

BEALE RESIDENCE

FILE# DRB24-1025  
FINAL SUBMITTAL  
08/04/2024

201 N COCONUT LANE

MIAMI BEACH, FL 33139



CLIENT  
CHRISTOPHER BEALE

ARCHITECT  
CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
8425 BISCAYNE BLVD. SUITE 201  
MIAMI, FL 33138  
(305) 434-8338

LANDSCAPE ARCHITECT  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
100 NE 69TH ST, STE 1106  
MIAMI, FL 33138  
(305) 979-1585

DRB REQUEST	
1.	APPROVAL OF UNDERSTORY (SECTION 142-05b4.d)
2.	VARIANCE TO REDUCE LANDSCAPE REQUIREMENT IN THE FRONT YARD FROM 10% TO 43%
3.	REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FROM THE OPEN SPACE COURTYARD FOR THE WEST SIDE ELEVATION.



BEALE RESIDENCE

FINAL SUBMITTAL  
08/02/2024

201 N COCONUT LANE

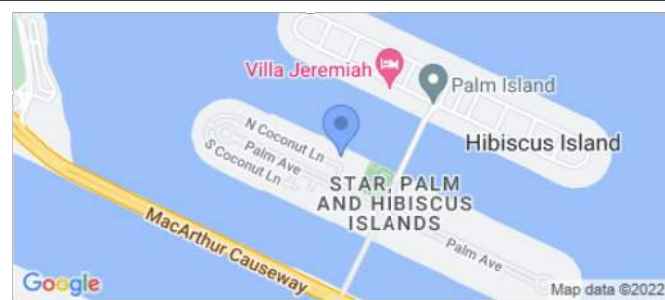
MIAMI BEACH, FL 33139



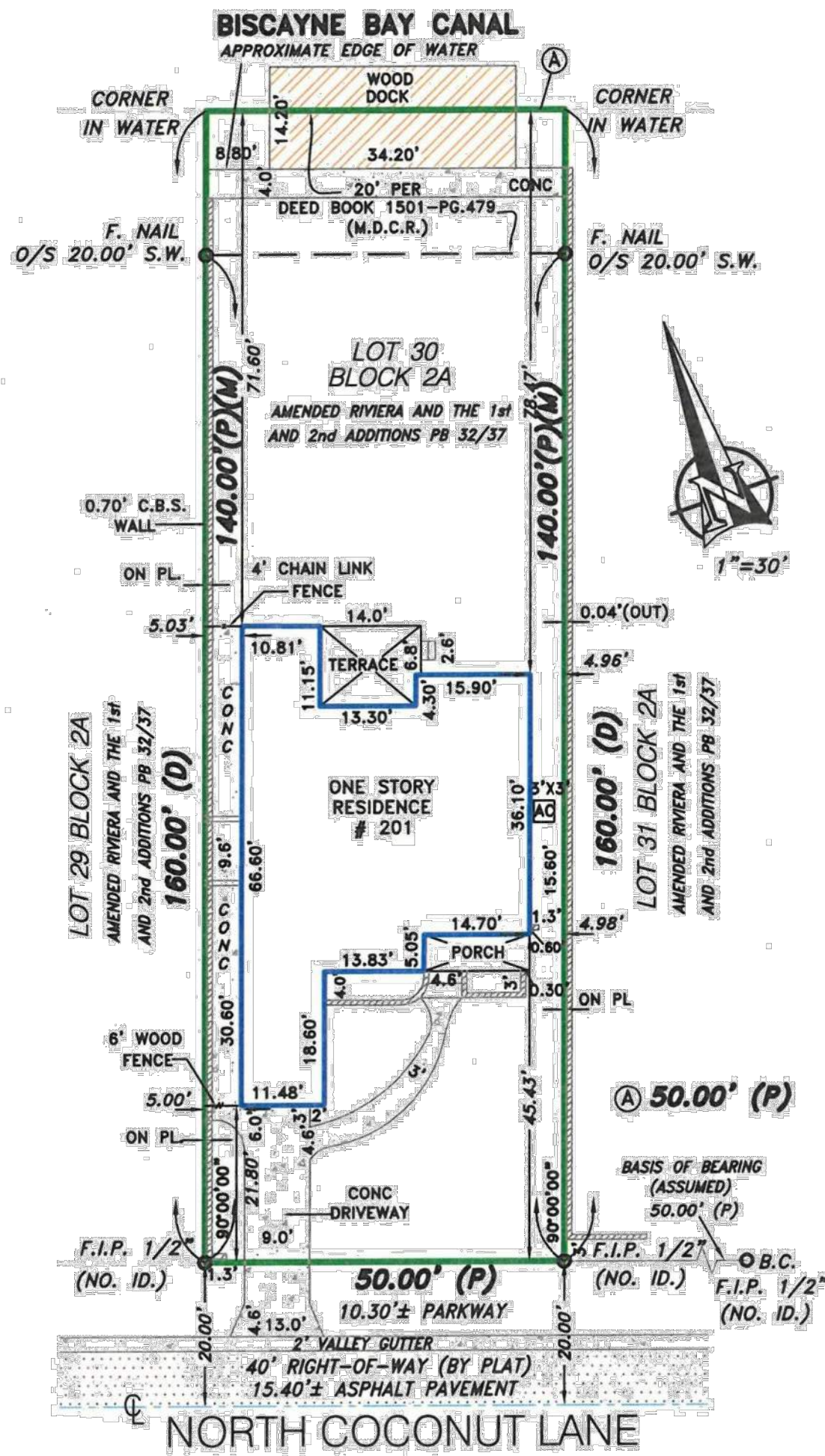
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This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: \_\_\_\_\_

Property Address:  
201 N. Coconut Lane  
Miami Beach, FLORIDA 33139

Notes: **WOOD DOCK EXTENDS BEYOND NORTH PROPERTY LINE.**

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THE FOREGOING SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

**SIGNED** \_\_\_\_\_ **FOR THE FIRM** \_\_\_\_\_  
**Efrain Lopez** **STATE OF FLORIDA** **P.S.M. No. 6792**  
**09/30/22**  
**STATE OF FLORIDA**  
**PROFESSIONAL SURVEYOR**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND A DIGITALLY CERTIFICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL ROLL-UP SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, Inc.  
P.O. Box 970685  
Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989



Survey #:B-119165

Client File #: FTG-22-290

Page 1 of 2 Not valid without all pages

## Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		PROPERTY LINE		STRUCTURE LINE		CONCRETE BLOCK WALL		CHAIN LINK FENCE OR WIRE FENCE		WOOD FENCE		IRON FENCE		EASEMENT		CENTER LINE		WOOD DECK		ASPHALT		BRICK / TILE		WATER		APPROXIMATE EDGE OF WATER		COVERED AREA		TREE		POWER POLE		CATCH BASIN		C.U.E. COUNTY/UTILITY EASEMENT		I.E./E.E. INGRESS / EGRESS EASEMENT		U.E. UTILITY EASEMENT		EP. ELECTRIC POLE		PG. PAGE		P.B. PLAT BOOK		FIND FOUND IRON PIPE / PIN AS NOTED ON PLAT		LB# LICENSE # - BUSINESS		LS# LICENSE # - SURVEYOR		CHLG. CALCULATED POINT		SET SET PIN		CONTROL POINT		CONCRETE MONUMENT		BENCHMARK		ELEV. ELEVATION		P.T. POINT OF TANGENCY		P.C. POINT OF CURVATURE		P.R.M. PERMANENT REFERENCE MONUMENT		P.C.C. POINT OF COMPOUND CURVATURE		P.R.C. POINT OF REVERSE CURVATURE		P.O.B. POINT OF BEGINNING		P.O.C. POINT OF COMMENCEMENT		P.C.P. PERMANENT CONTROL POINT		M. FIELD MEASUREMENT		D. DEED		C. CALCULATED		L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT		R.O.E. ROOF OVERHANG EASEMENT		CONC. CONCRETE		CSW. CONCRETE SIDEWALK		L. CURVE LENGTH		B.R. BEARING REFERENCE		C.A. CENTRAL ANGLE OR DELTA		R. RADIUS		RAD. RADIAL		N.R. NON RADIAL		TYP. TYPICAL		I.R. IRON ROD		I.P. IRON PIPE		N&D. NAIL & DISK		PK NAIL PARKER-KALON NAIL		D.H. DRILL HOLE		WELL		F.H. FIRE HYDRANT		M.H. MANHOLE		O.H.L. OVERHEAD LINES		TRANS. TRANSFORMER		CATV CABLE TV RISER		WM. WATER METER		PE. POOL EQUIPMENT		CONC. CONCRETE SLAB		EASMT. EASEMENT		D.E. DRAINAGE EASEMENT		L.B.E. LANDSCAPE BUFFER EASEMENT		L.A.E. LIMITED ACCESS EASEMENT		B.C.R. BROWARD COUNTY RECORDS		ID. IDENTIFICATION		F.I.R. FOUND IRON PIN / REBAR		WF. WOOD FENCE		TEL. TELEPHONE FACILITIES		U.P. UTILITY POLE		E.U.B. ELECTRIC UTILITY BOX		SEP. SEPTIC		D.F. DRAINFIELD		A/C. AIR CONDITIONER		SW. SIDEWALK		DWY. DRIVEWAY		SCR. SCREENED		GAR. GARAGE		ENCL. ENCLOSURE		N.T.S. NOT TO SCALE		F.F. FINISHED FLOOR		T.O.B. TOP OF BANK		E.O.W. EDGE OF WATER		E.O.P. EDGE OF PAVEMENT		C.V.G. CONCRETE VALLEY GUTTER		B.S.L. BUILDING SETBACK LINE		S.T.L. SURVEY TIE LINE		C.L. CENTER LINE		R.W. RIGHT-OF-WAY		P.U.E. PUBLIC UTILITY EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT		A.E. ANCHOR EASEMENT
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### Property Address:

201 N. Coconut Lane  
Miami Beach, FLORIDA 33139

### Flood Information:

Community Number: MIAMI  
BEACH/ 120651

Panel Number: 12086C0316

Suffix: L

Date of Firm Index: 09/11/2009

Flood Zone: AE

Base Flood Elevation: 9'

Date of Field Work: 09/29/2022

Date of Completion: 09/30/2022

### General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall ties are done to the face of the wall.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R. also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

### Legal Description:

Lot 30 in Block 2A, of, AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, Page 37, of the Public Records of Miami-Dade County, Florida, together with that part of the Twenty (20) foot strip contiguous and abutting to said lot which was conveyed to the Biscayne Bay Islands Co., in Deed Book 1501, at Page 479, of the Public Records of Miami-Dade County, Florida, together with improvements thereon.

### Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

### Certified To:

**Suzanne Brodie Kaiser**  
**Focus Title Group, LLC**  
**First American Title Insurance Company**  
**Reverse Mortgage Lending**  
its successors and/or assigns as their interest may appear.

### Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying Inc., dated 09/30/2022 bearing Job # B-119165 :  
a. WOOD DOCK EXTENDS BEYOND NORTH PROPERTY LINE.



## M.E. Land Surveying, Inc.

P.O. Box 970685 Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989







1 SITE PHOTO 1  
A-0.3 Scale: NTS



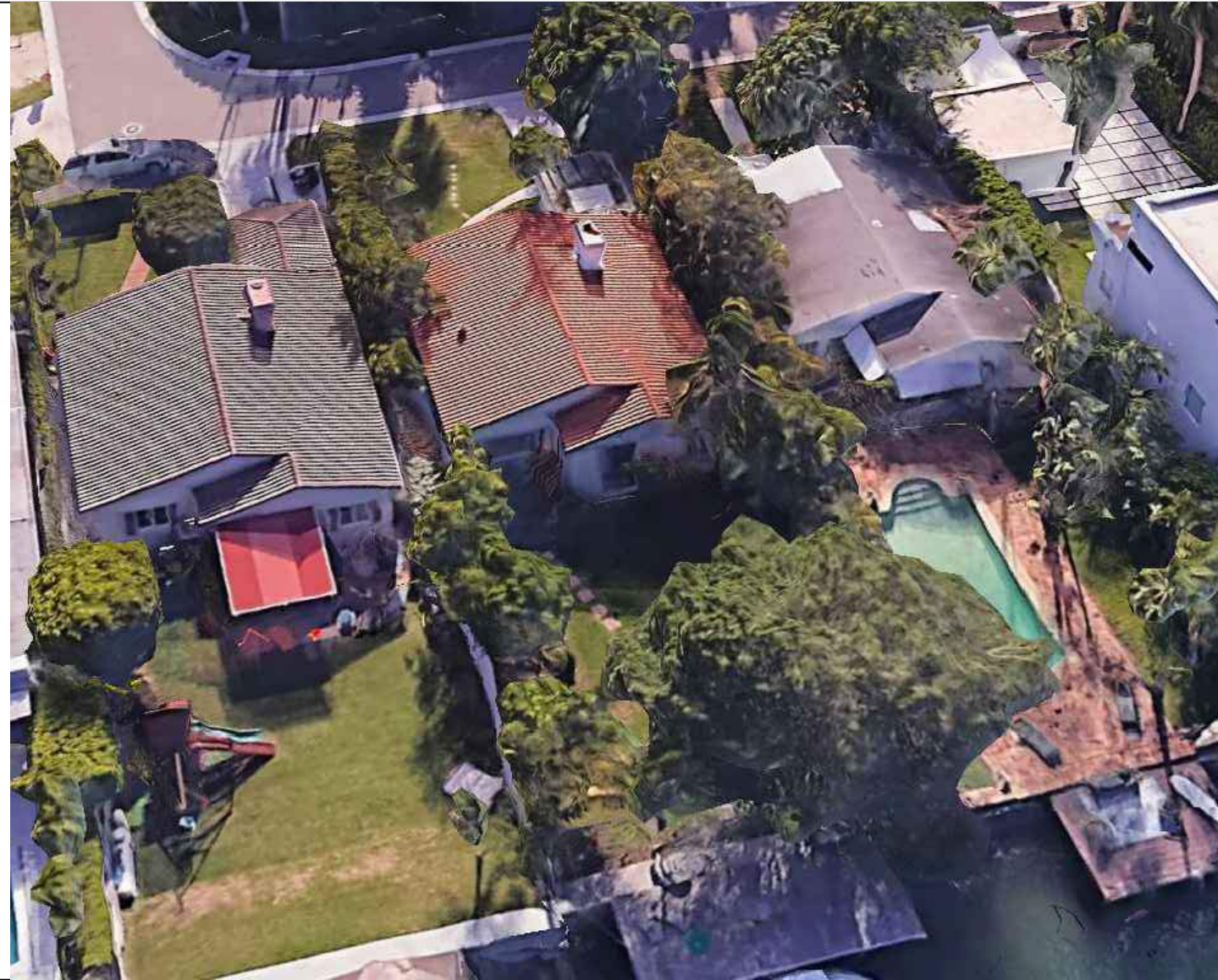
2 SITE PHOTO 2  
A-0.3 Scale: NTS



3 SITE PHOTO 3  
A-0.3 Scale: NTS



3 SITE PHOTO 4 (FRONT)  
A-0.3 Scale: NTS



5 SITE PHOTO 5 (REAR)  
A-0.3 Scale: NTS





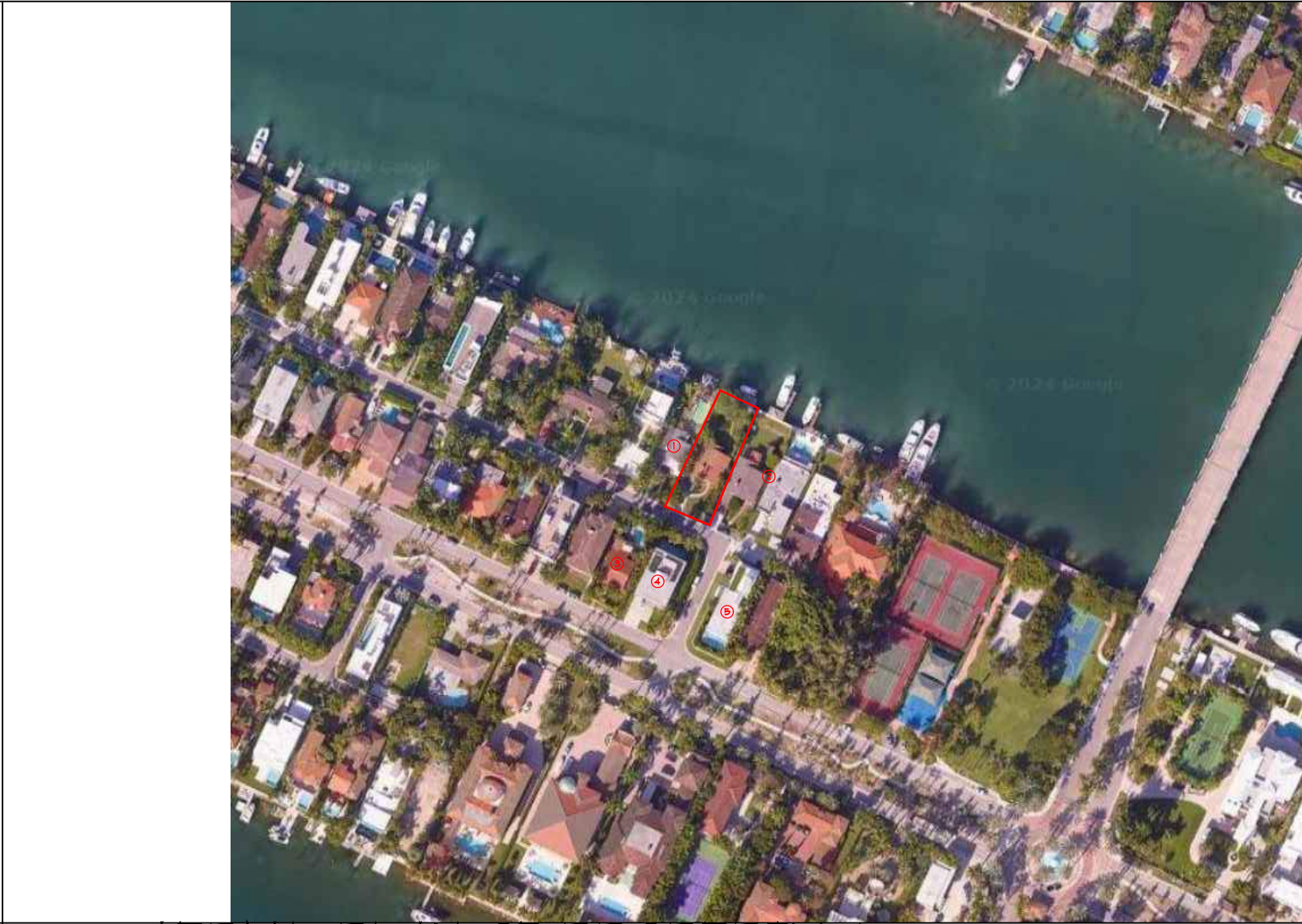
1 AERIAL PLAN OF PROPERTY & SURROUNDING PROPERTIES  
A-0.4A Scale: NTS



4 SITE  
A-0.4A Scale: NTS



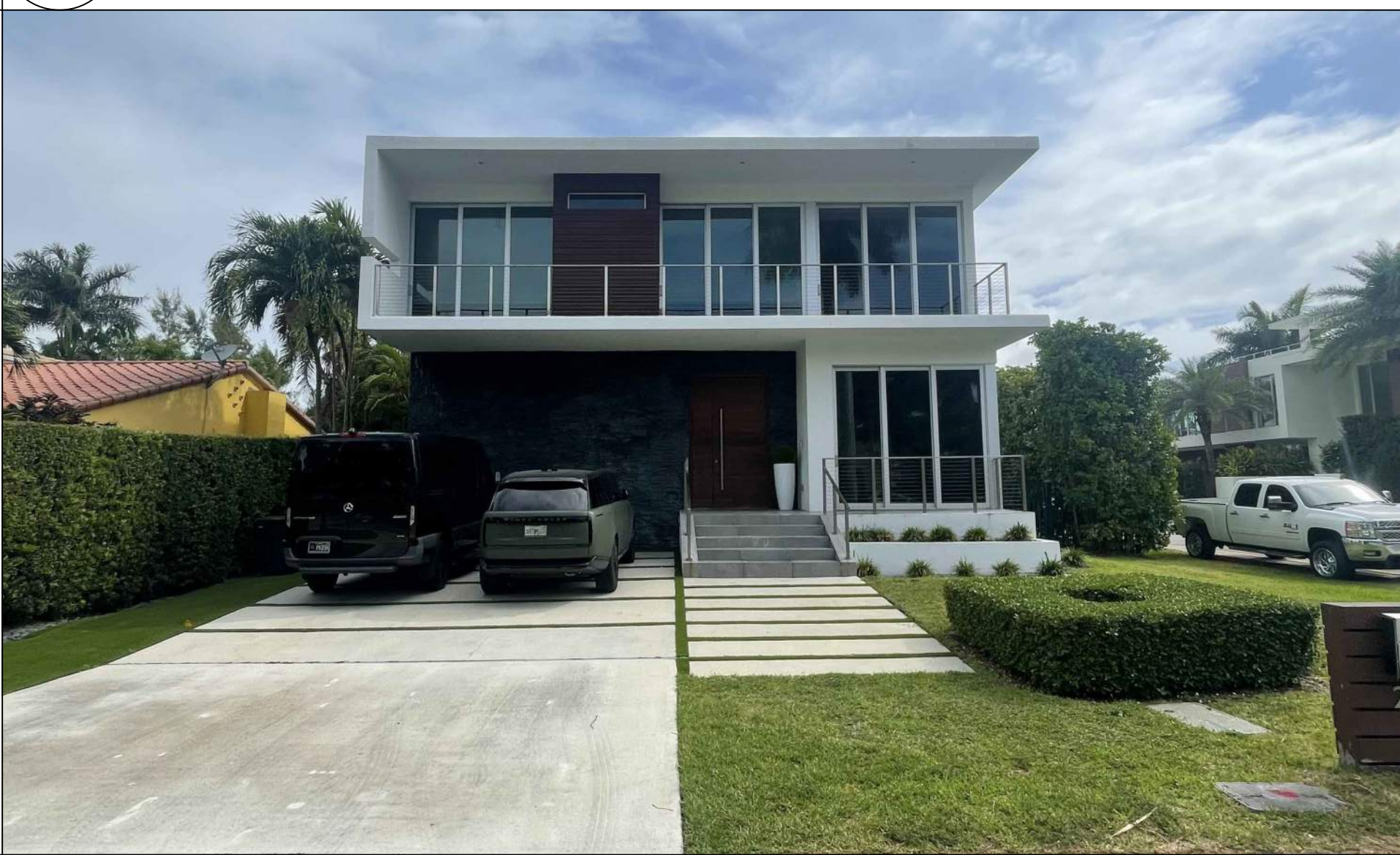
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A-0.4A Scale: NTS



2 AERIAL PLAN OF PROPERTY & SURROUNDING PROPERTIES #2  
A-0.4A Scale: NTS



5 PROPERTY #1  
A-0.4A Scale: NTS



8 PROPERTY #4  
A-0.4A Scale: NTS



3 AERIAL PLAN OF PROPERTY & SURROUNDING PROPERTIES #3  
A-0.4A Scale: NTS



6 PROPERTY #2  
A-0.4A Scale: NTS



9 PROPERTY #5  
A-0.4A Scale: NTS





1  
A-0.4B  
AERIAL PHOTOGRAPH WITH  
PROPOSED RESIDENCE  
Scale: NTS



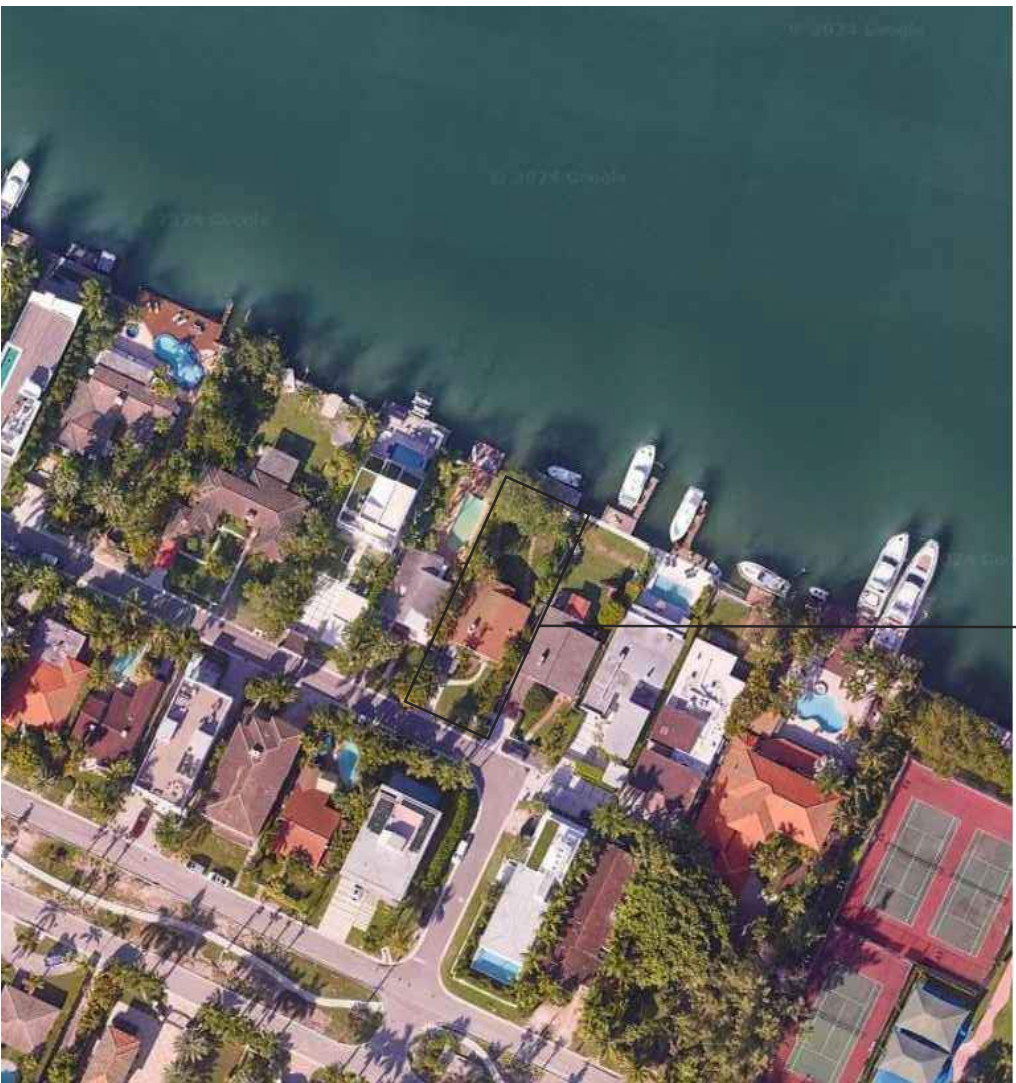
2  
A-0.4B  
SURROUNDING CONTEXT  
ELEVATIONS  
Scale: NTS



# BEALE RESIDENCE

# DEMOLITION PERMIT

201 N COCONUT LANE MIAMI BEACH FL, 33139



LOCATION MAPS: 201 N COCONUT LN MIAMI BEACH, FL 33139  
SCALE: NTS

CLIENT  
CHRISTOPHER BEALE

ARCHITECT  
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BEALE RESIDENCE  
201 N COCONUT LANE  
MIAMI BEACH, FL 33139

seal

Raphael Levy  
registered architect  
AR94779

comm no.  
2403

date:  
04/25/2024

revised:

sheet no.

D-0.0



BEALE RESIDENCE

DEMOLITION PERMIT

201 N COCONUT LANE MIAMI BEACH FL, 33139

PROJECT DATA	GENERAL SEDIMENT & EROSION CONTROL NOTES:										
<p><b>SCOPE OF WORK:</b> DEMOLITION OF AN EXISTING TWO STORY CBS RESIDENCE IN MIAMI BEACH, FLORIDA</p> <p><b>PROPERTY ADDRESS:</b> 201 N COCONUT LN MIAMI BEACH FL, 33139</p> <p><b>FOLIO NUMBER:</b> 02-4205-002-0260</p>	<p>1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATION, APPLICABLE PERMIT(S), AND THE PREVENTION, CORRECTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.</p> <p>2. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.</p> <p>3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.</p> <p>4. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPs TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.</p> <p>5. THE BMP STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.</p> <p>6. CORRECTLY INSTALLED SILT FENCES WILL BE USED ALONG THE LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.</p> <p>7. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED AND WHERE NO ACTIVE CONSTRUCTION IS OCCURRING.</p> <p>8. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS OF TURBIDITY ABOVE EXISTING BACKGROUND LEVELS.</p>										
<p><b>APPLICABLE CODE NOTE:</b> APPLICABLE CODE: FBC 2020 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL.</p>	<p>9. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ - INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY THE STRIPS SHALL BE OVERLAPPED.</p> <p>10. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.</p> <p>11. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.</p> <p>12. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.</p> <p>13. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.</p> <p>14. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.</p> <p>15. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.</p> <p>16. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.</p>										
<p><b>INDEX OF DRAWINGS</b></p> <table><tr><td>D-00</td><td>COVER SHEET</td></tr><tr><td>D-01</td><td>DEMO NOTES, INDEX, PROJECT DATA</td></tr><tr><td>D-02</td><td>SURVEY</td></tr><tr><td>D-10</td><td>EXISTING/ DEMOLITION PLAN</td></tr><tr><td>D-20</td><td>SEDIMENT &amp; EROSION CONTROL NOTES</td></tr></table>	D-00	COVER SHEET	D-01	DEMO NOTES, INDEX, PROJECT DATA	D-02	SURVEY	D-10	EXISTING/ DEMOLITION PLAN	D-20	SEDIMENT & EROSION CONTROL NOTES	<p><b>TURBIDITY BARRIERS:</b></p> <p>17. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.</p> <p>18. TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.</p>
D-00	COVER SHEET										
D-01	DEMO NOTES, INDEX, PROJECT DATA										
D-02	SURVEY										
D-10	EXISTING/ DEMOLITION PLAN										
D-20	SEDIMENT & EROSION CONTROL NOTES										
LEGAL DESCRIPTION											
<p>LOT 30 IN BLOCK 2A, OF, AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE PART OF THE TWENTY (20) FOOT STRIP CONTIGUOUS AND ABUTTING TO SAID LOT WHICH WAS CONVEYED TO THE BISCAYNE BAY ISLANDS CO, IN DEED BOOK 1501, AT PAGE 419, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH IMPROVEMENTS THEREON.</p>											
<p>NOTES:</p> <ul style="list-style-type: none"><li>THE SITE MUST BE LEFT CLEAN OF ALL DEBRIS AND CONSTRUCTION MATERIALS AND BE FULLY GRADED AND LEFT READY FOR CONSTRUCTION</li><li>THE ENTIRE SITE MUST BE TERMITE &amp; RODENT TREATED AFTER DEMOLITION IS COMPLETE. THE CONTRACTOR MUST PROVIDE A CERTIFIED LETTER TO THE CITY OF MIAMI BEACH</li></ul> <p>PRIOR TO THE DEMOLITION, THE CONTRACTOR MUST:</p> <ul style="list-style-type: none"><li>DISCONNECT ALL GAS TO THE PROPERTY &amp; MUST OBTAIN A DISCONNECT LETTER FROM TECO GAS.</li><li>DISCONNECT ALL ELECTRICAL SCIENCE TO THE PROPERTY &amp; MUST OBTAIN A LETTER FROM E.F. &amp; L. CO.</li><li>DISCONNECT ALL PLUMBING &amp; UTILITIES TO THE PROPERTY AND MUST OBTAIN A DISCONNECT LETTER FROM MIAMI BEACH PUBLIC WORKS</li></ul>											
RECYCLING PROCEDURES FOR DEMOLITION:											
<p>THE FOLLOWING RECYCLING PROCEDURES ARE EMPLOYED DURING DEMOLITION PROJECTS:</p> <ul style="list-style-type: none"><li>AS DEMOLITION PROGRESSES, THE DEBRIS IS SEPARATED INTO CLEAN CONCRETE, STEEL AND NON-FERROUS METALS, CLEAN NON-TREATED WOOD, AND TRASH WHICH INCLUDES EVERYTHING ELSE.</li><li>CLEAN CONCRETE IS TAKEN TO LOCAL LAKEFILLS WHERE IT IS USED TO BACKFILL LAKES TO RECREATE LAND.</li><li>STEEL AND NON-FERROUS METALS ARE TAKEN TO LOCAL GRINDING FACILITIES WHERE THE MATERIAL MADE INTO WOOD CHIPS.</li><li>EVERYTHING ELSE IS TAKEN TO LANDFILLS WHERE PLASTICS AND OTHER REMAINING RECYCLABLES ARE RECOVERED.</li></ul>											

DEMOLITION NOTES:

- DESCRIPTION OF WORK
- A. WORK INCLUDED IN THIS SECTION: ALL LABOR, MATERIALS, ETC., NECESSARY TO COMPLETE ALL DEMOLITION AND REMOVAL WORK REQUIRED TO COMPLETE CONTRACT WORK AS SHOWN ON DRAWINGS, AS SPECIFIED HEREIN, AND/OR AS REQUIRED BY JOB CONDITIONS, INCLUDING BUT NOT LIMITED TO:
- THE PRESERVATION OF THE STREET SIDE ENTRY WALL AND FOUNDATIONS.
  - DEMOLITION OF EXISTING MAIN AND ACCESSORY BUILDINGS.
  - REMOVAL OF ALL FOOTERS/FOUNDATION AND PILES OF EXISTING BUILDINGS.
  - REMOVAL OF EXISTING POOL AND PILES
  - REMOVAL OF EXISTING PLUMBING, MECHANICAL AND ALL ELECTRICAL COMPONENTS.

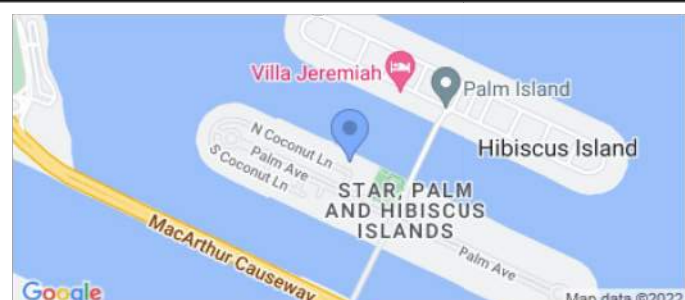
APPLICABLE RULES, REGULATIONS AND CODES

- A. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS AND THE CODES AND ORDINANCES OF LOCAL, STATE AND FEDERAL AUTHORITIES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY CORPORATIONS, AND ALL CITY DEPT. HAVING JURISDICTION OVER THE WORK, AND WITH OWNER'S SPECIAL CONDITIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY FEES, PERMITS (INCLUDING HAUL AND DUMPING LICENSES) AND CERTIFICATES AND GIVE ALL NOTICES AS REQUIRED DURING THE PERFORMANCE OF THE DEMOLITION WORK.
- B. THE METHOD OF PERFORMING THE WORK OF DEMOLITION SHALL CONFORM TO ALL REQUIREMENTS OF THE CODE, AND ALL OTHER ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY OR ANY OF ITS DEPARTMENTS, APPLICABLE TO THE WORK INVOLVED.
- C. EXCEPT AS OTHERWISE MODIFIED HEREIN, DEMOLITION WORK SHALL CONFORM TO THE APPLICATION REQUIREMENTS OF THE ANSI SAFETY CODE FOR BUILDING CONSTRUCTION, ANSI A102, PART 1 'DEMOLITION' AS ISSUED BY AMERICAN NATIONAL STANDARDS INSTITUTE. WHERE THE REQUIREMENTS SPECIFIED HEREIN OR CONTAINED IN THE ANSI SAFETY CODE DIFFER FROM OTHER APPLICABLE RULES, REGULATIONS AND CODES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN ALL WORK UNDER THE CONTRACT.
- D. THE ARCHITECT SHALL NO RESPONSIBILITY FOR DISCOVERY, PRESENCE, HANDLING, CONTAINMENT, REMOVAL, OR DISPOSAL OF MOLD, ASBESTOS, PCB OR OTHER 'HAZARDOUS MATERIAL' (AS DEFINED IN SOUTH FLORID BUILDING CODE).

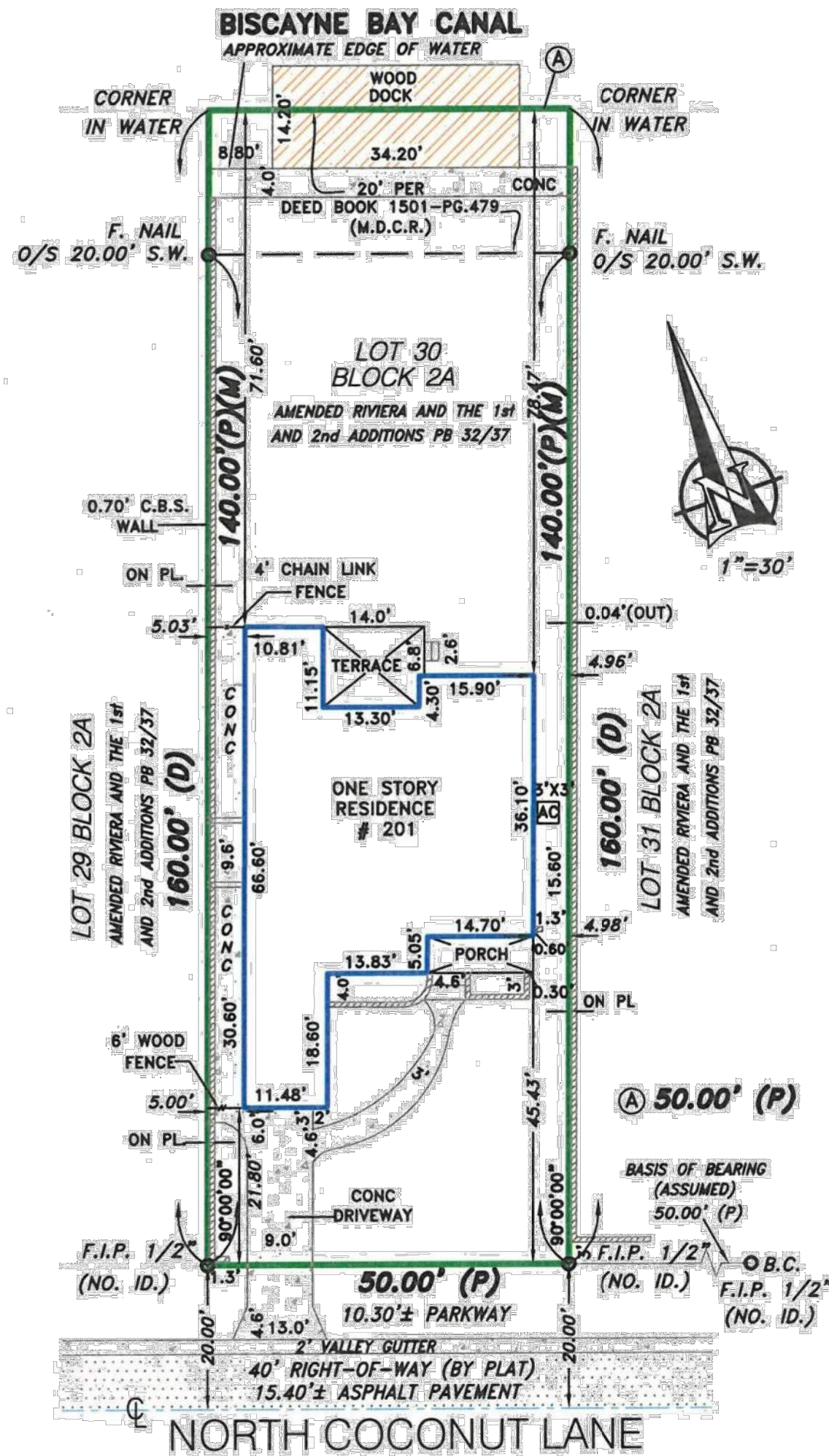
EXECUTION

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK.
- B. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE EXISTING STRUCTURE PRIOR TO DEMOLITION.
- C. COMPLETE ALL DEMOLITION WORK AS SHOWN ON DRAWINGS AND AS REQUIRED BY THE WORK. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.
- D. BARRICADE AND COVER AS NECESSARY TO PROTECT PEDESTRIANS, WORKMEN AND ADJACENT PROPERTIES. CONTROL DUST BY PERIODICALLY SPRAYING DEMOLITION WORK WITH WATER.
- E. PROTECT ANY EXISTING ACTIVE SERVICE LINES, INDICATED OR NOT. DISCONNECT ANY ELECTRIC, TELEPHONE, GAS, WATER OR OTHER LINES SERVING THE STRUCTURE AS PER RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- F. AVOID ANY ENCROACHMENT ON ADJACENT PROPERTIES, REPAIR AND MAKE GOOD ANY DAMAGE TO ADJOINING PROPERTIES CAUSED BY OPERATIONS. CONDUCT OPERATIONS SO AS NOT TO INTERFERE WITH ADJACENT STREETS, WALKS, SERVICE LINE.
- G. PREVENT ACCUMULATION OF DEBRIS AND OVERLOADING OF ANY PARTS OF THE STRUCTURE. ALL MATERIAL REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE REUSED, SHALL BE PROMPTLY REMOVED FROM THE SITE.
- H. UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO THE OWNER, LOCAL AUTHORITIES AND THE ARCHITECT.





This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: \_\_\_\_\_

Property Address:  
201 N. Coconut Lane  
Miami Beach, FLORIDA 33139

Notes: **WOOD DOCK EXTENDS BEYOND NORTH PROPERTY LINE.**

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THE STANDARD SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-10-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED \_\_\_\_\_ FOR THE FIRM  
Efrain Lopez  
STATE OF FLORIDA  
09/30/22  
P.S.M. No. 6792

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SEAL AND / OR THIS MAP IS  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, Inc.  
P.O. Box 970685  
Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989



**M.E. Land Surveying, Inc.**

P.O. Box 970685 Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989



## Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FIND FOUND IRON PIPE / PIN AS NOTED ON PLAT		B.R. BEARING REFERENCE		TEL. TELEPHONE FACILITIES
	PROPERTY LINE		LB# LICENSE # - BUSINESS		C.A. CENTRAL ANGLE OR DELTA		U.P. UTILITY POLE
	STRUCTURE LINE		LS# LICENSE # - SURVEYOR		R. RADIUS		E.U.B. ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALC. CALCULATED POINT		RAD. RADIAL		SEP. SEPTIC
	CHAINLINK FENCE OR WIRE FENCE		SET SET PIN		N.R. NON RADIAL		D.F. DRAINFIELD
	WOOD FENCE		CONTROL POINT		TYP. TYPICAL		A/C AIR CONDITIONER
	IRON FENCE		CONCRETE MONUMENT		I.R. IRON ROD		S/W SIDEWALK
	EASEMENT		BENCHMARK		I.P. IRON PIPE		D/WY DRIVEWAY
	CENTER LINE		ELEV. ELEVATION		N&D NAIL & DISK		SCR. SCREENED
	WOOD DECK		P.T. POINT OF TANGENCY		PK NAIL PARKER-NAIL ON NAIL		GAR. GARAGE
	ASPHALT		P.C. POINT OF CURVATURE		D.H. DRILL HOLE		ENCL. ENCLOSURE
	BRICK / TILE		P.R.M. PERMANENT REFERENCE MONUMENT		WELL		N.T.S. NOT TO SCALE
	WATER		P.C.C. POINT OF COMPOUND CURVATURE		F.H. FIRE HYDRANT		F.F. FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C. POINT OF REVERSE CURVATURE		M.H. MANHOLE		T.O.B. TOP OF BANK
	COVERED AREA		P.O.B. POINT OF BEGINNING		O.H.L. OVERHEAD LINES		E.O.W. EDGE OF WATER
	TREE		P.O.C. POINT OF COMMENCEMENT		TRANS. TRANSFORMER		E.O.P. EDGE OF PAVEMENT
	POWER POLE		P.C.P. PERMANENT CONTROL POINT		C.T.V. CABLE TV RISER		C.V.G. CONCRETE VALLEY GUTTER
	CATCH BASIN		M. FIELD MEASUREMENT		W.M. WATER METER		B.S.L. BUILDING SETBACK LINE
	C.U.E. COUNTY UTILITY EASEMENT		D. DEED		P.E. POOL EQUIPMENT		S.T.L. SURVEY TIE LINE
	I.E.E. INGRESS / EGRESS EASEMENT		C. CALCULATED		CONC. CONCRETE SLAB		C.L. CENTER LINE
	U.E. UTILITY EASEMENT		L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT		EASMT. EASEMENT		R/W RIGHT-OF-WAY
	EP. ELECTRIC POLE		R.O.E. ROOF OVERHANG EASEMENT		D.E. DRAINAGE EASEMENT		P.U.E. PUBLIC UTILITY EASEMENT
	PG. PAGE		L.A.E. LIMITED ACCESS EASEMENT		L.B.E. LANDSCAPE BUFFER EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT
	P.B. FLAT BOOK		B.C.R. BROADWARD COUNTY RECORDS		L.A.E. LIMITED ACCESS EASEMENT		A.E. ANCHOR EASEMENT
			F.I.R. FOUND IRON PIN / REBAR		B.C.R. BROADWARD COUNTY RECORDS		ID. IDENTIFICATION
			C.L. CURVE LENGTH		F.I.R. FOUND IRON PIN / REBAR		BC. BLOCK CORNER
					WF. WOOD FENCE		

### Property Address:

201 N. Coconut Lane  
Miami Beach, FLORIDA 33139

### Flood Information:

Community Number: MIAMI  
BEACH/ 120651  
Panel Number: 12086C0316  
Suffix: L

Date of Firm Index: 09/11/2009  
Flood Zone: AE  
Base Flood Elevation: 9'  
Date of Field Work: 09/29/2022  
Date of Completion: 09/30/2022

### General Notes:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- Wall ties are done to the face of the wall.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R. also are assumed.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

### Legal Description:

Lot 30 in Block 2A, of. AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, Page 37, of the Public Records of Miami-Dade County, Florida, together with that part of the Twenty (20) foot strip contiguous and abutting to said lot which was conveyed to the Biscayne Bay Islands Co., in Deed Book 1501, at Page 479, of the Public Records of Miami-Dade County, Florida, together with improvements thereon.

### Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

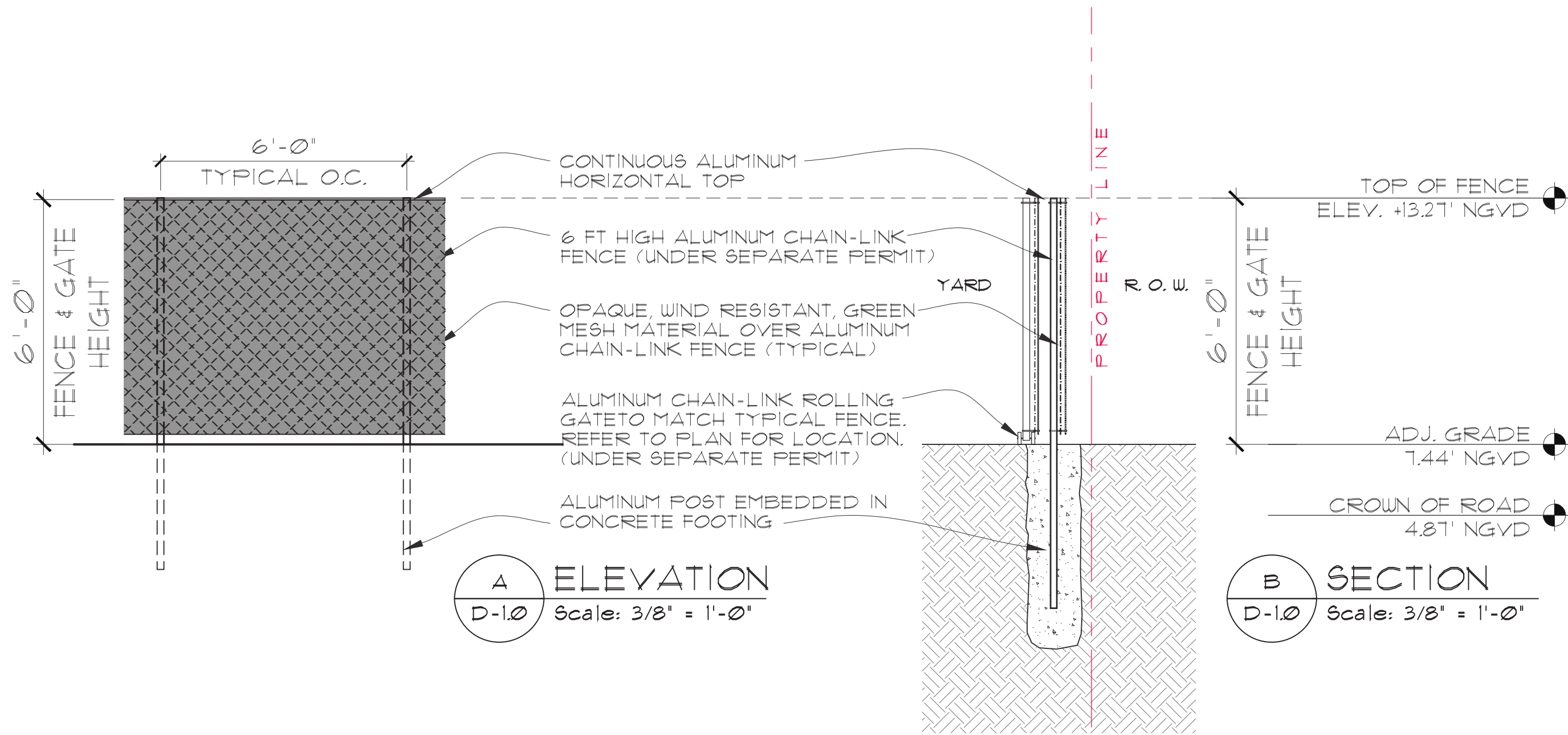
### Certified To:

**Suzanne Brodie Kaiser**  
**Focus Title Group, LLC**  
**First American Title Insurance Company**  
**Reverse Mortgage Lending**  
its successors and/or assigns as their interest may appear.

### Please copy below for policy preparation purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying Inc., dated 09/30/2022 bearing Job # B-119165 :*  
a. WOOD DOCK EXTENDS BEYOND NORTH PROPERTY LINE.





**PROPERTY INFORMATION:**

**PROPERTY ADDRESS:**  
201 N COCONUT LN, MIAMI BEACH FL, 33139

**FOLIO NUMBER:**  
02-4205-002-0260

**LEGAL DESCRIPTION:**  
LOT 30 IN BLOCK 24, OF, AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE PART OF THE TWENTY (20) FOOT STRIP CONTIGUOUS AND ABUTTING TO SAID LOT WHICH WAS CONVEYED TO THE BISCAYNE BAY ISLANDS CO., IN DEED BOOK 1501, AT PAGE 479, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH IMPROVEMENTS THEREON.

**PROJECT DATA:**

THE INTENTION OF THIS APPLICATION IS TO BEGIN DEMOLITION AND THE CONSTRUCTION PROCESS ON SITE.

IF SITE REMAINS VACANT FOR AN EXTENDED PERIOD OF TIME, FENCE MUST MEET REQUIREMENTS AS PER SEC. 142-876 (a)

**SCOPE OF WORK:**  
DEMOLITION OF AN EXISTING TWO STORY CBS RESIDENCE IN MIAMI BEACH, FLORIDA

**APPLICABLE CODE NOTE:**

APPLICABLE CODE: FBC 2020 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL.

PER SEC. 142-108 (F)(3), THE DEMOLITION PERMIT SHALL REQUIRE THAT ALL DEBRIS ASSOCIATED WITH THE DEMOLITION OF THE STRUCTURE SHALL BE RE-CYCLE, IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

**TEMPORARY CONSTRUCTION FENCE NOTE:**

A. THE TEMPORARY CONSTRUCTION FENCE SHALL BE AN 6'-0" HIGH FENCE WITH A WIND RESISTANT GREEN MESH MATERIAL ALONG PROPERTY LINE AT THE FRONT, REAR AND SIDES TO AN ELEVATION OF +13.21 FT. NGVD

B. ADJUSTED GRADE +7.44 FT NGVD (+9.00' + 5.88' / 2 = +7.44 FT NGVD)

C. SITE ELEVATIONS ARE IN NGVD 1929 AND MATCH THE BOUNDARY THE SURVEY ELEVATION.

**DEMOLITION NOTES:**

1. GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING ALL EXISTING WATER/SEWER/ELECTRIC SERVICES HAVE BEEN TURNED OFF AS REQUIRED WITH THE APPROPRIATE AGENCIES PRIOR TO THE START OF DEMOLITION.
2. ALL EXISTING STRUCTURE, FOUNDATION, EXTERIOR CBS BEARING WALLS, INTERIOR BEARING PARTITIONS, WOOD FLOOR JOISTS, ROOF, FLOOR SLABS, AND ALL OTHER ELEMENT PERTAINING TO THE MAIN CBS 2 STORY RESIDENCE SHALL BE REMOVED IN ITS ENTIRETY TO BE REPLACED BY NEW STRUCTURE.
3. ALL EXISTING EXTERIOR DOORS AND WINDOWS SHALL BE REMOVED AND DISPOSED CORRECTLY.
4. ALL EXISTING ELECTRICAL WIRING, CONDUIT, RECEPTACLES, LIGHTING, DEVICES, ETC. SHALL BE REMOVED.
5. ALL EXISTING MECHANICAL EQUIPMENT, DUCTS, GRILLS, DEVICES, ETC. SHALL BE REMOVED.
6. ALL INTERIOR FINISHES, FIXTURES, AND EQUIPMENT, IN KITCHENS, BATHROOMS, AND MECHANICAL CLOSETS, SHALL BE REMOVED.
7. ANY TREE REMOVAL SHALL BE IN ACCORDANCE WITH CITY ORDINANCES FOR REMOVING TREES, AND SHALL BE PERMITTED AND MITIGATED AS NEEDED.
8. ALL EXISTING WOOD, CBS, AND CHAIN LINK FENCES SHALL BE REMOVED AND DISPOSED CORRECTLY.
9. ALL SITE DEVELOPMENT TO BE DEMOLISHED AND REMOVED FROM SITE.
10. A TREE SURVEY, IF REQUIRED, SHALL BE SUBMITTED AND A REPLACEMENT PLAN, IF REQUIRED, SHALL BE REVIEWED AND APPROVED BY THE URBAN FORESTRY IN THE ENVIRONMENT AND SUSTAINABILITY DEPARTMENT.
11. ENTIRE PROPERTY SHALL BE RAISED TO SIDEWALK GRADE, OR THE CROWN OF THE ROAD, UPON THE COMPLETION OF DEMOLITION, WITH APPROVED BASE MATERIAL.
12. DROUGHT AND SALT TOLERANT SOD, SUCH AS BAHIA SOD OR SEASHORE PASPALUM SOD SHALL BE INSTALLED ON THE ENTIRE SITE AND HEDGE MATERIAL SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
13. FENCING FOR THE PROPERTY, IF ANY, SHALL ONLY CONSIST OF ALUMINUM PICKET ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
14. THE RAISING OF THE SITE TO SIDEWALK GRADE AND THE INSTALLATION OF ALL REQUIRED LANDSCAPING MUST BE COMPLETED WITHIN TEN DAYS OF THE COMPLETION OF DEMOLITION.
15. ALL LANDSCAPING REQUIRED HEREIN SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE DEMOLITION PERMIT AND THE CITY'S LANDSCAPING CODE, UNTIL SUCH TIME AS NEW CONSTRUCTION IS AUTHORIZED AND COMMENCES.
16. PER SEC. 24-41(1) - REFRIGERANTS, OF THE MIAMI-DADE CODE OF ORDINANCE IT SHALL BE UNLAWFUL FOR ANY PERSON TO RELEASE OR CASE, LET, ALLOW, PERMIT OR SUFFER THE RELEASE OF ANY REFRIGERANT FROM ANY REFRIGERANT SYSTEM INTO THE AMBIENT AIR OF THE EARTH.
17. RECOVERED REFRIGERANT WHICH CANNOT BE RE-USED OR RECYCLED SHALL BE DISPOSED IN A MANNER APPROVED IN WRITING BY THE DIRECTOR OR THE DIRECTOR'S DESIGNEE.

**CONSTRUCTION FENCE GUIDELINES :**

SECTION 142-876 (b):

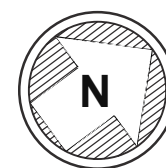
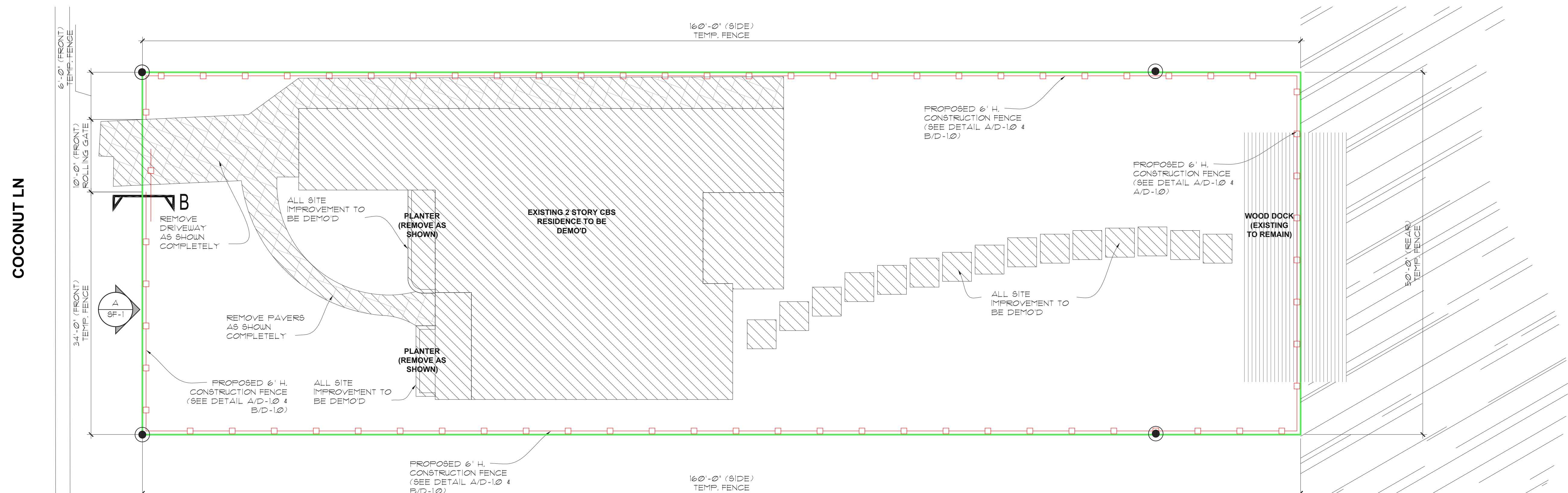
(b) CONSTRUCTION FENCES IN ALL DISTRICTS, AS APPLICABLE TO ALL PROPERTIES WITH ACTIVE BUILDING PERMITS THAT HAVE BEEN DEEMED UNFIT FOR HUMAN HABITATION, CONSTRUCTION FENCES SHALL BE REQUIRED TO BE INSTALLED ALONG ALL PROPERTY LINES:

(1) HEIGHT. IN SINGLE-FAMILY DISTRICTS, CONSTRUCTION FENCES SHALL BE INSTALLED AT A MINIMUM HEIGHT OF SIX FEET AND MAXIMUM HEIGHT OF TEN FEET, AS MEASURED FROM THE ADJACENT GRADE. IN ALL OTHER DISTRICTS, CONSTRUCTION FENCES SHALL BE A MINIMUM HEIGHT OF SIX FEET AND MAXIMUM HEIGHT OF 12 FEET, AS MEASURED FROM ADJACENT GRADE.

(2) MATERIALS. IN ALL DISTRICTS, CONSTRUCTION FENCES LOCATED ALONG A FRONT, SIDE FACING A STREET, OR WATERFRONT PROPERTY LINE, SHALL CONSIST OF AN OPAQUE SCREENING, WHICH MAY INCLUDE PLYWOOD OR ALUMINUM PANELS, OR THE EQUIVALENT SOLID CONSTRUCTION ON A WOOD OR METAL FRAME. ALTERNATIVELY, A CHAIN LINK FENCE MAY BE PERMITTED, PROVIDED THAT IT CONTAINS A HORIZONTAL TOP, OPAQUE SCREENING, AND A ROLLING GATE FOR ACCESS. THE EXTERIOR FACE OF SUCH FENCING SHALL AT A MINIMUM CONSIST OF A CONTINUOUS COLOR FINISH IN SINGLE-FAMILY DISTRICTS, IN ALL DISTRICTS, EXCEPT SINGLE-FAMILY DISTRICTS, AN ARTISTIC MURAL, WHICH IS INTEGRAL TO THE FENCE CONSTRUCTION, SHALL BE REQUIRED, SUBJECT TO DESIGN REVIEW APPROVAL OR A CERTIFICATE OF APPROPRIATENESS, AS APPLICABLE.

(3) CONSTRUCTION REQUIREMENTS. ALL FENCES REQUIRED TO BE INSTALLED PURSUANT TO THIS SECTION SHALL BE OF PERMANENT-QUALITY CONSTRUCTION, INCLUDING CONCRETE FOUNDATIONS.

(4) ACCESS. A ROLLING OR RIGID FOLDING GATE SHALL BE PLACED AT AN OPENING IN THE FENCE WHEREVER THERE IS A VEHICULAR ACCESS POINT FOR CONSTRUCTION VEHICLES TO ENTER THE SITE. THE WIDTH OF THE GATE SHALL NOT BE GREATER THAN WHAT IS REQUIRED TO ALLOW ACCESS TO CONSTRUCTION VEHICLES; HOWEVER, THE HEIGHT MAY BE INCREASED AS NECESSARY TO PROVIDE A RIGID FRAME THAT COMPLETELY SURROUNDS THE VEHICULAR ACCESS POINT. THE GATE SHALL NOT BE OF A SWINGING TYPE.



**SITE DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

seal

Raphael Levy  
registered architect  
AR94779

comm no.  
**2403**

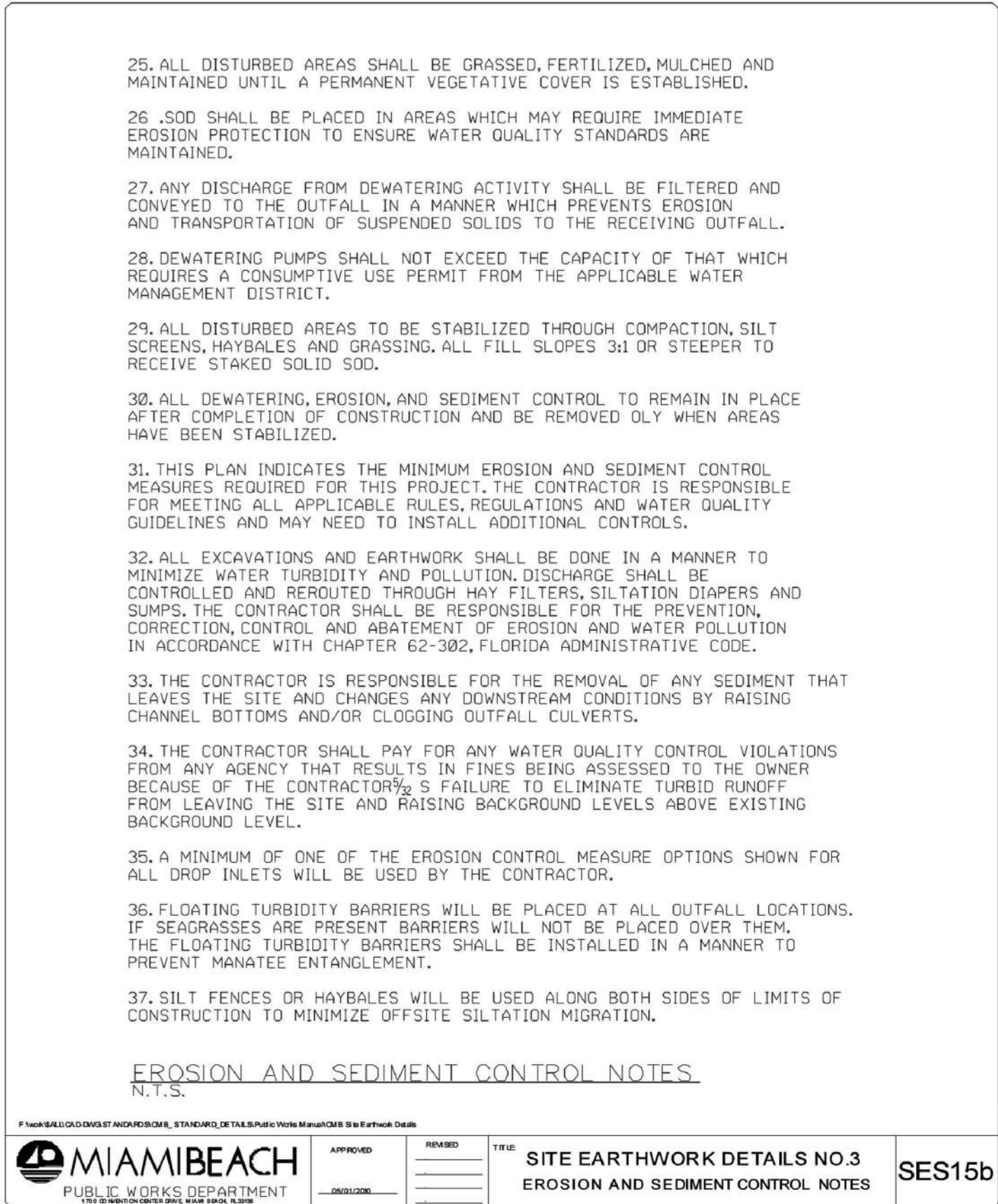
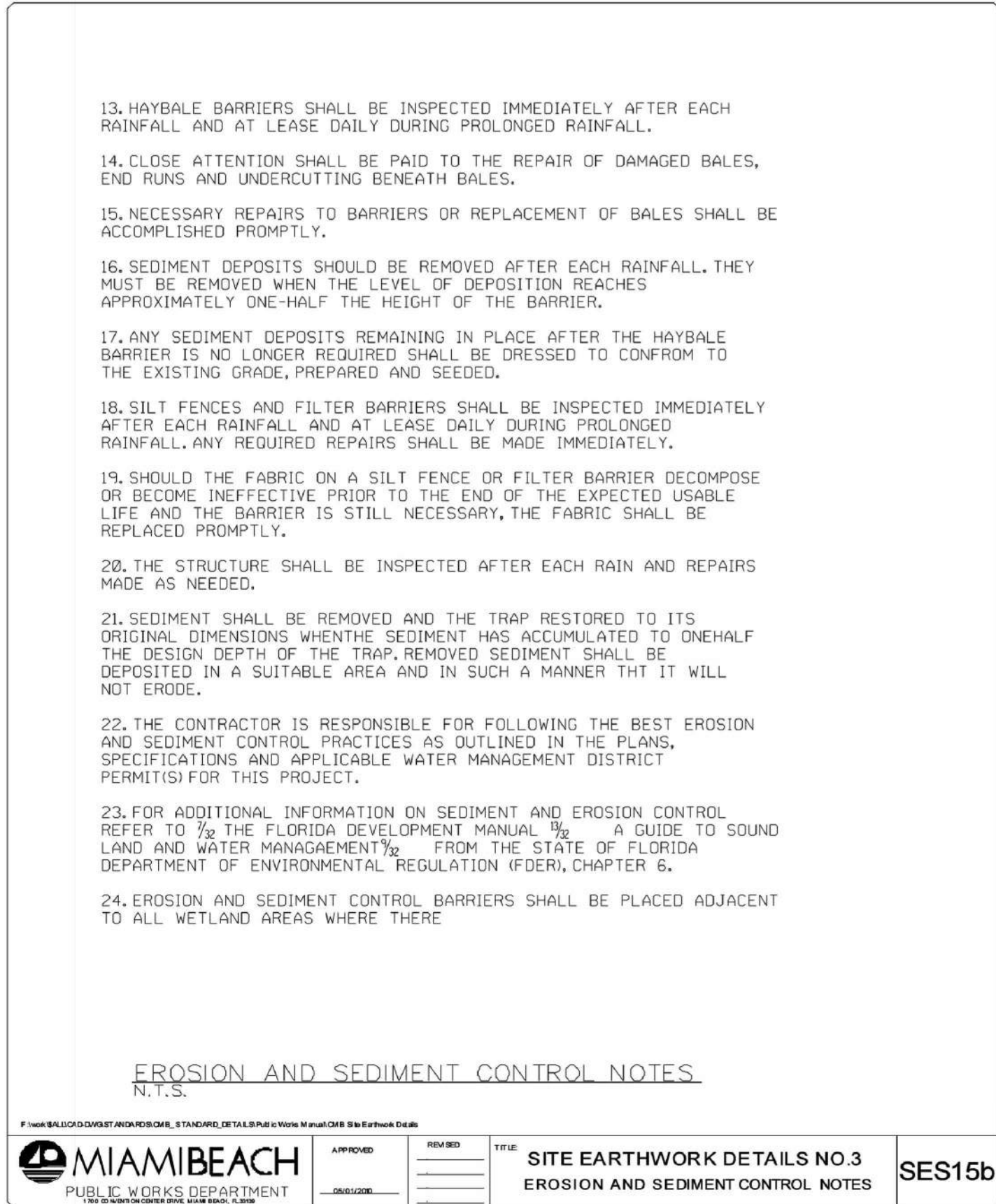
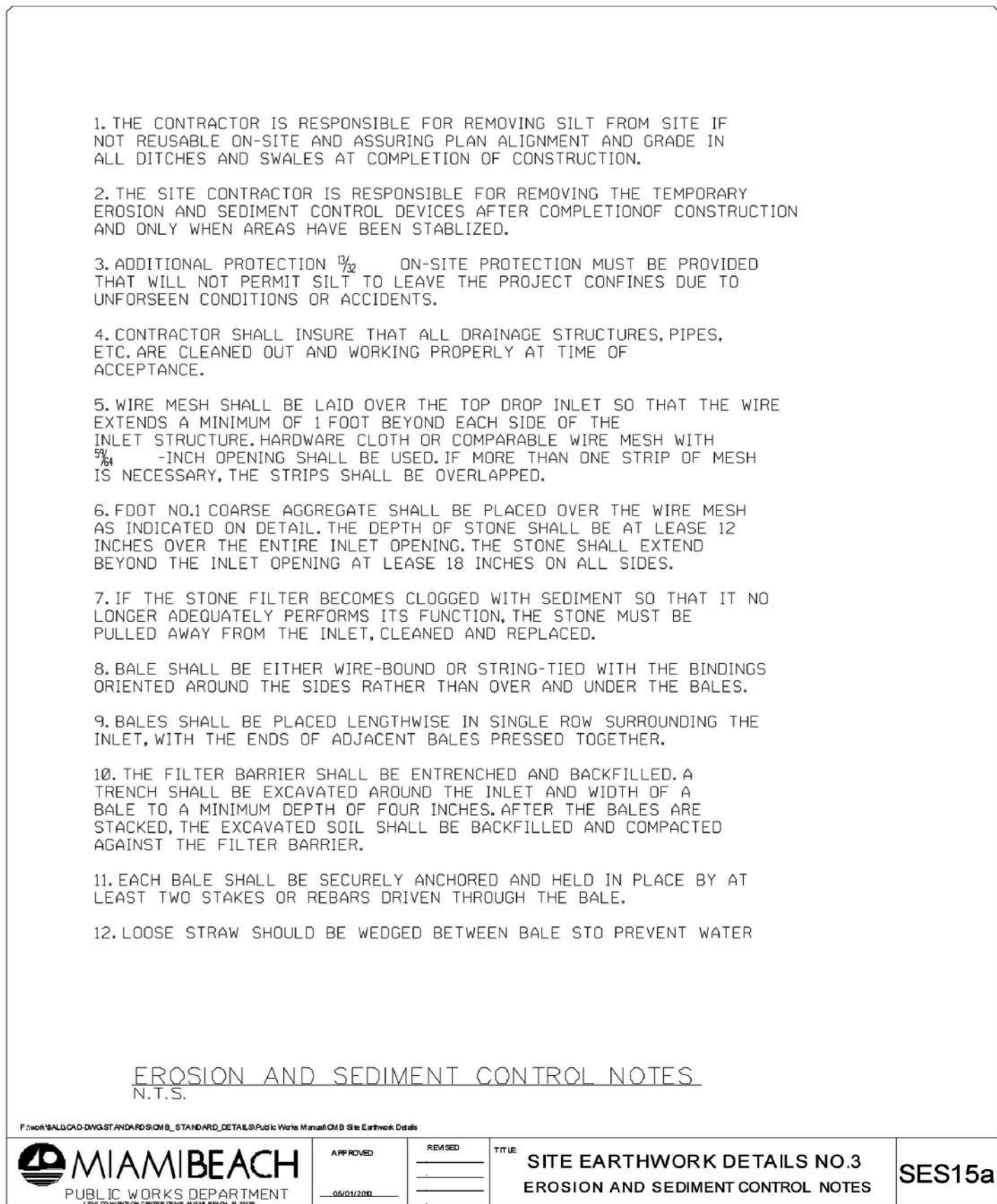
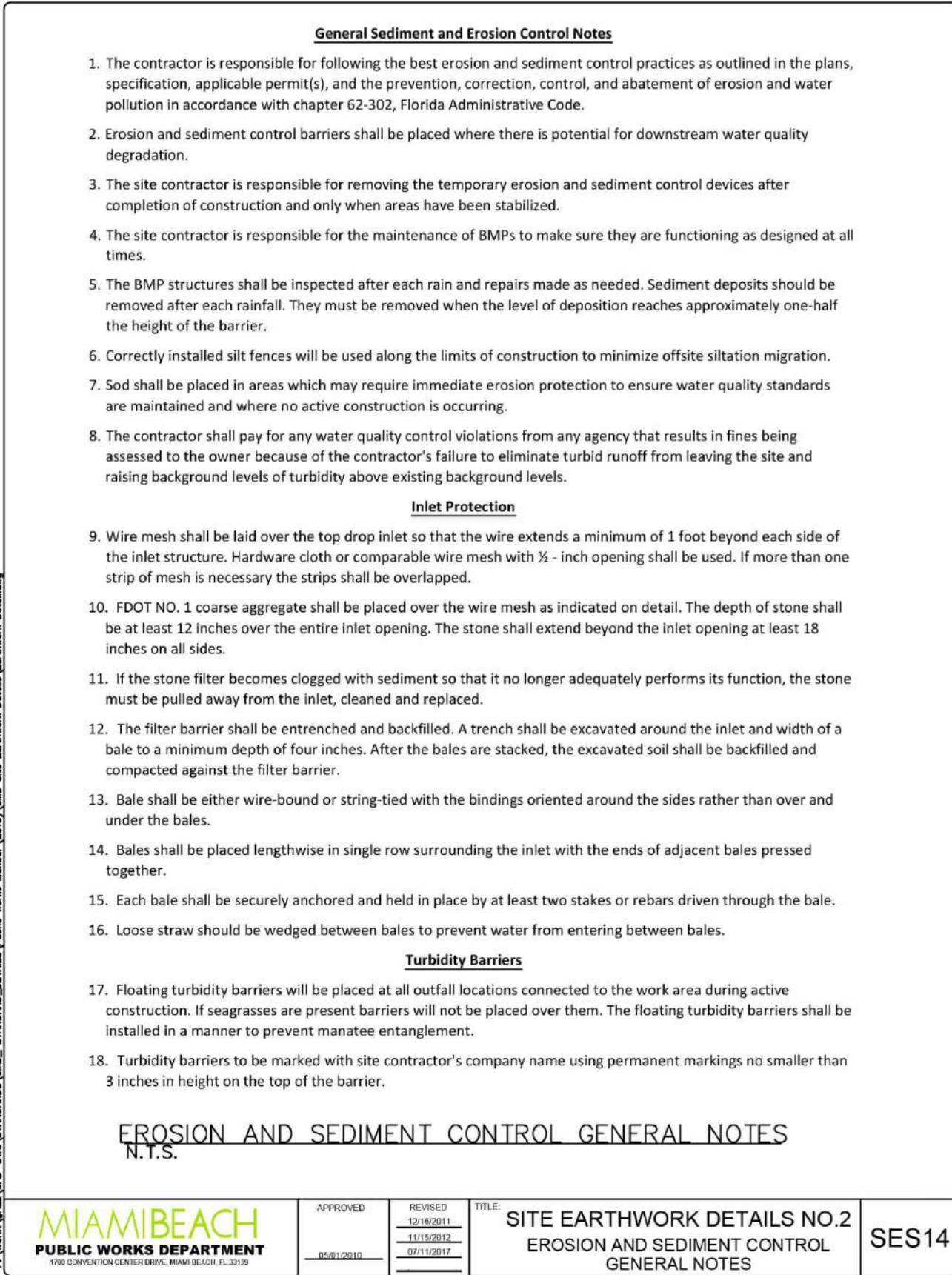
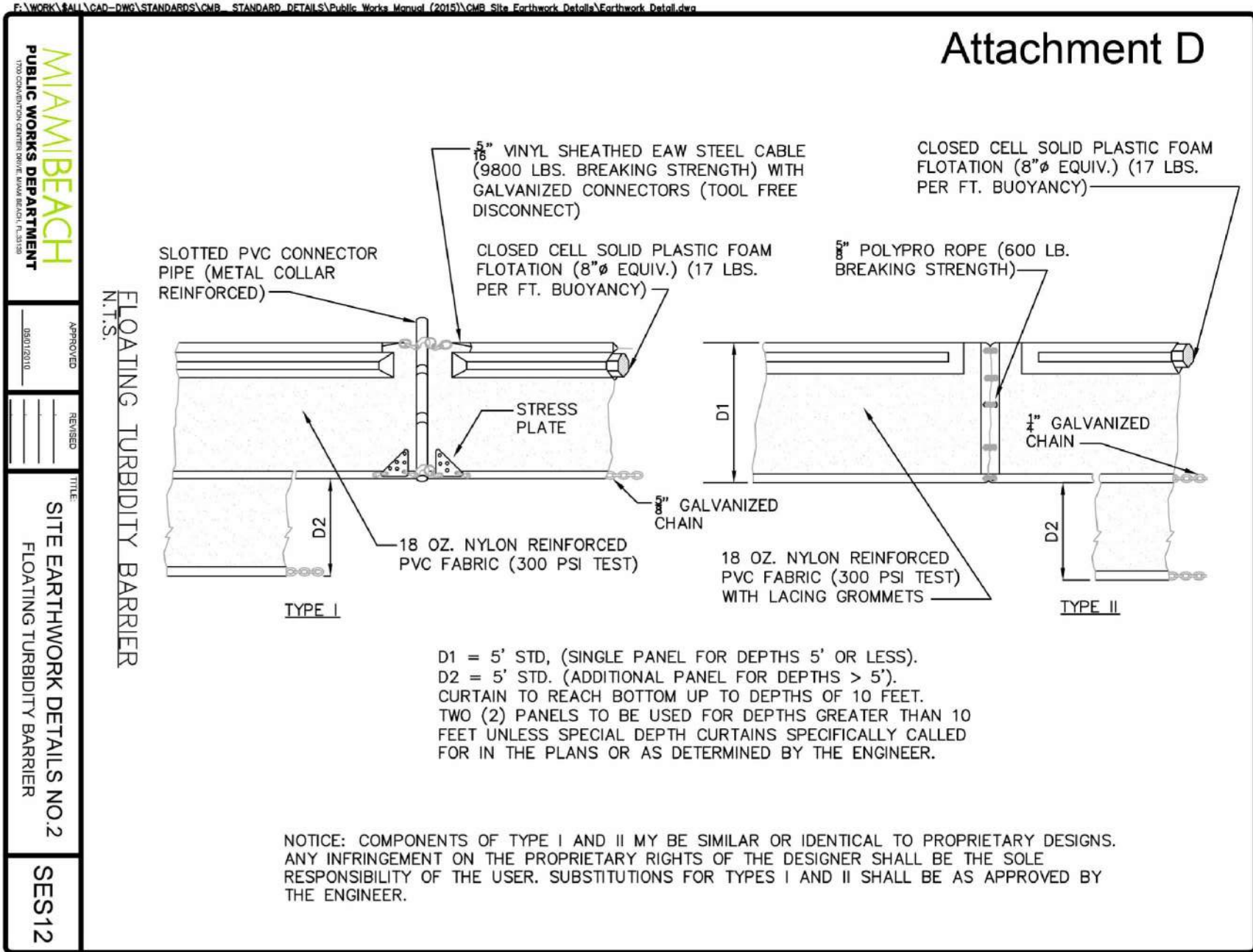
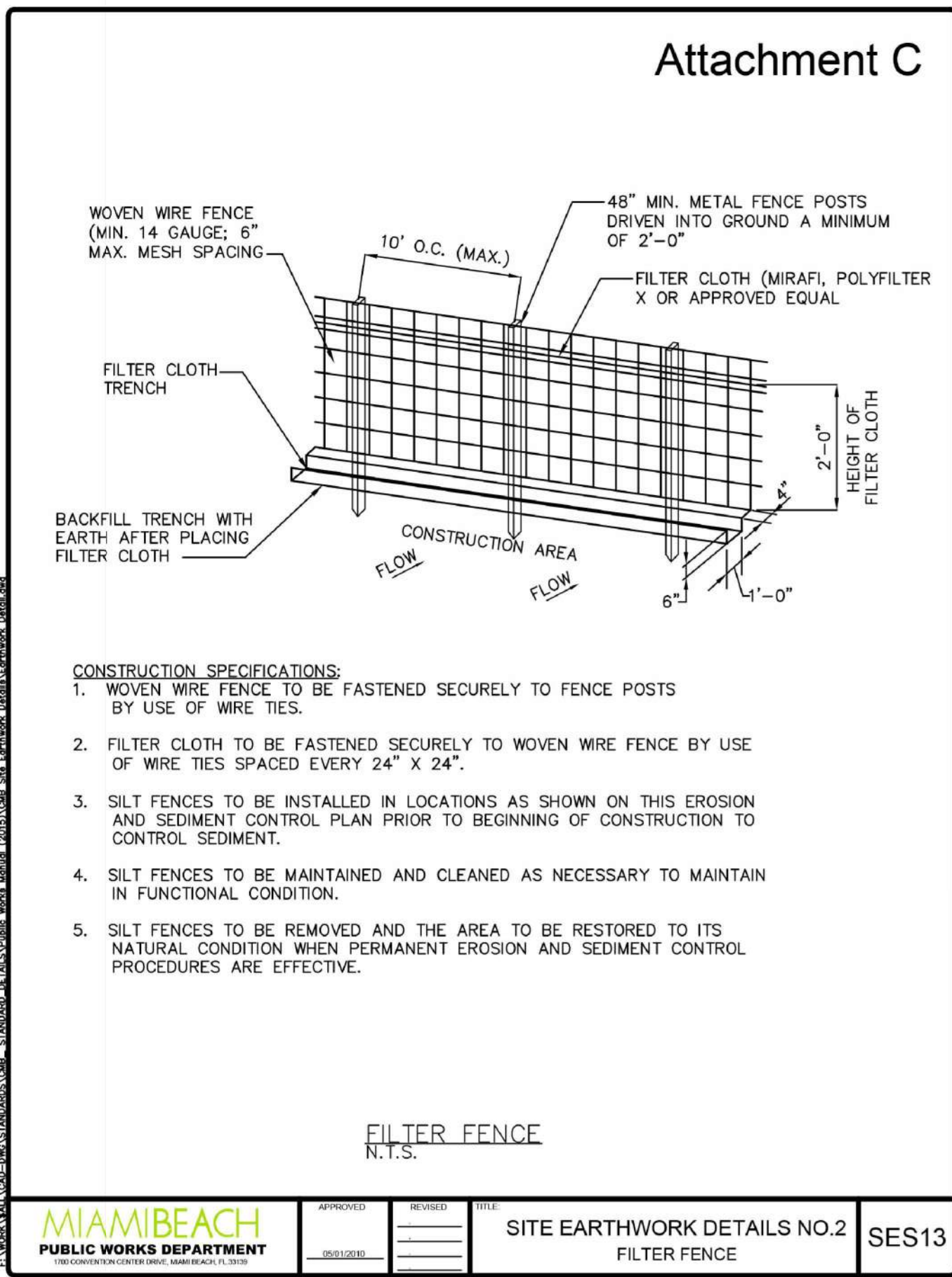
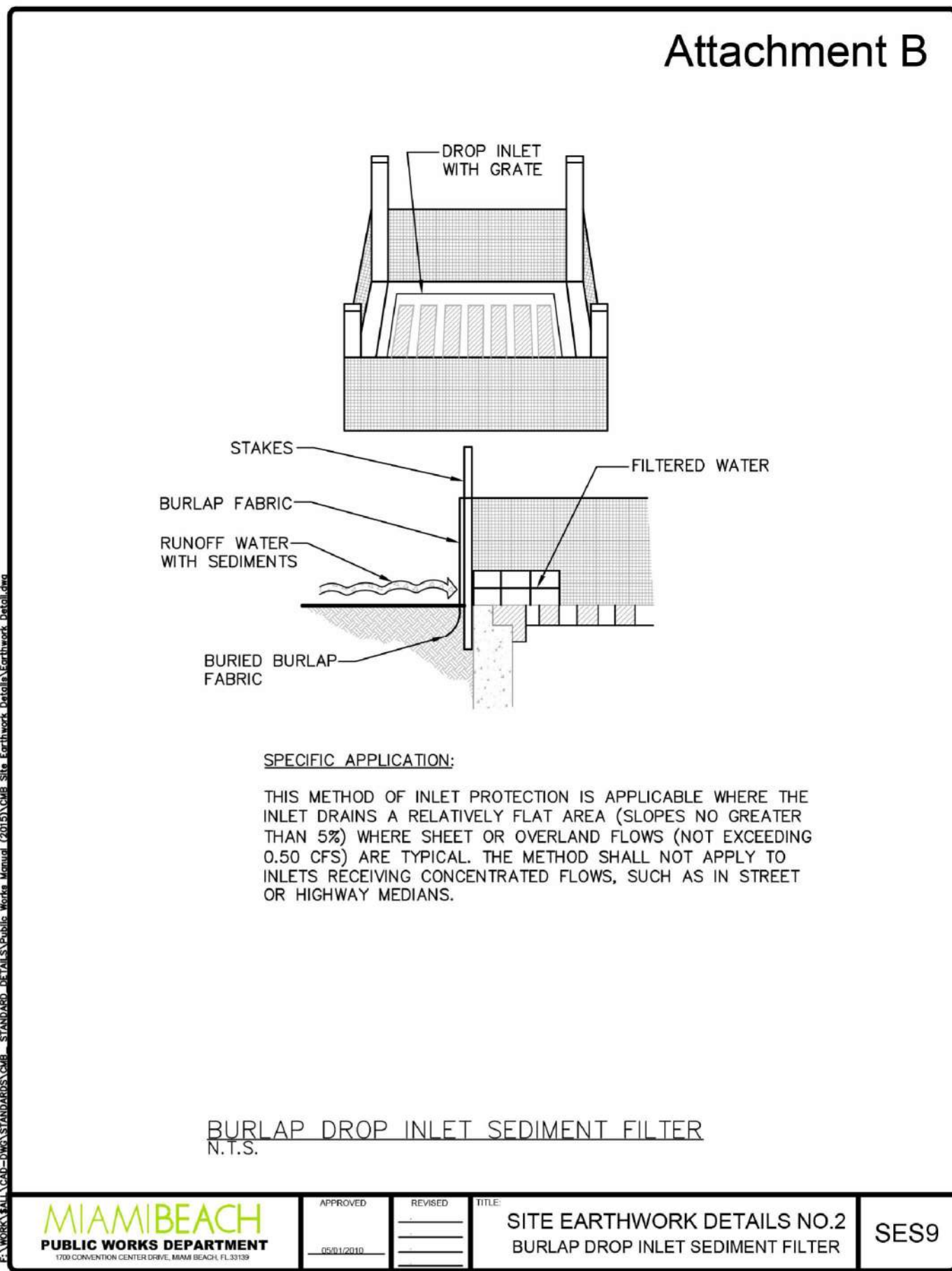
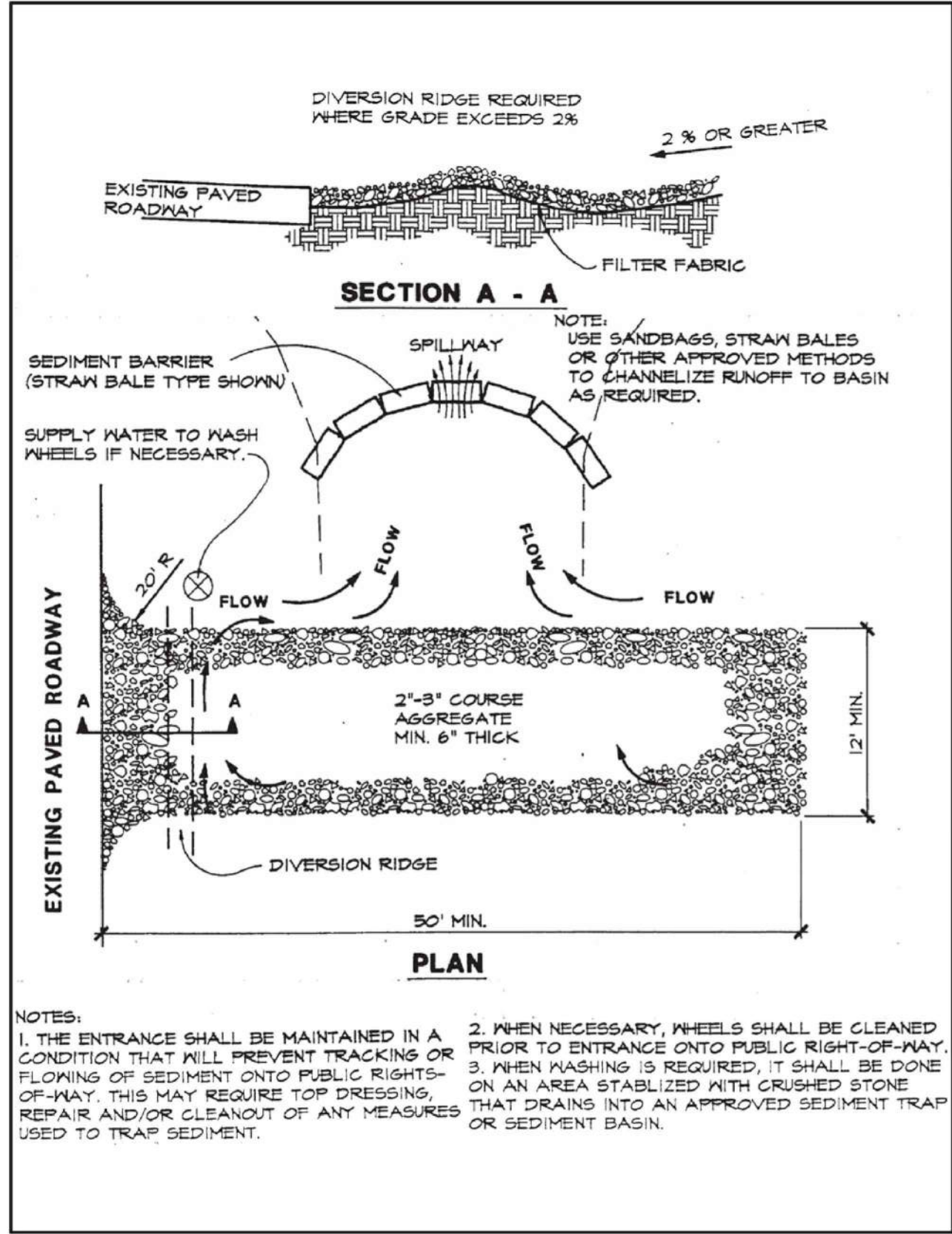
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04/25/2024

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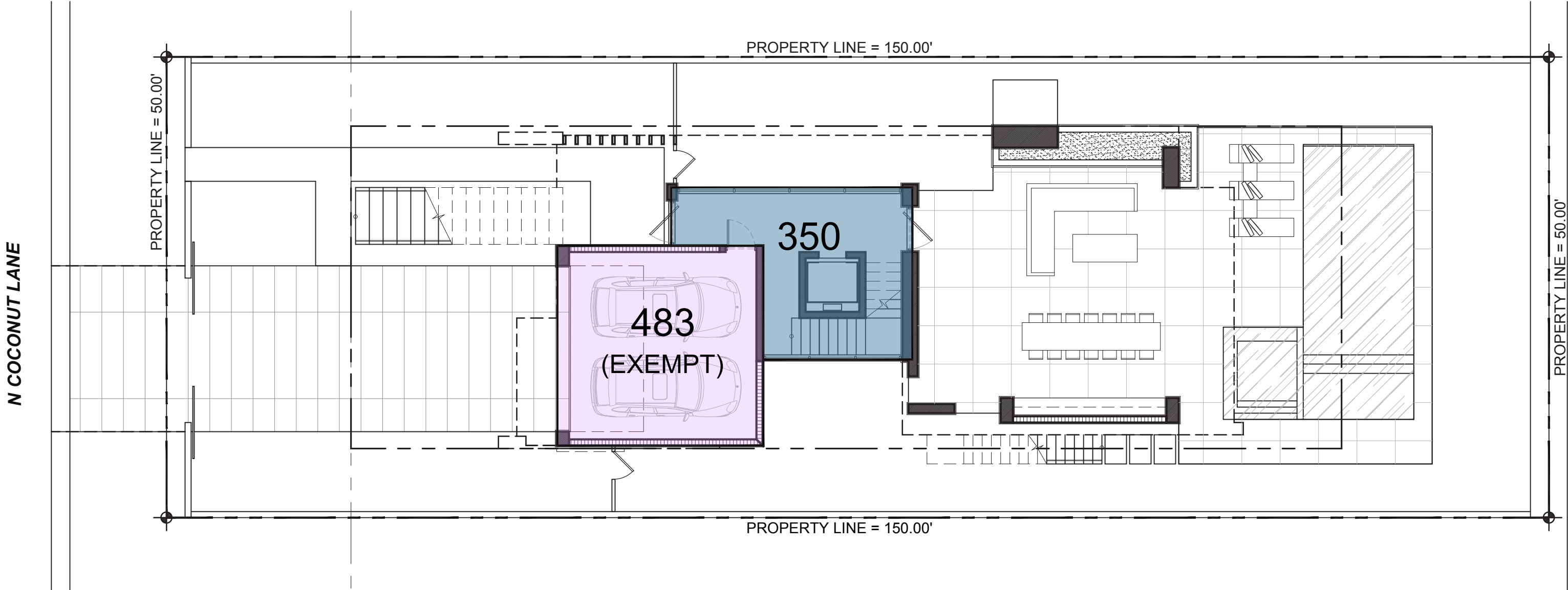




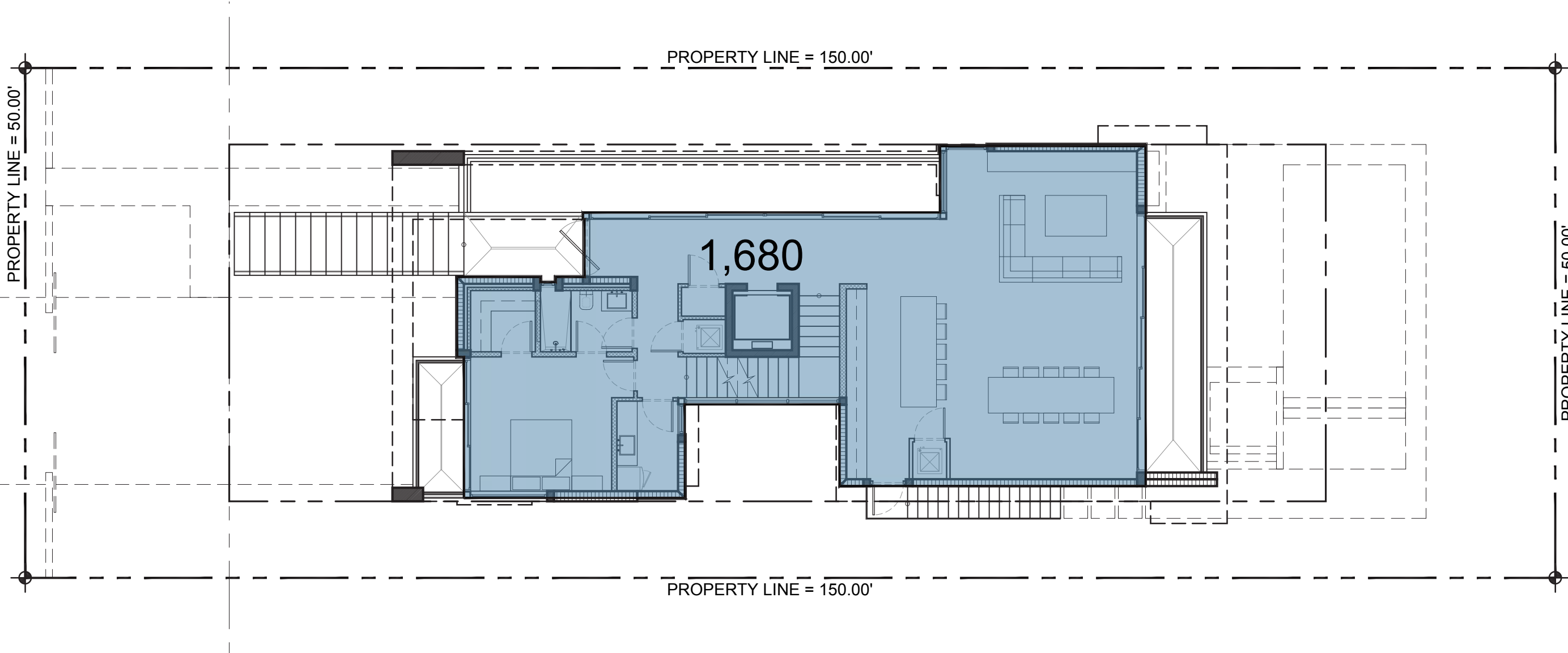
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	201 N. COCONUT LANE MIAMI BEACH, FL 33139 LEGAL DESCRIPTION: LOT 30 BLOCK 2A LOT SIZE 50 X 150			
2	Folio number(s):	02-4205-002-0260			
3	Board and file numbers :				
4	Year built:		Zoning District:	R5-4	
5	Based Flood Elevation:	9.0' NGVD	Grade value (C.O.R.)	4.87' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.44' NGVD	Free board:	9.0'+6.0'=15.0' NGVD	
7	Lot Area:	7,500 SF			
8	Lot width:	50'-0"	Lot Depth:	150'-0"	
9	Max Lot Coverage SF and %:	2,250 SF (30%)	Proposed Lot Coverage SF and %:	2,231 SF (29%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	483 SF	
11	Front Yard Open Space SF and %:	492 SF (49%)	Rear Yard Open Space SF and %:	863 SF (77%)	
12	Max Unit Size SF and %:	3,750 SF (50%)	Proposed Unit Size SF and %:	3,736 SF (49%)	
13	Proposed Understory Unit Size	350 SF	Proposed First Floor Unit Size (Inc. O.H. Areas):	1,680 SF	
	Proposed Second Floor Unit Size:	1,655 SF	Proposed Roof Unit Size:	51 SF	
14			Proposed First Floor Unit Size (volumetric) :	N/A	
15		Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)			N/A
16		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):			363 SF (22%)
		Required	Existing	Proposed	Notes
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	30'-0"		42'-4"	
19	Front Second level Setback :	30'-0"		42'-4"	
20	Side 1 Setback :	7'-6"		7'-6"	
21	Side 2 Setback :	7'-6"		7'-6"	
22	Rear Setback :	30'-0"		40'-2"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	N/A		N/A	
26	Sum of Side yard	15'-0"		15'-0"	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	
Notes:					

ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 9	
2	FIRM Map Number	12086C0316L	
3	Base Flood Elevation (BFE):	+9.00' NGVD	
4	Proposed Flood Design Elevation:	+10.00' NGVD	
5	Crown of Road Elevation:	+4.87' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

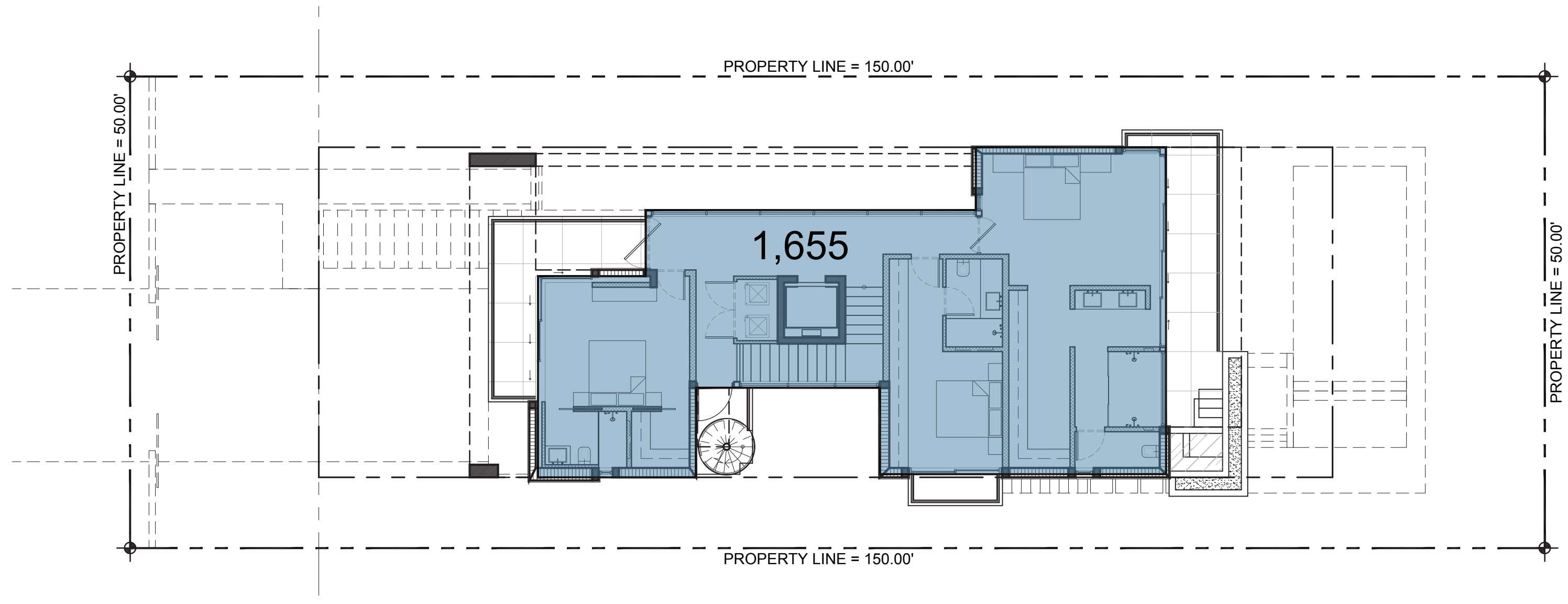




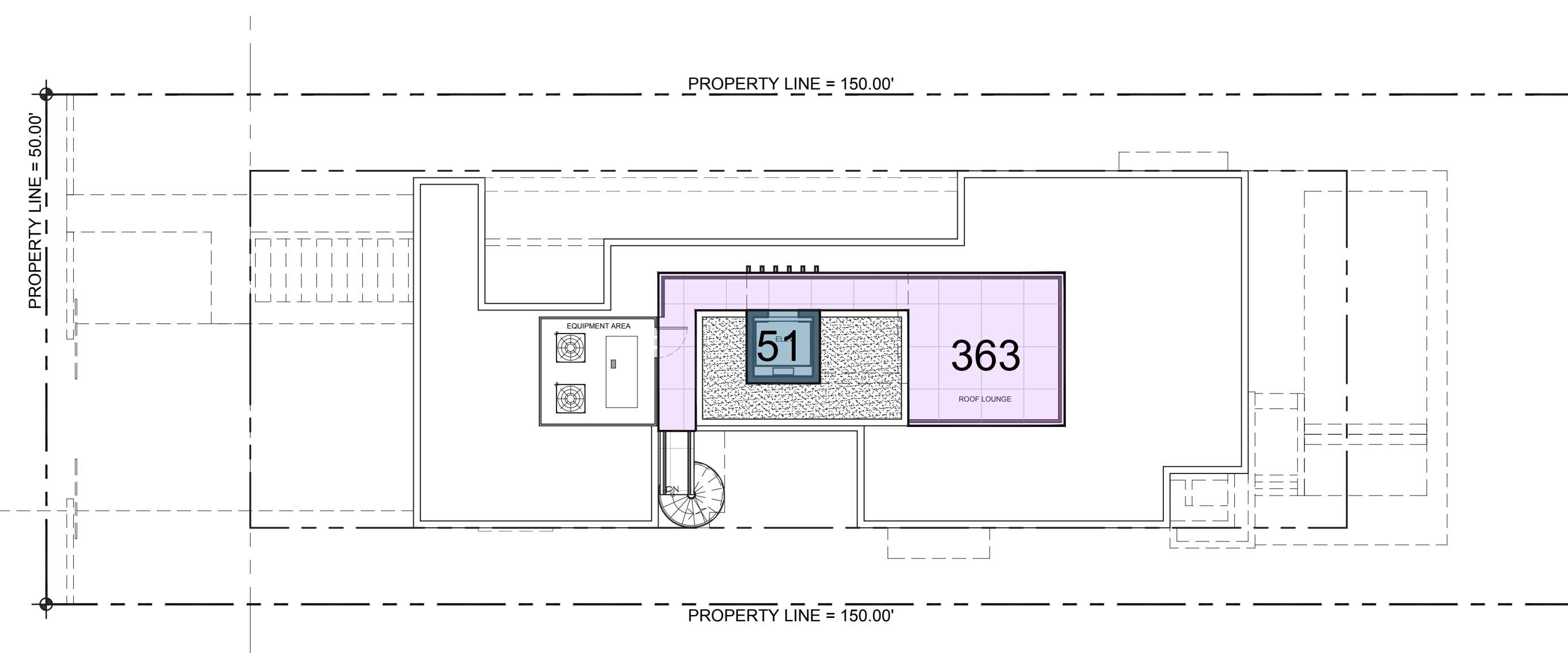
1 UNIT SIZE UNDER STORY  
A-0.7 Scale: 3/32" = 1'-0"



2 UNIT SIZE FIRST FLOOR  
A-0.7 Scale: 3/32" = 1'-0"



3 UNIT SIZE SECOND FLOOR  
A-0.7 Scale: 3/32" = 1'-0"



4 UNIT SIZE ROOF  
A-0.7 Scale: 3/32" = 1'-0"

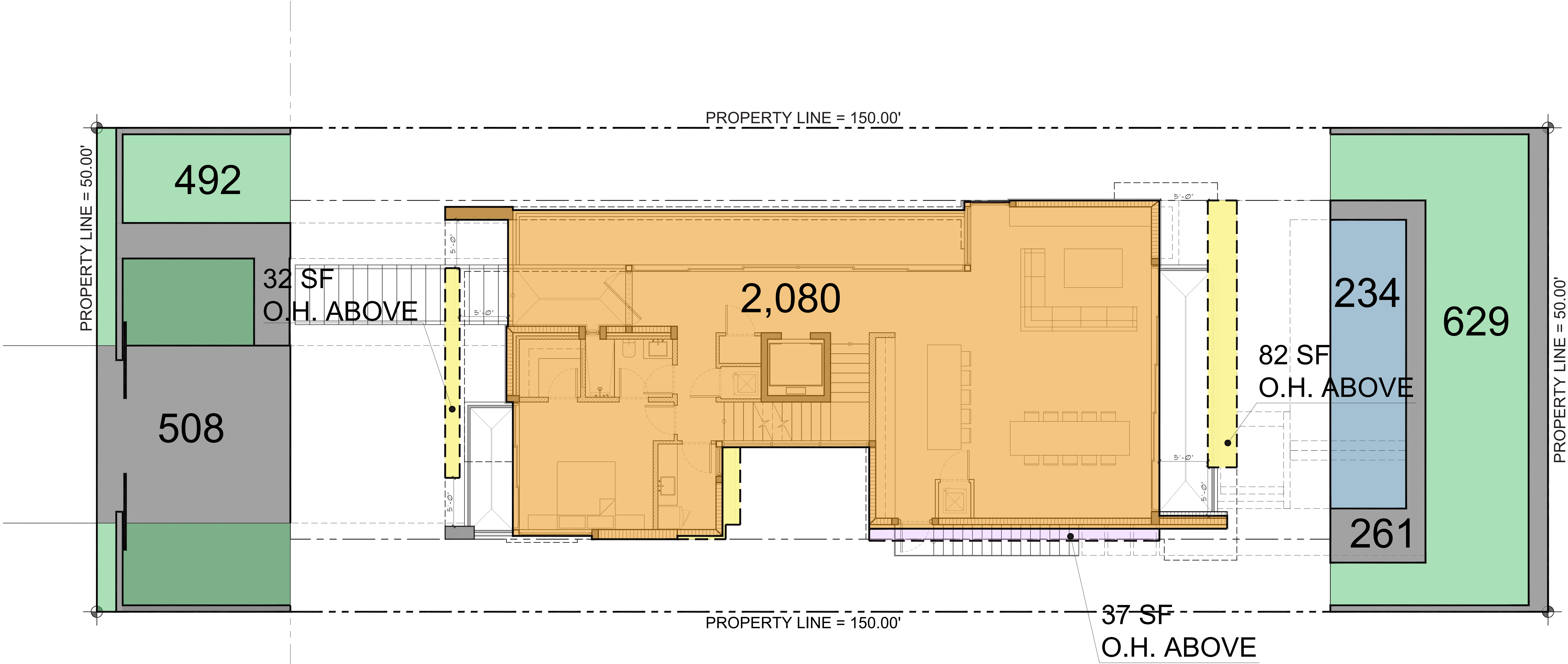
UNIT SIZE :

LOT SIZE:	1500 S.F.
MAX UNIT SIZE:	3,150 S.F. (50% MAX)
UNDERSTORY	350 S.F.
FIRST FLOOR	1,680 S.F.
SECOND FLOOR	1,655 S.F.
ROOF	51 S.F.
TOTAL PROPOSED	3,736 S.F. 49%

ROOF DECK :

MAX ROOF DECK:	414 S.F. (25%)
DECK SIZE:	363 S.F. (22%)





LOT COVERAGE:

LOT SIZE:	7,500 S.F.
MAX LOT COVERAGE:	2,250 S.F. (30% MAX)
FIRST FLOOR:	2,080 S.F.
OVERHANGING SECOND FLOOR:	37 S.F.
OVERHANGS EXCEEDING 5':	114 S.F.
TOTAL LOT COVERAGE:	2,231 S.F. (29%)

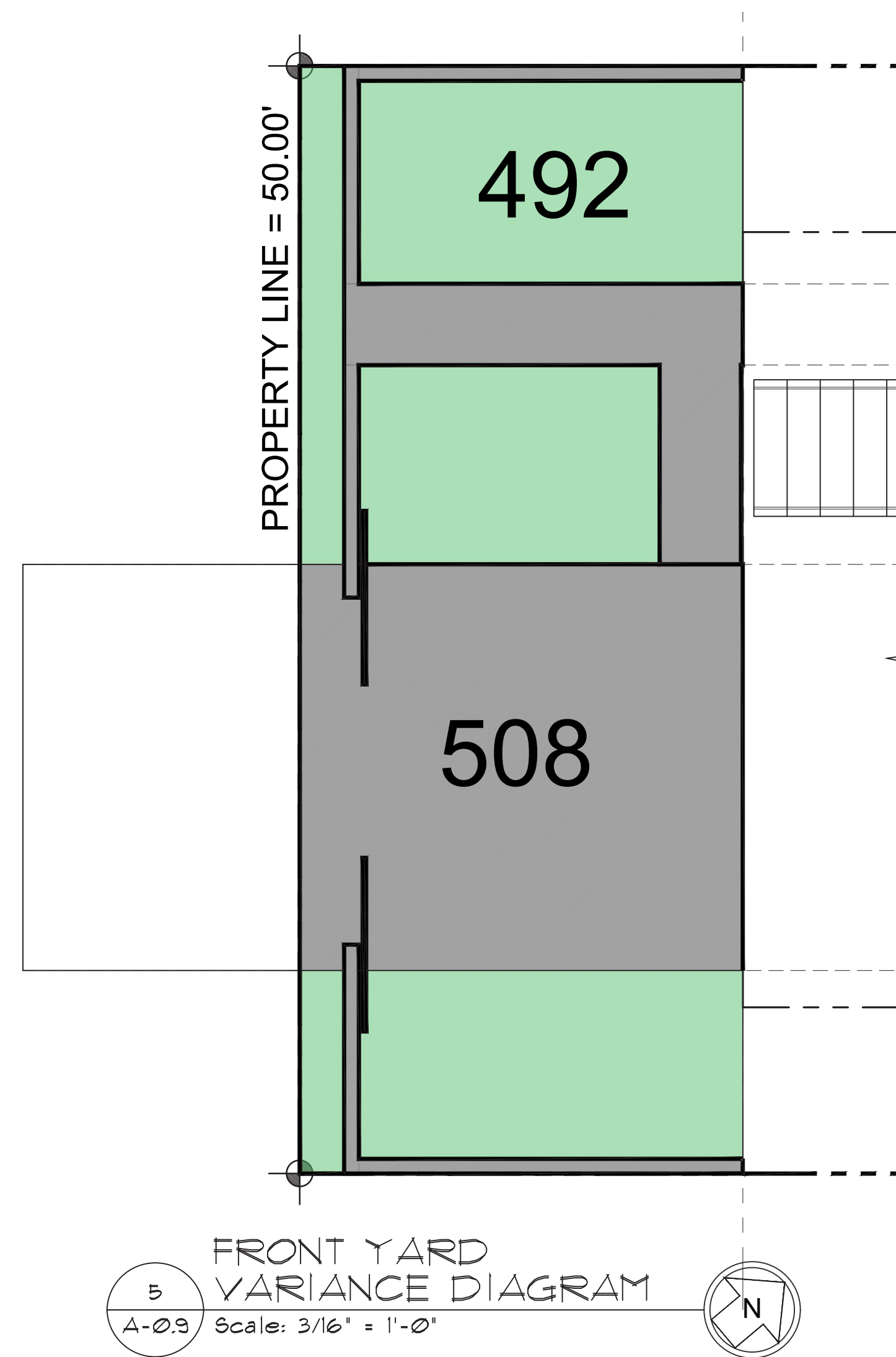
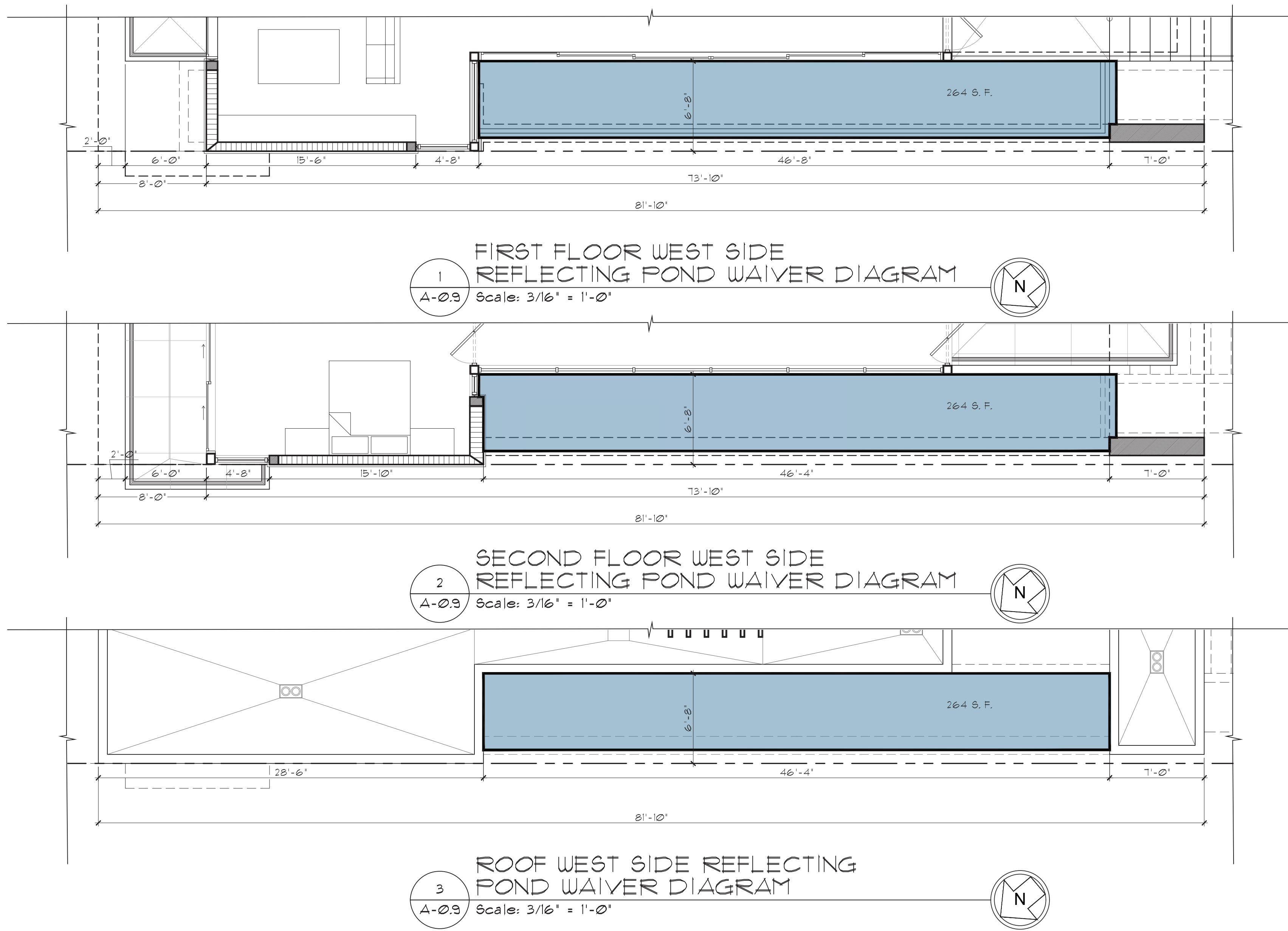
FRONT YARD CALCULATIONS

FRONT YARD:	1,000 S.F. (100%)
MINIMUM LANDSCAPE AREA:	100 S.F. (10%)
PROPOSED LANDSCAPE AREA:	492 S.F. (49%)

REAR YARD CALCULATIONS

REAR YARD:	1,125 S.F. (100%)
MINIMUM LANDSCAPE AREA:	181.5 S.F. (10%)
PROPOSED LANDSCAPE AREA:	863 S.F. (11%)



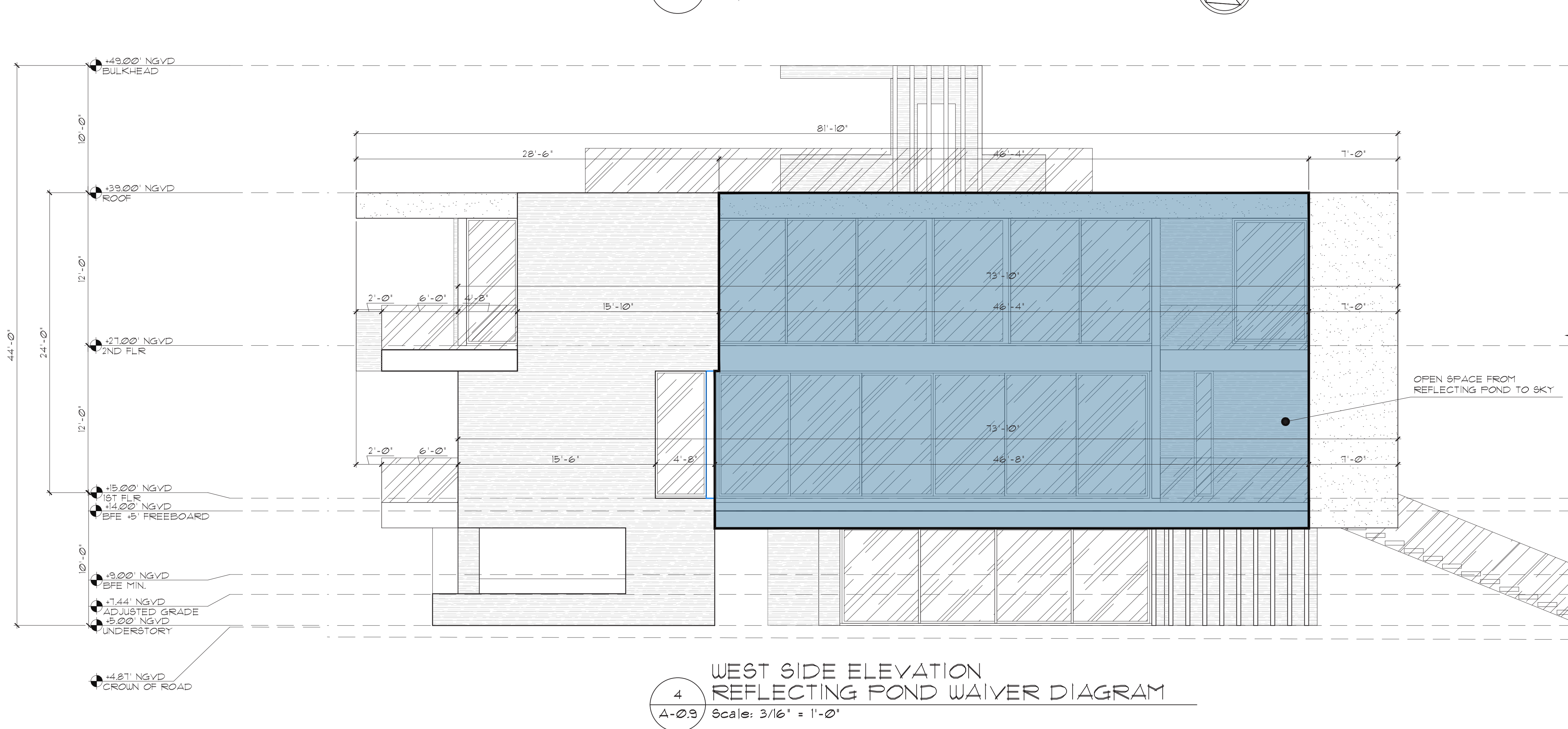


**WAIVER REQUEST**  
- DESIGN WAIVER REQUEST TO WAIVE REQUIREMENT TO PROVIDE A COURTYARD FOR A 2-STORY ELEVATION EXCEEDING 60 FEET, ON THE WEST SIDE

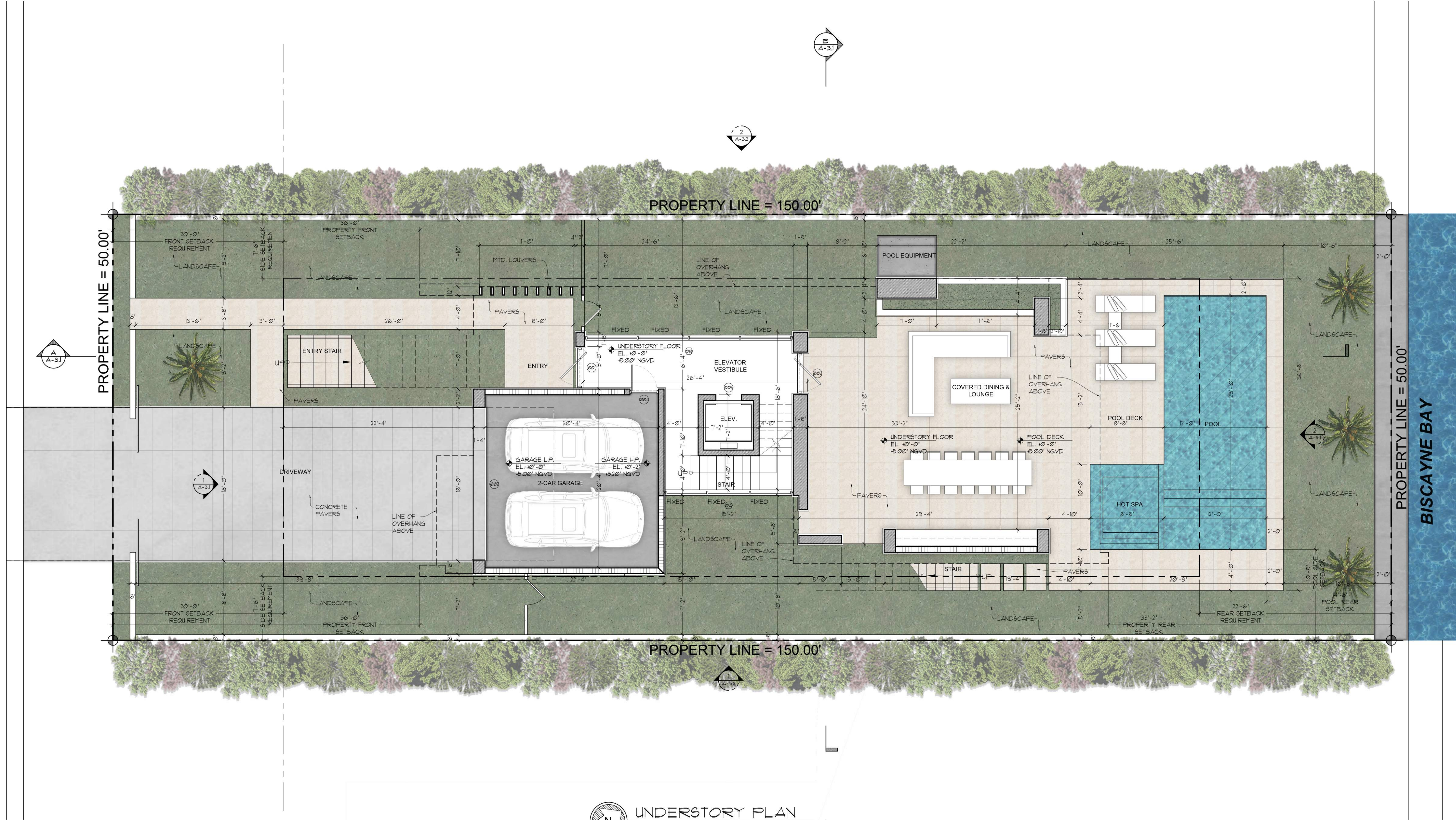
**COURTYARD CALCULATIONS**  
LOT AREA: 1,500 S.F. (1% MIN.)  
AREA OPEN TO SKY: 264 S.F. (35% LOT AREA)

**VARIANCE REQUEST**  
- VARIANCE TO REDUCE LANDSCAPE REQUIREMENT IN THE FRONT YARD FROM 10% TO 4% TO PROVIDE AN APPROPRIATE DRIVEWAY WIDTH WITHIN THE BOUNDARIES OF THE FRONT YARD OF A NARROW LOT.

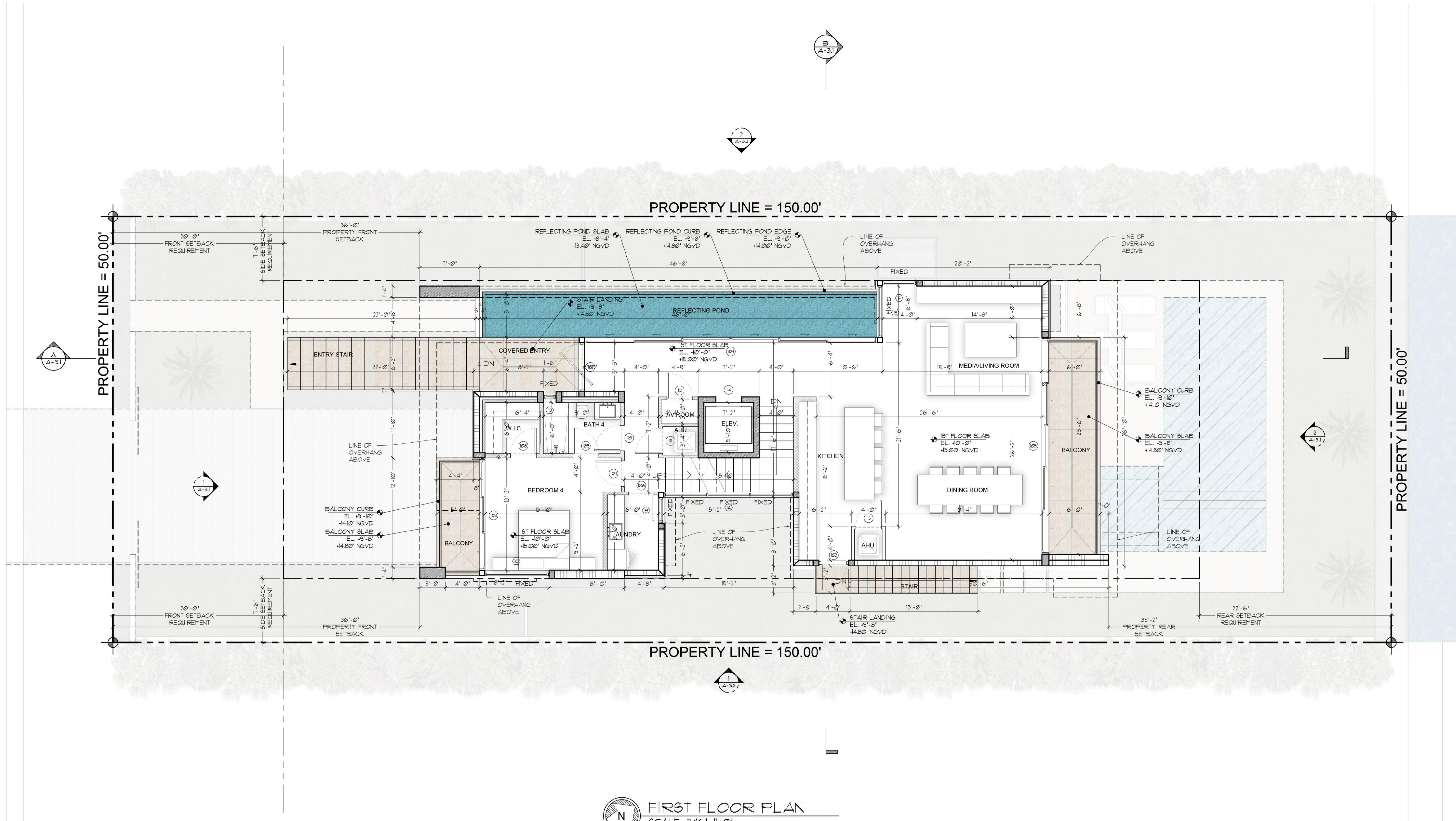
**LANDSCAPE AREA IN REQUIRED YARDS**  
FRONT YARD: 1,000 S.F. 100%  
MINIMUM LANDSCAPE AREA: 100 S.F. 10%  
PROPOSED LANDSCAPE AREA: 432 S.F. 43%  
- VARIANCE IS REQUESTED TO ALLOW THE REQUIRED LANDSCAPE AREA IN THE FRONT YARD TO BE REDUCED FROM 10% MINIMUM REQUIRED TO 4%, PER SECTION 142-109.04(5).1









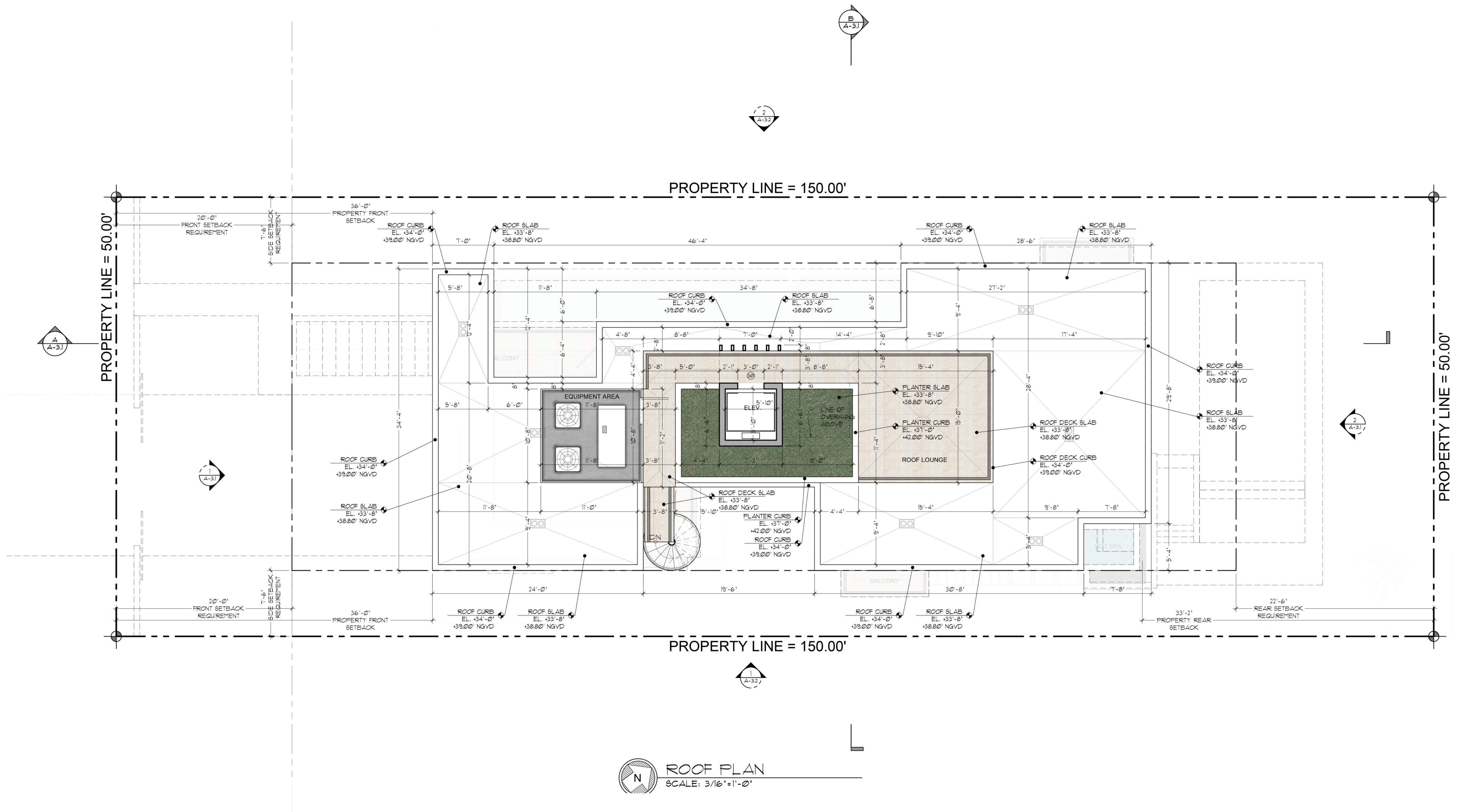


**FIRST FLOOR PLAN**  
SCALE: 3/16"=1'-0"

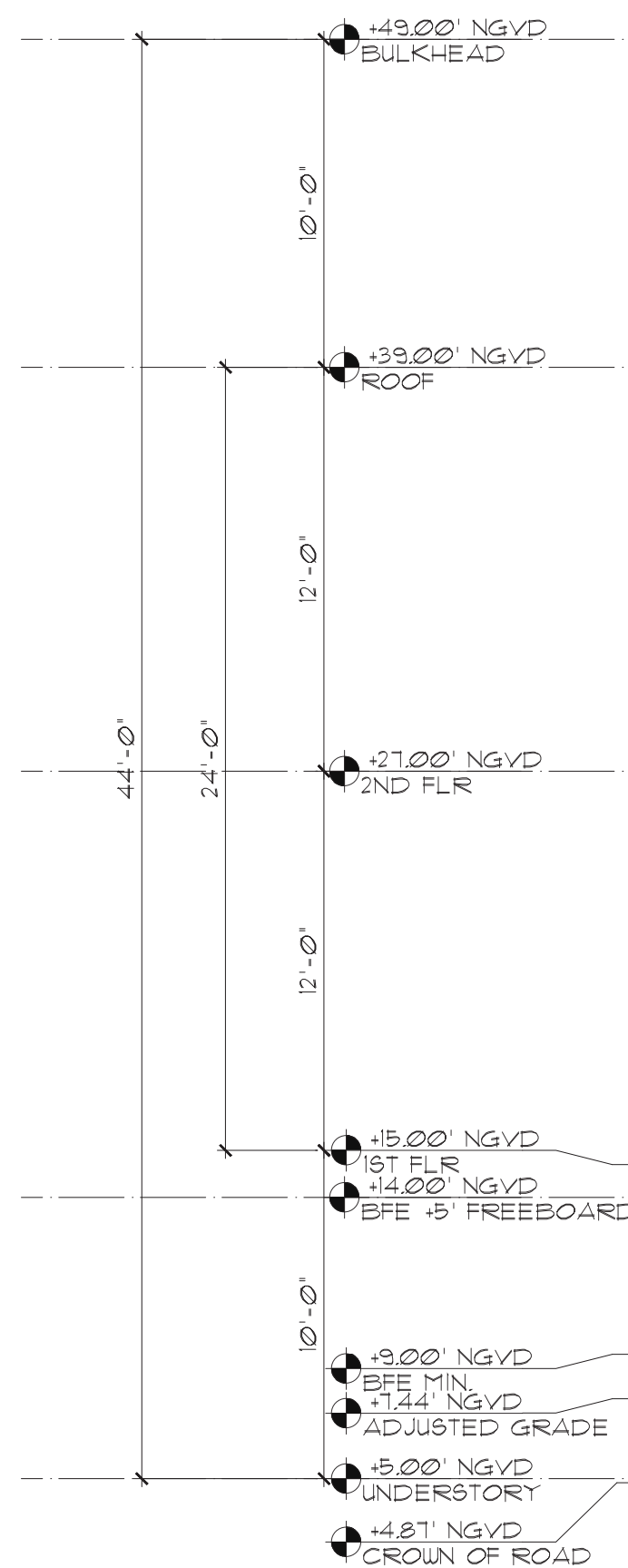




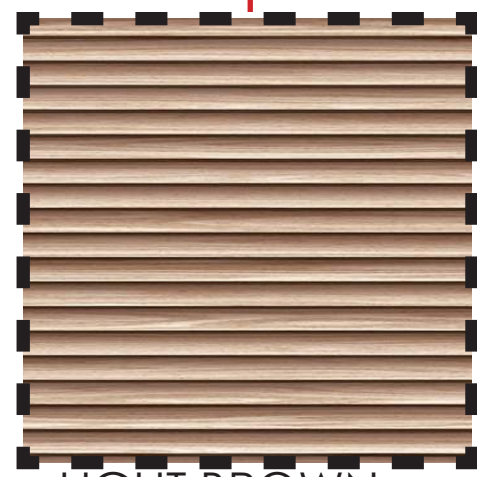








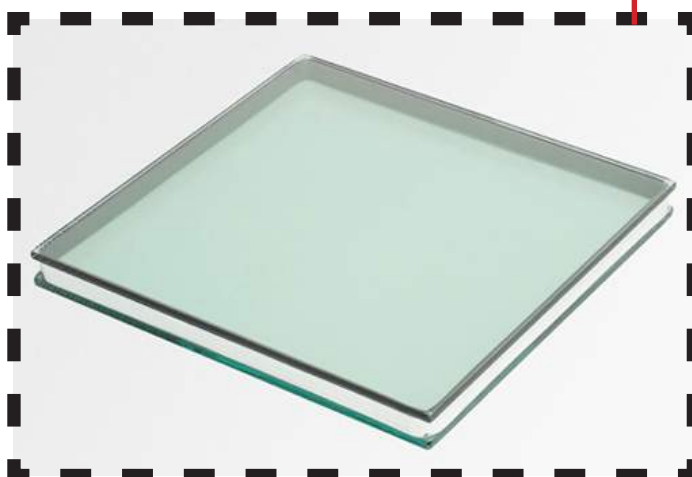
1 FRONT (SOUTH) ELEVATION  
A-2.1 Scale: 3/16" = 1'-0"



LIGHT BROWN  
SYNTHETIC WOOD



IVORY TRAVERTINE



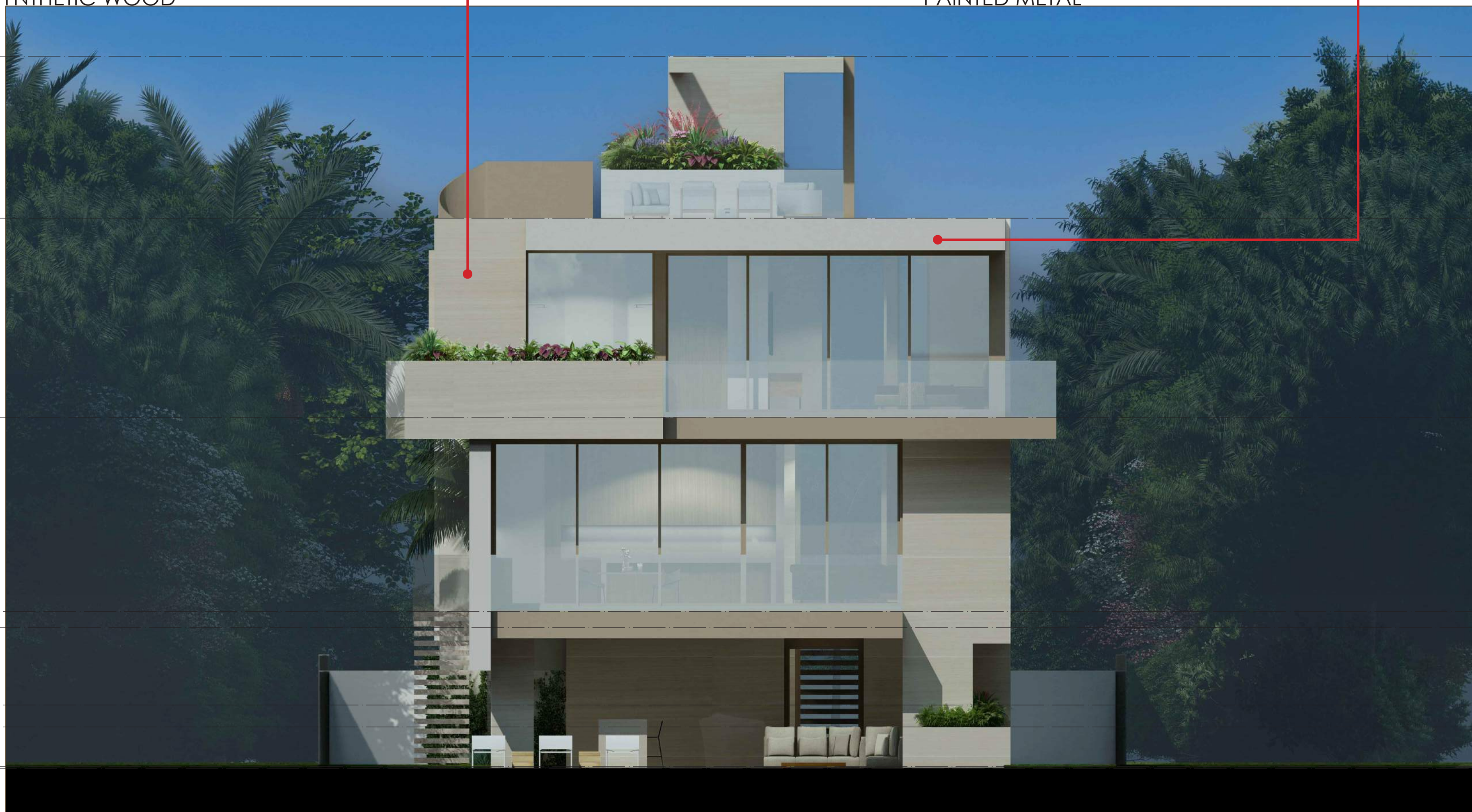
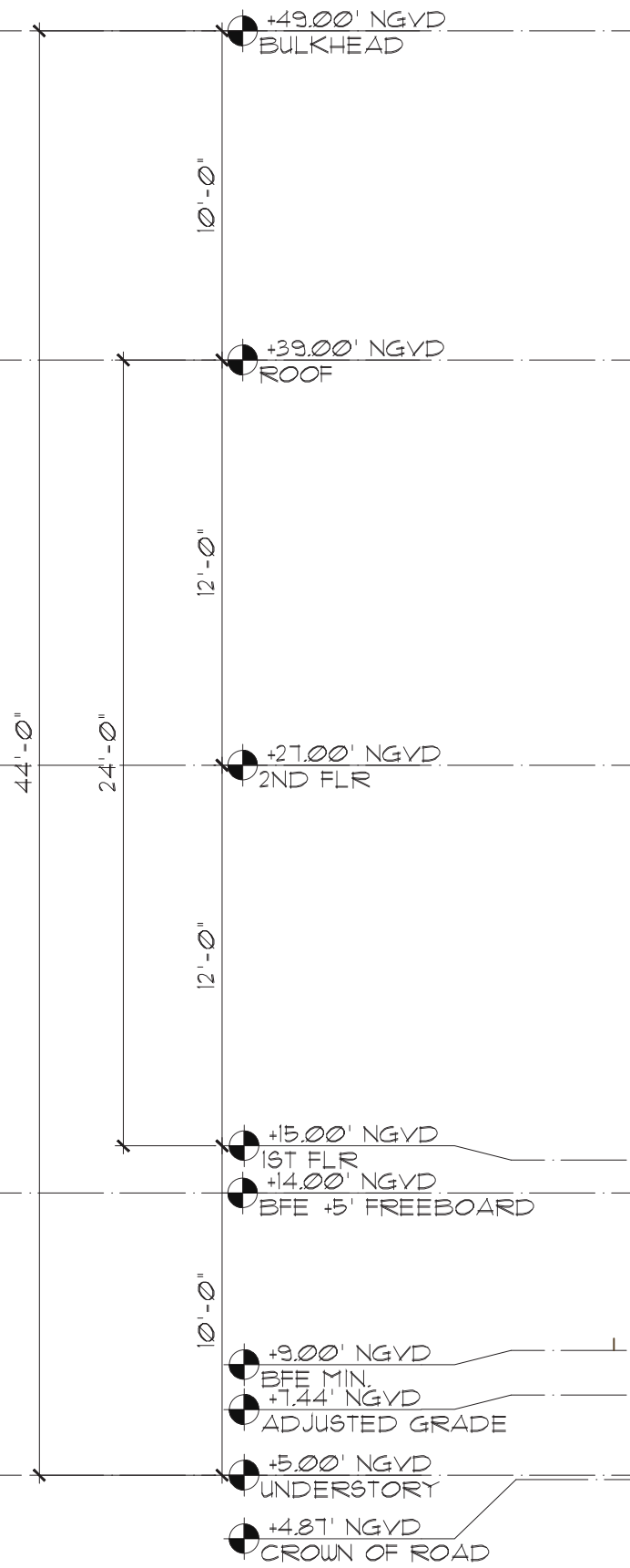
CLEAR LOW-E GLASS



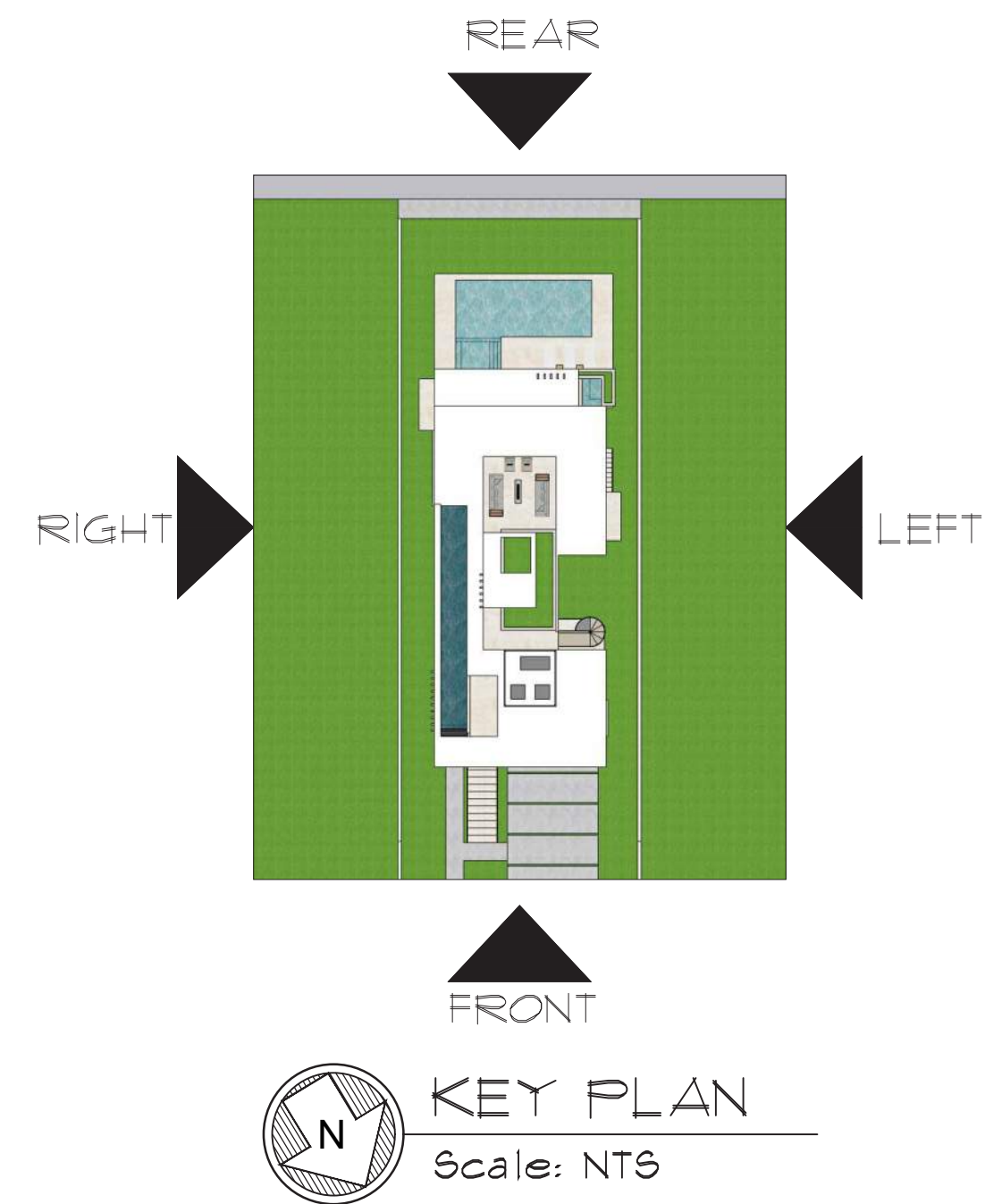
CHAMPAGNE KYNAR  
PAINTED METAL



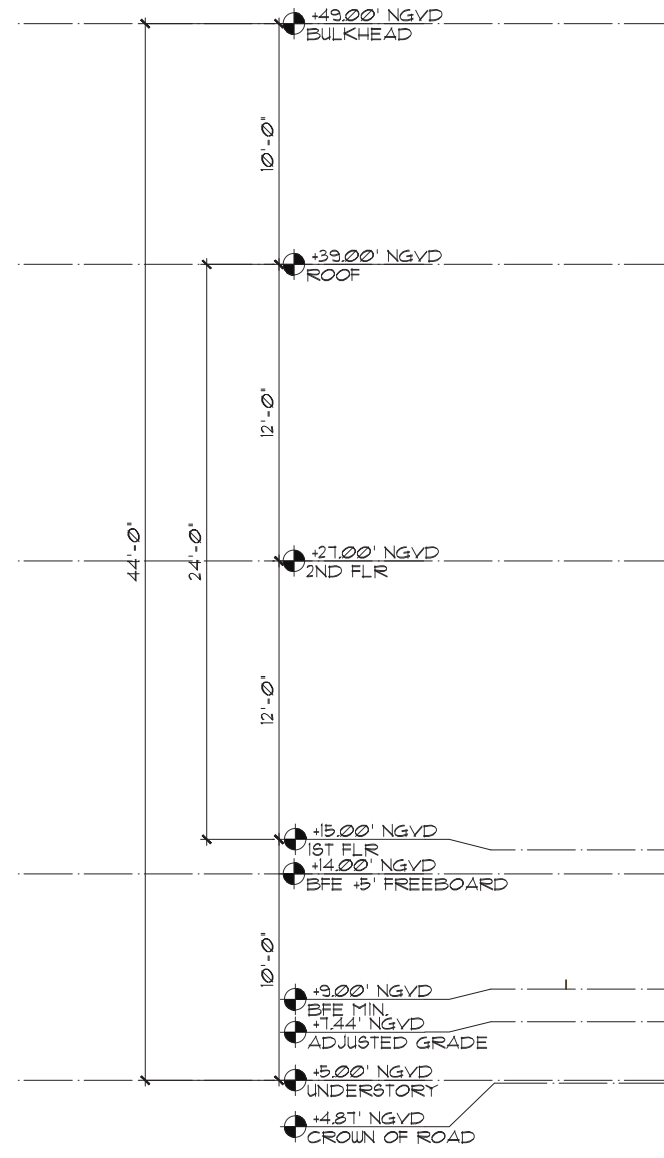
PAINTED STUCCO



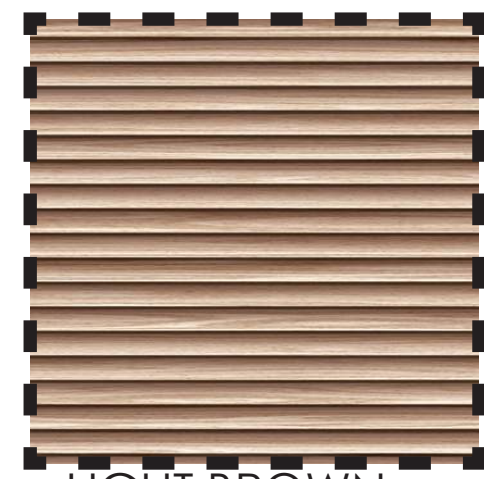
2 REAR (NORTH) ELEVATION  
A-2.1 Scale: 3/16" = 1'-0"







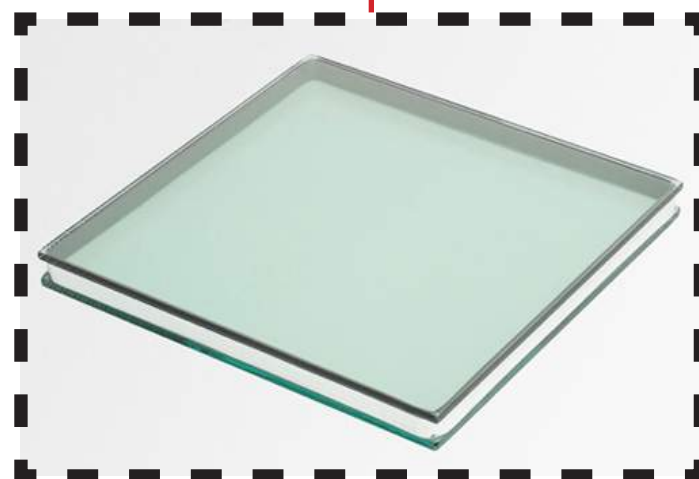
1 LEFT (WEST) ELEVATION  
A-2.2 Scale: 3/16" = 1'-0"



LIGHT BROWN  
SYNTHETIC WOOD



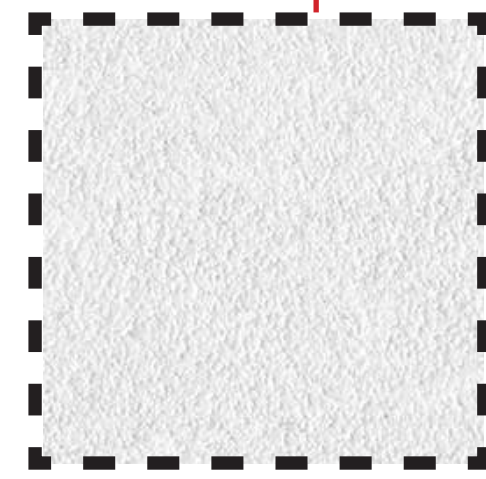
IVORY TRAVERTINE



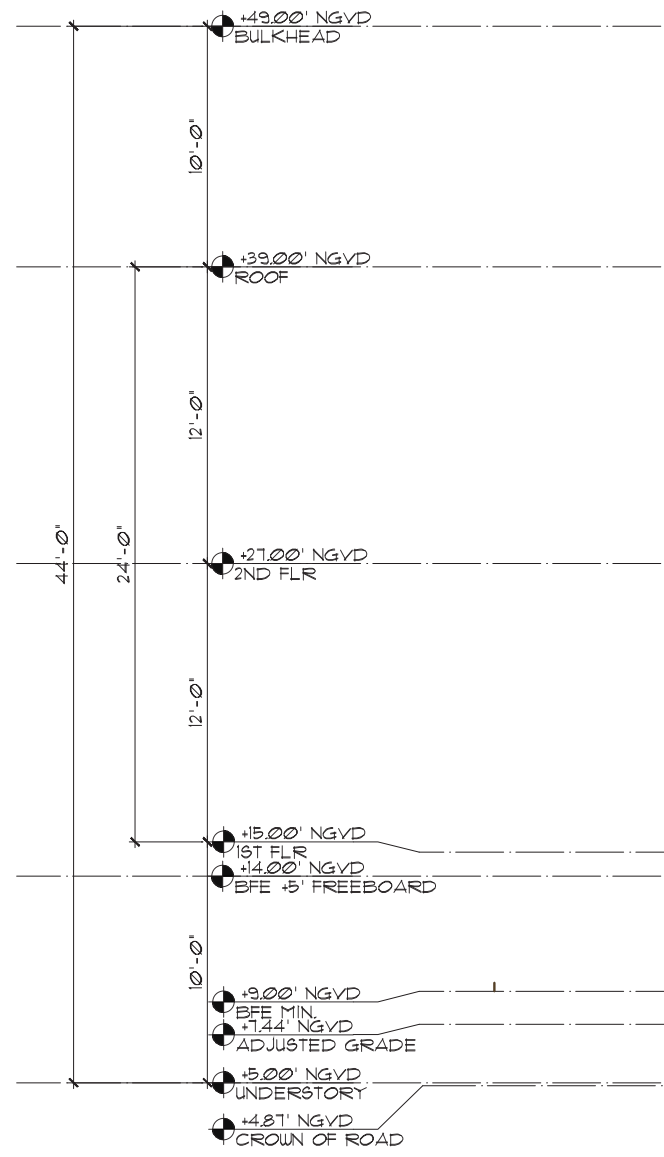
CLEAR LOW-E GLASS



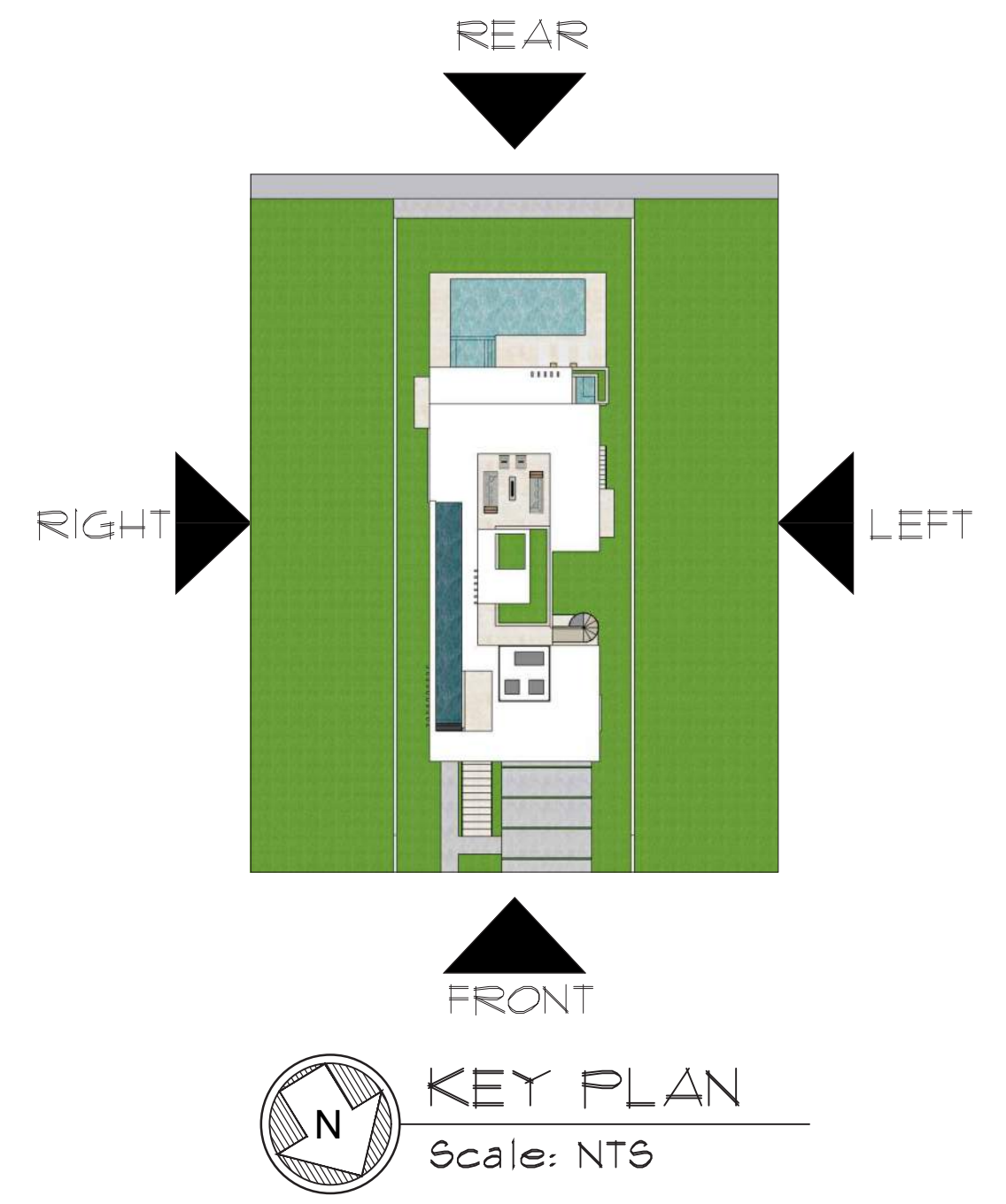
CHAMPAGNE KYNAR  
PAINTED METAL



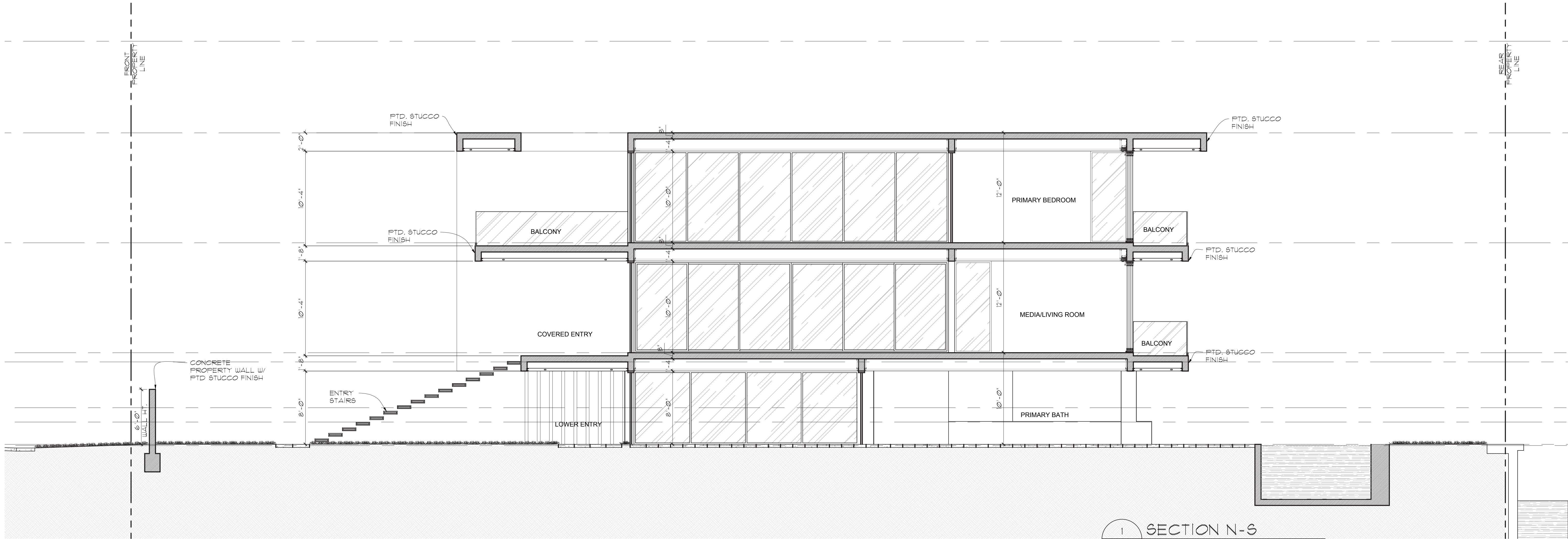
PAINTED STUCCO



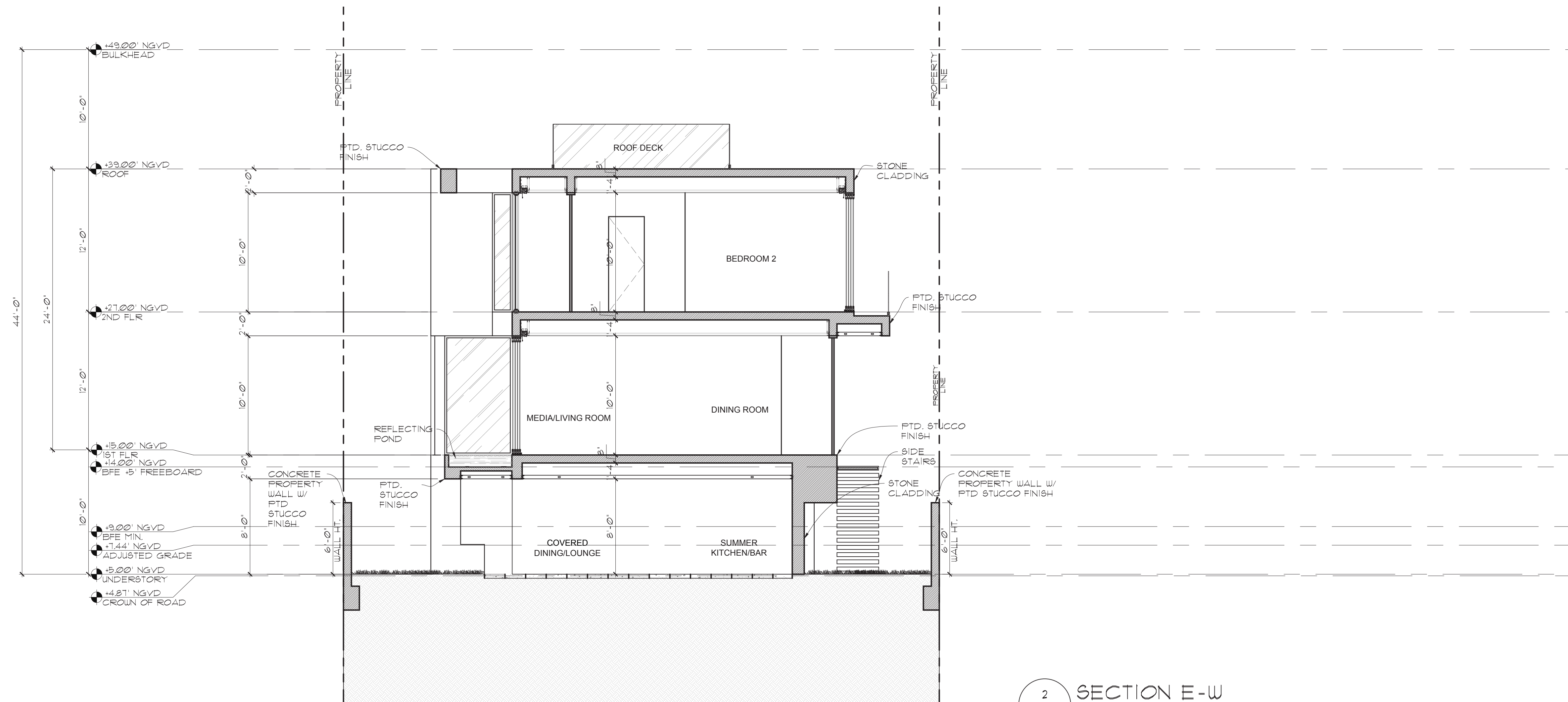
1 RIGHT (EAST) ELEVATION  
A-2.2 Scale: 3/16" = 1'-0"







1 SECTION N-S  
A-3.1 SCALE: 3/16" = 1'-0"



2 SECTION E-W  
A-3.1 SCALE: 3/16" = 1'-0"

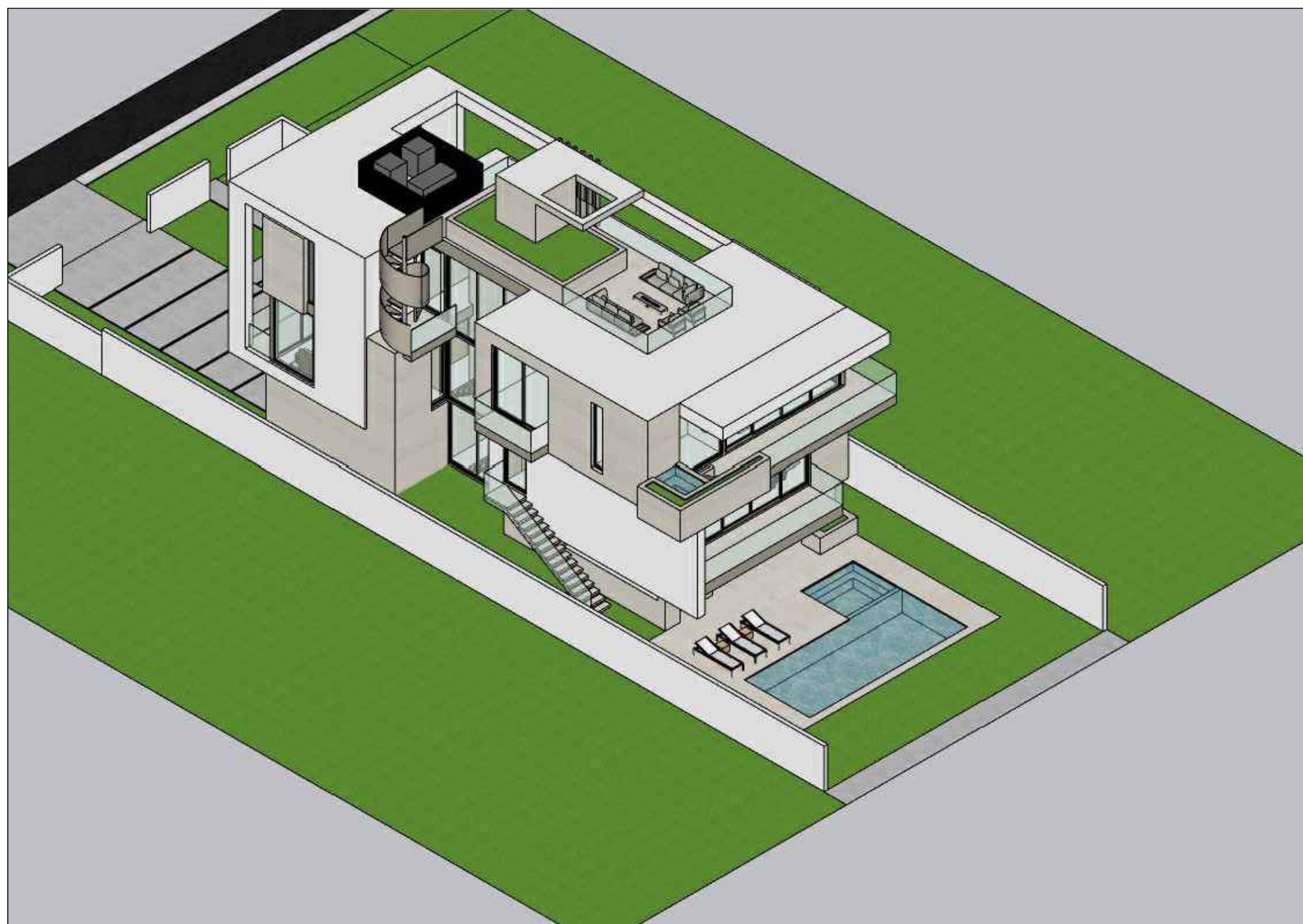




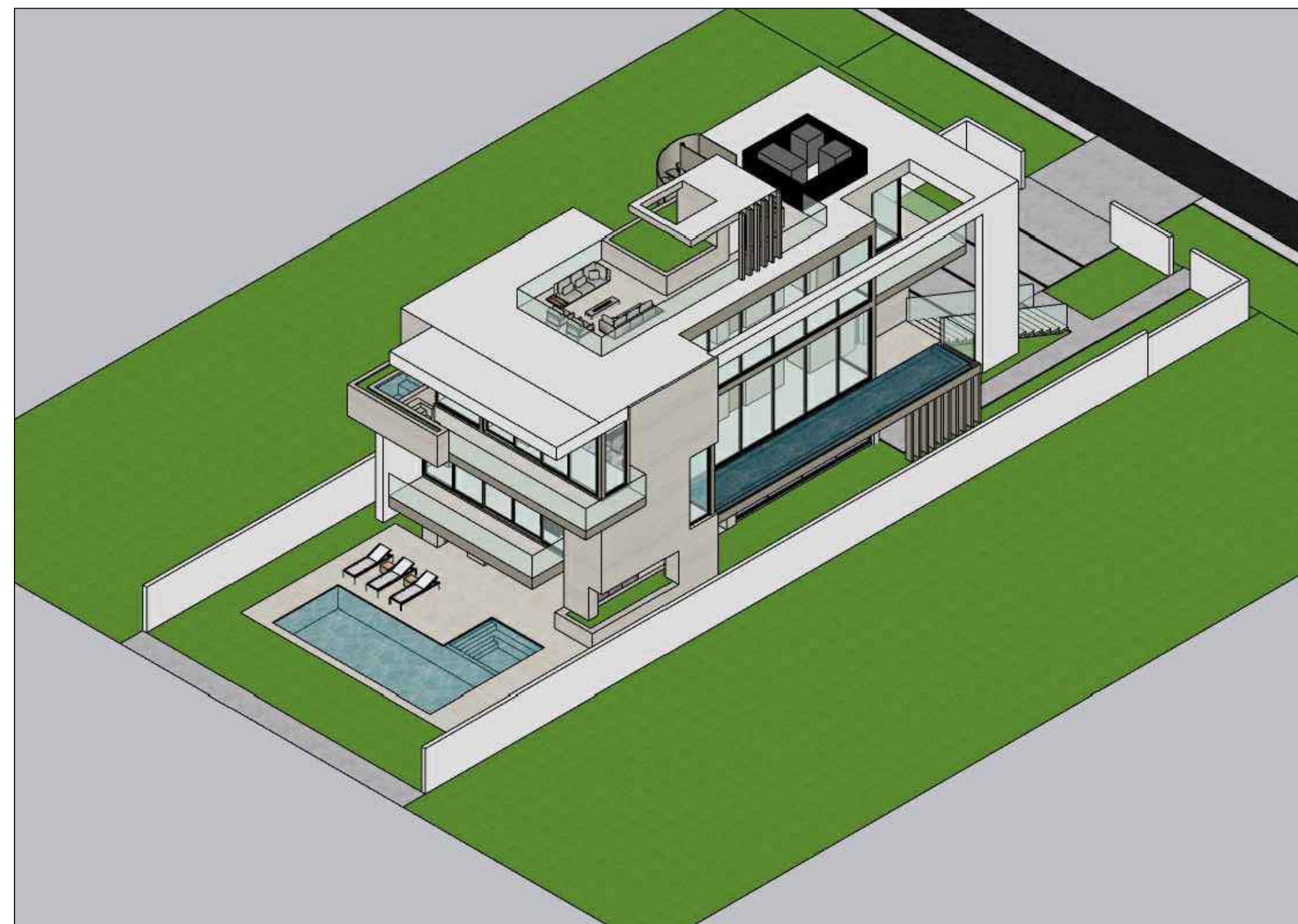
SW AXON



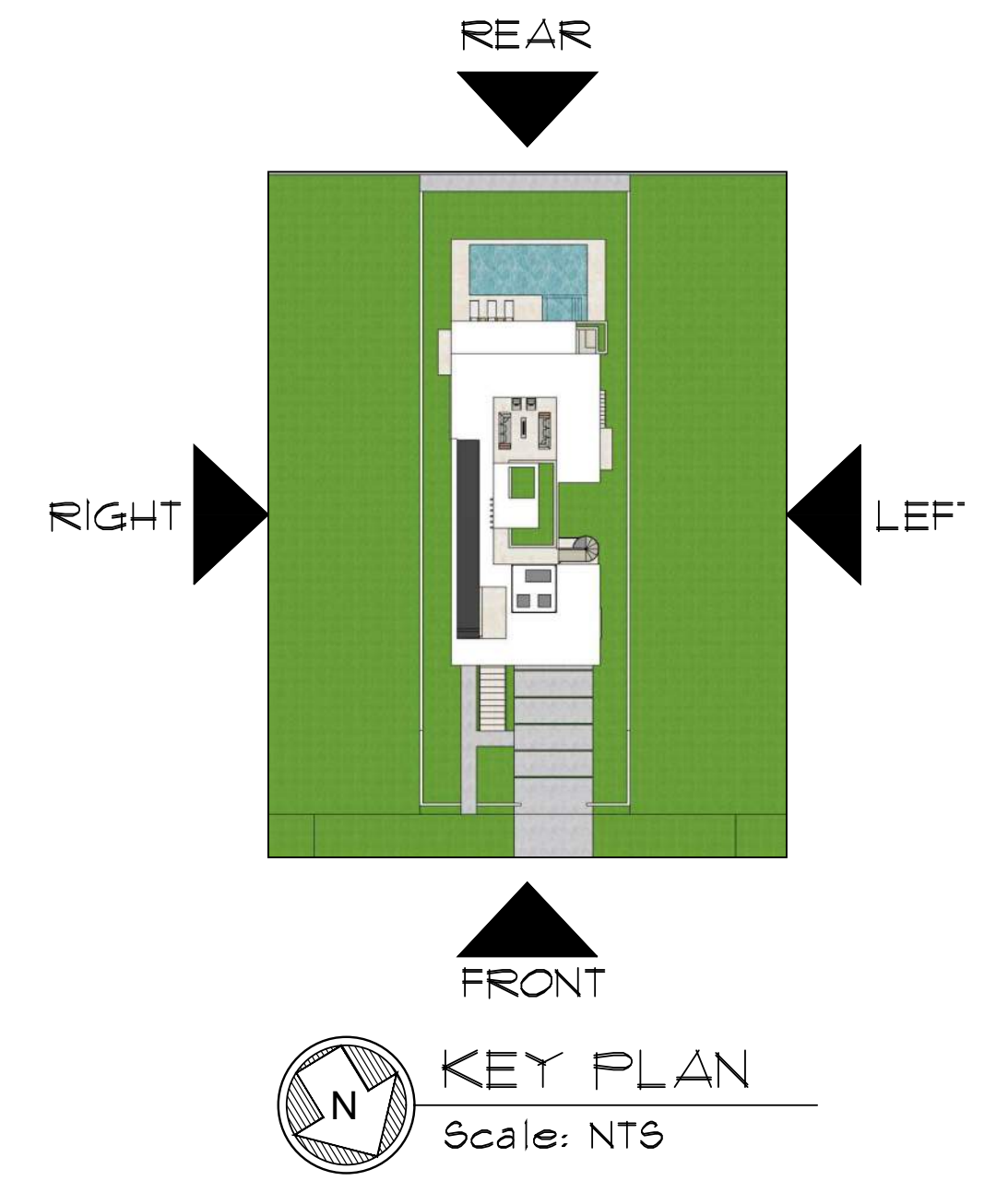
SE AXON



NE AXON



NW AXON







1 SOUTH EAST VIEW  
G-42 Scale: NTS





1 WEST VIEW  
G-4.3 Scale: NT\$

BEALE RESIDENCE  
201 N COCONUT LANE  
MIAMI BEACH, FL 33139

seal

Raphael Levy  
registered architect  
AR94779

comm no.  
2403

date:  
04/25/2024

revised:

sheet no.

G-4.3





1 NORTH WEST VIEW  
G-4.4 Scale: NTS





1 EAST VIEW  
G-4.5 Scale: NTS

BEALE RESIDENCE  
201 N COCONUT LANE  
MIAMI BEACH, FL 33139

seal

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sheet no.

G-4.5

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
8425 Biscayne Blvd, suite 201  
Miami, Florida 33138  
www.clfarchitects.com  
(t) 305.434.8338  
(f) 305.892.5292