

COCONUT LANE RESIDENCE

310 S. COCONUT LANE. MIAMI BEACH, FLORIDA. 33139

NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB24-1051 / 12-10-2024



ARCHITECTURAL PRESENTATION

- A-0.0 | COVER SHEET / INDEX OF DRAWINGS
- A-0.1 | NEIGHBORHOOD AERIAL VIEWS
- A-0.2 | SURROUNDING PROPERTIES
- A-0.3 | SURROUNDING PROPERTIES
- A-0.4 | 3D VIEW - FRONT & MATERIALS
- A-0.5 | 3D VIEW - FRONT & MATERIALS
- A-0.6.A, B | 3D VIEWS - VOLUMES
- A-0.7.A, B, C, D | 3D VIEWS
- A-0.9 | CONTEXTUAL ELEVATIONS
- A-0.10 | SURVEY
- A-0.11 | DEMOLITION PLAN

ARCHITECTURAL PLANS

- A-1.0 | ZONING DATA
- C-1 | COMMENT REPLY
- A-1.1 | SITE PLAN
- A-1.2 | YARD SECTIONS
- A-1.3 | YARD SECTIONS
- A-1.4 | DIAGRAM - LOT COVERAGE / AXONOMETRIC
- A-1.5 | DIAGRAM - UNIT SIZE
- A-1.6 | DIAGRAM - OPEN SPACE
- A-2.1 | UNDERSTORY PLAN
- A-2.2 | FIRST FLOOR PLAN
- A-2.3 | SECOND FLOOR PLAN
- A-2.4 | ROOF PLAN
- A-3.1 | EAST ELEVATION (FRONT)
- A-3.2 | SOUTH ELEVATION (SIDE)
- A-3.3 | NORTH ELEVATION (SIDE)
- A-3.4 | WEST ELEVATION (REAR)
- A-4.1 | SECTIONS

praxis.

architecture . design

PRAXISARCH.COM

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


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



**praxis.**  
architecture . design  
PRAXISARCH.COM

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  
PIERRE DE AGOSTINI  
REGISTERED ARCHITECT  
AR 10000

ADDRESS & OWNER

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

REVISION & DATE


DRAWING TITLE

**NEIGHBORHOOD  
AERIAL VIEW**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.1**





**1** 320 S. COCONUT LANE  
EXISTING TWO-STORY RESIDENCE



**2** 316 S. COCONUT LANE  
EXISTING TWO-STORY RESIDENCE



**3** 310 S. COCONUT LANE  
EXISTING TWO-STORY RESIDENCE



**4** 308 S. COCONUT LANE  
EXISTING TWO-STORY RESIDENCE



ADDRESS & OWNER

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

REVISION & DATE


DRAWING TITLE

**SURROUNDING  
PROPERTIES**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.2**





5

302 S. COCONUT LANE  
EXISTING TWO-STORY RESIDENCE



6

288 PALM AVENUE  
EXISTING TWO-STORY RESIDENCE



7

300 PALM AVENUE  
EXISTING TWO-STORY RESIDENCE



8

312 PALM AVENUE  
EXISTING TWO-STORY RESIDENCE

praxis.

architecture . design

PRAXISARCH.COM

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

PIERRE DE AGOSTINI

REGISTERED ARCHITECT

AR 10000

ADDRESS & OWNER

NEW RESIDENCE

310 S. COCONUT LANE.

MIAMI BEACH, FL. 33139

OWNER: PIERRE DE AGOSTINI

REVISION & DATE

DRAWING TITLE

SURROUNDING PROPERTIES

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

A-0.3

COPYRIGHT © 2024. ALL RIGHTS RESERVED.

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.





3D VIEW - FRONT

MATERIAL BOARD



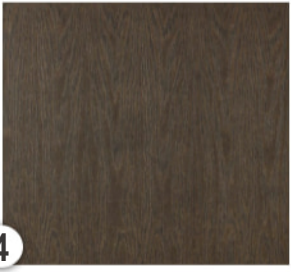
OOLITIC LIMESTONE  
WALL CLADDING



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



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



PARKLEX PRODEMA  
CHIA/NATURCLAD-B



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

praxis.

architecture . design

PRAXISARCH.COM

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


DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

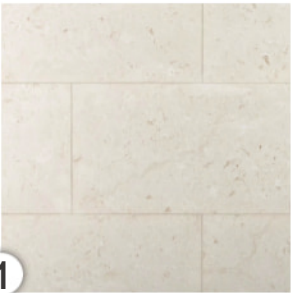
A-0.4



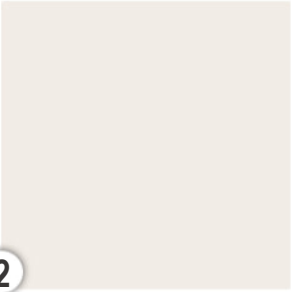


3D VIEW - REAR

MATERIAL BOARD



OOLITIC LIMESTONE  
WALL CLADDING



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



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



PARKLEX PRODEMA  
CHIA/NATURCLAD-B



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

praxis.

architecture . design

PRAXISARCH.COM

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


DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 08-02-2024

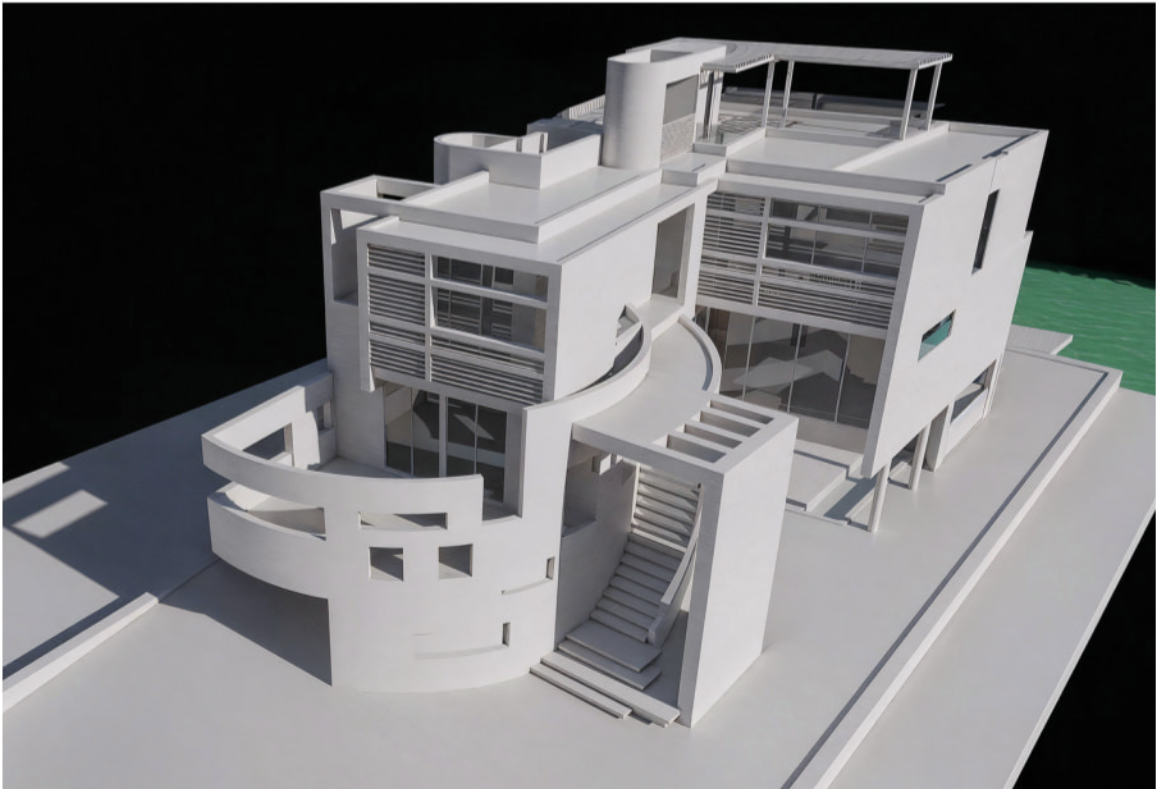
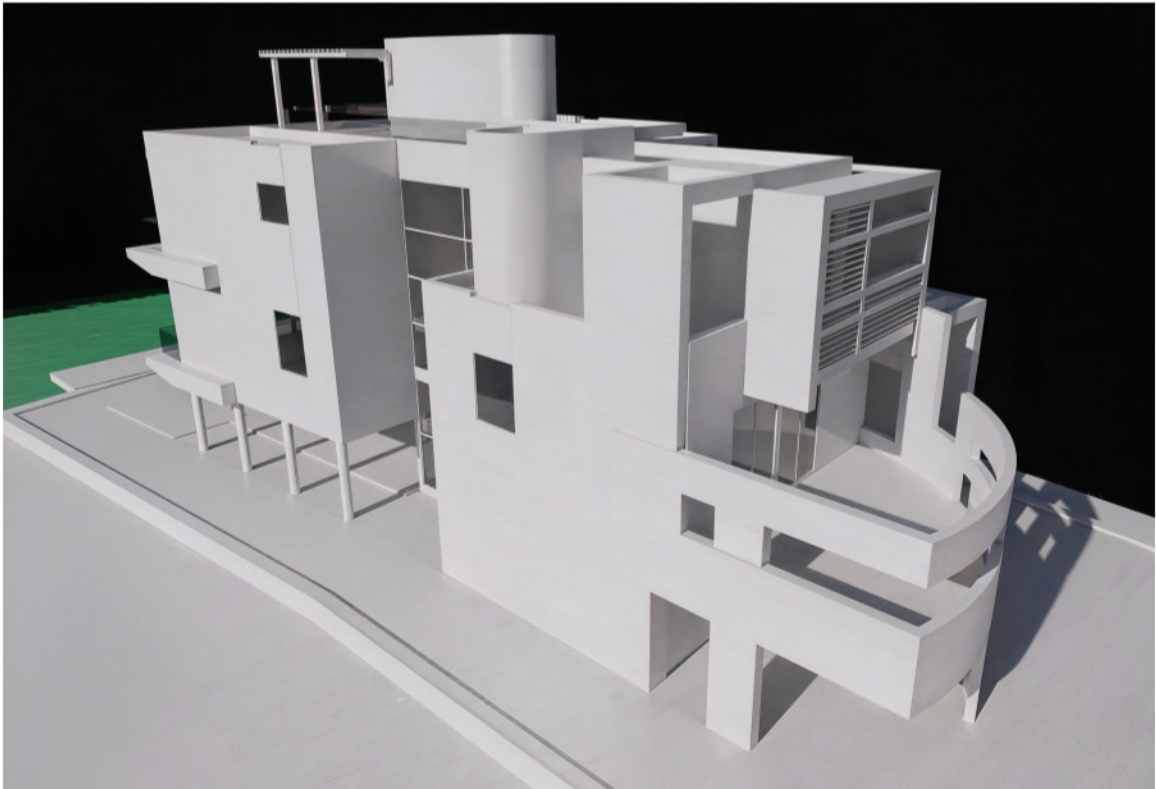
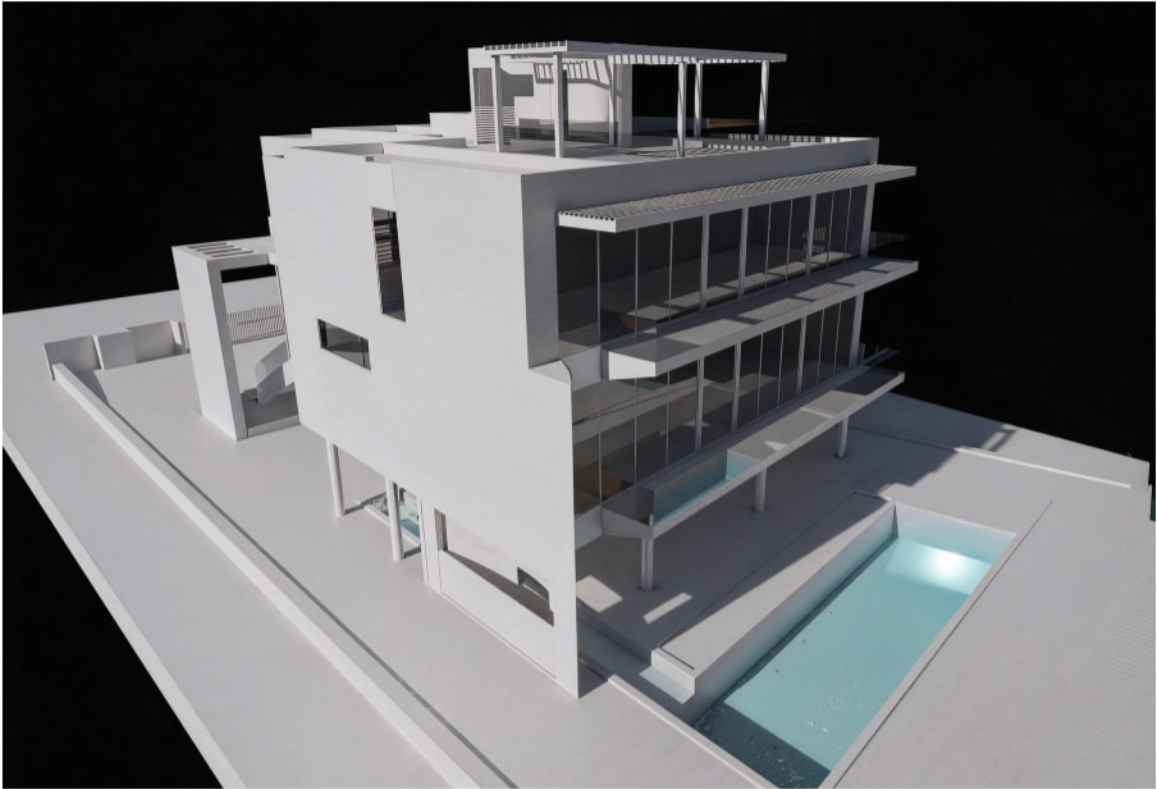
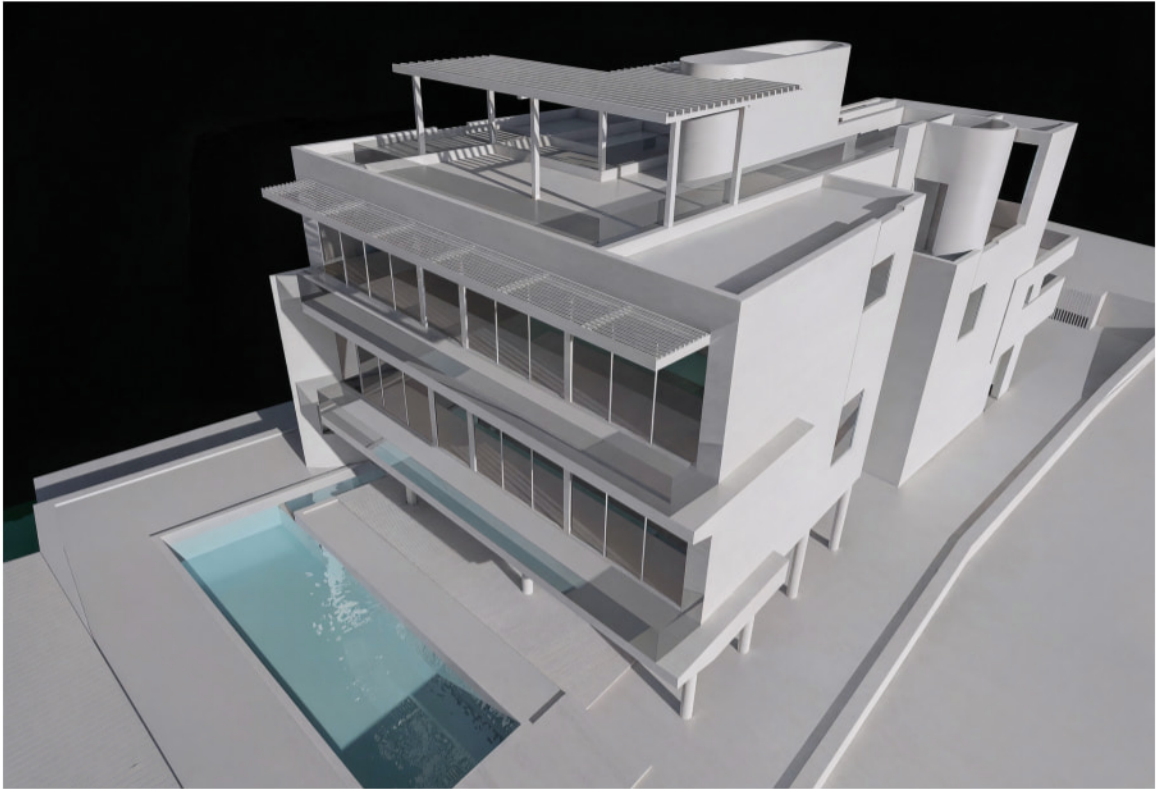
SHEET NUMBER

A-0.5

COPYRIGHT © 2024. ALL RIGHTS RESERVED.

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.





3D VOLUME

praxis.  
architecture . design

PRAXISARCH.COM

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 LANE.

MIAMI BEACH, FL. 33139

OWNER: PIERRE DE AGOSTINI

REVISION & DATE


DRAWING TITLE

3D VIEW & MATERIALS

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

A-0.6.A

COPYRIGHT © 2024. ALL RIGHTS RESERVED.

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.





3D VOLUME

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 LANE.**  
**MIAMI BEACH, FL. 33139**  
OWNER: PIERRE DE AGOSTINI

REVISION & DATE


DRAWING TITLE

**3D VIEW &  
MATERIALS**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.6.B**





ENTRY

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 LANE.  
MIAMI BEACH, FL. 33139  
OWNER: PIERRE DE AGOSTINI

REVISION & DATE


DRAWING TITLE

3D VIEW &  
MATERIALS

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

A-0.7A





ADDRESS & OWNER

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

REVISION & DATE


DRAWING TITLE  
**3D VIEW & MATERIALS**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.7B**





**praxis.**  
architecture . design  
PRAXISARCH.COM

**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 LANE.  
MIAMI BEACH, FL. 33139  
OWNER: PIERRE DE AGOSTINI**

REVISION &amp; DATE

DRAWING TITLE

### 3D VIEW & MATERIALS

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.7C**

**COPYRIGHT © 2024. ALL RIGHTS RESERVED.** 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.





**praxis.**  
architecture . design  
PRAXISARCH.COM

**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 LANE.  
MIAMI BEACH, FL. 33139  
OWNER: PIERRE DE AGOSTINI**

REVISION &amp; DATE


**DRAWING TITLE**

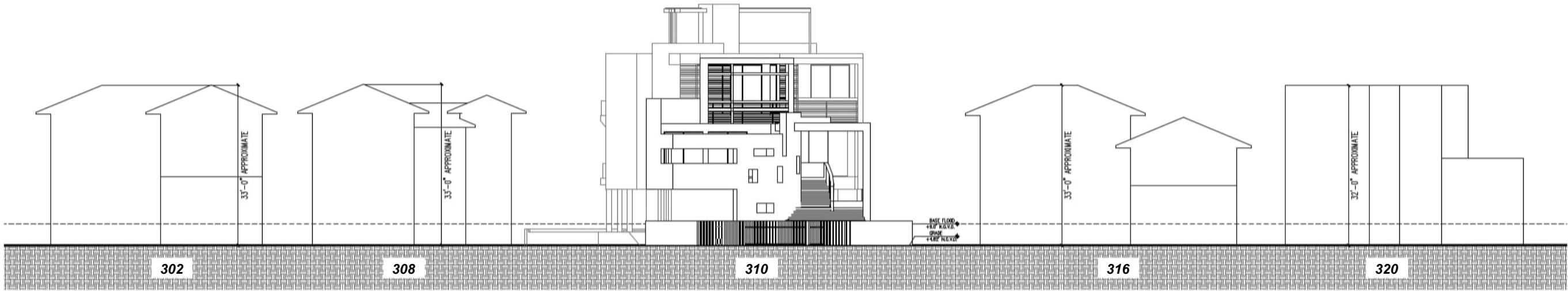
### 3D VIEW & MATERIALS

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

## A-0.7D





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

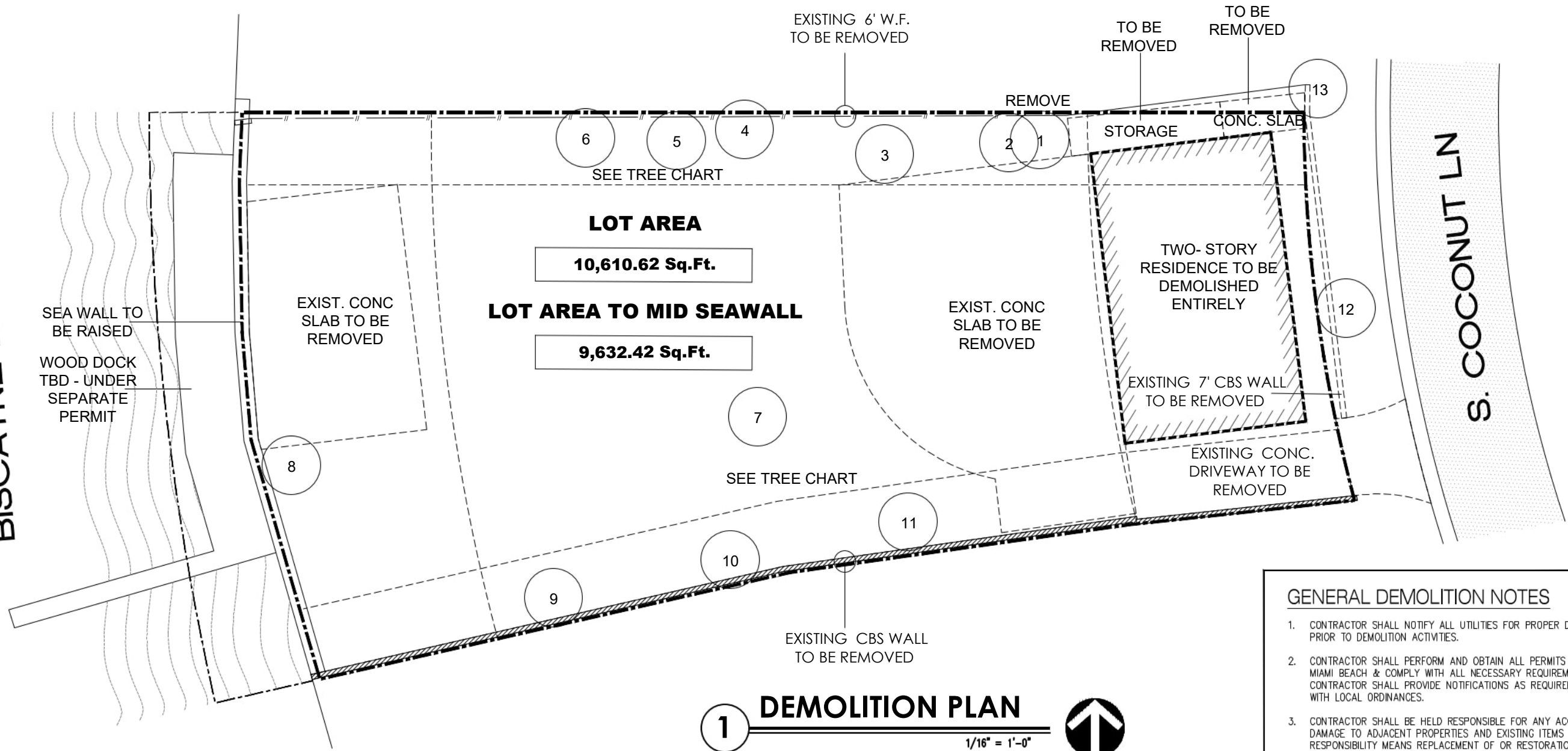
A-0.9







BISCAYNE BAY



# 1 DEMOLITION PLAN

1/16" = 1'-0"

## TREE CHART

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

## SCOPE OF WORK

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

## TREE PROTECTION NOTE

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

## GENERAL DEMOLITION NOTES

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



## ADDRESS & OWNER

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

## REVISION & DATE


## DRAWING TITLE

**DEMOLITION  
PLAN**

SCALE: AS SHOWN  
DATE: 08-02-2024

## SHEET NUMBER

**A-0.11**