

7810 ALTAMIRA AVE



ABBREVIATIONS:

ABOVE FINISH FLOOR
AIR CONDITIONING
AIR HANDLING UNIT
ALTERNATE
AVERAGE

BEAM
BLOCKING
BOTTOM
BUILDING

CEILING
CENTER LINE
CLEAR
CONCRETE MASONRY UNIT
CONTINUOUS

DIAMETER
DISHWASHER
DOUBLE
DOWN
EACH
ELEVATION
EQUAL
EXHAUST
EXPANSION JOINT
EXTERIOR

A.F.F.
A/C
A.H.U.
ALT.
AVG.

BM.
BLKG.
BOT.
BLDG.

CLG.
CL.
CLR.
C.M.U.
CONT.

DIA.
D.W.
DBL.
DN.
EA.
ELEV./EL.
EQ.
EXH.
E.J.
EXT.

EMERGENCY OVERFLOW SCUPPER
FINISH
FINISH FLOOR
FOOTING

GALVANIZED
GYPSUM BOARD

HEIGHT
HOSE BIBB
INSULATION

INTERIOR
LAVATORY
LOUVER
MANUFACTURER
MATERIAL
MAXIMUM

MEAN ROOF HEIGHT
METAL
MINIMUM

NATIONAL GEODESIC
VERIFICATION DATA
NOT TO SCALE
ON CENTER
OVERHANG
PLATE

E.O.S
FIN.
F.F.
FTG.

GALV.
GYP.BO.

HT./HGT.
H.B.
INSUL.

INT.
LAV.
LOUV.
MFG.
MATL.
MAX.

M.R.H.
MTL.
MIN.

N.G.V.D.
N.T.S.
O.C.
O.H.
PL.

PLYWOOD
PRESSURE TREATED

RADIUS
RAFTER
REF.
REQUIRED
REVISION
ROOF DRAIN
ROOM
ROUGH OPENING

SHEATHING
SIMILAR
SOLID CORE
TONGUE AND GROOVE

TOP OF BEAM
TOP OF PLATE
TYPICAL

UNLESS NOTED OTHERWISE

VENT THRU ROOF
VERTICAL
WALK IN CLOSET
WATER CLOSET
WATERPROOFING
WOOD

PLY.WD.
P.T.

RAD.
RAF.
REF.
REQD
REV.
R.D.
R.M.
R.O.


SHTG.
SIM.
S.C.
T&G

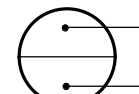
T.O.B.
T.O.P.
TYP.


U.N.O.

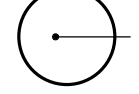
V.T.R.
VERT.
W.I.C.
W.C.
W.P.
WD.

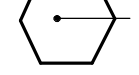
SYMBOLS:


 BUILDING SECTION
SECTION LETTERS


 SECTION LETTERS (WHERE SECTION IS
DRAWN)

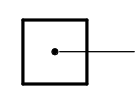
 DETAIL
DETAIL NUMBER

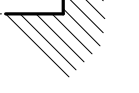
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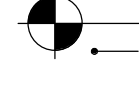
 INTERIOR ELEVATION(S) (UNFOLD)
ARROWS INDICATE ELEVATIONS

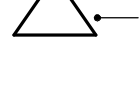
 DOOR TYPE
DOOR MARK (NUMBER)

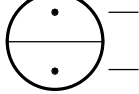
 WINDOW TYPE
WINDOW MARK
(LETTER)


 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)

BOA-SHEET LIST

BA-0 COVER SHEET
SP-1 SITE PLAN
SP-2 AREA DIAGRAMS
L-1 TREE DISPOSITION PLAN
BA-1 FIRST FLOOR PLAN
BA-2 SECOND FLOOR PLAN
BA-3 ROOF PLAN
BA-4 ELEVATIONS
BA-5 ELEVATIONS
BA-6 RENDERINGS
S-PH SITE PHOTOS

RESIDENCE AT
7810 ALTAMIRA AVE
CORAL GABLES, FLORIDA

7910 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
WWW.MAS+MIAMI

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

REVISIONS	

COVER SHEET

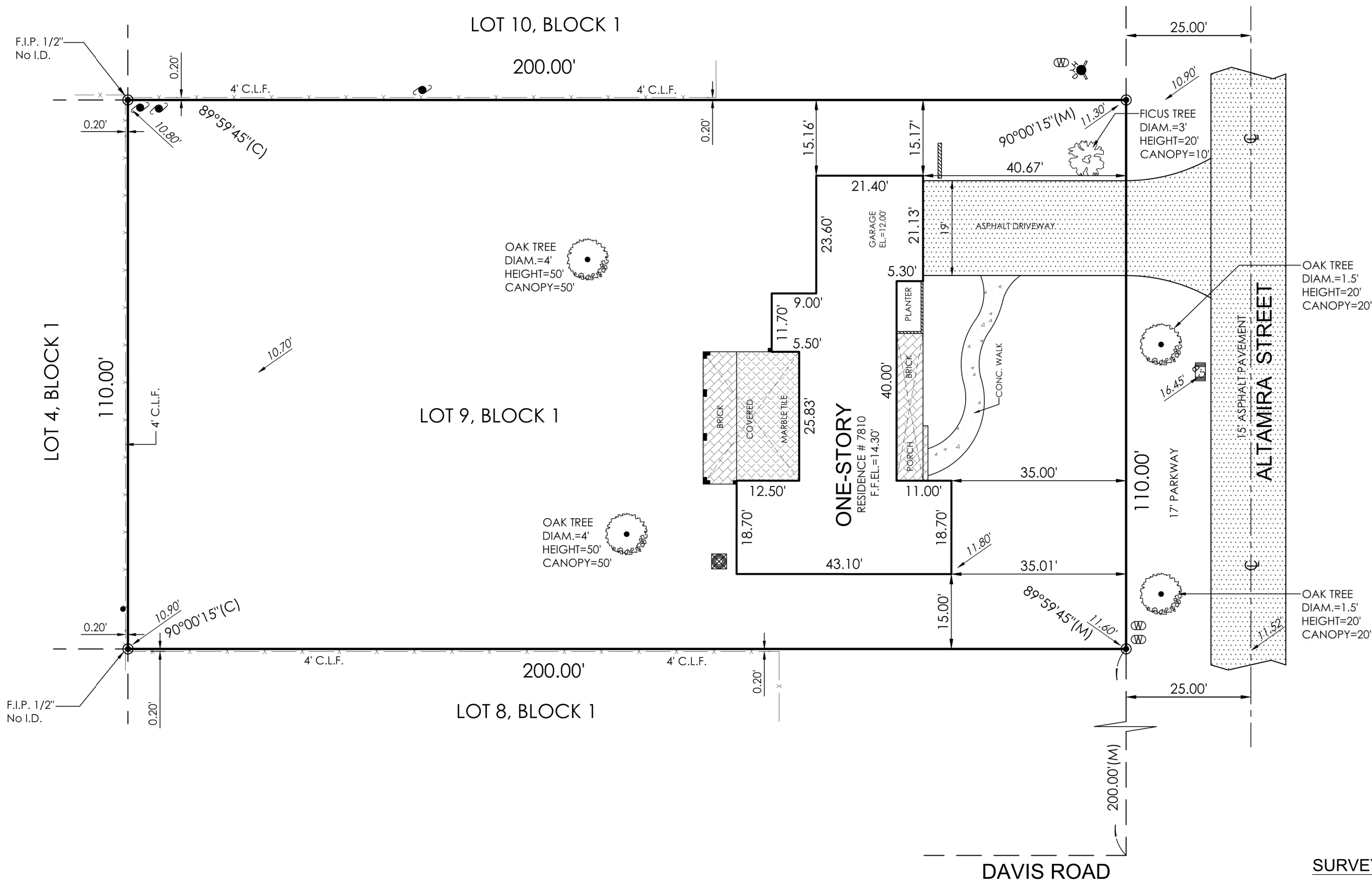
SCALE
JOB 2108
SHEET

BA-0

9/23/2021
11:06:08 AM

JENNIFER MALLON SALMAN • AR-17181

SKETCH OF BOUNDARY SURVEY



LEGEND

(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
Δ = Delta
DIAM. = Diameter
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
S.I.P. = Set Iron Pipe
U.E. = Utility Easement
ISAOA = its successors and/or assigns
ATIMA = as their interest may appear

SYMBOLS

- AIR CONDITIONER
 CATCH BASIN
 WATER METER
 FIRE HYDRANT
 WOOD POLE
 EXISTING ELEVATION
 COVERED AREA
 CBS. WALL
 CHAIN LINK FENCE (C.L.F.)
 DENOTE OAK TREE
 DENOTE FICUS TREE

LEGAL DESCRIPTION:

Lot 9, Block 1 of "HIGH LAND ESTATES", according to the plat thereof, as recorded in Plat Book 51, Page 83, of the Public Records of Miami-Dade County, Florida.

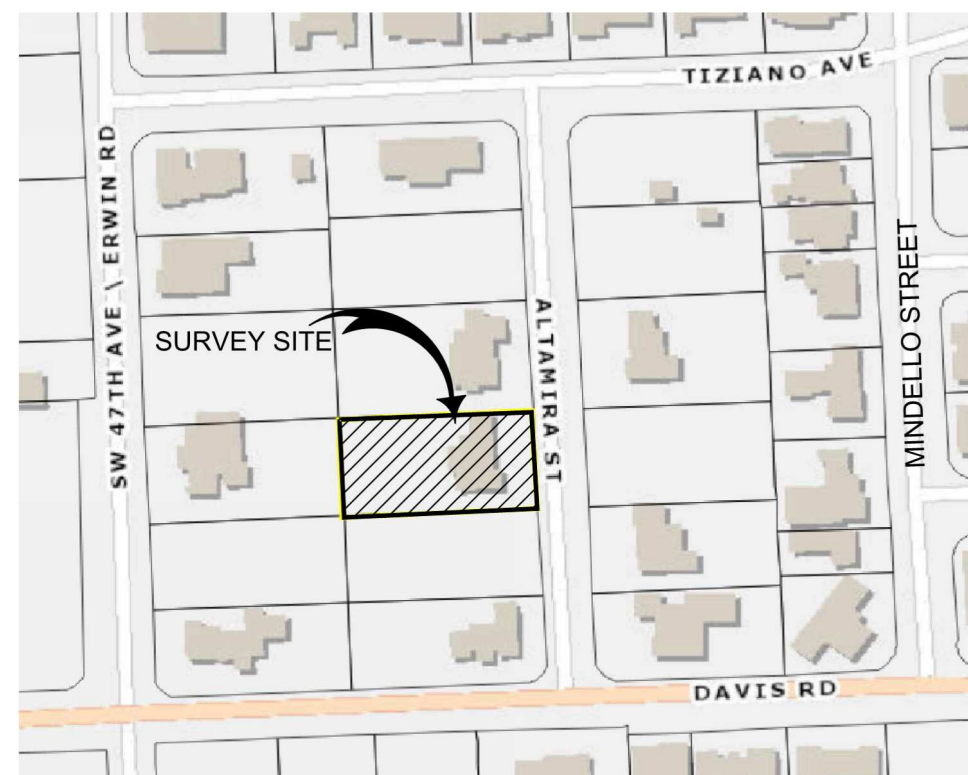
CERTIFIED TO :

- Bolanos Truxton, P.A.
- Chicago Title Insurance Company.

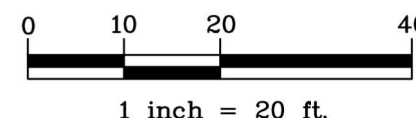
PROPERTY ADDRESS:

7810 ALTAMIRA STREET
CORAL GABLES, FLORIDA 33143

Folio: 03-4132-004-0080



LOCATION MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- Recorded Plat does not show directions by bearings. Angles are depicted.
- Lands shown hereon were not abstracted for easements, right of way or other instruments of records.
- There may be additional restrictions not shown in this survey that may be found in public records of Miami-Dade County, Florida.
- No underground improvements were located.
- Unless otherwise noted, recorded and measured data are in substantial agreement.
- Legal description provided by client.
- Fences ownership by visual means only.
- The closure of the Boundary Survey is above 1' = 7,500 sq.ft.
- Bearings, if any, shown hereon are based upon assumed value.
- Type of Survey: BOUNDARY SURVEY
- Flood Zone "X" Base Flood Elev.: N/A
FEMA Community: 120639 (Coral Gables)
Panel Number: 12086 C 0459-L September 11, 2009.
- Benchmark Used: City of Coral Gables BM.# 581, Elevation: 12.88', Location: SE. Corner Altamira Street and Davis Road.

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Arturo R Toirac
Digitally signed
by Arturo R Toirac
Date: 2021.08.03
10:23:00 -04'00'
03/19/2021
ARTURO R. TOIRAC P.L.S.
Professional Surveyor and Mapper
State of Florida, No. 3102

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

No.	Date	Revisions
1	8/02/2021	- UPDATED

VIZCAYA SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYOR LB# 8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
Phone: (305) 261-7240 (786) 380-6638
E-Mail: jesush527@gmail.com

Prepared for:

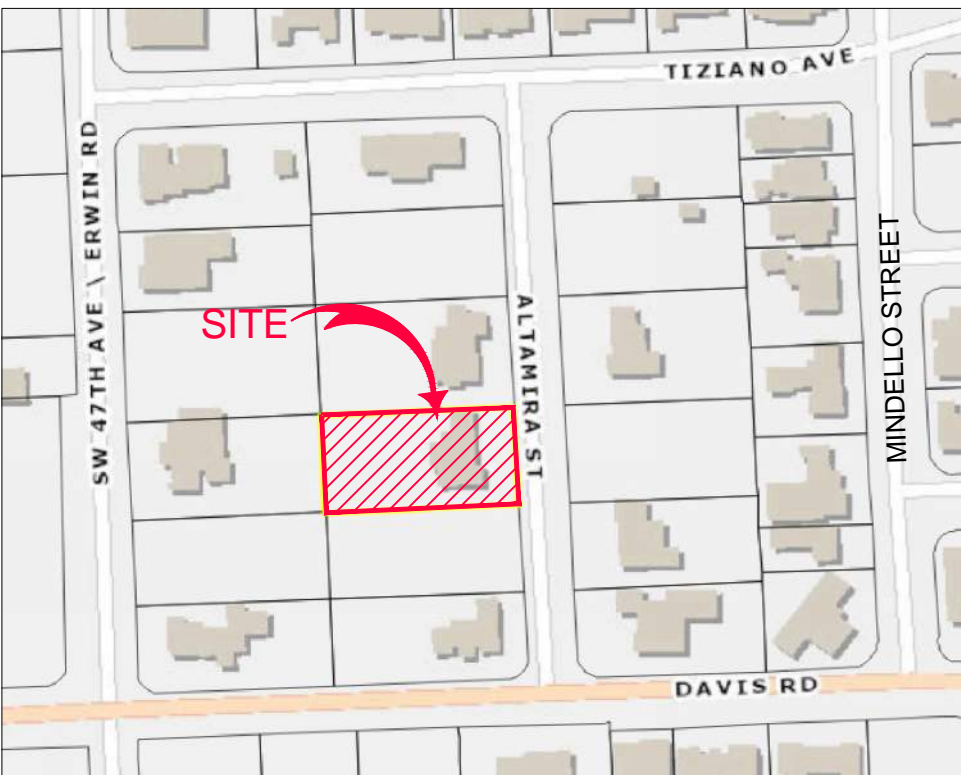
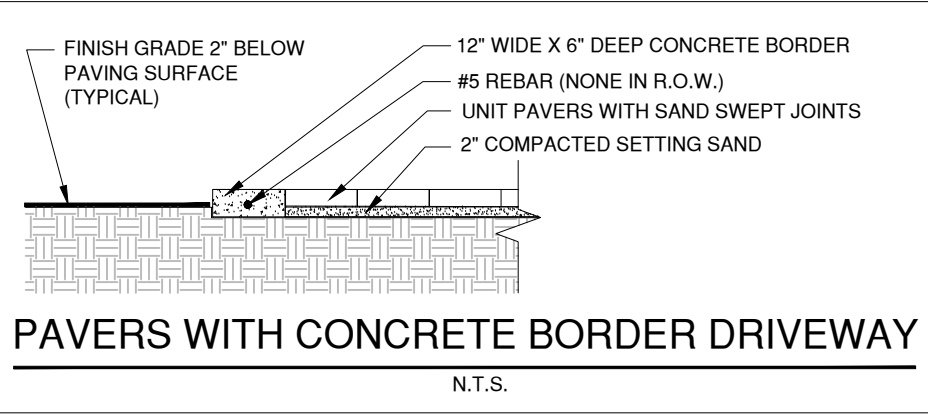
JEFFREY YANES

JOB No. 2021-03-7810
CHECKED BY: A.T.
FIELD CREW: JESUS H.
DRAWN BY: ELF.
FIELD DATE: 03/15/2021
DATE: 03/19/2021
SCALE: 1" = 20'

SHEET: 1 OF 1

SFR ZONING DISTRICT DATA		
TOTAL NET LAND AREA:	22,000 SQ. FT.	
MAXIMUM ALLOWED BUILDING HEIGHT (FROM FINISHED FLOOR TO TIE-BEAM): 25'-0"		
PROPOSED BUILDING HEIGHT (TO TIE-BEAM):	23'-2"	
F.A.R.		
LOT AREA:	22,000.00 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 12,000.00 SQ. FT. =	3,600.00 SQ. FT.	
MAXIMUM ALLOWED =	7,750.00 SQ. FT.	
PROVIDED:		
TOTAL AREA =	7,730.26 SQ. FT. (SEE SHEET SP-2)	
GROUND AREA COVERAGE		
MAXIMUM ALLOWED PRINCIPAL STRUCTURE:		
22,000 SQ. FT. (LOT AREA) X 35% =	7,700.00 SQ. FT.	
PROVIDED PRINCIPAL STRUCTURE (SEE SHEET SP-2):		
TOTAL AREA =	7,060.00 SQ. FT. (32.09%)	
MAXIMUM ALLOWED AUXILIARY STRUCTURES:		
22,000 SQ. FT. (LOT AREA) X 10% =	2,200.00 SQ. FT.	
PROVIDED AUXILIARY STRUCTURES (SEE SHEET SP-2):		
POOL =	900.00 SQ. FT. (4.09%)	
MAXIMUM TOTAL ALLOWED GROUND AREA COVERAGE:		
22,000 SQ. FT. (LOT AREA) X 45% =	9,900.00 SQ. FT.	
TOTAL PROVIDED GROUND AREA COVERAGE =	...7,960 SQ. FT. (36.18%)	
SETBACKS		
	MINIMUM ALLOWED	PROVIDED
FRONT	25'	25.00'
REAR	10' (HOUSE) / 10' (POOL)...	61.75' (HOUSE) / 38.75' (POOL)
INTERIOR SIDE	10' (HOUSE) / 10' (POOL)...	10.15' (HOUSE) / 29.72' (POOL)
LANDSCAPE OPEN SPACE		
MINIMUM REQUIRED:		
22,000 SQ. FT. (LOT AREA) X 40% =	8,800.00 SQ. FT.	
PROVIDED (SEE SHEET SP-2):		
9,359.99 SQ. FT. OR 42.55%		
MINIMUM REQUIRED IN FRONT YARD:		
8,800.00 SQ. FT. (TOTAL REQUIRED) X 20% =	1,760.00 SQ. FT.	
PROVIDED (SEE SHEET SP-2):		
2,159.48 SQ. FT. OR 24.54%		
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.		

AREA SUMMARY	
AC FIRST FLOOR	4,642 SF
AC SECOND FLOOR	2,881 SF
A/C AREA	7,523 SF
BALCONY	474 SF
COVERED TERRACE	1,363 SF
ENTRY PORCH	78 SF
FRONT PORCH	142 SF
GARAGE	756 SF
REAR ENTRY PORCH	79 SF
NON A/C	2,892 SF
GRAND TOTAL	10,415 SF

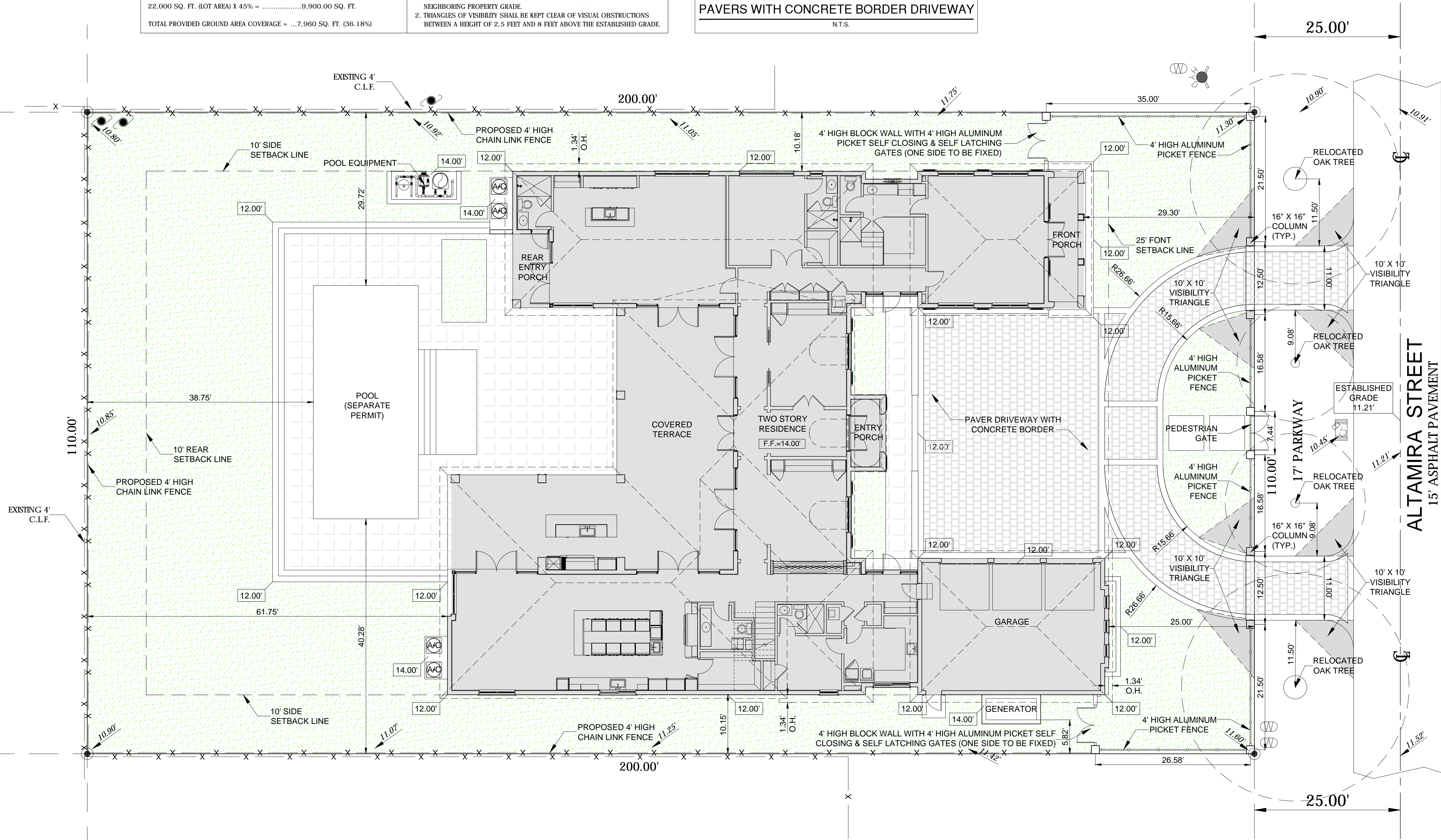


LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

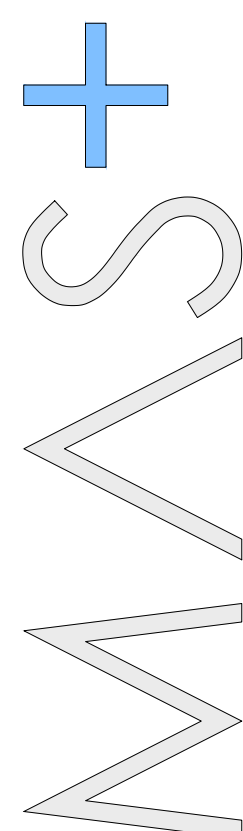
Folio: 03-4132-004-0080

Lot 9, Block 1 of "HIGH LAND ESTATES", according to the plat thereof, as recorded in Plat Book 51, Page 83, of the Public Records of Miami-Dade County, Florida.



SITE PLAN
SCALE: 1" = 10'-0"

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 583-9798
WWW.MAS.MIAM



MIAMI ARCHITECTURAL STUDIO, LLC

RESIDENCE AT
7810 ALTAMIRA STREET
CORAL GABLES, FLORIDA 33143

REVISION DATE	BY

SITE PLAN

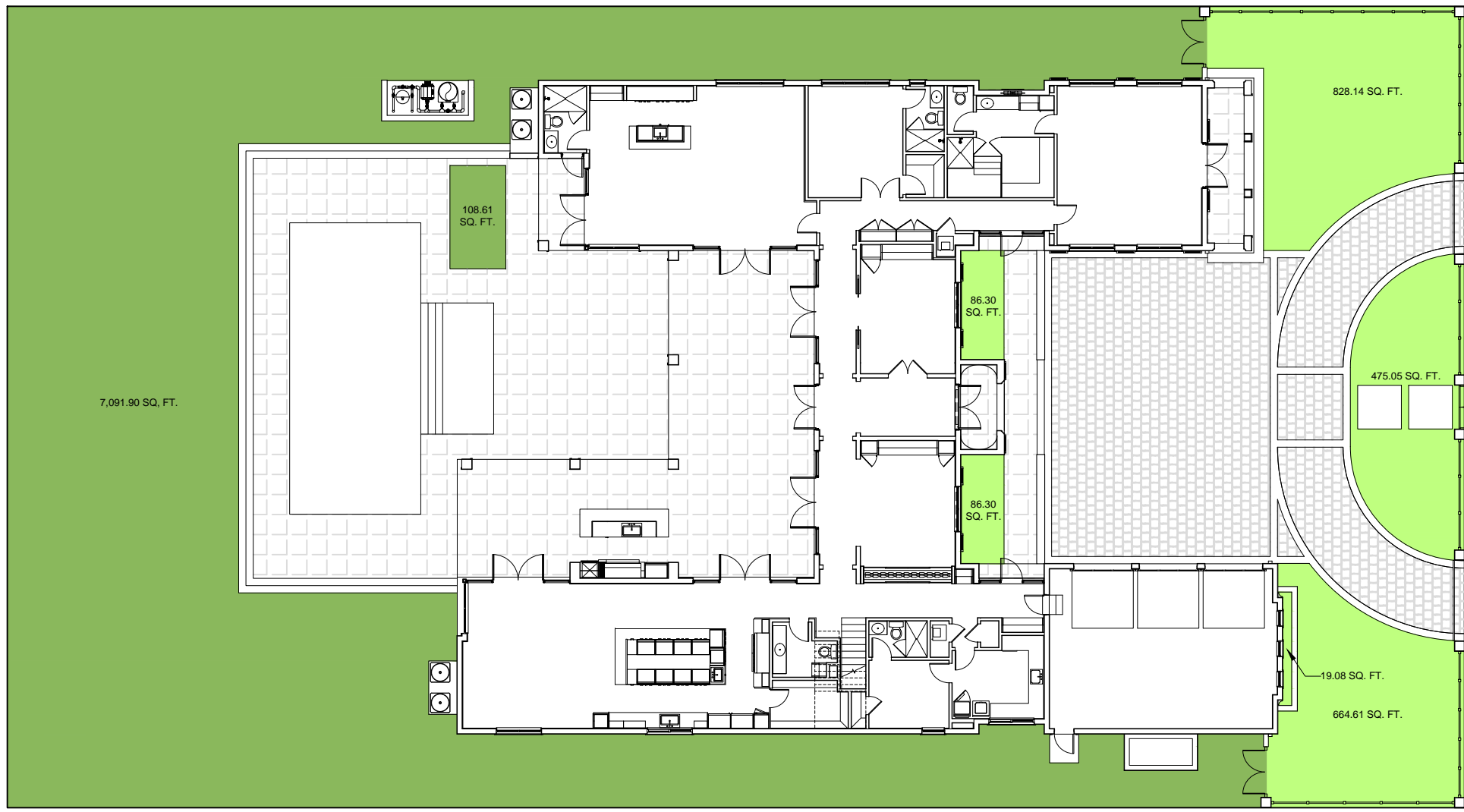
SCALE 1"=10'-0"
DATE 08-06-21
JOB 2108
SHEET

SP-1

JENNIFER MALLON SALMAN • AR 17181

LICENSE # A A 59001191

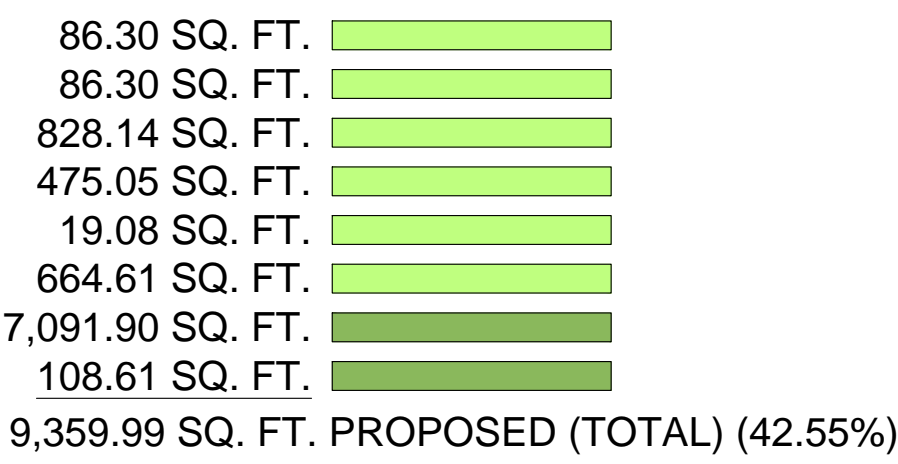
LANDSCAPE OPEN SPACE DIAGRAM



40% MINIMUM LANDSCAPE REQUIREMENT (TOTAL):

22,000 SQ. FT. (LOT AREA) X 40% = 8,800 SQ. FT. MINIMUM REQUIRED (TOTAL)

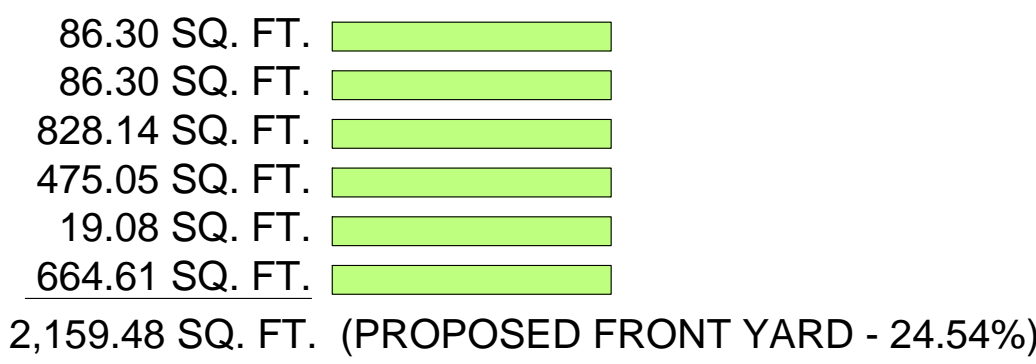
LANDSCAPE OPEN SPACE PROPOSED (TOTAL):



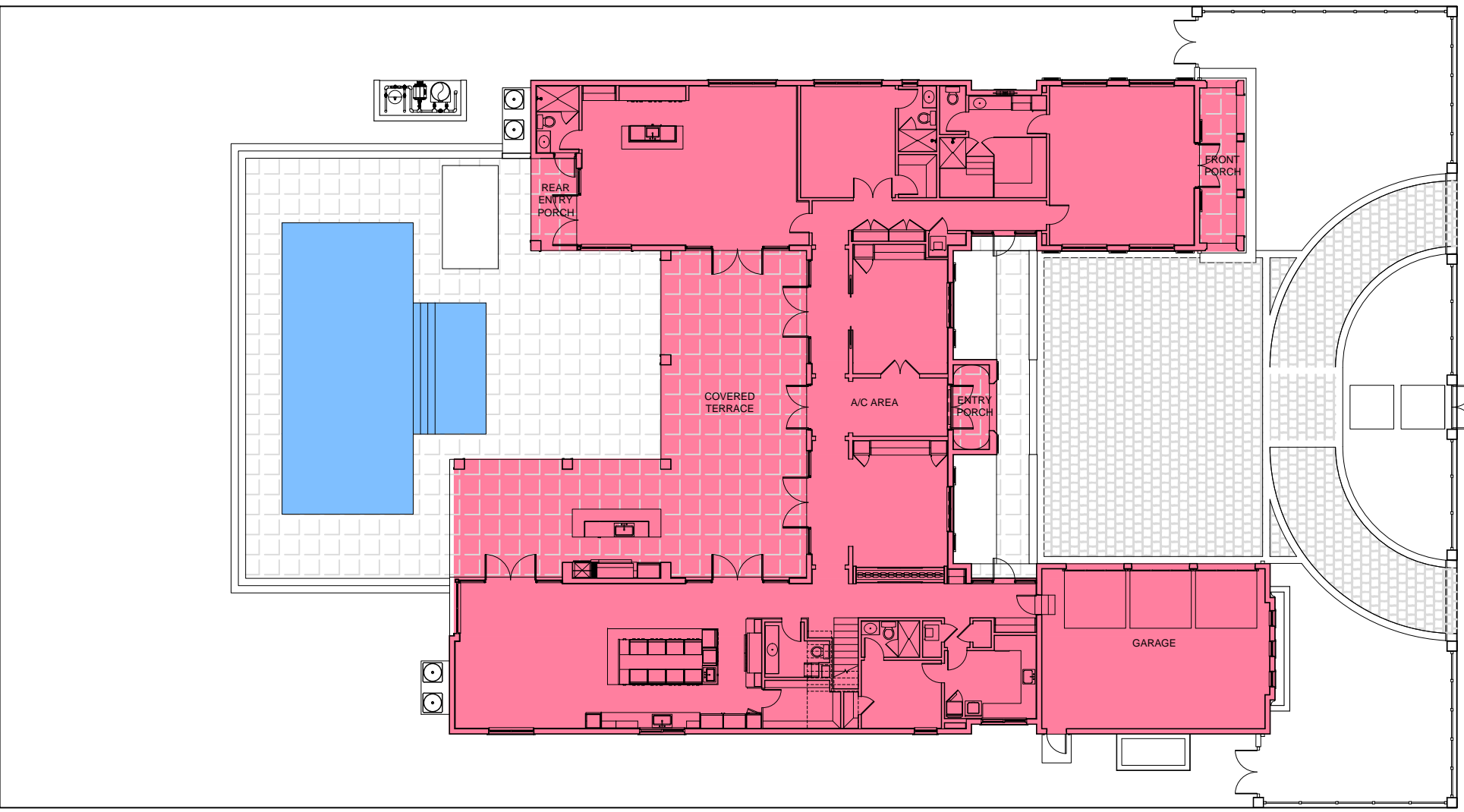
20% OF MINIMUM TOTAL LANDSCAPE REQUIREMENT (FRONT YARD):

8,800 SQ. FT. (MINIMUM TOTAL REQUIRED) X 20% = 1,760 SQ. FT. MINIMUM REQUIRED (FRONT YARD)

LANDSCAPE OPEN SPACE PROPOSED (FRONT YARD):

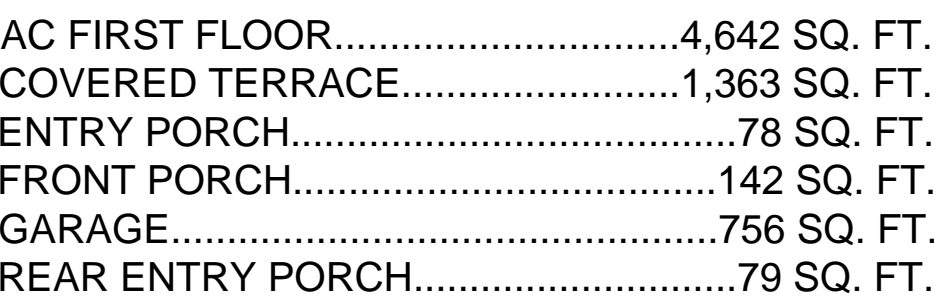


GROUND AREA COVERAGE DIAGRAM



FIRST FLOOR

PRINCIPAL STRUCTURE:

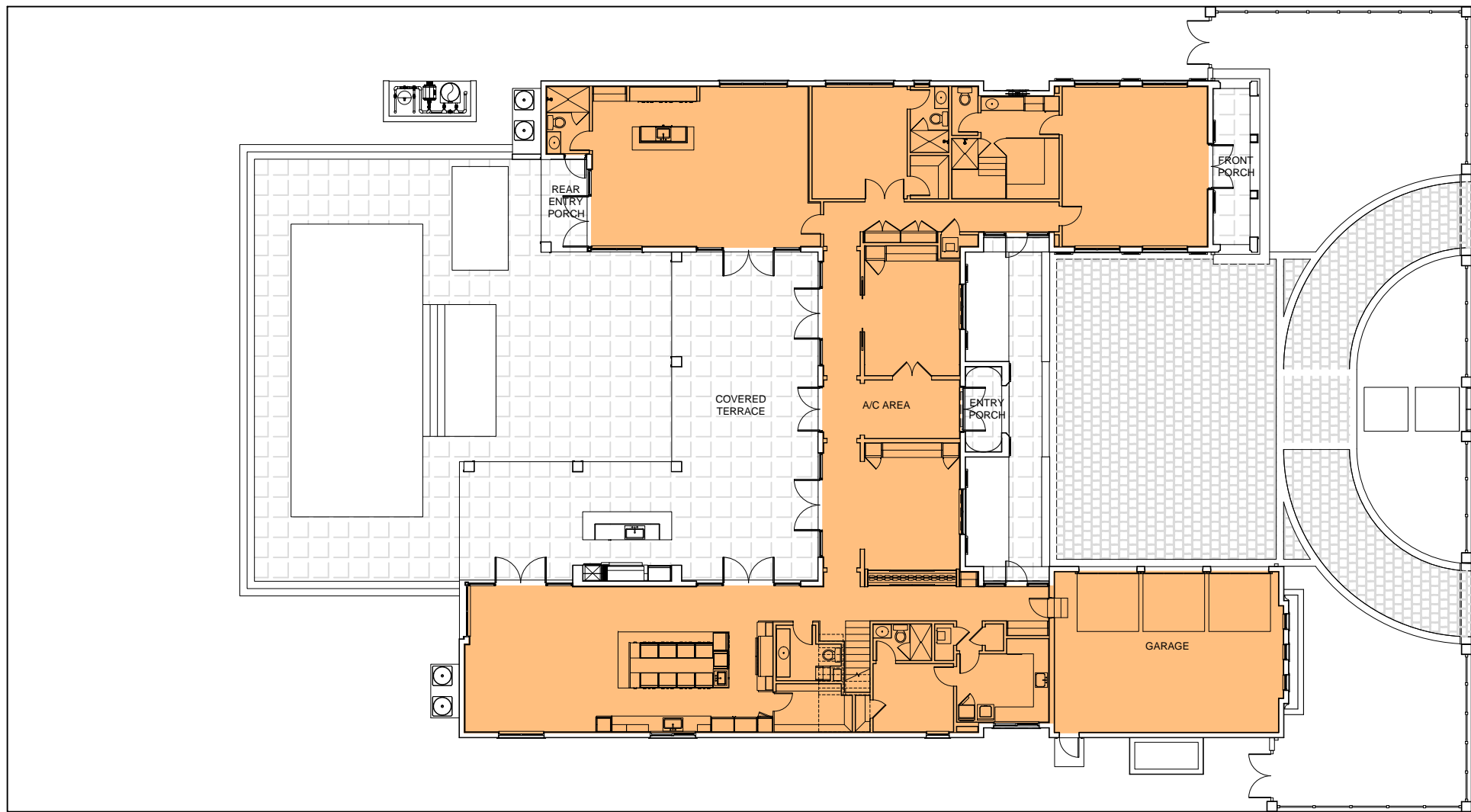


TOTAL AREA.....7,060 SQ. FT. (32.09% OF 22,000 SQ. FT.) (35% MAX.)

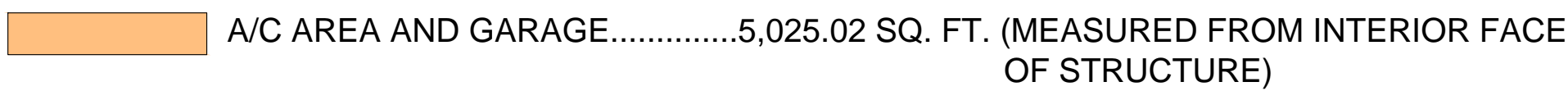
AUXILIARY STRUCTURE:



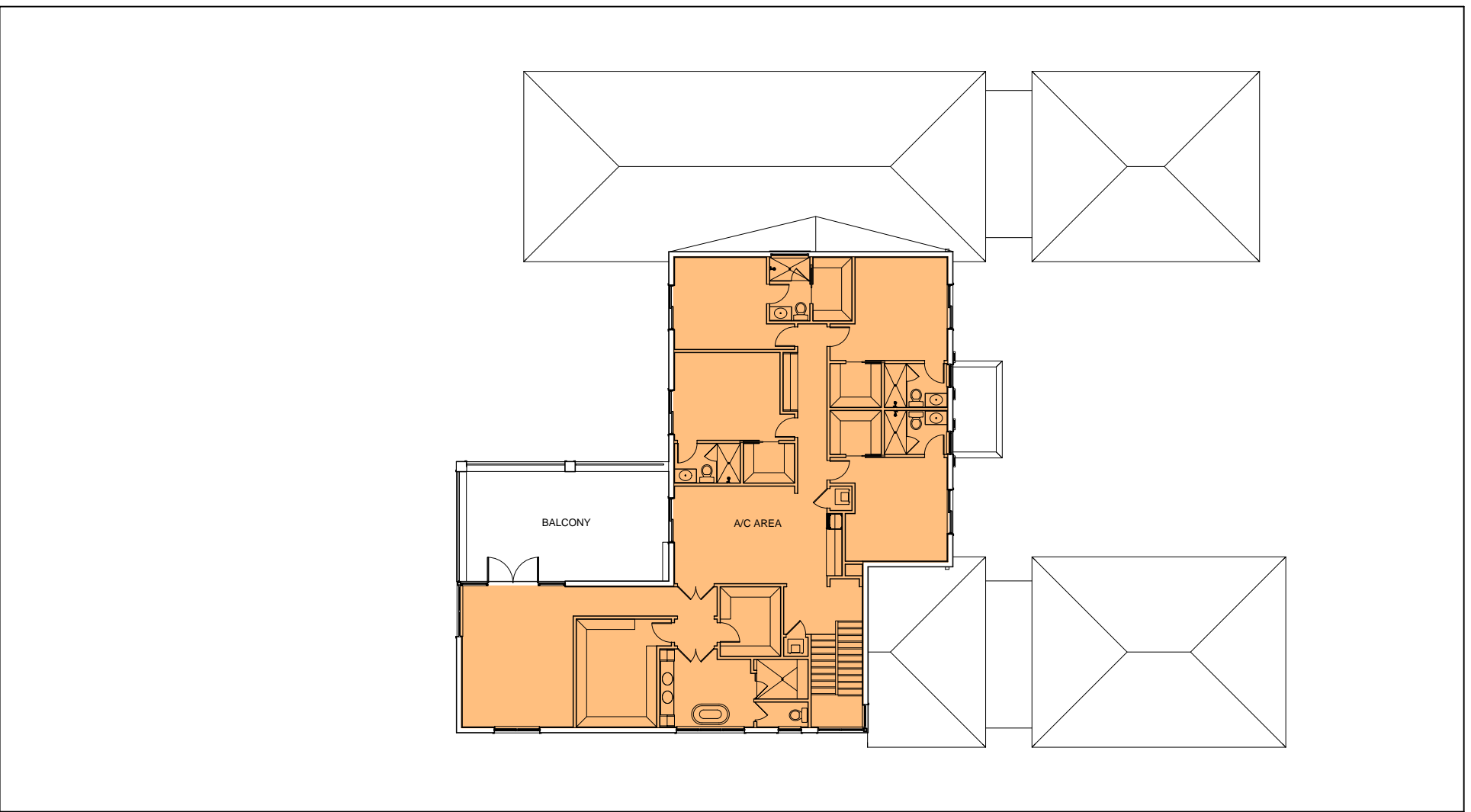
FLOOR AREA RATIO DIAGRAMS



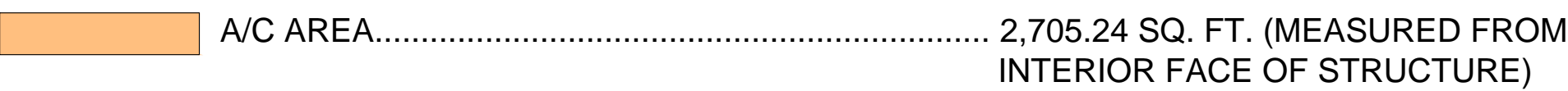
FIRST FLOOR



TOTAL F.A.R. 7,730.26 SQ. FT. (MEASURED FROM INTERIOR FACE OF STRUCTURE) (7,750 SQ. FT. MAX.)



SECOND FLOOR



7910 NW 25TH STREET
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(305) 583-9798
WWW.MAS.MIAM

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

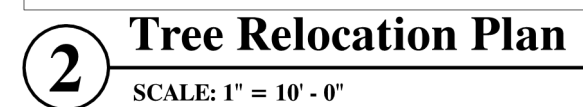
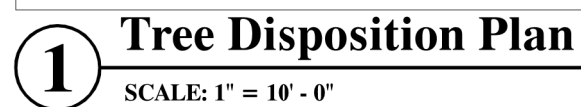
RESIDENCE AT
7810 AL TAMIRA STREET
CORAL GABLES, FLORIDA 33143

REVISION DATE	BY

AREA
DIAGRAMS

SCALE 1"=20'-0"
DATE 08-06-21
JOB 2108
SHEET SP-2

JENNIFER MALLON SALMAN • AR 17181
LICENSE # A A 58061191



There are 4 Oak trees being relocated as noted on the Tree Legend to right. Two of the oaks are existing street trees being relocated within the ROW to better work with the proposed driveway. The other two Oak trees are existing in the rear yard and need to be moved due to the construction of the new house. We are proposing to relocate these 2 trees into the ROW to be additional Street Trees.

6" min. from tree trunk or 1' - foot for ever 1 - inch of DBH whichever is greater

Tree Root Protection Zone Guideline per City of Coral Gables in plastic cover (See Sheet 3 of city's Standard Details for Tree Protection)

Wood Stakes

Wood Rail Fencing

2' x 2" Orange Mesh Fencing secured to wood staking

Securely affix fence to stringer with nails

1'-4" Typ.

4' Min. Hgt.

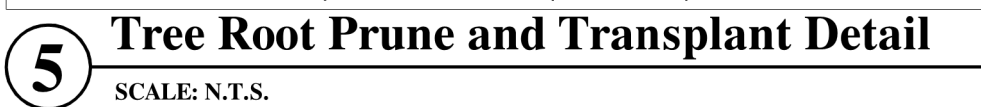
2' from edge of pavement

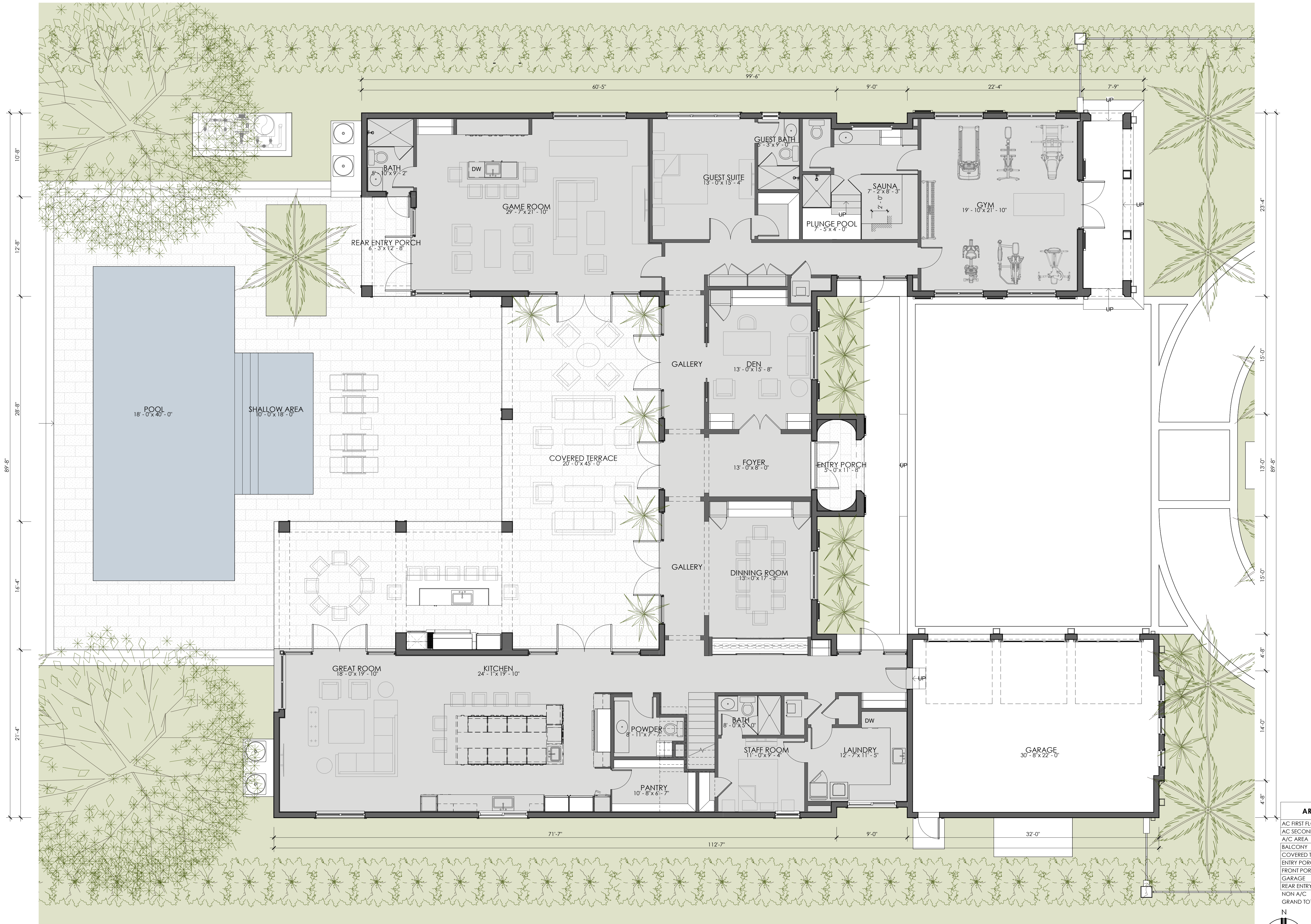
2' Min. Depth

Existing Undisturbed Soil

NOTES

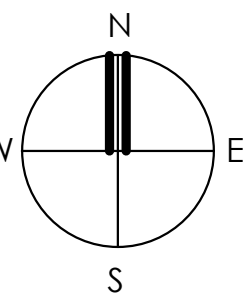
- Wooden Stakes (2"x4"x5' min.) on 5' Centers - To Support Rail Fencing
- Barrier to form a continuous barrier around the tree or group of trees
- Three rows of rail fencing (2"x4") spaced equally to be placed around all existing trees to remain
- Contractor to install protective fence barrier around all existing trees to remain - at the start of the project - fence to remain in place throughout the duration of the project
- Contractor shall take extra care during earthwork and utility operations to protect all existing trees - and shall be responsible to replace any trees damaged during construction

[illegible]

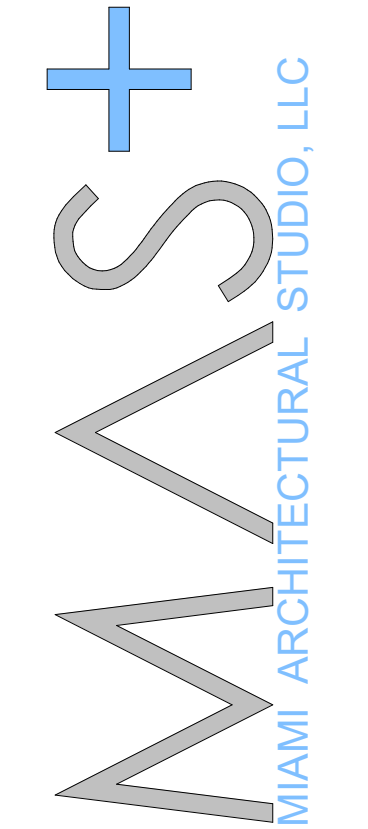


AREA SUMMARY	
AC FIRST FLOOR	4642 SF
AC SECOND FLOOR	2881 SF
A/C AREA	7523 SF
BALCONY	474 SF
COVERED TERRACE	1363 SF
ENTRY PORCH	78 SF
FRONT PORCH	142 SF
GARAGE	756 SF
REAR ENTRY PORCH	79 SF
NON A/C	2892 SF
GRAND TOTAL	10415 SF

BA-FIRST FLOOR
3/16" = 1'-0"



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WWW.MAS.MIAMI



RESIDENCE AT
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CORAL GABLES, FLORIDA

REVISIONS	

FLOOR PLAN

SCALE 3/16" = 1'-0"
JOB 2108
SHEET

BA-1

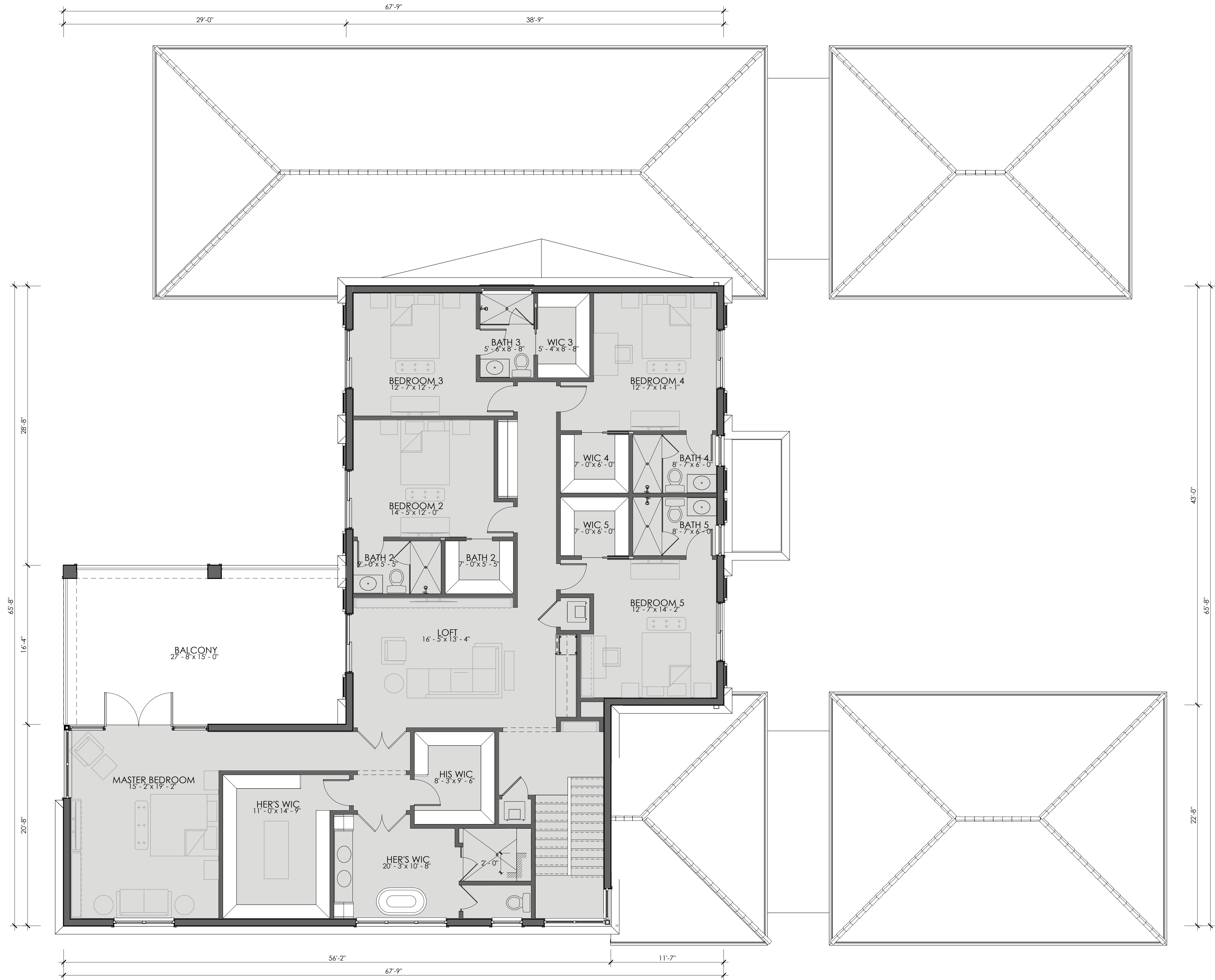
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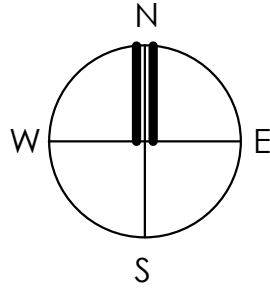
P:\PROJECTS\Yanes Residence_#2108\Revit\Records\Yanes Residence_2ND Submittal.rvt

DESIGNER HEREBY EXPRESSLY REPRESENTS HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF MIAMI ARCHITECTURAL STUDIO, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT OBTAINING WRITTEN PERMISSION AND CONSENT.

LICENSE # A 26001191



BA-SECOND FLOOR
3/16" = 1'-0"



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REVISIONS	

FLOOR PLAN

SCALE 3/16" = 1'-0"

JOB 2108

SHEET

BA-2

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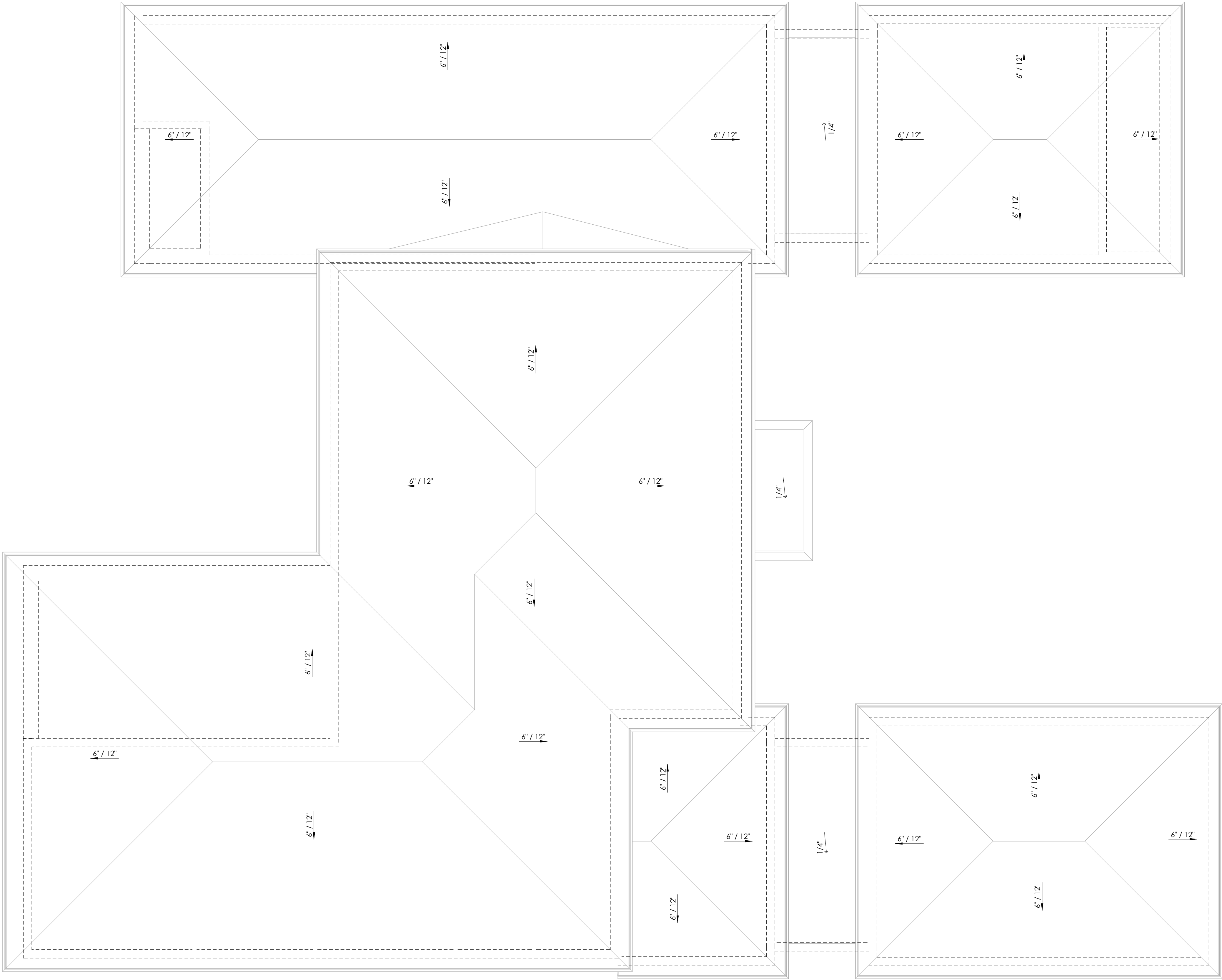
JENNIFER MALLON SALMAN • AR-17181

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

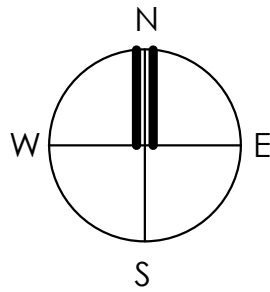
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RESIDENCE AT
7810 ALTAMIRA AVE
CORAL GABLES, FLORIDA

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BA-ROOF PLAN
3/16" = 1'-0"



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REVISIONS	

ROOF PLAN

SCALE 3/16" = 1'-0"

JOB 2108

SHEET

BA-3

9/23/2021
11:06:15 AM

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RESIDENCE AT
7810 ALTAMIRA AVE
CORAL GABLES, FLORIDA

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

7910 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
WWW.MAS.MIAM.I



BA-FRONT ELEVATION
3/16" = 1'-0"



BA-REAR ELEVATION
3/16" = 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. GUTTER AND DOWNSPOUT
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 BLACK FINISH, IMPACT
SLIDING DOORS - ALUMINUM BLACK FINISH, IMPACT
WINDOWS - ALUMINUM BLACK FINISH, IMPACT

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REVISIONS	

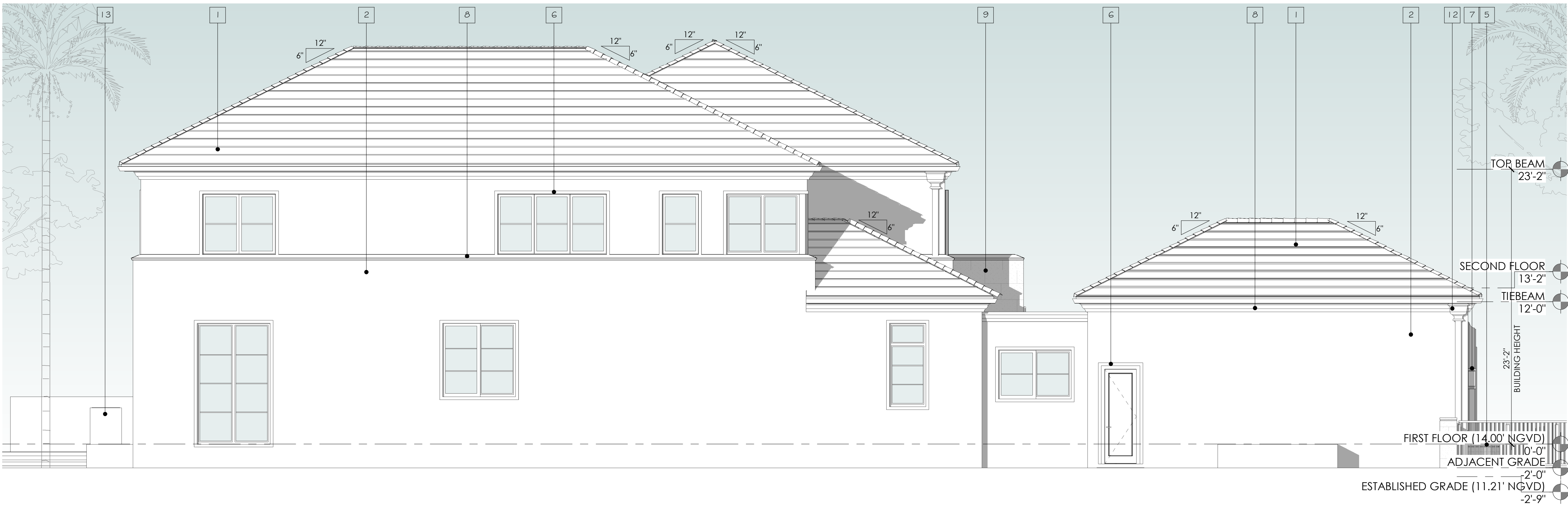
ELEVATIONS

SCALE As indicated
JOB 2108
SHEET

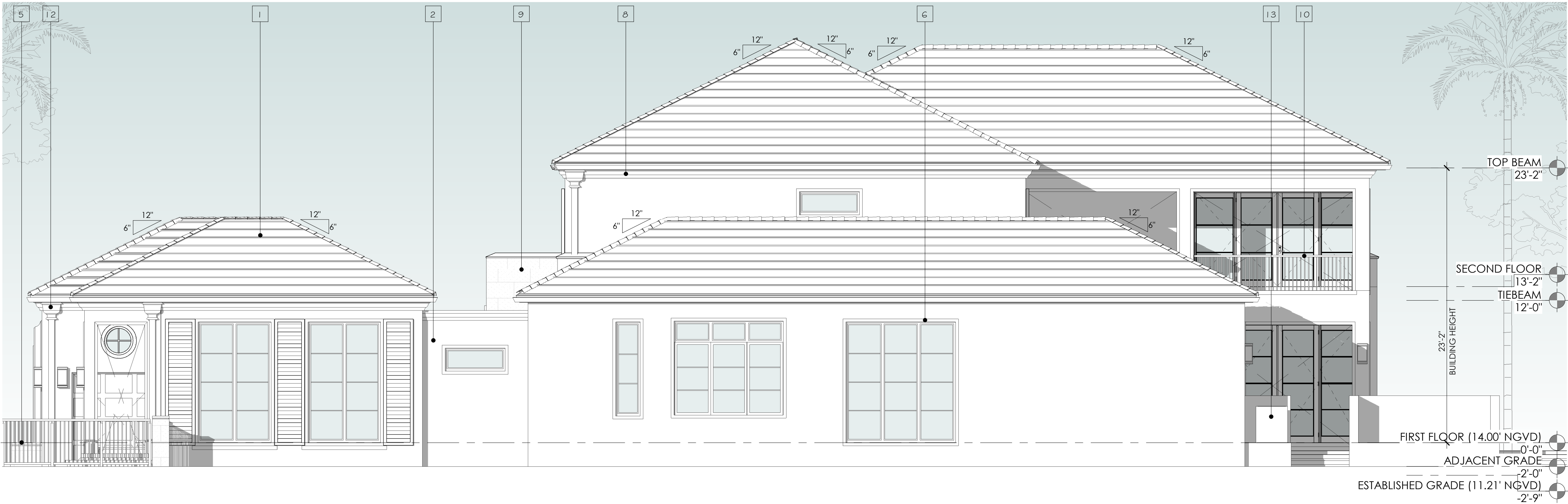
BA-4

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BA-LEFT ELEVATION
3/16" = 1'-0"



BA-RIGHT ELEVATION
3/16" = 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
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ELEVATIONS

SCALE As indicated
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BA-5

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RENDERINGS

SCALE
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BA-6

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A silver SUV is parked on a paved driveway in a lush, tropical garden setting. The driveway is made of light-colored, interlocking pavers. The garden is filled with various tropical plants, including large green leaves, palm trees, and dense foliage. A large, mature tree with a thick trunk and dense green canopy stands on the right side of the driveway. The sky is clear and blue.

A large, modern, two-story house with a white exterior and blue accents. The house features a covered front porch with white columns and a central arched entrance. There are several large windows with dark frames. The house is surrounded by lush greenery, including palm trees and a well-manicured lawn. A black metal fence runs across the foreground.

A photograph of a modern, single-story house with a curved roofline and large windows, partially obscured by a dense, lush green hedge and several large, mature trees. The foreground is a well-maintained green lawn.

A photograph of a white, single-story house with a large, mature tree in the foreground and a paved driveway leading to the house. The house has a dark roof and a small porch area. The driveway is made of large, light-colored concrete slabs. The surrounding area is lush with greenery, including various shrubs and trees.

An aerial photograph of a residential neighborhood. Seven properties are numbered 1 through 7. Property 6 is highlighted with a red rectangle. The map shows streets including Tiziano Ave, Alameda St, and Alameda St. Properties 1 through 7 are labeled with white numbers in black boxes.


A large, single-story house with a red-tiled roof and white walls, surrounded by lush greenery and a lawn. A white SUV is parked on the right side of the property.

Figure 1 shows the exterior of the study house. It features a covered patio area with a table and chairs, and a large window. The house is surrounded by trees and vegetation.

A wide-angle photograph of a lush, green lawn in front of a large, light-colored house. The lawn is framed by large, mature trees with dense foliage on the left and right sides. A thick, dark green hedge runs across the middle ground, separating the lawn from the house. The house has a dark roof and several windows. The overall scene is bright and sunny, with dappled light on the grass.

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