

BACCHI RESIDENCE

DRB23-0927 FINAL SUBMITTAL 05/15/2023

290 S. Coconut Lane, Miami Beach, Florida



CLIENT

PAULO BACCHI
1FF LLC

ARCHITECT

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

BACCHI RESIDENCE
290 S. COCONUT LANE
MIAMI BEACH, FLORIDA, 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2234

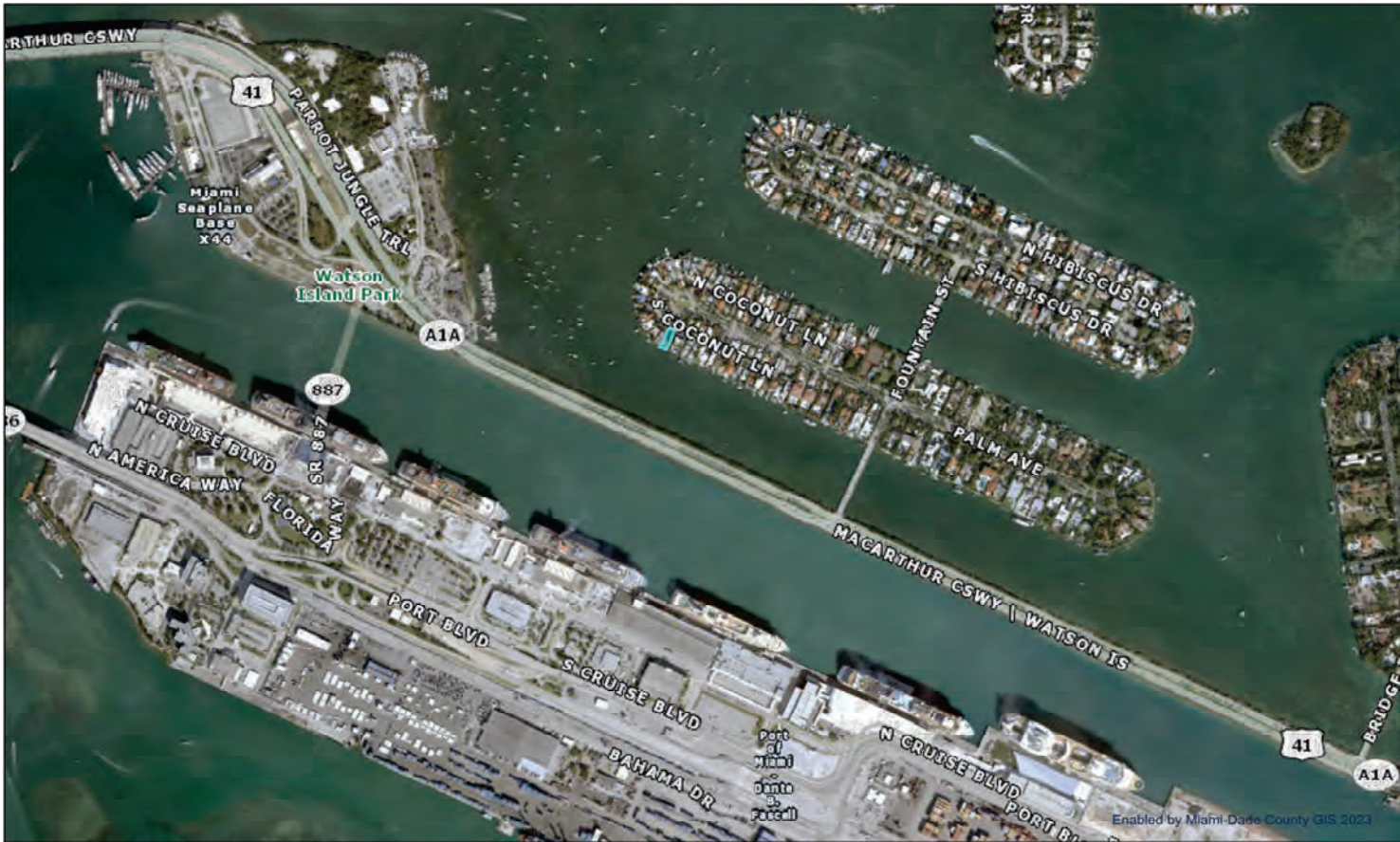
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LOCATION MAP
Scale: N.T.S.

N

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FOR: PAULO BACCHI

JOB No.: 1025221

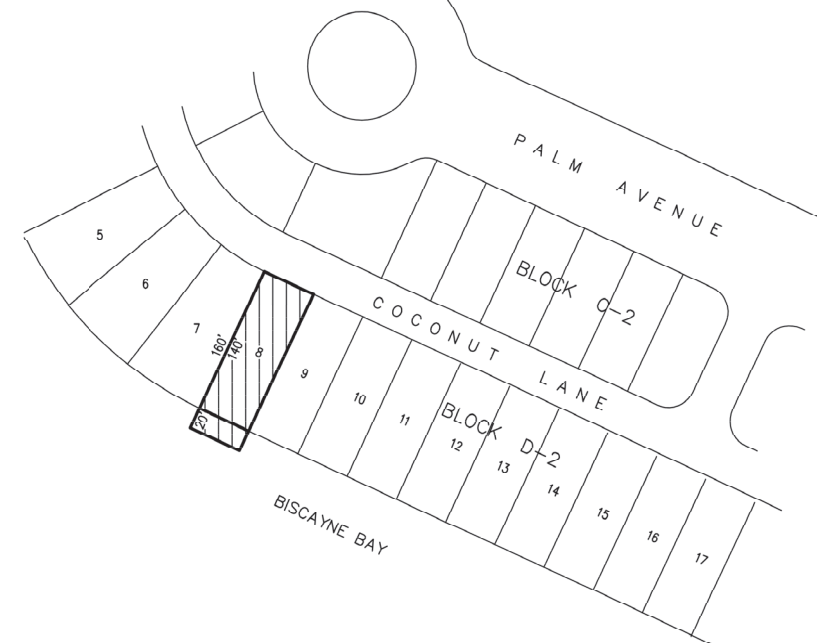
ADDRESS: 290 SOUTH COCONUT LANE, MIAMI BEACH, FLORIDA 33139

SURVEY DATE: 10-25-2022

LEGAL DESCRIPTION:

REVISION:
UP-DATE AND ADD TREES 01-20-2023
ADDITIONAL ELEVATIONS 05-11-2023

LOCATION MAP (NTS)



LEGENDS

■ = CATCH BASIN	● = GUY ANCHOR	⛶ = HYDRANT	⬮ = IRON PIPE	● = IRON ROD	⚡ = LIGHT POLE
⊕ = SEWER MANHOLE	⊕ = DRAINAGE MANHOLE	⊙ = NAIL & DISC	⚡ = POWER POLE	□ = WATER METER	
⊙ = WELL	— = SIGN	— = CENTERLINE	— = MONUMENT LINE	— = CHAIN LINK FENCE	
— = OVERHEAD POWERLINE	— = CONCRETE FENCE	— = METAL FENCE	— = WOOD FENCE		

ABBREVIATIONS

ENC=ENCROACHMENT (BASED ON APPARENT PHYSICAL USE), SDWK=SIDEWALK, PL=PROPERTY LINE, F=FOUND, STY=STORY, A/C=AIR CONDITIONING UNIT, PC=POINT OF CURVATURE, PT=POINT OF TANGENCY, DJH=DRILL HOLE, RES=RESIDENCE, CONC=CONCRETE, R/W=RIGHT OF WAY, (TYP)=TYPICAL, (M)=FIELD MEASURED, (C)=CALCULATED, (R)=RECORD, C/N=CUITNAL, R/N=ROUND NAIL, N/T=NAIL & TIN TAB, S=SET, FFE=FINISH FLOOR ELEVATION, O/S=OFF SET, PB=PLAT BOOK, PG=PAGE, NTS=NOT TO SCALE, PRC=POINT OF REVERSE CURVE, PCC=POINT OF COMPOUND CURVE, PCC=POINT OF COMMENCE, POB=POINT OF BEGINNING, CB=CHORD BEARING, BLDG=BUILDING, EASMT=EASEMENT, UT EASMT=UTILITY EASEMENT, DME=DRAINAGE MAINTENANCE EASEMENT, C.N.A.=CORNER NOT ACCESSIBLE, M.SH.=METAL SHED, P/F=PLASTIC FENCE, MH=MANHOLE, CL=CLEAR

SURVEYOR'S NOTES:

1) PROPERTY SURVEYED ACCORDING TO LEGAL DESCRIPTION PROVIDED BY CLIENT; 2) UNLESS NOTED PROPERTY CORNER MONUMENTS HAVE NO ID; 3) EXAMINATION OF ABSTRACT OF TITLE AND A SEARCH OF THE PUBLIC RECORDS WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS AFFECTING THE PROPERTY; 4) BELOW SURFACE LOCATION NOT DONE, 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITALLY SIGNED AND SEALED BY A FLORIDA LICENSED SURVEYOR AND MAPPER; 7) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

FREEDOM OF LAND CORP

Surveying Services

1150 NW 72nd AVENUE
TOWER 1, SUITE 351
MIAMI, FLORIDA 33126
305.266.4451 - 305.262.5007 / LB4515

FLOOD INFORMATION
COMMUNITY: 120651
PANEL: 12086C031B
SUFFIX: L
FLOOD ZONE: AE
BASE FLOOD ELEV: 9.0
DATE OF FIRM: 09-11-2



Digitally signed by

Digitally signed by
Enrique H Pousada

Date: 2023.05.15

15:27:57-04:00'

ENRIQUE H. POUSADA
Registered Land Surveyor No.5133
STATE OF FLORIDA

NOTES:

NOTES:
 1) BENCHMARK USED MIAMI-DADE No. E-03 ELEVATION 9.47 FEET NGVD OF 1929 (NGVD29-1.56'=NAVD88; 9.47'-1.56'=7.91 FEET NAVD 1988)
 2) 0.00' DENOTES EXISTING ELEVATION (NAVD 1988)
 3) TREES ARE APPROXIMATELY LOCATED AND DENOTED HEREON ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON TREE SPECIES.

This document has been digitally signed and sealed by Enrique H. Pousada, PSM. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

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SITE (290 S COCONUT LANE)



RESIDENCE 1



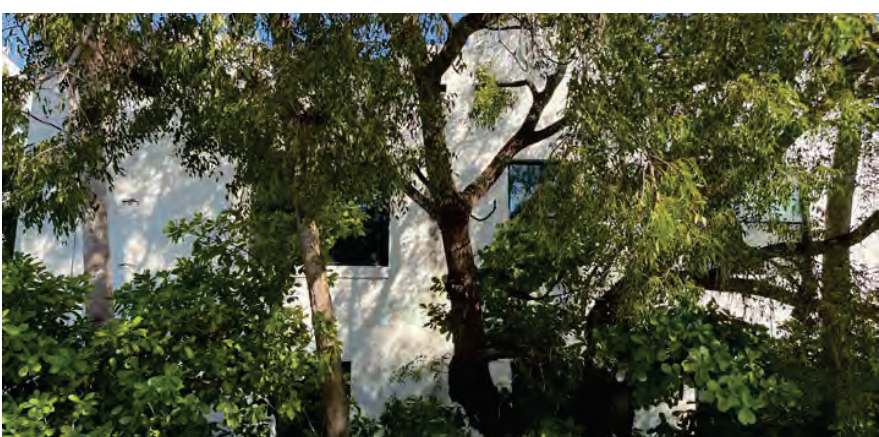
RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



aerial photograph of property and surrounding properties



aerial photograph of property and surrounding properties



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SUBJECT PROPERTY 1 (6009 N OCEAN BLVD)



RESIDENCE 1



RESIDENCE 2



aerial photograph with proposed residence inserted



panoramic photograph with proposed residence

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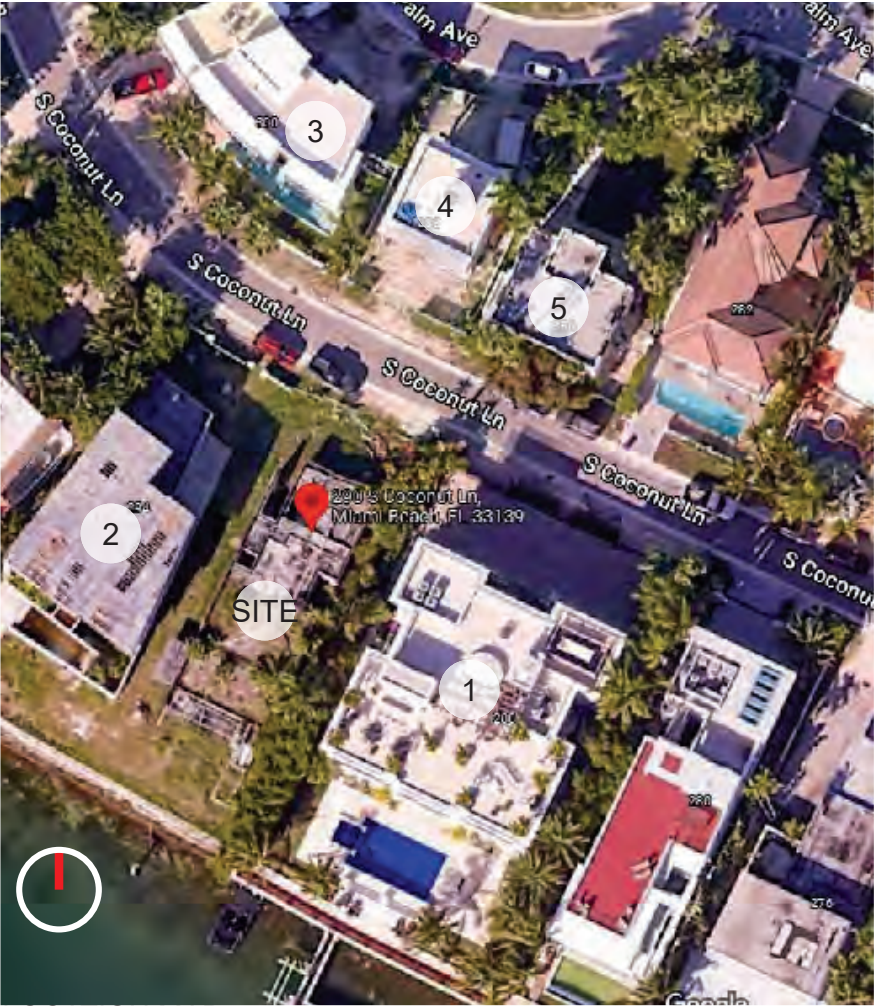
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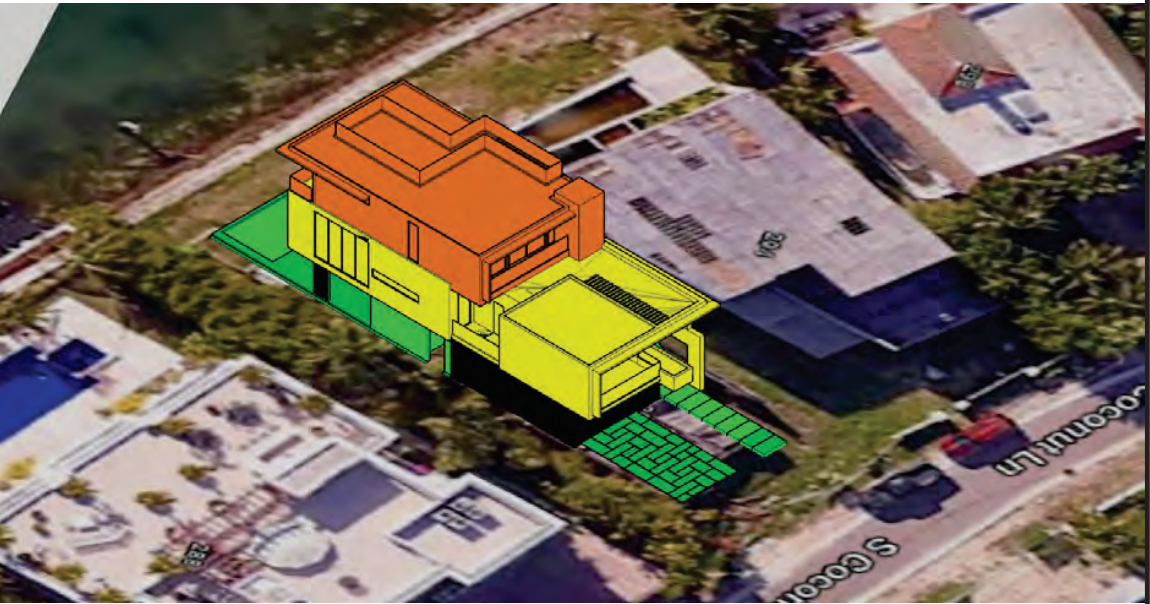
LOCATION MAP

RESIDENCE 1 (BLUE)
ADJACENT PROPERTY: 288 S COCONUT LANE
LOT SIZE: 13,939 SQ. FT.
LIVING AREA: 10,853 SQ. FT. (77.9%)

RESIDENCE 2 (RED)
ADJACENT PROPERTY: 294 S COCONUT LANE
LOT SIZE: 4,473 SQ. FT.
LIVING AREA: 4,029 SQ. FT. (90%)



PROPOSED RESIDENCE (GREEN)
290 S COCONUT LANE
LOT SIZE: 8,000 SQ. FT
LOT COVERAGE: 2,783 SQ. FT. (35%)
SECOND FLOOR AREA: 2,831SQ. FT. (100%)



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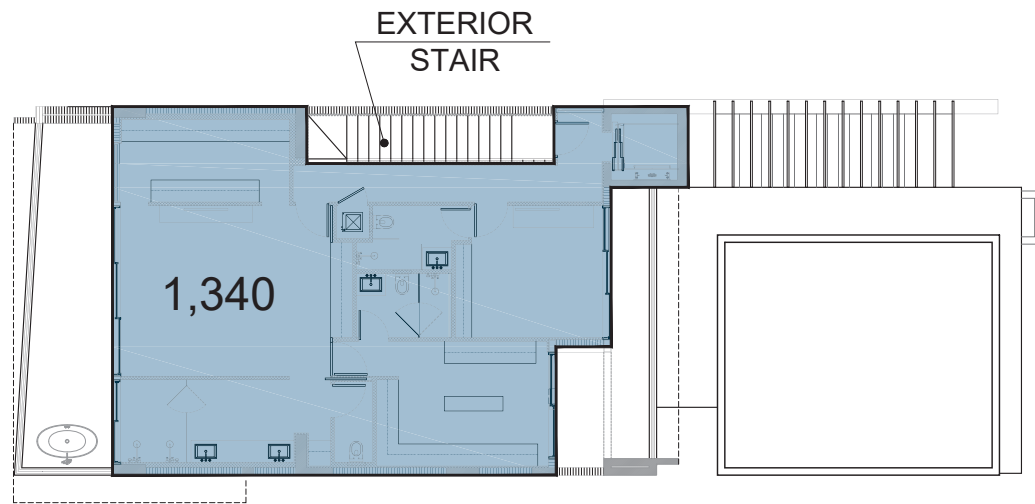
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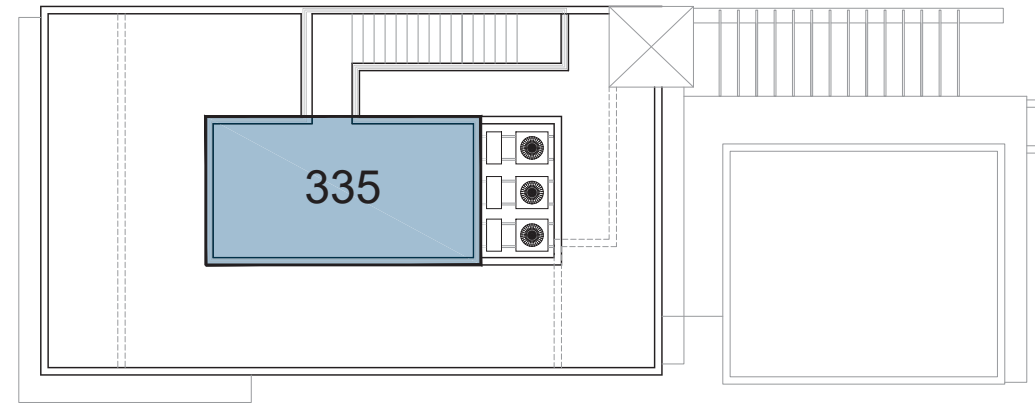
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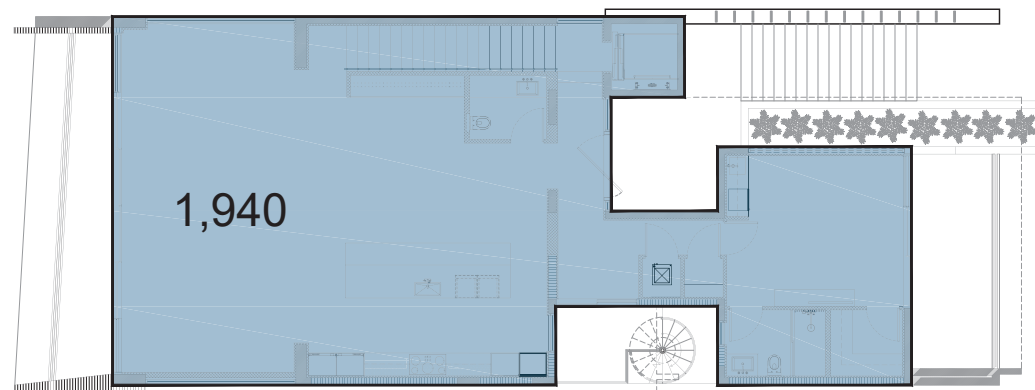
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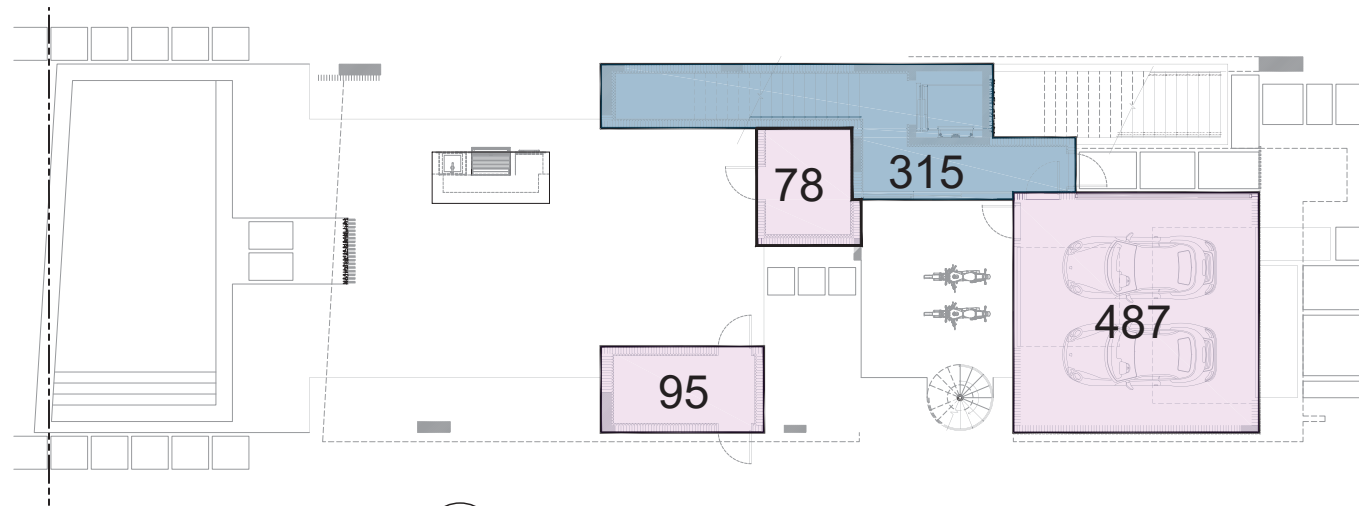
SECOND FLOOR UNIT SIZE
SCALE: 1/8"=1'-0" 3



ROOF DECK UNIT SIZE
SCALE: 1/8"=1'-0" 4



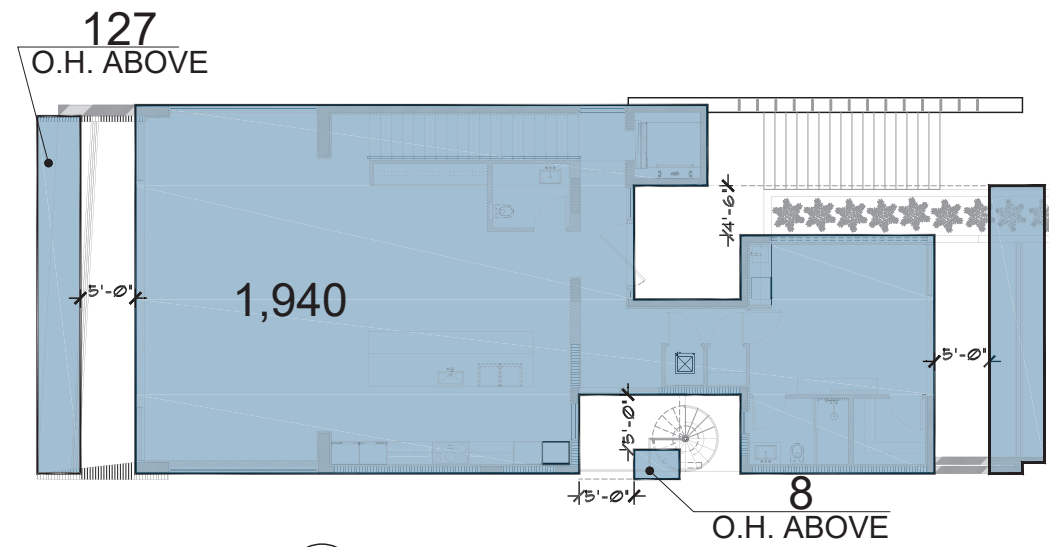
FIRST FLOOR UNIT SIZE
SCALE: 1/8"=1'-0" 2



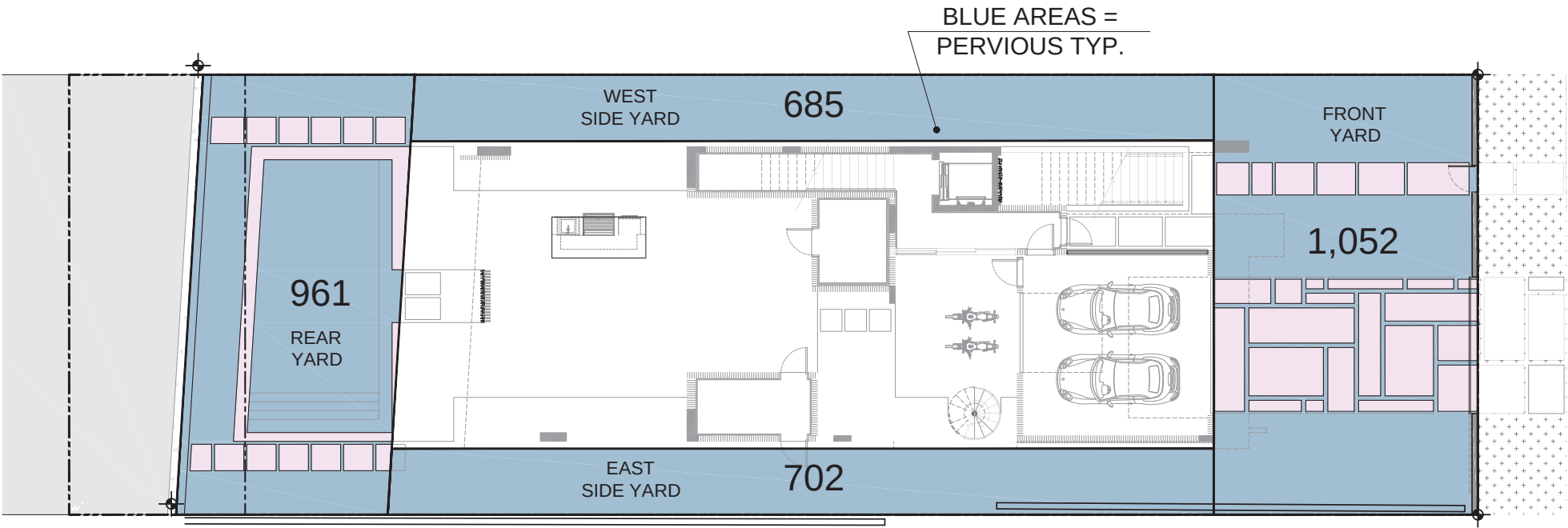
UNDERSTORY UNIT SIZE
SCALE: 1/8"=1'-0" 1

PROPERTY ADDRESS	290 S COCONUT LN
LEGAL DESCRIPTION	RIVIERA 1ST & 2ND ADDN AMD LOT 8 & 20FT STRIP ADJ SAME ON BAY BLK 2 D PB 32-37 LOT SIZE 50.000 X 140 COC22074-1334 022004 2 (2)
MUNICIPALITY	MIAMI BEACH
ZONING DESIGNATION	RS-4
ZONING DISTRICT	0100 SINGLE FAMILY-GENERAL
LOT SIZE	50' X 160'
LOT AREA	7,316 SQFT

UNIT SIZE: PROVIDED	ALLOWED	PROVIDED
UNDERSTORY	375 SQFT	
FIRST FLOOR	1,940 SQFT	
SECOND FLOOR	1,340 SQFT	
TOTAL	3,655 SQFT	3,655 SQFT
LOT COVERAGE: PROVIDED	ALLOWED	PROVIDED
FIRST FLOOR	1,940 SQFT	
FRONT OVERHANG	126 SQFT	
REAR OVERHANG	127 SQFT	
TOTAL	2,195 SQFT	2,193 SQFT



LOT COVERAGE AREA
SCALE: 1/8"=1'-0" 5



BLUE AREAS =
PERVIOUS TYP.

MIAMI BEACH

Planning Department

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139, www.miamibeachfl.gov

305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	290 S COCONUT LN			
2	Folio number(s):	02-4205-002-0639			
3	Board and file number(s):	DRB23-0927			
4	Year built: NA	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	No			
8	Base Flood Elevation:	AE 10	Grade value in NGVD:	3.18	
9	Adjusted grade (Flood+Grade/2):	6.59	Free board:	+4	
10	30" above grade:		.ot Area:	7,316	
11	Lot width:	50'	.ot Depth:	160'	
12	Max Lot Coverage SF and %:	2,193 30%	Proposed Lot Coverage SF and %:	2,193 30%	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage):	2,853	
14	Front Yard Open Space SF and %:	1,052 70%	Rear Yard Open Space SF and %:	961 80%	
15	Max Unit Size SF and %:	3,656 / 50%	Proposed Unit Size SF and %:	3,655 49%	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,940	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	335	25%		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No: yes			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24'-0"		24'-0"	0
	Front Setbacks:	30'-0"		30'-0"	0
20	Front First level:	30'-0"		34'-0"	0
	Front second level:	30'-0"		54'-3"	0
	Front second level if lot coverage is 25% or greater:	35'-0"		54'-3"	0
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35%		100%	0
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A		N/A	0
22	Sum of side yard :	12'-6"		15'-0"	0
23	Side 1:	7'-6"		7'-6"	0
24	Side 2 or (facing street):	7'-6"		8'-4"	0
25	Rear:	24'-0"		28'-9"	0
26	Accessory Structure Side 1:			n/a	0
27	Accessory Structure Side 2 or (facing street) :			n/a	0
28	Accessory Structure Rear:			n/a	0
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

N

YARD CALCULATIONS

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

4

REAR YARD CALCULATIONS		
AREA:	1,202 SF	100%
IMPERVIOUS AREA	241 SF	20%
PERVIOUS AREA	961 SF	80% (70% MIN.)

SIDE YARD- WEST CALCULATIONS		
AREA:	685 SF	100%
IMPERVIOUS AREA	0 SF	0%
PERVIOUS AREA	685 SF	100%

FRONT YARD CALCULATIONS		
AREA:	1,499 SF	100%
IMPERVIOUS AREA	447 SF	30%
PERVIOUS AREA	1,052 SF	70% (50% MIN.)

SIDE YARD- EAST CALCULATIONS		
AREA:	702 SF	100%
IMPERVIOUS AREA	0 SF	0%
PERVIOUS AREA	702 SF	100%

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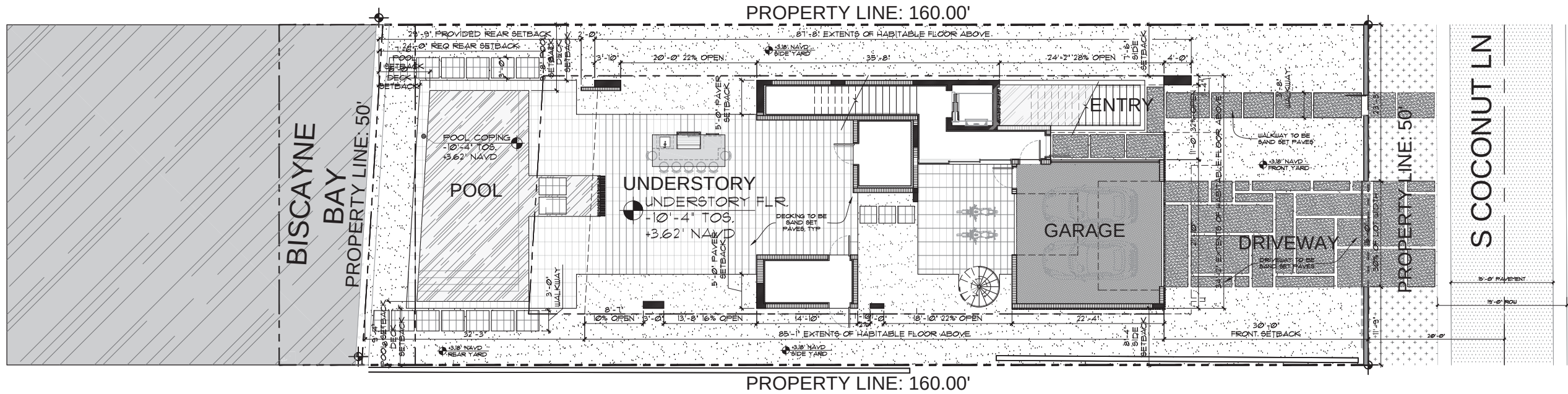
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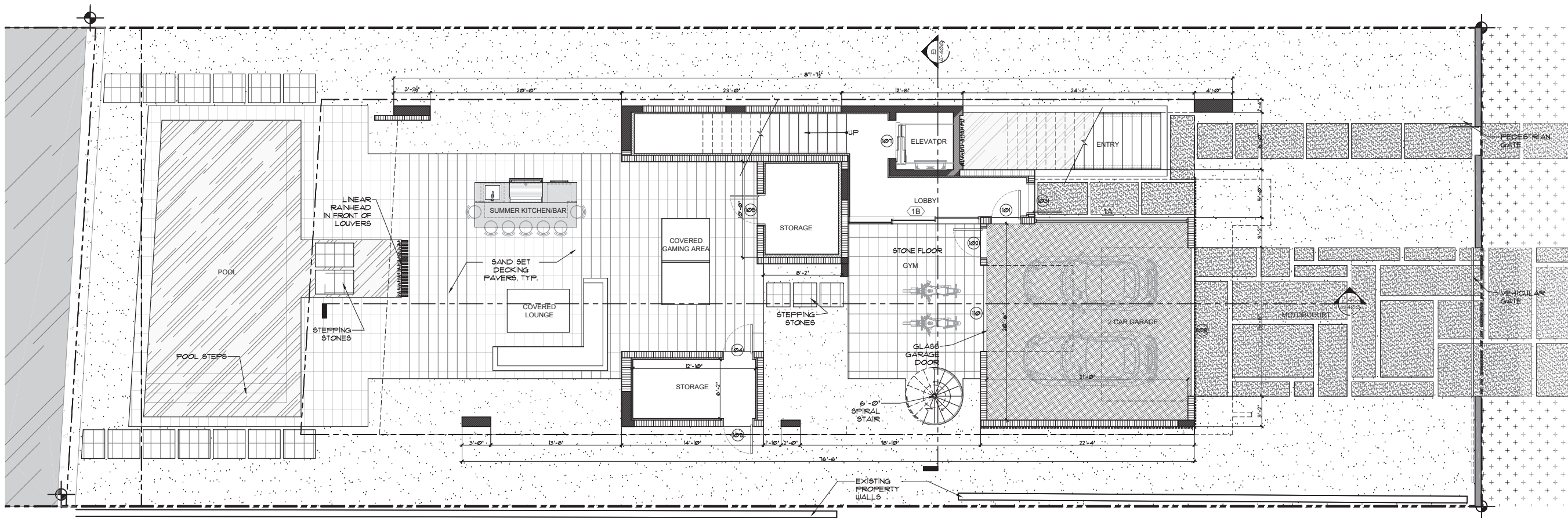
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WALL LEGEND	
	CONC. WALL
	CONC. BLOCK WALL
	SOUND INSULATED INTERIOR PARTITION

FLOOD NOTES:
ALL MATERIALS BELOW DESIGN FLOOD ELEVATION +10.00 NGVD SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS, AS PER TECHNICAL BULLETING 2 FROM FEMA.

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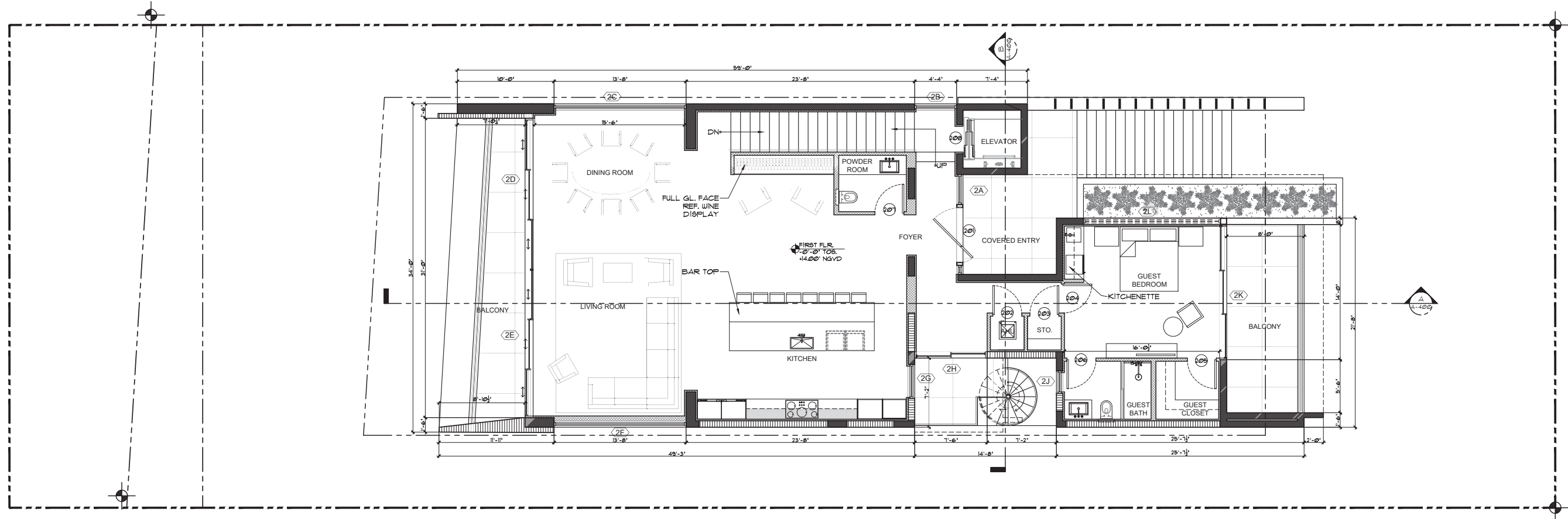
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UNDERSTORY PLAN
SCALE: 3/16"=1'-0"

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A-201

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

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<u>WALL LEGEND</u>	
	CONC. WALL
	CONC. BLOCK WALL
	SOUND INSULATED INTERIOR PARTITION

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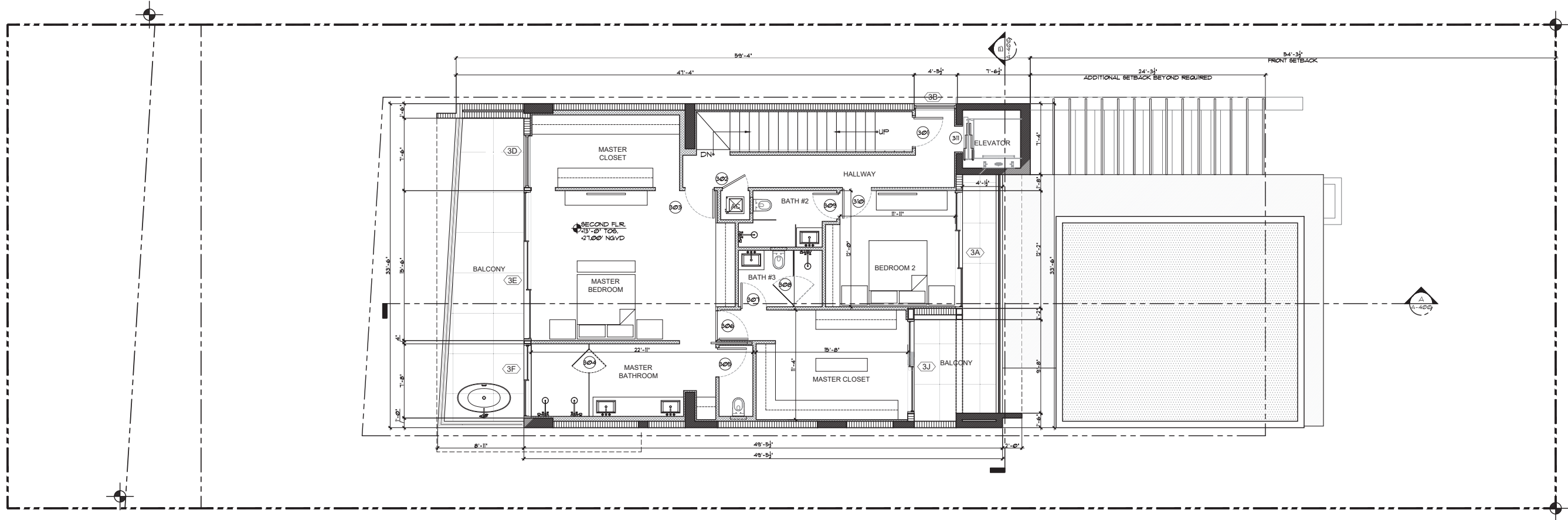
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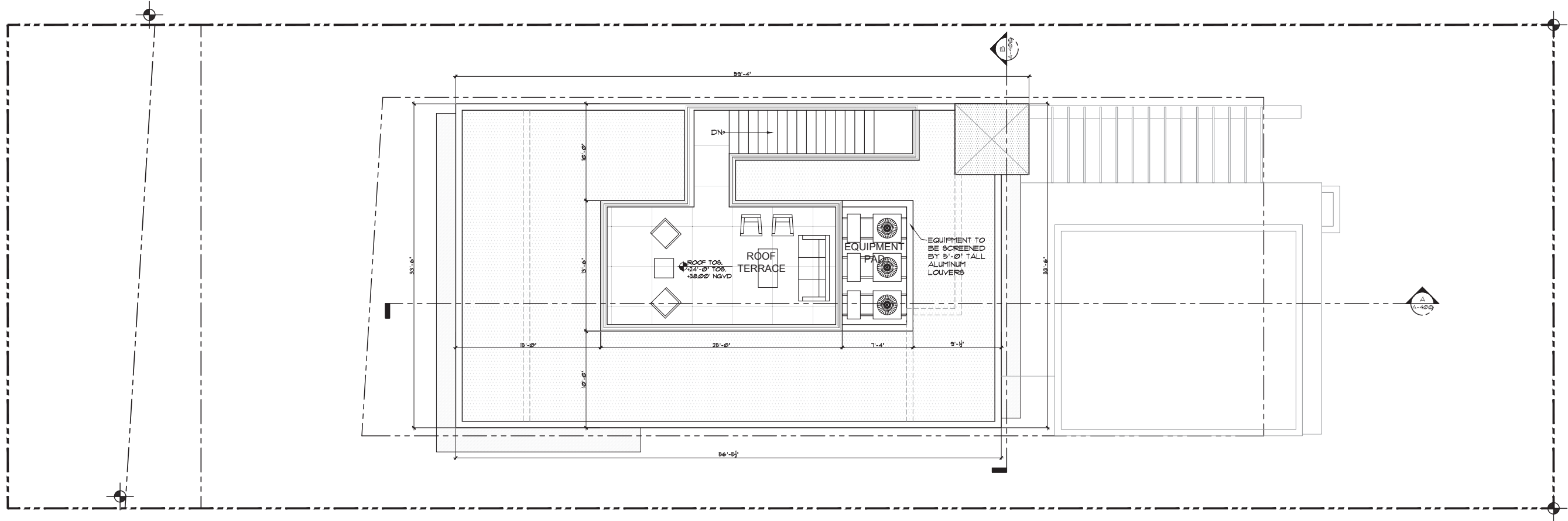
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SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



WALL LEGEND	
	CONC. WALL
	CONC. BLOCK WALL
	SOUND INSULATED INTERIOR PARTITION

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

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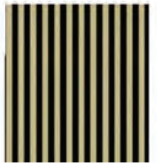
HIGH QUALITY STUCCO FINISH



VENA GRIGIO CLADDING



ALUMINUM BATTEN W/ WOOD FINISH



CHAMPAGNE ALUMINUM CLADDING



FRONT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



RIGHT ELEVATION (WEST)
SCALE: 3/16"=1'-0"

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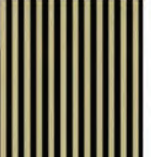
HIGH QUALITY STUCCO FINISH



VENA GRIGIO CLADDING



ALUMINUM BATTEN W/ WOOD FINISH



CHAMPAGNE ALUMINUM CLADDING



REAR ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



REAR & LEFT ELEVATIONS

LEFT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"

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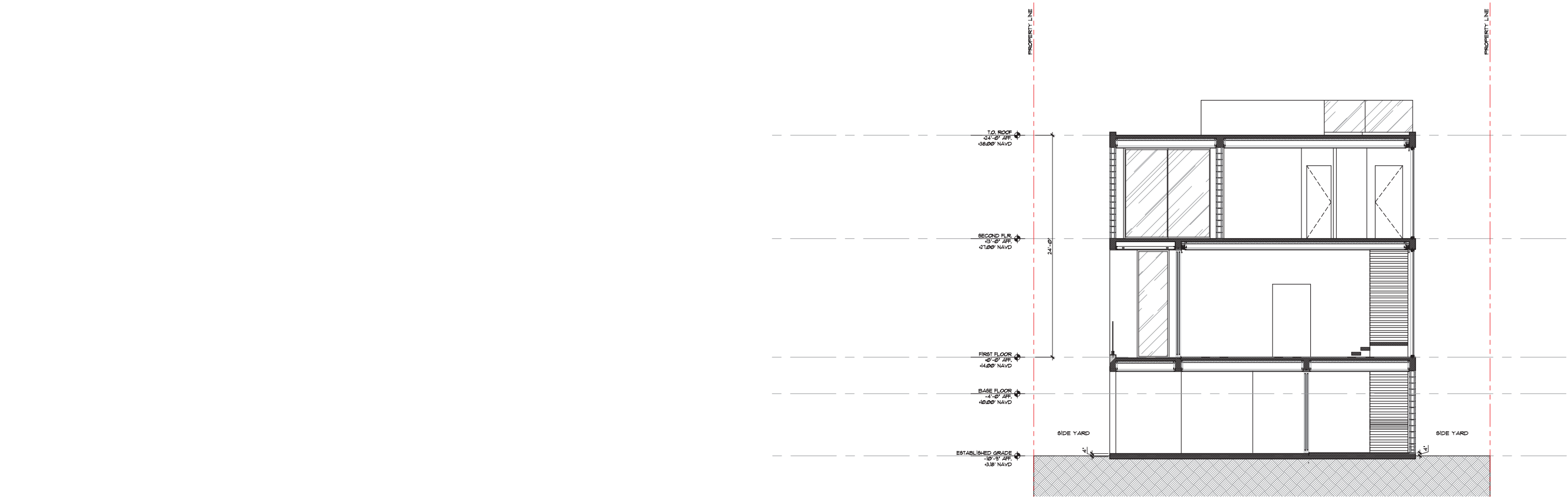
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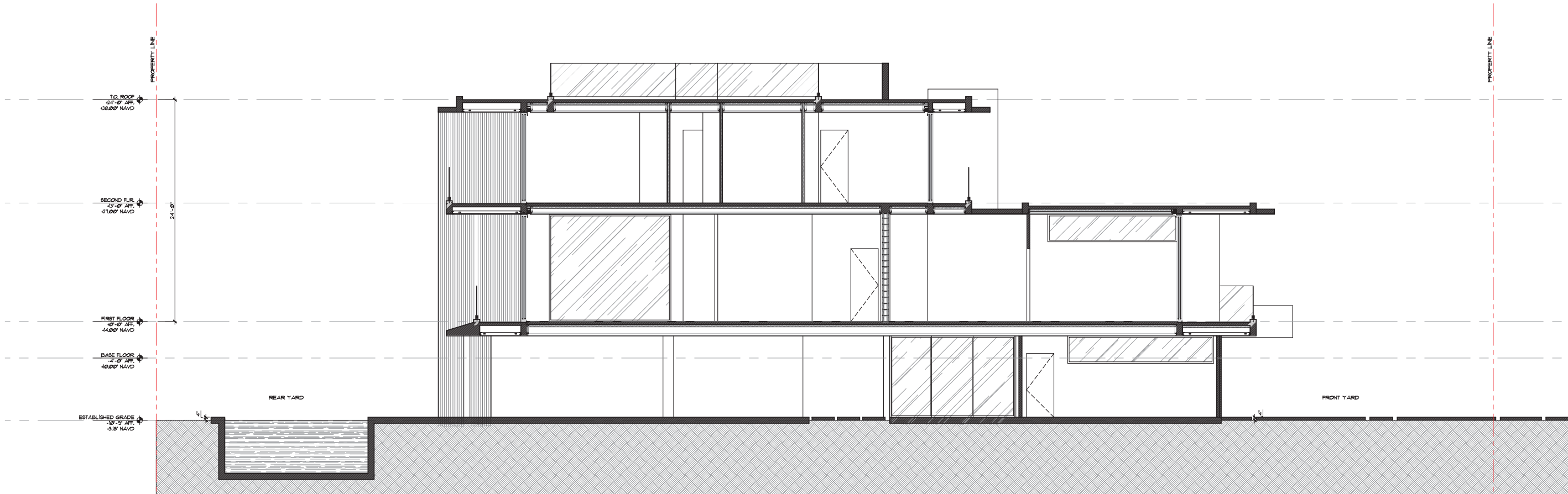
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revised:



1 EAST / WEST SECTION
Scale: 3/16" = 1'-0"



1 NORTH / SOUTH SECTION
Scale: 3/16" = 1'-0"



SOUTHEAST BIRD'S EYE VIEW



NORTHEAST BIRD'S EYE VIEW



NORTHWEST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW

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seal

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SIDE RENDERING 01



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