

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:

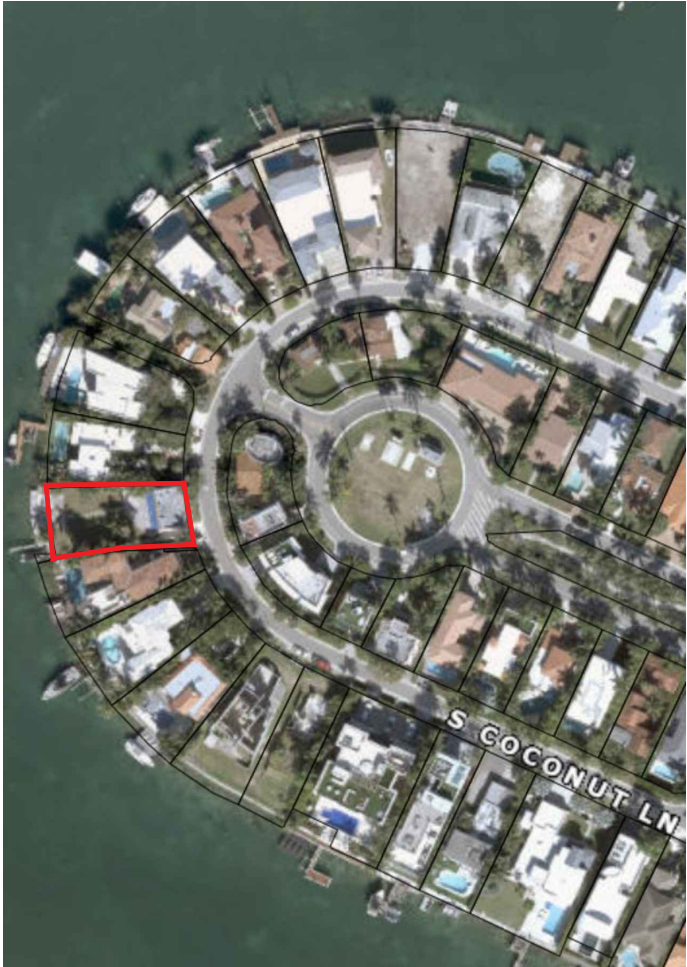
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00" 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 PARCE1 "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 3AND 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 BEGINTUITING 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

WAIVER TO ALLOW 3FT SETBACK FROM POND TO EXTERIOR EDGE OF HABITABLE FLOOR ABOVE INSTEAD OF THE 5FT REQUIRED, 2FT WILL BE GIVEN TO OPPOSITE SIDE OF BUILDING TO COMPENSATE, MAKING THAT SIDE HAVE A 7FT INSTEAD OF 5 FT REQUIRED.

PRIOR WAIVER REQUEST TO ALLOW A BEAM ABOVE COURTYARD, NO LONGER REQUESTED. BEAM REMOVED. SECTION 7.2.2.3 (B)(2)(A)

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 (76.38%)	
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

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

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 10000

REGISTERED ARCHITECT

ADDRESS & OWNER

NEW RESIDENCE

310 S. COCONUT LANE.

MIAMI BEACH, FL. 33139

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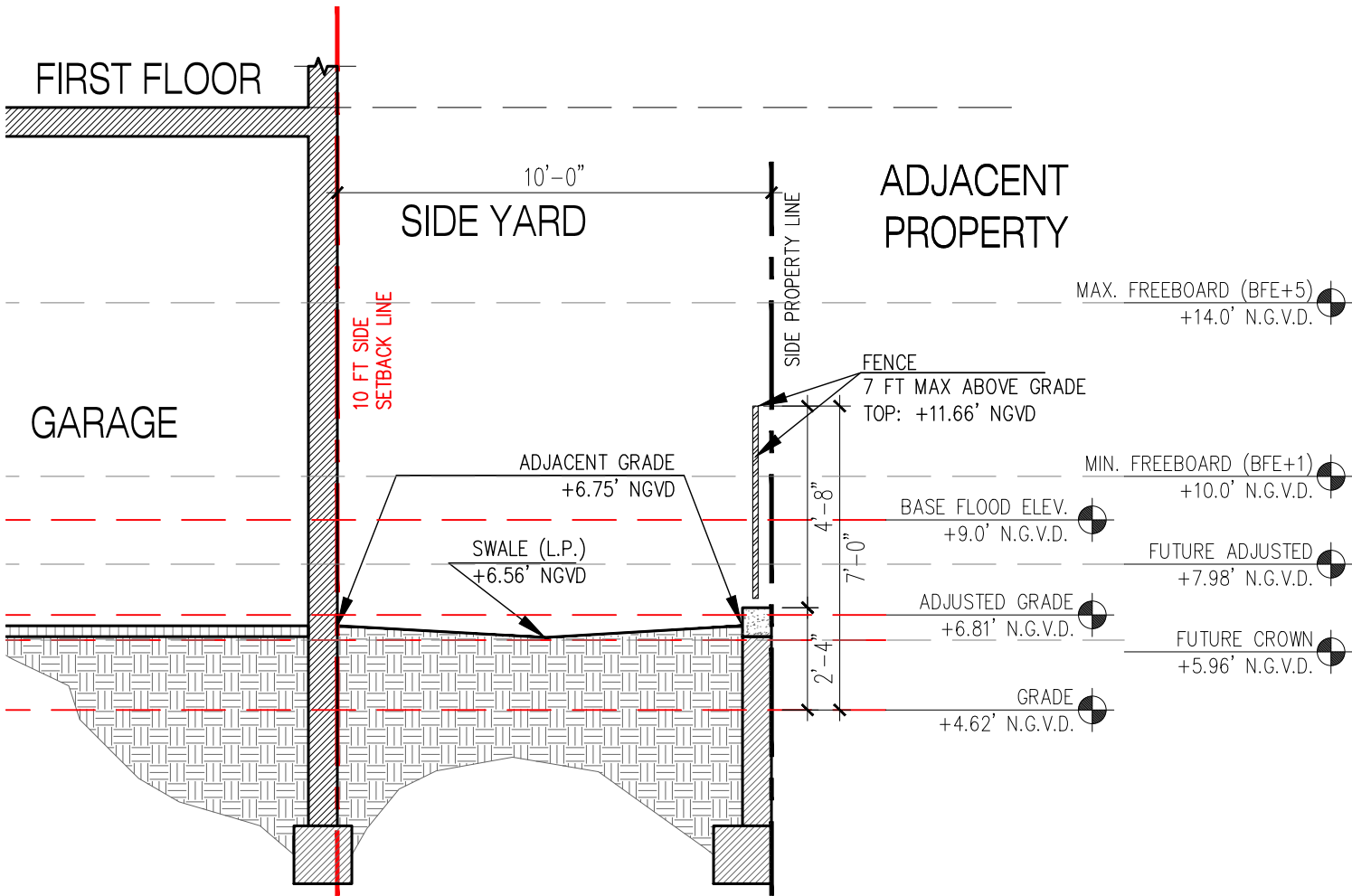
COMMENT REPLY
SHEET

SCALE: AS SHOWN
DATE: 08-02-2024

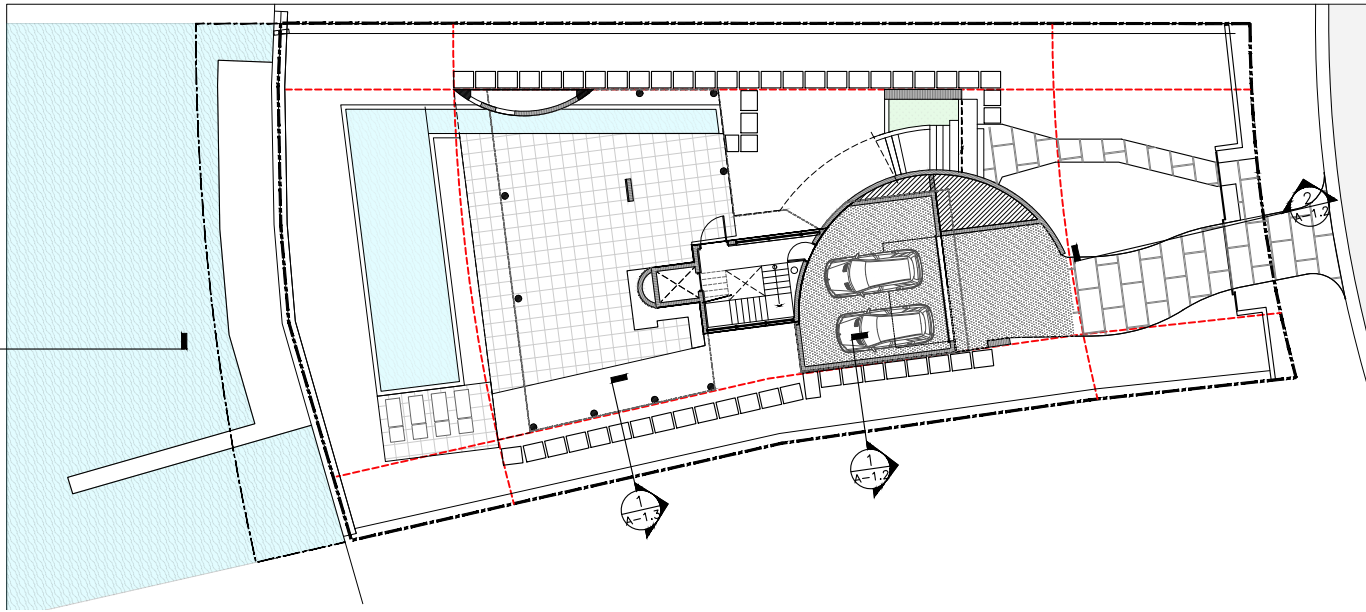
SHEET NUMBER

C-1

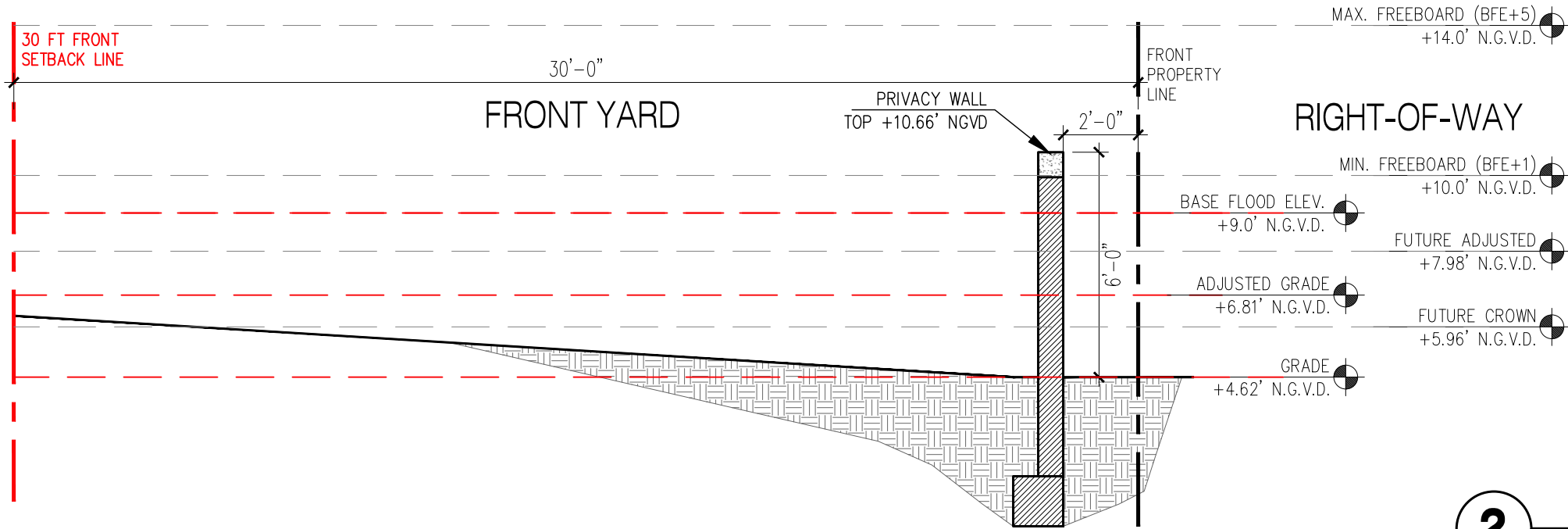
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1 INTERIOR SIDE YARD SECTION

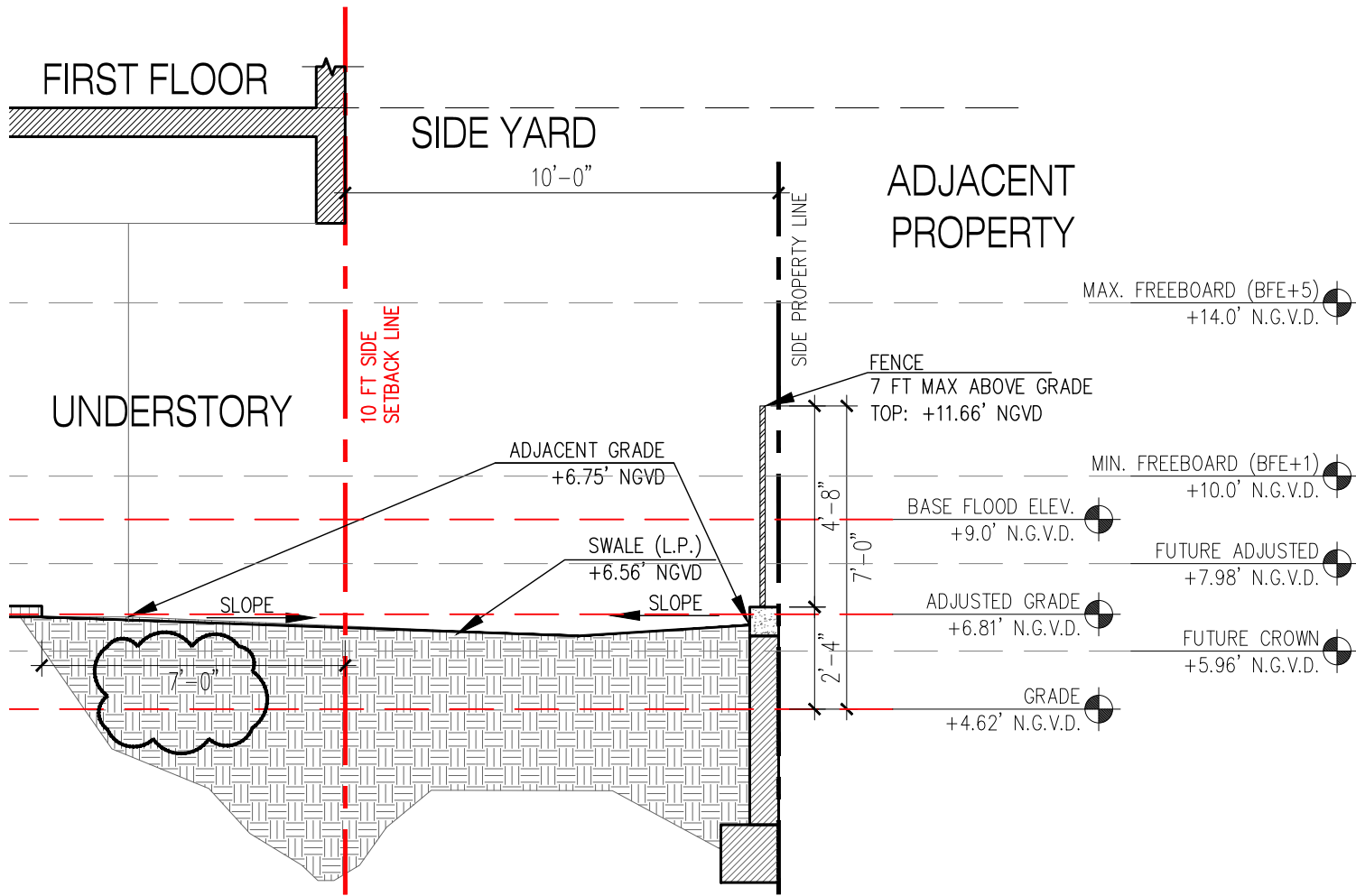


YARD SECTION KEYPLAN



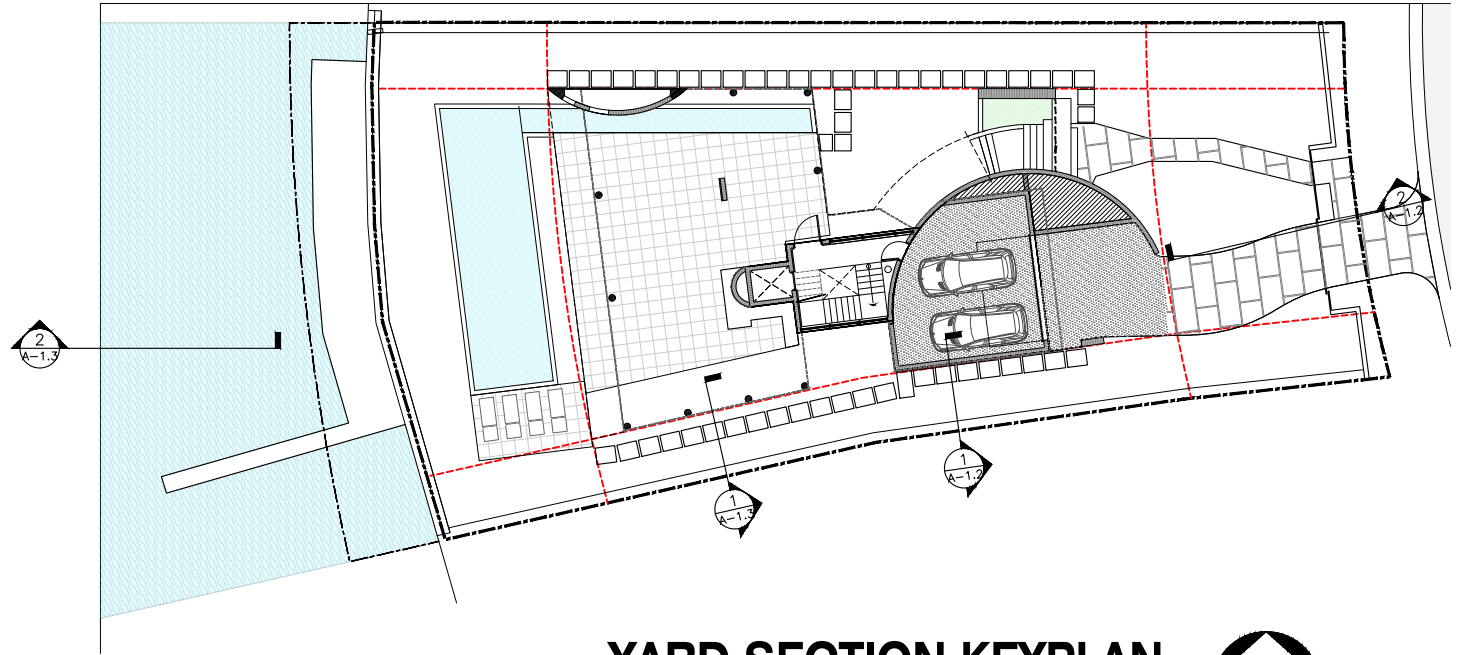
2 FRONT YARD SECTION





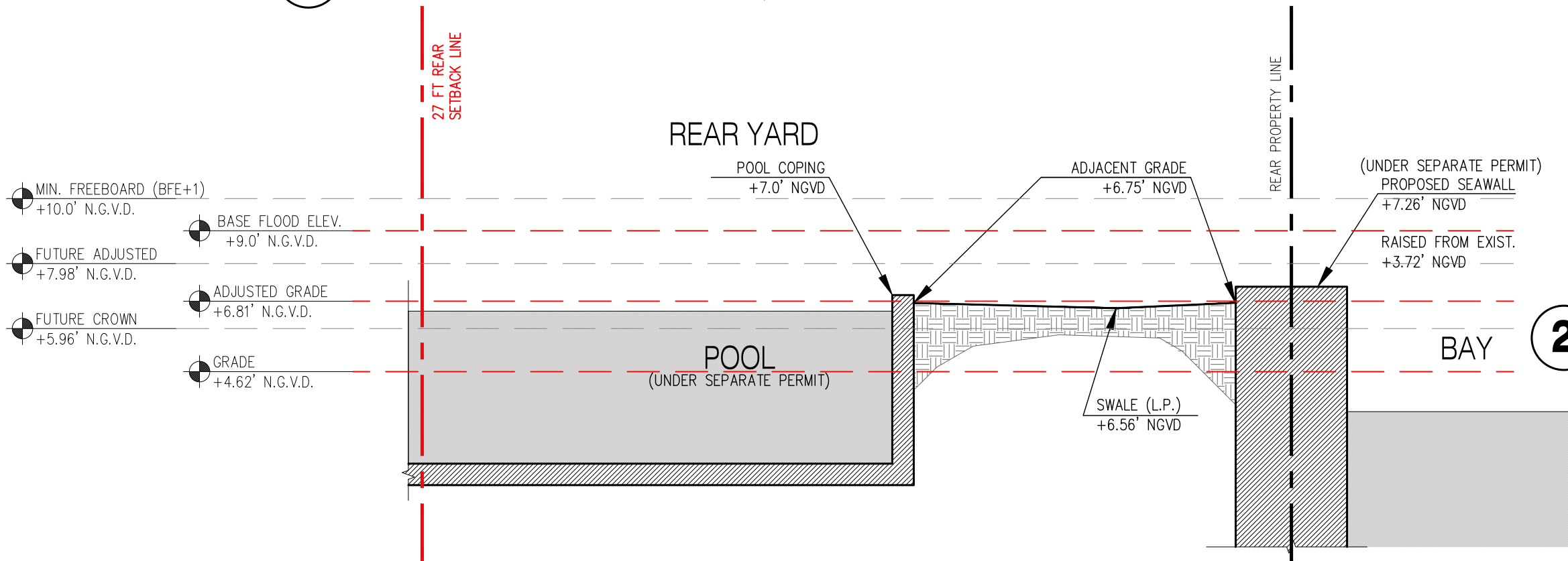
1 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



YARD SECTION KEYPLAN

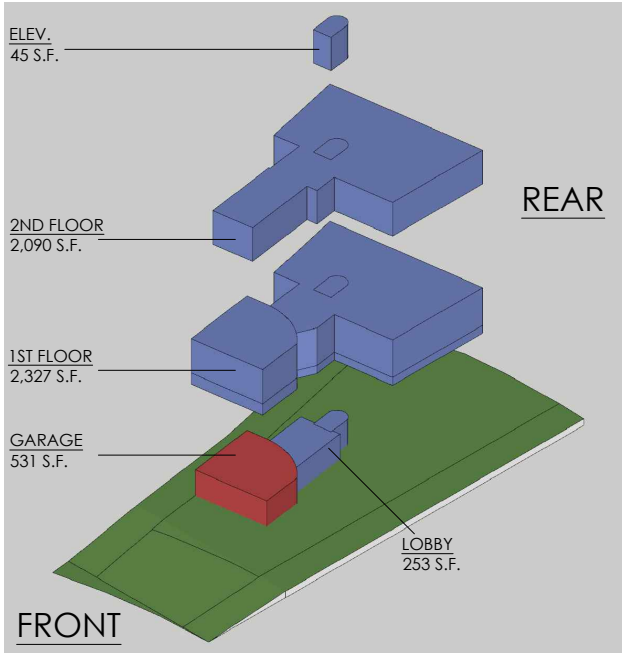
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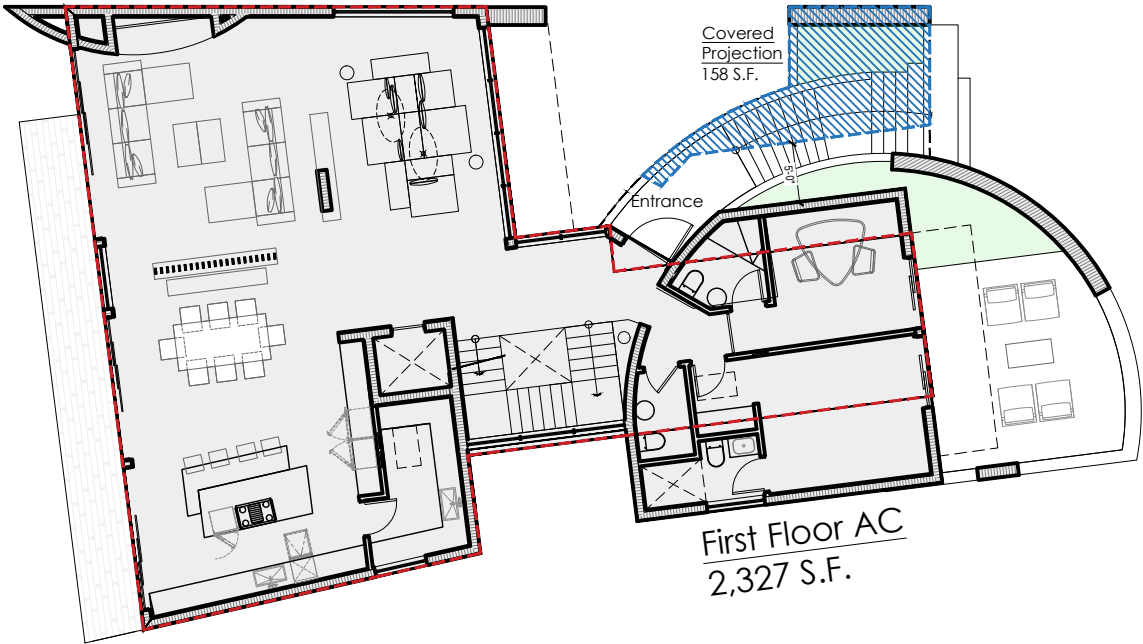
2 REAR YARD SECTION

1/4" = 1'-0"





3 AXONOMETRIC
DIAGRAM

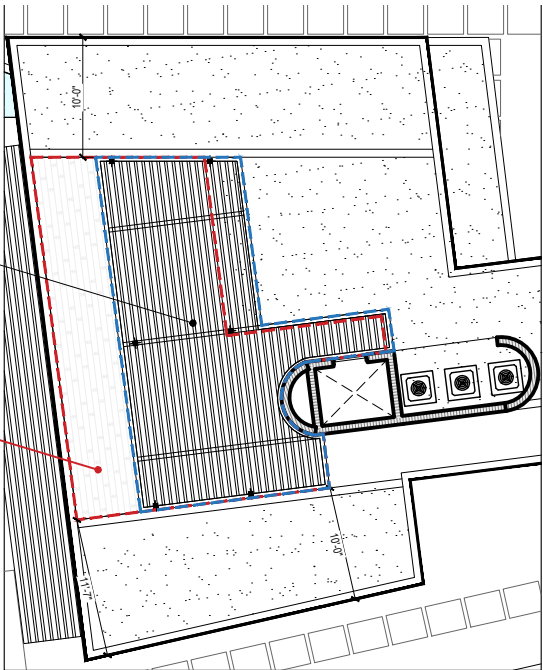


1 LOT COVERAGE
1/16" = 1'-0" ↑

SECOND FLOOR AREA
2,102 S.F.

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

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



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

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

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



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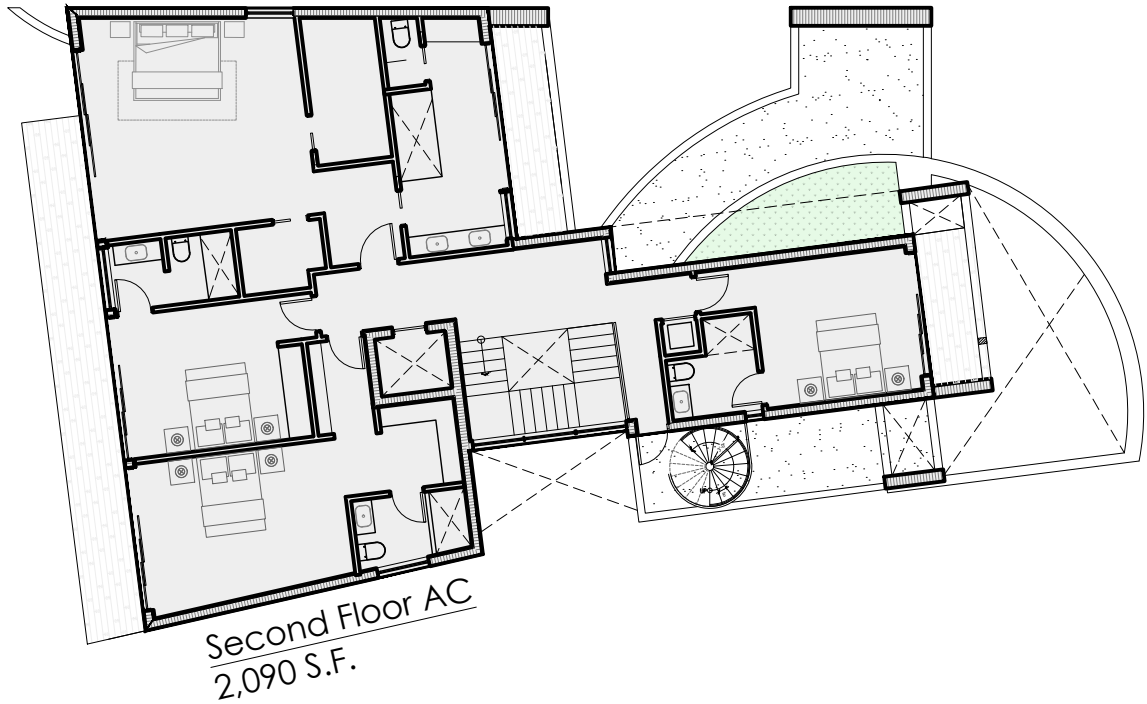
REVISION & DATE

DRAWING TITLE
LOT
COVERAGE
DIAGRAM

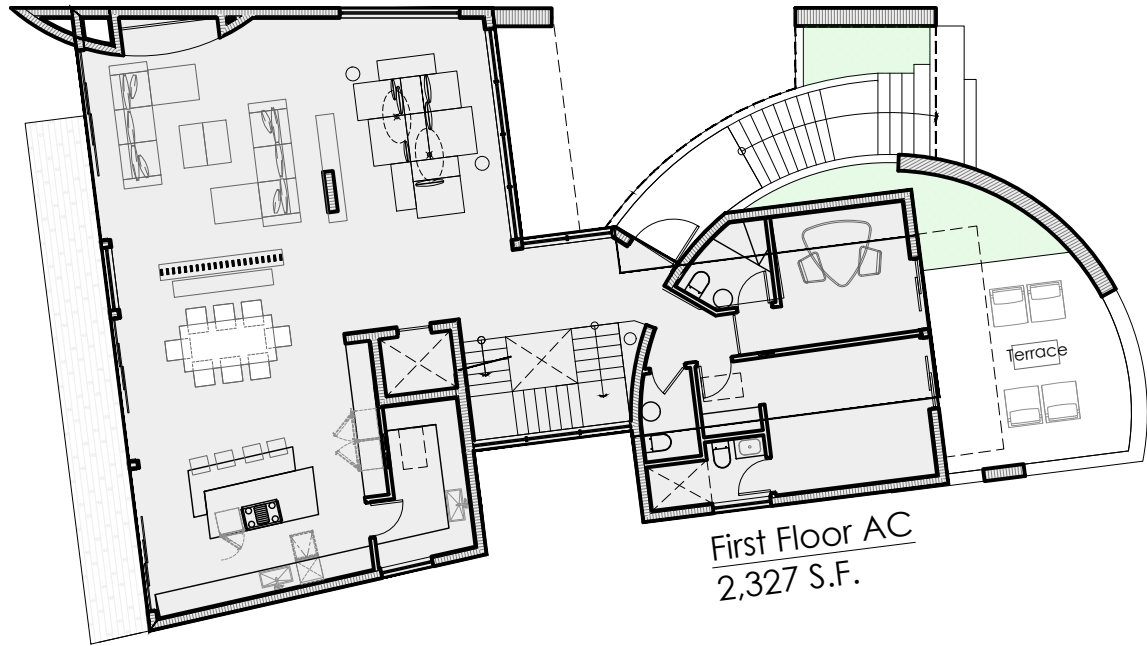
SCALE: AS SHOWN
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


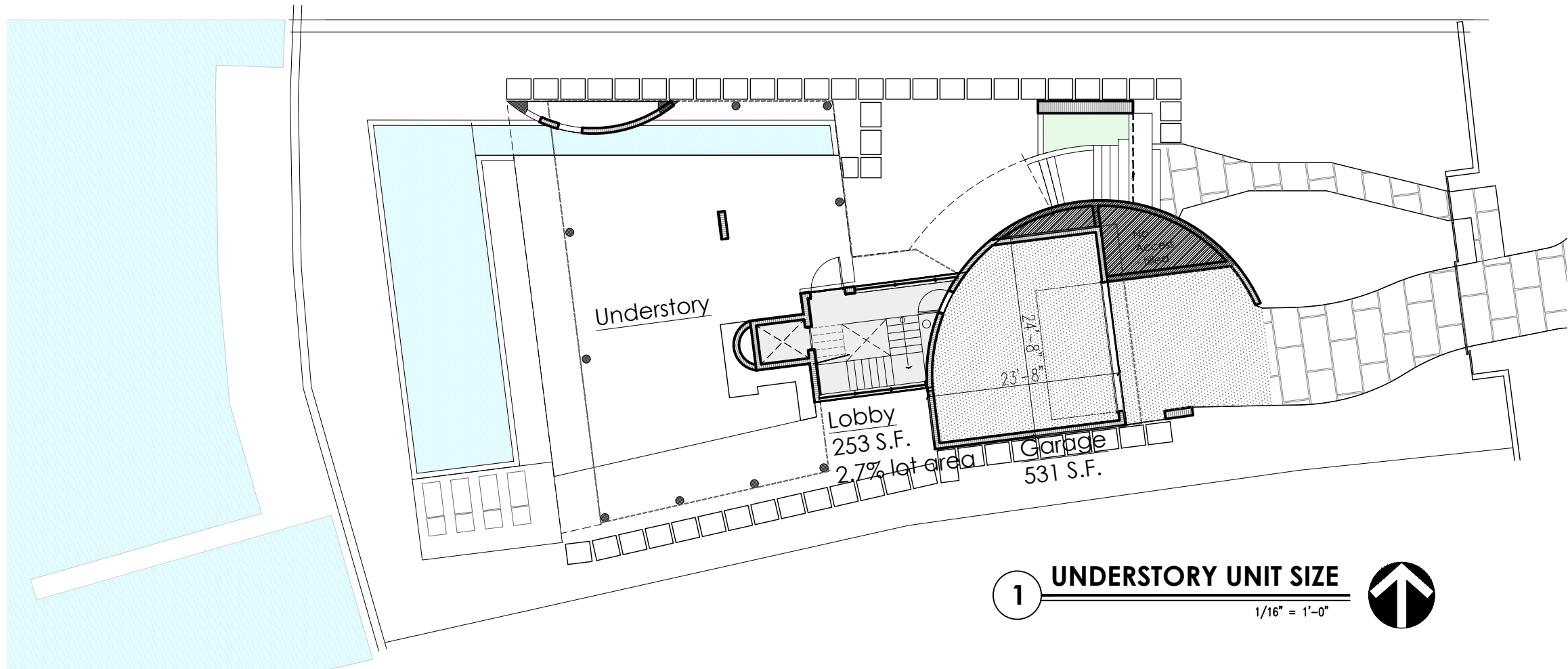
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0" 



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

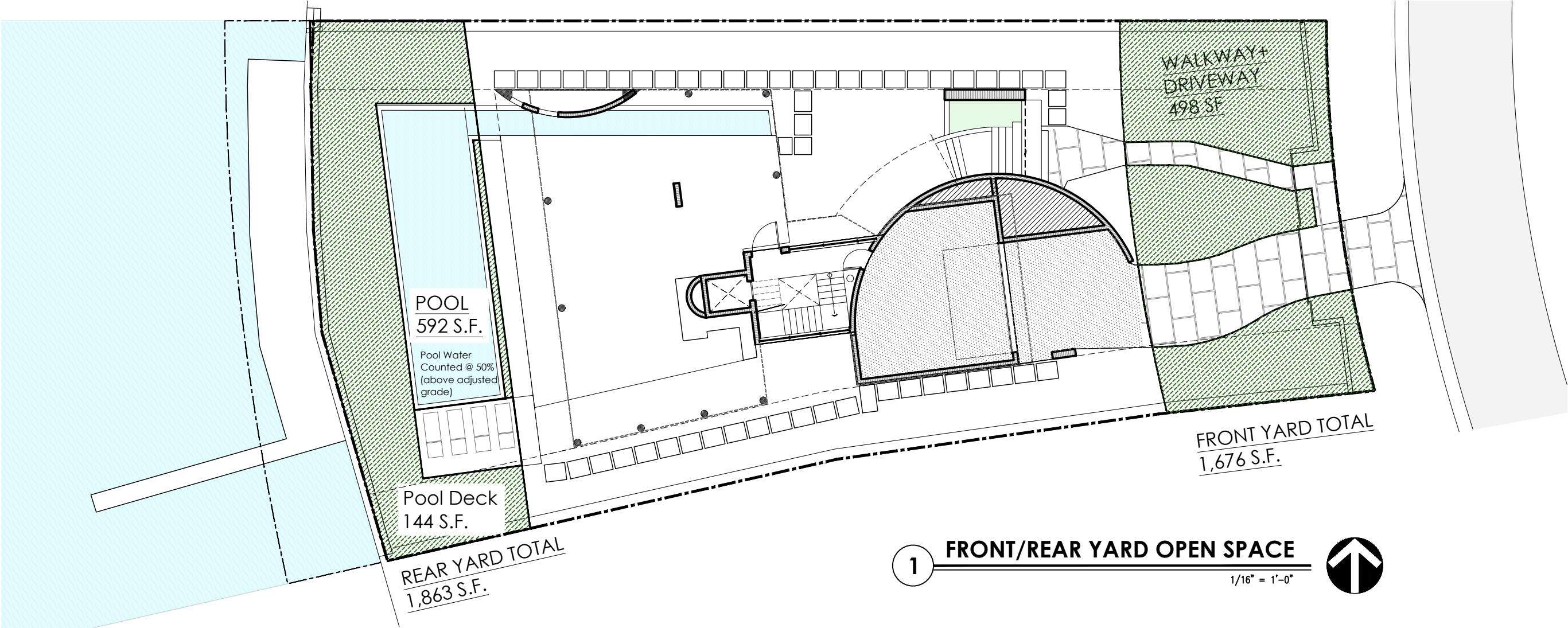
UNIT SIZE CALCULATION	
LOT AREA	9,632 S.F.
MAX ALLOWED (50%)	4,816 S.F.
UNDERSTORY LOBBY	253 S.F.
FIRST FL. AC	2,327 S.F.
SECOND FL. AC	2,090 S.F.
ROOF ELEVATOR	45 S.F.
TOTAL UNIT SIZE	4,715 S.F.
	48.95%

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



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





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

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

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

- OPEN SPACE

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NEW RESIDENCE

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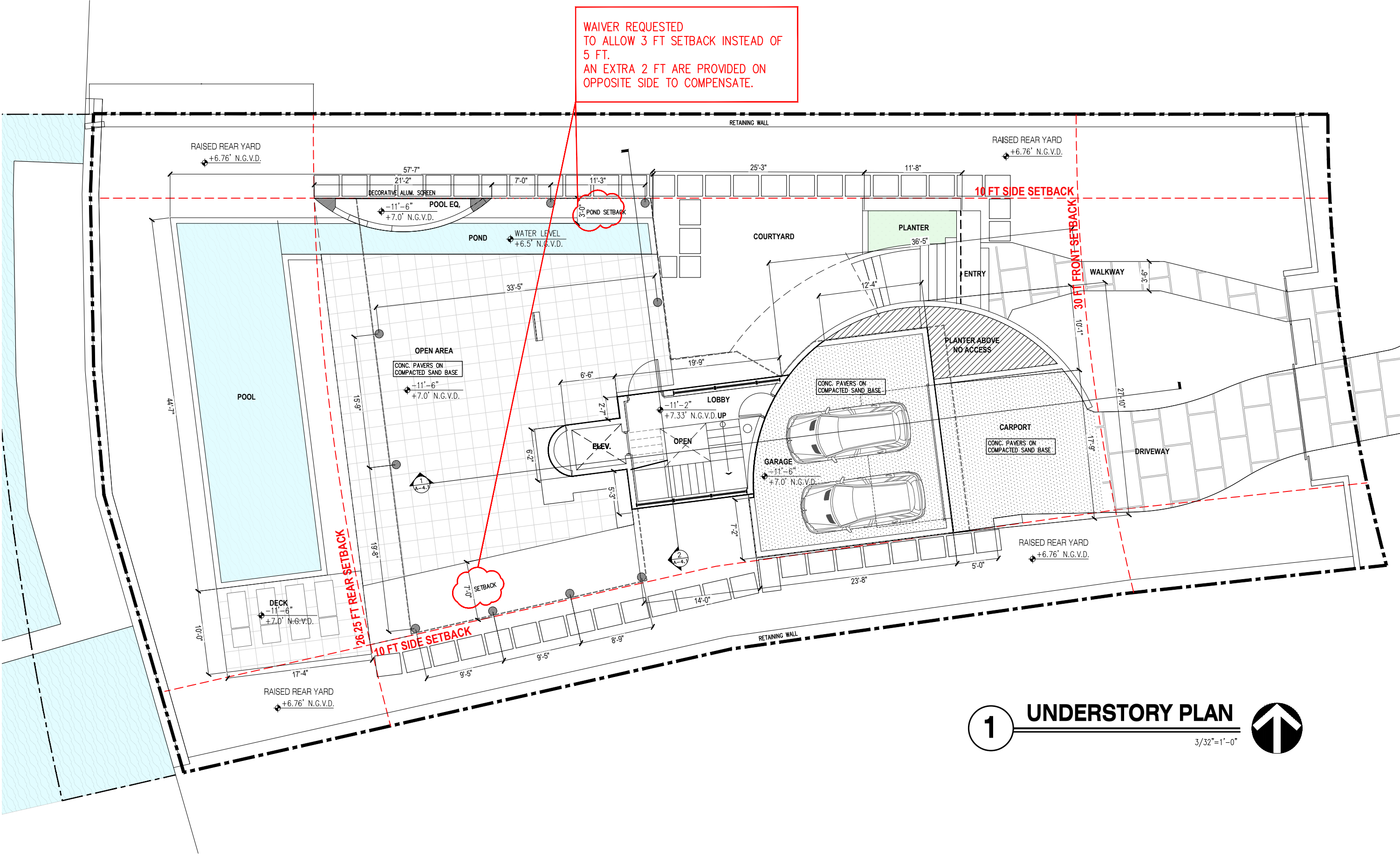
OPEN SPACE
DIAGRAM

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A-1.6



WAIVER REQUESTED
TO ALLOW 3 FT SETBACK INSTEAD OF
5 FT.
AN EXTRA 2 FT ARE PROVIDED ON
OPPOSITE SIDE TO COMPENSATE.

1 UNDERSTORY PLAN

3/32"=1'-0"



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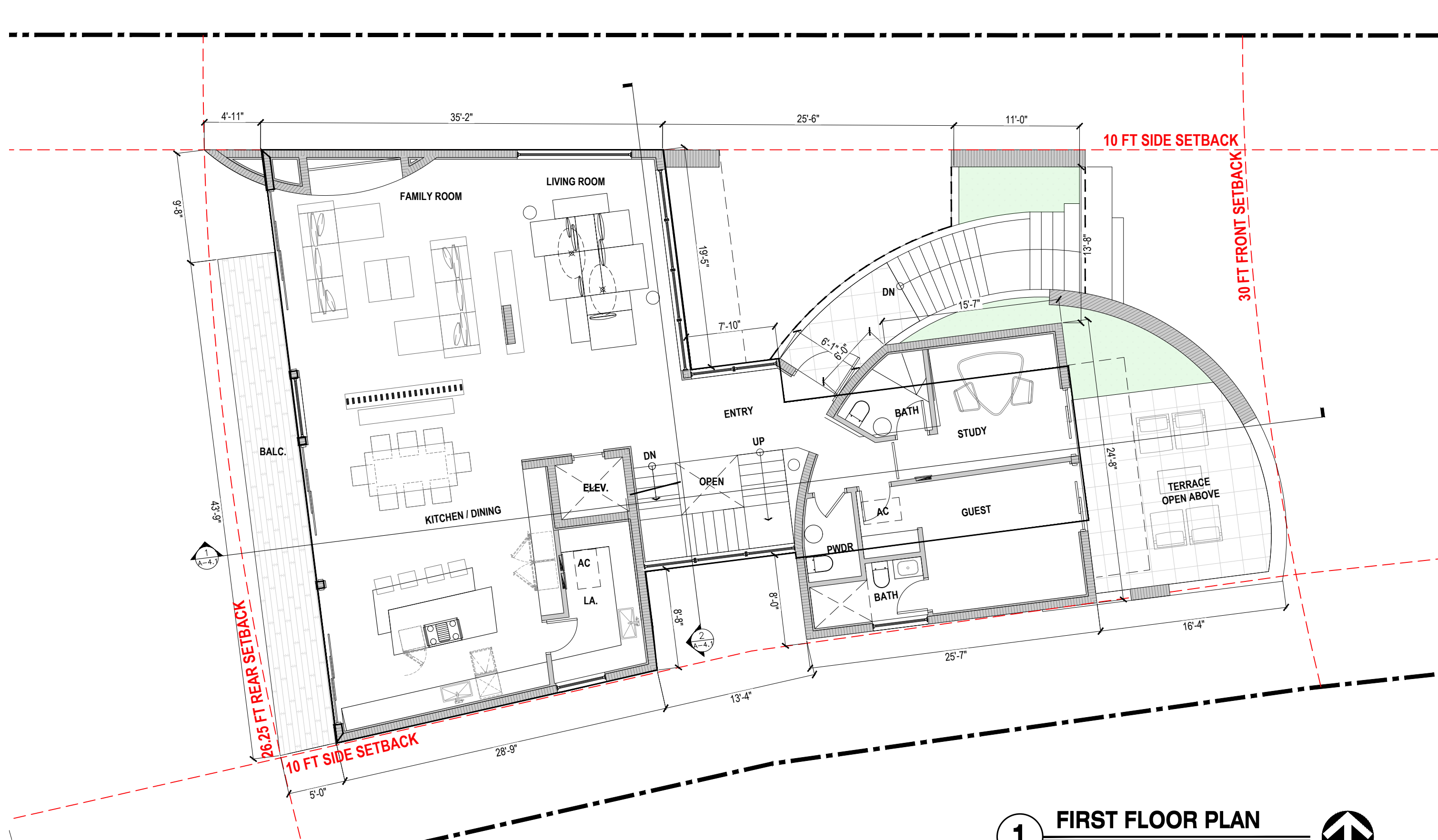
UNDERSTORY PLAN

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1 FIRST FLOOR PLAN

1/8"=1'-0"

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SECOND FLOOR PLAN

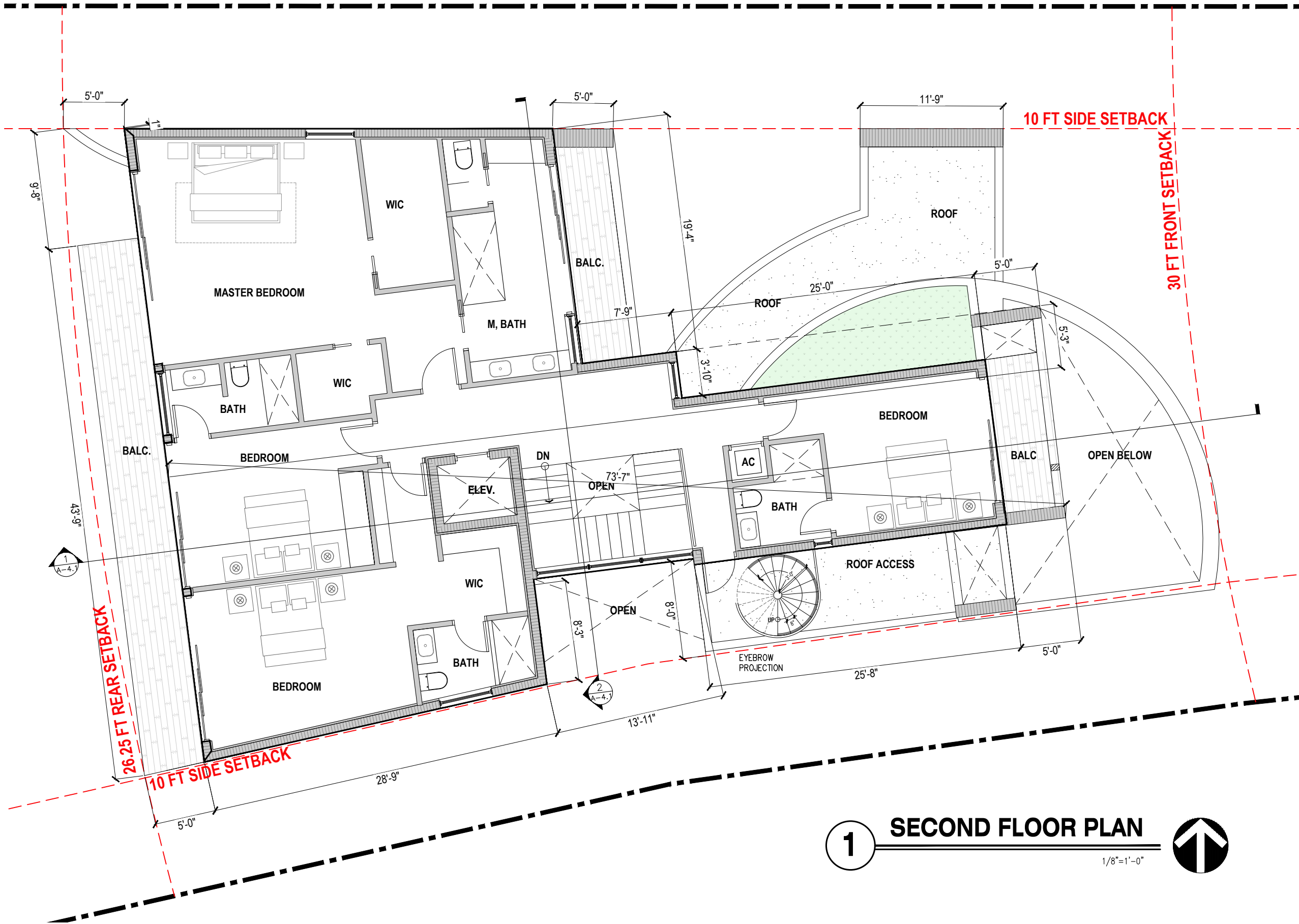
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SECOND FLOOR PLAN

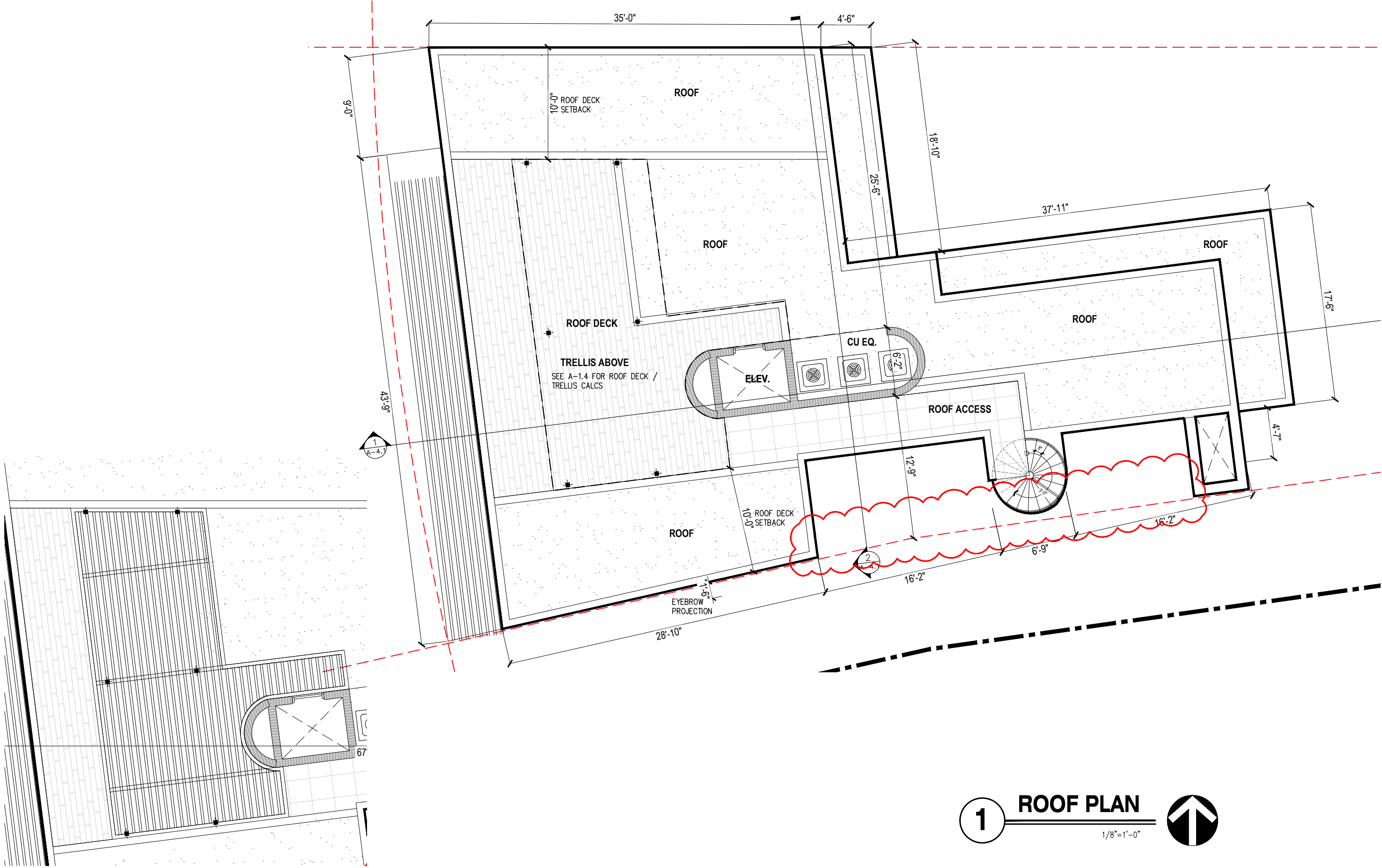
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2 COVERED ROOF/CANOPY
1/8"=1'-0" 

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

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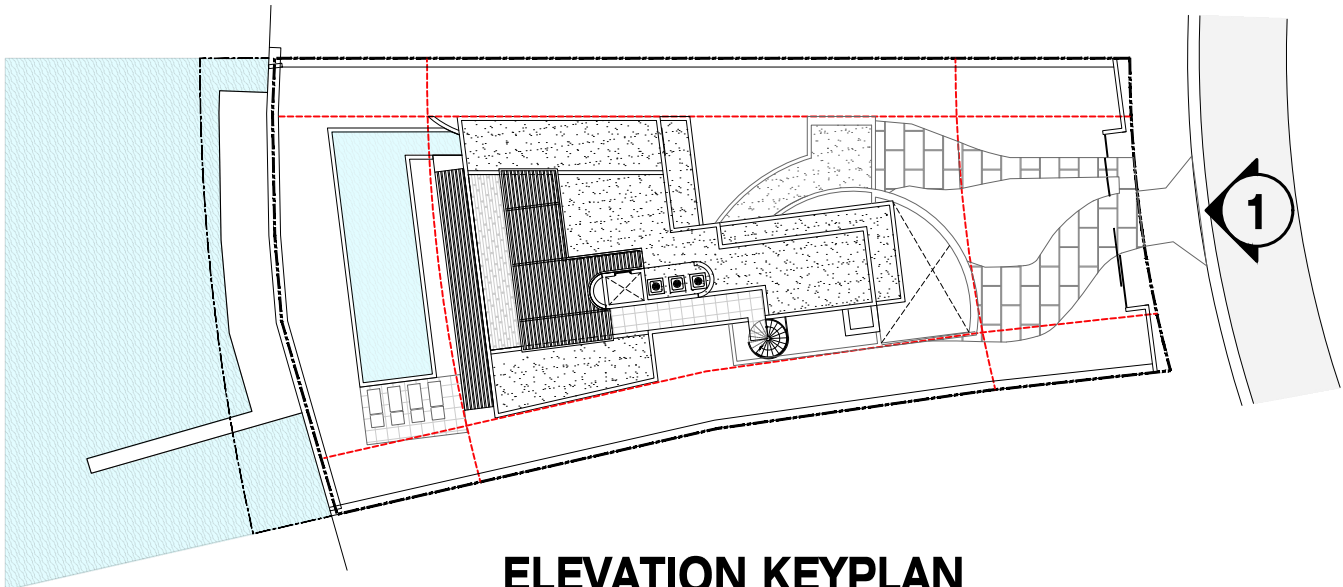
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ROOF PLAN

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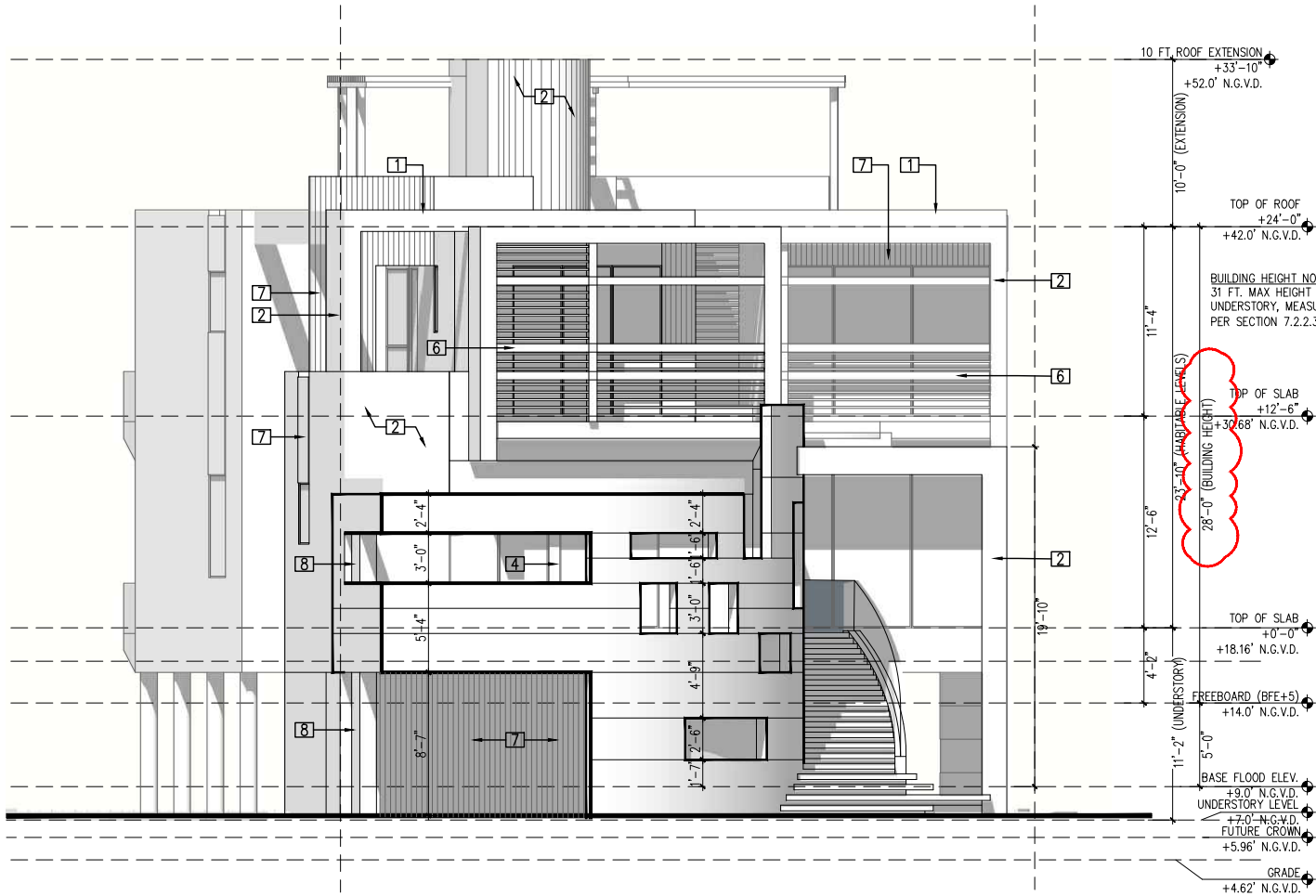
SHEET NUMBER

A-2.4



ELEVATION KEYPLAN

NOT TO SCALE



1 EAST ELEVATION (FRONT)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

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

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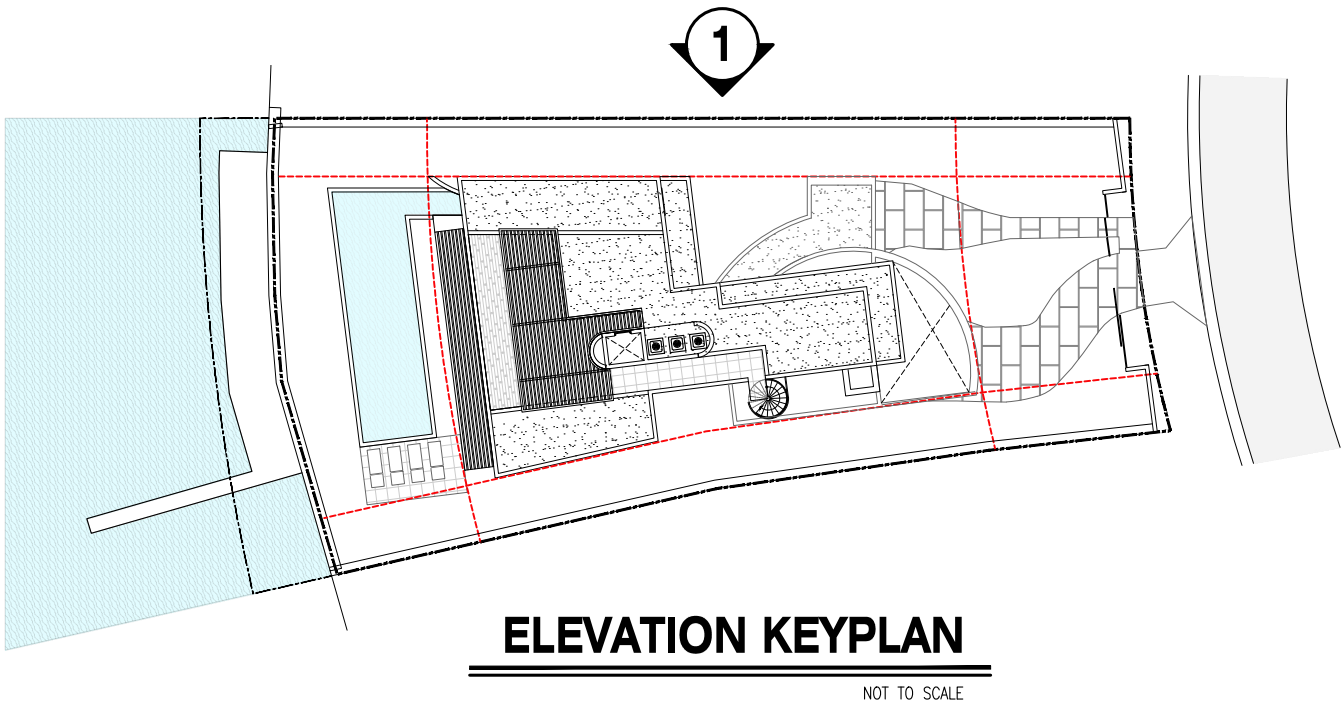
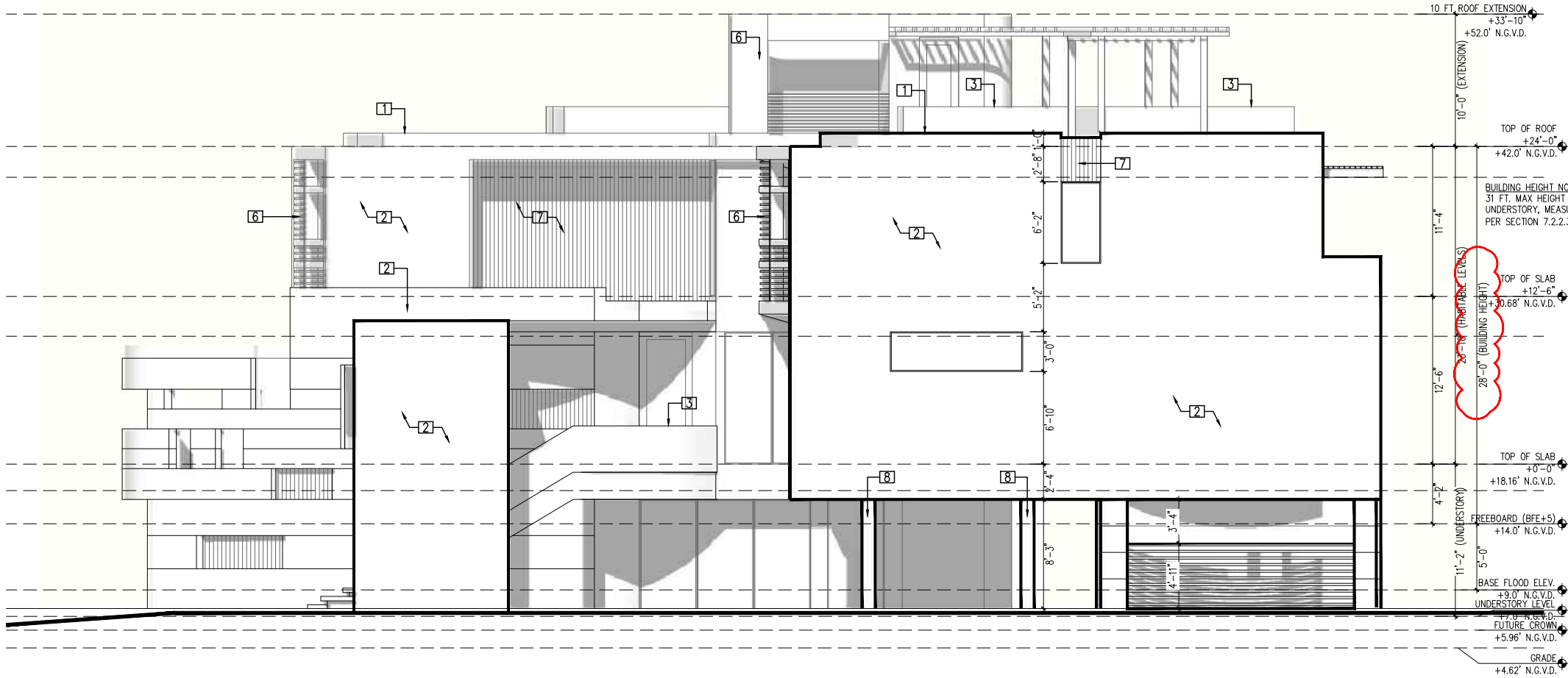
DRAWING TITLE

**EAST
ELEVATION
(FRONT)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.1



1 NORTH ELEVATION (SIDE)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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MIAMI BEACH, FL. 33139
OWNER: PIERRE DE AGOSTINI

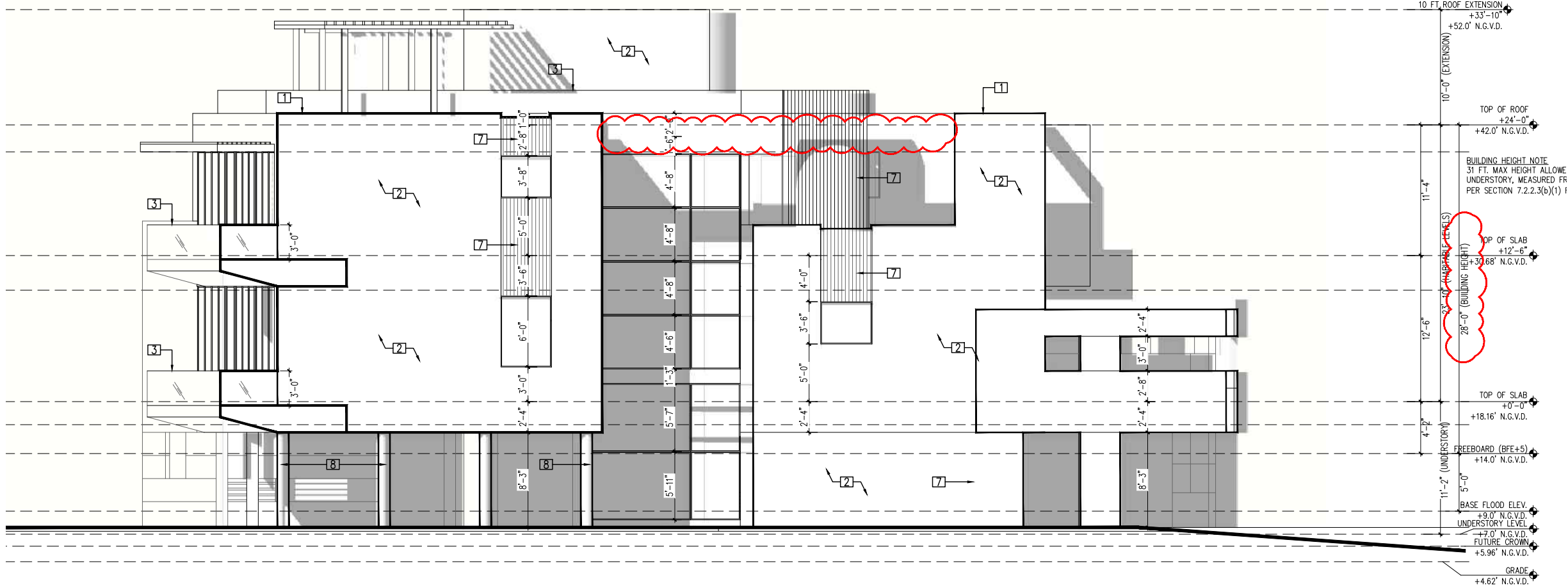
REVISION & DATE

DRAWING TITLE
**NORTH
ELEVATION
(SIDE)**

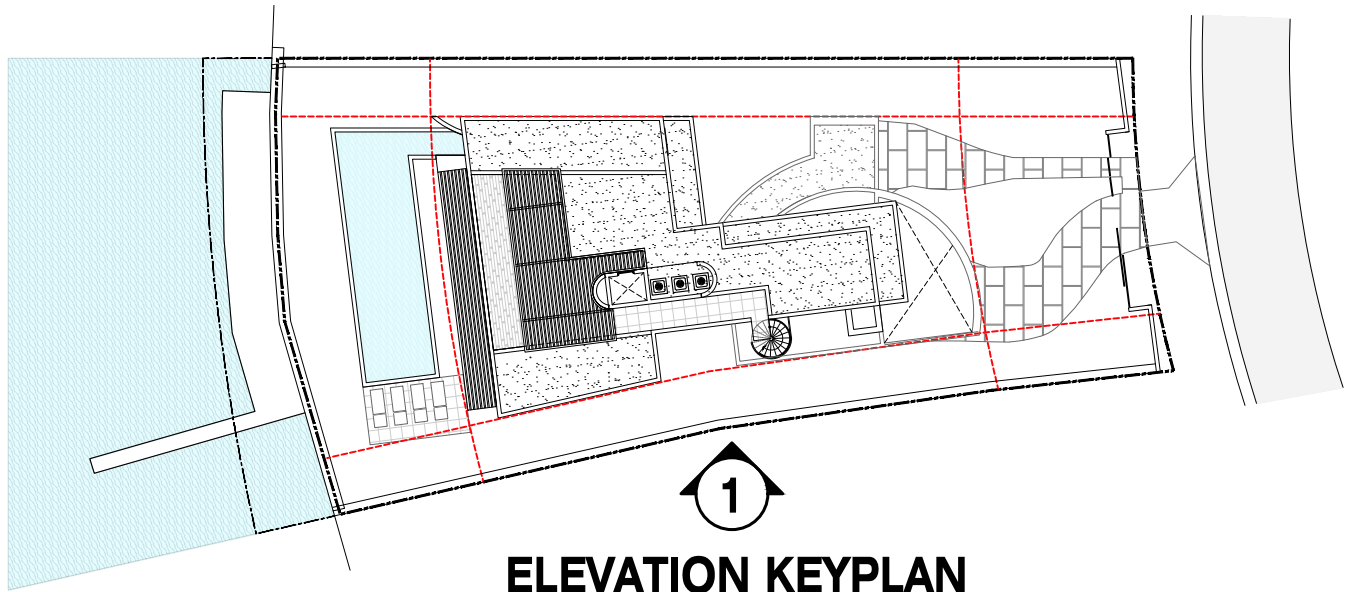
SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.2



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



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

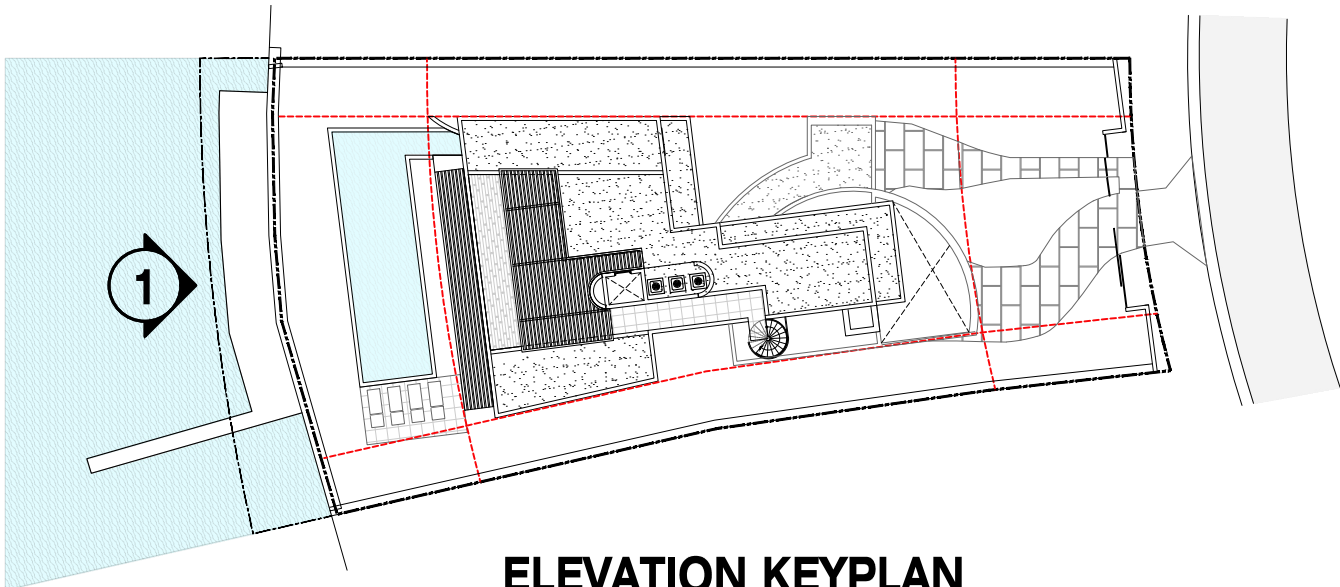
REVISION & DATE

DRAWING TITLE
**SOUTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 08-02-2024

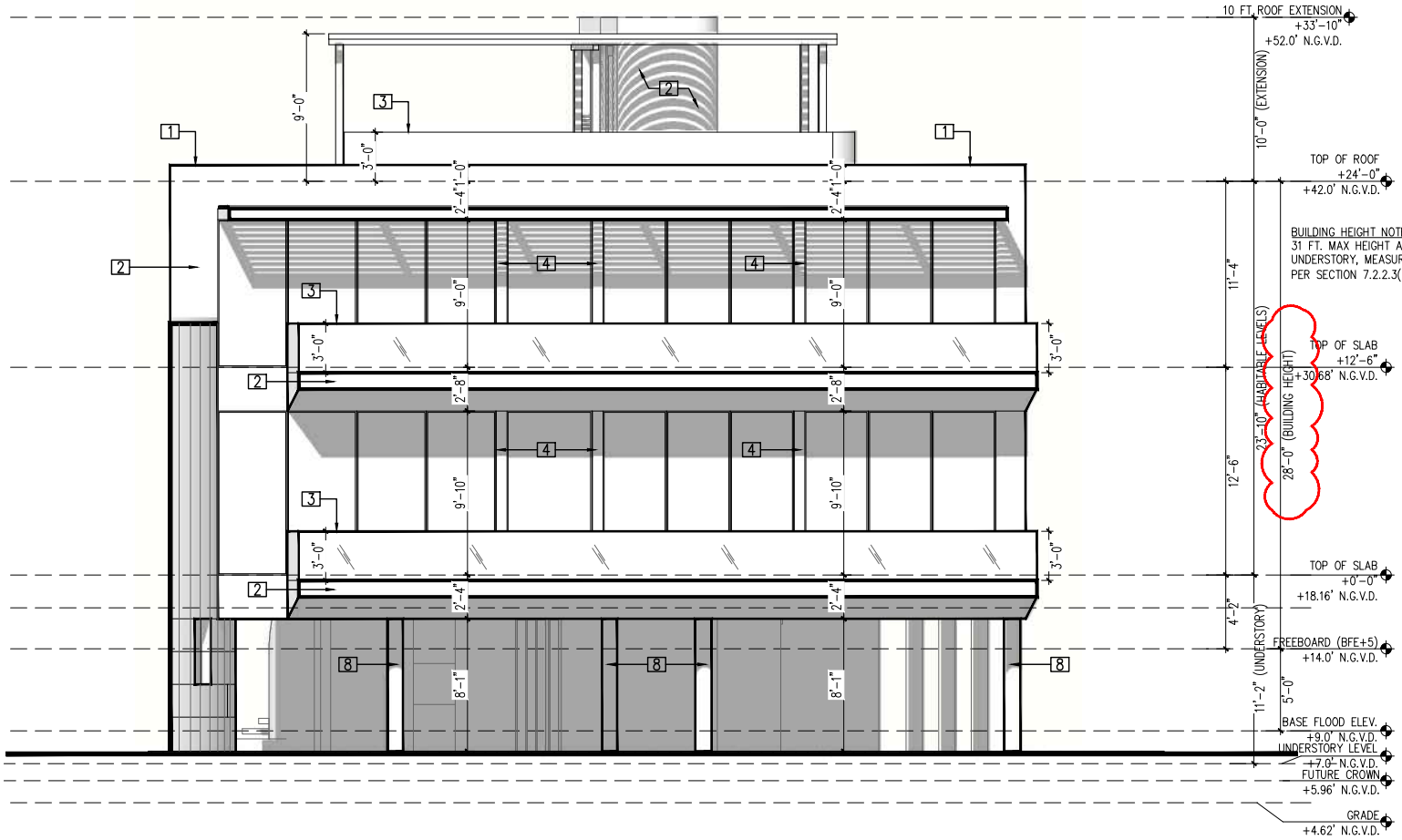
SHEET NUMBER

A-3.3



ELEVATION KEYPLAN

NOT TO SCALE



1 WEST ELEVATION (REAR)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

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

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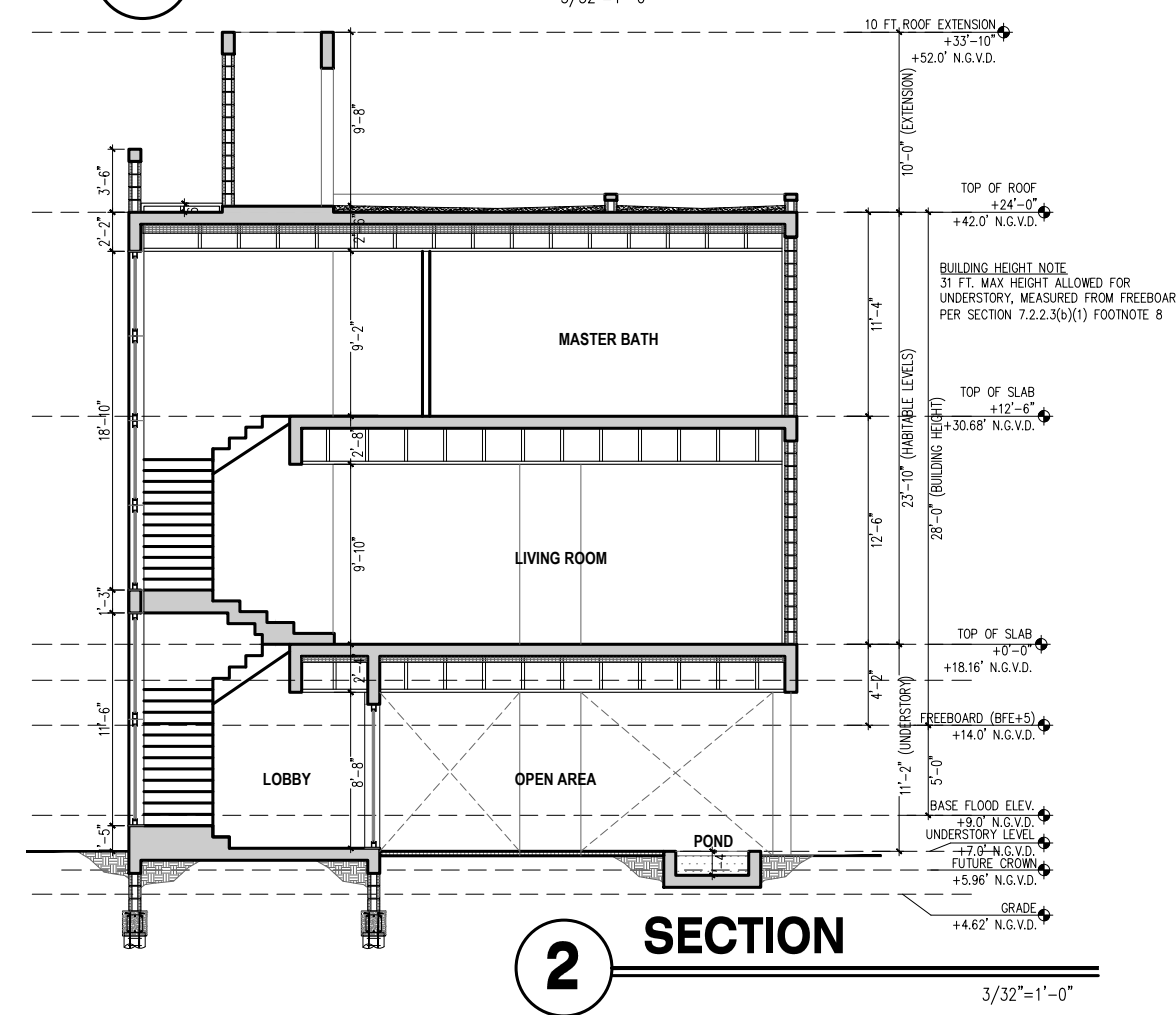
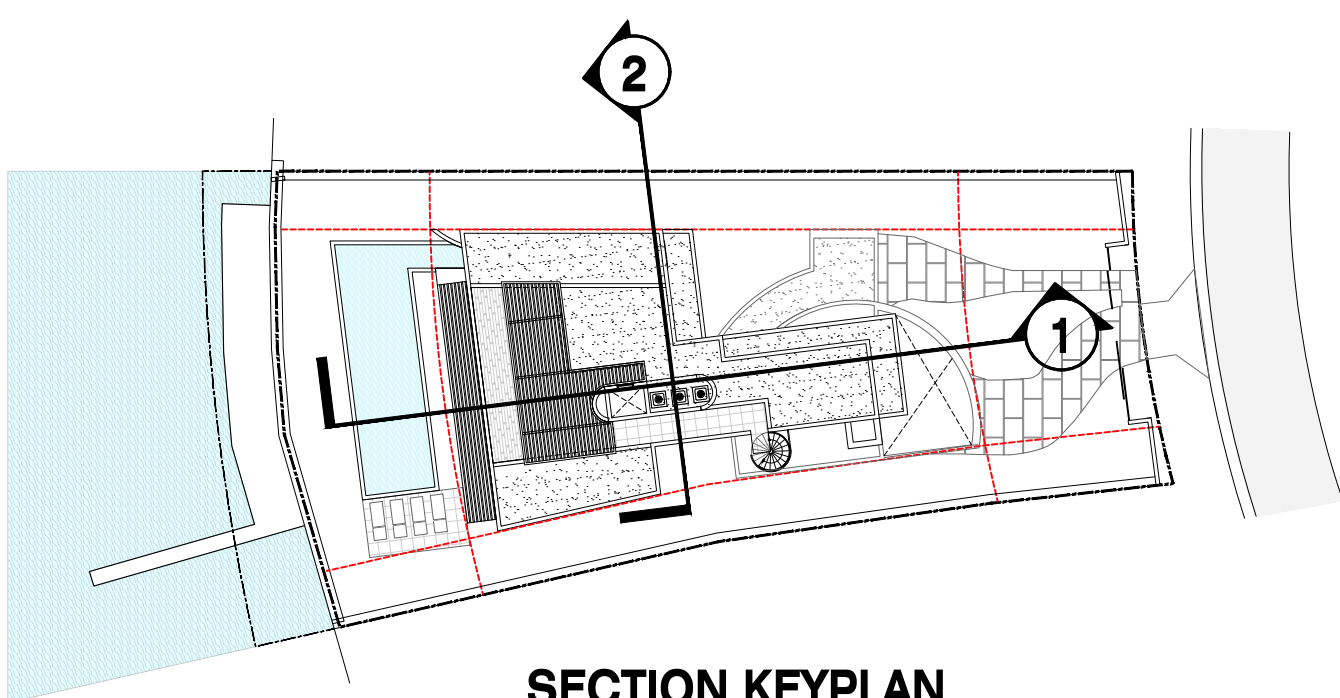
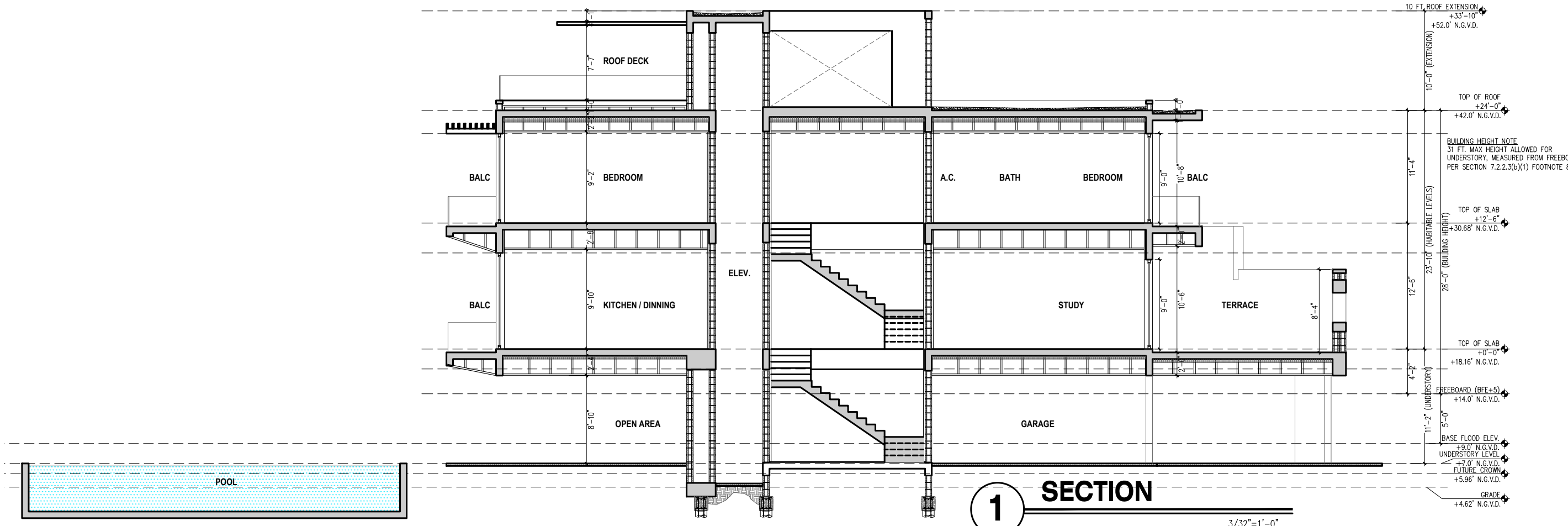
DRAWING TITLE

**WEST
ELEVATION
(REAR)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.4



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architecture . design

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STATE OF FLORIDA
Professional Engineer
AR 10000
Seal of the State of Florida

ADDRESS & OWNER

NEW RESIDENCE
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OWNER: PIERRE DE AGOSTINI

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SECTIONS

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SHEET NUMBER

A-4.1