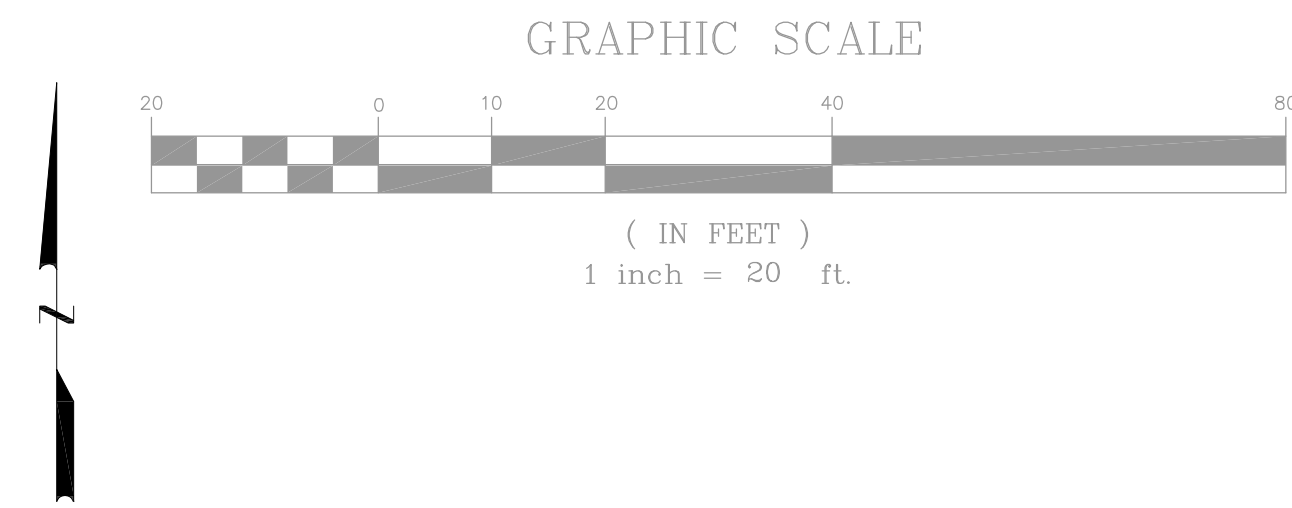




BOUNDARY SURVEY (VACANT LAND)

450 CASUARINA CONCOURSE CORAL GABLES, FL 33143

Folio: 03-4132-019-0110

CERTIFIED TO:
ALEJANDRO O VAZQUEZ
JOANNA M VAZQUEZ

SURVEYOR'S NOTES:

- The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
- All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
- If shown, bearings are to be based on an assumed meridian .
- Dimensions shown are in us survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
- Some Underground installations or improvements have not been located unless otherwise noted.
- Benchmark: N.G.V.D 1929
Name: P-507
Elev(NGVD29): 17.54
Location1: PUERTA AVE (1/2 MILE S OF SW 72 ST) --- 40' SOUTH OF C/L
Location2:OLD CUTLER RD --- 55' NW OF C/L
Description1: PK NAIL AND BRASS WASHER IN CONC SIDEWALK.
55' SW OF WITNESS POST
- Some underground taken elevations may not accurate for nature, has to be verify by construction contractor

HORIZONTAL PRIMARY CONTROL INFORMATION

MIAMI-DADE COUNTY GPS. CONTROL POINT
DESIGNATION - MORALES
LOCALITY: GREATER MIAMI
COUNTY: DADE
HORIZONTAL DATUM: NAD 83/90
STATE PLANE ZONE: FLA. EAST 901
NORTHING (US FEET): 490850,426
EASTING (US FEET) :896192,676
SCALE FACTOR: 1.00000700

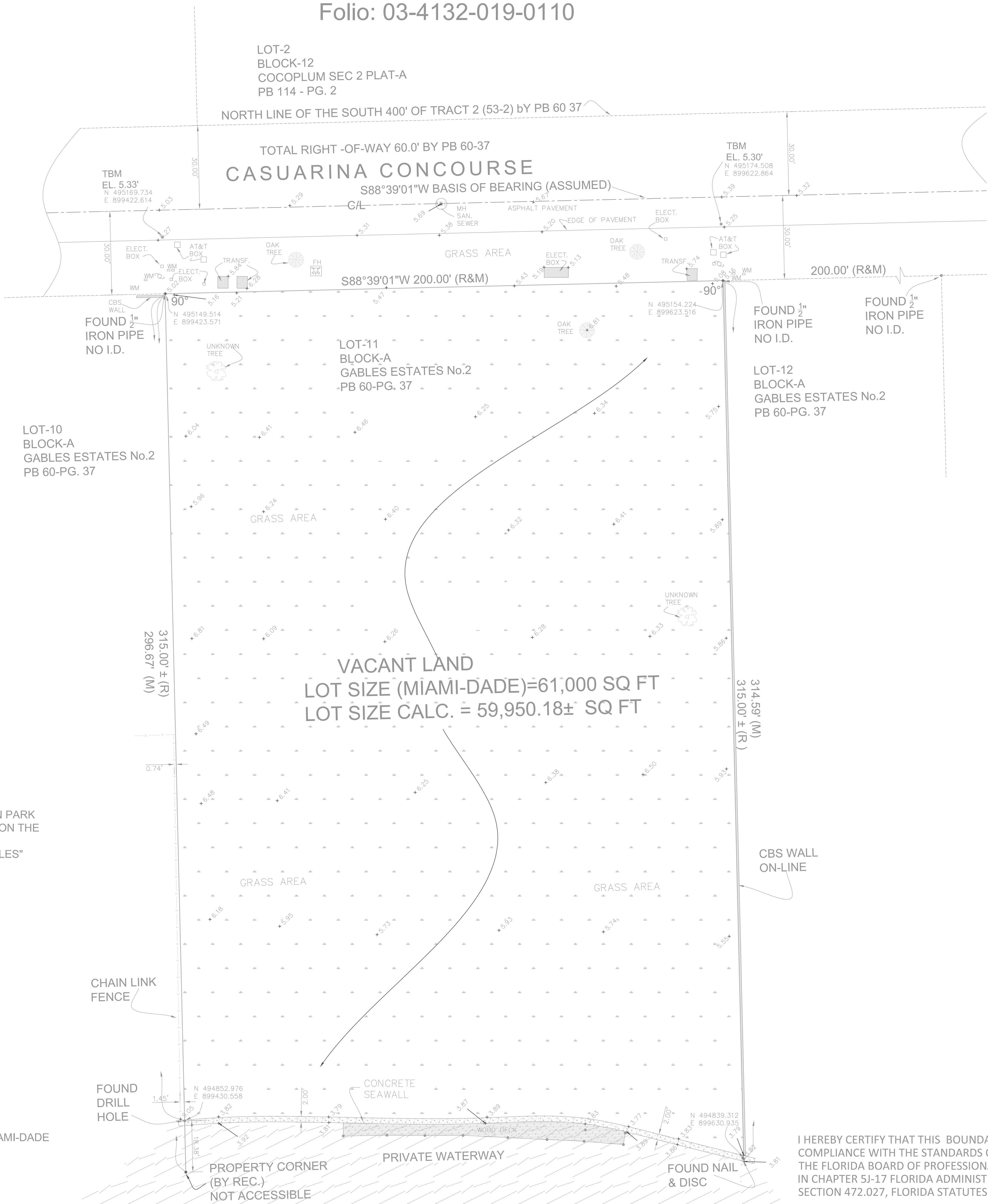
STATION DESCRIPTION:

THE STATION IS LOCATED ON THE SOUTH SIDE OF THE DRIVE FOR MATHESON PARK BETWEEN THE POND AND THE DRIVE. THE ENTRANCE TO MATHESON PARK IS ON THE SOUTH SIDE OF OLD CUTLER ROAD. THE MARK IS A CONCRETE MONUMENT WITH A METRO-DADE GPS CONTROL PT. BRASS DISK AND IS STAMPED " MORALES"

FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number:12086C0459L
Community Name: CORAL GABLES, CITY OF
Community Number: 120639
Panel Number: 0459
Firm Zone: AE
B. Elev. 11.0'
Date of Firm: 09-11-2009
BSuffix: L

LEGAL DESCRIPTION:
LOT 11, BLOCK A, OF GABLES ESTATES No. 2, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 60, AT PAGE 37, OF THE PUBLIC RECORDS OF IN MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH

N.T.S.

IN SECTION-32, TOWNSHIP 54 SOUTH ,RANGE 41 EAST



PROJECT SITE

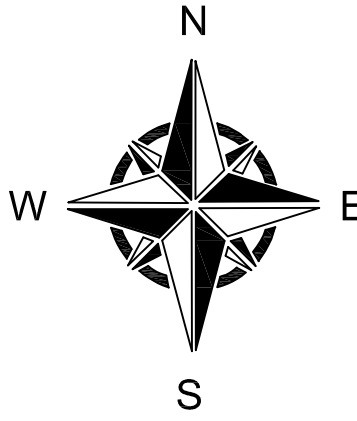
SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER METER
- PALM
- TREE
- CONC. L-P
- SANITARY M-H
- CATCH BASIN
- P/L PROPERTY LINE
- PB PLAT BOOK
- PG PAGE
- x.0.00' EXISTING ELEV.

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORED WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
C. = CALCULATED
CB = CATCH BASIN
CH = CHAIN
CLP = CHAIN LINK FENCE
CONC. = CONCRETE
COL = COLUMN
COMP. = COMPLETED
C.U.P. = CONCRETE UTILITY POLE
CL.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/V = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.T. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/P = IRON PIPE
L = LENGTH
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
M. = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
D/L = ON LINE
DH = OVERHANGING RDOF
D/S = OFF SET
P = PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/V = PARKWAY
R = RADIUS
R. = RECORD
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SIDEWALK = SIDEWALK
T = TANGENT
UE = UTILITY EASEMENT
W. = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=BENDY'S ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS
W.U.P. = WOOD UTILITY POLE

America Layout Corp



America Layout Corp

LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031

PROJECT:
BOUNDARY SURVEY(VACANT LAND)
450 CASUARINA CONCOURSE
CORAL GABLES, FL 33143

JOB No.: 2008600

FIELD BOOK:

CAD FILE: LD-9

DATE: 10-08-2020

SCALE: AS SHOWN

DRAWN: LDD

REV.: RC

REVISIONS

SHEET No.
1-OF-1

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
10-08-2020

450 CASUARINA CONCOURSE



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
MINIMUM

NATIONAL GEODESIC
VERIFICATION DATA
NOT TO SCALE
ON CENTER
OVERHANG
PLATE

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

GALV.
GYF.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
REFRIGERATOR
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.

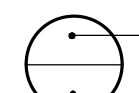
SYMBOLS:



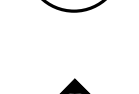
BUILDING SECTION
SECTION LETTERS



SECTION LETTERS (WHERE SECTION IS
DRAWN)



DETAIL
DETAIL NUMBER



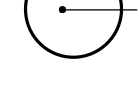
SHEET NUMBER



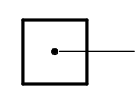
INTERIOR ELEVATION(S) (UNFOLD)
ARROWS INDICATE ELEVATIONS



DOOR TYPE
DOOR MARK (NUMBER)



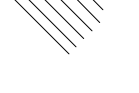
WINDOW TYPE
WINDOW MARK
(LETTER)



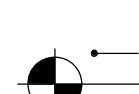
KEYNOTE
DRAWING NOTE
(NUMBER)



STEP DOWN
CHANGE IN FLOOR
HEIGHT



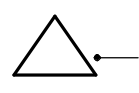
CONTROL OR DATUM POINT
DESCRIPTION OF POINT
(FIN.FLR., TOP OF PLATE, TOP OF T.B.)



ELEVATION OR POINT



REVISION REFERENCE
NUMBER OF REVISION CORRESP.
TO DESIGN SECTION OF TITLE
BLOCK



WALL SECTIONS
SECTION NUMBERS



SECTION NUMBER (WHERE SECTION IS DRAWN)

BA-SHEET LIST

BA0 COVER SHEET
SP-1 SITE PLAN
SP-2 AREA DIAGRAM
SPH SITE PHOTOS
BA1 OVERALL FLOOR PLAN
BA2 FIRST FLOOR PLAN SECTION A
BA3 FIRST FLOOR PLAN SECTION B
BA4 ROOF PLAN
BA5 ELEVATIONS
BA6 ELEVATIONS
BA7 ELEVATIONS
BA8 ELEVATIONS
BA9 RENDERINGS

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA

REVISIONS	

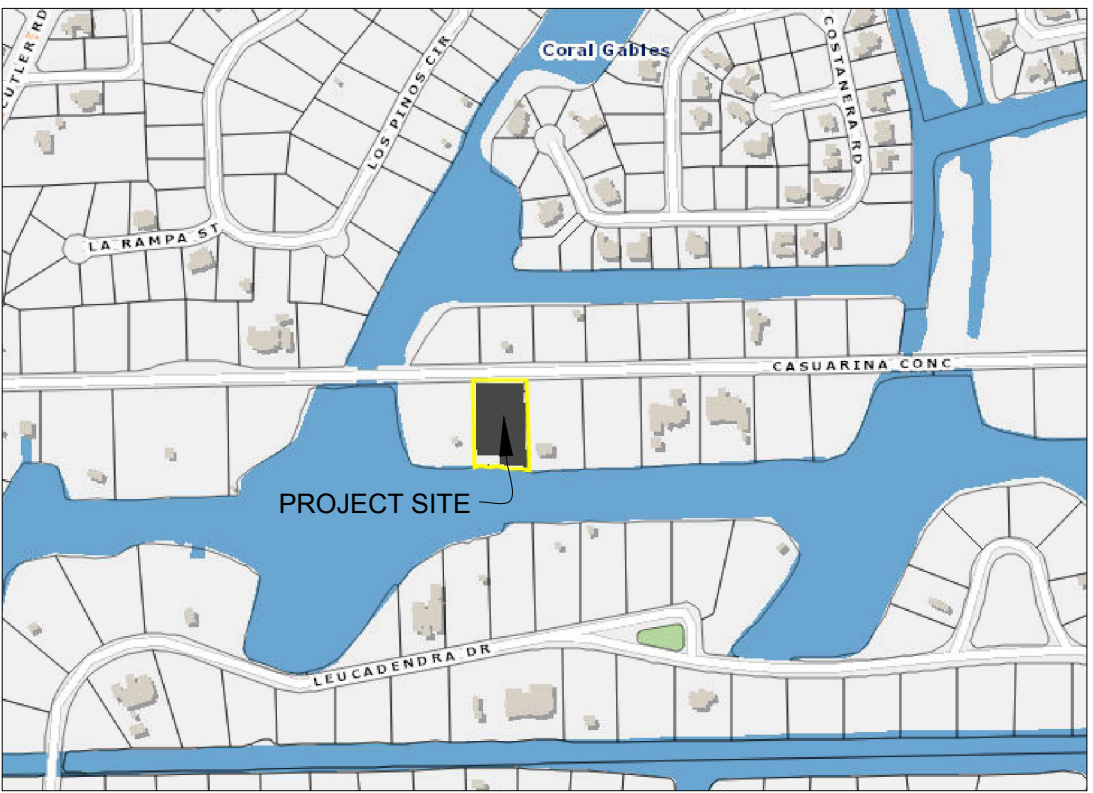
COVER SHEET

SCALE
JOB 1904
SHEET

BA0

5/13/2021
1:14:27 PM

JENNIFER MALLON SALMAN • AR-17181



LOCATION SKETCH
N.T.S.
IN SECTION-32, TOWNSHIP 54 SOUTH, RANGE 41 EAST
Folio: 03-4132-019-0110
LEGAL DESCRIPTION:
LOT 11, BLOCK A, OF GABLES ESTATES No. 2, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 60, AT PAGE 37, OF THE PUBLIC RECORDS OF IN
MIAMI-DADE COUNTY, FLORIDA.

AREA SUMMARY	
MAIN RESIDENCE	7,774 SQ. FT.
GUEST SUITE	451 SQ. FT.
A/C AREA	8,225 SQ. FT.
GARAGE	1,213 SQ. FT.
CARPORT	607 SQ. FT.
ENTRY PORCH	437 SQ. FT.
COVERED TERRACE	1,406 SQ. FT.
STORAGE	427 SQ. FT.
GUEST SUITE TERRACE	662 SQ. FT.
SIDE ENTRY	68 SQ. FT.
BREEZEWAY	562 SQ. FT.
NON A/C AREA	5,462 SQ. FT.
TOTAL AREA	13,687 SQ. FT.

SFR ZONING DISTRICT DATA
(SITE SPECIFIC REGULATIONS FOR LOT "11", BLOCK "A" OF "GABLES ESTATES NO. 2")

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

PROPOSED BUILDING HEIGHT (TO PROPOSED TIE-BEAM): 12'-0"

LOT AREA: 61,000 SQ. FT.

FLOOR AREA RATIO CALCULATIONS
LOT AREA: 61,000 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 51,000.00 SQ. FT. = 15,300.00 SQ. FT.
MAXIMUM ALLOWED = 19,450.00 SQ. FT.

PROVIDED:
TOTAL AREA = 9,351.14 SQ. FT.

GROUND AREA COVERAGE CALCULATIONS

MAXIMUM ALLOWED PRINCIPAL STRUCTURE:
61,000 SQ. FT. (LOT AREA) X 35% = 21,350 SQ. FT.

PROVIDED PRINCIPAL STRUCTURE:
TOTAL AREA = 13,687 SQ. FT. (22.44%)

MAXIMUM ALLOWED AUXILIARY STRUCTURES:
61,000 SQ. FT. (LOT AREA) X 10% = 6,100 SQ. FT.

PROVIDED POOL = 1,290.45 SQ. FT. (2.12%)

MAXIMUM TOTAL ALLOWED GROUND AREA COVERAGE:
61,000 SQ. FT. (LOT AREA) X 45% = 27,450 SQ. FT.

TOTAL PROVIDED GROUND AREA COVERAGE = 14,977.45 SQ. FT. (24.55%)

SETBACKS

	MINIMUM ALLOWED	PROVIDED
FRONT	50'	50.00'
REAR	50' (HOUSE) 5' (POOL)	54.76' (HOUSE) 69.82' (POOL)
INTERIOR SIDE	30'	30.00'

LANDSCAPE OPEN SPACE CALCULATIONS

MINIMUM REQUIRED:
61,000 SQ. FT. (LOT AREA) X 40% = 24,400 SQ. FT.

PROVIDED:
25,202.09 SQ. FT. OR 41.31%

MINIMUM REQUIRED IN FRONT YARD:
24,400 SQ. FT. (TOTAL REQUIRED) X 20% = 4,880 SQ. FT.

PROVIDED:
6,045.44 SQ. FT. OR 24.78%

NOTES

- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO ADJACENT PROPERTY.
- TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF 2.5 FEET AND 6 FEET ABOVE THE ESTABLISHED GRADE.

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA 33143

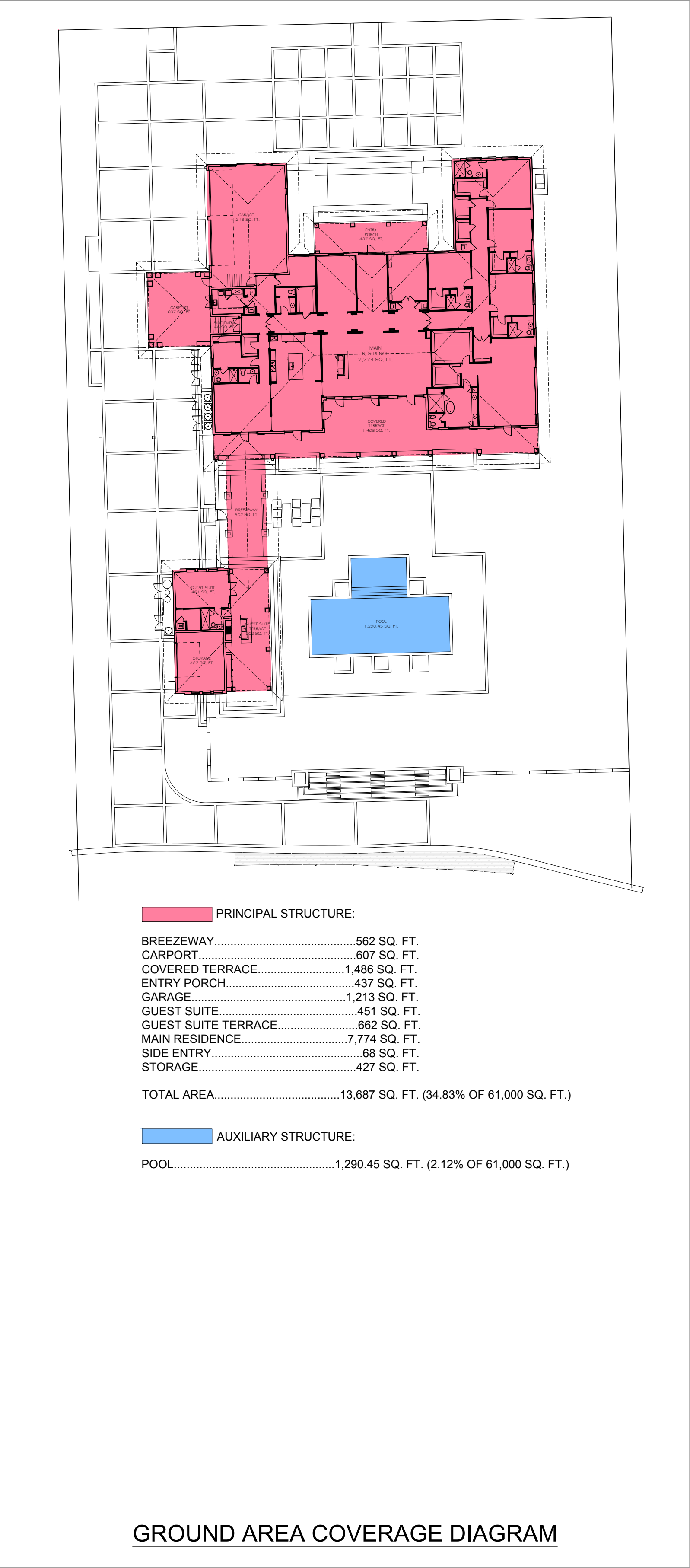
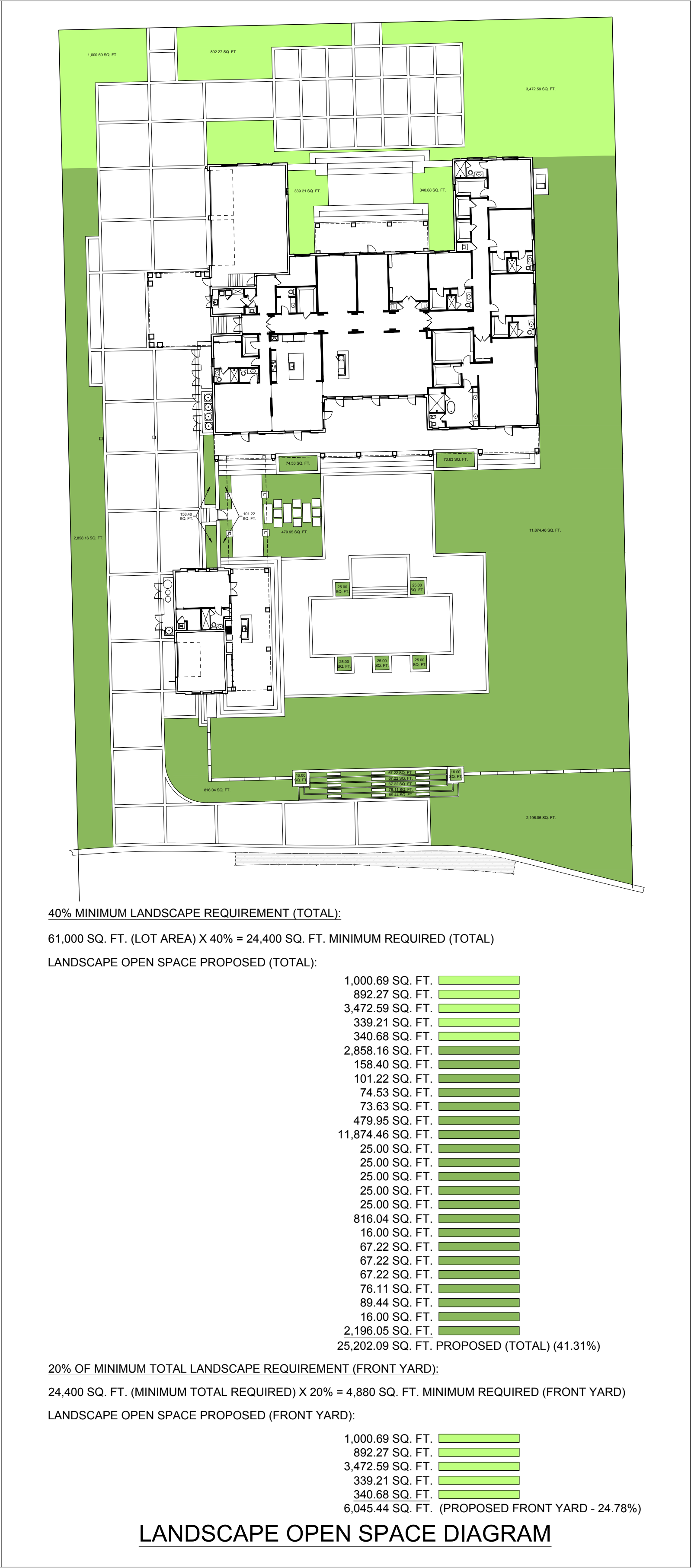
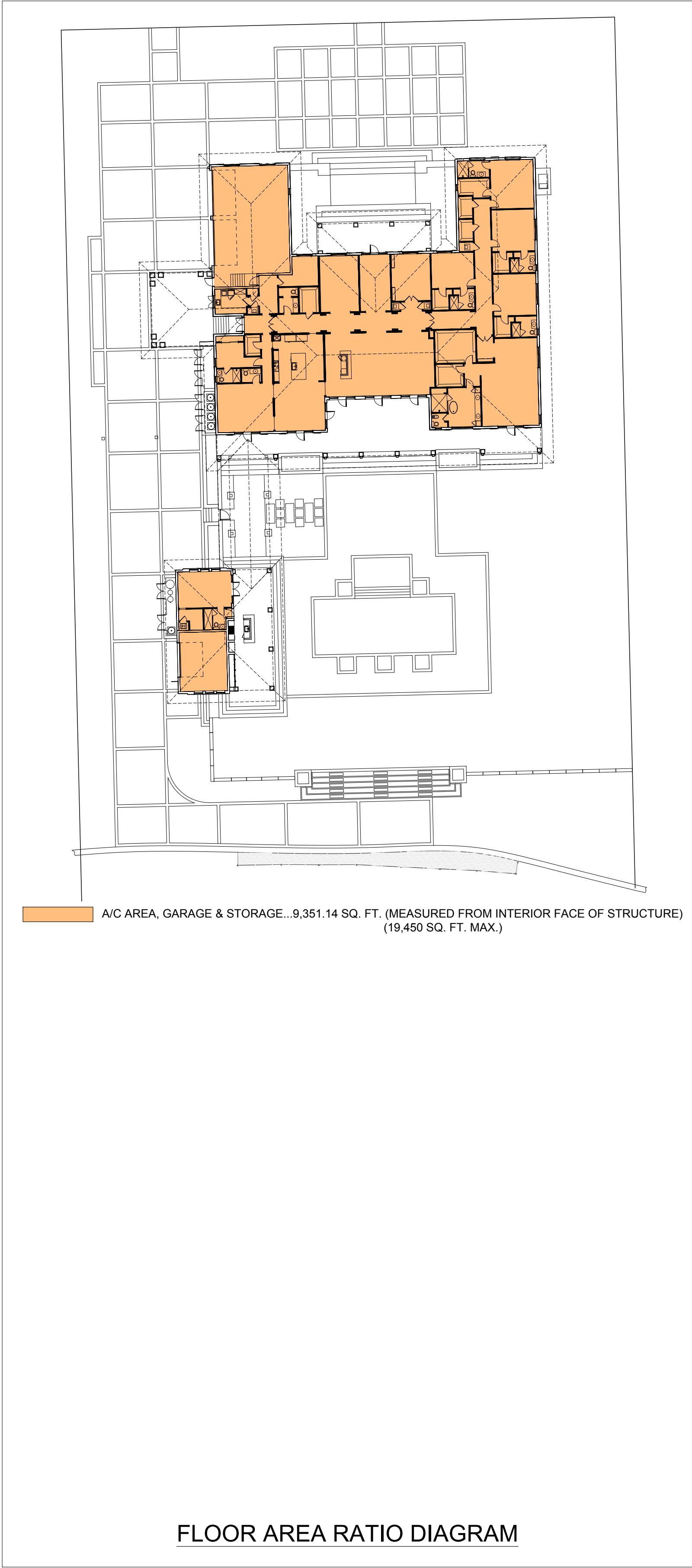
REVISION DATE	BY

SITE PLAN

SCALE 1"=20'-0"
DATE 05-14-21
JOB 1904
SHEET

SP-1

JENNIFER MALLON SALMAN • AR-17181



MAS+MIAMI ARCHITECTURAL STUDIO, LLC

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

SINGLE FAMILY RESIDENCE
450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA 33143

REVISION DATEBY

AREA
DIAGRAMS

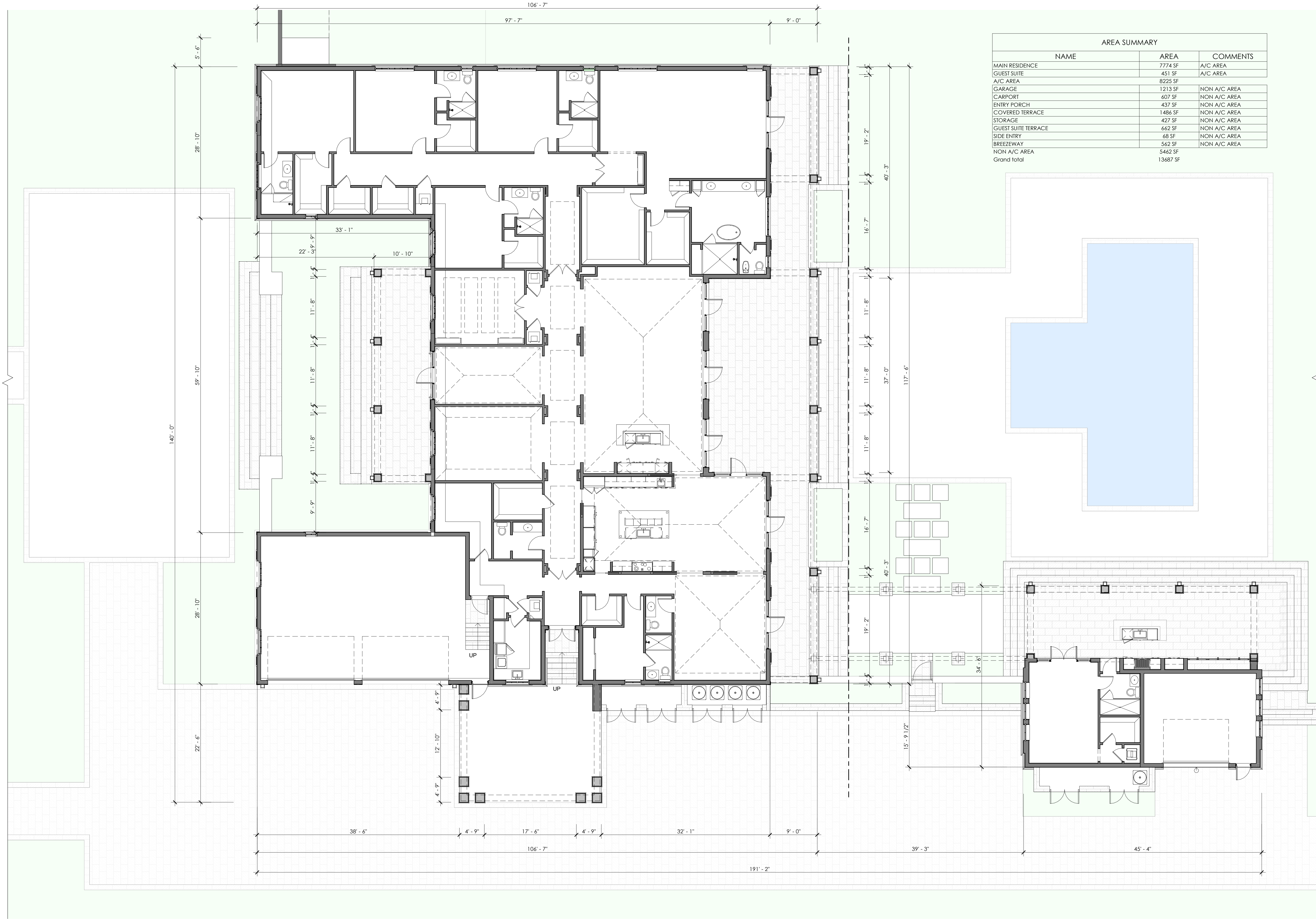
SCALE 1"=30'-0"
DATE 05-14-21
JOB 1904
SHEET

SP-2

JENNIFER MALLON SALMAN • AR-17181

LICENSE # A A 26201191

DESIGNER HEREBY EXPRESSLY RESERVES 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. FOR ARE TIED TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.



AREA SUMMARY		
NAME	AREA	COMMENTS
MAIN RESIDENCE	7774 SF	A/C AREA
GUEST SUITE	451 SF	A/C AREA
A/C AREA	8225 SF	
GARAGE	1213 SF	NON A/C AREA
CARPORT	607 SF	NON A/C AREA
ENTRY PORCH	437 SF	NON A/C AREA
COVERED TERRACE	1486 SF	NON A/C AREA
STORAGE	427 SF	NON A/C AREA
GUEST SUITE TERRACE	662 SF	NON A/C AREA
SIDE ENTRY	68 SF	NON A/C AREA
BREEZEWAY	562 SF	NON A/C AREA
NON A/C AREA	5462 SF	
Grand total	13687 SF	

1ST OVERALL FLOOR PLAN- COMPLETE
1/8" = 1'-0"

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA

REVISIONS

1ST FLOOR
PLAN
COMPLETE

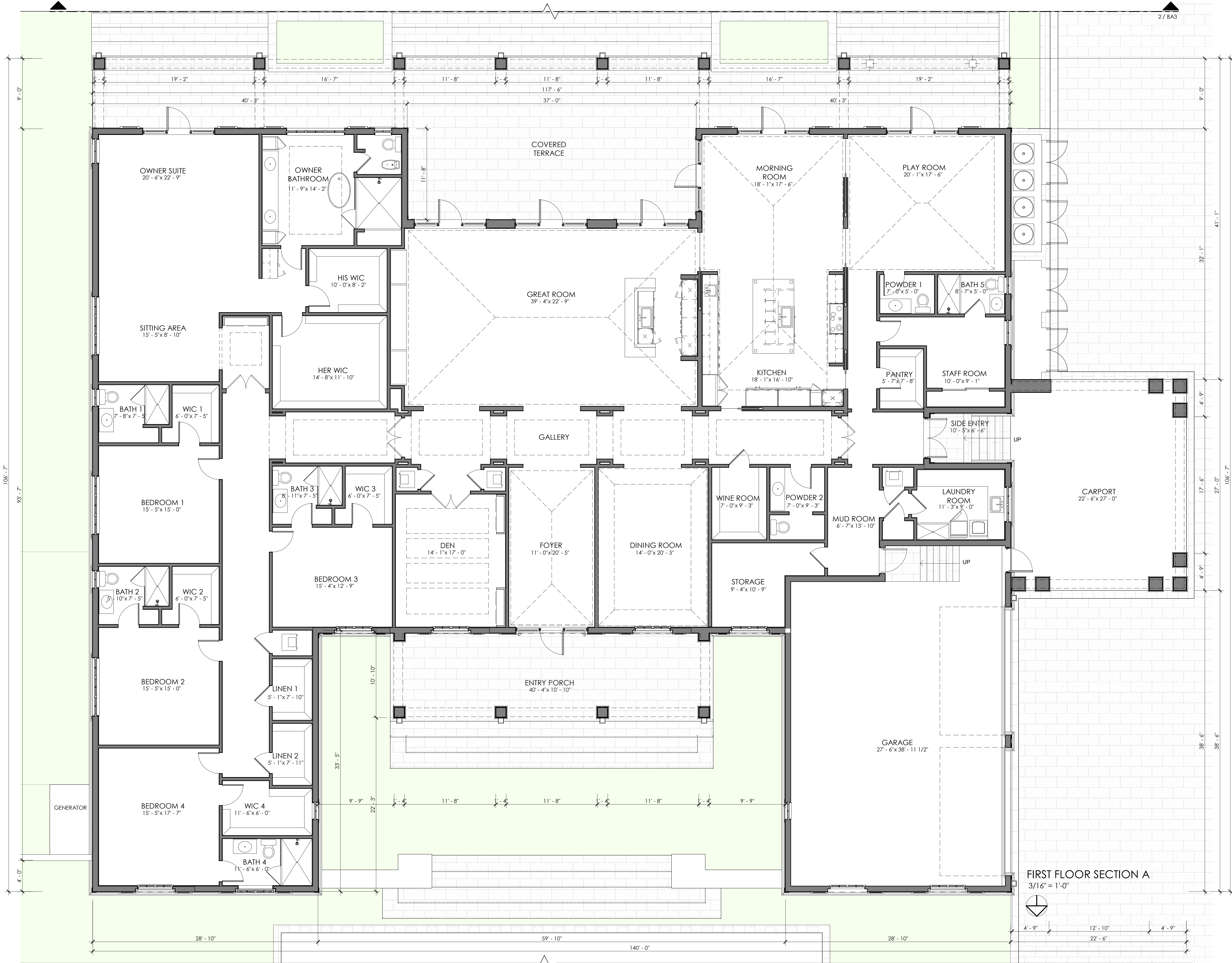
SCALE 1/8" = 1'-0"
JOB 1904
SHEET
BA1

5/13/2021
1:14:35 PM
JENNIFER MALLON-SALMAN • AR-17181

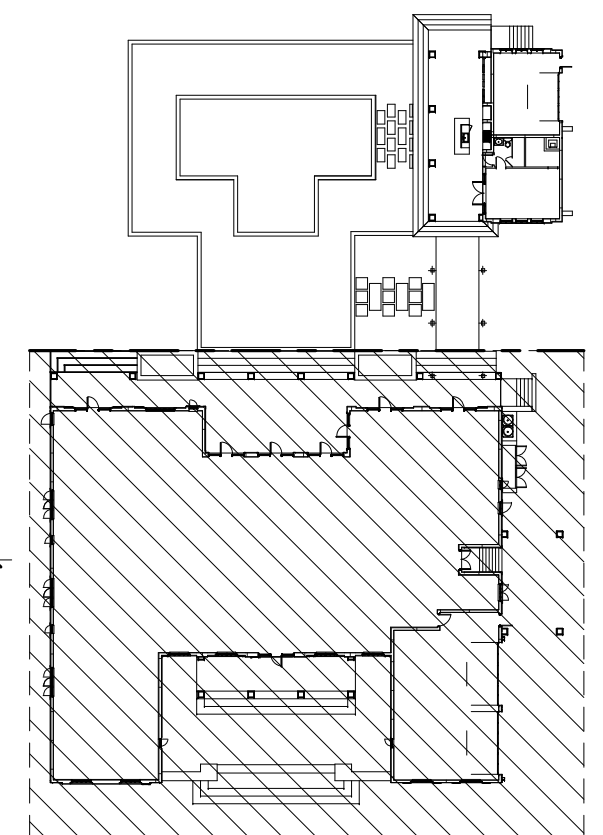
P:\PROJECTS\Vaqueria\Revit\Vaqueria Residence.01.48_BOA.rvt

DESIGNER HEREBY EXPRESSLY RESERVES 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 FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

LICENSE # A A 2001191



FIRST FLOOR SECTION A
3/16" = 1'-0"



KEY LEGEND SECTION A

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA

REVISIONS	

FLOOR PLAN
PARTIAL

SCALE As indicated
JOB 1904
SHEET

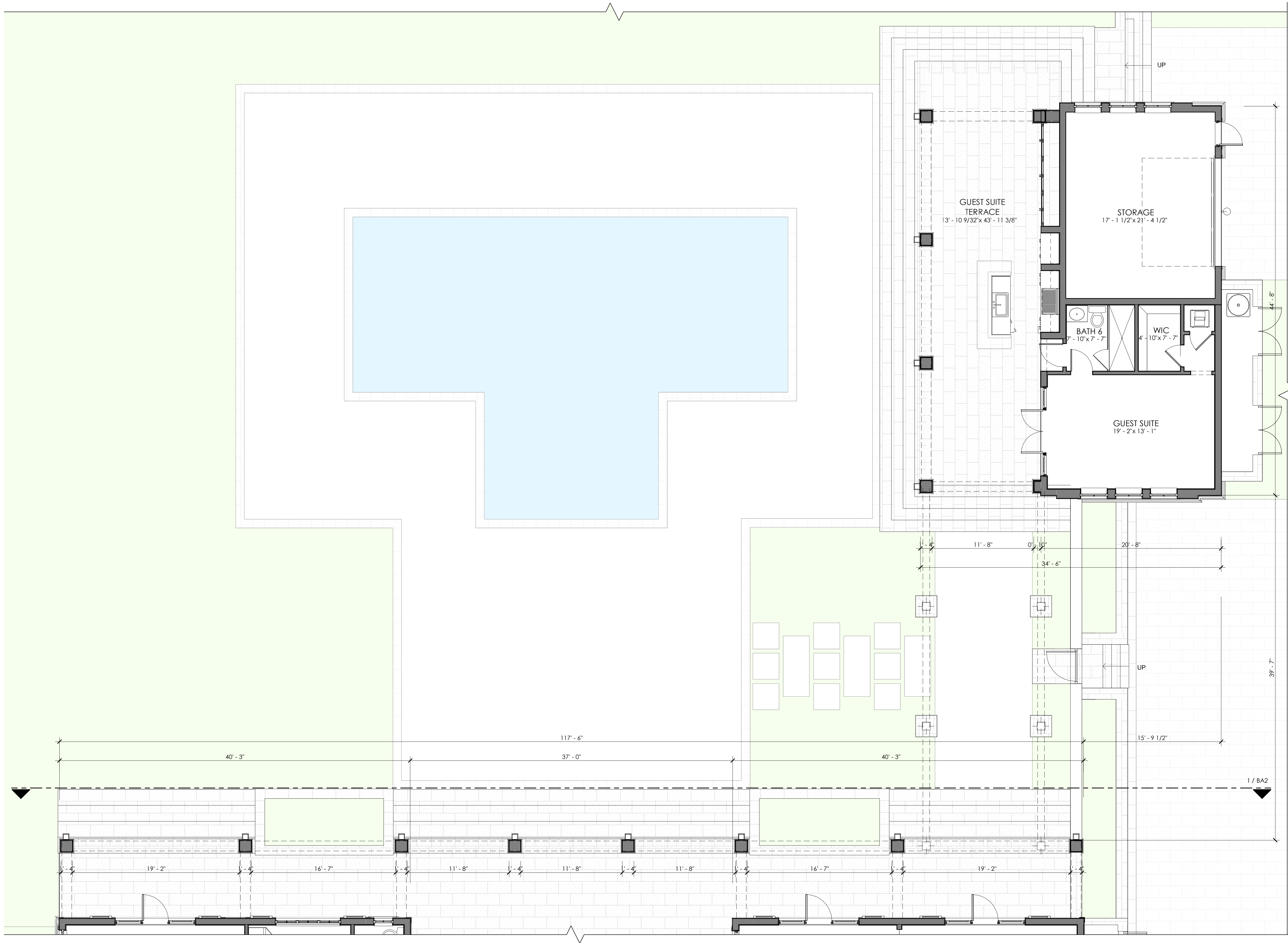
BA2

5/13/2021
1:14:39 PM

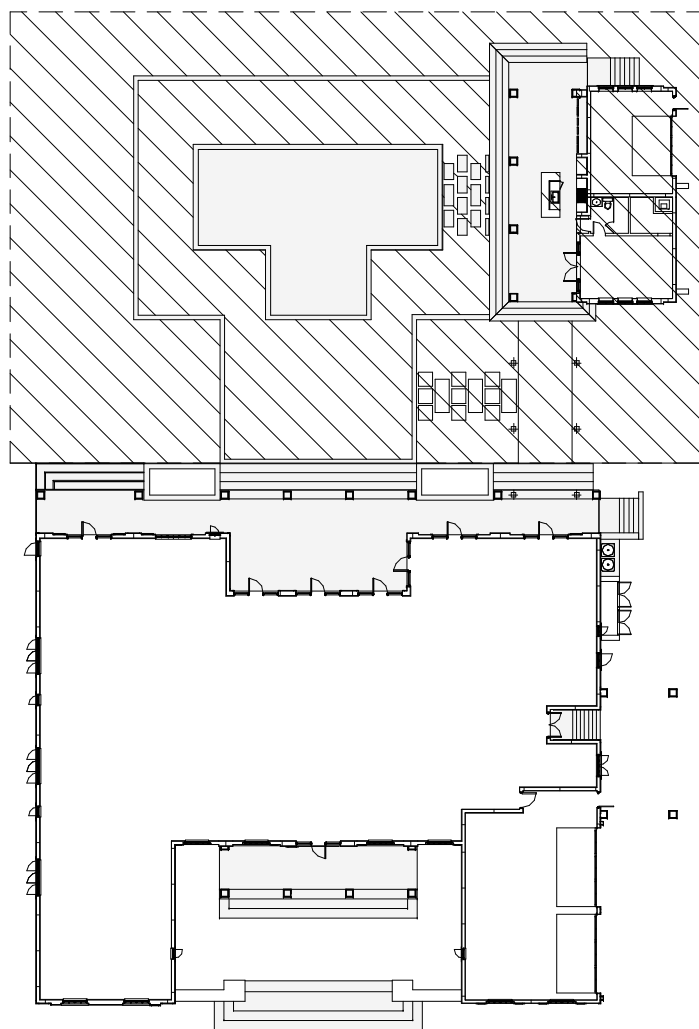
JENNIFER MALLON-SALMAN • AR-17181

P:\PROJECTS\VAZQUEZ\Revit\VAZQUEZ Residence.01_48_BOA.rvt

LICENSE # A A 2401191



FIRST FLOOR SECTION B



KEY LEGEND SECTION B

P:\PROJECTS\Vaqueria\Revit\Vaqueria Residence.01 48_BA.A.rvt

REVISIONS	

FLOOR PLAN
PARTIAL

SCALE As indicated
JOB 1904
SHEET

BA3

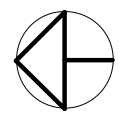
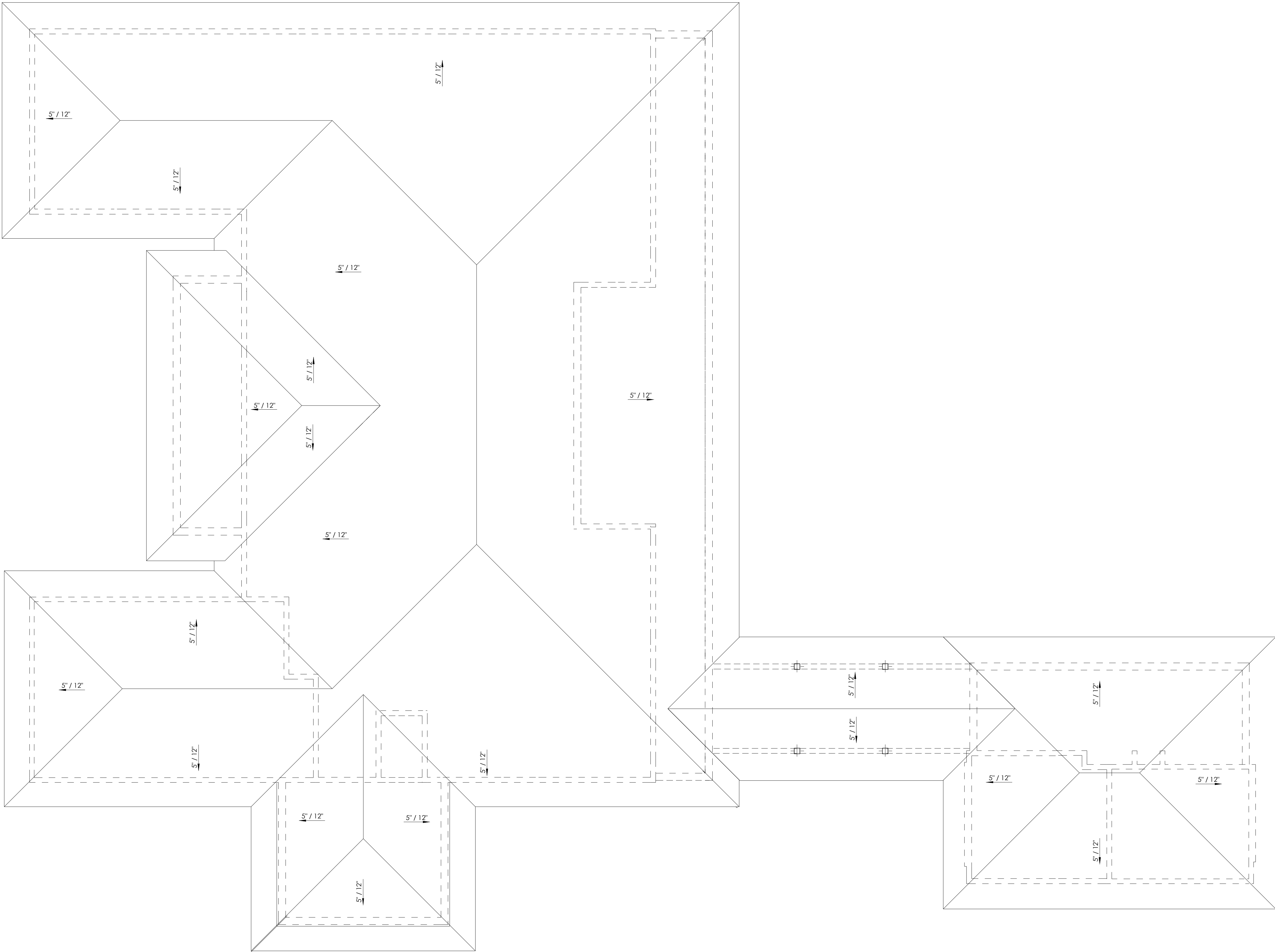
5/13/2021
1:14:42 PM
JENNIFER MALLON-SALMAN • AR-17181

SINGLE FAMILY RESIDENCE
450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

DESIGNER HEREBY EXPRESSLY RESERVES 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 FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.



ROOF PLAN.
1/8" = 1'-0"

P:\PROJECTS\Vazquez\Revit\Vazquez Residence.01_48_BOA.rvt

REVISIONS			

ROOF PLAN

SCALE	1/8" = 1'-0"
JOB	1904
SHEET	

BA4

5/13/2021
1:14:44 PM

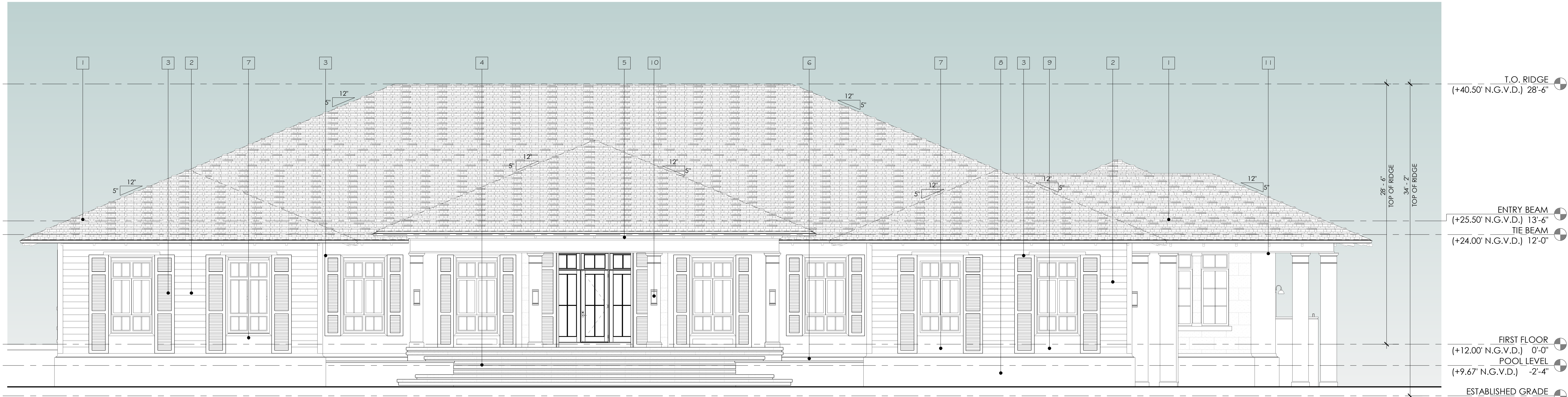
JENNIFER MALLON SALMAN • AR-17181

SINGLE FAMILY RESIDENCE
450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA

MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

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



FRONT ELEVATION (NORTH)
3/16" = 1'-0"



REAR ELEVATION (SOUTH)
3/16" = 1'-0"

1. CEMENT FLAT TILE
2. SMOOTH FINISH LAPSIDING STYLE STUCCO
3. DECORATIVE ALUMINUM SHUTTERS
4. KEYSTONE TREADS, RISERS AND OUTDOOR FLOORING
5. WOOD RAFTERS
6. KEYSTONE COPING
7. SMOOTH FINISH STUCCO BAND
8. RAISED SMOOTH FINISH STUCCO BASE
9. SMOOTH FINISH STUCCO
10. EXTERIOR WALL MOUNTED LIGHT
11. SMOOTH FINISH STUCCO MOLDING
12. LOUVERED ALUMINUM GATES

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

ROOF TILE - (BORAL SAXONY 900 SPLIT SHAKE CHARCOAL GREY BLEND)
STUCCO SMOOTH FINISH - (SW 7011 NATURAL CHOICE)
STUCCO BANDS, MOLDINGS AND BASE - (SW 7613 IVORY LACE)
WOOD RAFTERS - (SW 7050 USEFUL GRAY)
DECORATIVE ALUMINUM SHUTTERS - (SW 7050 USEFUL GRAY)
LOUVERED ALUMINUM GATES

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA

REVISIONS	

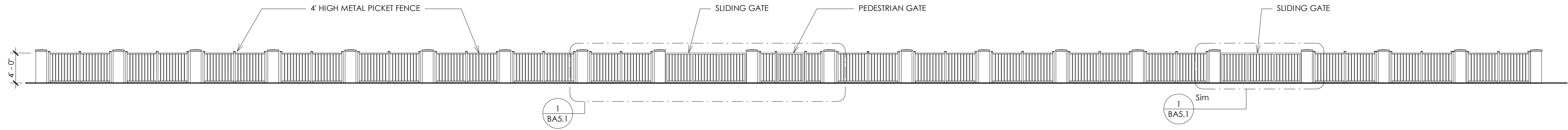
ELEVATIONS

SCALE As indicated
JOB 1904
SHEET

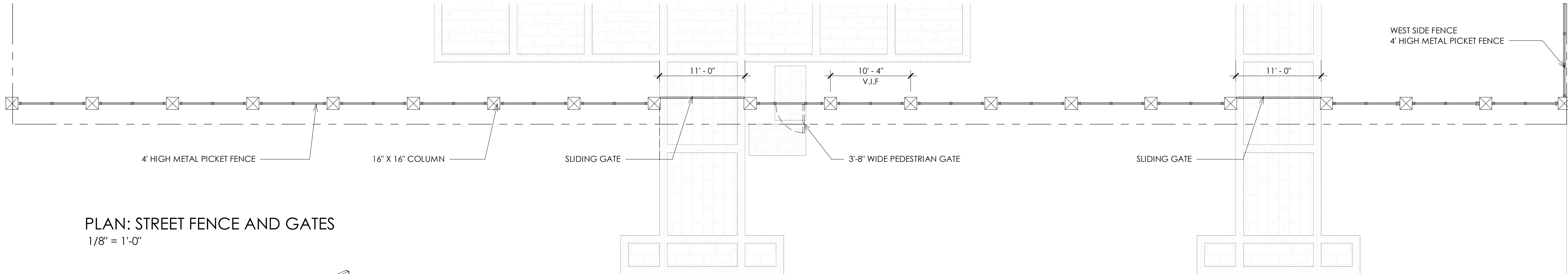
BA5

5/13/2021
1:14:35 PM

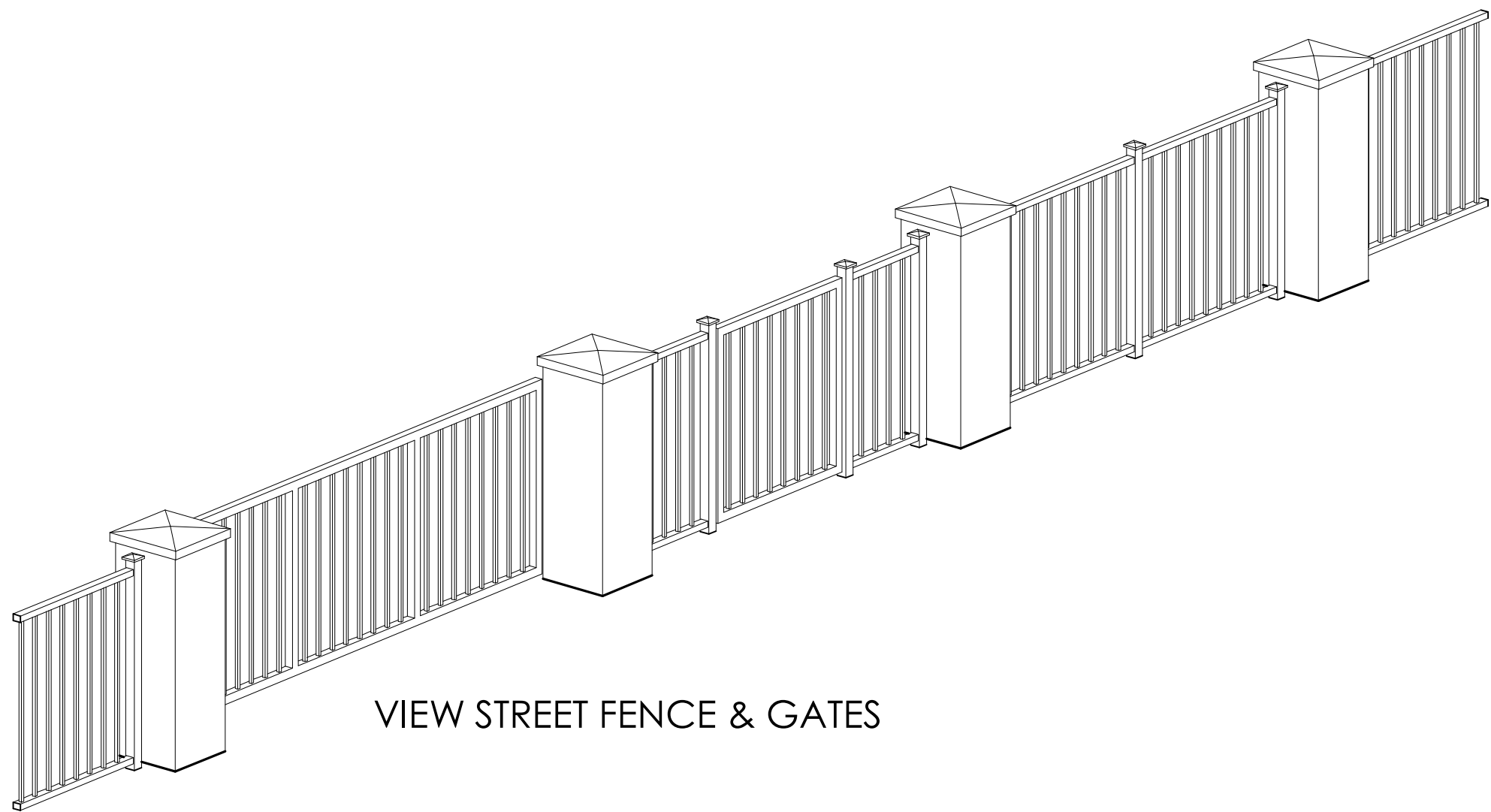
JENNIFER MALLON-SALMAN • AR-17181



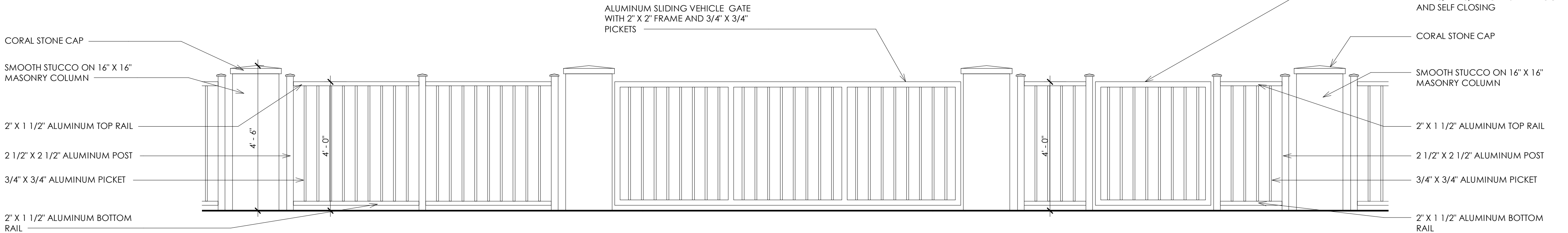
ELEVATION: STREET FENCE & GATES
1/8" = 1'-0"



PLAN: STREET FENCE AND GATES
1/8" = 1'-0"



VIEW STREET FENCE & GATES

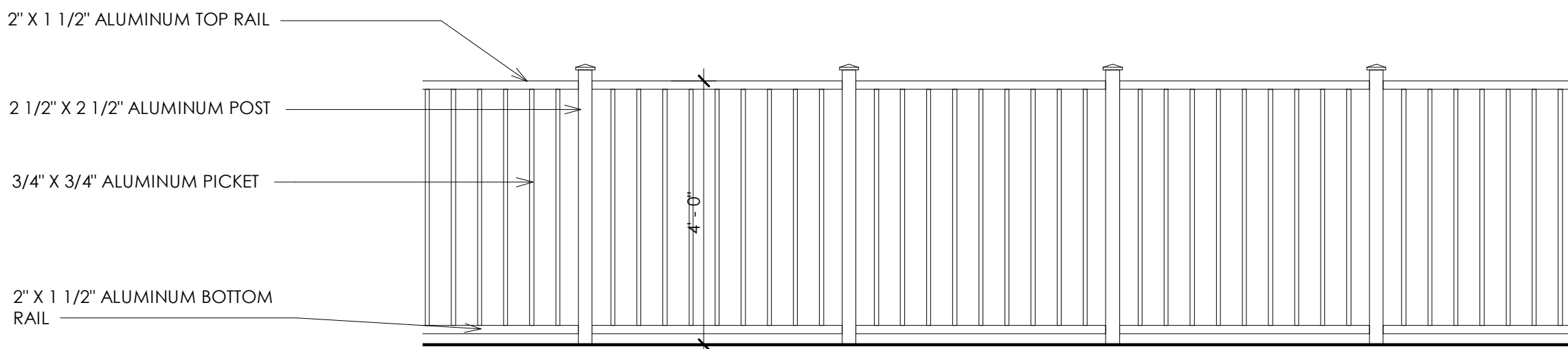


DETAIL: TYPICAL STREET FENCE

DETAIL: VEHICLE GATE

DETAIL: PEDESTRIAN GATE

1 BA5.1
DETAIL: STREET FENCE , VEHICLE & PEDESTRIAN GATE
1/2" = 1'-0"



DETAIL : WEST FENCE
1/2" = 1'-0"

ALUMINUM RAILINGS:
EXTERIOR GRADE ALUMINUM
FACTORY FINISH WHITE PAINT
SUBMIT SHOP DRAWINGS PRIOR
TO FABRICATION

P:\PROJECTS\VAZQUEZ\REVIT\VAZQUEZ RESIDENCE.rvt

REVISIONS	

PERIMETER
FENCE AND
GATES

SCALE As indicated
JOB 1904
SHEET

BA5.1

7/30/2021
7:10:14 PM
JENNIFER MALLON SALMAN • AR-17181

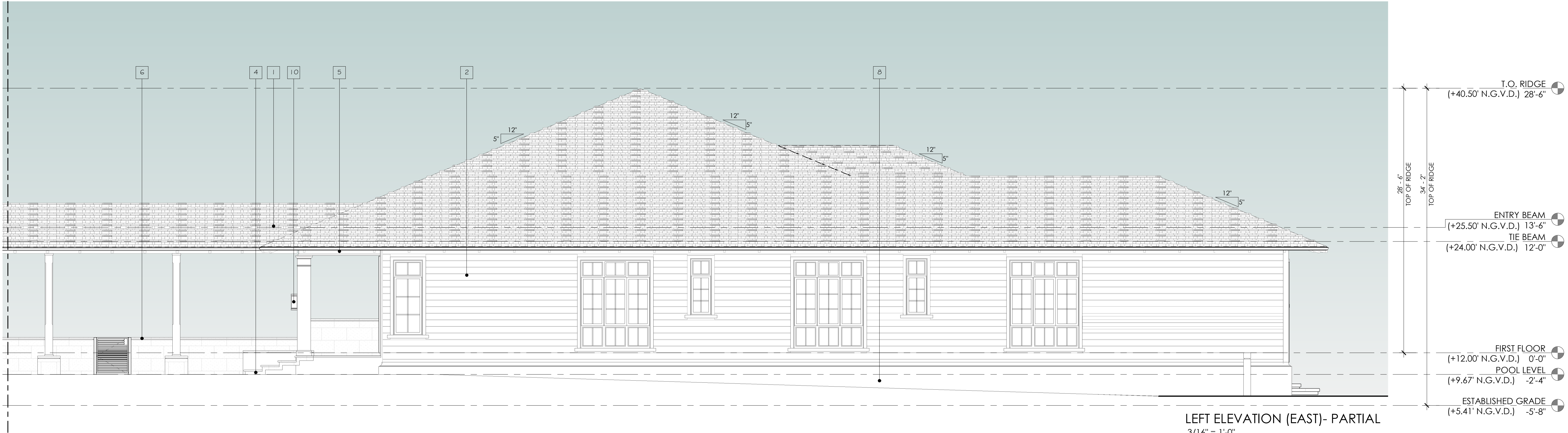
7910 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
WWW.MAS.MIAM.I
MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA

DESIGNER HEREBY EXPRESSLY RESERVES 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 FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.



RIGHT ELEVATION (WEST)- PARTIAL
3/16" = 1'-0"



LEFT ELEVATION (EAST)- PARTIAL
3/16" = 1'-0"

1. CEMENT FLAT TILE
2. SMOOTH FINISH LAPSIDING STYLE STUCCO
3. DECORATIVE ALUMINUM SHUTTERS
4. KEYSTONE TREADS, RISERS AND OUTDOOR FLOORING
5. WOOD RAFTERS
6. KEYSTONE COPING
7. SMOOTH FINISH STUCCO BAND
8. RAISED SMOOTH FINISH STUCCO BASE
9. SMOOTH FINISH STUCCO
10. EXTERIOR WALL MOUNTED LIGHT
11. SMOOTH FINISH STUCCO MOLDING
12. LOUVERED ALUMINUM GATES

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

- ROOF TILE - (BORAL SAXONY 900 SPLIT SHAKE CHARCOAL GREY BLEND)
- STUCCO SMOOTH FINISH - (SW 7011 NATURAL CHOICE)
- STUCCO BANDS, MOLDINGS AND BASE - (SW 7613 IVORY LACE)
- WOOD RAFTERS - (SW 7050 USEFUL GRAY)
- DECORATIVE ALUMINUM SHUTTERS - (SW 7050 USEFUL GRAY)
- LOUVERED ALUMINUM GATES

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA

REVISIONS

ELEVATIONS

SCALE As indicated

JOB 1904

SHEET

BA6

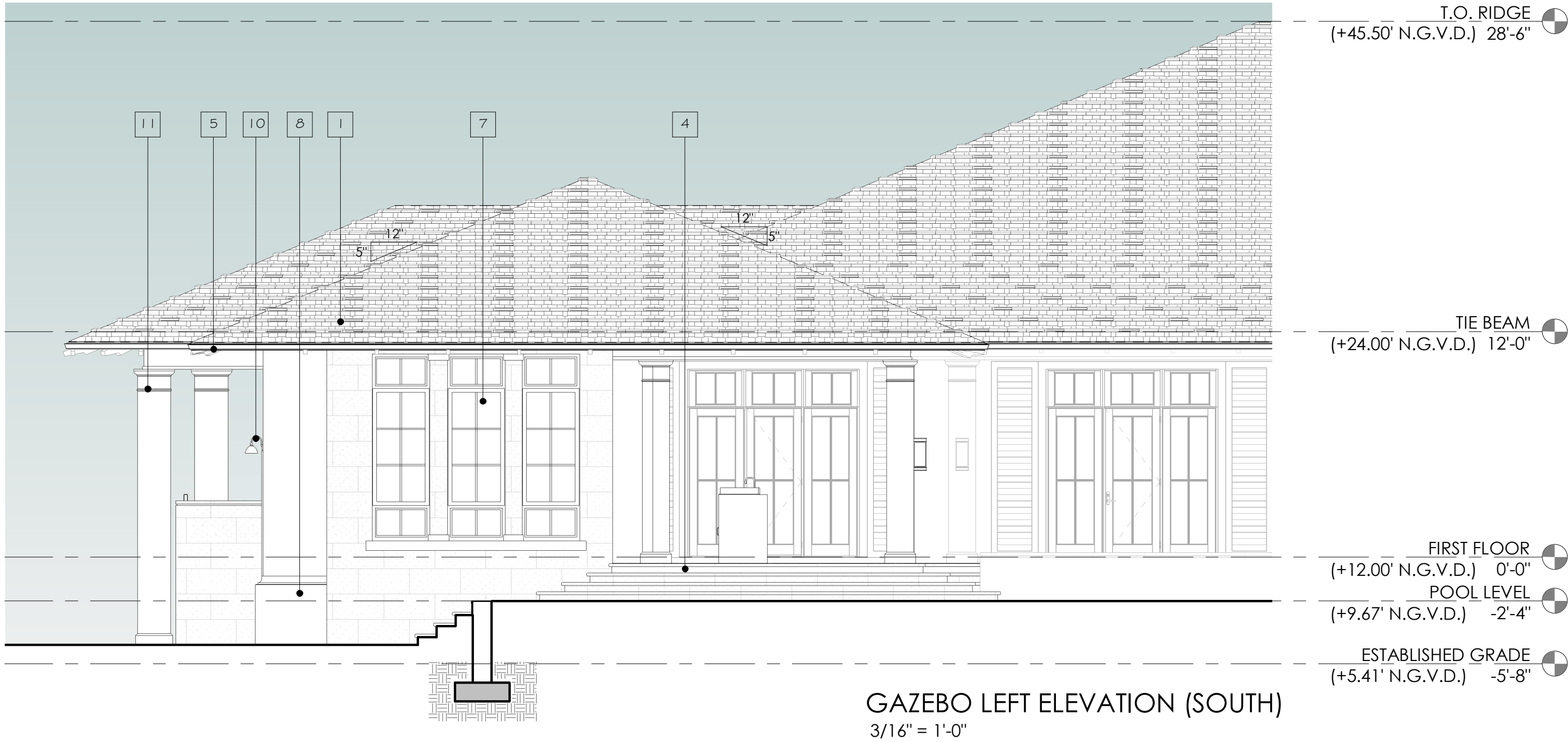
5/13/2021
1:15:05 PM

JENNIFER MALLON SALMAN • AR-17181

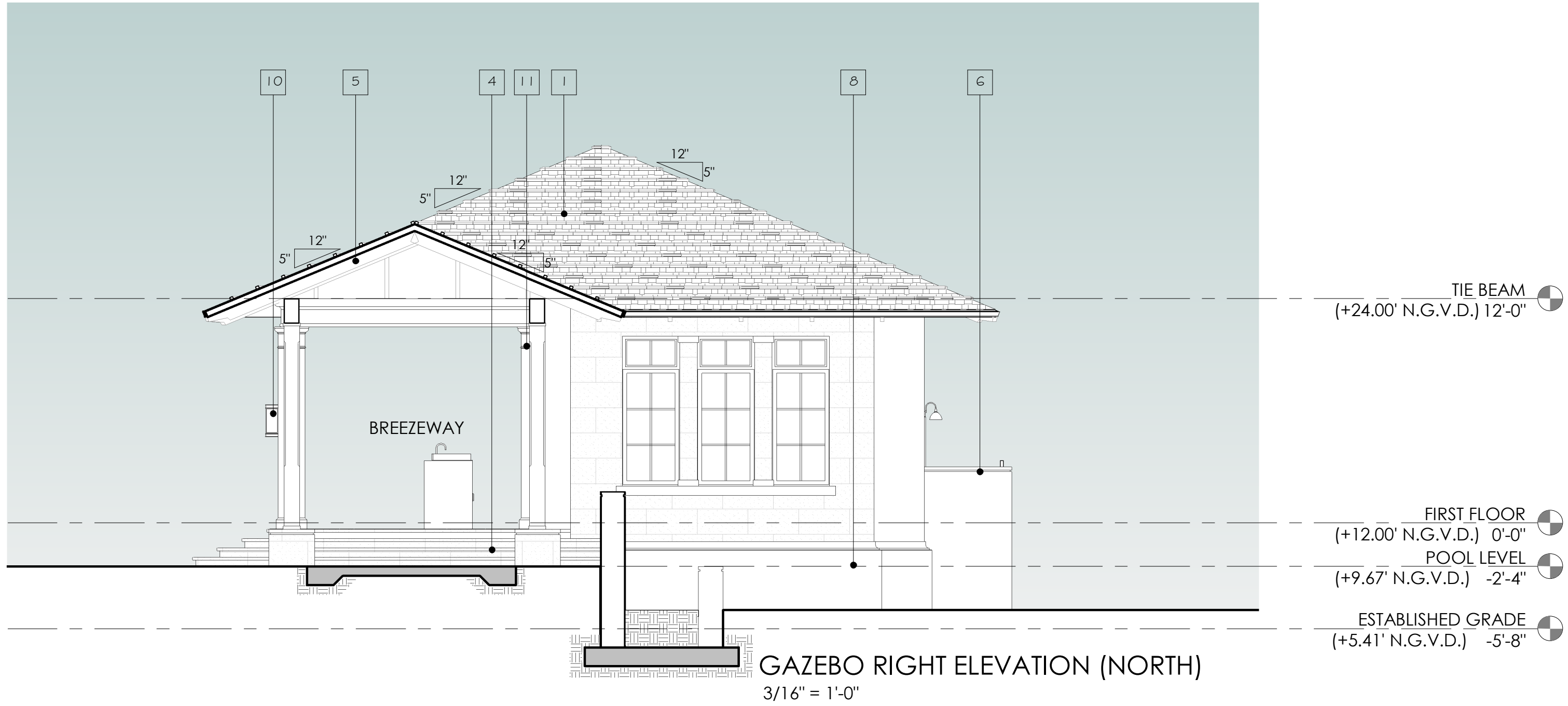
P:\PROJECTS\Vazquez\Revit\Vazquez Residence.01_48_BOA.rvt

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. 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 A 24001191



GAZEBO LEFT ELEVATION (SOUTH)
3/16" = 1'-0"



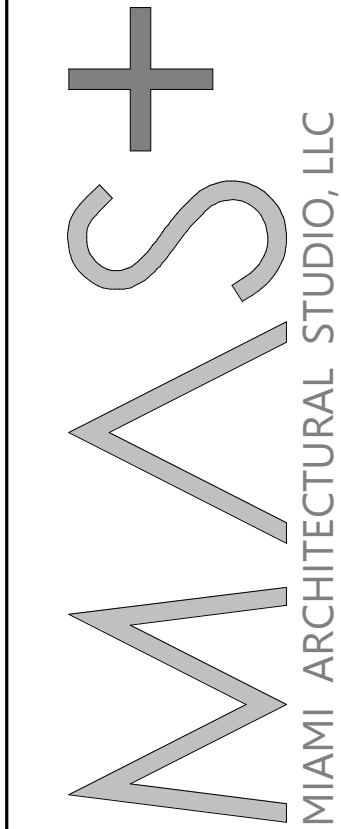
GAZEBO RIGHT ELEVATION (NORTH)
3/16" = 1'-0"

1. CEMENT FLAT TILE
2. SMOOTH FINISH LAPSIDING STYLE STUCCO
3. DECORATIVE ALUMINUM SHUTTERS
4. KEYSTONE TREADS, RISERS AND OUTDOOR FLOORING
5. WOOD RAFTERS
6. KEYSTONE COPING
7. SMOOTH FINISH STUCCO BAND
8. RAISED SMOOTH FINISH STUCCO BASE
9. SMOOTH FINISH STUCCO
10. EXTERIOR WALL MOUNTED LIGHT
11. SMOOTH FINISH STUCCO MOLDING
12. LOUVERED ALUMINUM GATES

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

ROOF TILE - (BORAL SAXONY 900 SPLIT SHAKE CHARCOAL GREY BLEND)
STUCCO SMOOTH FINISH - (SW 7011 NATURAL CHOICE)
STUCCO BANDS, MOLDINGS AND BASE - (SW 7613 IVORY LACE)
WOOD RAFTERS - (SW 7050 USEFUL GRAY)
DECORATIVE ALUMINUM SHUTTERS - (SW 7050 USEFUL GRAY)
LOUVERED ALUMINUM GATES

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

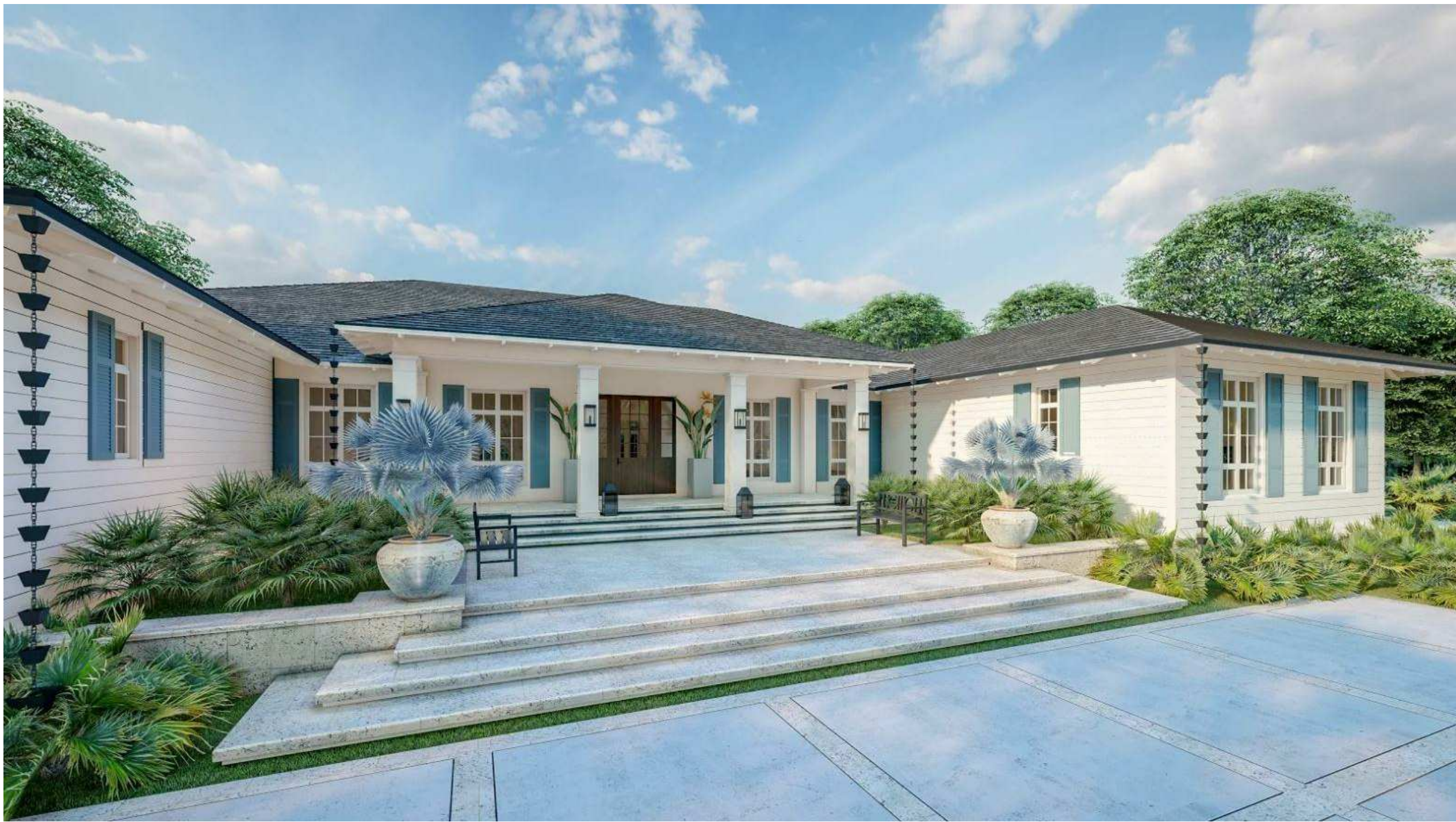


SINGLE FAMILY RESIDENCE
450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA

REVISIONS	

ELEVATIONS

SCALE As indicated
JOB 1904
SHEET
BA8



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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA

REVISIONS	

RENDERINGS

SCALE
JOB 1904
SHEET
BA9

5/13/2021
1:15:21 PM

JENNIFER MALLON-SALMAN • AR-17181

PA PROJECT'S Vazquez, Revlin Vazquez Residence.01_48_BOA.rvt

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

LICENSE # A A 2001191



①



② PROPOSED HOUSE 450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA



③



④



⑤



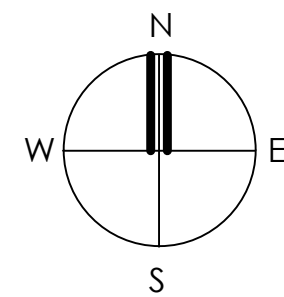
⑥



⑦



② LOT



NEIGHBORING HOUSES ADDRESS LIST

1. 400 CASUARINA CONOURSE
2. 450 CASUARINA CONOURSE
3. 480 CASUARINA CONOURSE
4. 475 CASUARINA CONOURSE
5. 455 CASUARINA CONOURSE
6. 401 CASUARINA CONOURSE
7. 395 CASUARINA CONOURSE

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

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

SINGLE FAMILY RESIDENCE
450 CASUARINA CONOURSE
CORAL GABLES, FLORIDA

REVISIONS	

SITE PHOTOS

SCALE
JOB 1904
SHEET

SPH

5/13/2021
1:15:22 PM

JENNIFER MALLON SALMAN • AR-17181

P:\PROJECTS\VAZQUEZ\Revit\VAZQUEZ Residence.01_48_BOA.rvt

DESIGNER HEREBY EXPRESSLY RESERVES 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 MAM ARCHITECTURAL STUDIO, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.