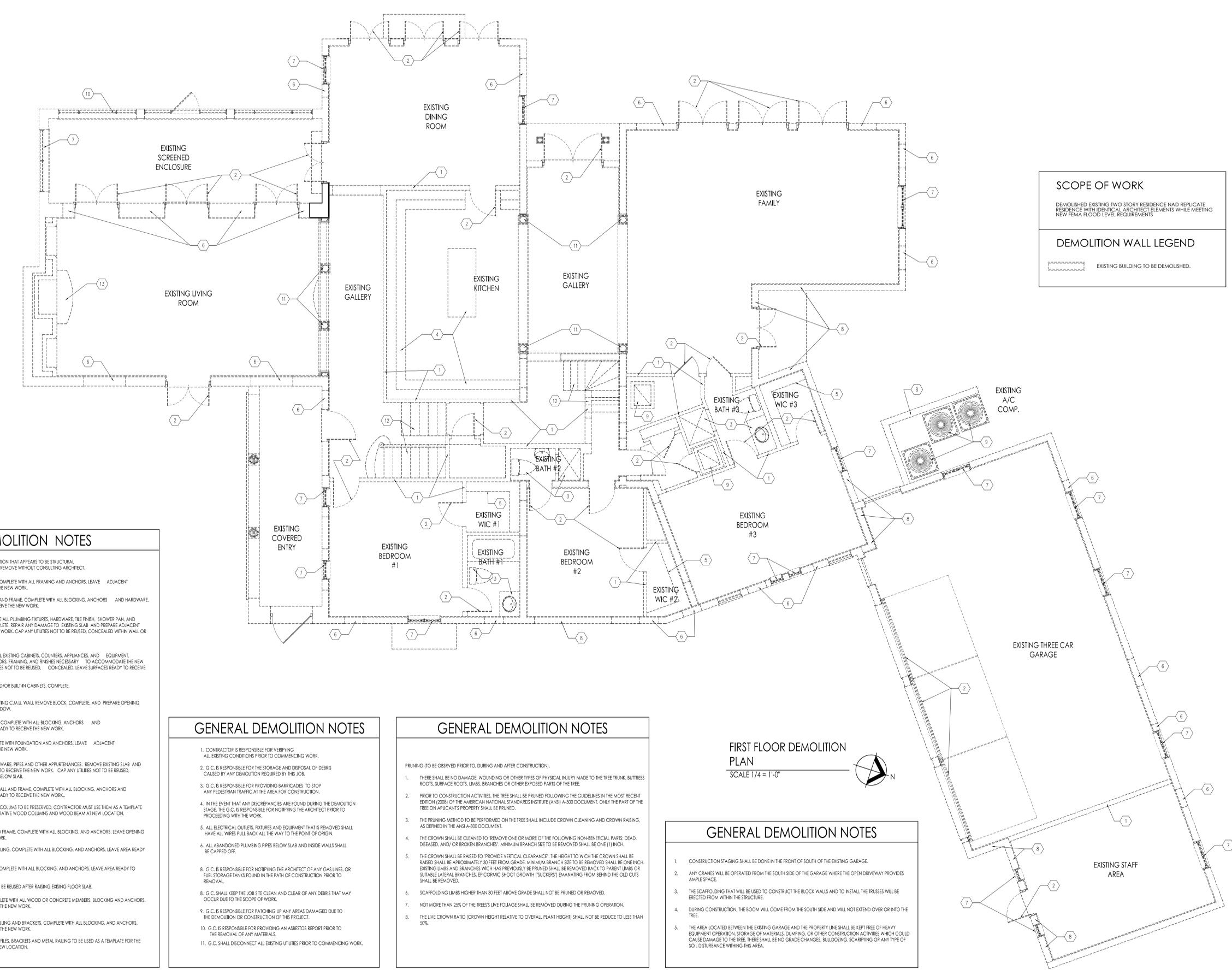


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SCOPE OF WORK
 DEMOLISH EXISTING TWO STORY RESIDENCE AND REPLICATE RESIDENCE WITH IDENTICAL ARCHITECT ELEMENTS WHILE MEETING NEW FEMA FLOOD LEVEL REQUIREMENTS

DEMOLITION WALL LEGEND
 [Dashed line symbol] EXISTING BUILDING TO BE DEMOLISHED.

- DEMOLITION NOTES**
- NOTE: ANY INTERIOR WALL OR PARTITION THAT APPEARS TO BE STRUCTURAL (ROOF SUPPORTING) DO NOT REMOVE WITHOUT CONSULTING ARCHITECT.
- REMOVE INTERIOR PARTITION, COMPLETE WITH ALL FRAMING AND ANCHORS. LEAVE ADJACENT SURFACES READY TO RECEIVE THE NEW WORK.
 - REMOVE WOOD SWING DOOR AND FRAME, COMPLETE WITH ALL BLOCKING, ANCHORS AND HARDWARE. LEAVE OPENING READY TO RECEIVE THE NEW WORK.
 - DEMOLISH BATHROOM: REMOVE ALL PLUMBING FIXTURES, HARDWARE, TILE FINISH, SHOWER PAN AND OTHER APPURTENANCES, COMPLETE, REPAIR ANY DAMAGE TO EXISTING SLAB AND PREPARE ADJACENT SURFACES TO RECEIVE THE NEW WORK. CAP ANY UTILITIES NOT TO BE REUSED, CONCEALED WITHIN WALL OR BELOW SLAB.
 - DEMOLISH KITCHEN: REMOVE ALL EXISTING CABINETS, COUNTERS, APPLIANCES, AND EQUIPMENT, COMPLETE. REMOVE ALL ANCHORS, FRAMING, AND FINISHES NECESSARY TO ACCOMMODATE THE NEW CONSTRUCTION. CAP ALL UTILITIES NOT TO BE REUSED, CONCEALED. LEAVE SURFACES READY TO RECEIVE THE NEW WORK.
 - REMOVE EXISTING SHELVING AND/OR BUILT-IN CABINETS, COMPLETE.
 - SAW-CUT NEW OPENING IN EXISTING C.M.U. WALL REMOVE BLOCK, COMPLETE, AND PREPARE OPENING TO RECEIVE NEW DOOR OR WINDOW.
 - REMOVE WINDOW AND FRAME, COMPLETE WITH ALL BLOCKING, ANCHORS AND HARDWARE. LEAVE OPENING READY TO RECEIVE THE NEW WORK.
 - REMOVE C.M.U. WALL, COMPLETE WITH FOUNDATION AND ANCHORS. LEAVE ADJACENT SURFACES READY TO RECEIVE THE NEW WORK.
 - REMOVE ALL EQUIPMENT, HARDWARE, PIPES AND OTHER APPURTENANCES. REMOVE EXISTING SLAB AND PREPARE ADJACENT SURFACES TO RECEIVE THE NEW WORK. CAP ANY UTILITIES NOT TO BE REUSED, CONCEALED WITHIN WALL OR BELOW SLAB.
 - REMOVE SCREEN ENCLOSURE WALL AND FRAME, COMPLETE WITH ALL BLOCKING, ANCHORS AND HARDWARE. LEAVE OPENING READY TO RECEIVE THE NEW WORK.
 - * EXISTING DECORATIVE WOOD COLUMNS TO BE PRESERVED. CONTRACTOR MUST USE THEM AS A TEMPLATE FOR THE RECREATION OF DECORATIVE WOOD COLUMNS AND WOOD BEAM AT NEW LOCATION.
 - REMOVE WOOD COLUMNS AND FRAME, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE OPENING READY TO RECEIVE THE NEW WORK.
 - REMOVE WOOD STAIRS AND RAILING, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.
 - REMOVE EXISTING FIREPLACE, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.
 - * PRESERVE EXISTING MANTLE TO BE REUSED AFTER RAISING EXISTING FLOOR SLAB.
 - REMOVE EXISTING ROOF, COMPLETE WITH ALL WOOD OR CONCRETE MEMBERS, BLOCKING AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.
 - REMOVE EXISTING BALCONY, RAILING AND BRACKETS, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.
 - * PRESERVE EXISTING STONE PROFILES, BRACKETS AND METAL RAILING TO BE USED AS A TEMPLATE FOR THE RECREATION OF BALCONY AT NEW LOCATION.

- GENERAL DEMOLITION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
 - G.C. IS RESPONSIBLE FOR THE STORAGE AND DISPOSAL OF DEBRIS CAUSED BY ANY DEMOLITION REQUIRED BY THIS JOB.
 - G.C. IS RESPONSIBLE FOR PROVIDING BARRICADES TO STOP ANY PEDESTRIAN TRAFFIC AT THE AREA FOR CONSTRUCTION.
 - IN THE EVENT THAT ANY DISCREPANCIES ARE FOUND DURING THE DEMOLITION STAGE, THE G.C. IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - ALL ELECTRICAL OUTLETS, FIXTURES AND EQUIPMENT THAT IS REMOVED SHALL HAVE ALL WIRES PULL BACK ALL THE WAY TO THE POINT OF ORIGIN.
 - ALL ABANDONED PLUMBING PIPES BELOW SLAB AND INSIDE WALLS SHALL BE CAPPED OFF.
 - G.C. IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY GAS LINES, OR FUEL STORAGE TANKS FOUND IN THE PATH OF CONSTRUCTION PRIOR TO REMOVAL.
 - G.C. SHALL KEEP THE JOB SITE CLEAN AND CLEAR OF ANY DEBRIS THAT MAY OCCUR DUE TO THE SCOPE OF WORK.
 - G.C. IS RESPONSIBLE FOR PATCHING UP ANY AREAS DAMAGED DUE TO THE DEMOLITION OR CONSTRUCTION OF THIS PROJECT.
 - G.C. IS RESPONSIBLE FOR PROVIDING AN ASBESTOS REPORT PRIOR TO THE REMOVAL OF ANY MATERIALS.
 - G.C. SHALL DISCONNECT ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.

- GENERAL DEMOLITION NOTES**
- PRUNING (TO BE OBSERVED PRIOR TO, DURING AND AFTER CONSTRUCTION).
- THERE SHALL BE NO DAMAGE, WOUNDING OR OTHER TYPES OF PHYSICAL INJURY MADE TO THE TREE TRUNK, BUTTRESS ROOTS, SURFACE ROOTS, LIMBS, BRANCHES OR OTHER EXPOSED PARTS OF THE TREE.
 - PRIOR TO CONSTRUCTION ACTIVITIES, THE TREE SHALL BE PRUNED FOLLOWING THE GUIDELINES IN THE MOST RECENT EDITION (2008) OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 DOCUMENT. ONLY THE PART OF THE TREE ON APPLICANT'S PROPERTY SHALL BE PRUNED.
 - THE PRUNING METHOD TO BE PERFORMED ON THE TREE SHALL INCLUDE CROWN CLEANING AND CROWN RAISING, AS DEFINED IN THE ANSI A-300 DOCUMENT.
 - THE CROWN SHALL BE CLEANED TO REMOVE ONE OR MORE OF THE FOLLOWING NON-BENEFICIAL PARTS: DEAD, DISEASED, AND/OR BROKEN BRANCHES; MINIMUM BRANCH SIZE TO BE REMOVED SHALL BE ONE (1) INCH.
 - THE CROWN SHALL BE RAISED TO "PROVIDE VERTICAL CLEARANCE", THE HEIGHT TO WHICH THE CROWN SHALL BE RAISED SHALL BE APPROXIMATELY 30 FEET FROM GRADE. MINIMUM BRANCH SIZE TO BE REMOVED SHALL BE ONE INCH. EXISTING LIMBS AND BRANCHES WHICH HAS PREVIOUSLY BEEN PRUNED SHALL BE REMOVED BACK TO PARENT LIMBS OR SUITABLE LATERAL BRANCHES. EPICORMIC SHOOT GROWTH (SUCKERS) EMANATING FROM BEHIND THE OLD CUTS SHALL BE REMOVED.
 - SCAFFOLDING LIMBS HIGHER THAN 30 FEET ABOVE GRADE SHALL NOT BE PRUNED OR REMOVED.
 - NOT MORE THAN 25% OF THE TREES LIVE FOLIAGE SHALL BE REMOVED DURING THE PRUNING OPERATION.
 - THE LIVE CROWN RATIO (CROWN HEIGHT RELATIVE TO OVERALL PLANT HEIGHT) SHALL NOT BE REDUCE TO LESS THAN 50%.

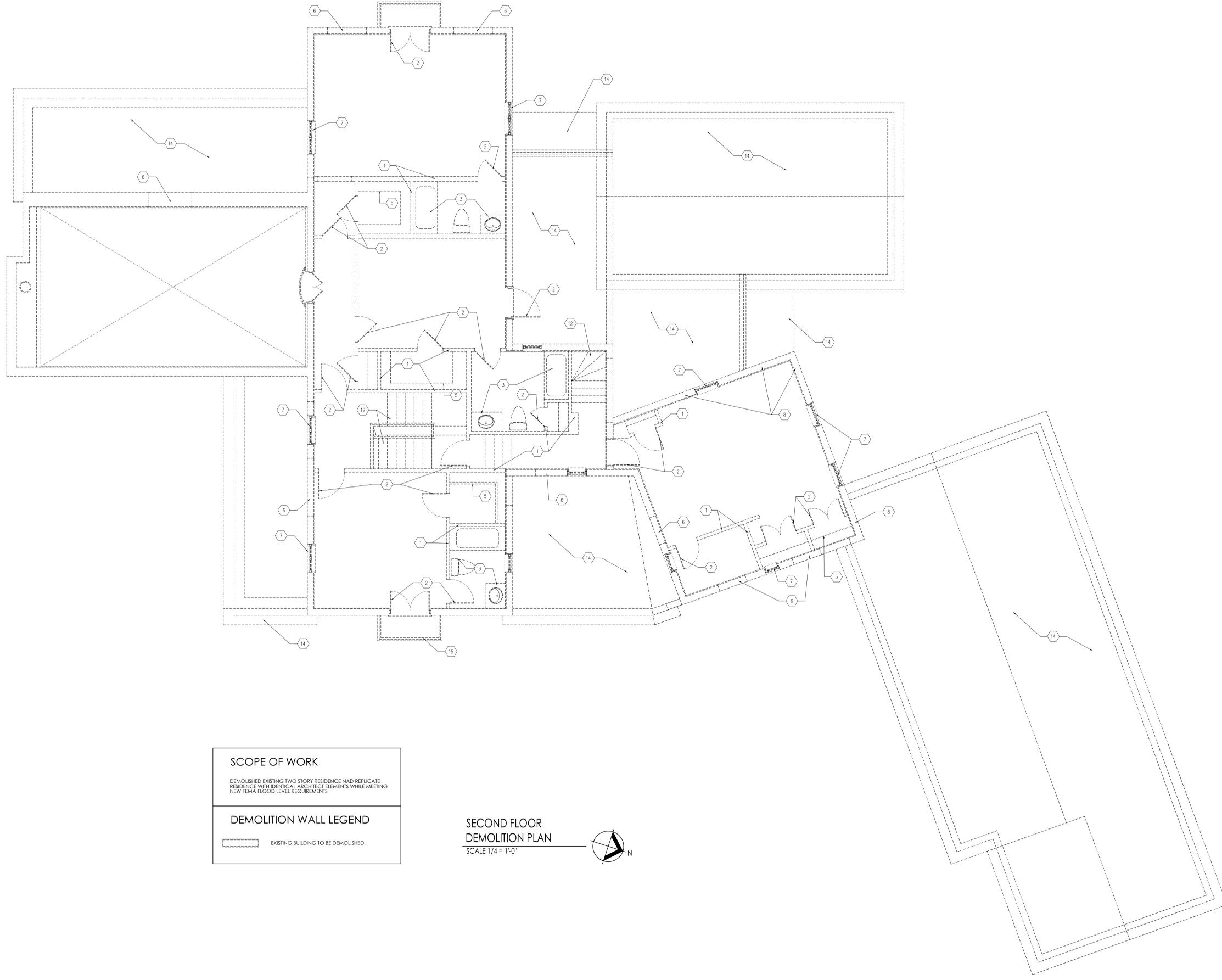
- FIRST FLOOR DEMOLITION PLAN**
 SCALE 1/4" = 1'-0"
- GENERAL DEMOLITION NOTES**
- CONSTRUCTION STAGING SHALL BE DONE IN THE FRONT OF SOUTH OF THE EXISTING GARAGE.
 - ANY CRANES WILL BE OPERATED FROM THE SOUTH SIDE OF THE GARAGE WHERE THE OPEN DRIVEWAY PROVIDES AMPLE SPACE.
 - THE SCAFFOLDING THAT WILL BE USED TO CONSTRUCT THE BLOCK WALLS AND TO INSTALL THE TRUSSES WILL BE ERRECTED FROM WITHIN THE STRUCTURE.
 - DURING CONSTRUCTION, THE BOOM WILL COME FROM THE SOUTH SIDE AND WILL NOT EXTEND OVER OR INTO THE TREE.
 - THE AREA LOCATED BETWEEN THE EXISTING GARAGE AND THE PROPERTY LINE SHALL BE KEPT FREE OF HEAVY EQUIPMENT OPERATION, STORAGE OF MATERIALS, DUMPING, OR OTHER CONSTRUCTION ACTIVITIES WHICH COULD CAUSE DAMAGE TO THE TREE. THERE SHALL BE NO GRADE CHANGES, BUILDING, SCARPING OR ANY TYPE OF SOIL DISTURBANCE WITHIN THIS AREA.

NEW RESIDENCE FOR:
MS. DELPHINE DRAY
 2740 NORTH BAY ROAD
 MIAMI BEACH, FLORIDA

date 05-01-2017
 issued
 drawn
 checked
 project no. 1716

revisions

sheet no.



SCOPE OF WORK
 DEMOLISHED EXISTING TWO STORY RESIDENCE NAD REPLICATE RESIDENCE WITH IDENTICAL ARCHITECT ELEMENTS WHILE MEETING NEW FEMA FLOOD LEVEL REQUIREMENTS

DEMOLITION WALL LEGEND
 [Dashed Line] EXISTING BUILDING TO BE DEMOLISHED.

SECOND FLOOR DEMOLITION PLAN
 SCALE 1/4" = 1'-0"

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NEW RESIDENCE FOR:

MS. DELPHINE DRAY
 2740 NORTH BAY ROAD
 MIAMI BEACH, FLORIDA

date	issued	drawn	checked	project no.	revisions
05-01-2017					

sheet no.

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12 of 12

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EXISTING TREES - DISPOSITION CHART

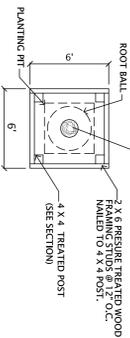
Tree #	Botanical Name	Common Name	Caliper-DBH	Height	Canopy	Disposition			Comments
						Remain	Remove	Relocate	
1	Cocos Nordifera	Coconut Palm	14"	35'	18'	YES	18'	YES	
2	Cocos Nordifera	Coconut Palm	15"	33'	18'	YES	18'	YES	
3	Cocos Nordifera	Coconut Palm	15"	33'	18'	YES	18'	YES	
4	Sterculia Michol	White Bird of Paradise	38x7"	22'	12'	YES	12'	YES	
5	Sterculia Michol	White Bird of Paradise	4x7"	22'	12'	YES	12'	YES	
6	Cocos Nordifera	Coconut Palm	12"	25'	18'	YES	18'	YES	
7	Cocos Nordifera	Coconut Palm	12"	25'	18'	YES	18'	YES	
8	Cocos Nordifera	Coconut Palm	14"	20'	18'	YES	18'	YES	
9	Cocos Nordifera	Coconut Palm	10"	18'	18'	YES	18'	YES	
10	Cocos Nordifera	Coconut Palm	12"	30'	18'	YES	18'	YES	
11	Verticillia Montomeriana	Montgomery Palm	38x8"	25'	12'	YES	12'	YES	
12	Verticillia Montomeriana	Montgomery Palm	28x8"	25'	12'	YES	12'	YES	
13	Verticillia Montomeriana	Montgomery Palm	28x8"	25'	12'	YES	12'	YES	
14	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	
15	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	
16	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	
17	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	
18	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
19	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
20	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
21	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
22	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
23	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
24	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
25	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
26	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
27	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
28	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
29	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
30	Sisal Palm	Sisal Palm	10x3"	20'	14'	YES	14'	YES	SEE NOTE A
31	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
32	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
33	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
34	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
35	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
36	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
37	Filicium Decidens	Japanese Fern Tree	8"	24'	16'	YES	16'	YES	SEE NOTE B
38	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
39	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
40	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
41	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
42	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
43	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
44	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
45	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
46	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
47	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
48	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
49	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
50	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
51	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
52	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
53	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	SEE NOTE A
54	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	SEE NOTE A
55	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	SEE NOTE A
56	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	SEE NOTE A
57	Roystonia Elia	Royal Palm	16"	45'	18'	YES	18'	YES	SEE NOTE A
58	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
59	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
60	Ficus Sp.	Ficus Sp.	50x4"	30'	12'	YES	12'	YES	SEE NOTE B
61	Phoenix Dactyloca, Medford	Medford Date Palm	19"	28'	20'	YES	20'	YES	SEE NOTE A
62	Phoenix Dactyloca, Medford	Medford Date Palm	19"	28'	20'	YES	20'	YES	SEE NOTE A
63	Phoenix Dactyloca, Medford	Medford Date Palm	19"	28'	20'	YES	20'	YES	SEE NOTE A
64	Phoenix Dactyloca, Medford	Medford Date Palm	19"	28'	20'	YES	20'	YES	SEE NOTE A
65	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
66	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
67	Psychosperma Equeans	Solitaire Palm	28x8"	08'	12'	YES	12'	YES	SEE NOTE A
68	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
69	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
70	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
71	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
72	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
73	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A
74	Verticillia Montomeriana	Montgomery Palm	18x8"	20'	14'	YES	14'	YES	SEE NOTE A

EXISTING TREES - NOTES

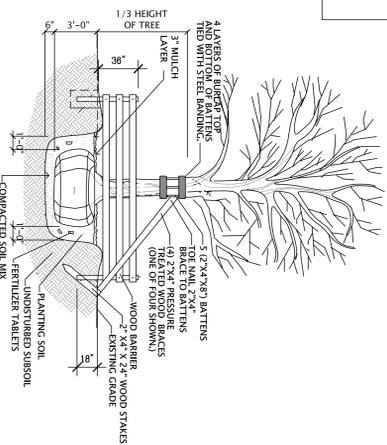
NOTE A. DEFINED AS A CATEGORY II, INVASIVE EXOTIC BY THE 2009 EXOTIC PEST PLANTS COUNCIL.
 NOTE B. TRIMMING OF TREE CANOPY TO BE PERFORMED BY A CERTIFIED ARBORIST AS PER DERM AND ANSI CODES AND REGULATIONS.
 NOTE C. LANDSCAPE CONTRACTOR OR ARBORIST RESPONSIBLE FOR TREE RELOCATION AND REMOVAL SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE BARRIERS IN PLACE IN ALL TREES WHICH ARE RELOCATED AND THOSE WHICH ARE TO REMAIN.
 NOTE D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE BARRIERS IN PLACE IN ALL TREES WHICH ARE RELOCATED AND THOSE WHICH ARE TO REMAIN.
 NOTE E. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL OF HIS EMPLOYEES AND SUBCONTRACTORS FROM CAUSING ANY TYPE OF DAMAGE TO THE EXISTING TREES/TREES.

ALL LEAVES BEFORE MOULDER IN LOCAL 811
 (SEE REMOVAL NUMBER)
811
 KNOW WHAT'S BELOW.
 SYMBOLS:
 (A) TREE - TO REMAIN
 (B) REL - TO BE RELOCATED
 (C) TRR - TO BE REMOVED
 (D) NLO - NEW LOCATION OF RELOCATED

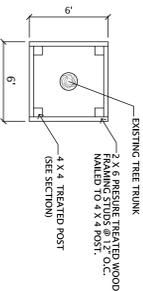
EXISTING TO RELOCATE - TREE BARRIER DETAIL - PLAN VIEW DETAIL
 Tree protection during construction.
 N.T.S.



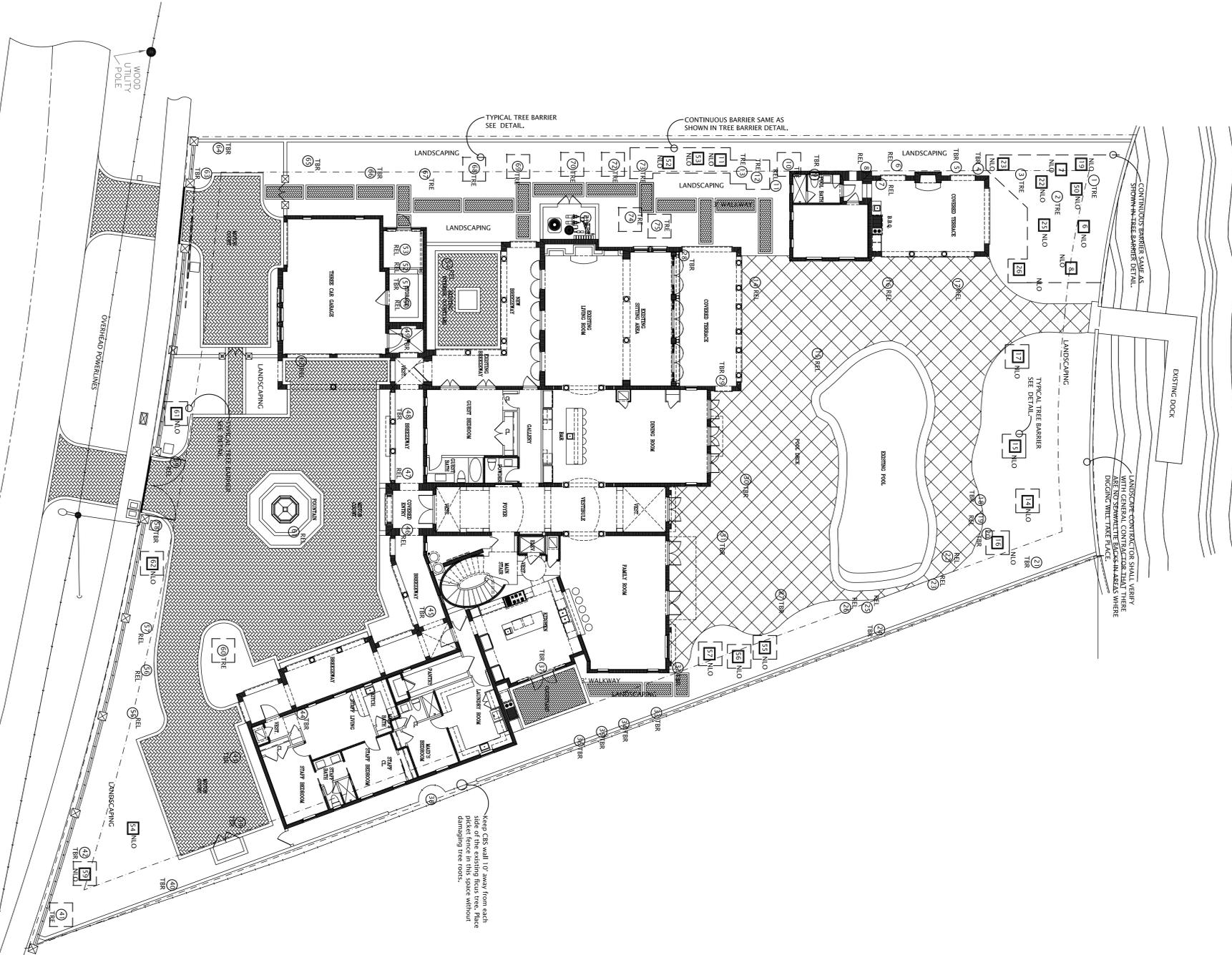
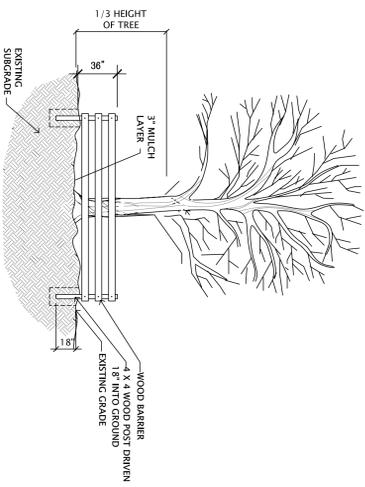
EXISTING TO RELOCATE - TREE BARRIER DETAIL - SECTION
 To protect tree during construction.
 N.T.S.



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



EXISTING TREE BARRIER DETAIL - SECTION
 To protect tree during construction.
 N.T.S.



EXISTING TREE DISPOSITION PLAN
 Scale : 3/32" = 1'-0"

"CONSTRUCTION SET 04-16-13"

NEW RESIDENCE FOR:

Ms. DELPHINE DRAY
 2740 NORTH BAY ROAD
 MIAMI BEACH, FLORIDA

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 issued
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L-1.0

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