

# COCONUT LANE RESIDENCE

310 S. COCONUT LANE. MIAMI BEACH, FLORIDA. 33139  
NEW TWO-STORY RESIDENCE WITH UNDERSTORY



# FINAL SUBMITTAL

DRB24-1051 / 09-08-2024

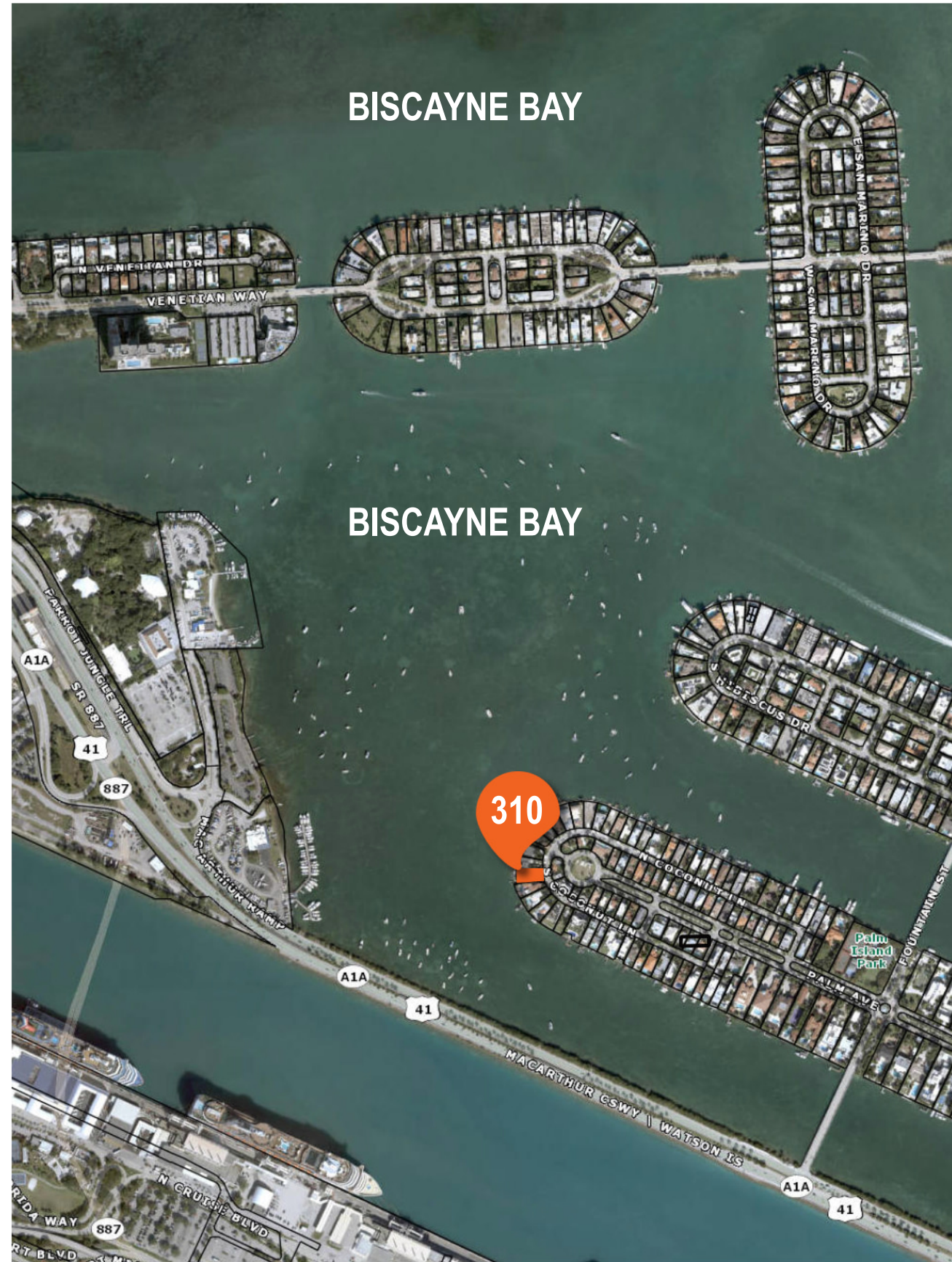
## ARCHITECTURAL PRESENTATION

- 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 | 3D VIEW - REAR & MATERIALS
- A-0.7 | 3D VIEWS
- A-0.8 | 3D VIEWS
- A-0.9 | CONTEXTUAL ELEVATIONS
- A-0.10 | SURVEY
- A-0.11 | DEMOLITION PLAN

## ARCHITECTURAL PLANS

- A-1.0 | ZONING DATA
- 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





ADDRESS & OWNER

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

REVISION & DATE

NO.	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.**  
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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



ADDRESS & OWNER

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**SURROUNDING PROPERTIES**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.3**



3D VIEW - FRONT

## MATERIAL BOARD



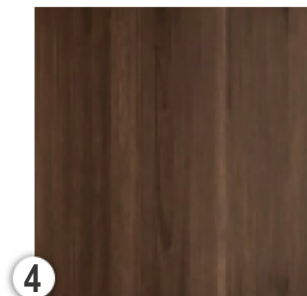
OOLITIC LIMESTONE  
WALL CLADDING



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



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



WOOD SIDING



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



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DRAWING TITLE

**3D VIEW &  
MATERIALS**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.4**



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)



WOOD SIDING



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






3D VIEW - REAR

## MATERIAL BOARD



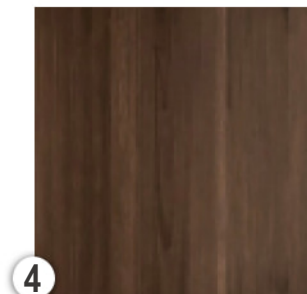
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WALL CLADDING



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PAINTED STUCCO  
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WOOD SIDING



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



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**3D VIEW &  
MATERIALS**

SCALE: AS SHOWN  
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SHEET NUMBER

**A-0.6**



NORTH ELEVATION



SOUTH ELEVATION

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

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**3D VIEW &  
MATERIALS**

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SHEET NUMBER

**A-0.7**



COURTYARD - ENTRY



REAR - POOL

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JOSE L. SANCHEZ  
AIA, LEED AP

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P 305 576 8063

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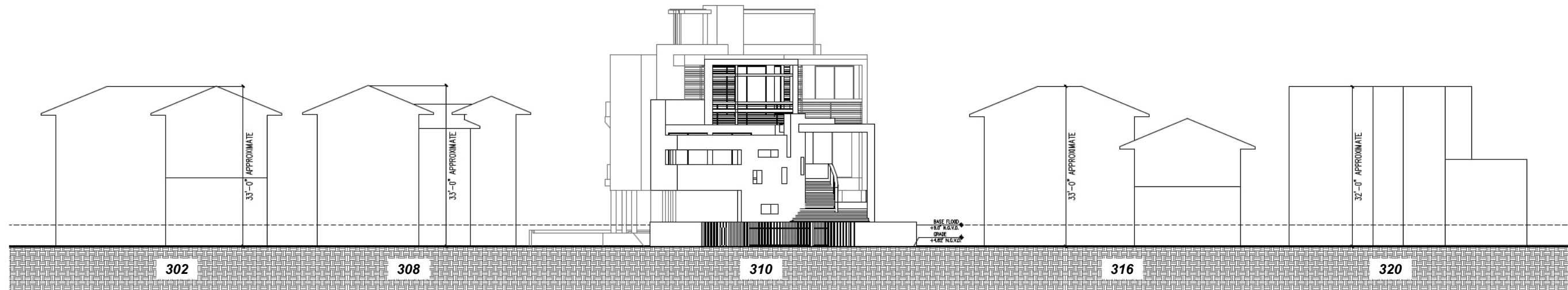
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**3D VIEW & MATERIALS**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.8**



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

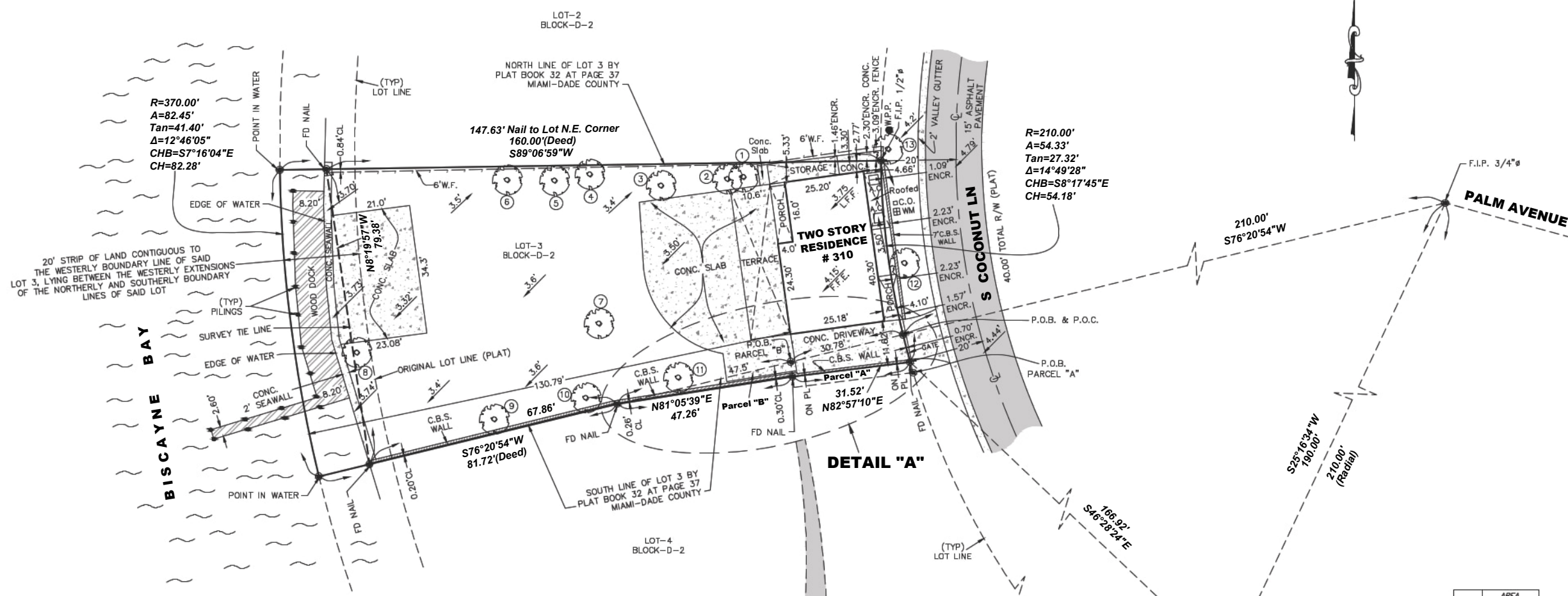
DRAWING TITLE  
**CONTEXTUAL ELEVATIONS**

SCALE: AS SHOWN  
 DATE: 08-02-2024

SHEET NUMBER

**A-0.9**

- LEGEND**
- A = A/C
  - AC = Air conditioner
  - BM = Bench Mark
  - BRG = Bearing
  - CBTY = Catch basin
  - CB = Catch basin
  - CBS = Concrete Block Structure
  - CH = Chain
  - C.P.P. = Concrete power pole
  - C = Center Line
  - CLF = Chain Link Fence
  - CL = Clear
  - CONC. = Concrete
  - C.O. = Clean-out
  - D = Deed
  - Ø = Diameter
  - DH = Drill Hole
  - DME = Drainage & Maintenance Easement
  - E.B. = Electric Box
  - Encr. = Encroachment
  - F.F. = Finish Floor
  - F.H. = Fire Hydrant
  - F.I.R. = Found Iron Rebar
  - FPL = Florida Power & Light
  - F.I.P. = Found Iron Pipe
  - FD. = Found
  - LA = Limited Access
  - L.P. = Light Pole
  - L.M.E. = Lake Maintenance Easement
  - M = Measured
  - M.L.P. = Metal Light Pole
  - M.H. = Manhole
  - M = Monument Line
  - MON. = Monument
  - N/A = Not Applicable
  - ND = Nail & Disc
  - NTS = Not to Scale
  - OS = Offset
  - O.U.L. = Overhead Utility Lines
  - OH = Overhang
  - P = Plat
  - P.B. = Plat Book
  - P.C. = Point of Curvature
  - P.C.C. = Point of Compound Curvature
  - PCP = Permanent Control Point
  - PG = Page
  - P.I. = Point of Intersection
  - E = Property Line
  - PL = Planter
  - P.P. = Power Pole
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement
  - P.O.T. = Point of Termination
  - P.P. = Power Pole
  - P.R.M. = Permanent Reference Monument
  - P.R.C. = Point of Reverse Curvature
  - PT = Point of Tangency
  - R = Radius
  - RR = Railroad
  - PSM = Professional Surveyor
  - R = Right-of-Way
  - SWK = Sidewalk
  - Sec. = Section
  - (TYP) = Typical
  - T = Tangent
  - U.E. = Utility Easement
  - W.F. = Wood Fence
  - W.M. = Water Meter
  - W.V. = Water Valve
  - W.S. = Water Service



	AREA
SQ. FT.	±10610.62
ACRES	±0.243

**TREE CHART**

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

**NOTES:**  
Elevations Show refer to NGVD 1929  
BM # D-135 Elev.=5.31'  
(Miami-Dade)

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

This property described as:  
All of Lot 3 in Block D2 of AMENDED RIVIERA FIRST AND SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Dade County, Florida; also a 20.00 foot strip of land contiguous to the Westerly boundary line of said Lot 3, lying between the Westerly extensions of the Northerly and Southerly boundary lines of said Lot 3; also that part of Lot 4 in Block D2 of Amended Riviera, which is described as follows:

Beginning at a point which is the intersection of the dividing line between Lots 3 and 4 of said Block D2 and the Westerly line of South Coconut Lane, run Westerly along the dividing line between said Lots 3 and 4 of said Block D2, a distance of 30.78 feet to a point; thence deflecting to the left 84°12'00" run Southerly a distance of 6.82 feet to a point; thence run in an easterly direction a distance of 32.40 feet to a point on the Westerly line of said South Coconut Lane; thence run in a Northerly direction along the Westerly line of said South Coconut Lane a distance of 10.54 feet to the Point of Beginning of the tract of land herein described.

Together with the following parcel described as Parcel "B": A part of Lot 4, Block D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, recorded in Plat Book 32, at Page 37, of the Public Records of Dade County, Florida, said Parcel "B" described as follows:

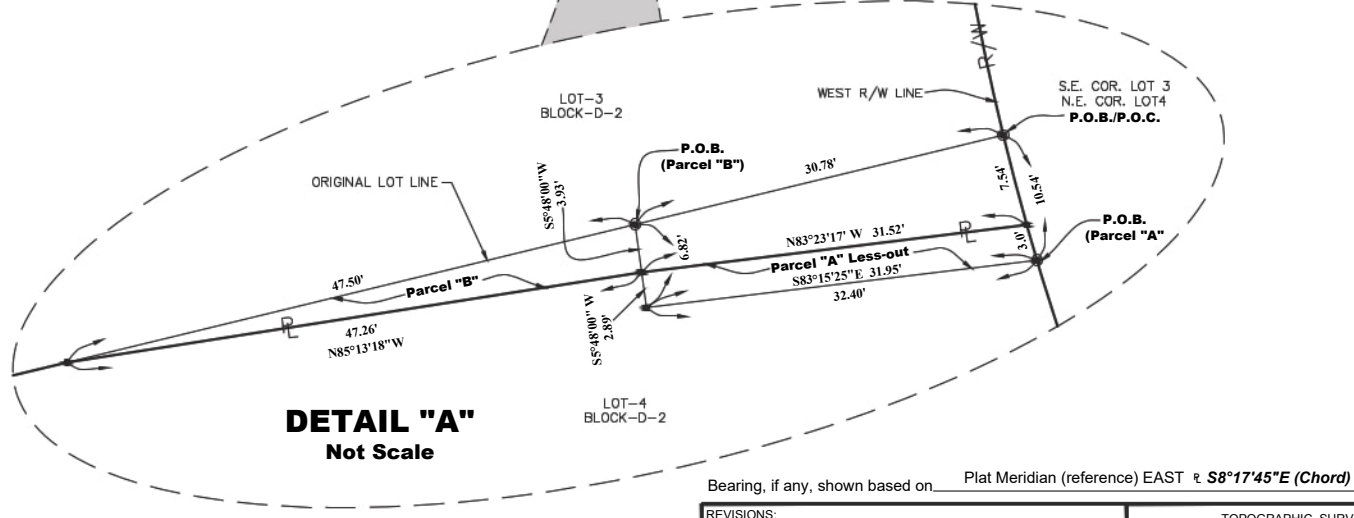
Commence (P.O.C.) at the Northeast corner of Lot 4, also being the Southeast corner of Lot 3, and run on an assumed bearing of due West, along the dividing line between Lots 3 and 4, a distance of 30.78 feet to the Point of Beginning (P.O.B.) of Parcel "B" thence run South 5°48'00" West, a distance of 3.93 feet to a point; thence run North 85°13'18" West, a distance of 47.26 feet to an intersection with the dividing line between said Lots 3 and 4; thence run due East along said dividing line, a distance of 47.50 feet to the Point of Beginning (P.O.B.).

Less the following parcel described as Parcel "A": A part of Lot 4, Block D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, recorded in Plat Book 32, at Page 37, of the Public Records of Dade County, Florida, said Parcel "A" described as follows:

Commence at the Northeast corner of Lot 4 of the above reference subdivision and run Southeasterly along the Easterly line of Lot 4, along the arc of a circular curve having a radius of 210.00 feet, through a central angle of 2°52'34" a distance of 10.54 feet to the Point of Beginning of said parcel "A" thence run Northwesterly along the Easterly line of Lot 4, along the arc of a circular curve having a radius of 210.00 feet, through a central angle of 0°49'07", a distance of 3.00 feet to the Southerly face of a 0.50 wide stucco wall; thence run North 83°23'17" West, along an assumed bearing, along the Southerly face of said wall, a distance of 31.52 feet; thence run South 5°48'00" West a distance of 2.89 feet; thence run South 83°15'25" East, a distance of 31.95 feet to the Point of Beginning (P.O.B.).

**Certified to:**  
PIERRE DE AGOSTINI

**Address:**  
310 S Coconut Ln, Miami Beach, FL 33139  
FOLIO: # 02-4205-002-0580



Bearing, if any, shown based on Plat Meridian (reference) EAST ± S8°17'45"E (Chord)

**REVISIONS:**

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0316	L	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.		
09/11/09	09/11/09	+ 9 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

*Bene Aguiar*  
BENE AGUIAR VIVES 09/15/23  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.  
Surveyors, Mappers and Land Planners  
9789 Sunset Drive, Miami, FL 33173  
Phone 305.220.2424 Fax 305.552.8181  
L.B. No. 6867 / E-mail: aasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
09/12/23	1"=20'	R.S.	23-24537

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JOSE L. SANCHEZ  
AIA, LEED AP

278 NW 37TH ST.  
MIAMI, FL 33127  
P 305 576 8063

FL LIC: AR 0016966  
FL LIC: AA 26000837

STATE OF FLORIDA  
REGISTERED PROFESSIONAL SURVEYOR  
NOVEMBER 1988

ADDRESS & OWNER

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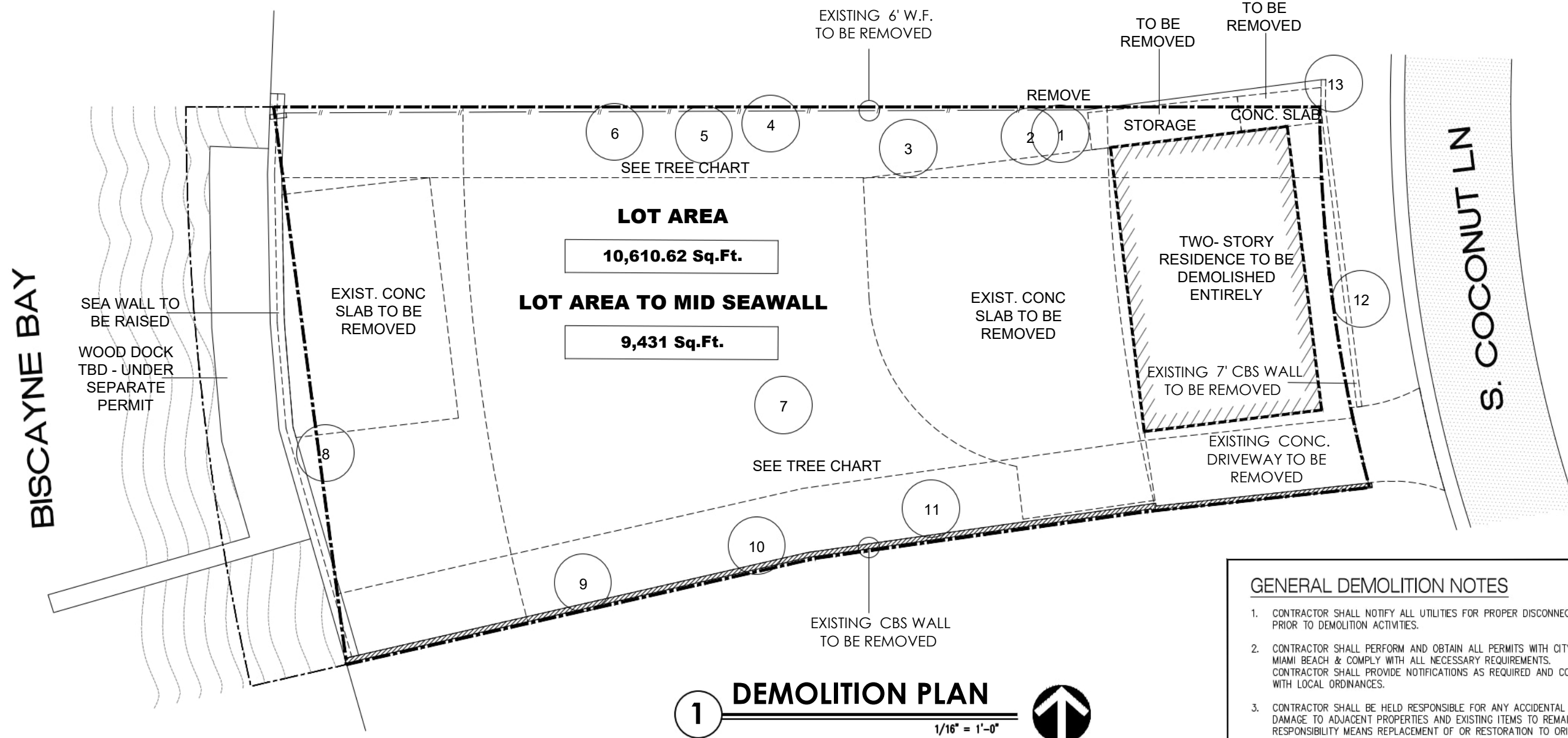
DRAWING TITLE

**SURVEY**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-0.10**



# 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.

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REVISION & DATE

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DRAWING TITLE

**DEMOLITION PLAN**

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**A-0.11**