

BEALE RESIDENCE

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

201 N COCONUT LANE

MIAMI BEACH, FL 33139



CLIENT
CHRISTOPHER BEALE

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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.

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201 N COCONUT LANE
MIAMI BEACH, FL 33139

seal

Raphael Levy
2024.08.02
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STATE OF FLORIDA
REGISTERED ARCHITECT
RAPHAEL LEVY
AR94779

Raphael Levy
registered architect
AR94779

comm no.
2403

date:
04/25/2024

revised:

sheet no.

A-0.0

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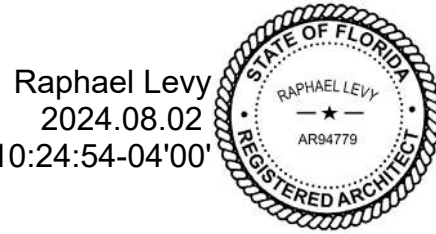
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A-0.2

TEL.	TELEPHONE FACILITIES
UTP.	UTILITY POLE
E.U.B.	ELECTRIC UTILITY BOX
SEP.	SEPTIC
D.F.	DRAINFIELD
A/C	AIR CONDITIONER
S/W	SIDEWALK
D/WY	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 PAVEMENT
E.O.P.	EDGE OF WATER
C.V.G.	CONCRETE VALLEY GUTTER
B.S.L.	BUILDING SETBACK LINE
S.T.L.	SURVEY TIE LINE
CL	CENTER LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
C.M.E.	CANAL MAINTENANCE EASEMENT
A.E.	ANCHOR EASEMENT
ID	IDENTIFICATION
BC	BLOCK CORNER

revised:



1 SITE PHOTO 1
A-0.3 Scale: NTS



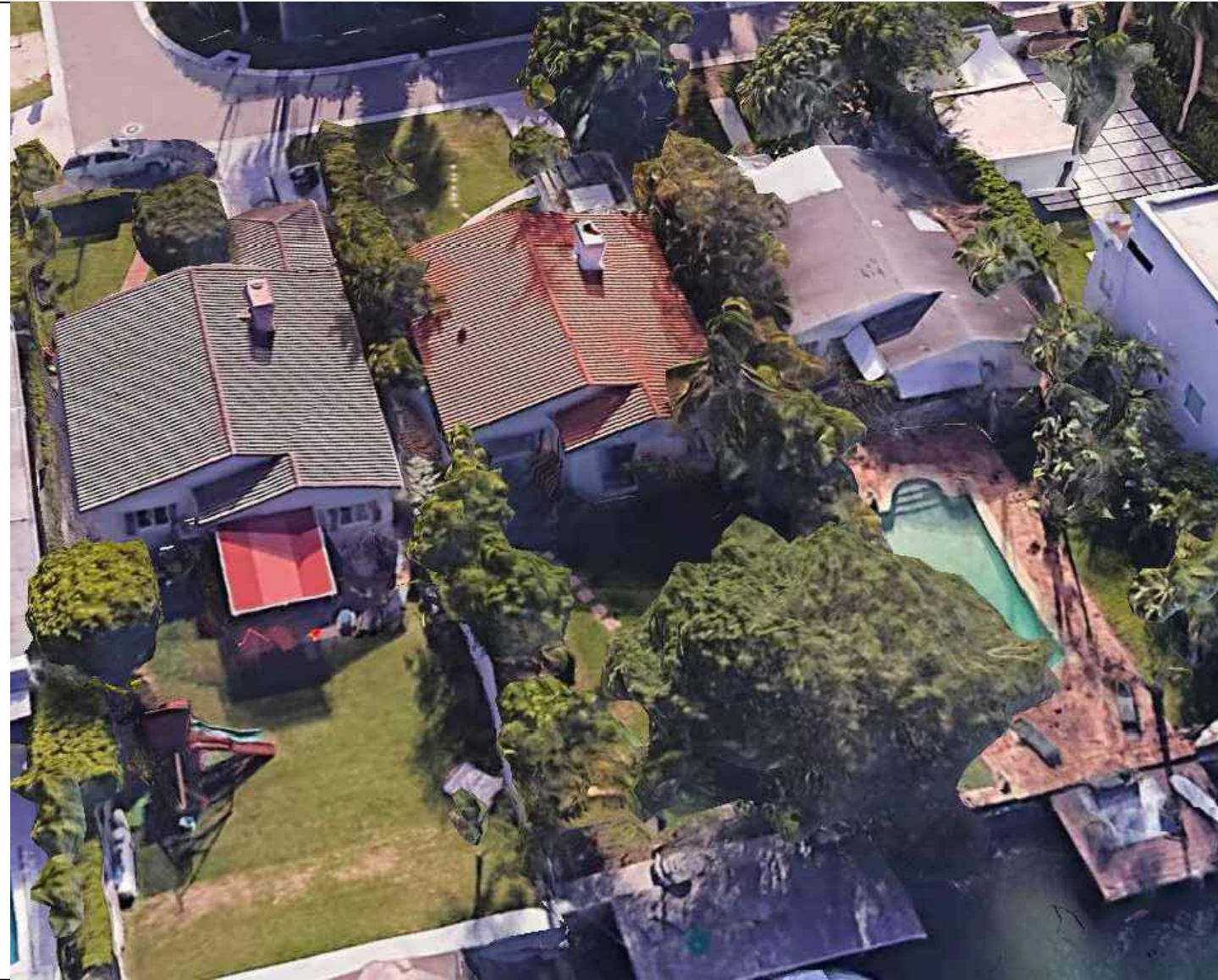
2 SITE PHOTO 2
A-0.3 Scale: NTS



3 SITE PHOTO 3
A-0.3 Scale: NTS

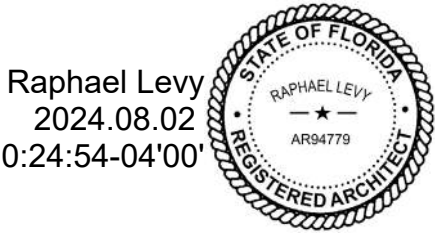


3 SITE PHOTO 4 (FRONT)
A-0.3 Scale: NTS



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

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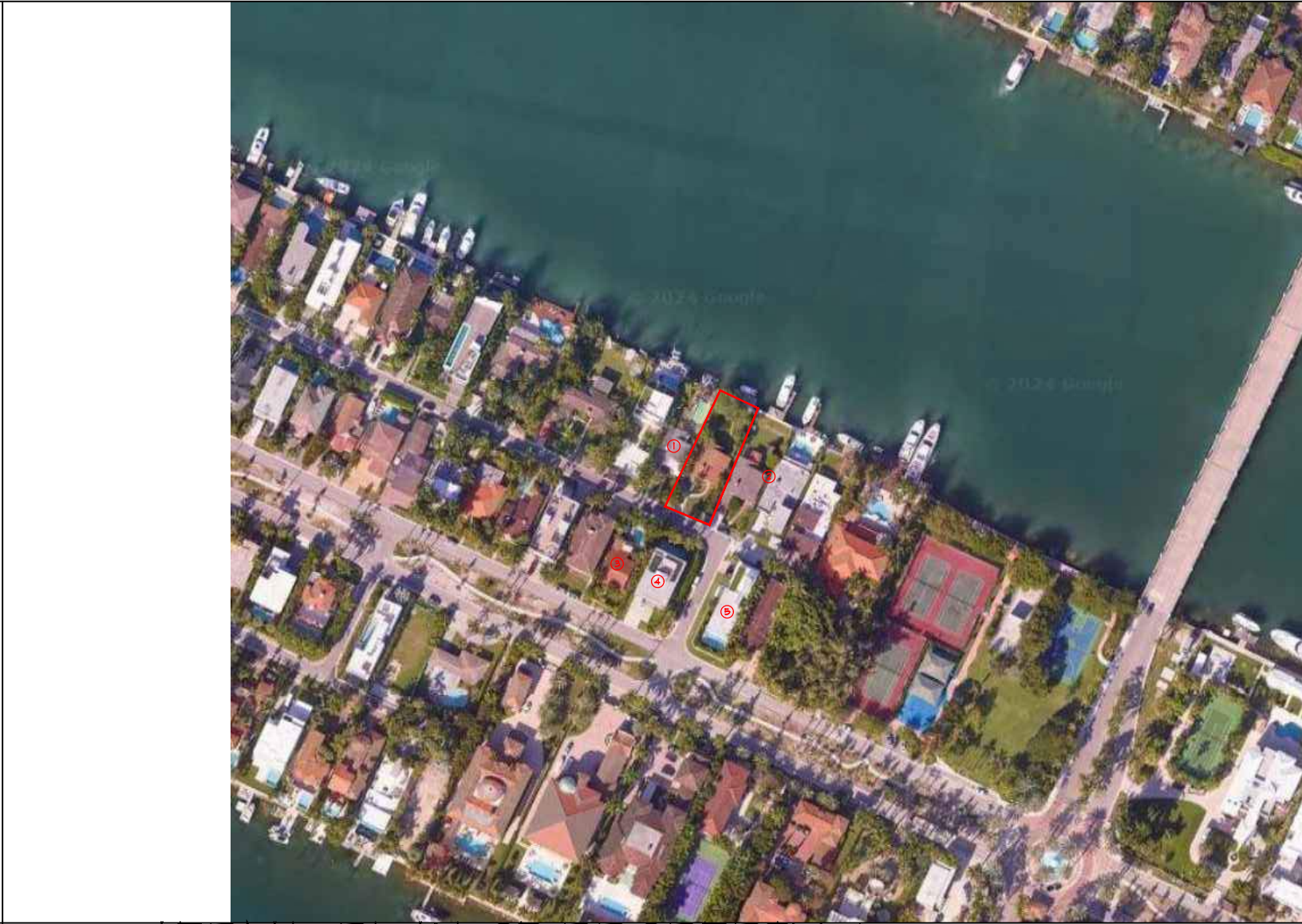
1 AERIAL PLAN OF PROPERTY & SURROUNDING PROPERTIES
A-0.4A Scale: NTS



4 SITE
A-0.4A Scale: NTS



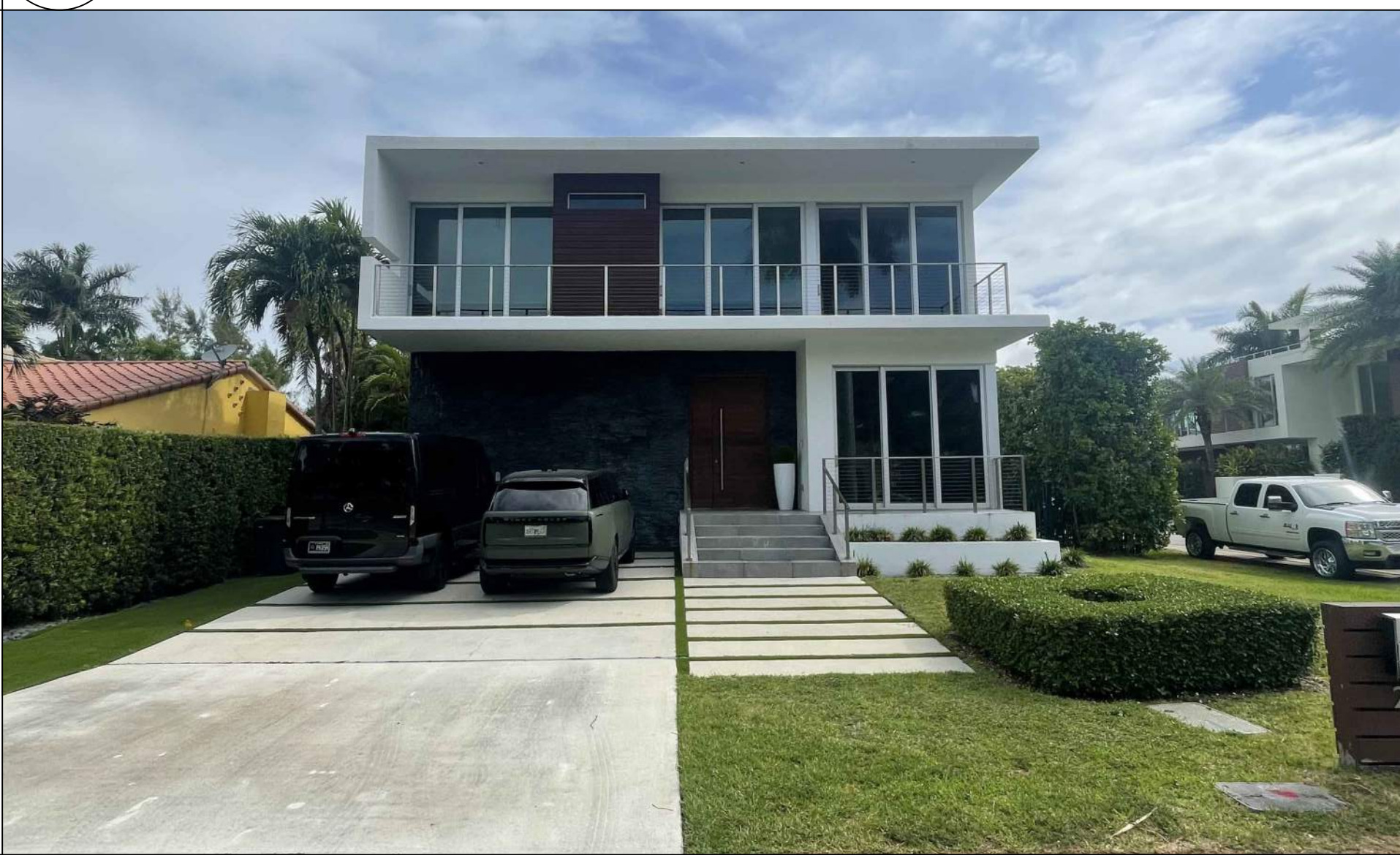
7 PROPERTY #3
A-0.4A Scale: NTS



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: NT5



2
A-0.4B
SURROUNDING CONTEXT
ELEVATIONS
Scale: NT5

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DEMOLITION PERMIT

201 N COCONUT LANE MIAMI BEACH FL, 33139



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

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DEMOLITION PERMIT

201 N COCONUT LANE MIAMI BEACH FL, 33139

PROJECT DATA

SCOPE OF WORK:

DEMOLITION OF AN EXISTING TWO STORY CBS RESIDENCE IN MIAMI BEACH, FLORIDA

PROPERTY ADDRESS:

201 N COCONUT LN MIAMI BEACH FL, 33139

FOLIO NUMBER:

02-4205-002-0260

APPLICABLE CODE NOTE:

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

INDEX OF DRAWINGS

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

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.

NOTES:

THE SITE MUST BE LEFT CLEAN OF ALL DEBRIS AND CONSTRUCTION MATERIALS AND BE FULLY GRADED AND LEFT READY FOR CONSTRUCTION

THE ENTIRE SITE MUST BE TERMITE & RODENT TREATED AFTER DEMOLITION IS COMPLETE. THE CONTRACTOR MUST PROVIDE A CERTIFIED LETTER TO THE CITY OF MIAMI BEACH

PRIOR TO THE DEMOLITION, THE CONTRACTOR MUST:

DISCONNECT ALL GAS TO THE PROPERTY & MUST OBTAIN A DISCONNECT LETTER FROM TECO GAS.

DISCONNECT ALL ELECTRICAL SCIENCE TO THE PROPERTY & MUST OBTAIN A LETTER FROM E.F. & L. CO.

DISCONNECT ALL PLUMBING & UTILITIES TO THE PROPERTY AND MUST OBTAIN A DISCONNECT LETTER FROM MIAMI BEACH PUBLIC WORKS

RECYCLING PROCEDURES FOR DEMOLITION:

THE FOLLOWING RECYCLING PROCEDURES ARE EMPLOYED DURING DEMOLITION PROJECTS:

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.

CLEAN CONCRETE IS TAKEN TO LOCAL LAKEFILLS WHERE IT IS USED TO BACKFILL LAKES TO RECREATE LAND.

STEEL AND NON-FERROUS METALS ARE TAKEN TO LOCAL GRINDING FACILITIES WHERE THE MATERIAL MADE INTO WOOD CHIPS.

EVERYTHING ELSE IS TAKEN TO LANDFILLS WHERE PLASTICS AND OTHER REMAINING RECYCLABLES ARE RECOVERED.

GENERAL SEDIMENT & EROSION CONTROL NOTES:

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.

2. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

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.

4. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPs TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.

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.

6. CORRECTLY INSTALLED SILT FENCES WILL BE USED ALONG THE LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

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.

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.

TURBIDITY BARRIERS:

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.

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.

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:

1. THE PRESERVATION OF THE STREET SIDE ENTRY WALL AND FOUNDATIONS.

2. DEMOLITION OF EXISTING MAIN AND ACCESSORY BUILDINGS.

3. REMOVAL OF ALL FOOTERS/FOUNDATION AND PILES OF EXISTING BUILDINGS.

4. REMOVAL OF EXISTING POOL AND PILES

5. 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.

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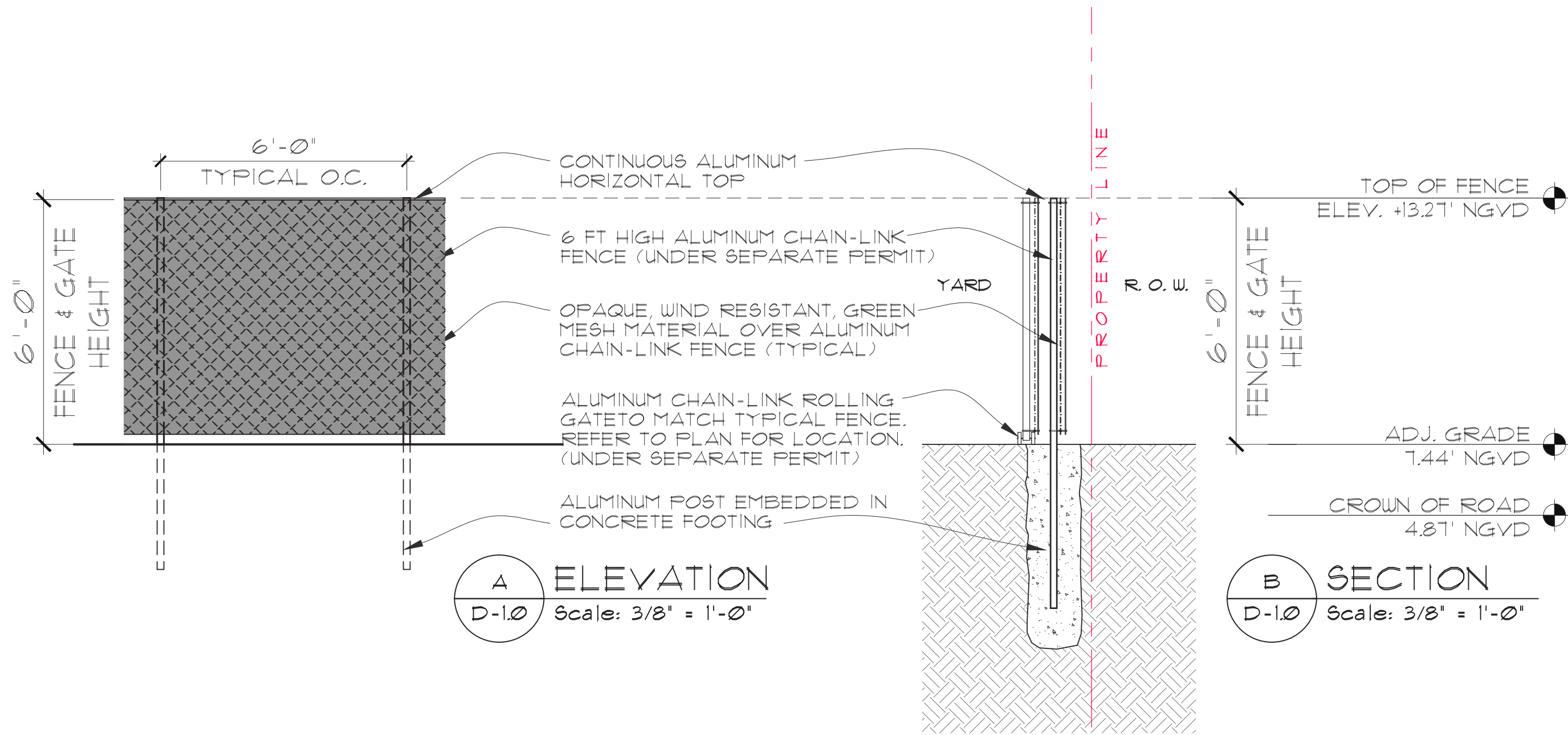
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B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	CENTRAL ANGLE OR DELTA <td>U.P.<td>UTILITY POLE</td></td>	U.P. <td>UTILITY POLE</td>	UTILITY POLE
R	RADIUS <td>E.U.B.<td>ELECTRIC UTILITY BOX</td></td>	E.U.B. <td>ELECTRIC UTILITY BOX</td>	ELECTRIC UTILITY BOX
RAD	RADIAL <td>SEP.<td>SEPTIC</td></td>	SEP. <td>SEPTIC</td>	SEPTIC
N.R.	NON RADIAL <td>D.F.<td>DRAINFIELD</td></td>	D.F. <td>DRAINFIELD</td>	DRAINFIELD
TYP.	TYPICAL <td>A/C<td>AIR CONDITIONER</td></td>	A/C <td>AIR CONDITIONER</td>	AIR CONDITIONER
I.R.	IRON ROD <td>SW<td>SIDEWALK</td></td>	SW <td>SIDEWALK</td>	SIDEWALK
I.P.	IRON PIPE <td>DWY<td>DRIVEWAY</td></td>	DWY <td>DRIVEWAY</td>	DRIVEWAY
NAD	NAIL & DISK <td>SCR.<td>SCREENED</td></td>	SCR. <td>SCREENED</td>	SCREENED
PK NAIL	PARKER-NAIL NAIL <td>GAR.<td>GARAGE</td></td>	GAR. <td>GARAGE</td>	GARAGE
D.H.	DRILL HOLE <td>ENCL.<td>ENCLOSURE</td></td>	ENCL. <td>ENCLOSURE</td>	ENCLOSURE
	WELL <td>N.T.S.<td>NOT TO SCALE</td></td>	N.T.S. <td>NOT TO SCALE</td>	NOT TO SCALE
	FIRE HYDRANT <td>F.F.<td>FINISHED FLOOR</td></td>	F.F. <td>FINISHED FLOOR</td>	FINISHED FLOOR
	MANHOLE <td>T.O.B.<td>TOP OF BANK</td></td>	T.O.B. <td>TOP OF BANK</td>	TOP OF BANK
O.H.L.	OVERHEAD LINES <td>E.O.W.<td>EDGE OF WATER</td></td>	E.O.W. <td>EDGE OF WATER</td>	EDGE OF WATER
TRANS.	TRANSFORMER <td>E.O.P.<td>EDGE OF PAVEMENT</td></td>	E.O.P. <td>EDGE OF PAVEMENT</td>	EDGE OF PAVEMENT
CATV 	CABLE TV RISER <td>C.V.G.<td>CONCRETE VALLEY GUTTER</td></td>	C.V.G. <td>CONCRETE VALLEY GUTTER</td>	CONCRETE VALLEY GUTTER
	WATER METER <td>B.S.L.<td>BUILDING SETBACK LINE</td></td>	B.S.L. <td>BUILDING SETBACK LINE</td>	BUILDING SETBACK LINE
P.E.	POOL EQUIPMENT <td>S.T.L.<td>SURVEY TIE LINE</td></td>	S.T.L. <td>SURVEY TIE LINE</td>	SURVEY TIE LINE
CONC.	CONCRETE SLAB <td>℄</td> <td>CENTER LINE</td>	℄	CENTER LINE
ESMT	EASEMENT <td>R.W.<td>RIGHT-OF-WAY</td></td>	R.W. <td>RIGHT-OF-WAY</td>	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT <td>P.U.E.<td>PUBLIC UTILITY EASEMENT</td></td>	P.U.E. <td>PUBLIC UTILITY EASEMENT</td>	PUBLIC UTILITY EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT <td>C.M.E.<td>CHALK MAINTENANCE EASEMENT</td></td>	C.M.E. <td>CHALK MAINTENANCE EASEMENT</td>	CHALK MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT <td>A.E.<td>ANCHOR EASEMENT</td></td>	A.E. <td>ANCHOR EASEMENT</td>	ANCHOR EASEMENT
B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
W.F.	WOOD FENCE		



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.

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.

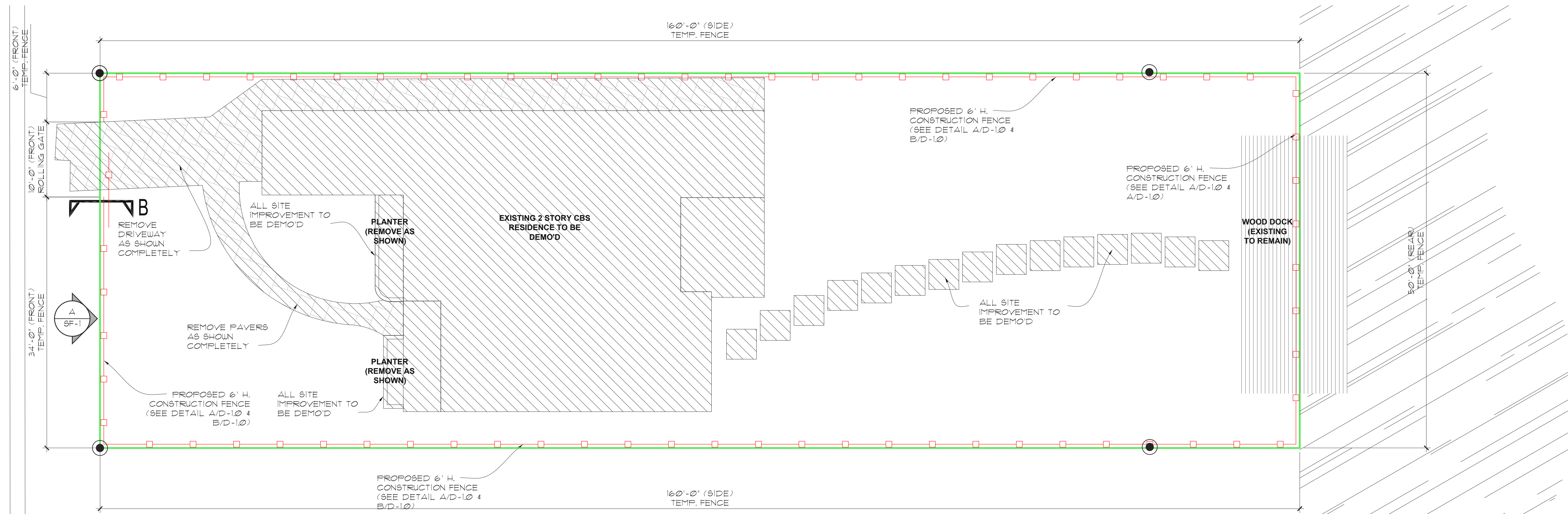
TEMPORARY CONSTRUCTION FENCE NOTE:

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.

COCONUT LN



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

BEALE RESIDENCE
201 N COCONUT LANE
MIAMI BEACH, FL 33139

seal

Raphael Levy
2024.08.02
10:24:54-04'00"



Raphael Levy
registered architect
AR94779

comm no.
2403

date:
04/25/2024

revised:

sheet no.

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25. ALL DISTURBED AREAS SHALL BE GRASESSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HYABALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STABLED SOLID SOD.

30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND ROUTED THROUGH MAY FILTERS, SILTATION DIAPERS AND PUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-392, FLORIDA ADMINISTRATIVE CODE.

33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

34. 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 ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. 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.

37. SILT FENCES OR HYABALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

APPROVED	REVIEW	DATE
_____	_____	_____
_____	_____	_____

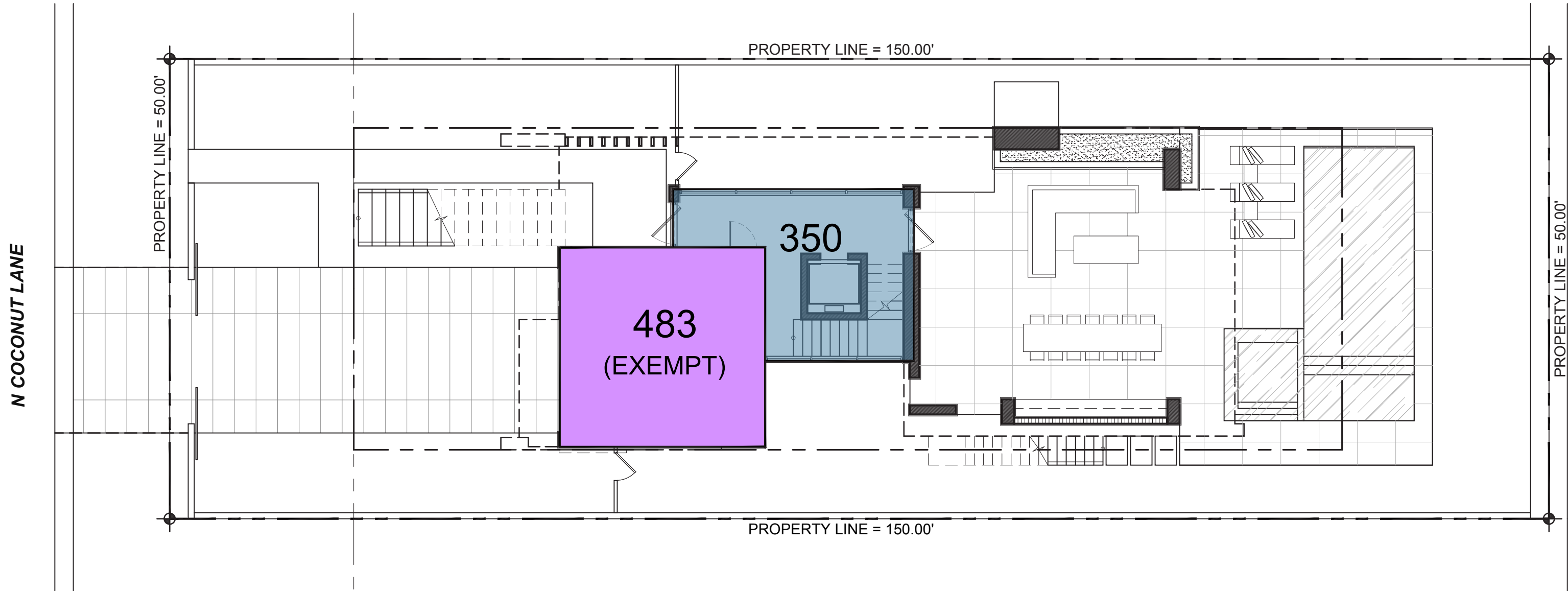
MIAMI BEACH
PUBLIC WORKS DEPARTMENT

SITE EARTHWORK DETAILS NO.3
EROSION AND SEDIMENT CONTROL NOTES

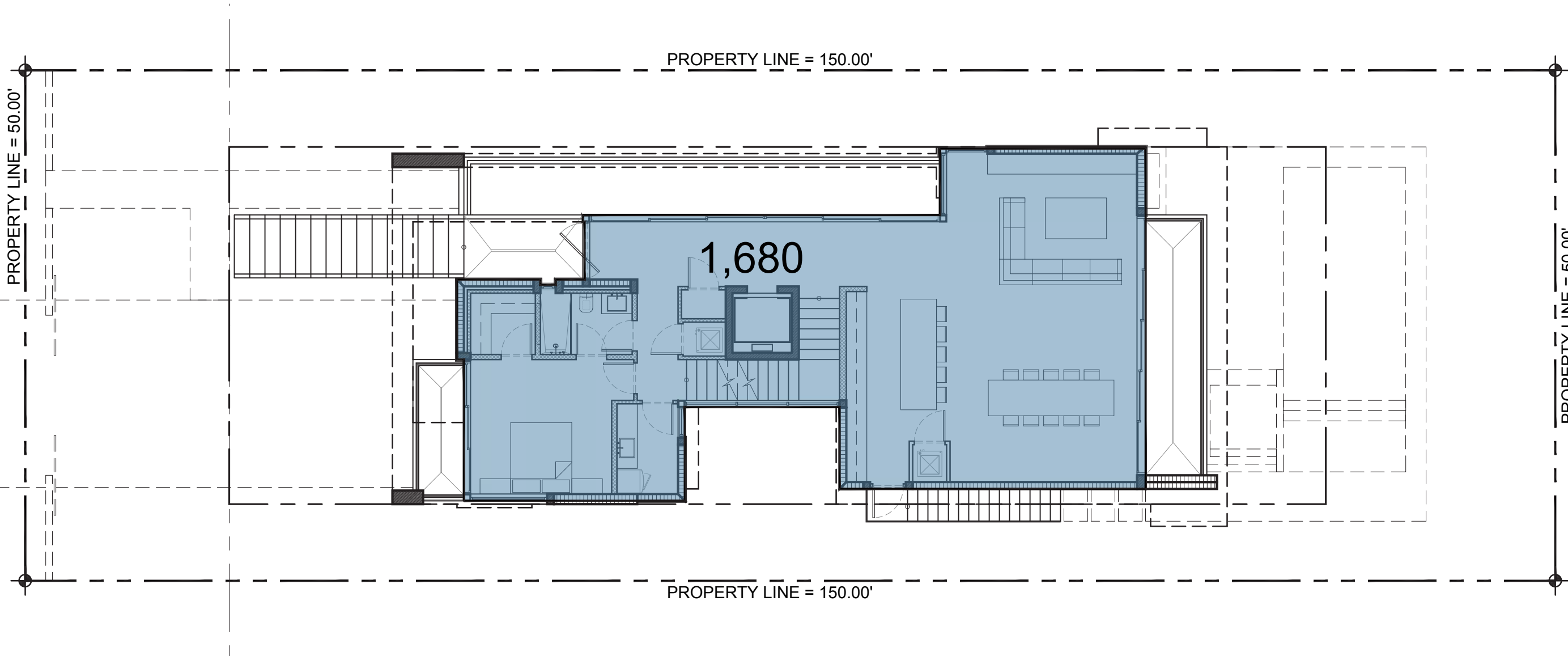
SES15b

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:					

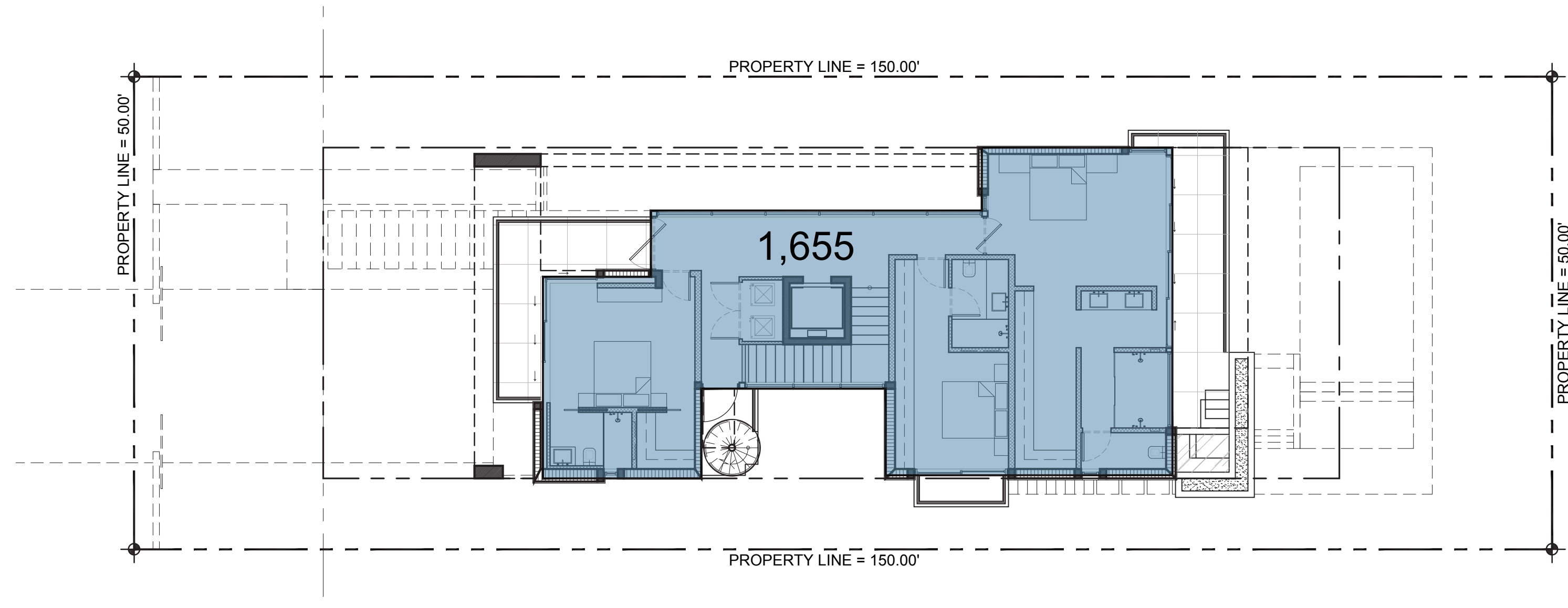
ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 9	
2	FIRM Map Number	12086C0316L	
3	Base Flood Elevation (BFE):	+9.00' NGVD	
4	Proposed Flood Design Elevation:	+10.00' NGVD	
5	Crown of Road Elevation:	+4.87' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family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



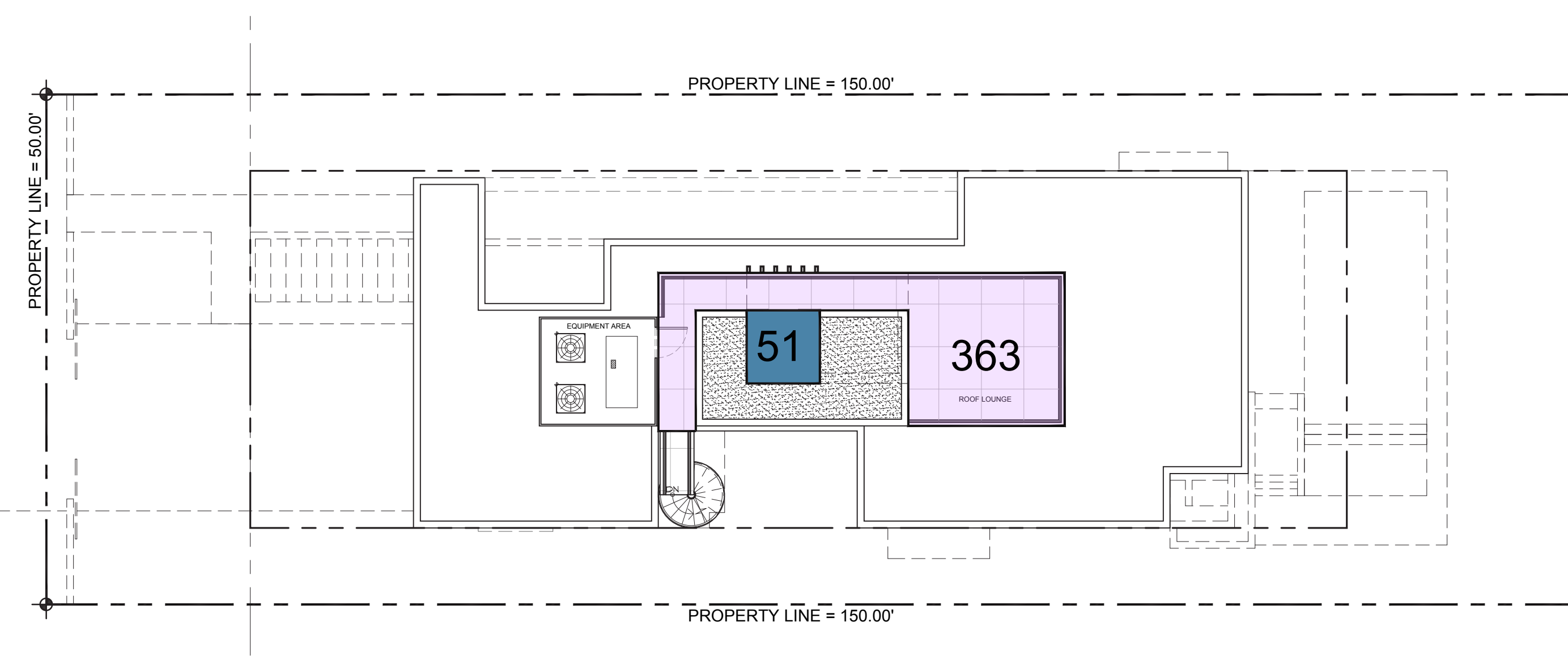
1 UNIT SIZE UNDER STORY
A-0.7 Scale: 3/32" = 1'-0"



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"



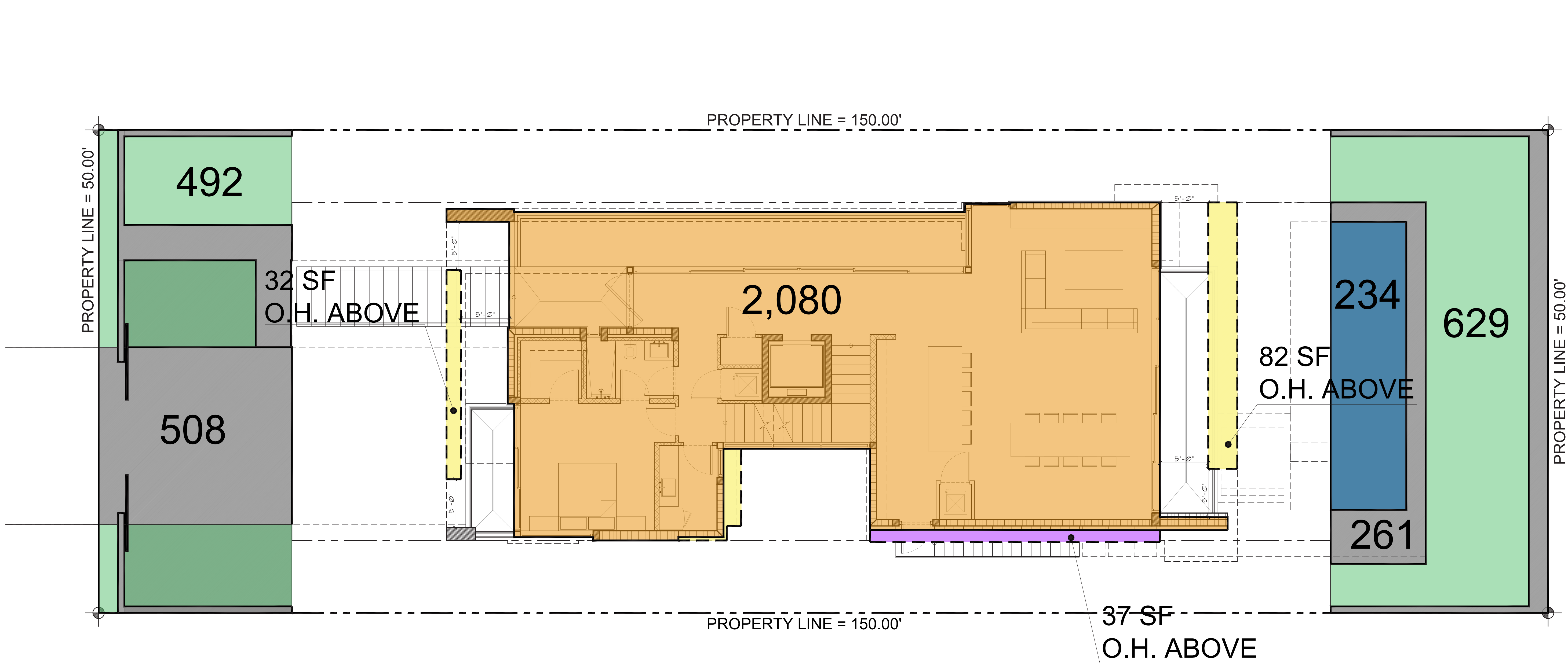
4 UNIT SIZE ROOF
A-0.7 Scale: 3/32" = 1'-0"

UNIT SIZE :

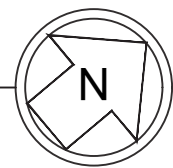
LOT SIZE:	1,500 S.F.
MAX UNIT SIZE:	3,150 S.F. (50% MAX)
UNDERSTORY	350 S.F.
FIRST FLOOR	1,680 S.F.
SECOND FLOOR	1,655 S.F.
ROOF	51 S.F.
TOTAL PROPOSED	3,736 S.F. 49%

ROOF DECK :

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



LOT COVERAGE
FIRST FLOOR PLAN
A-0.8
Scale: 3/16" = 1'-0"



LOT COVERAGE:

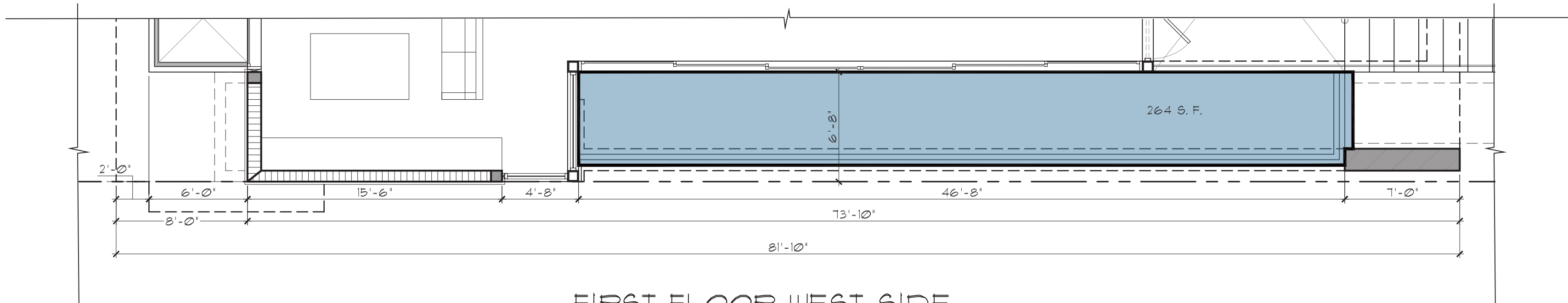
LOT SIZE:	7,500 S.F.
MAX LOT COVERAGE:	2,250 S.F. (30% MAX)
FIRST FLOOR:	2,080 S.F.
OVERHANGING SECOND FLOOR:	37 S.F.
OVERHANGS EXCEEDING 5':	114 S.F.
TOTAL LOT COVERAGE:	2,231 S.F. (29%)

FRONT YARD CALCULATIONS

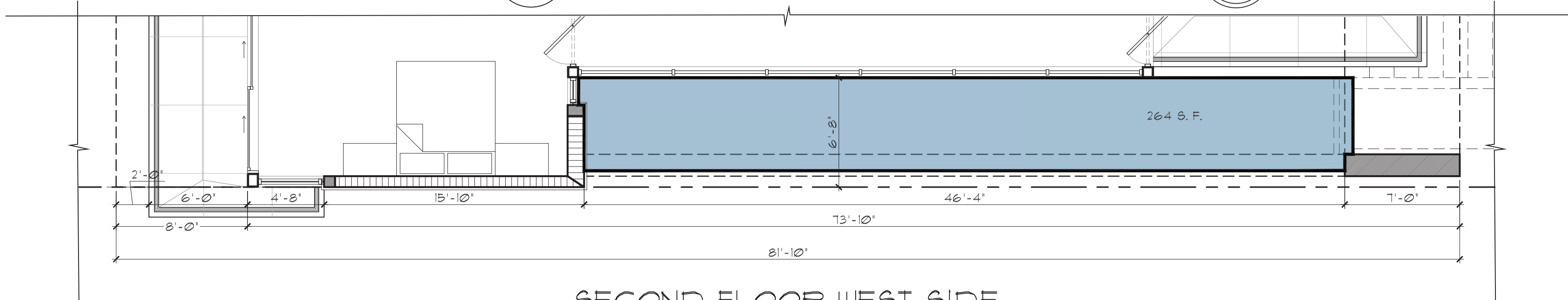
FRONT YARD:	1,000 S.F. (100%)
MINIMUM LANDSCAPE AREA:	100 S.F. (10%)
PROPOSED LANDSCAPE AREA:	492 S.F. (49%)

REAR YARD CALCULATIONS

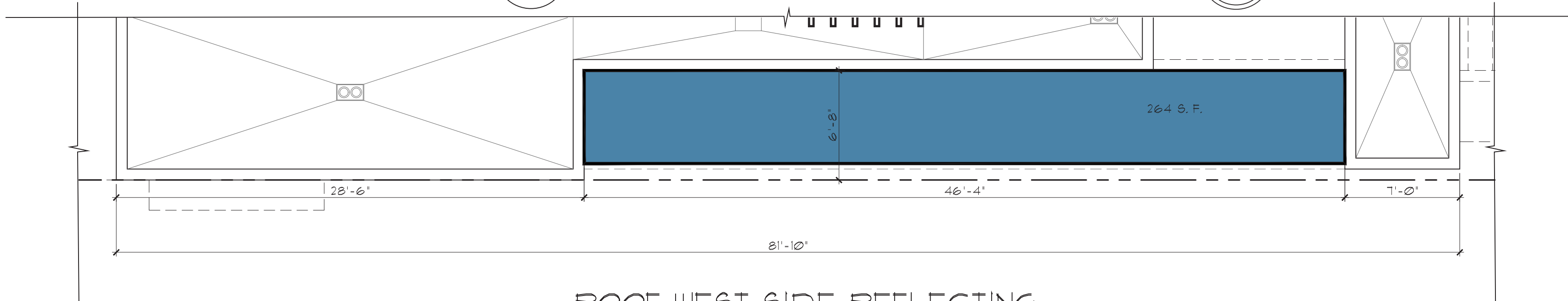
REAR YARD:	1,125 S.F. (100%)
MINIMUM LANDSCAPE AREA:	181.5 S.F. (10%)
PROPOSED LANDSCAPE AREA:	863 S.F. (11%)



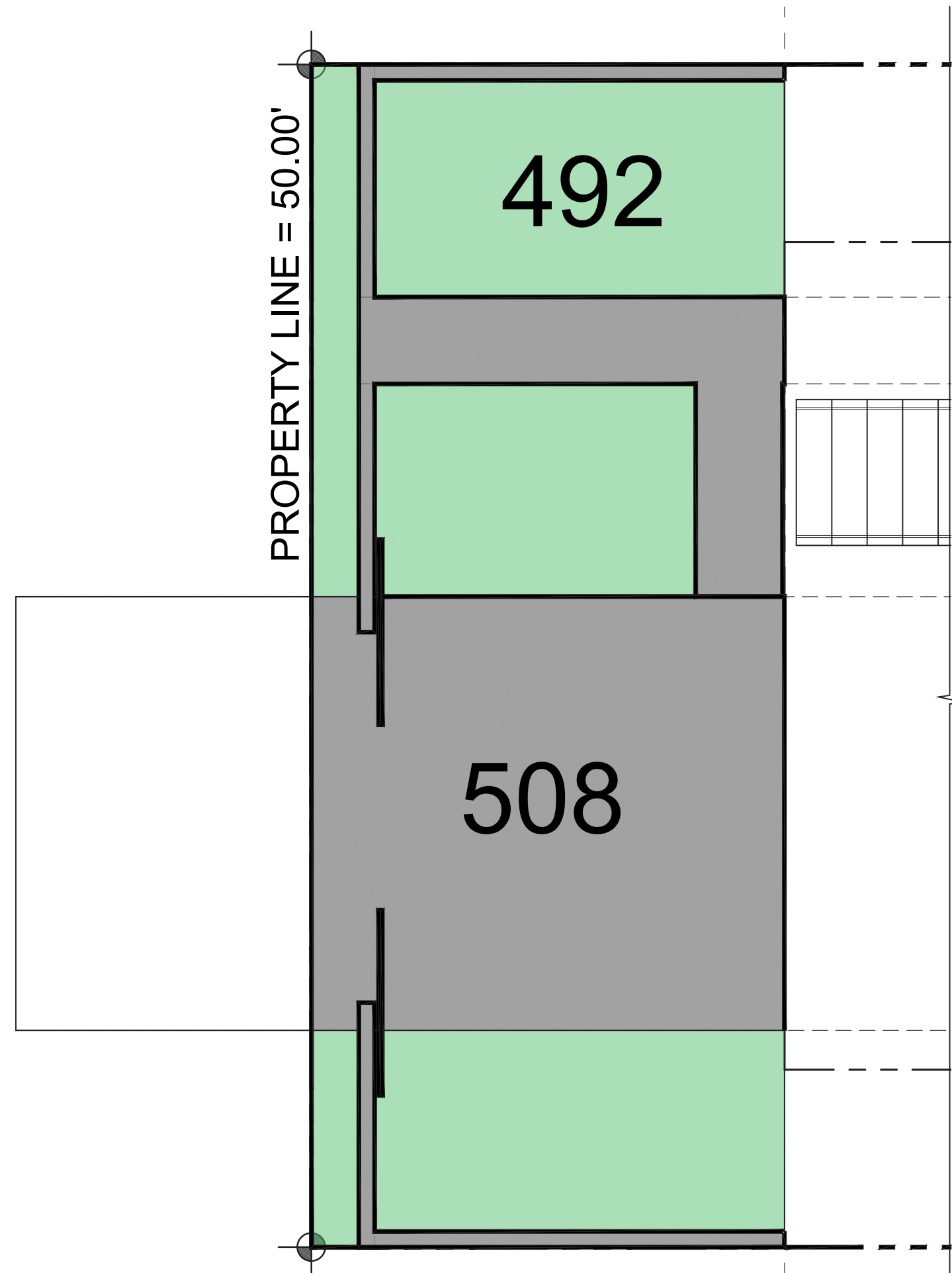
1
A-0.9
FIRST FLOOR WEST SIDE
REFLECTING POND WAIVER DIAGRAM
Scale: 3/16" = 1'-0"



2
A-0.9
SECOND FLOOR WEST SIDE
REFLECTING POND WAIVER DIAGRAM
Scale: 3/16" = 1'-0"



3
A-0.9
ROOF WEST SIDE REFLECTING
POND WAIVER DIAGRAM
Scale: 3/16" = 1'-0"



5
A-0.9
FRONT YARD
VARIANCE DIAGRAM
Scale: 3/16" = 1'-0"

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: 1500 S.F. (1% MIN.)
AREA OPEN TO SKY: 264 S.F. (35% LOT AREA)

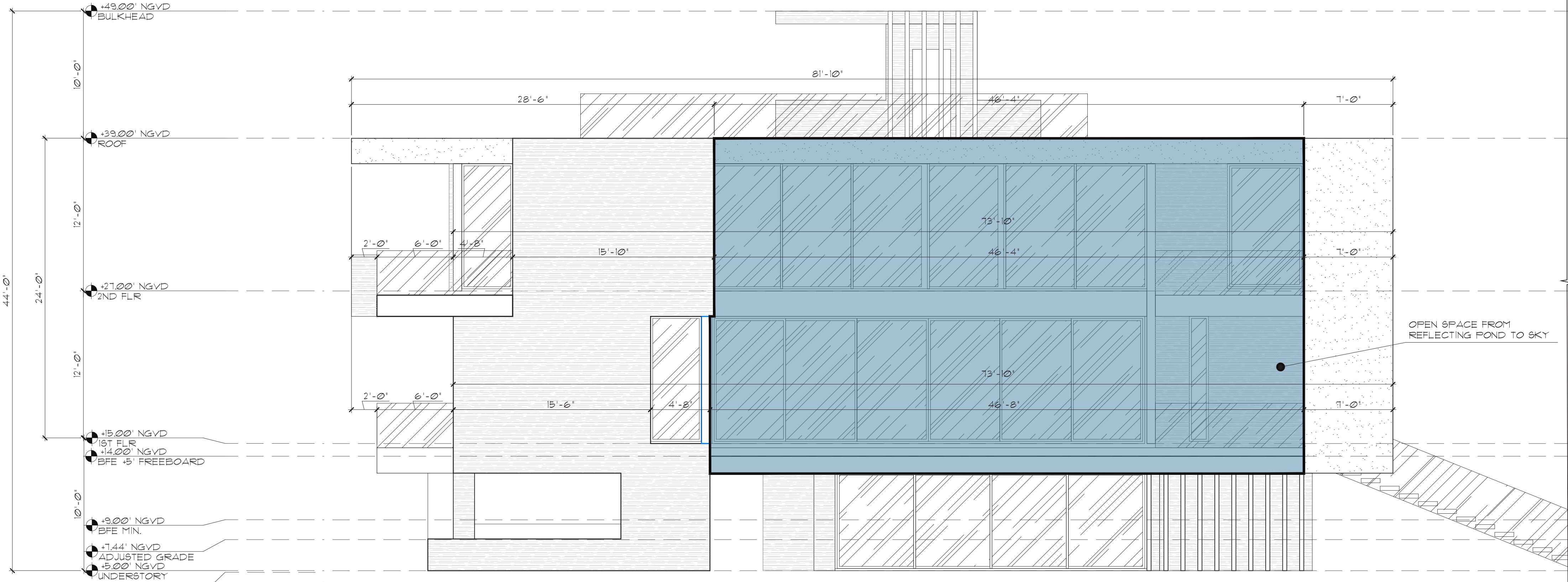
VARIANCE REQUEST

- 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.

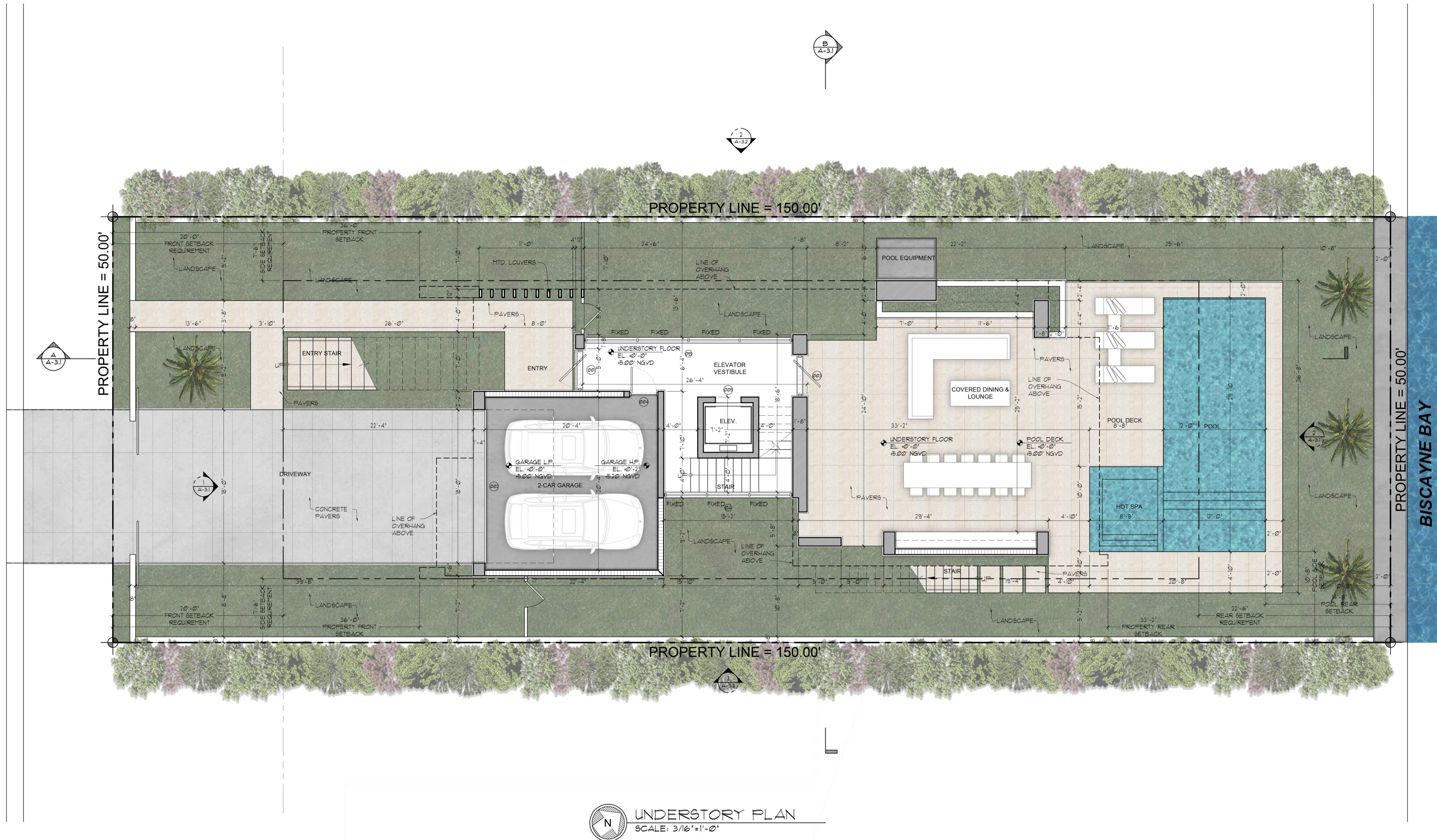
LANDSCAPE AREA IN REQUIRED YARDS

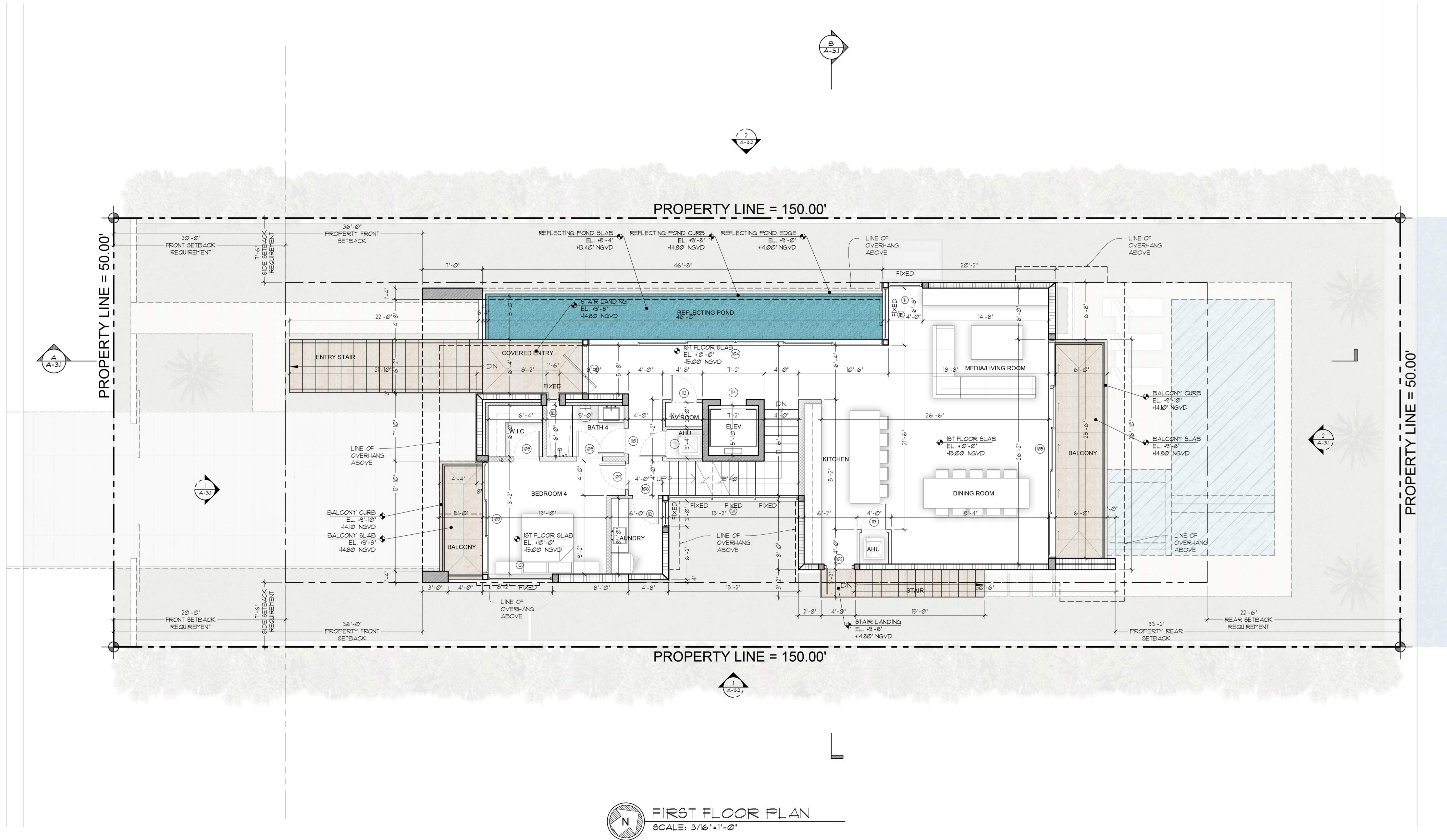
FRONT YARD: 1000 S.F. 100%
MINIMUM LANDSCAPE AREA: 100 S.F. 10%
PROPOSED LANDSCAPE AREA: 432 S.F. 43%

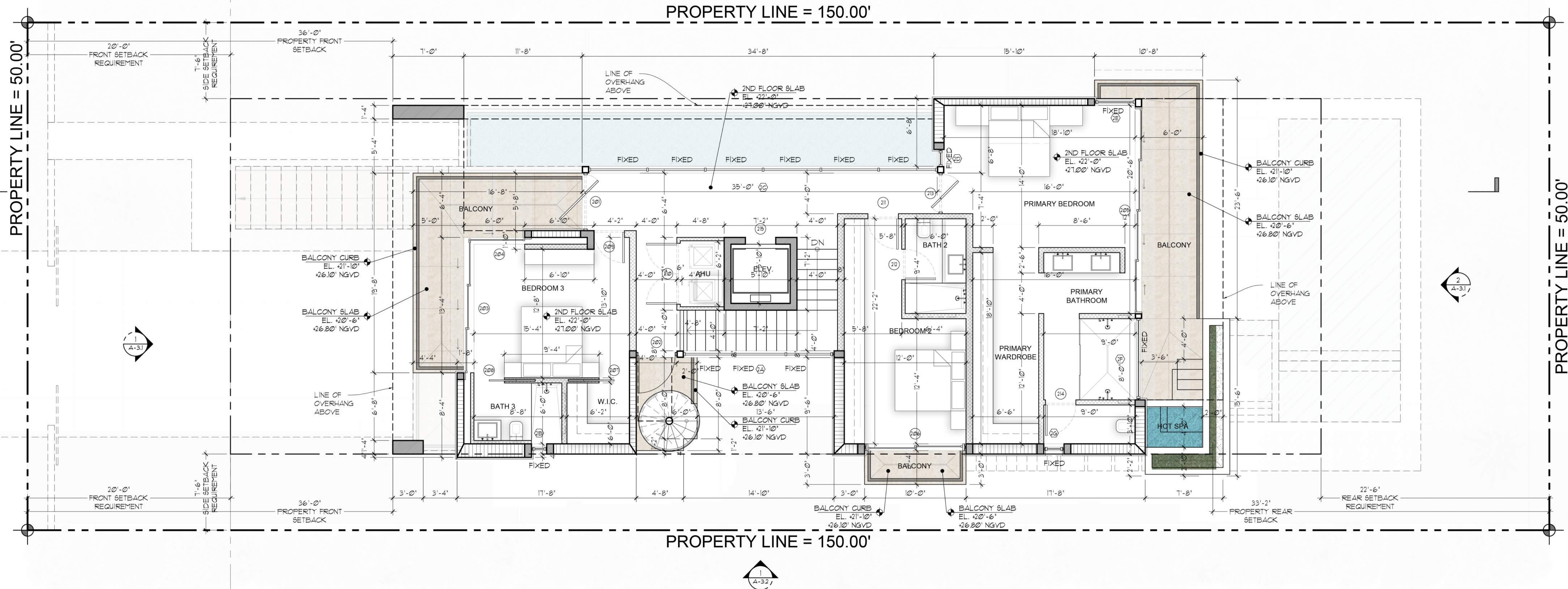
- VARIANCE IS REQUESTED TO ALLOW THE REQUIRED LANDSCAPE AREA IN THE FRONT YARD TO BE REDUCED FROM 10% MINIMUM REQUIRED TO 4%, PER SECTION 142-109.04.01



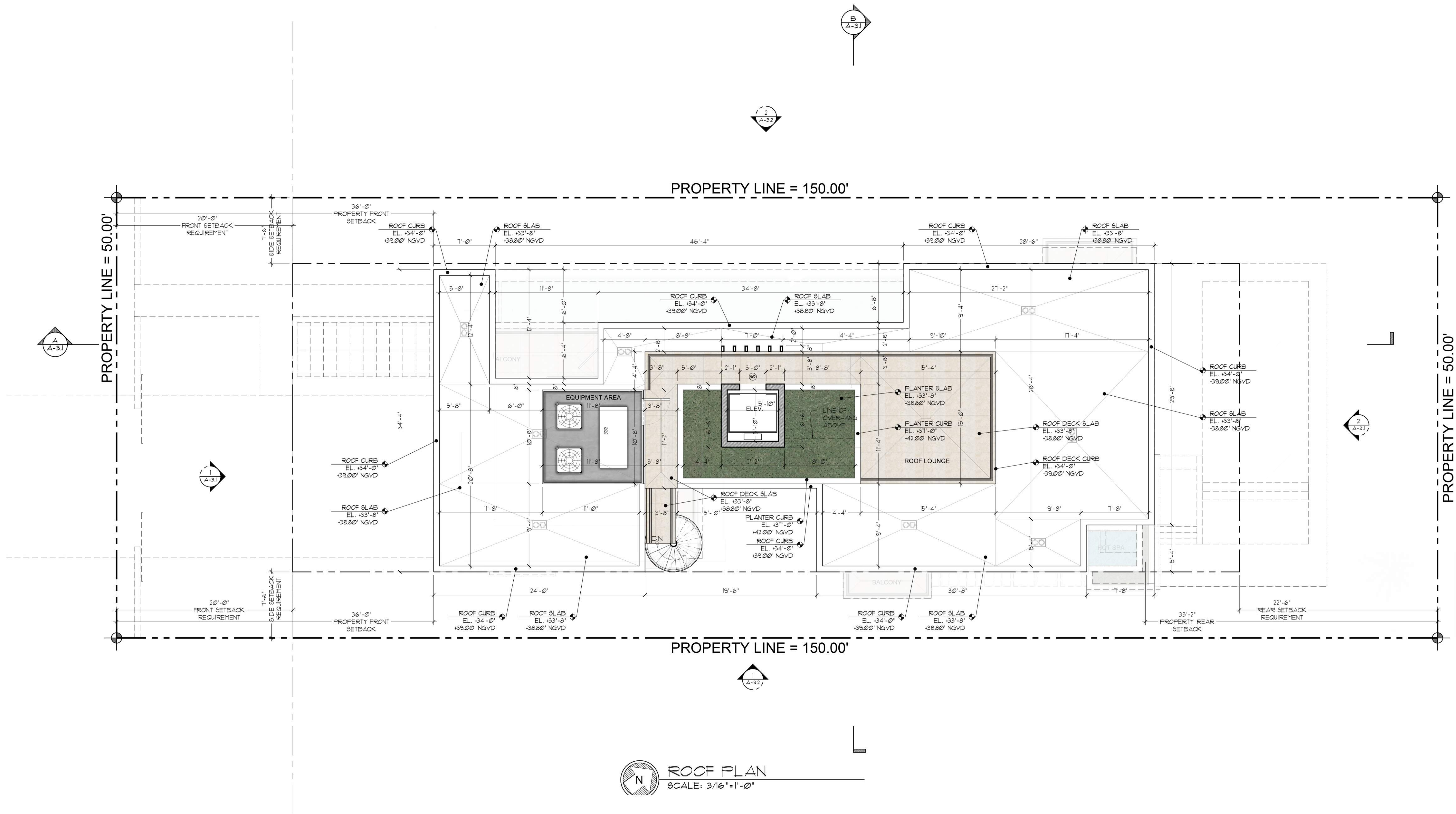
4
A-0.9
WEST SIDE ELEVATION
REFLECTING POND WAIVER DIAGRAM
Scale: 3/16" = 1'-0"

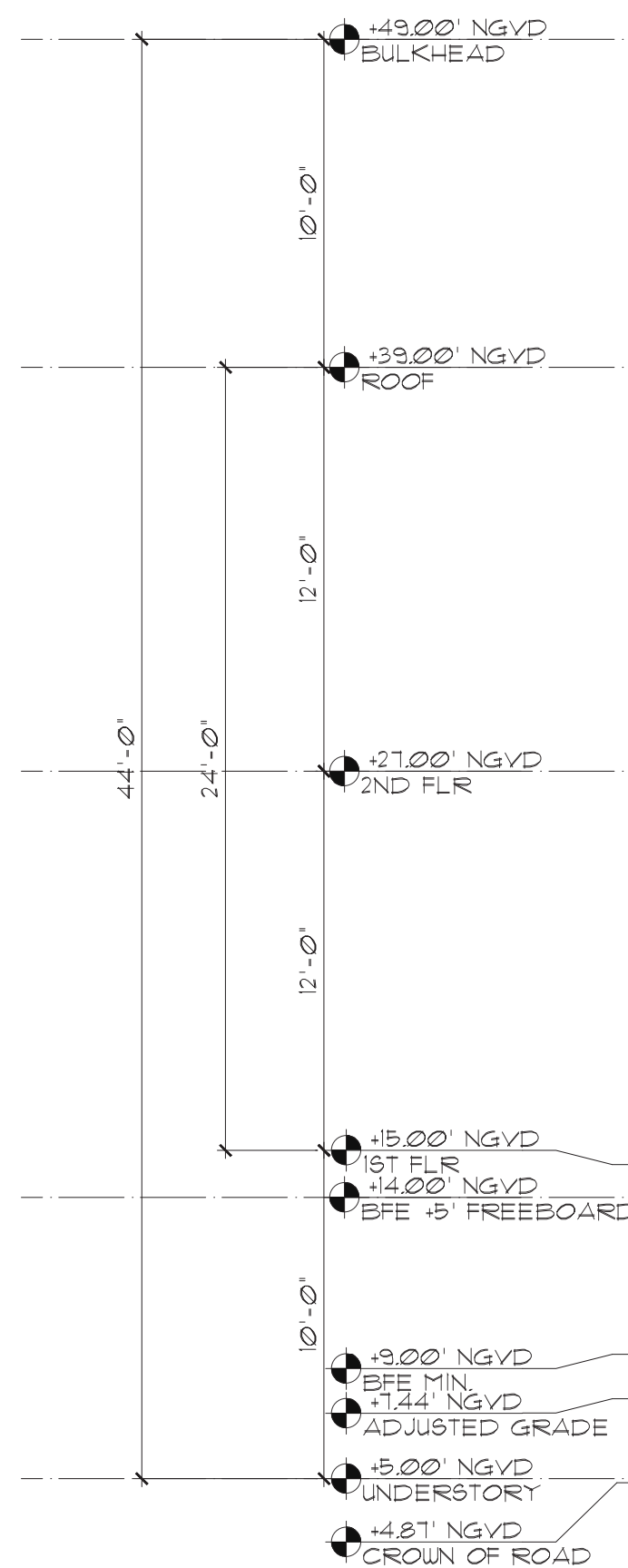




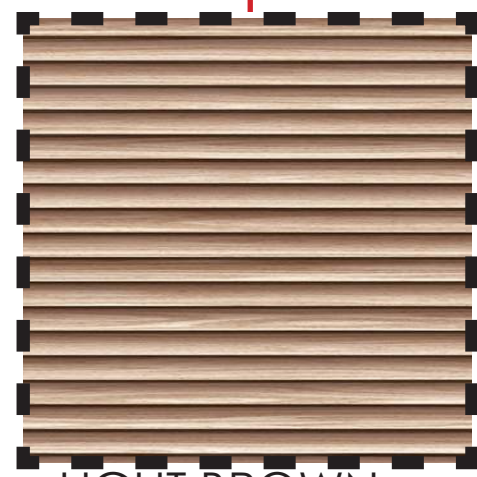


SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"





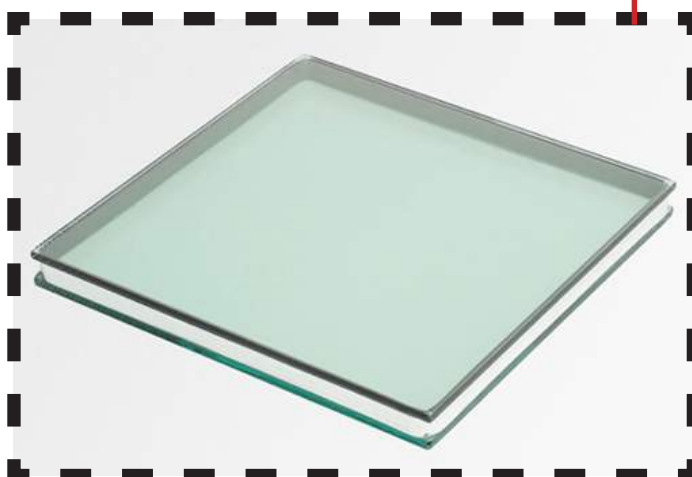
1 FRONT (SOUTH) ELEVATION
A-2.1 Scale: 3/16" = 1'-0"



LIGHT BROWN
SYNTHETIC WOOD



IVORY TRAVERTINE



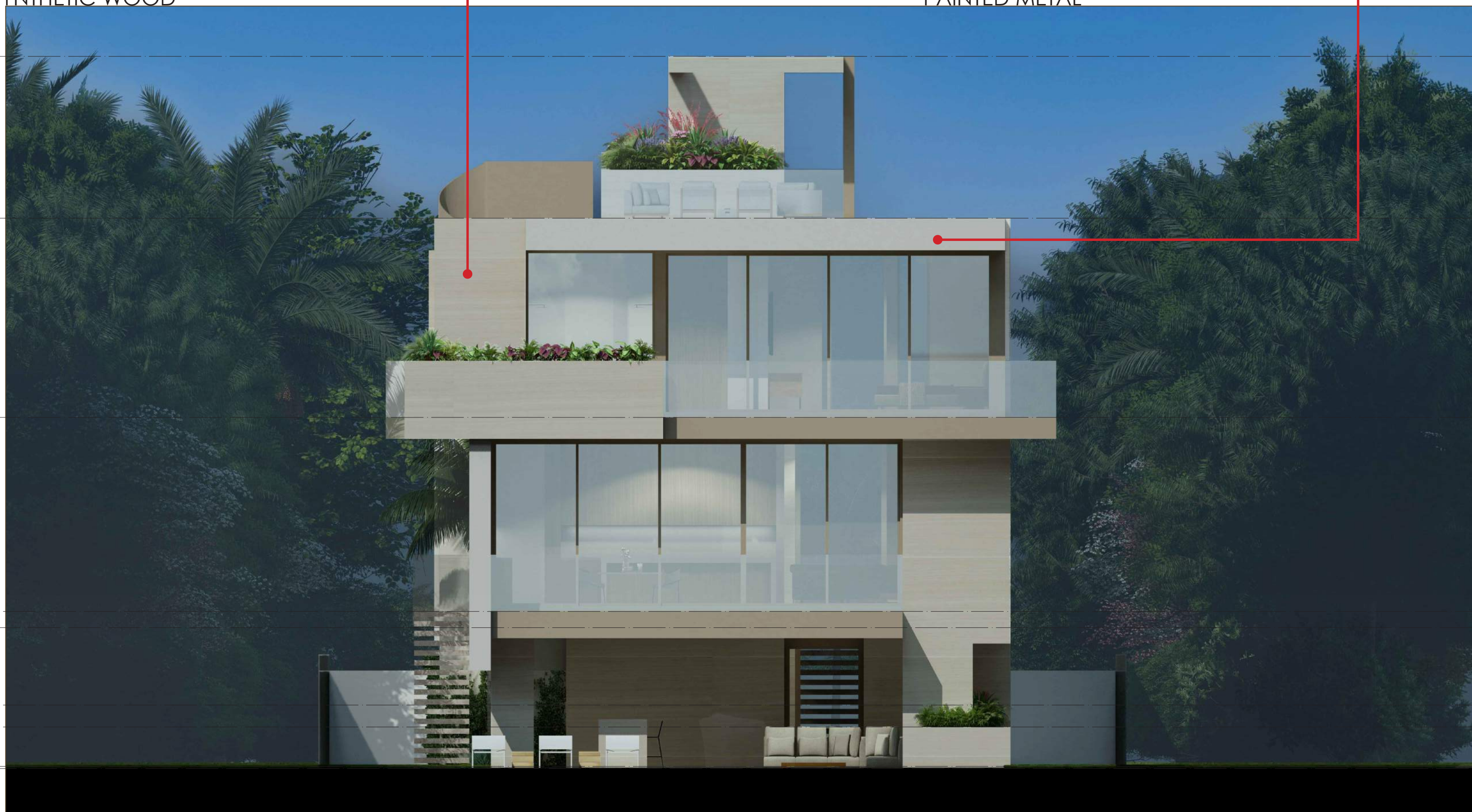
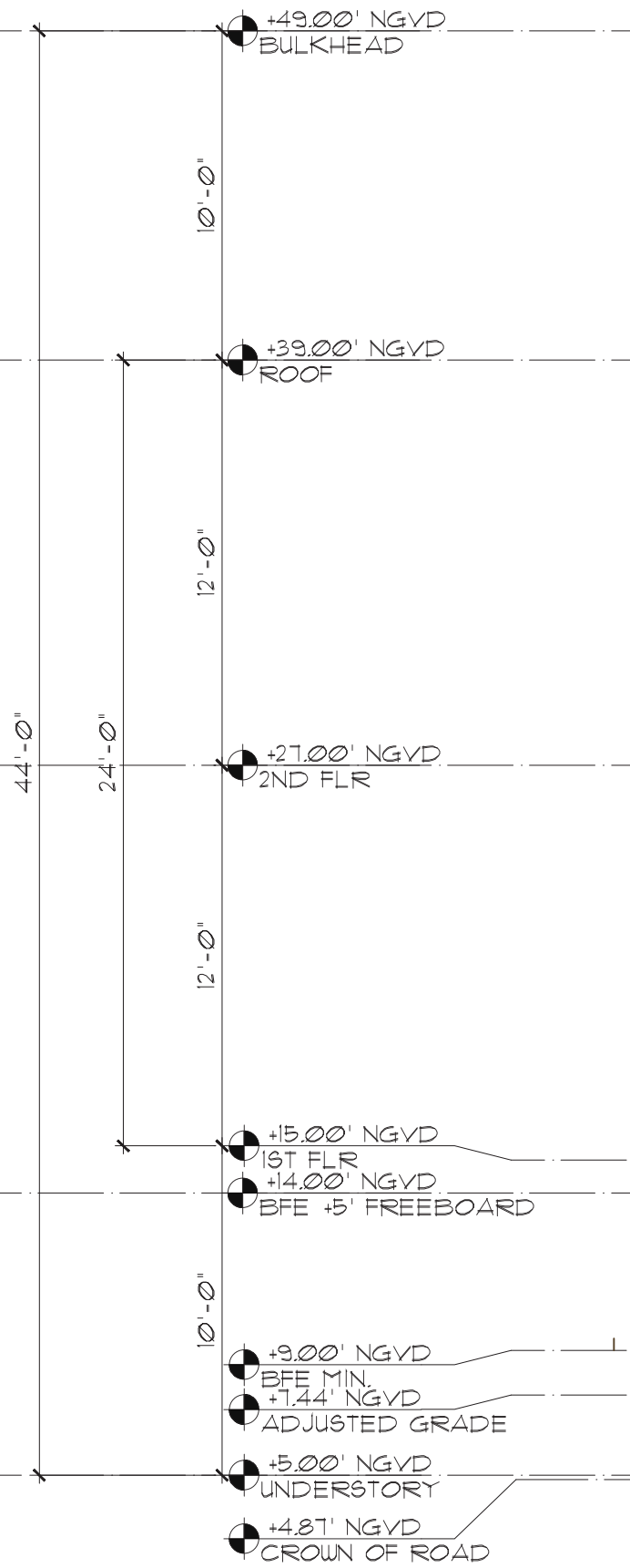
CLEAR LOW-E GLASS



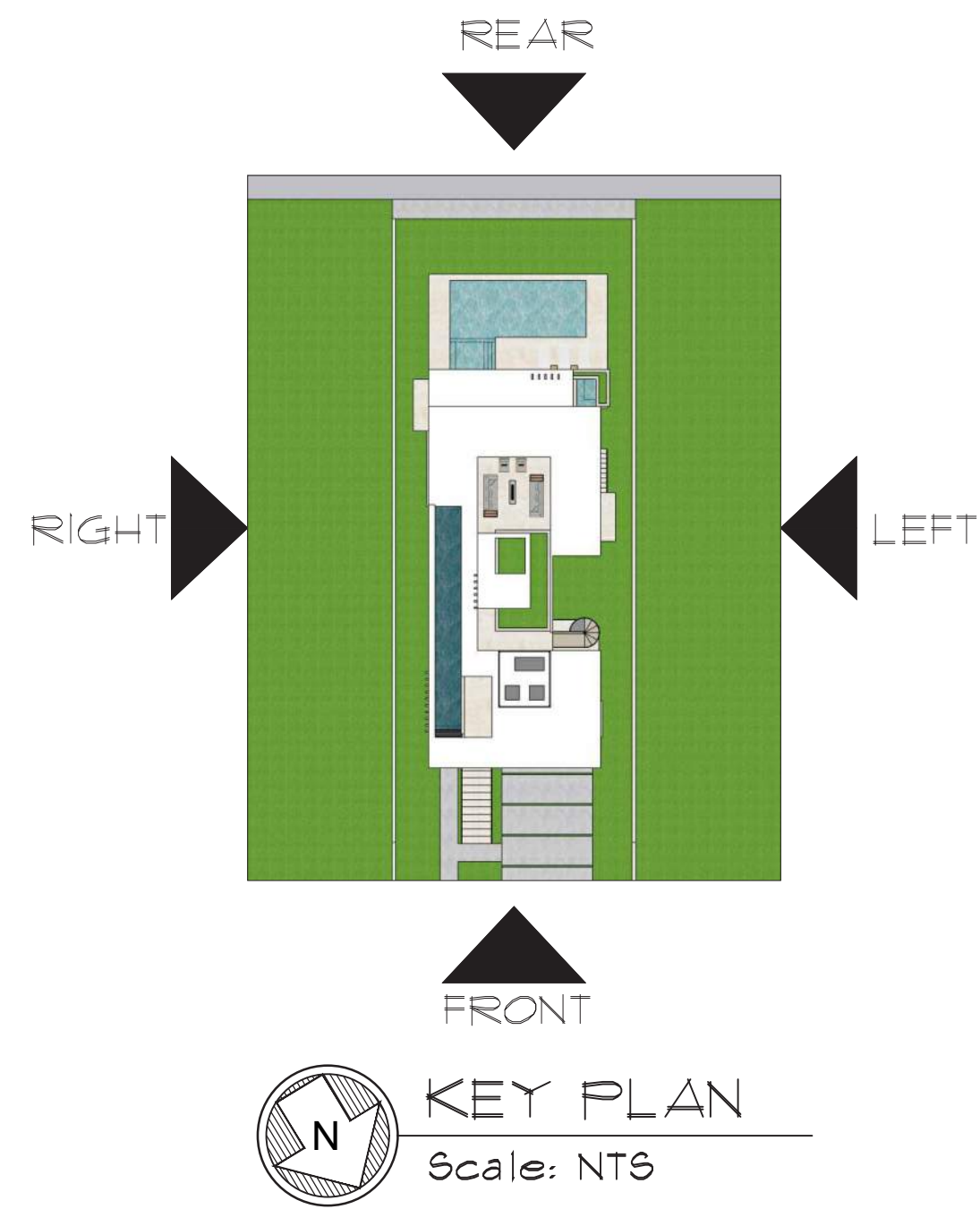
CHAMPAGNE KYNAR
PAINTED METAL

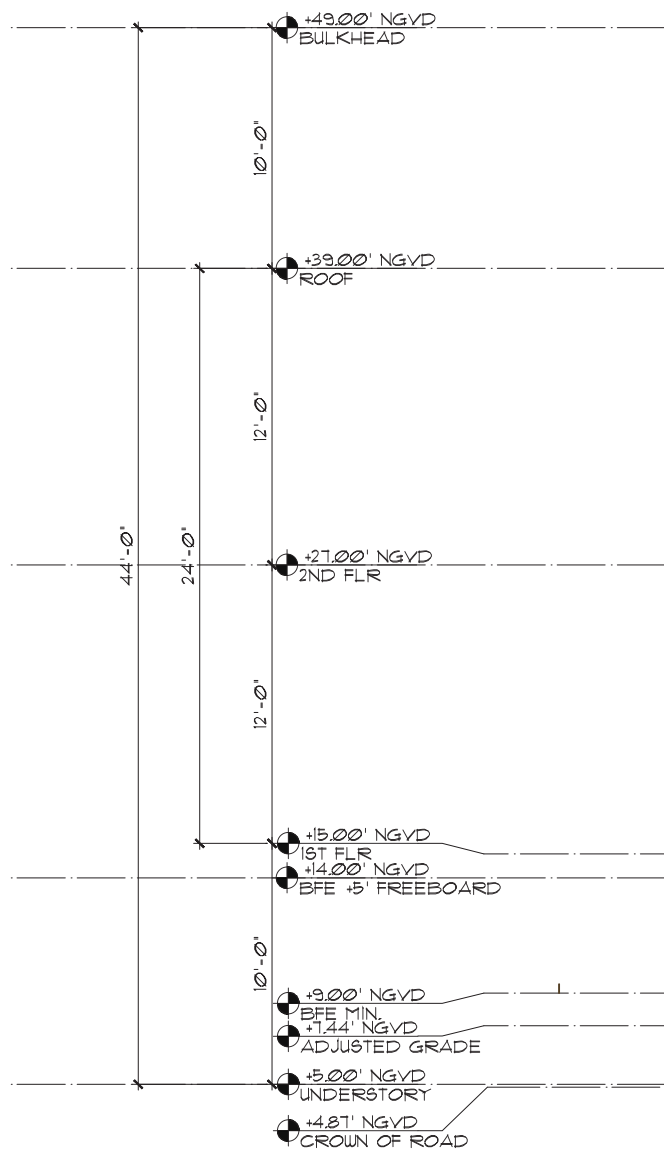


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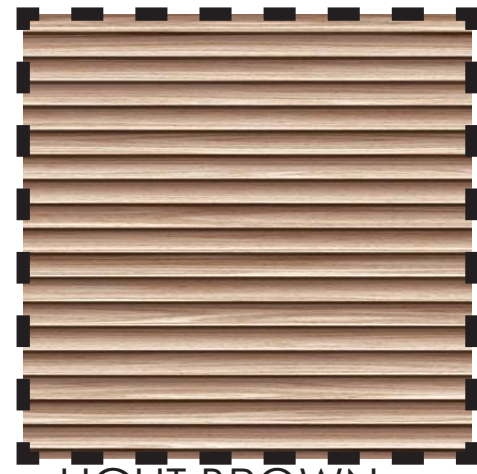


2 REAR (NORTH) ELEVATION
A-2.1 Scale: 3/16" = 1'-0"





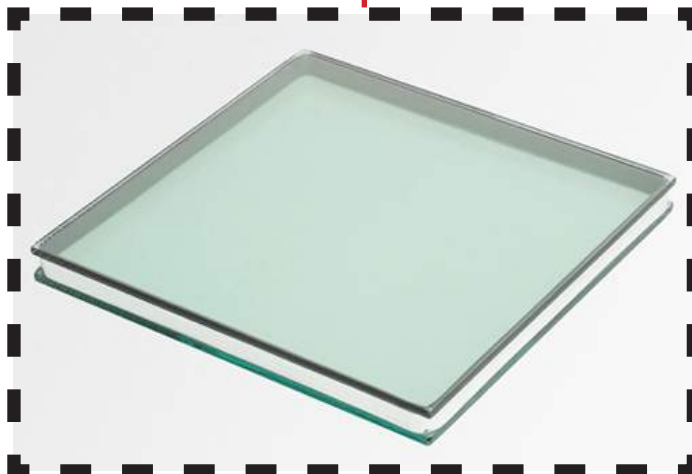
1 LEFT (WEST) ELEVATION
A-2.2 Scale: 3/16" = 1'-0"



LIGHT BROWN
SYNTHETIC WOOD



IVORY TRAVERTINE



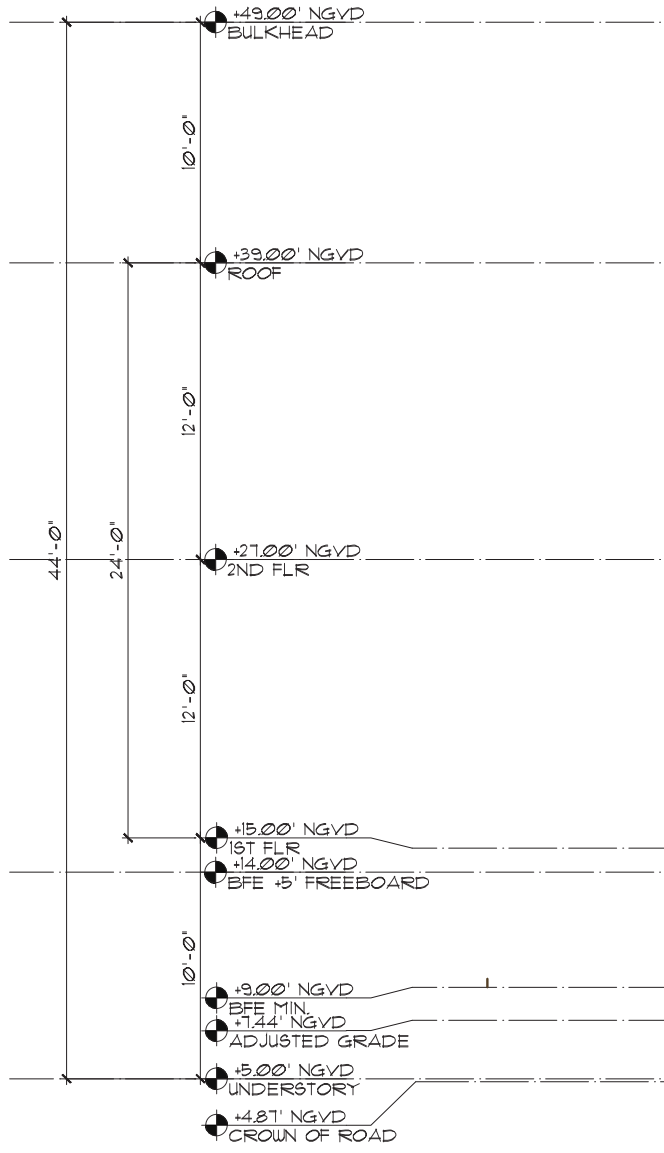
CLEAR LOW-E GLASS



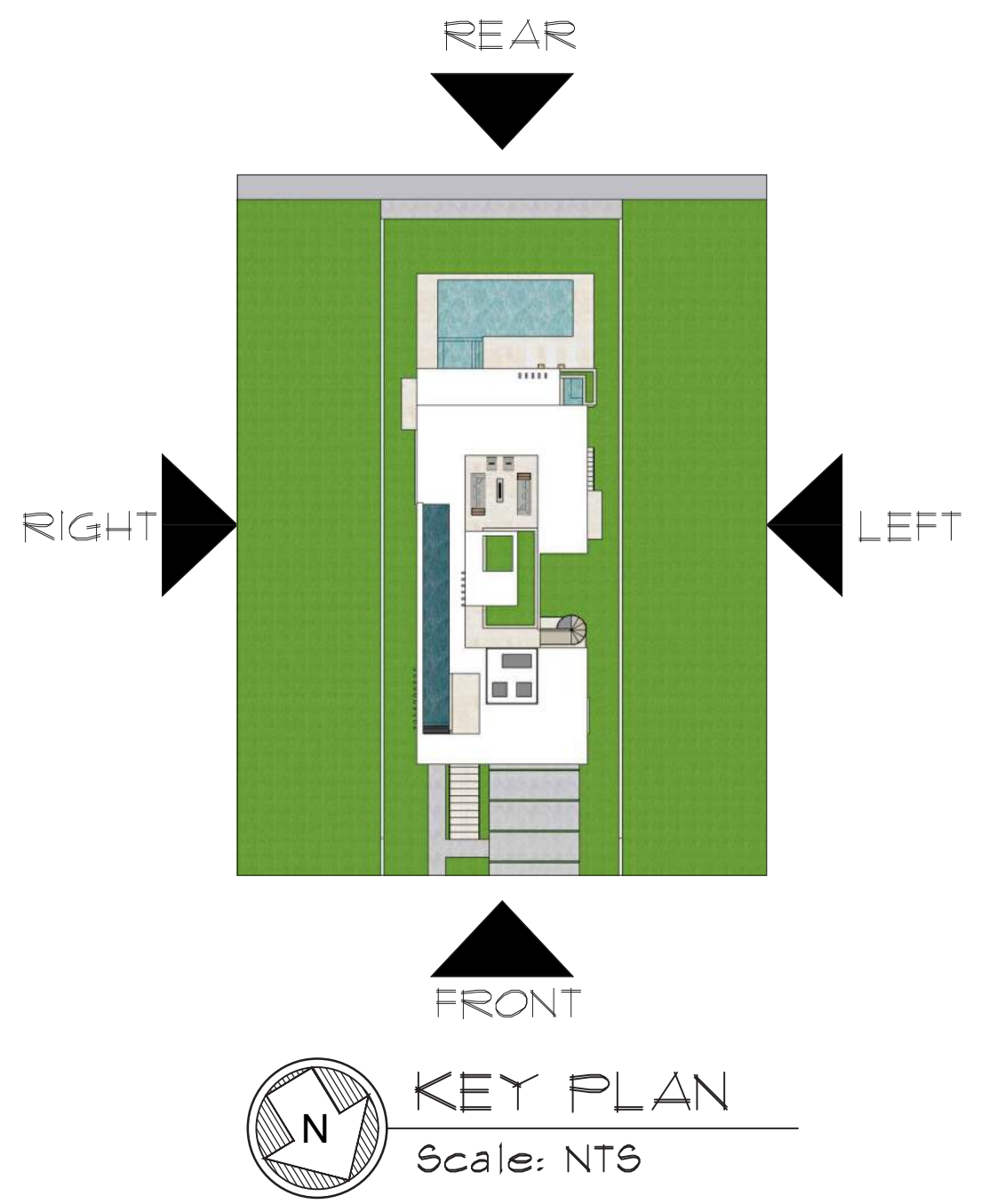
CHAMPAGNE KYNAR
PAINTED METAL

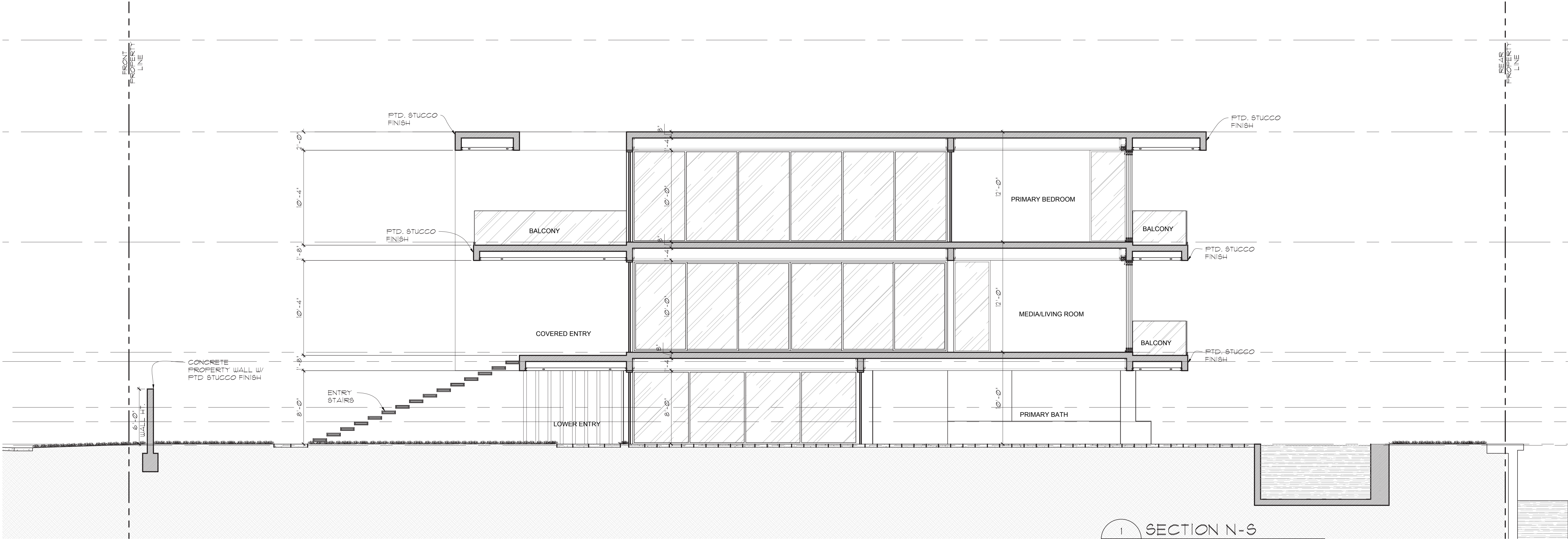


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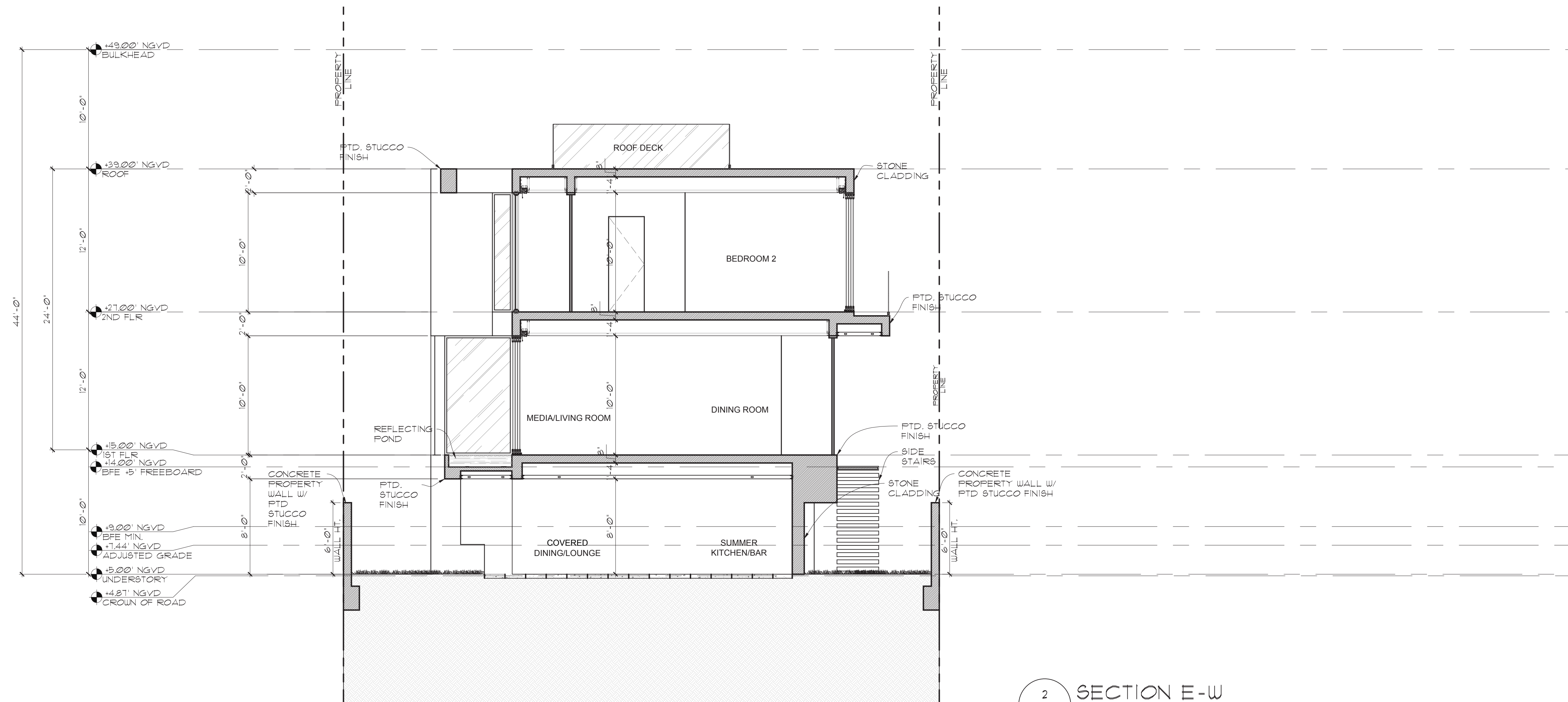


1 RIGHT (EAST) ELEVATION
A-2.2 Scale: 3/16" = 1'-0"





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



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

seal

Raphael Levy
2024.08.02
10:24:54-04'00"
STATE OF FLORIDA
REGISTERED ARCHITECT
AR94779

Raphael Levy
registered architect
AR94779

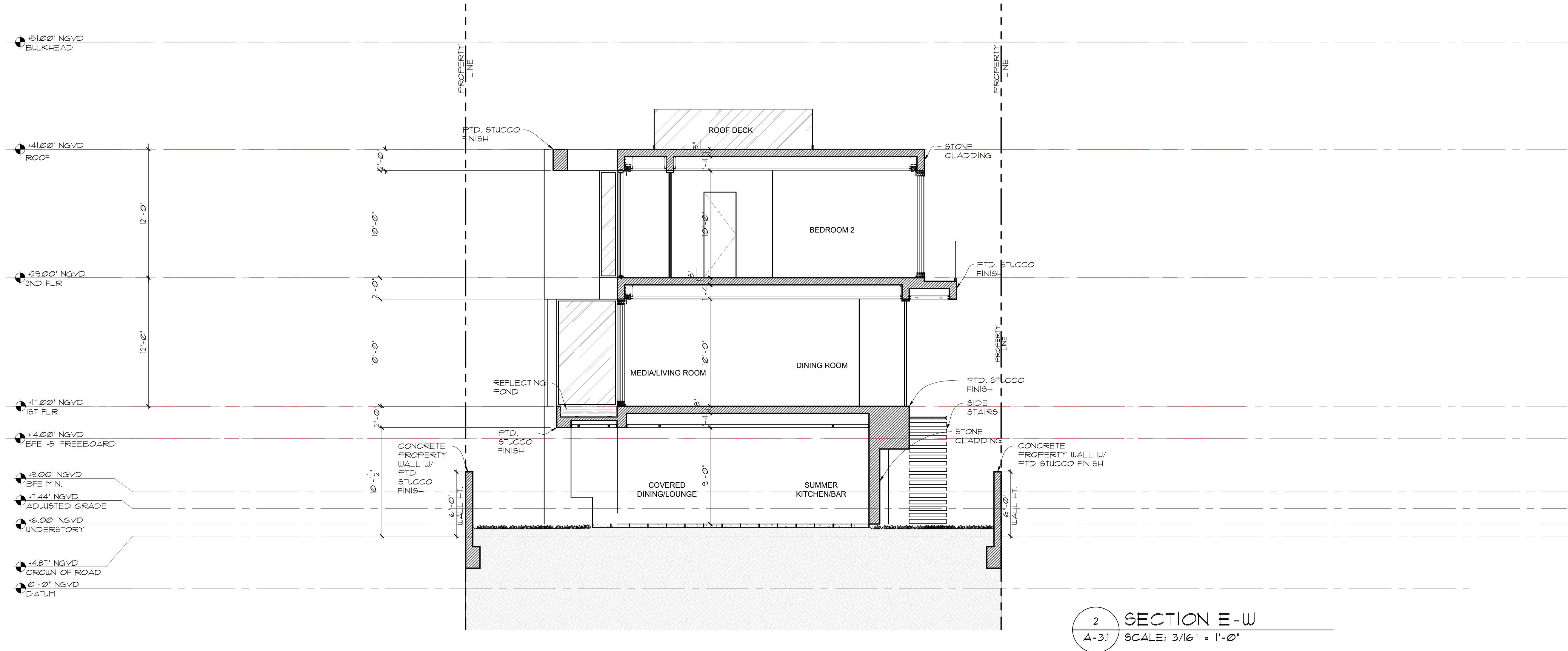
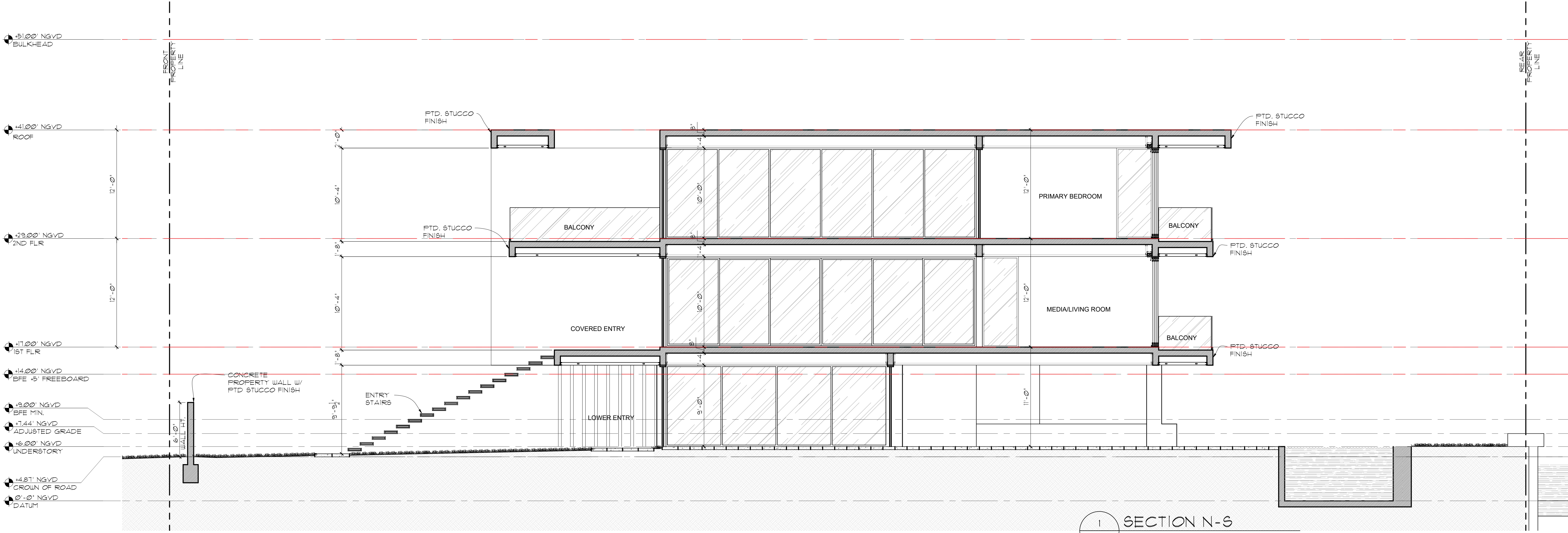
comm no.
2403

date:
04/25/2024

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A-3.1



seal

Raphael Levy
2024.08.02
10:24:54-04'00"
STATE OF FLORIDA
REGISTERED ARCHITECT
AR94779

Raphael Levy
registered architect
AR94779

comm no.
2403

date:
04/25/2024

revised:

sheet no.

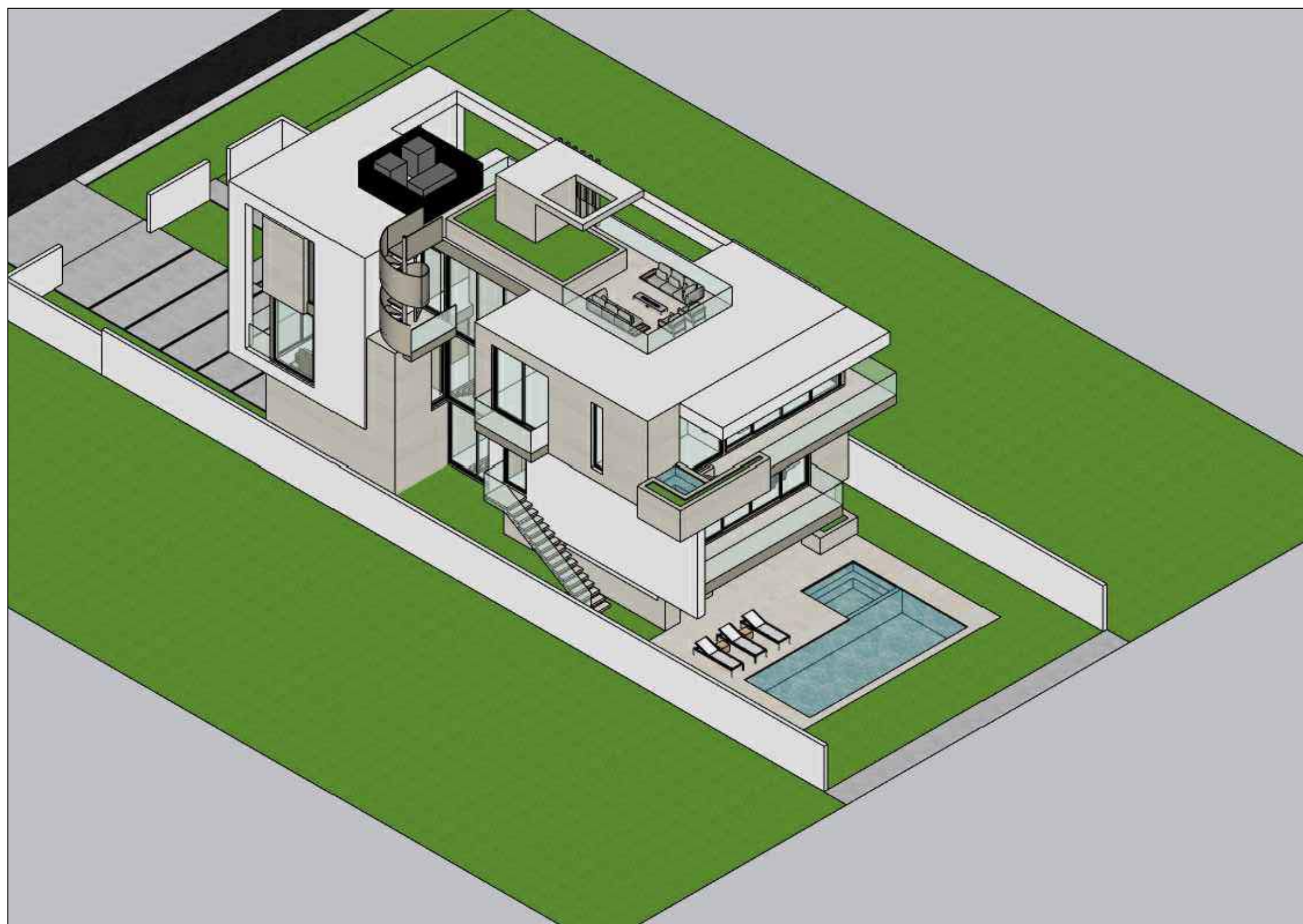
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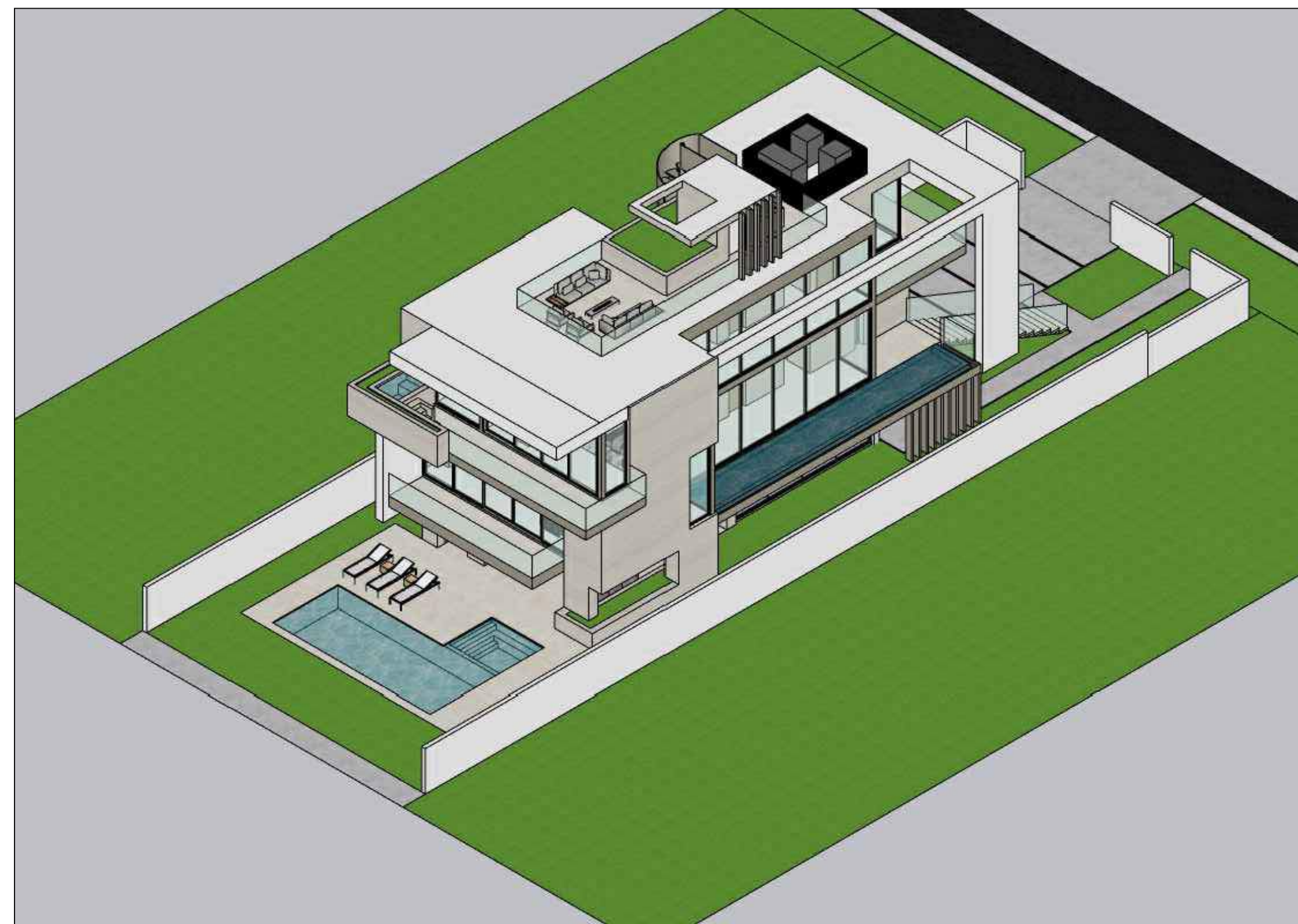
SW AXON



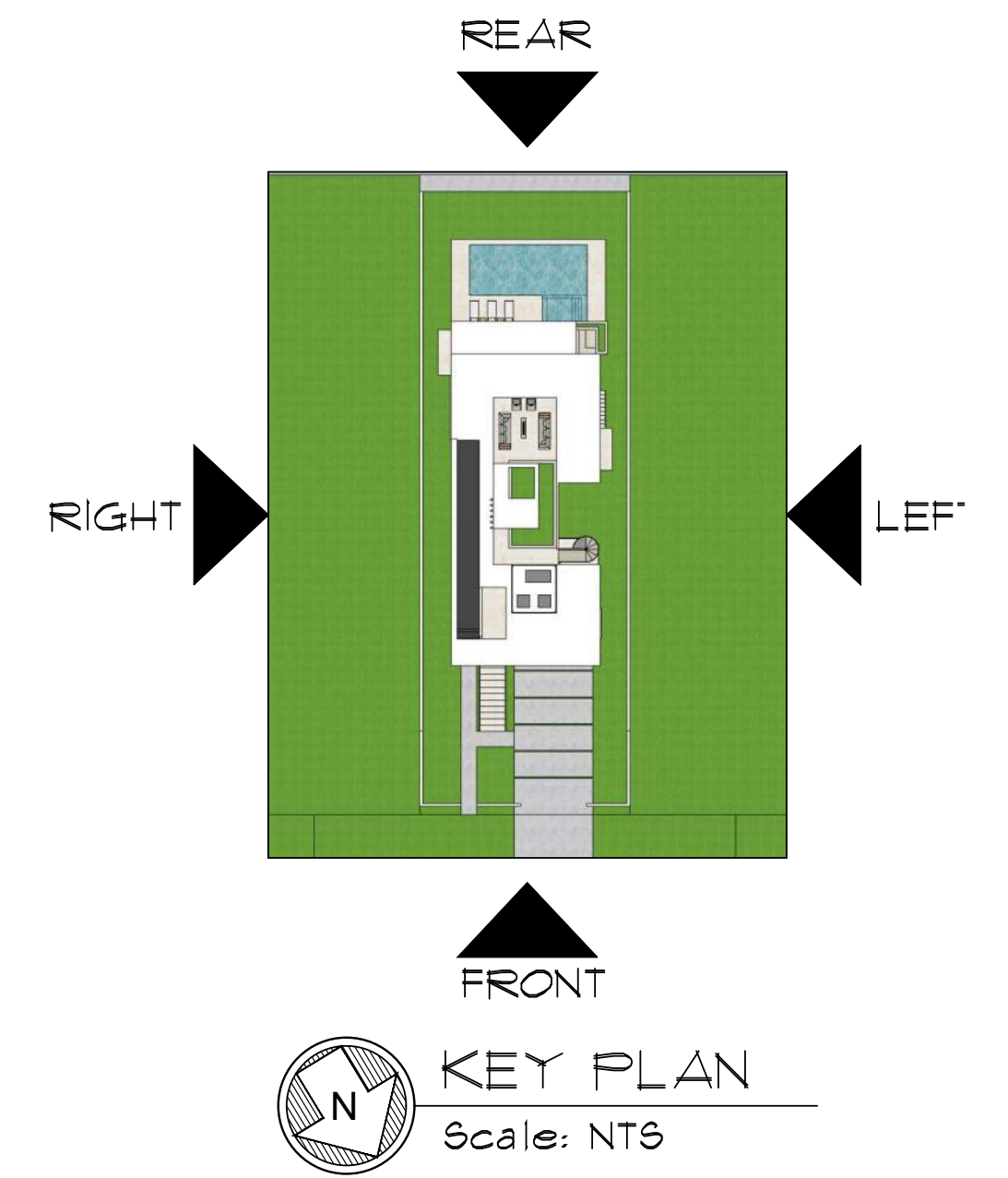
SE AXON



NE AXON



NW AXON



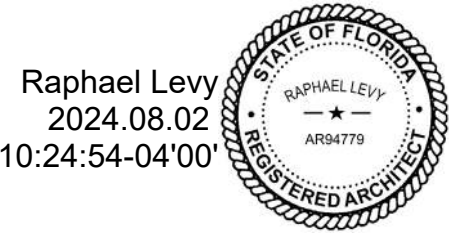


1 SOUTH EAST VIEW
G-42 Scale: NTS

BEALE RESIDENCE
201 N COCONUT LANE
MIAMI BEACH, FL 33139

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.cfarchitects.com
(t) 305.434.8338
(f) 305.692.5292

seal



Raphael Levy
registered architect
AR94779

comm no.
2403

date:
04/25/2024

revised:

sheet no.

G-4.2



1 WEST VIEW
G-4.3 Scale: NTS

BEALE RESIDENCE
201 N COCONUT LANE
MIAMI BEACH, FL 33139

seal

Raphael Levy
2024.08.02
10:24:54-04'00"

Raphael Levy
registered architect
AR94779

comm no.
2403

date:
04/25/2024

revised:

sheet no.

G-4.3

CHOEFF LEVY FISCHMAN
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1 NORTH WEST VIEW
G-4.4 Scale: NTS

BEALE RESIDENCE
201 N COCONUT LANE
MIAMI BEACH, FL 33139

seal

Raphael Levy
2024.08.02
10:24:54-04'00"

Raphael Levy
registered architect
AR94779

comm no.
2403

date:
04/25/2024

revised:

sheet no.

G-4.4

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1 EAST VIEW
G-4.5 Scale: NTS

BEALE RESIDENCE
201 N COCONUT LANE
MIAMI BEACH, FL 33139

seal

Raphael Levy
2024.08.02
10:24:54-04'00"

Raphael Levy
registered architect
AR94779

comm no.
2403

date:
04/25/2024

revised:

sheet no.

G-4.5

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