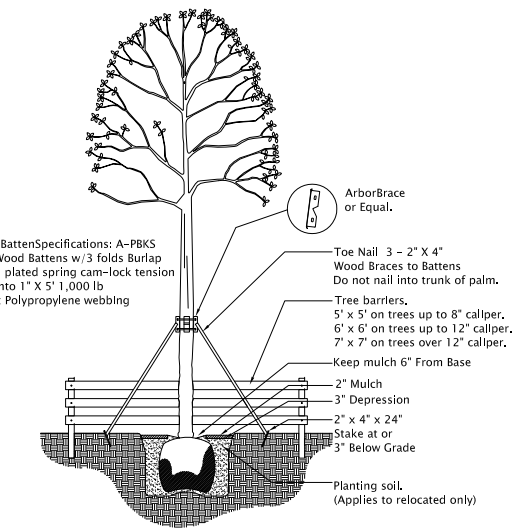
NOTE B. LANDSCAPE CONTRACTOR OR ARBORIST RESPONSIBLE FOR TREE RELOCATION AND REMOVAL SHALL PLACE PROTECTIVE BARRIERS AS PER DETAIL. IN ALL TREES WHICH SHOW BARRIER

NOTE C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE BARRIERS IN PLACE AND FOR WATERING THE TREES THROUGHOUT THE DURATION OF THE CONSTRUCTION WORKS. IF A RELOCATED OR EXISTING TO REMAIN TREE DIES DURING CONSTRUCTION AS A RESULT OF NEGLIGENCE, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REPLACEMENT.

NOTE D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL OF HIS EMPLOYEES AND SUBCONTRACTORS FROM CAUSING ANY TYPE OF DAMAGE TO THE EXISTING TREES.

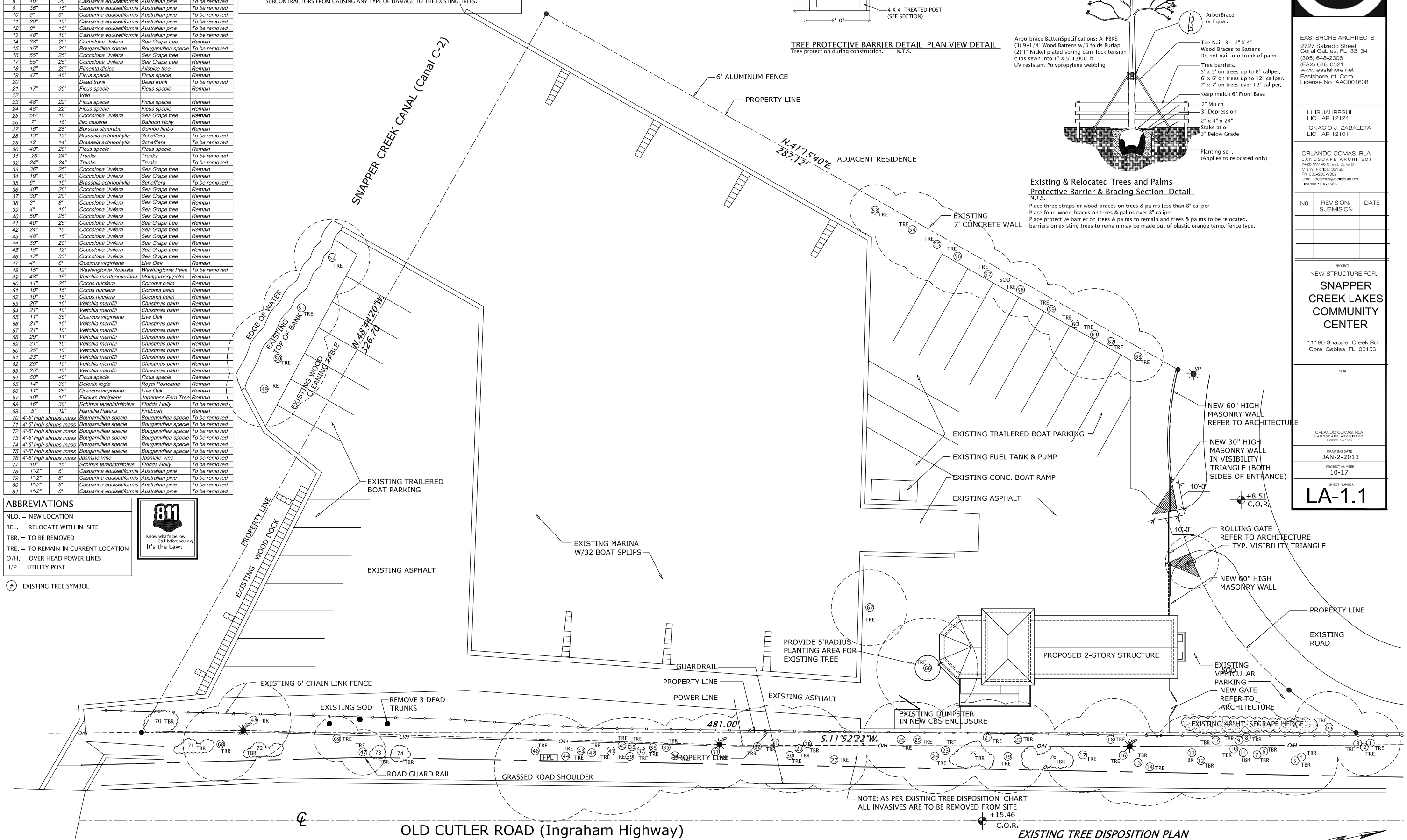


TREE PROTECTIVE BARRIER DETAIL-PLAN VIEW DETAIL
Tree protection during construction. N.T.S.



Arborbrace BattenSpecifications: A-PBKS
(3) 9-1/4" Wood Battens w/3 folds Burlap
(2) 1" Nickel plated spring cam-lock tension clips sewn into 1" X 5' 1,000 lb UV resistant Polypropylene webbing

Existing & Relocated Trees and Palms
Protective Barrier & Bracing Section Detail
N.T.S.
Place three straps or wood braces on trees & palms less than 8" caliper
Place four wood braces on trees & palms over 8" caliper
Place protective barrier on trees & palms to remain and trees & palms to be relocated. barriers on existing trees to remain may be made out of plastic orange temp. fence type.



ABBREVIATIONS

NLO. = NEW LOCATION
REL. = RELOCATE WITH IN SITE
TBR. = TO BE REMOVED
TRE. = TO REMAIN IN CURRENT LOCATION
O/H. = OVER HEAD POWER LINES
U/P. = UTILITY POST

(#) EXISTING TREE SYMBOL

811 Know what's below. Call before you dig. It's the Law!

EXISTING TREE DISPOSITION PLAN
SCALE: 1/16"= 1'
NOTE: THIS PLAN INCLUDES PLANT MATERIAL LOCATED WITHIN RIGHT OF WAY

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Int'l Corp.
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

ORLANDO COMAS, RLA
LANDSCAPE ARCHITECT
7428 SW 48 Street, Suite B
Miami, Florida, 33155
Ph: 305-283-9382
Email: ocomas@bellsouth.net
License : LA-1565

NO.	REVISION/ SUBMISION	DATE

PROJECT
NEW STRUCTURE FOR:
SNAPPER CREEK LAKES COMMUNITY CENTER
11190 Snapper Creek Rd
Coral Gables, FL 33156

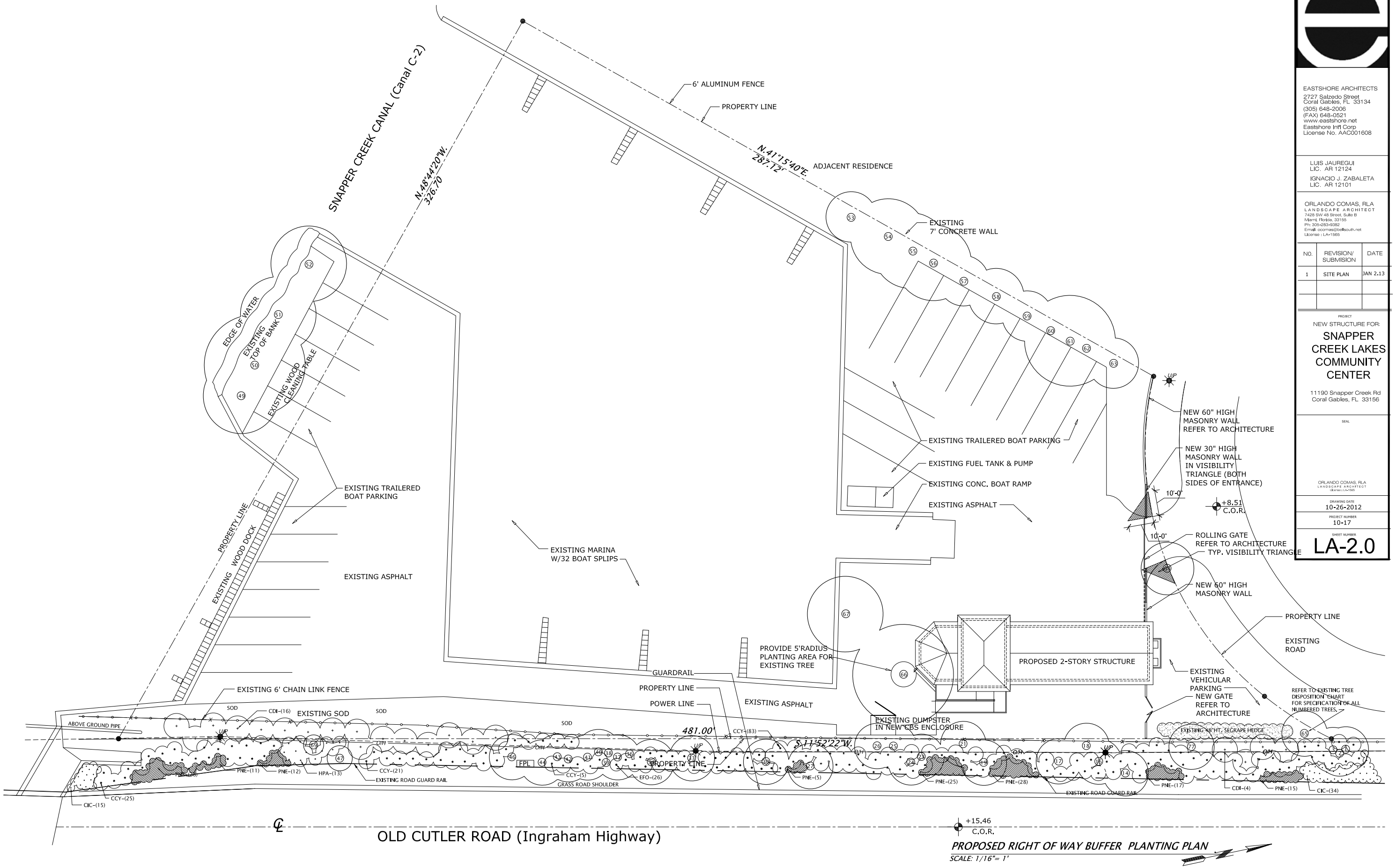
SEAL

ORLANDO COMAS, RLA
LANDSCAPE ARCHITECT
License : LA-1565

DRAWING DATE
JAN-2-2013

PROJECT NUMBER
10-17

SHEET NUMBER
LA-1.1



PROPOSED RIGHT OF WAY BUFFER PLANTING PLAN

SCALE: 1/16"= 1'

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

ORLANDO COMAS, RLA
LANDSCAPE ARCHITECT
7428 SW 48 Street, Suite B
Miami, Florida, 33155
Ph: 305-283-9382
Email: ocomas@bellsouth.net
License : LA-1565

NO.	REVISION/ SUBMISION	DATE
1	SITE PLAN	JAN 2.13

PROJECT

NEW STRUCTURE FOR:

SNAPPER CREEK LAKES COMMUNITY CENTER

11190 Snapper Creek Rd
Coral Gables, FL 33156

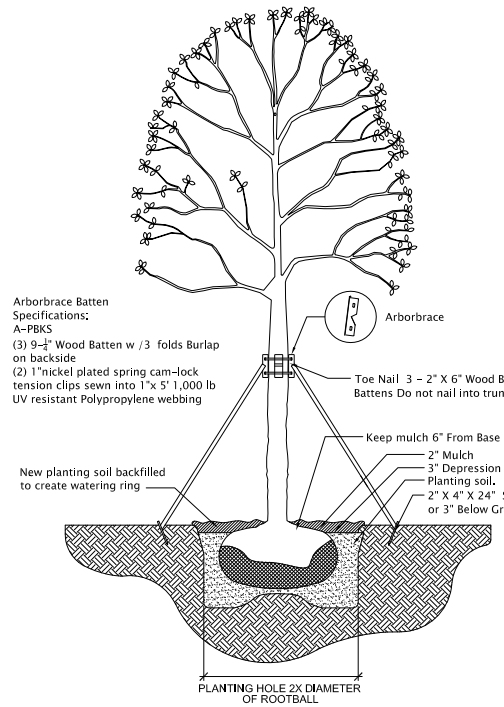
SEAL

ORLANDO COMAS, RLA
LANDSCAPE ARCHITECT
License : LA-1565

DRAWING DATE
10-26-2012

PROJECT NUMBER
10-17

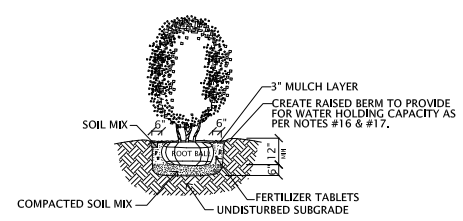
SHEET NUMBER
LA-2.0



Tree Planting Detail (3" - 6" Caliper)

N.T.S

Note 1: Note: All bracing components by Arboranchor or similar.



TYPICAL SHRUB PLANTING DETAIL

N.T.S.

EXISTING TREE DISPOSITION CHART (SEE SHEET LA-1.1)					
CODE	TRUNK DIA	CANOPY SPREAD	BOTANICAL NAME	COMMON NAME	DISPOSITION
1	55"	35'	Coccoloba Uvifera	Sea Grape tree	Remain
2	12"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
3	50"	15'	Coccoloba Uvifera	Sea Grape tree	Remain
4			Dead trunk	Dead trunk	To be removed
5			Dead trunk	Dead trunk	To be removed
6	8"	10'	Casuarina equisetiformis	Australian pine	To be removed
7	7"	10'	Casuarina equisetiformis	Australian pine	To be removed
8	10"	20'	Casuarina equisetiformis	Australian pine	To be removed
9	36"	15'	Casuarina equisetiformis	Australian pine	To be removed
10	5"	5'	Casuarina equisetiformis	Australian pine	To be removed
11	20"	10'	Casuarina equisetiformis	Australian pine	To be removed
12	8"	10'	Casuarina equisetiformis	Australian pine	To be removed
13	48"	10'	Casuarina equisetiformis	Australian pine	To be removed
14	38"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
15	15"	20'	Bouganvillea specie	Bouganvillea specie	To be removed
16	55"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
17	55"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
18	12"	25'	Pimenta dioica	Allspice tree	Remain
19	47"	40'	Ficus specie	Ficus specie	Remain
20			Dead trunk	Dead trunk	To be removed
21	17"	30'	Ficus specie	Ficus specie	Remain
22			Void		
23	48"	22'	Ficus specie	Ficus specie	Remain
24	48"	22'	Ficus specie	Ficus specie	Remain
25	56"	10'	Coccoloba Uvifera	Sea Grape tree	Remain
26	7"	18'	ilex cassine	Dahoon Holly	Remain
27	16"	28'	Bursera simaruba	Gumbo limbo	Remain
28	13"	13'	Brassaia actinophylla	Schefflera	To be removed
29	12	14'	Brassaia actinophylla	Schefflera	To be removed
30	48"	20'	Ficus specie	Ficus specie	Remain
31	26"	24"	Trunks	Trunks	To be removed
32	24"	24"	Trunks	Trunks	To be removed
33	36"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
34	19"	40'	Coccoloba Uvifera	Sea Grape tree	Remain
35	6"	10'	Brassaia actinophylla	Schefflera	To be removed
36	40"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
37	30"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
38	3"	8'	Coccoloba Uvifera	Sea Grape tree	Remain
39	4"	10'	Coccoloba Uvifera	Sea Grape tree	Remain
40	50"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
41	40"	25'	Coccoloba Uvifera	Sea Grape tree	Remain
42	24"	15'	Coccoloba Uvifera	Sea Grape tree	Remain
43	48"	15'	Coccoloba Uvifera	Sea Grape tree	Remain
44	39"	20'	Coccoloba Uvifera	Sea Grape tree	Remain
45	18"	12'	Coccoloba Uvifera	Sea Grape tree	Remain
46	17"	35'	Coccoloba Uvifera	Sea Grape tree	Remain
47	4"	8'	Quercus virginiana	Live Oak	Remain
48	15"	12'	Washingtonia Robusta	Washingtonia Palm	To be removed
49	48"	15'	Veitchia montgomeriana	Montgomery palm	Remain
50	11"	25'	Cocos nucifera	Coconut palm	Remain
51	10"	15'	Cocos nucifera	Coconut palm	Remain
52	10"	15'	Cocos nucifera	Coconut palm	Remain
53	26"	10'	Veitchia merrillii	Christmas palm	Remain
54	21"	10'	Veitchia merrillii	Christmas palm	Remain
55	11"	35'	Quercus virginiana	Live Oak	Remain
56	21"	10'	Veitchia merrillii	Christmas palm	Remain
57	21"	10'	Veitchia merrillii	Christmas palm	Remain
58	29"	11'	Veitchia merrillii	Christmas palm	Remain
59	31"	10'	Veitchia merrillii	Christmas palm	Remain
60	25"	10'	Veitchia merrillii	Christmas palm	Remain
61	23"	18'	Veitchia merrillii	Christmas palm	Remain
62	25"	10'	Veitchia merrillii	Christmas palm	Remain
63	25"	10'	Veitchia merrillii	Christmas palm	Remain
64	50"	40'	Ficus specie	Ficus specie	Remain
65	14"	30'	Delonix regia	Royal Poinciana	Remain
66	11"	25'	Quercus virginiana	Live Oak	Remain
67	10"	15'	Filicium decipiens	Japanese Fern Tree	Remain
68	16"	30'	Schinus terebinthifolius	Florida Holly	To be removed
69	5"	12'	Hamelia Patens	Firebush	Remain
70	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
71	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
72	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
73	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
74	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
75	4'-5' high shrubs mass		Bouganvillea specie	Bouganvillea specie	To be removed
76	4'-5' high shrubs mass		Jasmine Vine	Jasmine Vine	To be removed
77	10"	15'	Schinus terebinthifolius	Florida Holly	To be removed
78	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
79	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
80	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
81	1"-2"	8'	Casuarina equisetiformis	Australian pine	To be removed

PLANT LEGEND (SEE LA-1.1 FOR EXISTING TREE DISPOSITION CHART)						
Code	Botanical Name	Common Name	Height	Spread	Nat.	Quantity	Specific.
CCY	Capparis cynophallophora	Jamaican caper	5'-6'	3' min.	Y	134	5' o.c.
PNE	Psychotria nervosa	Wild coffee	3 gal.		Y	141	24" o.c.
CDI	Coccoloba Diversifolia	Pigeonplum	8' -10'	4'-5'	Y	20	8' o.c.
EFO	Eugenia Foetida	Spanish Stopper	5'	30" min.	Y	26	4' o.c.
CIC	Chrysobalanus Icaco	Cocoplum	18"	18"	Y	49	24" o.c.
HPA	Hamelia Patens	Firebush	5'	30" min.	Y	13	4' o.c.

LANDSCAPE NOTES

1). Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth. Red colored mulch will not be acceptable.
2). All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
3). All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of any hardscape (walks, building walls, pond's edge, etc...) Shrubs such as Ixora, Raphiolepsis and other species which grow larger than 48" spread, shall be planted at 1/2 the estimated adult's spread diameter from the edges of any hardscape.
4). All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
5). All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
6). Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
7). Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
8). All work shall conform to the City of Coral Gables and Miami-Dade County landscape ordinance and any other municipal landscape ordinance in effect at the project's location.
9). Landscape Contractor is required to procure and obtain any necessary permits applicable for the sucesful completion of this project, if applicable.
10). Landscape material shall not be allowed to grow in such a manner as to impede street front triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 2.5 feet and 8 feet.
11). Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
12). Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreement or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor or Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site, and special attention to location of all underground wires, pipes, footings, etc...
13). Any excess soil, landscape materials and debris from the Landscape Contractor's work shall be removed from the site immediately upon completion of his works.
14). Should Landscape Contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan, no decision shall be taken without specific consultation with the Landscape Architect, including substitutions when required.
15). No person other than Landscape Architect who prepared this plan can make any changes or revisions to this plan either electronically or any marking or writing instruments.
16. Landscape contractor shall create saucers and/or berms on all plant material to hold irrigation water. In the event that slopes are present, landscape contractor shall prepare water holding berms with temporary wood planks or stones which shall be removed and hauled away from the site at the end of the plant establishment periods.
17. Landscape contractor shall provide hand watering to all plant material four times a week for the first week and three times a week for the following three weeks. Twice a week after the fourth week for a period of three months which will be considered the plant establishment period. At the end of the plant establishment period, landscape contractor shall replace any plant material in doubt of survival and remove all temporary wood planks or stones used to create the temporary water holding berms and haul the material away from the site.

811
Know what's below
Call before you dig.
It's the Law!

ABBREVIATIONS:

g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.
SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum
U/P = Utility Post
O/H = Over head power lines

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Int'l Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

ORLANDO COMAS, RLA
LANDSCAPE ARCHITECT
7428 SW 48 Street, Suite B
Miami, Florida, 33155
Ph: 305-263-9382
Email: ocomas@bellsouth.net
License: LA-1565

NO.	REVISION/ SUBMISION	DATE

PROJECT
NEW STRUCTURE FOR:
SNAPPER CREEK LAKES COMMUNITY CENTER
11190 Snapper Creek Rd
Coral Gables, FL 33156

SEAL

ORLANDO COMAS, RLA
LANDSCAPE ARCHITECT
License: LA-1565

DRAWING DATE
10-26-2012

PROJECT NUMBER
10-17

SHEET NUMBER
LA-2.1