

REQUEST FOR DRB APPROVAL FOR:
GARZA RESIDENCE

FINAL SUBMITTAL - 07/07/20
SEPTEMBER 1 AGENDA

297 NORTH COCONUT LANE, MIAMI BEACH, FL 33139



CLIENT

ROBERT G. GARZA

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCATYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 979-1585

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR DESIGN OF A NEW 2
STORY RESIDENCE AT THE PROPERTY LOCATED AT
297 NORTH COCONUT LN, MIAMI BEACH, FL.

VARIANCE:

WAIVERS:

- I. # 2. REQUEST TO WAIVE THE ELEVATION
REQUIREMENTS FOR THE OPEN-SPACE
COURT-YARD FOR BOTH SIDE ELEVATIONS. SEC.
142-106(2)d

GARZA RESIDENCE
297 NORTH COCONUT LANE
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0000679
AA26003009

comm no.
2010

date:
06/04/2020

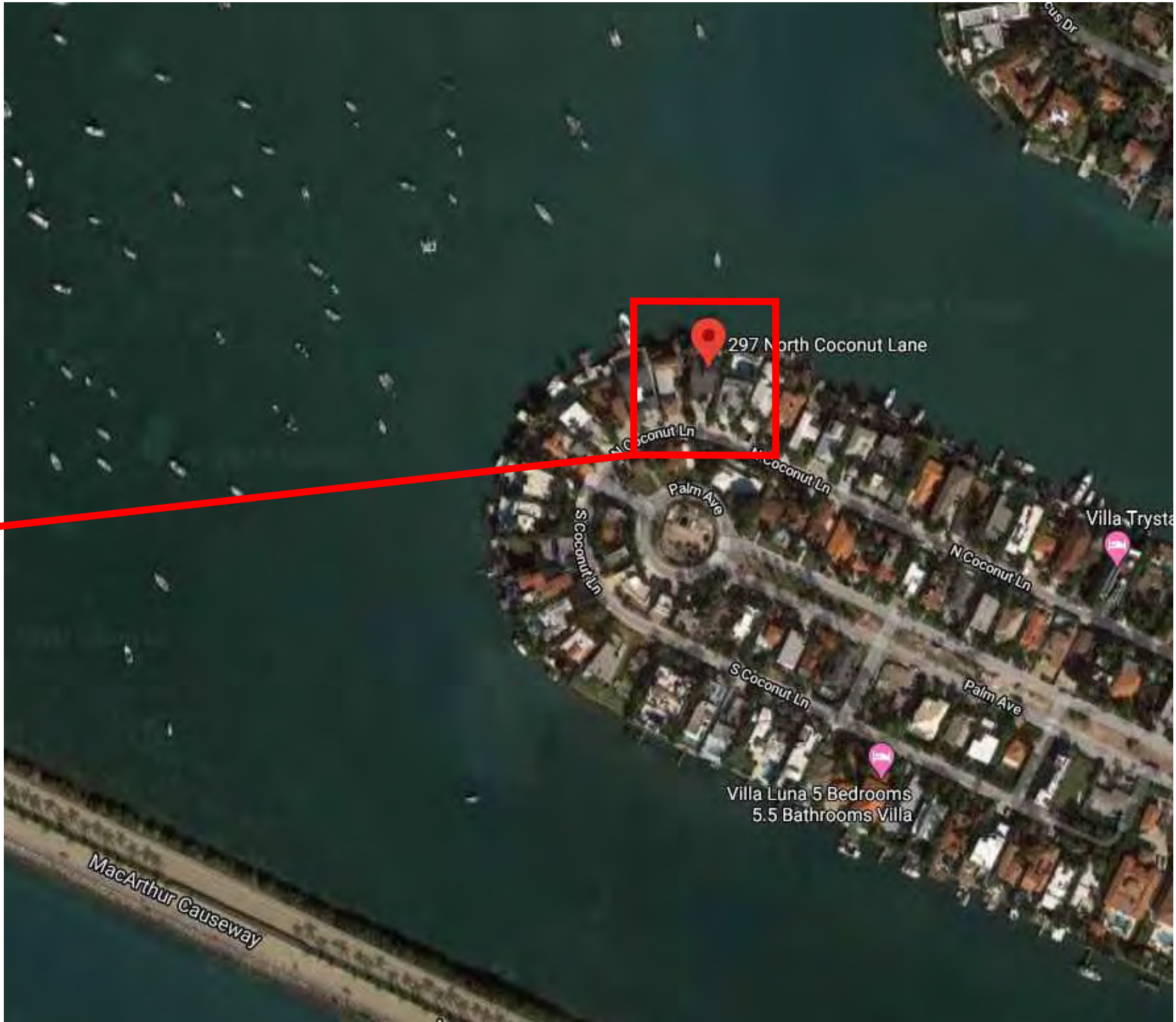
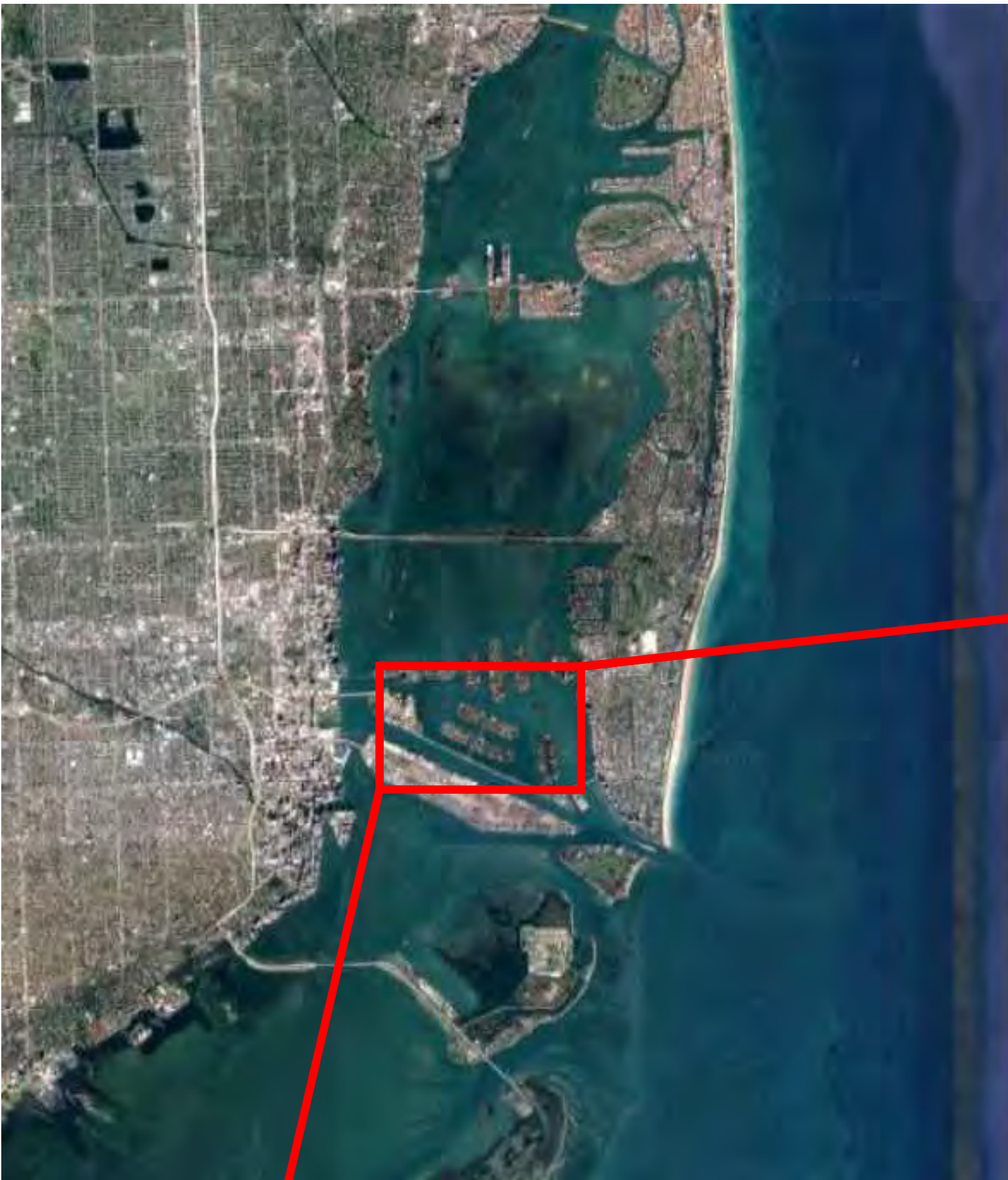
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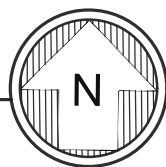
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LOCATION MAP
SCALE: N.T.S.



INDEX OF DRAWINGS

COVER PAGES/ CONTEXT	
A-00	COVER SHEET + SCOPE OF WORK
A-01	INDEX OF DRAWINGS + LOCATION MAP
A-02	PROPERTY SURVEY
A-02b	PROPERTY SURVEY CONT'D
A-03	SITE PHOTOGRAPHS
A-04	CONTEXT PHOTOS
A-04b	CONTEXT ANALYSIS - CONTEXTUAL ELEVATION
A-04c	MASSING STUDIES
ARCHITECTURAL	
A-05	ZONING DATA SHEET
A-06a	MICROFILMS
A-06	DEMOLITION PLAN
A-10	SITE PLAN
A-11	GRADE/ UNDERSTORY PLAN
A-12	FIRST FLOOR PLAN
A-13	SECOND FLOOR PLAN
A-14	ROOF PLAN
A-20	AREA CALCS - UNIT SIZE
A-21	AREA CALCS - LOT COVERAGE
A-22	AREA CALCS - SECOND TO FIRST FL RATIO
A-23	AREA CALCS - ROOF TERRACE
A-24	AREA CALCS - YARD CALCULATIONS
A-30	FRONT/ REAR ELEVATIONS
A-31	SIDE ELEVATIONS
A-40	FRONT/ REAR COLORED ELEVATIONS
A-41	RIGHT/ LEFT COLORED ELEVATIONS
A-61	SECTION DIAGRAM
A-62	OPEN-SPACE WAIVER DIAGRAM
GRAPHICS	
G-10	AXONOMETRICS
G-20	FRONT RENDERING
G-21	RIGHT SIDE RENDERING
G-22	REAR RENDERING
G-23	LEFT SIDE RENDERING
LANDSCAPING	
L-00	LANDSCAPE COVER PAGE + SHEET INDEX
L-10	EXISTING TREE SURVEY + DISPOSITION PLAN
L-11	EXISTING TREE CHART, NOTES + DETAILS
L-20	LANDSCAPE PLAN
L-30	LANDSCAPE NOTES + DETAILS

297 N COCONUT LANE, MIAMI BEACH, FLORIDA:33139



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SCALE:1" = 20'

SURVEYOR NOTES

- DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

PARENT BENCHMARK
NAME= D-154-R
ELEV=16.89 IN
N.G.V.D. 1929
MIAMI-DADE-COUNTY

LEGEND:

- A/C - AIR CONDITIONER
- AL - ARC LENGTH
- (C) - CALCULATED
- D/E - DRAINAGE EASEMENT
- (M) - MEASURED
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- P.B. - PLAT BOOK
- P.G. - PAGE
- P.U.E. - PUBLIC UTILITY EASEMENT
- R - RADIUS
- (R) - RECORD
- U.E. - UTILITY EASEMENT
- WM - WATER METER
- FF - FINISH FLOOR
- O.R.B. - OFFICIAL RECORD BOOK
- ELEV. - ELEVATION
- #- - FENCE
- #- - NUMBER
- #- - ASPHALT
- #- - CONCRETE
- #- - PAVER/BRICK
- #- - WOOD
- #- - LIGHT POLE
- #- - WELL
- #- - WATER VALVE
- #- - CENTER LINE
- #- - CATCH BASIN
- #- - FIRE HYDRANT
- #- - POLE
- #- - MANHOLE
- #- - TOPOGRAPHIC ELEVATION

LEGAL DESCRIPTION:

PARCEL I: LOT 1, BLOCK 1, CHAPP SUBDIVISION REPLAT AND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGE 86, PINELLAS COUNTY RECORDS.
PARCEL II:EASEMENT FOR THE BENEFIT OF PARCEL I AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS DATED SEPTEMBER 17, 1999, RECORDED SEPTEMBER 20, 1999 IN O.R. BOOK 10664, PAGE 2489, PINELLAS COUNTY RECORDS.

CERTIFIED TO:
CANIZO LLC, A FLORIDA LIMITED LIABILITY COMPANY
STUART TITLE
STUART TITLE GUARANTEE COMPANY

FLOOD ZONE:
12103C0211G
ZONE: X
EFF: 9/3/2003



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

- GENERAL NOTES:**
- THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
 - IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
 - ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
 - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)
 - I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SITE (297 N. COCONUT LANE)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



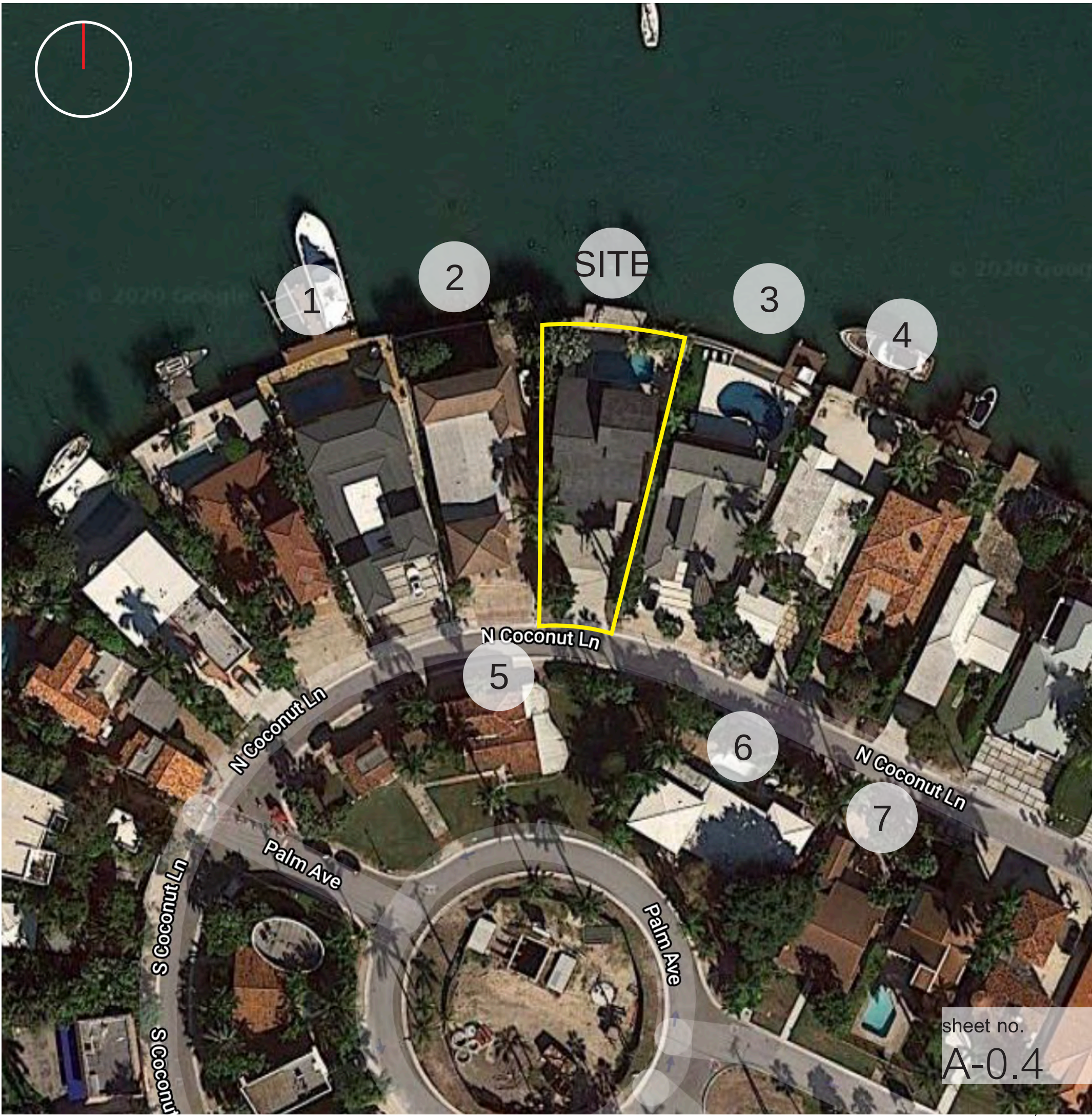
RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



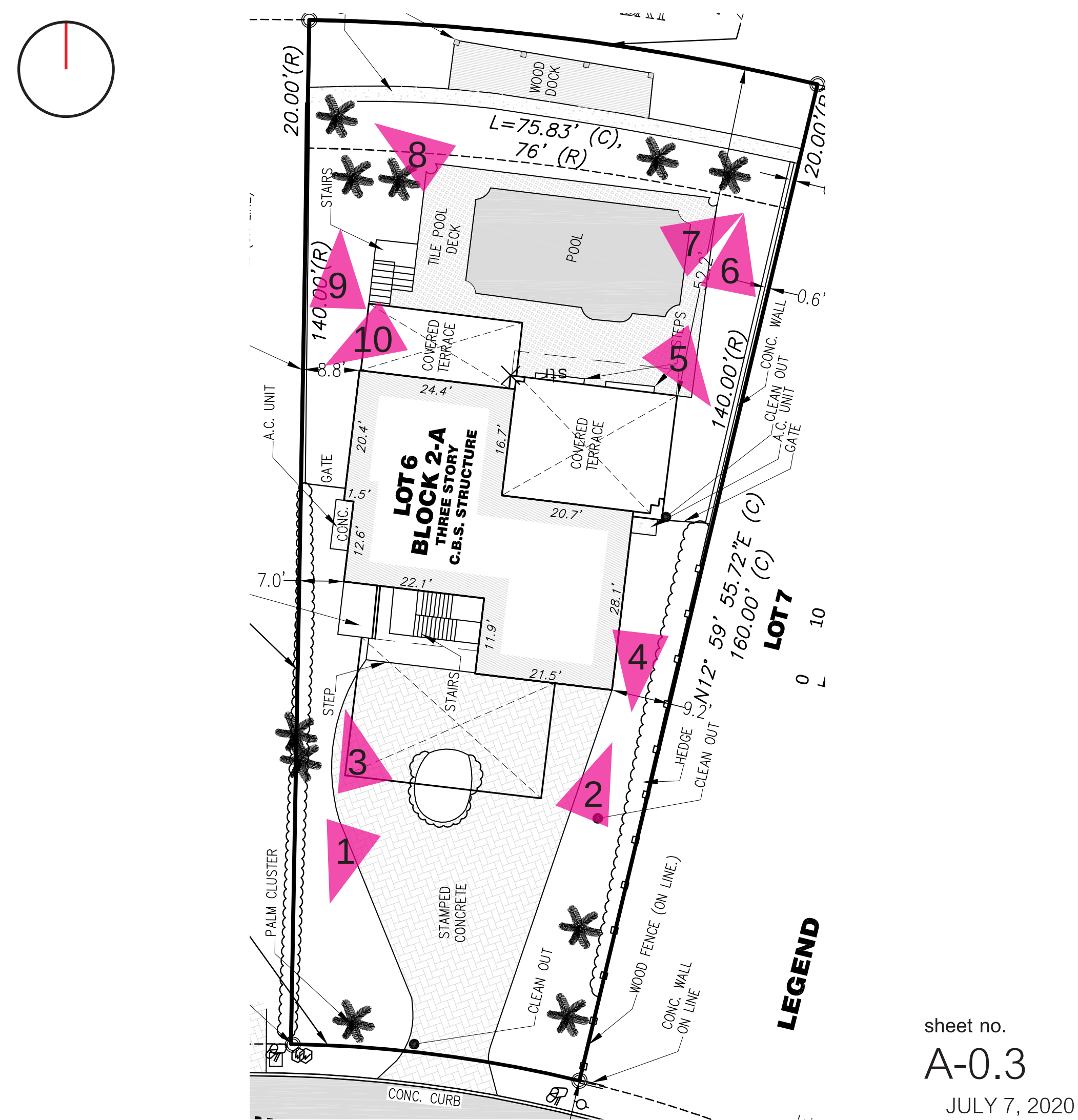
PHOTOGRAPH 8



SITE PHOTOGRAPHS
PHOTOGRAPH 9



PHOTOGRAPH 10





SITE (297 N. COCONUT LANE)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



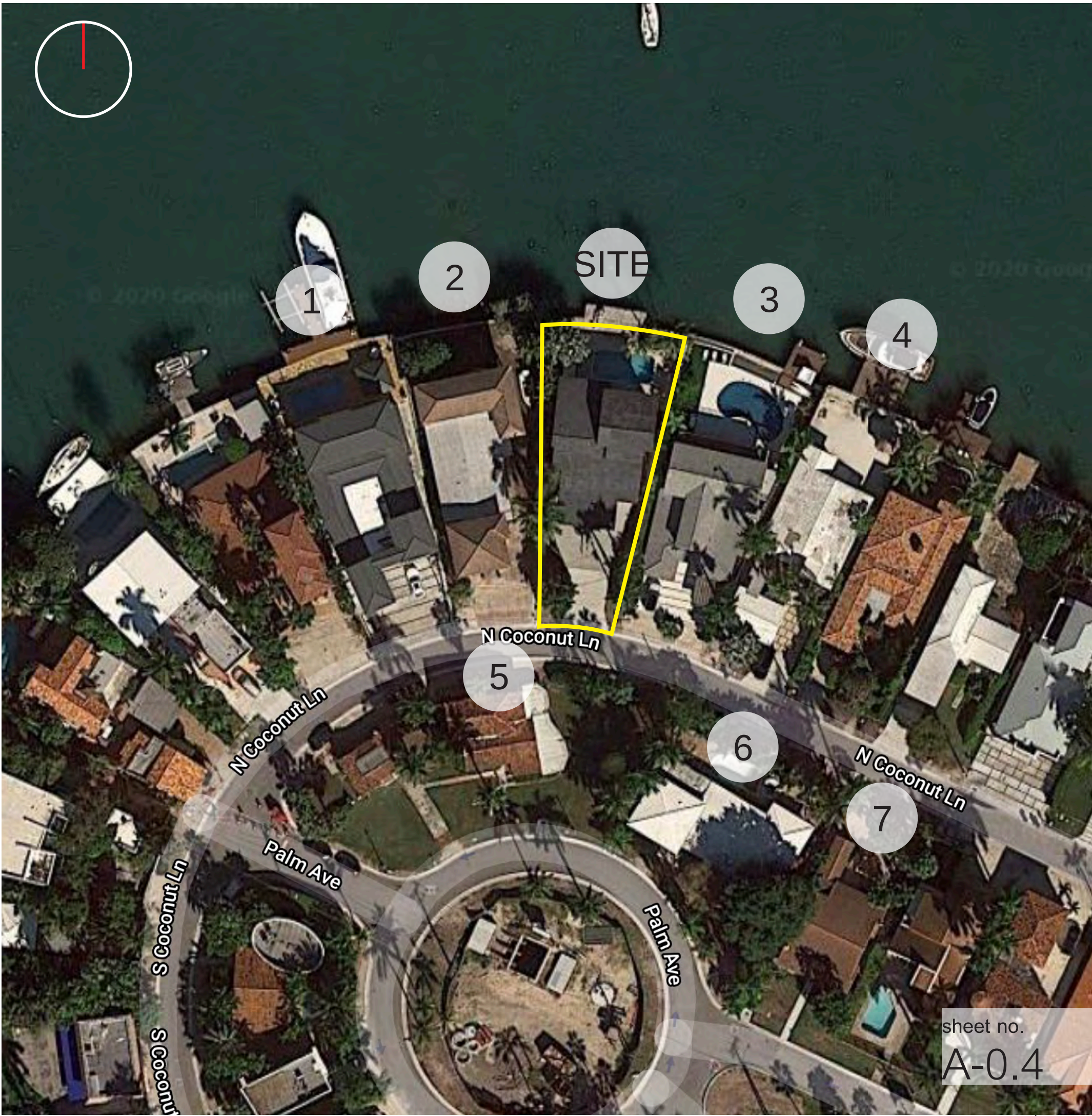
RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES





SUBJECT PROPERTY 1 (6494 ALLISON ROAD)



RESIDENCE 2



RESIDENCE 3



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED

