

COCONUT LANE RESIDENCE

310 S. COCONUT LANE. MIAMI BEACH, FLORIDA. 33139
NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB24-1051 / 09-08-2024



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ADDRESS & OWNER

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

REVISION & DATE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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DRAWING TITLE

**COVER SHEET /
INDEX OF
DRAWINGS**

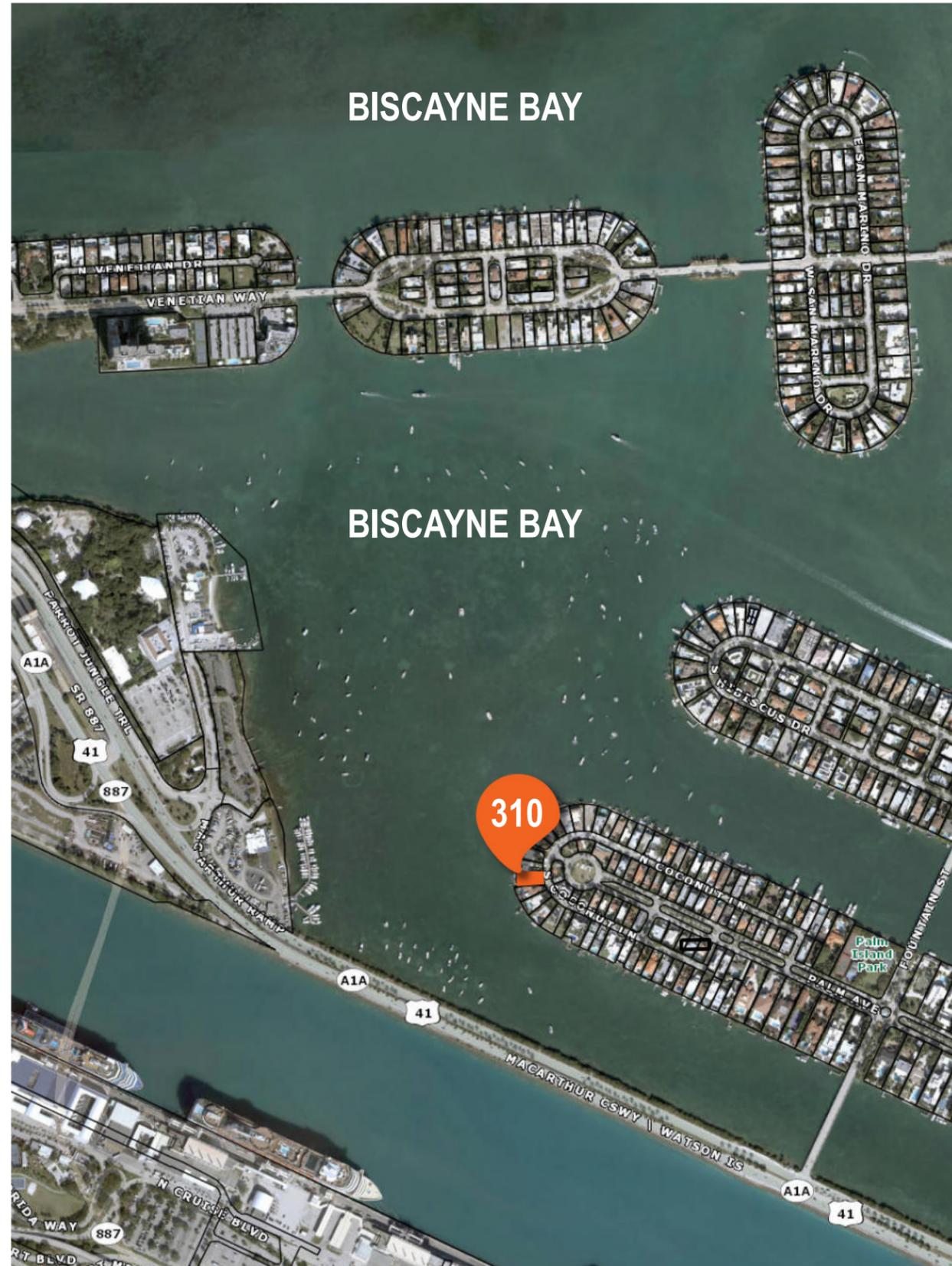
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.0



NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



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**NEIGHBORHOOD
AERIAL VIEW**

SCALE: AS SHOWN

DATE: 08-02-2024

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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)



WOOD SIDING



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



| | |
|--|--|
| | |
| | |
| | |



3D VIEW - REAR

MATERIAL BOARD



OOLITIC LIMESTONE
WALL CLADDING



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



PAINTED STUCCO
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WOOD SIDING



CLEAR GLASS W/
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**3D VIEW &
MATERIALS**

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A-0.6



NORTH ELEVATION



SOUTH ELEVATION

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architecture . design
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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

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**3D VIEW &
MATERIALS**

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A-0.7



COURTYARD - ENTRY



REAR - POOL

praxis.
architecture . design
PRAXISARCH.COM

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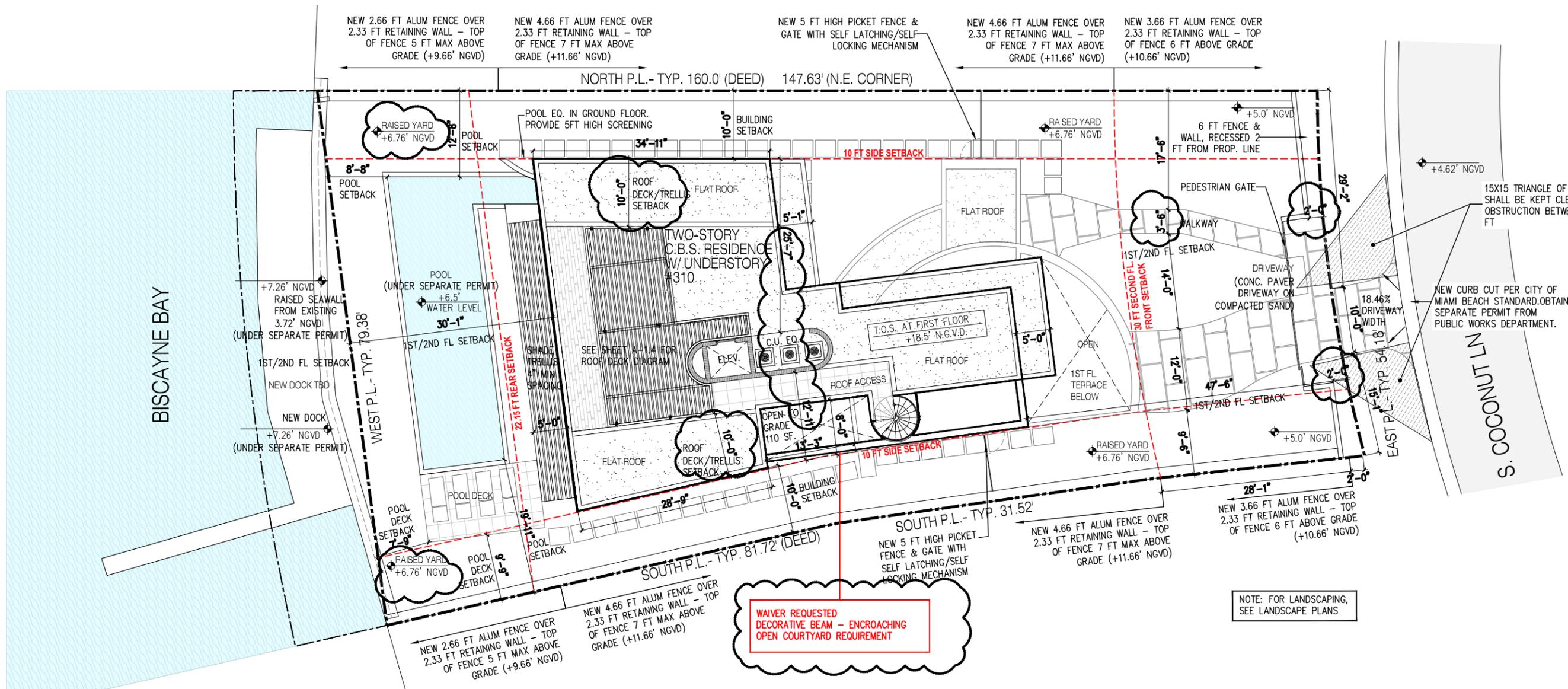
DRAWING TITLE

**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
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SHEET NUMBER

A-0.8



**WAIVER REQUESTED
DECORATIVE BEAM - ENCRUCHING
OPEN COURTYARD REQUIREMENT**

NOTE: FOR LANDSCAPING,
SEE LANDSCAPE PLANS

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

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FL LIC: AR 0016966
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SITE PLAN

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SHEET NUMBER

A-1.1



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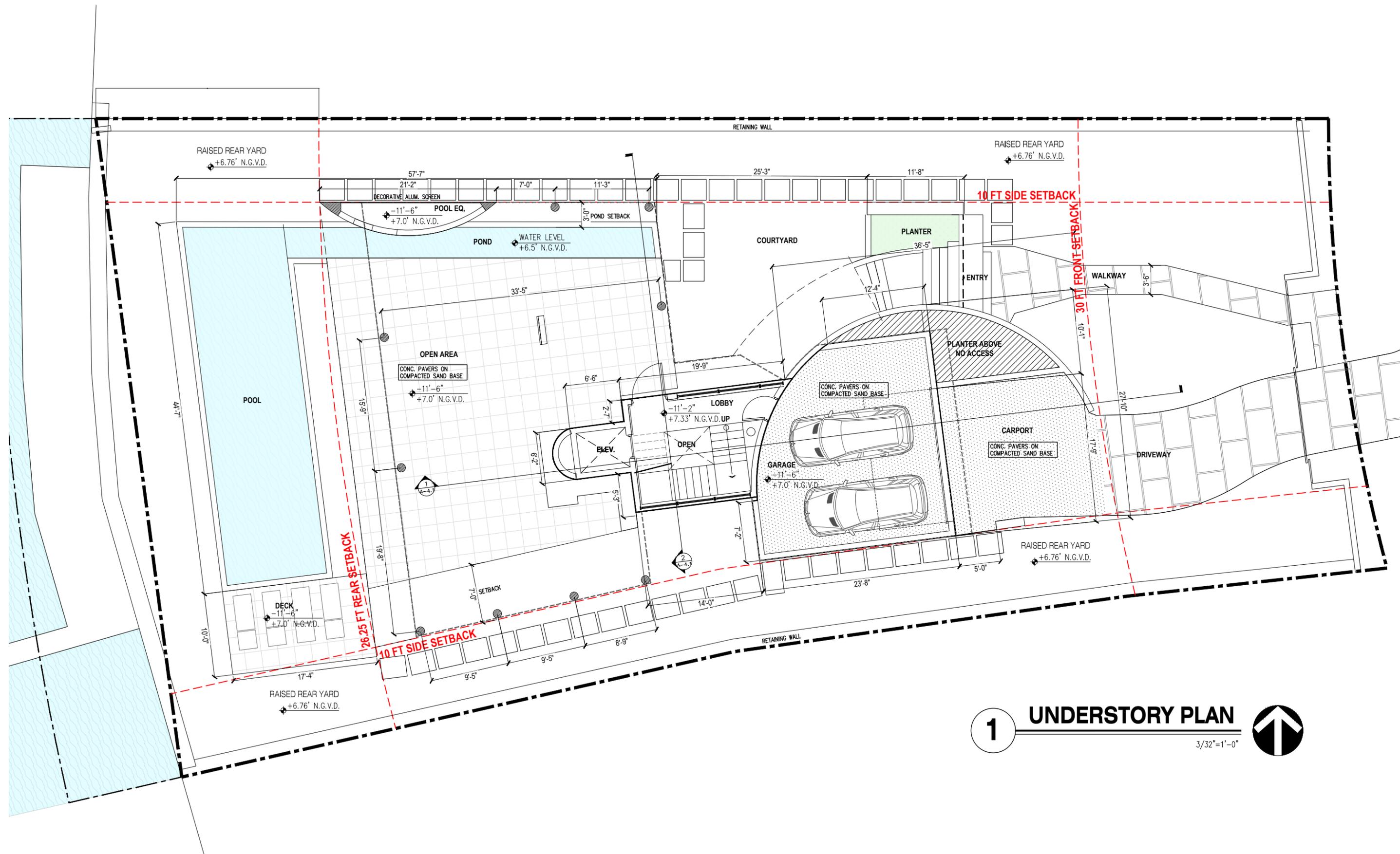
DRAWING TITLE

UNDERSTORY PLAN

SCALE: AS SHOWN
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SHEET NUMBER

A-2.1



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



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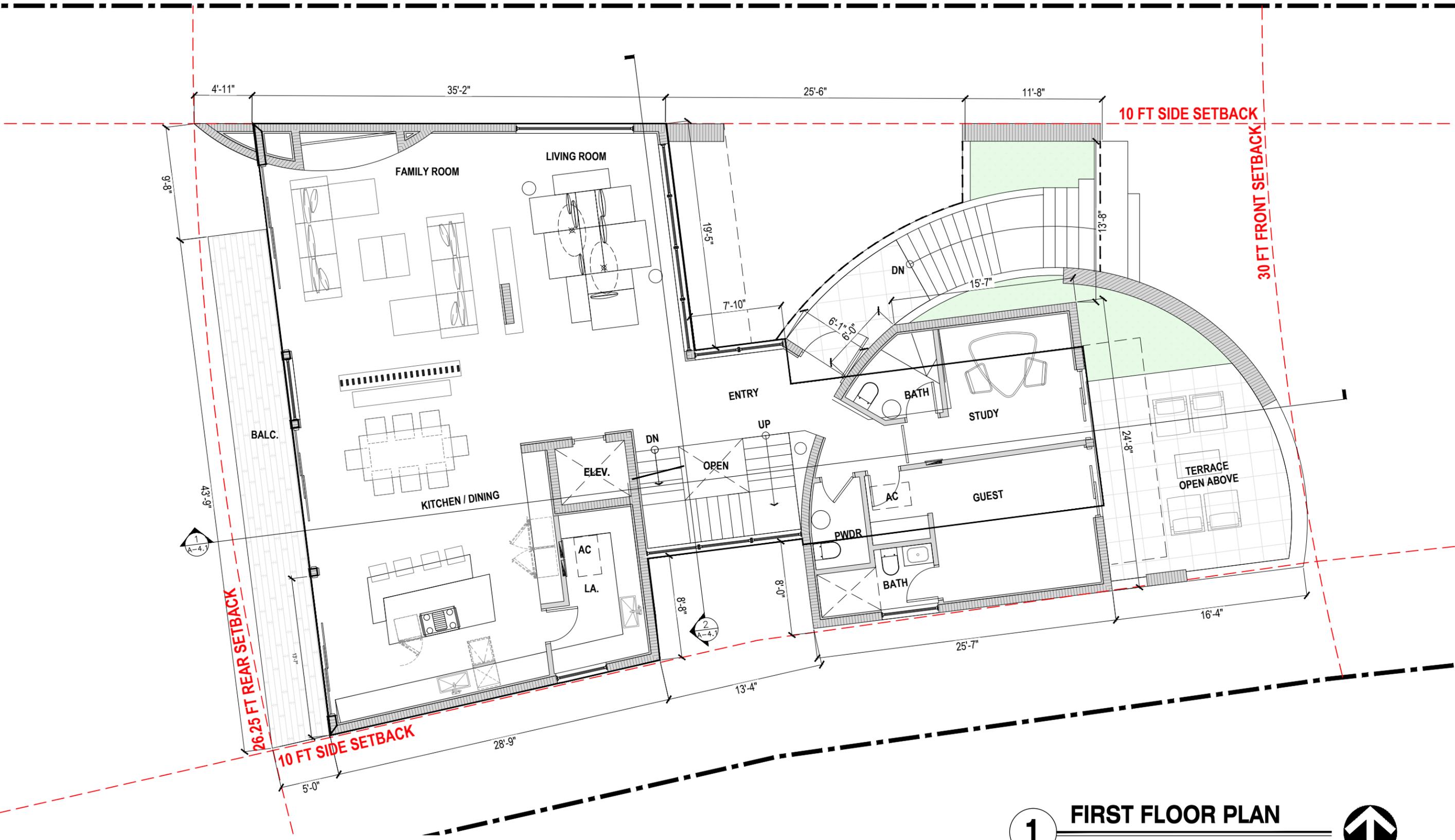
SECOND FLOOR PLAN

SCALE: AS SHOWN

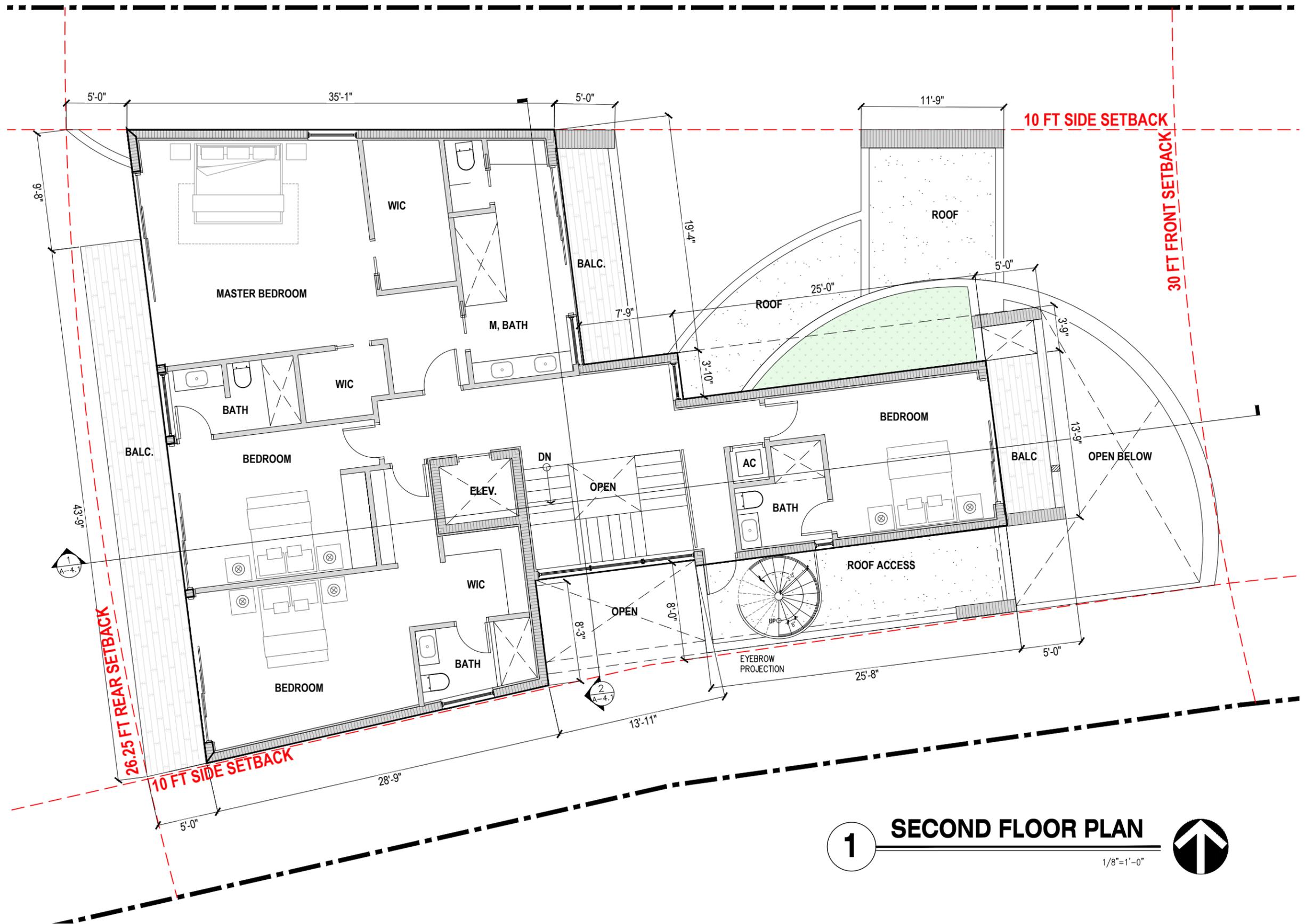
DATE: 08-02-2024

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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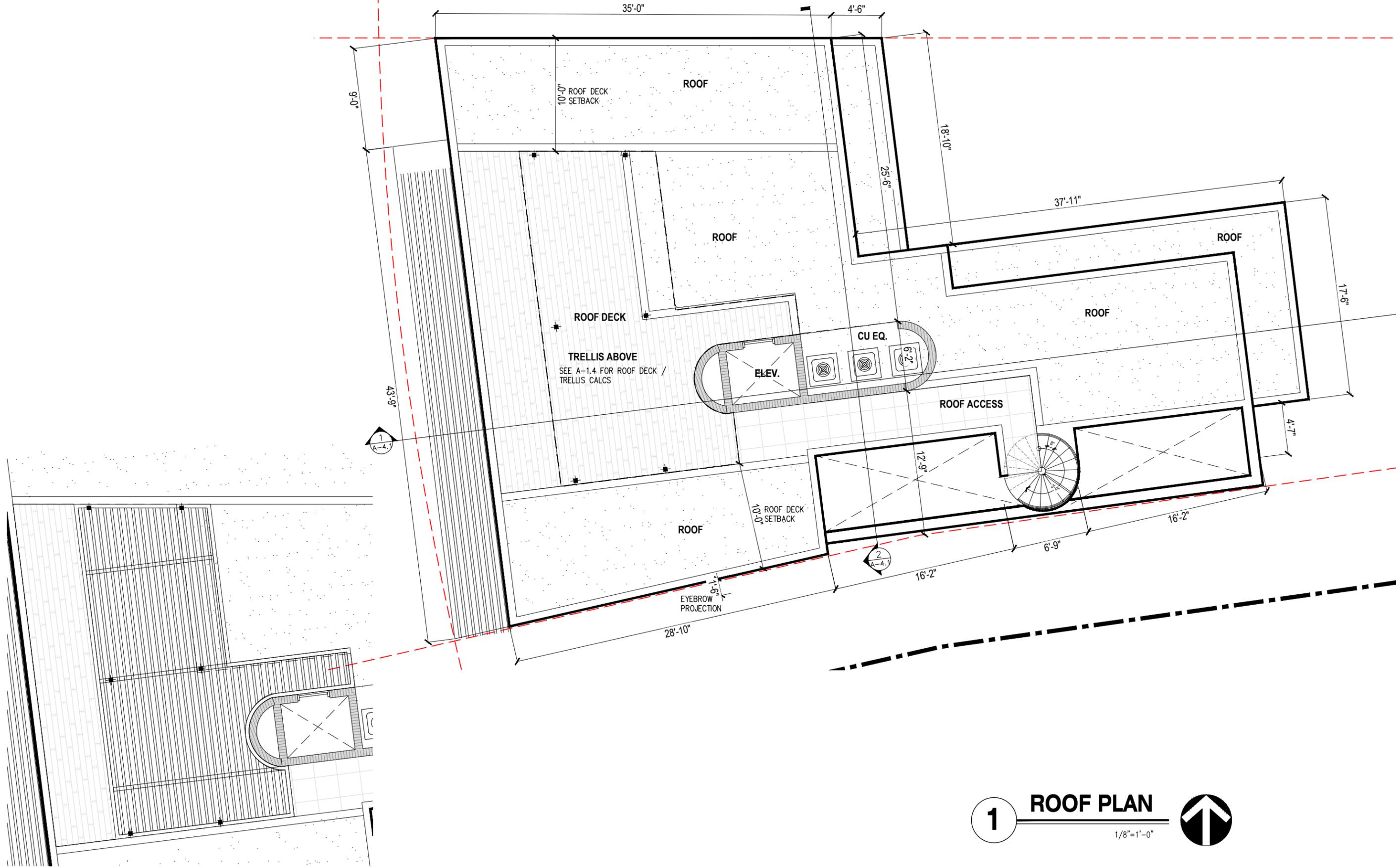
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SECOND FLOOR PLAN

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A-2.3



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

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



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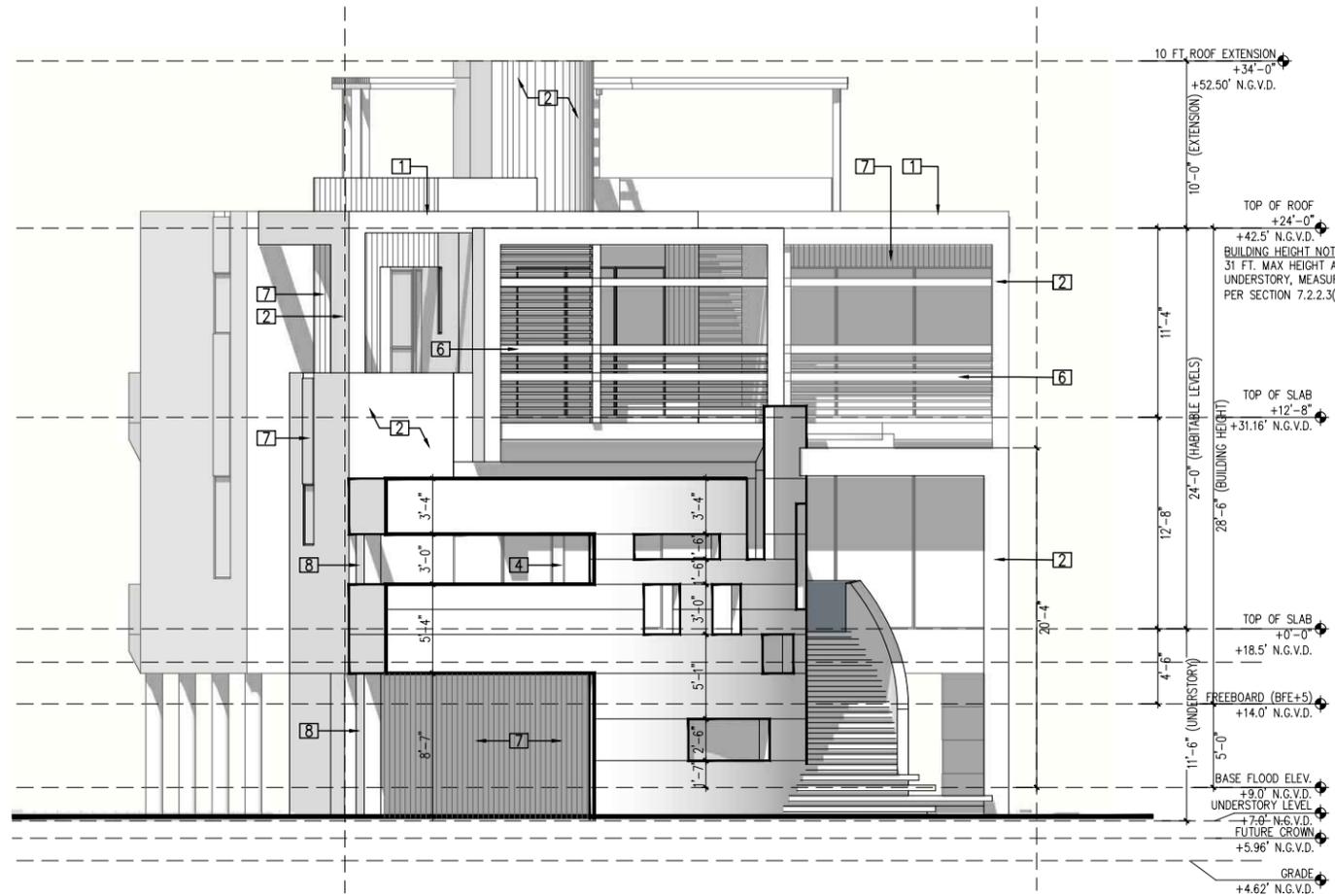
DRAWING TITLE

ROOF PLAN

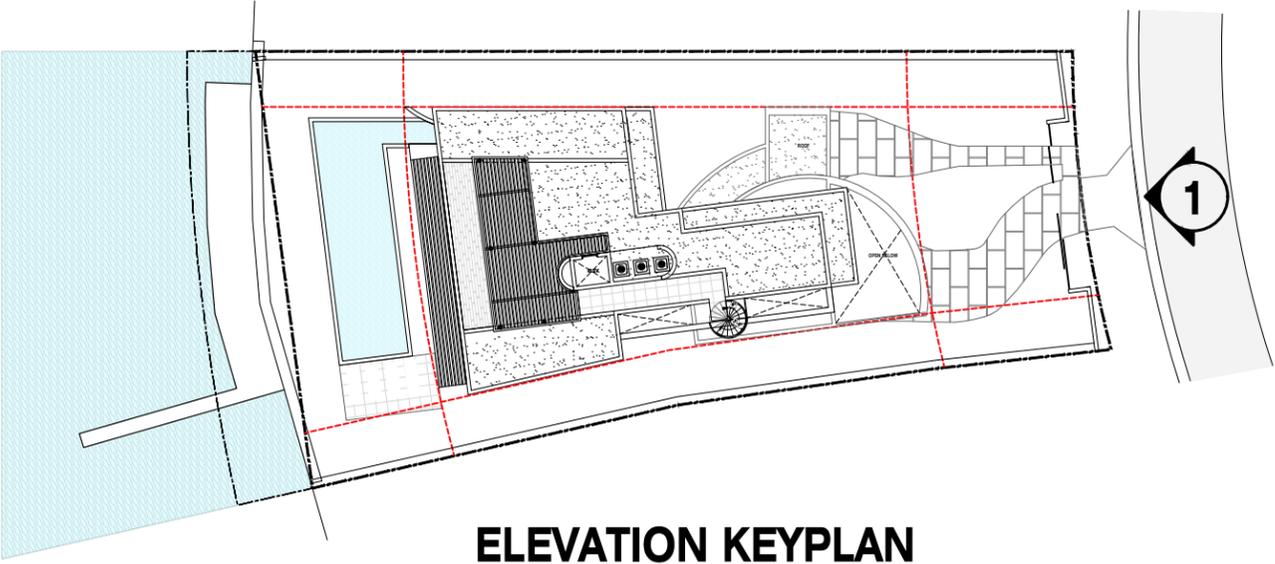
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A-2.4



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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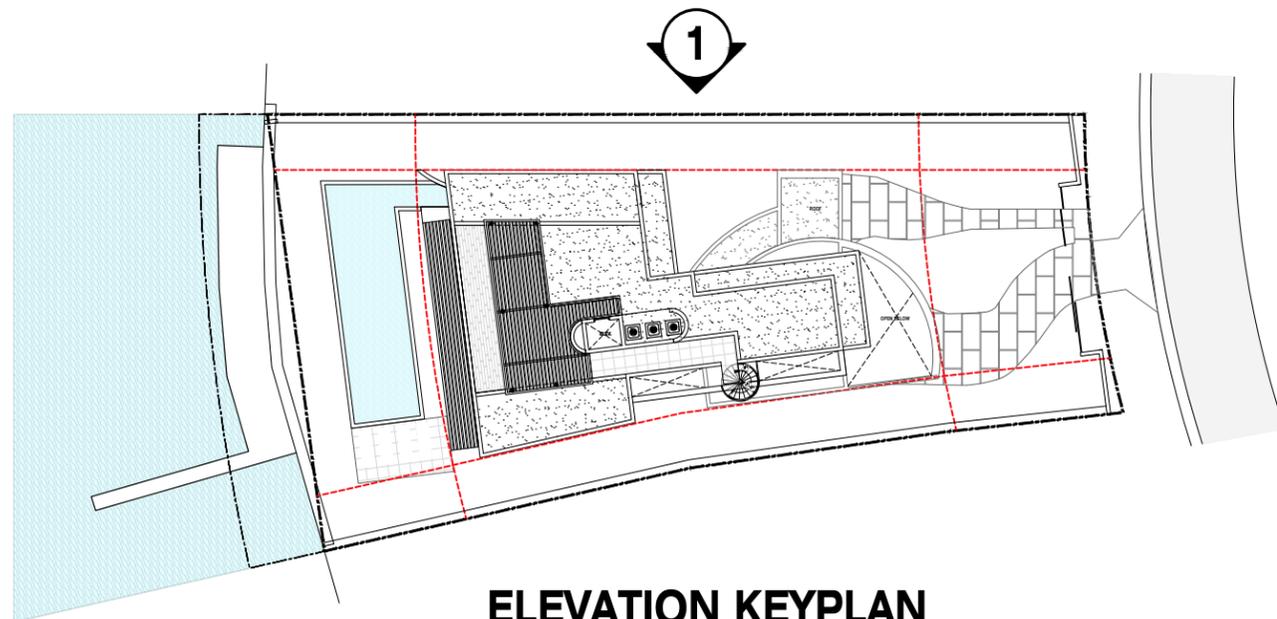
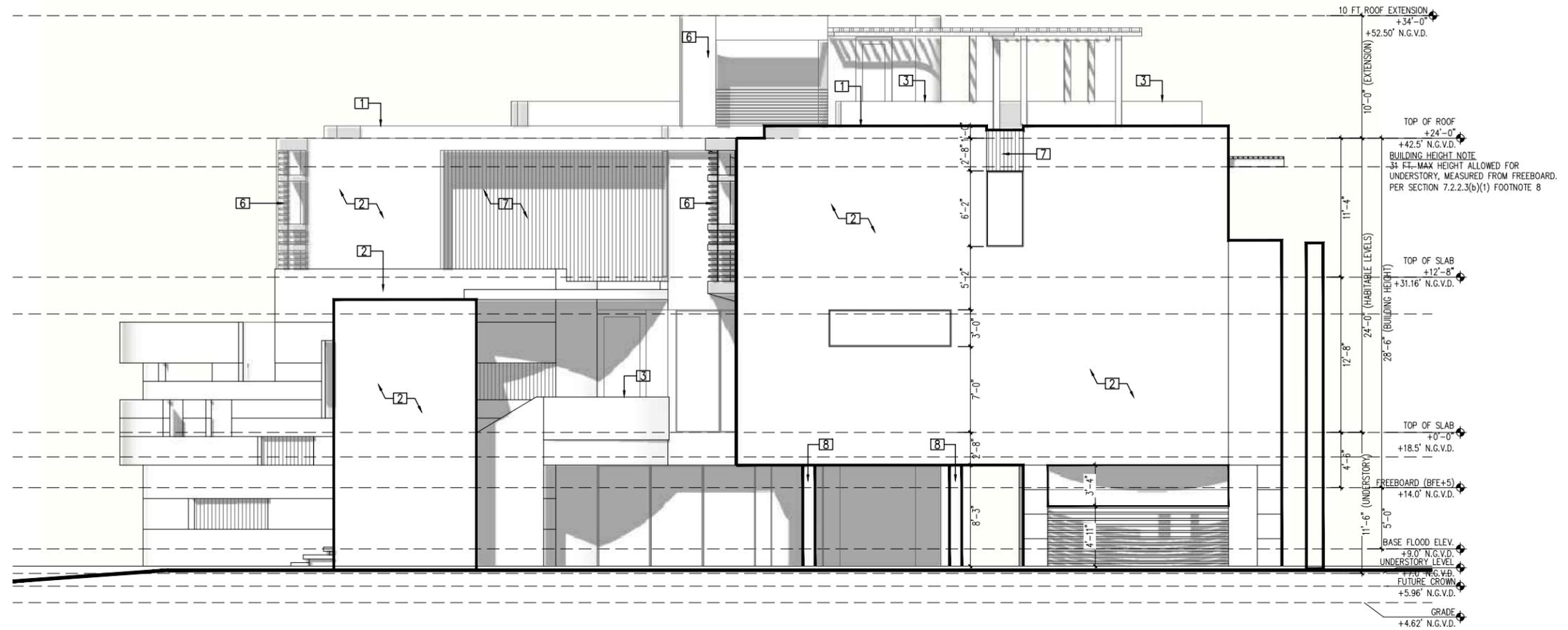
REVISION & DATE

DRAWING TITLE
EAST ELEVATION (FRONT)

SCALE: AS SHOWN
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SHEET NUMBER

A-3.1



ELEVATION KEYPLAN

NOT TO SCALE

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

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
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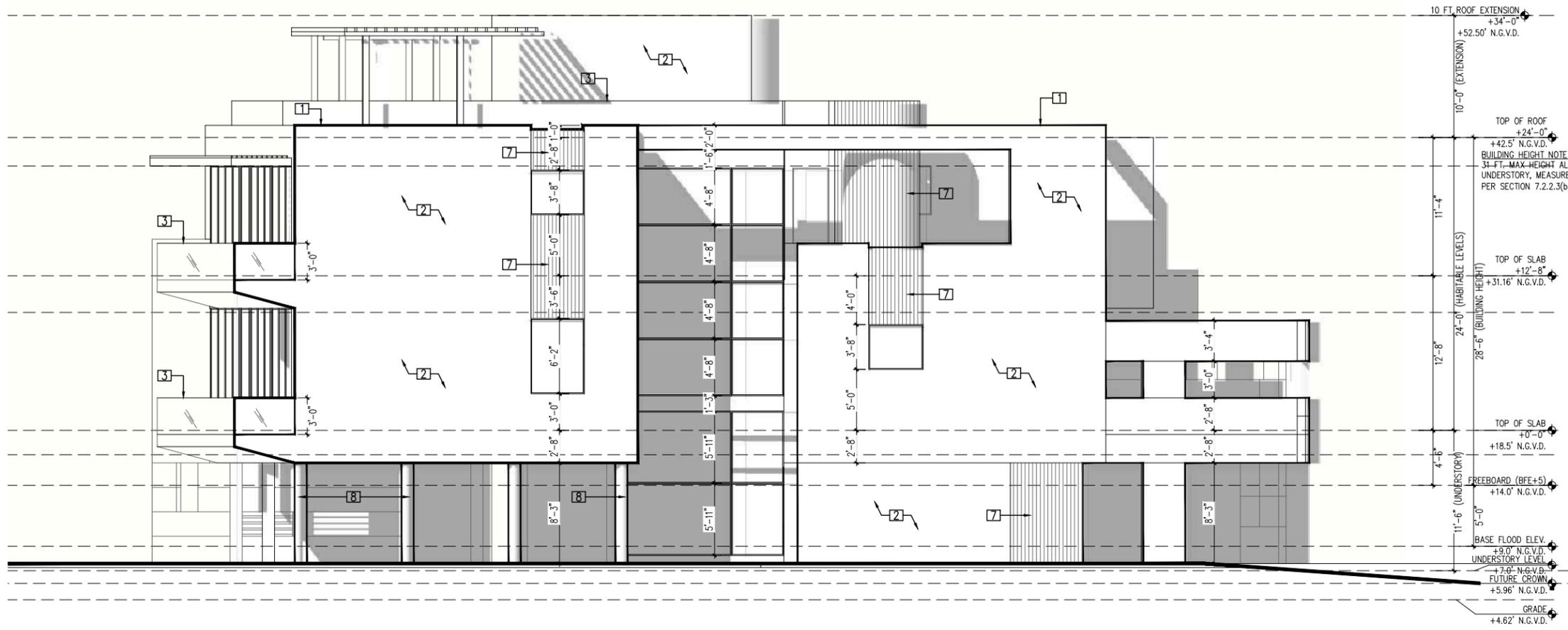
REVISION & DATE

DRAWING TITLE
**NORTH
ELEVATION
(SIDE)**

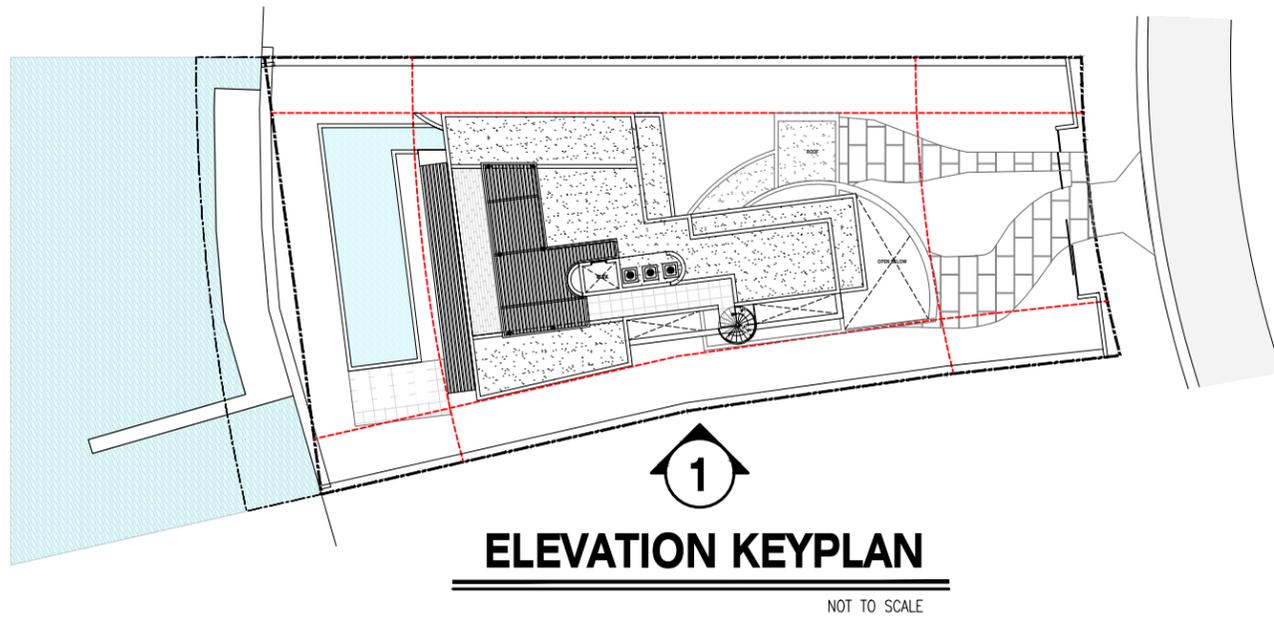
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A-3.2



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



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DRAWING TITLE
SOUTH ELEVATION (SIDE)

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SHEET NUMBER

A-3.3



ADDRESS & OWNER

NEW RESIDENCE
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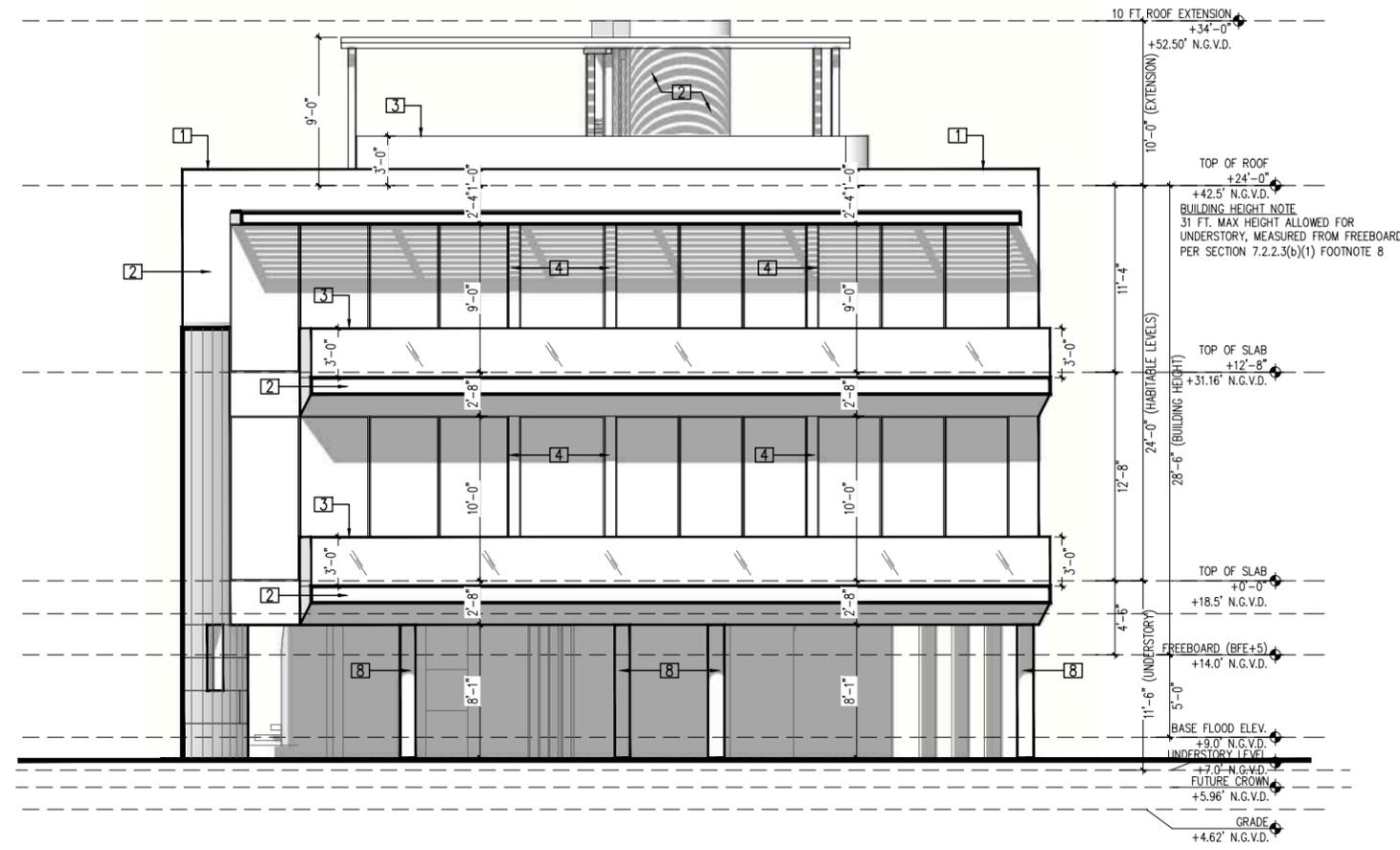
REVISION & DATE

DRAWING TITLE
WEST ELEVATION (REAR)

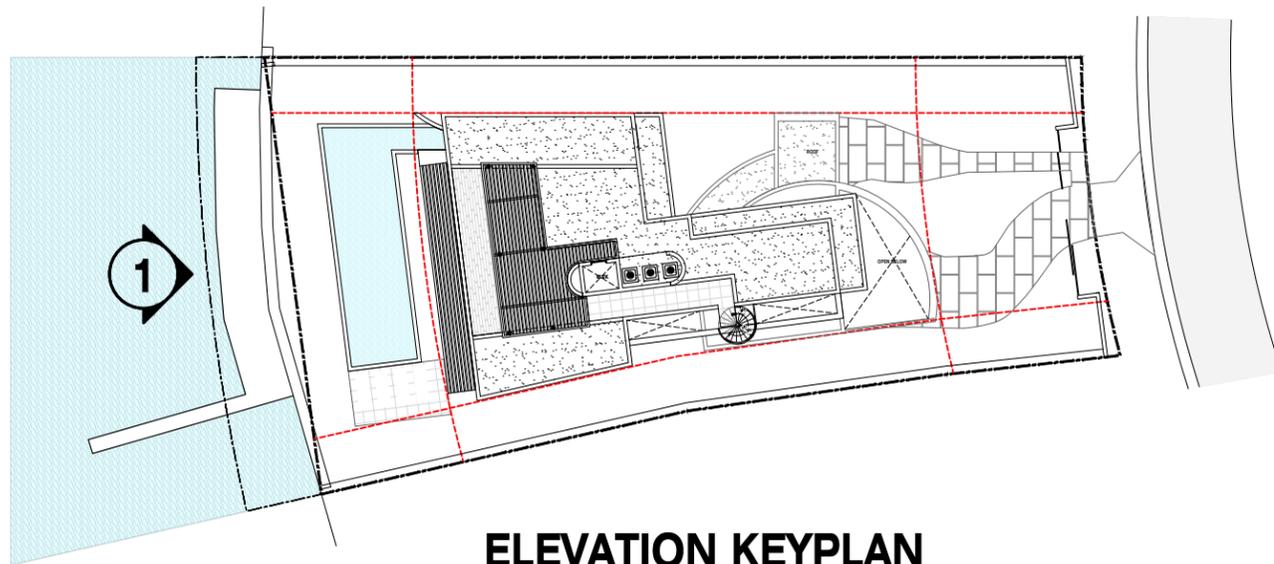
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SHEET NUMBER

A-3.4



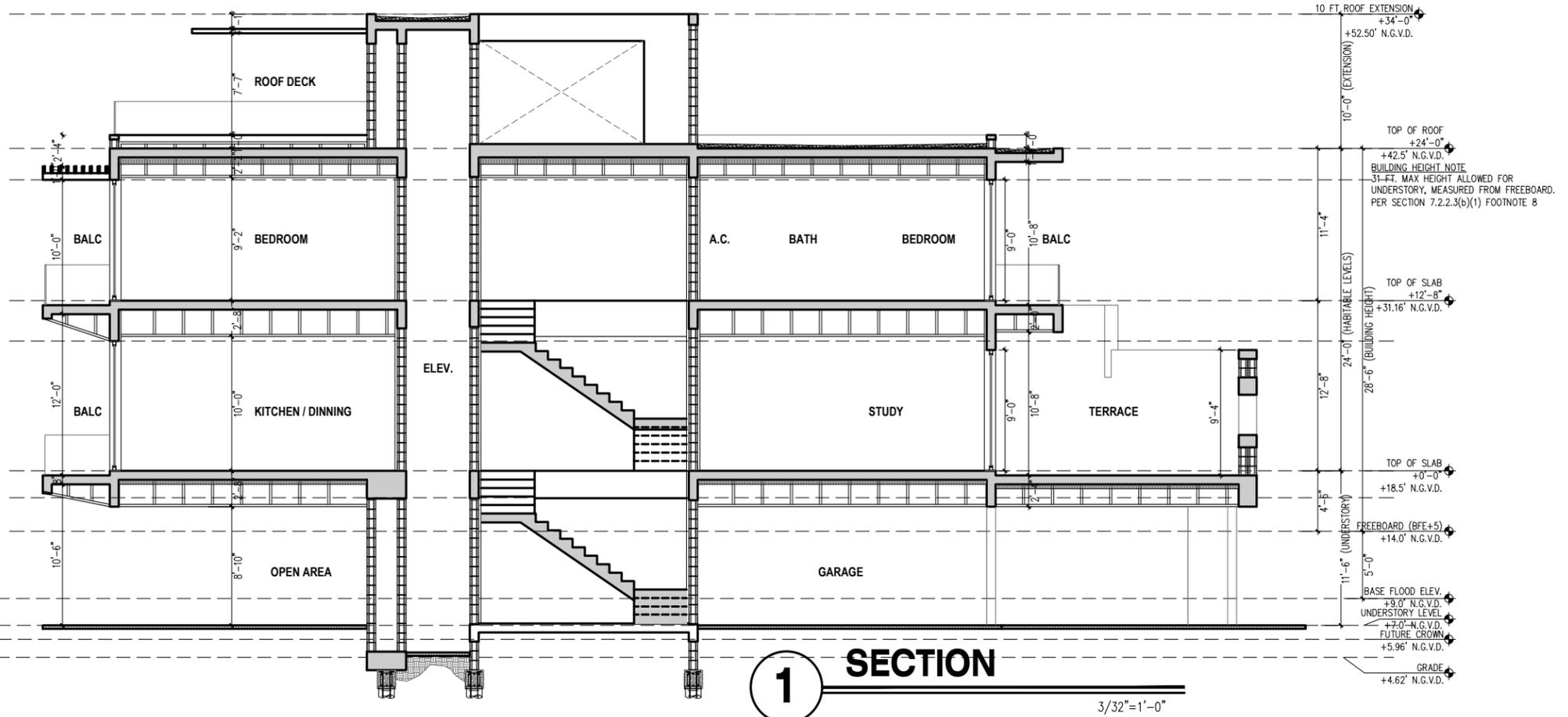
1 WEST ELEVATION (REAR)
3/32"=1'-0"



ELEVATION KEYPLAN

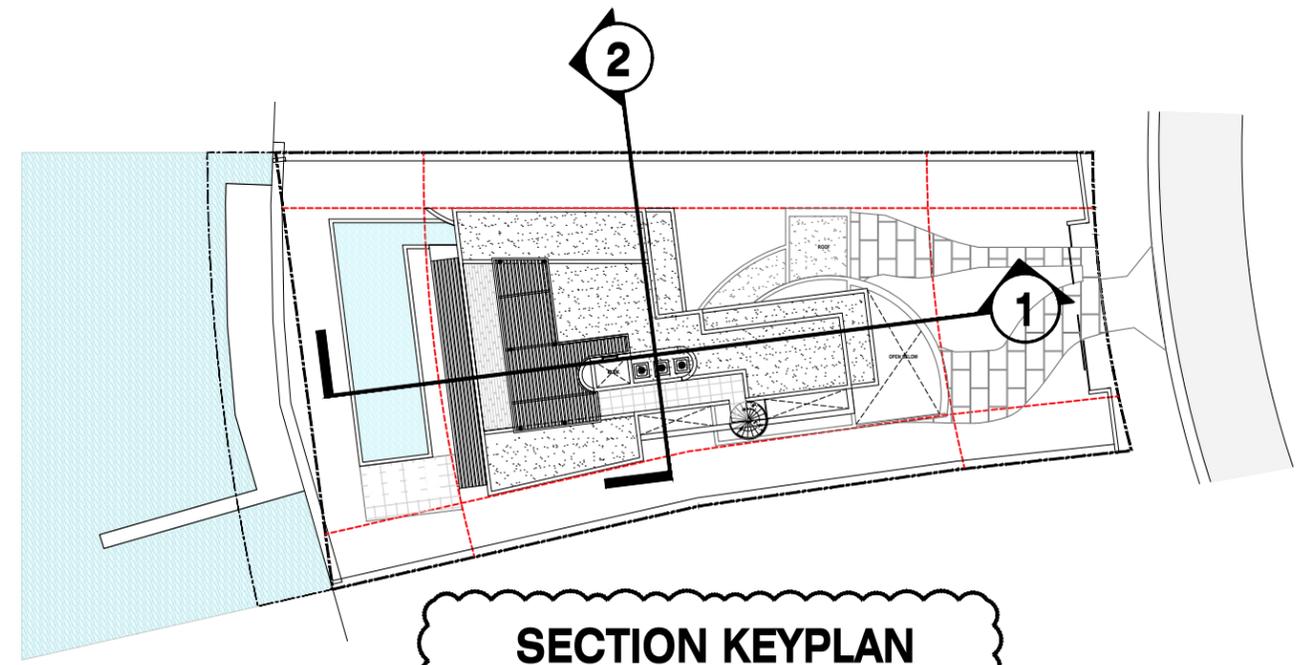
NOT TO SCALE

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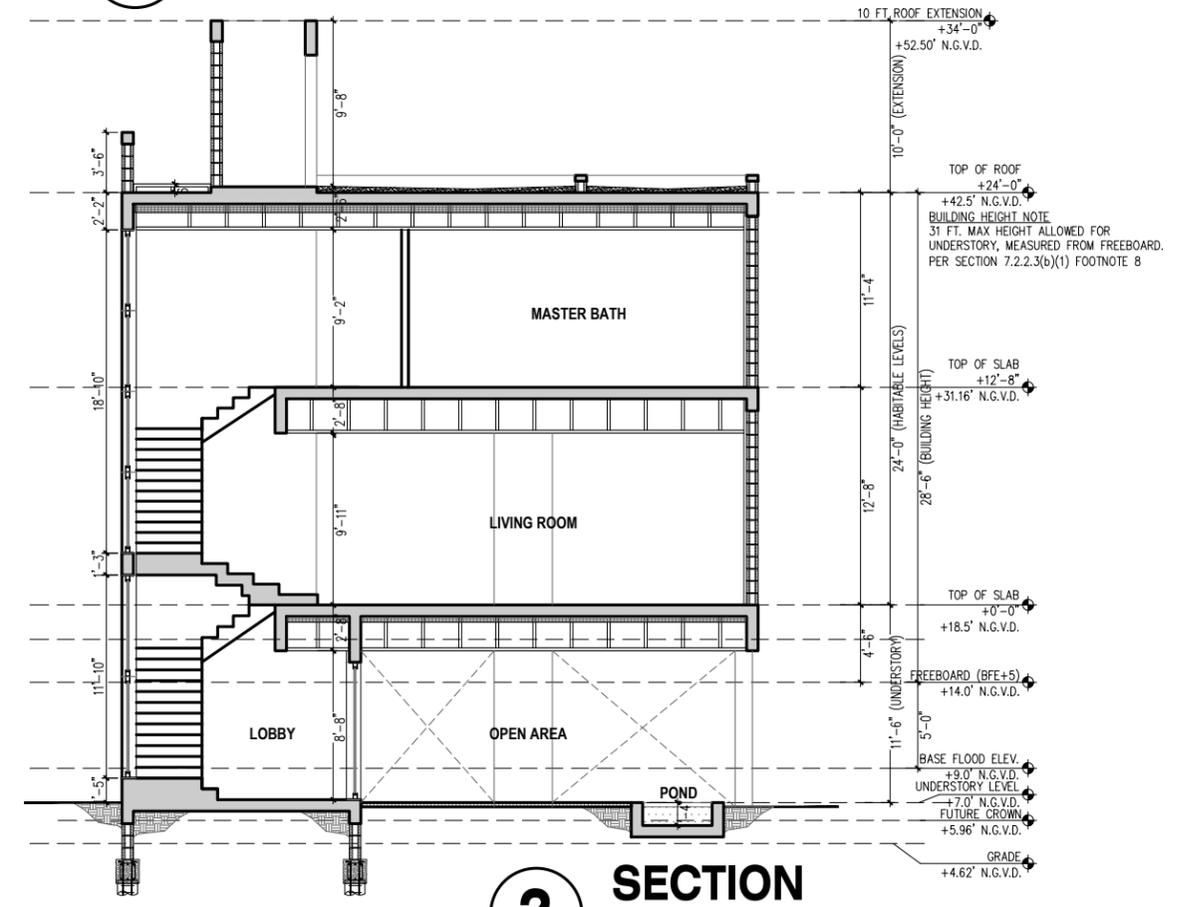


1 SECTION

3/32"=1'-0"



SECTION KEYPLAN
NOT TO SCALE



2 SECTION

3/32"=1'-0"

COCONUT LANE RESIDENCE

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NEW TWO-STORY RESIDENCE WITH UNDERSTORY



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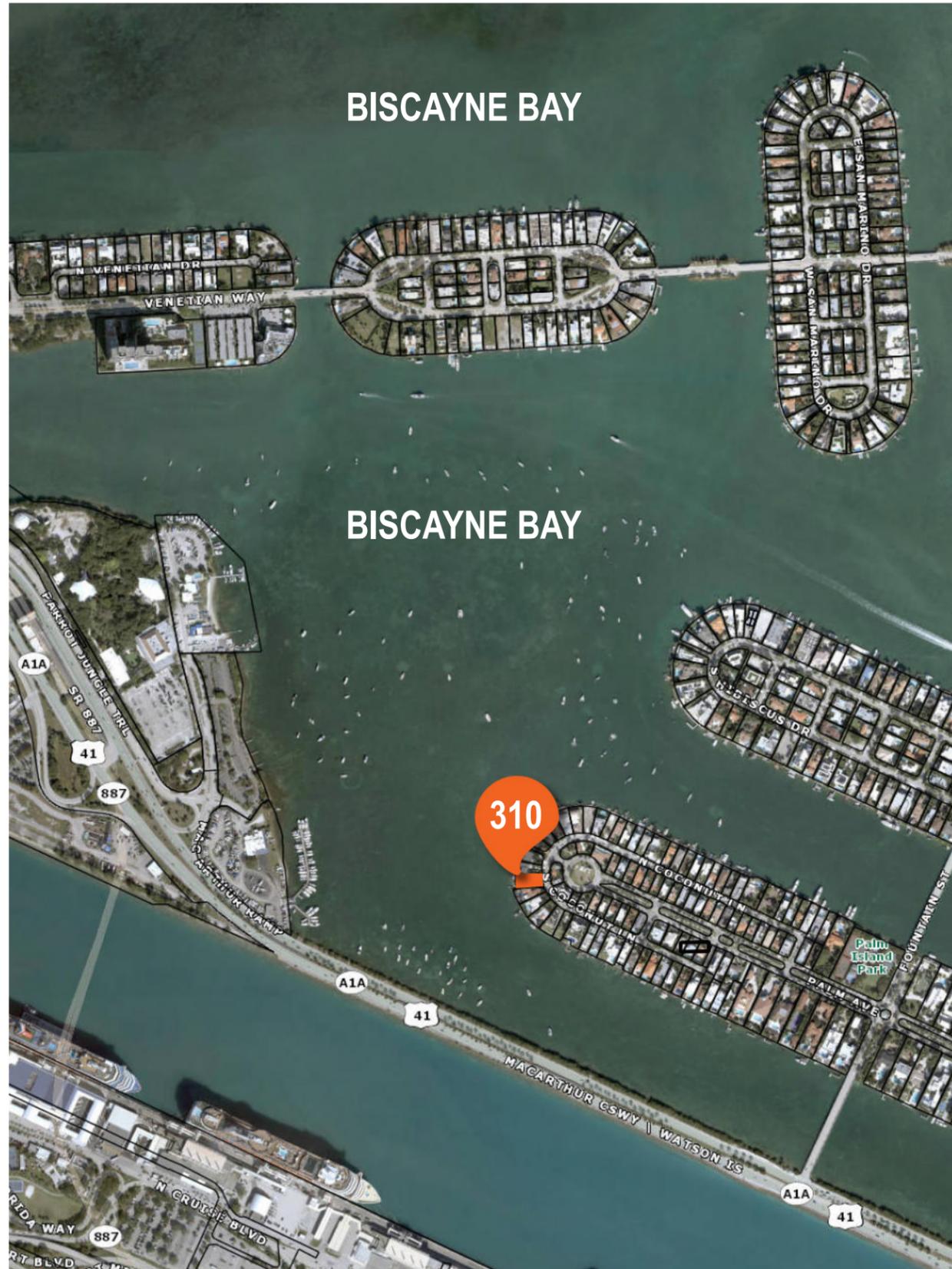
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



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**NEIGHBORHOOD
AERIAL VIEW**

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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



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SURROUNDING PROPERTIES

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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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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
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WOOD SIDING



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



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**3D VIEW &
MATERIALS**

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A-0.4



3D VIEW - FRONT

MATERIAL BOARD



OOLITIC LIMESTONE
WALL CLADDING



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



WOOD SIDING



CLEAR GLASS W/
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)



PAINTED STUCCO
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WOOD SIDING



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NORTH ELEVATION



SOUTH ELEVATION

praxis.
 architecture . design
 PRAXISARCH.COM

JOSE L. SANCHEZ
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COURTYARD - ENTRY



REAR - POOL

praxis.
architecture . design
PRAXISARCH.COM

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OWNER: PIERRE DE AGOSTINI

REVISION & DATE

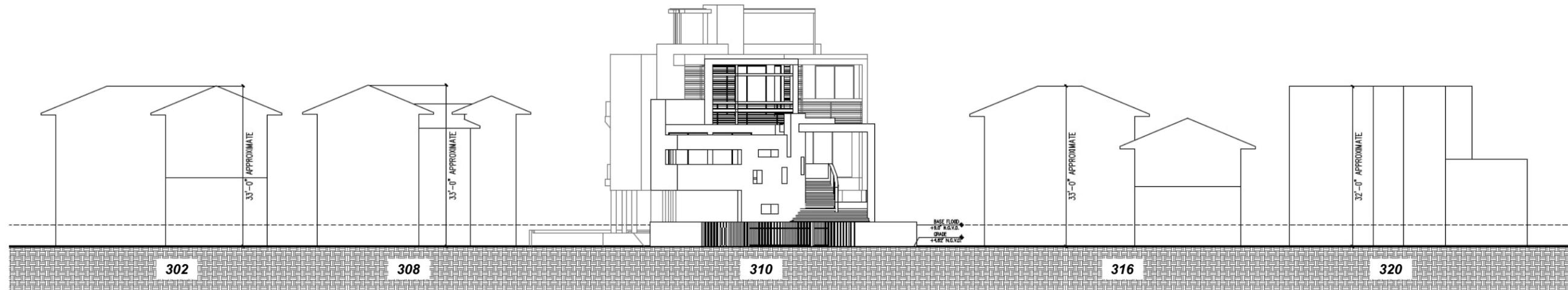
DRAWING TITLE

**3D VIEW &
MATERIALS**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.8



S. COCONUT LN.

1 CONTEXTUAL ELEVATIONS

N.T.S.

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

REVISION & DATE

DRAWING TITLE

CONTEXTUAL ELEVATIONS

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-0.9

- LEGEND**
- A = A/C
 - AC = Air conditioner
 - BM = Bench Mark
 - BRG = Bearing
 - CBTY = Catch basin
 - CB = Catch basin
 - CBSS = Concrete Block Structure
 - CH = Chain
 - C.P.P. = Concrete power pole
 - C = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC. = Concrete
 - C.O. = Clean-out
 - D = Deed
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Encr. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.I.P. = Found Iron Pipe
 - FD. = Found
 - LA = Limited Access
 - L.P. = Light Pole
 - L.M.E. = Lake Maintenance Easement
 - M = Measured
 - M.L.P. = Metal Light Pole
 - M.H. = Manhole
 - M = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - ND = Nail & Disc
 - NTS = Not to Scale
 - OS = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - P.C.C. = Point of Compound Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - E = Property Line
 - PL = Plaster
 - P.P. = Power Pole
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.O.T. = Point of Termination
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - RR = Railroad
 - PSM = Professional Surveyor
 - Mapper
 - R/W = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (Typ) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - W.S. = Water Service

(g) All encroachments shown hereon are of the apparent nature, hence legal ownership is not shown.

(h) The graphic portions of this document are intended to be displayed at the graphic name scale as depicted. Said scale may be altered in reproductions and as such, should be considered when used for any other purpose.

(i) Accuracy: The expected use of this drawing is classified in the minimum technical standards (5172-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary shown hereon is as follows:

- a) Boundary lines shown hereon are based on measurements and calculation of a closed traverse.
- b) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utility location.

(j) All easements and encroachments shown hereon are of the apparent nature, hence legal ownership is not shown.

(k) The graphic portions of this document are intended to be displayed at the graphic name scale as depicted. Said scale may be altered in reproductions and as such, should be considered when used for any other purpose.

(l) Accuracy: The expected use of this drawing is classified in the minimum technical standards (5172-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary shown hereon is as follows:

- a) Boundary lines shown hereon are based on measurements and calculation of a closed traverse.
- b) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utility location.

This property described as:
 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.

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.).

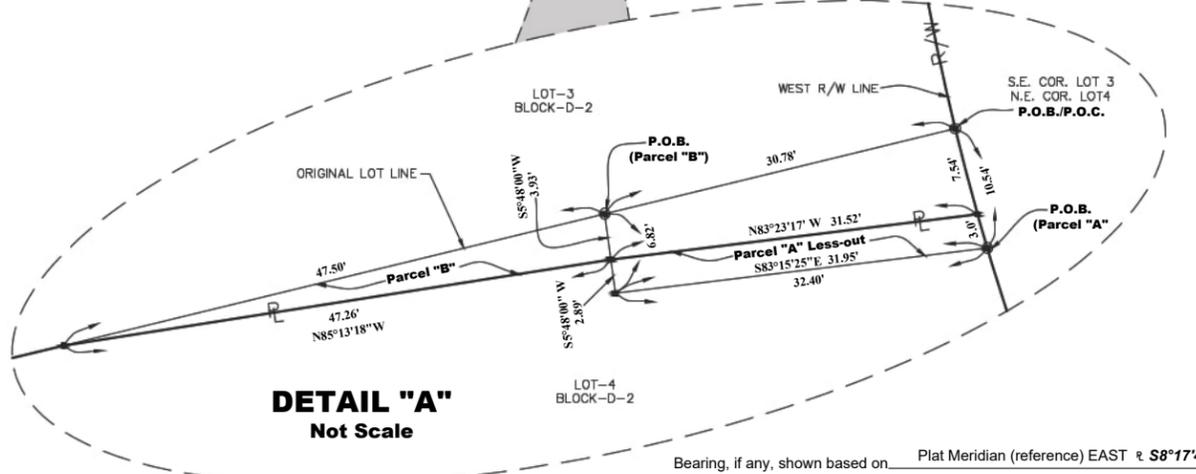
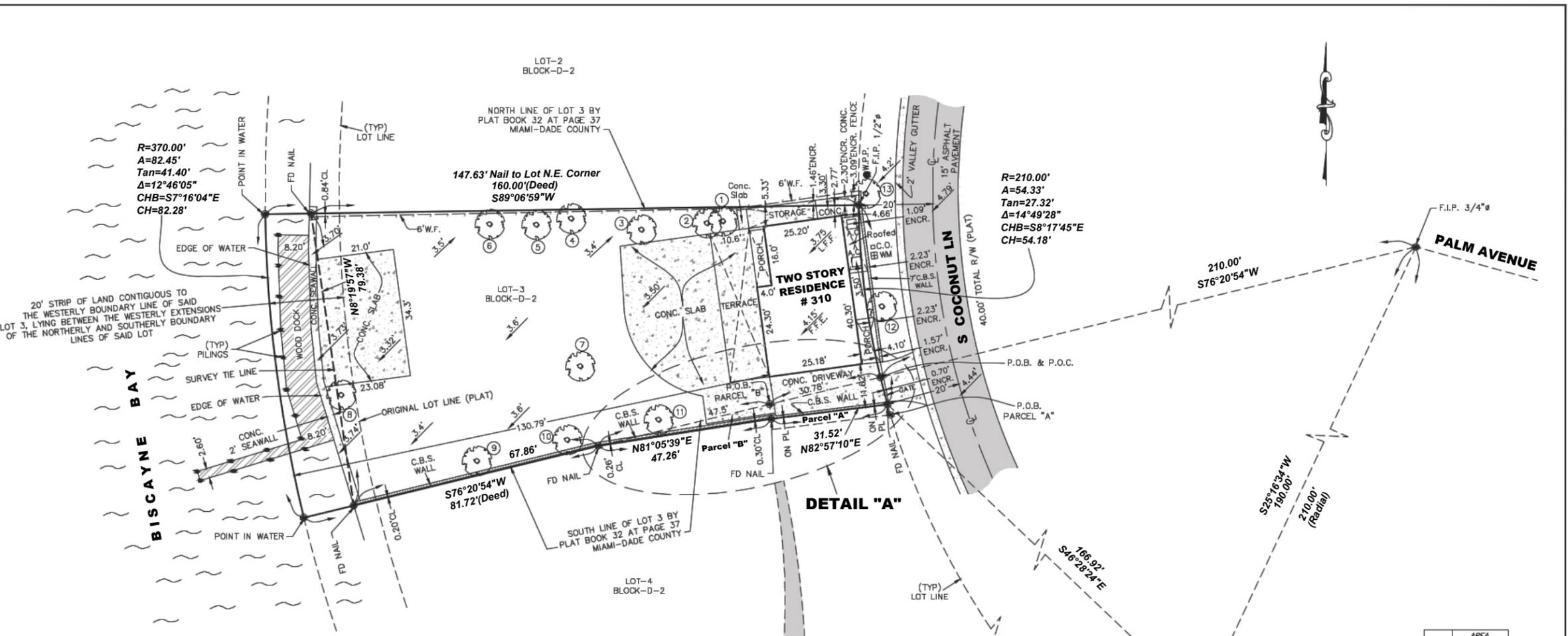
Less the following parcel described as Parcel "A": A part of Lot 4, Block D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, recorded in Plat Book 32, at Page 37, of the Public Records of Dade County, Florida, said Parcel "A" described as follows:

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°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.).

Certified to:
 PIERRE DE AGOSTINI

Address:
 310 S Coconut Ln, Miami Beach, FL 33139
 FOLIO: # 02-4205-002-0580

THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PRAXIS ARCHITECTURE + DESIGN, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO PRAXIS ARCHITECTURE + DESIGN. REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAXIS ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



TREE CHART

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

NOTES:
 Elevations Show refer to NGVD 1929
 BM # D-135 Elev.=5.31'
 (Miami-Dade)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat Meridian (reference) EAST ± S8°17'45"E (Chord)

REVISIONS:

| FLOOD ZONE | COMM. No. | PANEL No. | SUFFIX | Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper. |
|---------------|----------------|-----------------|--------|---|
| AE | 120651 | 0316 | L | |
| F.I.R.M. DATE | F.I.R.M. INDEX | BASE ELEV. | | |
| 09/11/09 | 09/11/09 | + 9 FT N.G.V.D. | | |

TOPOGRAPHIC SURVEY.
 I HEREBY CERTIFY: that this survey meets 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.

Bene Aguiquesvives
 BENE AGUIQUESVIVES 09/15/23
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aguiquesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aasurvey@aol.com

| | | | |
|------------|--------|-----------|-----------|
| Field Date | Scale: | Drawn by: | Drwg. No. |
| 09/12/23 | 1"=20' | R.S. | 23-24537 |

| | AREA |
|---------|-----------|
| SQ. FT. | ±10610.62 |
| ACRES | ±0.243 |

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 architecture . design
 PRAXISARCH.COM

JOSE L. SANCHEZ
 AIA, LEED AP

278 NW 37TH ST.
 MIAMI, FL 33127
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FL LIC: AR 0016966
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ADDRESS & OWNER

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

REVISION & DATE

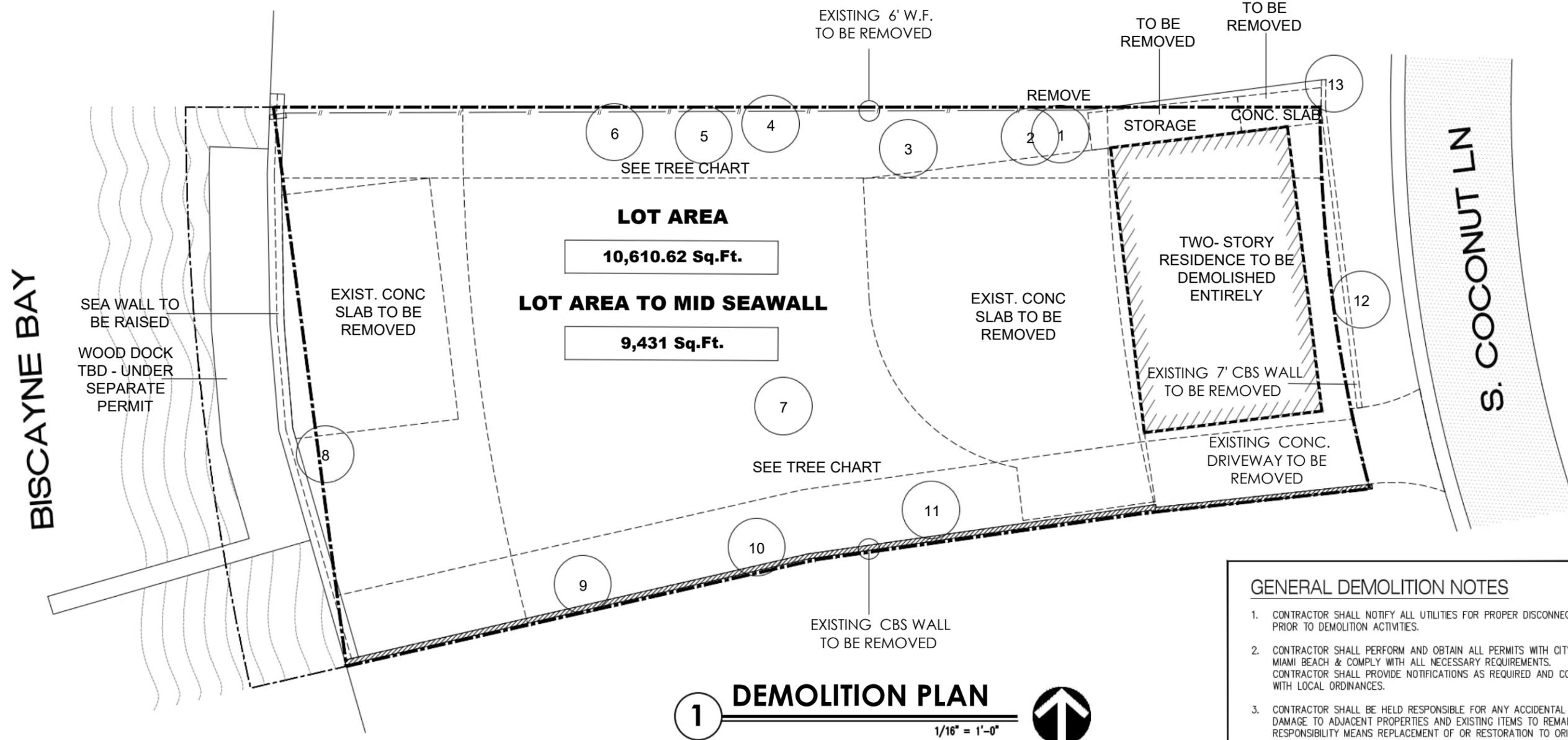
DRAWING TITLE

SURVEY

SCALE: AS SHOWN
 DATE: 08-02-2024

SHEET NUMBER

A-0.10



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 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:

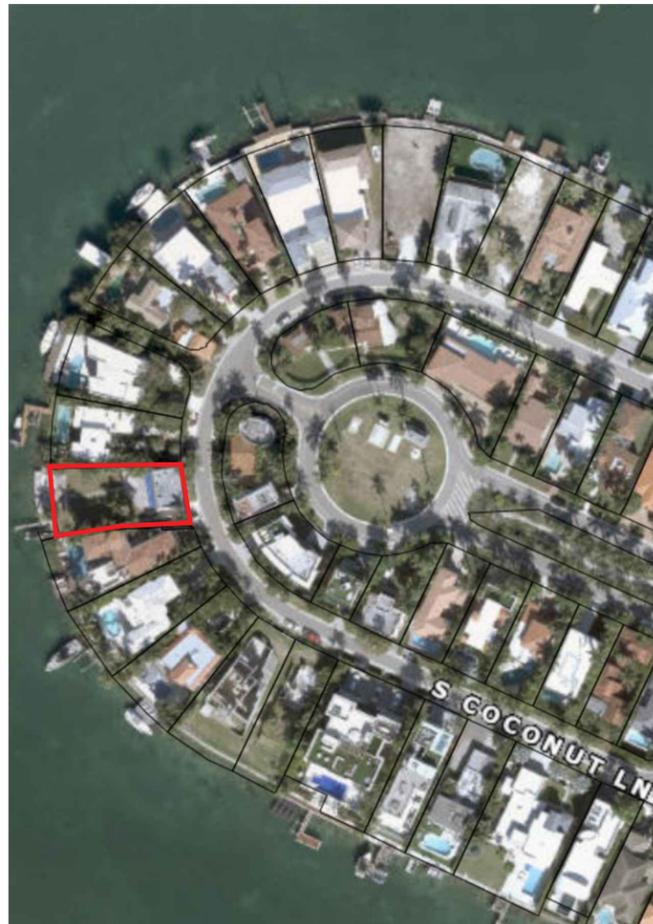
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00"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

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.).

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°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



WAIVER REQUEST

1. DECORATIVE BEAM ABOVE THE REQUIRED COURTYARD AT SOUTH ELEVATION.

- a. WAIVER TO PART OF SECTION 7.2.2.3 (B)(2)(A) REQUIRING THAT THE REQUIRED COURTYARD SHALL BE OPEN TO THE SKY WITHOUT OBSTRUCTION.

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: | 9,731 SF. | FUTURE CROWN OF ROAD | 3.90' 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 %: | 2,829 SF (30%) | PROPOSED LOT COVERAGE SF AND %: | 2,458 SF (26.35%) | |
| 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 %: | 1,263 SF (74.16%) | |
| 12 | MAX. UNIT SIZE SF AND %: | 4,716 SF (50%) | PROPOSED UNIT SIZE SF AND %: | 4,715 SF (49.99%) | |
| 13 | EXISTING FIRST FLOOR UNIT SIZE% | | PROPOSED FIRST FLOOR UNIT SIZE: | 2,327 SF (24.67%) | |
| 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 (22.16%) | |
| 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'-6" | 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" | | 30'-1" | |
| 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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architecture . design
PRAXISARCH.COM

JOSE L. SANCHEZ
AIA, LEED AP

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P 305 576 8063

FL LIC: AR 0016966
FL LIC: AA 26000837



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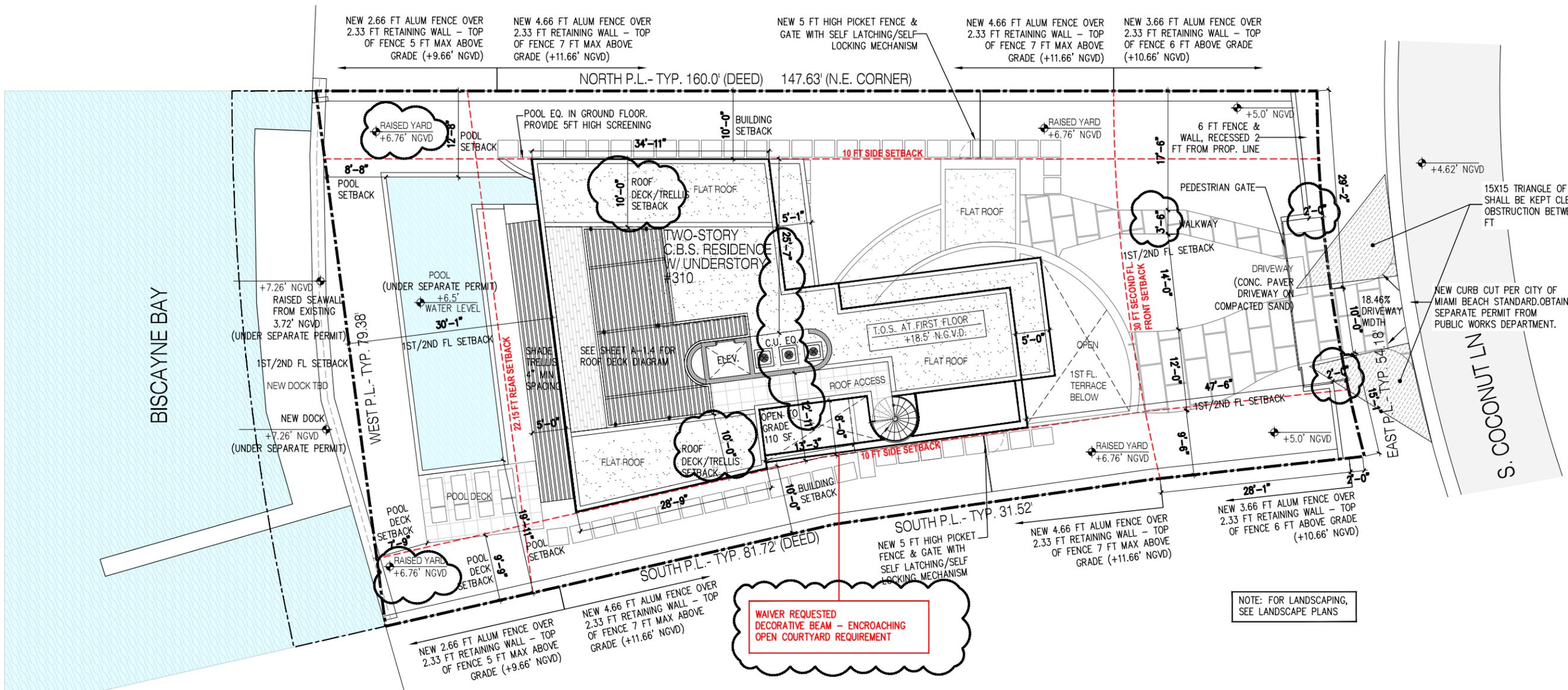
DRAWING TITLE

ZONING DATA
/ LOCATION
PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.0



**WAIVER REQUESTED
DECORATIVE BEAM - ENCRoACHING
OPEN COURTYARD REQUIREMENT**

NOTE: FOR LANDSCAPING,
SEE LANDSCAPE PLANS

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

JOSE L. SANCHEZ
AIA, LEED AP
278 NW 37TH ST.
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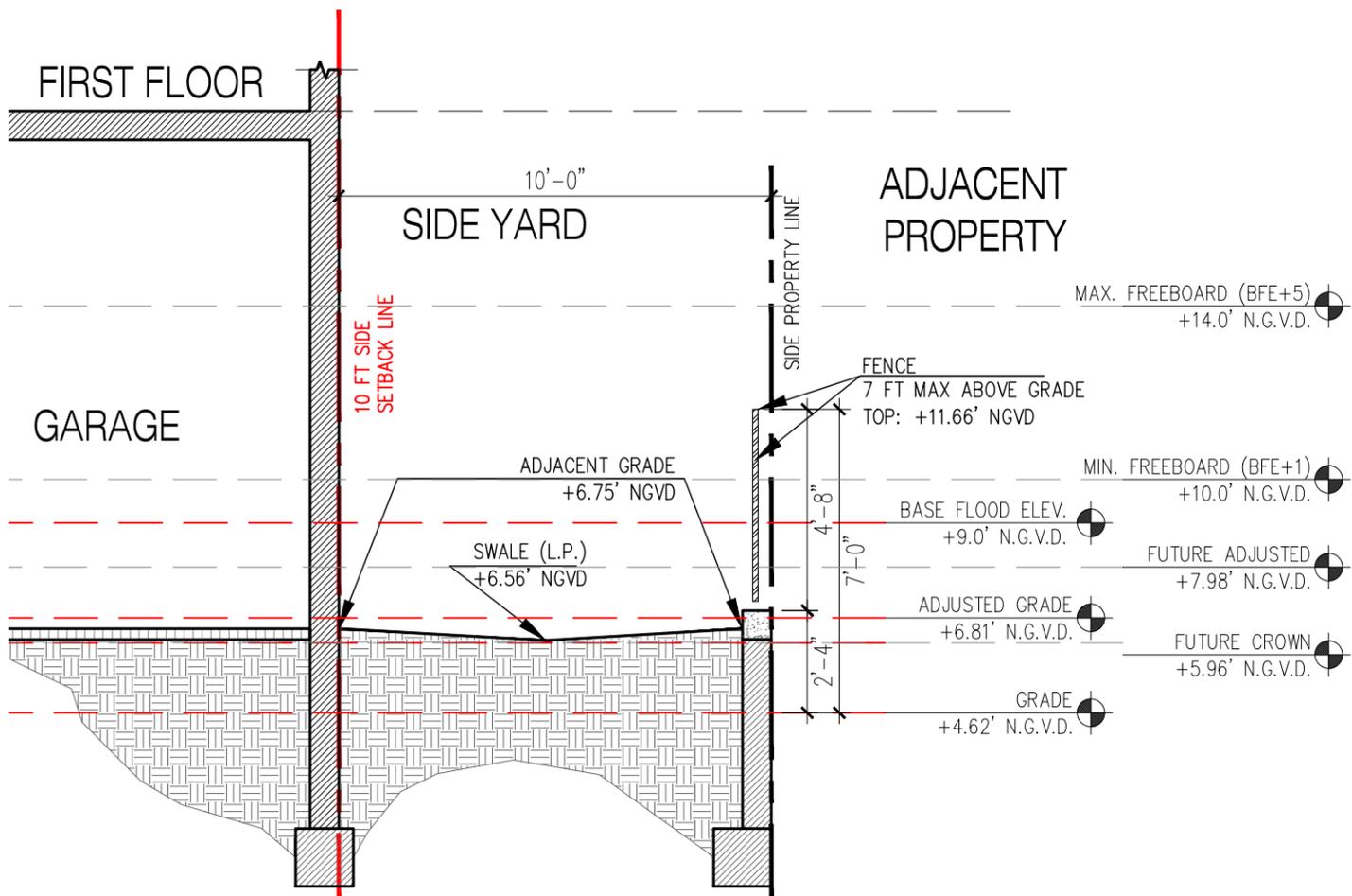
DRAWING TITLE

SITE PLAN

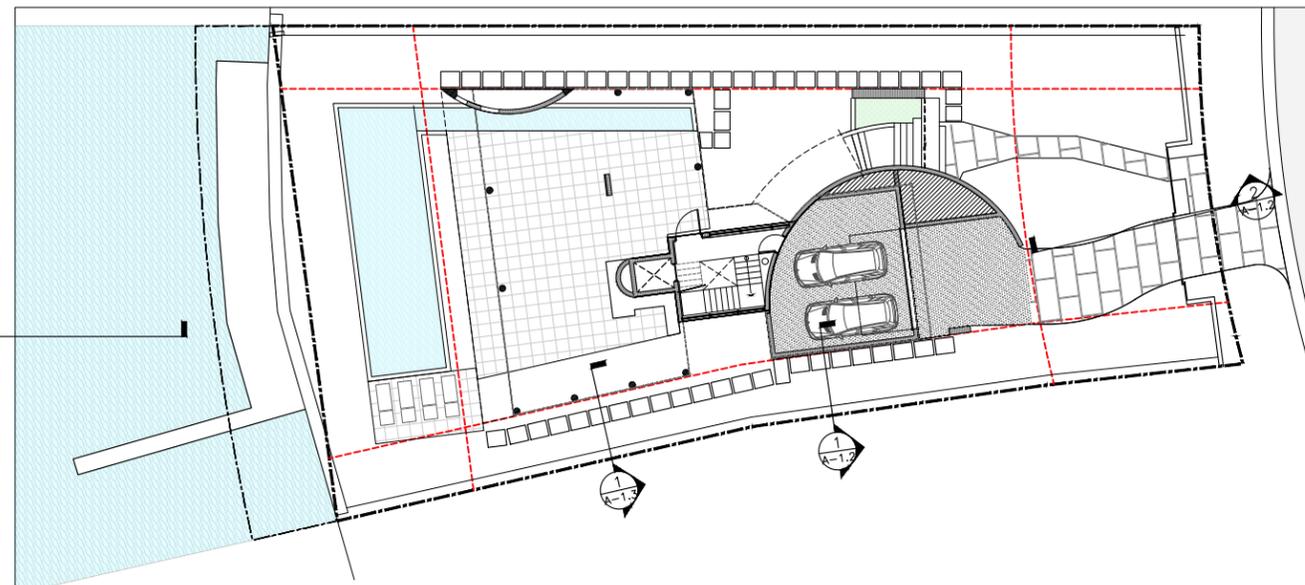
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DATE: 08-02-2024

SHEET NUMBER

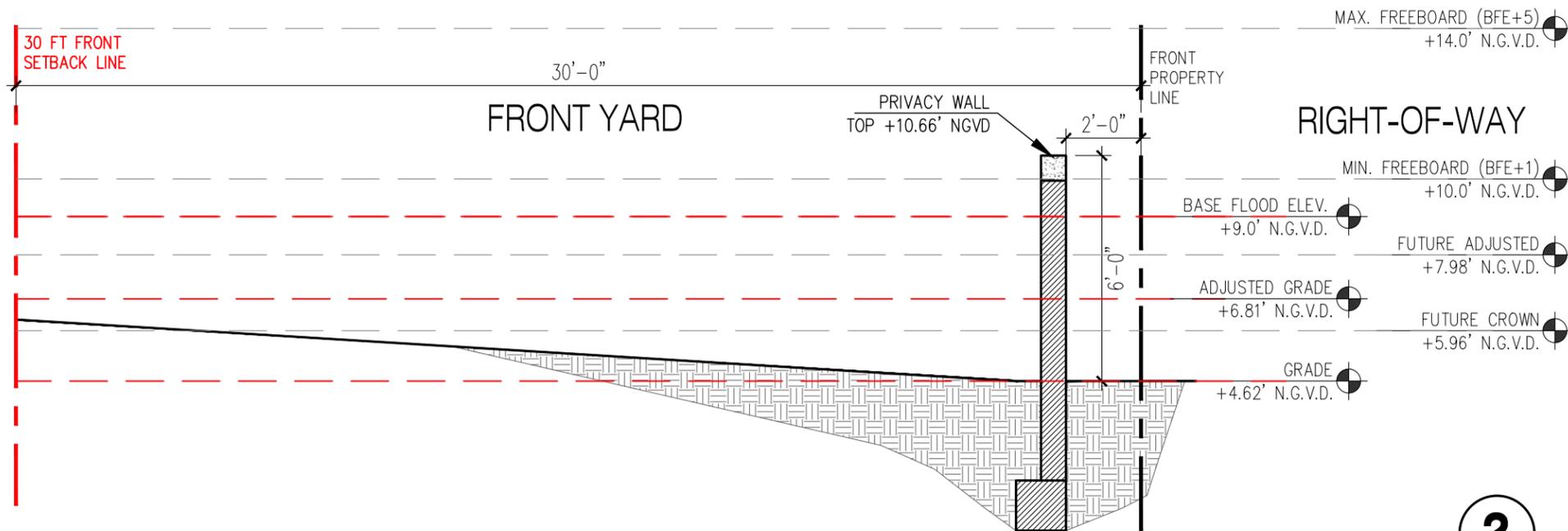
A-1.1



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

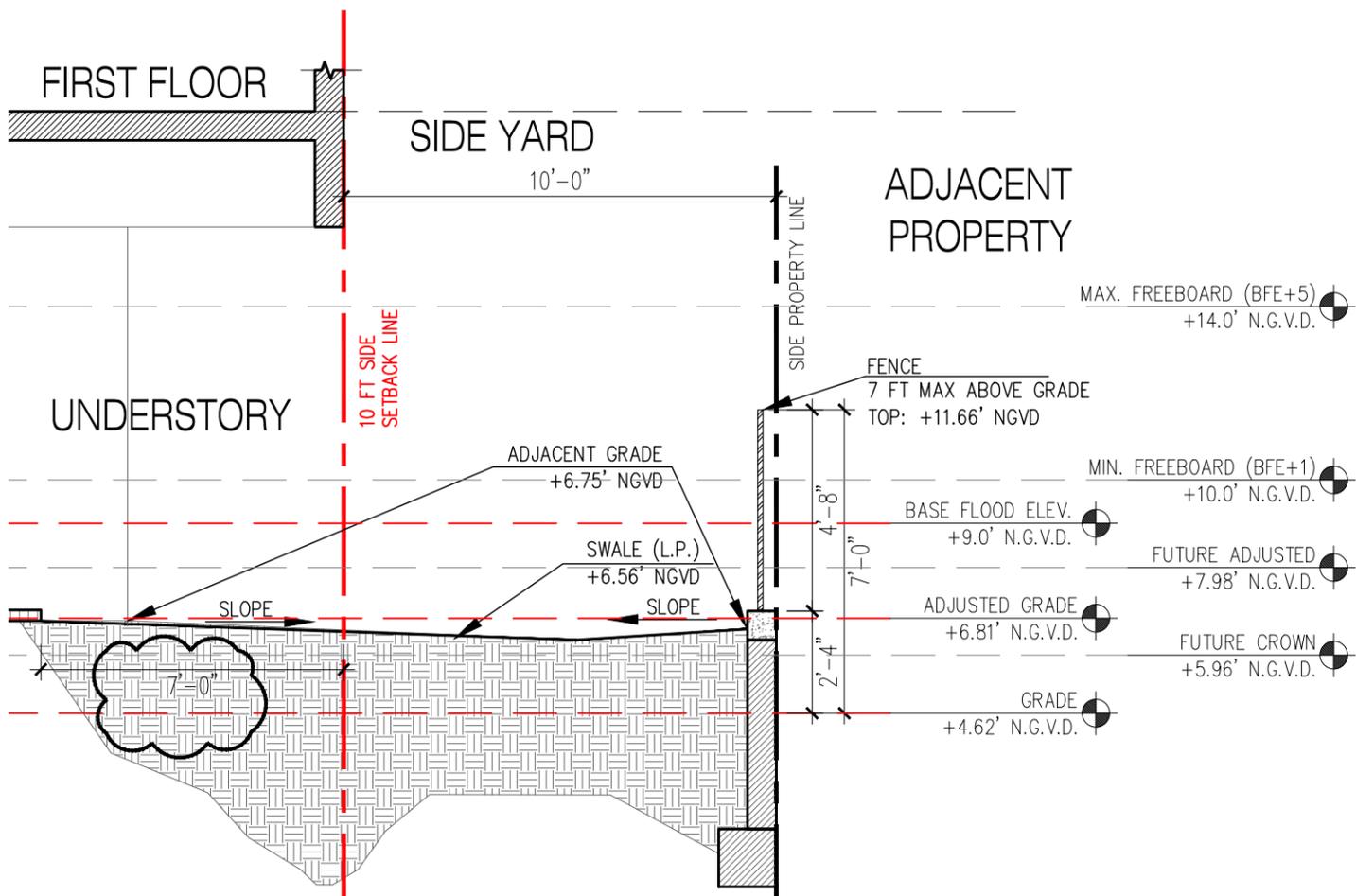
DRAWING TITLE

YARD SECTIONS

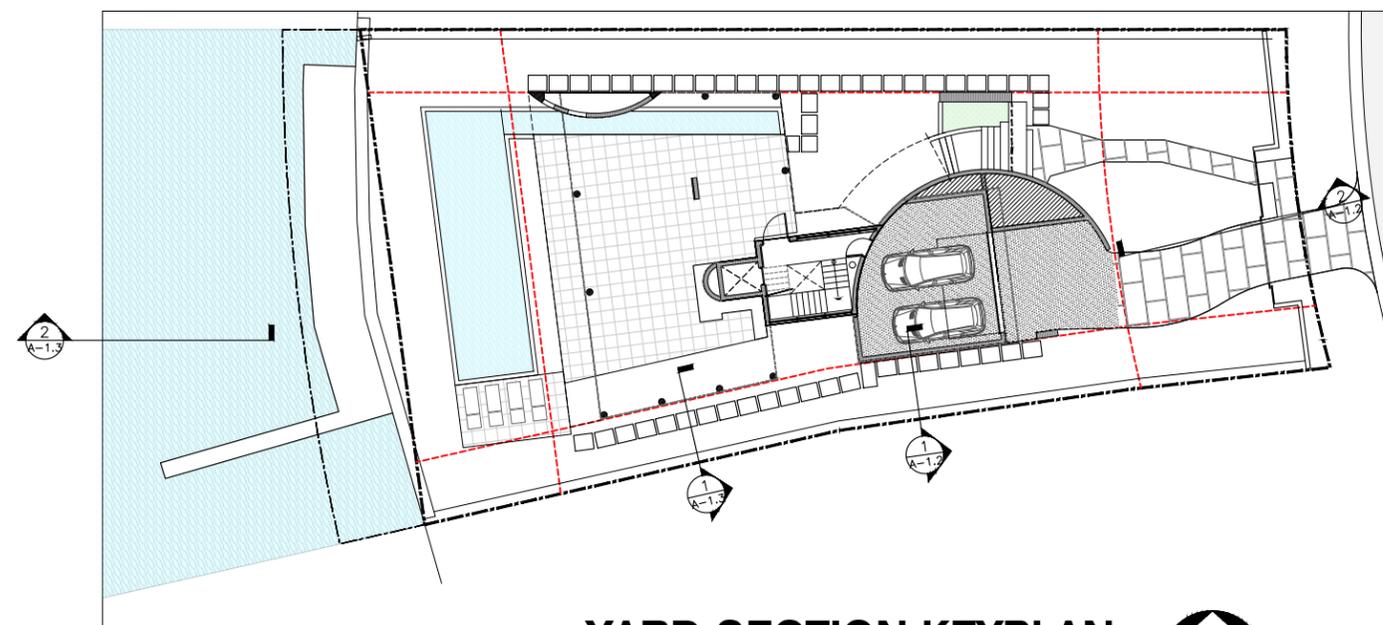
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DATE: 08-02-2024

SHEET NUMBER

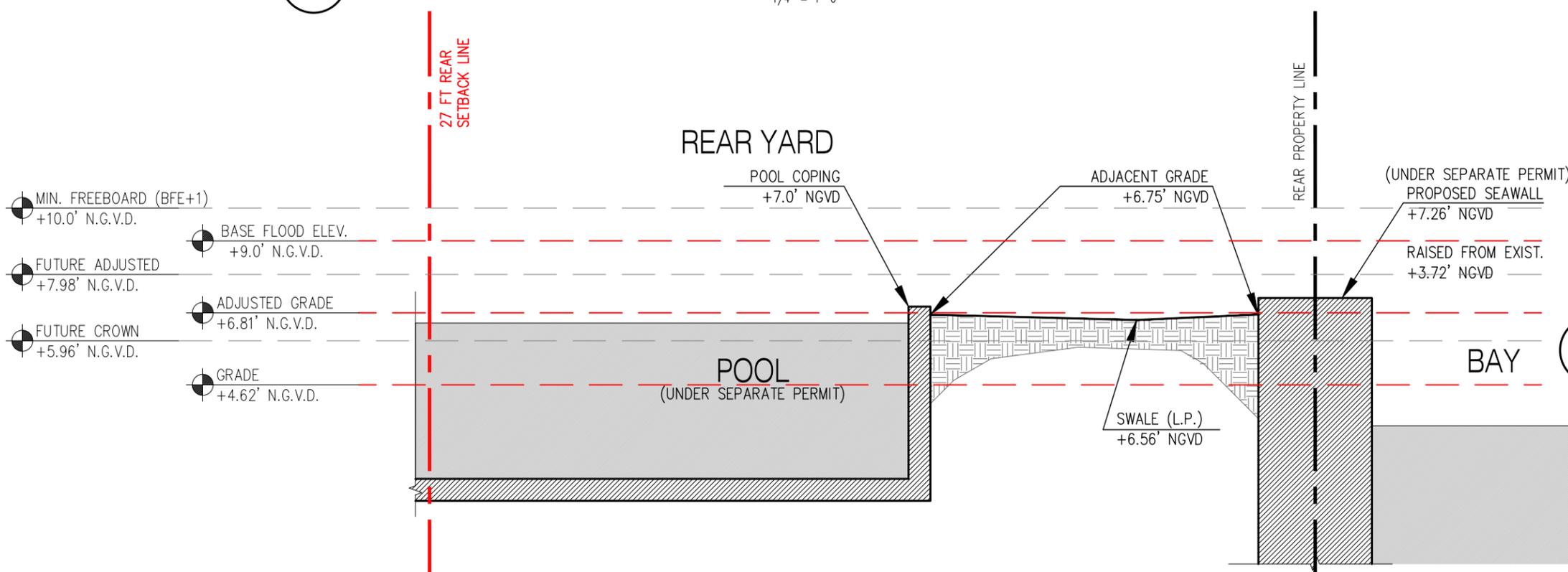
A-1.2



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



YARD SECTION KEYPLAN
NOT TO SCALE



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



ADDRESS & OWNER

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

REVISION & DATE

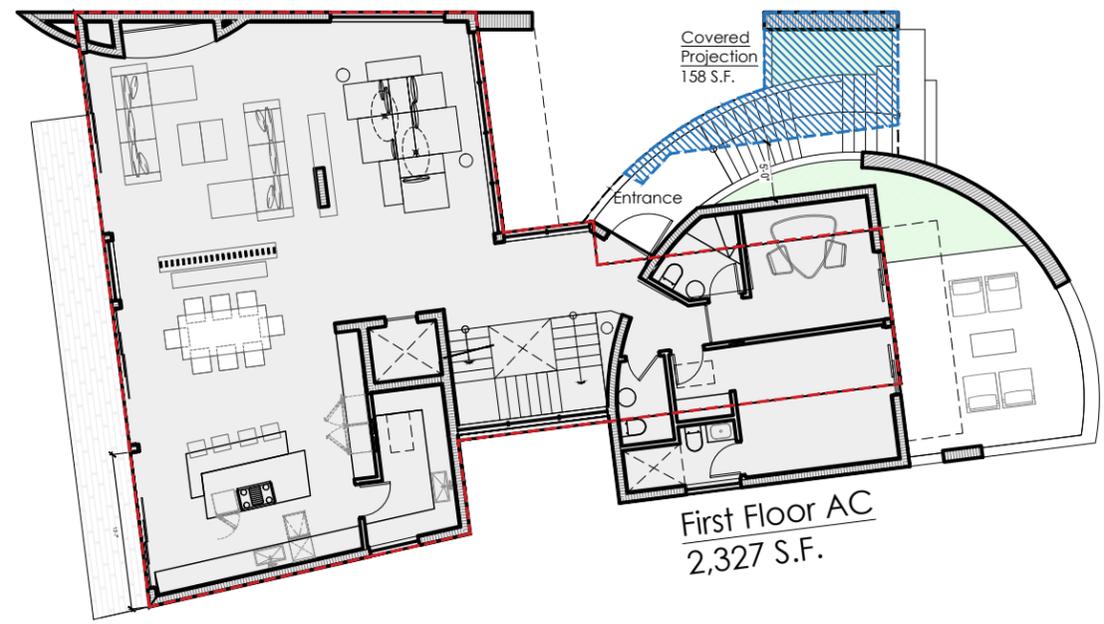
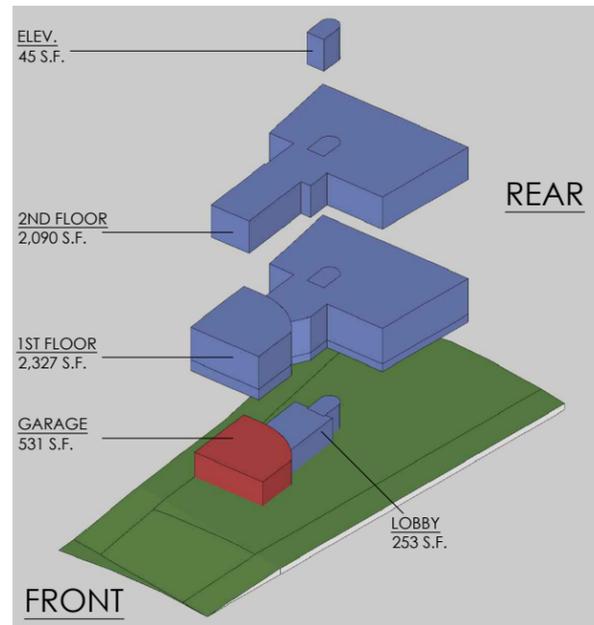
DRAWING TITLE

YARD SECTIONS

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.3



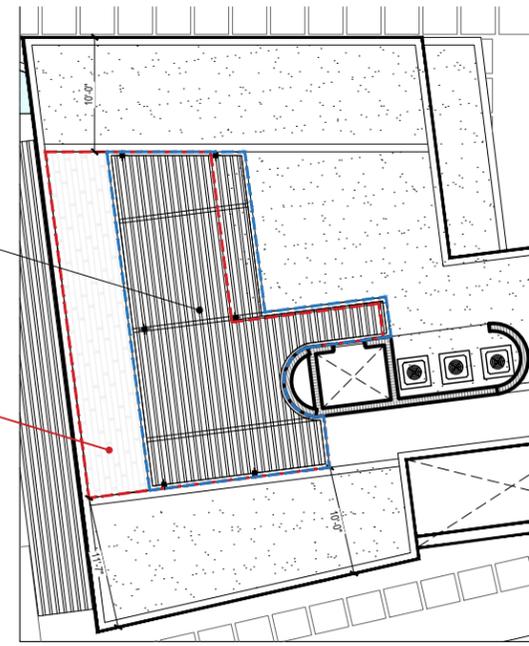
3 AXONOMETRIC DIAGRAM

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

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 | 9,431 S.F. |
| MAX ALLOWED (30%) | 2,829 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. |
| | 26.35% |

- 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

NEW RESIDENCE
310 S. COCONUT LN.
MIAMI BEACH, FL. 33139
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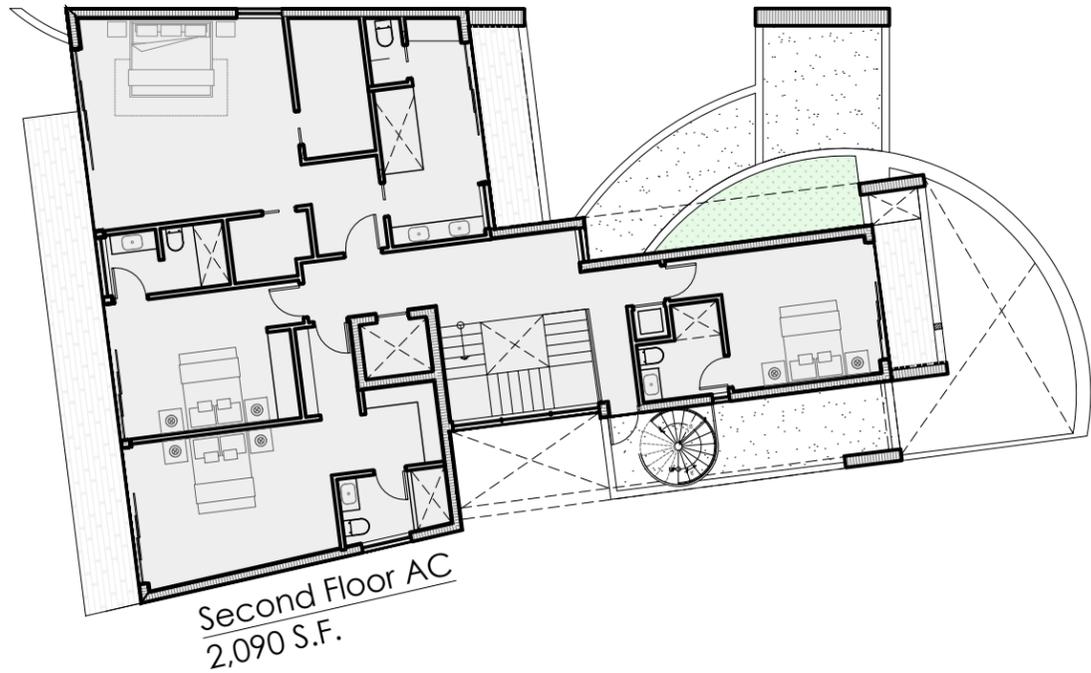
REVISION & DATE

DRAWING TITLE
LOT COVERAGE DIAGRAM

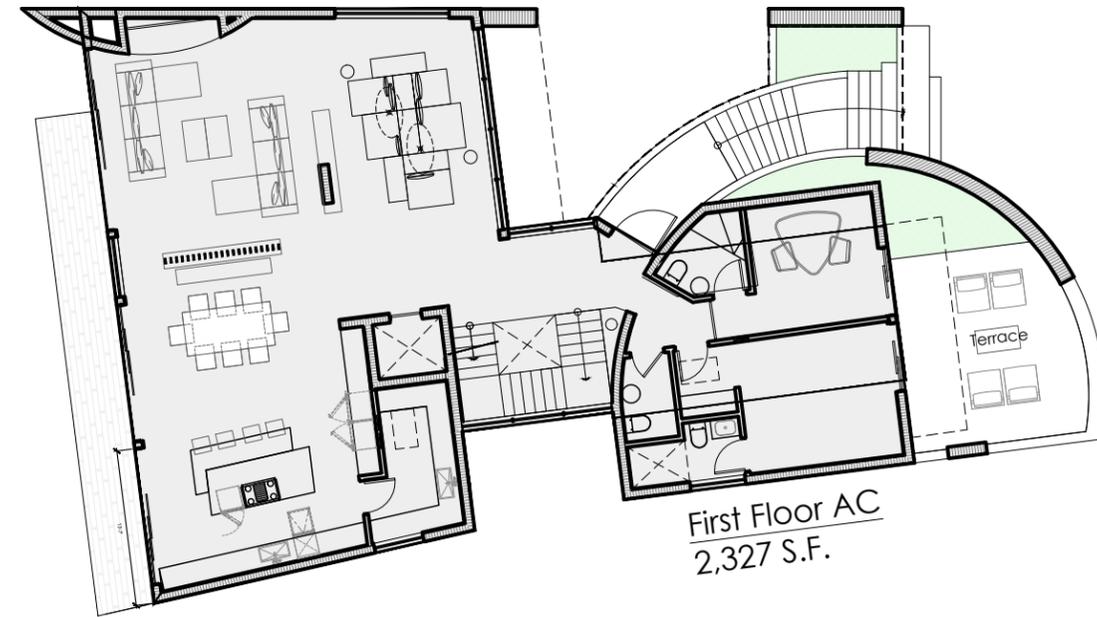
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.4



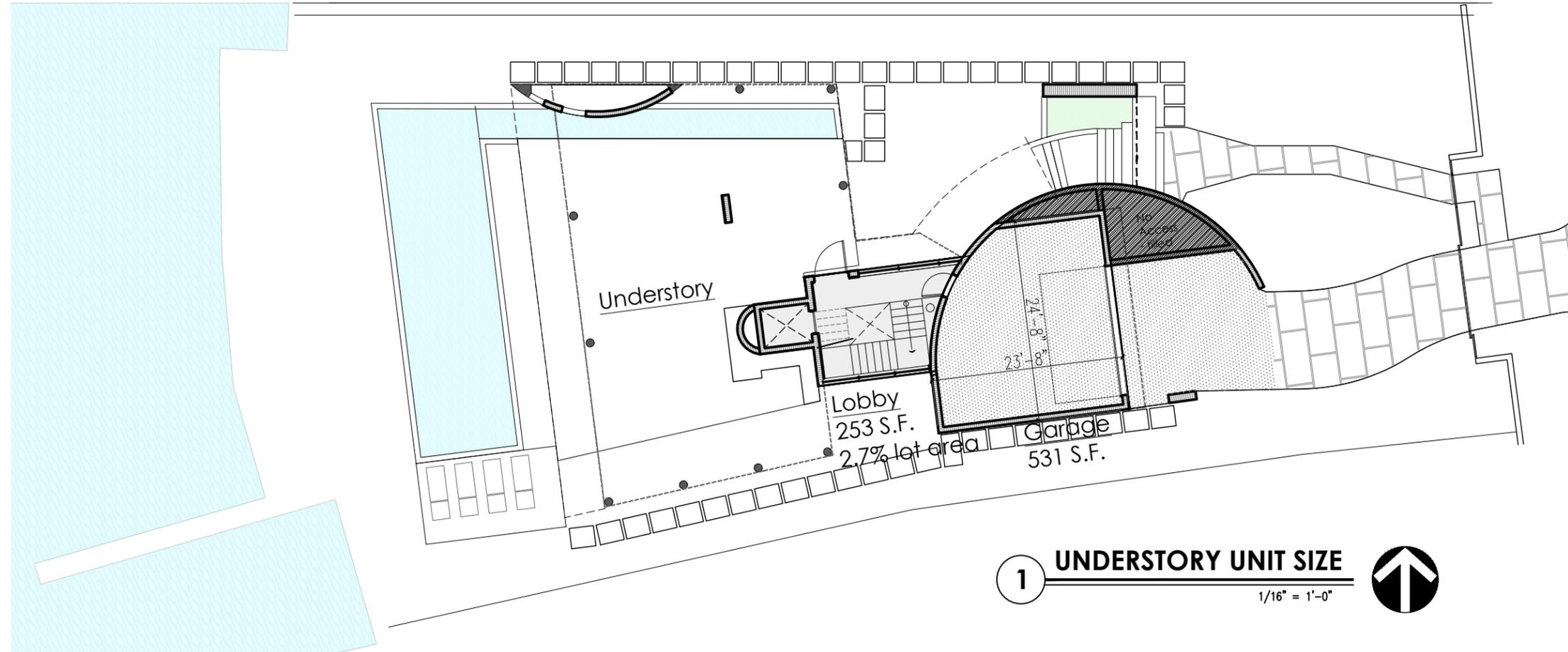
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



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

| UNIT SIZE CALCULATION | |
|-----------------------|------------|
| LOT AREA | 9,431 S.F. |
| MAX ALLOWED (50%) | 4,716 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. |
| | 49.99% |

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



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



ADDRESS & OWNER

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REVISION & DATE

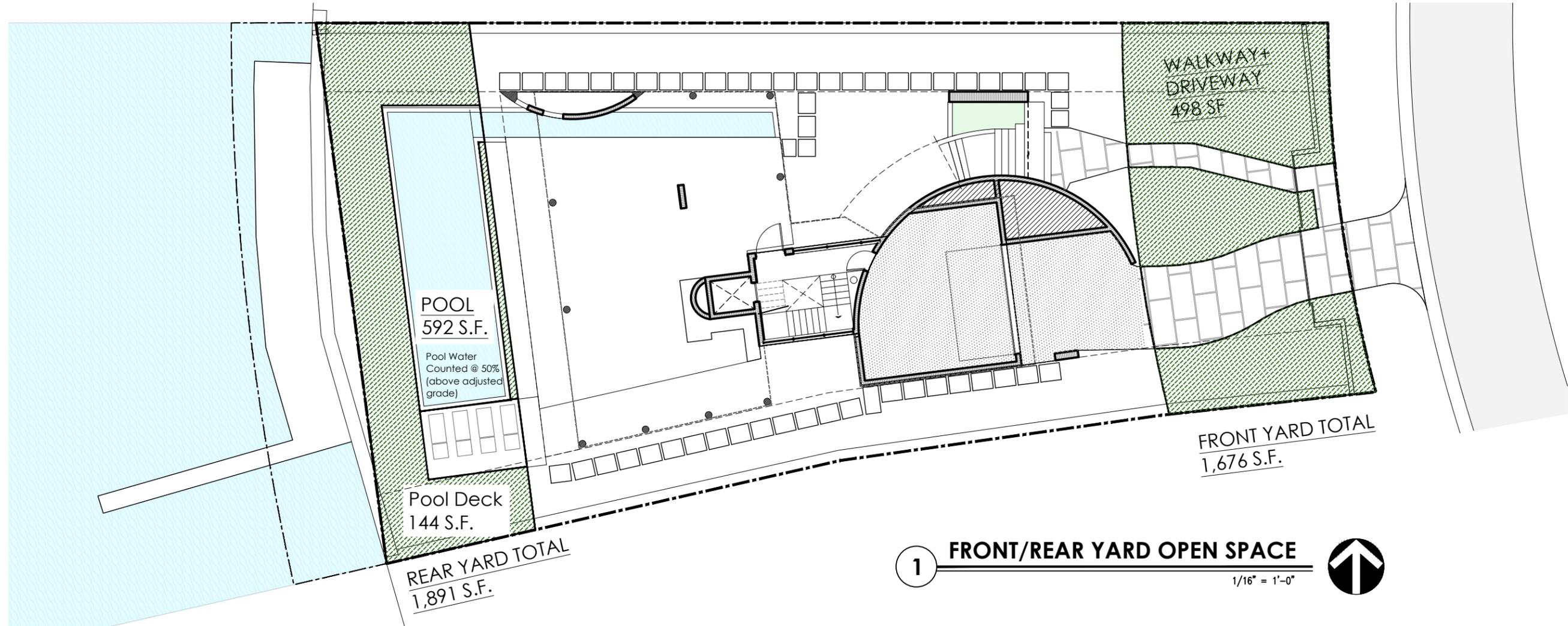
DRAWING TITLE

**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.

**WALKWAY+
DRIVEWAY**
498 SF

REAR YARD TOTAL
1,891 S.F.

FRONT YARD TOTAL
1,676 S.F.

1 FRONT/REAR YARD OPEN SPACE

1/16" = 1'-0"



| REAR YARD OPEN SPACE | |
|--------------------------|------------|
| REAR YARD AREA | 1,703 S.F. |
| POOL DECK | - 144 S.F. |
| POOL (592 S.F. @ 50%) | - 296 S.F. |
| MINIMUM OPEN SPACE (70%) | 1,192 S.F. |
| OPEN SPACE PROVIDED | 1,263 S.F. |
| | 74.16% |

-  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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FL. LIC: AA 26000837



ADDRESS & OWNER

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

REVISION & DATE

| | |
|--|--|
| | |
| | |
| | |

DRAWING TITLE
**OPEN SPACE
DIAGRAM**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-1.6



ADDRESS & OWNER

NEW RESIDENCE
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MIAMI BEACH, FL. 33139
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REVISION & DATE

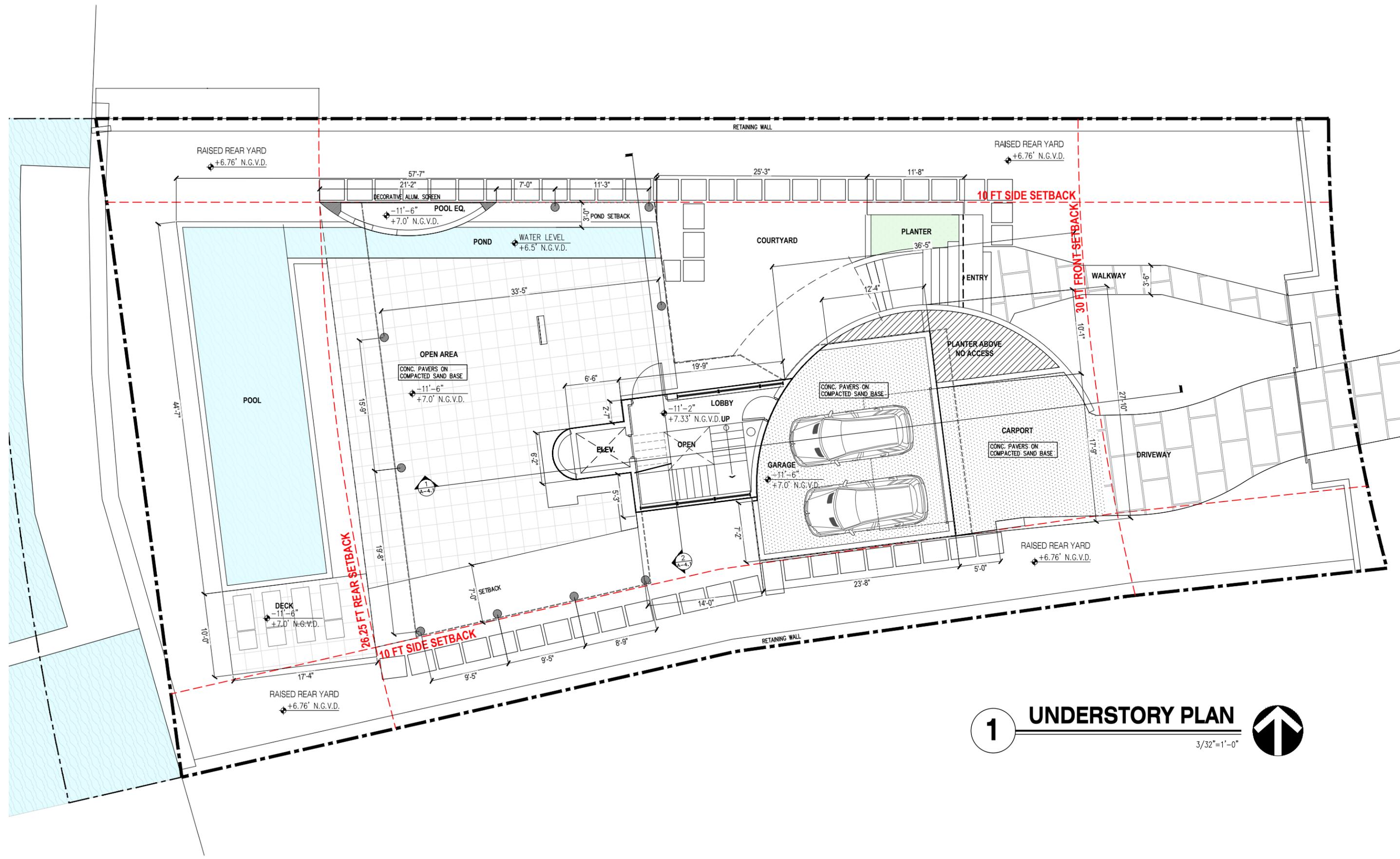
DRAWING TITLE

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

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

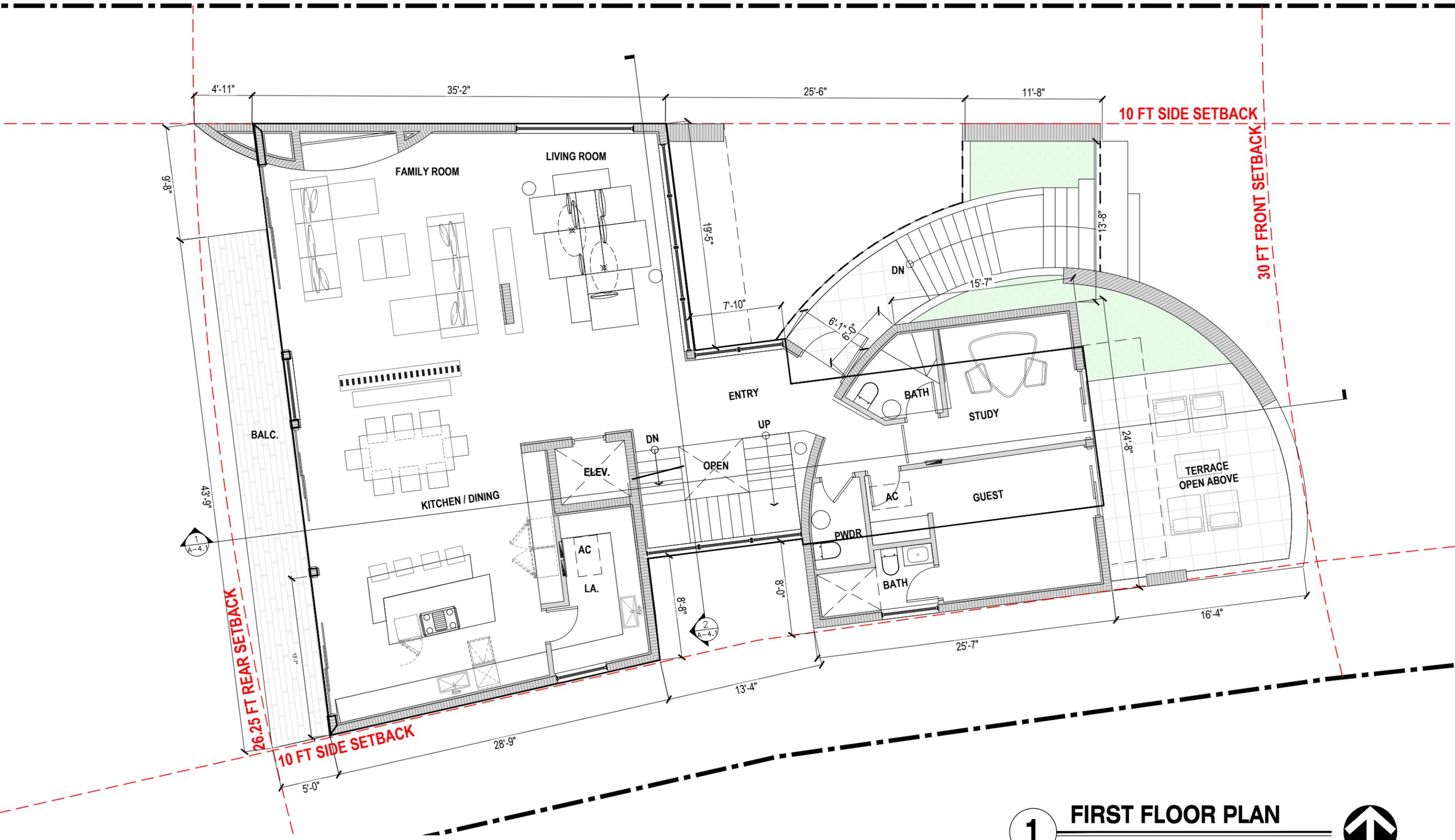
DRAWING TITLE

SECOND FLOOR PLAN

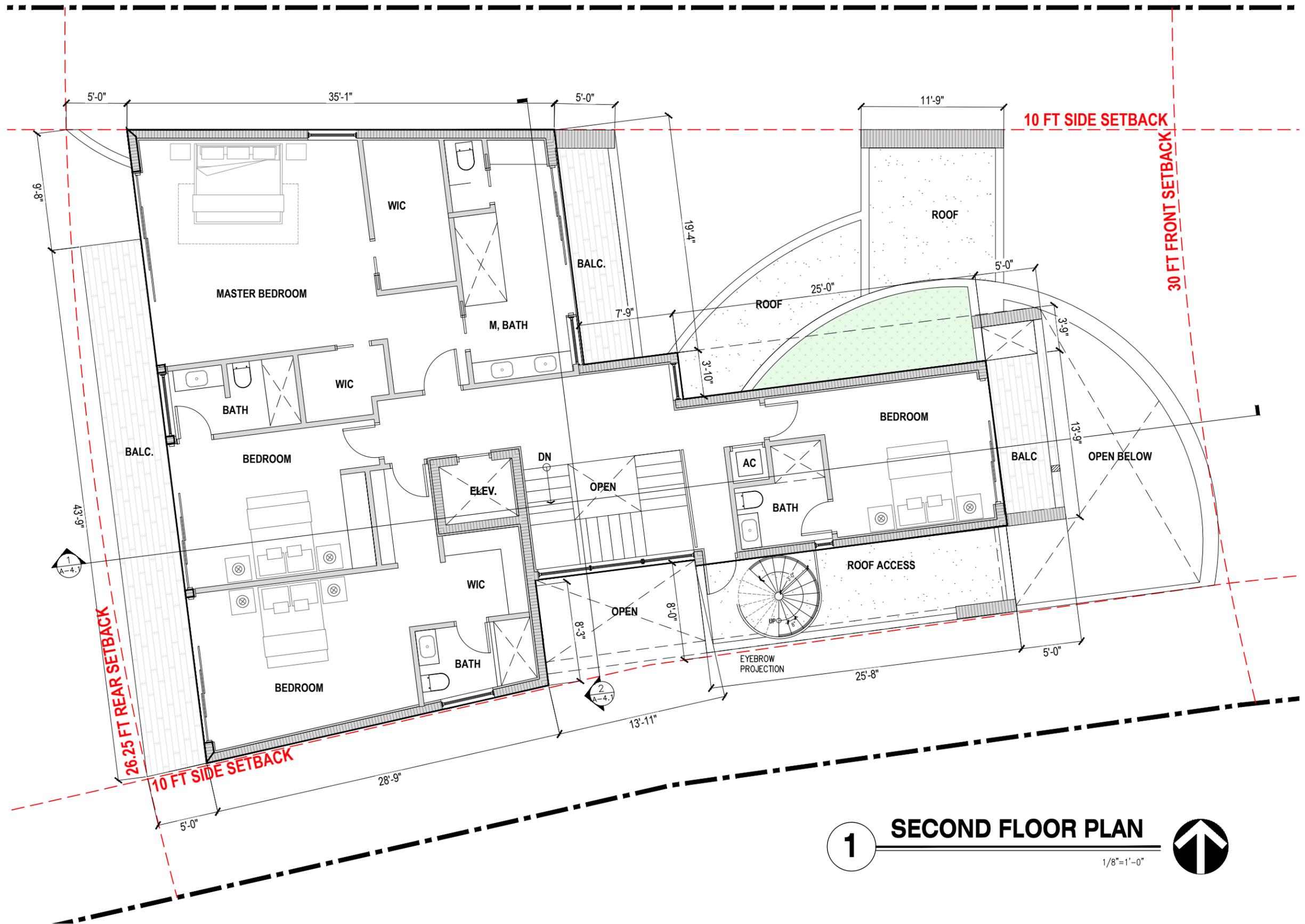
SCALE: AS SHOWN
DATE: 08-02-2024

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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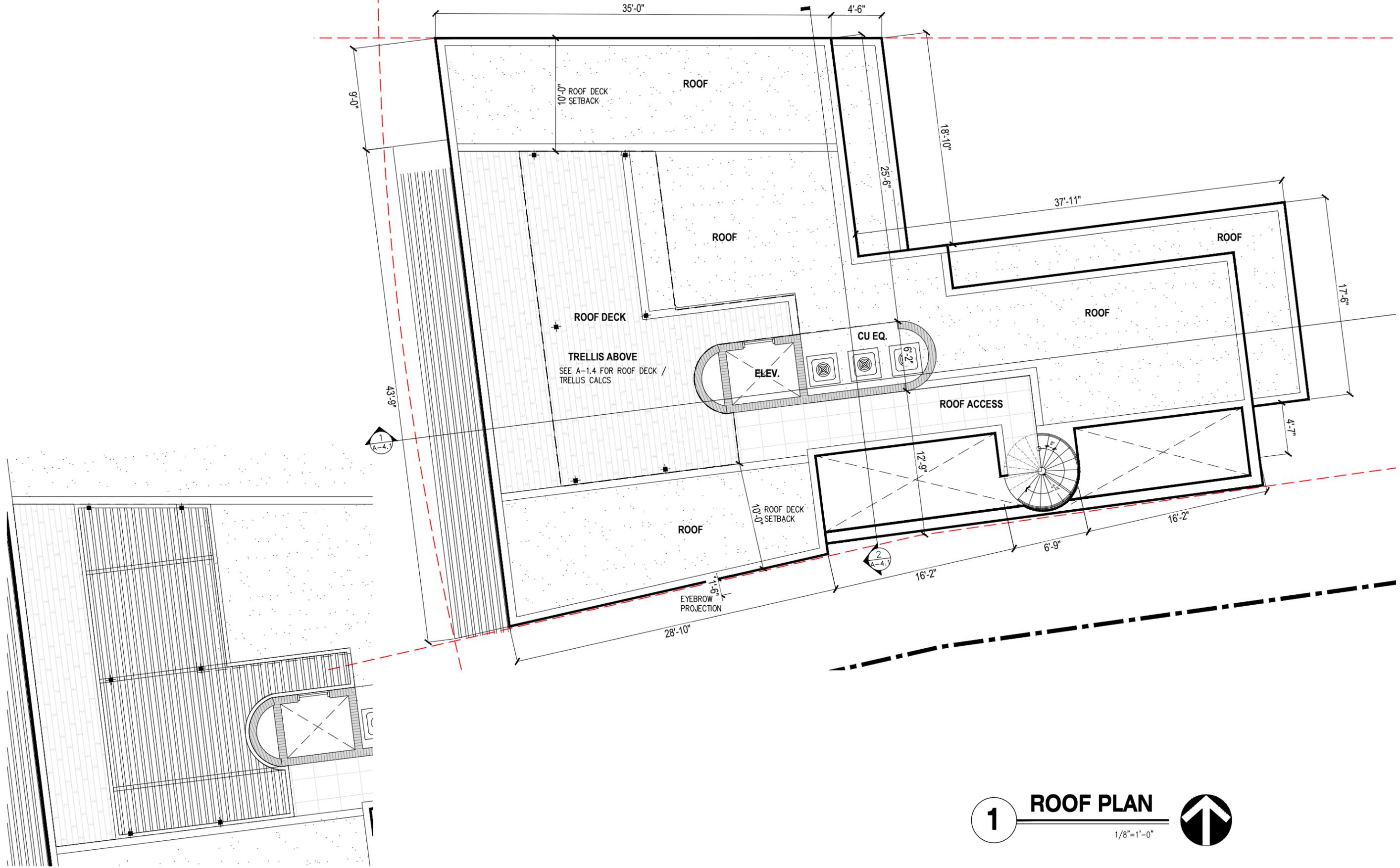
DRAWING TITLE

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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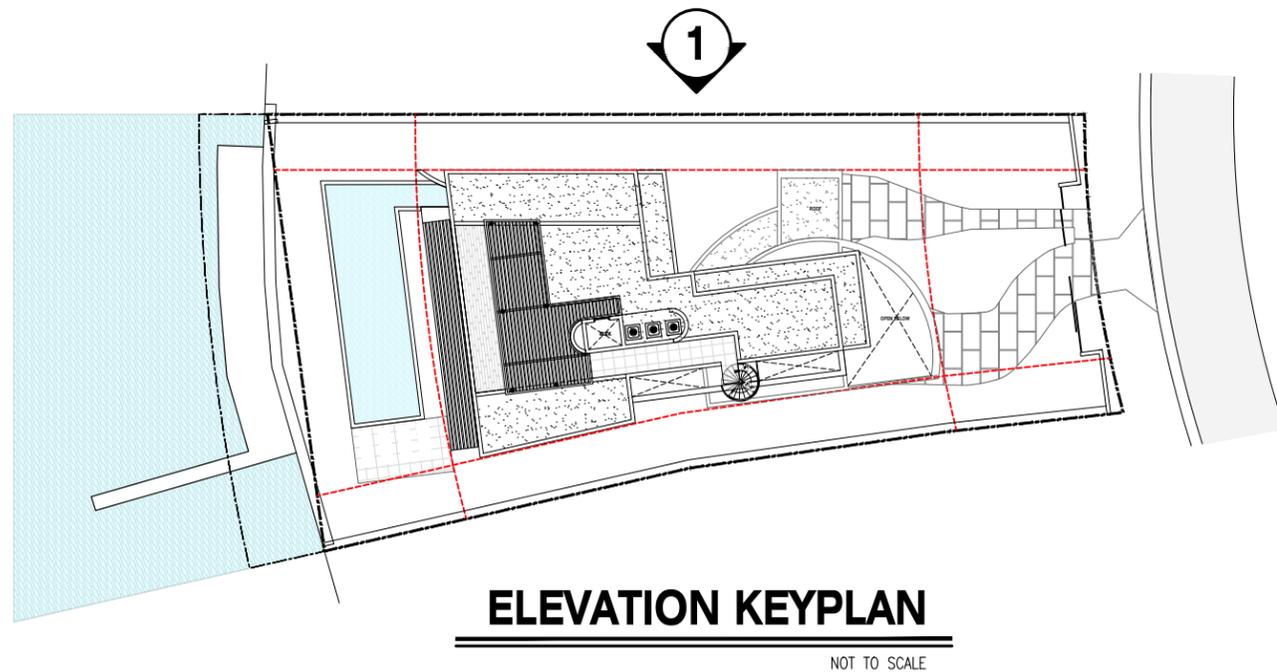
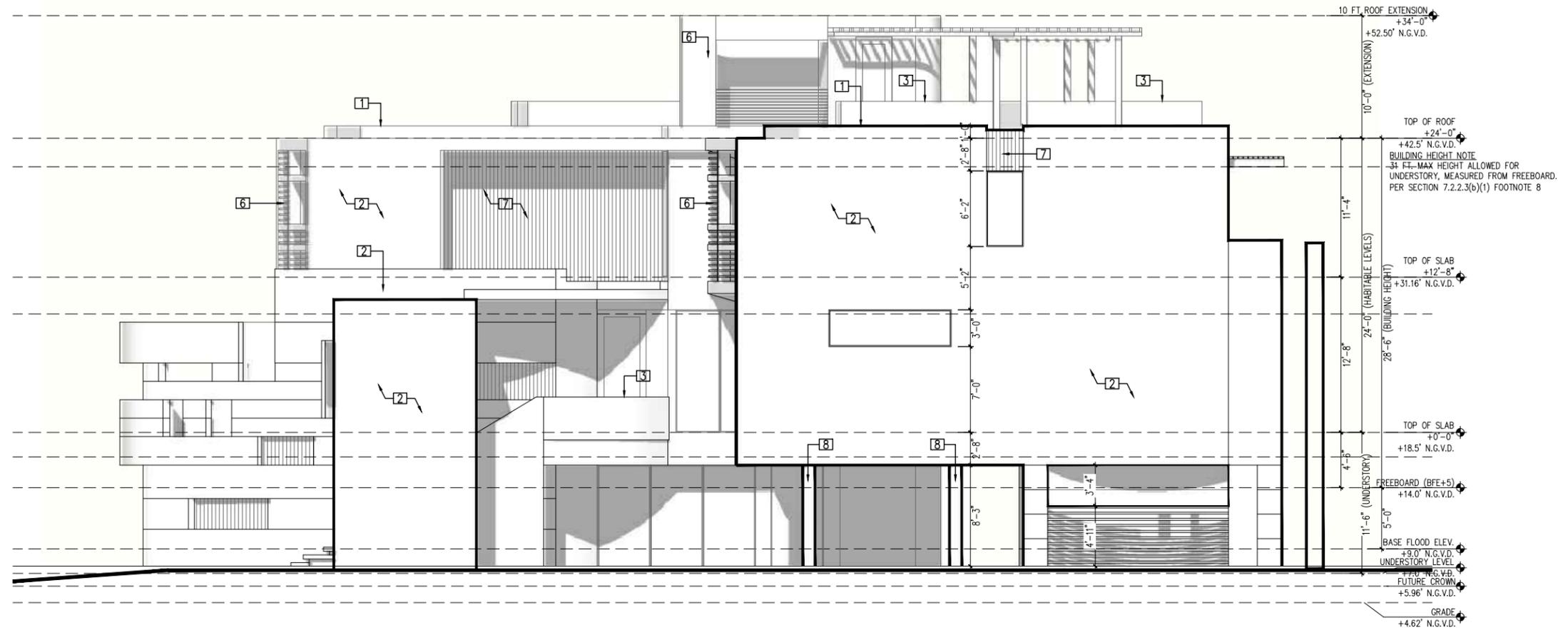
DRAWING TITLE

ROOF PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-2.4



ELEVATION KEYPLAN

NOT TO SCALE

**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.

JOSE L. SANCHEZ
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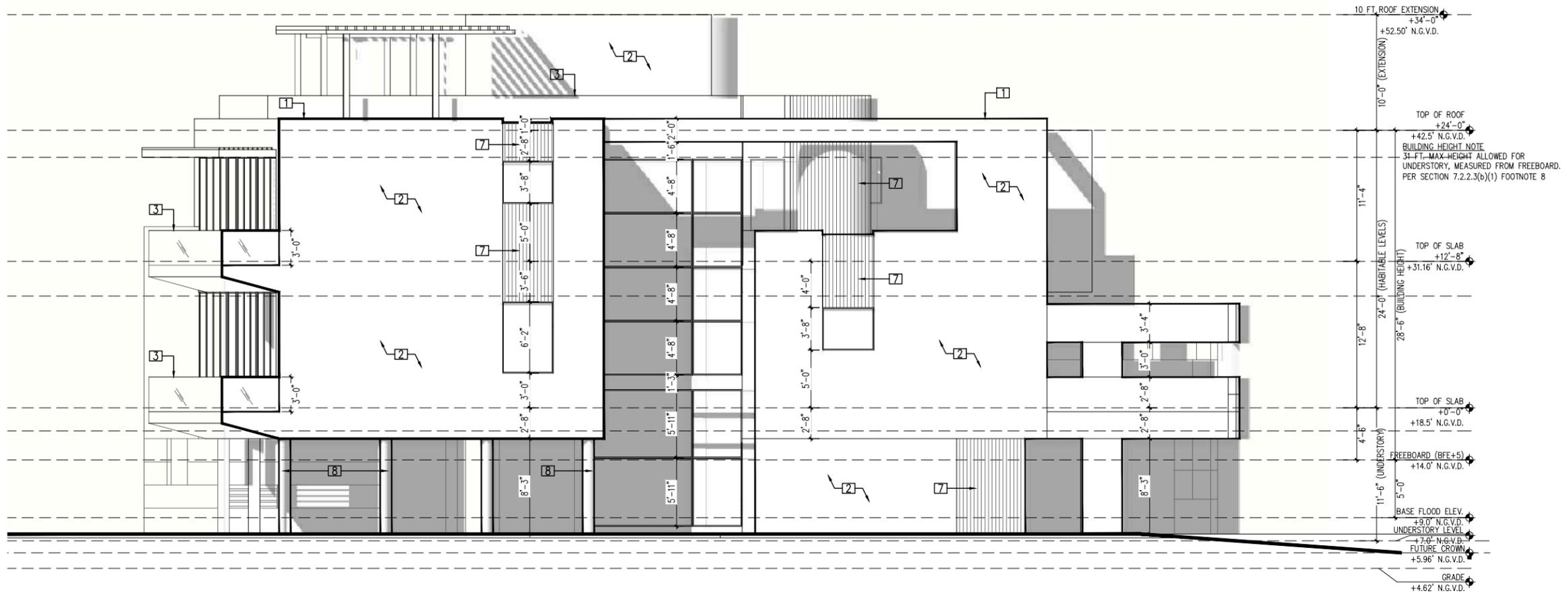
REVISION & DATE

DRAWING TITLE
**NORTH
ELEVATION
(SIDE)**

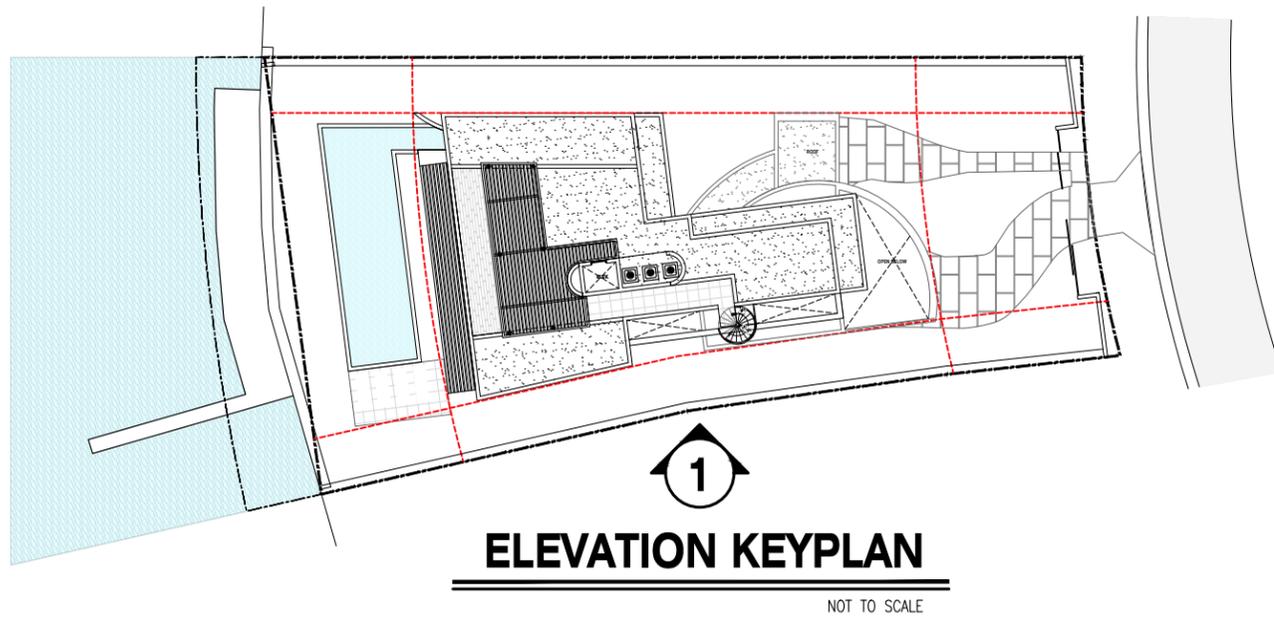
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.2



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



- ELEVATIONS KEYNOTES / SPECIFICATIONS**
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 6. ALUM. LOUVER
 7. WOOD/SIMULATED WOOD CLADDING
 8. CONCRETE COLUMN.

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 278 NW 37TH ST.
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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



ADDRESS & OWNER

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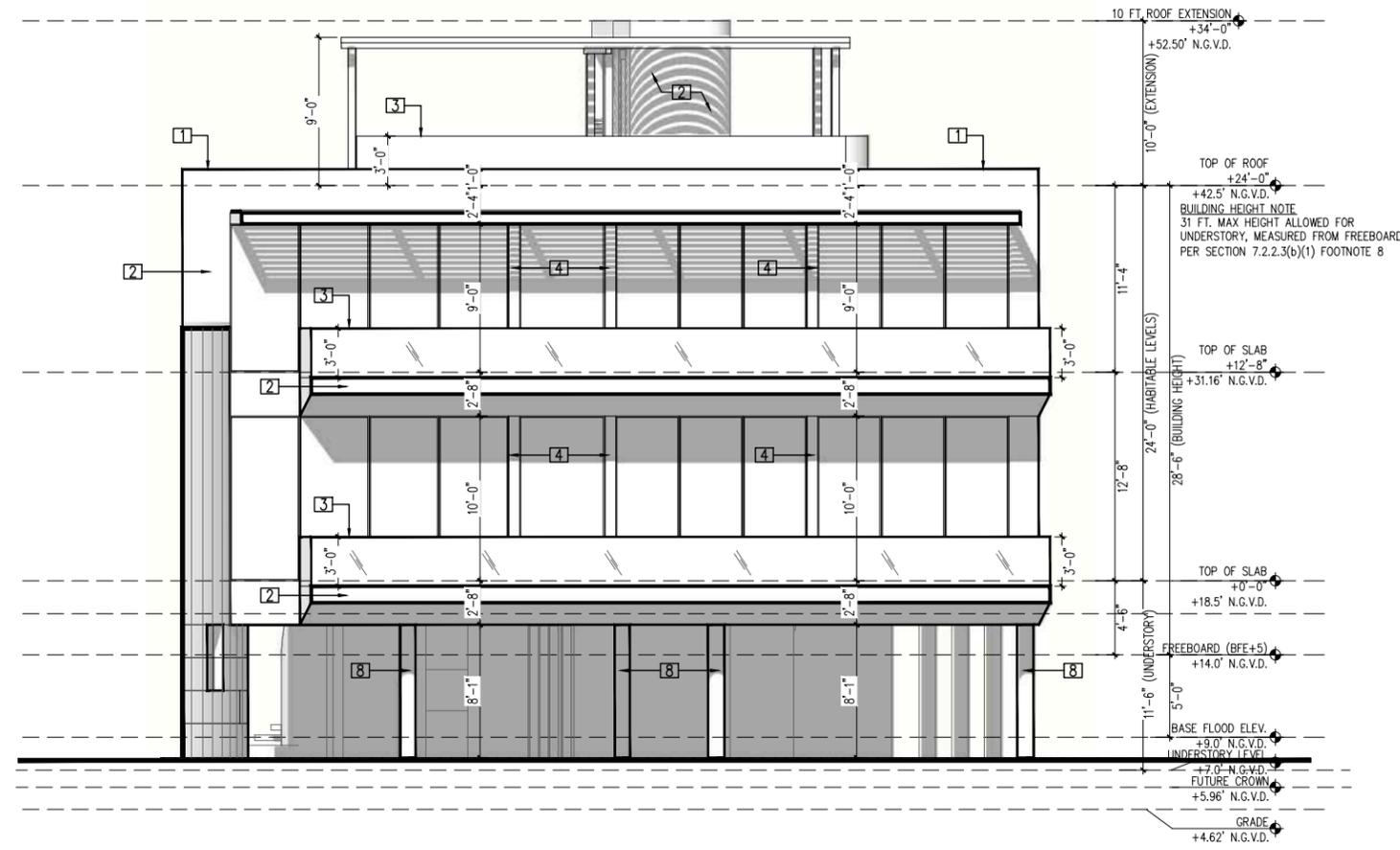
REVISION & DATE

DRAWING TITLE
WEST ELEVATION (REAR)

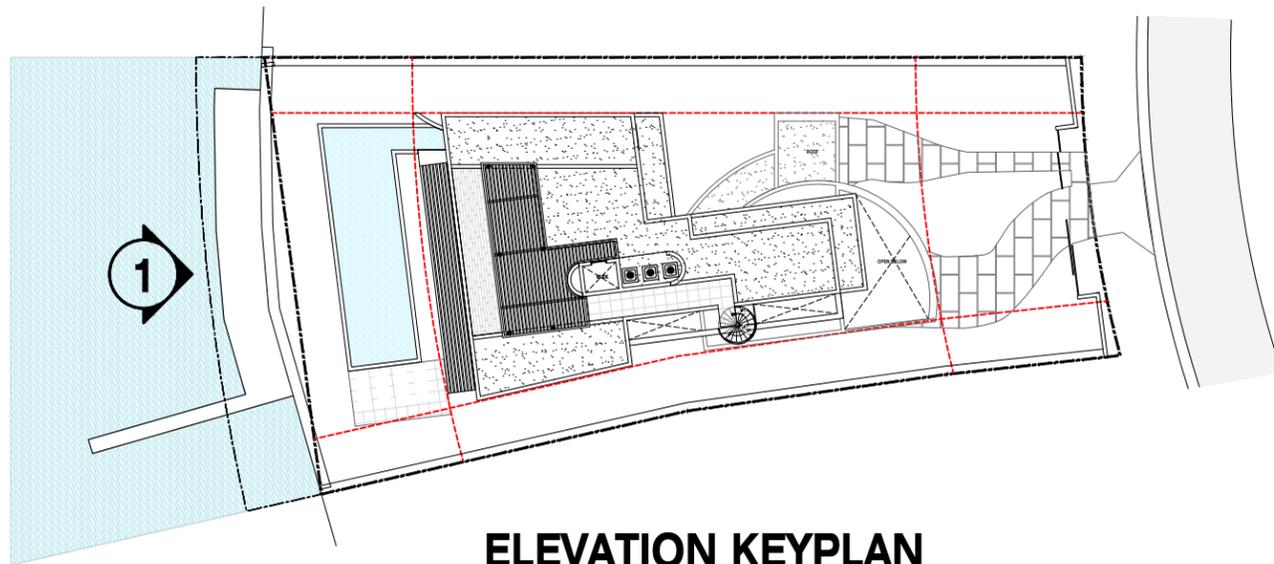
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.4



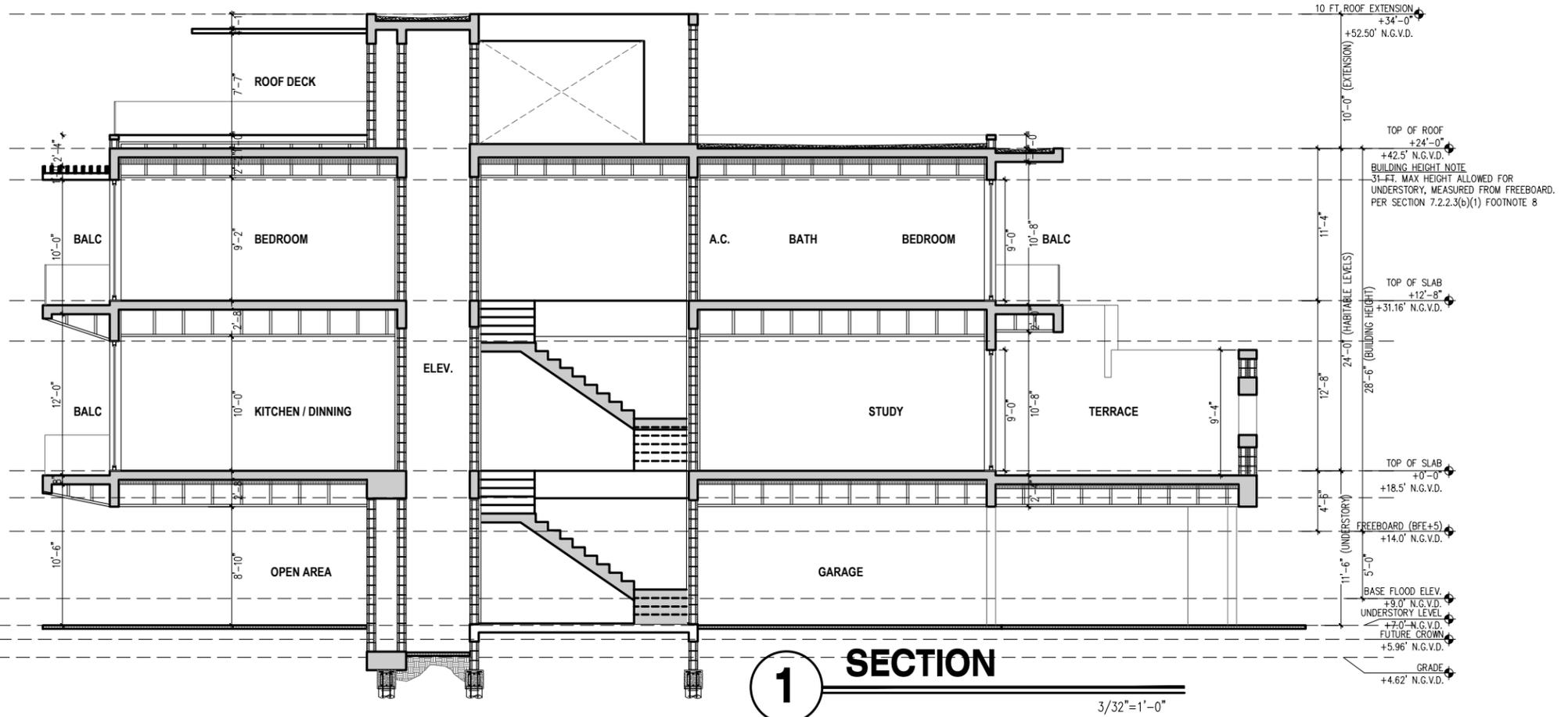
1 WEST ELEVATION (REAR)
3/32"=1'-0"



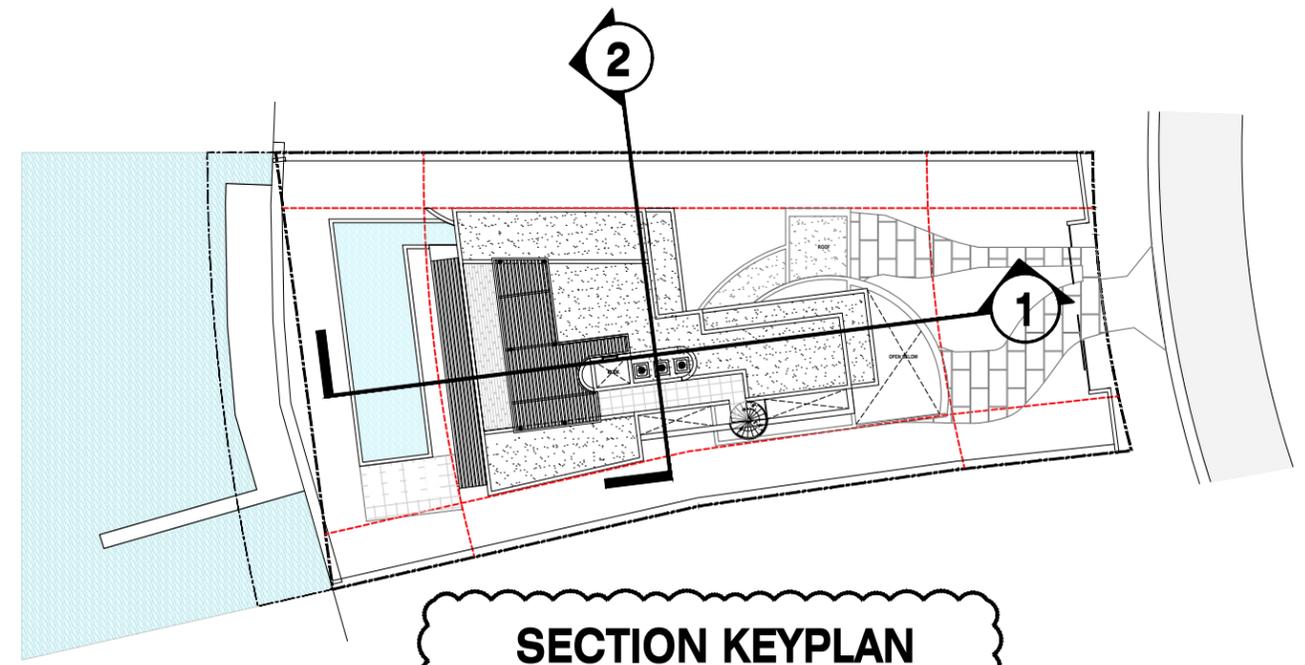
ELEVATION KEYPLAN

NOT TO SCALE

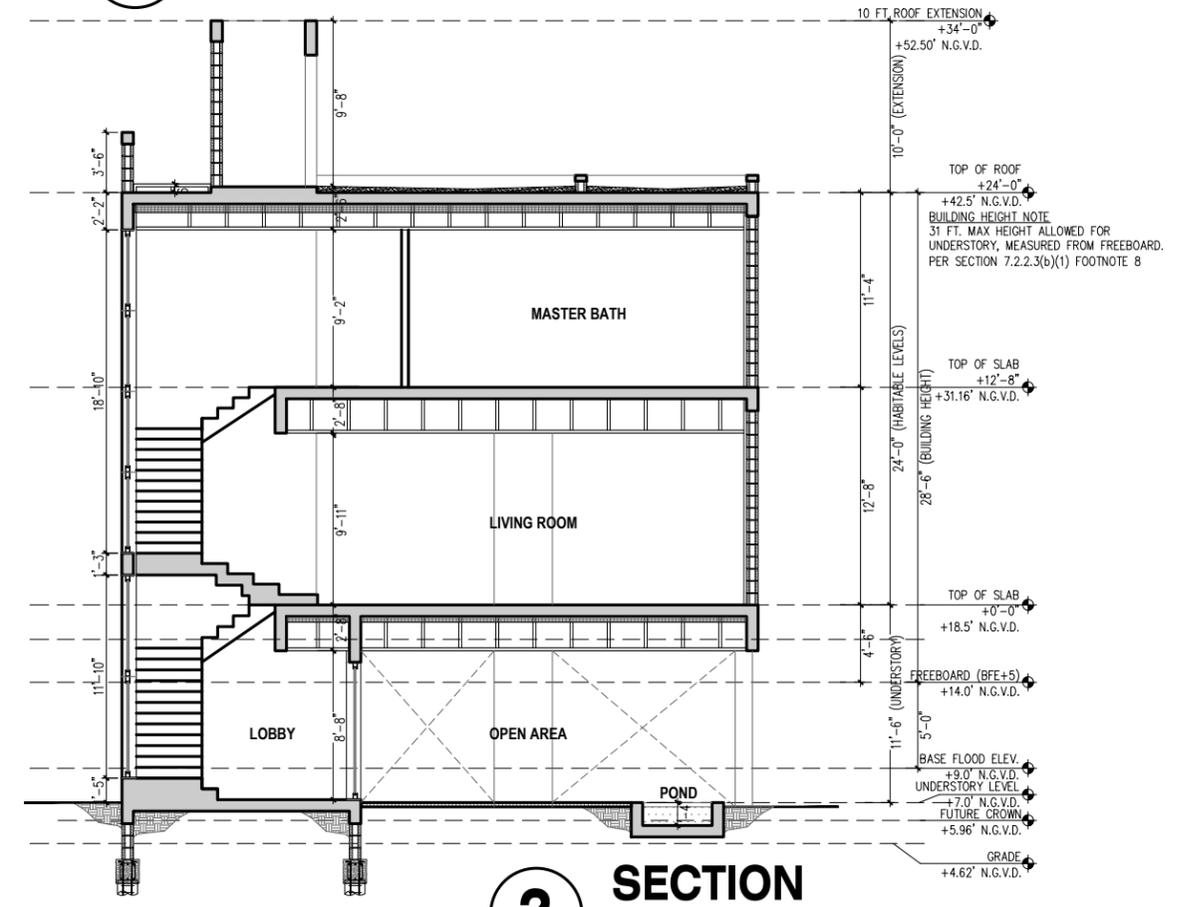
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 8. CONCRETE COLUMN.



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



SECTION KEYPLAN
NOT TO SCALE



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