

COCONUT LANE RESIDENCE

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

NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB24-1051 / 09-08-2024



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ADDRESS & OWNER

NEW RESIDENCE

310 S. COCONUT LANE.

MIAMI BEACH, FL. 33139

OWNER: PIERRE DE AGOSTINI

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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



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NEIGHBORHOOD AERIAL VIEW

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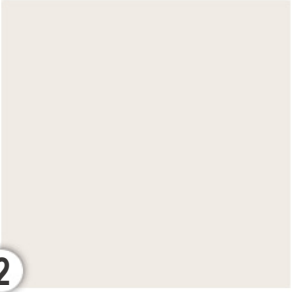


3D VIEW - FRONT

MATERIAL BOARD



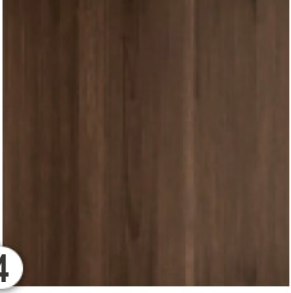
OOLITIC LIMESTONE
WALL CLADDING



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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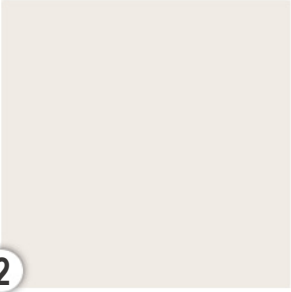


3D VIEW - REAR

MATERIAL BOARD



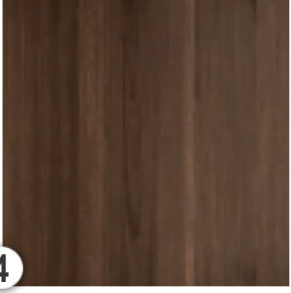
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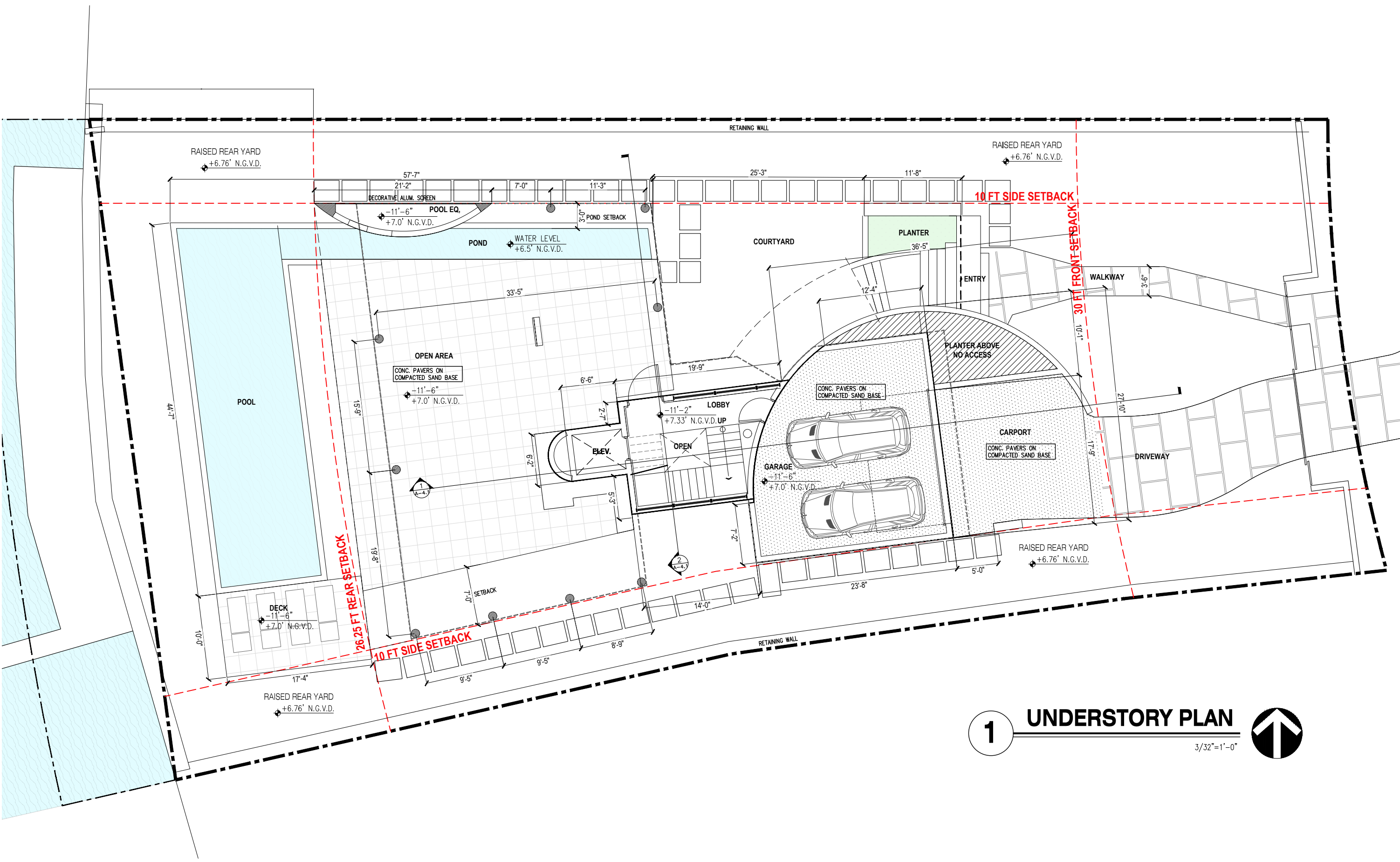
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UNDERSTORY PLAN

SCALE: AS SHOWN

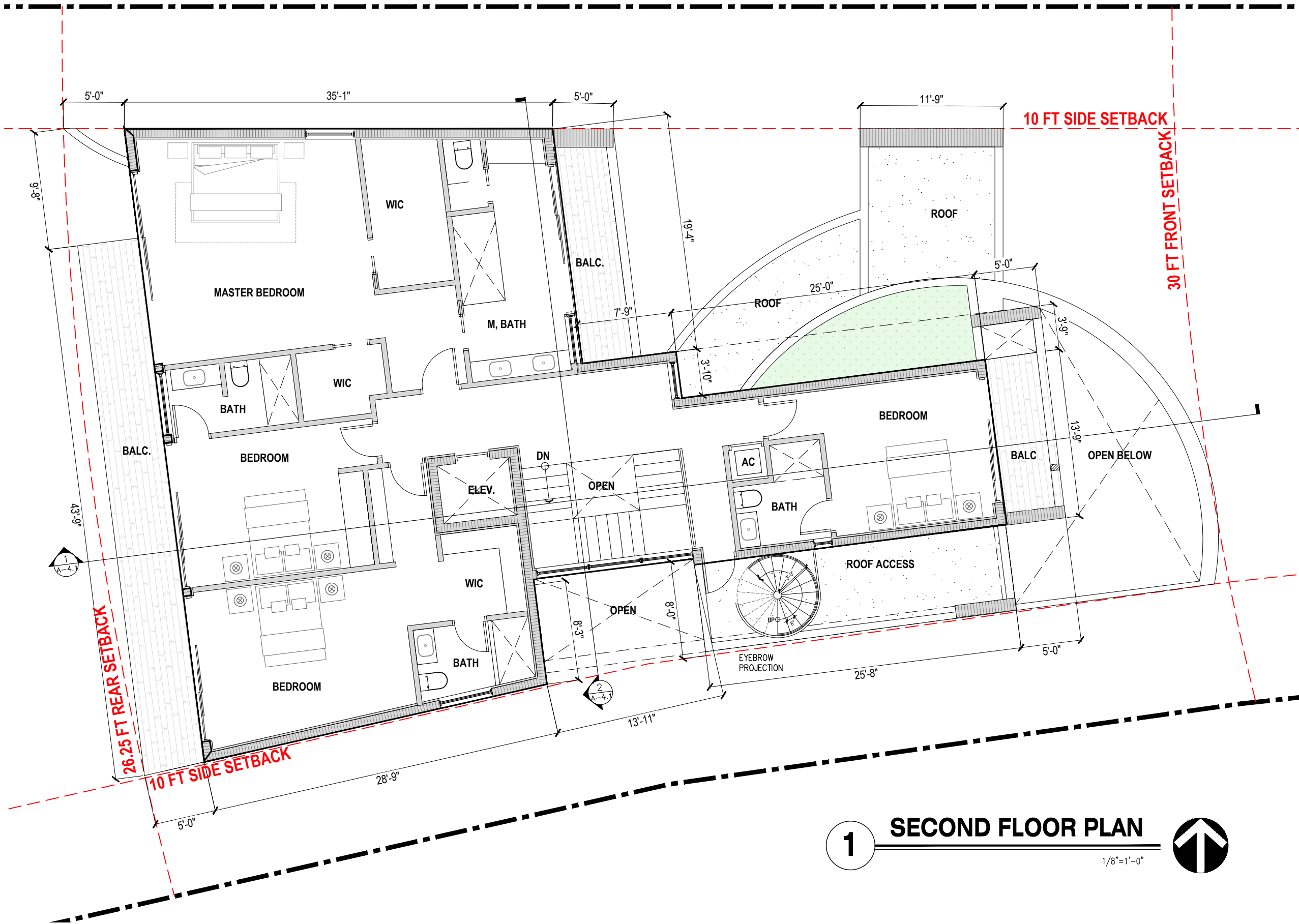
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A-2.1

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1 SECOND FLOOR PLAN

1/8"=1'-0"



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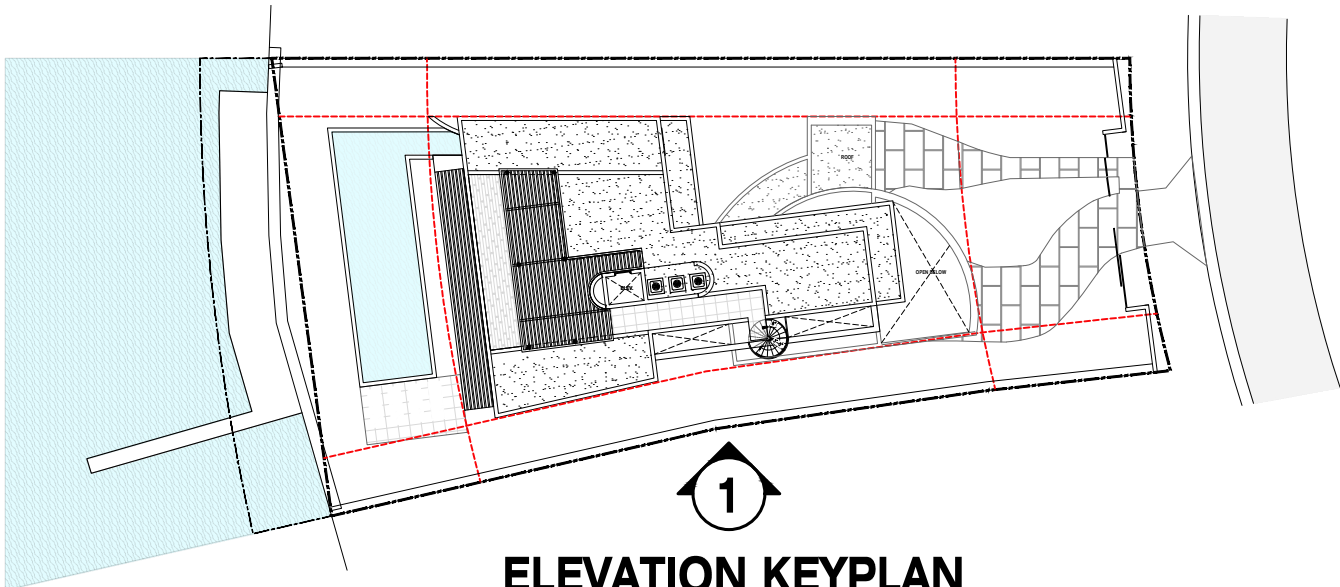
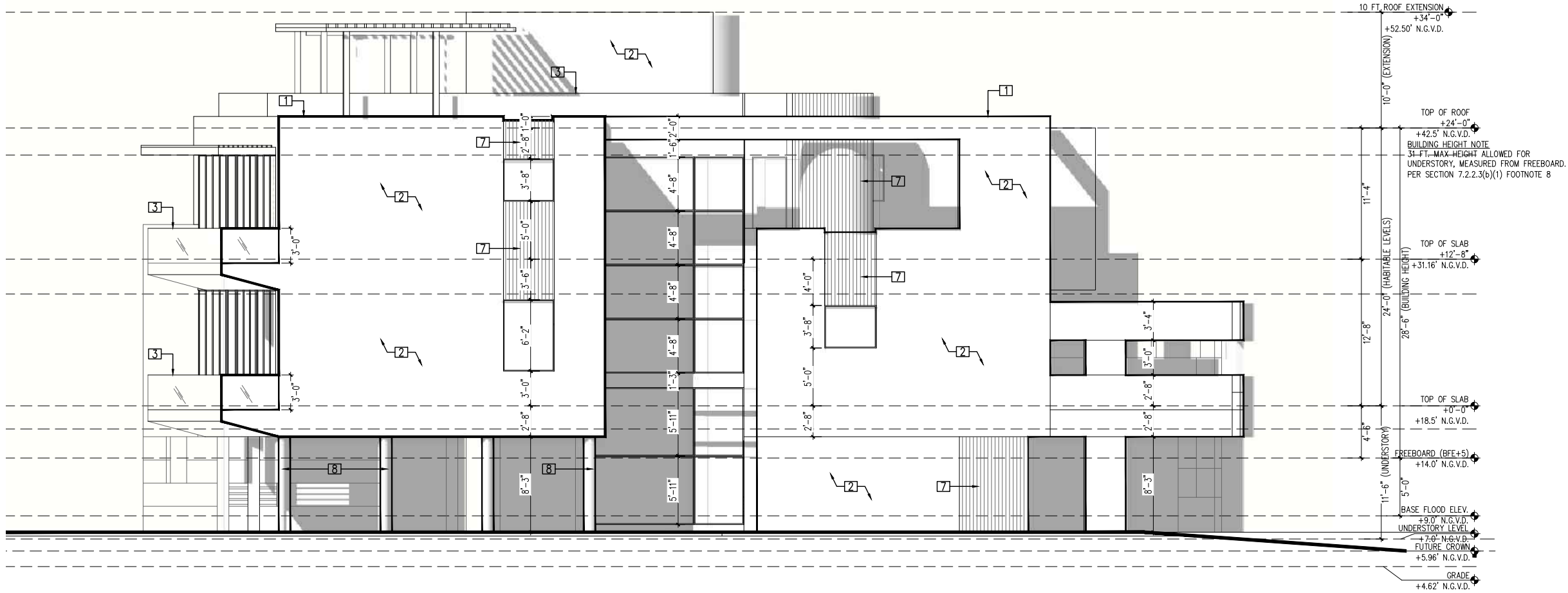
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**SECOND
FLOOR PLAN**

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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.
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.

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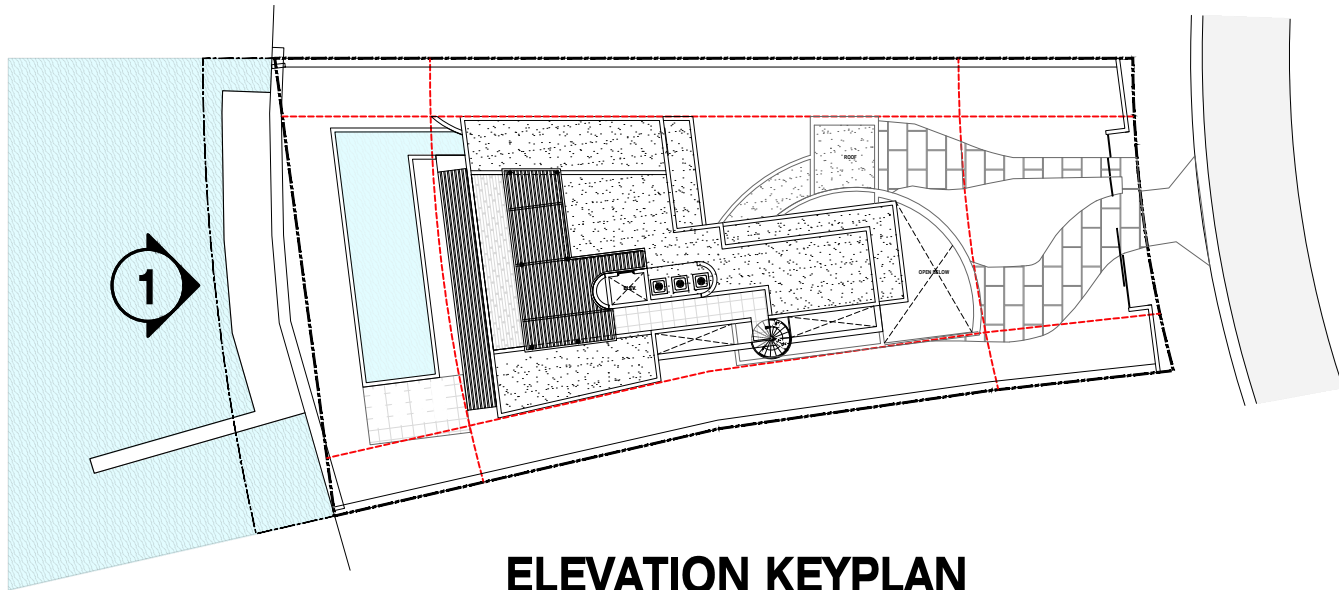
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**SOUTH
ELEVATION
(SIDE)**

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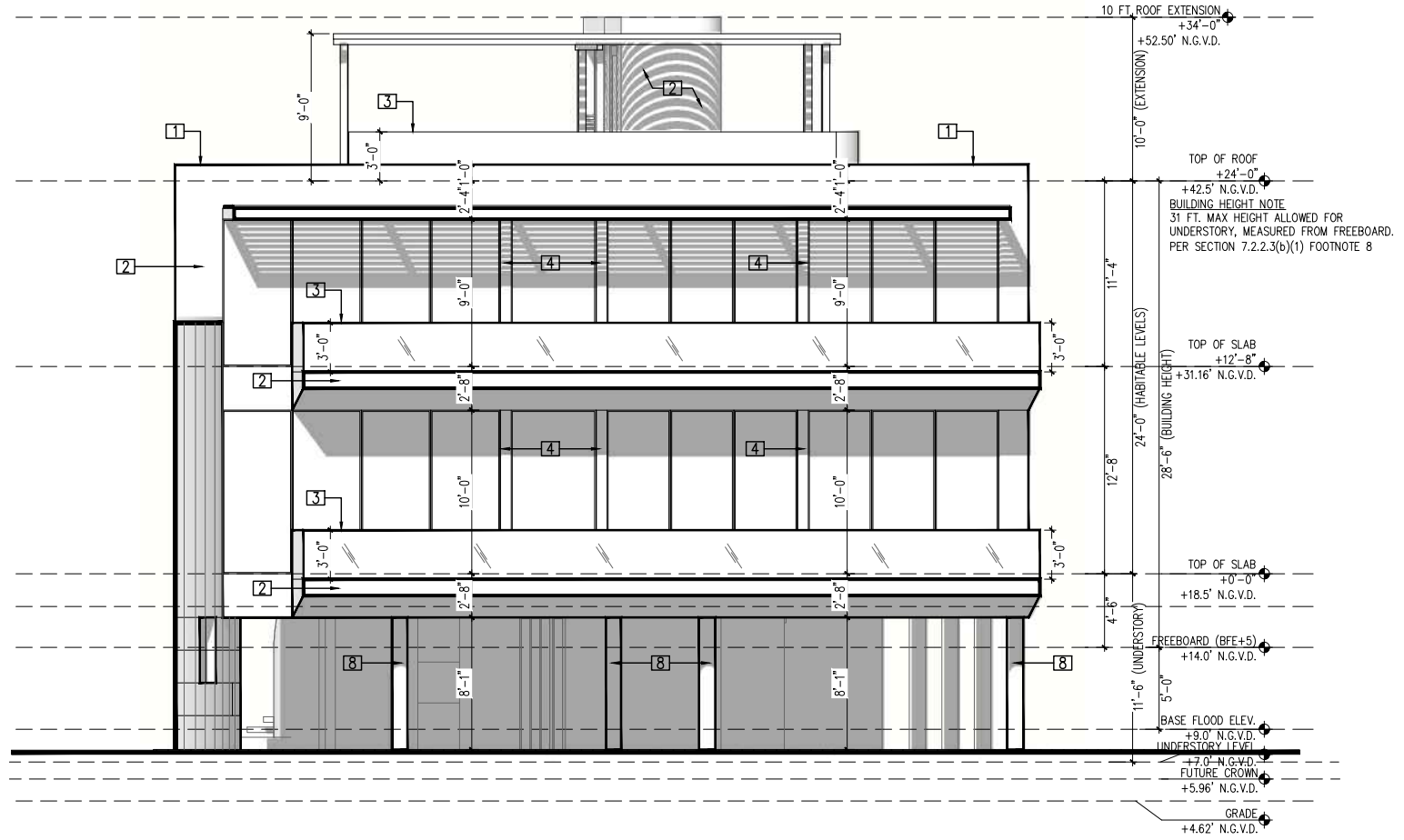
SHEET NUMBER

A-3.3



ELEVATION KEYPLAN

NOT TO SCALE



1

WEST ELEVATION

(REAR)

3/32"=

$$3/32'' = 1' - 0''$$

ELEVATIONS KEYNOTES / SPECIFICATIONS

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2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR).
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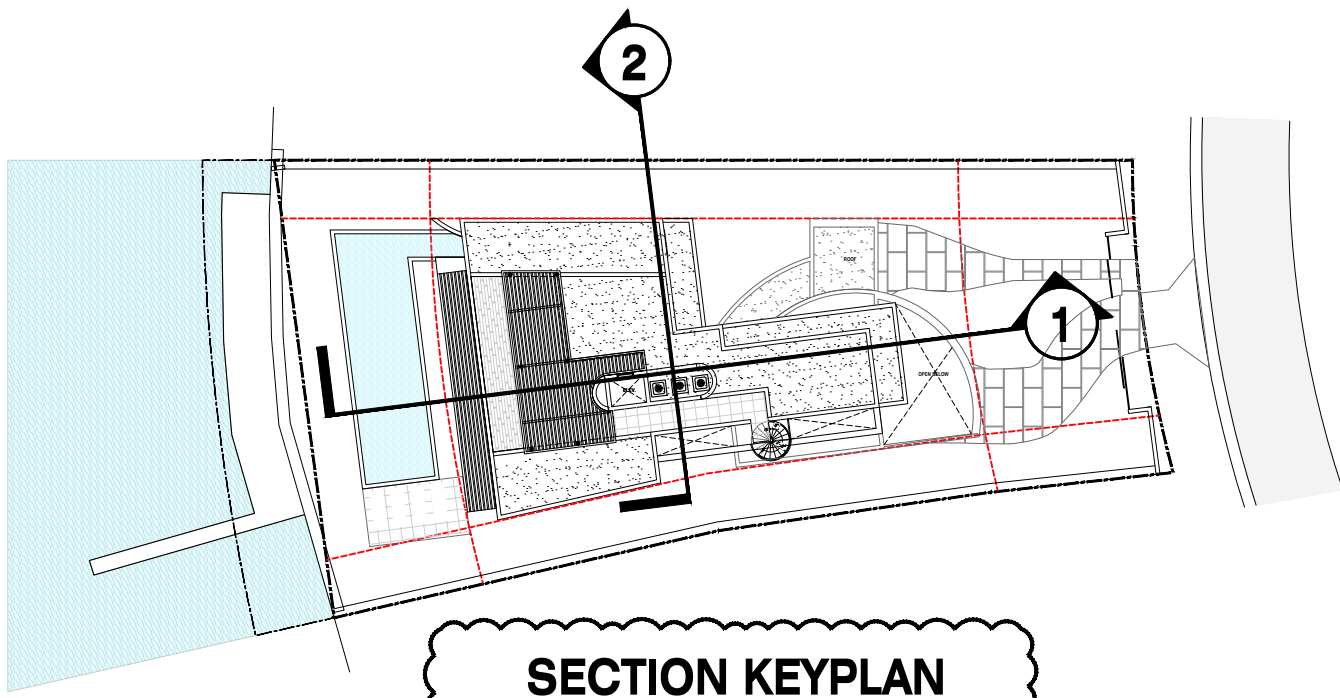
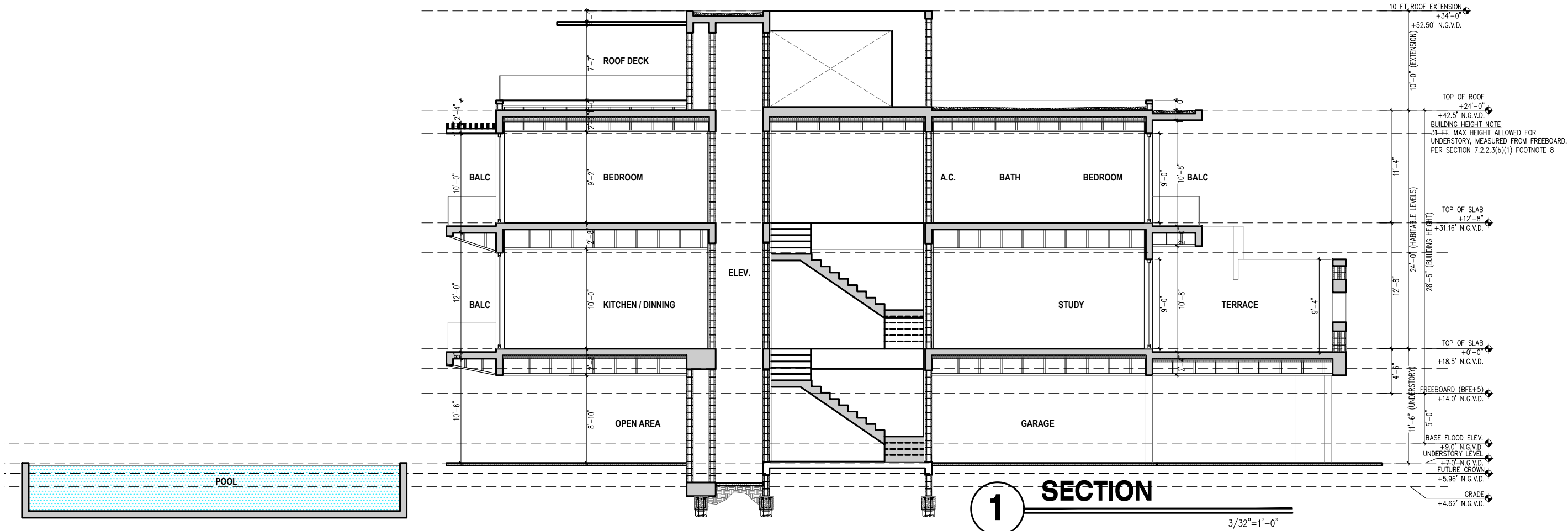
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**WEST
ELEVATION
(REAR)**

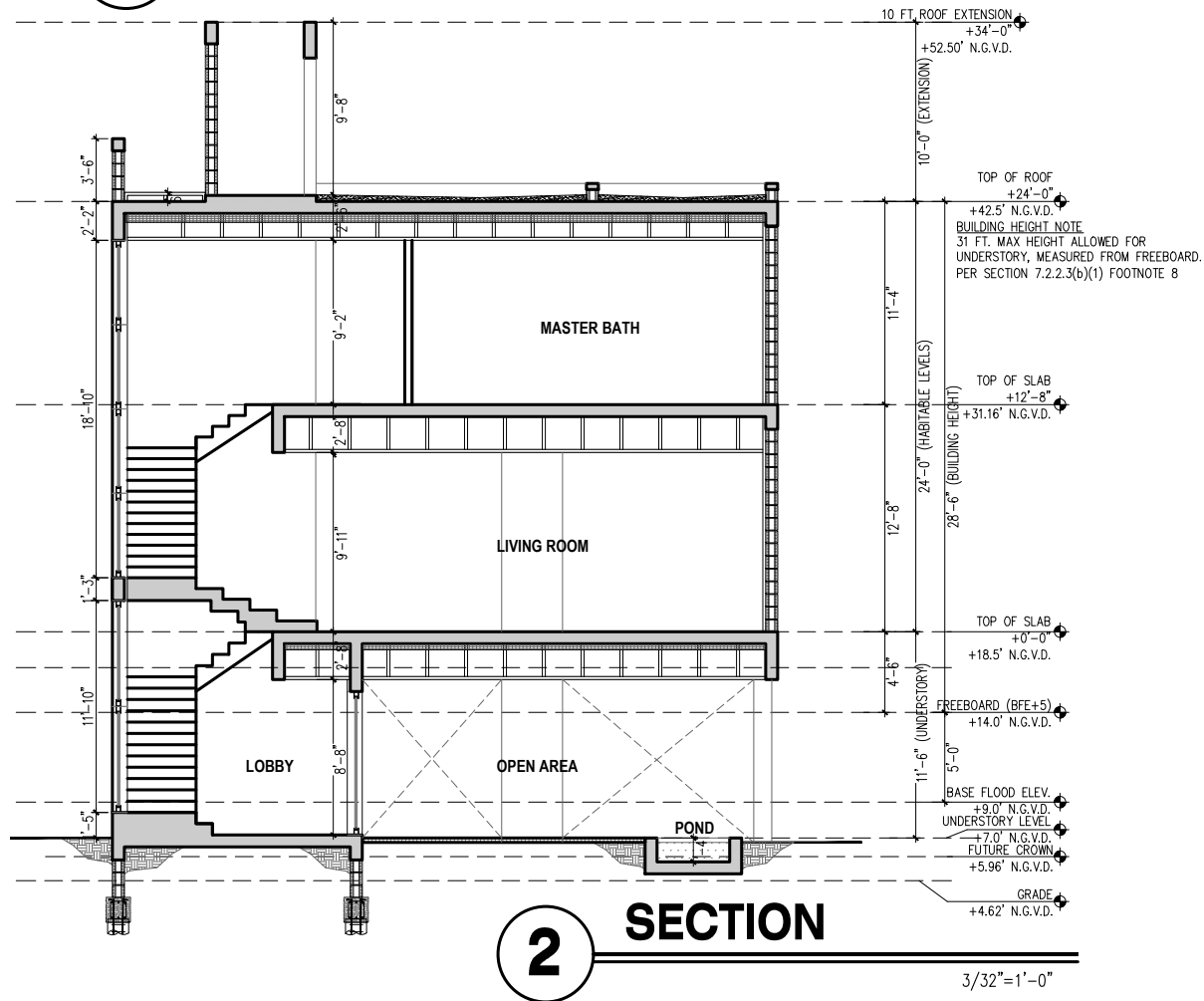
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SECTION KEYPLAN
NOT TO SCALE



SECTION 2
3/32"=1'-0"

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NO.	DESCRIPTION	DATE

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SECTIONS

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COCONUT LANE RESIDENCE

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

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- A-0.5 | 3D VIEW - FRONT & MATERIALS
- A-0.6 | 3D VIEW - REAR & MATERIALS
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP



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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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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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**SURROUNDING
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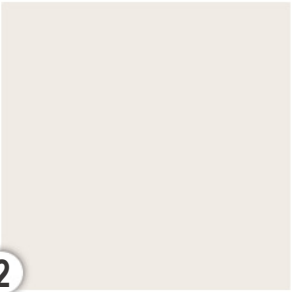


3D VIEW - FRONT

MATERIAL BOARD



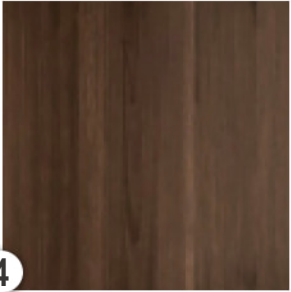
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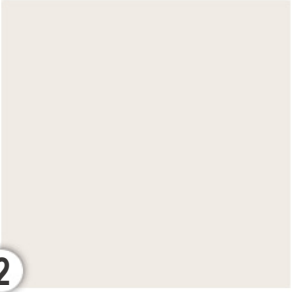


3D VIEW - FRONT

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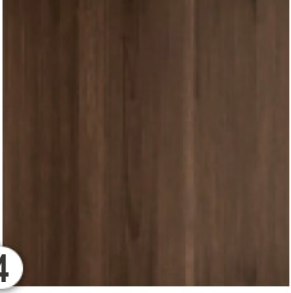
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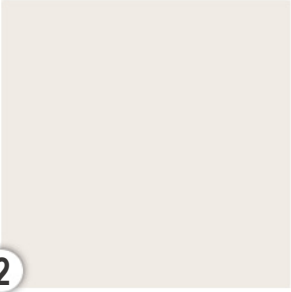


3D VIEW - REAR

MATERIAL BOARD



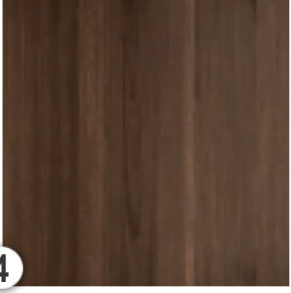
OOLITIC LIMESTONE
WALL CLADDING



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



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



WOOD SIDING



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

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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

JOSE L. SANCHEZ

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-0.6



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**ADDRESS & OWNER**

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310 S. COCONUT LANE.
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REVISION & DATE

DRAWING TITLE

3D VIEW & MATERIALS

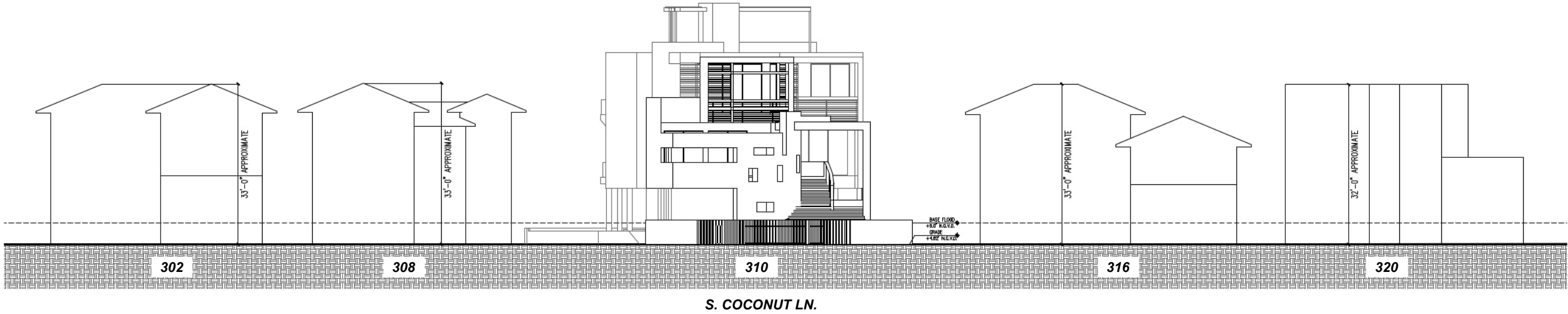
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REAR - POOL



1 CONTEXTUAL ELEVATIONS

N.T.S.



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CONTEXTUAL
ELEVATIONS

SCALE: AS SHOWN
DATE: 08-02-2024

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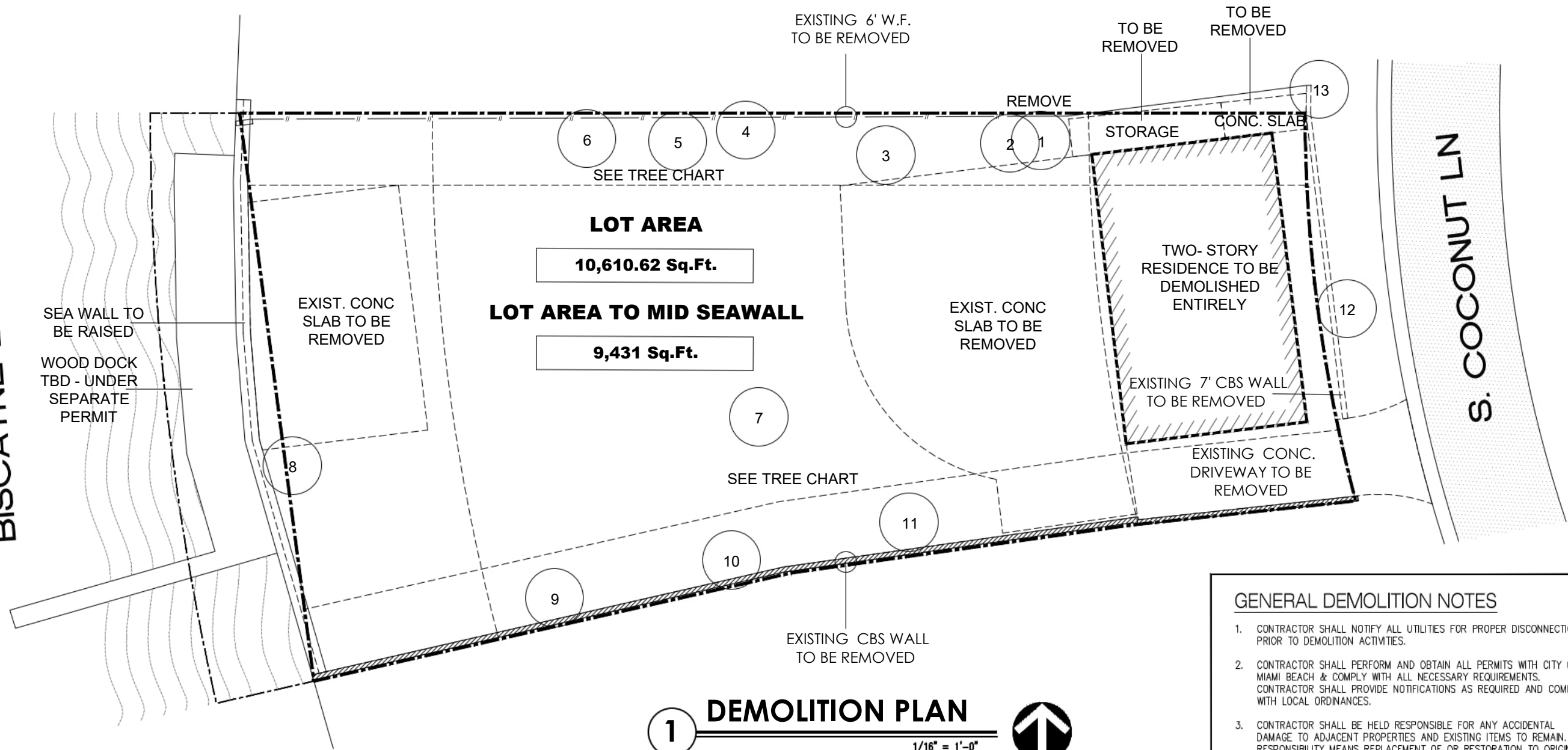
A-0.9

g) All roads shown herein are public unless otherwise noted.
h) Non-identification based on property corners unless otherwise noted.
i) The graphic portions of this document are intended to be displayed at the graphic name scales as depicted. Scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
j) Surveyed data was used as classified in the minimum technical standards (SUT/FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7500 feet. The accuracy obtained by measurement and calculation of a closed polygon figure was found to be better than the minimum standard.
k) Points were located and positioned to facilitate future work or excavation on the herein described parcel by building, zoning information and utilities location.

RIGHTS RESERVED. THE
WRITING AND WITH THE A



BISCAYNE BAY



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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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

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:

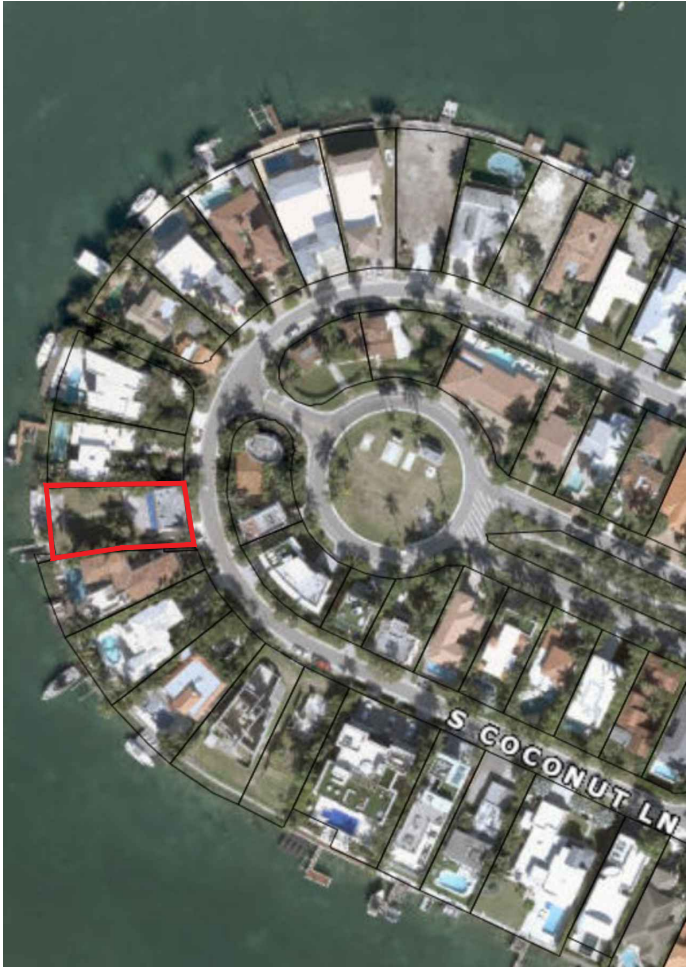
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00" 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 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 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: AA 26000837



ADDRESS & OWNER

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OWNER: PIERRE DE AGOSTINI

REVISION & DATE

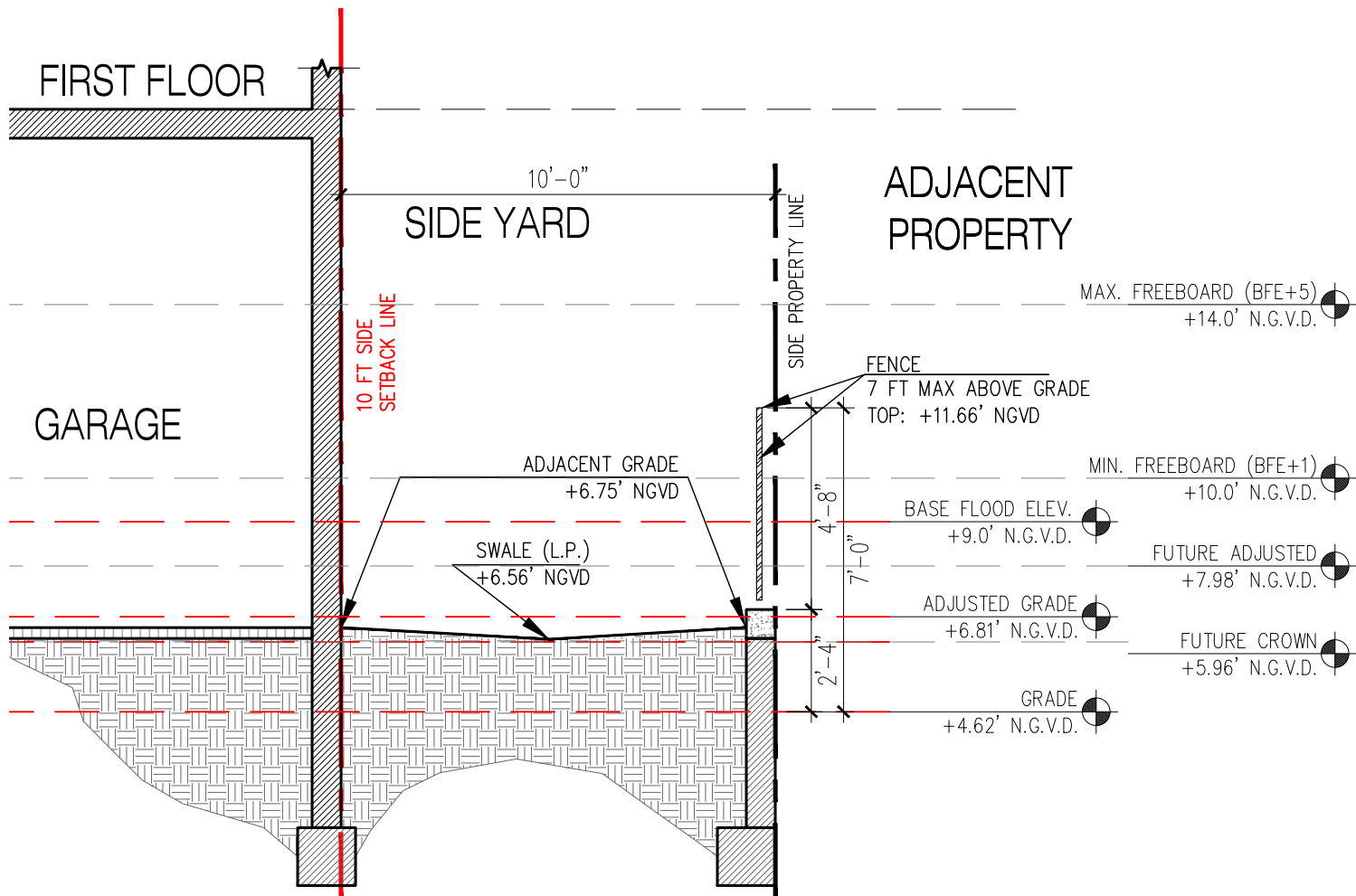
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ZONING DATA
/ LOCATION
PLAN

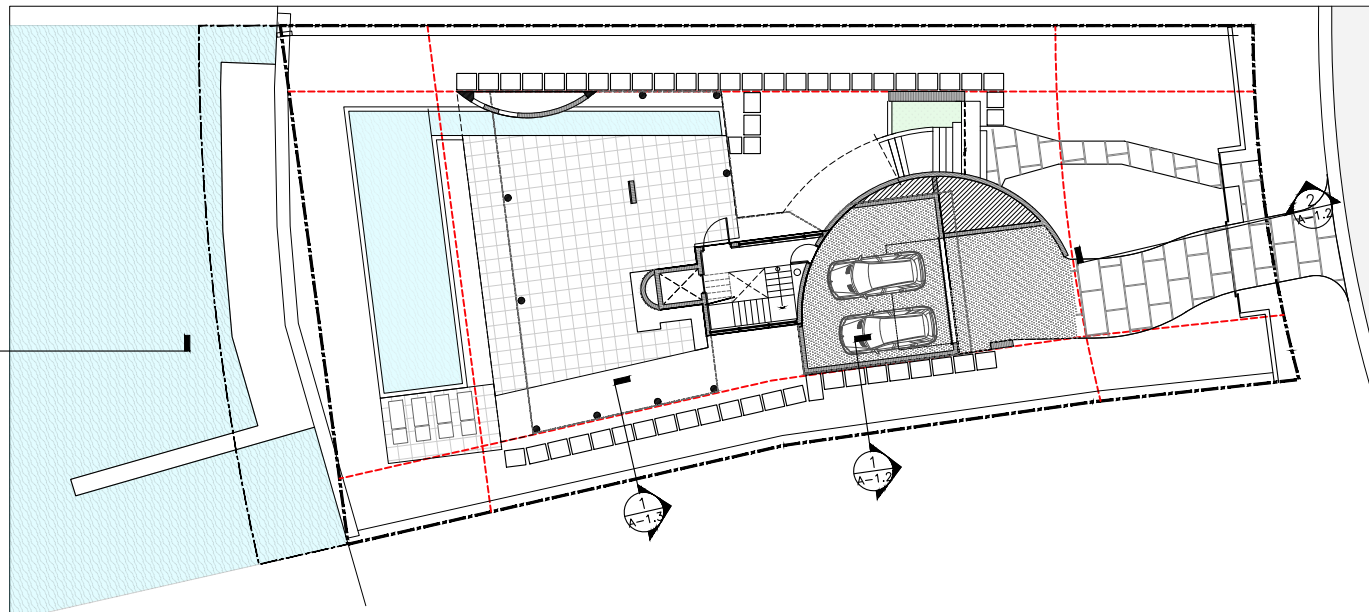
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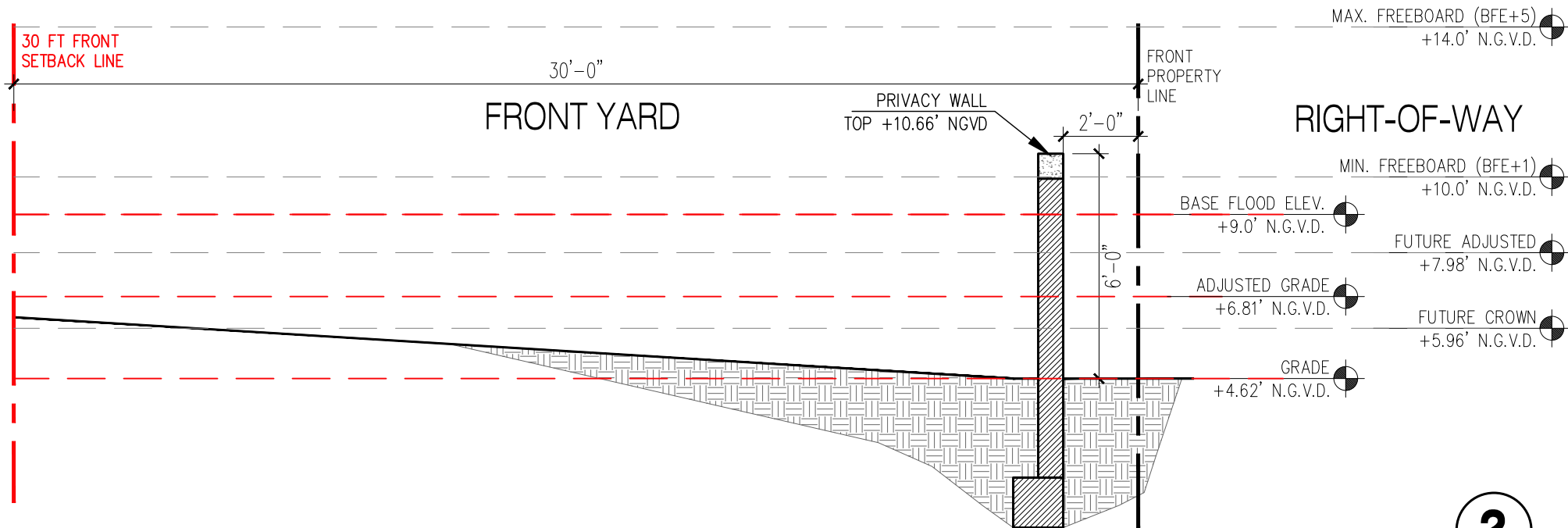
A-1.0



1 INTERIOR SIDE YARD SECTION

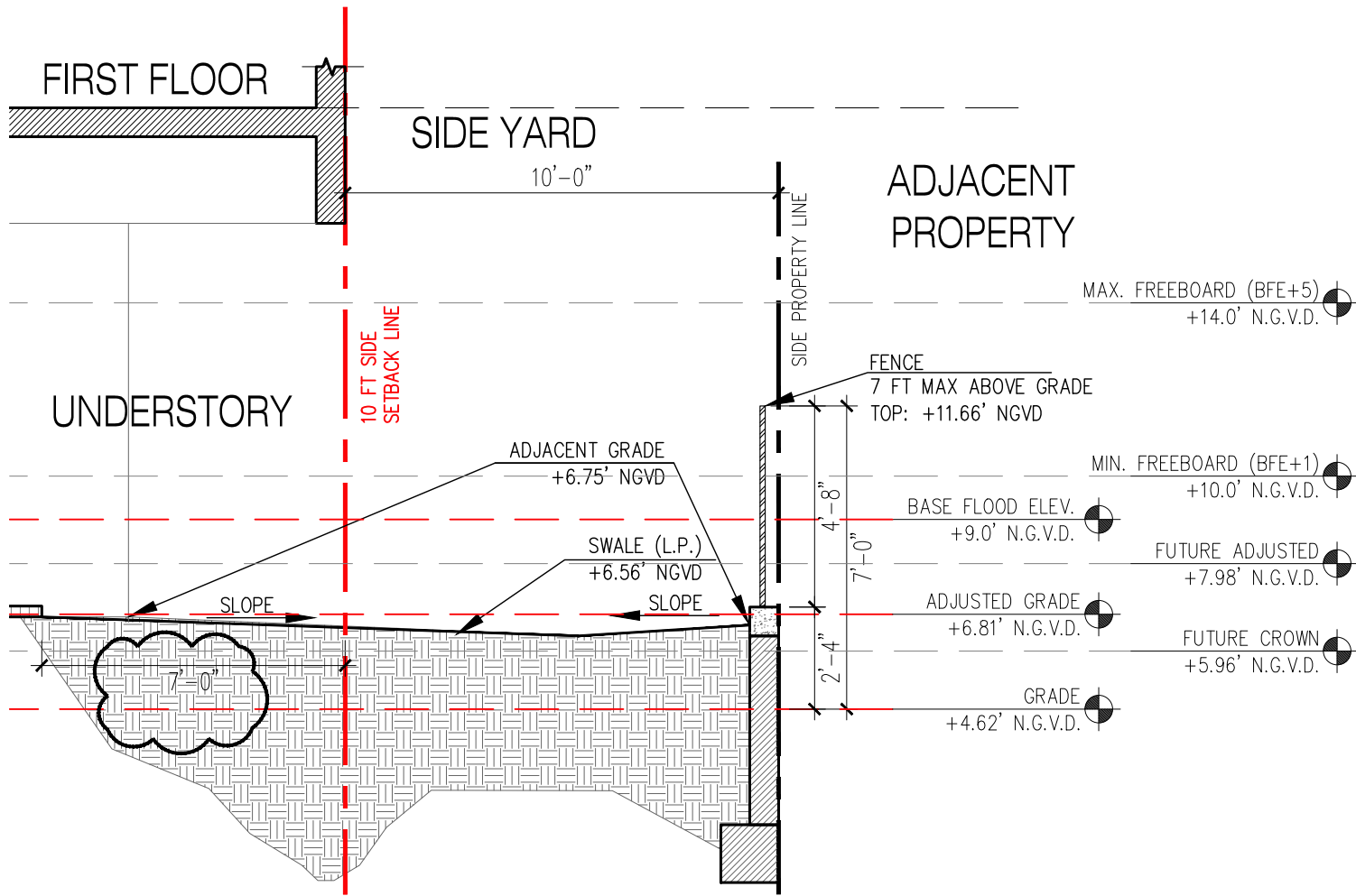


YARD SECTION KEYPLAN



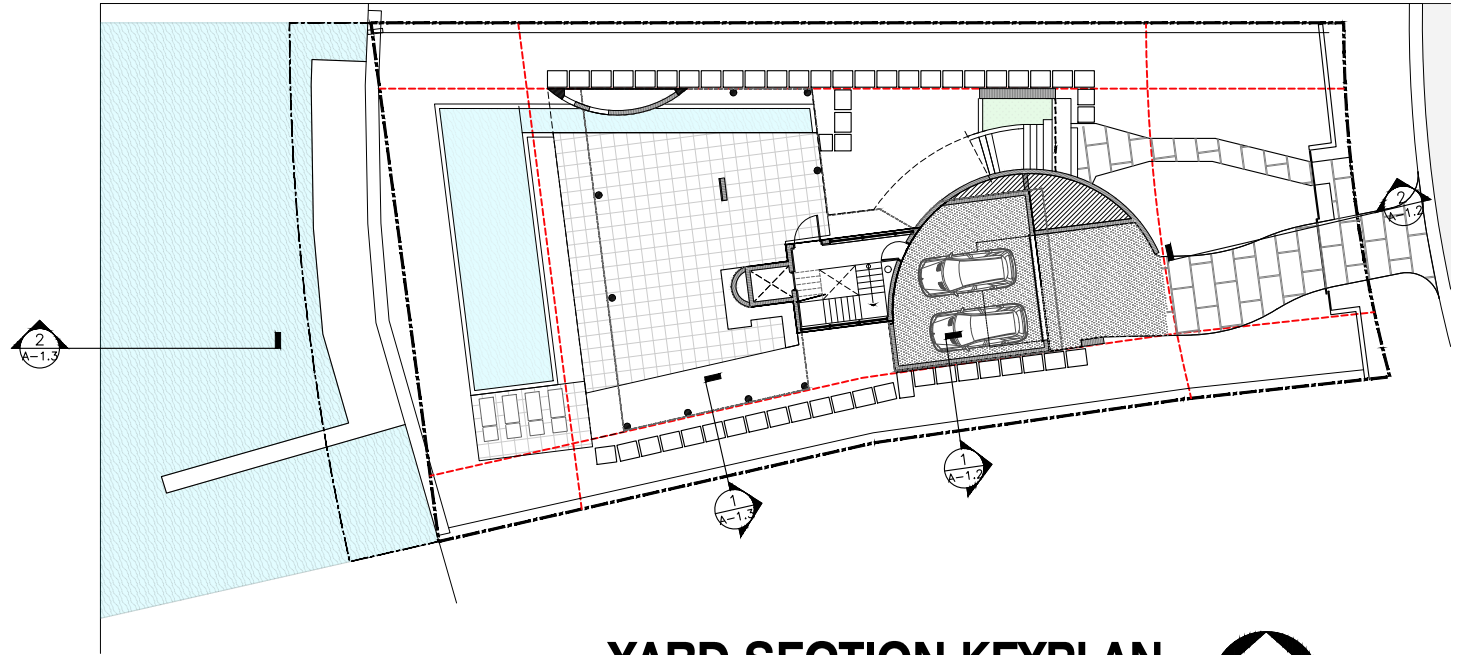
2 FRONT YARD SECTION



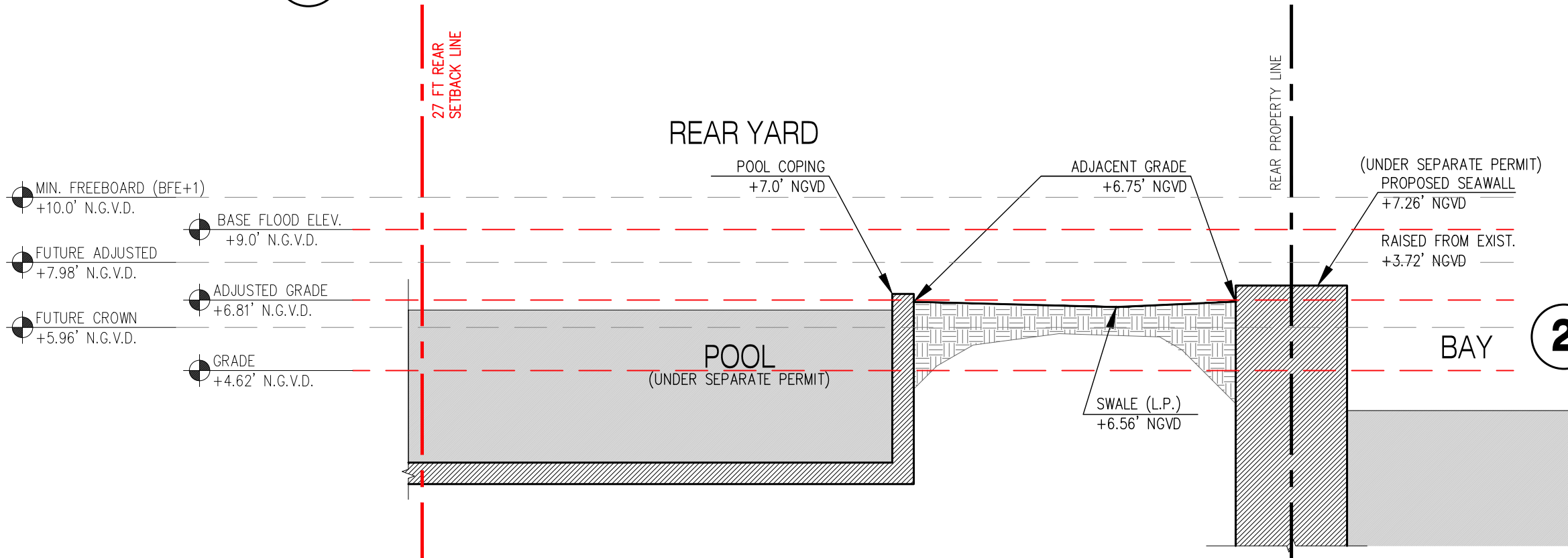


1 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



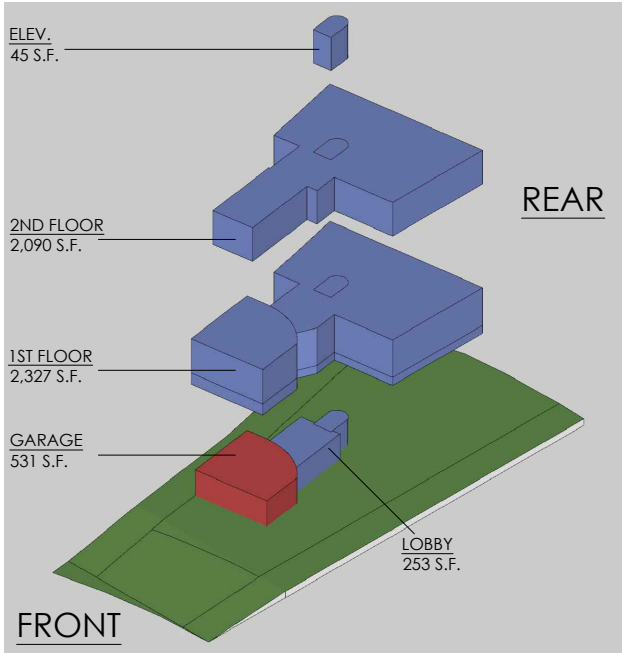
YARD SECTION KEYPLAN



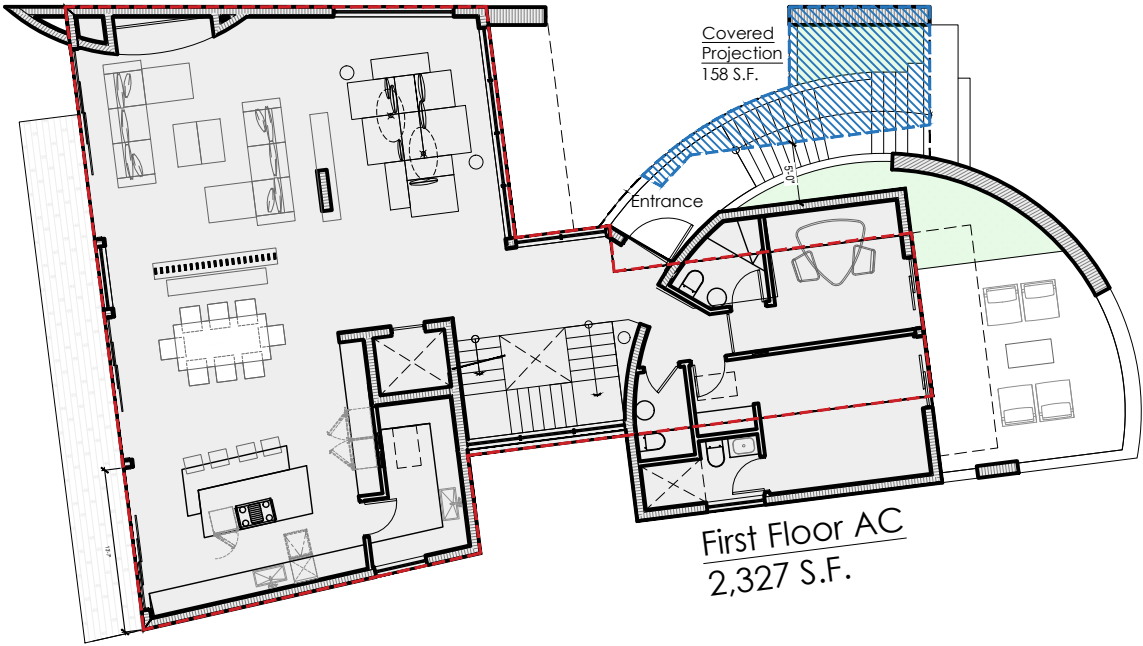
2 REAR YARD SECTION

1/4" = 1'-0"





3 AXONOMETRIC DIAGRAM



1 LOT COVERAGE

1/16" = 1'-0"

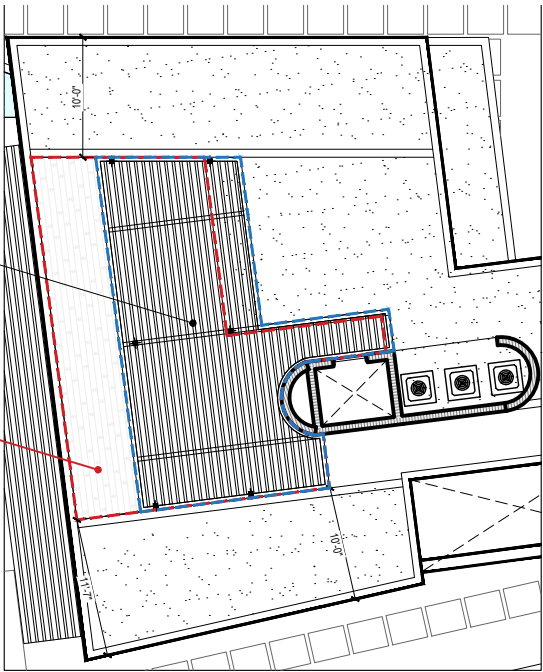
LOT COVERAGE CALCULATION	
LOT AREA	9,431 S.F.
MAX ALLOWED (30%)	2,829 S.F.
FIRST FL	2,327 S.F.
SECOND FLOOR.	0
COVERED PROJECTIONS	158 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	2,485 S.F.
	26.35%

- 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

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"

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STATE OF FLORIDA
JOSE L. SANCHEZ
AR 10800
REGISTERED ARCHITECT

ADDRESS & OWNER

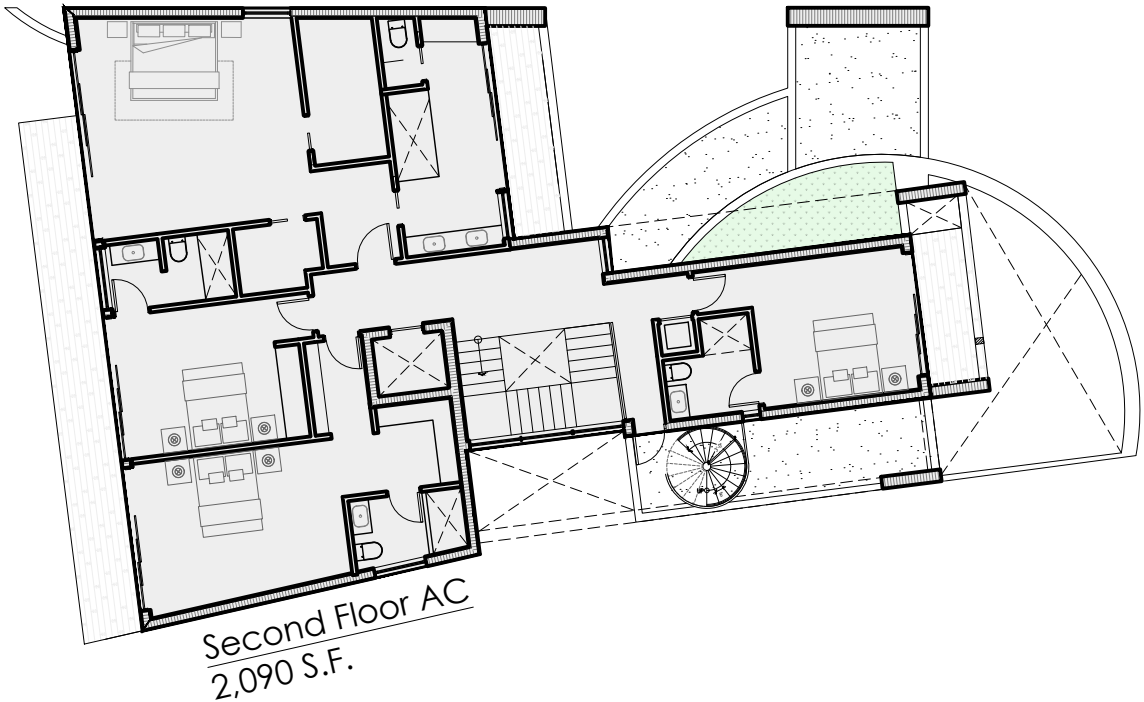
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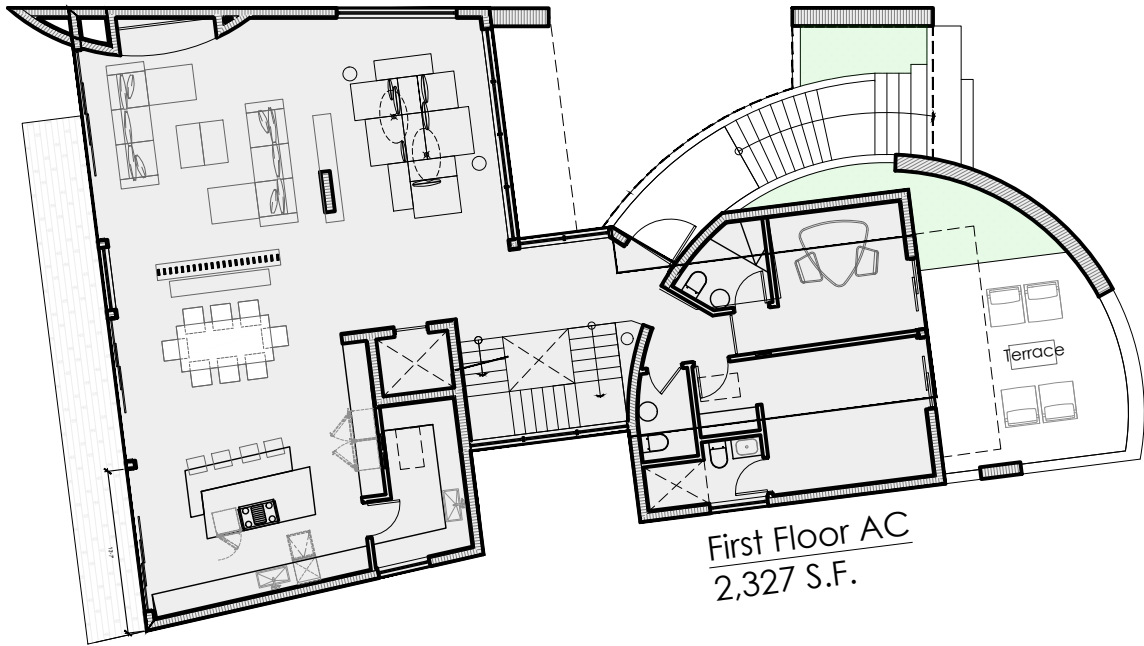
DRAWING TITLE
LOT COVERAGE DIAGRAM

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER
A-1.4



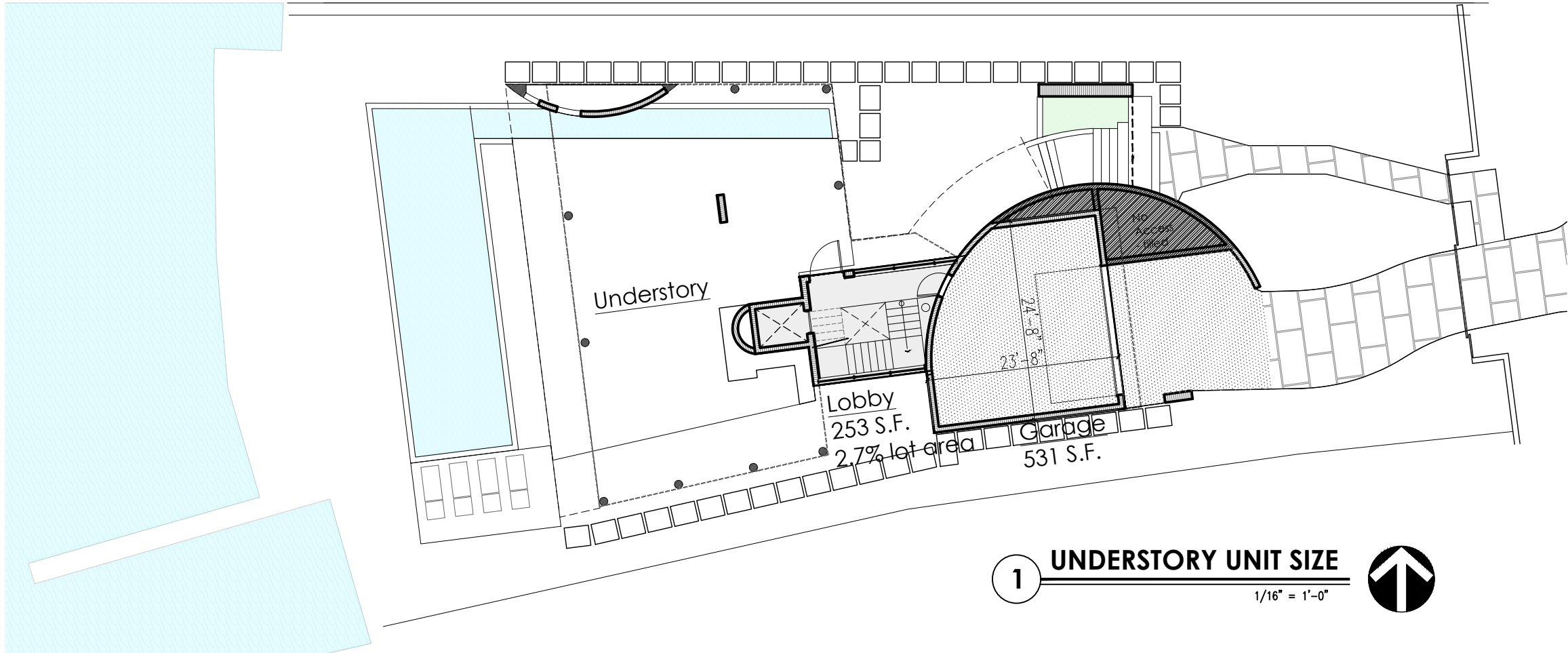
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



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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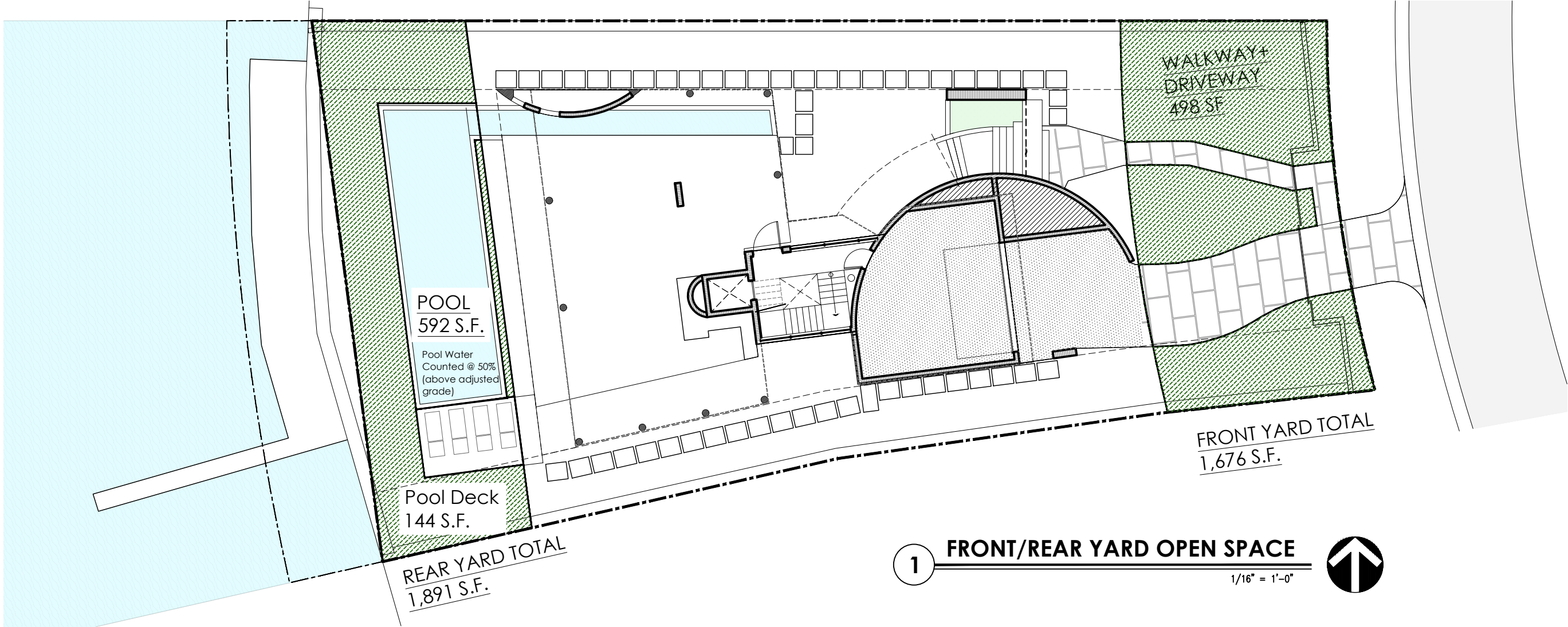
DRAWING TITLE

**UNIT SIZE
DIAGRAM**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

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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STATE OF FLORIDA

JOSE L. SANCHEZ

AR 10000

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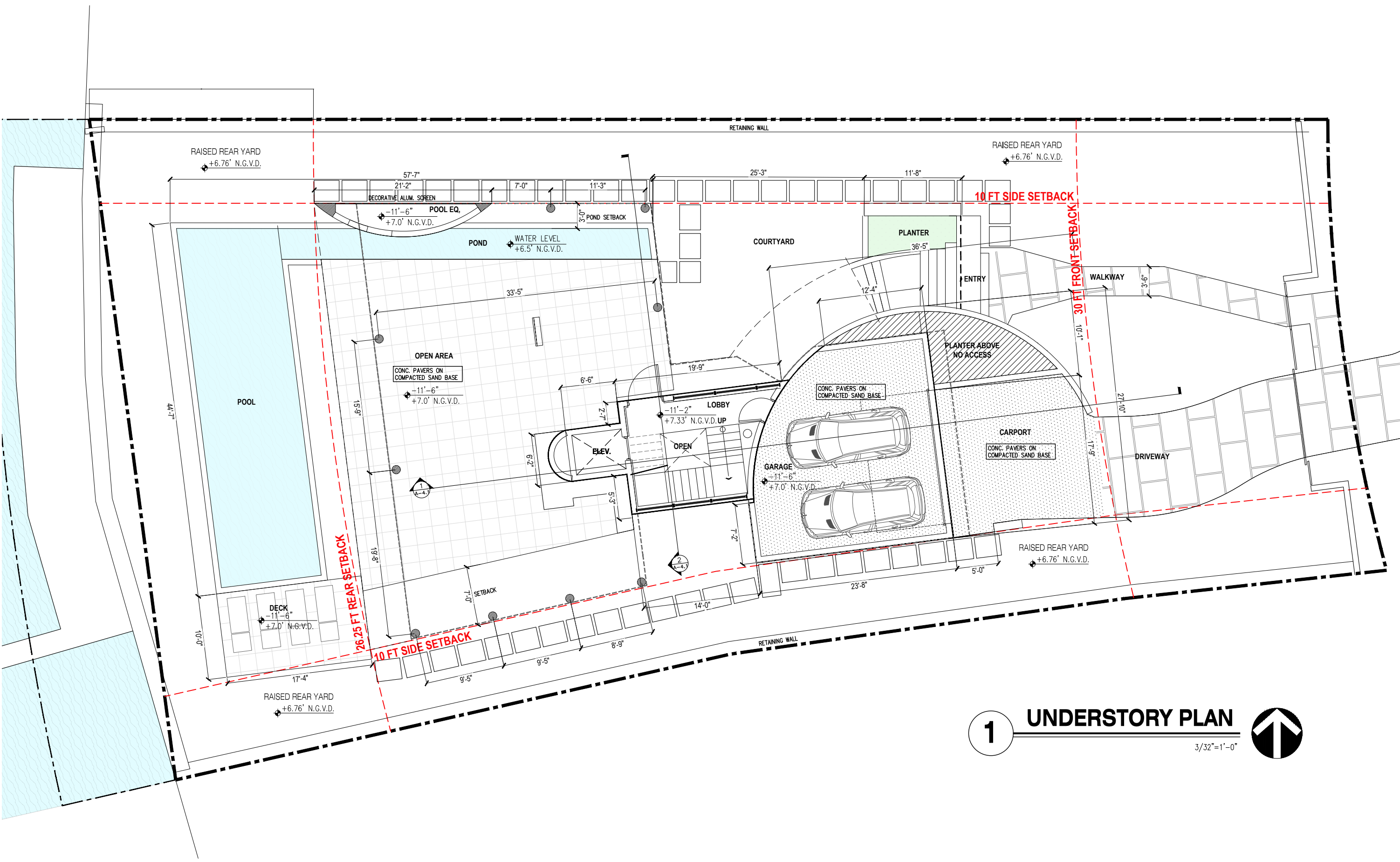
OPEN SPACE
DIAGRAM

SCALE: AS SHOWN

DATE: 08-02-2024

SHEET NUMBER

A-1.6



1 UNDERSTORY PLAN
3/32"=1'-0"

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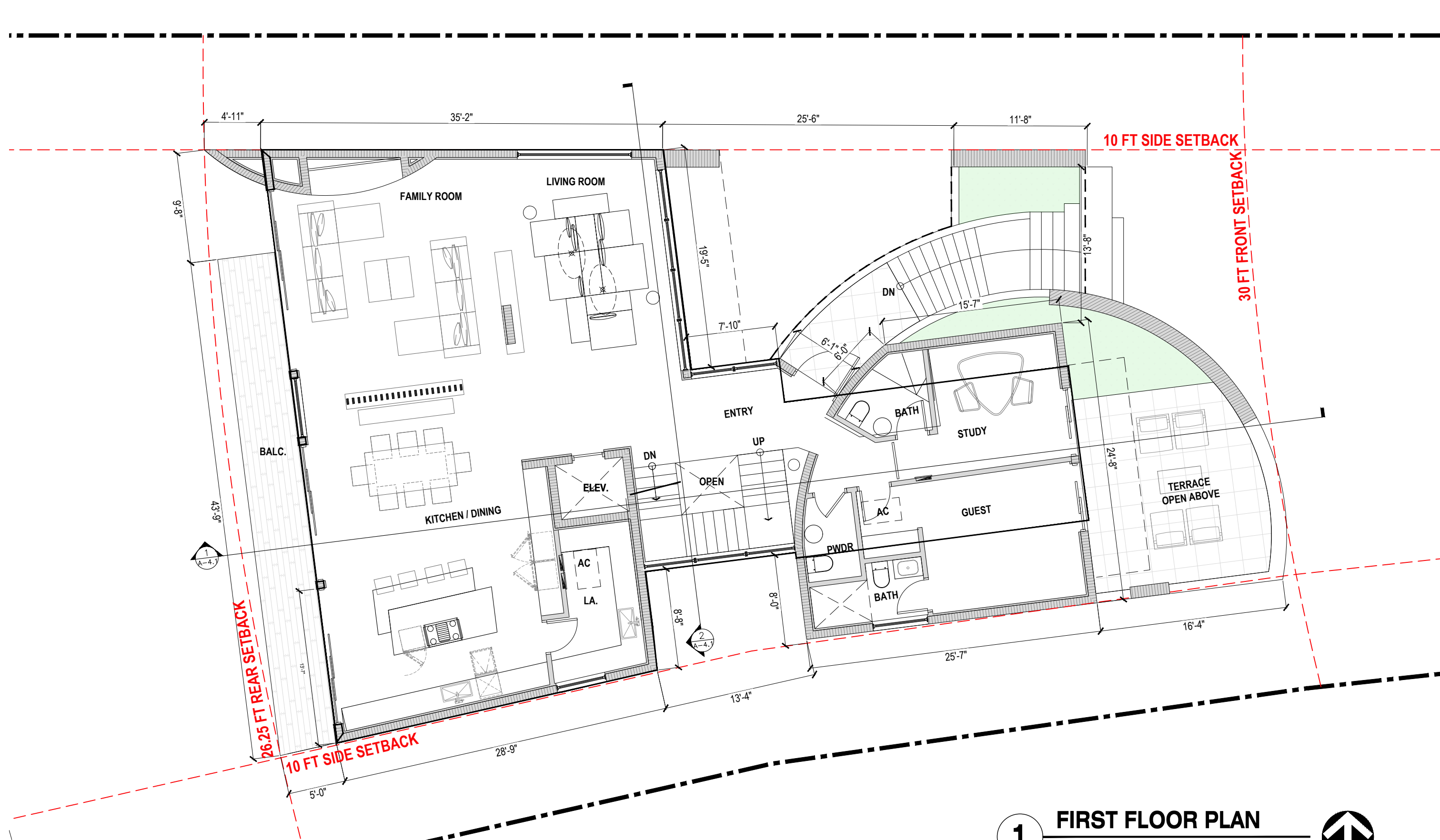
DRAWING TITLE

UNDERSTORY PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-2.1



1 FIRST FLOOR PLAN

1/8"=1'-0"



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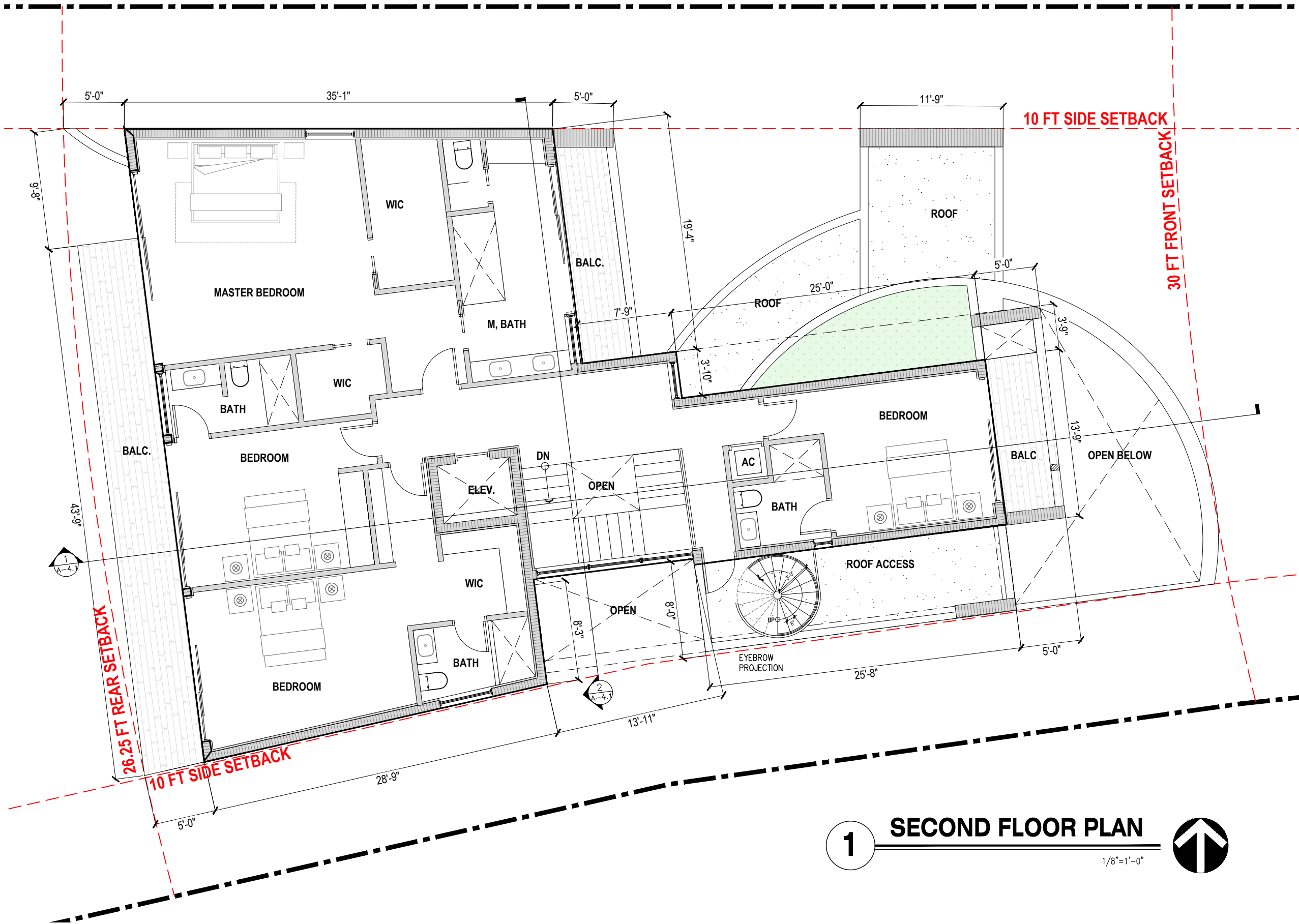
DRAWING TITLE

SECOND
FLOOR PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-2.2



1 SECOND FLOOR PLAN 1/8"=1'-0" ↑



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

SECOND
FLOOR PLAN

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-2.3



1 EAST ELEVATION
(FRONT)



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

DRAWING TITLE

**EAST
ELEVATION
(FRONT)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.1

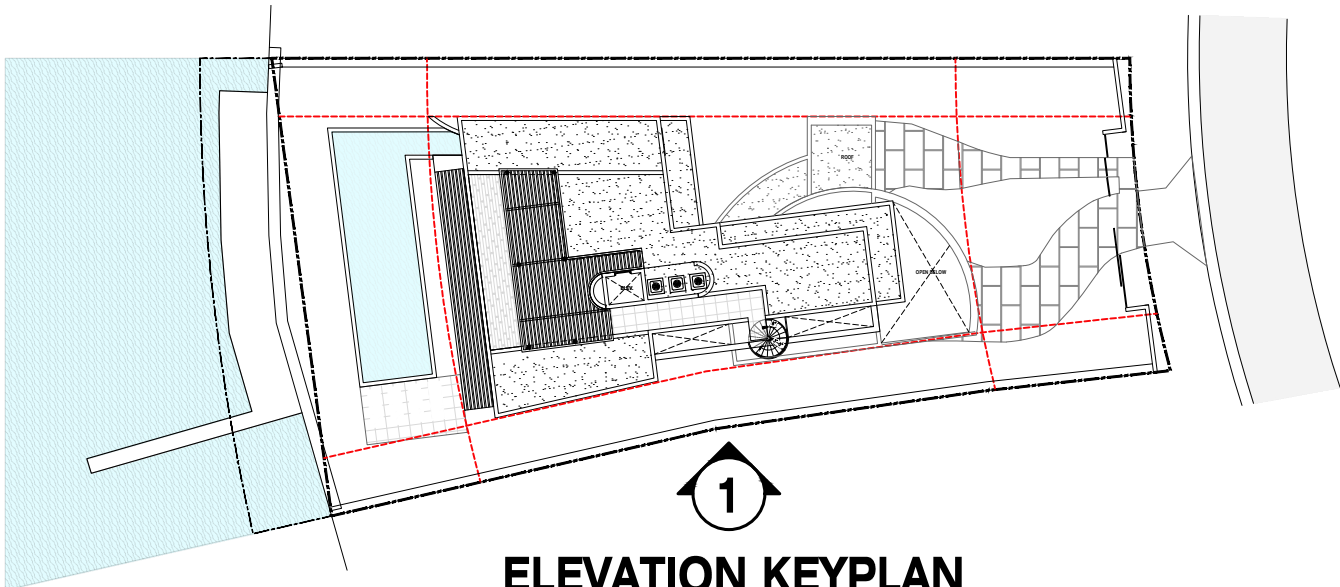
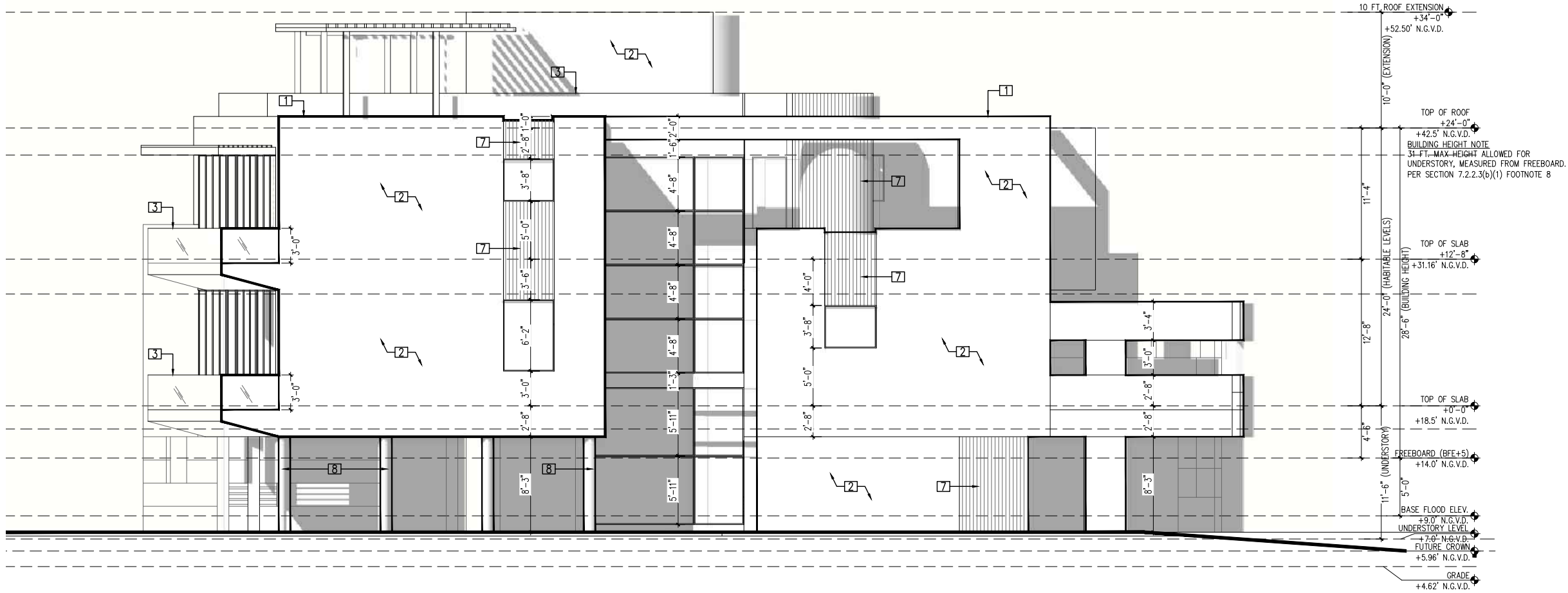
JOSE L. SANCHEZ
AIA, LEED AP

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

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

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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.
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.

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ADDRESS & OWNER

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OWNER: PIERRE DE AGOSTINI

REVISION & DATE

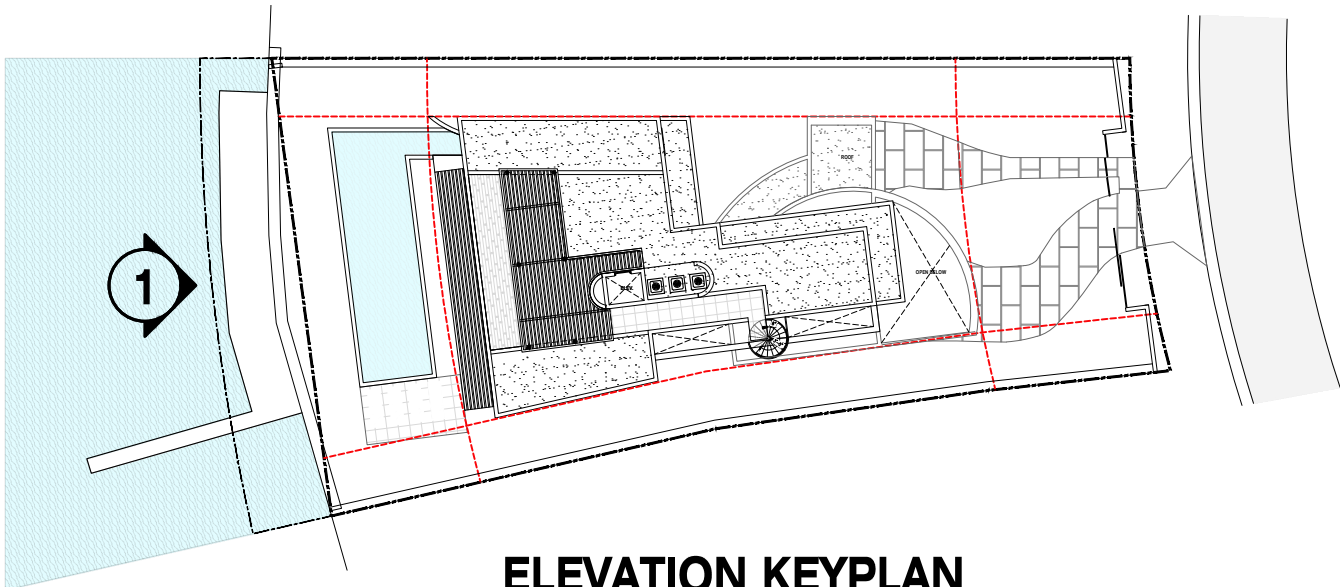
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**SOUTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 08-02-2024

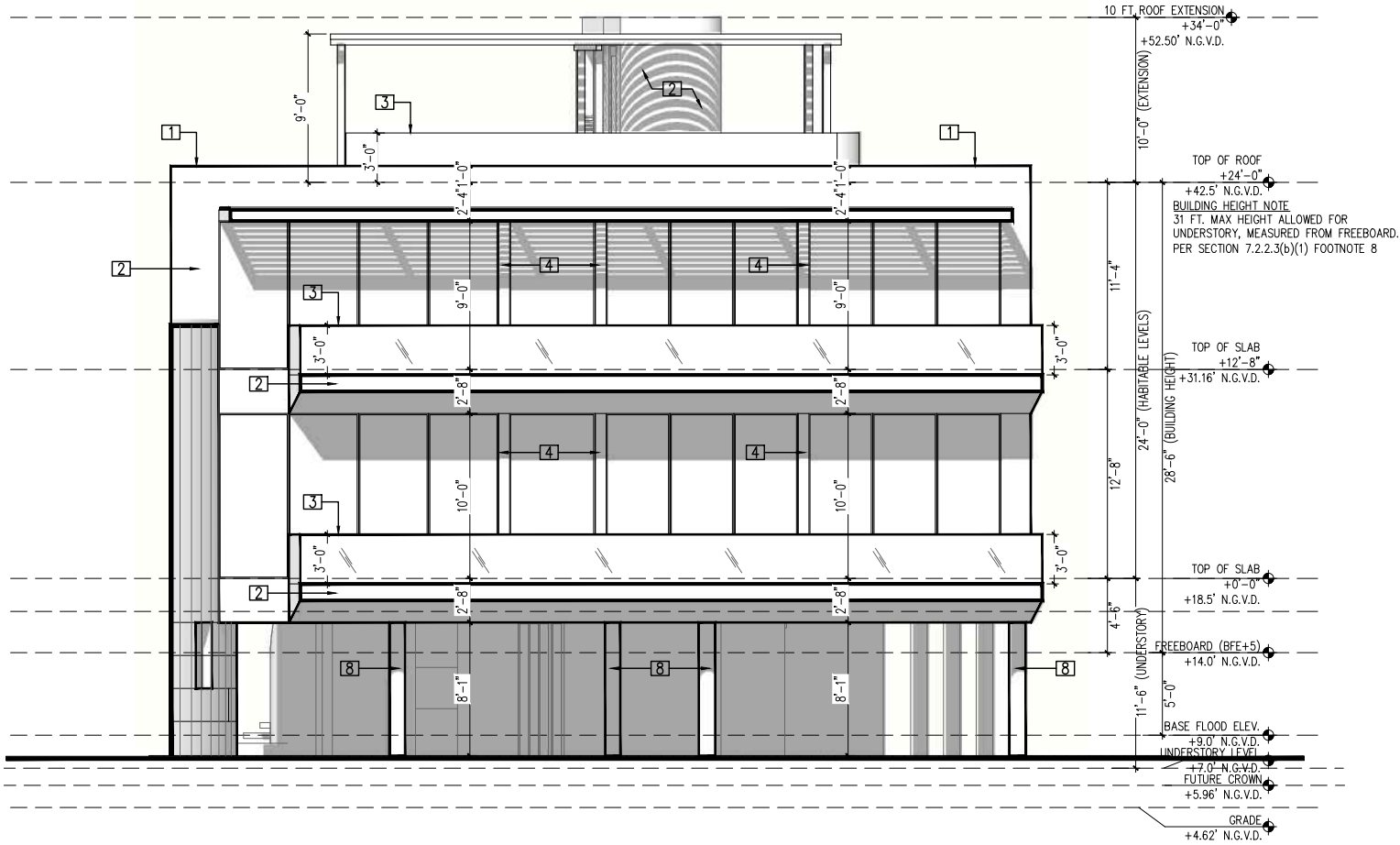
SHEET NUMBER

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).
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.
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7. WOOD/SIMULATED WOOD CLADDING
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OWNER: PIERRE DE AGOSTINI

REVISION & DATE

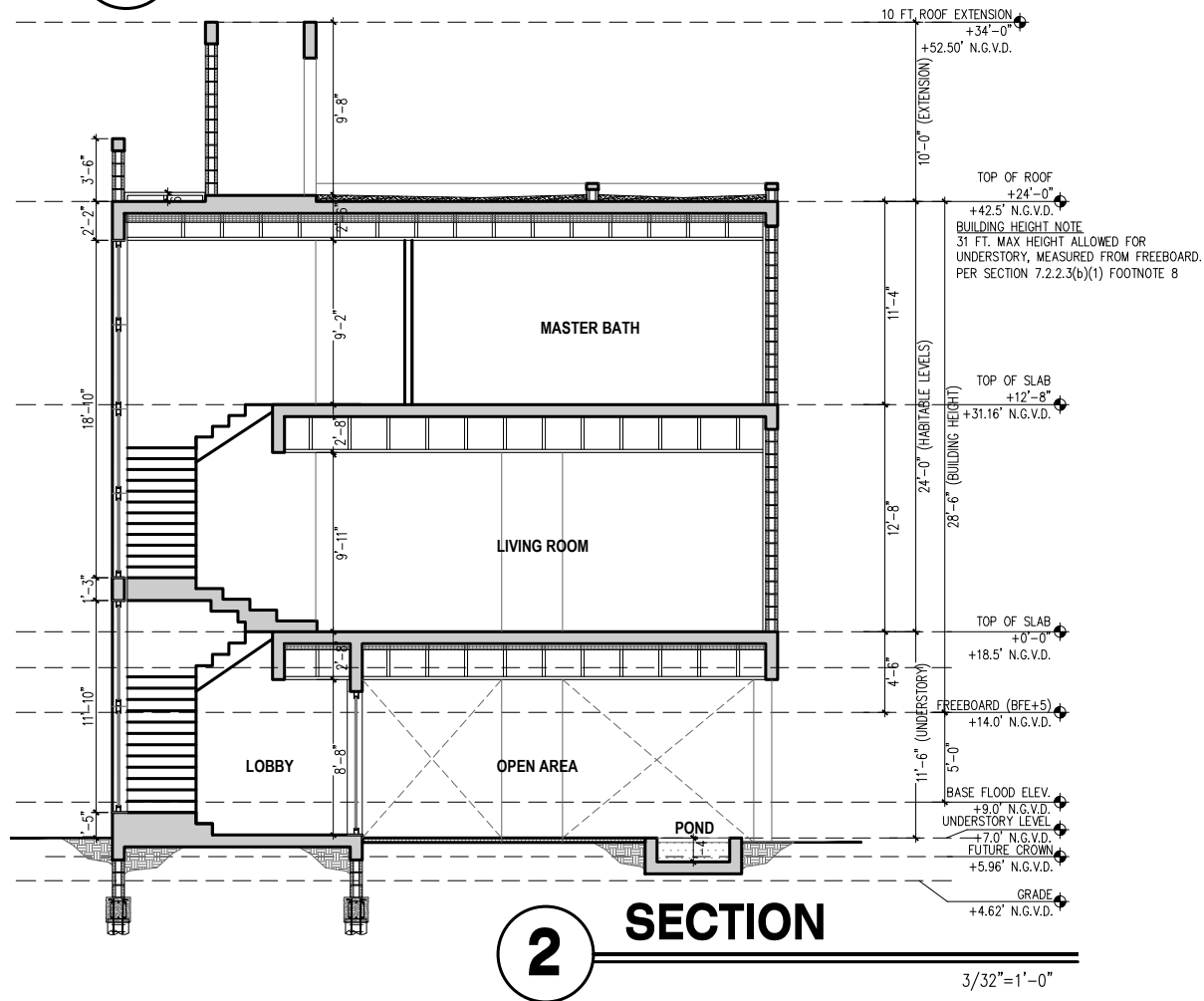
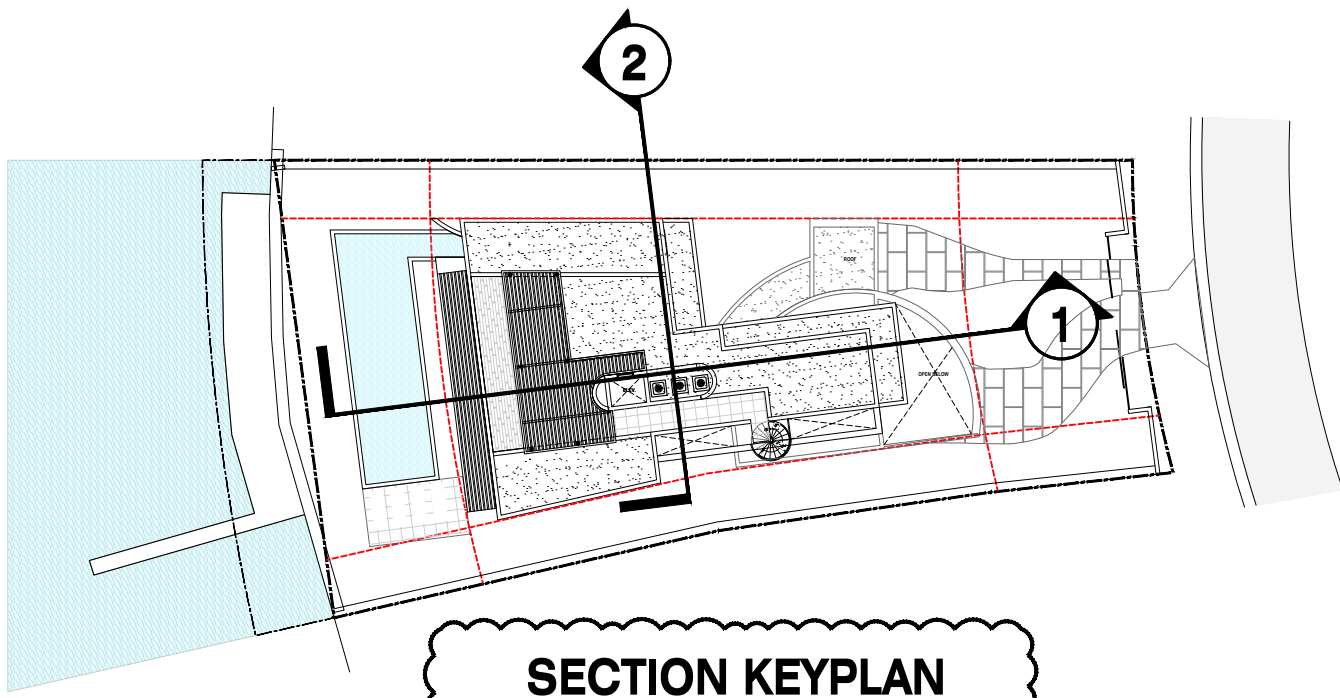
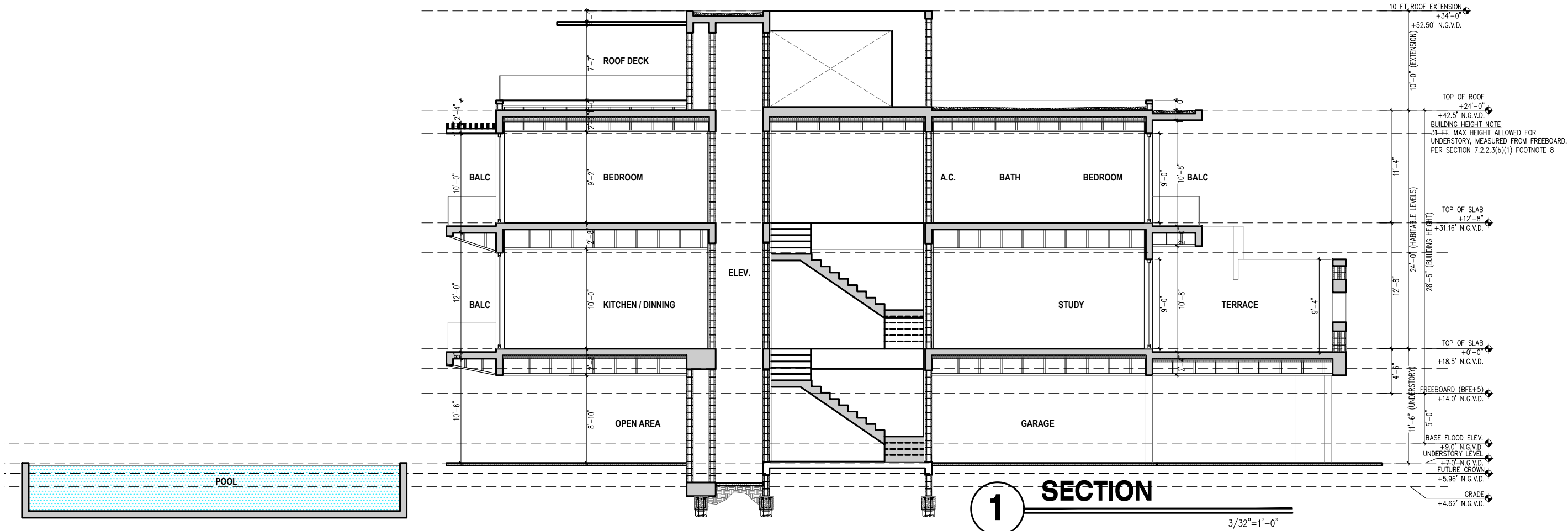
DRAWING TITLE

**WEST
ELEVATION
(REAR)**

SCALE: AS SHOWN
DATE: 08-02-2024

SHEET NUMBER

A-3.4



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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