

BACCHI RESIDENCE

DRB - 04/14/2023

290 S. Coconut Lane, Miami Beach, Florida



CLIENT

PAULO BACCHI
IFF 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

date:
04/14/2023

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INDEX OF DRAWINGS					
DRAWING SHEET NUMBER	DRAWING SHEET NAME	S	C	D	E
GENERAL					
A-000	COVER + SCOPE OF WORK	●			
A-001	LOCATION MAPS AND INDEX	●			
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G-25	FRONT RENDERING 04	●			
G-26	SIDE RENDERING 01	●			
G-27	SIDE RENDERING 02	●			

SCALE: 1"=20'

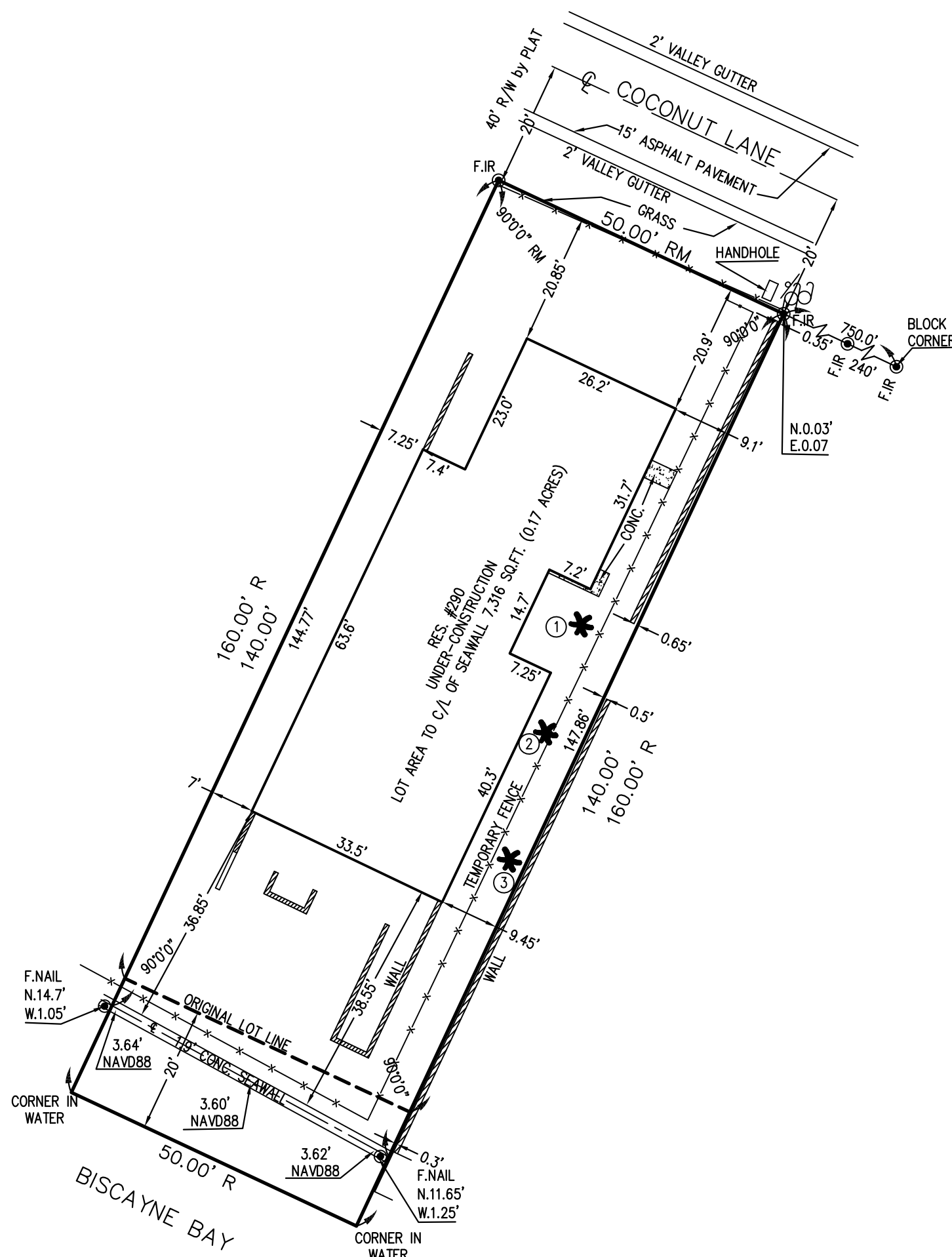
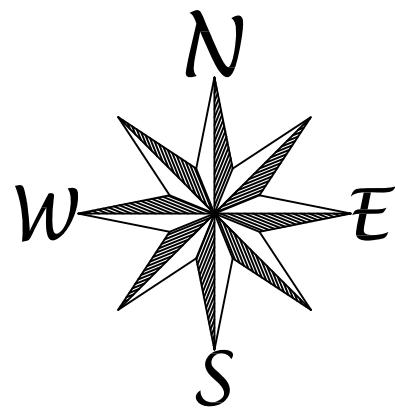


TABLE OF TREES

#	COMMON NAME	DIAMETER (in feet)	HEIGHT (in feet)	SPREAD (in feet)
1	PALM	1.00	10	10
2	PALM	1.00	15	15
3	PALM	1.20	30	10

NOTES:

- 1) BENCHMARK USED MIAMI-DADE CO. E- 03 ELEVATION 9.47 FEET NGVD OF 1929 (NGVD29-1.56"=NAVD88; 9.47-1.56=7.91 FEET NAVD 1988)
2) 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.

FOR: PAULO BACCHI

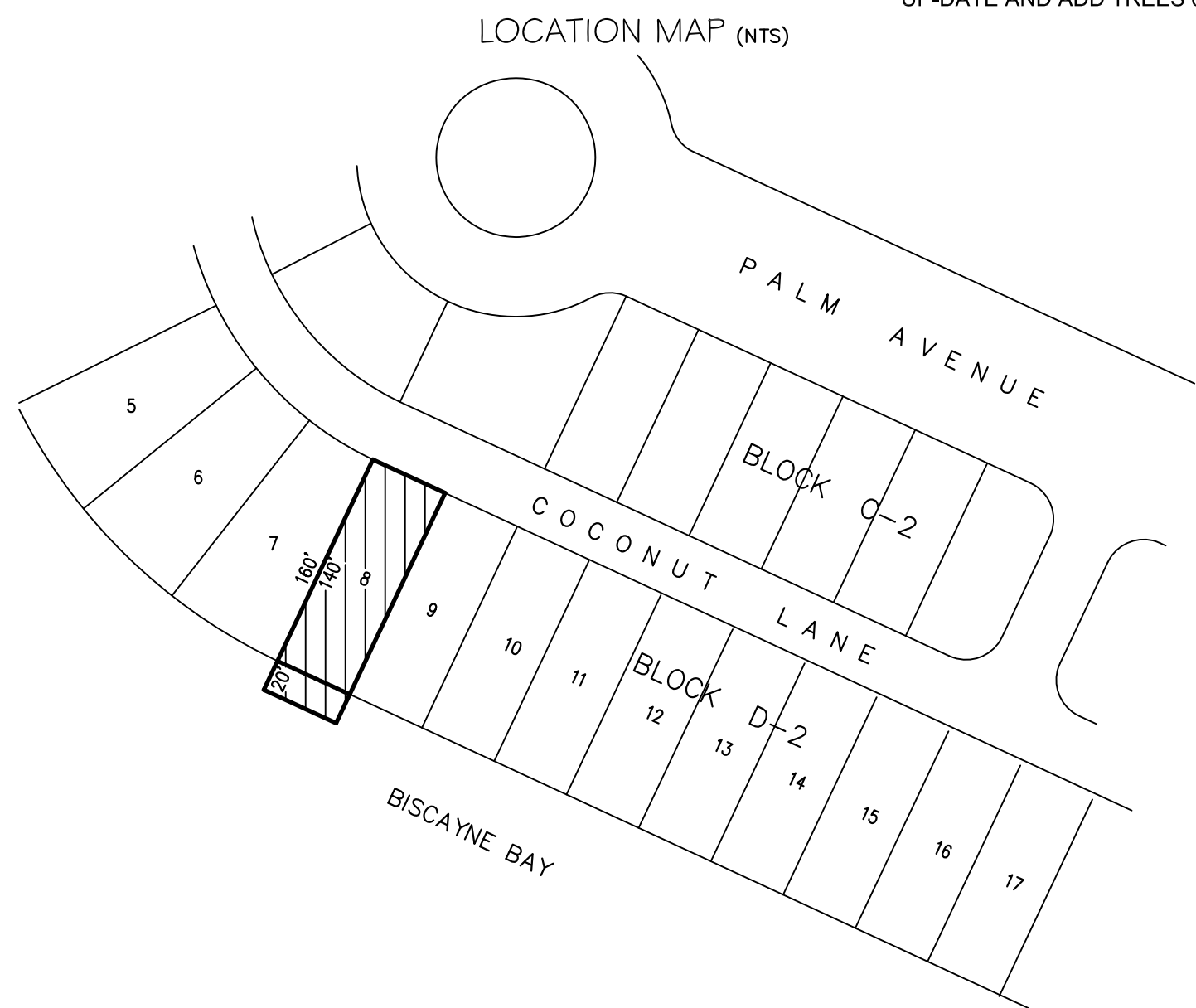
JOB No.: 1025221

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

SURVEY DATE: 10-25-2022

LEGAL DESCRIPTION:
LOT 8, BLOCK 2-D OF "AMENDED RIVIERA AND FIRST AND SECOND ADDITIONS" THERETO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND A STRIP OF LAND 20 FEET WIDE ABUTTING THE WATERFRONT END OF LOT 8, OF BLOCK 2-D, OF "AMENDED RIVIERA AND FIRST AND SECOND ADDITIONS" THERETO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING A PART OF THE 20 FOOT STRIP OF LAND IN CIRCLING PALM ISLAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO THE BISCAYNE BAY ISLANDS COMPANY BY DEED DATED SEPTEMBER 14, 1932, AND RECORDED IN DEED 1501 AT PAGE 419, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISION:
UP-DATE AND ADD TREES 01-20-2023



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
 = 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, D/H=DRIILL HOLE, RES=RESIDENCE, CONC=CONCRETE, RW=RIGHT-OF-WAY, (TYP)=TYPICAL, (M)=FIELD MEASURED, (C)=CALCULATED, (R)=RECORD, C=N=CUTNAIL, R=N=ROUND NAIL, N/T=NAIL & TIN TAB, S=SET, SE=FINISH FLOOR ELEVATION, O/S=OFF SET, PB=PLAT BOARD, PG.=PAGE, NTS=NOT TO SCALE, PRC=POINT OF REVERSE CURVE, PCC=POINT OF COMPOUND CURVE, PCC=POINT OF COMMENCE, PNT=POINT OF BEGINNING, CB=CHORD BEARING, BLDG=BUILDING, EASM=EASEMENT, UT EASM=UTILITY EASEMENT, MDE=DRAINAGE MAINTENANCE EASEMENT, C.N.A.=CORNER NOT ACCESSIBLE, M.SH.=METAL SHED, P/P=PLASTIC FENCE, MH=MANHOLE, CL=CLEAR

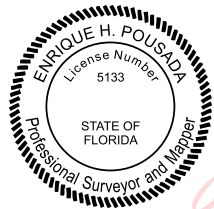
SURVEYOR'S NOTES:

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 HEREIN; 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: 12086C0318
SUFFIX: L
FLOOD ZONE: AE
BASE FLOOD ELEV: 9.0' NGVD29
DATE OF FIRM: 09-11-2009



Digitally signed by
Enrique H Pousada
Date: 2023.01.30
16:17:49 -05'00'

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

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.



SITE (290 S COCONUT LANE)



RESIDENCE 1



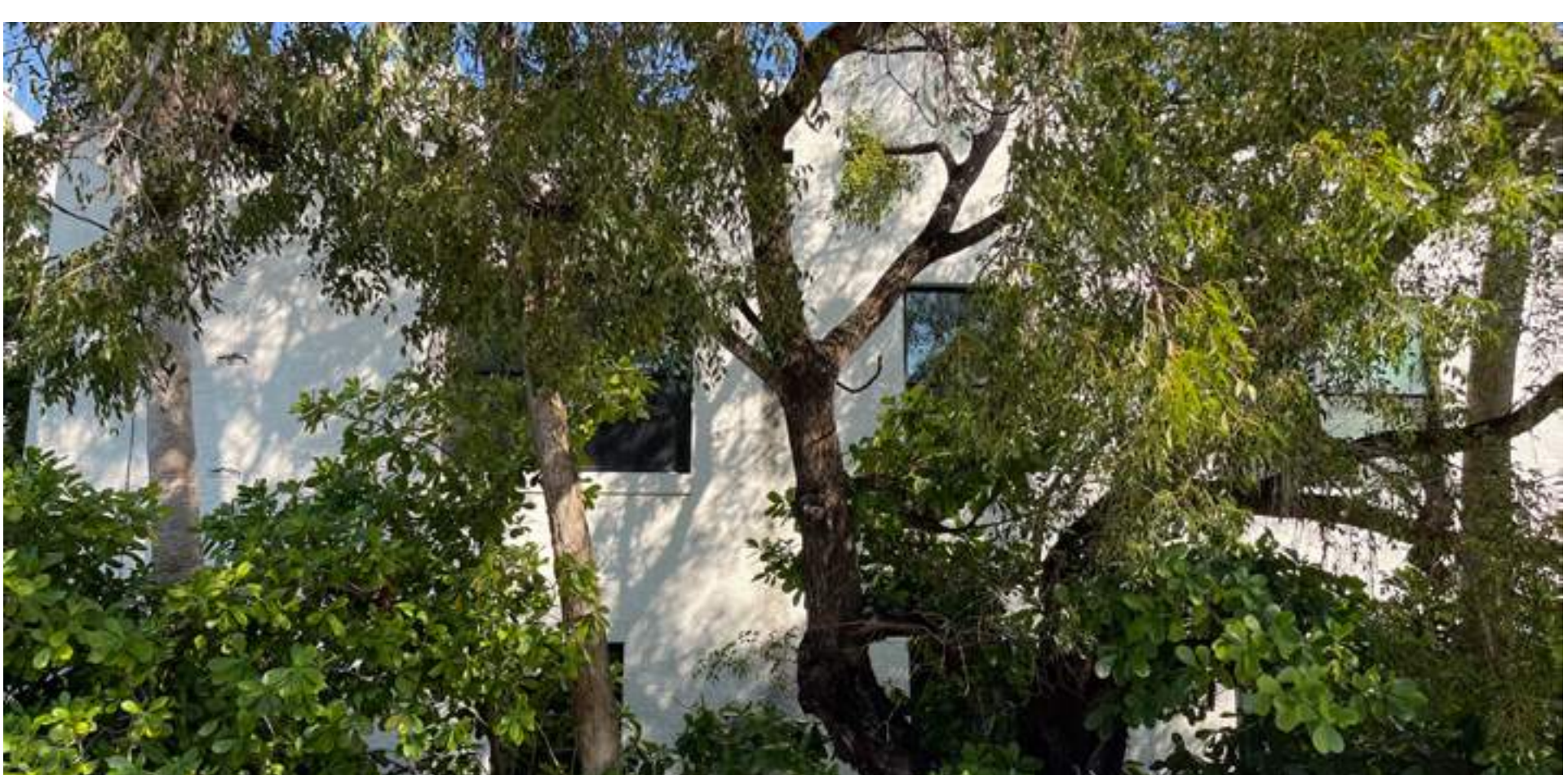
RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES





SUBJECT PROPERTY 1 (6009 N OCEAN BLVD)



RESIDENCE 1



RESIDENCE 2



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



PANORAMIC PHOTOGRAPH WITH PROPOSED RESIDENCE

CONTEXT ANALYSIS

seal

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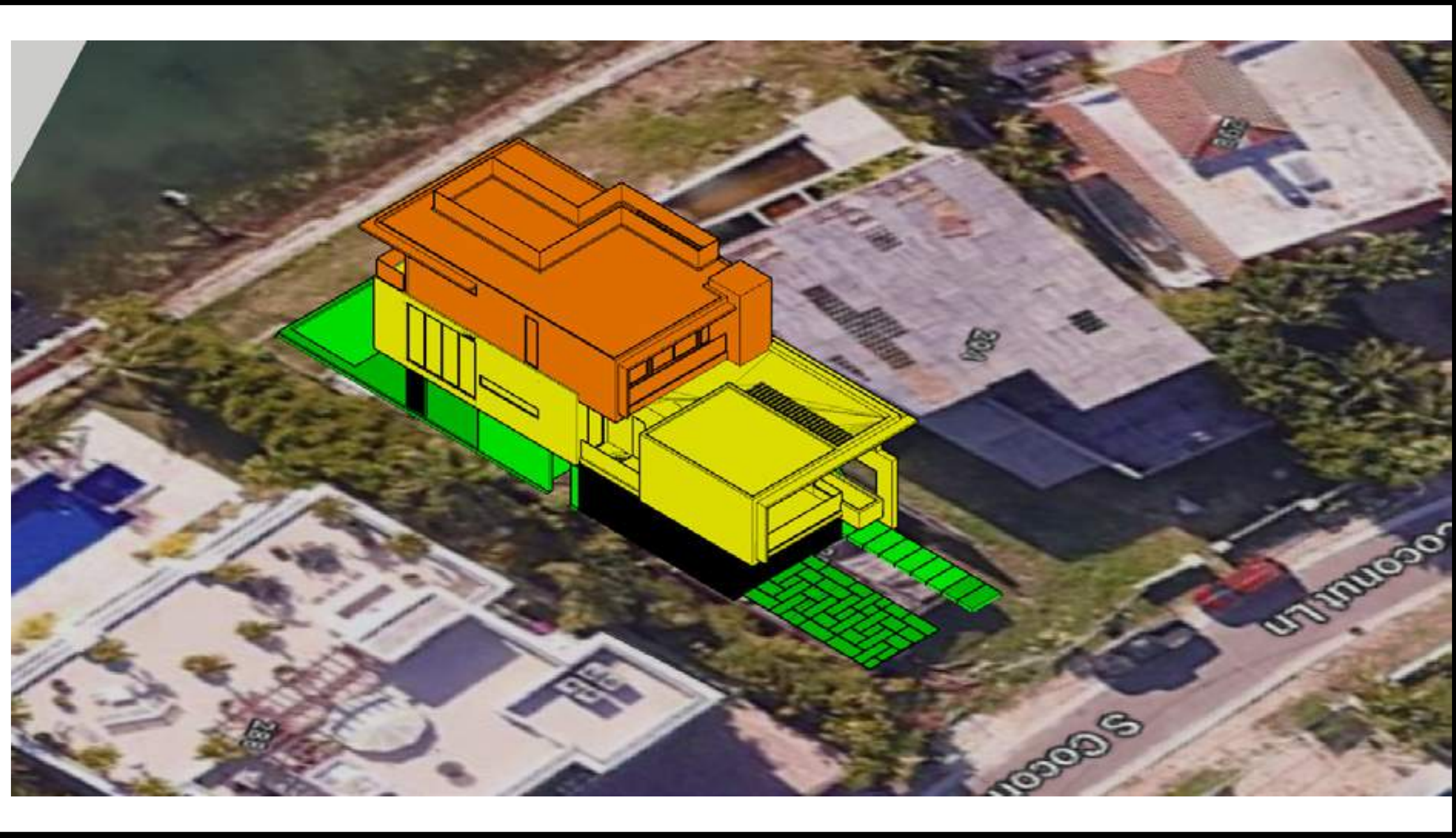
LOCATION MAP

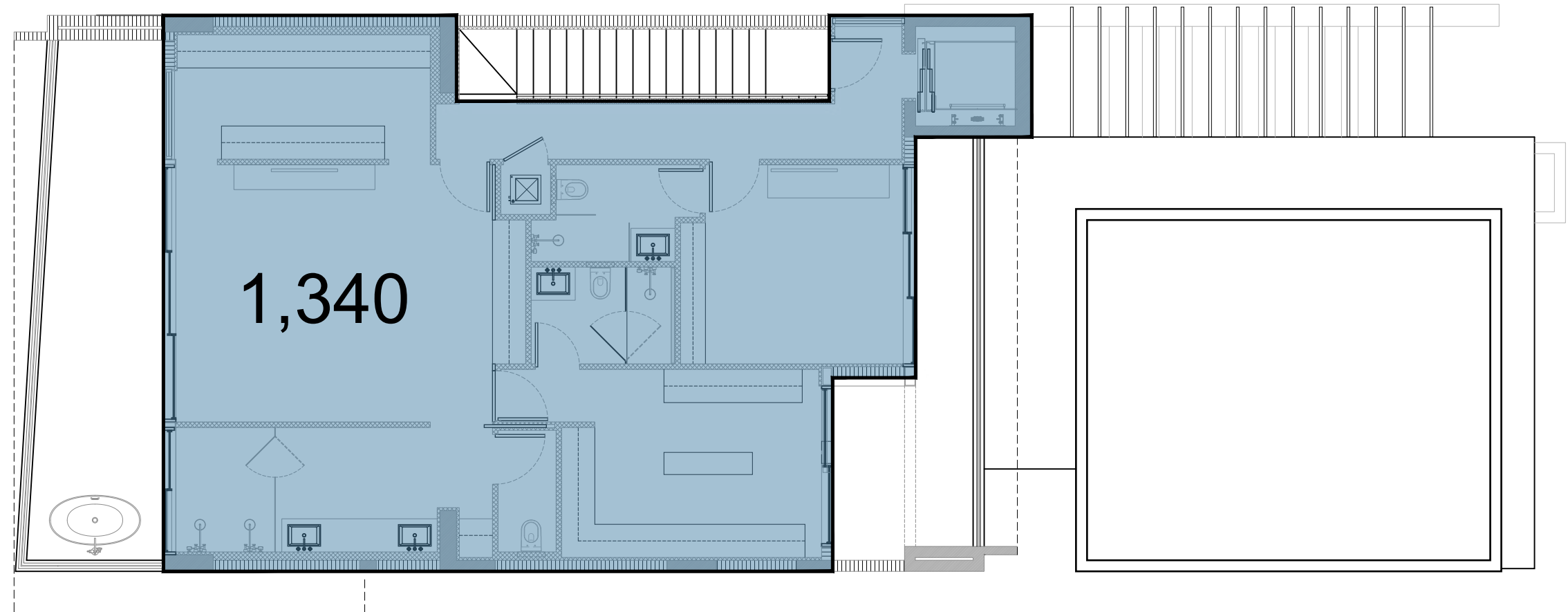
RESIDENCE 1 (BLUE)
ADJACENT PROPERTY: 288 S COCONUT LANE
LOT SIZE: 13,939 SQ. FT.
LIVING AREA: 10,853 SQ. FT. (77.9%)

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

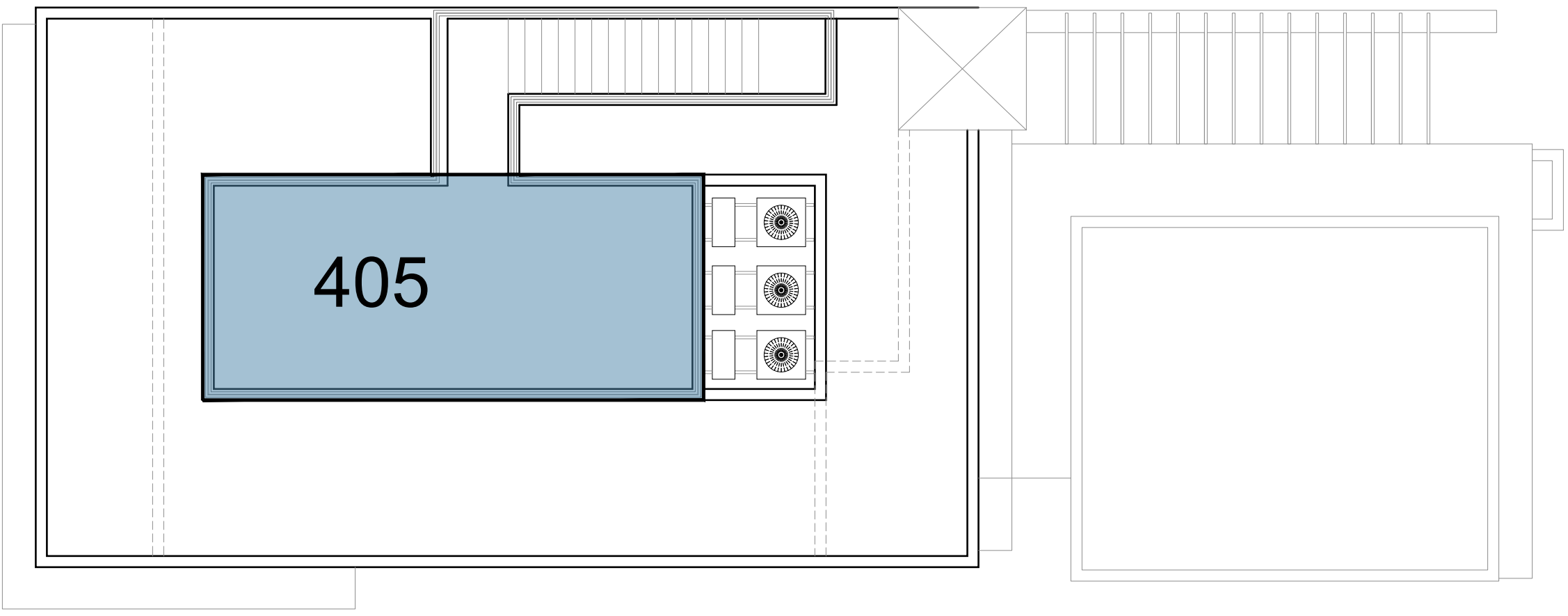


PROPOSED RESIDENCE (GREEN)
290 S COCONUT LANE
LOT SIZE: 8,000 SQ. FT
LOT COVERAGE: 2,783 SQ. FT. (35%)
SECOND FLOOR AREA: 2,831SQ. FT. (100%)

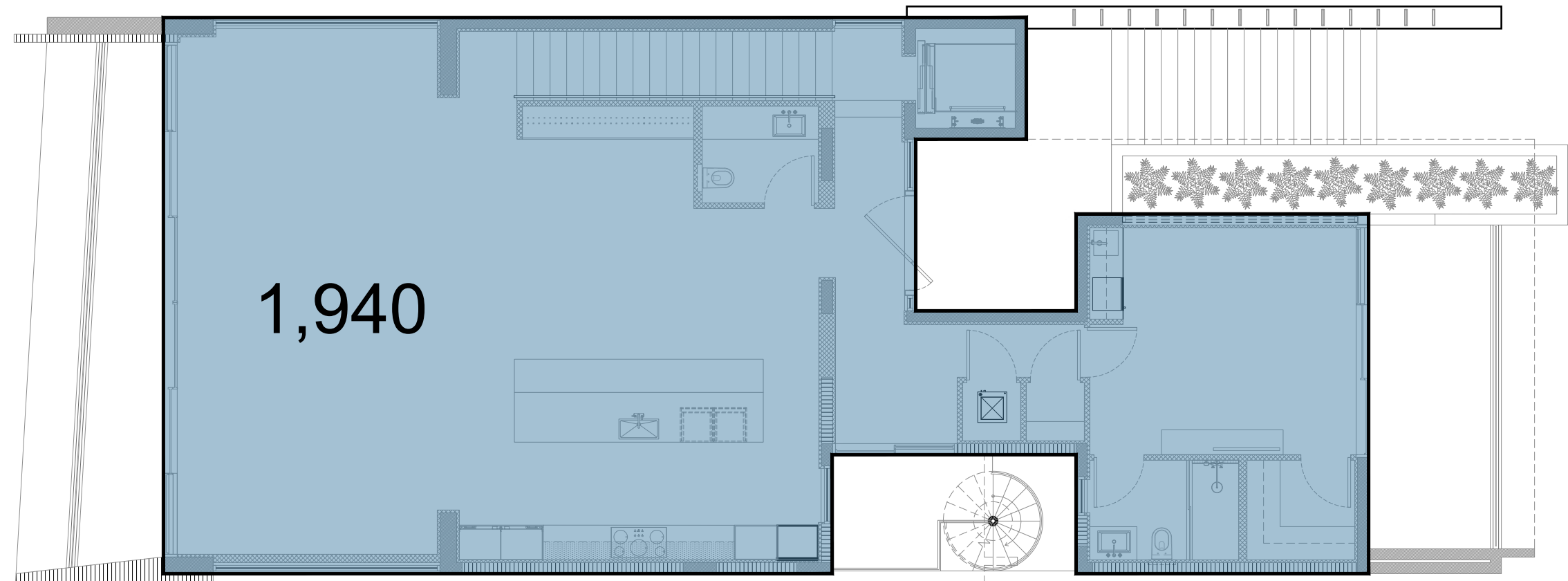




SECOND FLOOR AREA
SCALE: 1/8"=1'-0"
3



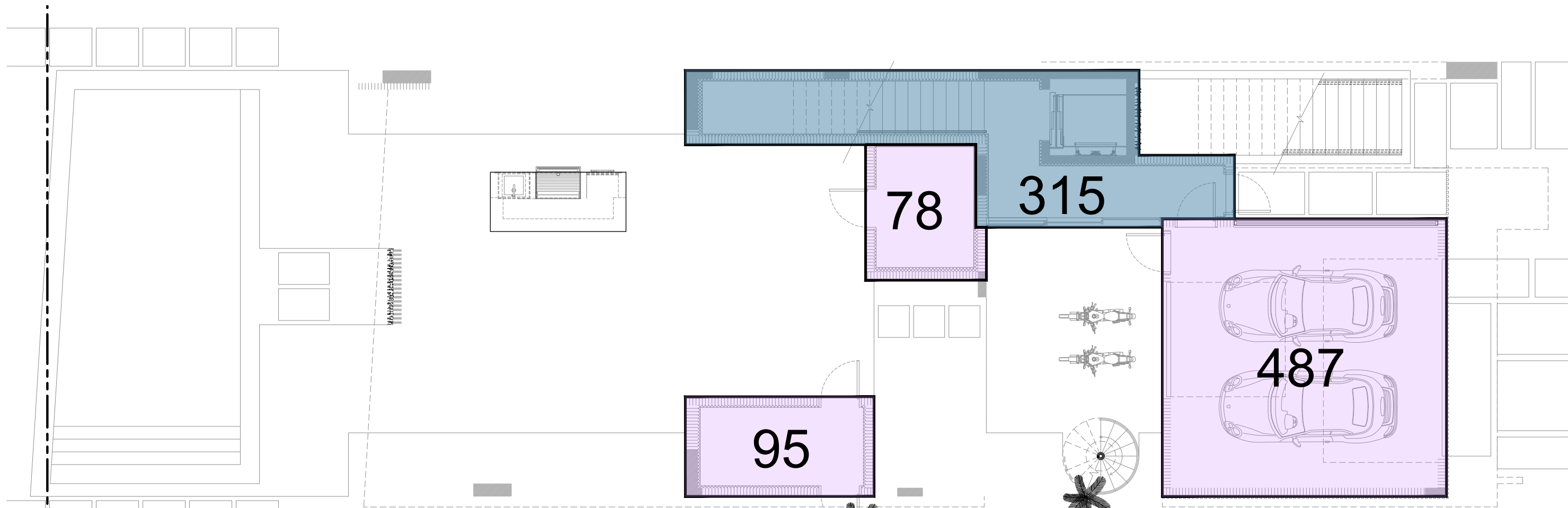
ROOF DECK AREA
SCALE: 1/8"=1'-0"
4



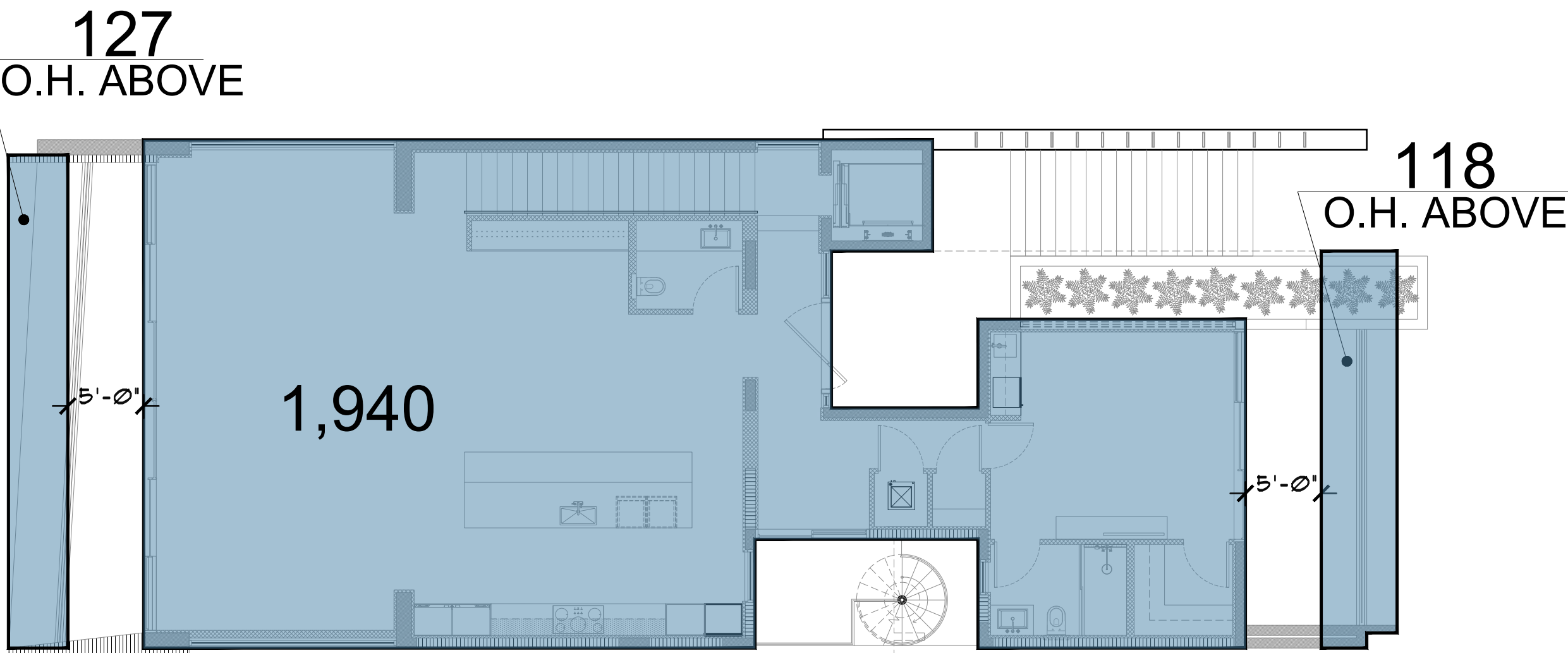
FIRST FLOOR AREA
SCALE: 1/8"=1'-0"
2

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

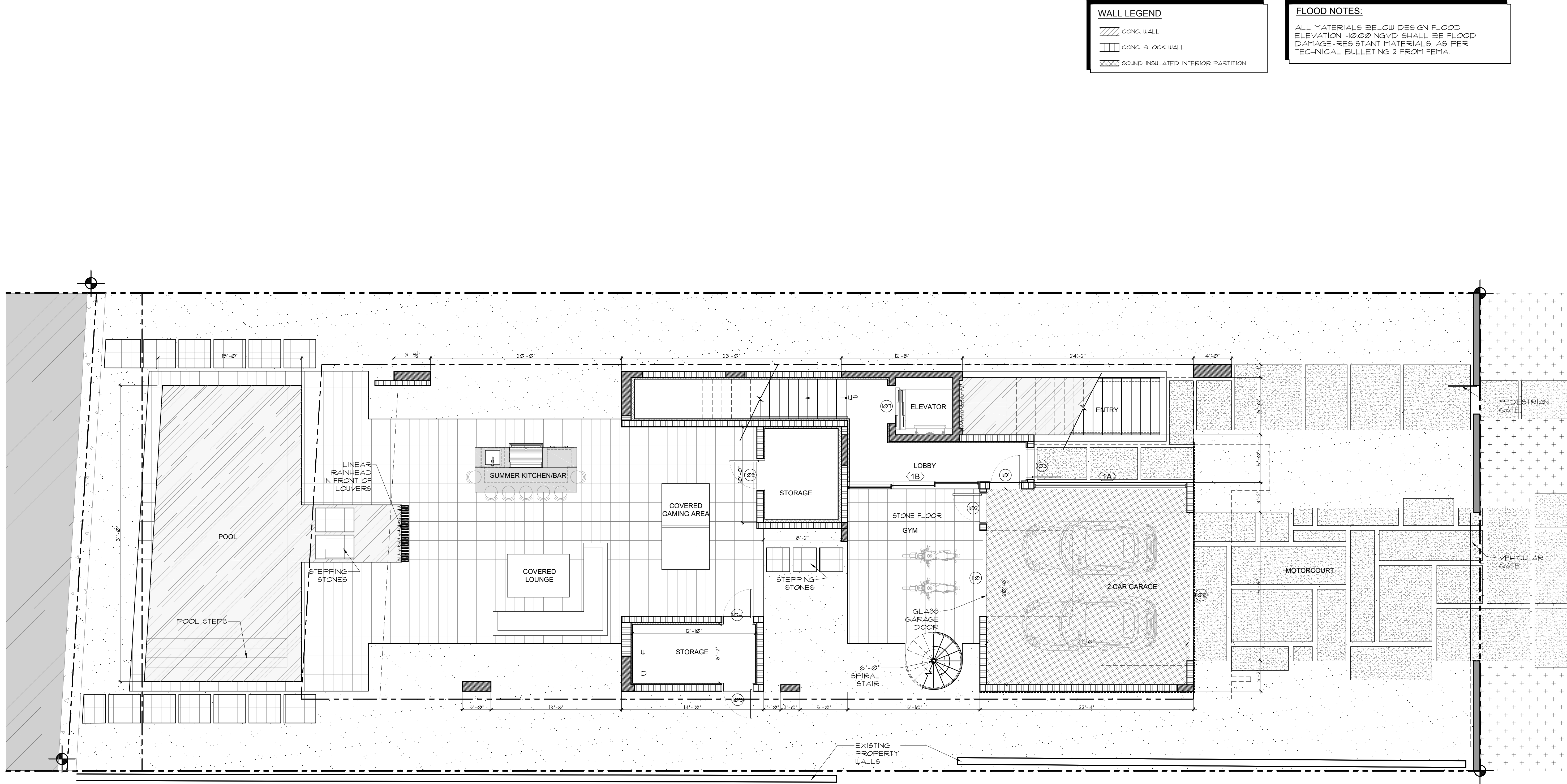
UNIT SIZE: PROVIDED		ALLOWED	PROVIDED
UNDERSTORY	375 SQFT		
FIRST FLOOR	1,940 SQFT		
SECOND FLOOR	1,340 SQFT		
TOTAL	3,655 SQFT	3,668 SQFT	3,655 SQFT
LOT COVERAGE: PROVIDED		ALLOWED	PROVIDED
FIRST FLOOR	1,940 SQFT		
FRONT OVERHANG	118 SQFT		
REAR OVERHANG	127 SQFT		
TOTAL	2,185 SQFT	2,195 SQFT	2,185 SQFT



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



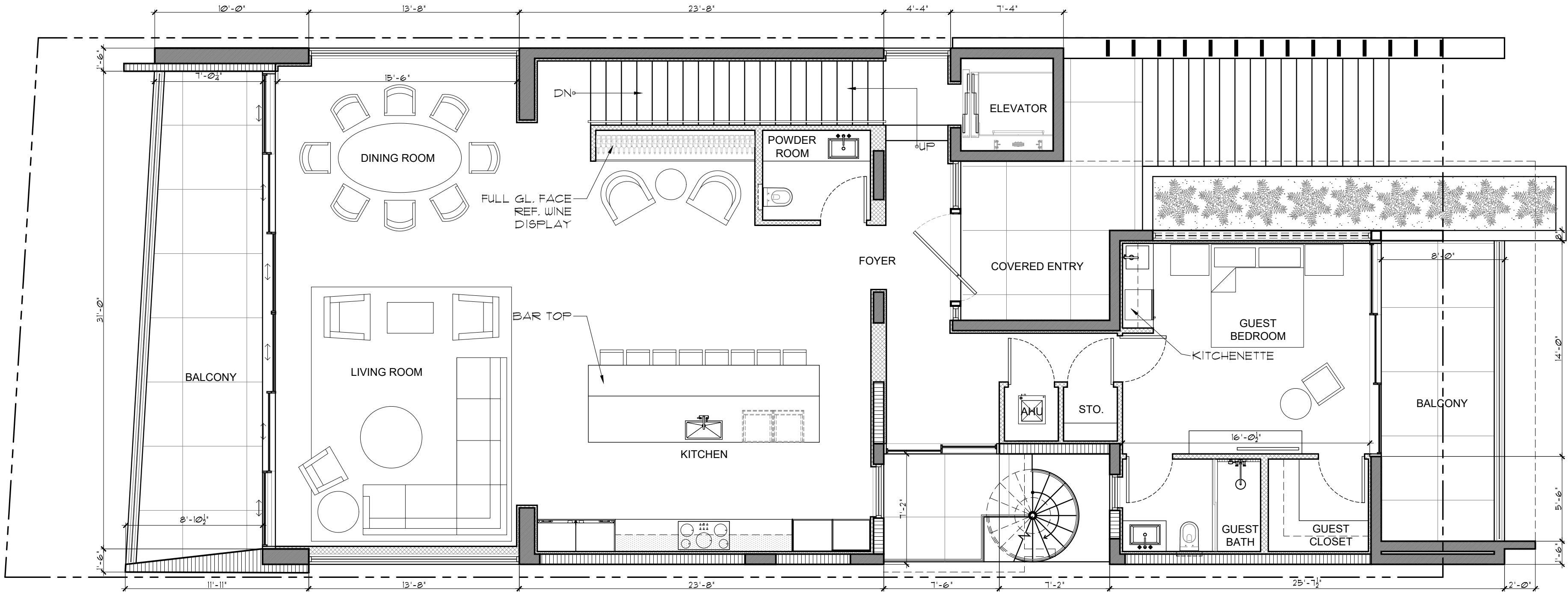
LOT COVERAGE AREA
SCALE: 1/8"=1'-0"
4



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

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 BULLETIN 2 FROM FEMA.



WALL LEGEND

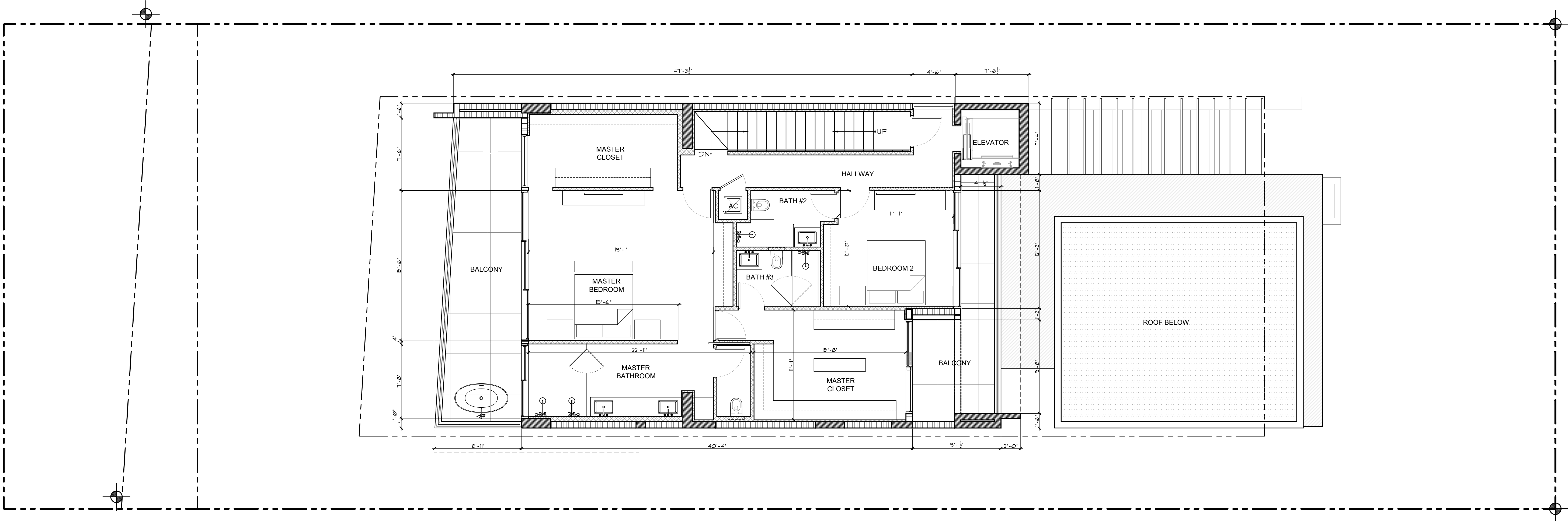
CONC. WALL

CONC. BLOCK WALL

SOUND INSULATED INTERIOR PARTITION

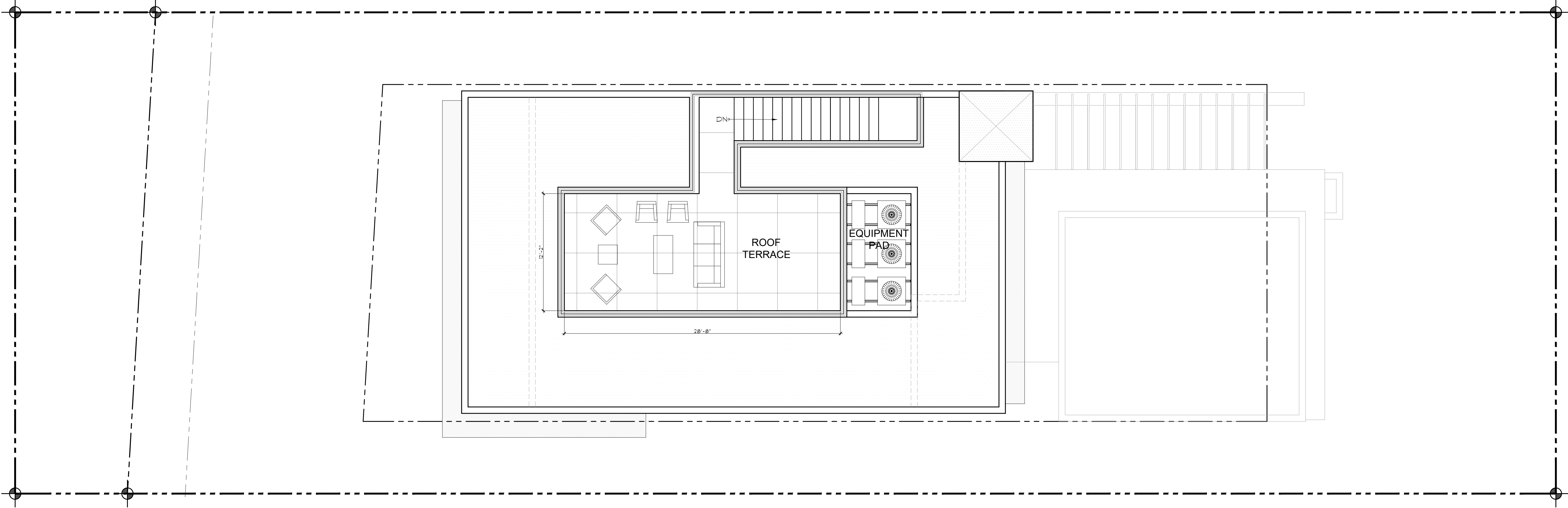
FLOOD NOTES:

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



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

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



HIGH QUALITY STUCCO FINISH

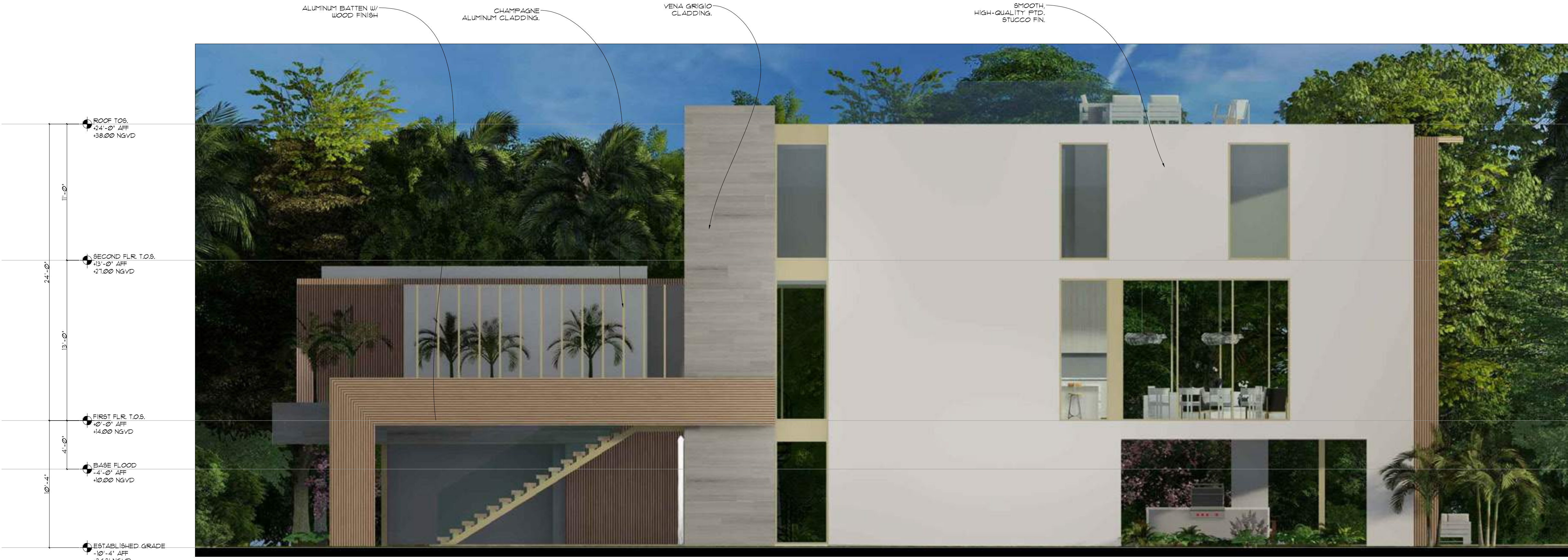
VENA GRIGIO CLADDING

ALUMINUM BATTEN W/ WOOD FINISH

CHAMPAGNE ALUMINUM CLADDING



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



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



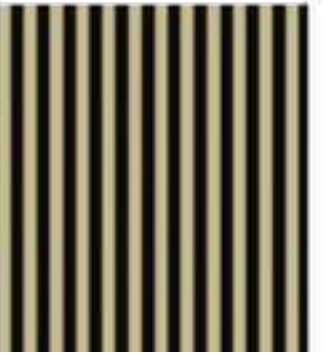
HIGH QUALITY STUCCO FINISH



VENA GRIGIO CLADDING



ALUMINUM BATTEN W/ WOOD FINISH



CHAMPAGNE ALUMINUM CLADDING



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



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

REAR & LEFT ELEVATIONS

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SOUTHEAST BIRD'S EYE VIEW



NORTHEAST BIRD'S EYE VIEW



NORTHWEST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW

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