

LEGAL DESCRIPTION

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:

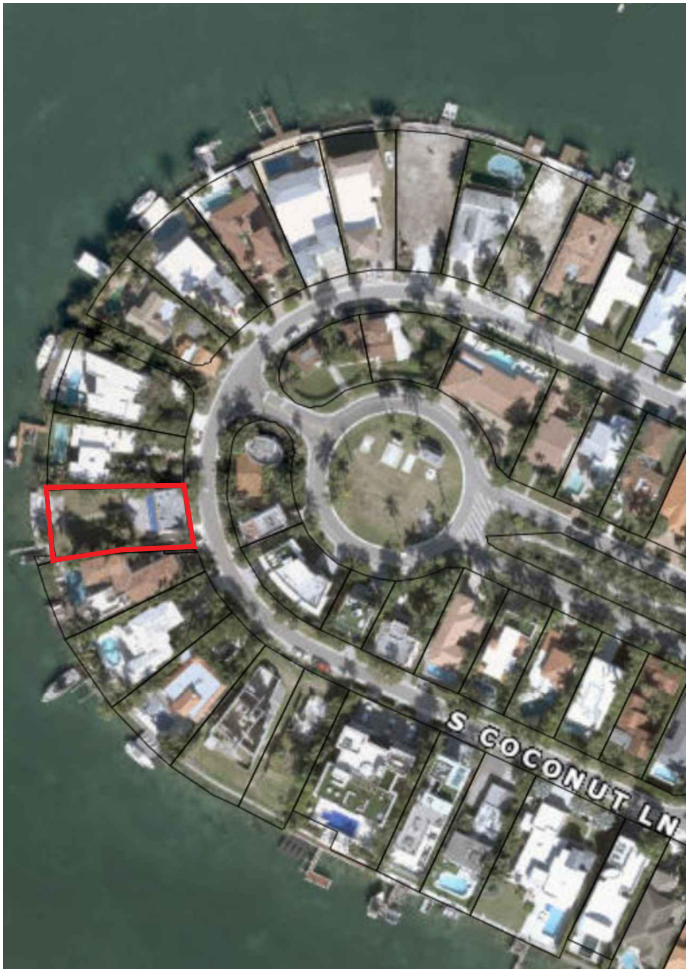
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00" 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 PARCE1 "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 3AND 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 BEGINTING 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.).



LOCATION PLAN

NOT TO SCALE



WAIVER REQUEST

1. DECORATIVE BEAM ABOVE THE REQUIRED COURTYARD AT SOUTH ELEVATION.
- a. WAIVER TO PART OF SECTION 7.2.2.3 (B)(2)(A) REQUIRING THAT THE REQUIRED COURTYARD SHALL BE OPEN TO THE SKY WITHOUT OBSTRUCTION.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#		ZONING INFORMATION			
1	ADDRESS:	310 S COCONUT LN			
2	FOLIO NUMBER(S):	02-4205-002-0580			
3	BOARD AND FILE NUMBERS:	DRB24-1051			
4	YEAR BUILT:	1925	ZONING DISTRICT:	RS-4	
5	BASED FLOOD ELEVATION:	+9.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.62' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.81' NGVD	FREE BOARD:	+14.0' NGVD (+5')	
7	LOT AREA:	9,131 SF.	FUTURE CROWN OF ROAD	+5.90' NGVD	
8	LOT WIDTH: 79.38'(REAR)+54.18'(FRONT)	66'-9" (AVG.)	LOT DEPTH:	160'-0" (DEED) 147'-6" (SEAWALL MID)	
9	MAX. LOT COVERAGE SF AND %:	2,829 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	2,458 SF (26.35%)	
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	516 SF	
11	FRONT YARD OPEN SPACE SF AND %:	1,219 SF (72.73%)	REAR YARD OPEN SPACE SF AND %:	1,263 SF (74.16%)	
12	MAX. UNIT SIZE SF AND %:	4,716 SF (50%)	PROPOSED UNIT SIZE SF AND %:	4,715 SF (49.99%)	
13	EXISTING FIRST FLOOR UNIT SIZE%		PROPOSED FIRST FLOOR UNIT SIZE:	2,327 SF (24.67%)	
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	N/A	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,090 SF (22.16%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	521 SF (24.92%)	
16A			GROSS AREA:		
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31 FT. W/ UNDERSTORY		28'-6"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30 FT.	N/A	47'-6"	
20	FRONT SECOND LEVEL:	40 FT.	N/A	47'-6"	
21	SIDE 1 - EAST:	10'-0"		10'-0"	
22	SIDE 2 - WEST:	10'-0"		10'-0"	
23	REAR:	22'-2"		30'-1"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

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FL. LIC: AR 0016966
FL. LIC: AA 26000837



ADDRESS & OWNER

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

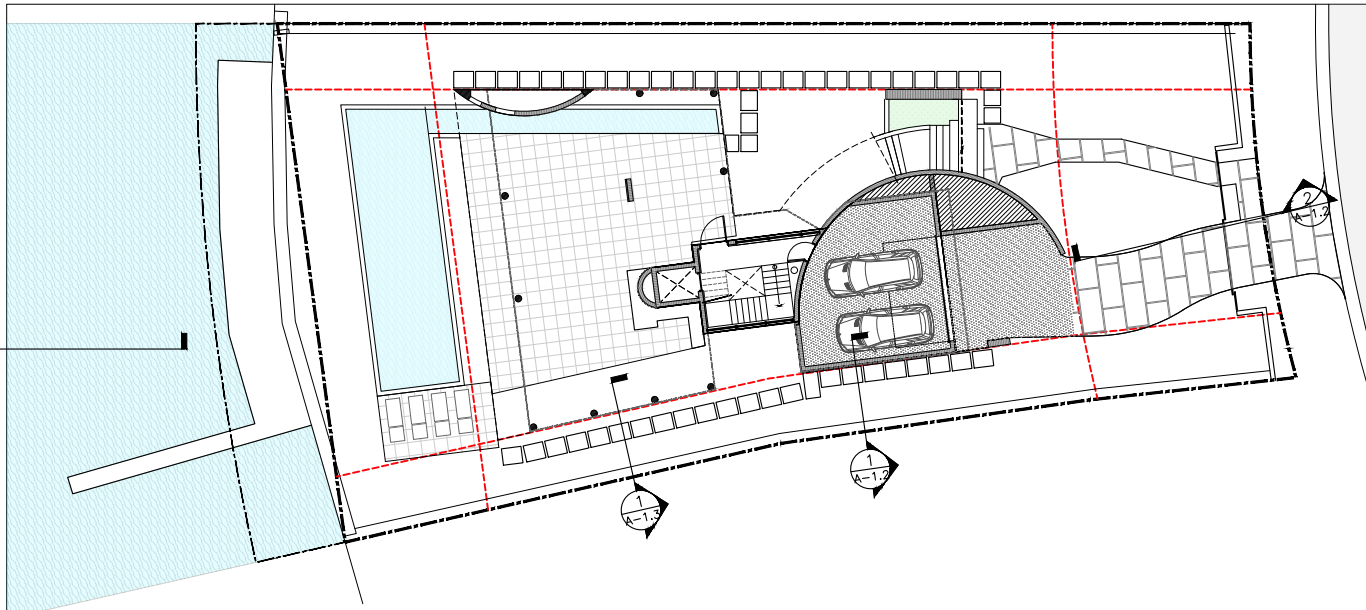
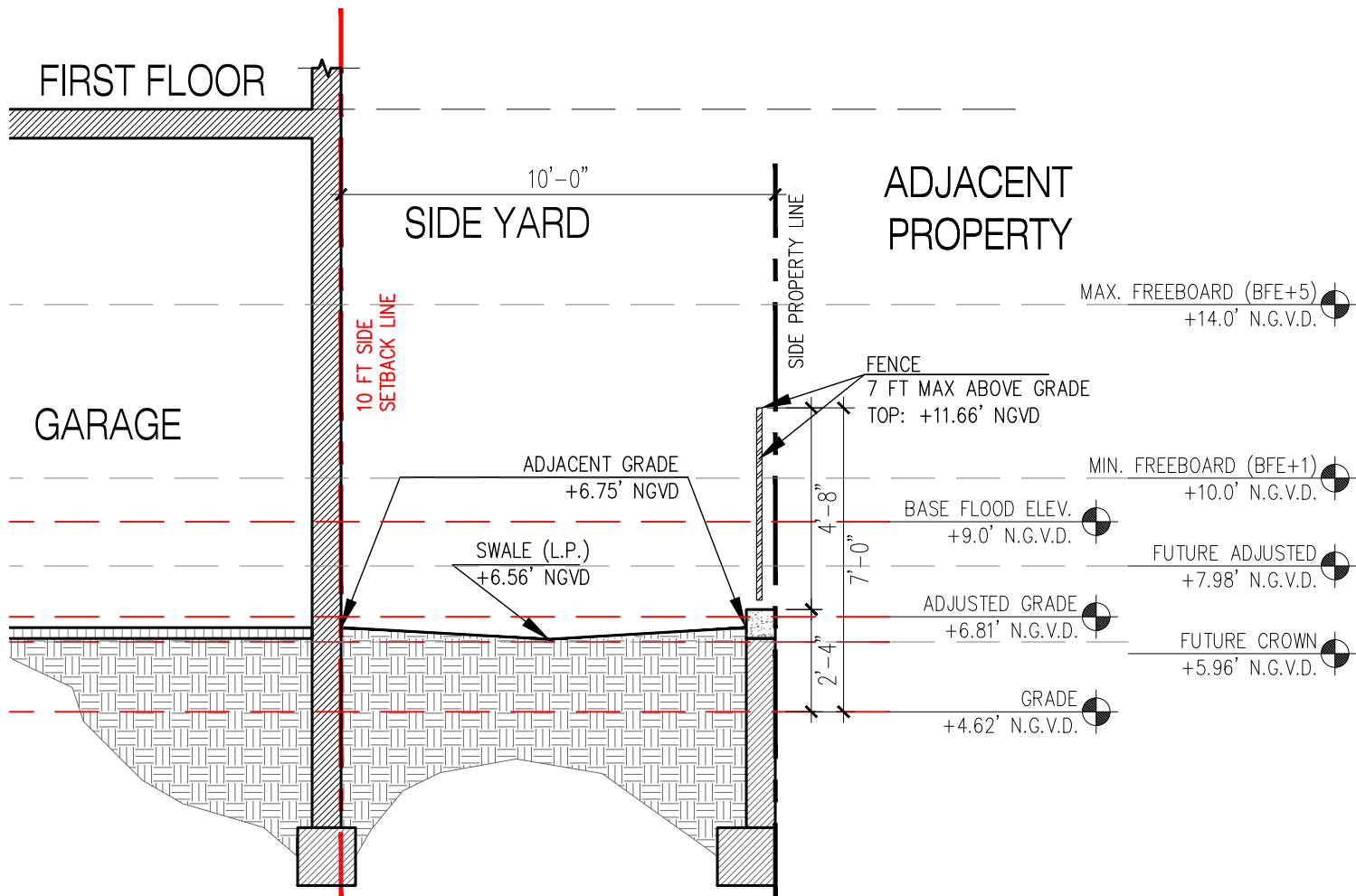
REVISION & DATE

DRAWING TITLE
ZONING DATA
/ LOCATION
PLAN

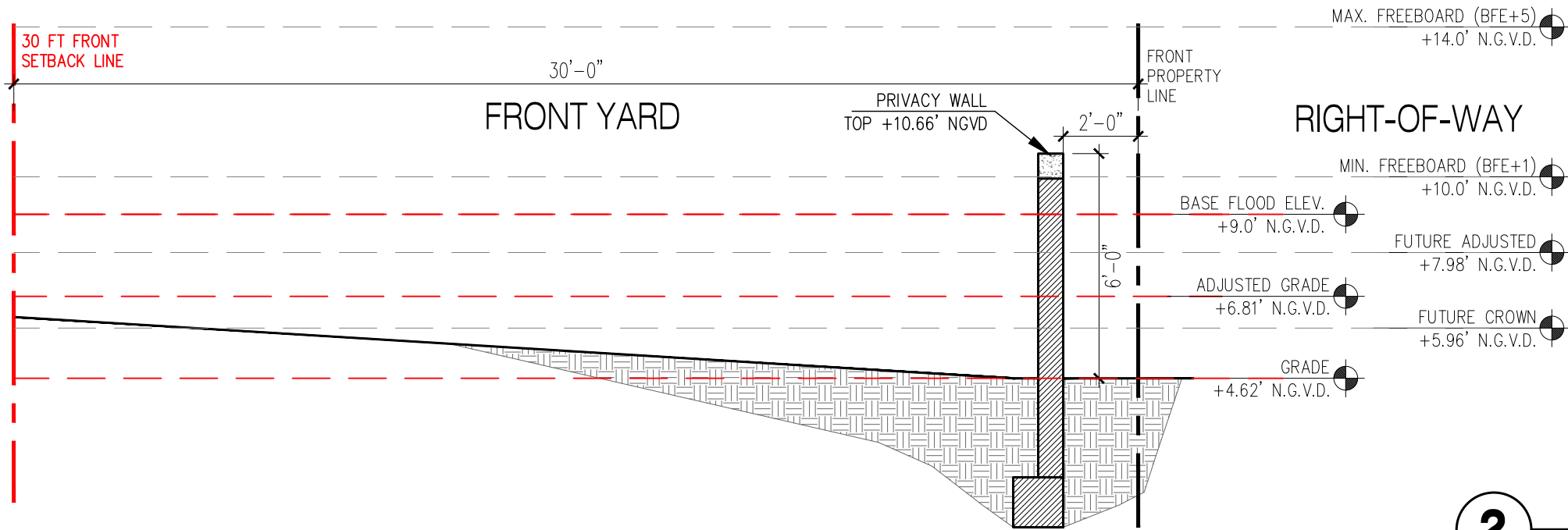
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SHEET NUMBER

A-1.0



1 INTERIOR SIDE YARD SECTION



2 FRONT YARD SECTION



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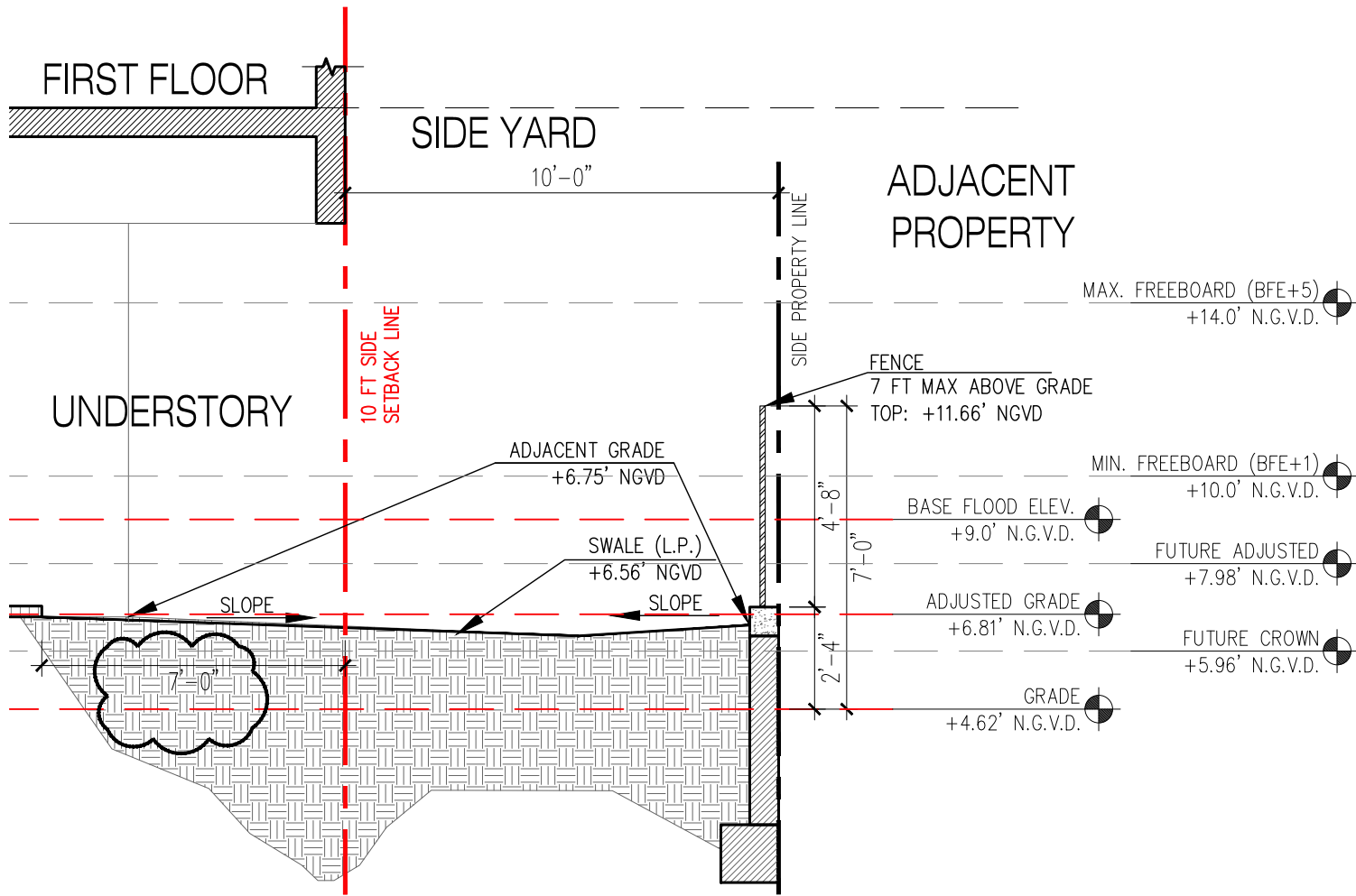
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YARD SECTIONS

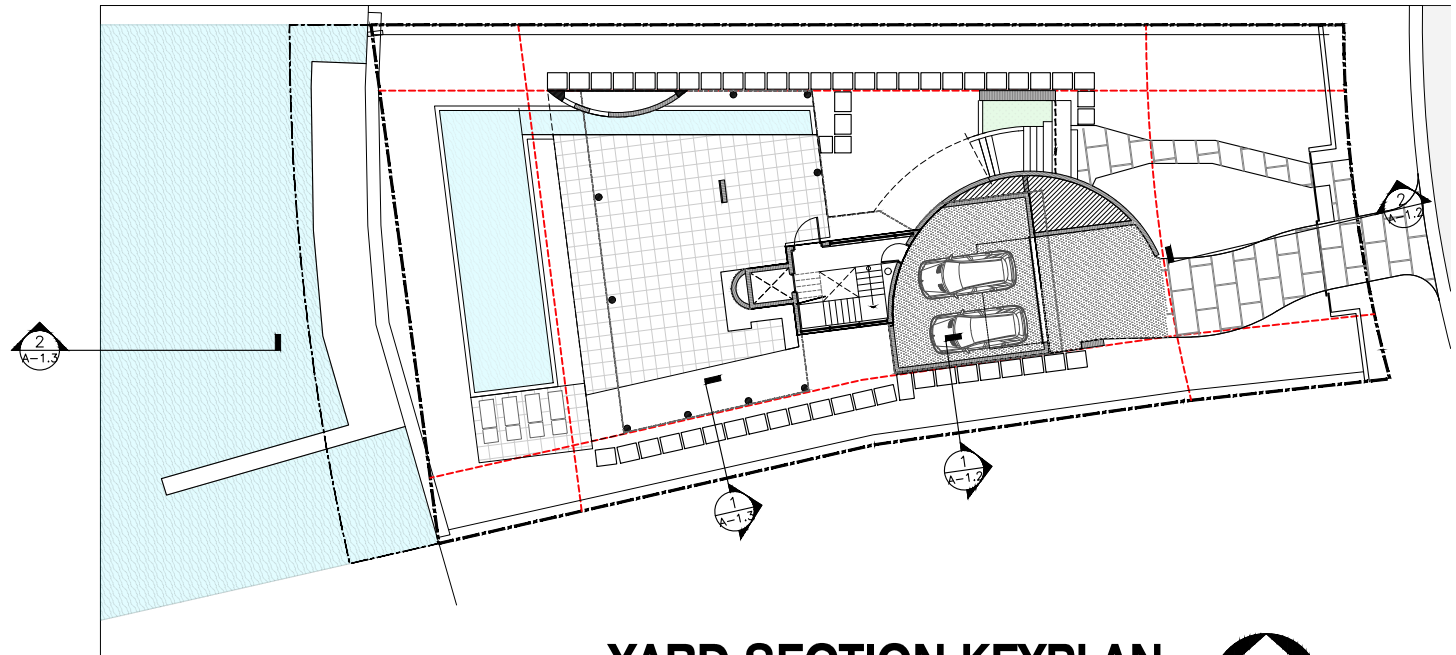
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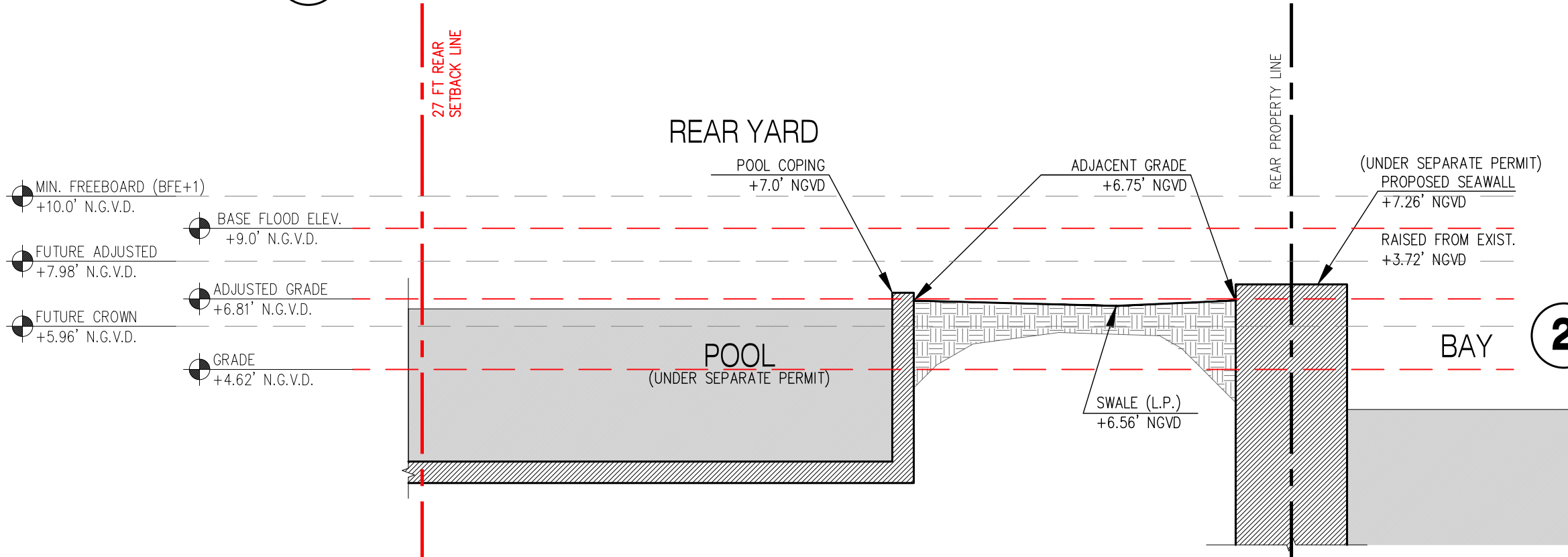
A-1.2



1 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



YARD SECTION KEYPLAN
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2 REAR YARD SECTION
1/4" = 1'-0"



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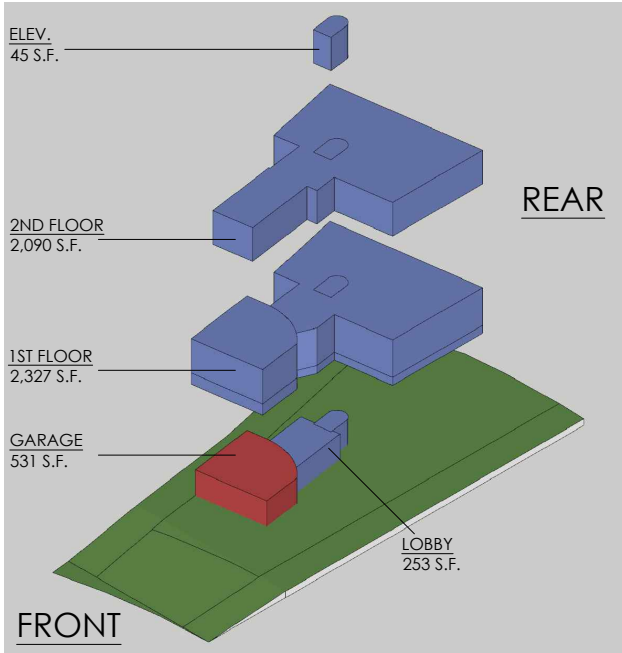
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YARD
SECTIONS

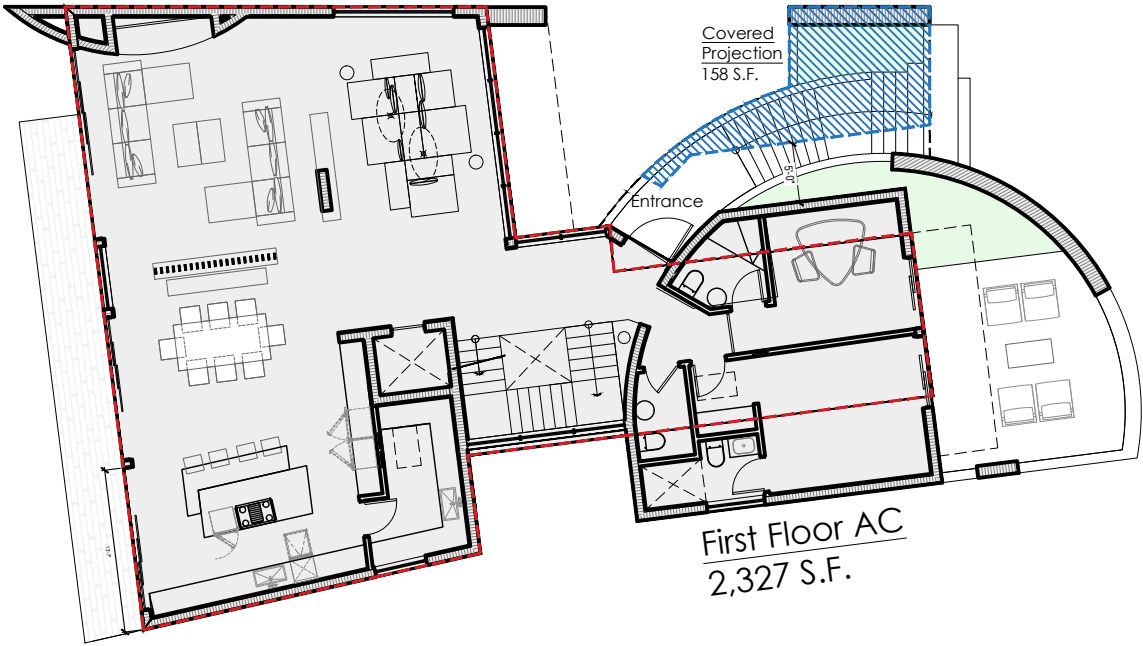
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SHEET NUMBER

A-1.3



3 **AXONOMETRIC
DIAGRAM**

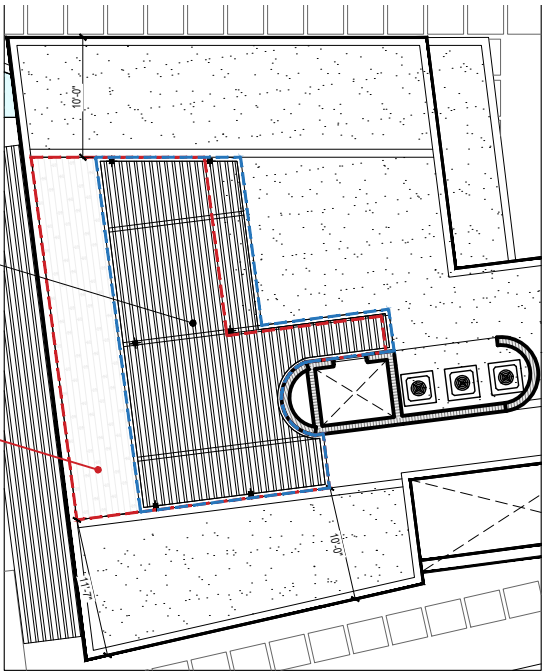


1 **LOT COVERAGE**
1/16" = 1'-0"

SECOND FLOOR AREA
2,102 S.F.

Trellis
409 S.F.
19.56% of 2,090
(20% max allowed)

Roof Deck
521 S.F.
24.92% of 2,090
(25% max allowed)



2 **ROOF DECK CALCULATION**
1/16" = 1'-0"

LOT COVERAGE CALCULATION	
LOT AREA	9,431 S.F.
MAX ALLOWED (30%)	2,829 S.F.
FIRST FL	2,327 S.F.
SECOND FLOOR.	0
COVERED PROJECTIONS	158 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	2,485 S.F.
	26.35%

- FIRST FL. AREA
COUNTED COVERAGE
- SECOND FL. (AC) PROJECTION
COUNTED IN COVERAGE
- COVERED AREA PROJECTING MORE
THAN 5 FT FROM EXTERIOR WALL
- PROJECTION OF UPPER FLOOR/ROOF
ABOVE

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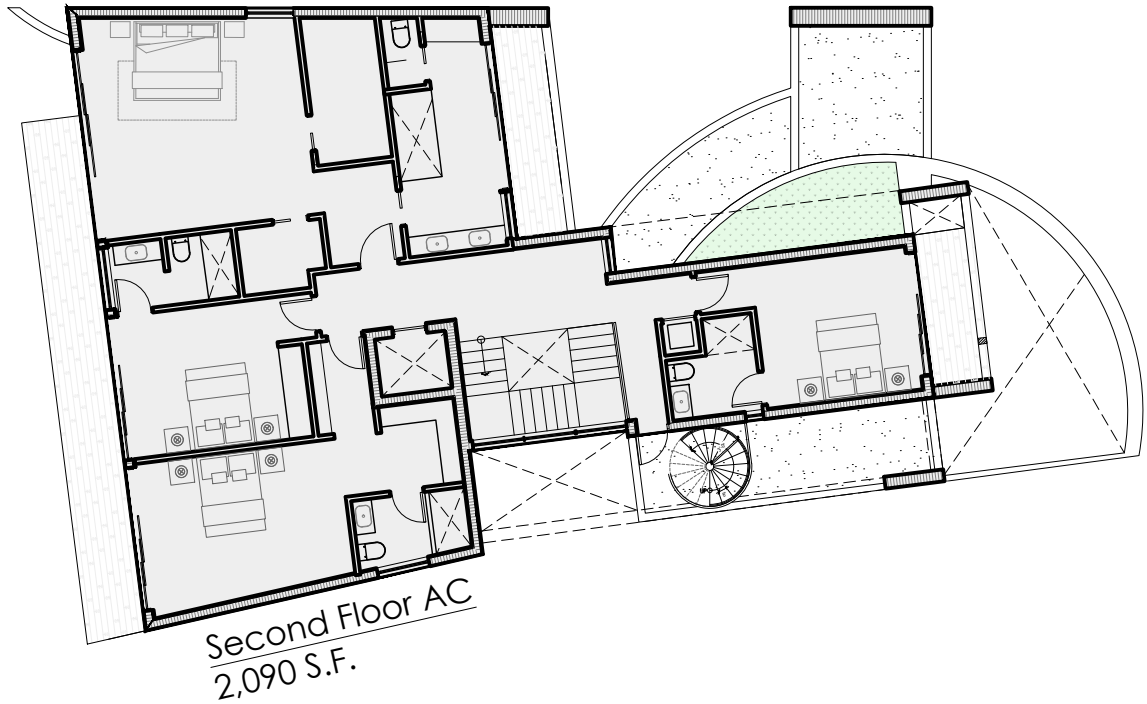
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**LOT
COVERAGE
DIAGRAM**

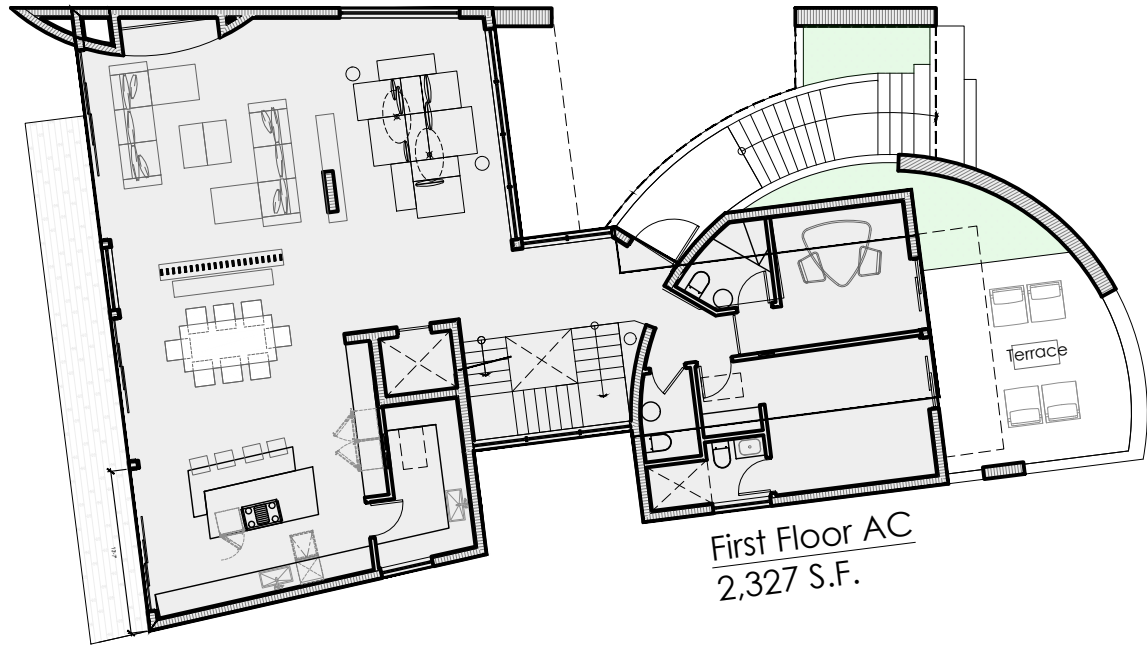
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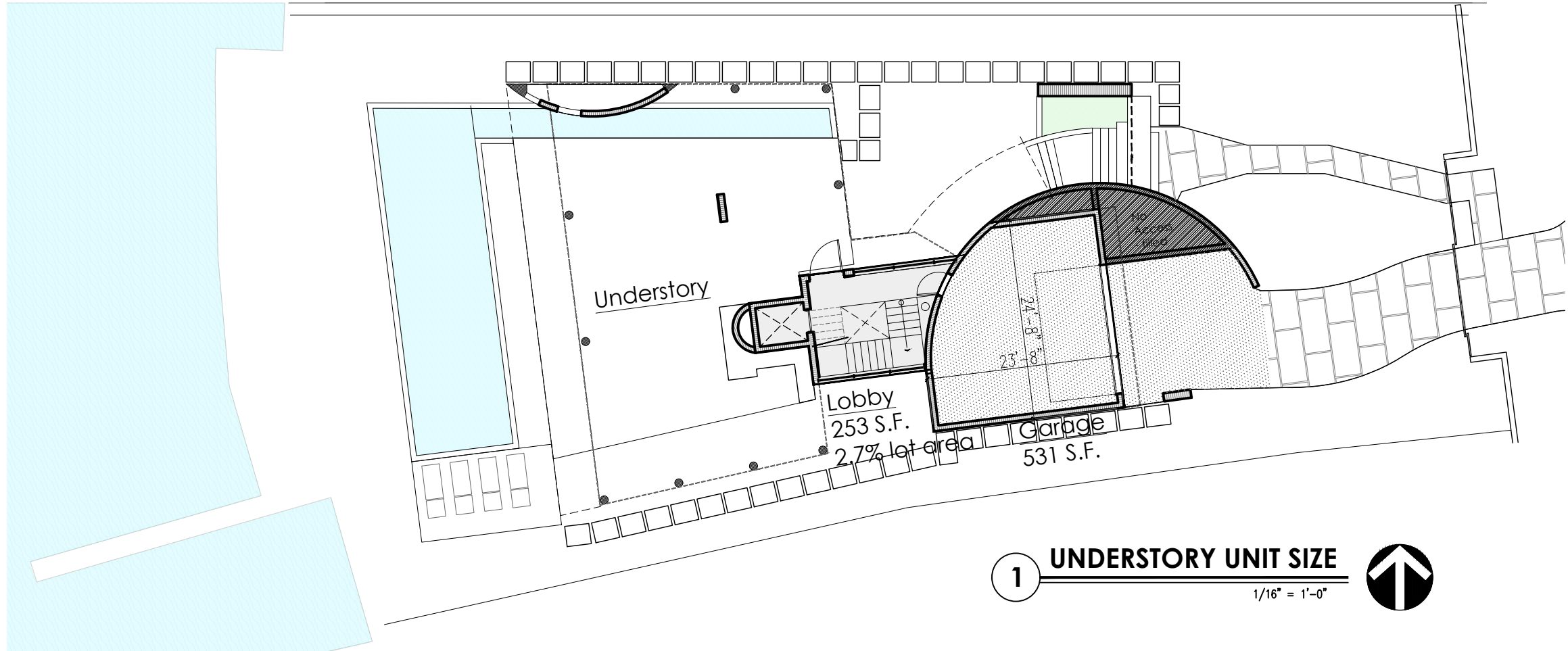
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



2 FIRST FLOOR UNIT SIZE
1/16" = 1'-0"

UNIT SIZE CALCULATION	
LOT AREA	9,431 S.F.
MAX ALLOWED (50%)	4,716 S.F.
UNDERSTORY LOBBY	253 S.F.
FIRST FL. AC	2,327 S.F.
SECOND FL. AC	2,090 S.F.
ROOF ELEVATOR	45 S.F.
TOTAL UNIT SIZE	4,715 S.F.
	49.99%

- AREA COUNTED IN UNIT SIZE
- GARAGE AREA EXCLUDED, UNDER 600 S.F.



1 UNDERSTORY UNIT SIZE
1/16" = 1'-0"

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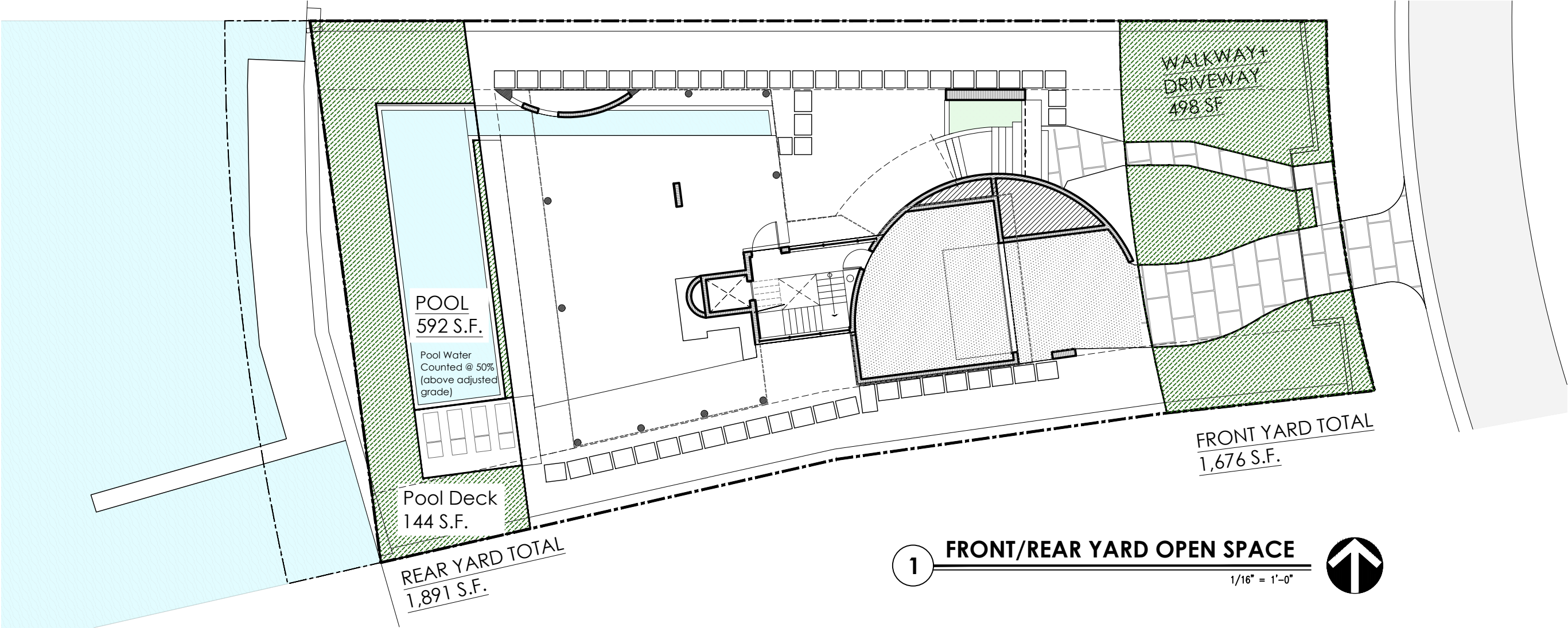
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**UNIT SIZE
DIAGRAM**

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A-1.5



REAR YARD OPEN SPACE	
REAR YARD AREA	1,703 S.F.
POOL DECK	- 144 S.F.
POOL (592 S.F. @ 50%)	- 296 S.F.
MINIMUM OPEN SPACE (70%)	1,192 S.F.
OPEN SPACE PROVIDED	1,263 S.F.
	74.16%

- OPEN SPACE
- POOL WATER COUNTED @ 50%
ADJUSTED GRADE: 6.23' NGVD

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,676 S.F.
DRIVEWAY+WALKWAY	- 457 S.F.
MINIMUM OPEN SPACE (70%)	1,173 S.F.
OPEN SPACE PROVIDED	1,219 S.F.
	72.73%

- OPEN SPACE

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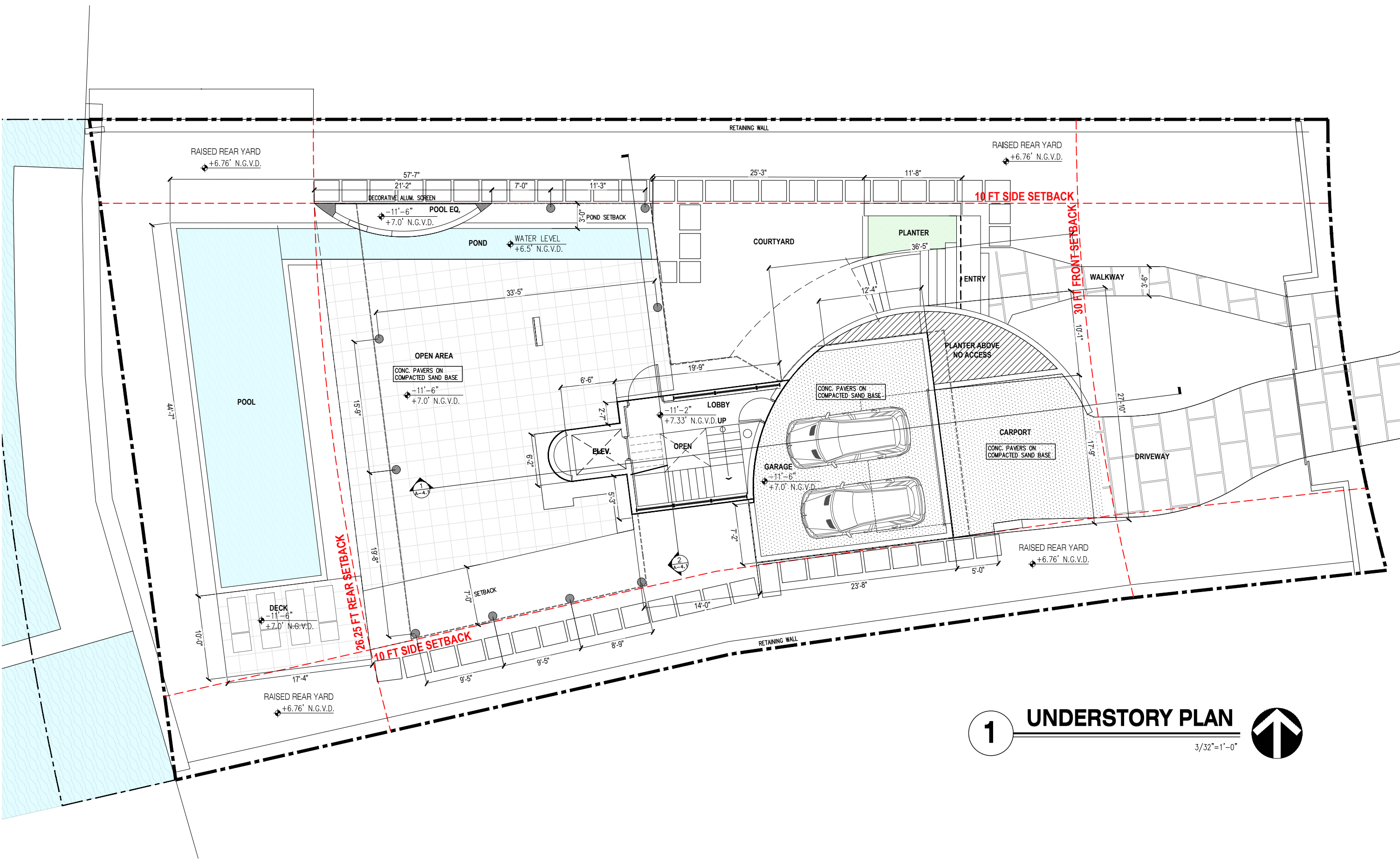
OPEN SPACE
DIAGRAM

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SHEET NUMBER

A-1.6



1 UNDERSTORY PLAN

3/32"=1'-0"

↑

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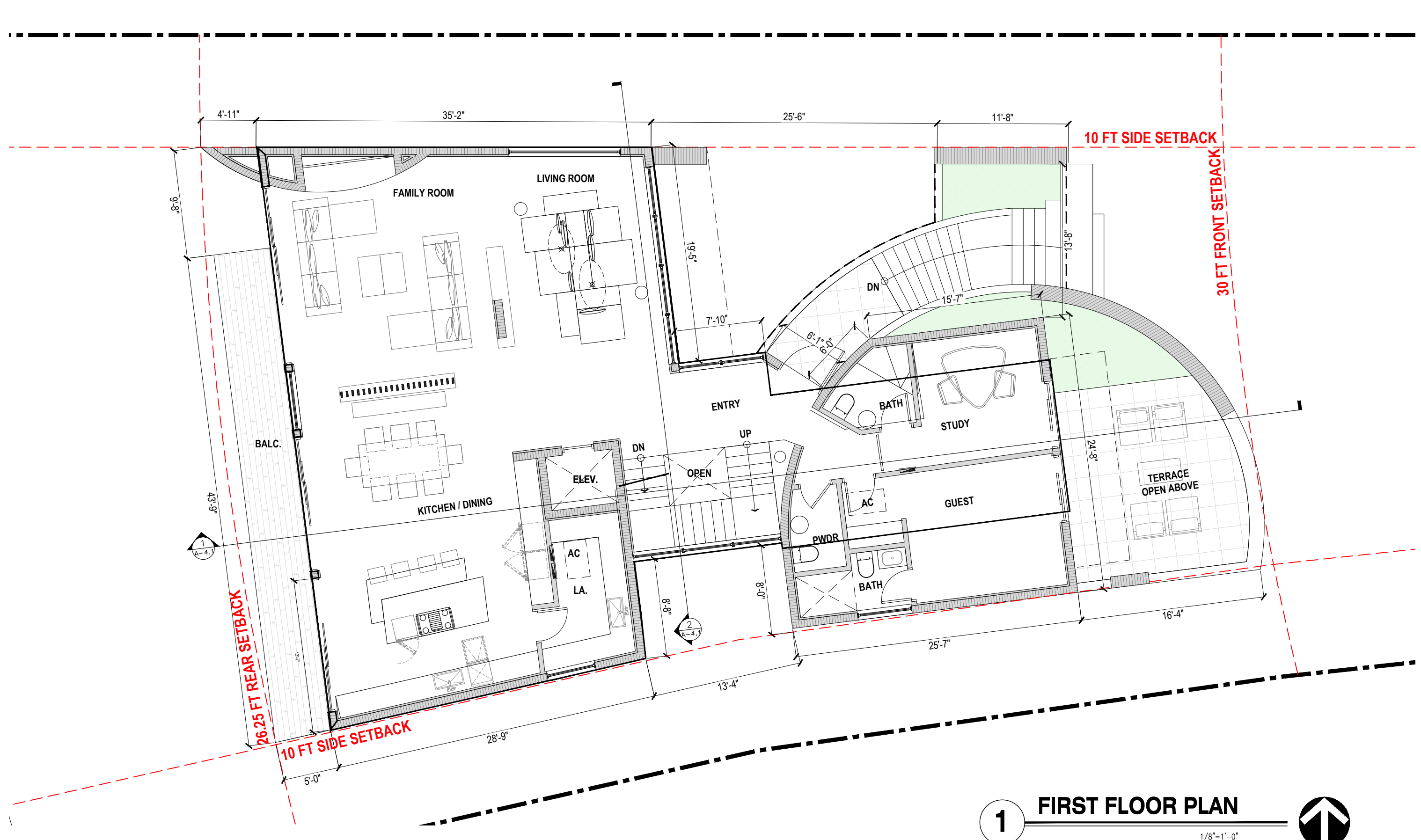
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UNDERSTORY PLAN

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A-2.1



1 FIRST FLOOR PLAN
1/8"=1'-0"



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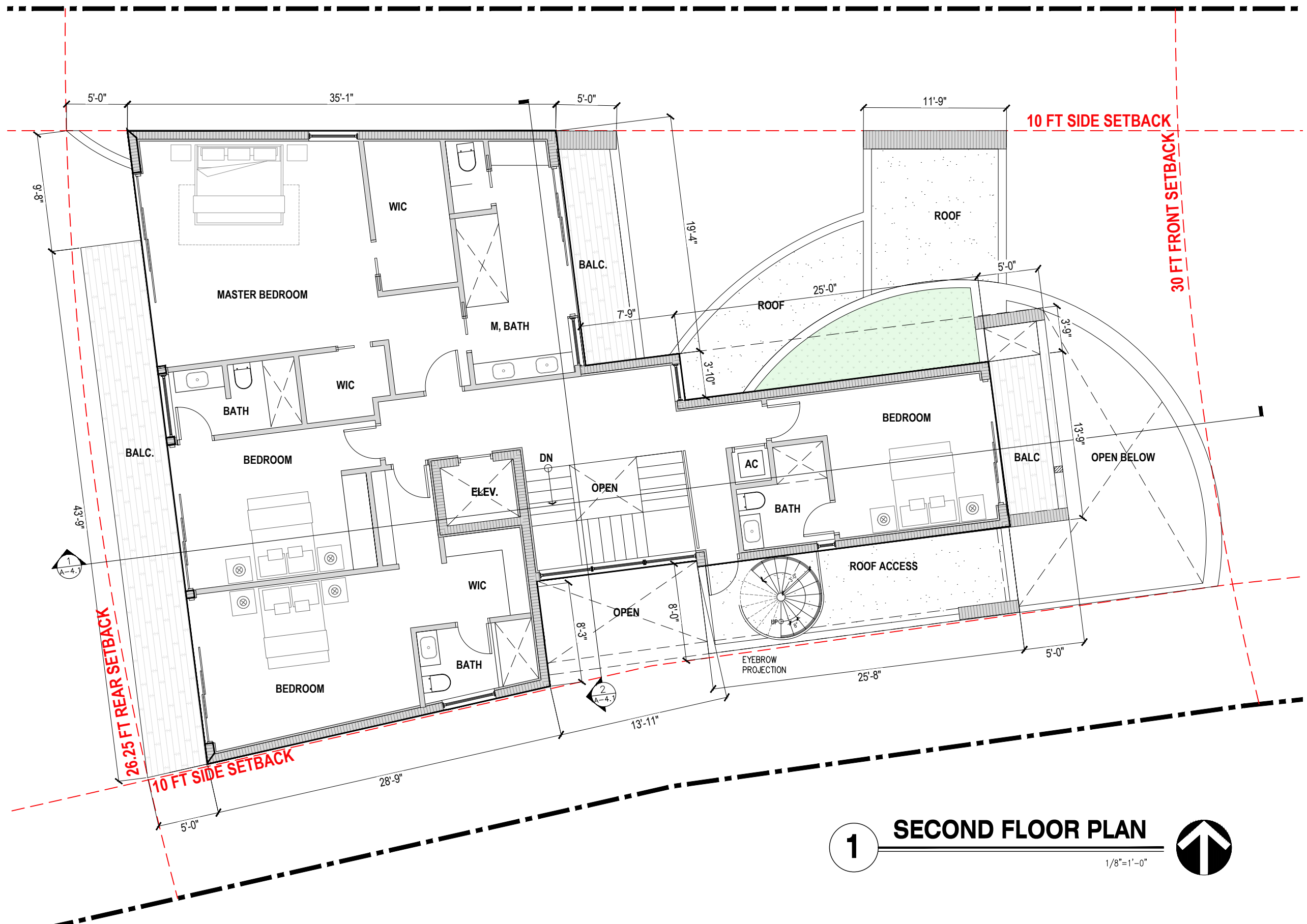
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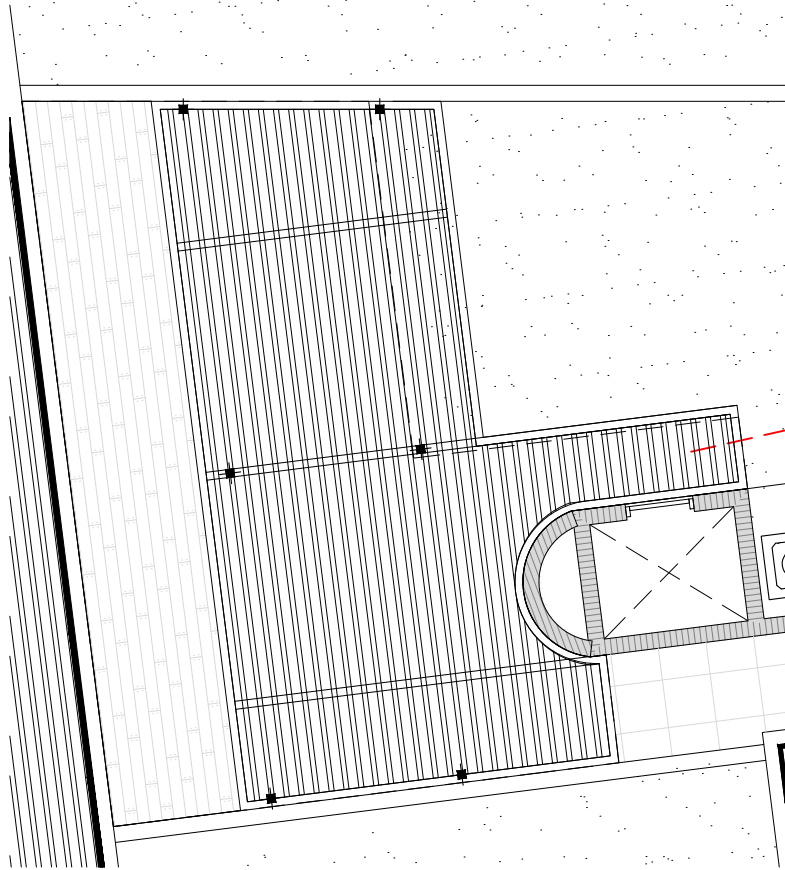
SECOND FLOOR PLAN

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A-2.2





1 **ROOF PLAN** 
1/8" = 1'-0"



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A-2.4

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1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.



NOT TO SCALE

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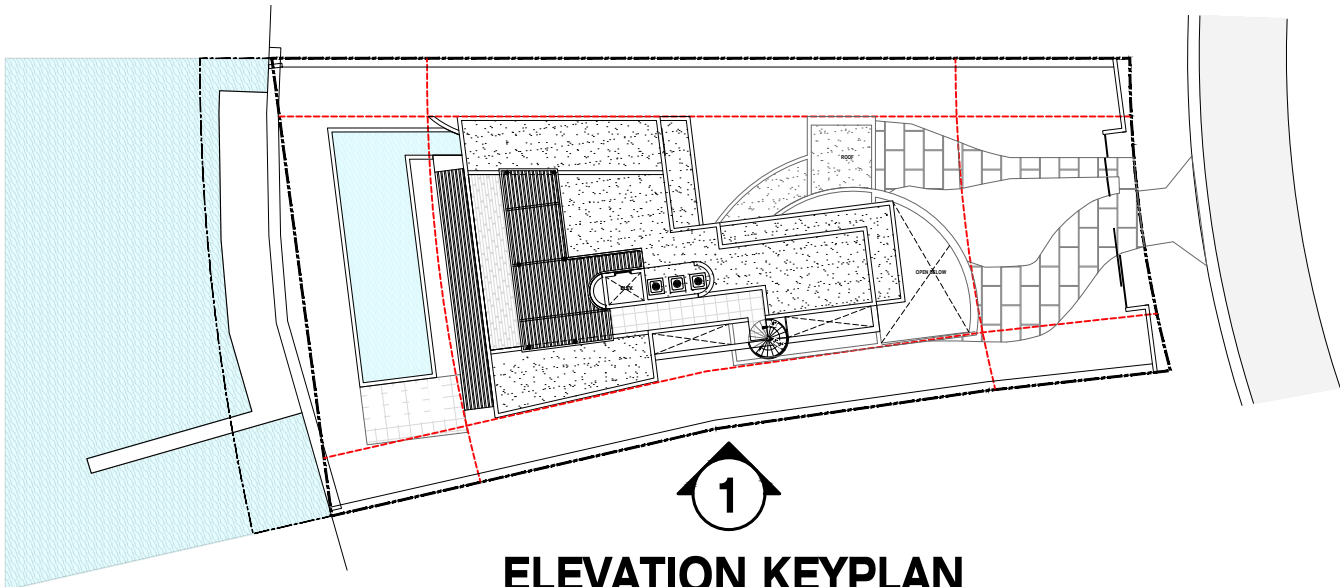
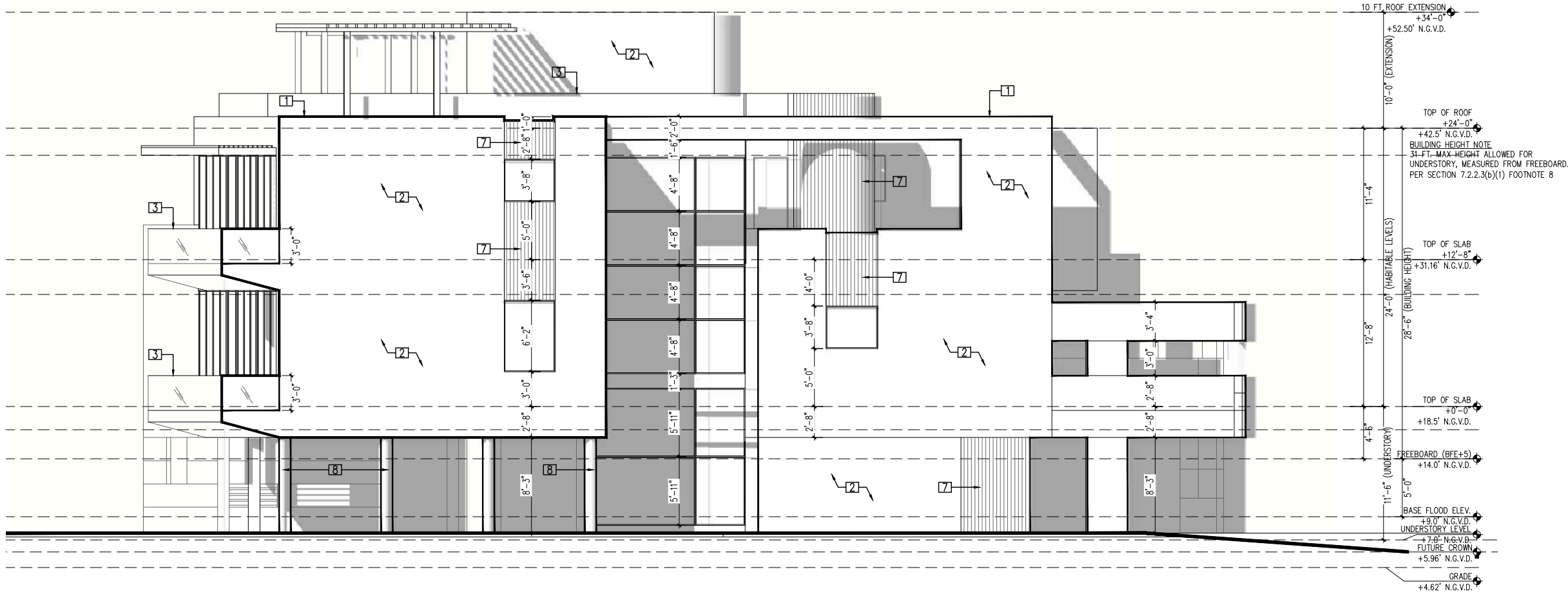
REVISION & DATE

**EAST
ELEVATION
(FRONT)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.1



ELEVATION KEYPLAN

NOT TO SCALE

1 SOUTH ELEVATION (SIDE)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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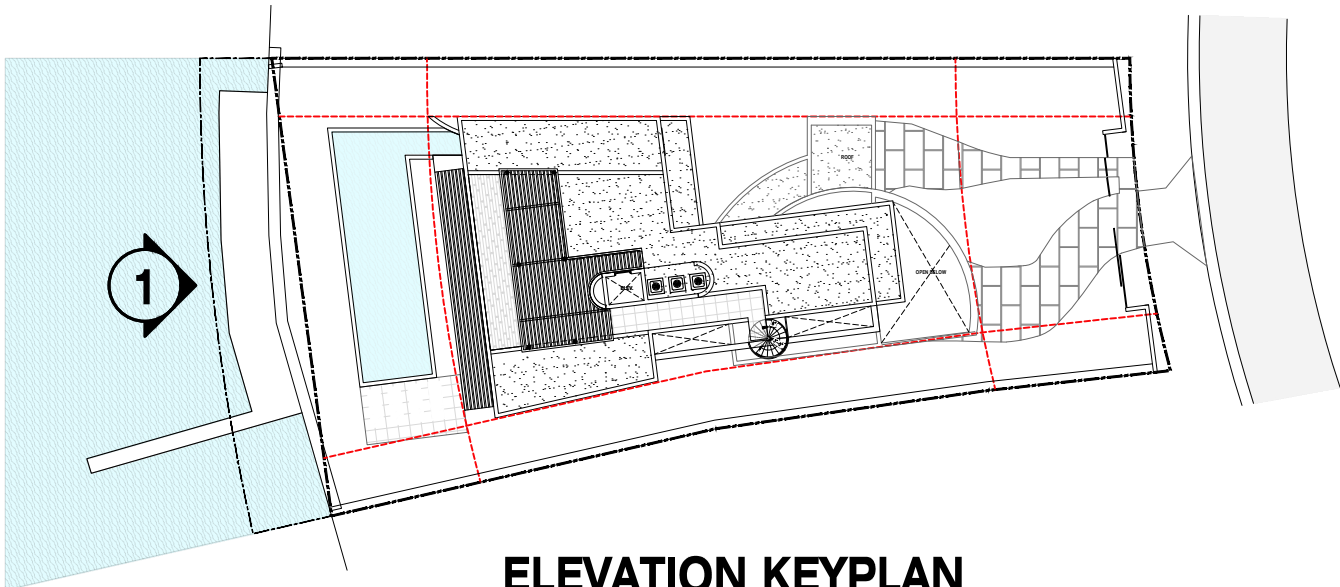
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**SOUTH
ELEVATION
(SIDE)**

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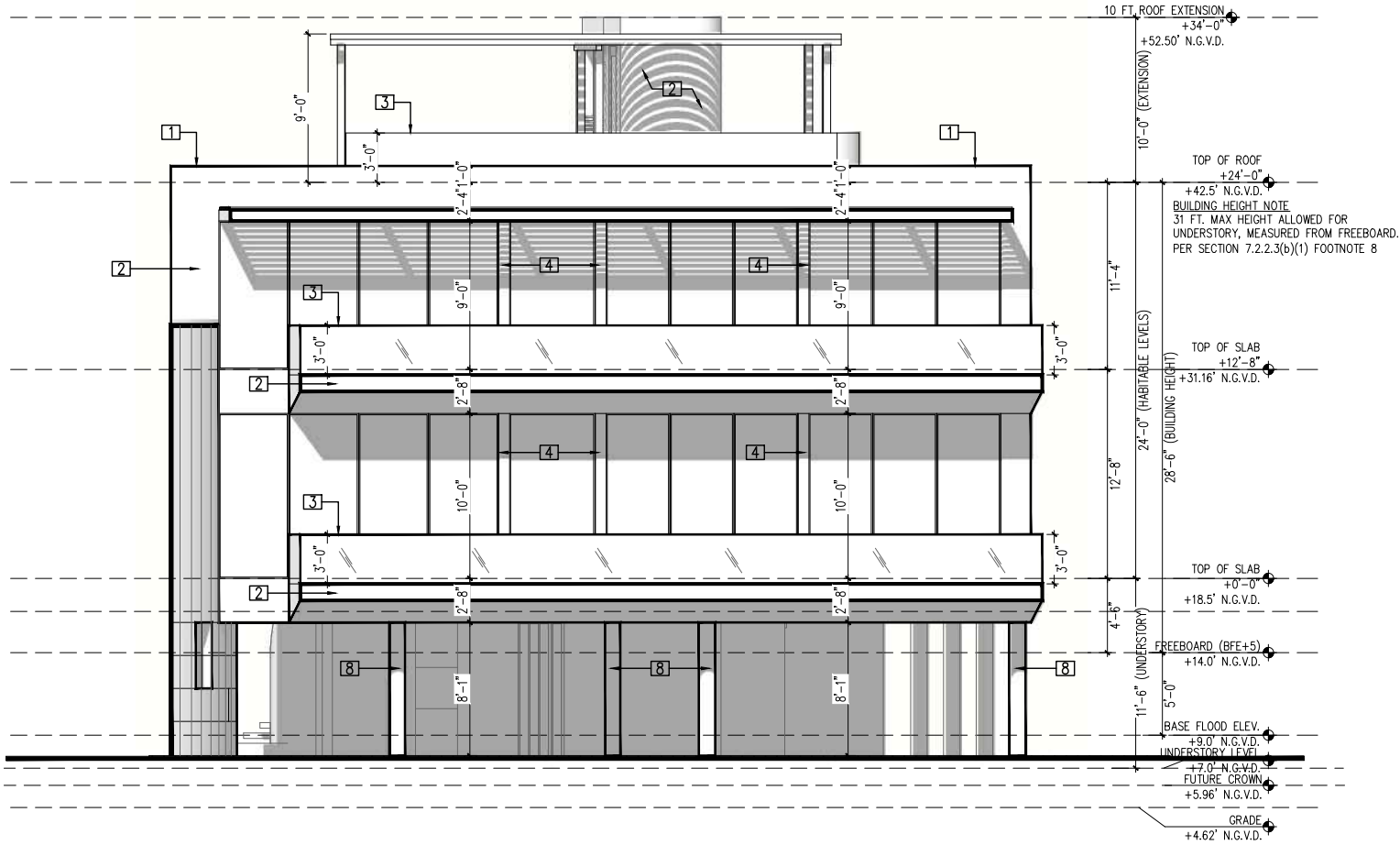
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A-3.3



ELEVATION KEYPLAN

NOT TO SCALE



1

WEST ELEVATION (REAR)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
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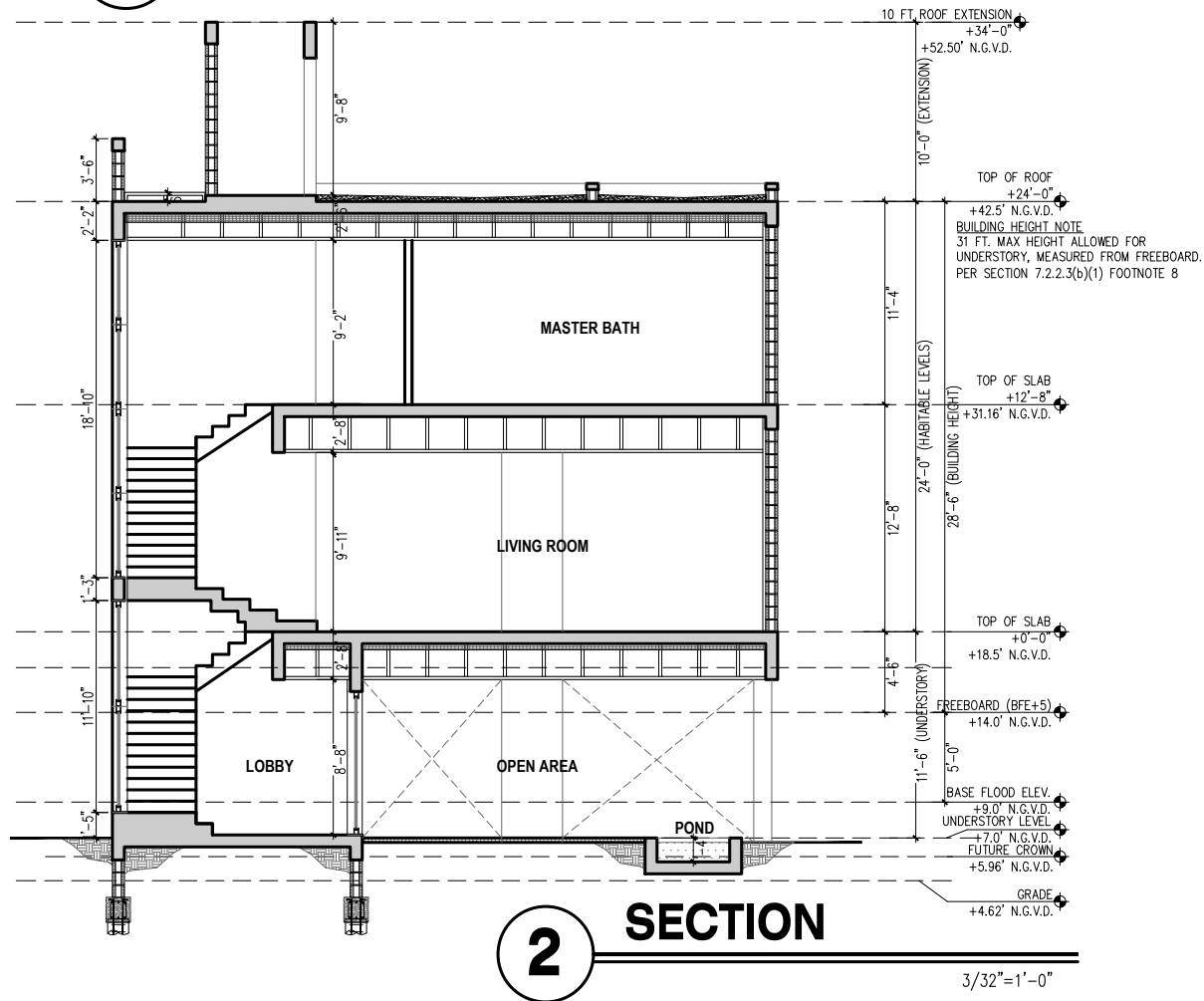
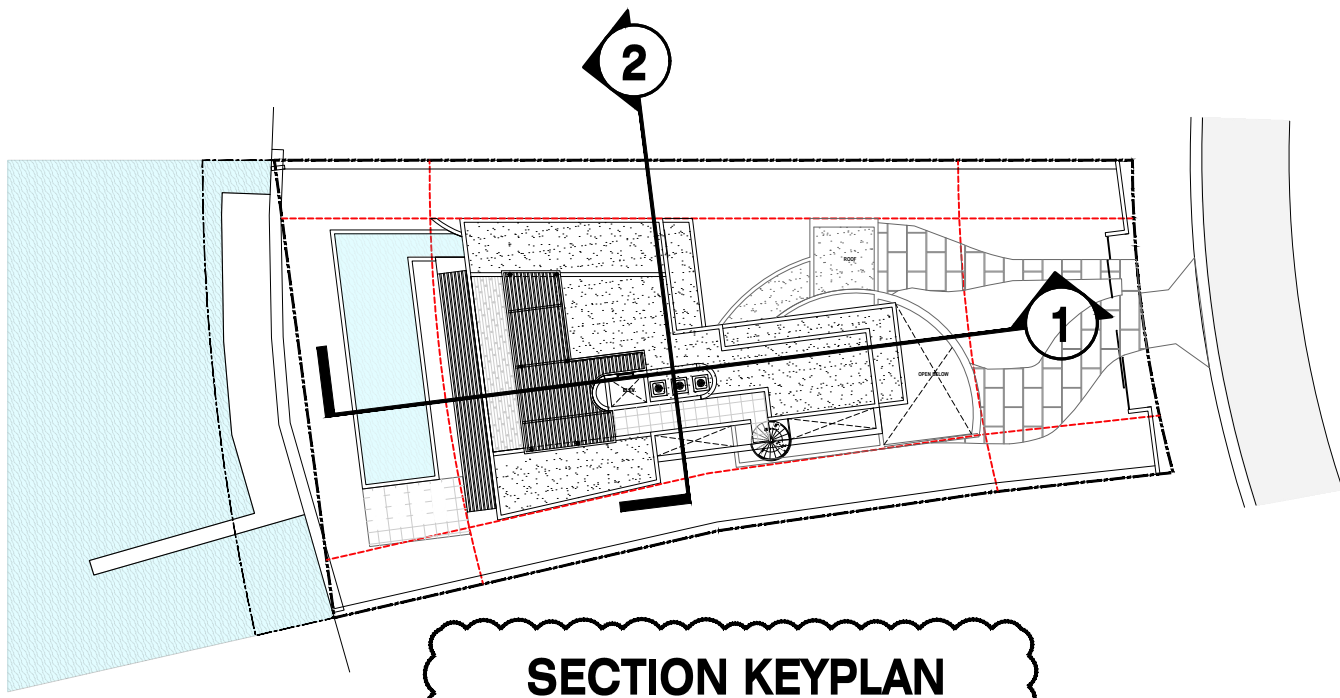
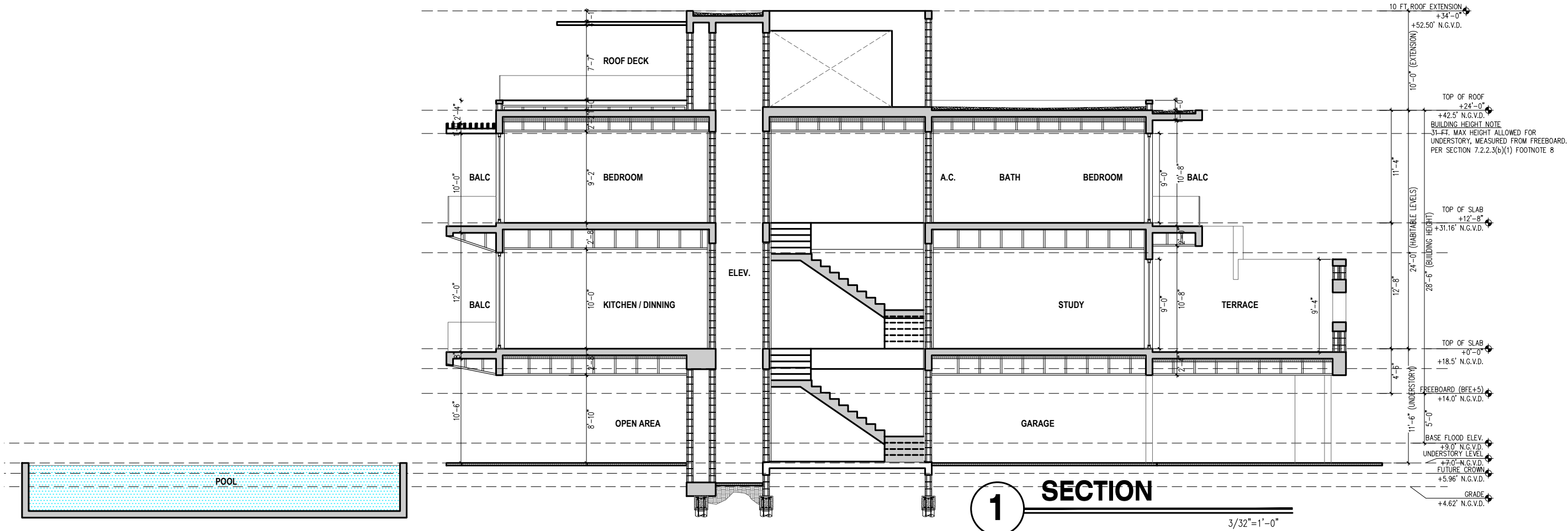
DRAWING TITLE

**WEST
ELEVATION
(REAR)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.4



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architecture . design

PRAXISARCH.COM

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STATE OF FLORIDA

PROFESSIONAL ARCHITECT

AR 10000

ADDRESS & OWNER

NEW RESIDENCE

310 S. COCONUT LN.

MIAMI BEACH, FL. 33139

OWNER: PIERRE DE AGOSTINI

REVISION & DATE

DRAWING TITLE

SECTIONS

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

A-4.1