



SITE LOCATION

















(C) FRONT - BIRD'S EYE VIEW



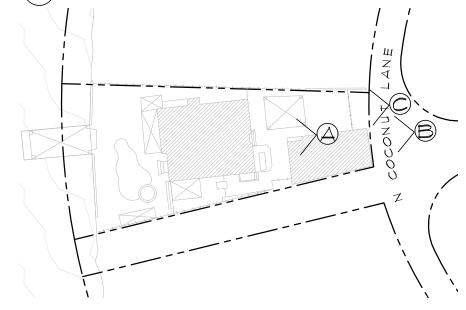
317 N. COCONUT LANE RESIDENCE FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021



(B) STREET FRONT



(C) EXISTING MAIN GATE



STREET VIEW





(A) EXISTING BUILDING - GARAGE FRONT





(C) EXISTING BUILDING - GARAGE REAR

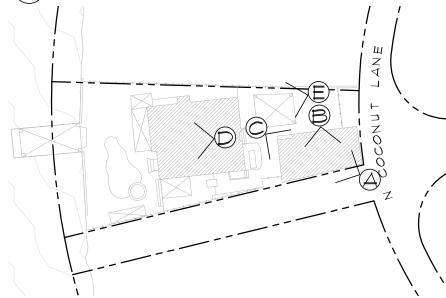


(D) EXISTING BUILDING - MAIN FRONT



E EXISTIN

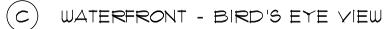
E) EXISTING BUILDING - GAZEBO



FAIR FAX & SAMMONS
NEW YORK -- PALM BEACH









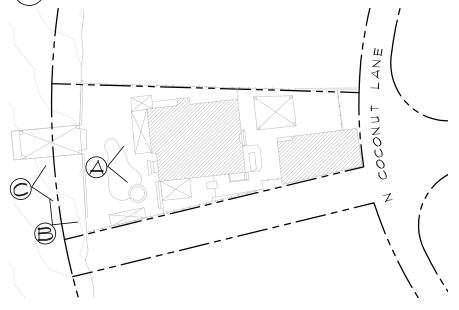
317 N. COCONUT LANE RESIDENCE FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021



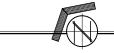
(A) EXISTING BUILDING - REAR



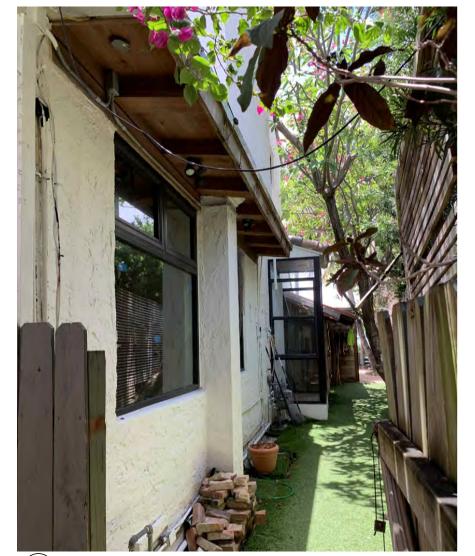
(A) EXISTING BUILDING - REAR



EXISTING BUILDING







EXISTING BUILDING - NORTHEAST



EXISTING BUILDING - DOCK

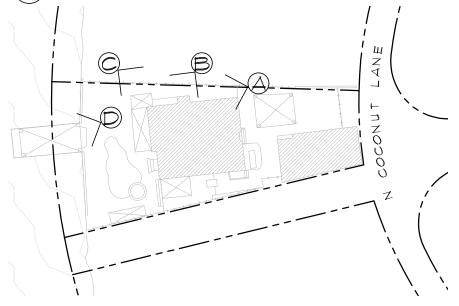


EXISTING BUILDING - NORTHEAST

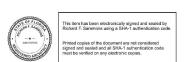


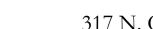
FAIRFAX & SAMMONS





EXISTING BUILDING





NEW YORK ~ PALM BEACH









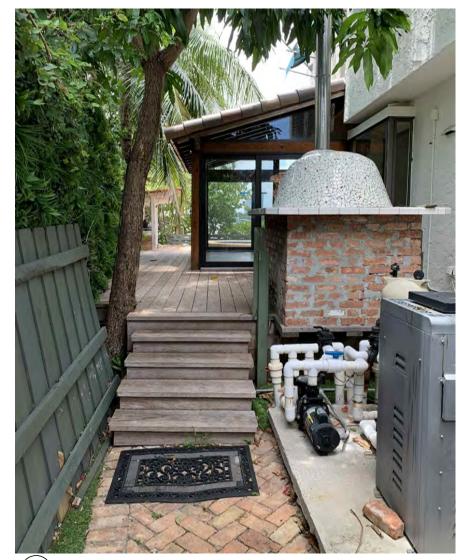
EXISTING BUILDING - SOUTHWEST



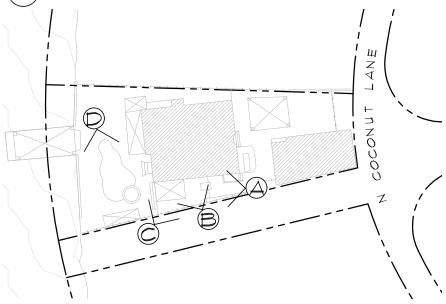
EXISTING BUILDING - REAR TERRACE, POOL & BBQ

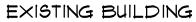


317 N. COCONUT LANE RESIDENCE FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021



EXISTING BUILDING - SOUTHWEST









(1) NEIGHBOR RESIDENCE



(3) NEIGHBOR RESIDENCE



(5) NEIGHBOR RESIDENCE



(SITE) EXISTING OWNER RESIDENCE



(4) NEIGHBOR RESIDENCE



6 NEIGHBOR RESIDENCE



FAIRFAX & SAMMONS —— NEW YORK~PALM BEACH —

317 N. COCONUT LANE RESIDENCE FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021



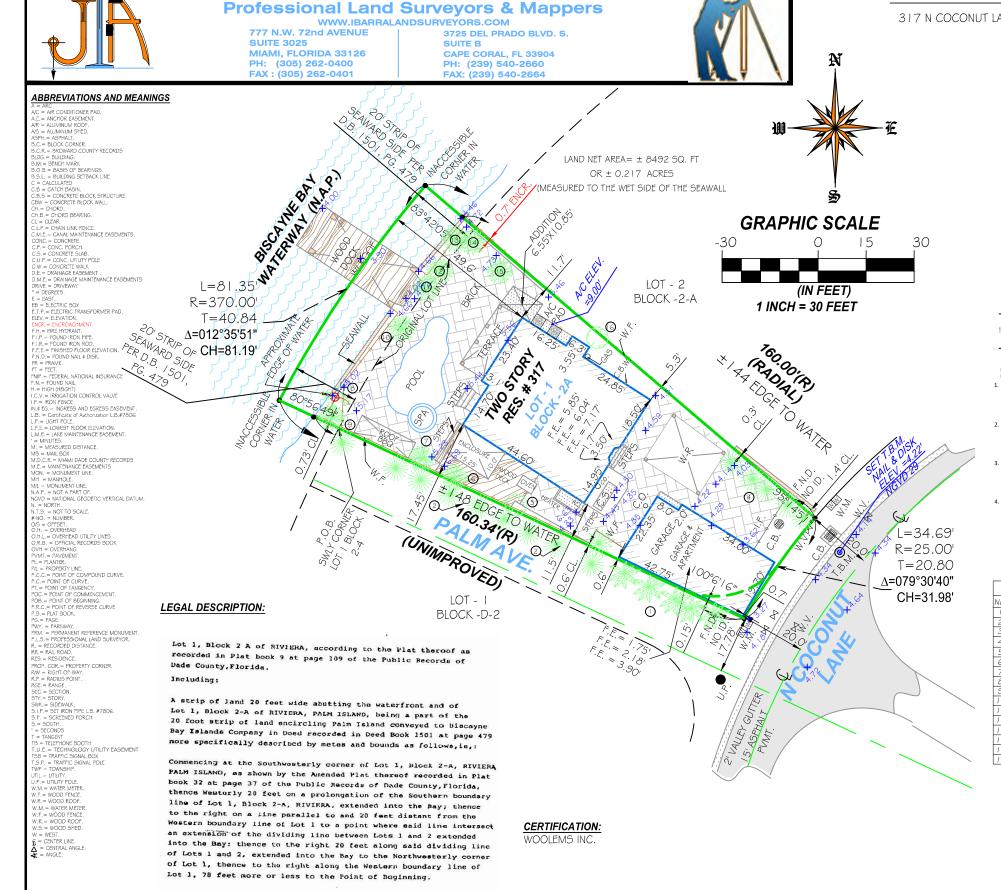
(2) NEIGHBOR RESIDENCE



NEIGHBORING CONTEXT







JOHN IBARRA & ASSOCIATES, INC.

The External Area formed by a 25 foot Radius Curve Concave to the North, Tangent

to the Southwesterly Line of Lot 1, Block 2-A, Amended Riviera and First and Second Additions Thereon, Plat Book 32, at Page 37, of the Public Records of Dade

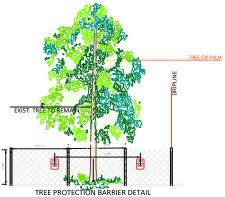
County, Florida, also known as Lot 1 Block 2A of Riviera, according to the plat thereof recorded in Plat Book 9, at page 109, of the Public Records of Dade County, Florida, and Tangent to the Southeasterly Line of Lot 1, Block 2A. FOLIO NUMBER: 02-3222-022-1360

A/S = ALUMINUM SHED.

MAP OF BOUNDARY SURVEY

317 N COCONUT LANE. MIAMI BEACH . FLORIDA 33139

SURVEYOR'S NOTE:
AN ARBORIST MUST CONFIRM ALL
THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST



NOTE: BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY, AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.

2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1 I REALIMENT OF ROUTE SEAPOSED DURING CONSTRUCTION FOR ALL ROUTS OVER ONE THIN INCH IN DIMATER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT, ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR IND STOCKPILLING OF MATERIALS, VEHILCULAR TRAFFIL, OR STORAGE OF EQLIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING, FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPPRIVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE

	TR	EE TABLE		
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (ft.,
1	BANANA HEDGE	4.0	15.0	10.0
2	HEDGE	3.0	10.0	4.0
3	PALM	1.0	35.0	15.0
4	HEDGE	4.0	10.0	4.0
5	MANGO TREE	0.7	30.0	20.0
6	COCONUT PALM	0.8	25.0	12.0
7	COCONUT PALM	0.7	25.0	13.0
8	SEA GRAPE	2.0	20.0	25.0
9	COCONUT PALM	0.6	20.0	12.0
10	COCONUT PALM	0.8	25.0	12.0
11	COCONUT PALM	0.5	25.0	12.0
12	COCONUT PALM	0.6	30.0	12.0
13	COCONUT PALM	0.5	25.0	13.0
14	PALM	0.6	30.0	8.0
15	COCONUT PALM	0.6	30.0	12.0
16	TREE	1.0	35.0	20.0



LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- SURVEY
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- IEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- FASEMENTS AS SHOWN ARE PER PLAT BOOK. UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- · ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
 • PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE
- PROPER AUTHORITIES IN NEW CONSTRUCTION.

 UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR
- FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.

 THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES.
- NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE

BASE FLOOD ELEVATION: 9FT. COMMUNITY: PANEL: SUFFIX:

SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT. 3. CERTIFICATE OF AUTHORIZATION LB # 7806.

4. ALL ELEVATIONS 5HOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929;
MIAMI-DADE BENCH MARK# E-01,; LOCATOR: 4250 SE @ MACARTHUR CSWY - 8' SW OF EDGE OF
PAVEMENT & FOUNTAIN ST -15' SE OF PROJECTED C/L; ELEVATION IS 5.35 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS 'BOUNDARY SURVEY' OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

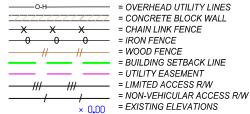
09/05/2021

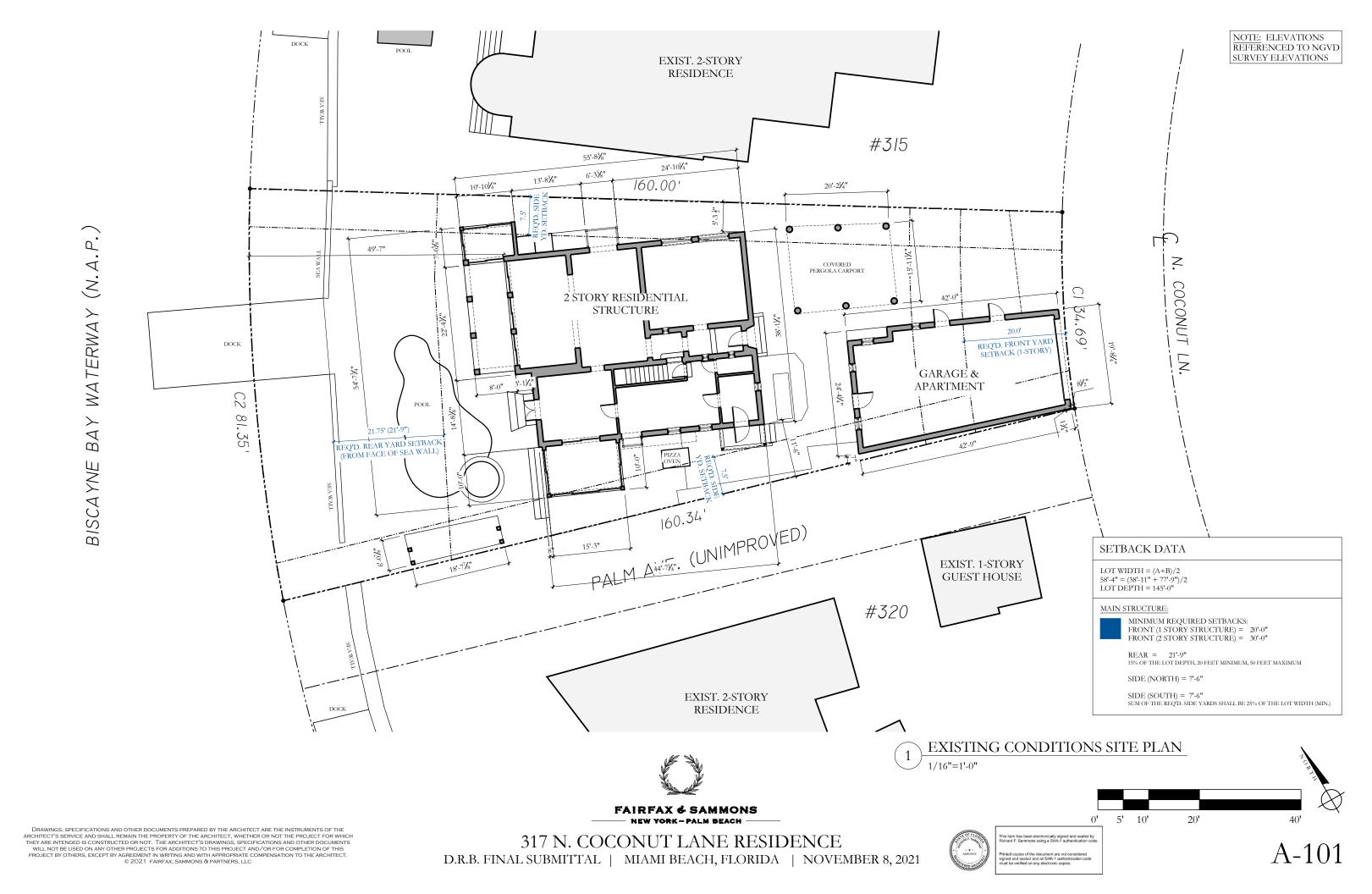
JOHN IBARRA (DATE OF FIELD WORK)

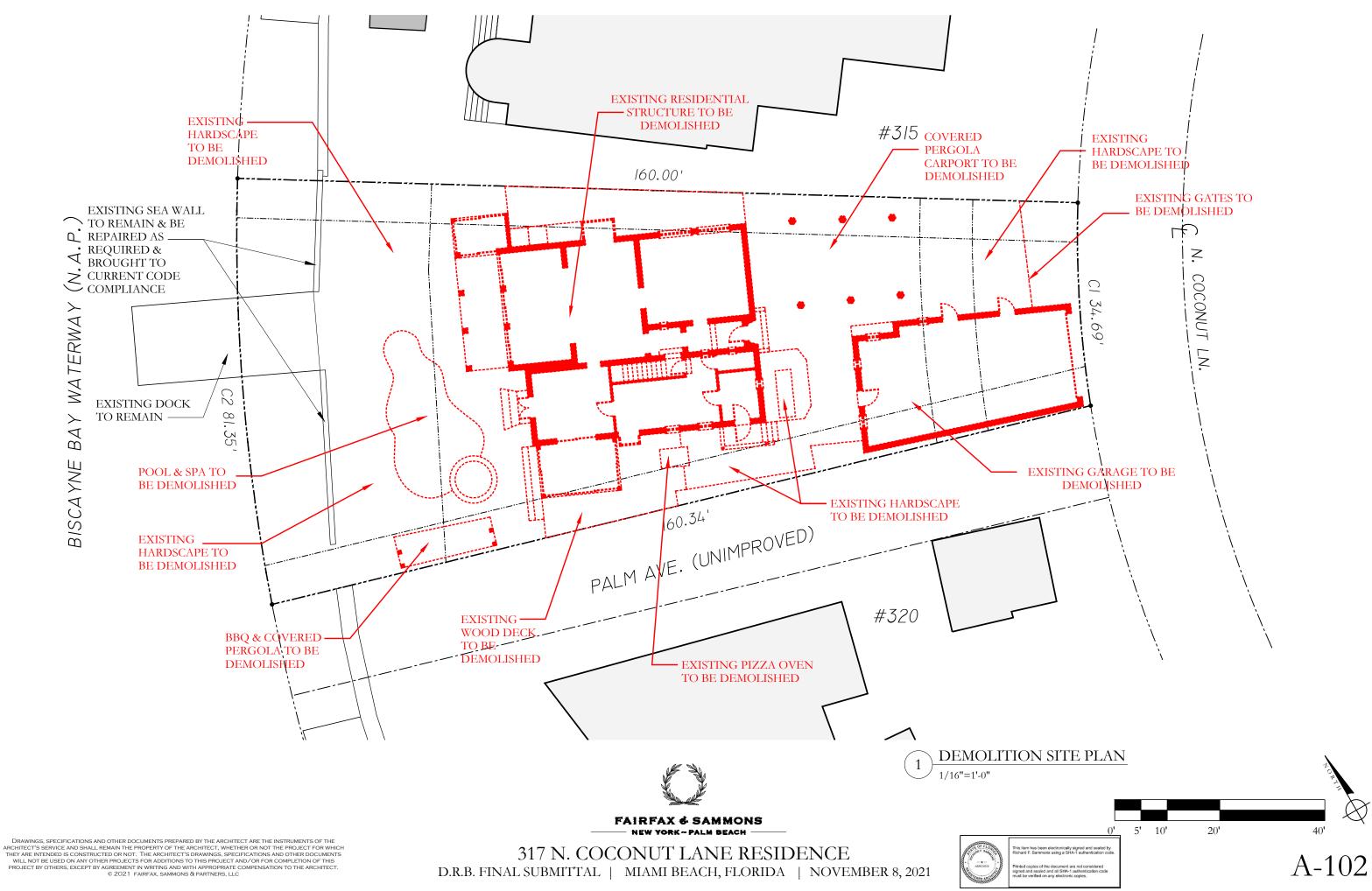
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

DRAWN BY:	CA
FIELD DATE:	09/05/2021
SURVEY NO:	20-004226-2
SHEET:	1 OF 1

LEGEND









 $\underbrace{1}_{1/8"=1"\text{-}0"} \underbrace{\text{EXISTING/DEMO REAR ELEVATION (WEST)}}_{1/8"=1"\text{-}0"}$



2 EXISTING/DEMO FRONT ELEVATION (EAST)

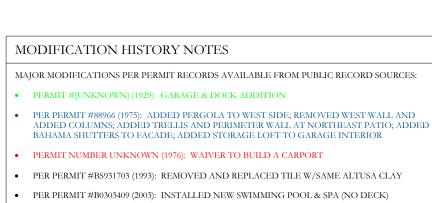


5' 10' 20'

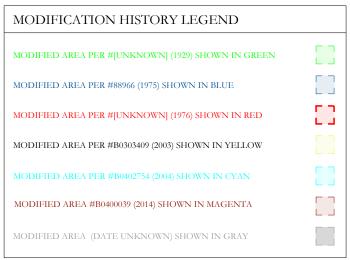
This item has been electronically signed and sealed by Richard F. Sammons using a SHA-1 authentication code.

Printed copies of the document are not considered signed and sealed and all SHA-1 authentication code signed and sealed and all SHA-1 authentication code.





- PER PERMIT #B0400039 (2003): ADDED 12 WINDOW AWNINGS
- PER PERMIT #B0402754 (2004): INSTALLED 18 IMPACT WINDOWS
- PER PERMIT #UNKNOWN (TBD): INSTALLED BBQ PERGOLA FOLLOWING MINOR PERMIT B070491 FOR RESURFACING & MISC. PERMITS FOR ELEC, PLUMBING & BOILER
- PER PERMIT #B0400039 (2014): INSTALLED 7 ALUM. PANEL SHUTTERS, 5 IMPACT WINDOWS, 3
 IMPACT SLIDING GLASS DOORS, 1 IMPACT SWING DOOR AND 1 ACCORDION (9 OPENINGS)
- PER PERMIT #RFR1900905 (2019): RE-ROOF OF TILE & FLAT ROOFS



SETBACK DATA

LOT WIDTH = (A+B)/2 58'-4" = (38'-11" + 77'-9")/2 LOT DEPTH = 145'-0" [LAND]

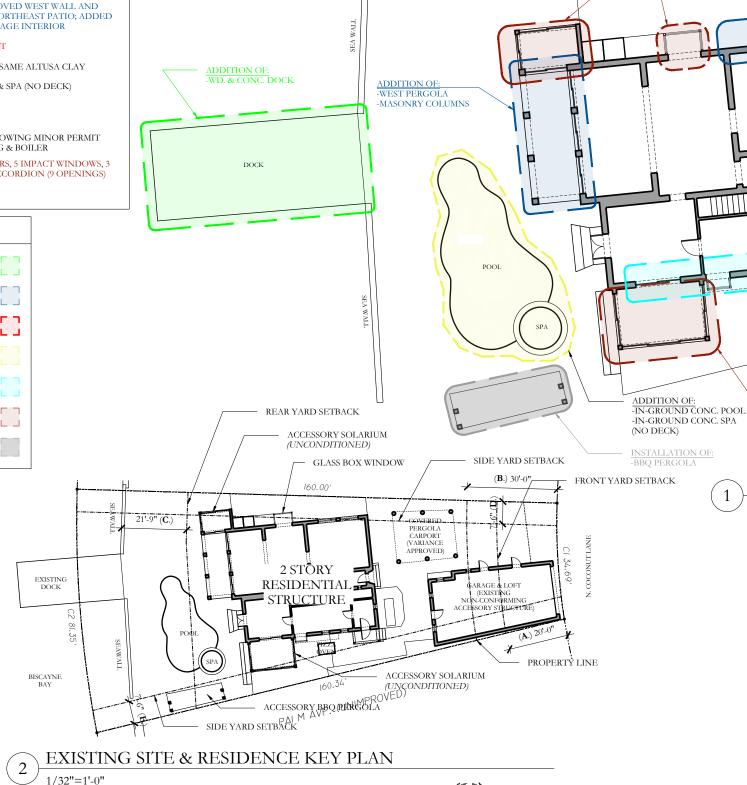
MAIN STRUCTURE:

MINIMUM REQUIRED SETBACKS: FRONT (1 STORY STRUCTURE) = 20!-0" (**A.**) FRONT (2 STORY STRUCTURE) = 30!-0" (**B.**)

REAR = 21'-9" (C.)
15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM

SIDE (NORTH) = 7'-6" (**D.**)

SIDE (SOUTH) = $\,$ 7'-6" (E.) SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)



EXISTING RESIDENCE MODIFICATION HISTORY PLAN

ON GROUND FL & SECOND FL,

-PERIMETER WALL

-TRELLIS AT PATIO

COVERED PERGOLA CARPORT



FAIRFAX & SAMMONS

317 N. COCONUT LANE RESIDENCE D.R.B. FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021



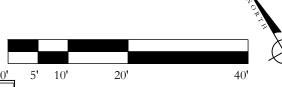
INSTALLATION OF:

-IMPACT SLIDING DOORS -IMPACT RATED WINDOWS

> PIZZA OVEN

> > INSTALLATION OF:
> > -ACCORDION DOOR

-IMPACT SLIDING DOORS



A-12

ADDITION OF:
-WD. POST & BEAM CARPORT

GARAGE W/LOFT

ADDITION OF:

ACCESSORY GARAGE

-CONC. DRIVEWAY

INSTALLATION OF:

IMPACT SWING DOOF

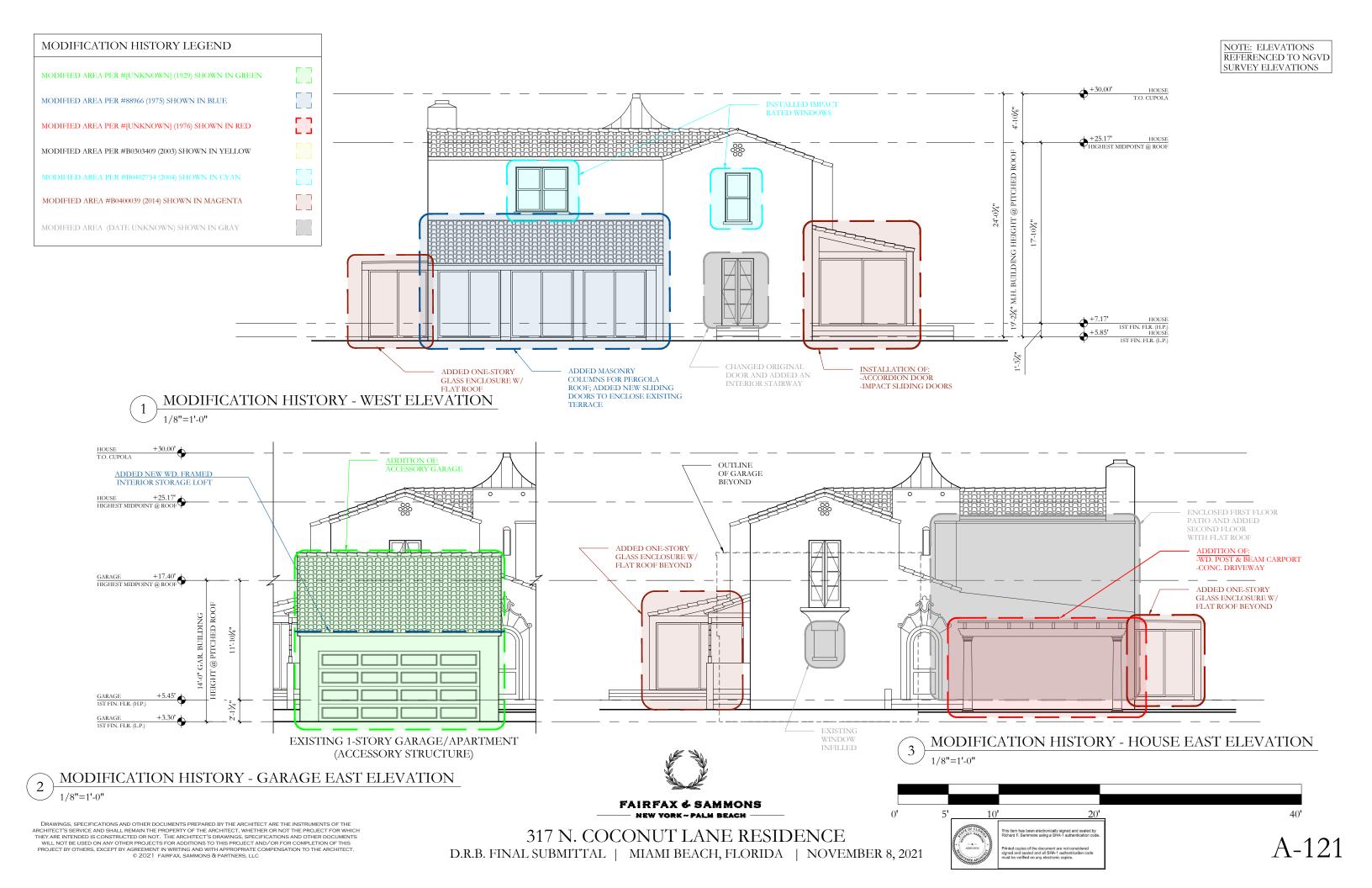
ADDITION OF:

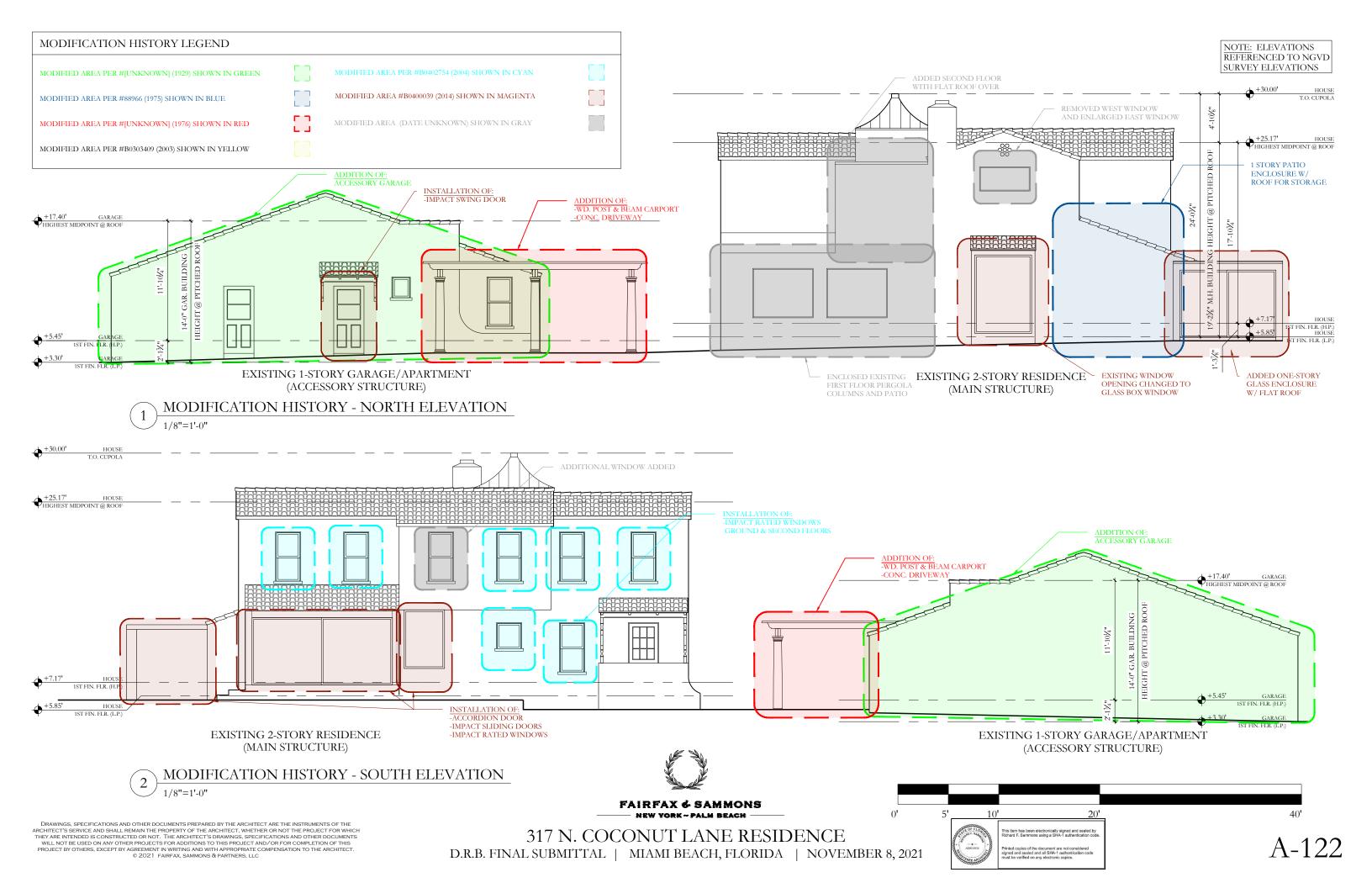
REPAIR & RESURFACING OF:

-EXISTING DRIVEWAY -PATIO & WALKWAYS

AS PER MINOR WORK PER

-INTERIOR LOFT ABOVE





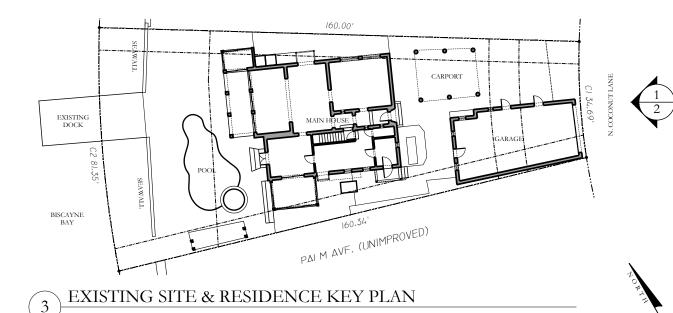


FRONT VIEW (1929 - 1975) PRIOR TO CAR PORT & GATE

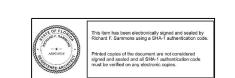
1/32"=1'-0"

PRONT VIEW (PRESENT DAY) AFTER CAR PORT & GATE

1/32"=1'-0"









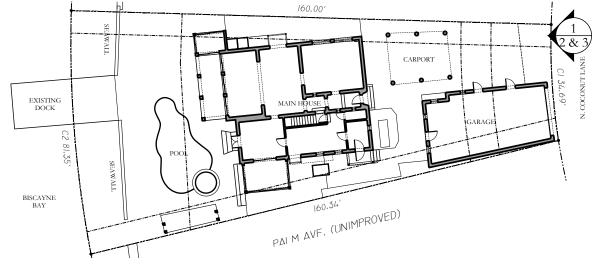
FRONT VIEW (1929 - 1975) PRIOR TO CAR PORT & GATE



3 FRONT VIEW (PRESENT DAY) AFTER REPAVING NTS

PRONT VIEW (1975 - 2000s) AFTER CAR PORT

NTS





 $\underbrace{4}_{1/32"=1'\text{-}0"} \underline{\text{EXISTING SITE & RESIDENCE KEY PLAN}}_{1/32"=1'\text{-}0"}$



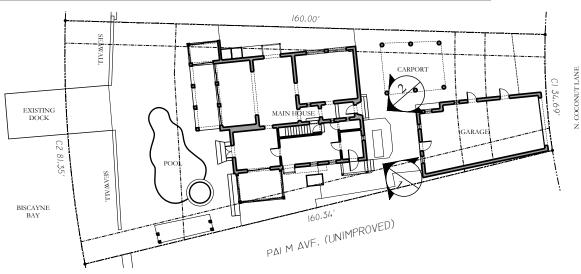


SIDE VIEW (1929 - 1975) PRIOR TO WINDOW REPLACEMENTS

NTS

SIDE VIEW (PRESENT DAY) AFTER WINDOW REPLACEMENTS & AWNINGS ADDED

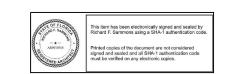
/ NTS





3 EXISTING SITE & RESIDENCE KEY PLAN



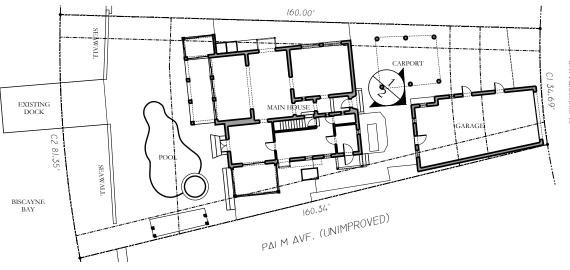




REAR VIEW - GARAGE/APT (1929 - 1975) PRIOR TO CAR PORT



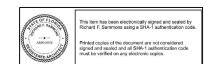
REAR VIEW - GARAGE/APT (PRESENT) AFTER CAR PORT & WINDOW REPLACEMENTS





EXISTING SITE & RESIDENCE KEY PLAN







1 REAR VIEW (1929 - 1975) PRIOR TO TRELLIS

NTS



REAR VIEW (1975 - 2000s) AFTER TRELLIS

NTS

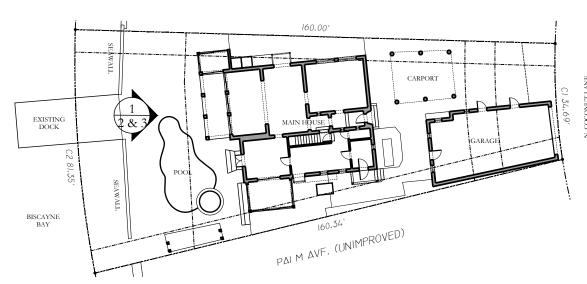


(3) REAR VIEW (2000s - PRESENT) AFTER POOL & WINDOW REPLACEMENTS



FAIRFAX & SAMMONS

NEW YORK~PALM BEACH



EXISTING SITE & RESIDENCE KEY PLAN

