

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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SECTIONS

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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

STATE OF FLORIDA

JOSE L. SANCHEZ

REGISTERED ARCHITECT

AR 10000

ADDRESS & OWNER

NEW RESIDENCE

310 S. COCONUT LANE.

MIAMI BEACH, FL. 33139

OWNER: PIERRE DE AGOSTINI

REVISION & DATE

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COVER SHEET / INDEX OF DRAWINGS

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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



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MIAMI, FL. 33127

P 305 576 8063

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STATE OF FLORIDA

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REGISTERED ARCHITECT

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NEIGHBORHOOD AERIAL VIEW

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1 320 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE



2 316 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE



3 310 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE



4 308 S. COCONUT LANE
EXISTING TWO-STORY RESIDENCE

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AIA, LEED AP

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MIAMI, FL. 33127
P 305 576 8063

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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
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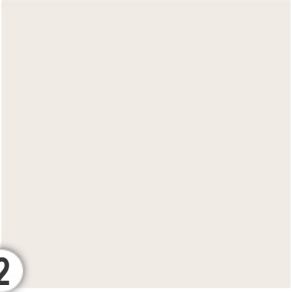


3D VIEW - FRONT

MATERIAL BOARD



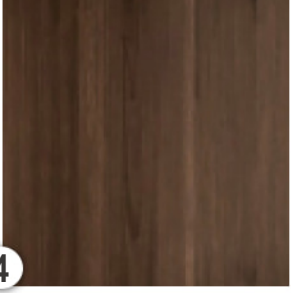
OOBITIC LIMESTONE
WALL CLADDING



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)

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3D VIEW & MATERIALS

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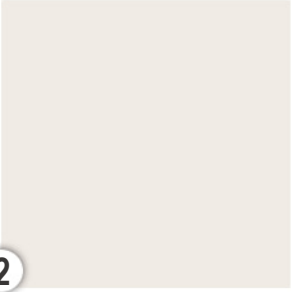


3D VIEW - FRONT

MATERIAL BOARD



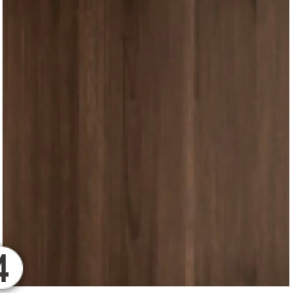
OOLITIC LIMESTONE
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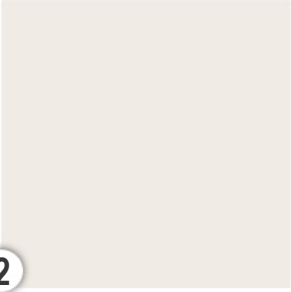


3D VIEW - REAR

MATERIAL BOARD



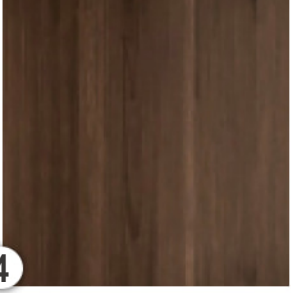
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CLEAR GLASS W/
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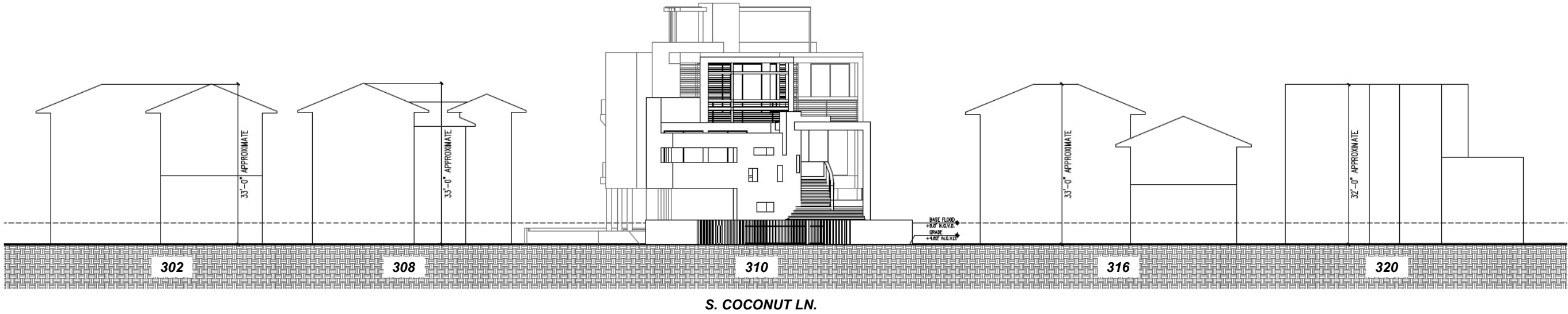
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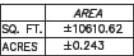
CONTEXTUAL
ELEVATIONS

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- NOTE: All encumbrances and/or encroachments shown hereon are of the apparent nature, hence legal ownership not determined.
- Encumbrances shown hereon are only for the exclusive and specific use of those persons, parties or institutions in the certification.
- Code restrictions and title search not reflected in this survey
- Underground utilities, improvements, footings and encroachments, if any, not located.
- Encumbrances shown hereon are not to be construed as a warranty of title, nor shall they be free from flooding and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
- Landscaped hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title were made or implied.



#	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 \mp S8°17'45"E (Chord)									
REVISIONS:					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 51-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.					Alvarez, Aguiresvives 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				
FLOOD ZONE AE		COMM. No. 120651	PANEL No. 0316	SUFFIX L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.					 RENE AGUIRESVIVES 09/15/23 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.				
F.I.R.M. DATE 09/11/09		F.I.R.M. INDEX 09/11/09		BASE ELEV. + 9 FT N.G.V.D.										
					Field Date 09/12/23		Scale: 1"= 20'		Drawn by: R.S.		Drwg. No. 23-24537			

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AMI BEACH, FL. 33139
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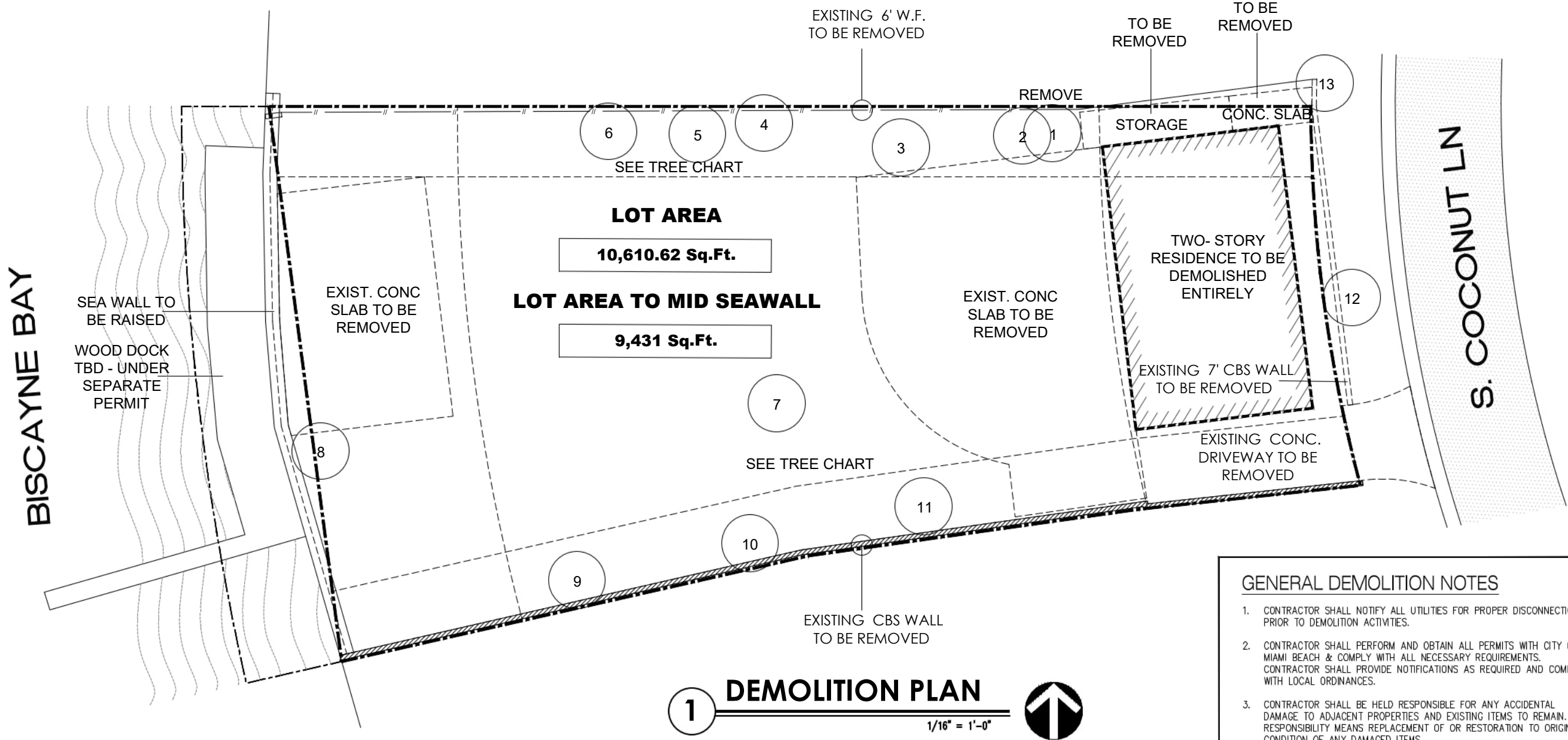
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SURVEY

SCALE: AS SHOWN
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TREE CHART

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

SCOPE OF WORK

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

TREE PROTECTION NOTE

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

GENERAL DEMOLITION NOTES

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



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DEMOLITION
PLAN

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