

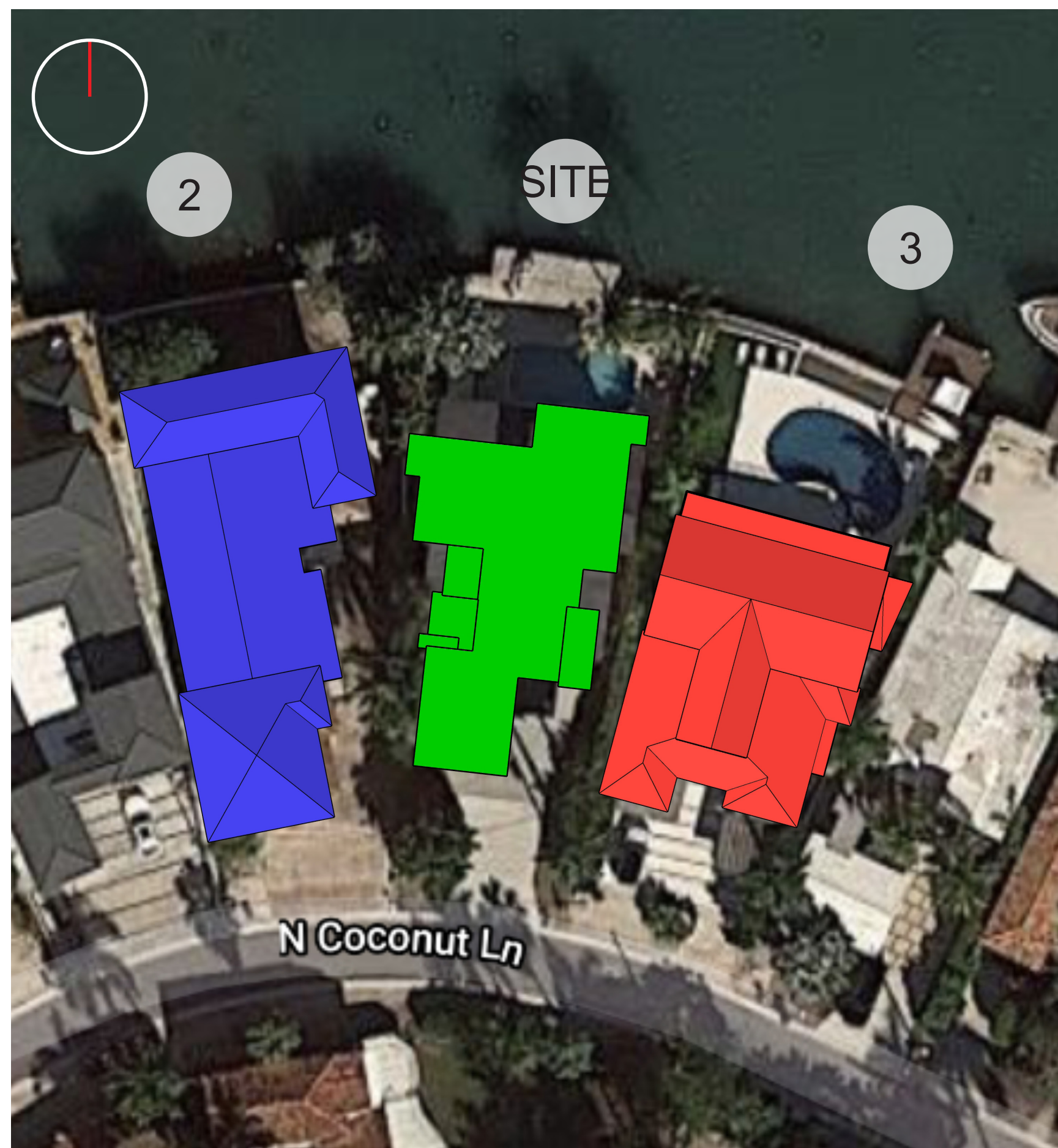
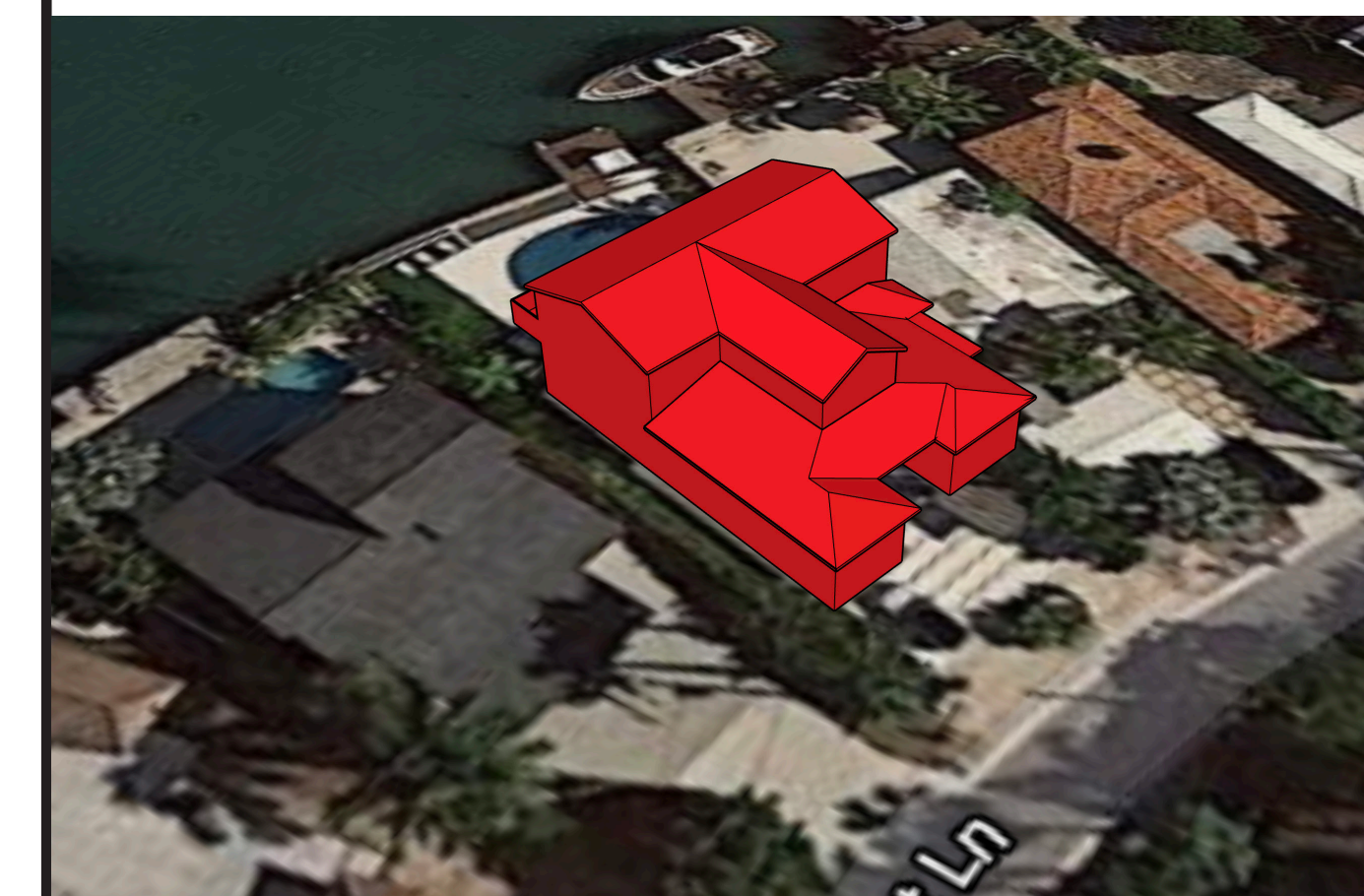


LOCATION MAP

RESIDENCE 2 (BLUE)
 ADJACENT PROPERTY: 303 N. COCONUT LN.
 LOT SIZE: 8,493 SQ. FT.
 LIVING AREA: 3,421 SQ. FT.
 FOOTPRINT: 3,157 SQ. FT.
 APPROXIMATE LOT COVERAGE: 37.2%
 APP. FIRST-SECOND FLOOR RATIO: 49.5%



RESIDENCE 3 (RED)
 ADJACENT PROPERTY: 295 N. COCONUT LN.
 LOT SIZE: 8,828 SQ. FT.
 LIVING AREA: 4,630 SQ. FT.
 FOOTPRINT: 2,841 SQ. FT.
 APPROXIMATE LOT COVERAGE: 32.2%
 FIRST-SECOND FLOOR RATIO: 70.3%



MASSING STUDIES

PROPOSED RESIDENCE (GREEN)
 297 N. COCONUT LANE, MIAMI BEACH
 LOT SIZE: 9,080 SQ. FT.
 FOOTPRINT: 2,126.6 SQ. FT.
 LOT COVERAGE: 23.4.0%
 FIRST-SECOND FLOOR RATIO: 93.5%



ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE 10
2	FIRM Map Number	12086C0316L
3	Base Flood Elevation (BFE):	10.00' NGVD
4	Proposed Flood Design Elevation:	15.00' NGVD
5	Crown of Road Elevation:	
6	Classification of Structure:	Category II
7	Building Use:	Single-Family Residence
8	Lowest Elev. of Equip	
9	Lowest Adjacent Grade	
10	Highest Adjacent Grade	

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	297 North Coconut Lane, Miami Beach, FL 33139 LOT 6, BLOCK 2-A, OF AMENDED RIVIERA AND THE FIRST AND SECOND ADDITION THERETO PALM ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND A STRIP OF LAND 20 FEET WIDE ABUTTING THE WATERFRONT END OF SAID LOT 6, BEING A PART OF THE 20 FOOT STRIP ENCIRCLING PALM ISLAND, CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY, IN DEED RECORDED IN DEED BOOK 1501, PAGE 470, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
2	Folio number(s):	02-4205-002-0060		
3	Board and file numbers :			
4	Year built:	1988	Zoning District:	RS-4
5	Based Flood Elevation:	10.00' (Zone AE10)	Grade value:	5.00' NGVD
6	Adjusted grade (Flood+Grade/2):	7.50' NGVD	Free board:	10.00' + 5' = 15'.00
7	Lot Area:	9,080 SF		
8	Lot width:	60.665'	Lot Depth:	149'-2"
9	Max Lot Coverage SF and %:	2,724 SF (30%)	Proposed Lot Coverage SF and %:	2,126.6 SF (23.4%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,194.5 SF (81.6%)	Rear Yard Open Space SF and %:	1,537.3 SF (97.8%)
12	Max Unit Size SF and %:	4,540 SF (50%)	Proposed Unit Size SF and %:	4,498.4 SF (49.5%)
13	Proposed Understory Unit Size	312 SF	Proposed First Floor Unit Size (Inc. Roof Areas):	2,196.0 SF
			Proposed Second Floor Unit Size:	1,990.4 SF
14			Proposed First Floor Unit Size (volumetric) :	2,126.6 SF
15			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,990.4 SF (93.5%) WAIVER NOT REQUIRED SINCE LOT COV. < 25%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	458.3 SF (23.0%)
		Required	Existing	Proposed
				Deficiencies
17	Height:	24'-0"		24'-0"
18	Front First level Setback :	20'-0"		32'-7"
19	Front Second level Setback :	30'-0"		30'-7"
20	Side 1 Setback :	10'-0"		15'-0"
21	Side 2 Setback :	10'-0"		15'-2"
22	Rear Setback :	22'-5"		47'-6"
23	Accessory Structure Side 1 Setback:	7'-6"		13'-6"
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A
25	Accessory Structure Rear : 21'-0" / 2	10'-1" MIN.		27'-8"
26	Sum of Side yard (60.67'/4) = 15'-0":	20'-0"		30'-2"
27	Located within a Local Historic District?			No
28	Designated as an individual Historic Single Family Residence Site?			No
29	Determined to be Architecturally Significant?			No
Notes:				

seal

Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
2010

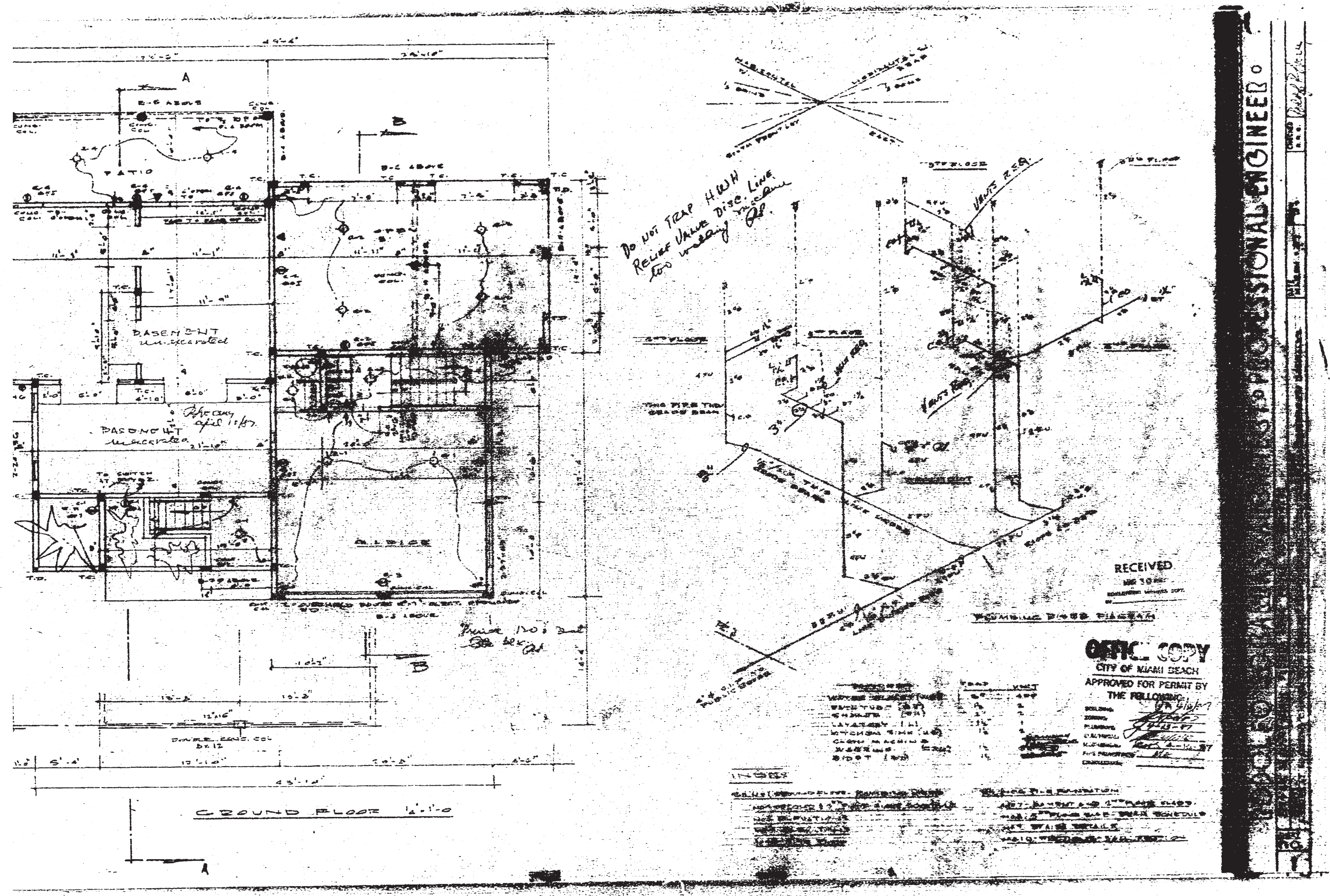
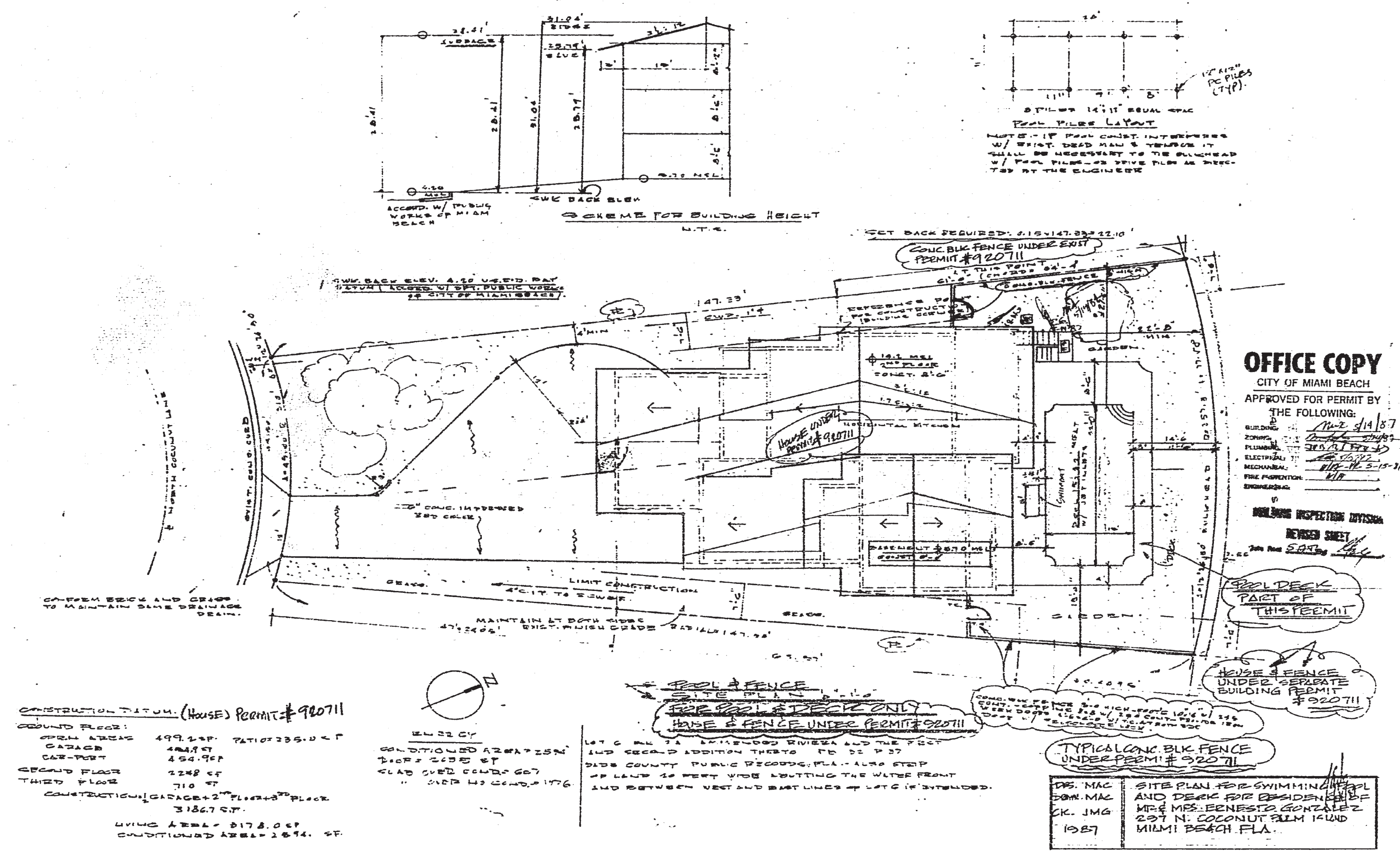
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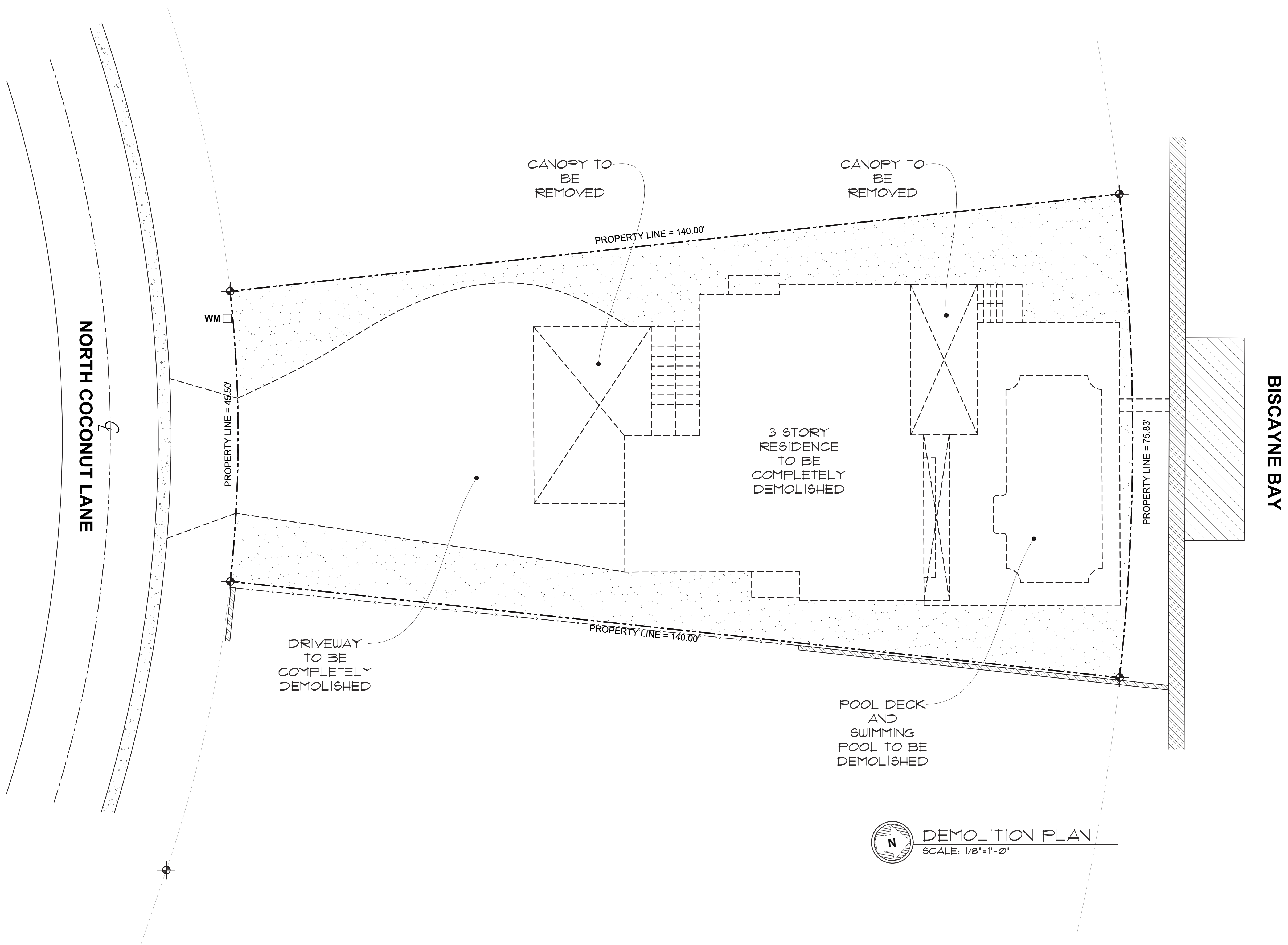
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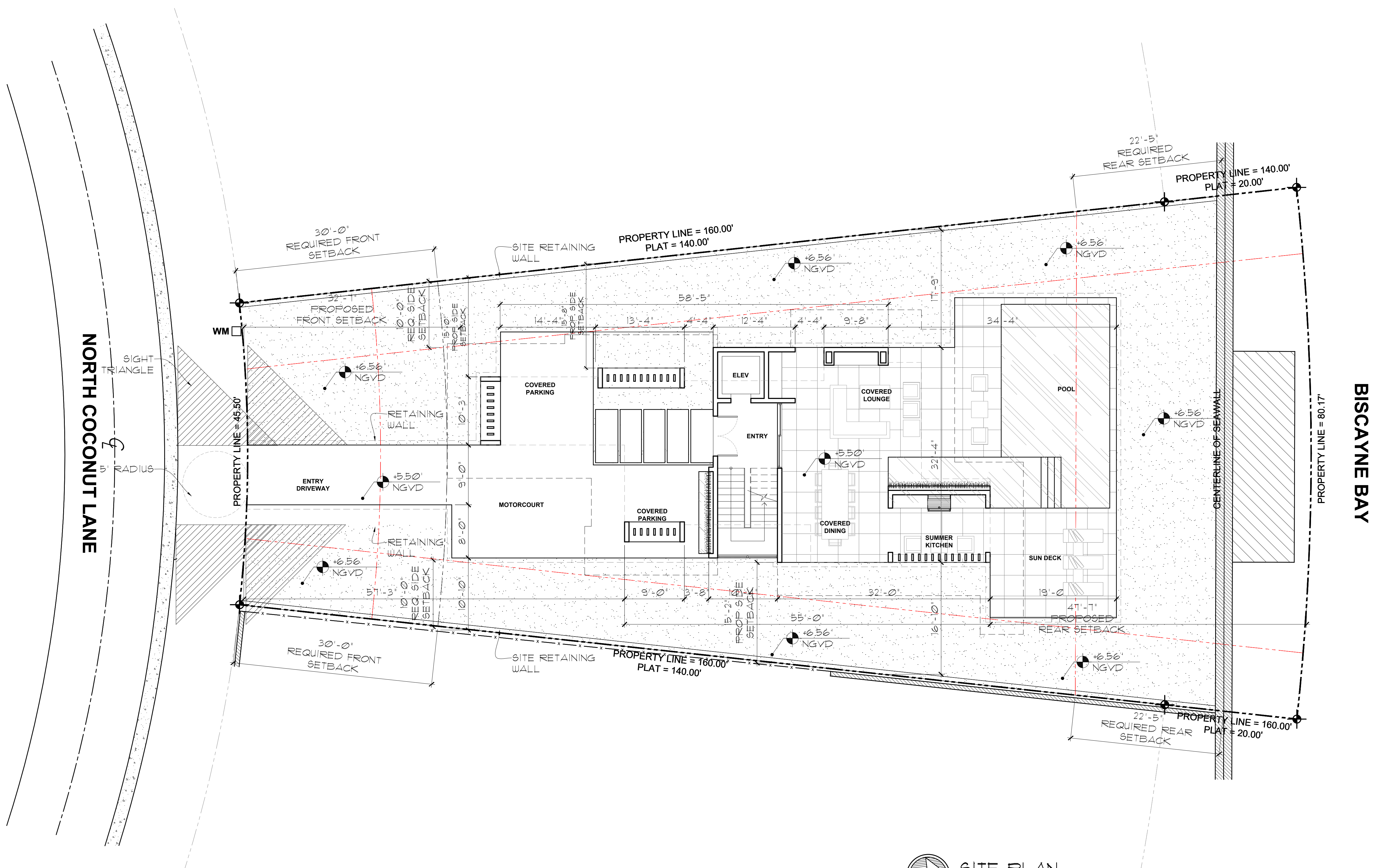
seal



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SITE PLAN
SCALE: 1/8"=1'-0"

GARZA RESIDENCE
297 NORTH COCONUT LANE
MIAMI BEACH, FL 33139

seal

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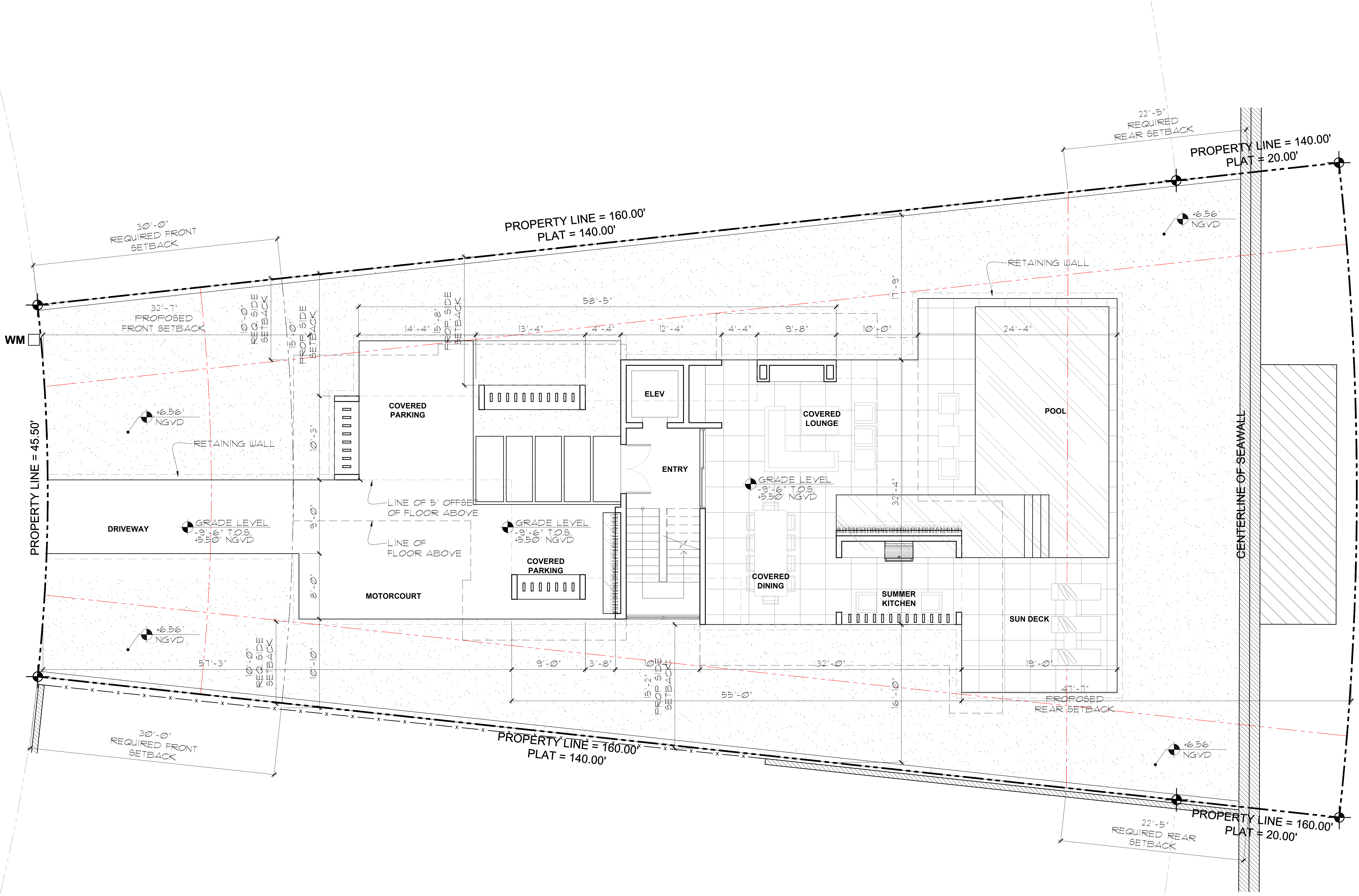
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GRADE FLOOR PLAN
SCALE: 3/16"=1'-0"

BISCAYNE BAY

GARZA RESIDENCE
297 NORTH COCONUT LANE
MIAMI BEACH, FL 33139

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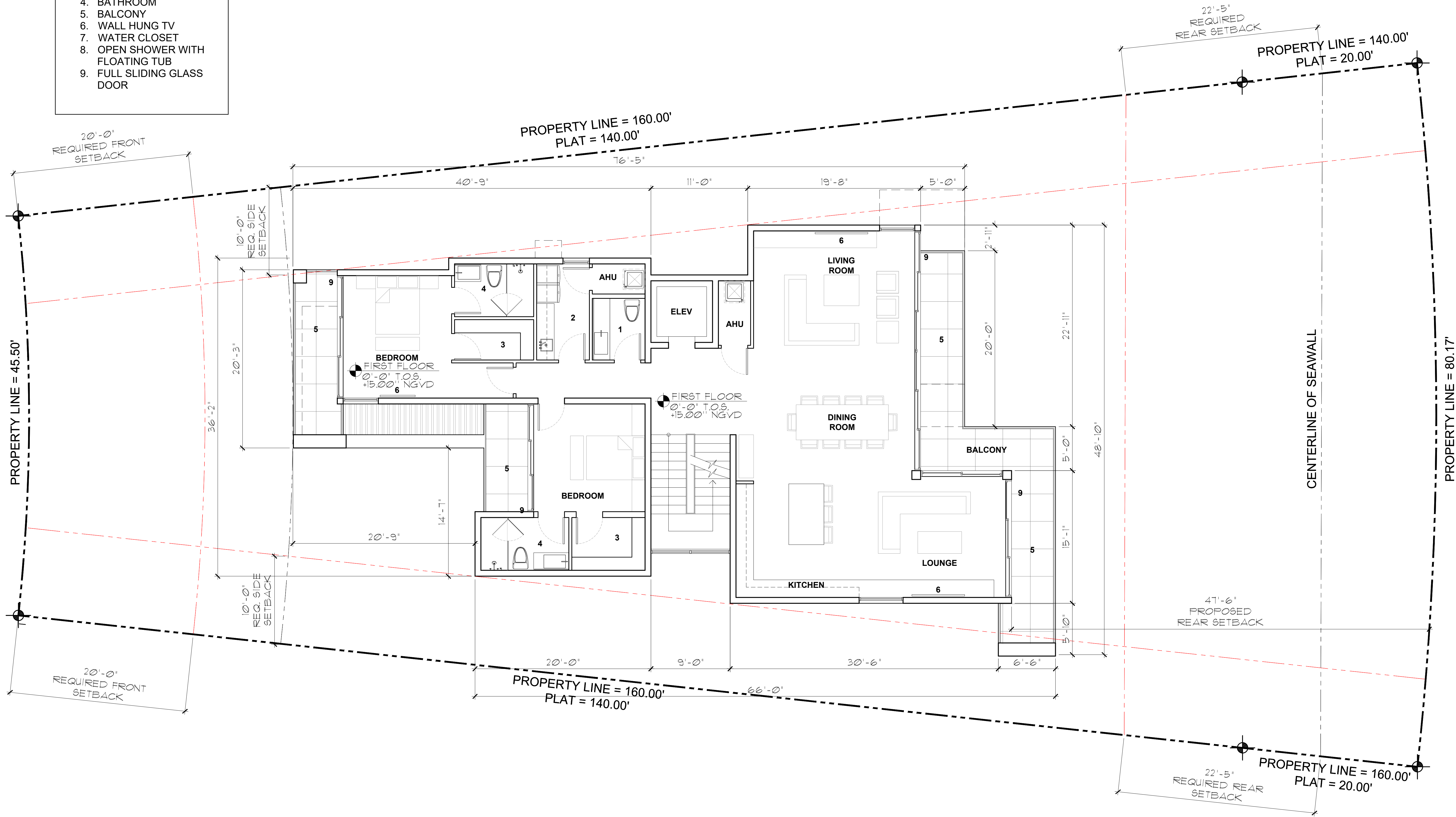
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JULY 7, 2020

LEGEND:

- 1. POWDER ROOM
- 2. LAUNDRY ROOM
- 3. WALK-IN CLOSET
- 4. BATHROOM
- 5. BALCONY
- 6. WALL HUNG TV
- 7. WATER CLOSET
- 8. OPEN SHOWER WITH FLOATING TUB
- 9. FULL SLIDING GLASS DOOR



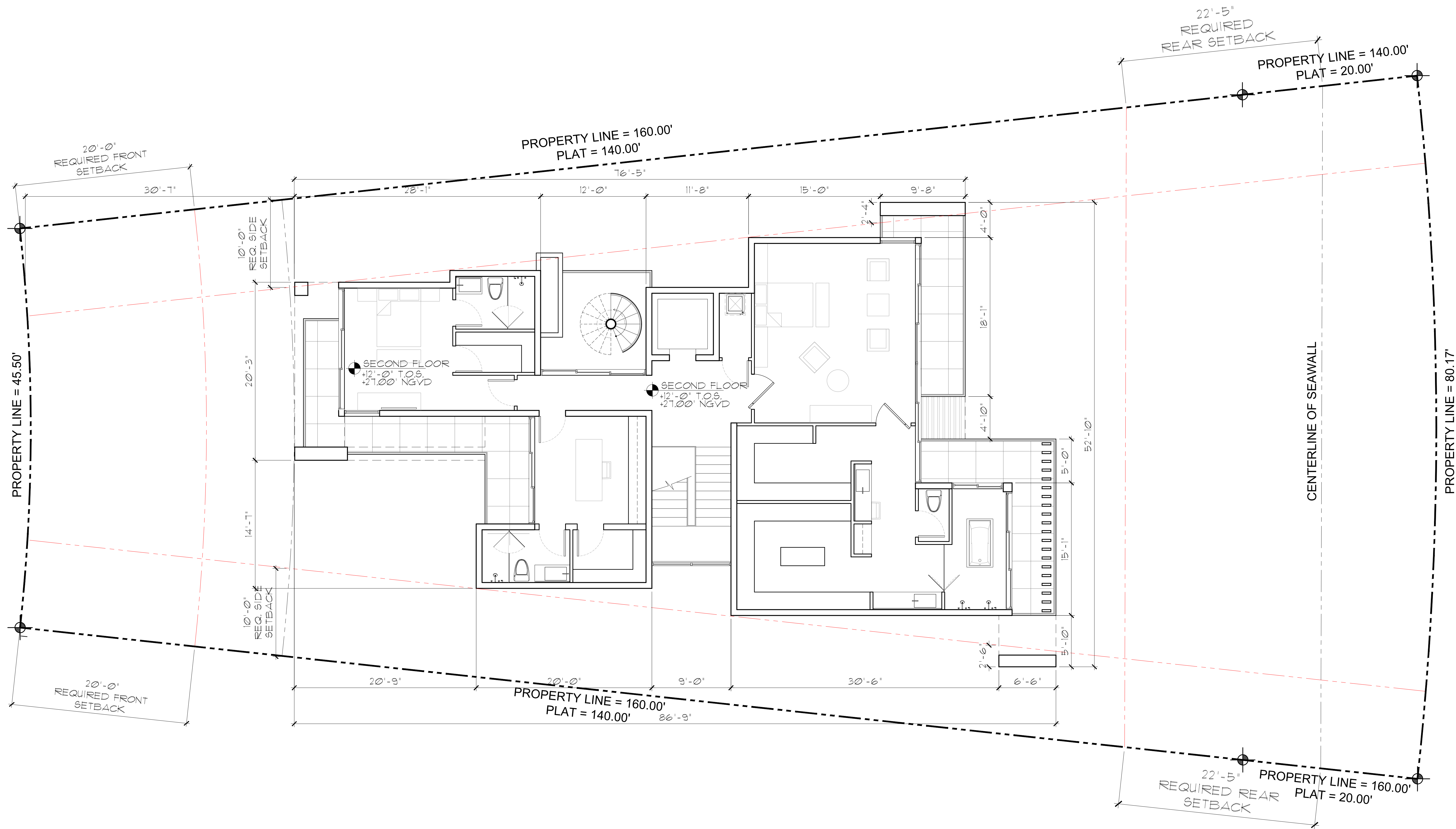
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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GARZA RESIDENCE
297 NORTH COCONUT LANE
MIAMI BEACH, FL 33139

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06/04/2020
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A-1.2
JULY 7, 2020



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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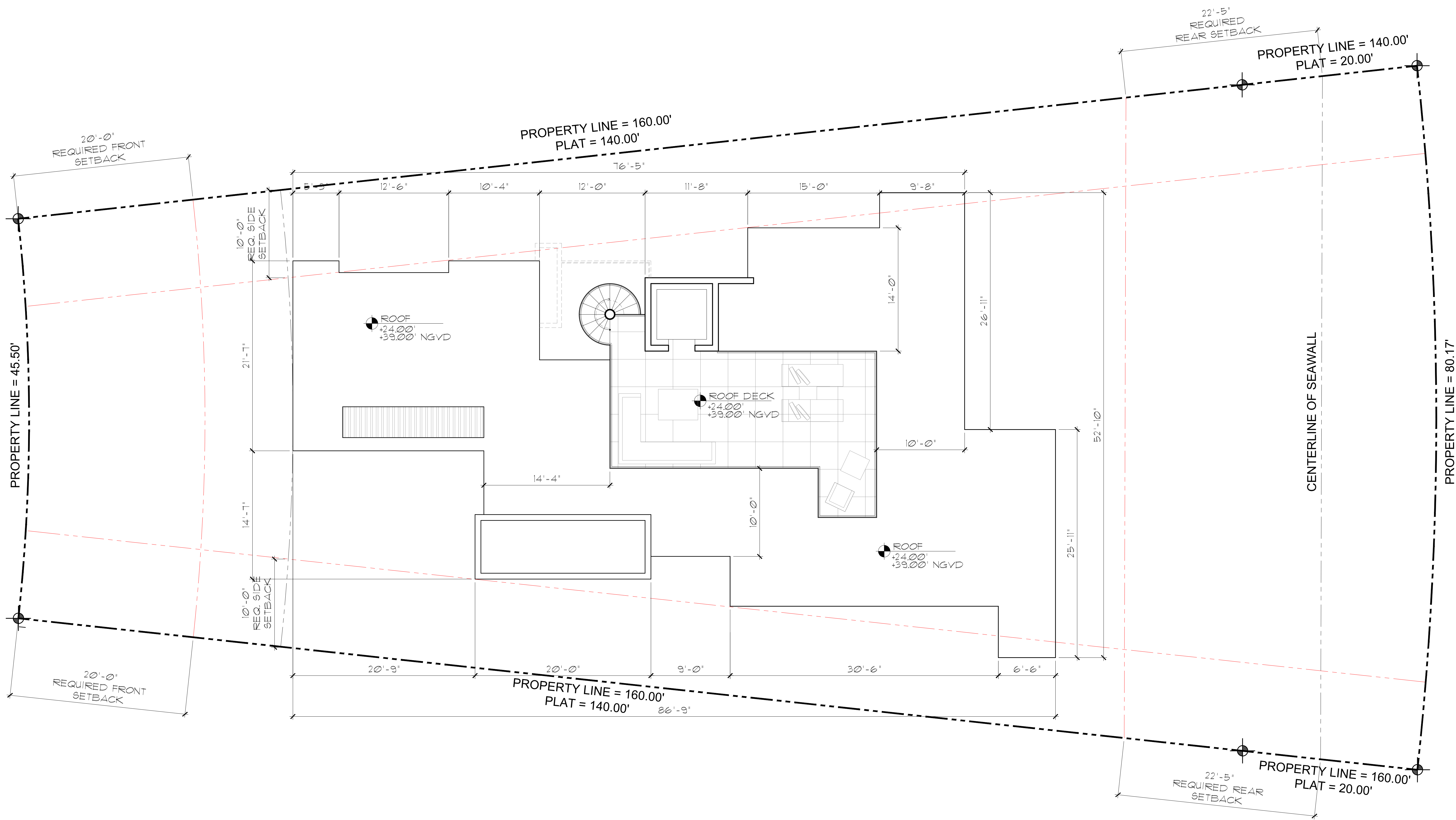
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ROOF PLAN
SCALE: 3/16"=1'-0"

seal

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