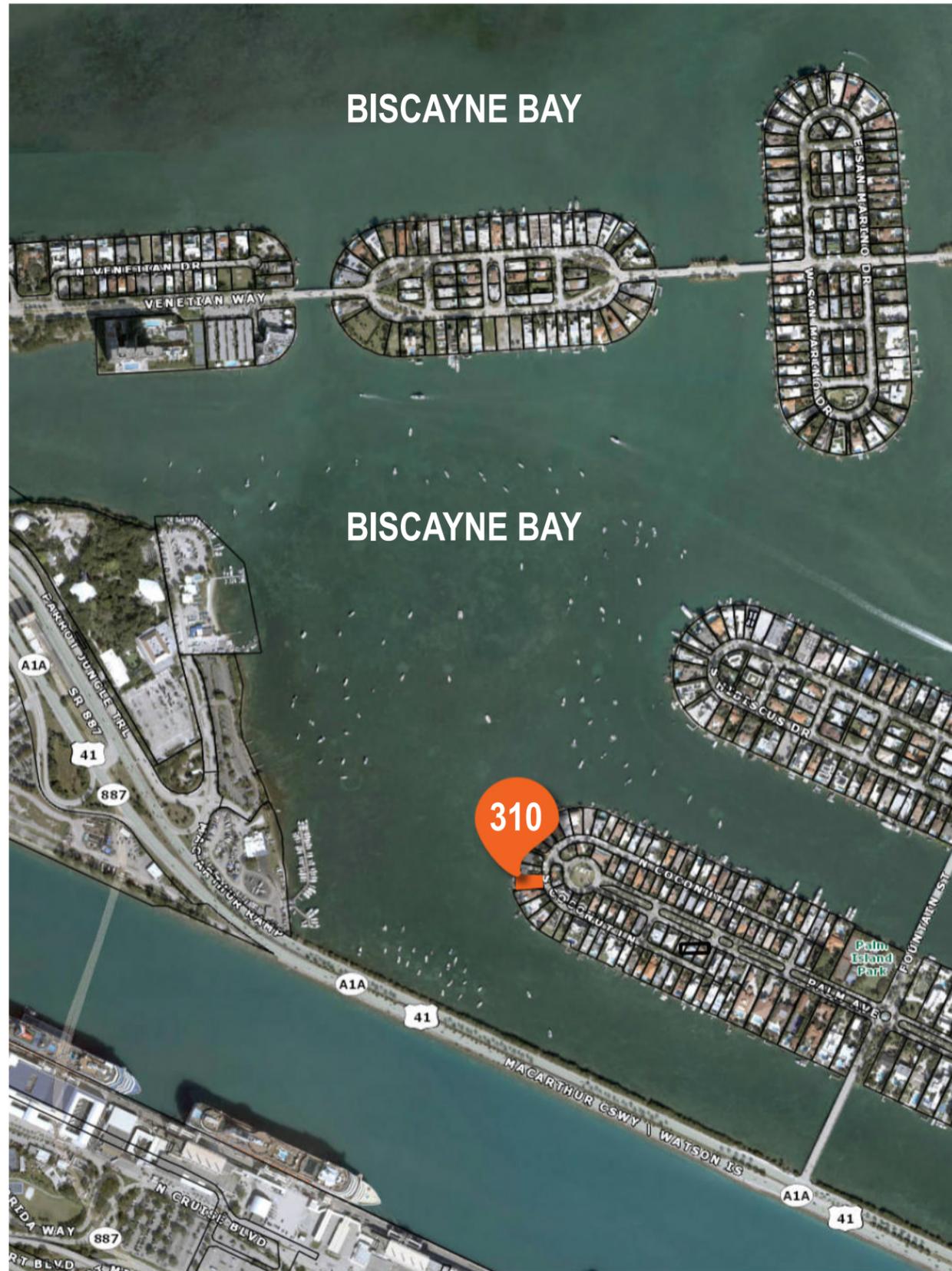




BISCAYNE BAY

BISCAYNE BAY

NEIGHBORHOOD AERIAL VIEW



BISCAYNE BAY

BISCAYNE BAY

AERIAL LOCATION MAP



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MIAMI, FL. 33127
P 305 576 8063

FL. LIC: AR 0016966
FL. LIC: AA 26000837



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



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)

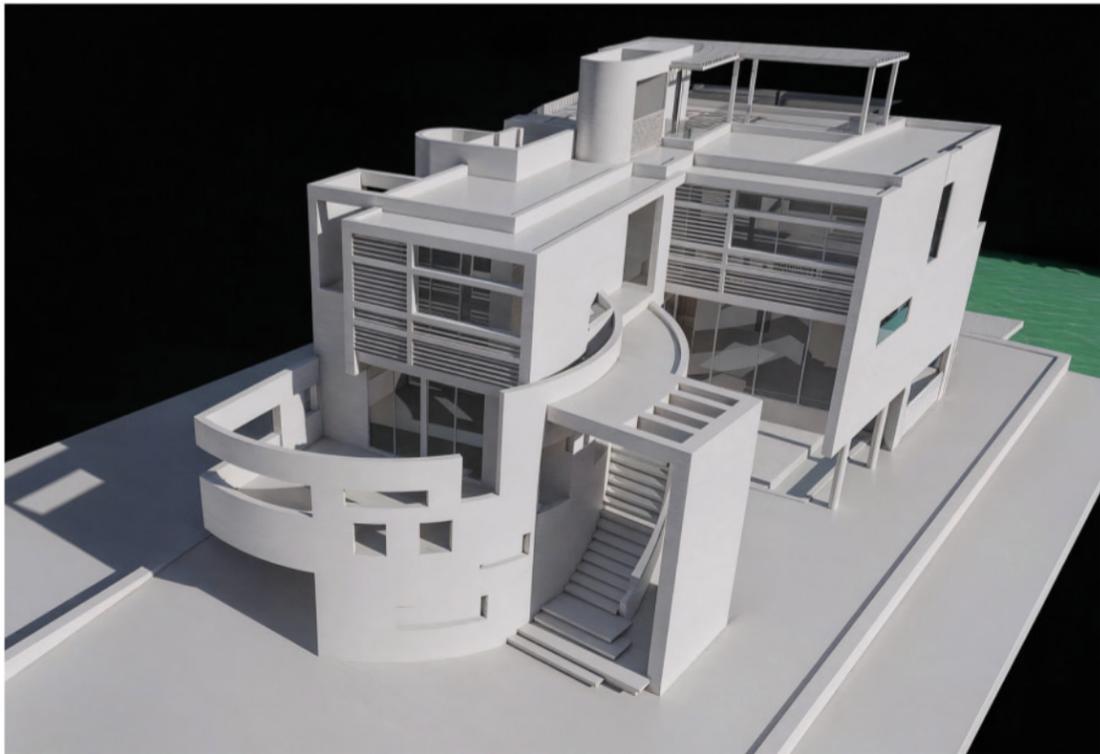
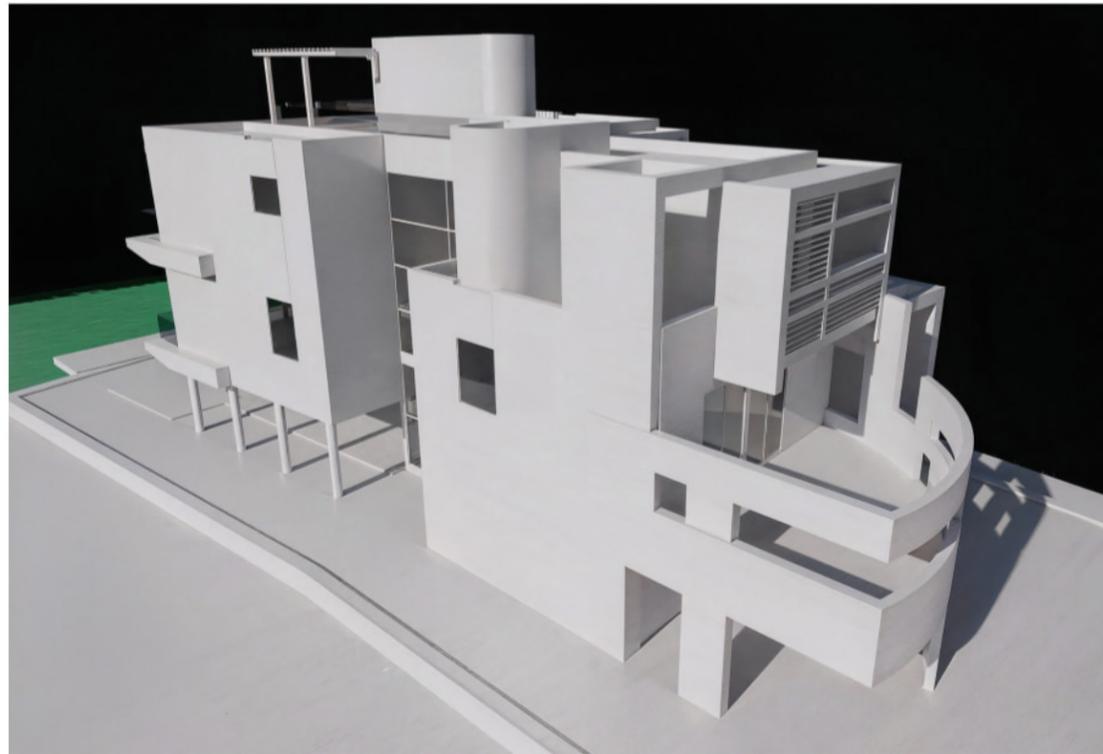


PARKLEX PRODEMA
CHIA/NATURCLAD-B



CLEAR GLASS W/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)





3D VOLUME

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3D VIEW & MATERIALS

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.6.A



3D VOLUME

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 FL. LIC: AA 26000837



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REVISION & DATE

DRAWING TITLE

**3D VIEW &
 MATERIALS**

SCALE: AS SHOWN
 DATE: 08-02-2024

SHEET NUMBER

A-0.6.B



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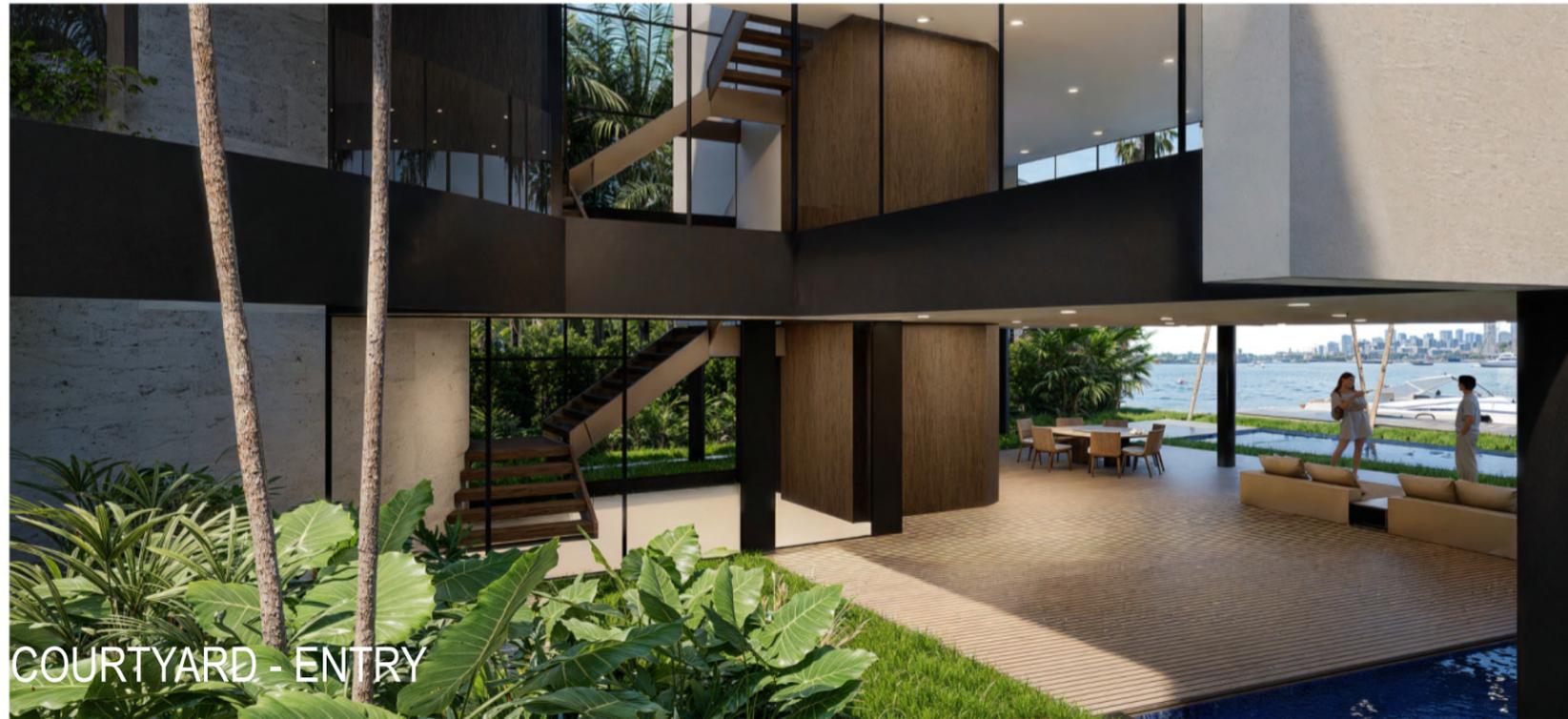
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**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.7A



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ADDRESS & OWNER

NEW RESIDENCE
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MIAMI BEACH, FL. 33139
 OWNER: PIERRE DE AGOSTINI

REVISION & DATE

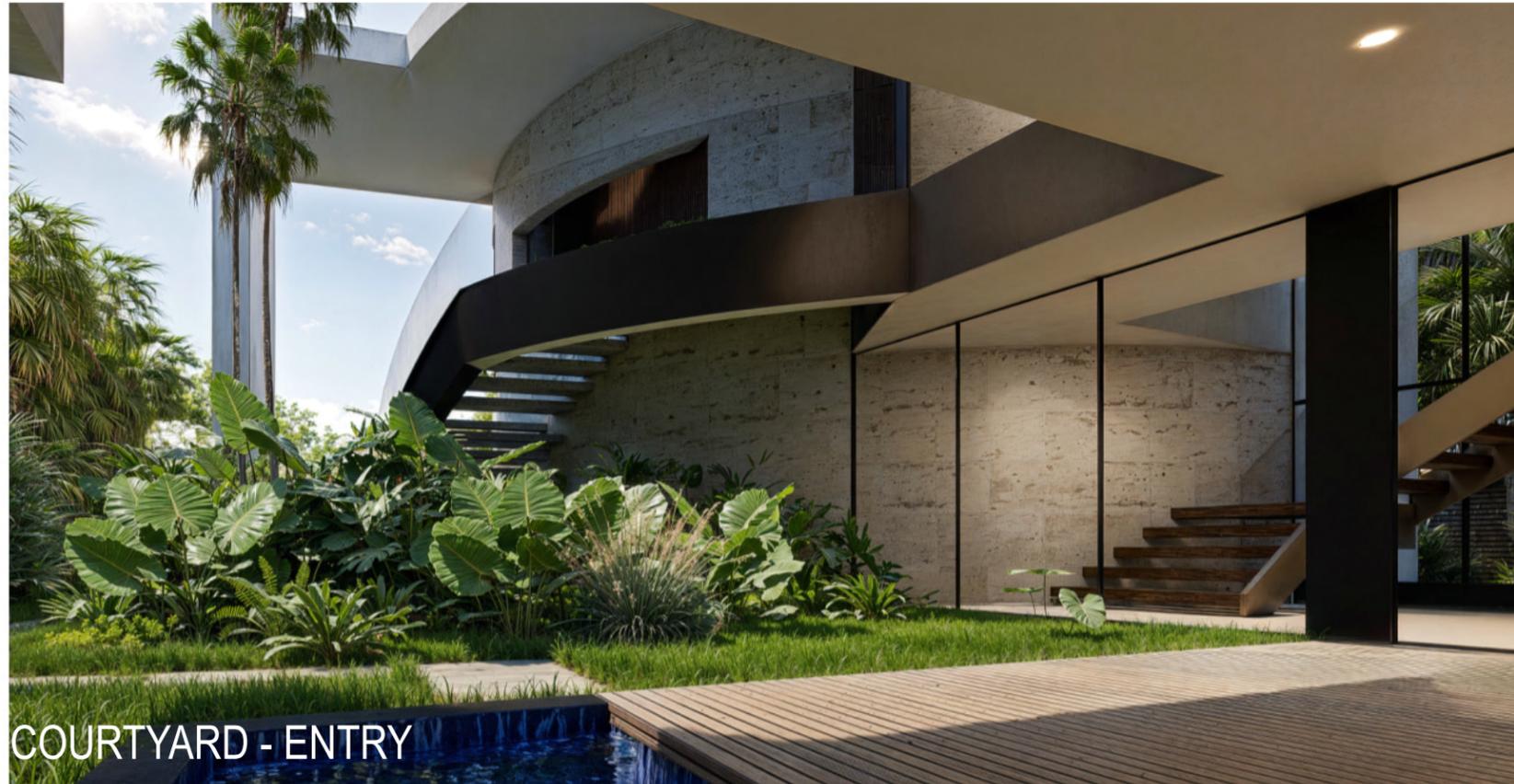
DRAWING TITLE

**3D VIEW &
 MATERIALS**

SCALE: AS SHOWN
 DATE: 08-02-2024

SHEET NUMBER

A-0.7B



COURTYARD - ENTRY



REAR YARD - POOL

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ADDRESS & OWNER

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MIAMI BEACH, FL. 33139
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DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

A-0.7C

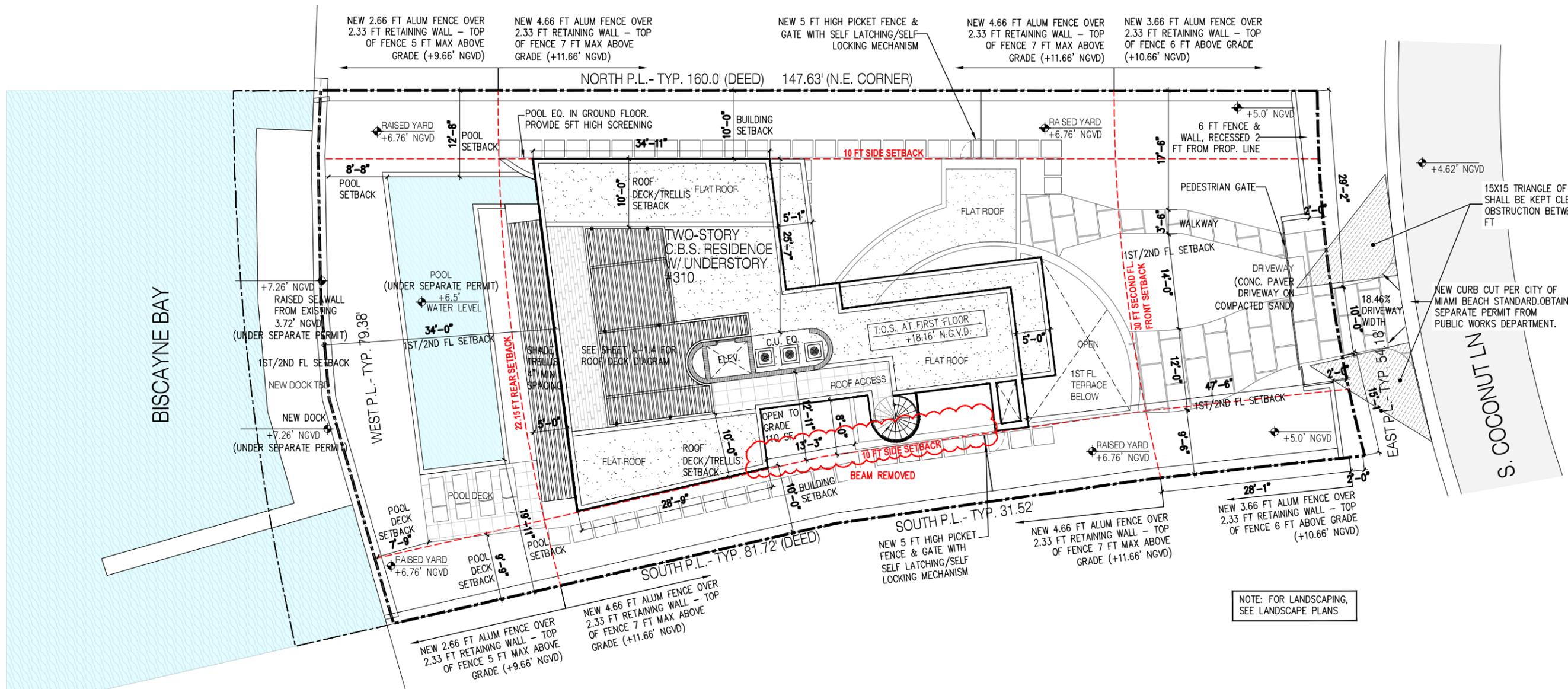


BEFORE
 COMMENT:
 INCREASE OPENINGS TO
 FRONT VOLUME



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





1 SITE PLAN
1/16"=1'-0"

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DRAWING TITLE

SITE PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.1



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REVISION & DATE

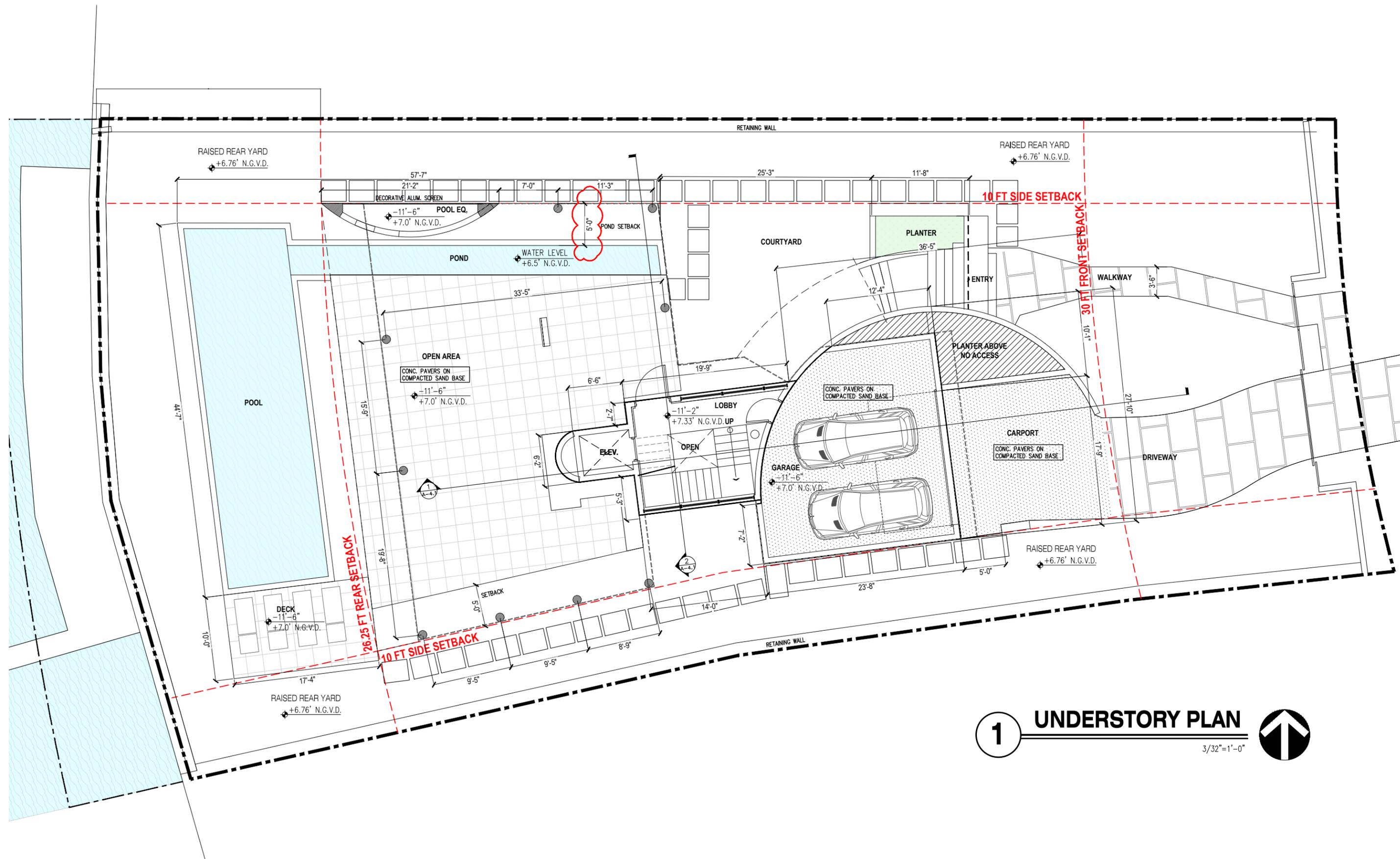
DRAWING TITLE

UNDERSTORY PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-2.1



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



ADDRESS & OWNER

NEW RESIDENCE
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MIAMI BEACH, FL. 33139
OWNER: PIERRE DE AGOSTINI

REVISION & DATE

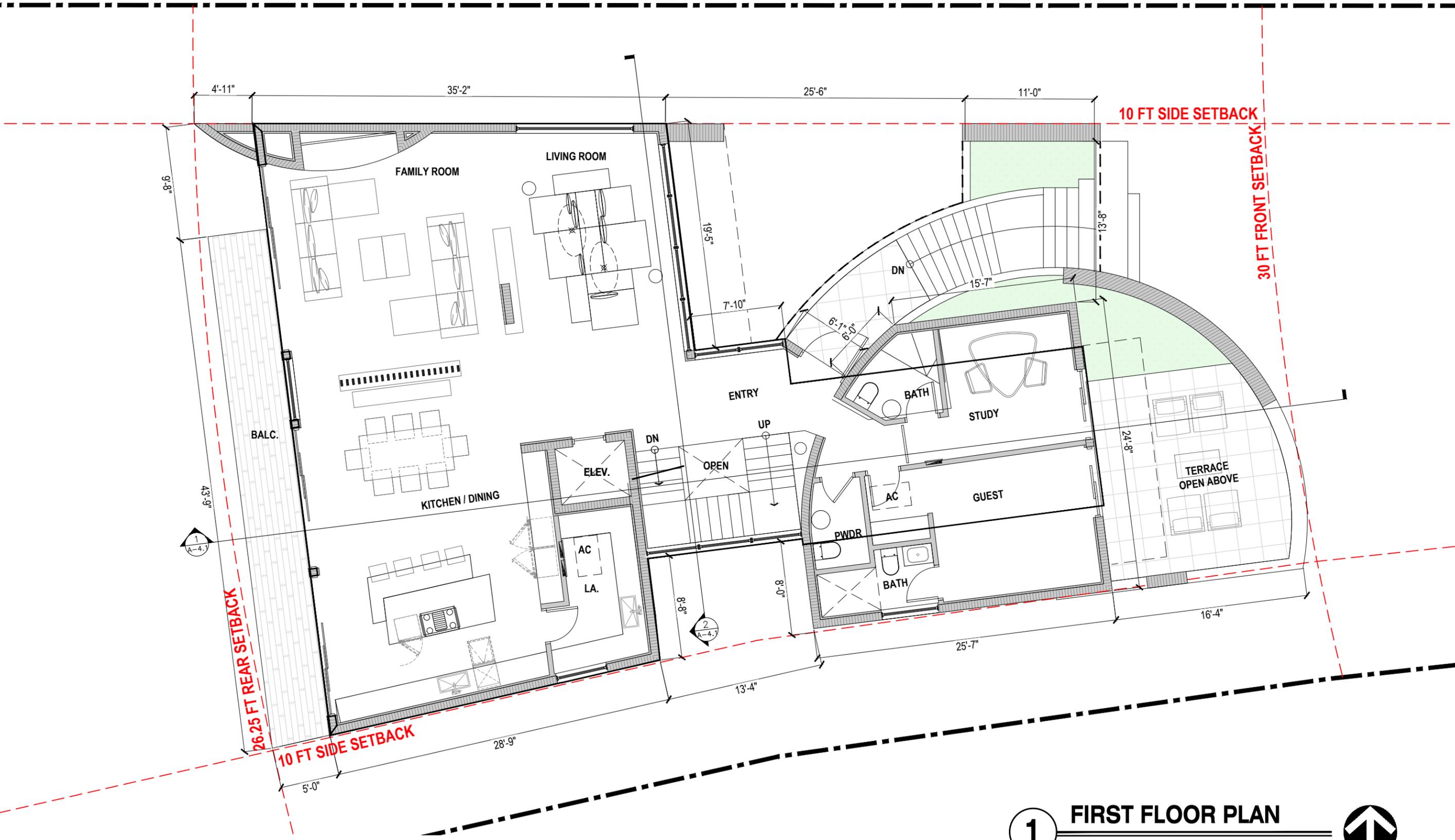
DRAWING TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

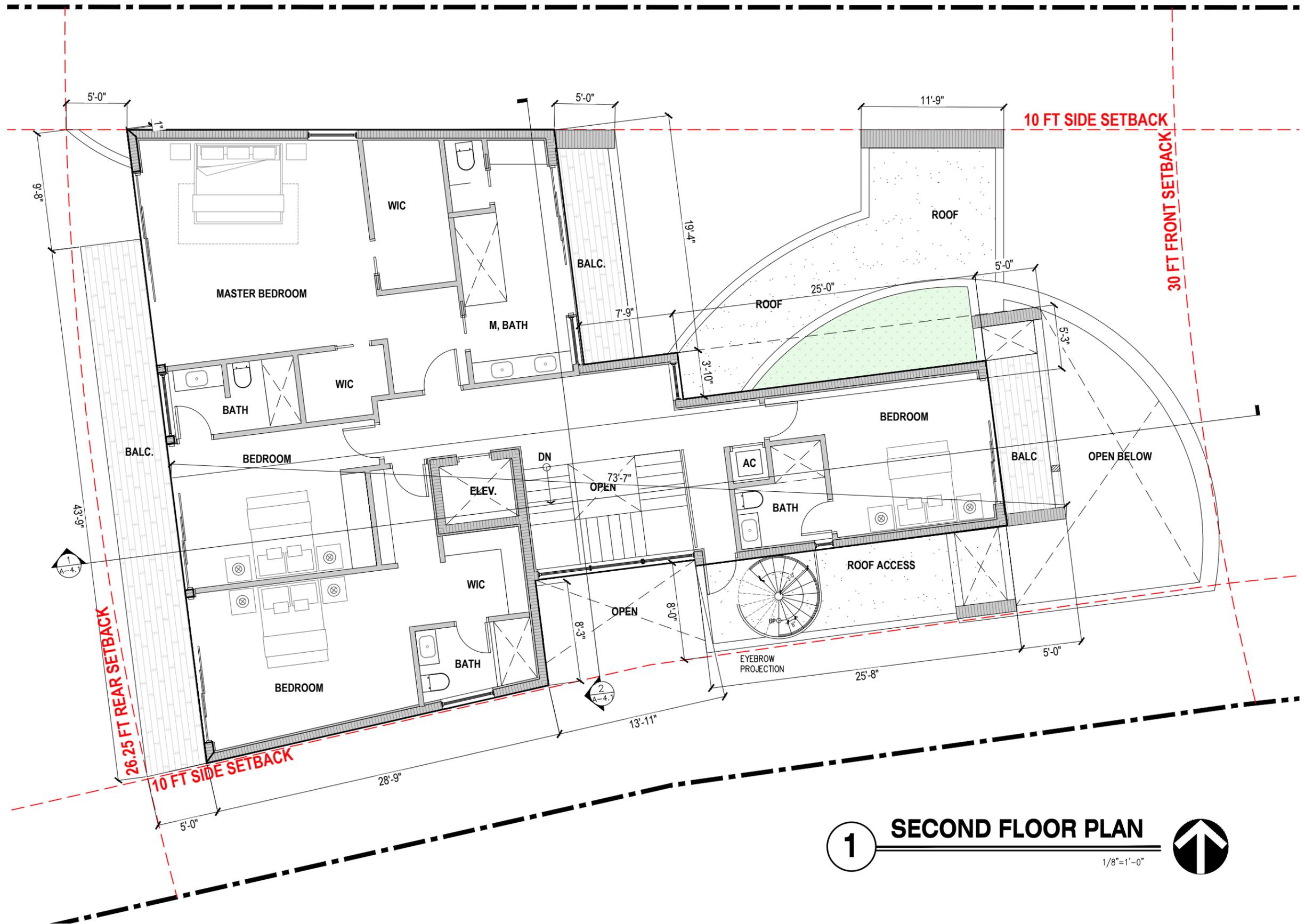
A-2.2



1 FIRST FLOOR PLAN

1/8"=1'-0"





1 SECOND FLOOR PLAN

1/8" = 1'-0"

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P 305 576 8063
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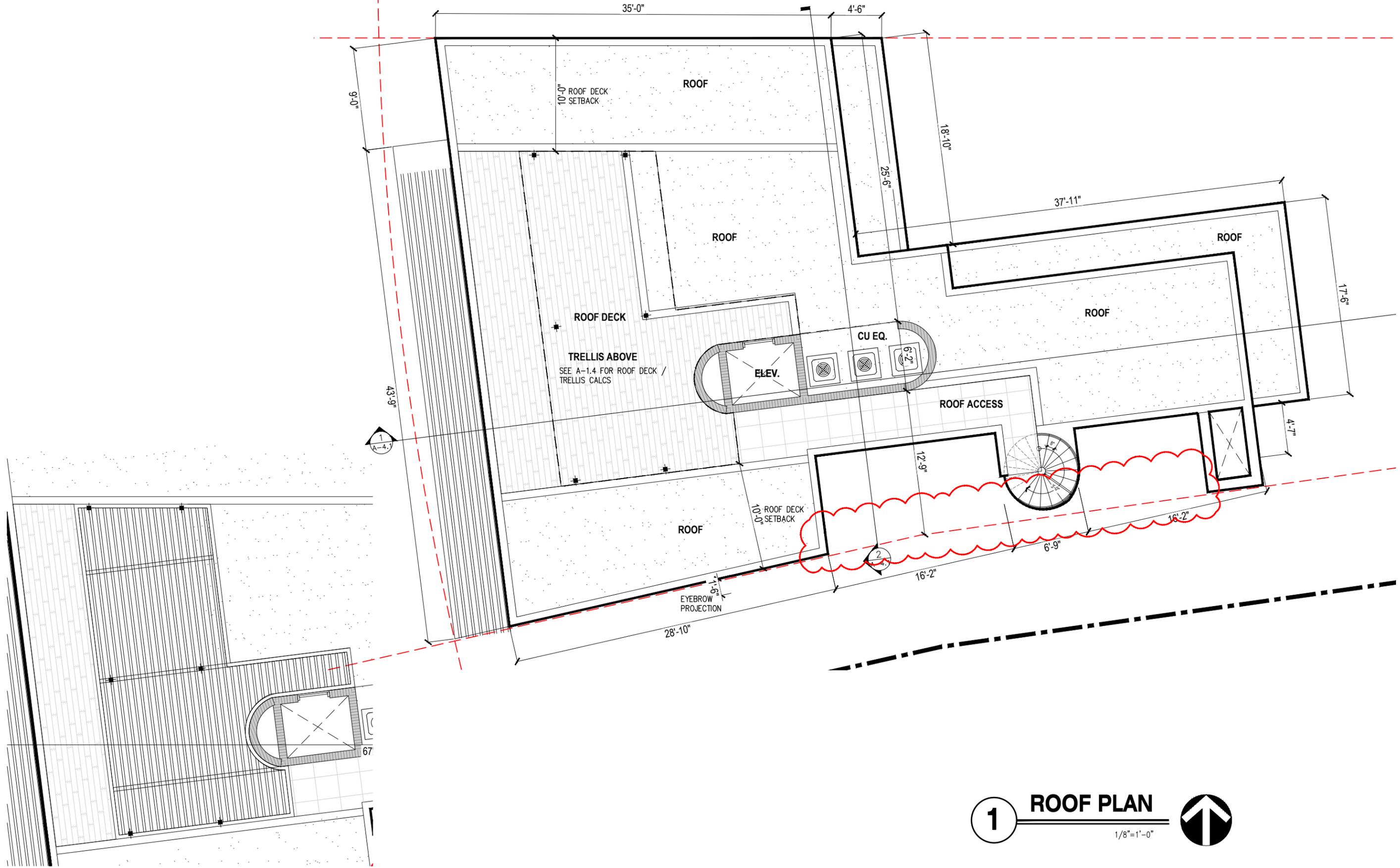
DRAWING TITLE

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" 



ADDRESS & OWNER

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MIAMI BEACH, FL. 33139
OWNER: PIERRE DE AGOSTINI

REVISION & DATE

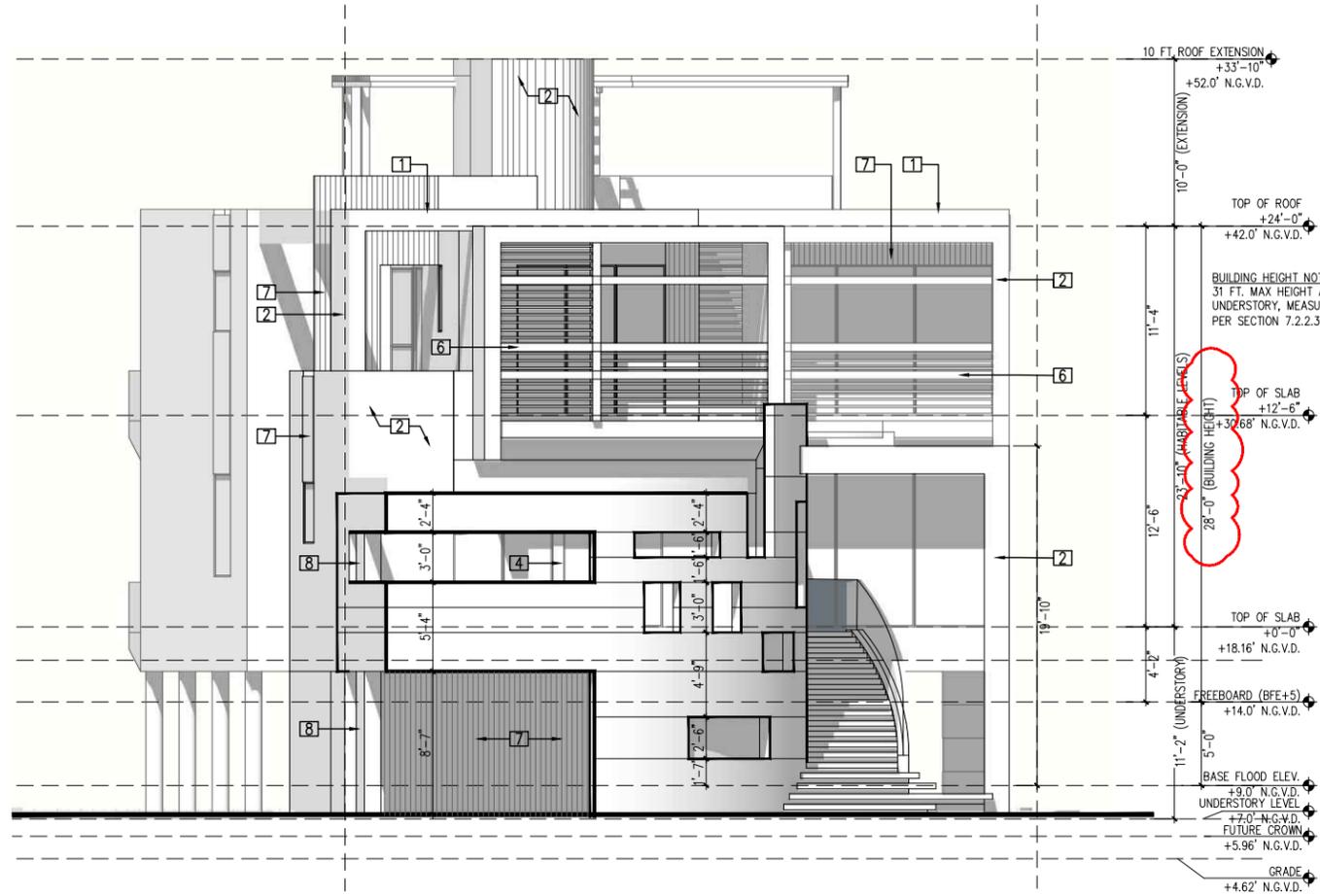
DRAWING TITLE

ROOF PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

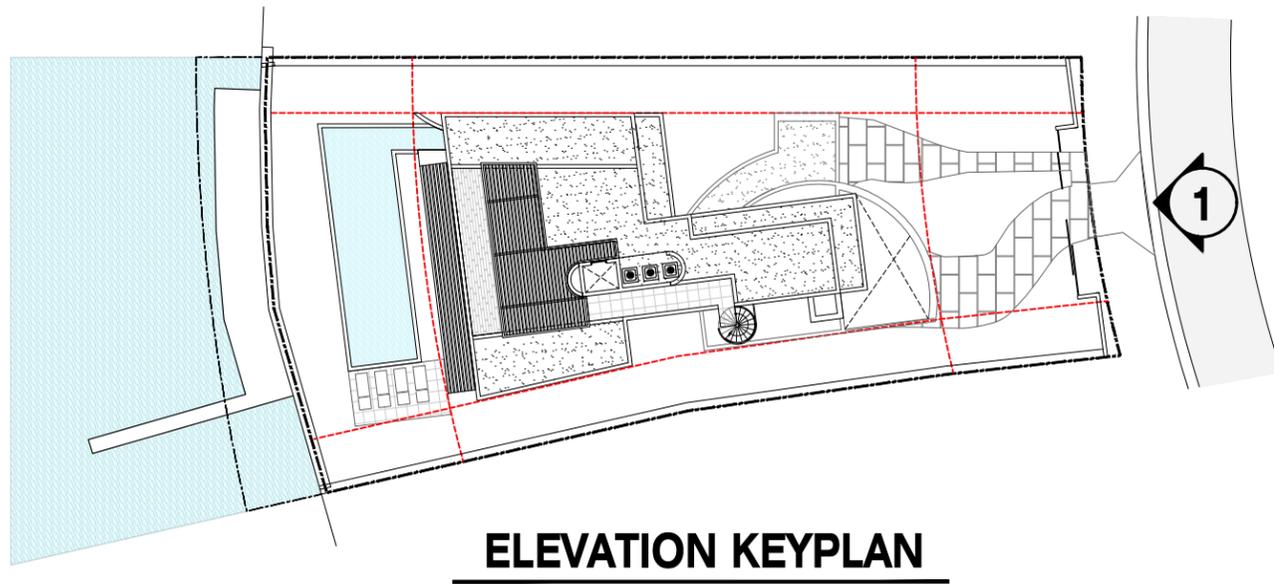
SHEET NUMBER

A-2.4



BUILDING HEIGHT NOTE
 31 FT. MAX HEIGHT ALLOWED FOR UNDERSTORY, MEASURED FROM FREEBOARD. PER SECTION 7.2.2.3(b)(1) FOOTNOTE 8

1 EAST ELEVATION (FRONT)
 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 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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MIAMI BEACH, FL. 33139
 OWNER: PIERRE DE AGOSTINI

REVISION & DATE

DRAWING TITLE
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



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

**COVER SHEET /
INDEX OF
DRAWINGS**

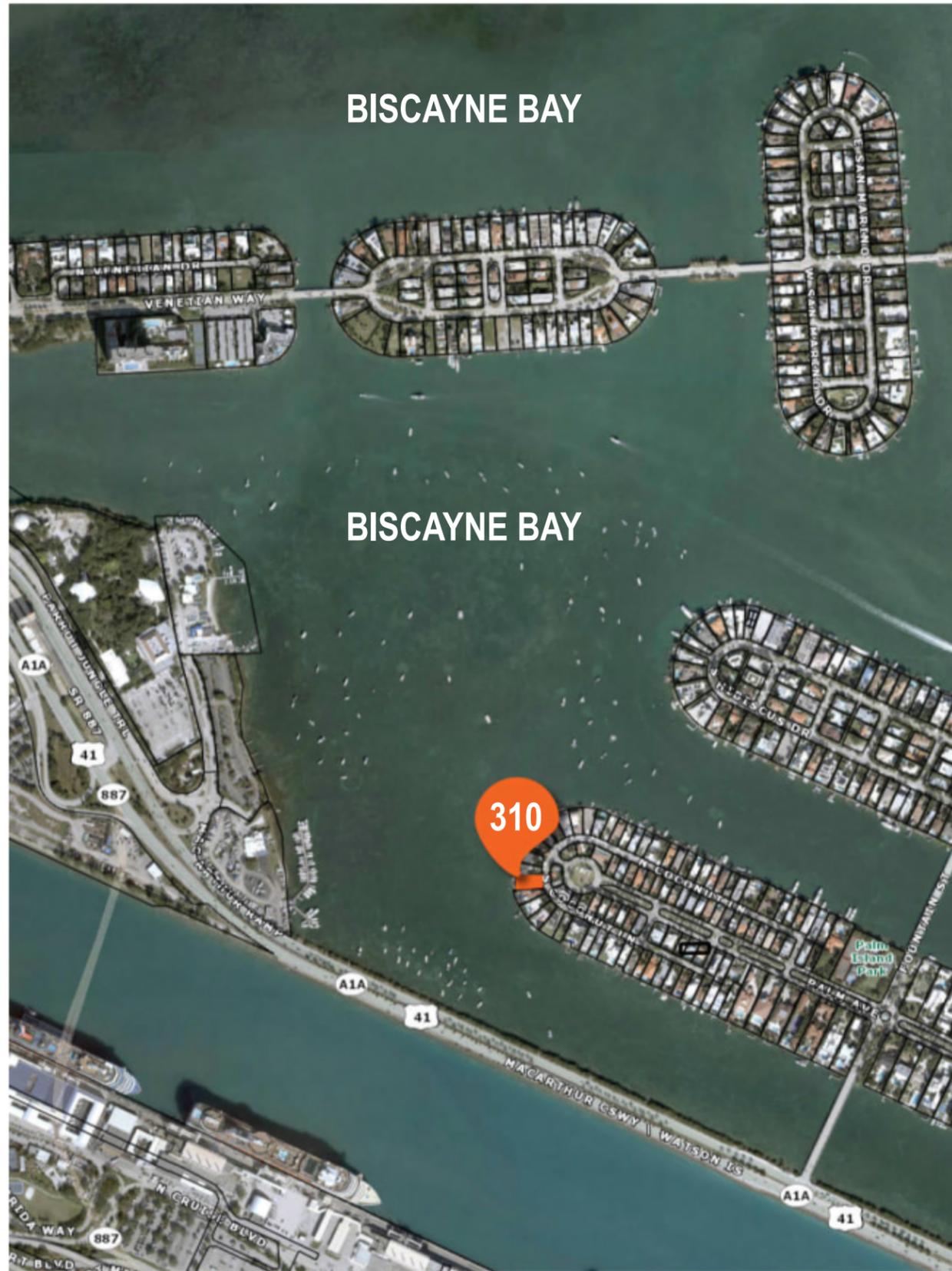
A-0.0



BISCAYNE BAY

BISCAYNE BAY

NEIGHBORHOOD AERIAL VIEW



BISCAYNE BAY

BISCAYNE BAY

AERIAL LOCATION MAP



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



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



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

**SURROUNDING
PROPERTIES**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

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



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

**SURROUNDING
PROPERTIES**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.3



3D VIEW - FRONT

MATERIAL BOARD



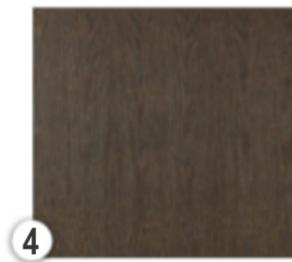
OOLITIC LIMESTONE
WALL CLADDING



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/
BRONZE FRAMES.
(LOUVERS SAME
COLOR)



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**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
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A-0.4



3D VIEW - REAR

MATERIAL BOARD



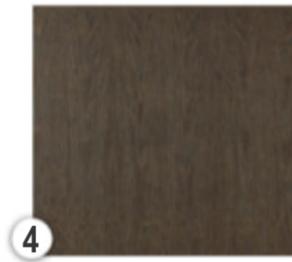
OOLITIC LIMESTONE
WALL CLADDING



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CHIA/NATURCLAD-B



CLEAR GLASS W/
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(LOUVERS SAME
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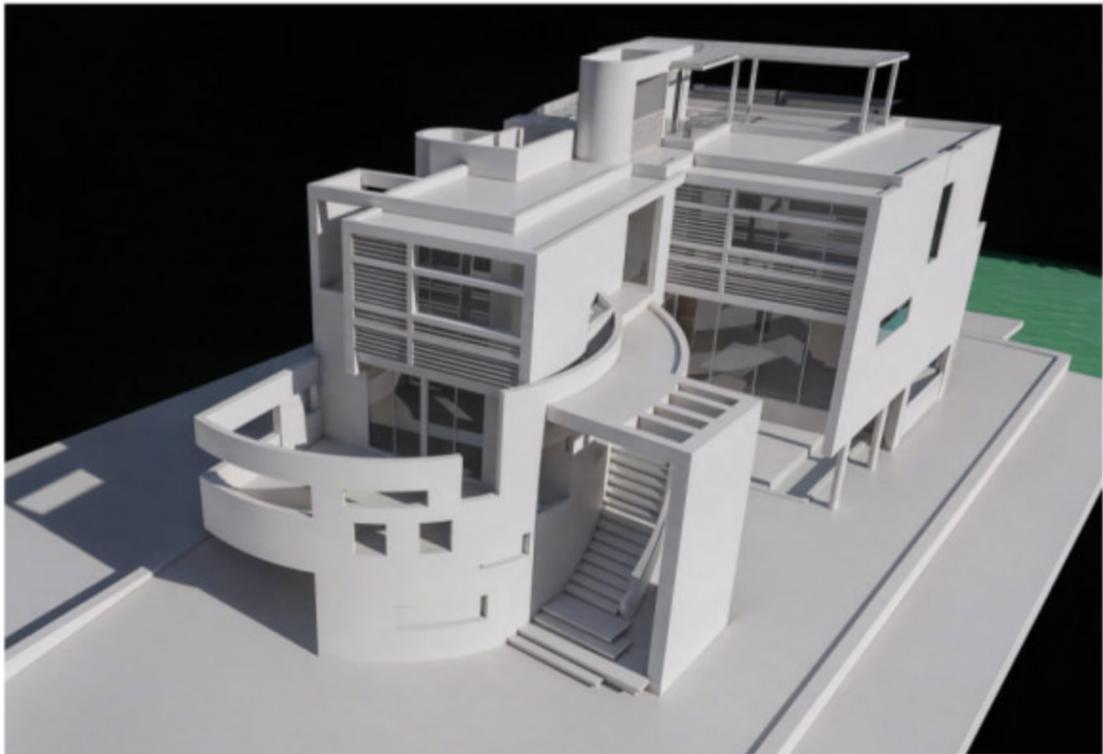
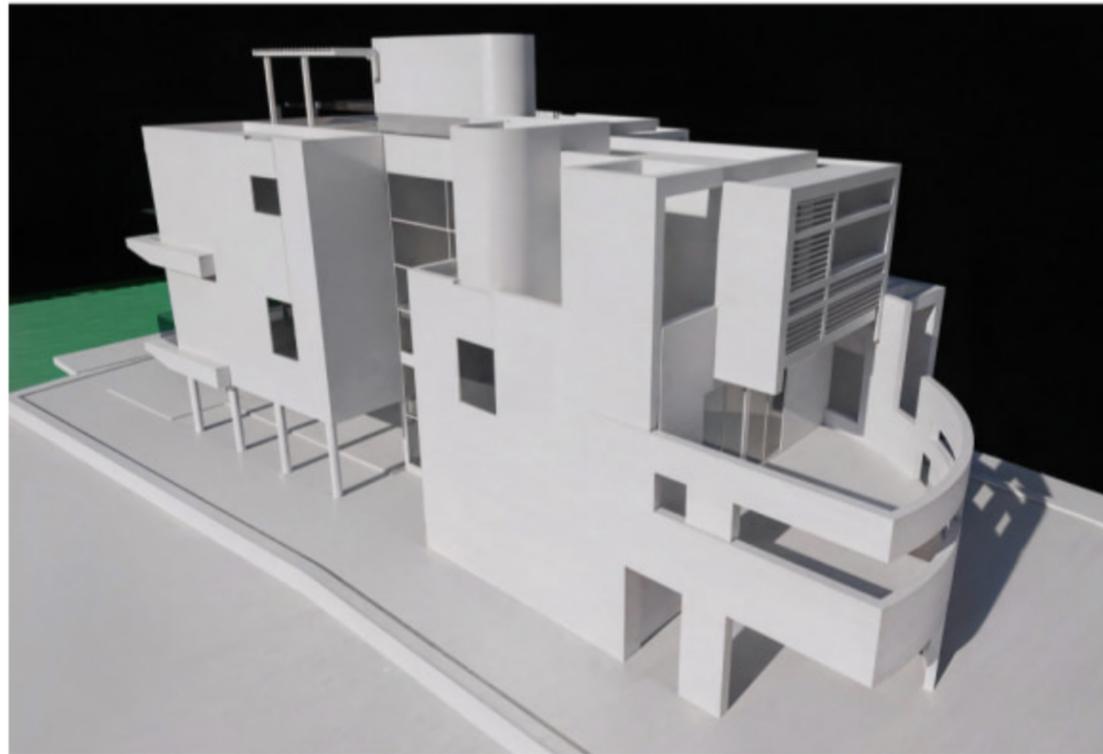
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MATERIALS**

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A-0.5



3D VOLUME



ADDRESS & OWNER

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REVISION & DATE

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3D VIEW & MATERIALS

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3D VOLUME

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REVISION & DATE

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**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
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A-0.7A



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REVISION & DATE

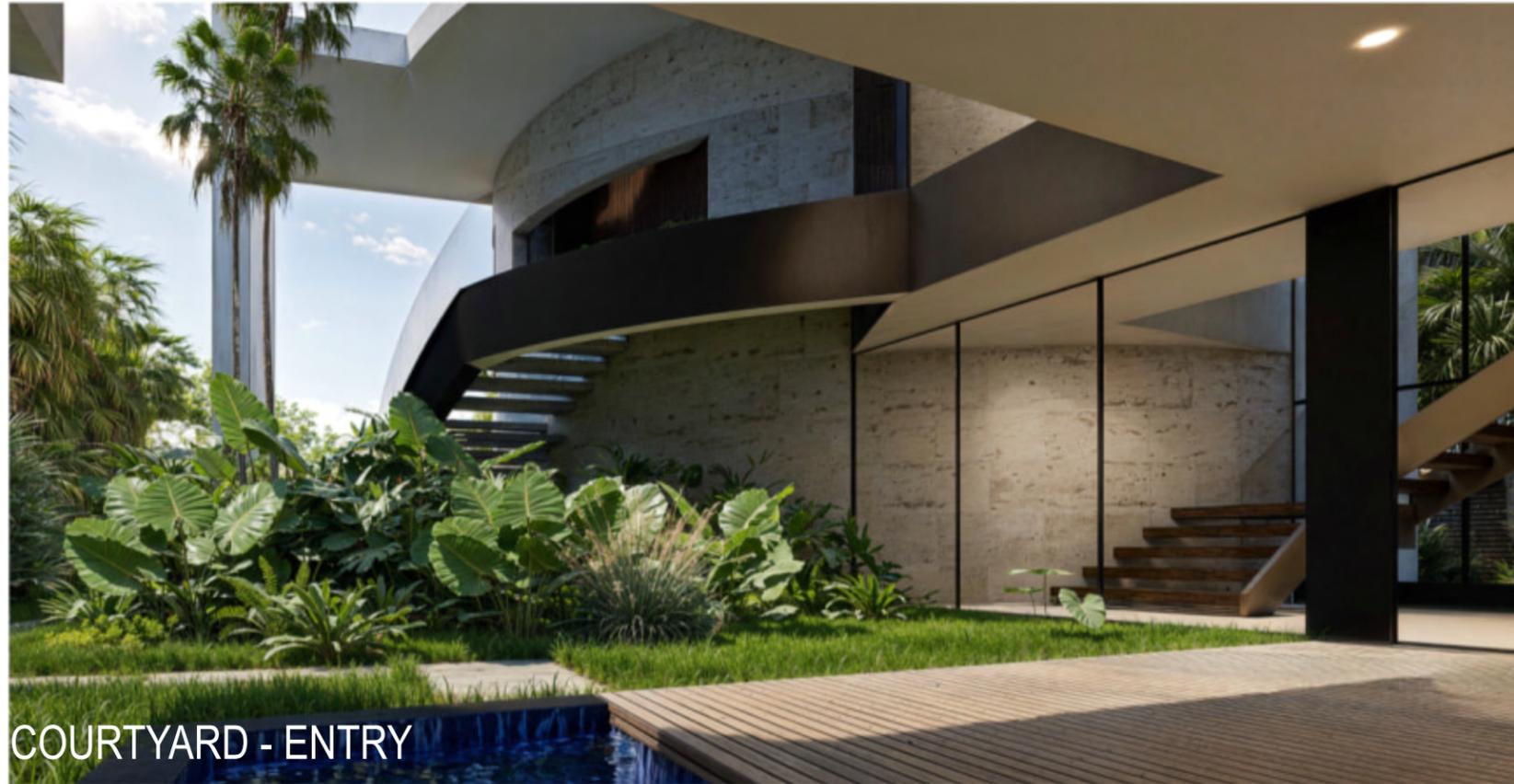
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**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.7B



COURTYARD - ENTRY



REAR YARD - POOL

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A-0.7C



NORTH ELEVATION



SOUTH ELEVATION

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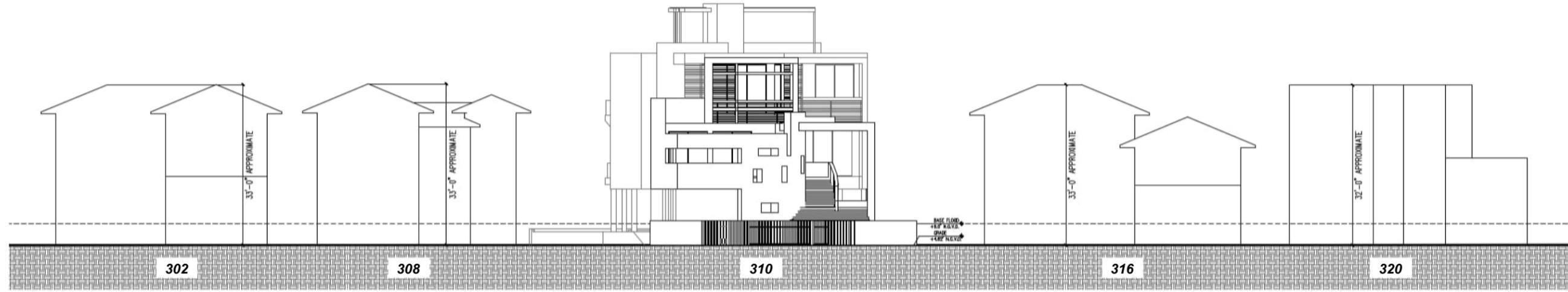
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**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.7D



S. COCONUT LN.

1 CONTEXTUAL ELEVATIONS

N.T.S.

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CONTEXTUAL ELEVATIONS

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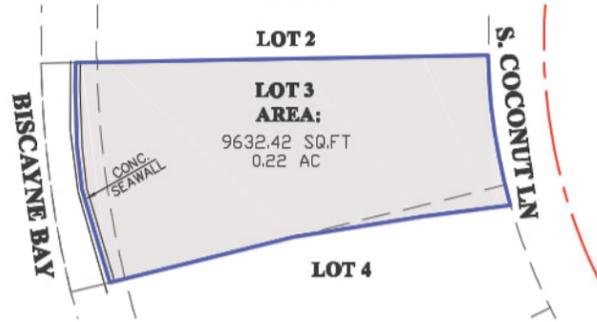
A-0.9

TOPOGRAPHIC SURVEY

SCALE: 1" = 20'

LOT AREA CALCULATION

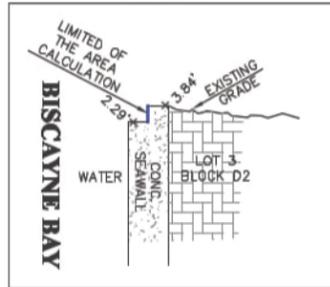
SCALE: 1" = 40'



LOT AREA CALCULATION:	
TO SEAWALL	9,632.42 SQ.FT
TOTAL AREA	10,610.62 SQ.FT

SEAWALL DETAIL

SCALE: 1" = 10'

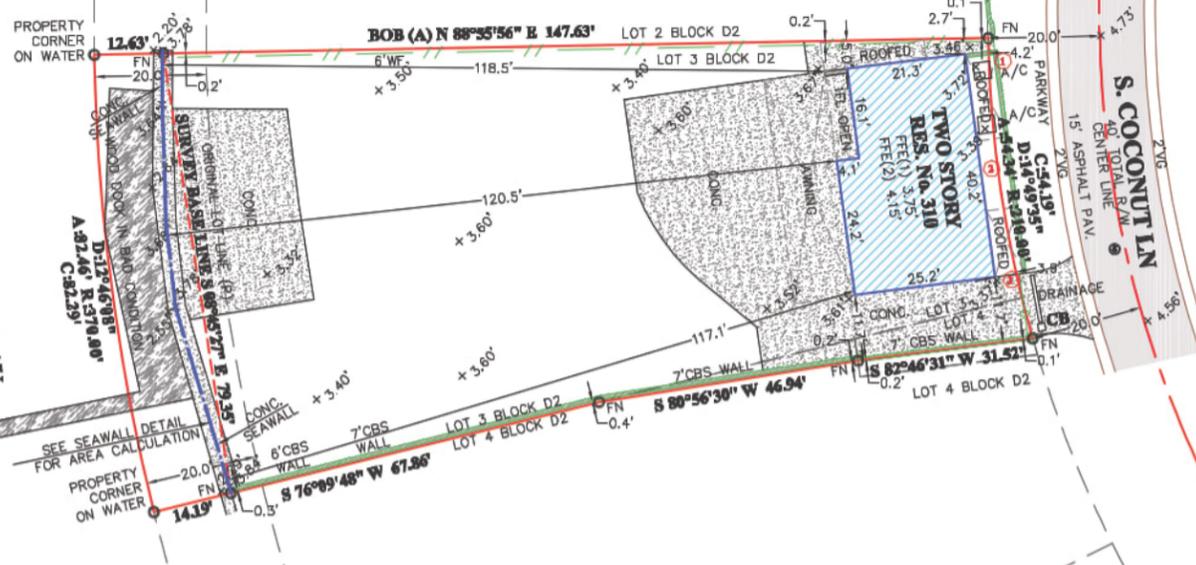


LEGEND OF SURVEY ABBREVIATIONS

- 1" = 1" FIRST FLOOR
- 2" = 2" SECOND FLOOR
- 3" = 3" THIRD FLOOR
- 4" = 4" FOURTH FLOOR
- 5" = 5" FIFTH FLOOR
- 6" = 6" SIXTH FLOOR
- 7" = 7" SEVENTH FLOOR
- 8" = 8" EIGHTH FLOOR
- 9" = 9" NINTH FLOOR
- 10" = 10" TENTH FLOOR
- 11" = 11" ELEVENTH FLOOR
- 12" = 12" TWELFTH FLOOR
- 13" = 13" THIRTEENTH FLOOR
- 14" = 14" FOURTEENTH FLOOR
- 15" = 15" FIFTEENTH FLOOR
- 16" = 16" SIXTEENTH FLOOR
- 17" = 17" SEVENTEENTH FLOOR
- 18" = 18" EIGHTEENTH FLOOR
- 19" = 19" NINETEENTH FLOOR
- 20" = 20" TWENTIETH FLOOR
- 21" = 21" TWENTY-FIRST FLOOR
- 22" = 22" TWENTY-SECOND FLOOR
- 23" = 23" TWENTY-THIRD FLOOR
- 24" = 24" TWENTY-FOURTH FLOOR
- 25" = 25" TWENTY-FIFTH FLOOR
- 26" = 26" TWENTY-SIXTH FLOOR
- 27" = 27" TWENTY-SEVENTH FLOOR
- 28" = 28" TWENTY-EIGHTH FLOOR
- 29" = 29" TWENTY-NINTH FLOOR
- 30" = 30" THIRTIETH FLOOR
- 31" = 31" THIRTY-FIRST FLOOR
- 32" = 32" THIRTY-SECOND FLOOR
- 33" = 33" THIRTY-THIRD FLOOR
- 34" = 34" THIRTY-FOURTH FLOOR
- 35" = 35" THIRTY-FIFTH FLOOR
- 36" = 36" THIRTY-SIXTH FLOOR
- 37" = 37" THIRTY-SEVENTH FLOOR
- 38" = 38" THIRTY-EIGHTH FLOOR
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- 40" = 40" FORTIETH FLOOR
- 41" = 41" FORTY-FIRST FLOOR
- 42" = 42" FORTY-SECOND FLOOR
- 43" = 43" FORTY-THIRD FLOOR
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- 100" = 100" HUNDRETH FLOOR

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- 11" = 11" CLEAR-CUT
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CERTIFICATE TO:
PIERRE DE AGOSTINI

PROPERTY ADDRESS:
310 S Coconut Ln, Miami Beach, FL 33139
POLIO:02-4205-002-0580

BENCHMARK USED:
Name: D-135
Elev(NVD129): 5.51
Northing: 325,604.00
Easting: 931,573.00
Location: MACARTHUR CSWY - 4' SW OF EDGE OF PAVEMENT FOUNTAIN ST - 15' RE OF PROJECTED C/L
Description: PK NAIL AND BRASS WASHER IN CONC CURB
SEE ALSO E-01 4.3' SW
NOTE: ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NGVD 1929 DATUM

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION (FEMA.GOV):
COMMUNITY NAME: CITY OF MIAMI BEACH
COMMUNITY No: 120651
PANEL: 1206C0316
SUFFIX: L
DATE OF FIRM: 09/11/2009
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 11

ENCROACHMENTS NOTED:
1) 6" CBS WALL ENC. 1.54' INTO A/R/W
2) 6" CBS WALL ENC. 1.9' INTO A/R/W
3) 6" CBS WALL ENC. 1.7' INTO A/R/W

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)
ALL OF LOT 3 IN BLOCK D2 OF AMENDED RIVIERA 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 RIVIERA, 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.SEE DETAIL (C)

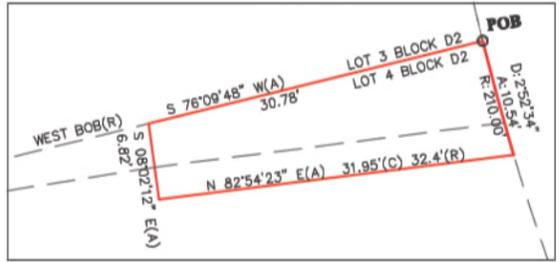
TOGETHER WITH THE FOLLOWING PARCEL DESCRIBED AS PARCEL "B"; A PART OF LOT 4, BLOCK D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL "B" DESCRIBED AS FOLLOWS:
COMMENCE (P.O.C.) AT THE NORTHEAST CORNER OF LOT 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 85°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.).SEE DETAIL (B)

LESS THE FOLLOWING PARCEL DESCRIBED AS PARCEL "A": A PART OF LOT 4, BLOCK D2, AMENDED RIVIERA, 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:

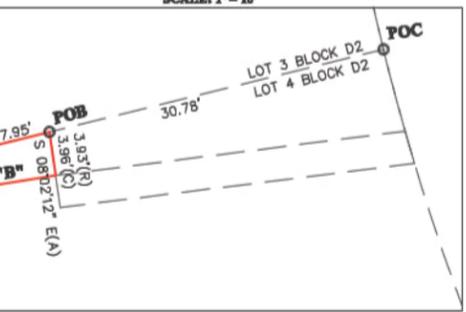
COMMENCE AT THE NORTHEAST CORNER OF LOT 4 OF THE ABOVE REFERENCE SUBDIVISION AND RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 4, ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 2°54'34" A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING OF SAID PARCEL "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.).SEE DETAIL (A)

SURVEYOR'S NOTES:
(a) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
(b) THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
(c) THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
(d) OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
(e) THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY OUR FIRM. THE FIRM HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. THE FIRM CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. THE FIRM MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT US DIRECTLY FOR VERIFICATION OF ACCURACY.
(f) SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
(g) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS ARE PROHIBITED.
(h) THE FIRM, MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, AND OTHER MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
(i) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
(j) RECORD MEASUREMENTS WERE CORROBORATED BY MEASUREMENTS IN THE FIELD UNLESS OTHERWISE INDICATED.
(k) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
(l) WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.

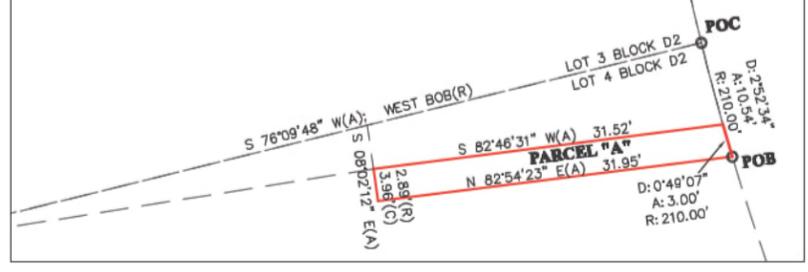
LEGAL DESCRIPTION DETAIL (C)



LEGAL DESCRIPTION DETAIL (B)



LEGAL DESCRIPTION DETAIL (A)



FLORIDA SURVEYING GROUP
Price, Service & Quality All Together
8023 SW 130th AVE Miami, FL 33193
PH (305) 564-0796 FAX (786) 279-0953
Records@FLSG.org

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL 33127
P 305 576 8063

FL LIC: AR 0016966
FL LIC: AA 26000837

STATE OF FLORIDA
REGISTERED SURVEYOR

PIERRE DE AGOSTINI
REGISTERED SURVEYOR

SECRET

1 - 1

JOB: 2409-142

DATE: 08/02/2024
DRAWN BY: LRM
CHECKED BY: MAP

MAURIZIO A. PROMERA
REGISTERED SURVEYOR AND MAPPER NO. 087
STATE OF FLORIDA

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION & DATE

DRAWING TITLE
SURVEY

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER
A-0.10

praxis.
architecture . design

PRAXISARCH.COM

STATE OF FLORIDA
REGISTERED ARCHITECT

ADDRESS & OWNER

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

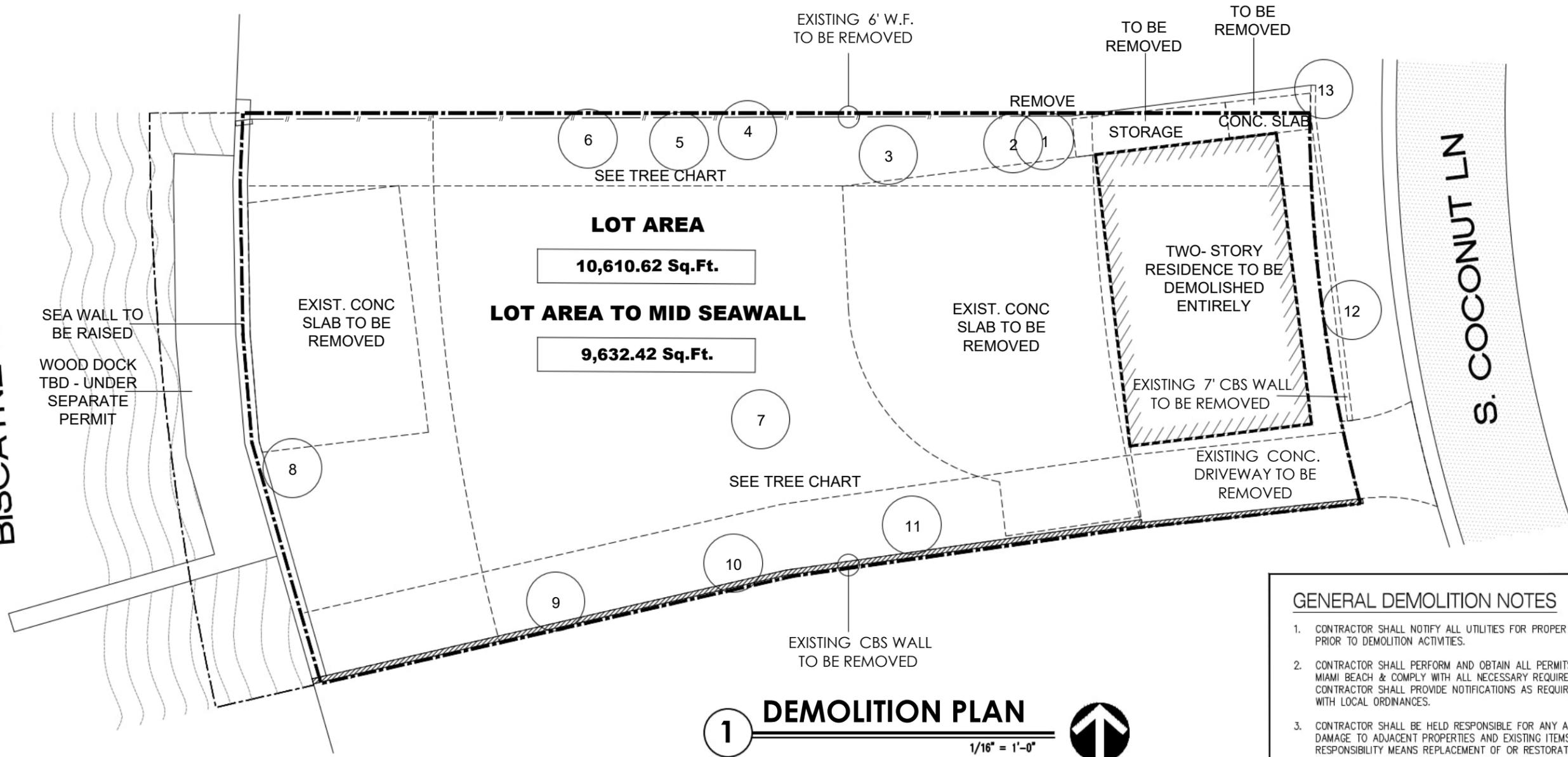
REVISION & DATE

DRAWING TITLE
SURVEY

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER
A-0.10

BISCAYNE BAY



1 DEMOLITION PLAN
1/16" = 1'-0"

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.



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

DEMOLITION PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.11

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:

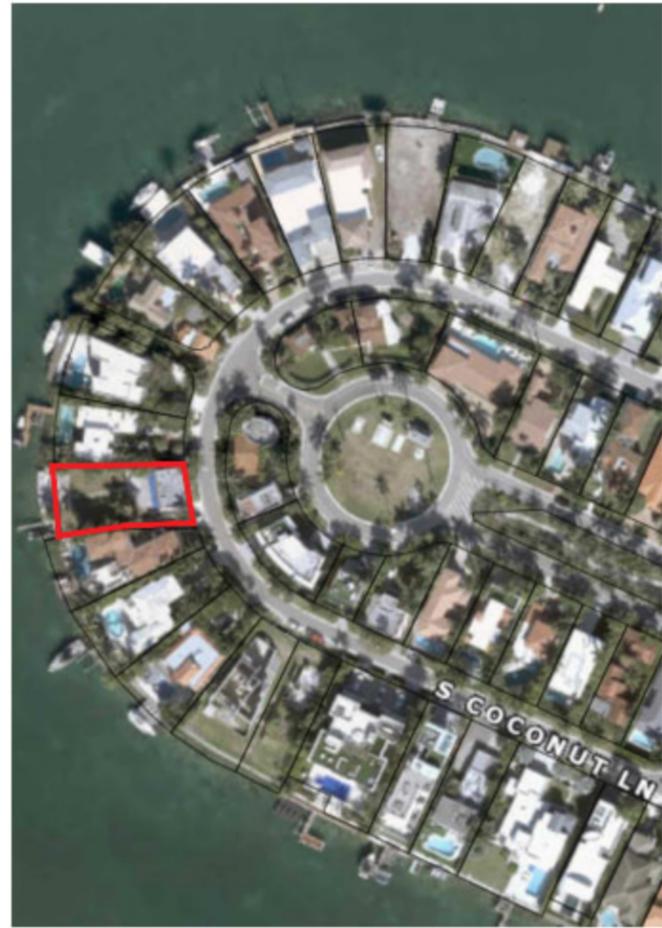
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00" 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.B.) 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 85°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 BEGINNING 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			



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE
ZONING DATA
/ LOCATION
PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.0



BEFORE
 COMMENT:
 INCREASE OPENINGS TO
 FRONT VOLUME



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



ADDRESS & OWNER

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

REVISION & DATE

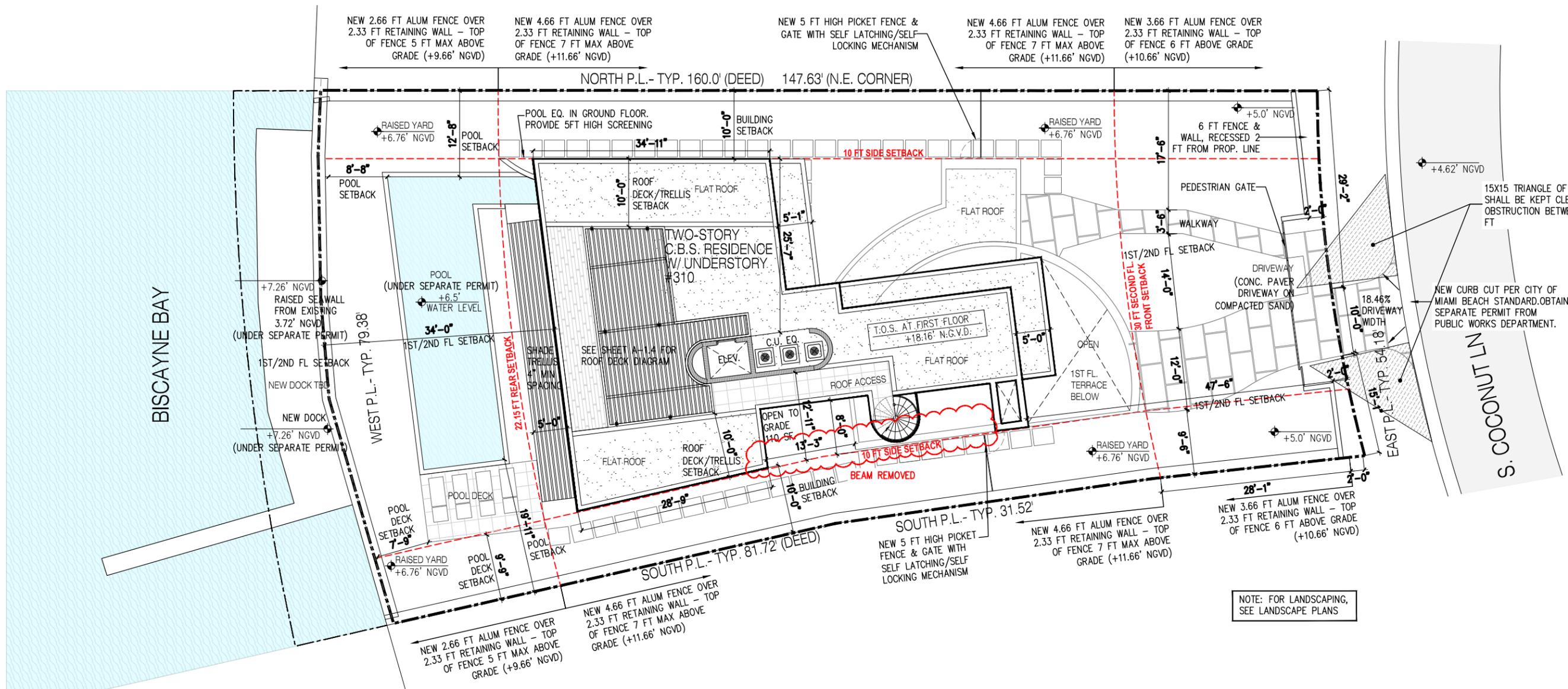
DRAWING TITLE

**COMMENT REPLY
 SHEET**

SCALE: AS SHOWN
 DATE: 08-02-2024

SHEET NUMBER

C-1



1 SITE PLAN
1/16"=1'-0"



ADDRESS & OWNER

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

REVISION & DATE

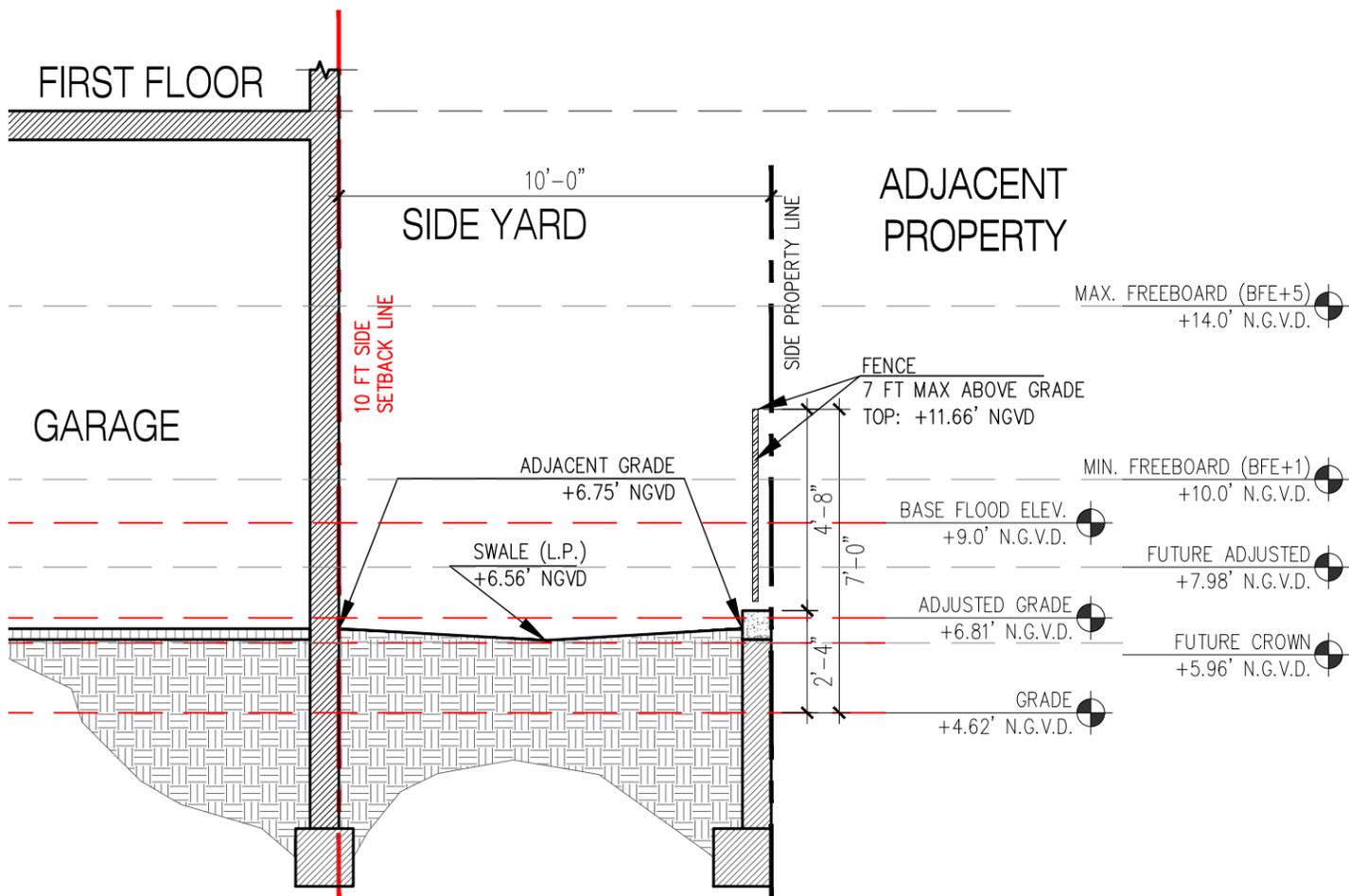
DRAWING TITLE

SITE PLAN

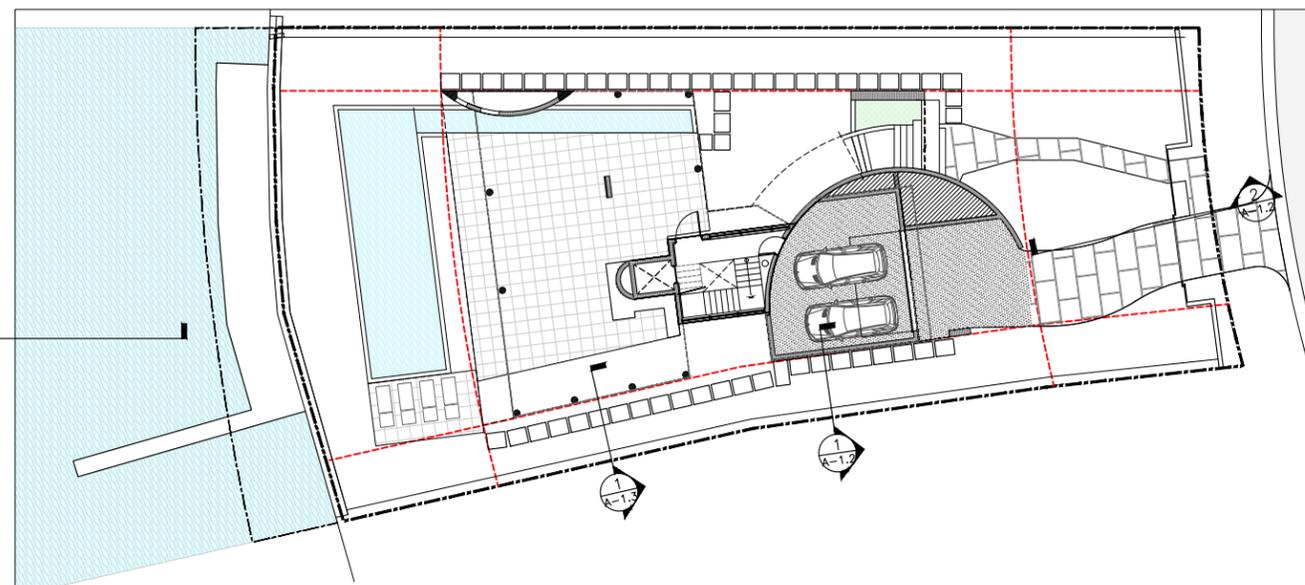
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DATE: 08-02-2024

SHEET NUMBER

A-1.1

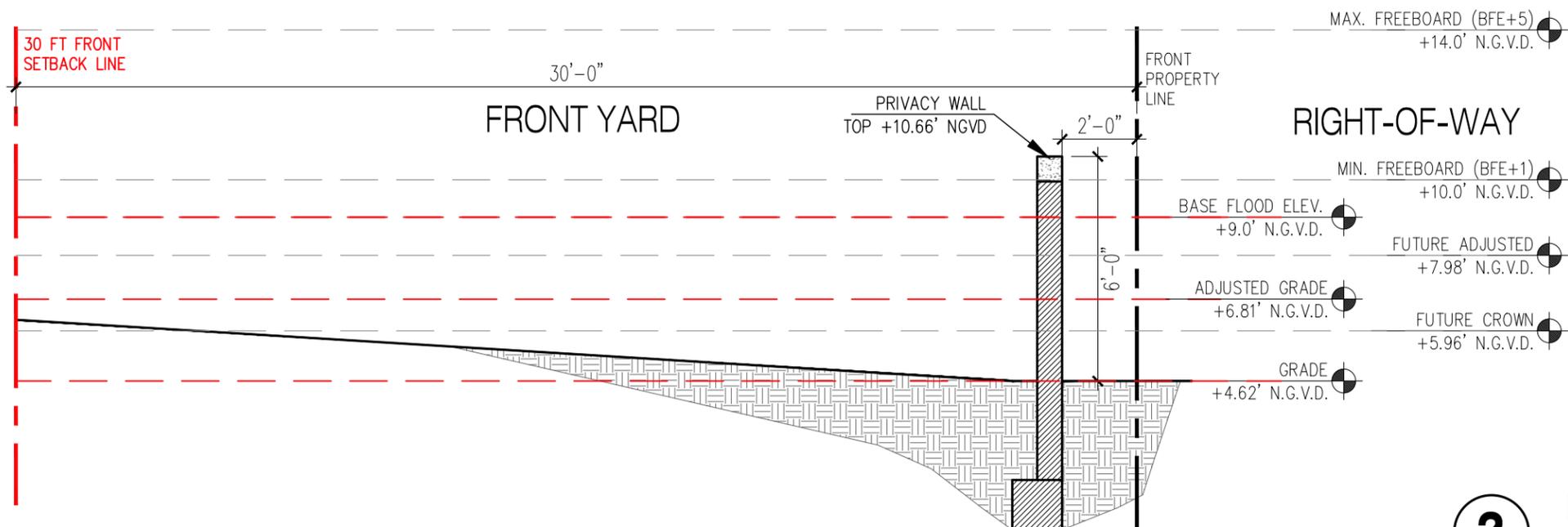


1 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



YARD SECTION KEYPLAN

NOT TO SCALE



2 FRONT YARD SECTION
1/4" = 1'-0"



ADDRESS & OWNER

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

REVISION & DATE

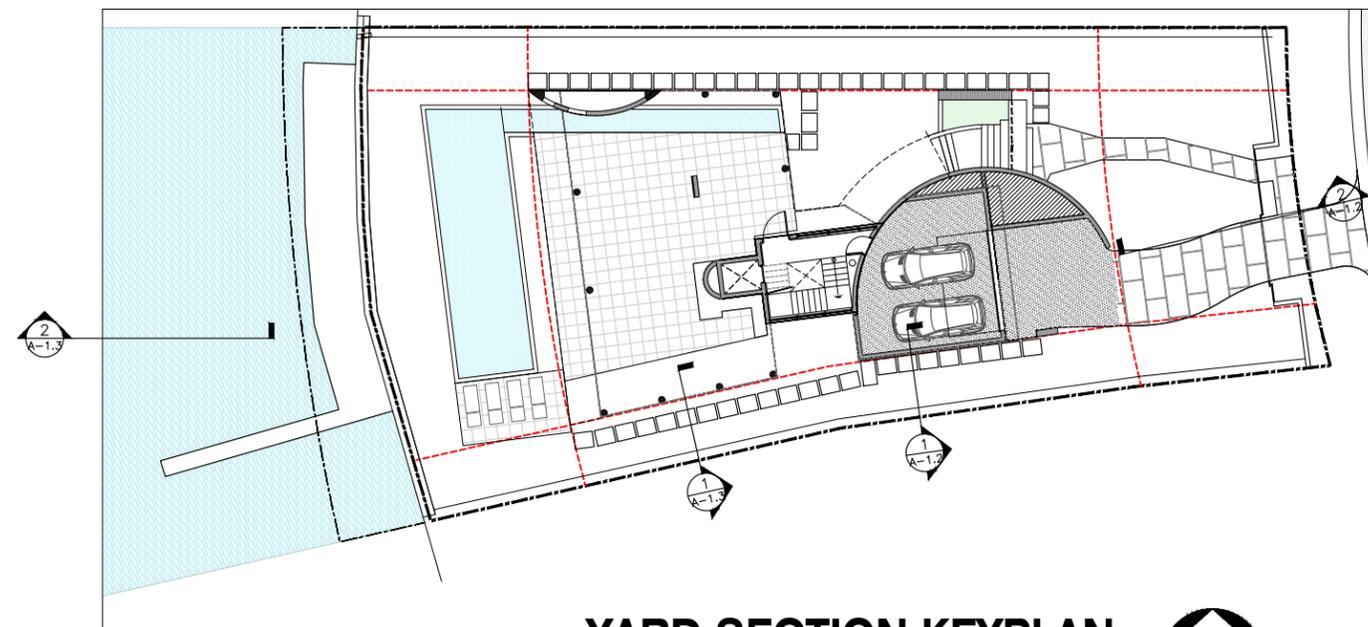
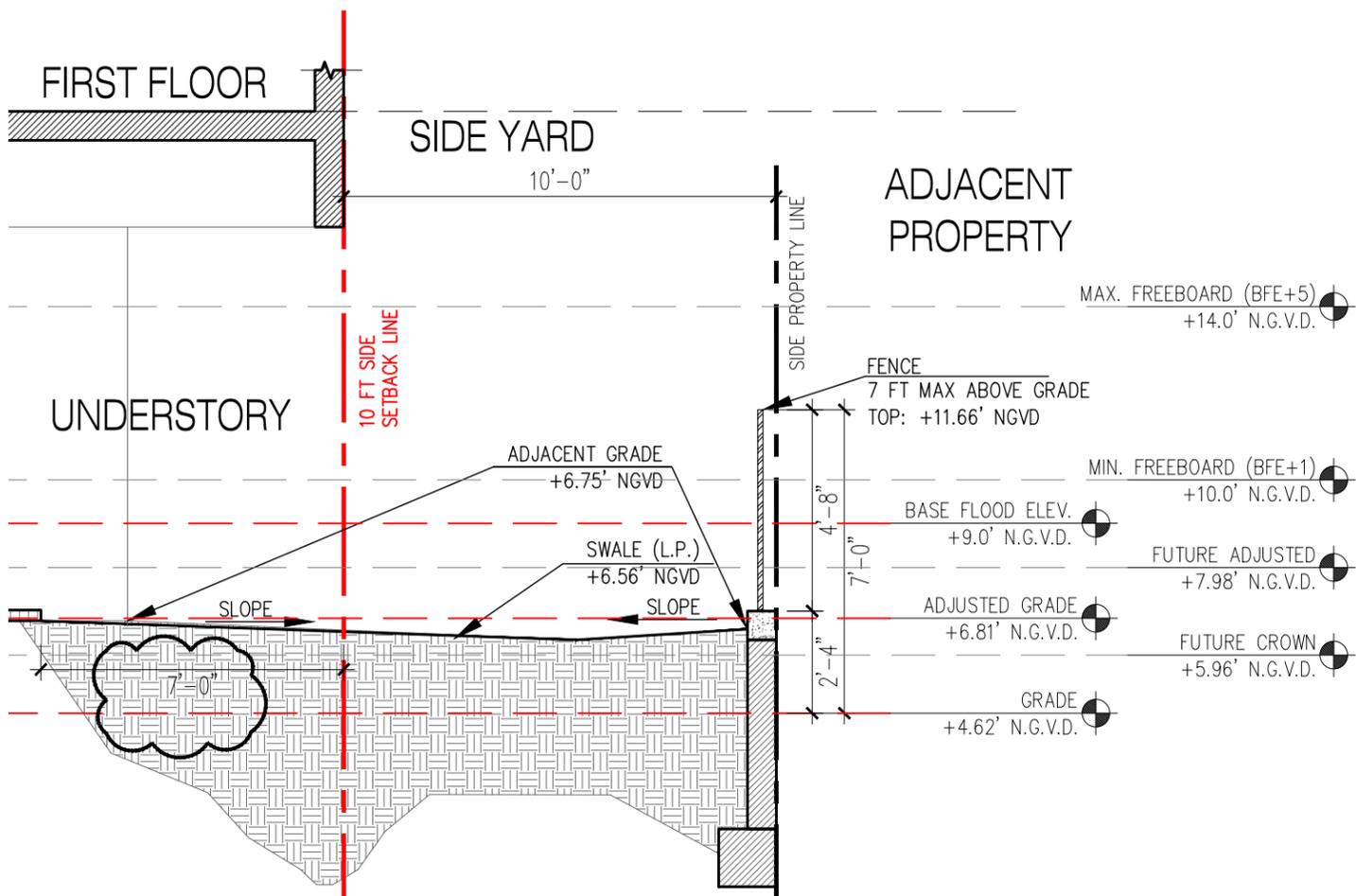
DRAWING TITLE

YARD SECTIONS

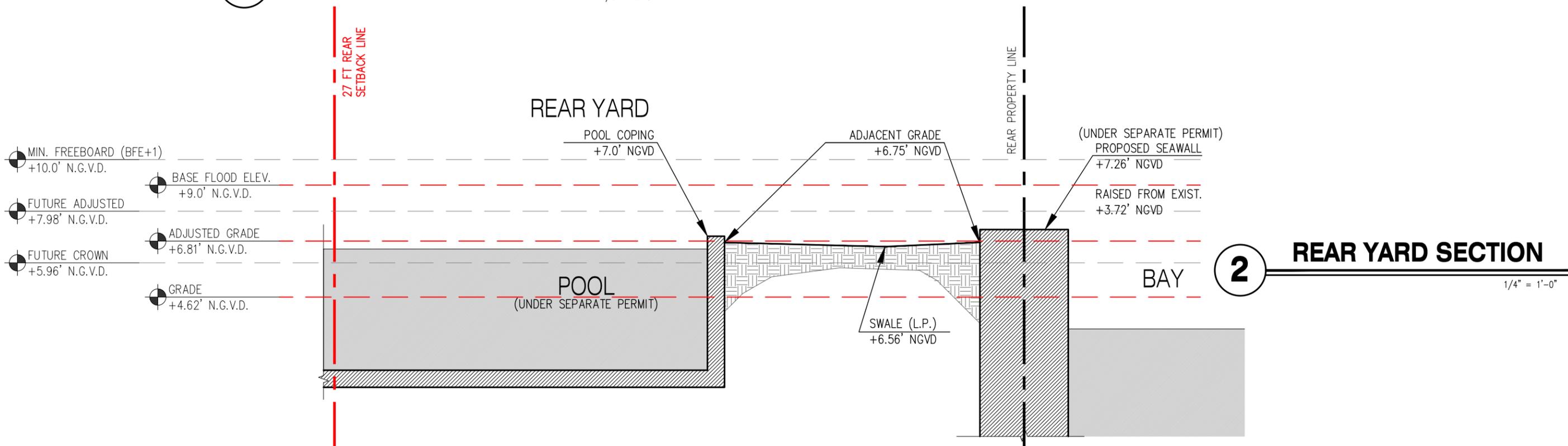
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.2



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



ADDRESS & OWNER

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

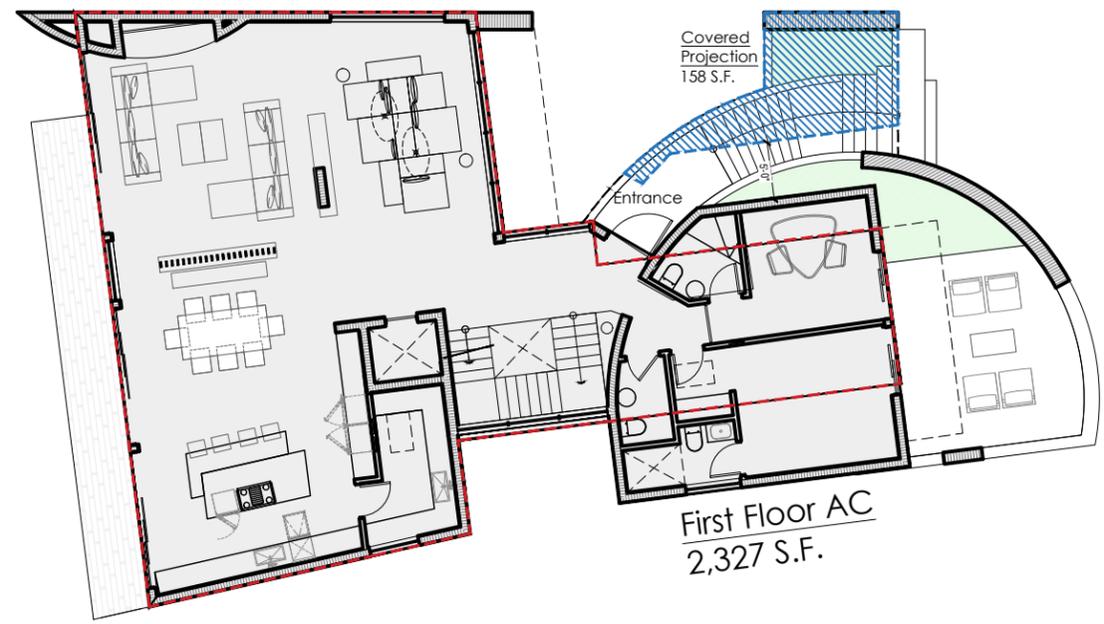
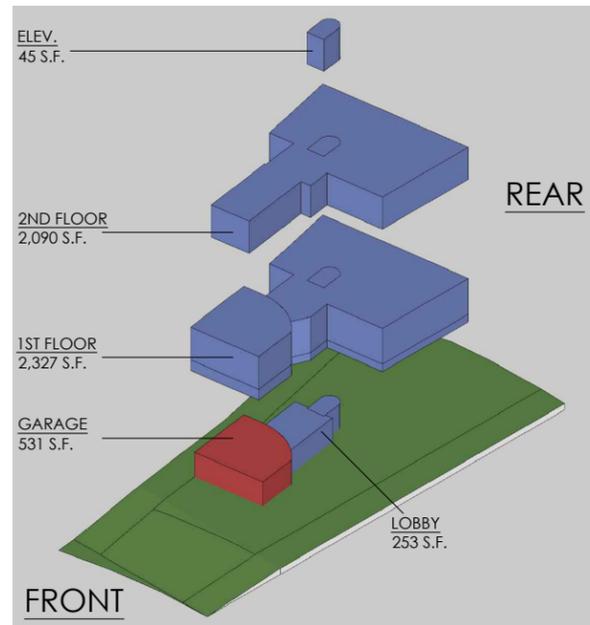
REVISION & DATE

DRAWING TITLE
YARD SECTIONS

SCALE: AS SHOWN
DATE: 08-02-2024

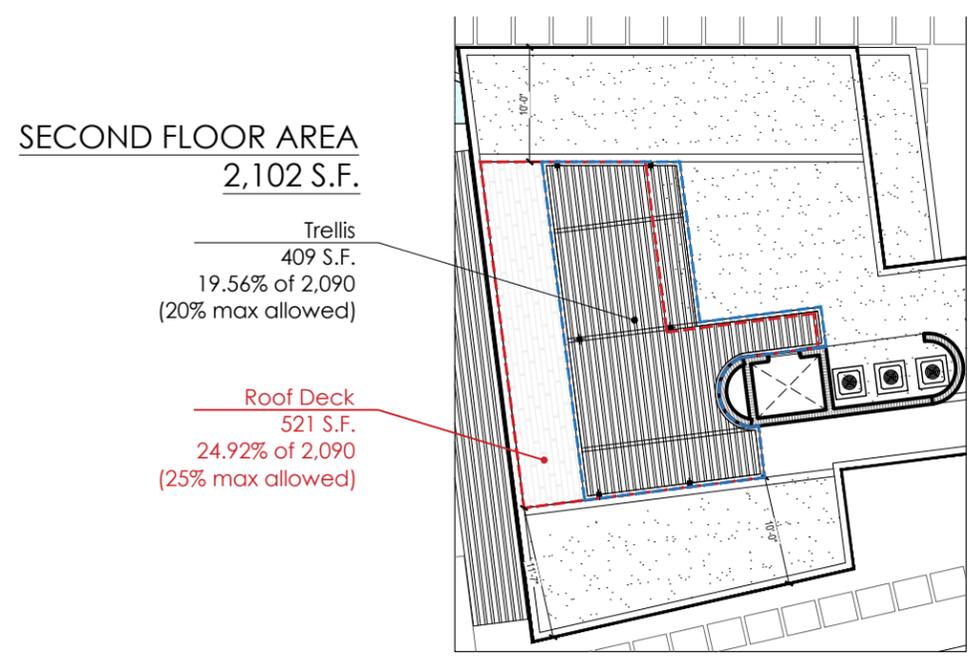
SHEET NUMBER

A-1.3



3 AXONOMETRIC DIAGRAM

1 LOT COVERAGE
1/16" = 1'-0" ↑



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



ADDRESS & OWNER

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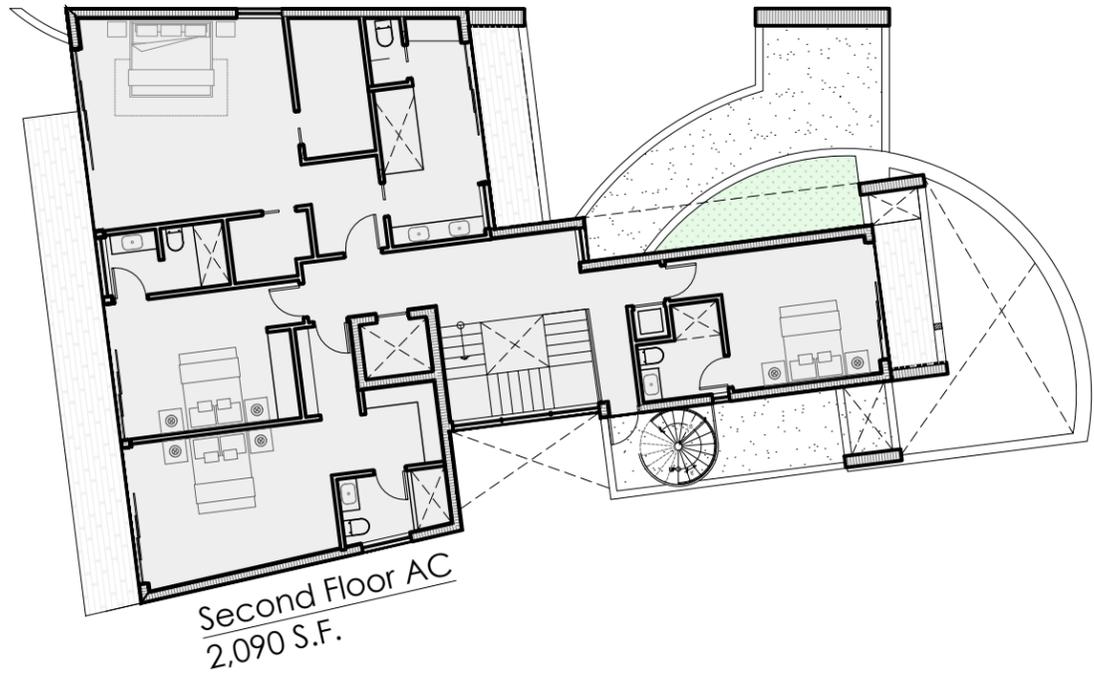
REVISION & DATE

DRAWING TITLE
LOT COVERAGE DIAGRAM

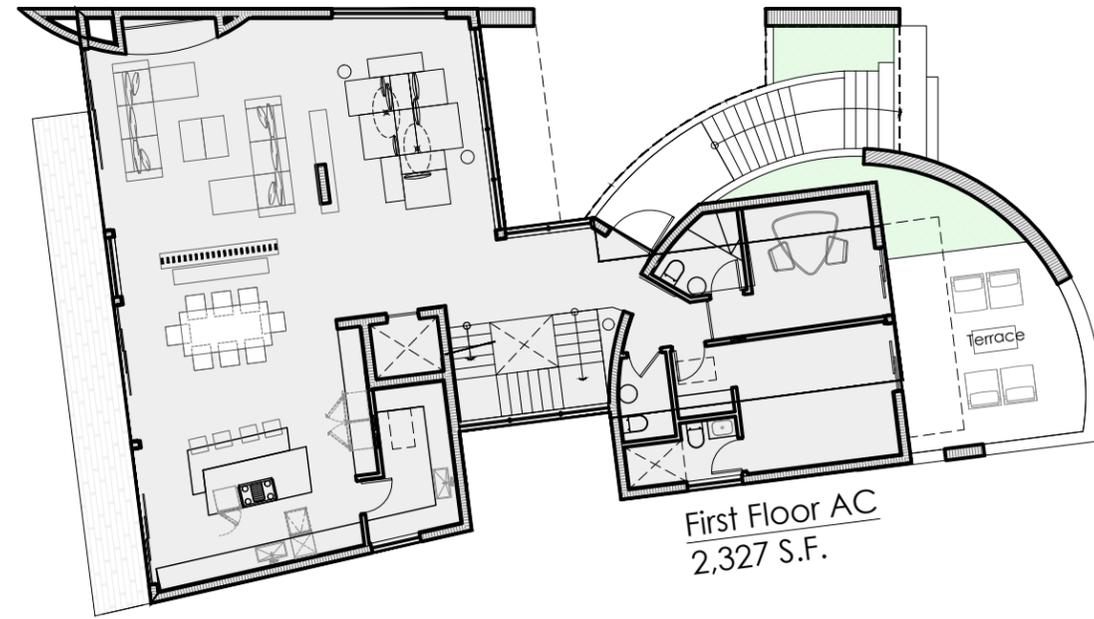
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.4



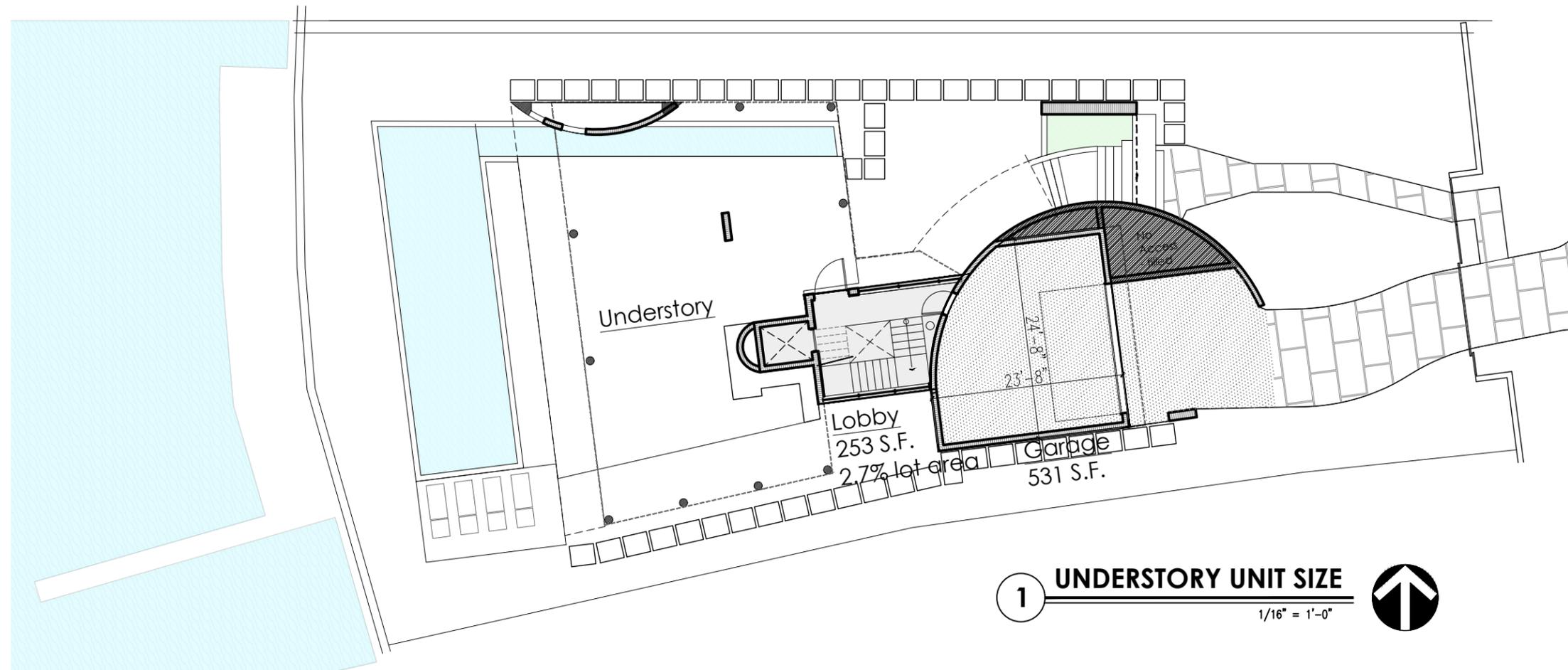
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



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"



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REVISION & DATE

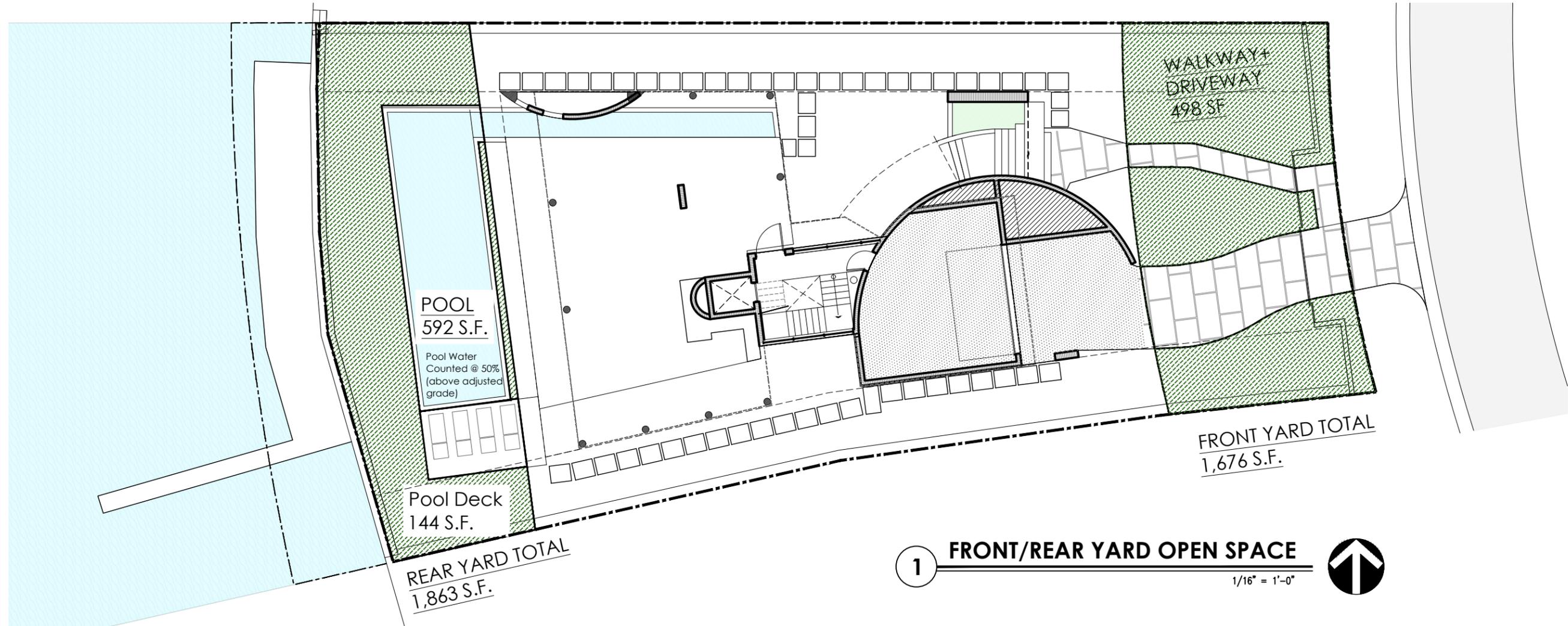
DRAWING TITLE

**UNIT SIZE
DIAGRAM**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.5



POOL
592 S.F.

Pool Water
Counted @ 50%
(above adjusted
grade)

Pool Deck
144 S.F.

REAR YARD TOTAL
1,863 S.F.

**WALKWAY+
DRIVEWAY**
498 SF

FRONT YARD TOTAL
1,676 S.F.

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



ADDRESS & OWNER

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REVISION & DATE

DRAWING TITLE

**OPEN SPACE
DIAGRAM**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.6



ADDRESS & OWNER

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

REVISION & DATE

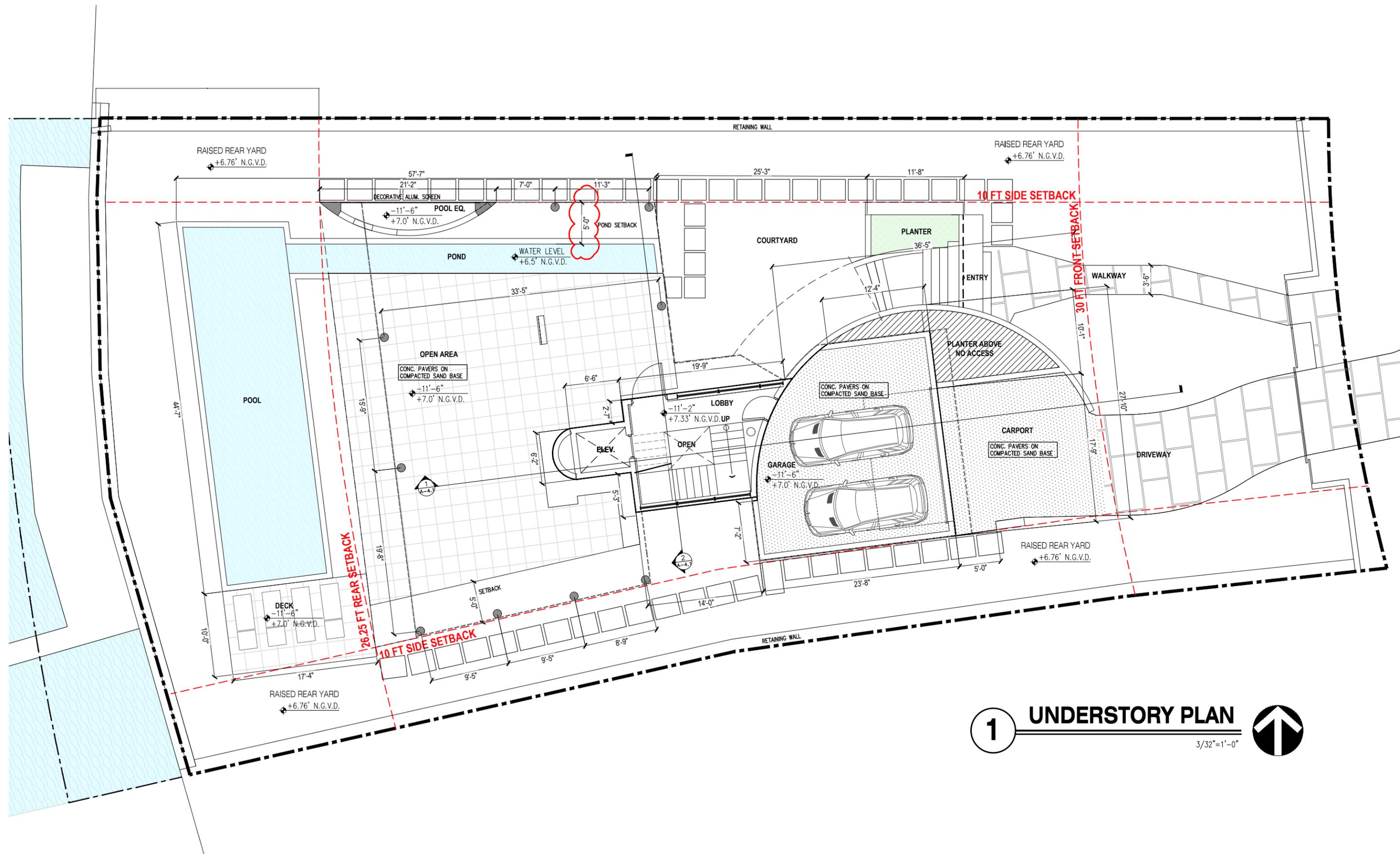
DRAWING TITLE

UNDERSTORY PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-2.1



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



ADDRESS & OWNER

NEW RESIDENCE
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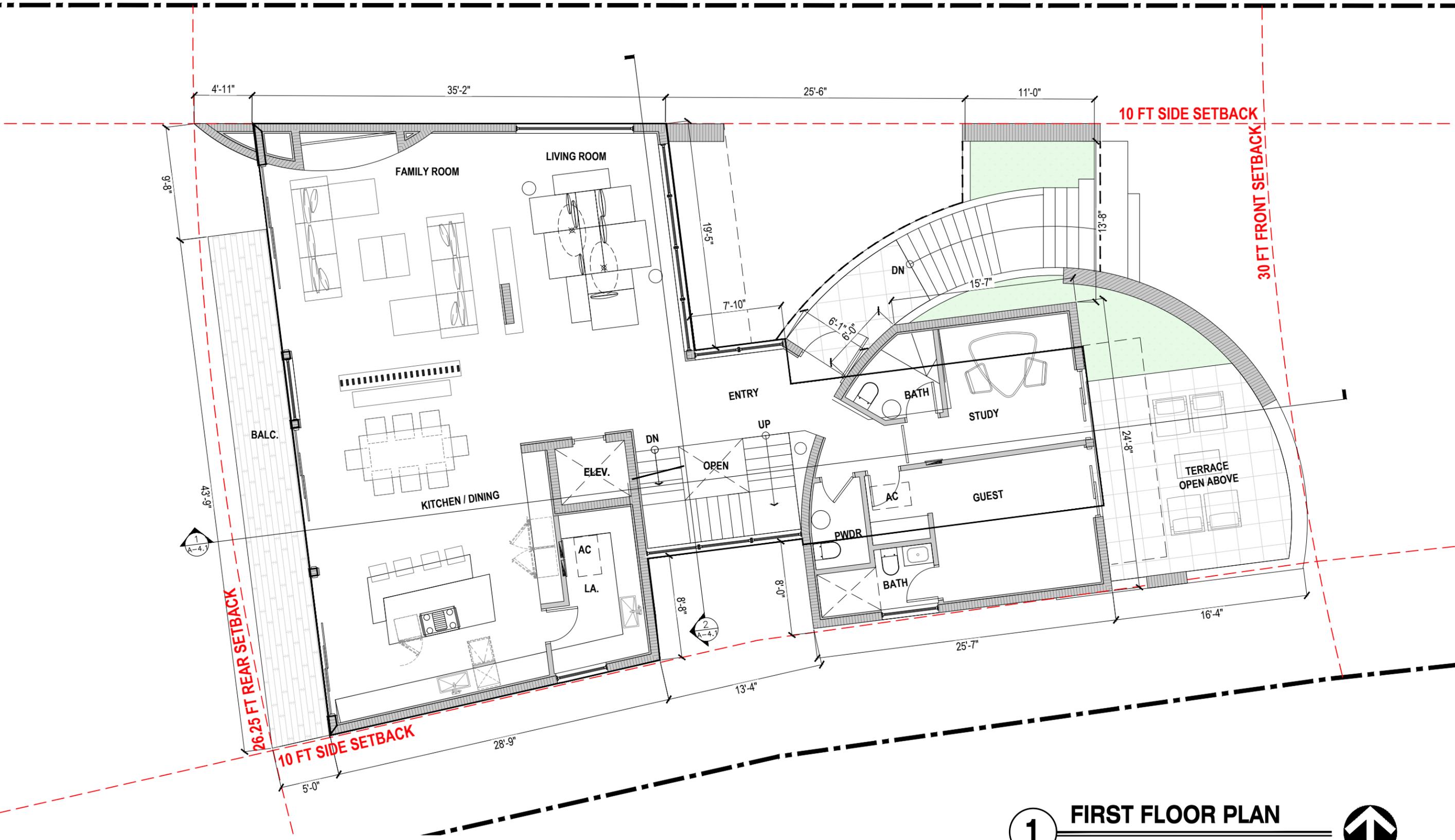
REVISION & DATE

DRAWING TITLE
SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

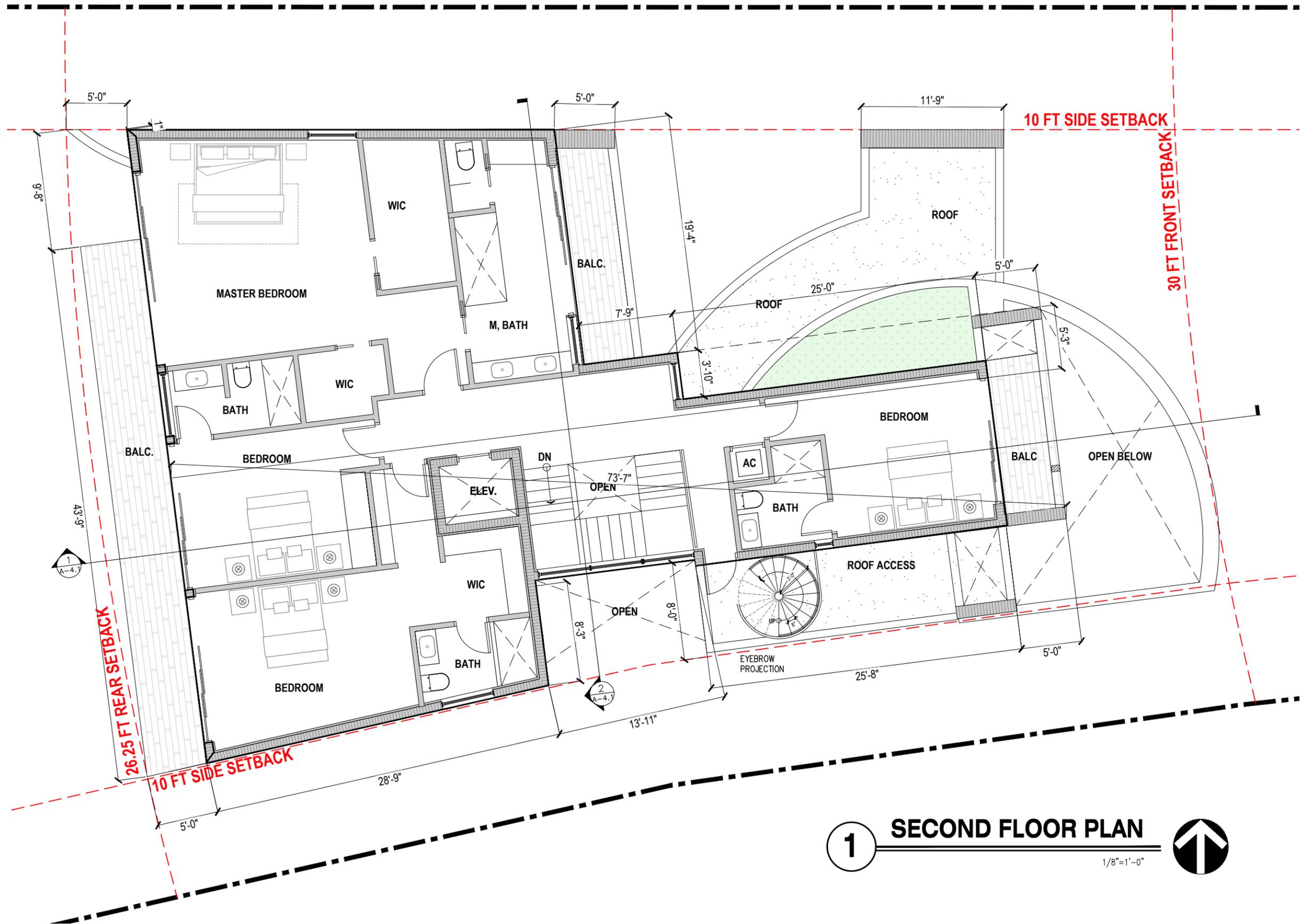
A-2.2



1 FIRST FLOOR PLAN

1/8"=1'-0"





1 SECOND FLOOR PLAN

1/8" = 1'-0"

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

FL. LIC: AR 0016966
FL. LIC: AA 26000837



ADDRESS & OWNER

NEW RESIDENCE
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MIAMI BEACH, FL. 33139
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REVISION & DATE

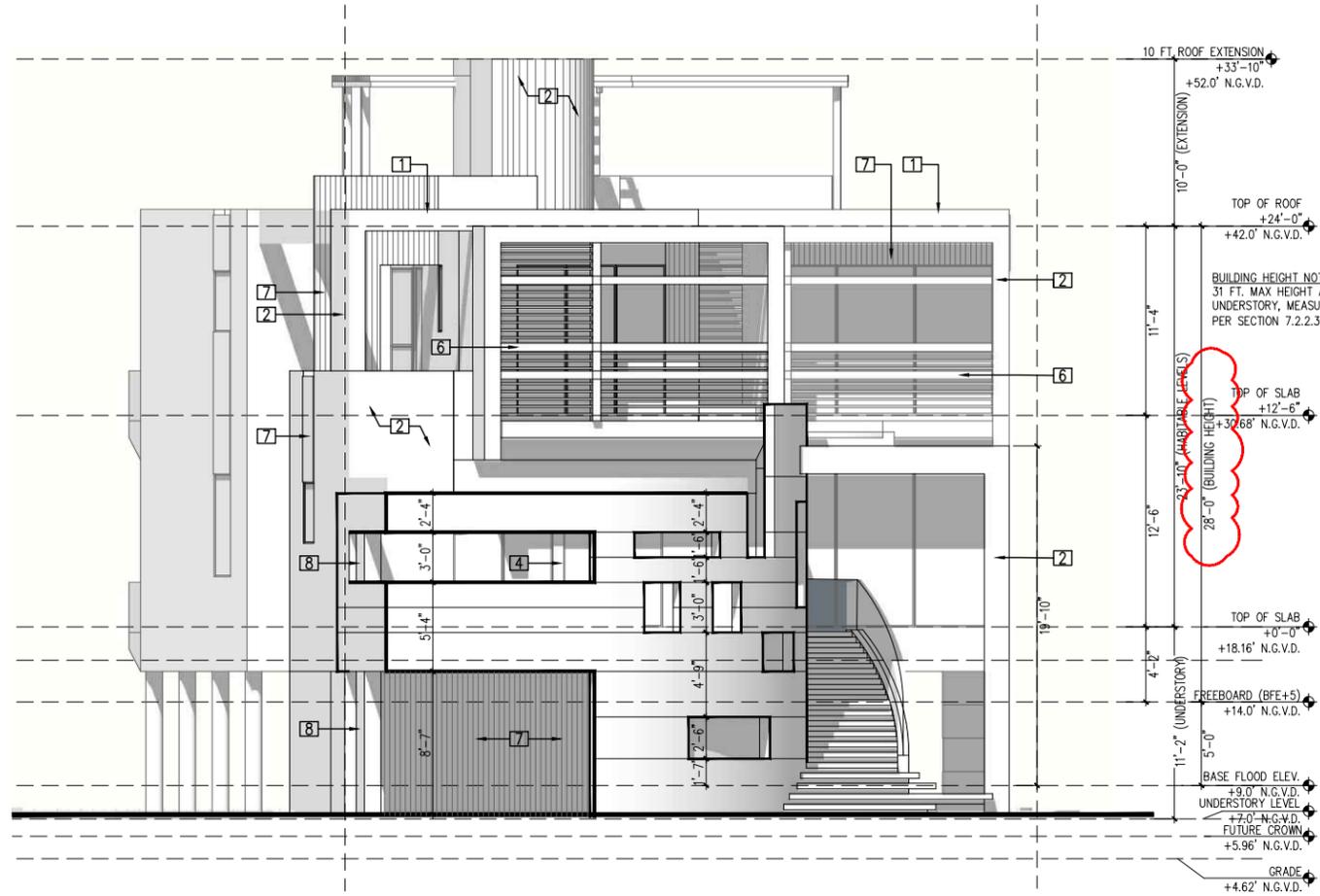
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SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

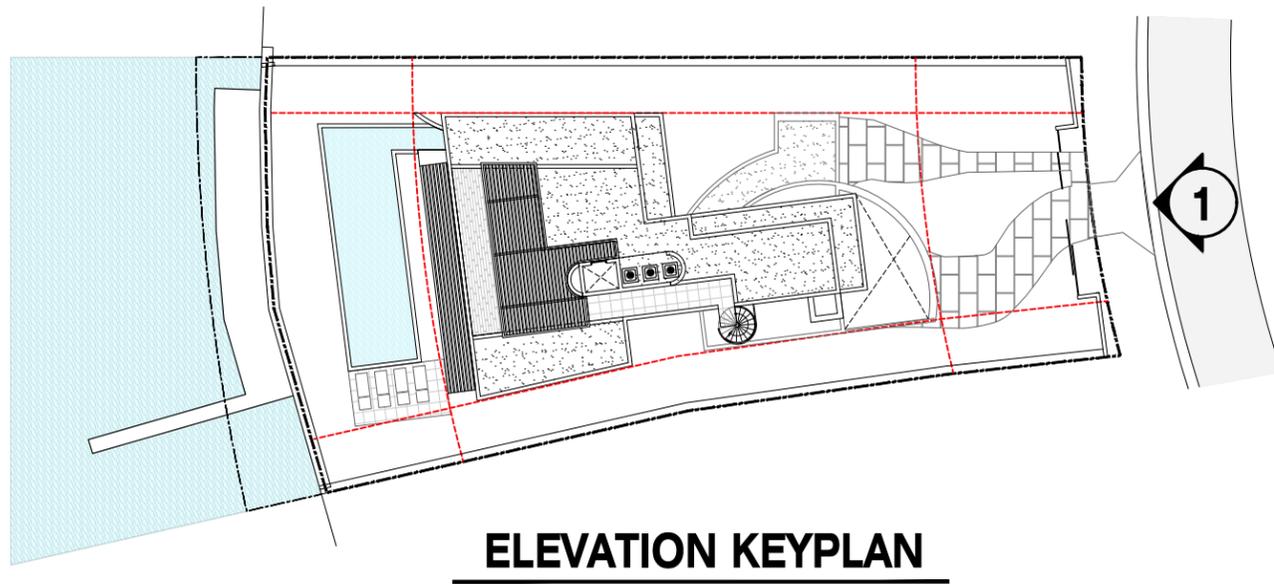
SHEET NUMBER

A-2.3



BUILDING HEIGHT NOTE
 31 FT. MAX HEIGHT ALLOWED FOR UNDERSTORY, MEASURED FROM FREEBOARD. PER SECTION 7.2.2.3(b)(1) FOOTNOTE 8

1 EAST ELEVATION (FRONT)
 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 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.

JOSE L. SANCHEZ
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ADDRESS & OWNER

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MIAMI BEACH, FL. 33139
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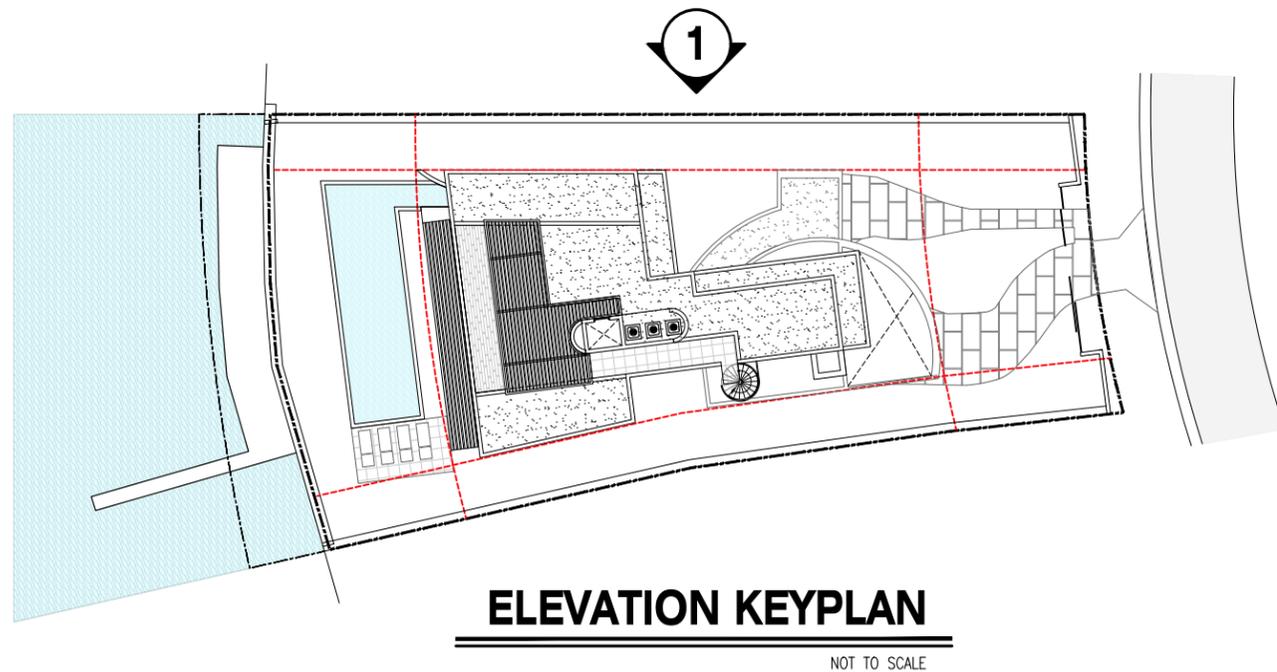
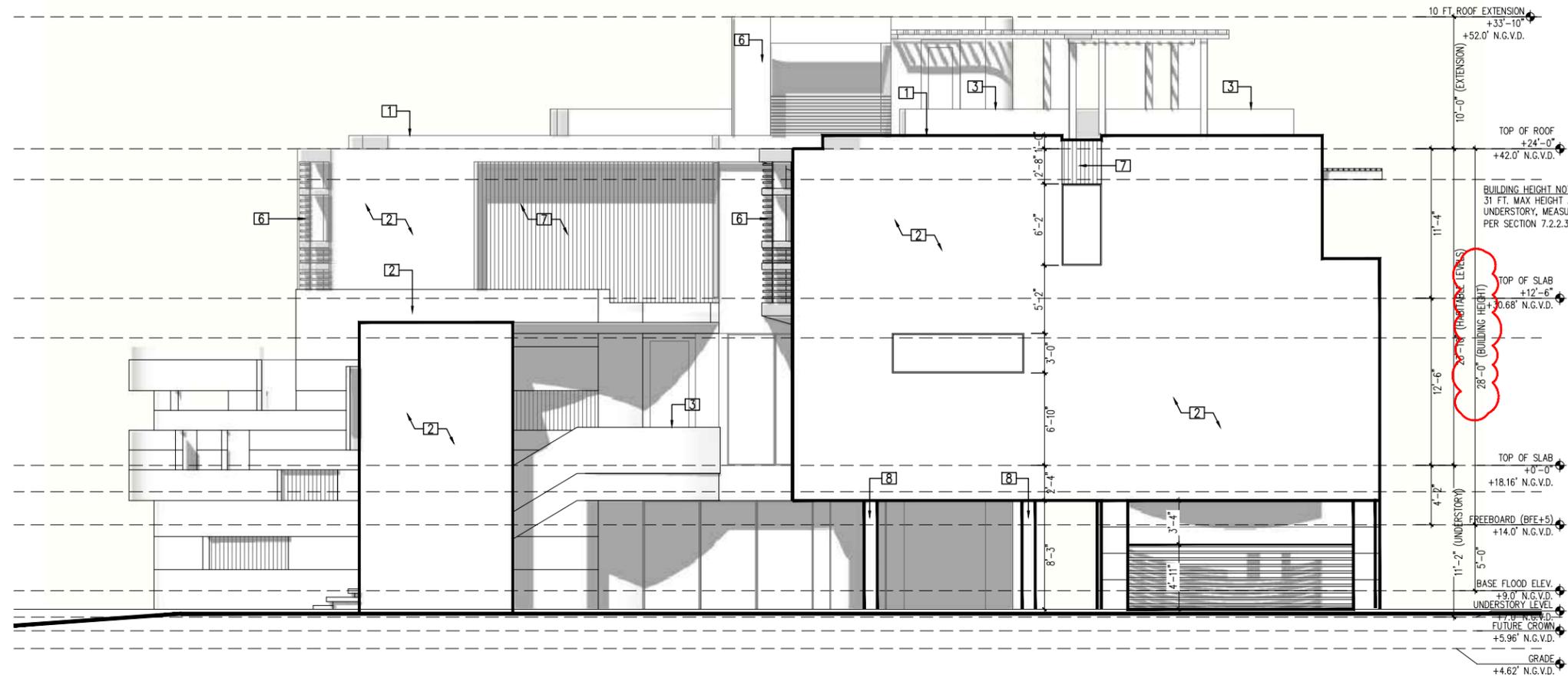
REVISION & DATE

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.
 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.



ADDRESS & OWNER

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

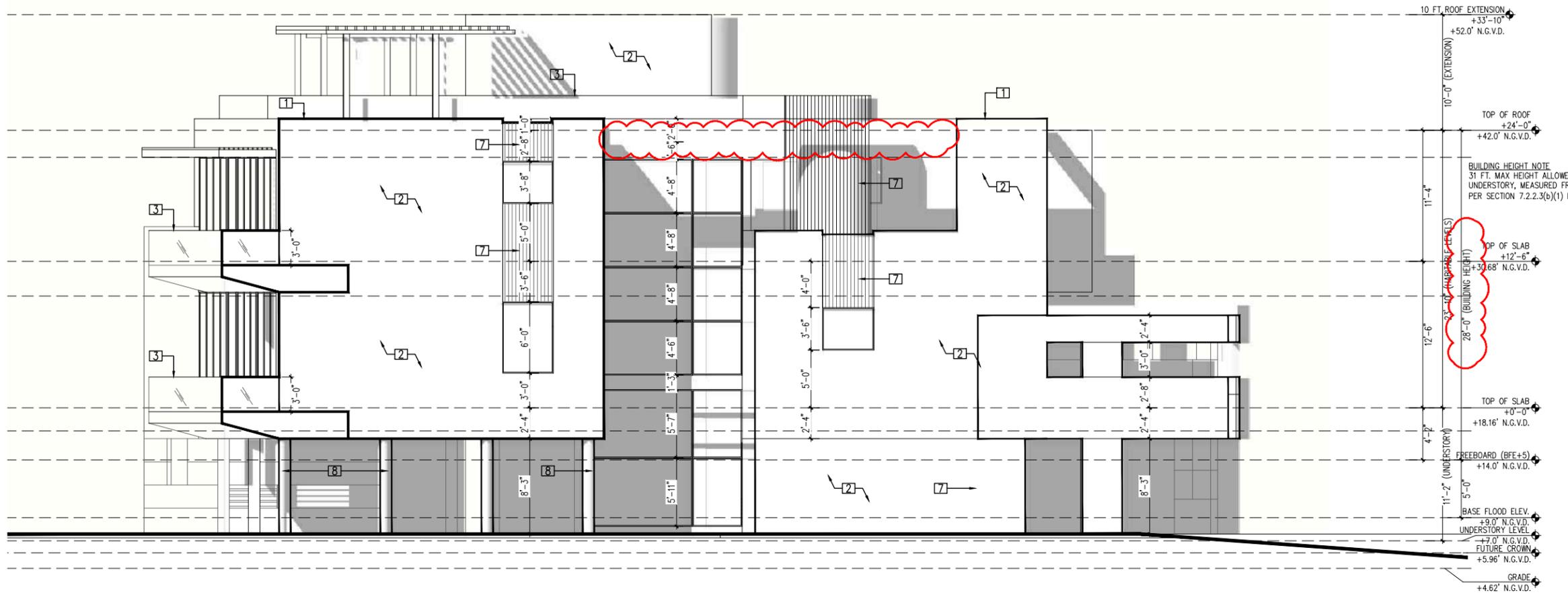
REVISION & DATE

DRAWING TITLE
NORTH ELEVATION (SIDE)

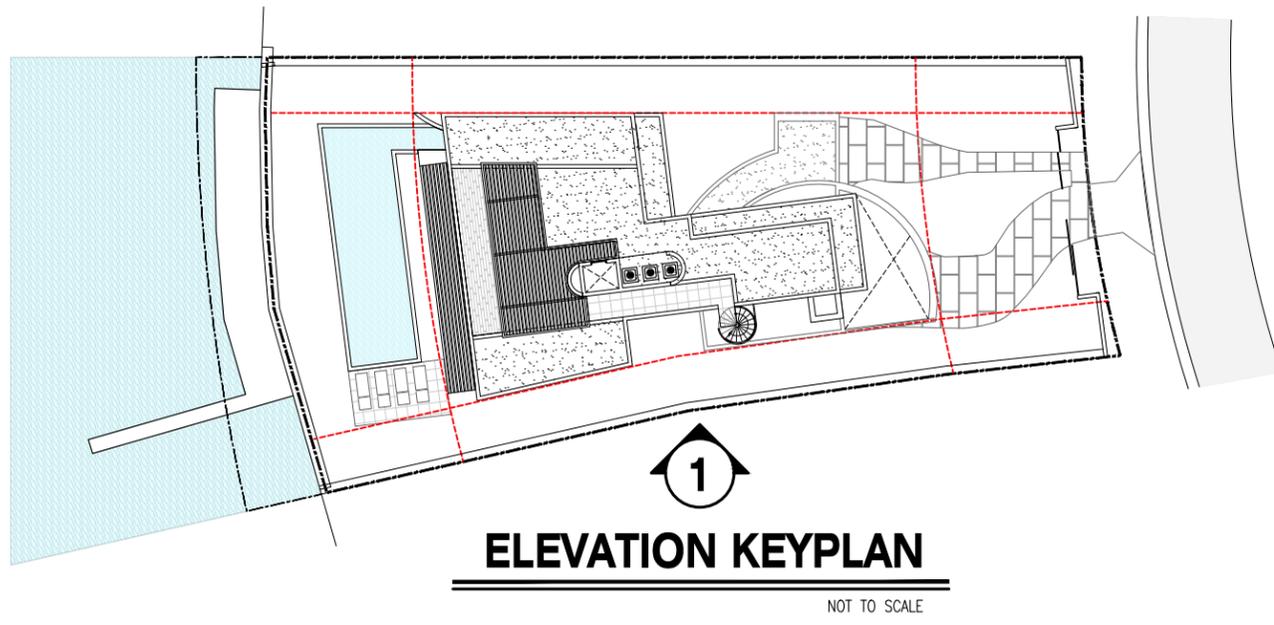
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.2



1 SOUTH ELEVATION
(SIDE) 3/32"=1'-0"



- 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.

JOSE L. SANCHEZ
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 FL LIC: AR 0016966
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ADDRESS & OWNER

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

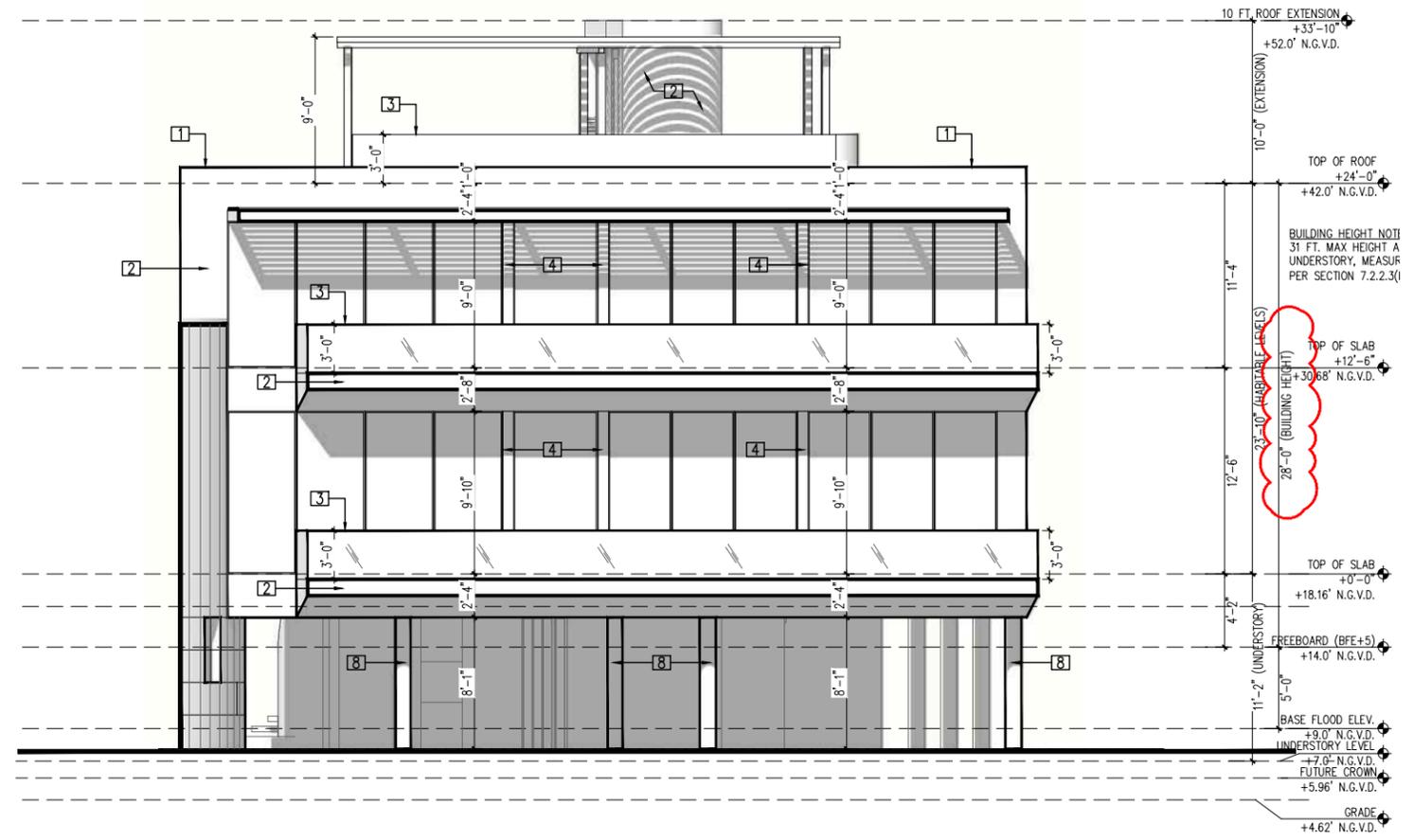
REVISION & DATE

DRAWING TITLE
SOUTH ELEVATION (SIDE)

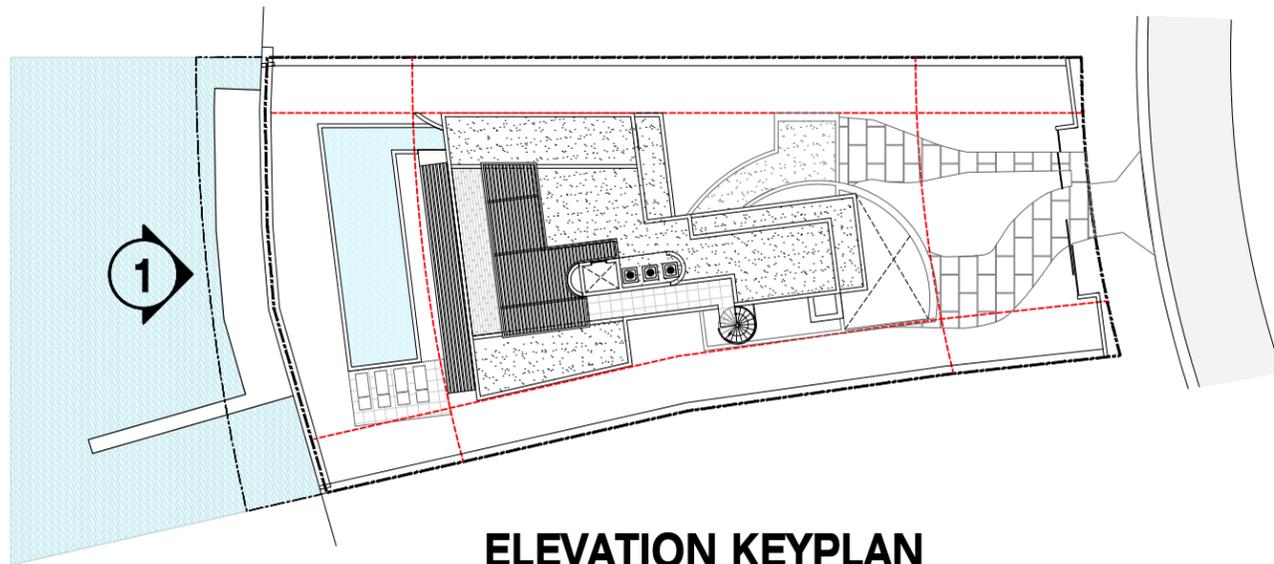
SCALE: AS SHOWN
 DATE: 08-02-2024

SHEET NUMBER

A-3.3



**1 WEST ELEVATION
(REAR)** 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 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.



ADDRESS & OWNER

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

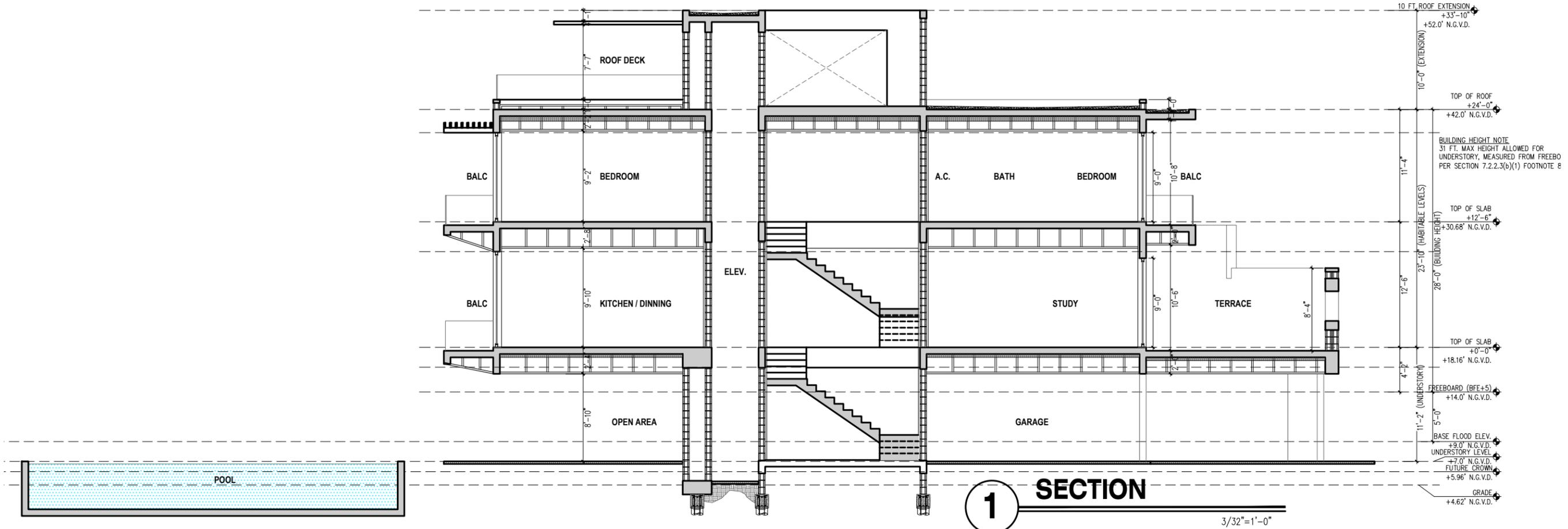
REVISION & DATE

DRAWING TITLE
**WEST
ELEVATION
(REAR)**

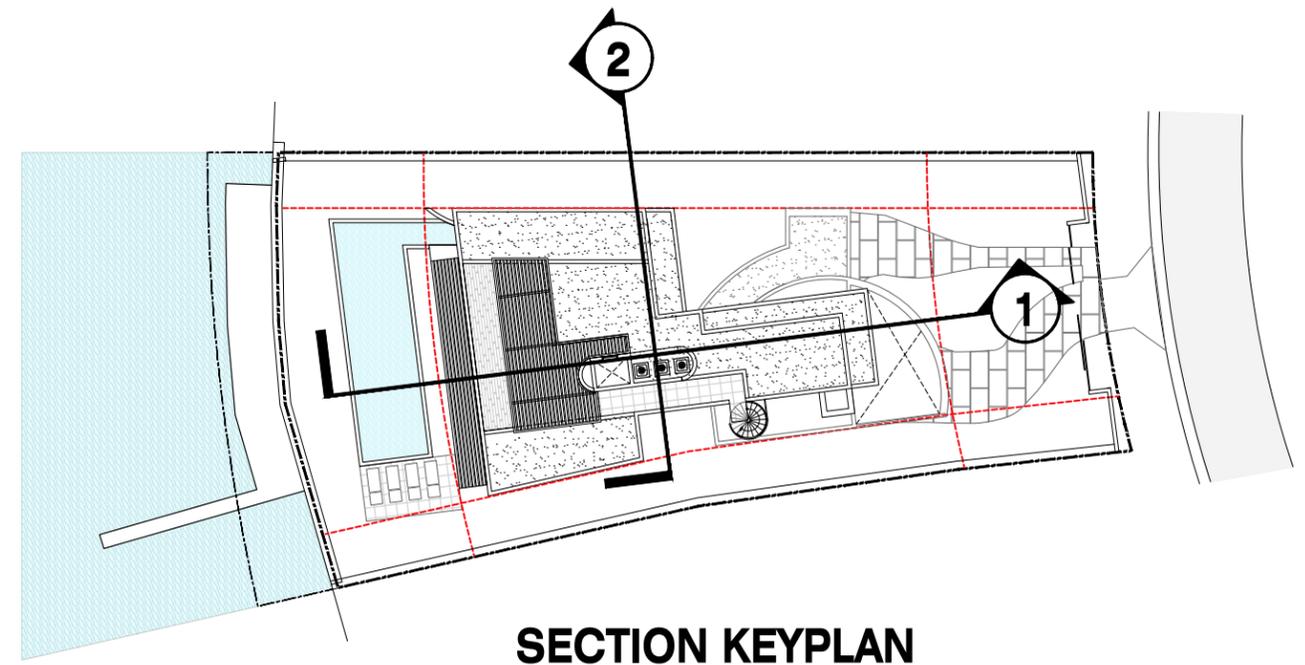
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

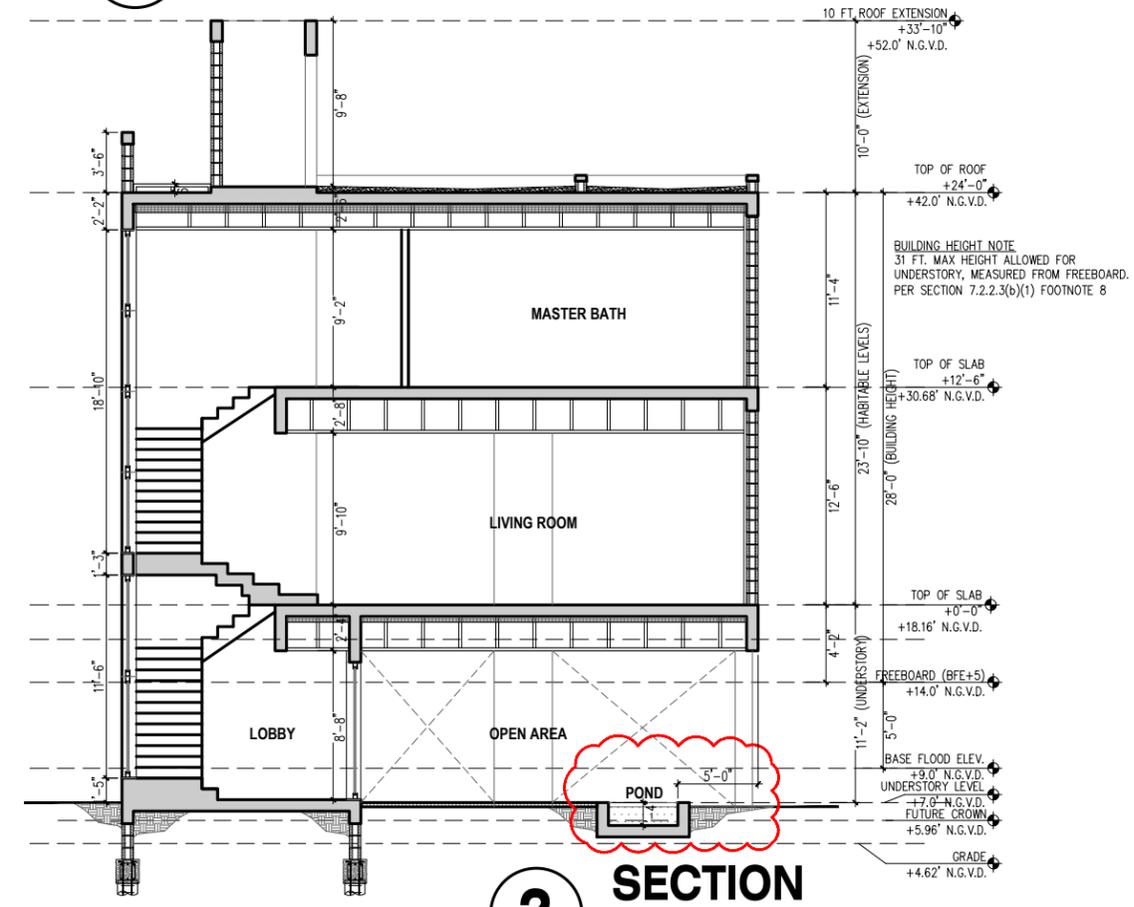
A-3.4



1 SECTION
3/32"=1'-0"



SECTION KEYPLAN
NOT TO SCALE



2 SECTION
3/32"=1'-0"



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

SECTIONS

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-4.1