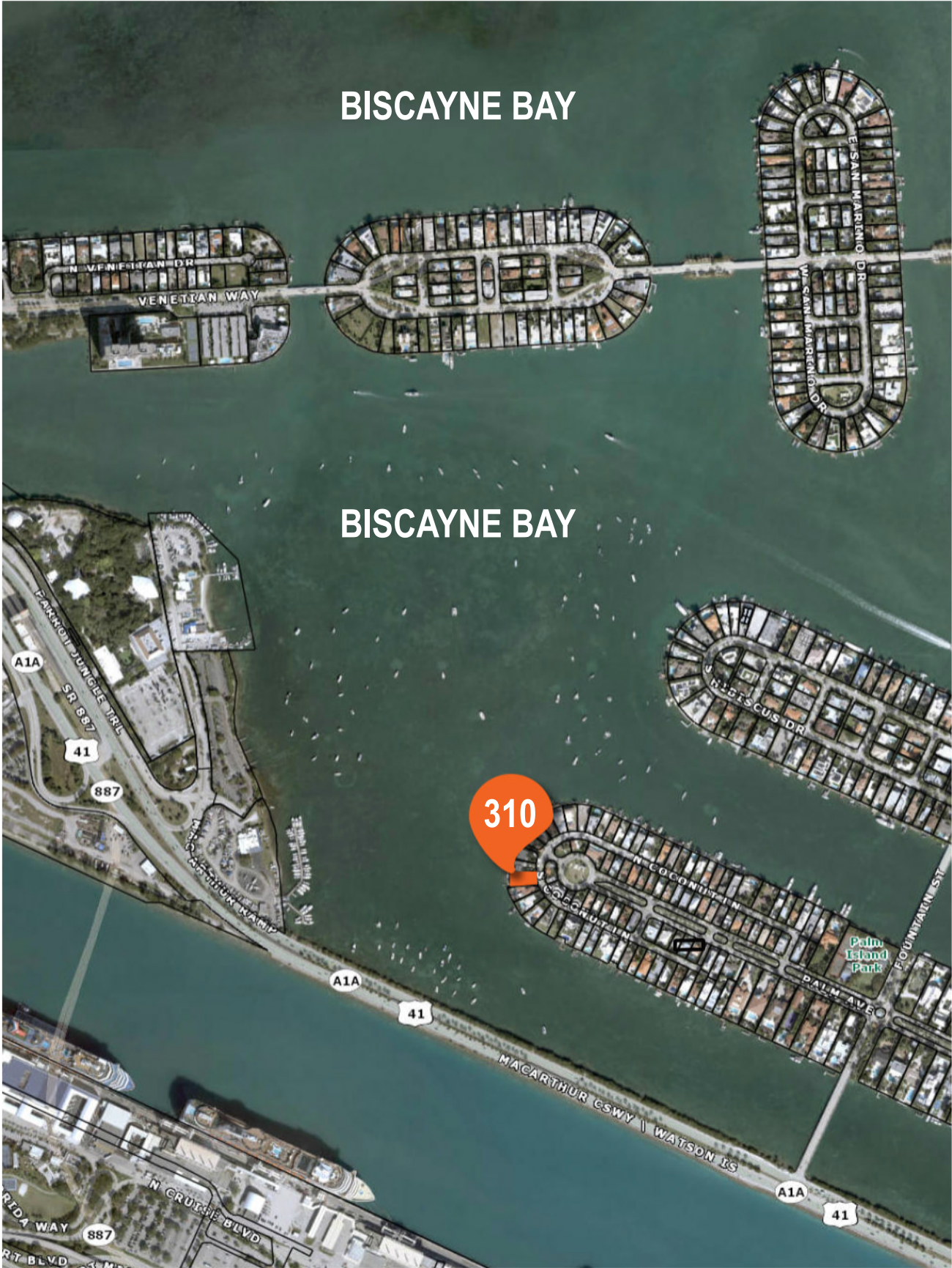




NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



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P 305 576 8063

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FL LIC: AA 26000837

STATE OF FLORIDA

PIERRE DE AGOSTINI

REGISTERED ARCHITECT

AR 10000

ADDRESS & OWNER

NEW RESIDENCE

310 S. COCONUT LANE.

MIAMI BEACH, FL. 33139

OWNER: PIERRE DE AGOSTINI

REVISION & DATE

DRAWING TITLE

NEIGHBORHOOD AERIAL VIEW

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

A-0.1

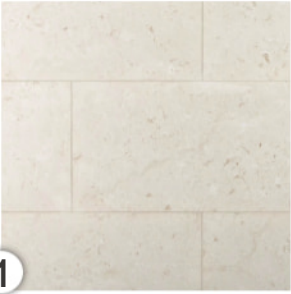
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3D VIEW - FRONT

MATERIAL BOARD



OOLITIC LIMESTONE
WALL CLADDING



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
STREET CHIC, CSP45)



PARKLEX PRODEMA
CHIA/NATURCLAD-B



CLEAR GLASS W/
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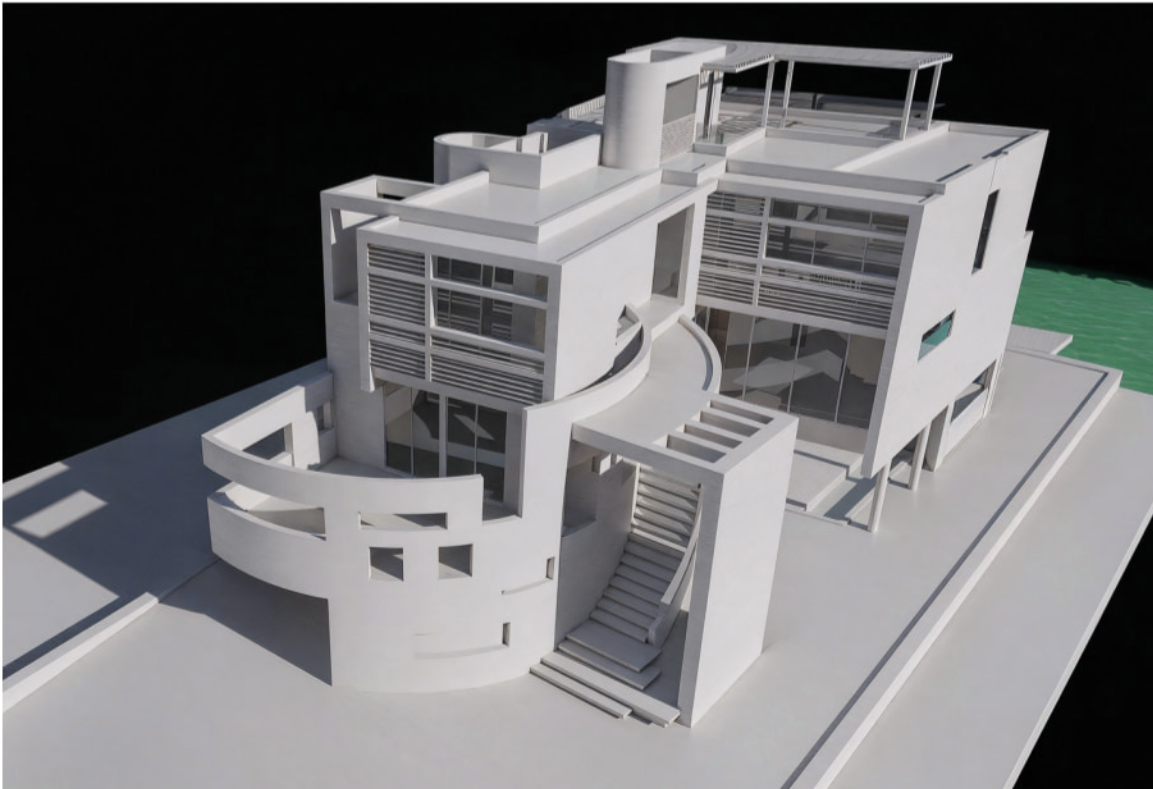
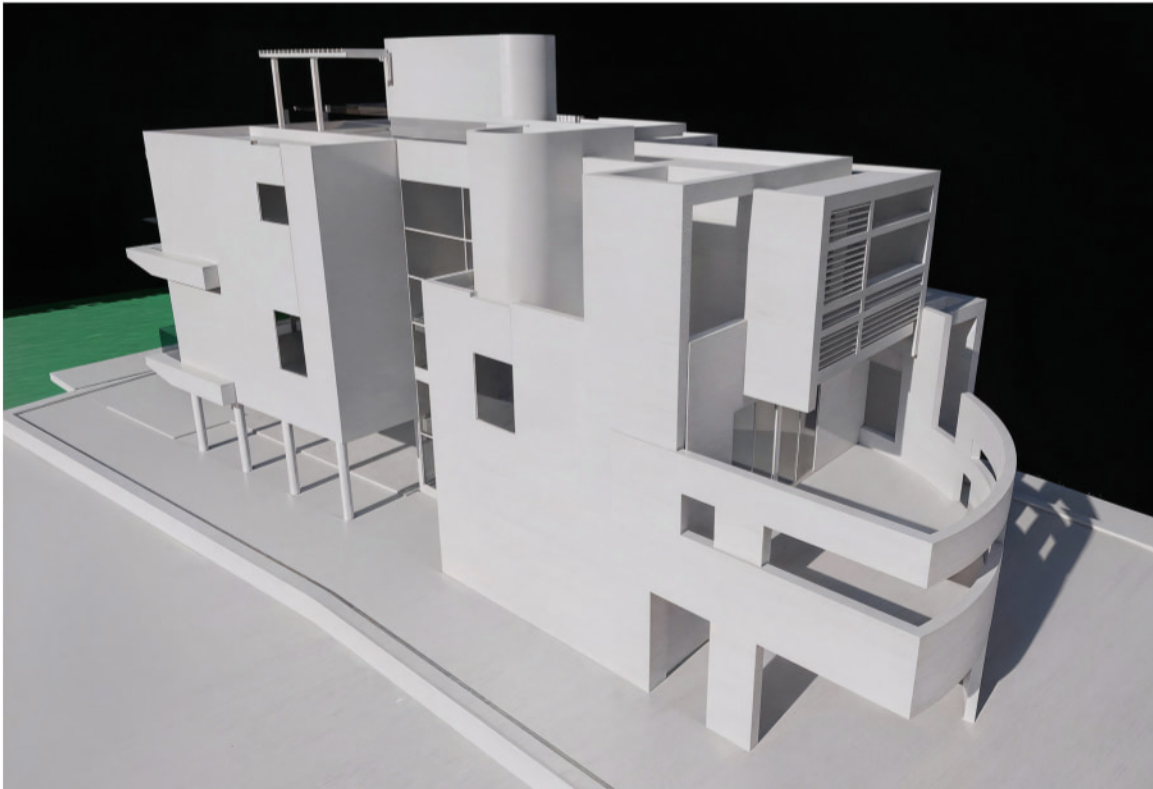
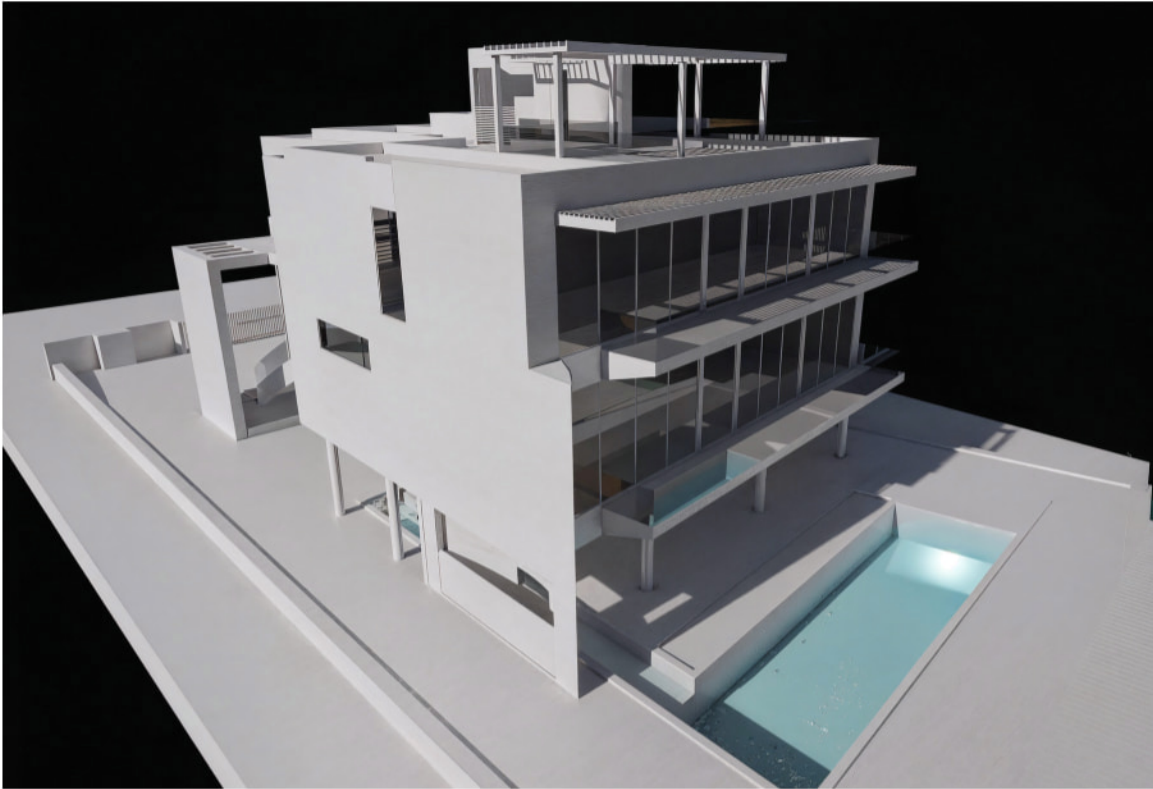
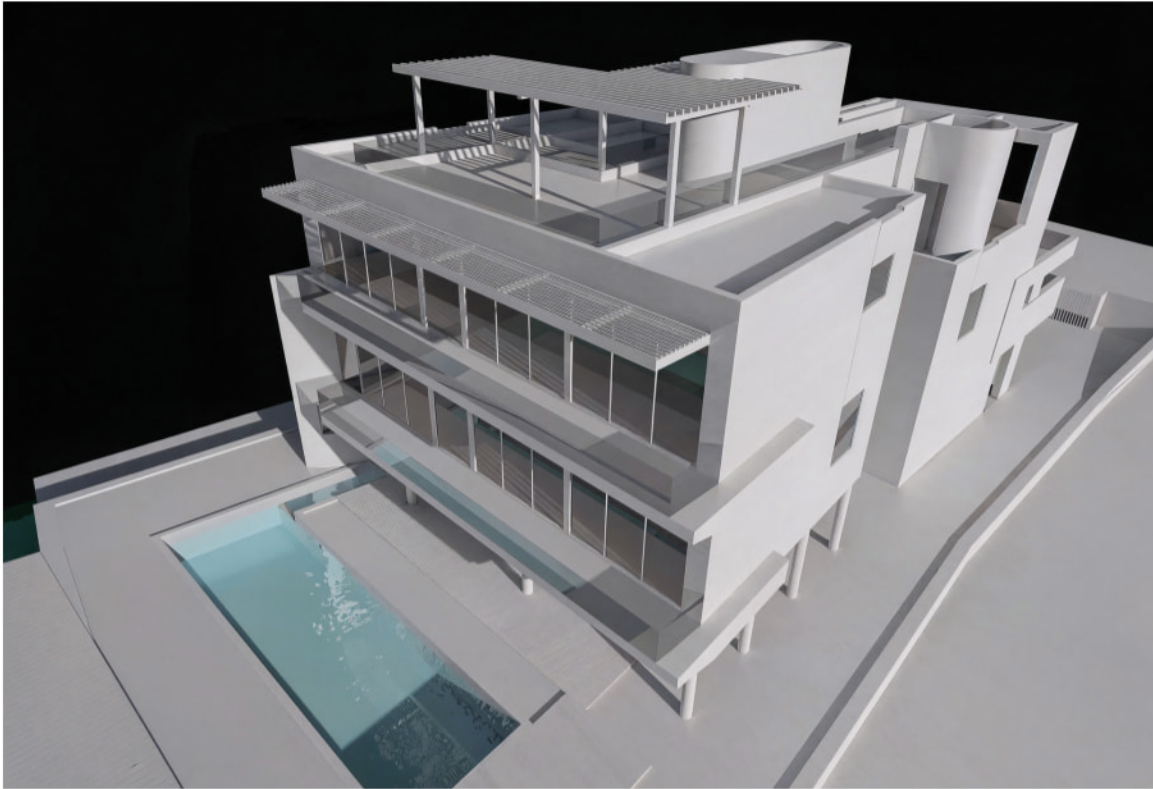
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SCALE: AS SHOWN

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3D VOLUME

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3D VOLUME



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COURTYARD - ENTRY



REAR YARD - POOL



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3D VIEW & MATERIALS

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A-0.7C



BEFORE
COMMENT:
INCREASE OPENINGS TO
FRONT VOLUME



AFTER
EXTRA OPENINGS
ADDED/ENLARGED,
HEIGHT REDUCED,
OPEN STAIR ADDED

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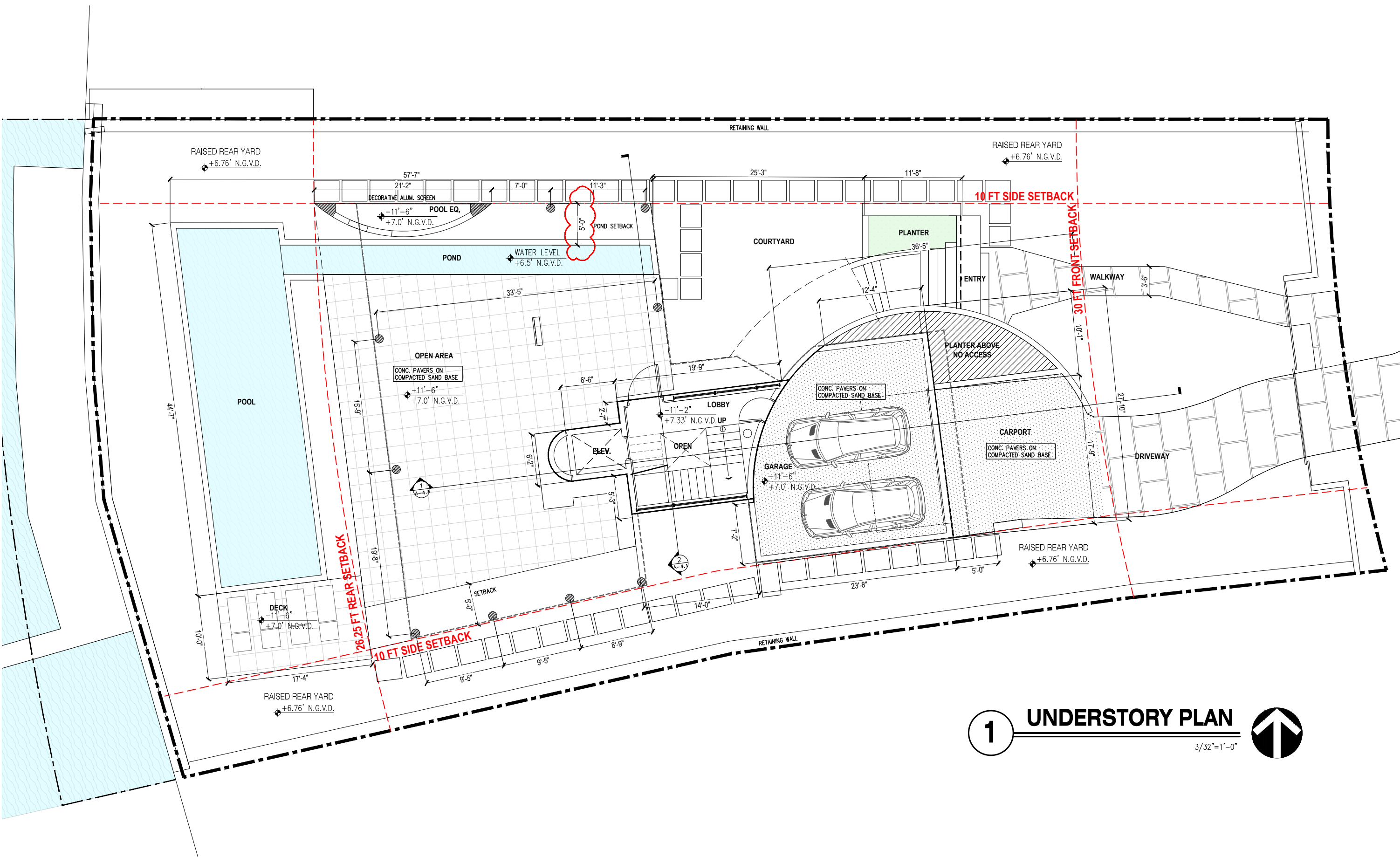
COMMENT REPLY
SHEET

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

C-1

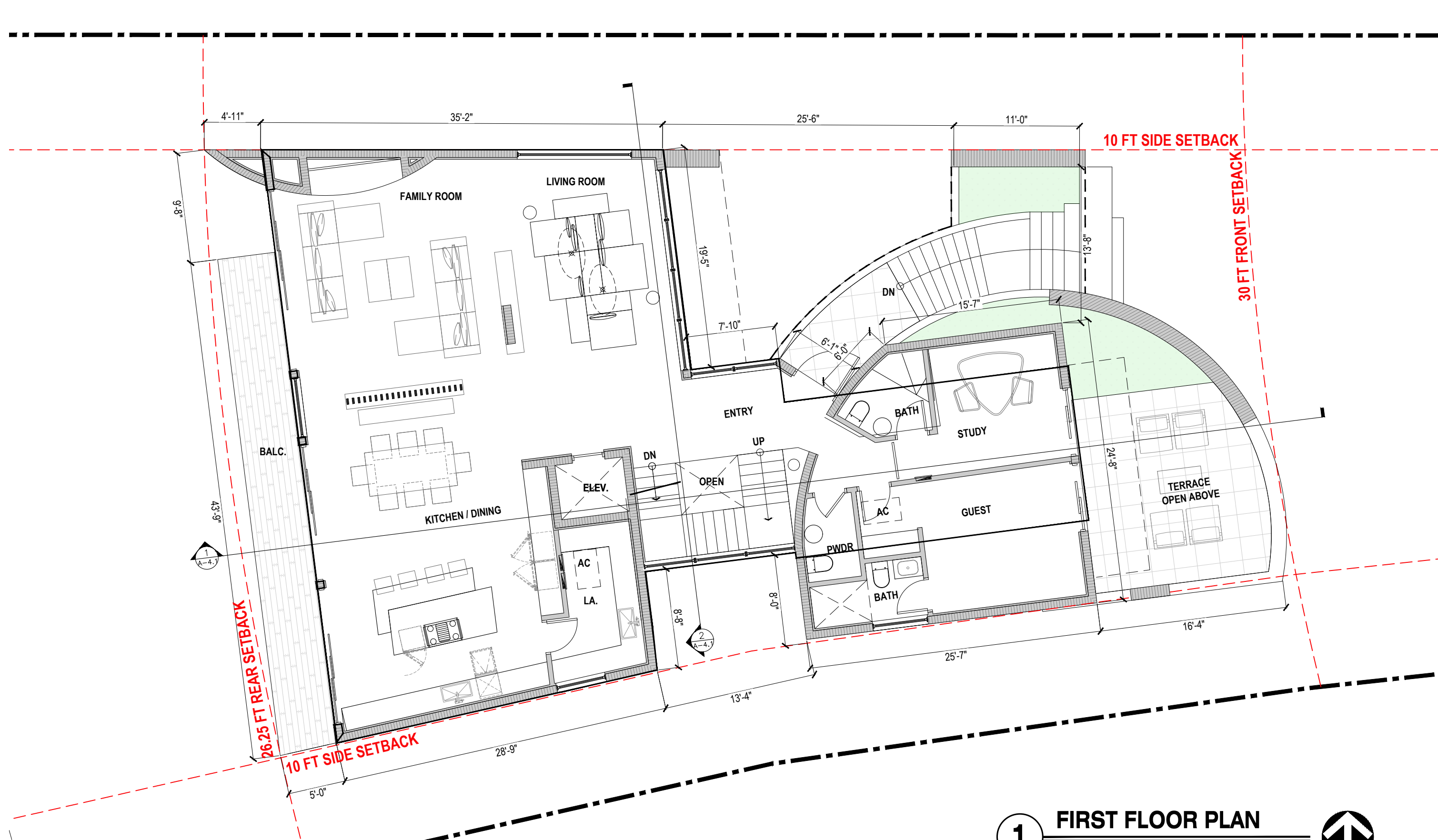
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1 UNDERSTORY PLAN

3/32"=1'-0"





1 FIRST FLOOR PLAN

1/8"=1'-0"

↑

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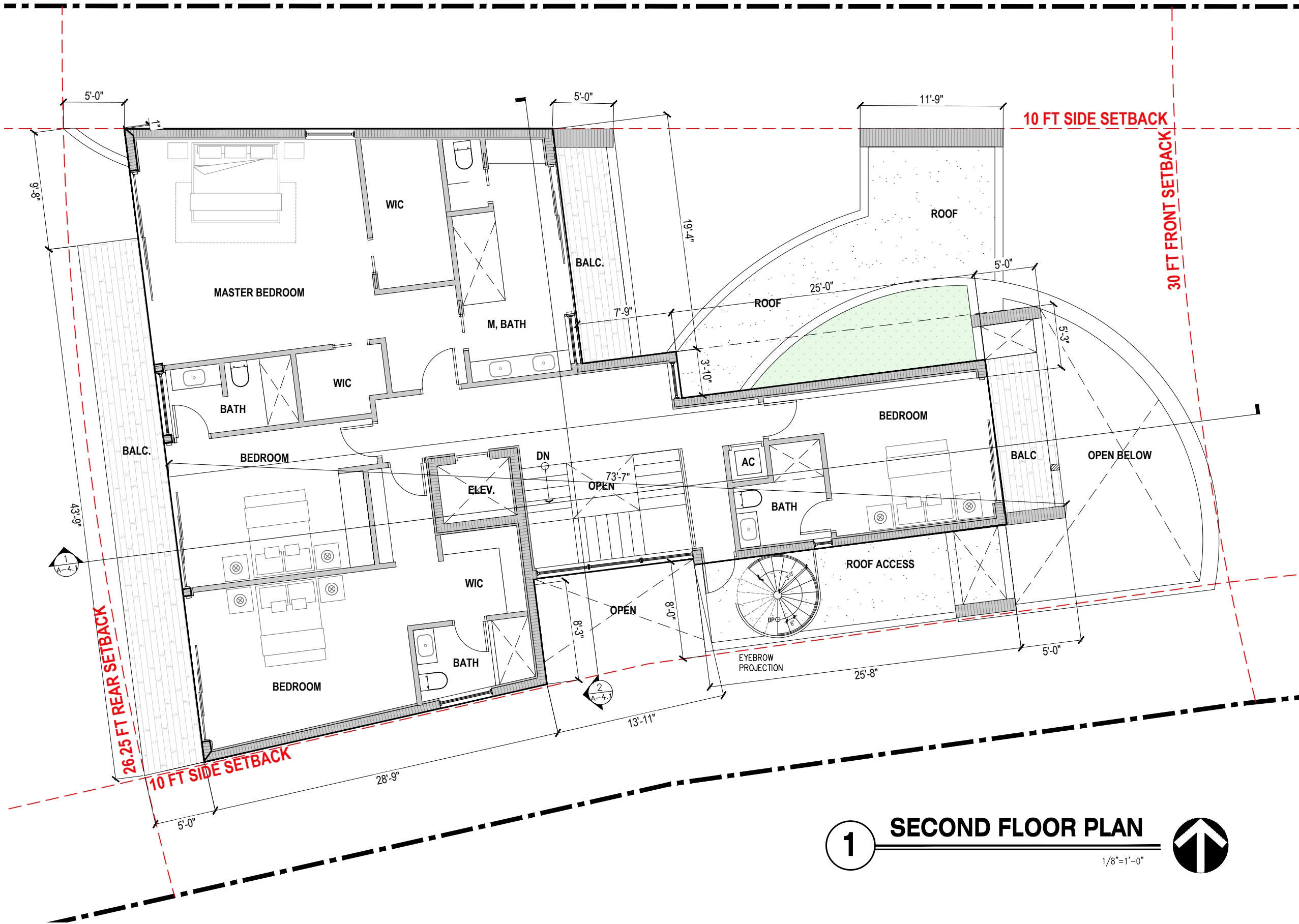
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SECOND FLOOR PLAN

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A-2.2



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SECOND FLOOR PLAN

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

A-2.3

1

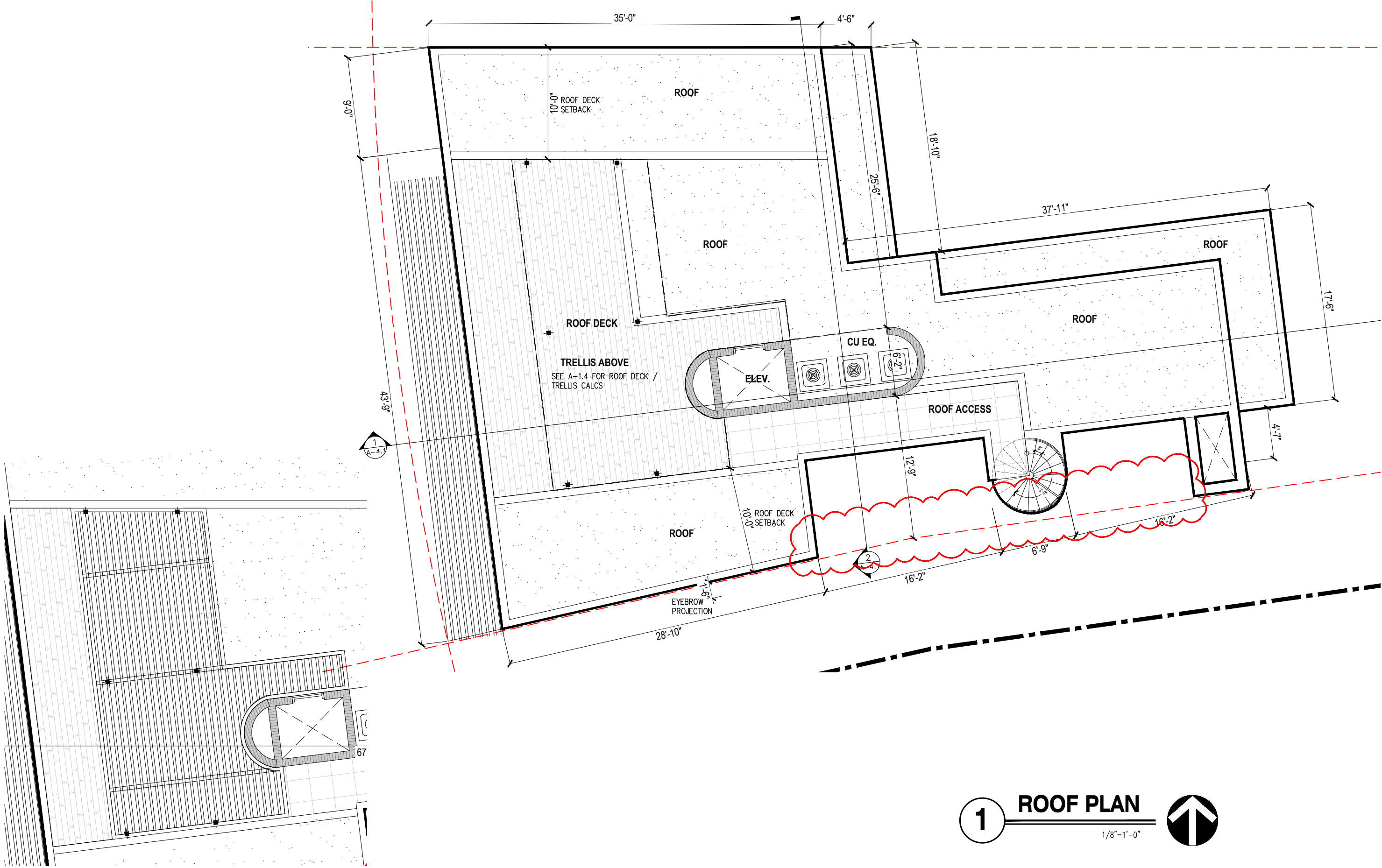
SECOND FLOOR PLAN

1/8"=1'-0"

↑

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2 COVERED ROOF/CANOPY
1/8"=1'-0"

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

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ROOF PLAN

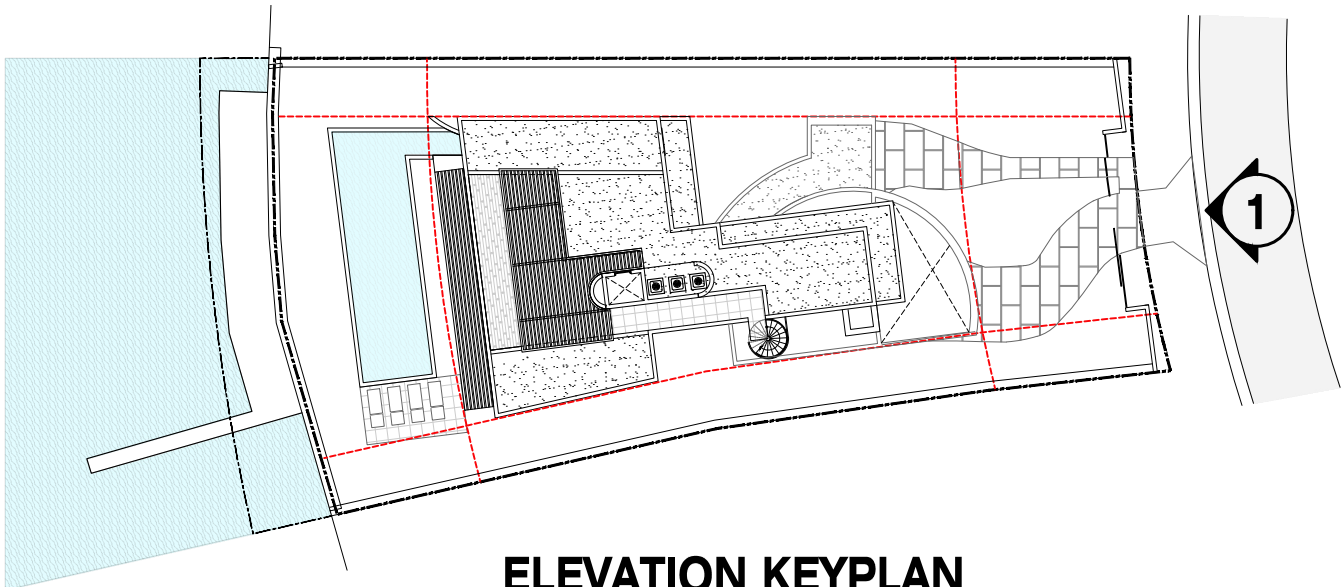
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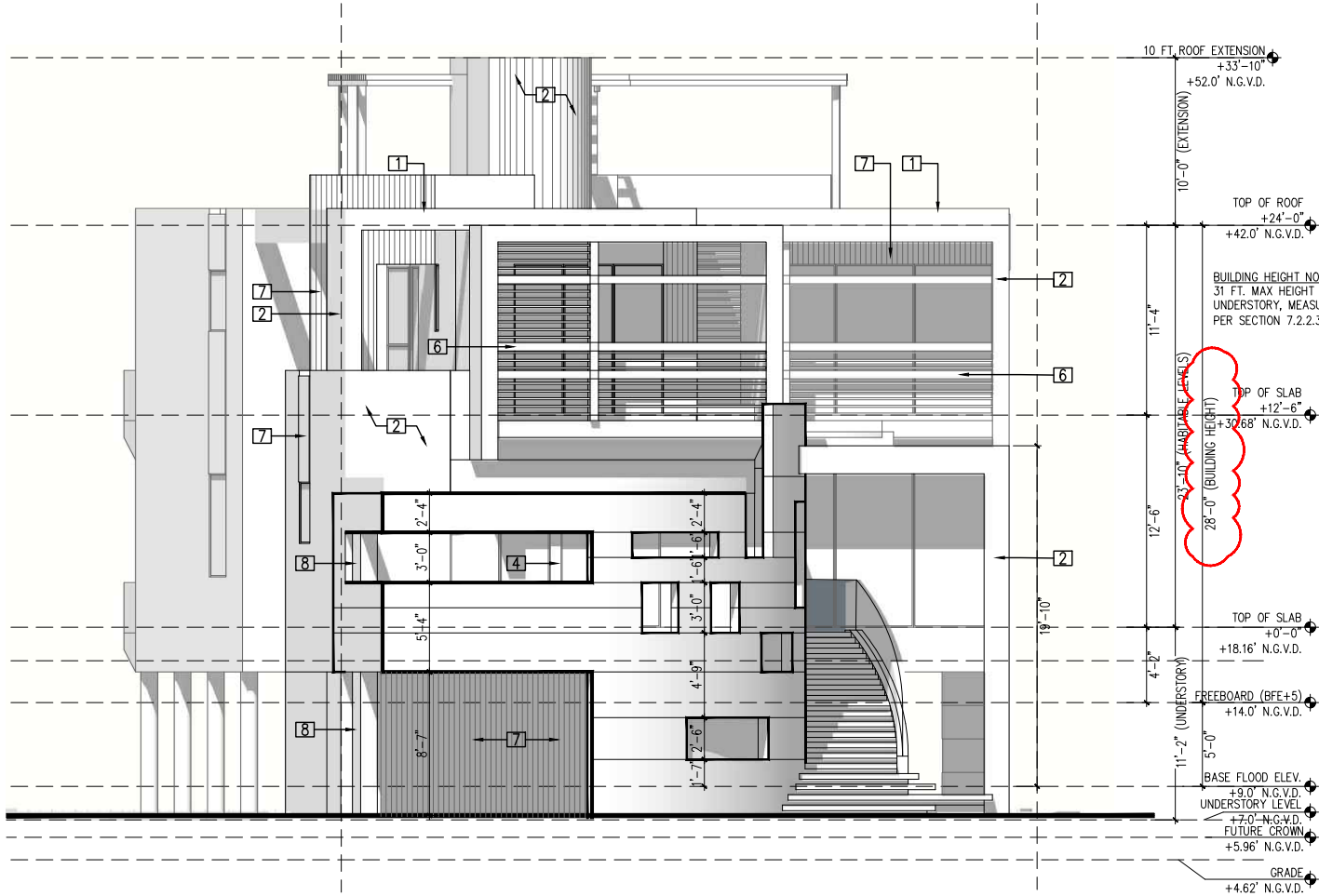
A-2.4

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ELEVATION KEYPLAN

NOT TO SCALE



1 EAST ELEVATION (FRONT)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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**EAST
ELEVATION
(FRONT)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.1

COCONUT LANE RESIDENCE

310 S. COCONUT LANE. MIAMI BEACH, FLORIDA. 33139

NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB24-1051 / 12-10-2024



ARCHITECTURAL PRESENTATION

- A-0.0 | COVER SHEET / INDEX OF DRAWINGS
- A-0.1 | NEIGHBORHOOD AERIAL VIEWS
- A-0.2 | SURROUNDING PROPERTIES
- A-0.3 | SURROUNDING PROPERTIES
- A-0.4 | 3D VIEW - FRONT & MATERIALS
- A-0.5 | 3D VIEW - FRONT & MATERIALS
- A-0.6.A, B | 3D VIEWS - VOLUMES
- A-0.7.A, B, C, D | 3D VIEWS
- A-0.9 | CONTEXTUAL ELEVATIONS
- A-0.10 | SURVEY
- A-0.11 | DEMOLITION PLAN

ARCHITECTURAL PLANS

- A-1.0 | ZONING DATA
- C-1 | COMMENT REPLY
- A-1.1 | SITE PLAN
- A-1.2 | YARD SECTIONS
- A-1.3 | YARD SECTIONS
- A-1.4 | DIAGRAM - LOT COVERAGE / AXONOMETRIC
- A-1.5 | DIAGRAM - UNIT SIZE
- A-1.6 | DIAGRAM - OPEN SPACE
- A-2.1 | UNDERSTORY PLAN
- A-2.2 | FIRST FLOOR PLAN
- A-2.3 | SECOND FLOOR PLAN
- A-2.4 | ROOF PLAN
- A-3.1 | EAST ELEVATION (FRONT)
- A-3.2 | SOUTH ELEVATION (SIDE)
- A-3.3 | NORTH ELEVATION (SIDE)
- A-3.4 | WEST ELEVATION (REAR)
- A-4.1 | SECTIONS

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STATE OF FLORIDA

PIERRE DE AGOSTINI

REGISTERED ARCHITECT

AN 1988

ADDRESS & OWNER

NEW RESIDENCE

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COVER SHEET / INDEX OF DRAWINGS

SCALE: AS SHOWN

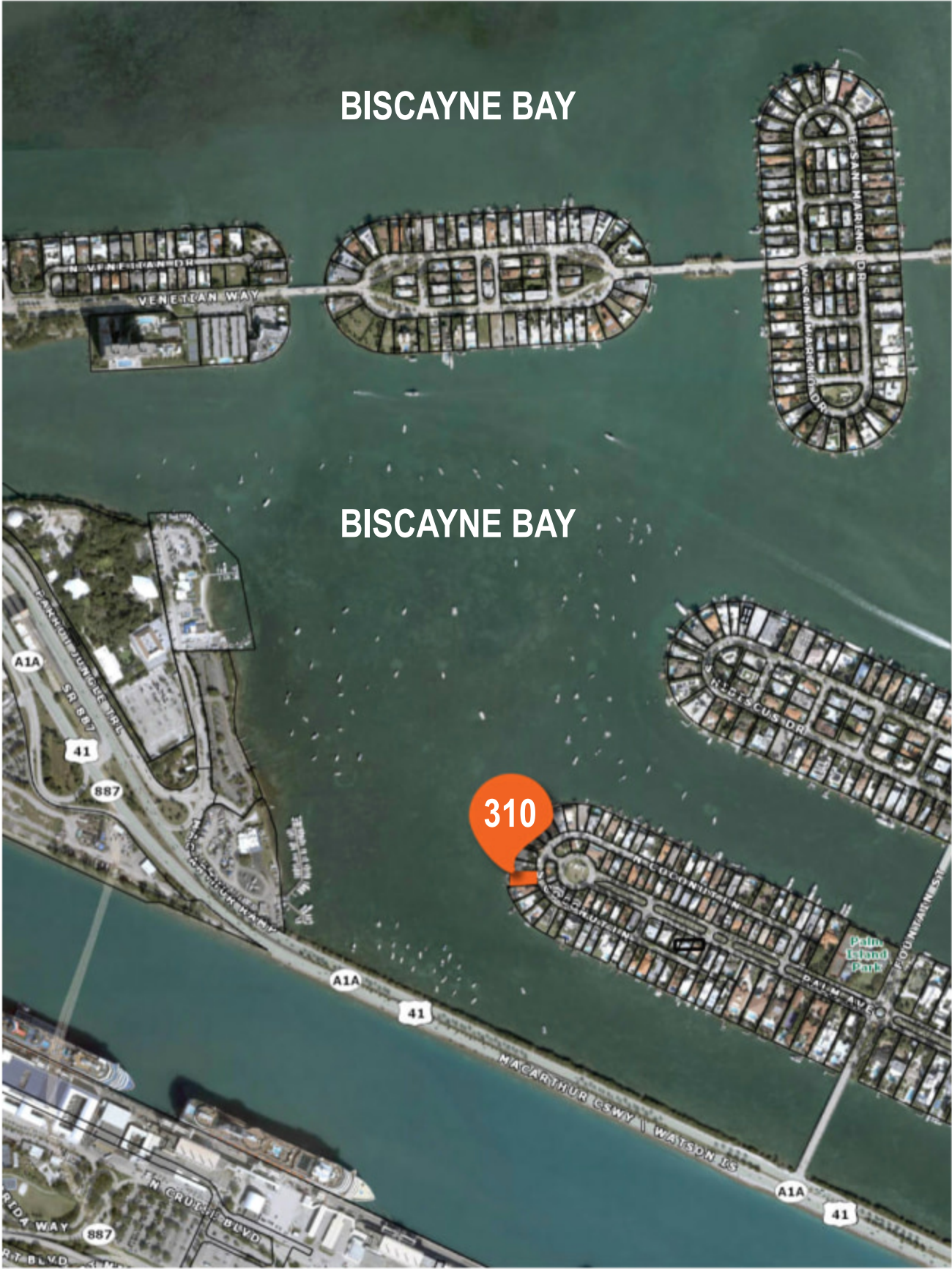
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



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**NEIGHBORHOOD
AERIAL VIEW**

SCALE: AS SHOWN
DATE: 08-02-2024

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1 320 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE



2 316 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE



3 310 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE



4 308 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE

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**SURROUNDING
PROPERTIES**

SCALE: AS SHOWN
DATE: 08-02-2024

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A-0.2



5 302 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE



6 288 PALM AVENUE
EXISTING TWO-STORY RESIDENCE



7 300 PALM AVENUE
EXISTING TWO-STORY RESIDENCE



8 312 PALM AVENUE
EXISTING TWO-STORY RESIDENCE



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**SURROUNDING
PROPERTIES**

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3D VIEW - FRONT

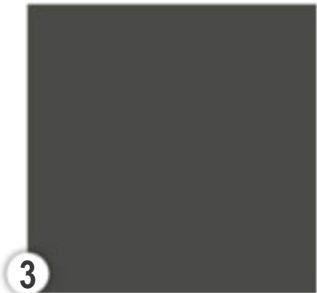
MATERIAL BOARD



OOLITIC LIMESTONE
WALL CLADDING



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)



PAINTED STUCCO
ACCENT COLOR
(BENJAMIN MOORE
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BRONZE FRAMES.
(LOUVERS SAME
COLOR)

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3D VIEW - REAR

MATERIAL BOARD



OOLITIC LIMESTONE
WALL CLADDING



PAINTED STUCCO
WALLS & CEILING
(BENJAMIN MOORE
SAND DOLLAR, OC-71)



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(BENJAMIN MOORE
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CHIA/NATURCLAD-B



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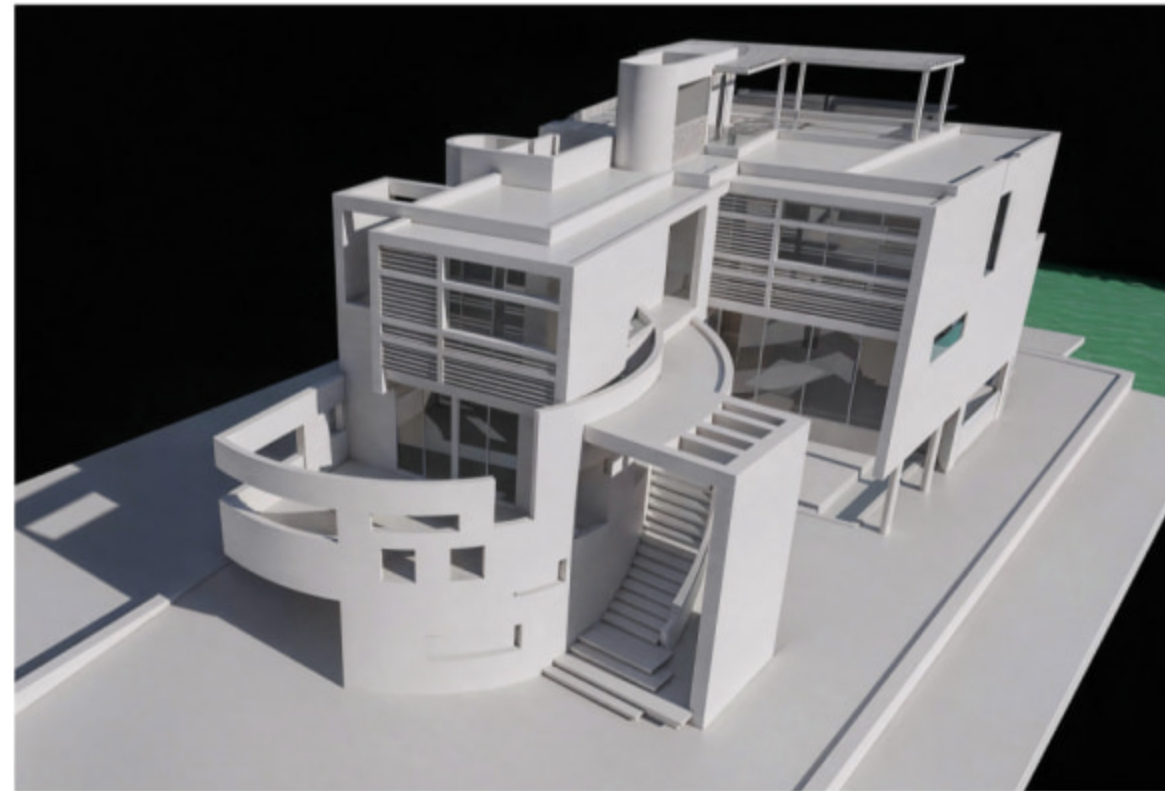
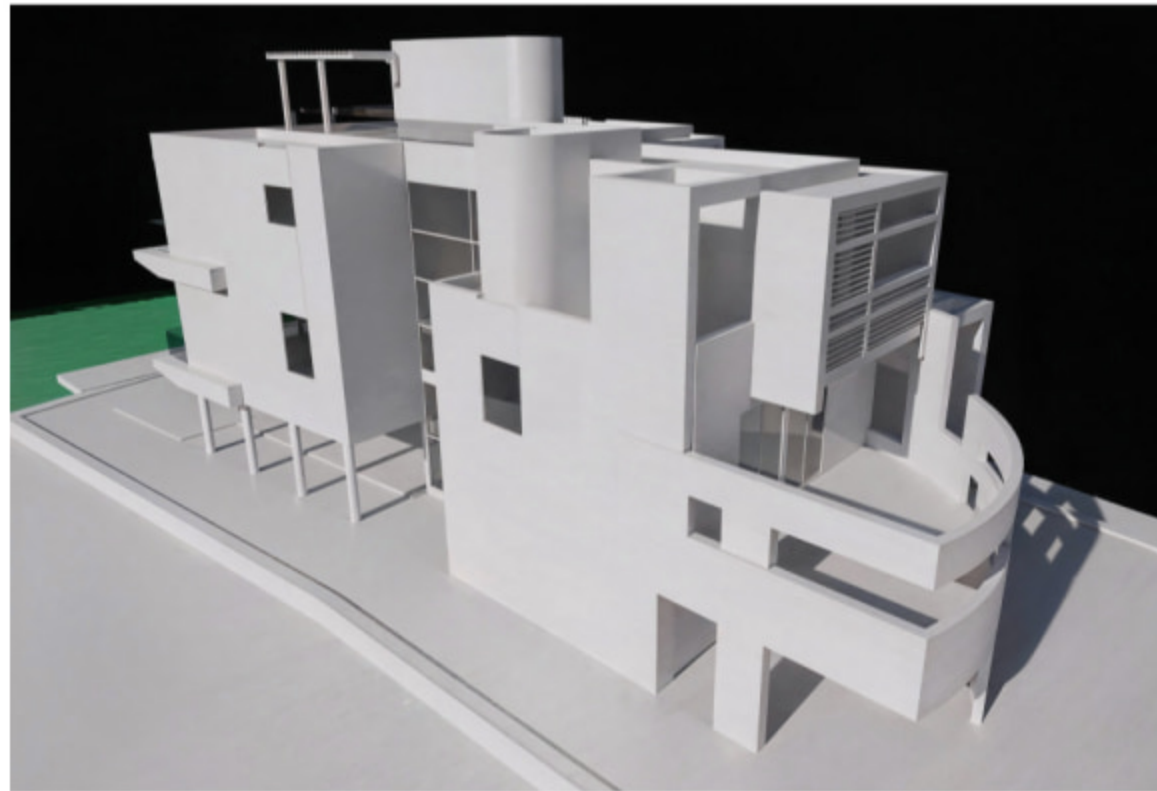
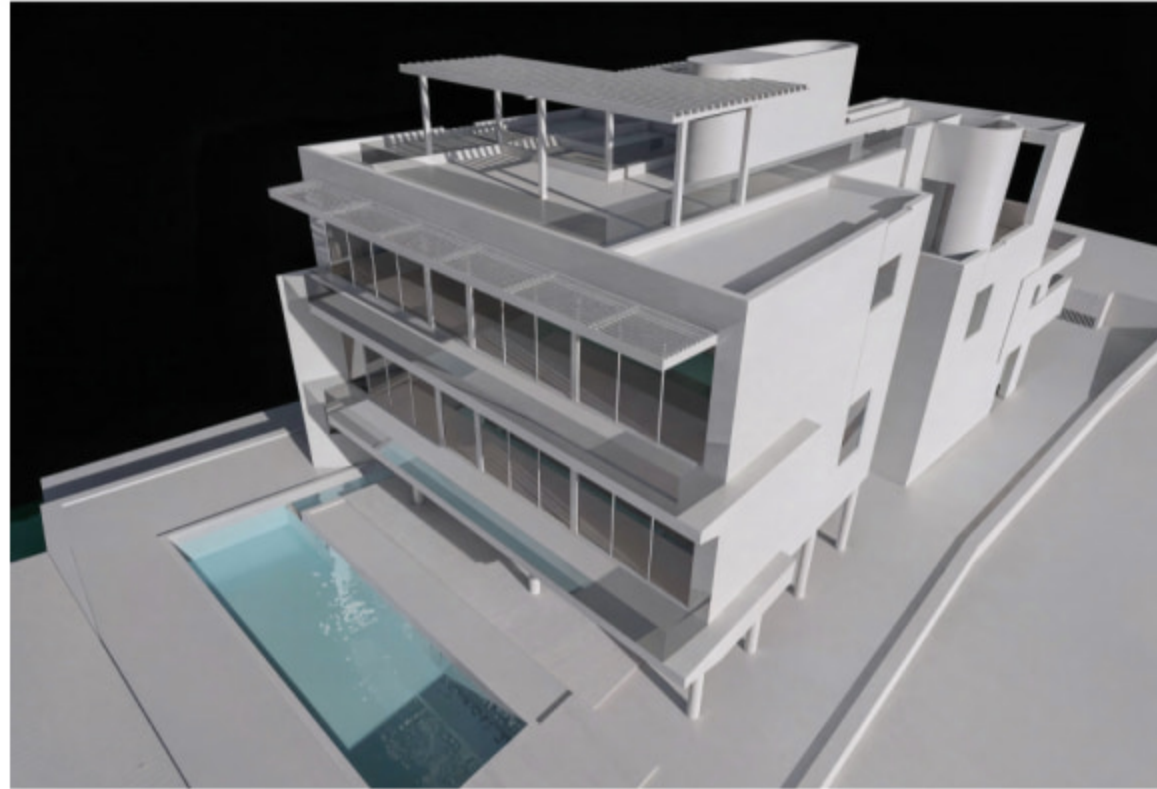
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3D VOLUME

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FL. LIC: AA 26000837

**ADDRESS & OWNER**

**NEW RESIDENCE
310 S. COCONUT LANE.
MIAMI BEACH, FL. 33139
OWNER: PIERRE DE AGOSTINI**

REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN
DATE: 08-02-2024

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A-0.7A



COURTYARD - ENTRY



COURTYARD - ENTRY

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STATE OF FLORIDA

JOSE L. SANCHEZ

REGISTERED ARCHITECT

AR 10000

ADDRESS & OWNER

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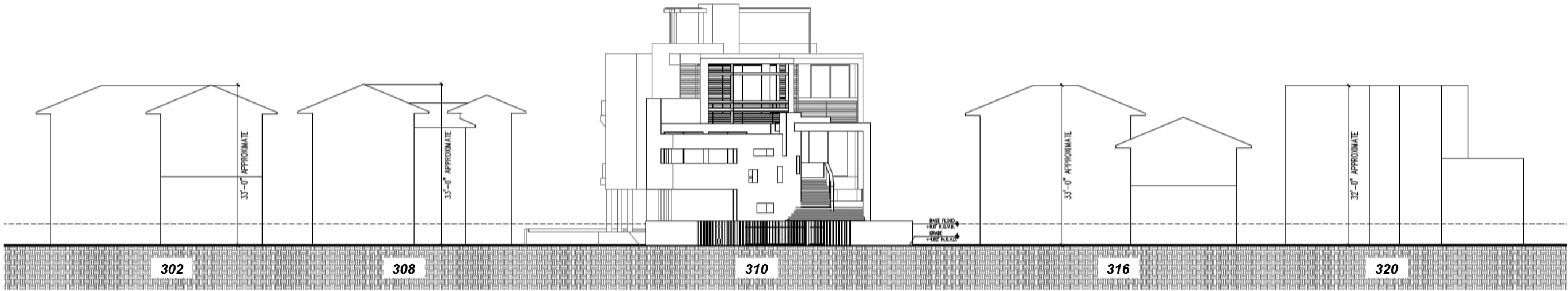
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S. COCONUT LN.

1

CONTEXTUAL ELEVATIONS

N.T.S.

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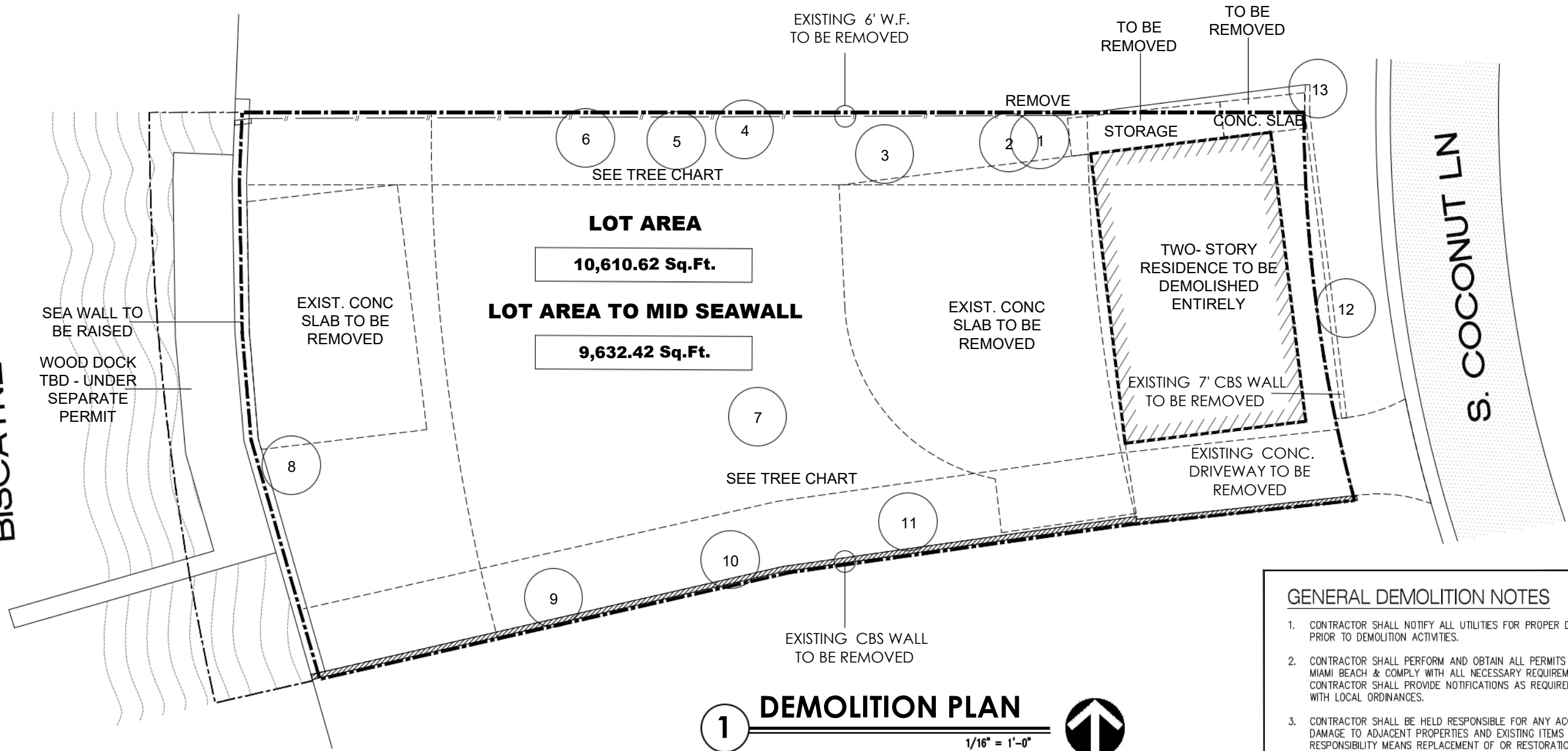
CONTEXTUAL
ELEVATIONS

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

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BISCAYNE BAY



TREE CHART

	#	DESCRIPTION	Ø	HEIGHT	CANOPY
REMOVE	1	MACARTHUR PALM	5"	25'	12'
REMOVE	2	MACARTHUR PALM	5"	25'	12'
REMOVE	3	CEPA COLAPDEPEZ PALM	6"	28'	12'
REMOVE	4	MACARTHUR	6"	40'	12'
REMOVE	5	MACARTHUR	6"	40'	12'
REMOVE	6	COCONUT	12"	50'	25'
REMOVE	7	COCONUT	14"	50'	25'
REMOVE	8	COCONUT	13"	40'	20'
REMOVE	9	CEPA COLAPDEPEZ PALM	6"	40'	12'
REMOVE	10	CEPA COLAPDEPEZ PALM	6"	40'	12'
REMOVE	11	CEPA COLAPDEPEZ PALM	5"	25'	12'
REMOVE	12	MACARTHUR	4"	10'	5'
REMAIN	13	SEAGRAPE (CLUSTER)	10"	25'	35'

SCOPE OF WORK

- SCOPE OF DEMOLITION ENTAILS ENTIRE BUILDING.
- REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
- MAINTAIN AND PROTECT EXISTING TREES PER TREE DISPOSITION PLAN..

TREE PROTECTION NOTE

PROVIDE 8'X8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
- CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
- CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
- MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
- CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
- UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
- CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.



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DEMOLITION
PLAN

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LEGAL DESCRIPTION

ALL OF LOT 3 IN BLOCK D2 OF AMENDED RIVERA FIRST AND SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; ALSO A 20.00 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF SAID LOT 3, LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 3; ALSO THAT PART OF LOT 4 IN BLOCK D2 OF AMENDED RIVERA, WHICH IS DESCRIBED AS FOLLOWS:

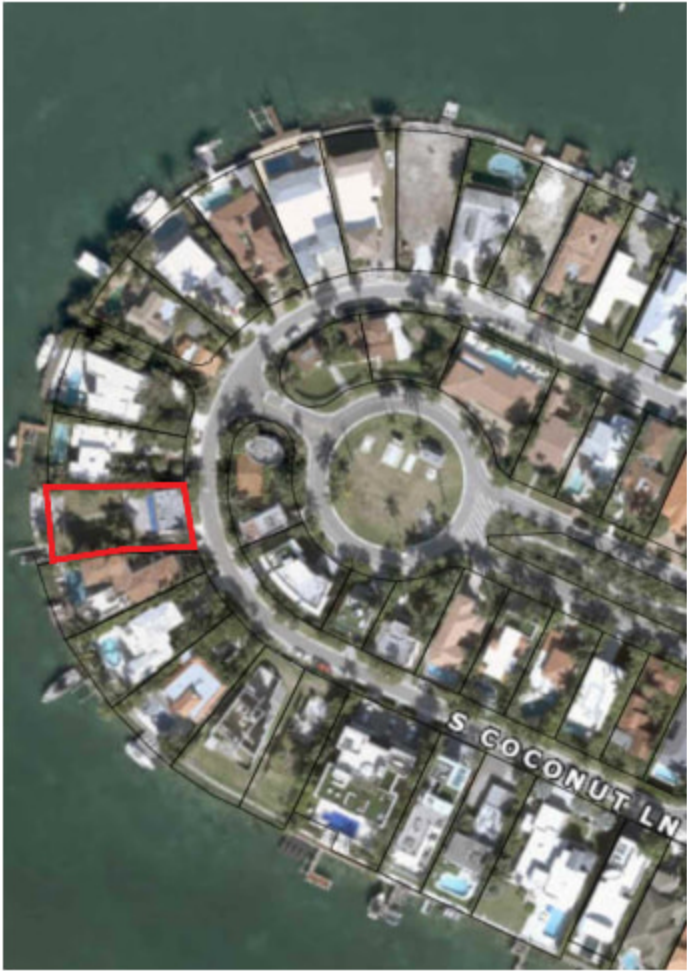
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00" RUN SOUTHERLY A DISTANCE OF 6.82 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION A DISTANCE OF 32.40 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTH COCONUT LANE; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SOUTH COCONUT LANE A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE FOLLOWING PARCEL DESCRIBED AS PARCEL "B" ; A PART OF LOT 4, BLOCK D2, AMENDED RIVERA, FIRST AND SECOND ADDITIONS, RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL "B" DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C.) AT THE NORTHEAST CORNER OF LOT 4, ALSO BEING THE SOUTHEAST CORNER OF LOT 3, AND RUN ON AN ASSUMED BEARING OF DUE WEST, ALONG THE DIVIDING LINE BETWEEN LOTS 3 AND 4, A DISTANCE OF 30.78 FEET TO THE POINT OF BEGINNING (P.O.B.) OF PARCEL "B" THENCE RUN SOUTH 5°48'00" WEST, A DISTANCE OF 3.93 FEET TO A POINT; THENCE RUN NORTH 86°13'18" WEST, A DISTANCE OF 47.26 FEET TO AN INTERSECTION WITH THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4; THENCE RUN DUE EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING (P.O.B.).

LESS THE FOLLOWING PARCEL DESCRIBED AS PARCEL "A": A PART OF LOT 4, BLOCK D2, AMENDED RIVERA, FIRST AND SECOND ADDITIONS, RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL "A" DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 4 OF THE ABOVE REFERENCE SUBDIVISION AND RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 4, ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 2°52'34" A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINTING OF SAID PARCEL "A"THENCE RUN NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT 4, ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 0°49'07", A DISTANCE OF 3.00 FEET TO THE SOUTHERLY FACE OF A 0.50 WIDE STUCCO WALL; THENCE RUN NORTH 83°23'17" WEST, ALONG AN ASSUMED BEARING, ALONG THE SOUTHERLY FACE OF SAID WALL, A DISTANCE OF 31.52 FEET; THENCE RUN SOUTH 5°48'00" WEST A DISTANCE OF 2.89 FEET; THENCE RUN SOUTH 83°15'25" EAST, A DISTANCE OF 31.95 FEET TO THE POINT OF BEGINNING (P.O.B.).



LOCATION PLAN

NOT TO SCALE



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION				
	1	ADDRESS:	310 S COCONUT LN		
	2	FOLIO NUMBER(S):	02-4205-002-0580		
	3	BOARD AND FILE NUMBERS:	DRB24-1051		
4	YEAR BUILT:	1925	ZONING DISTRICT:	RS-4	
5	BASED FLOOD ELEVATION:	+9.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.62' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.81' NGVD	FREE BOARD:	+14.0' NGVD (+5')	
7	LOT AREA:	9,632S.F.	FUTURE CROWN OF ROAD	+5.96' NGVD	
8	LOT WIDTH: 79.38'(REAR)+54.18'(FRONT)	66'-9" (AVG.)	LOT DEPTH:	160'-0" (DEED) 147'-6" (SEAWALL MID)	
9	MAX. LOT COVERAGE SF AND %	2,890 SF (30%)	PROPOSED LOT COVERAGE SF AND %	2,485 SF (25.8%)	
10	EXISTING LOT COVERAGE SF AND %		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	516 SF	
11	FRONT YARD OPEN SPACE SF AND %	1,219 SF (72.73%)	REAR YARD OPEN SPACE SF AND %	1,423 SF (76.36%)	
12	MAX. UNIT SIZE SF AND %	4,816 SF (50%)	PROPOSED UNIT SIZE SF AND %	4,715 SF (48.95%)	
13	EXISTING FIRST FLOOR UNIT SIZE%		PROPOSED FIRST FLOOR UNIT SIZE:	2,327 SF (24.16%)	
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	N/A	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %	2,090 SF (21.70%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	521 SF (24.92%)	
16A			GROSS AREA:		
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31 FT. W/ UNDERSTORY		28'-0"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30 FT.	N/A	47'-6"	
20	FRONT SECOND LEVEL:	40 FT.	N/A	47'-6"	
21	SIDE 1 - EAST:	10'-0"		10'-0"	
22	SIDE 2 - WEST:	10'-0"		10'-0"	
23	REAR:	22'-2"		34'-0"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			



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/ LOCATION
PLAN

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BEFORE
COMMENT:
INCREASE OPENINGS TO
FRONT VOLUME



AFTER
EXTRA OPENINGS
ADDED/ENLARGED,
HEIGHT REDUCED,
OPEN STAIR ADDED

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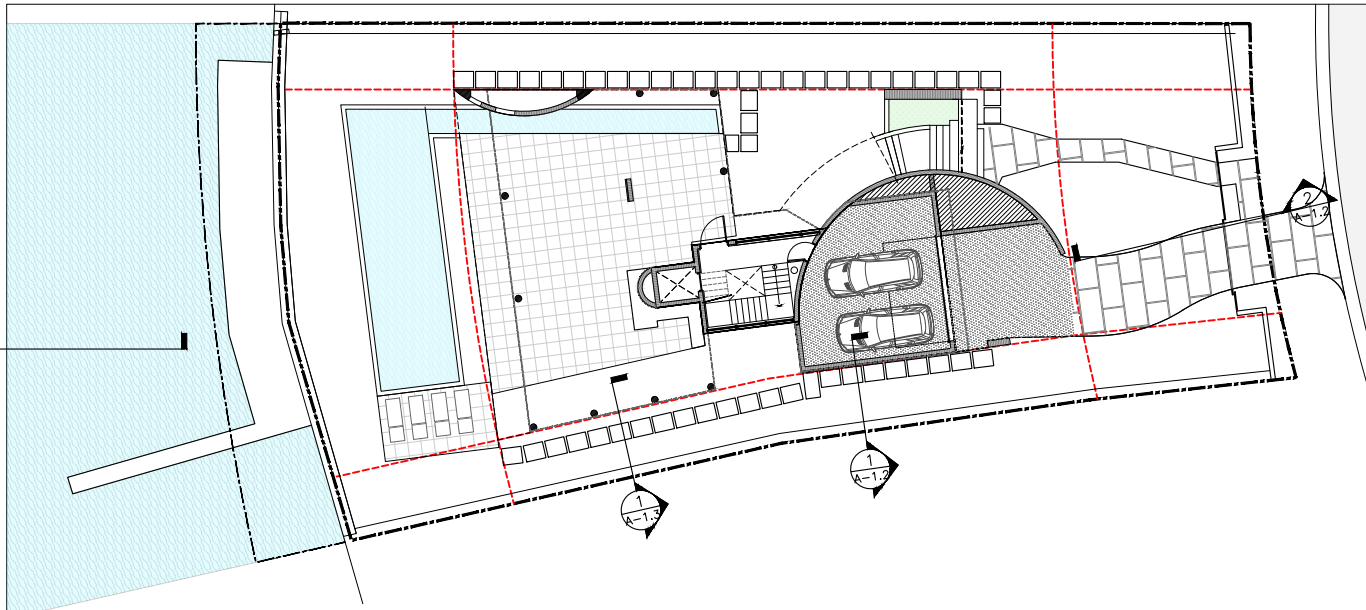
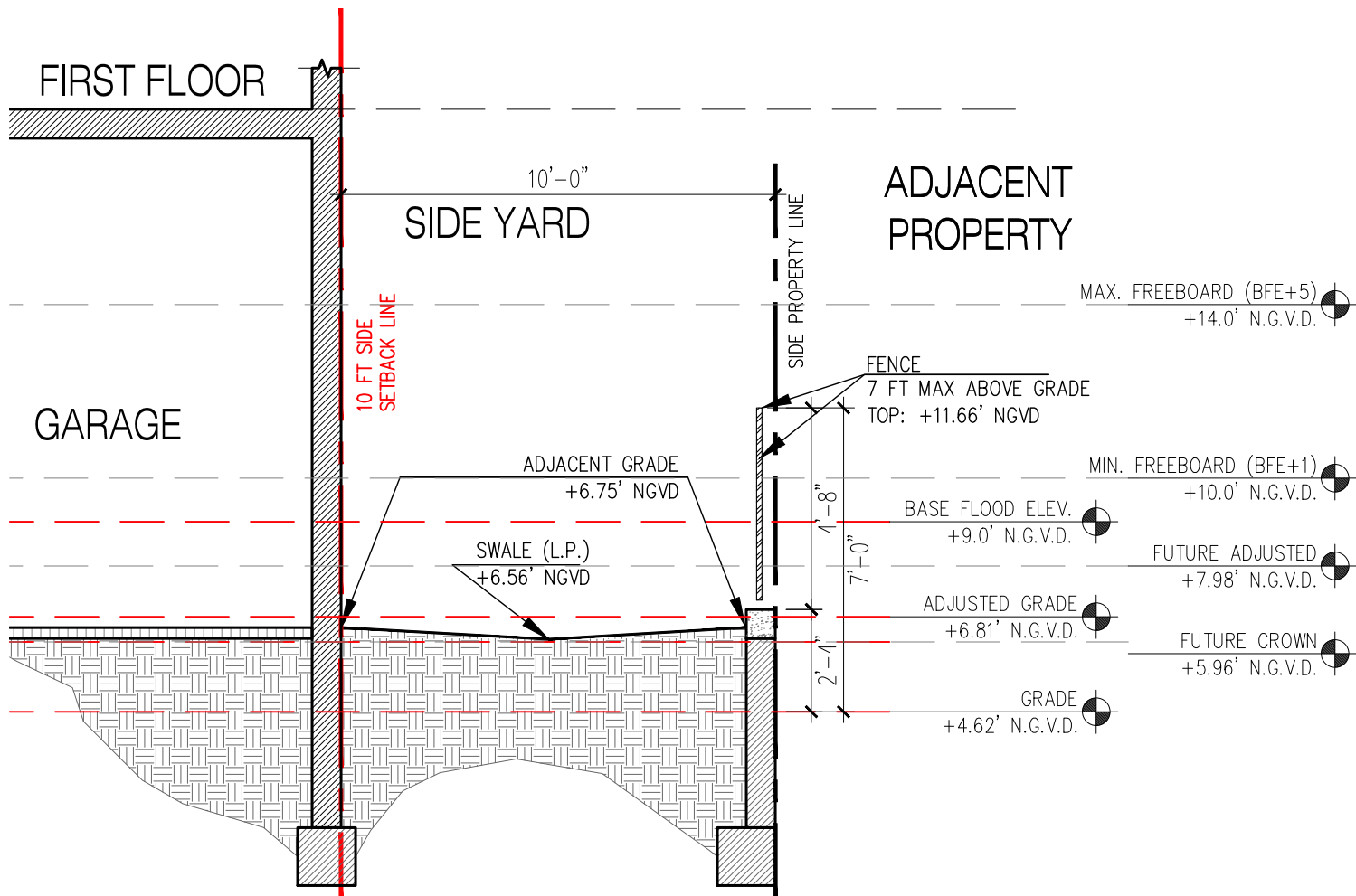
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COMMENT REPLY SHEET

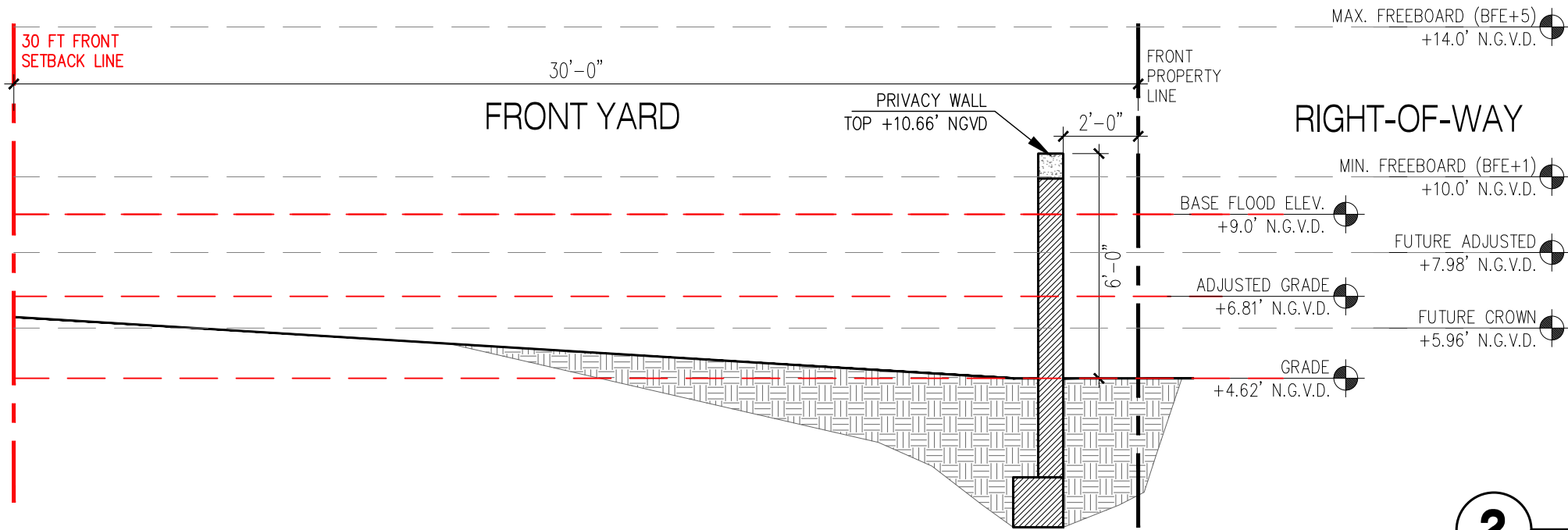
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1 INTERIOR SIDE YARD SECTION



2 FRONT YARD SECTION



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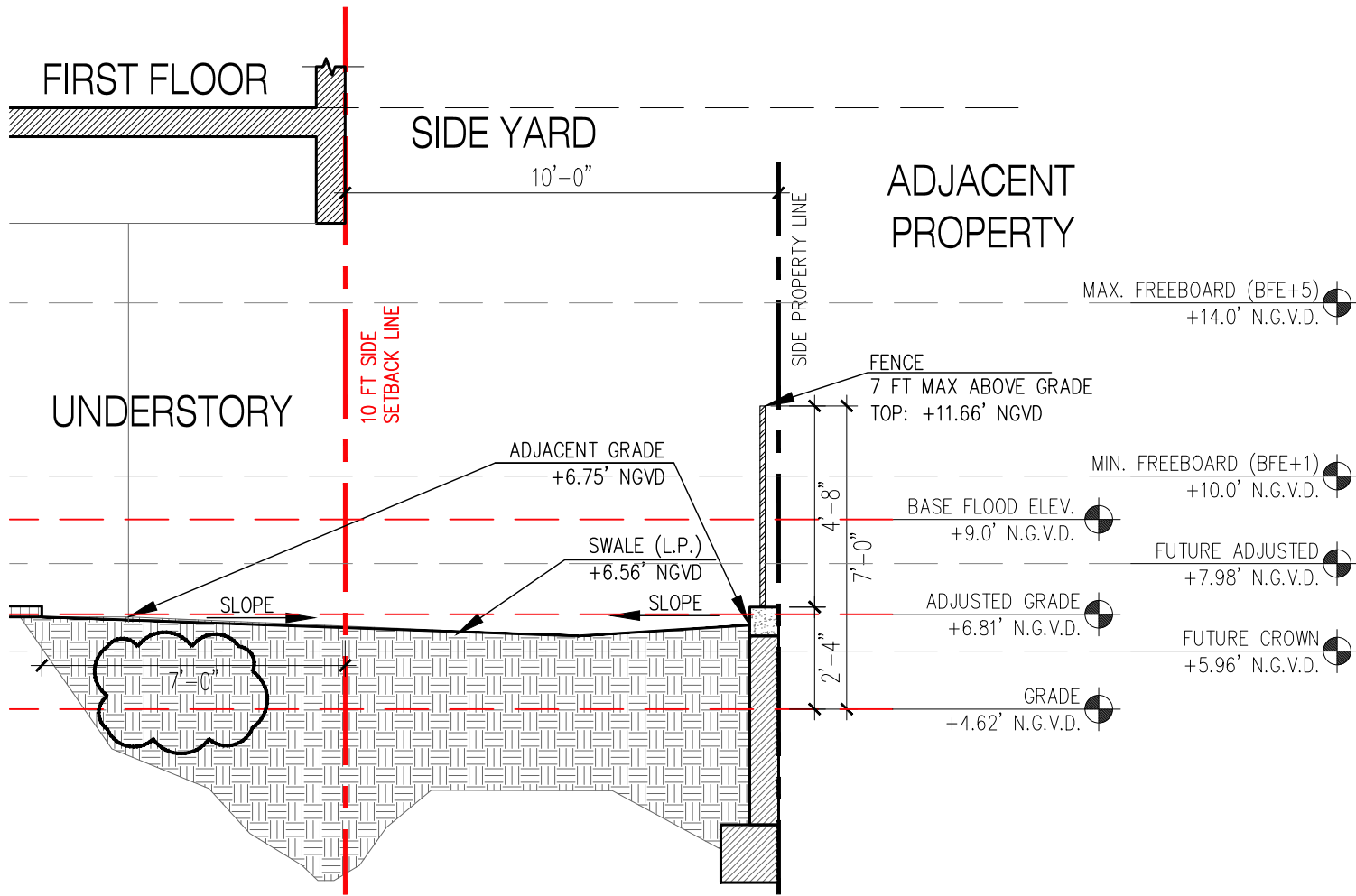
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**YARD
SECTIONS**

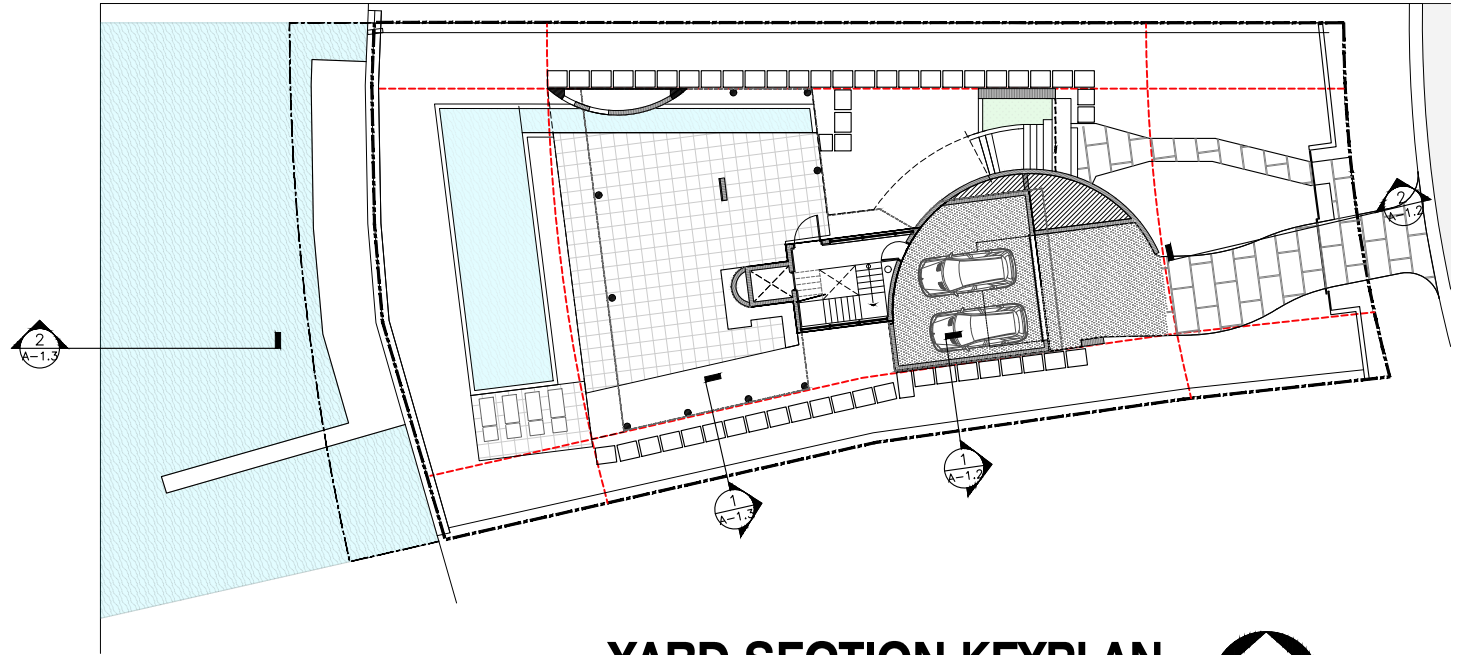
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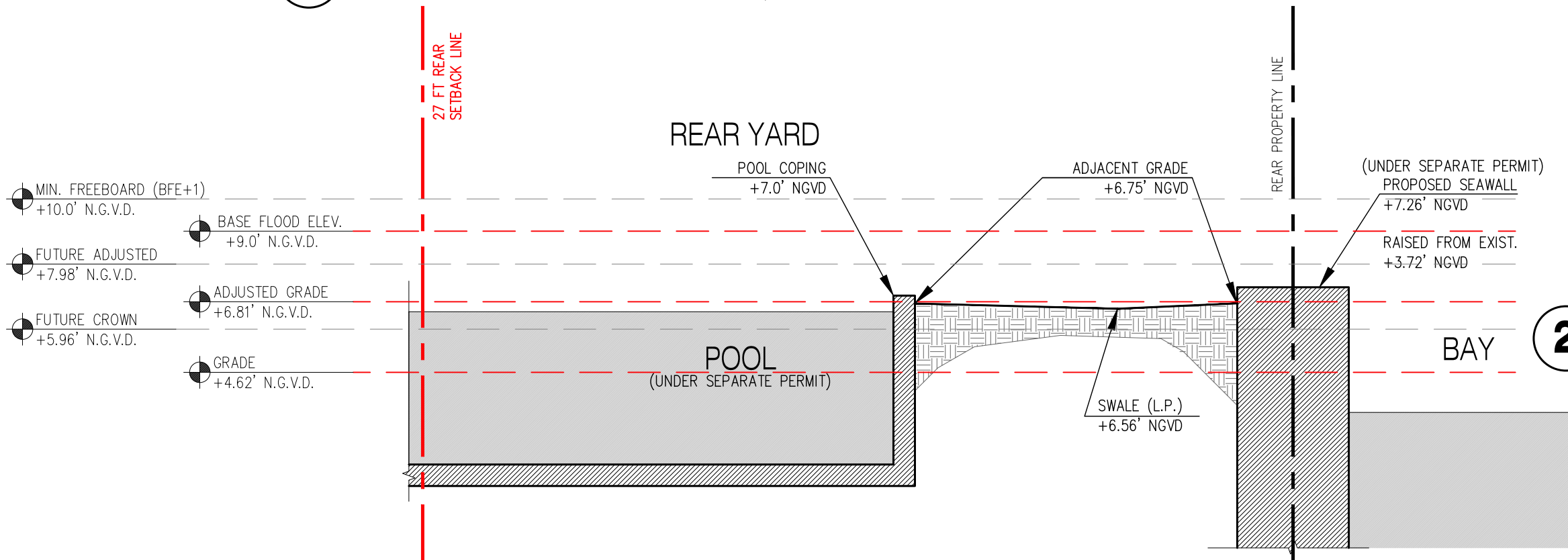
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1 **INTERIOR SIDE YARD SECTION**
1/4" = 1'-0"

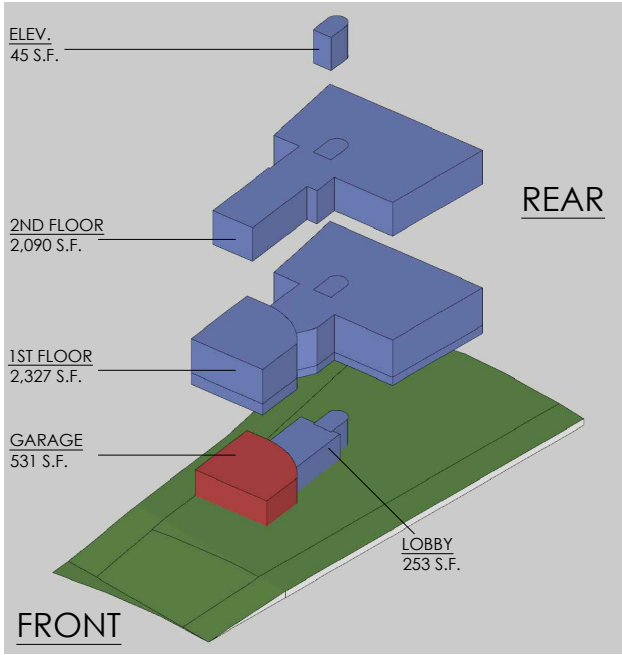


YARD SECTION KEYPLAN

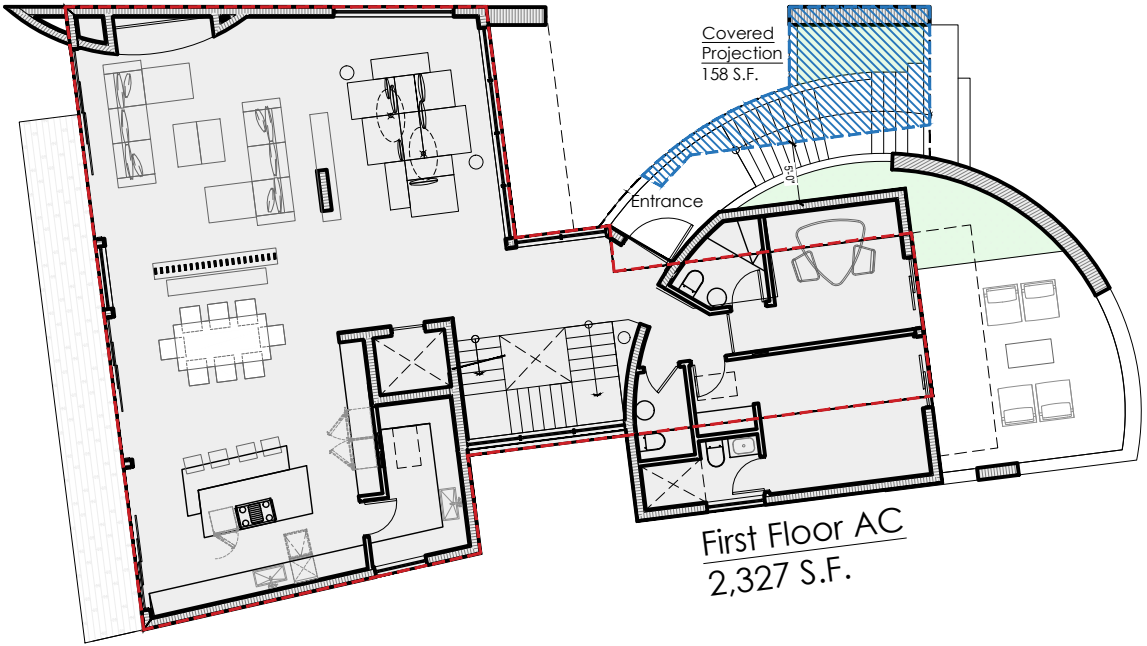


2 **REAR YARD SECTION**
1/4" = 1'-0"





3 AXONOMETRIC
DIAGRAM

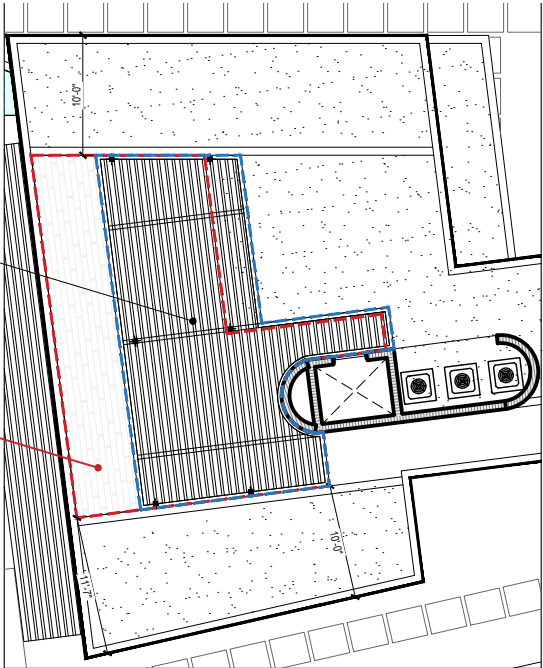


1 LOT COVERAGE
1/16" = 1'-0"

SECOND FLOOR AREA
2,102 S.F.

Trellis
409 S.F.
19.56% of 2,090
(20% max allowed)

Roof Deck
521 S.F.
24.92% of 2,090
(25% max allowed)



2 ROOF DECK CALCULATION
1/16" = 1'-0"

LOT COVERAGE CALCULATION	
LOT AREA	9,632 S.F.
MAX ALLOWED (30%)	2,890 S.F.
FIRST FL	2,327 S.F.
SECOND FLOOR.	0
COVERED PROJECTIONS	158 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	2,485 S.F.
	25.80%

- FIRST FL. AREA
COUNTED COVERAGE
- SECOND FL. (AC) PROJECTION
COUNTED IN COVERAGE
- COVERED AREA PROJECTING MORE
THAN 5 FT FROM EXTERIOR WALL
- PROJECTION OF UPPER FLOOR/ROOF
ABOVE



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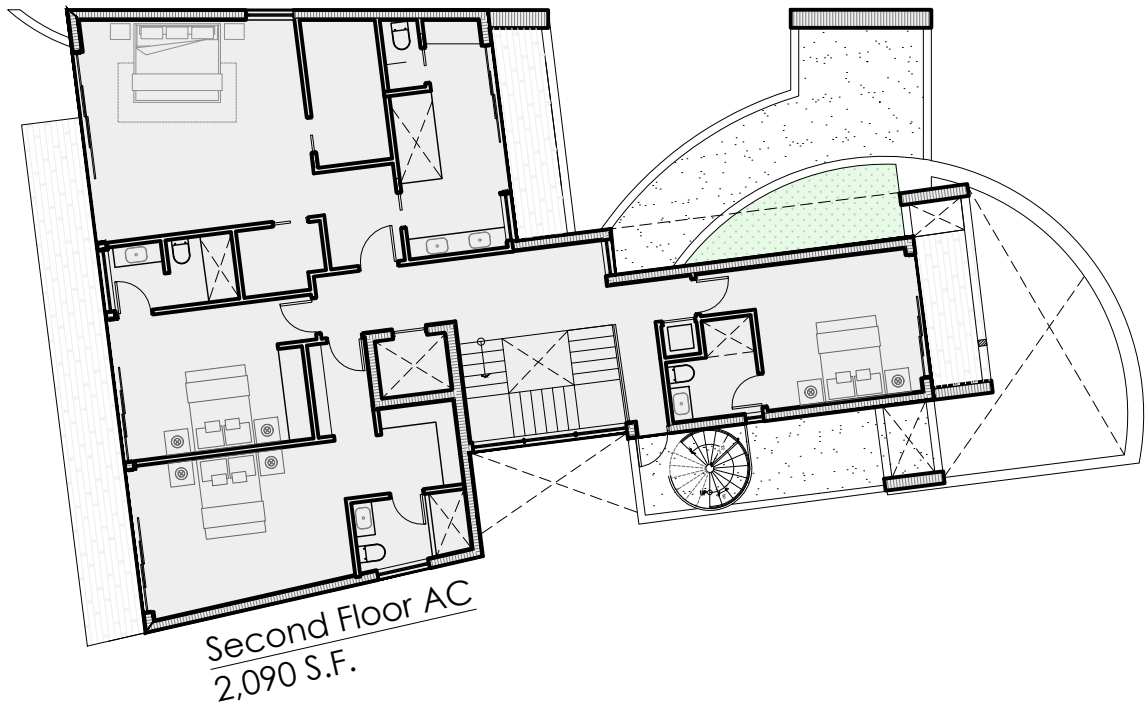
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LOT
COVERAGE
DIAGRAM

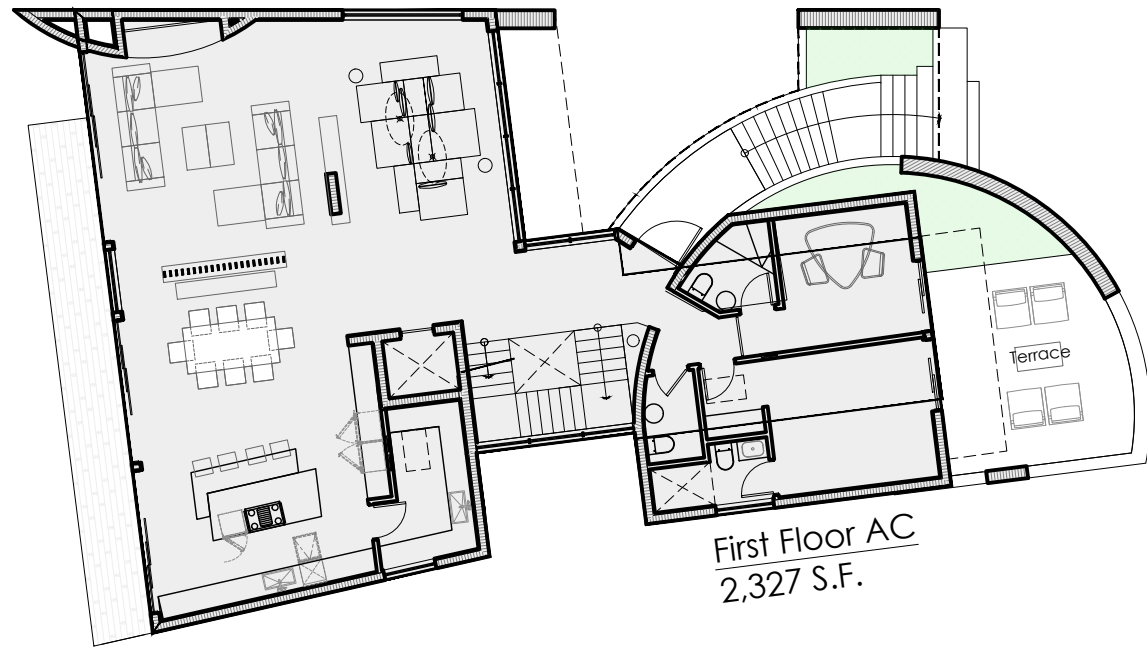
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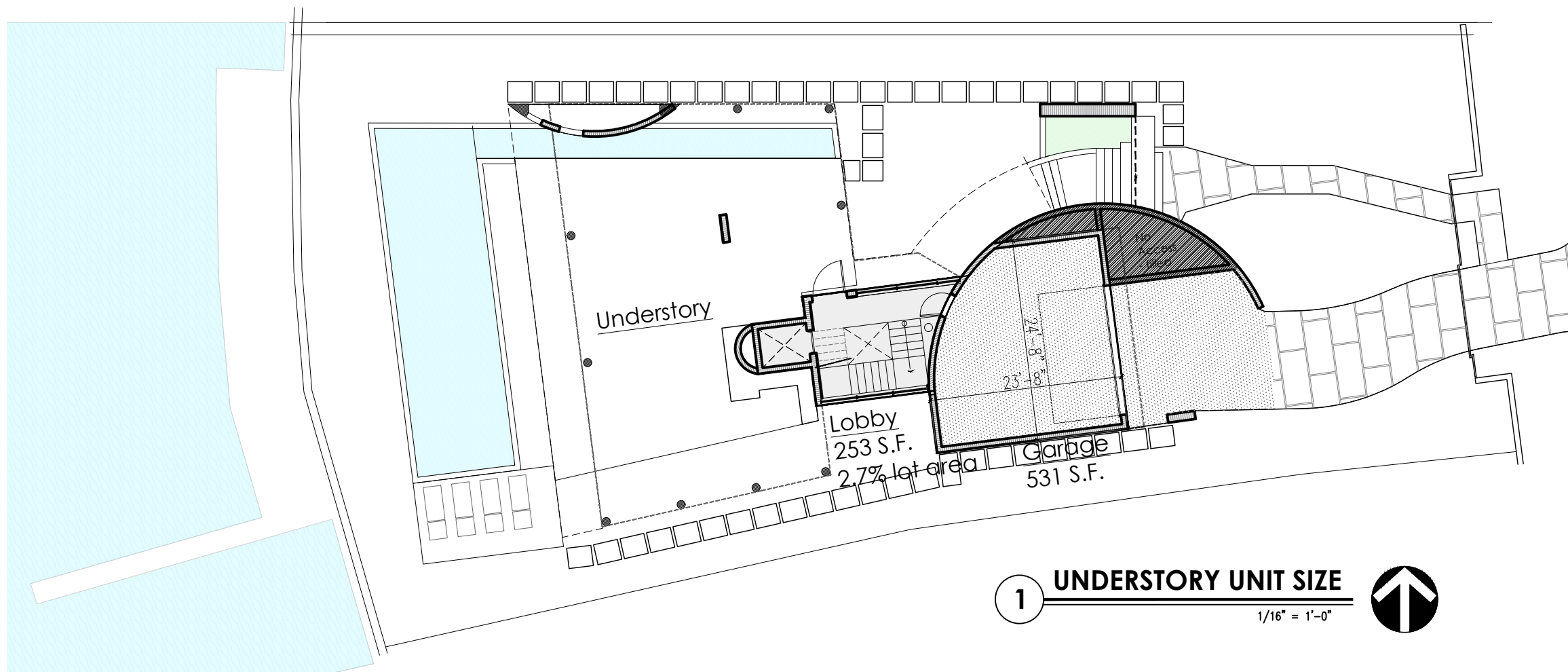
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



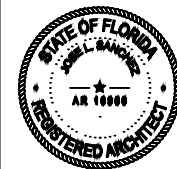
2 FIRST FLOOR UNIT SIZE
1/16" = 1'-0"

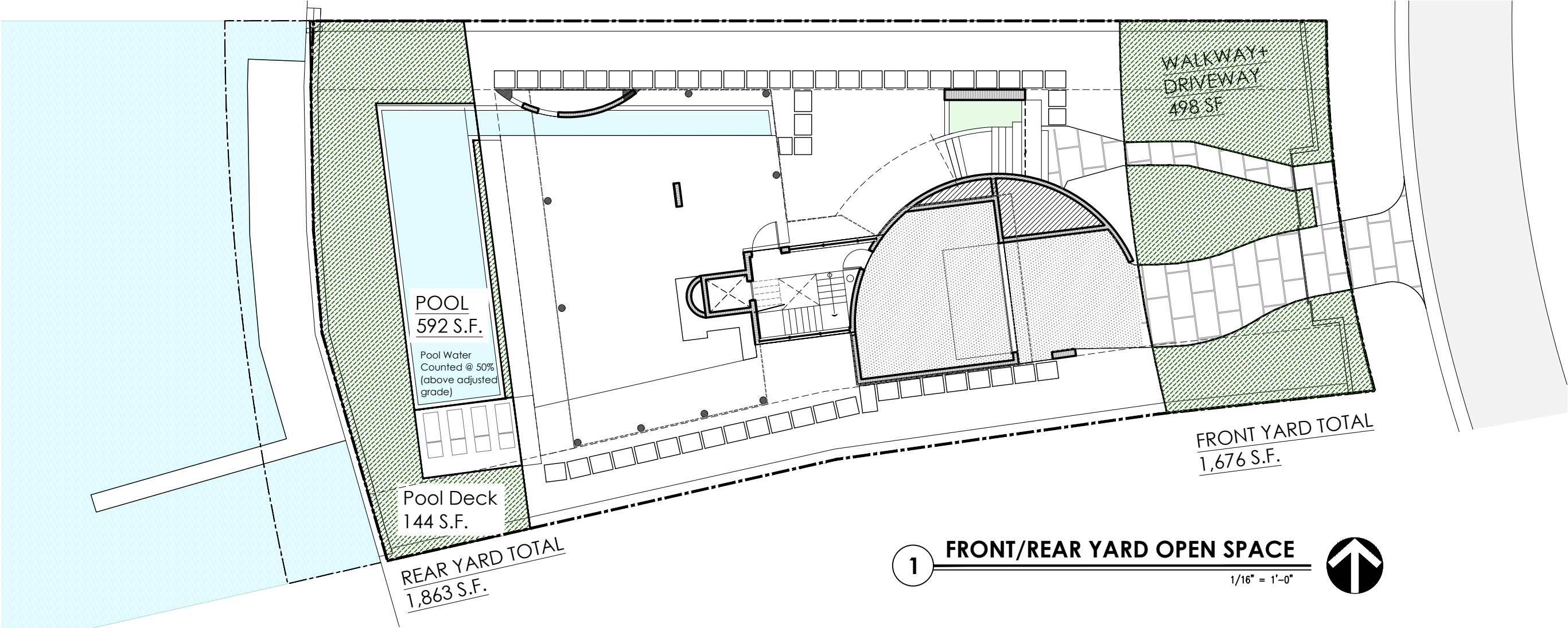
UNIT SIZE CALCULATION	
LOT AREA	9,632 S.F.
MAX ALLOWED (50%)	4,816 S.F.
UNDERSTORY LOBBY	253 S.F.
FIRST FL. AC	2,327 S.F.
SECOND FL. AC	2,090 S.F.
ROOF ELEVATOR	45 S.F.
TOTAL UNIT SIZE	4,715 S.F.
	48.95%

- AREA COUNTED IN UNIT SIZE
- GARAGE AREA EXCLUDED, UNDER 600 S.F.



1 UNDERSTORY UNIT SIZE
1/16" = 1'-0"





1 FRONT/REAR YARD OPEN SPACE

1/16" = 1'-0"

REAR YARD OPEN SPACE	
REAR YARD AREA	1,863 S.F.
POOL DECK	- 144 S.F.
POOL (592 S.F. @ 50%)	- 296 S.F.
MINIMUM OPEN SPACE (70%)	1,304 S.F.
OPEN SPACE PROVIDED	1,423 S.F.
	76.38%

- OPEN SPACE
- POOL WATER COUNTED @ 50%
ADJUSTED GRADE: 6.23' NGVD

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,676 S.F.
DRIVEWAY+WALKWAY	- 457 S.F.
MINIMUM OPEN SPACE (70%)	1,173 S.F.
OPEN SPACE PROVIDED	1,219 S.F.
	72.73%

- OPEN SPACE

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OPEN SPACE

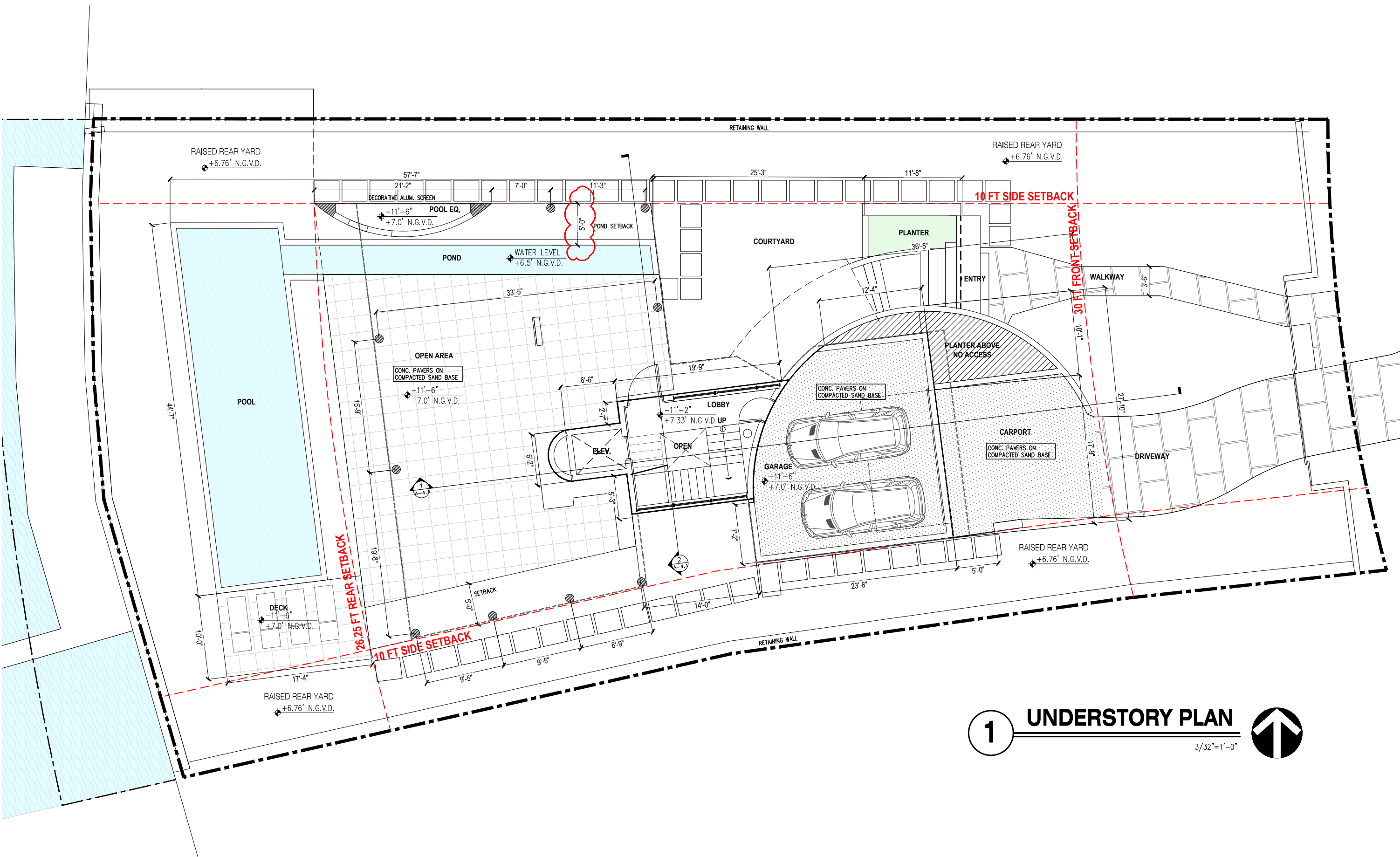
DIAGRAM

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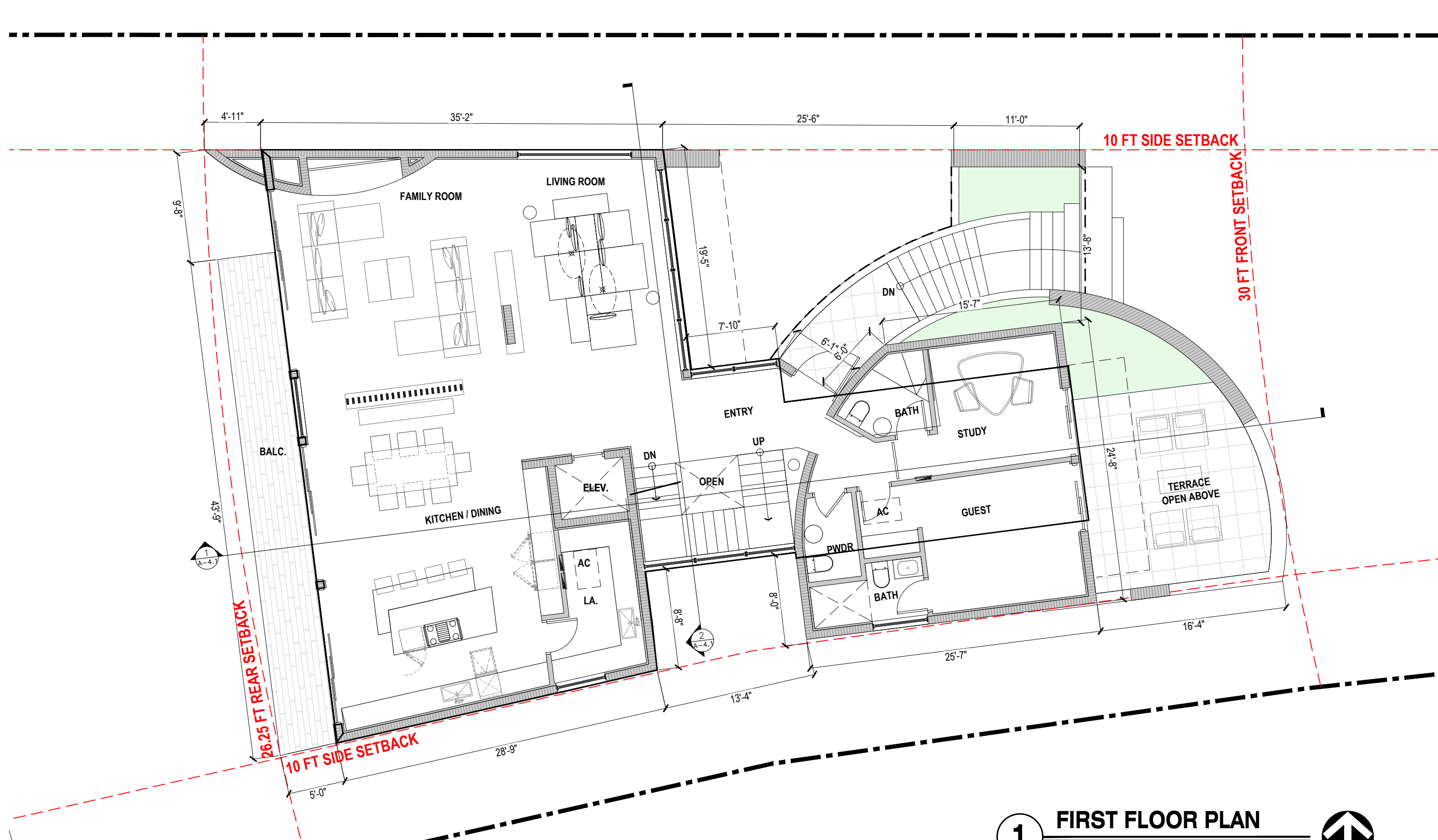
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1 UNDERSTORY PLAN
3/32"=1'-0"





1

FIRST FLOOR PLAN

1/8"=1'-0"



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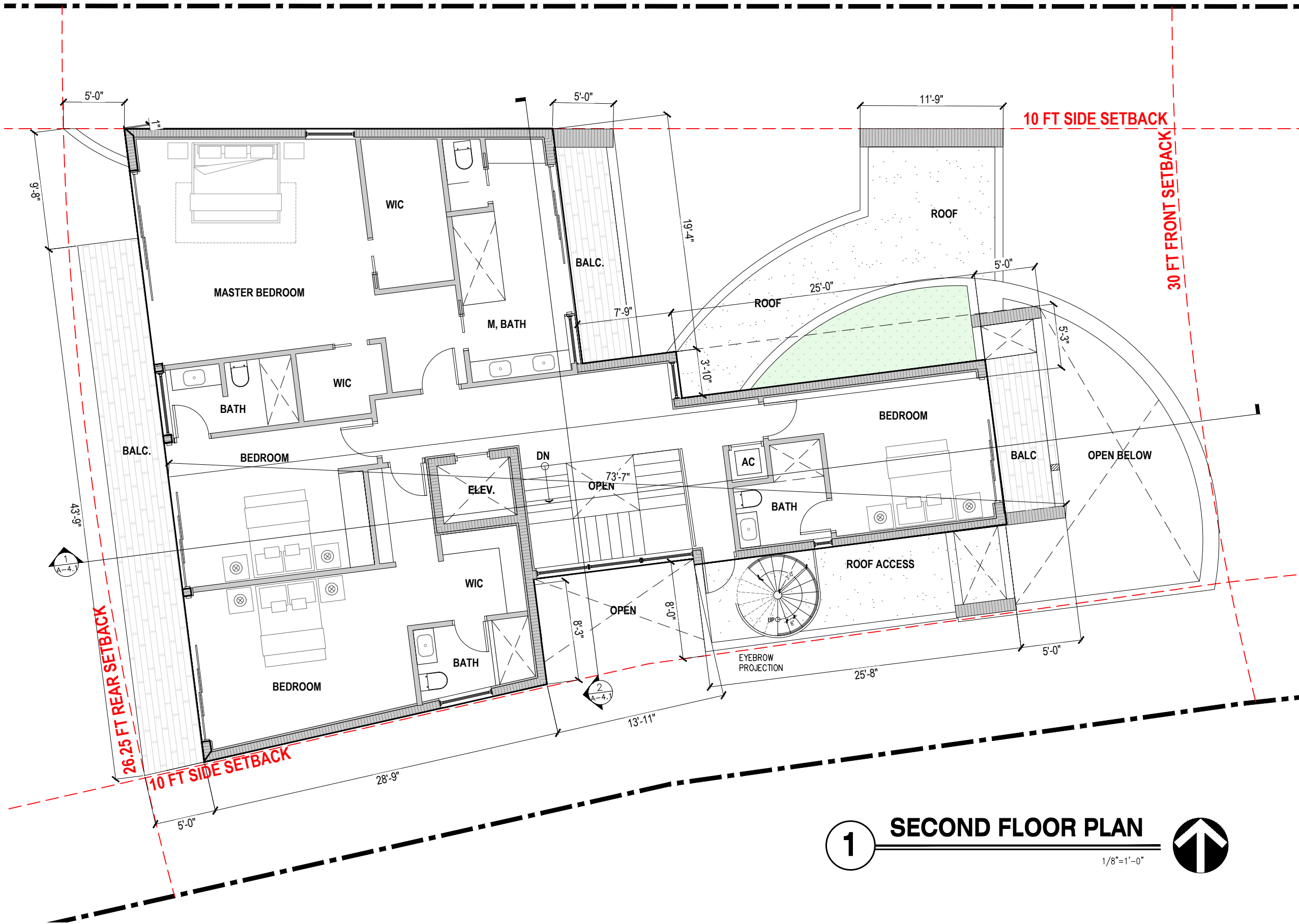
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SECOND
FLOOR PLAN

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1 SECOND FLOOR PLAN

1/8"=1'-0"



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FL. LIC: AA 26000837



ADDRESS & OWNER

NEW RESIDENCE
310 S. COCONUT LN.
MIAMI BEACH, FL. 33139
OWNER: PIERRE DE AGOSTINI

REVISION & DATE

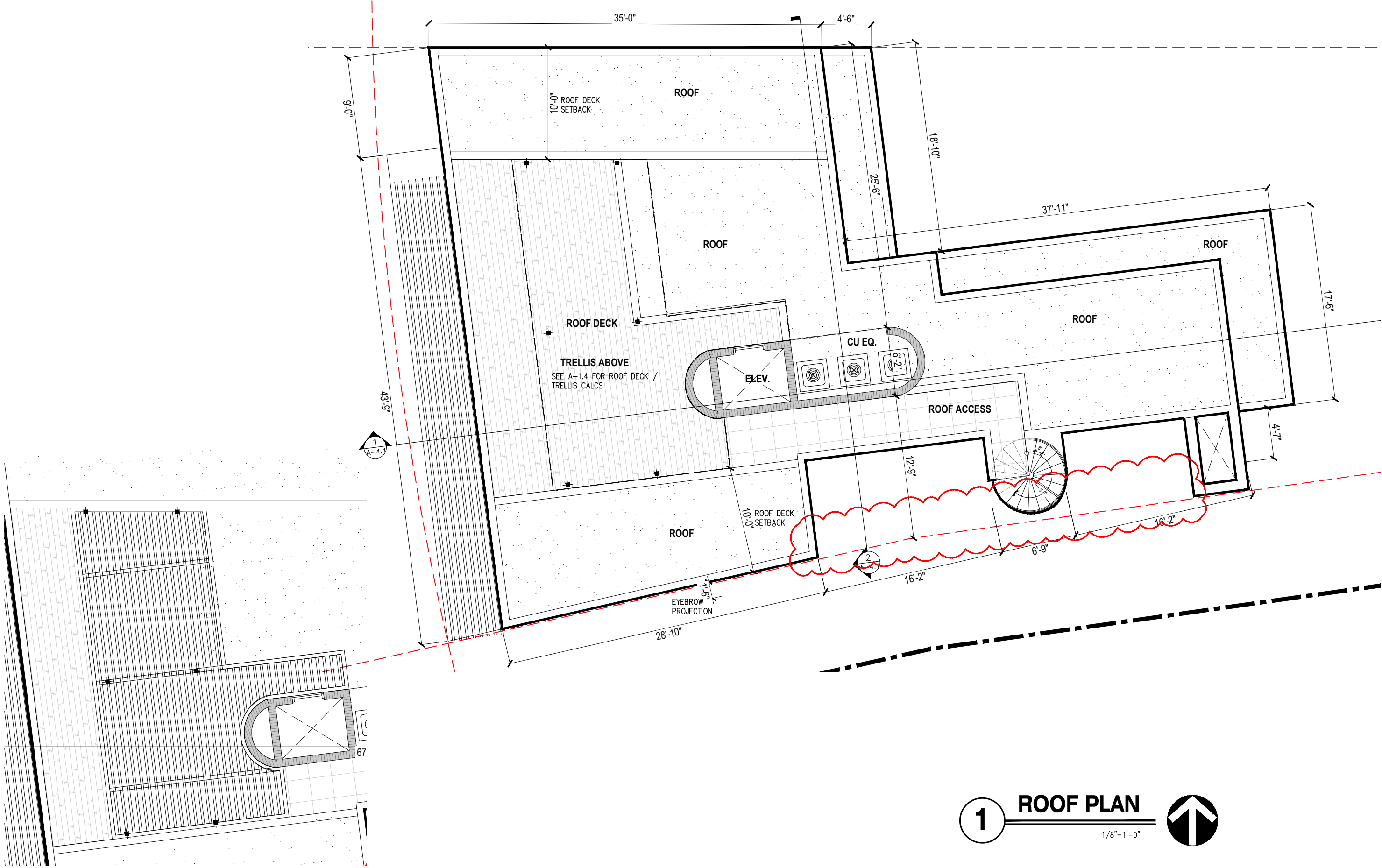
DRAWING TITLE

SECOND
FLOOR PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-2.3



2 COVERED ROOF/CANOPY
1/8"=1'-0"

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

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REGISTERED ARCHITECT

AR 10000

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ROOF PLAN

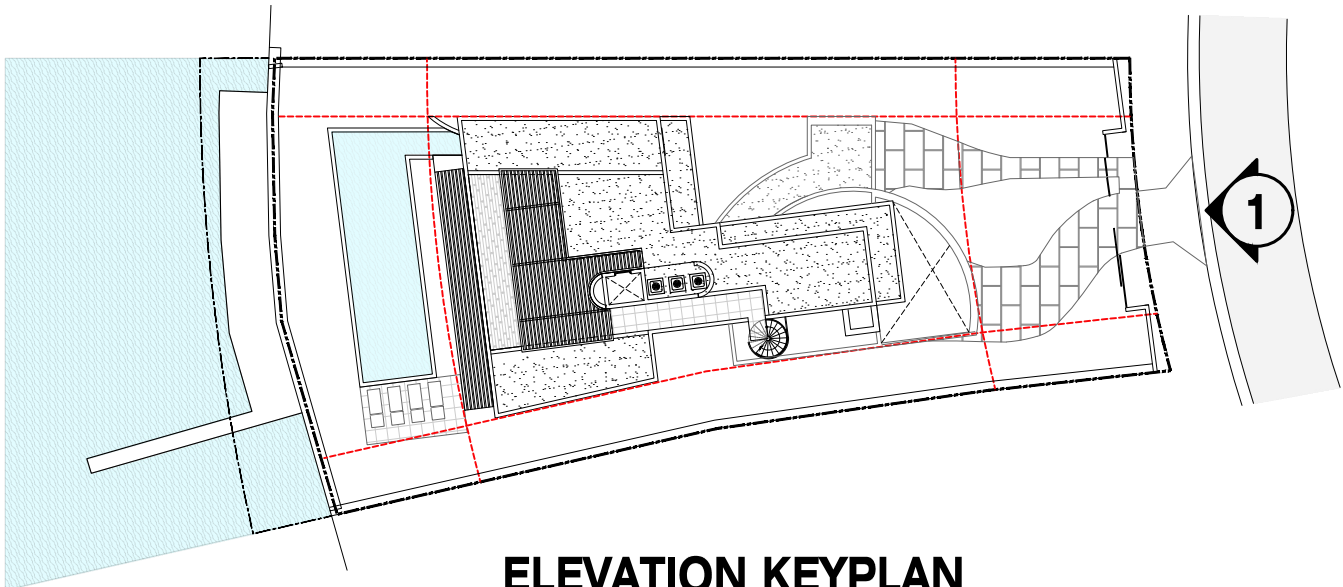
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DATE: 08-02-2024

SHEET NUMBER

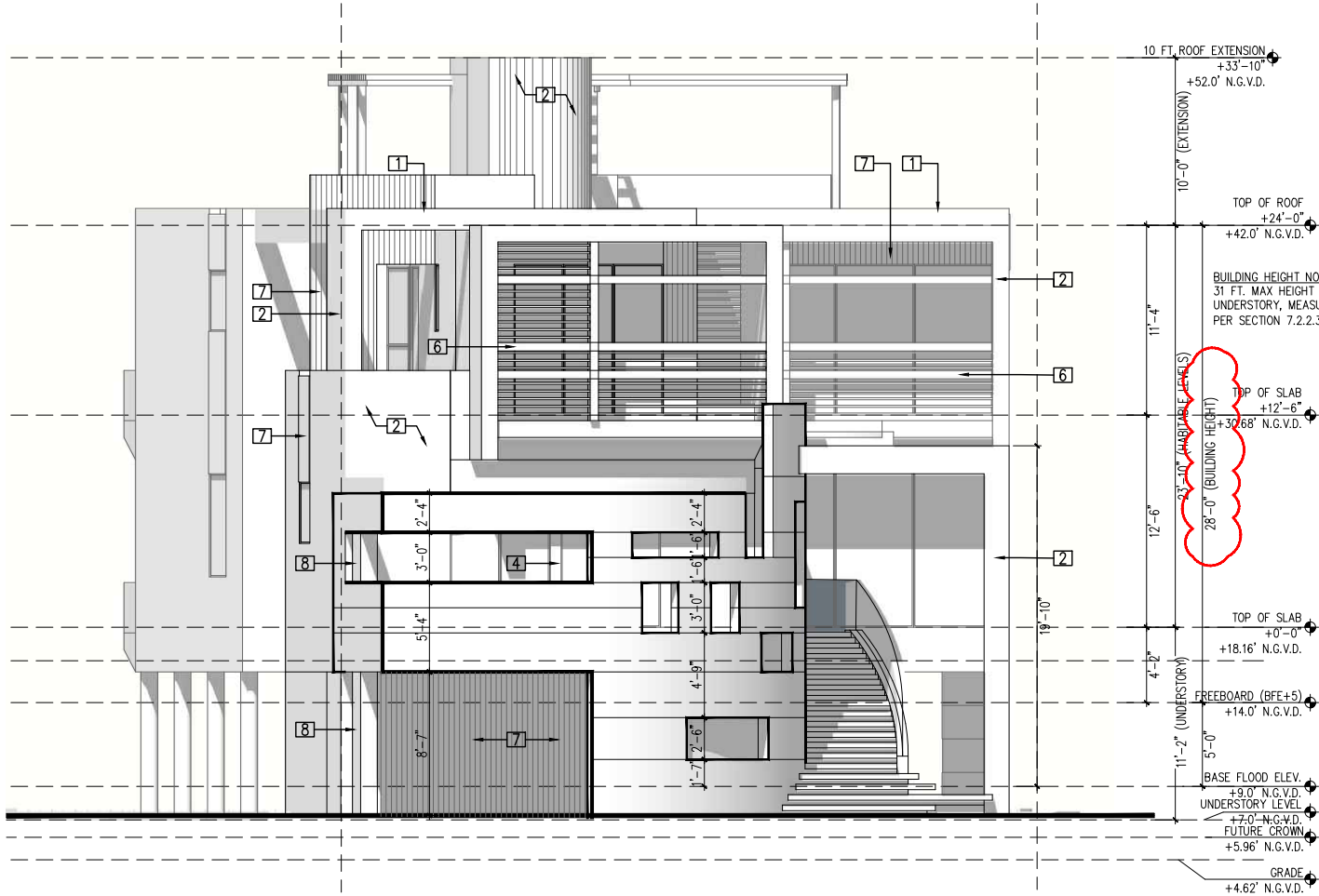
A-2.4

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ELEVATION KEYPLAN

NOT TO SCALE



1 EAST ELEVATION (FRONT)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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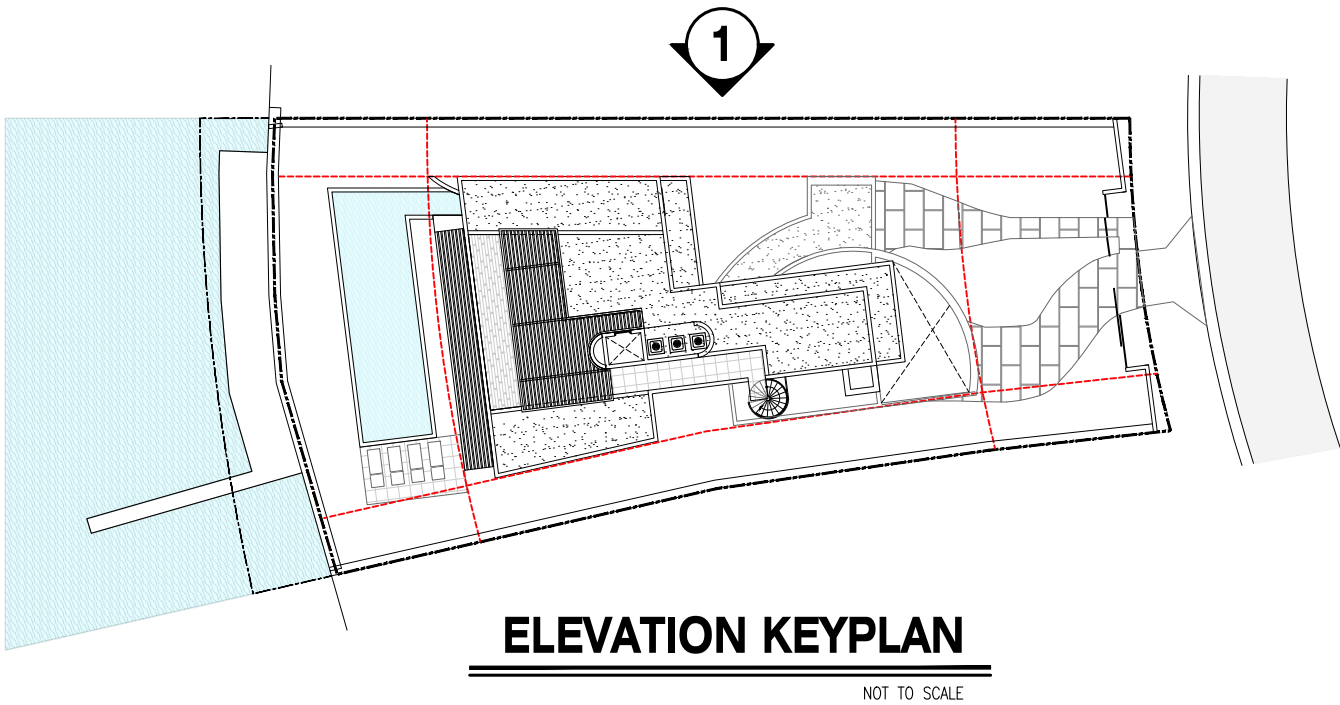
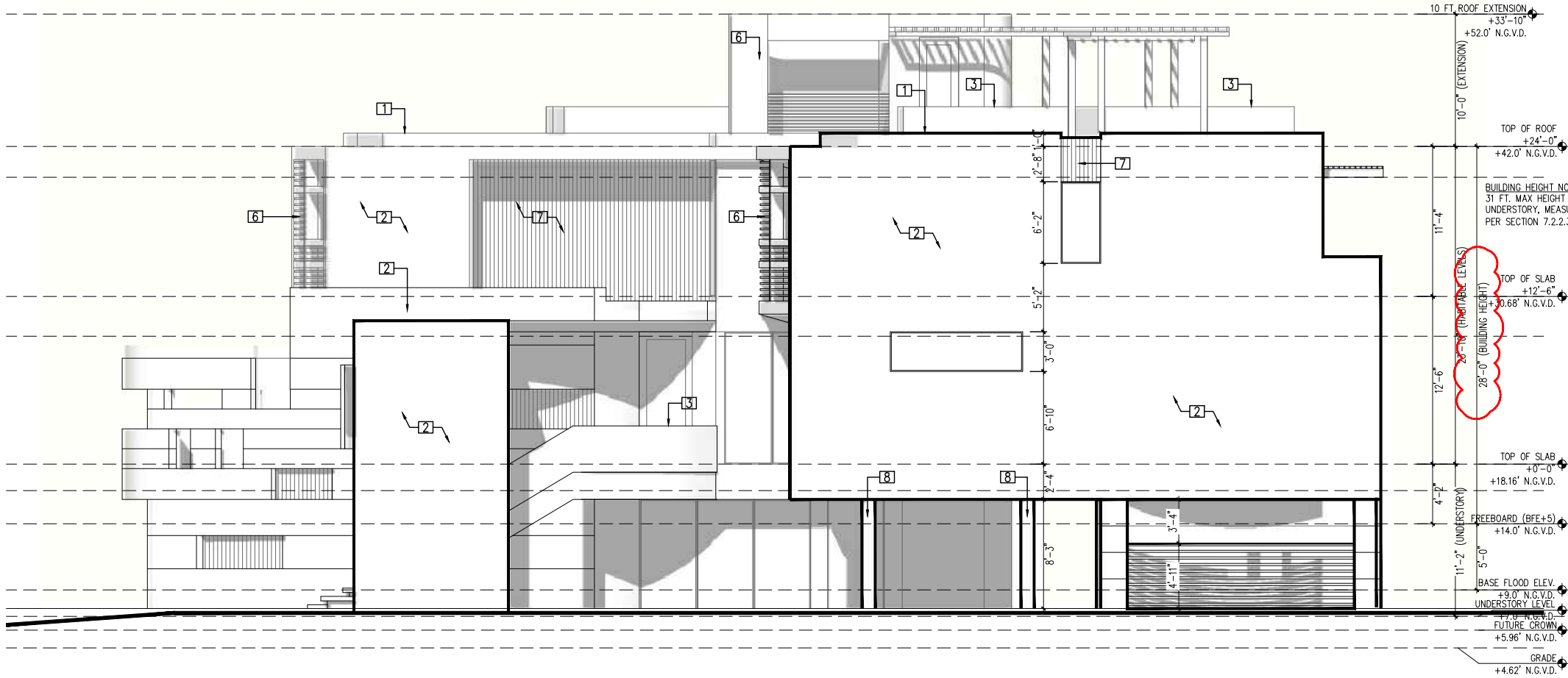
DRAWING TITLE

**EAST
ELEVATION
(FRONT)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.1



1 NORTH ELEVATION (SIDE)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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7. WOOD/SIMULATED WOOD CLADDING
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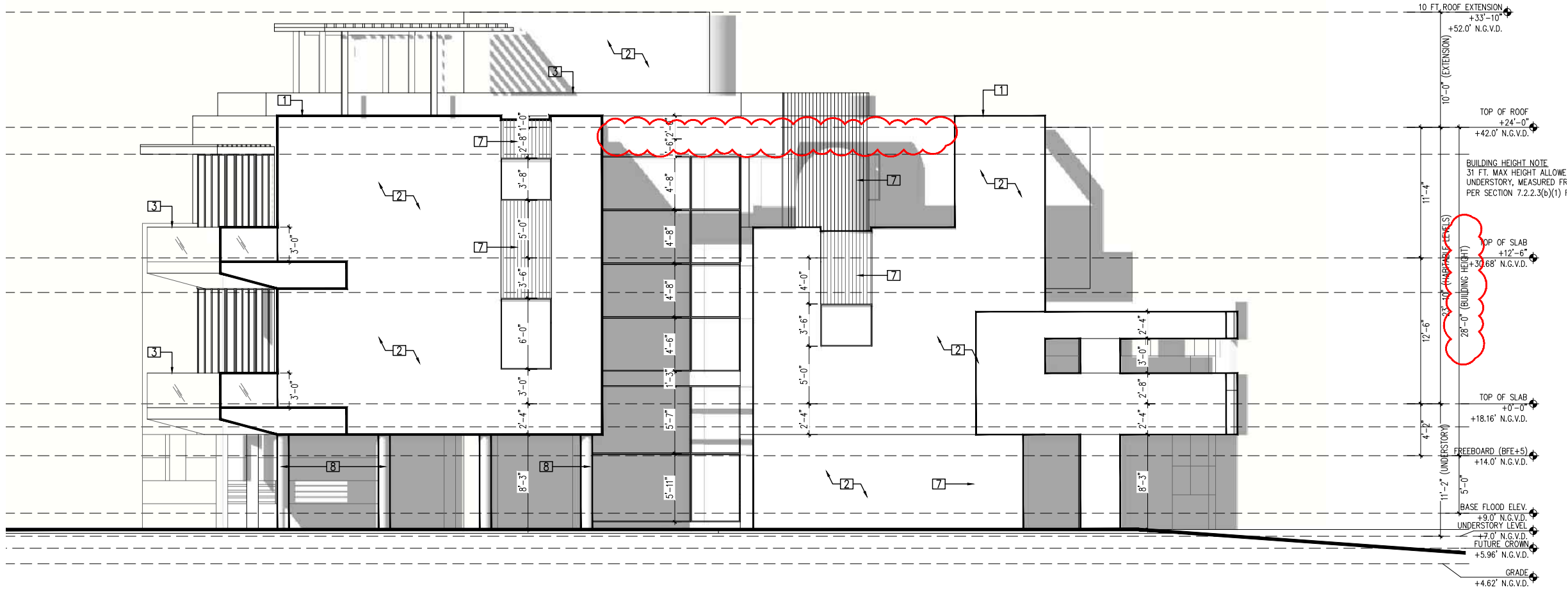
REVISION & DATE

DRAWING TITLE
**NORTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 08-02-2024

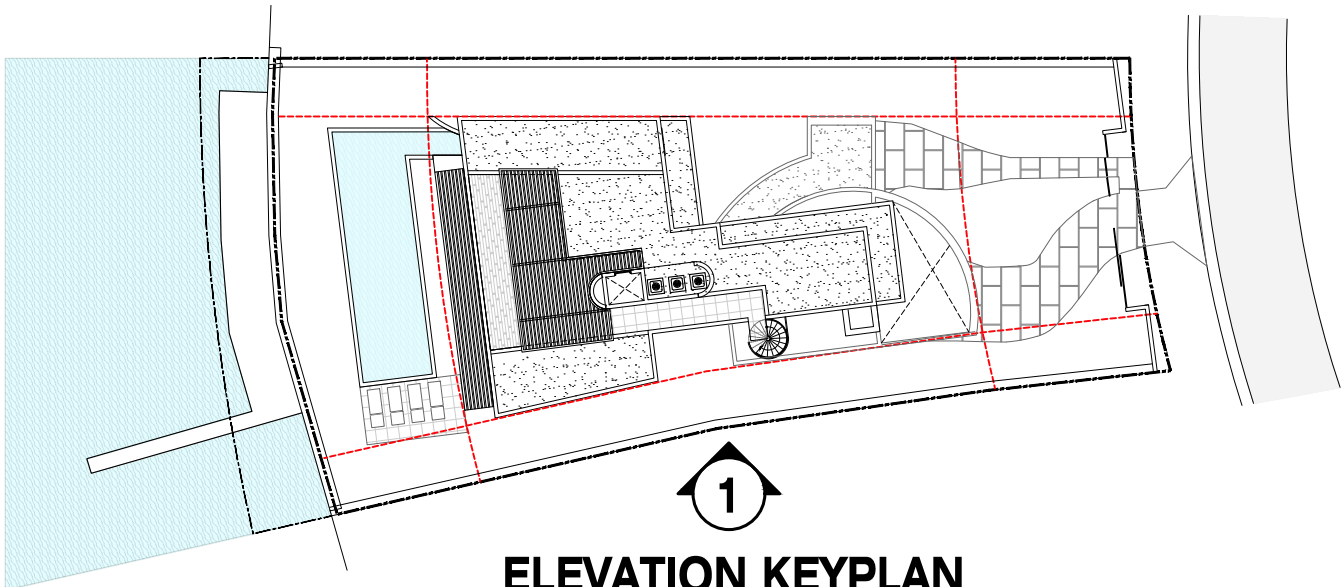
SHEET NUMBER

A-3.2



1 SOUTH ELEVATION (SIDE)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
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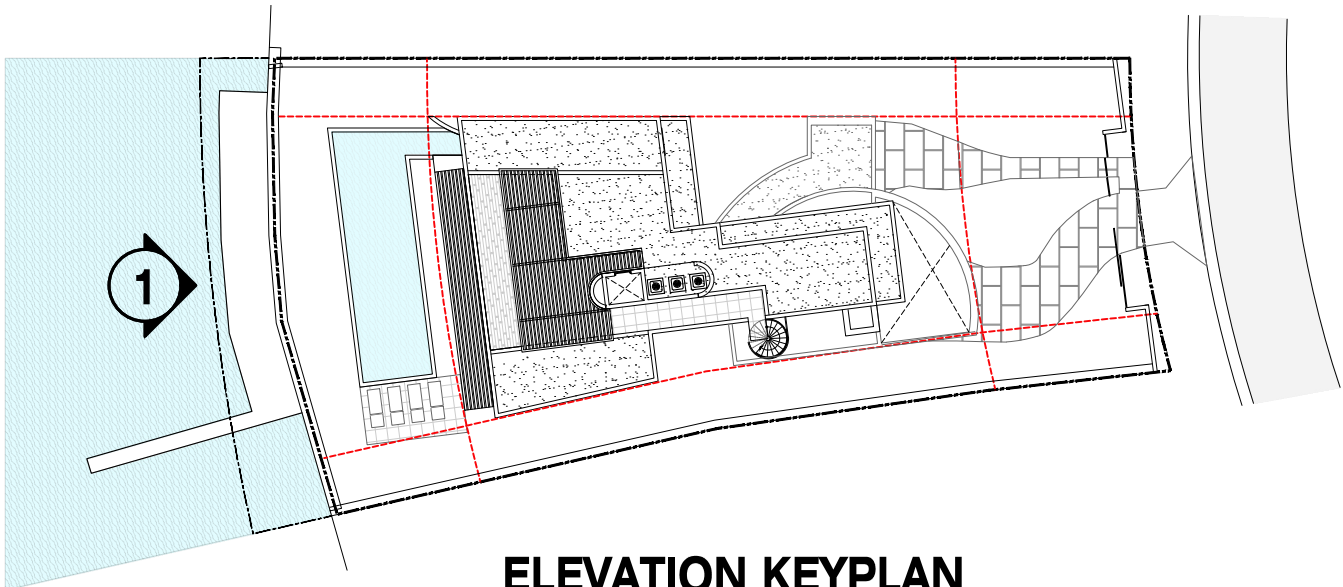
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**SOUTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 08-02-2024

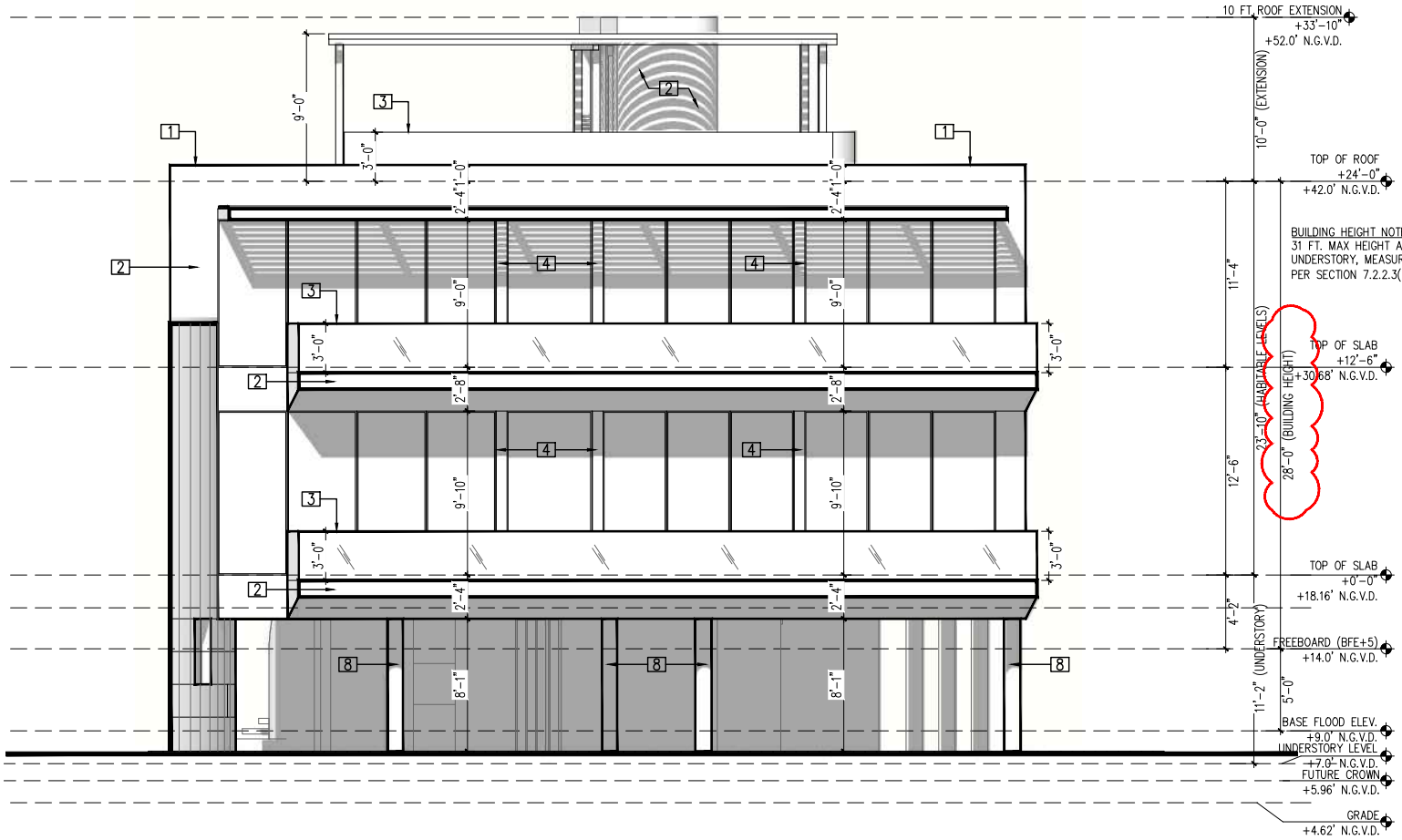
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A-3.3



ELEVATION KEYPLAN

NOT TO SCALE



1

WEST ELEVATION (REAR)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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7. WOOD/SIMULATED WOOD CLADDING
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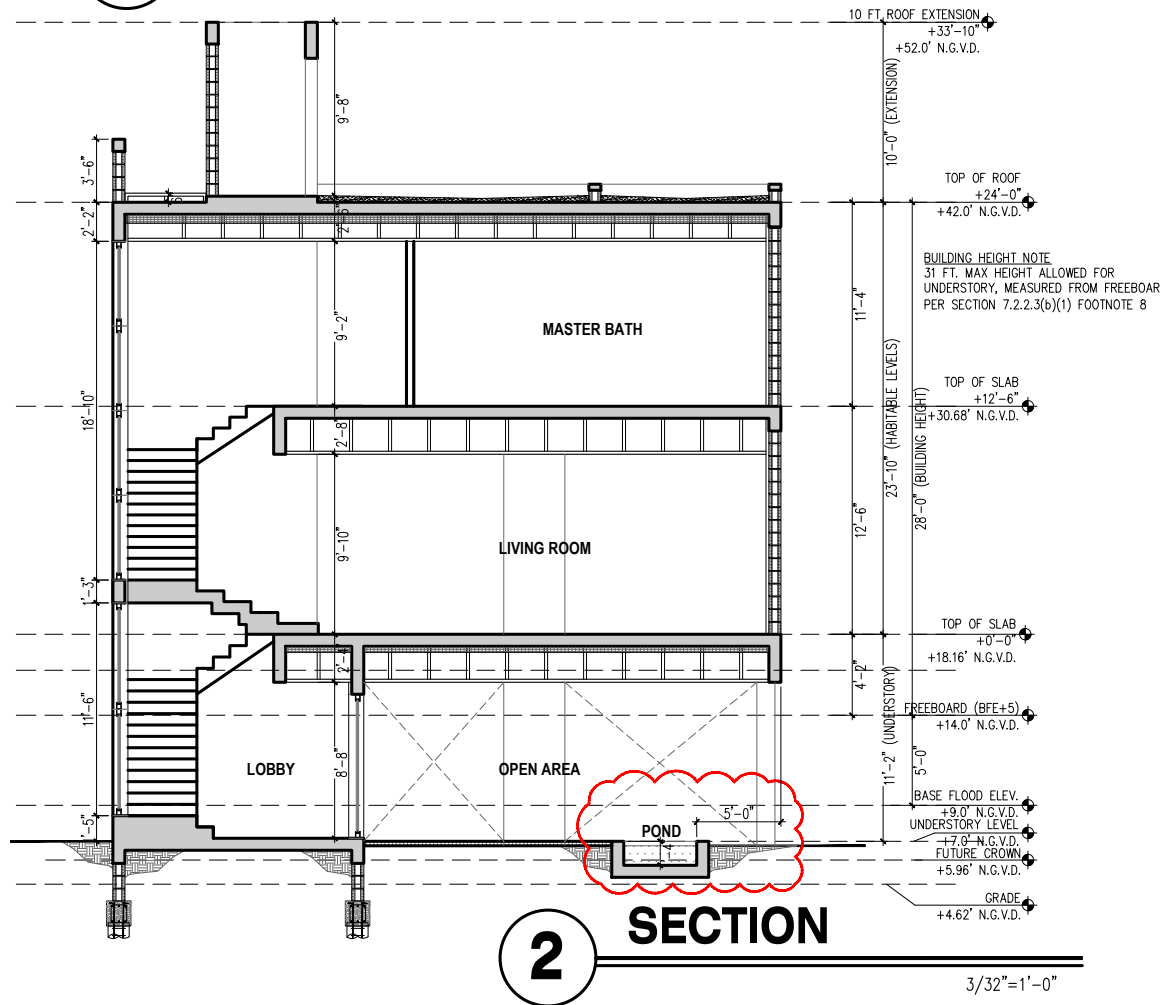
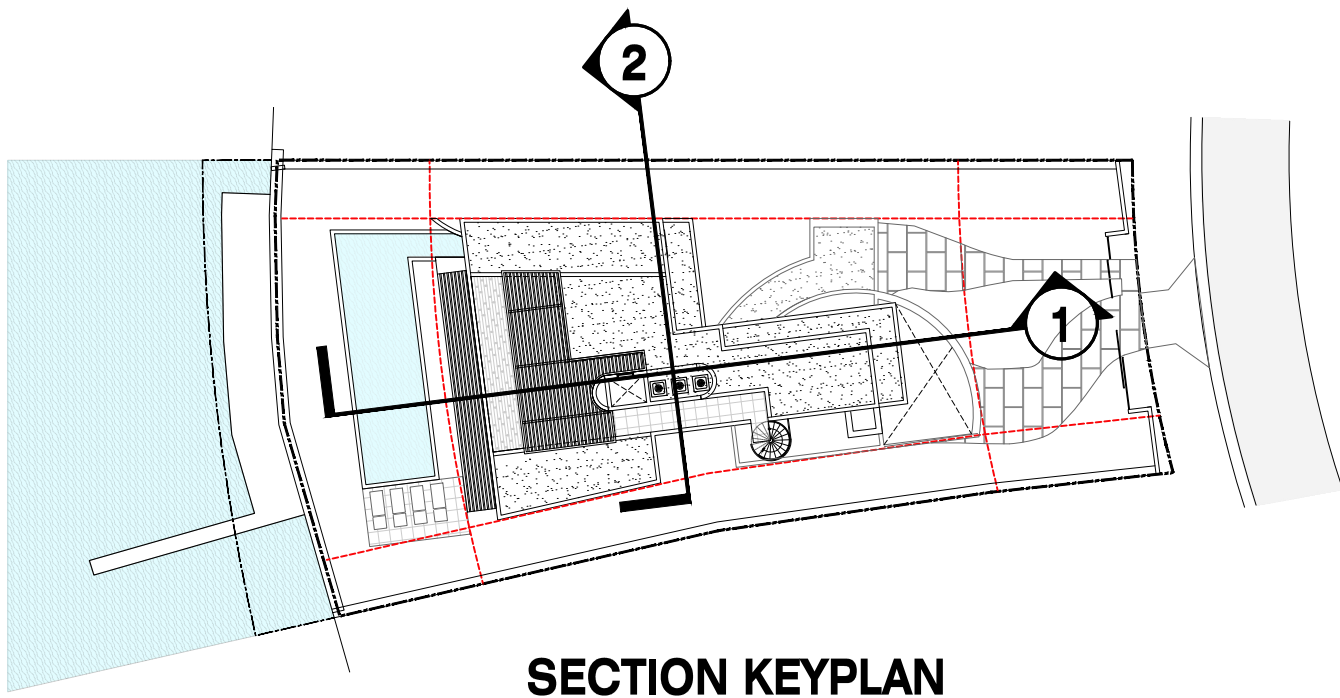
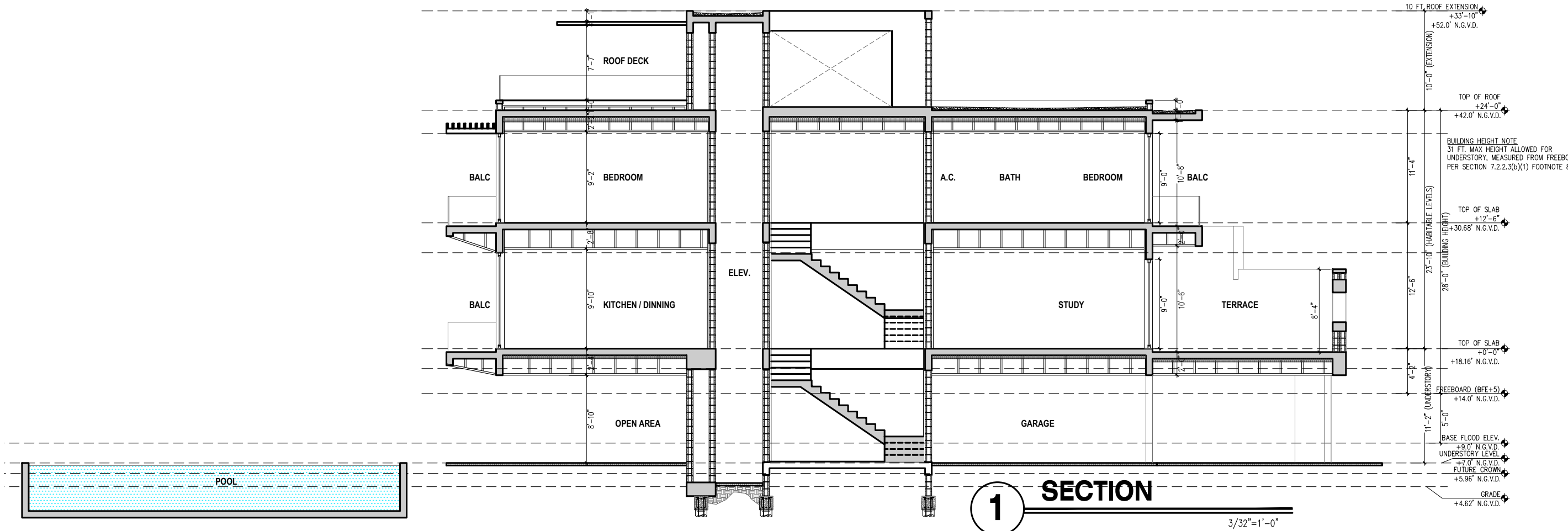
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**WEST
ELEVATION
(REAR)**

SCALE: AS SHOWN
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Professional Engineer
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REGISTERED ARCHITECT

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SECTIONS

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-4.1