

ANDERSON RESIDENCE

BOARD OF ARCHITECTS SUBMITTAL

3809 ANDERSON ROAD CORAL GABLES, FL 33134

SCOPE: NEW CONSTRUCTION SINGLE FAMILY RESIDENCE

PROJECT NUMBER: 02000760

DATE: AUGUST 4, 2021



Architect: DN'A Design and Architecture 7288 NW 1st Court Miami, FL 33150 T 305–350–2993 F 305–350–2524 W www.dna–arc.com AR91744

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NEIGHBORING STRUCTURES MAP

A1. 3900 ANDERSON D	R A	7. 3801	ANDERSO	N RD	B4.3704	MONSER
A2. 3820 ANDERSON RI) A	8. 3711	ANDERSO	N RD	B5.3624	MONSER
A3. 3810 ANDERSON RI) A	9. 3703	ANDERSO	N RD	B6. 3705	MONSER
A4. 3714 ANDERSON RI) B	1.3804	MONSERR	ATE ST	B7. 3709	MONSEF
A5. 3712 ANDERSON RI) B	2.3718	MONSERRA	ATE ST	C1. 755 L	JNIVERSI
A6. 3704 ANDERSON RI	D B	3. 3710	MONSERR	ATE ST	C2. 741 L	JNIVERSI

- ERRATE ST ERRATE ST ERRATE ST ERRATE ST SITY DR SITY DR
- C3. 717 UNIVERSITY DR
 - C4. 758 UNIVERSITY DR
 - C5. 750 UNIVERSITY DR
 - C6. 730 UNIVERSITY DR
 - C7. 718 UNIVERSITY DR
 - D1. 3901 TOLEDO ST



D2. 3825 TOLEDO ST D3. 3815 TOLEDO ST D4. 3801 TOLEDO ST D5. 3717 TOLEDO ST D6. 3707 TOLEDO ST D7. 3701 TOLEDO ST

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NEIGHBORING STRUCTURES



A1- Anderson Road West side



A3- Anderson Road West side



A2- Anderson Road West side



A4- Anderson Road West side

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NEIGHBORING STRUCTURES



A5- Anderson Road West side



A7 - Anderson Road East side, adjacent to project site



A6- Anderson Road West side



A8- Anderson Road East side



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NEIGHBORING STRUCTURES





A9 – Anderson Road East side

B1- Monserrate Street West side



B2- Monserrate Street West side



B3- Monserrate Street West side

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NEIGHBORING STRUCTURES



B4- Monserrate Street West side



B5- Monserrate Street West side



B6- Monserrate Street East side



B7- Monserrate Street East side



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NEIGHBORING STRUCTURES



C1- Intersection of East side of Anderson Road and North side of University Drive



C2- Intersection of West side of Monserrate Street and North side of University Drive



C3- Intersection of East side of Monserrate Street and South side of University Drive



C4- Intersection of East side of Anderson Road and South side of University Drive

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NEIGHBORING STRUCTURES



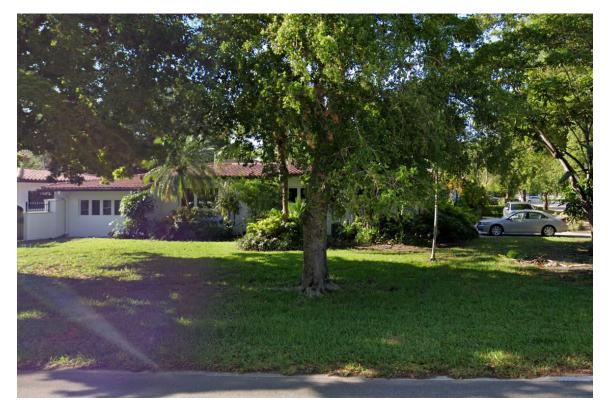
C5- Intersection of West side of Monserrate Street and South side of University Drive



C6- Intersection of East side of Monserrate Street and South side of University Drive



C7- Intersection of West side of Palmeto Street and South side of University Drive



D1- Intersection of East side of Toledo street and South side of University Drive

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NEIGHBORING STRUCTURES



D2- East side of Toledo street



D4- East side of Toledo street



D3- East side of Toledo street



D5- East side of Toledo street

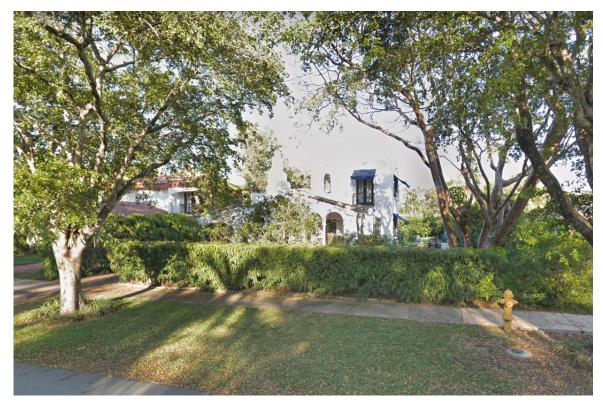


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NEIGHBORING STRUCTURES



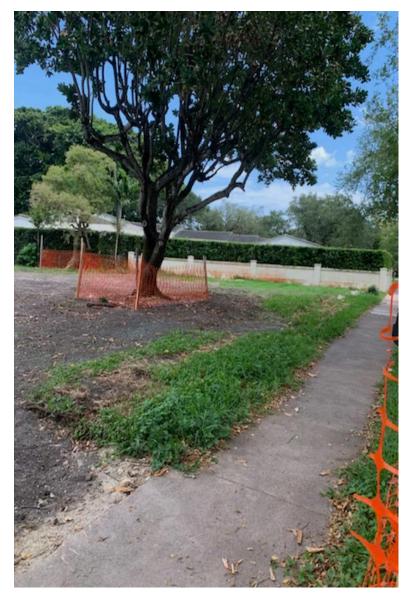
D6- East side of Toledo street



D7- East side of Toledo street

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View of property looking south



View of property looking east towards rear end of lot



View of property looking east towards rear end of lot

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DN'A & A R C H I TECTURE



RENDERING STREET VIEW FROM ANDERSON ROAD Architect: DN'A Design and Architecture 7288 NW 1st Court Miami, FL 33150 T 305–350–2993 F 305–350–2524 W www.dna–arc.com AR91744



RENDERING VIEW FROM REAR YARD Architect: DN'A Design and Architecture 7288 NW 1st Court Miami, FL 33150 T 305–350–2993 F 305–350–2524 W www.dna–arc.com AR91744

DN'A DESIGN & ARCHI TECTURE



PROJECT INFORMATION: ARCHITECTURAL PROJECT NUMBER: 02000760 RELEASE DATE: 07.29.2021

CLIENT: DIBOMA LLC

NOT RELEASED FOR CONSTRUCTION

ANDERSON RESIDENCE BOARD OF ARCHITECTS SUBMITTAL

3809 ANDERSON ROAD CORAL GABLES, FLORIDA 33134

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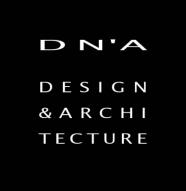
LANDSCAPE ARCHITECT: BUILDING CENTER NO.3 261 NE 73 RD ST #01 MIAMI, FL 33138 T 305|371-6504 W www.bcnumber3.com

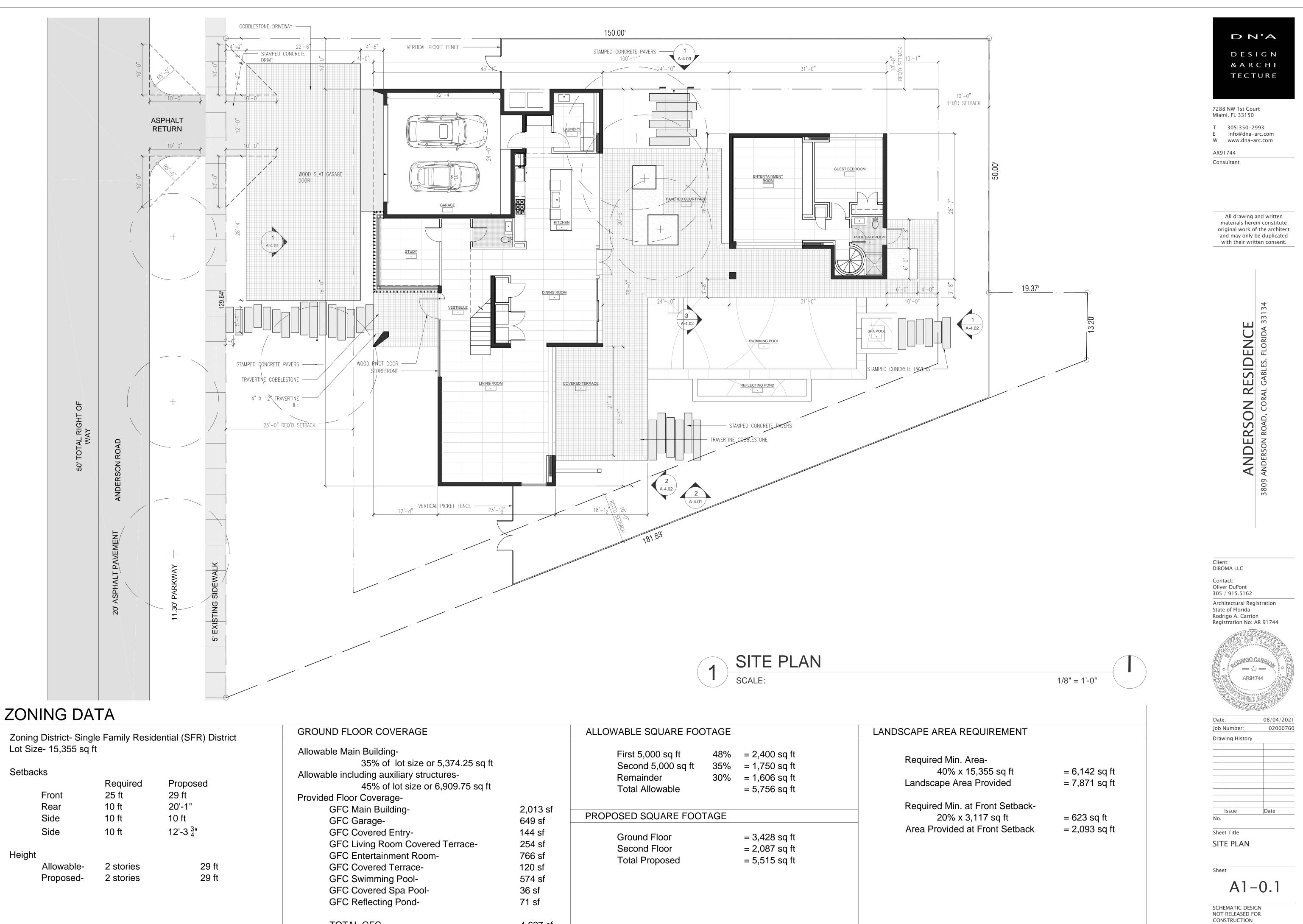
INDEX: A1-0.1 SITE PLAN A1-1.1 GROUND FLOOR COVERAGE DIAGRAM A1-1.2 FAR DIAGRAMS A1-1.3 LANDSCAPE AREA DIAGRAM A2-0.1 GROUND FLOOR PLAN A2-0.2 2ND FLOOR PLAN A2-0.3 ROOF PLAN A4-0.1 EXTERIOR ELEVATIONS A4-0.2 EXTERIOR ELEVATIONS A4-0.3 EXTERIOR ELEVATIONS

> A 7288 NW 1st Court Miami, Florida 33150

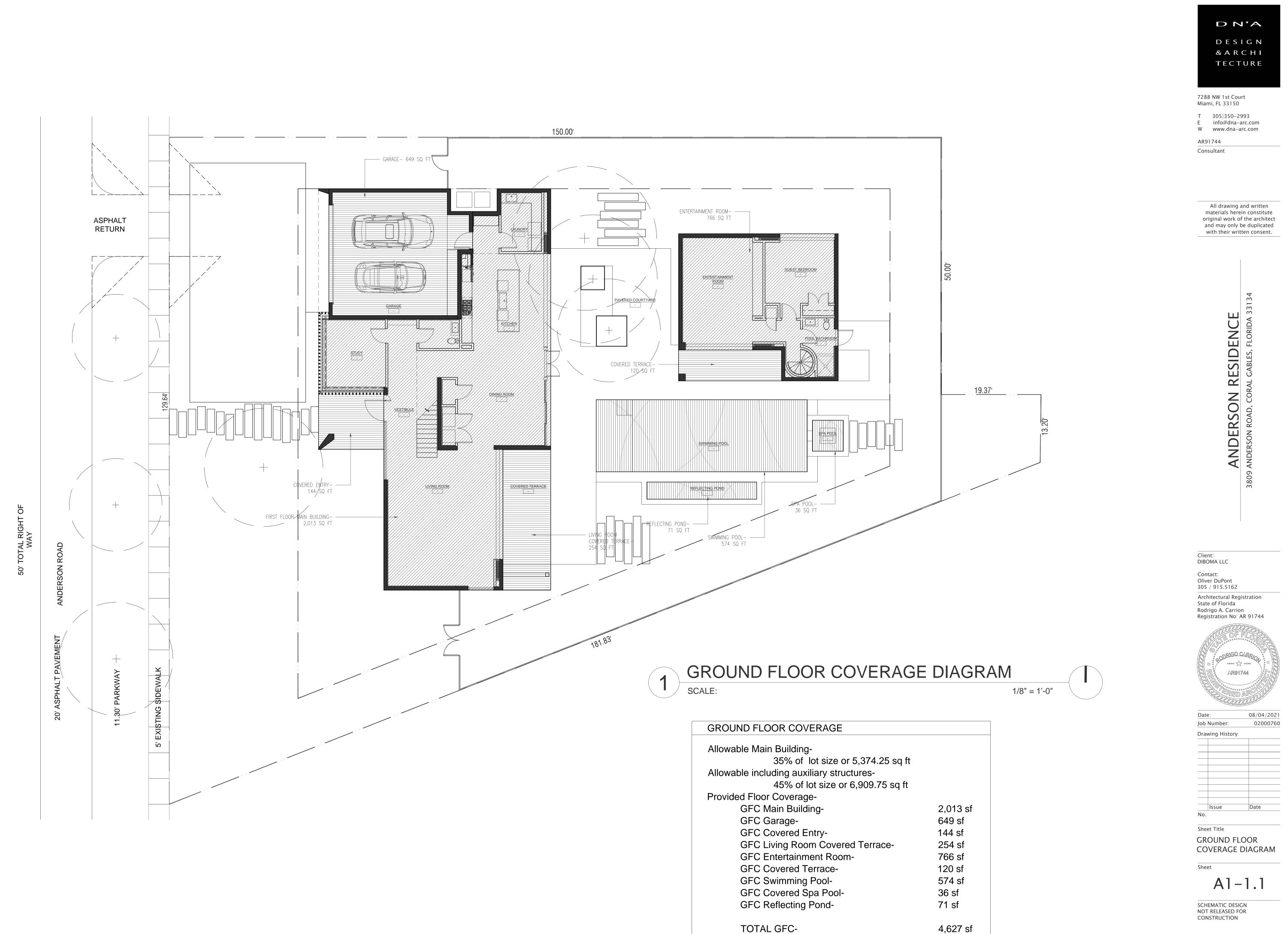
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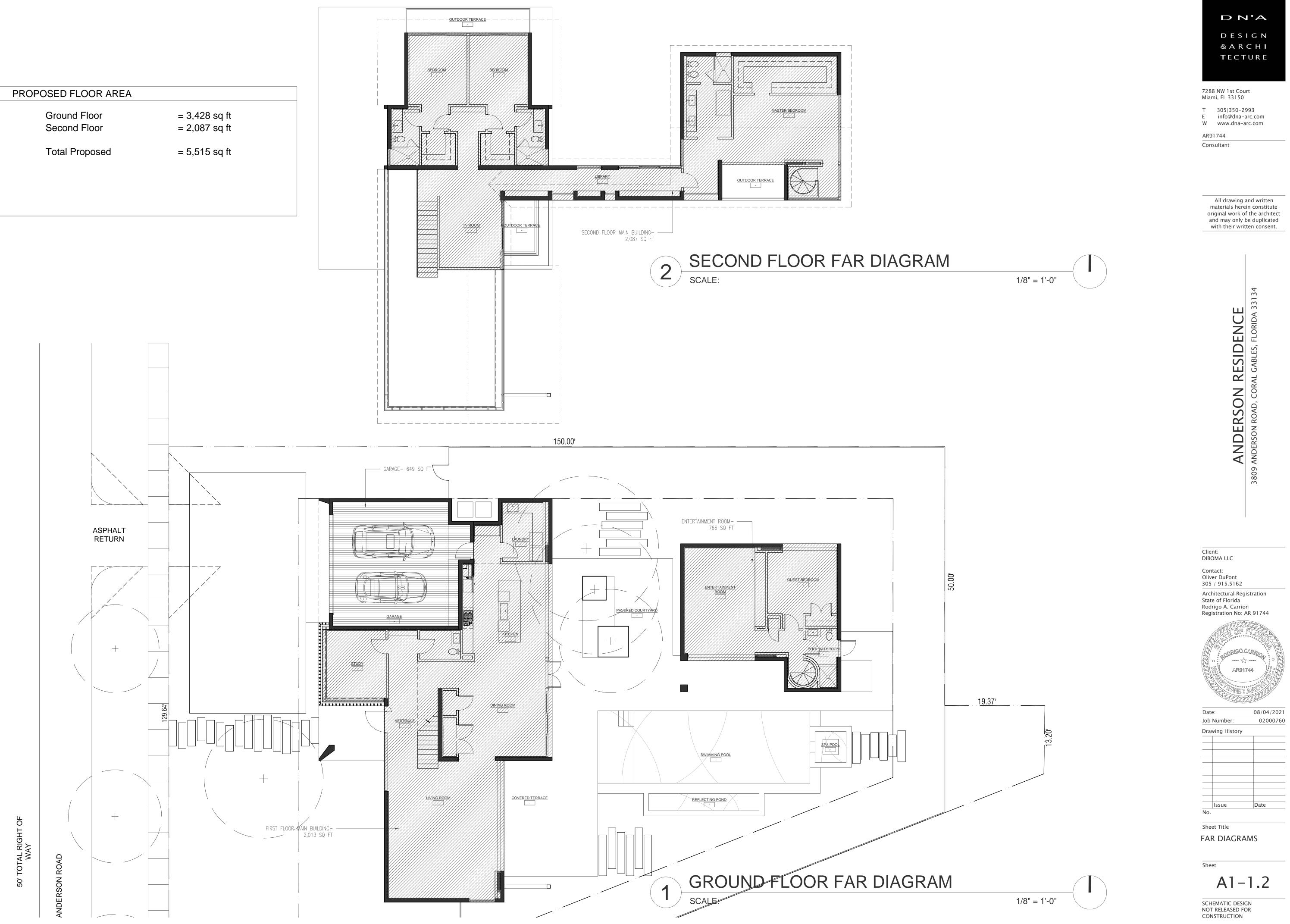


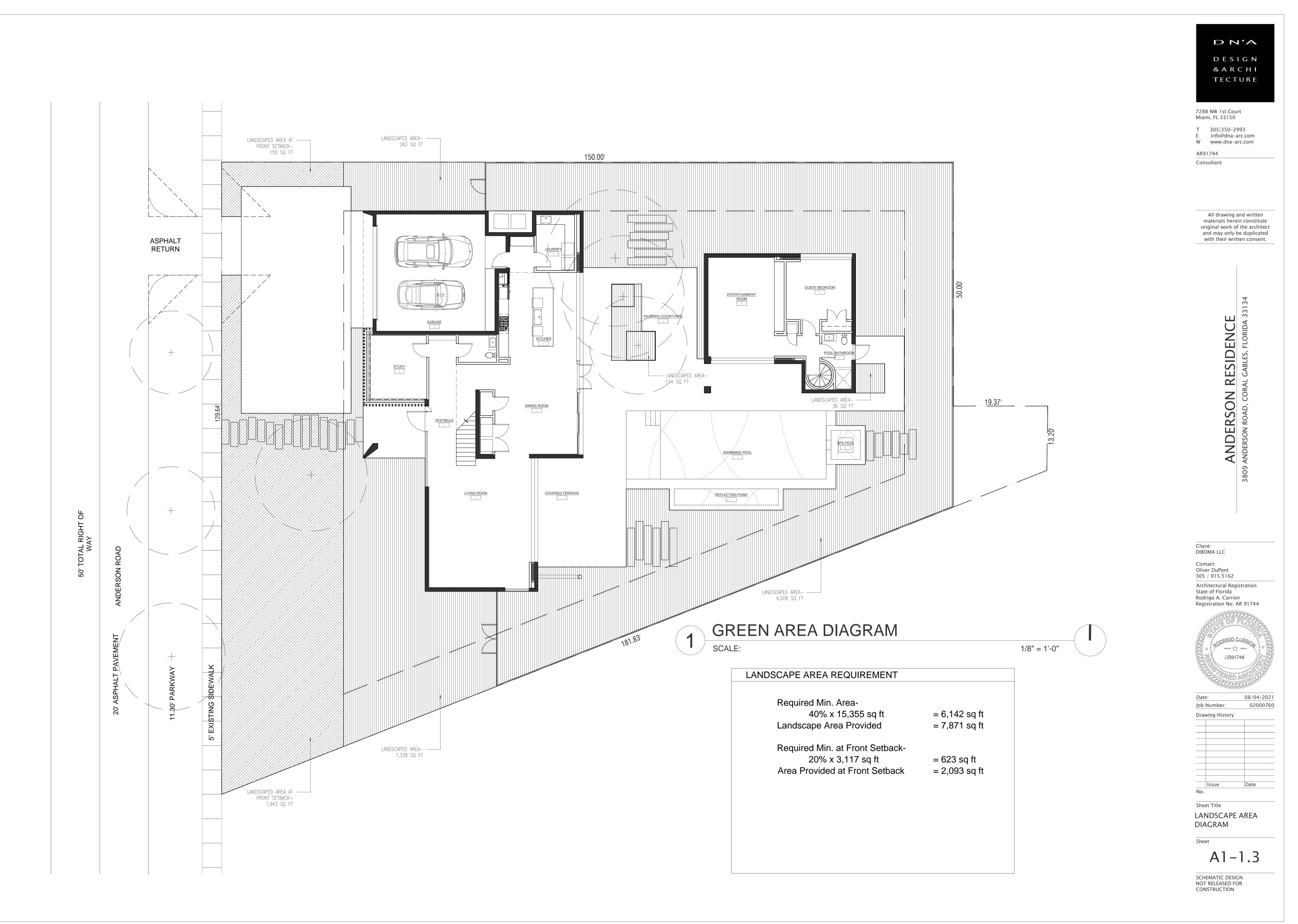


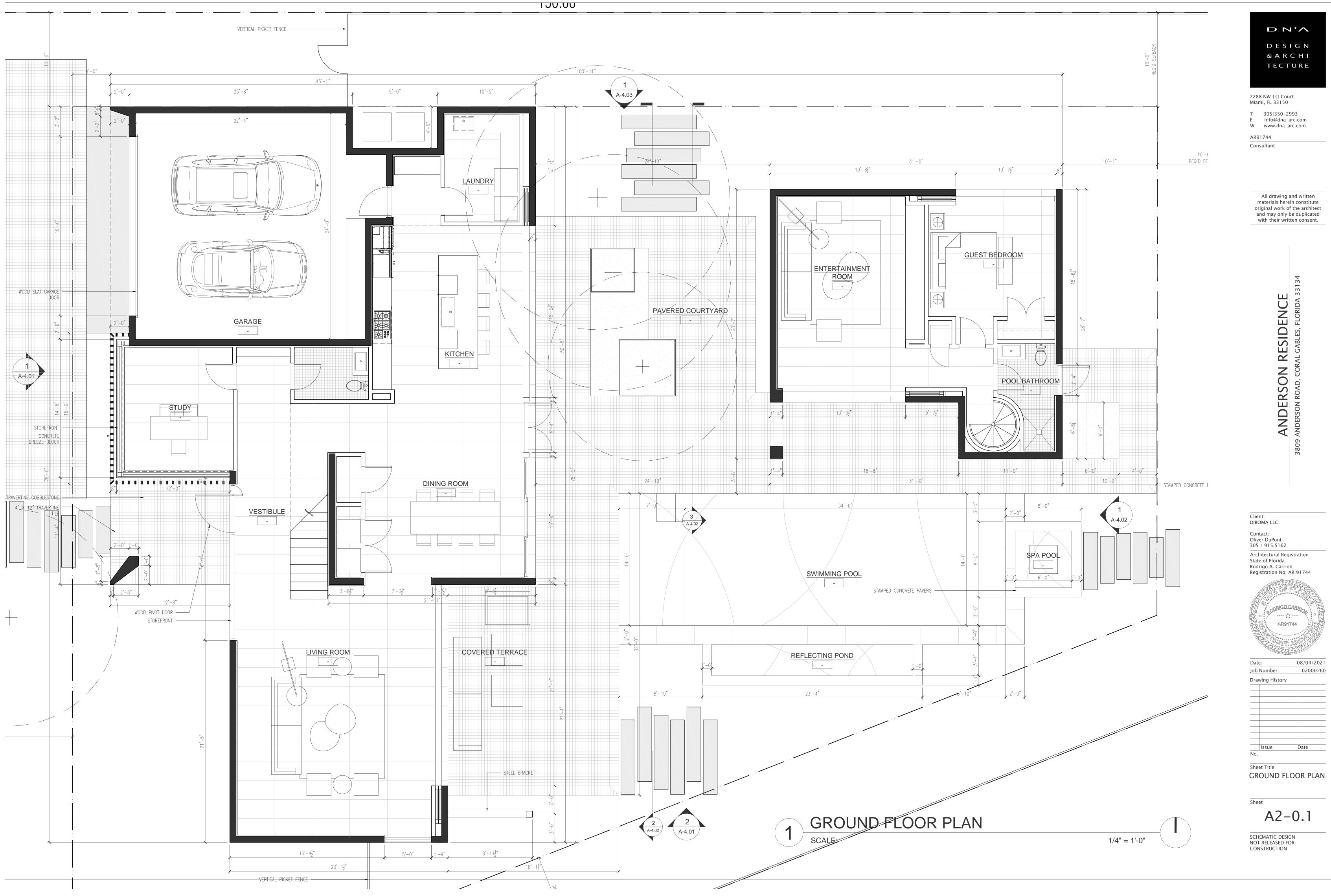
TOTAL GFC-4,627 sf

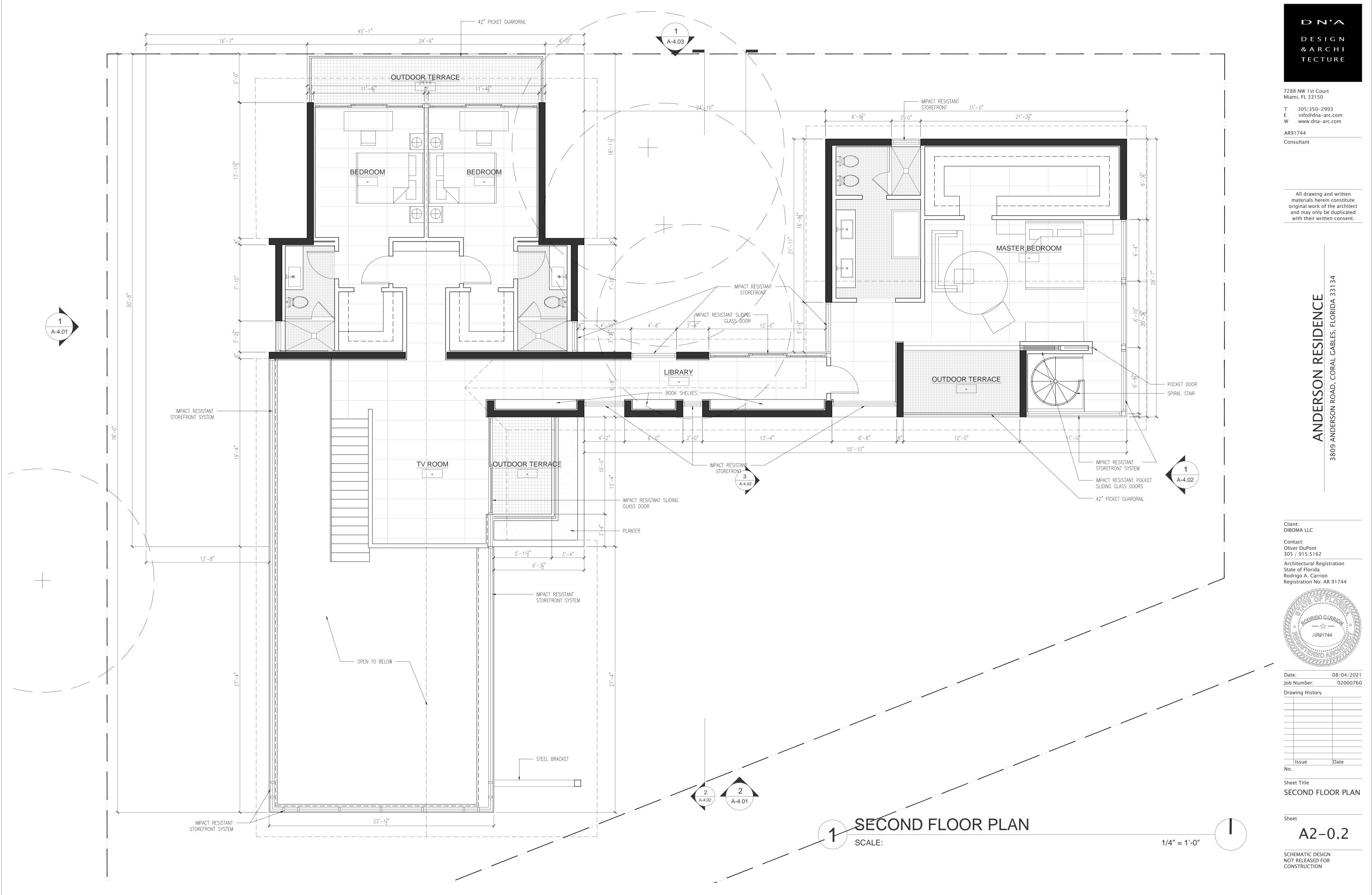


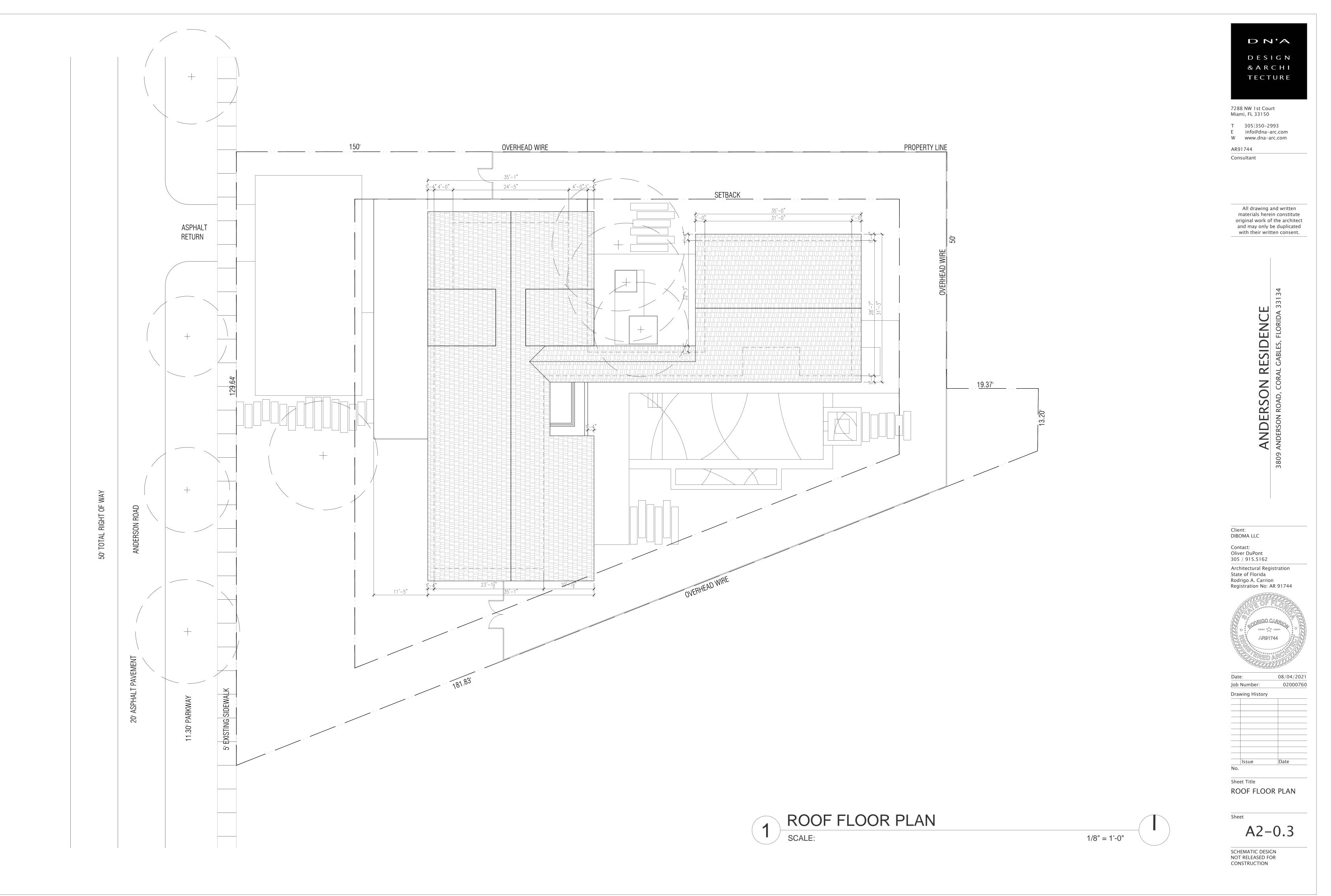
Ground Floor	= 3,428 sq ft
Second Floor	= 2,087 sq ft
Total Proposed	= 5,515 sq ft

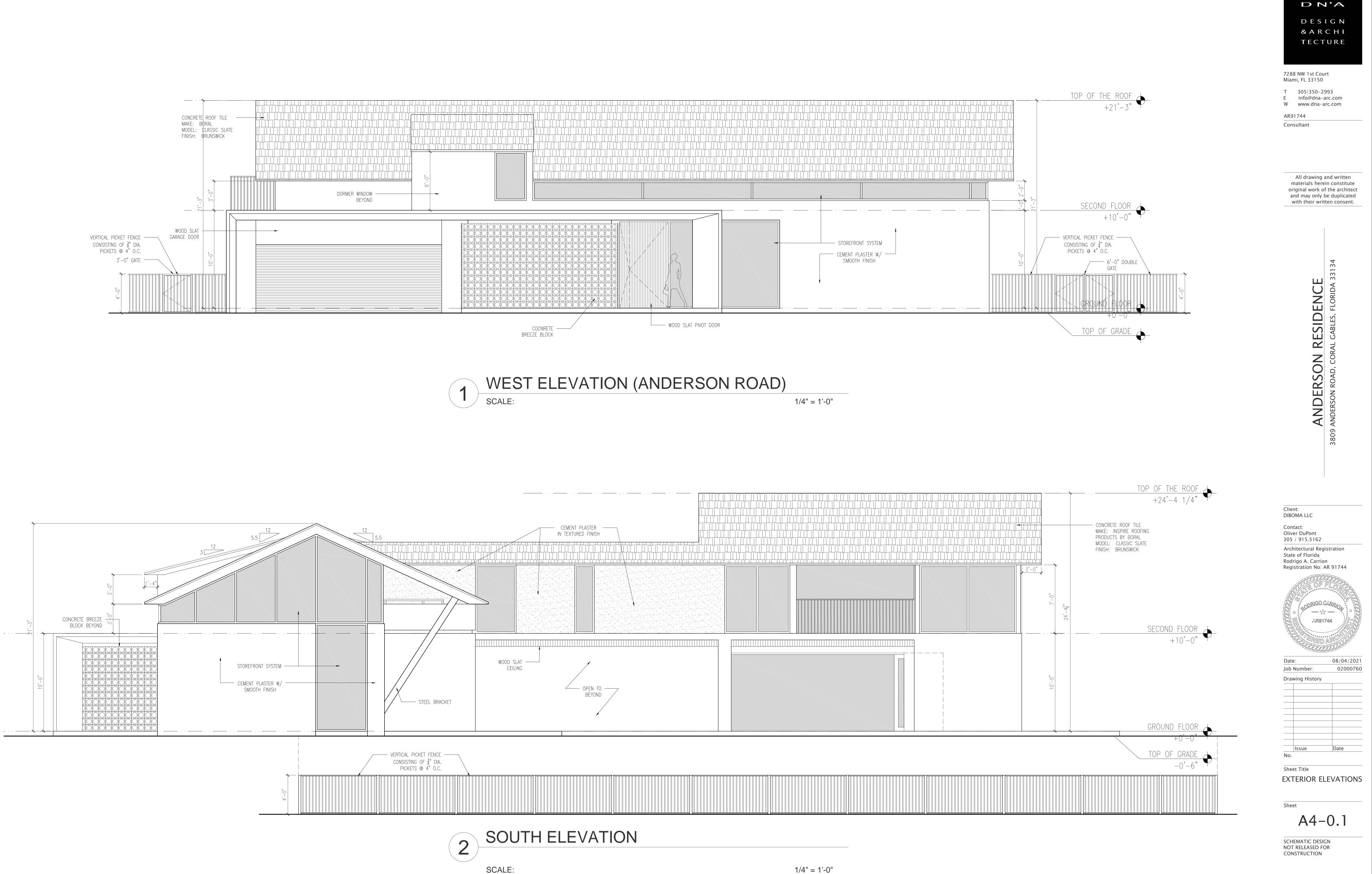


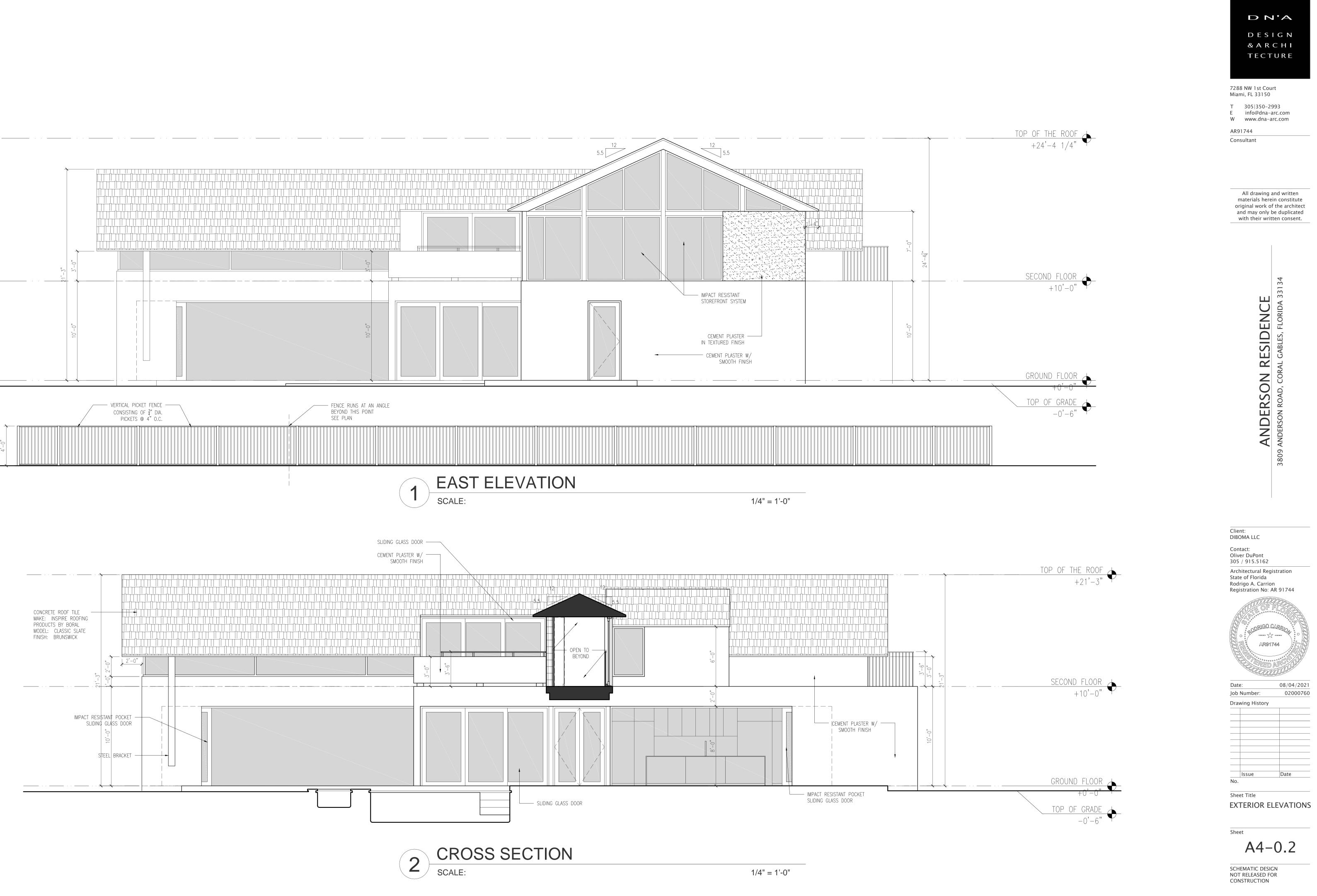




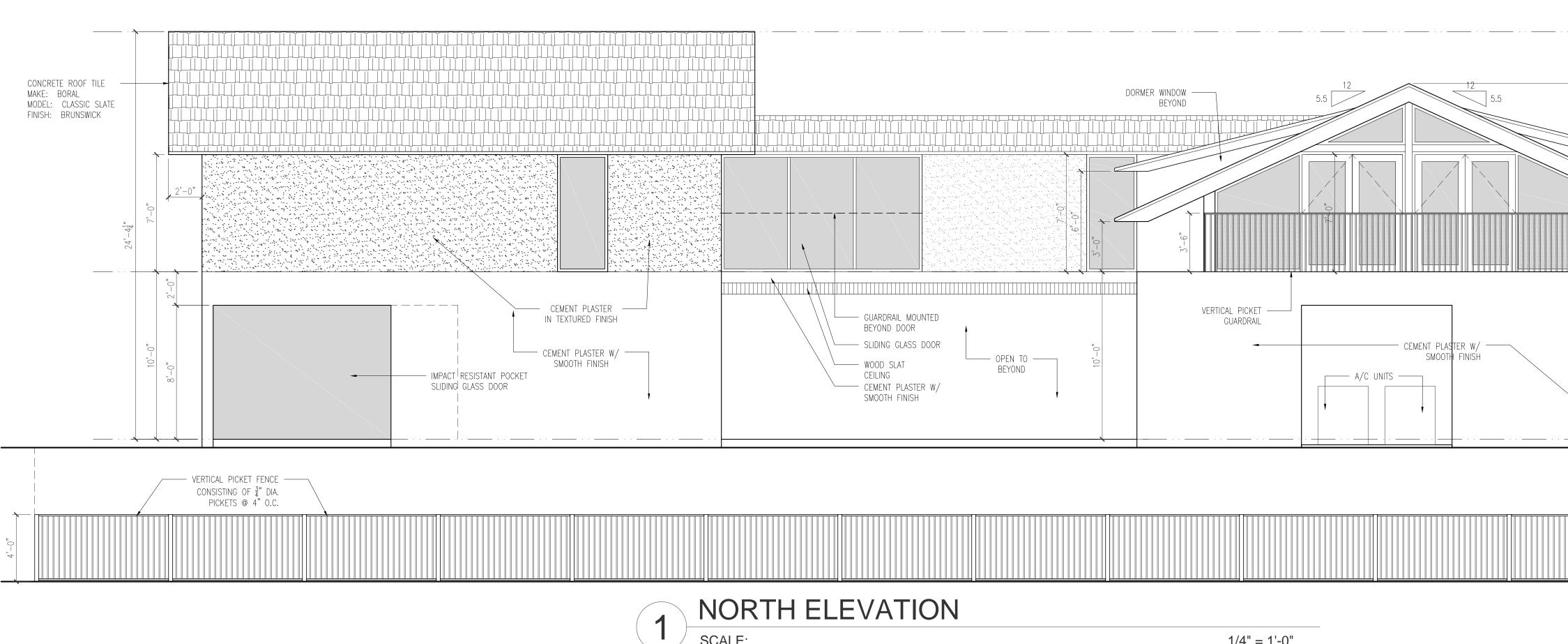




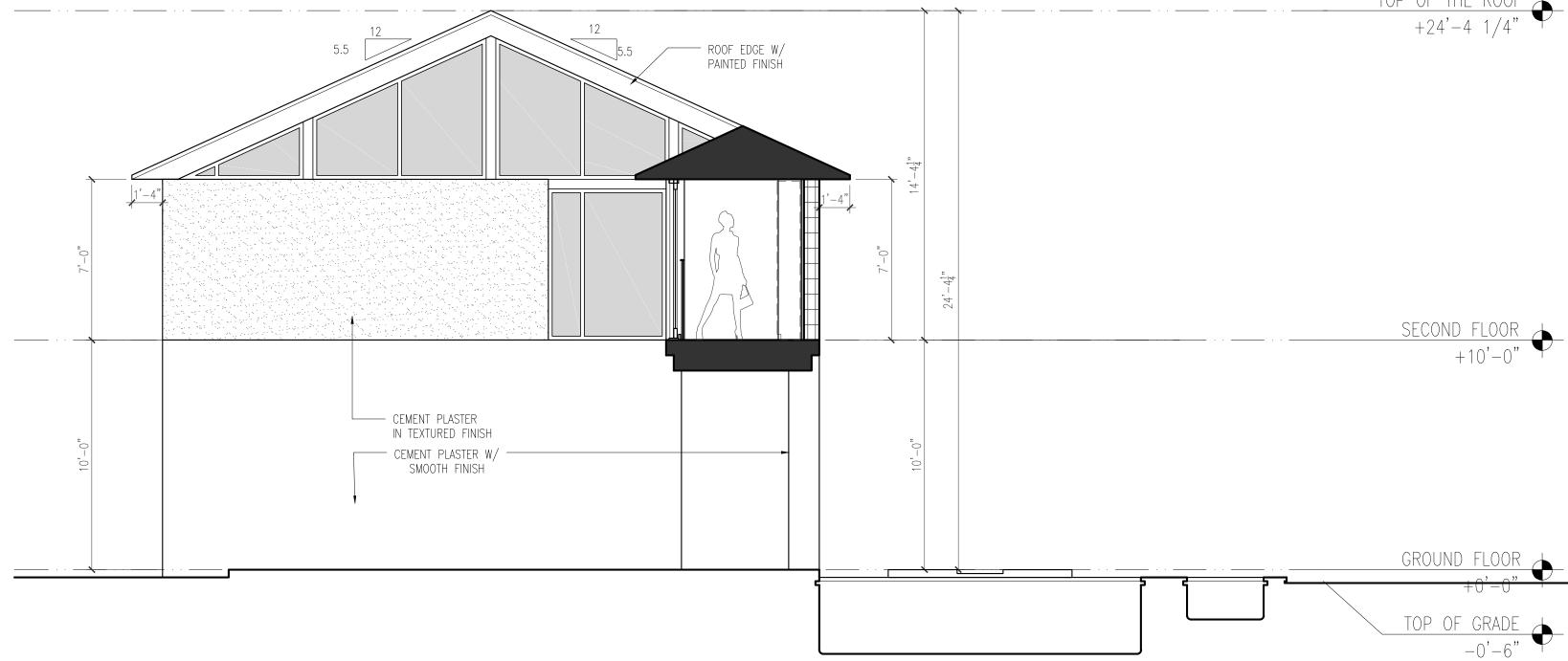






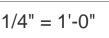


SCALE:

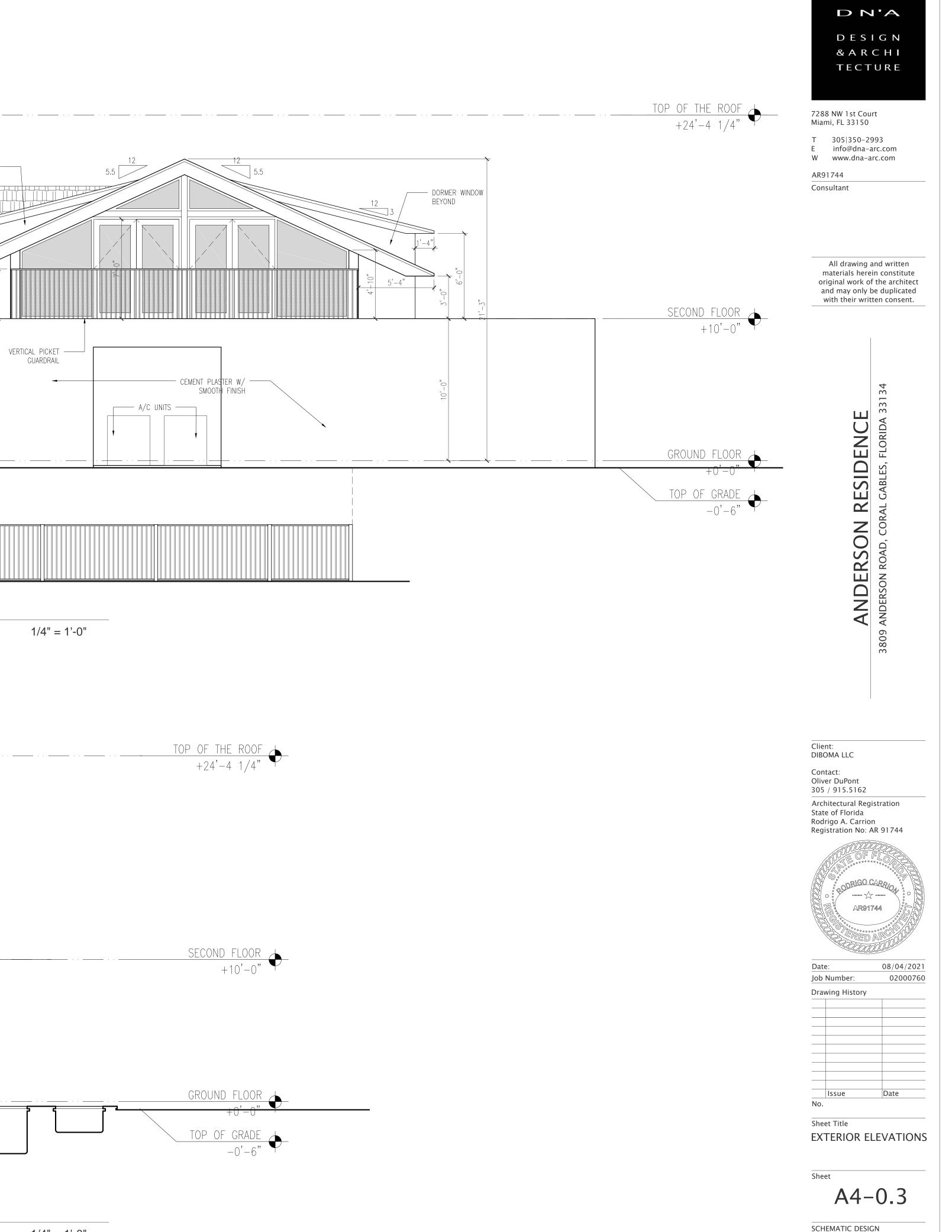




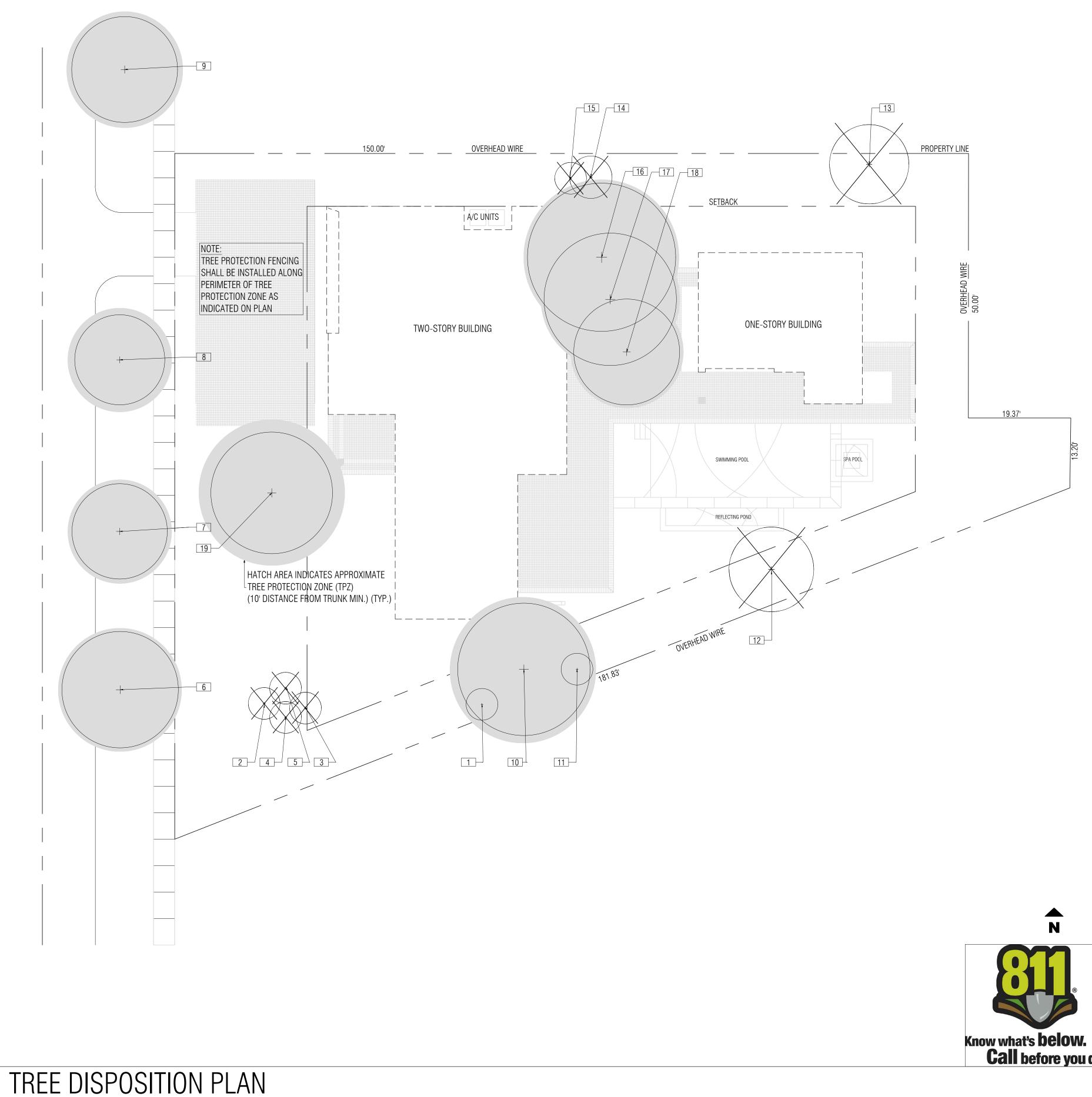
1/4" = 1'-0"







SCHEMATIC DESIGN NOT RELEASED FOR CONSTRUCTION

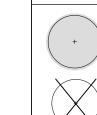


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3/32 = 1'-0''

Call before you dig.

TREE DISPOSITION LEGEND



EXISTING TREE/PALM TO BE PROTECTED AND PRUNED AS REQUIRED FOR INSTALLATION OF PROPOSED IMPROVEMENTS

EXISTING TREE/PALM TO BE REMOVED AND MITIGATED IF APPLICABLE

TREE TABLE

TREE NO.	QTY	NAME	DIAMETER (FT.)	HEIGHT (FT.)	SPREAD (FT.)	DISPOSITION
1	1	PALM	0.35	25	8	TO BE REMOVED
2	1	PALM	0.30	35	6	TO BE REMOVED
3	1	PALM	0.30	35	6	TO BE REMOVED
4	1	PALM	0.30	35	6	TO BE REMOVED
5	1	PALM	0.30	35	6	TO BE REMOVED
6	1	OAK	0.95	32	22	TO REMAIN
7	1	OAK	0.55	25	18	TO REMAIN
8	1	OAK	0.95	25	17	TO REMAIN
9	1	OAK	0.85	28	20	TO REMAIN
10	1	UNKNOWN	1.35	40	23	TO REMAIN
11	1	PALM	0.25	15	6	TO BE REMOVED
12	1	ARECAS PALM	5.00	30	16	TO BE REMOVED
13	1	FISH TAIL PALM	1.50	35	15	TO BE REMOVED
14	1	ARECAS PALM	1.30	16	8	TO BE REMOVED
15	1	UNKNOWN	0.45	8	6	TO BE REMOVED
16	1	OAK	1.15	40	28	TO REMAIN
17	1	OAK	1.25	40	25	TO REMAIN
18	1	OAK	1.00	32	20	TO REMAIN
19	1	BEAUTY LEAF	1.35	40	23	TO REMAIN

TREE DISPOSITION NOTES

- 2. SEE SURVEY FOR ADDITIONAL SITE INFORMATION. 3 TO MATCH EXISTING.
- 4. PROTECTION METHOD IS RECOMMENDED.
- 5
- OF WORK.
- AT NO ADDITIONAL COST TO OWNER.
- REQUIREMENTS.
- PLANT LISTS SHALL BE REMOVED FROM THE PROJECT SITE.

1. ALL TREE REMOVAL, TREE PRUNING, TREE RELOCATION AND PLANTING WORK SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION, INCLUDING CITY OF MIAMI/MIAMI 21, MIAMI-DADE COUNTY, AND LATEST ANSI 300 STANDARDS.

CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENTS, FENCING, VEGETATION, SOD UTILITIES, IRRIGATION EQUIPMENT. AND OTHER SITE INFRASTRUCTURE INDICATED TO REMAIN WITHIN WORK AREAS FROM DAMAGE DURING PROGRESS OF WORK: AND SHALL RESTORE OR REPLACE ALL SUCH ITEMS DAMAGED DURING PROGRESS OF WORK

TREES SHALL BE PROTECTED DURING CONSTRUCTION THROUGH THE USE OF PROTECTIVE BARRIERS IN ACCORDANCE WITH THE LANDSCAPE MANUAL. TREES THAT ARE TO REMAIN SHALL BE CLEARLY IDENTIFIED WITH TAGS. A PROTECTED AREA WITH A RADIUS OF TEN (10) FEET SHALL BE MAINTAINED AROUND TREES TO REMAIN IN ACCORDANCE WITH THE LANDSCAPE MANUAL. UNLESS A CERTIFIED ARBORIST OTHERWISE DETERMINES IN WRITING THAT A SMALLER OR LARGER PROTECTED AREA IS ACCEPTABLE FOR EACH TREE, OR AN ALTERNATIVE TREE

ONLY CLEARING BY HAND IS PERMISSIBLE WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PRESERVATION. THE ROOT SYSTEMS OF TREES SHALL BE PROTECTED AT ALL TIMES. IF ROOTS ARE EXPOSED, THE CONTRACTOR SHALL PROVIDE TEMPORARY EARTH COVER MIXED WITH PEAT MOSS AND WRAPPED WITH BURLAP TO PREVENT EXPOSED ROOTS FROM DRYING OUT BEFORE PERMANENT BACKFILL IS PLACED. THE CONTRACTOR SHALL ALSO WATER, MAINTAIN IN MOIST CONDITION, AND OTHERWISE TEMPORARILY SUPPORT AND PROTECT THE TREE OR ROOT FROM DAMAGE UNTIL THE TREE OR ROOT IS PERMANENTLY COVERED WITH EARTH.

6. NO EXCESS OIL, FILL EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTUDY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.

7. ALL LANDSCAPE WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES AS REQUIRED THROUGHOUT DURATION

8. CONTRACTOR SHALL PROTECT AND MAINTAIN RELOCATED TREES AND PALMS IN A HEALTHY GROWING CONDITION FOR A PERIOD OF AT LEAST ONE (1) YEAR CONTRACTOR SHALL PROVIDE MAINTENANCE AS MAY BE REQUIRED; INCLUDING SKATING, WATERING, AND PRUNING TO ENSURE OVERALL HEALTH OF TREES.

9. ANY TREE OR PALM THAT SHOULD DIE, OR IS OTHERWISE FOUND TO BE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT/OWNER WITHIN THE REQUIRED MAINTENANCE PERIOD AFTER FINAL INSTALLATION, SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR WITH EQUAL OR BETTER PLANT MATERIAL; AND THE SITE SHALL BE RESTORED

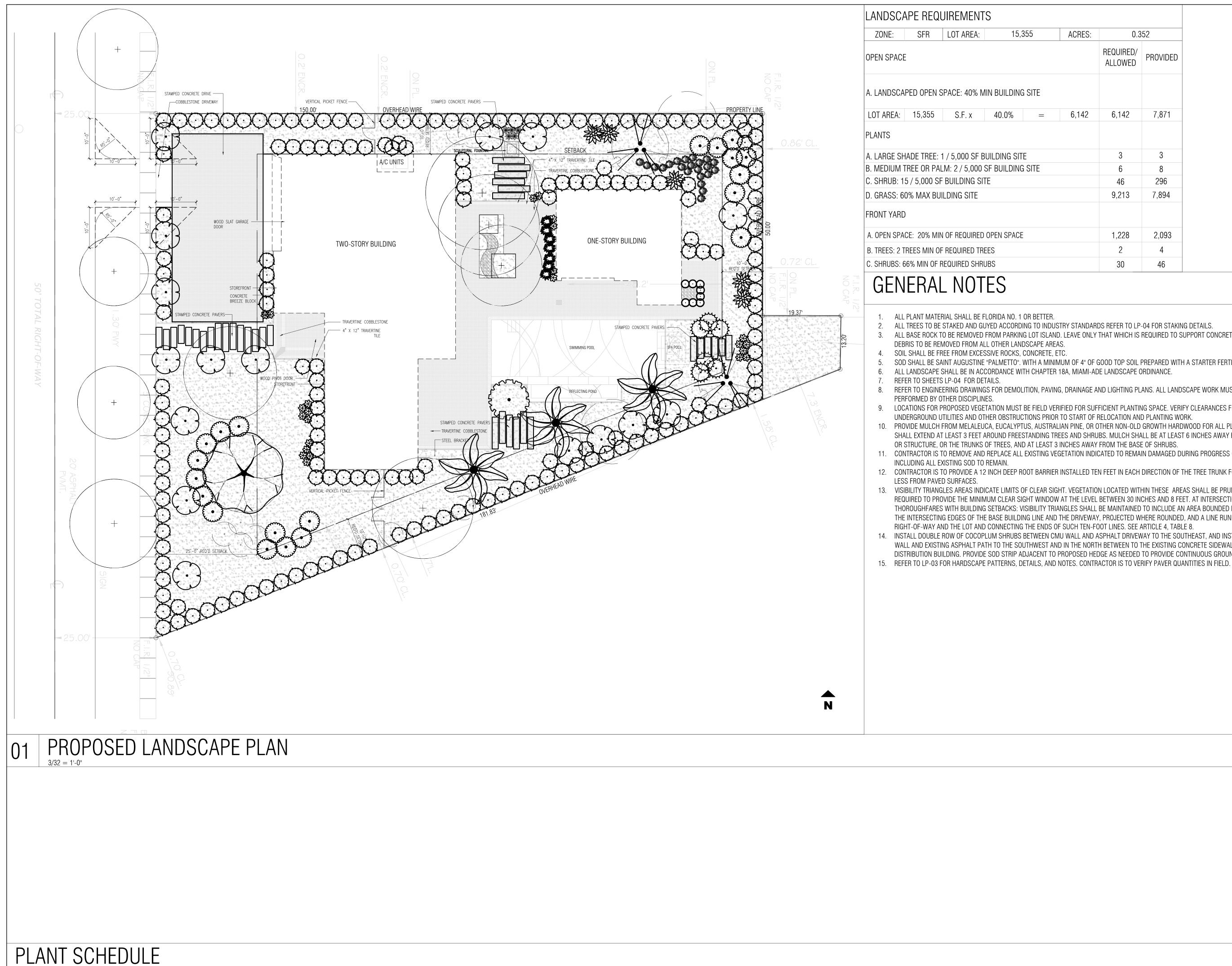
10. TREES AND PALMS TO BE REMOVED (IF ANY) SHALL BE MITIGATED WITH EQUIVALENT REPLACEMENT AS PER CITY OF MIAMI/MIAMI 21 REQUIREMENTS. REMOVAL OF INVASIVE SPECIES SHALL NOT BE COUNTED TOWARD MITIGATION

11. ANY CATEGORY 1 INVASIVE SPECIES AS DEFINED IN THE LATEST FLORIDA EXOTIC PEST PLANT COUNCIL INVASIVE

	D N A D E S I G N & A R C H I TECTURE
M T E W	info@dna-arc.com
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	ient: BOMA LLC Iver DuPont 05 / 915.5162 rchitect of Record: son W. Tapia R94313
Jo	ate: 06/24/2021 b Number: 02000760 rawing History
	Issue Date

SCHEMATIC DESIGN

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ACRES:	0.352		
	REQUIRED/ ALLOWED	PROVIDED	
6,142	6,142	7,871	
	3	3	
	6	8	
	46	296	
	9,213	7,894	
	1,228	2,093	
	2	4	
	30	46	

ALL BASE ROCK TO BE REMOVED FROM PARKING LOT ISLAND. LEAVE ONLY THAT WHICH IS REQUIRED TO SUPPORT CONCRETE CURBING. ALL CONSTRUCTION

SOD SHALL BE SAINT AUGUSTINE "PALMETTO". WITH A MINIMUM OF 4" OF GOOD TOP SOIL PREPARED WITH A STARTER FERTILIZER 8-25-15.

REFER TO ENGINEERING DRAWINGS FOR DEMOLITION, PAVING, DRAINAGE AND LIGHTING PLANS. ALL LANDSCAPE WORK MUST BE COORDINATED WITH WORK

LOCATIONS FOR PROPOSED VEGETATION MUST BE FIELD VERIFIED FOR SUFFICIENT PLANTING SPACE. VERIFY CLEARANCES FROM OVERHEAD AND

10. PROVIDE MULCH FROM MELALEUCA, EUCALYPTUS, AUSTRALIAN PINE, OR OTHER NON-OLD GROWTH HARDWOOD FOR ALL PLANTING AREAS. MULCH RINGS SHALL EXTEND AT LEAST 3 FEET AROUND FREESTANDING TREES AND SHRUBS. MULCH SHALL BE AT LEAST 6 INCHES AWAY FROM ANY PORTION OF A BUILDING

11. CONTRACTOR IS TO REMOVE AND REPLACE ALL EXISTING VEGETATION INDICATED TO REMAIN DAMAGED DURING PROGRESS OF WORK TO MATCH EXISTING,

12. CONTRACTOR IS TO PROVIDE A 12 INCH DEEP ROOT BARRIER INSTALLED TEN FEET IN EACH DIRECTION OF THE TREE TRUNK FOR TREES LOCATED 3 FEET OR

13. VISIBILITY TRIANGLES AREAS INDICATE LIMITS OF CLEAR SIGHT. VEGETATION LOCATED WITHIN THESE AREAS SHALL BE PRUNED AND/OR MAINTAINED AS REQUIRED TO PROVIDE THE MINIMUM CLEAR SIGHT WINDOW AT THE LEVEL BETWEEN 30 INCHES AND 8 FEET. AT INTERSECTIONS OF DRIVEWAYS WITH THOROUGHFARES WITH BUILDING SETBACKS: VISIBILITY TRIANGLES SHALL BE MAINTAINED TO INCLUDE AN AREA BOUNDED BY THE FIRST TEN (10) FEET ALONG THE INTERSECTING EDGES OF THE BASE BUILDING LINE AND THE DRIVEWAY, PROJECTED WHERE ROUNDED, AND A LINE RUNNING ACROSS ANY INTERVENING

14. INSTALL DOUBLE ROW OF COCOPLUM SHRUBS BETWEEN CMU WALL AND ASPHALT DRIVEWAY TO THE SOUTHEAST, AND INSTALL SINGLE ROW BETWEEN CMU WALL AND EXISTING ASPHALT PATH TO THE SOUTHWEST AND IN THE NORTH BETWEEN TO THE EXISTING CONCRETE SIDEWALK AND THE PROPOSED DISTRIBUTION BUILDING. PROVIDE SOD STRIP ADJACENT TO PROPOSED HEDGE AS NEEDED TO PROVIDE CONTINUOUS GROUND COVERAGE UP TO PAVED AREAS.



D N A D E S I G N & A R C H I T E C T U R E		
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Client: DIBOMA LLC Contact: Oliver DuPont 305 / 915.5162 Architect of Record: Jason W. Tapia AR94313		
Date: 06/24/2021 Job Number: 02000760 Drawing History		

