

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



ADDRESS & OWNER

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

REVISION & DATE

NO.	DESCRIPTION	DATE

DRAWING TITLE

**COVER SHEET /
INDEX OF
DRAWINGS**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

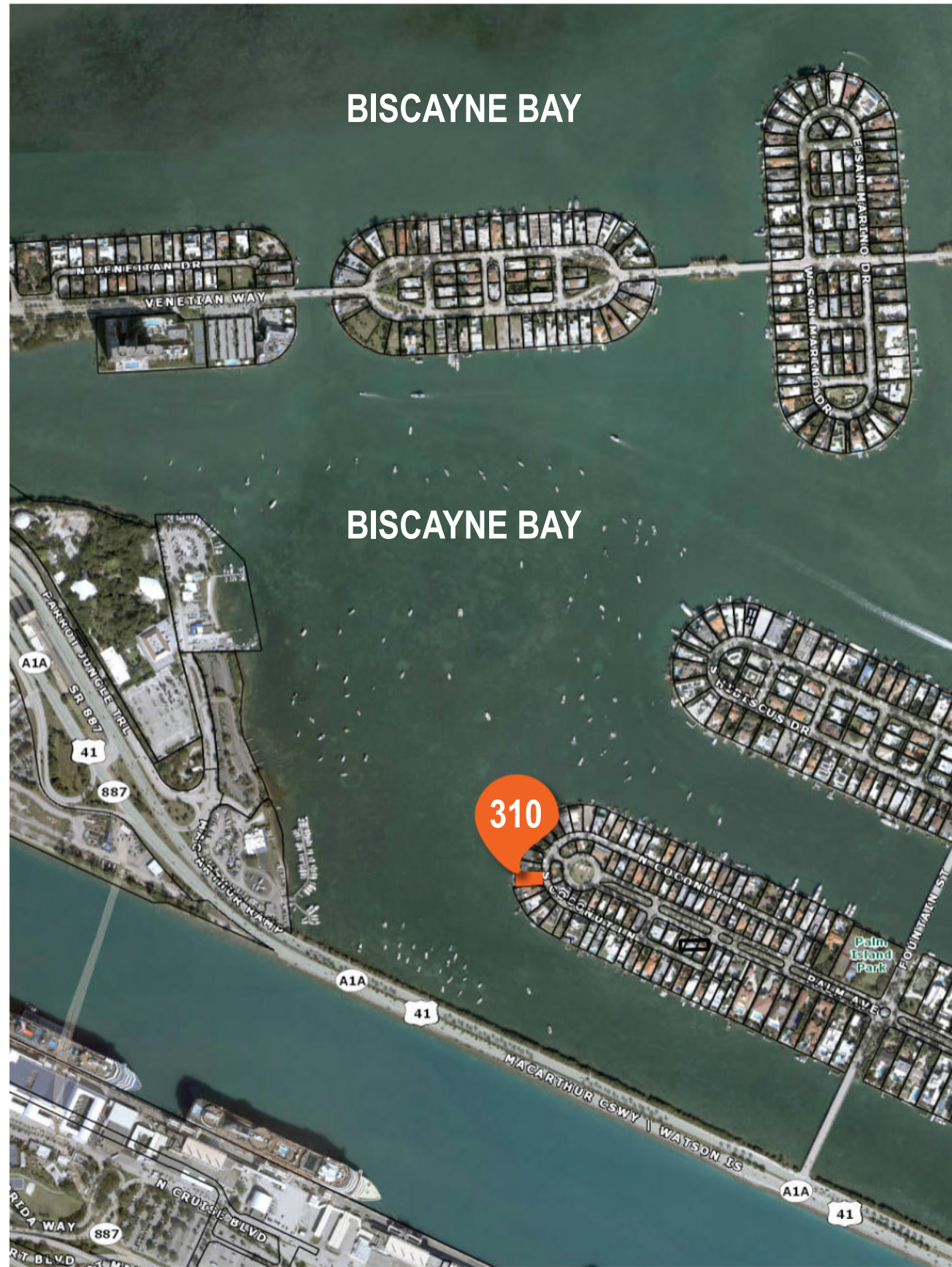
A-0.0



BISCAYNE BAY

BISCAYNE BAY

NEIGHBORHOOD AERIAL VIEW



BISCAYNE BAY

BISCAYNE BAY

AERIAL LOCATION MAP



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



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**NEIGHBORHOOD
AERIAL VIEW**

SCALE: AS SHOWN
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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



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**SURROUNDING
PROPERTIES**

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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

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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)



PARKLEX PRODEMA
CHIA/NATURCLAD-B



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



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A-0.4



3D VIEW - REAR

MATERIAL BOARD



OOLITIC LIMESTONE
WALL CLADDING



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



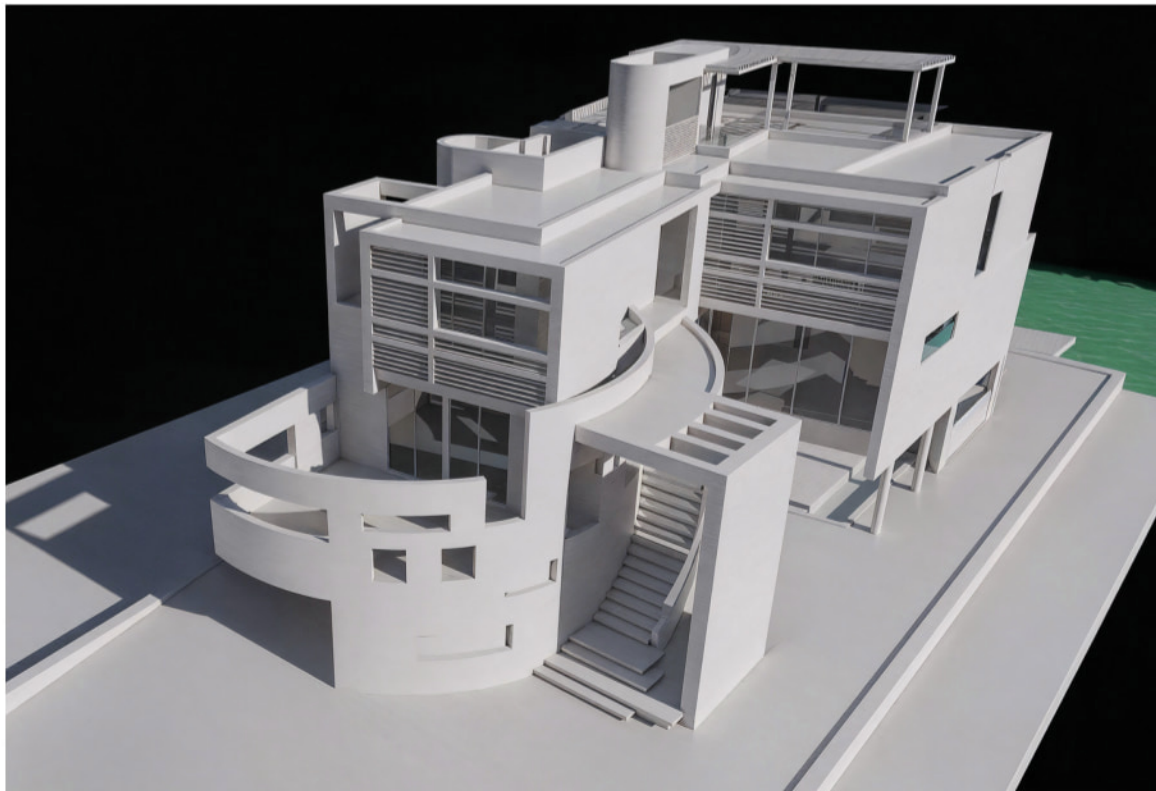
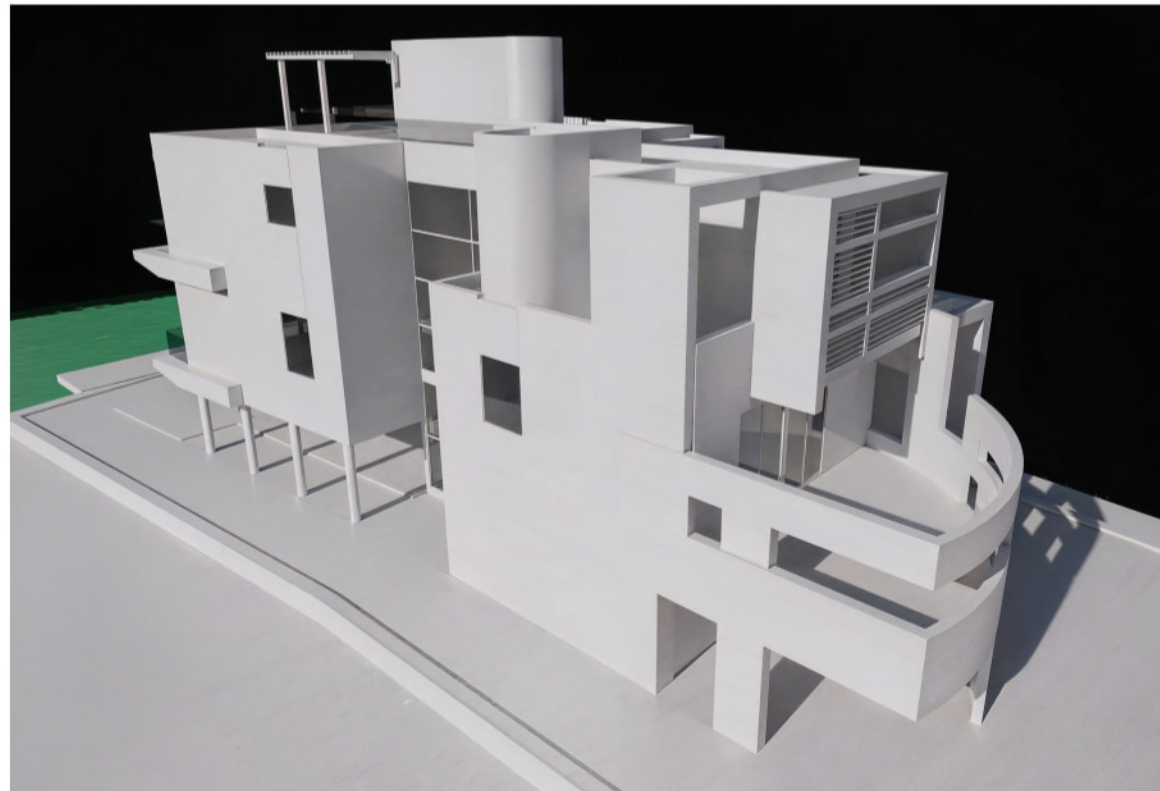
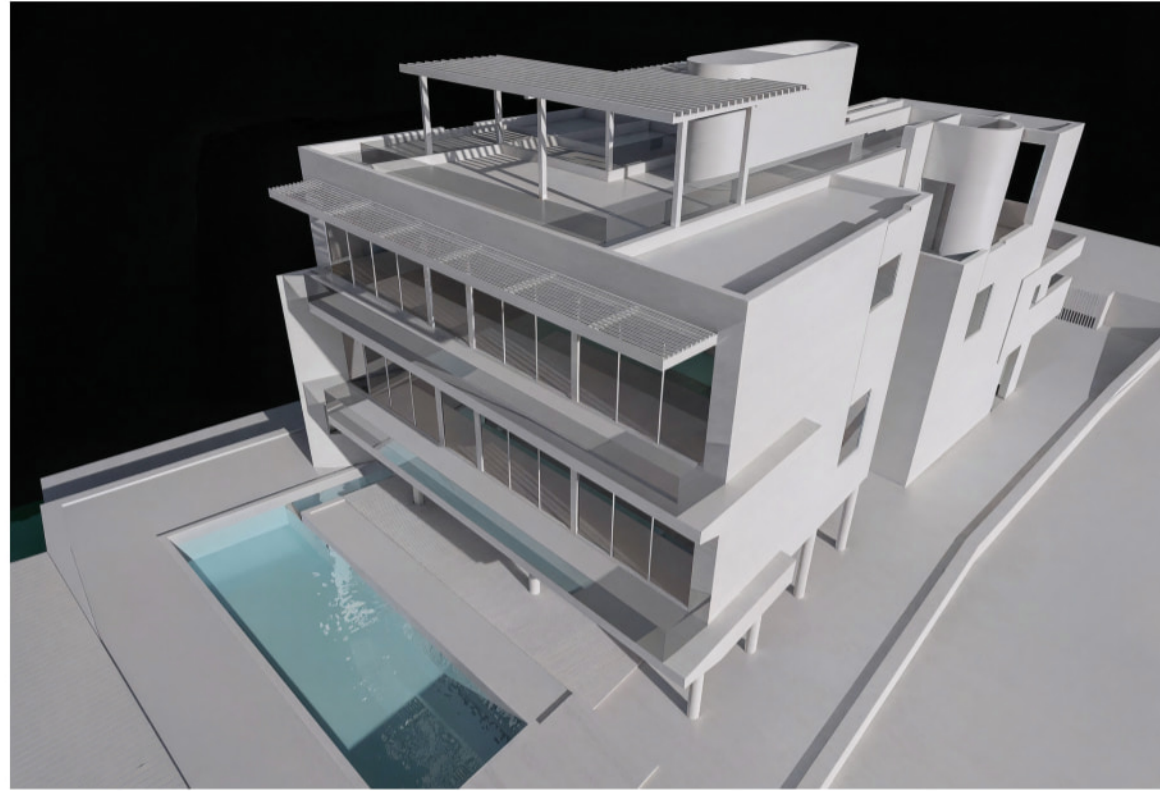
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PARKLEX PRODEMA
CHIA/NATURCLAD-B



CLEAR GLASS W/
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3D VOLUME

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3D VOLUME

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COURTYARD - ENTRY



REAR YARD - POOL

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NORTH ELEVATION



SOUTH ELEVATION

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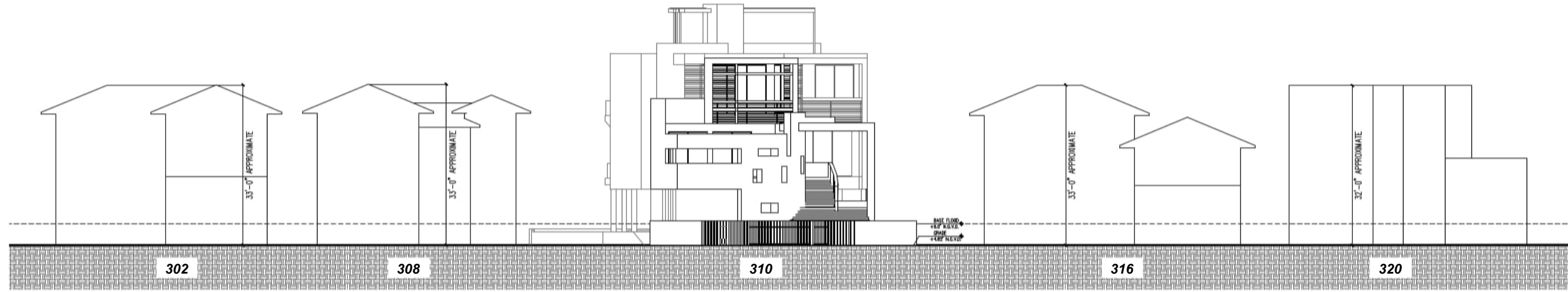
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**3D VIEW &
MATERIALS**

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A-0.7D



S. COCONUT LN.

1 CONTEXTUAL ELEVATIONS

N.T.S.

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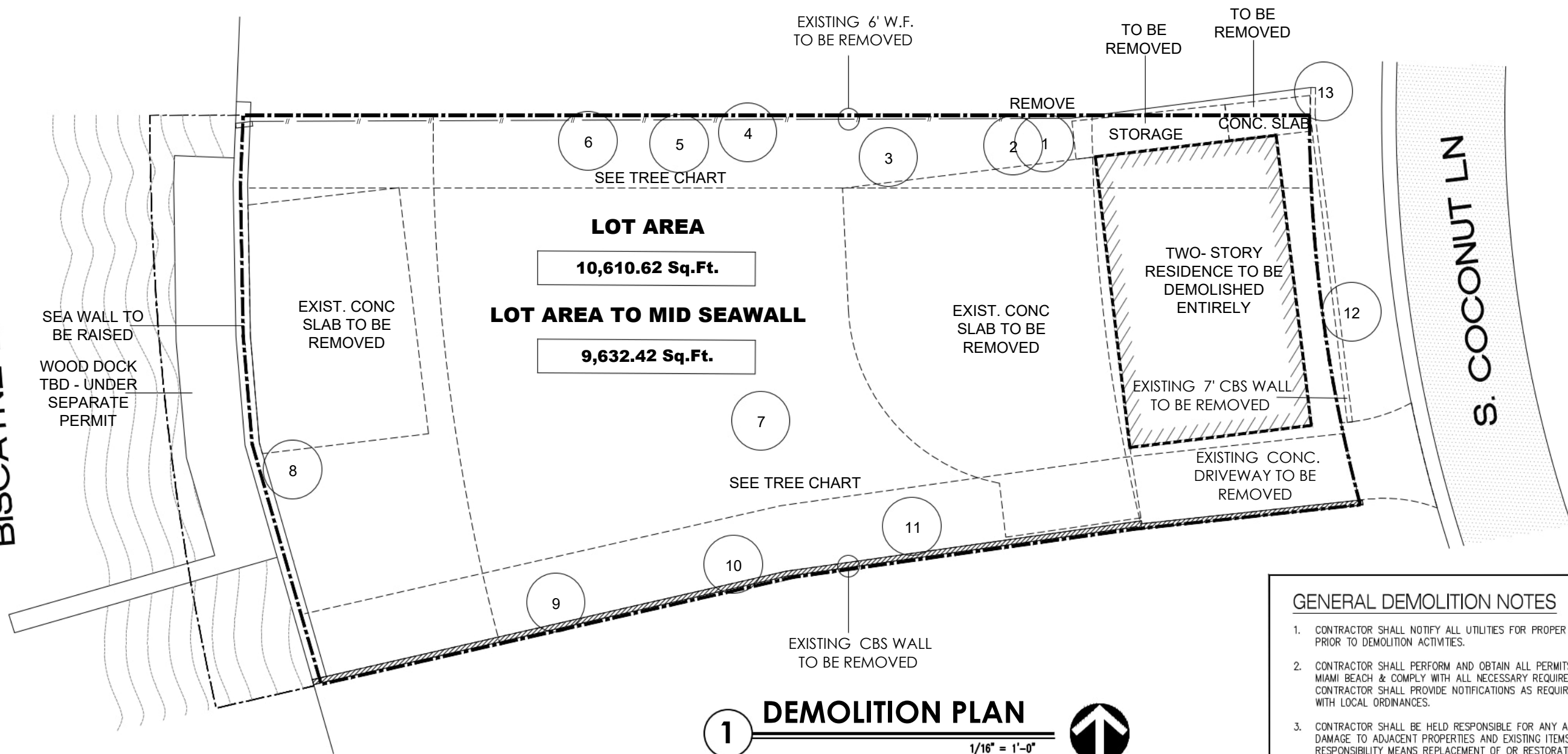
CONTEXTUAL ELEVATIONS

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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.



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DEMOLITION PLAN

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A-0.11