

## LEGAL DESCRIPTION

ALL OF LOT 3 IN BLOCK D2 OF AMENDED RIVIERA FIRST AND SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; ALSO A 20.00 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF SAID LOT 3, LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 3; ALSO THAT PART OF LOT 4 IN BLOCK D2 OF AMENDED RIVIERA, WHICH IS DESCRIBED AS FOLLOWS:

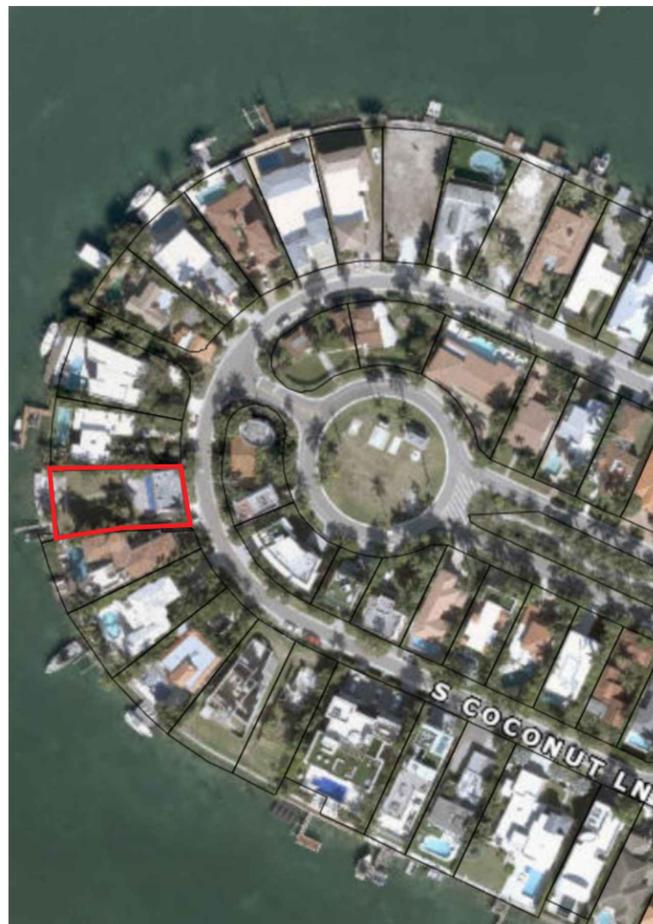
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00" RUN SOUTHERLY A DISTANCE OF 6.82 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION A DISTANCE OF 32.40 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTH COCONUT LANE; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SOUTH COCONUT LANE A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE FOLLOWING PARCEL DESCRIBED AS PARCEL "B"; A PART OF LOT 4, BLOCK D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL "B" DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C.) AT THE NORTHEAST CORNER OF LOT 4, ALSO BEING THE SOUTHEAST CORNER OF LOT 3, AND RUN ON AN ASSUMED BEARING OF DUE WEST, ALONG THE DIVIDING LINE BETWEEN LOTS 3 AND 4, A DISTANCE OF 30.78 FEET TO THE POINT OF BEGINNING (P.O.B.) OF PARCEL "B" THENCE RUN SOUTH 5°48'00" WEST, A DISTANCE OF 3.93 FEET TO A POINT; THENCE RUN NORTH 85°13'18" WEST, A DISTANCE OF 47.26 FEET TO AN INTERSECTION WITH THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4; THENCE RUN DUE EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING (P.O.B.).

LESS THE FOLLOWING PARCEL DESCRIBED AS PARCEL "A": A PART OF LOT 4, BLOCK D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL "A" DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 4 OF THE ABOVE REFERENCE SUBDIVISION AND RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 4, ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 2°52'34" A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING OF SAID PARCEL "A" THENCE RUN NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT 4, ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 0°49'07", A DISTANCE OF 3.00 FEET TO THE SOUTHERLY FACE OF A 0.50 WIDE STUCCO WALL; THENCE RUN NORTH 83°23'17" WEST, ALONG AN ASSUMED BEARING, ALONG THE SOUTHERLY FACE OF SAID WALL, A DISTANCE OF 31.52 FEET; THENCE RUN SOUTH 5°48'00" WEST A DISTANCE OF 2.89 FEET; THENCE RUN SOUTH 83°15'25" EAST, A DISTANCE OF 31.95 FEET TO THE POINT OF BEGINNING (P.O.B.).



## LOCATION PLAN

NOT TO SCALE



## WAIVER REQUEST

### 1. DECORATIVE BEAM ABOVE THE REQUIRED COURTYARD AT SOUTH ELEVATION.

- a. WAIVER TO PART OF SECTION 7.2.2.3 (B)(2)(A) REQUIRING THAT THE REQUIRED COURTYARD SHALL BE OPEN TO THE SKY WITHOUT OBSTRUCTION.

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION				
1	ADDRESS:	310 S COCONUT LN			
2	FOLIO NUMBER(S):	02-4205-002-0580			
3	BOARD AND FILE NUMBERS:	DRB24-1051			
4	YEAR BUILT:	1925	ZONING DISTRICT:	RS-4	
5	BASED FLOOD ELEVATION:	+9.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.62' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.81' NGVD	FREE BOARD:	+14.0' NGVD (+5')	
7	LOT AREA:	9,731 SF.	FUTURE CROWN OF ROAD	3.90' NGVD	
8	LOT WIDTH: 79.38'(REAR)+54.18'(FRONT)	66'-9" (AVG.)	LOT DEPTH:	160'-0" (DEED) 147'-6" (SEAWALL MID)	
9	MAX. LOT COVERAGE SF AND %:	2,829 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	2,458 SF (26.35%)	
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	516 SF	
11	FRONT YARD OPEN SPACE SF AND %:	1,219 SF (72.73%)	REAR YARD OPEN SPACE SF AND %:	1,263 SF (74.16%)	
12	MAX. UNIT SIZE SF AND %:	4,716 SF (50%)	PROPOSED UNIT SIZE SF AND %:	4,715 SF (49.99%)	
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:	2,327 SF (24.67%)	
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	N/A	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,090 SF (22.16%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	521 SF (24.92%)	
16A			GROSS AREA:		
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31 FT. W/ UNDERSTORY		28'-6"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30 FT.	N/A	47'-6"	
20	FRONT SECOND LEVEL:	40 FT.	N/A	47'-6"	
21	SIDE 1 - EAST:	10'-0"		10'-0"	
22	SIDE 2 - WEST:	10'-0"		10'-0"	
23	REAR:	22'-2"		30'-1"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

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FL LIC: AR 0016966  
FL LIC: AA 26000837



ADDRESS & OWNER

**NEW RESIDENCE**  
**310 S. COCONUT LN.**  
**MIAMI BEACH, FL. 33139**  
OWNER: PIERRE DE AGOSTINI

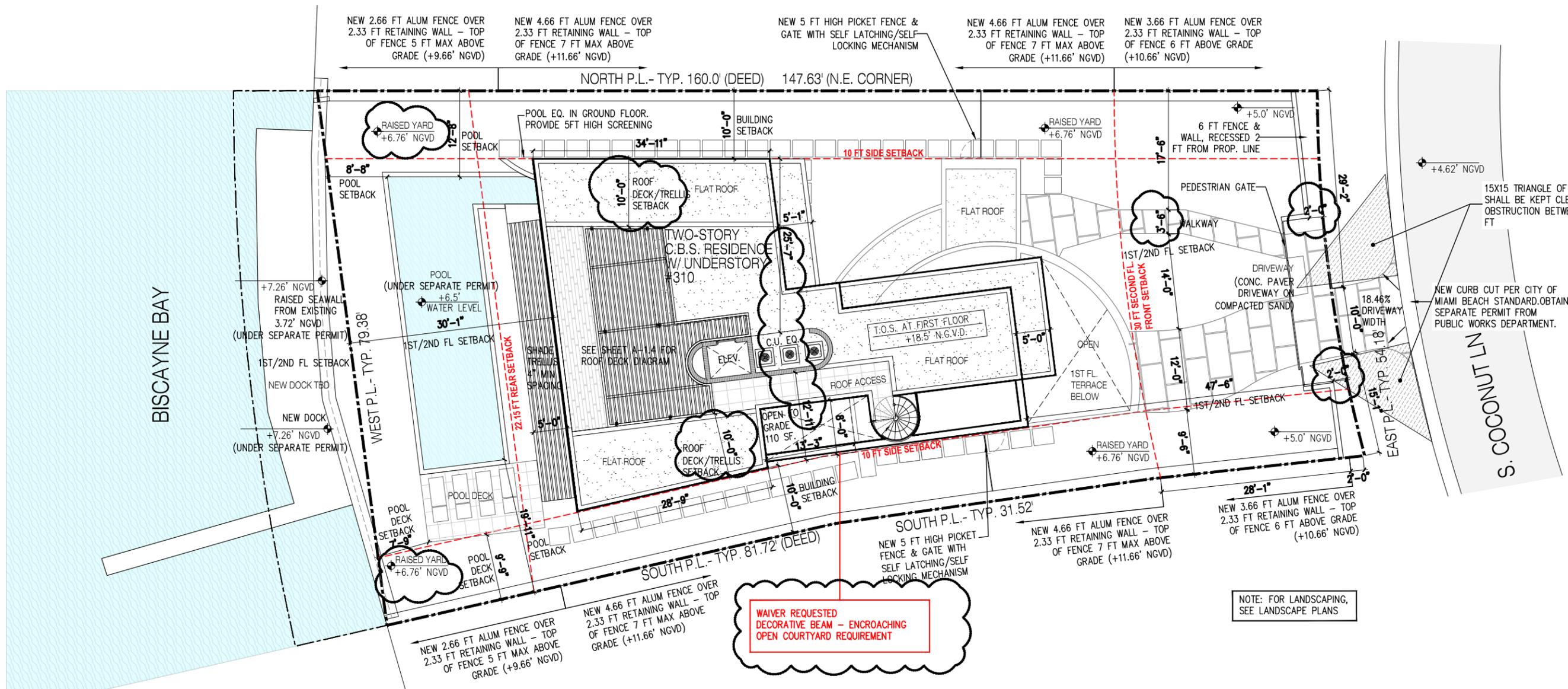
REVISION & DATE

DRAWING TITLE  
**ZONING DATA**  
**/ LOCATION**  
**PLAN**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-1.0**



**WAIVER REQUESTED  
DECORATIVE BEAM - ENCRoACHING  
OPEN COURTYARD REQUIREMENT**

NOTE: FOR LANDSCAPING,  
SEE LANDSCAPE PLANS

**1 SITE PLAN**  
1/16"=1'-0" 

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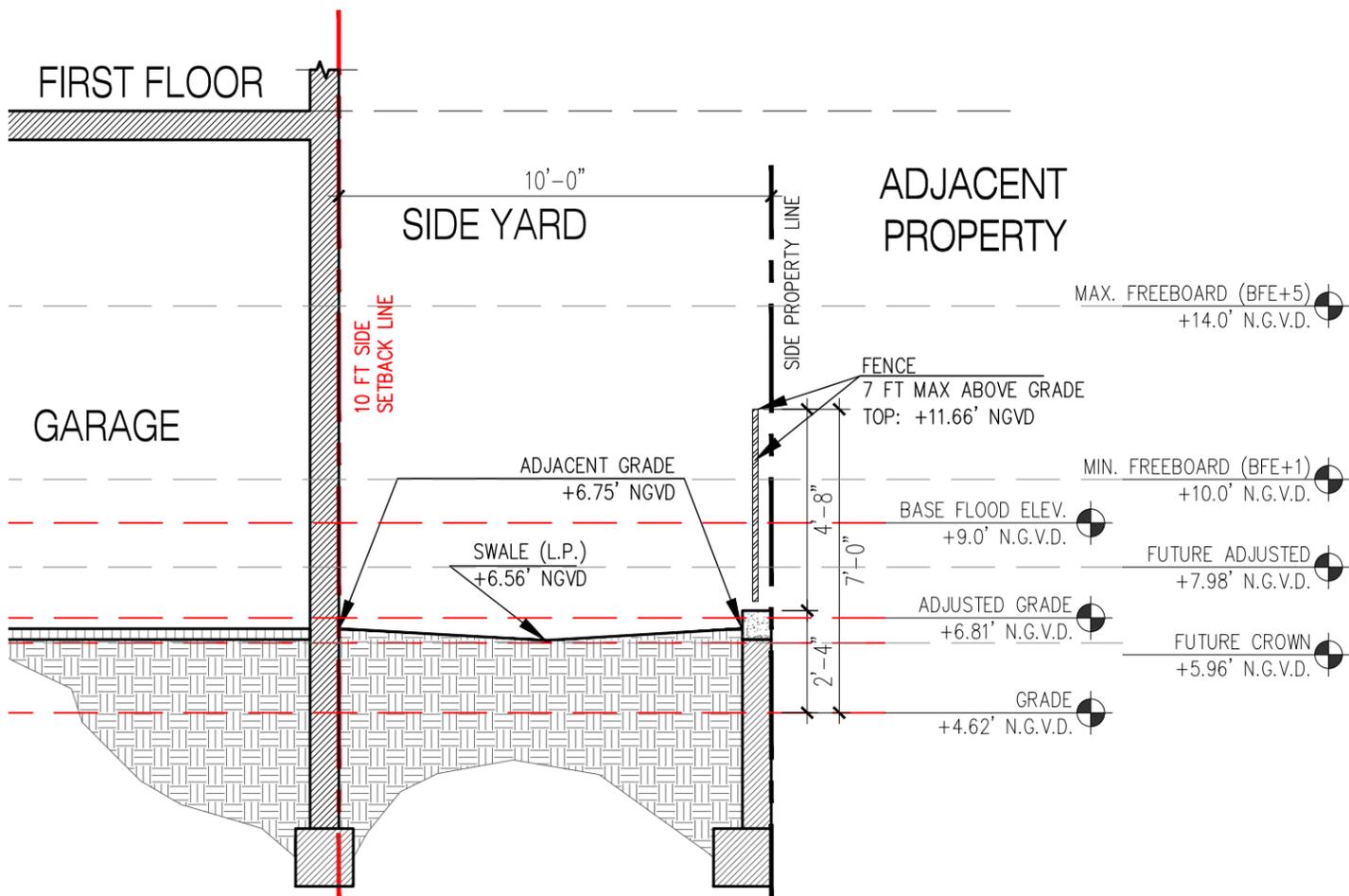
DRAWING TITLE

**SITE PLAN**

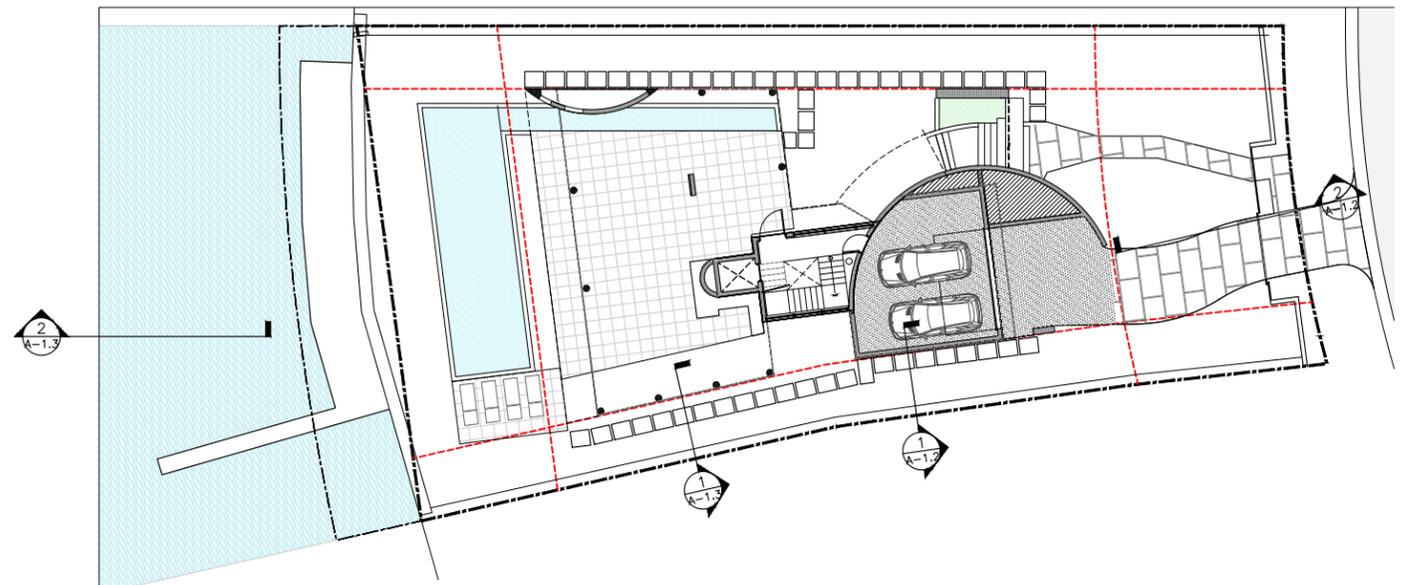
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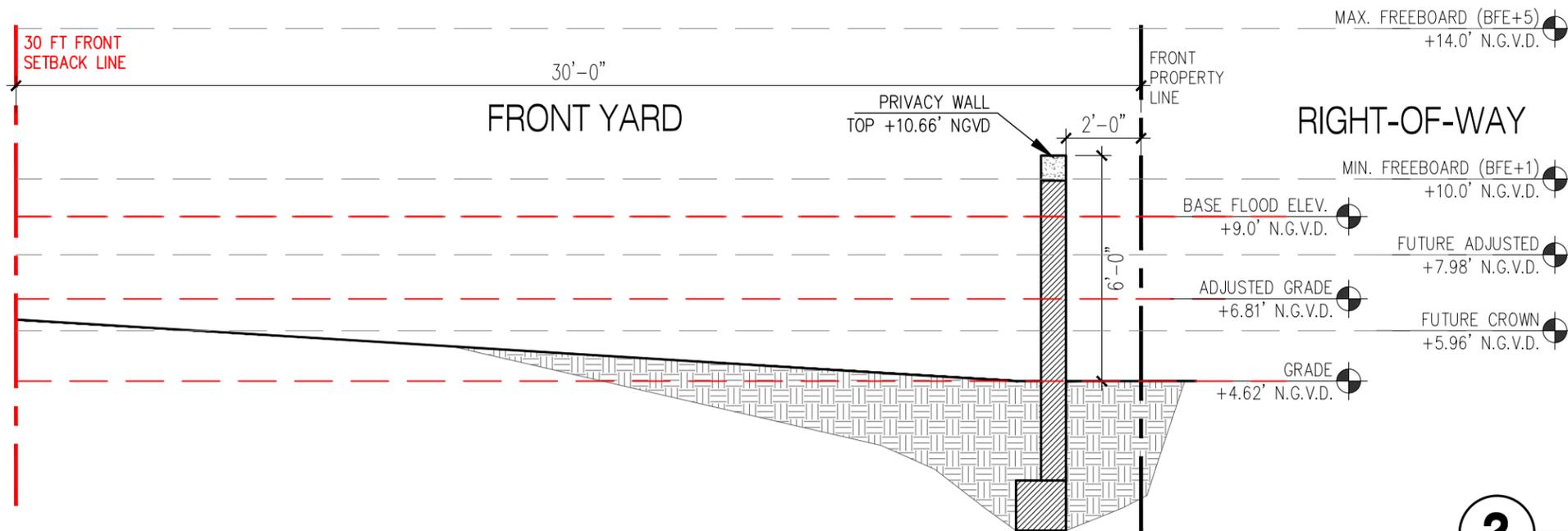
**A-1.1**



**1 INTERIOR SIDE YARD SECTION**  
1/4" = 1'-0"



**YARD SECTION KEYPLAN**  
NOT TO SCALE



**2 FRONT YARD SECTION**  
1/4" = 1'-0"



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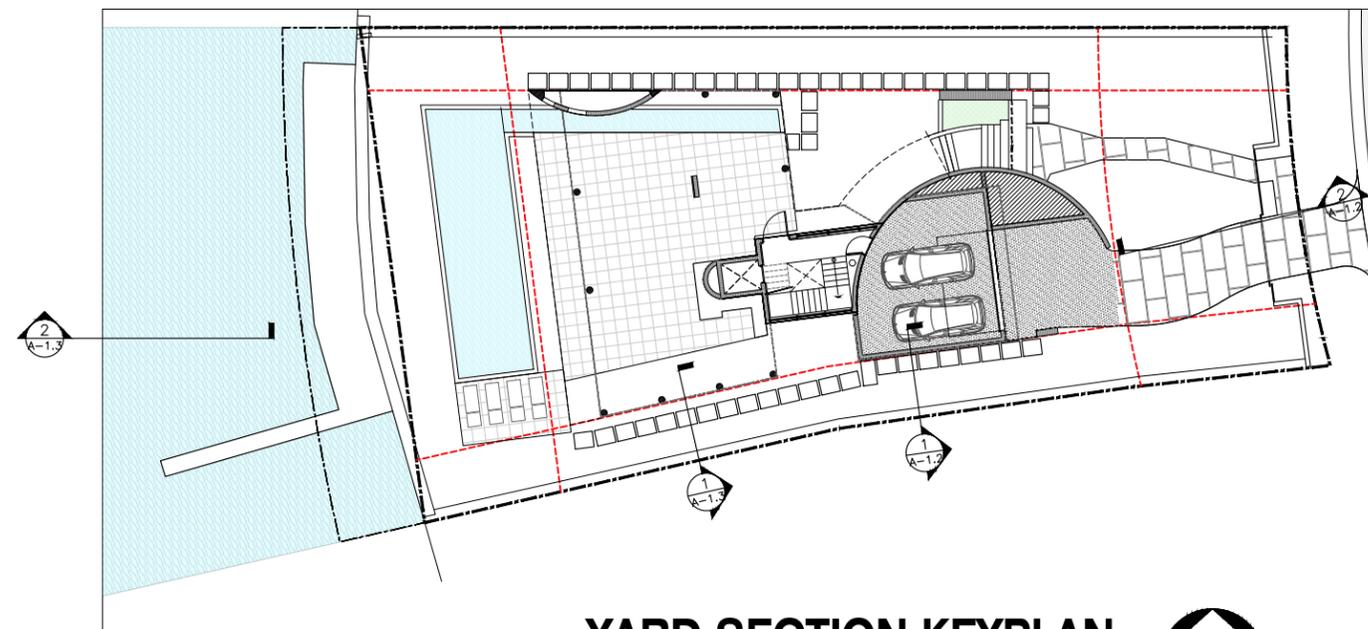
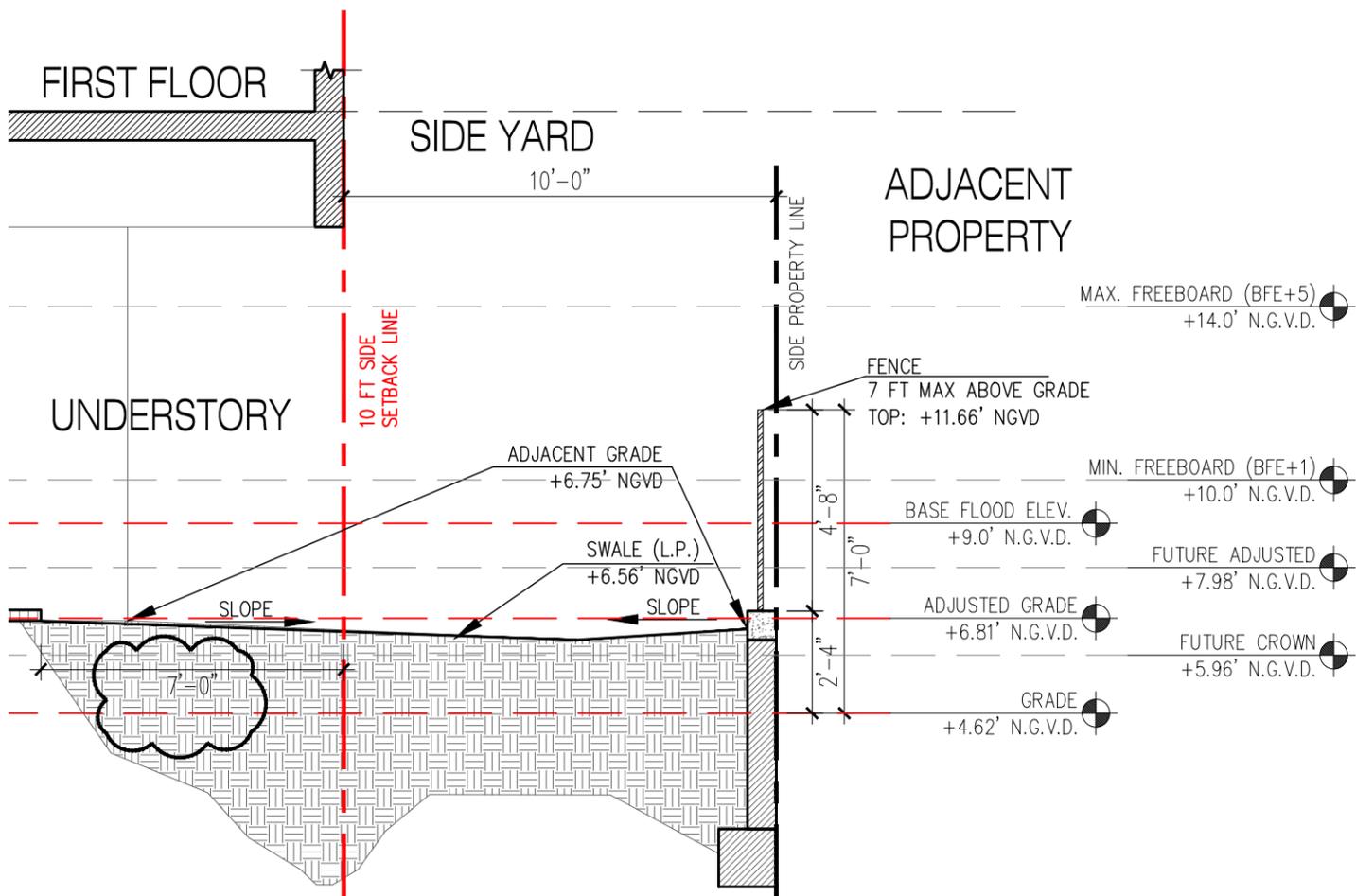
DRAWING TITLE

**YARD SECTIONS**

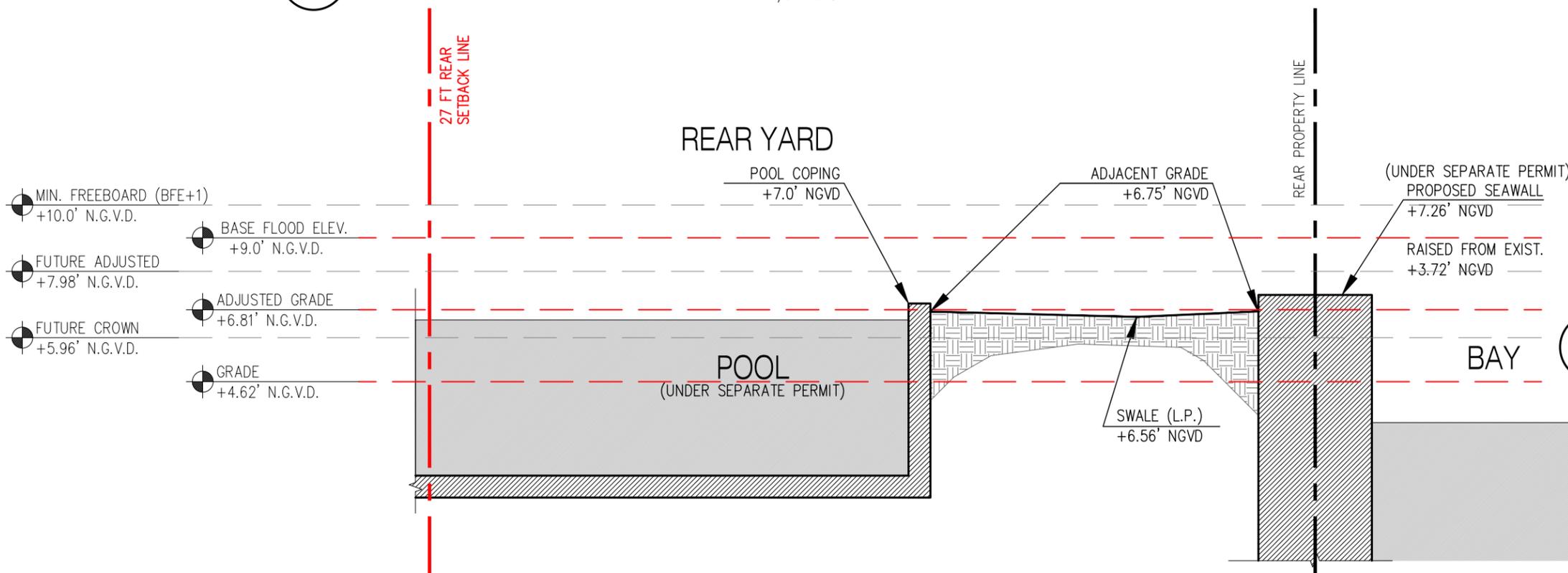
SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-1.2**



**1 INTERIOR SIDE YARD SECTION**  
1/4" = 1'-0"



**2 REAR YARD SECTION**  
1/4" = 1'-0"



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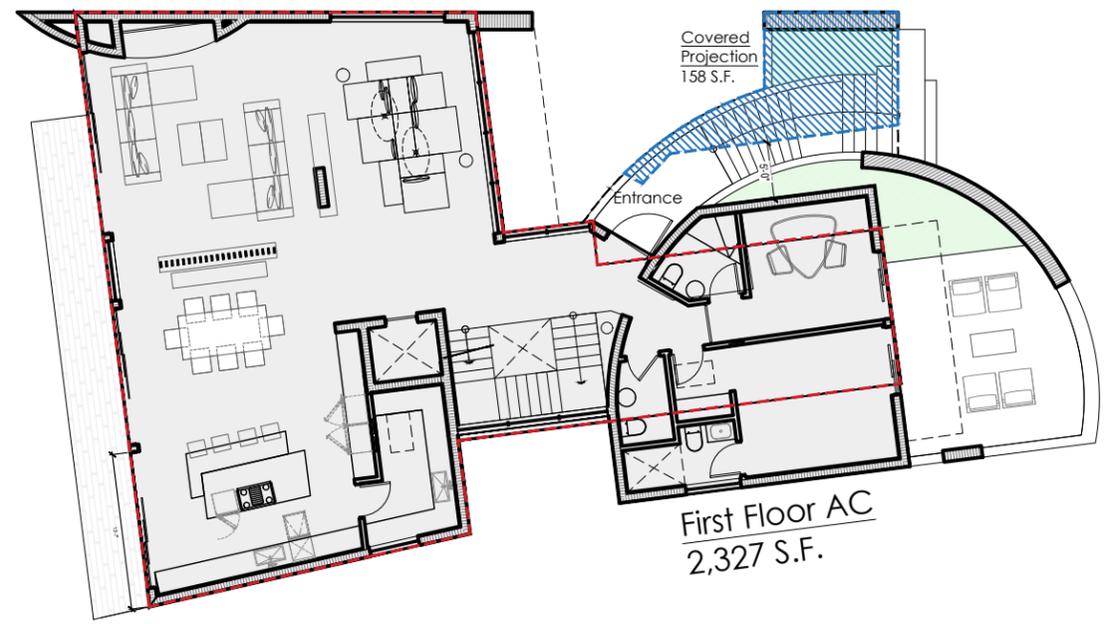
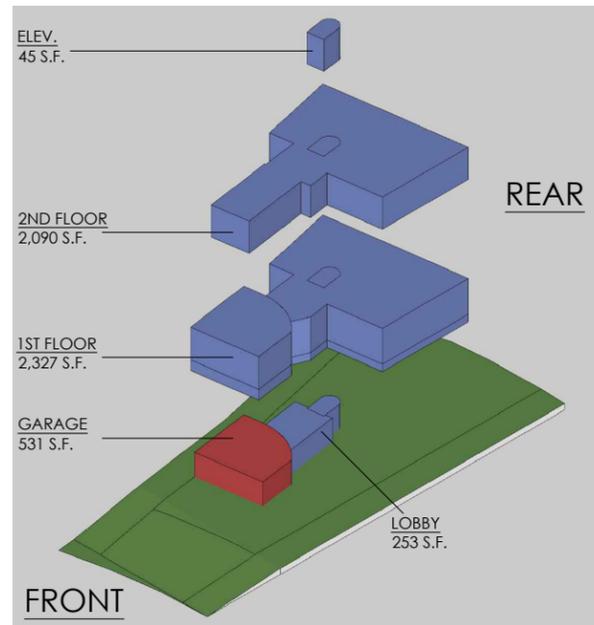
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DRAWING TITLE  
**YARD SECTIONS**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-1.3**



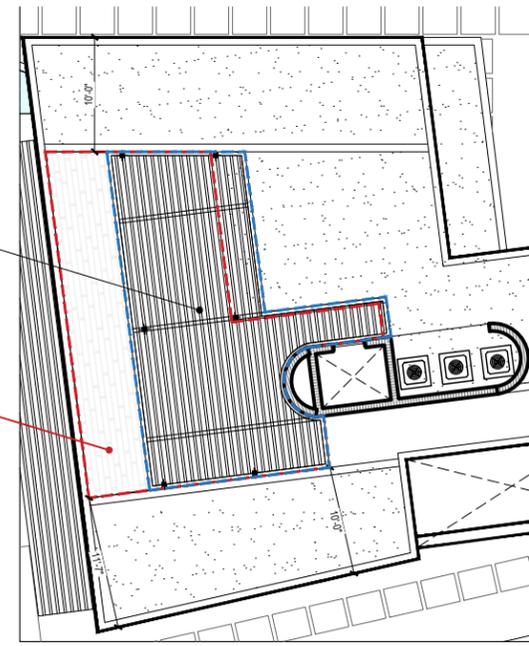
**3 AXONOMETRIC DIAGRAM**

**1 LOT COVERAGE**  
1/16" = 1'-0" ↑

**SECOND FLOOR AREA**  
2,102 S.F.

Trellis  
409 S.F.  
19.56% of 2,090  
(20% max allowed)

Roof Deck  
521 S.F.  
24.92% of 2,090  
(25% max allowed)



**2 ROOF DECK CALCULATION**  
1/16" = 1'-0" ↑

LOT COVERAGE CALCULATION	
LOT AREA	9,431 S.F.
MAX ALLOWED (30%)	2,829 S.F.
FIRST FL	2,327 S.F.
SECOND FLOOR.	0
COVERED PROJECTIONS	158 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
<b>TOTAL COVERAGE</b>	<b>2,485 S.F.</b>
	26.35%

- FIRST FL. AREA  
COUNTED COVERAGE
- SECOND FL. (AC) PROJECTION  
COUNTED IN COVERAGE
- COVERED AREA PROJECTING MORE  
THAN 5 FT FROM EXTERIOR WALL
- PROJECTION OF UPPER FLOOR/ROOF  
ABOVE



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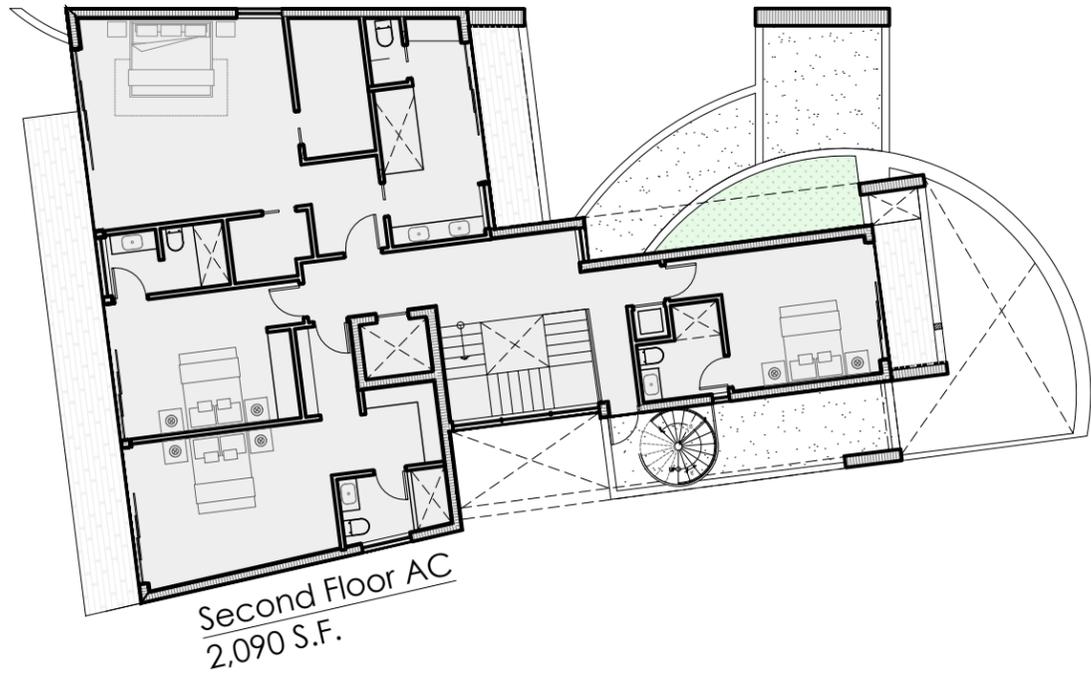
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DRAWING TITLE  
**LOT COVERAGE DIAGRAM**

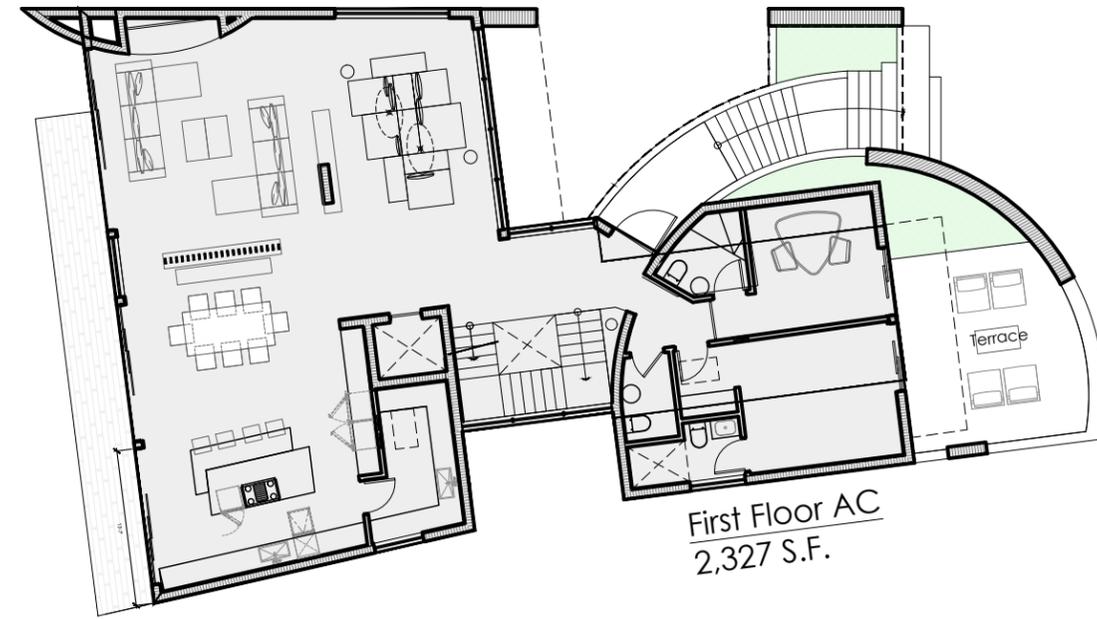
SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-1.4**



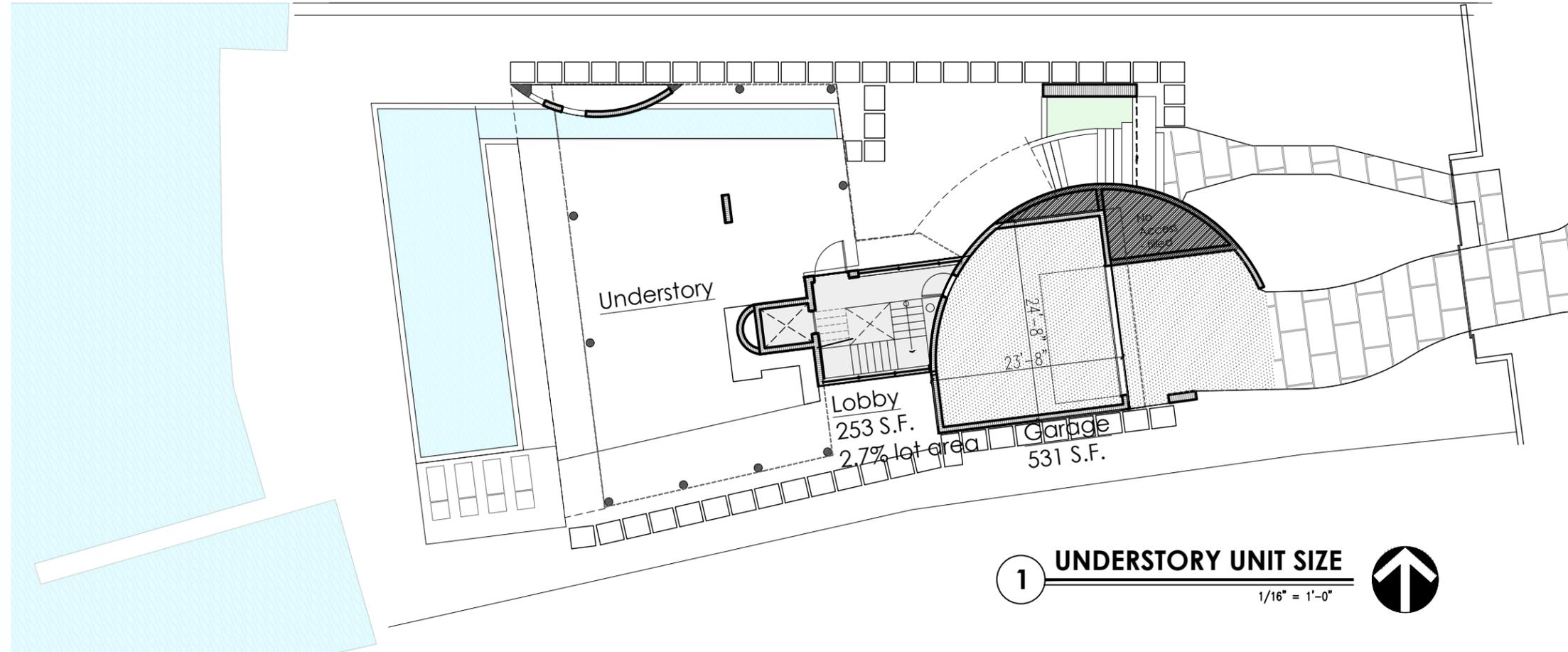
**3 SECOND FLOOR UNIT SIZE**  
1/16" = 1'-0"



**2 FIRST FLOOR UNIT SIZE**  
1/16" = 1'-0"

UNIT SIZE CALCULATION	
LOT AREA	9,431 S.F.
MAX ALLOWED (50%)	4,716 S.F.
UNDERSTORY LOBBY	253 S.F.
FIRST FL. AC	2,327 S.F.
SECOND FL. AC	2,090 S.F.
ROOF ELEVATOR	45 S.F.
TOTAL UNIT SIZE	4,715 S.F.
	49.99%

- AREA COUNTED IN UNIT SIZE
- GARAGE AREA EXCLUDED, UNDER 600 S.F.



**1 UNDERSTORY UNIT SIZE**  
1/16" = 1'-0"



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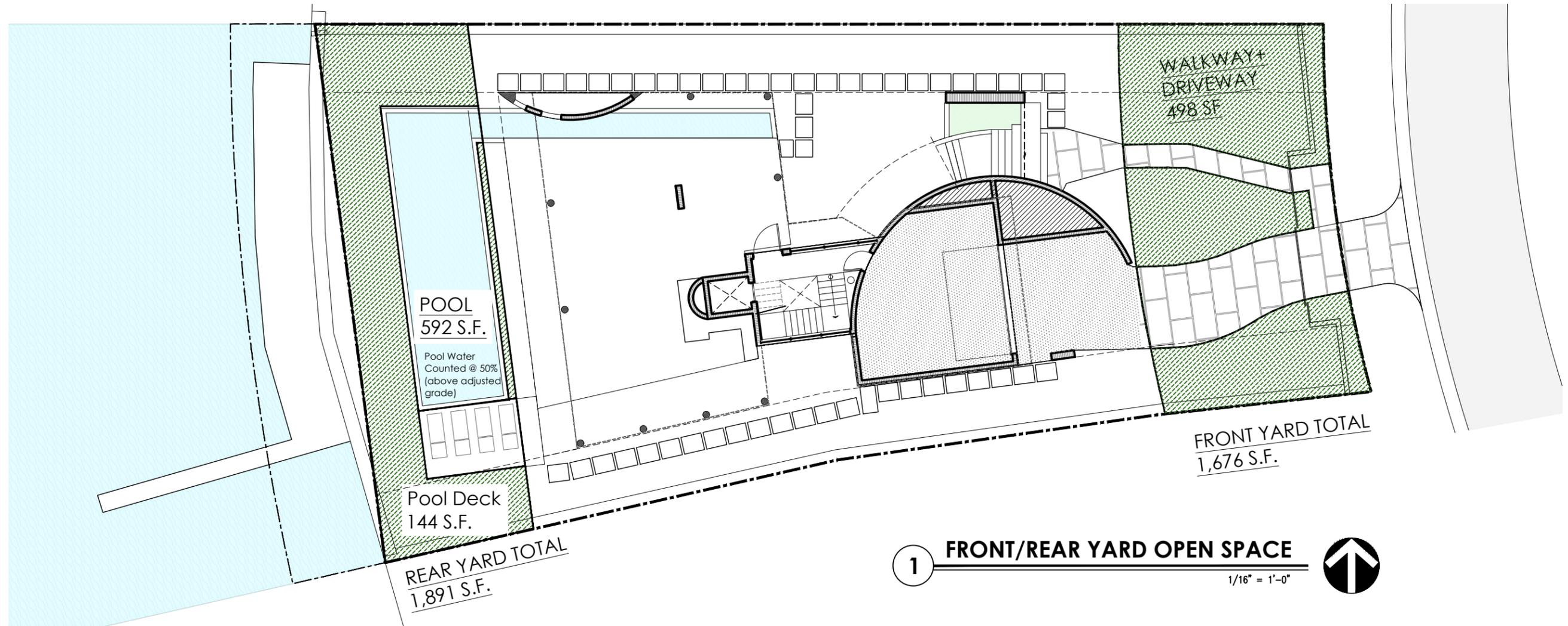
DRAWING TITLE

**UNIT SIZE  
DIAGRAM**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-1.5**



**POOL**  
592 S.F.

Pool Water  
Counted @ 50%  
(above adjusted  
grade)

**Pool Deck**  
144 S.F.

**WALKWAY+  
DRIVEWAY**  
498 SF

**REAR YARD TOTAL**  
1,891 S.F.

**FRONT YARD TOTAL**  
1,676 S.F.

**1 FRONT/REAR YARD OPEN SPACE**  
1/16" = 1'-0"

REAR YARD OPEN SPACE	
REAR YARD AREA	1,703 S.F.
POOL DECK	- 144 S.F.
POOL (592 S.F. @ 50%)	- 296 S.F.
<b>MINIMUM OPEN SPACE (70%)</b>	<b>1,192 S.F.</b>
<b>OPEN SPACE PROVIDED</b>	<b>1,263 S.F.</b>
	<b>74.16%</b>

- OPEN SPACE
- POOL WATER COUNTED @ 50% ADJUSTED GRADE: 6.23' NGVD

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,676 S.F.
DRIVEWAY+WALKWAY	- 457 S.F.
<b>MINIMUM OPEN SPACE (70%)</b>	<b>1,173 S.F.</b>
<b>OPEN SPACE PROVIDED</b>	<b>1,219 S.F.</b>
	<b>72.73%</b>

- OPEN SPACE

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DRAWING TITLE  
**OPEN SPACE  
DIAGRAM**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-1.6**



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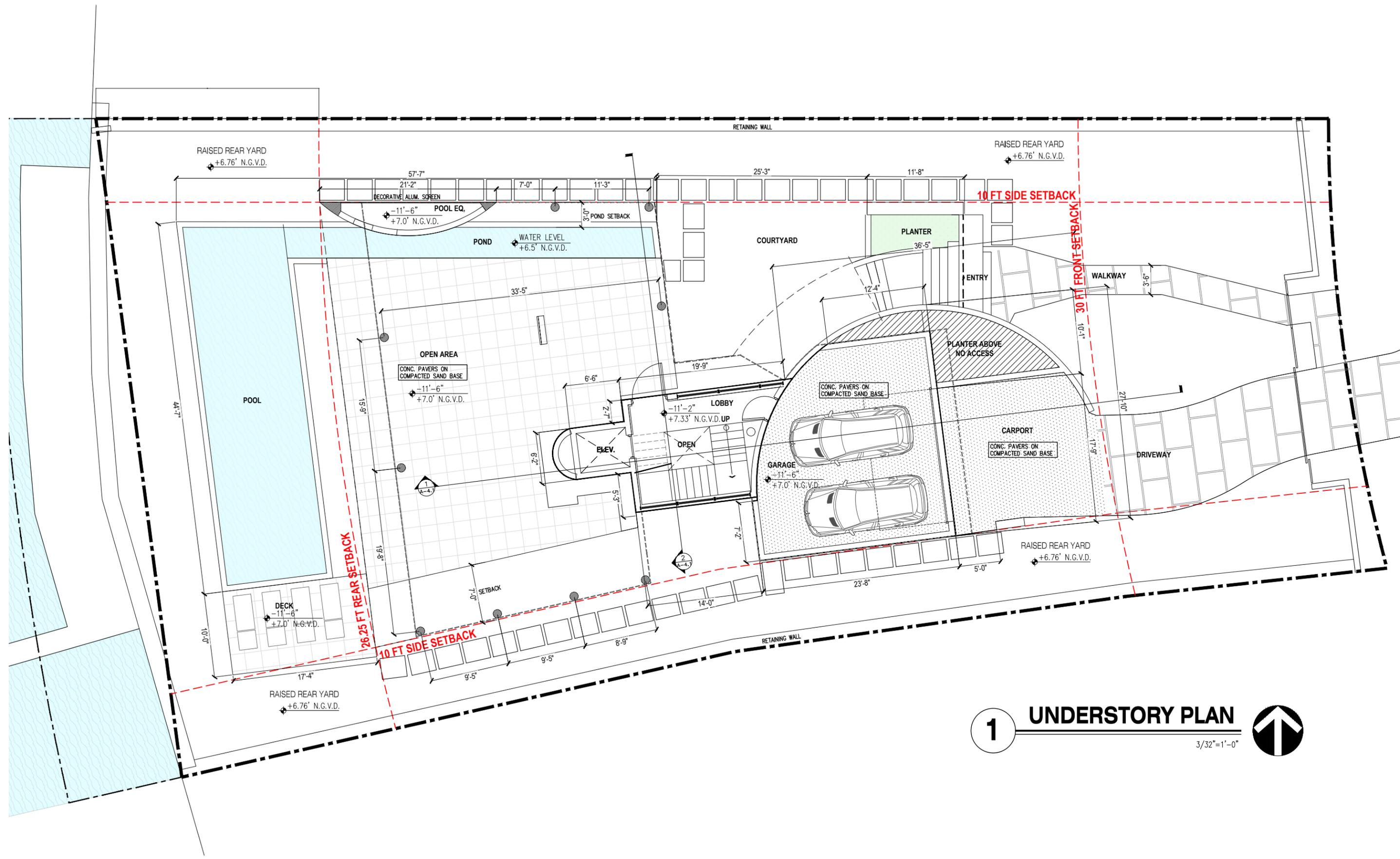
DRAWING TITLE

**UNDERSTORY PLAN**

SCALE: AS SHOWN  
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SHEET NUMBER

**A-2.1**



**1 UNDERSTORY PLAN** 3/32"=1'-0"



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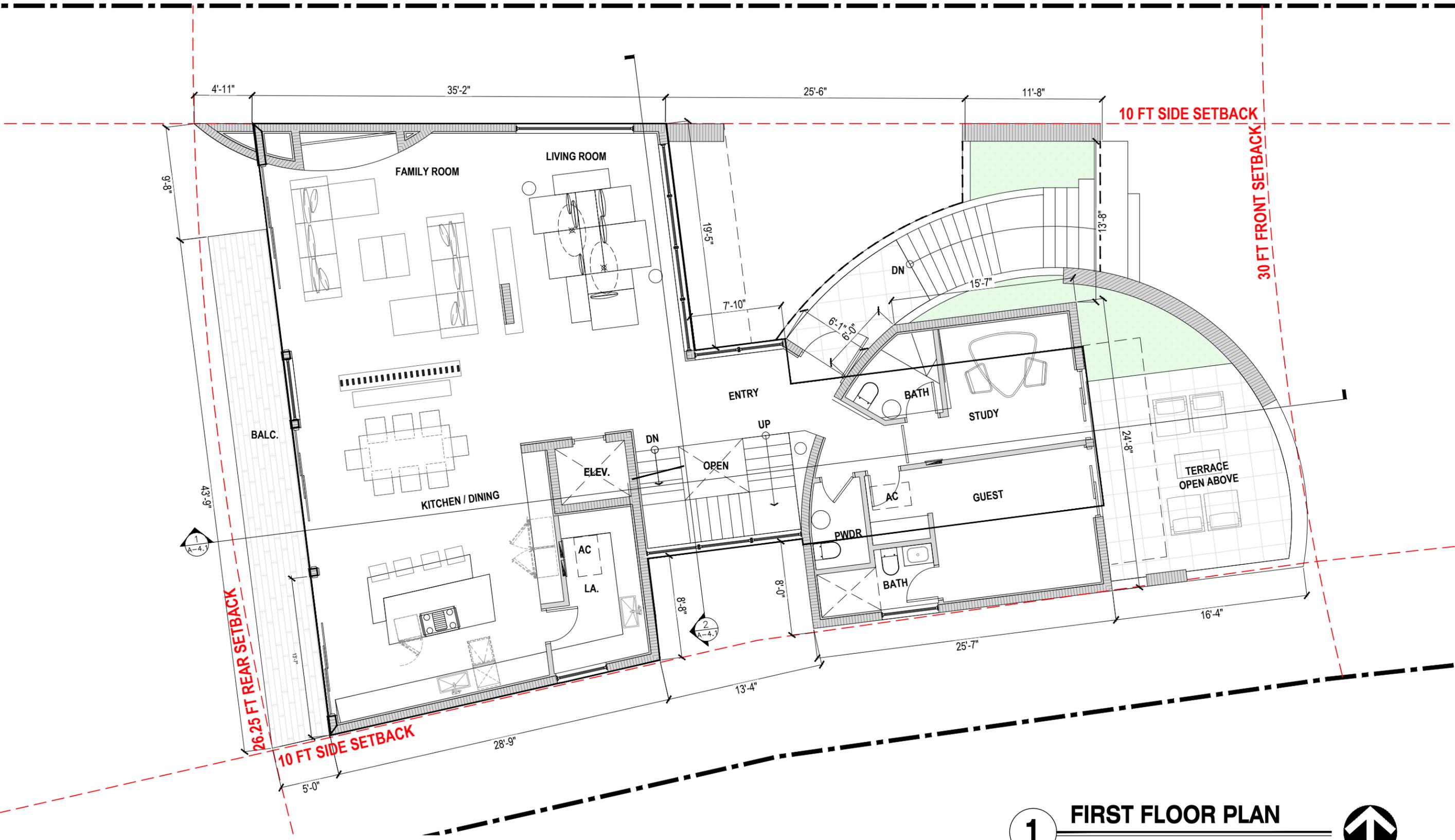
DRAWING TITLE

**SECOND FLOOR PLAN**

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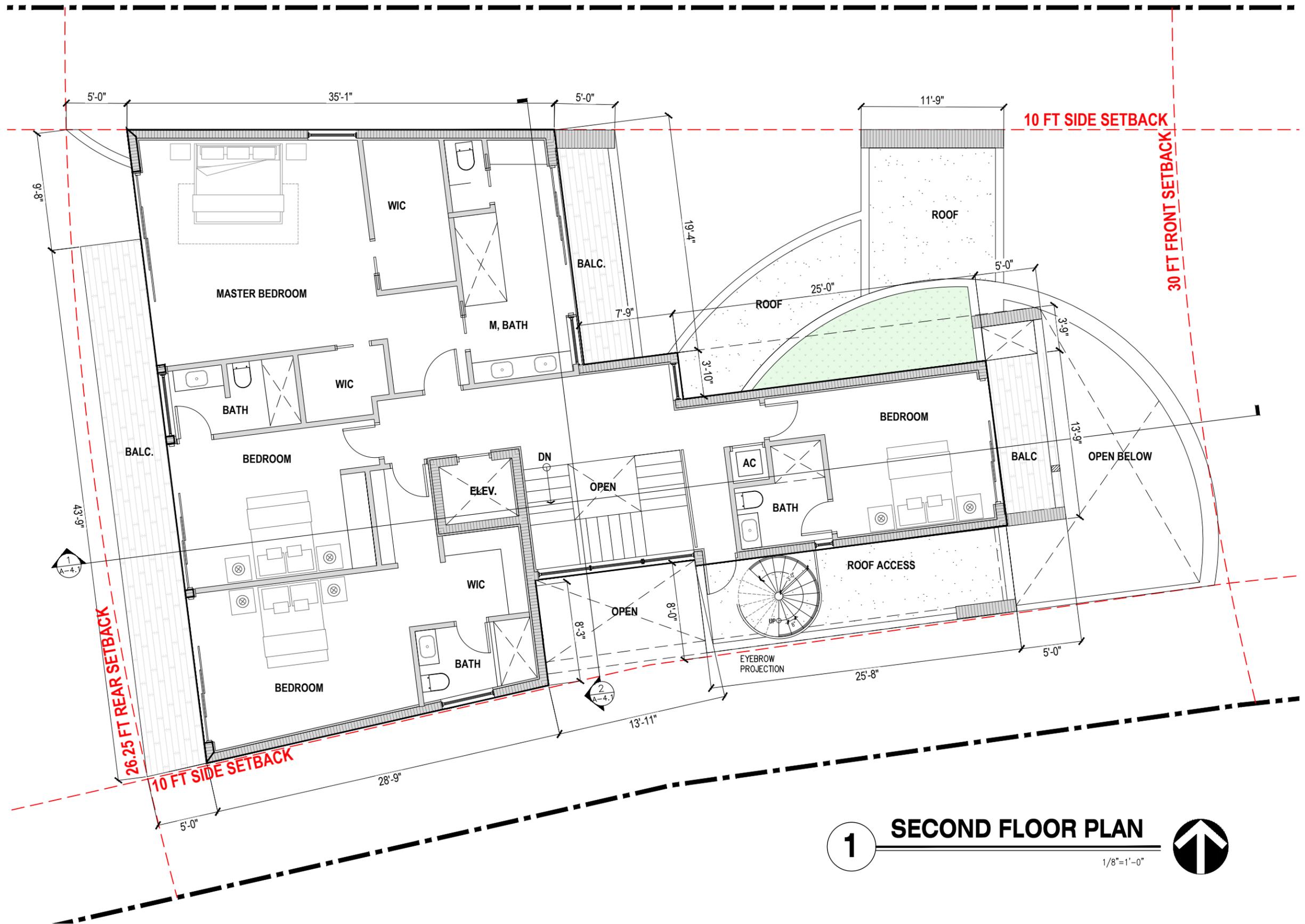
**A-2.2**



**1 FIRST FLOOR PLAN**

1/8"=1'-0"





**1 SECOND FLOOR PLAN**  
 1/8" = 1'-0"



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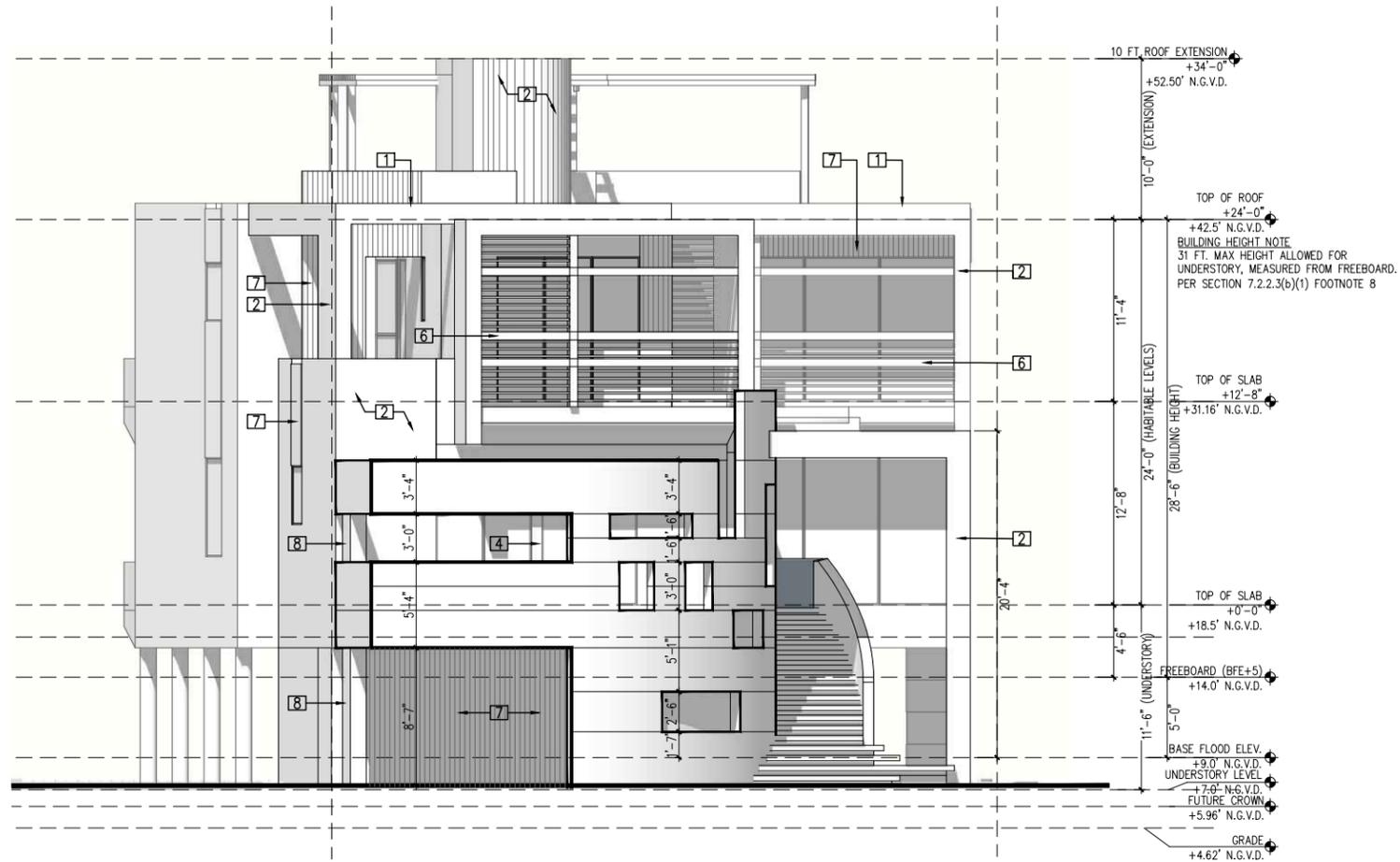
**SECOND FLOOR PLAN**

SCALE: AS SHOWN  
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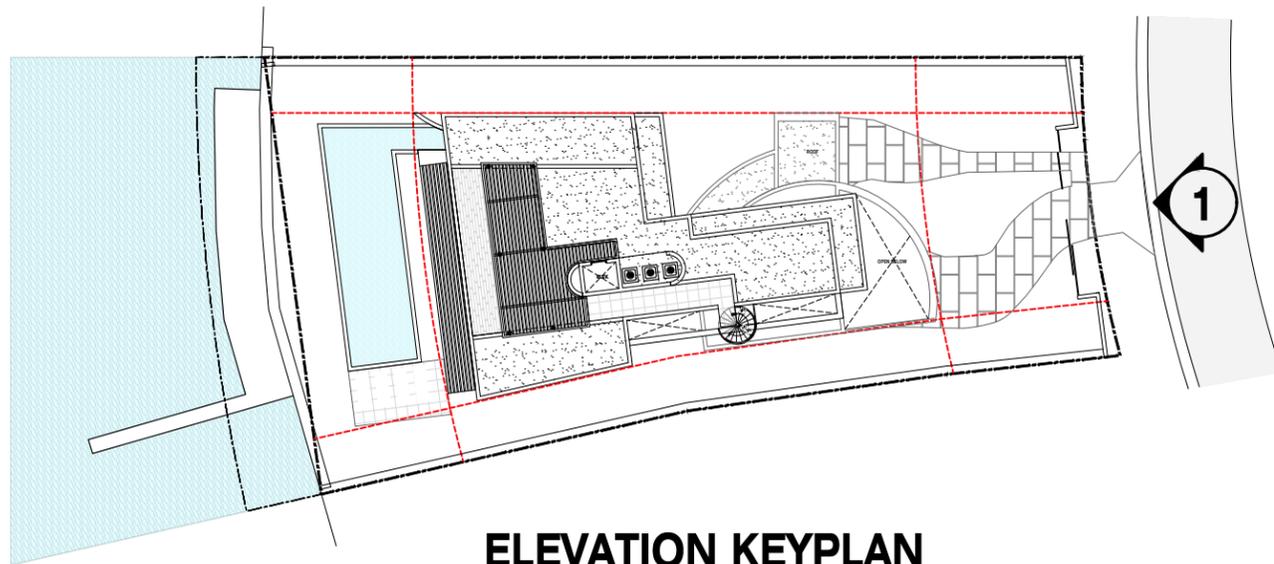
SHEET NUMBER

**A-2.3**





**1 EAST ELEVATION**  
**( FRONT )** 3/32"=1'-0"



**ELEVATION KEYPLAN**  
 NOT TO SCALE

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
  2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
  3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
  4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
  5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
  6. ALUM. LOUVER
  7. WOOD/SIMULATED WOOD CLADDING
  8. CONCRETE COLUMN.

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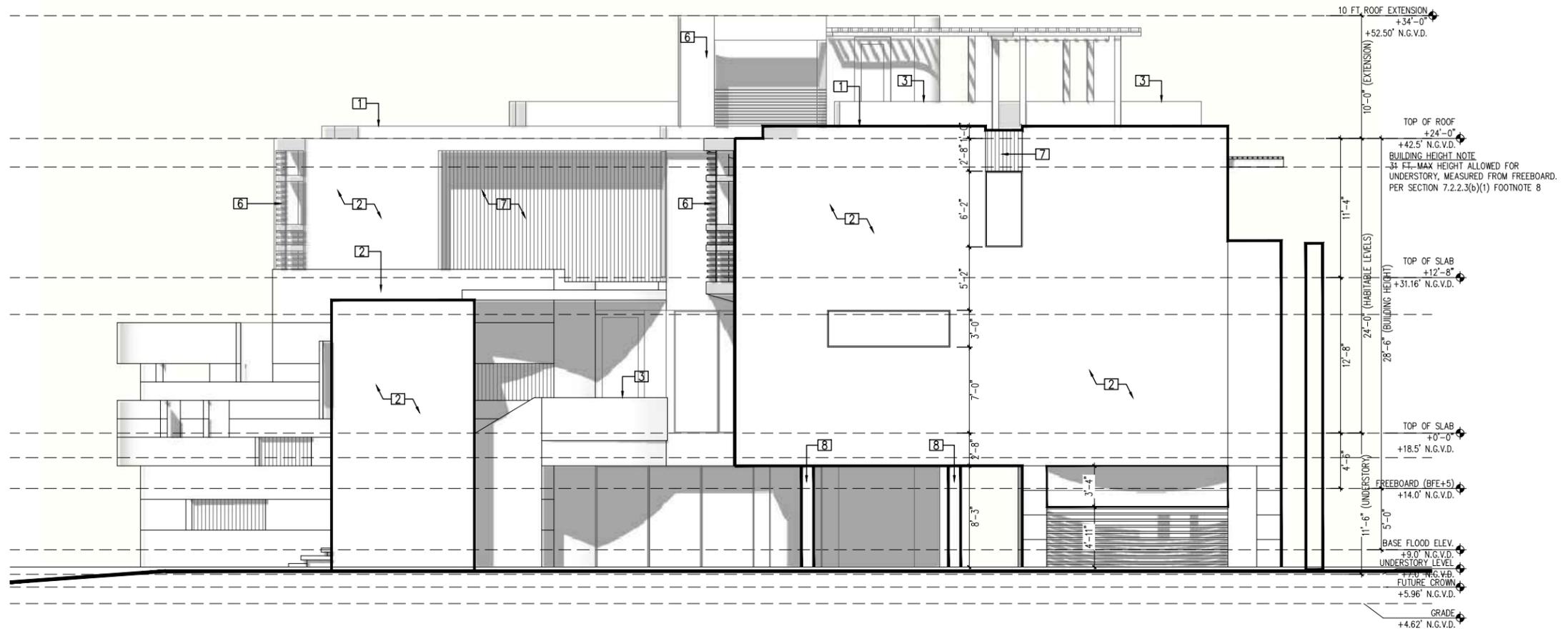
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DRAWING TITLE  
**EAST ELEVATION (FRONT)**

SCALE: AS SHOWN  
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SHEET NUMBER

**A-3.1**



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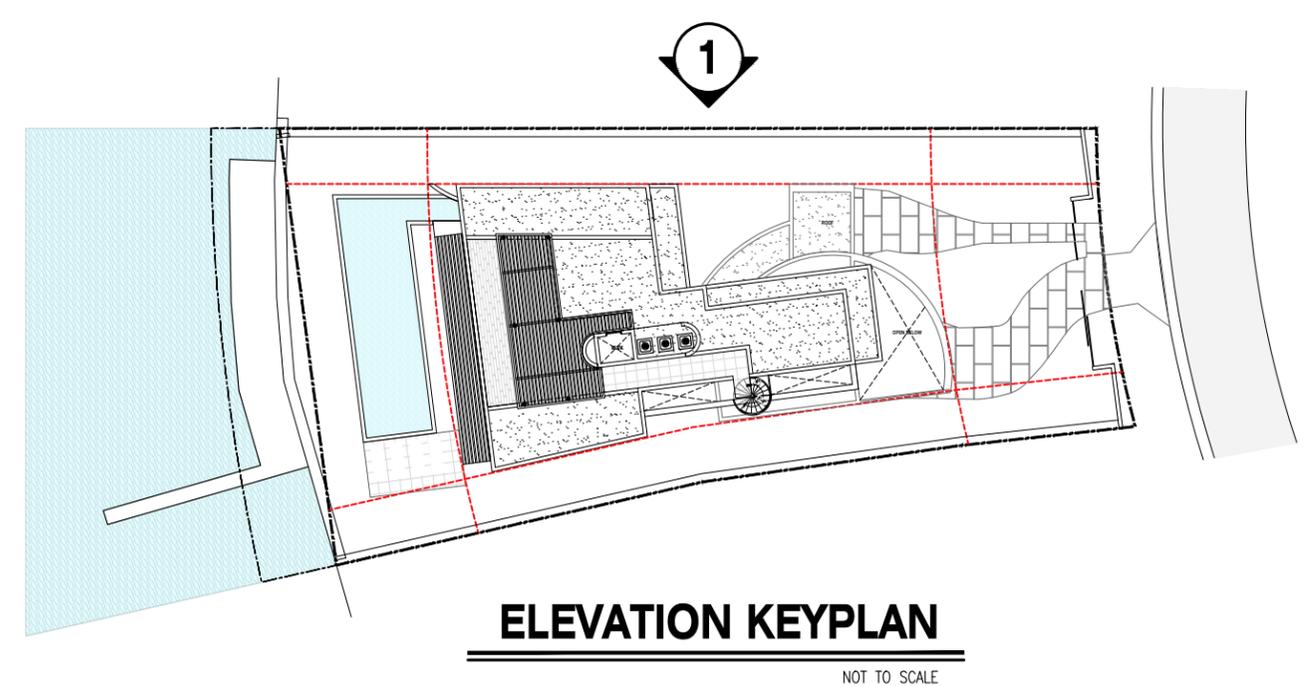
DRAWING TITLE  
**NORTH ELEVATION (SIDE)**

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SHEET NUMBER

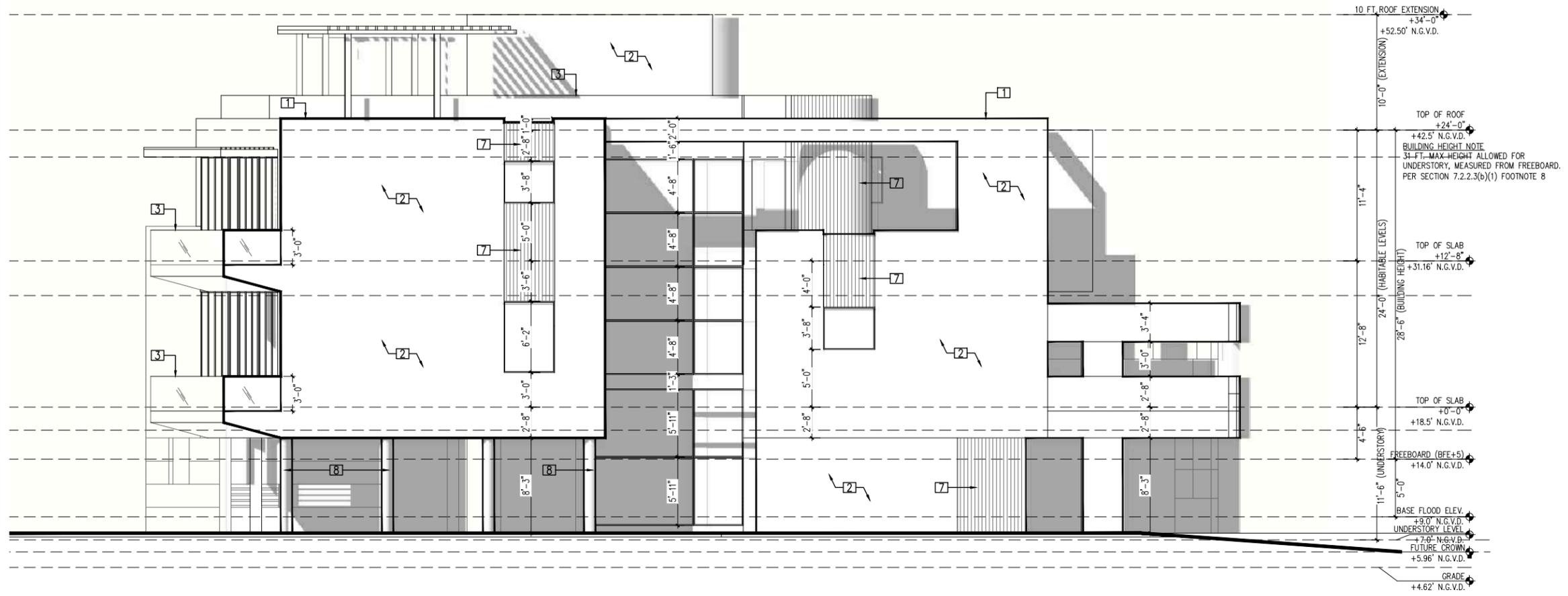
**A-3.2**

**1 NORTH ELEVATION**  
**( SIDE )** 3/32"=1'-0"

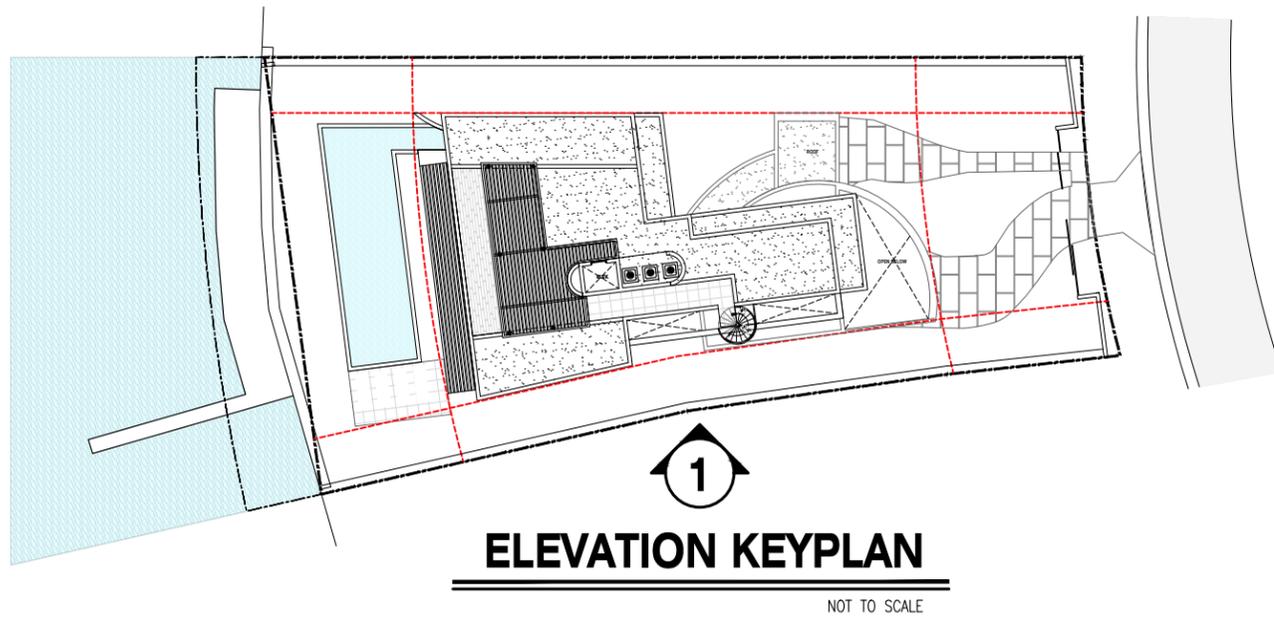


**ELEVATION KEYPLAN**  
NOT TO SCALE

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
  2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
  3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
  4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
  5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
  6. ALUM. LOUVER
  7. WOOD/SIMULATED WOOD CLADDING
  8. CONCRETE COLUMN.



**1 SOUTH ELEVATION**  
**( SIDE )** 3/32"=1'-0"



- ELEVATIONS KEYNOTES / SPECIFICATIONS**
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  3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
  4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
  5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
  6. ALUM. LOUVER
  7. WOOD/SIMULATED WOOD CLADDING
  8. CONCRETE COLUMN.

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ADDRESS & OWNER

**NEW RESIDENCE**  
**310 S. COCONUT LN.**  
**MIAMI BEACH, FL. 33139**  
 OWNER: PIERRE DE AGOSTINI

REVISION & DATE

DRAWING TITLE  
**SOUTH ELEVATION (SIDE)**

SCALE: AS SHOWN  
 DATE: 08-02-2024

SHEET NUMBER

**A-3.3**



ADDRESS & OWNER

**NEW RESIDENCE**  
**310 S. COCONUT LN.**  
**MIAMI BEACH, FL. 33139**  
OWNER: PIERRE DE AGOSTINI

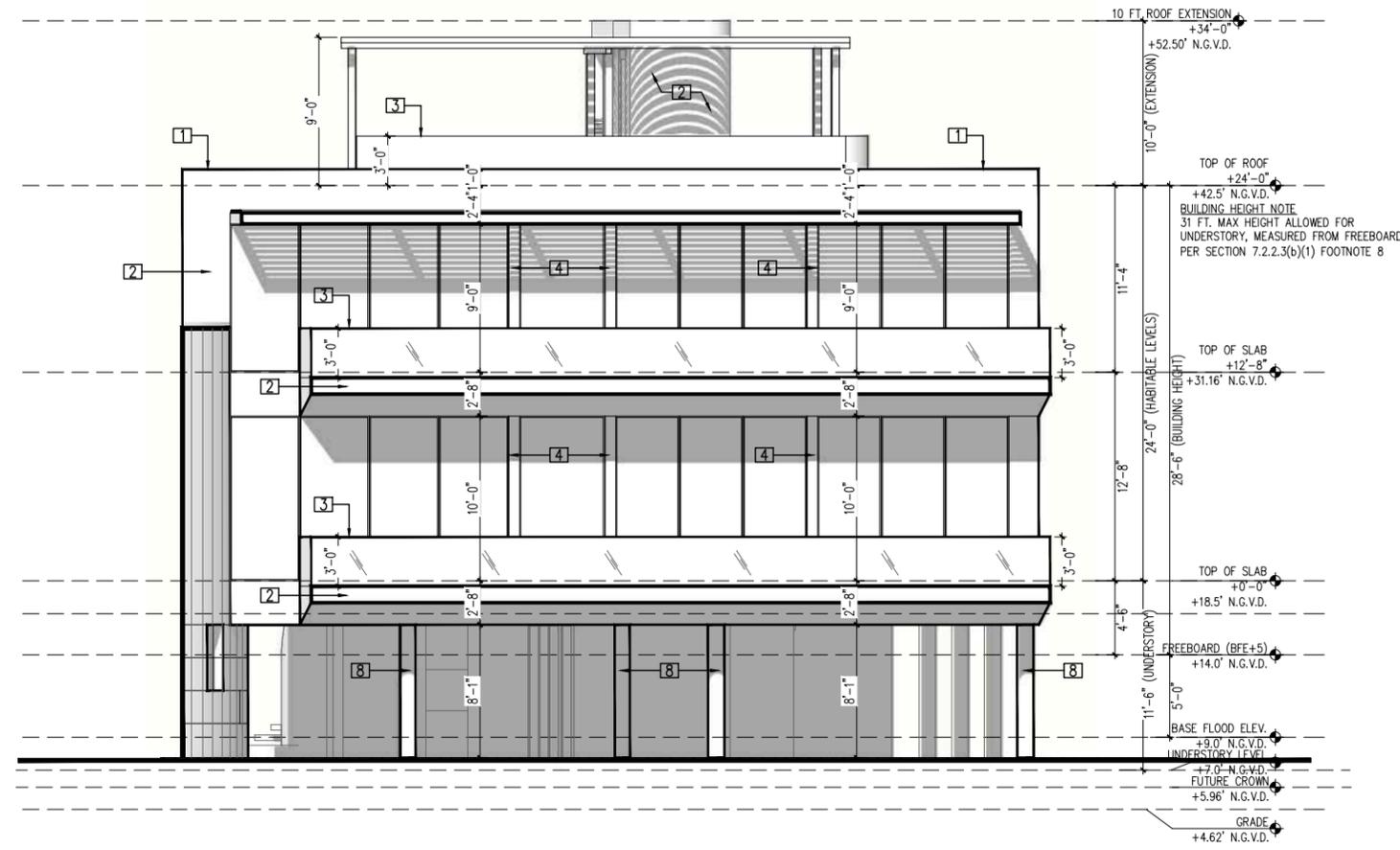
REVISION & DATE

DRAWING TITLE  
**WEST ELEVATION (REAR)**

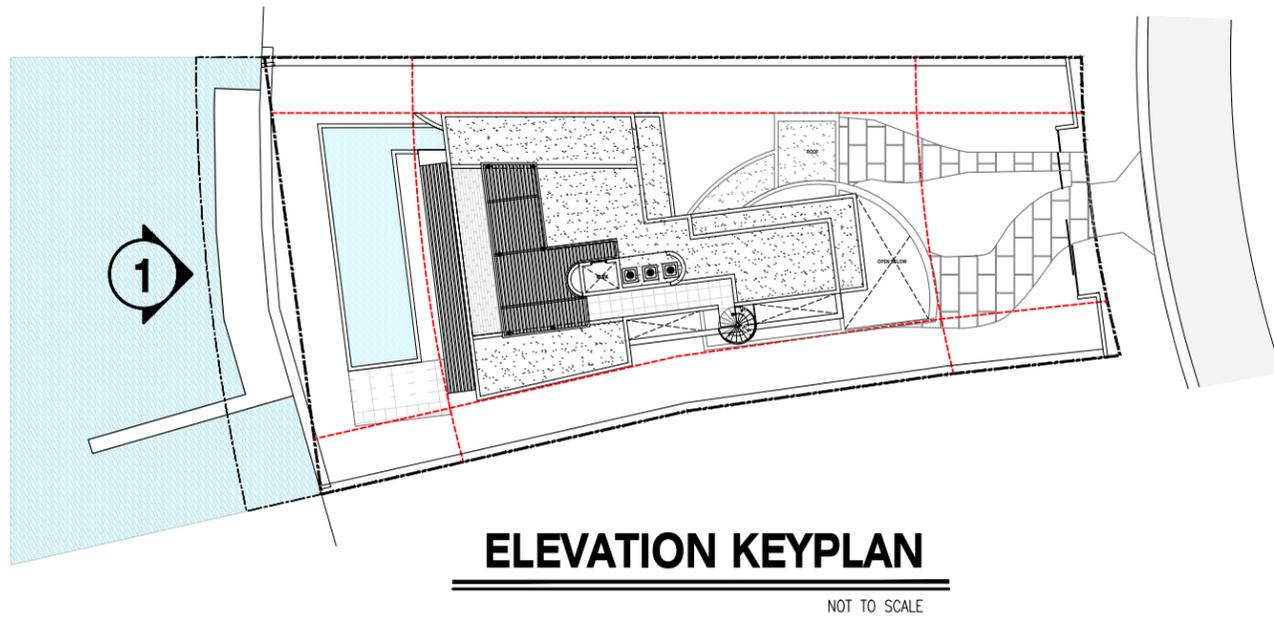
SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

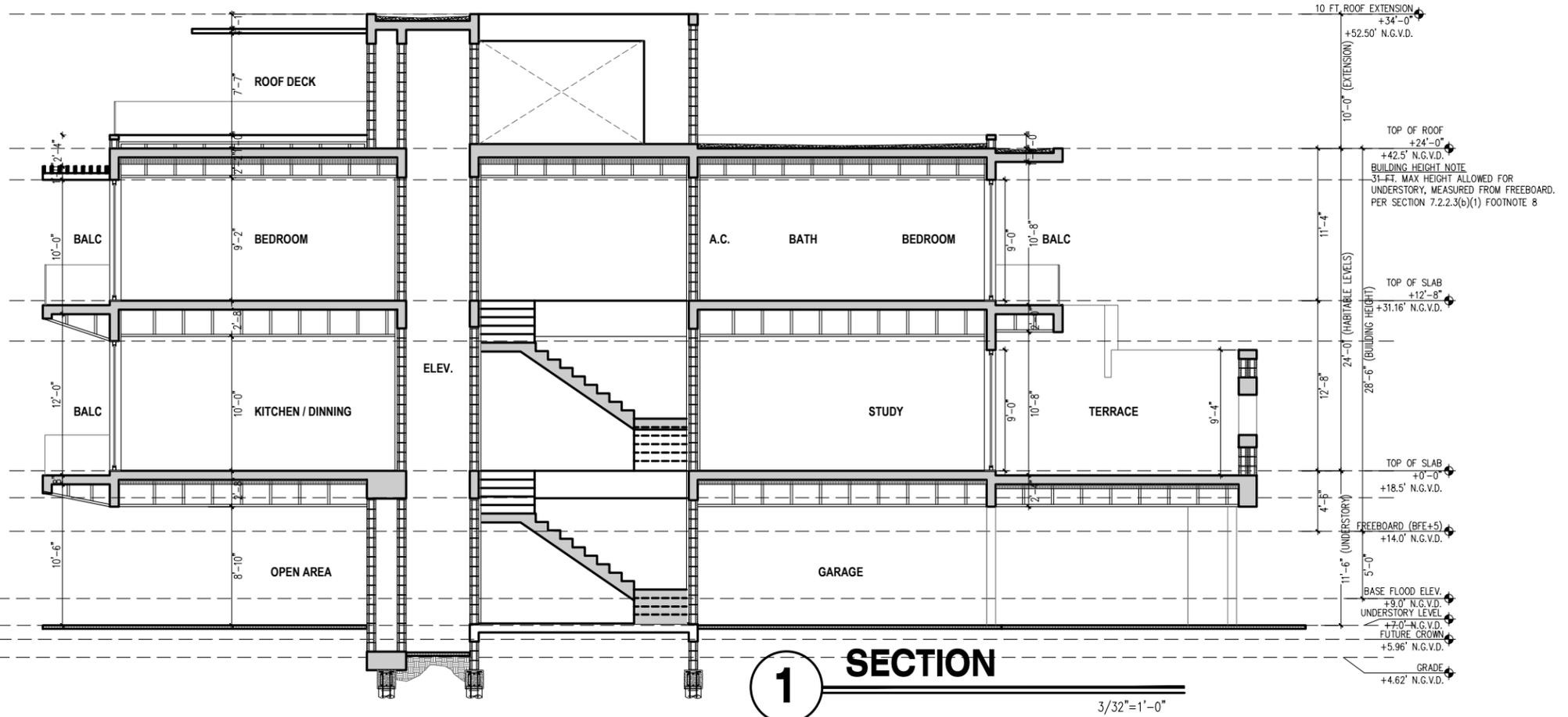
**A-3.4**



**1 WEST ELEVATION (REAR)**  
3/32"=1'-0"



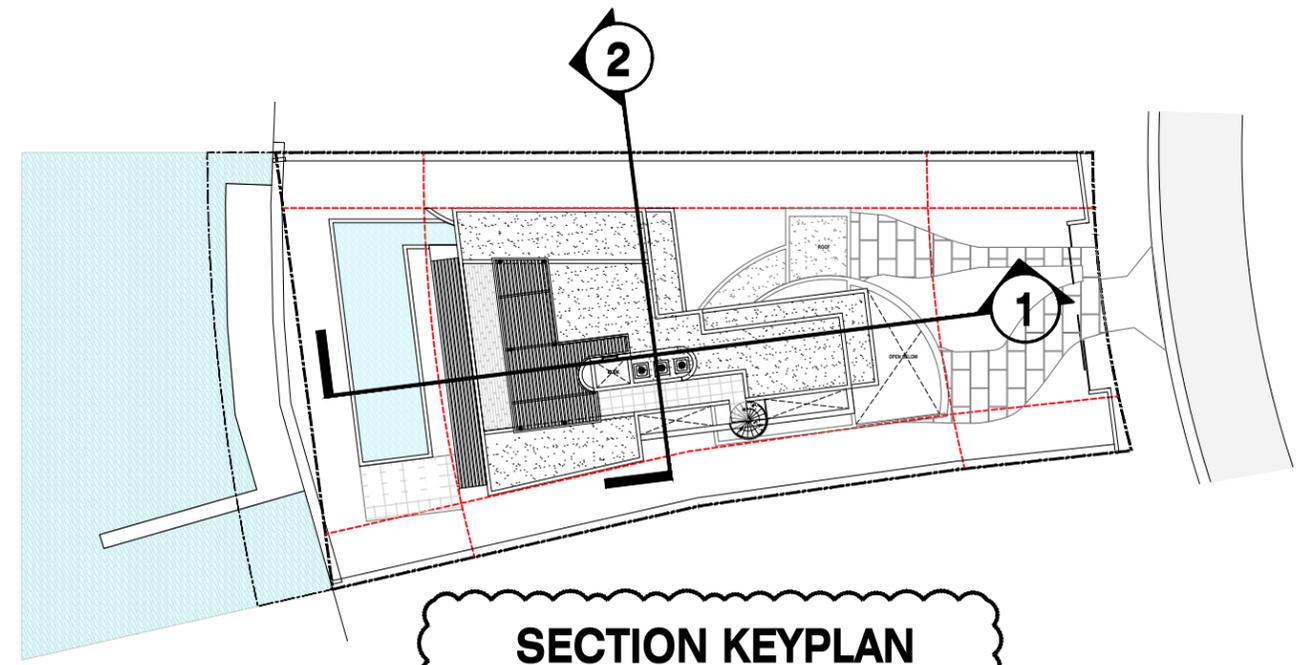
- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
  2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
  3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
  4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
  5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
  6. ALUM. LOUVER
  7. WOOD/SIMULATED WOOD CLADDING
  8. CONCRETE COLUMN.



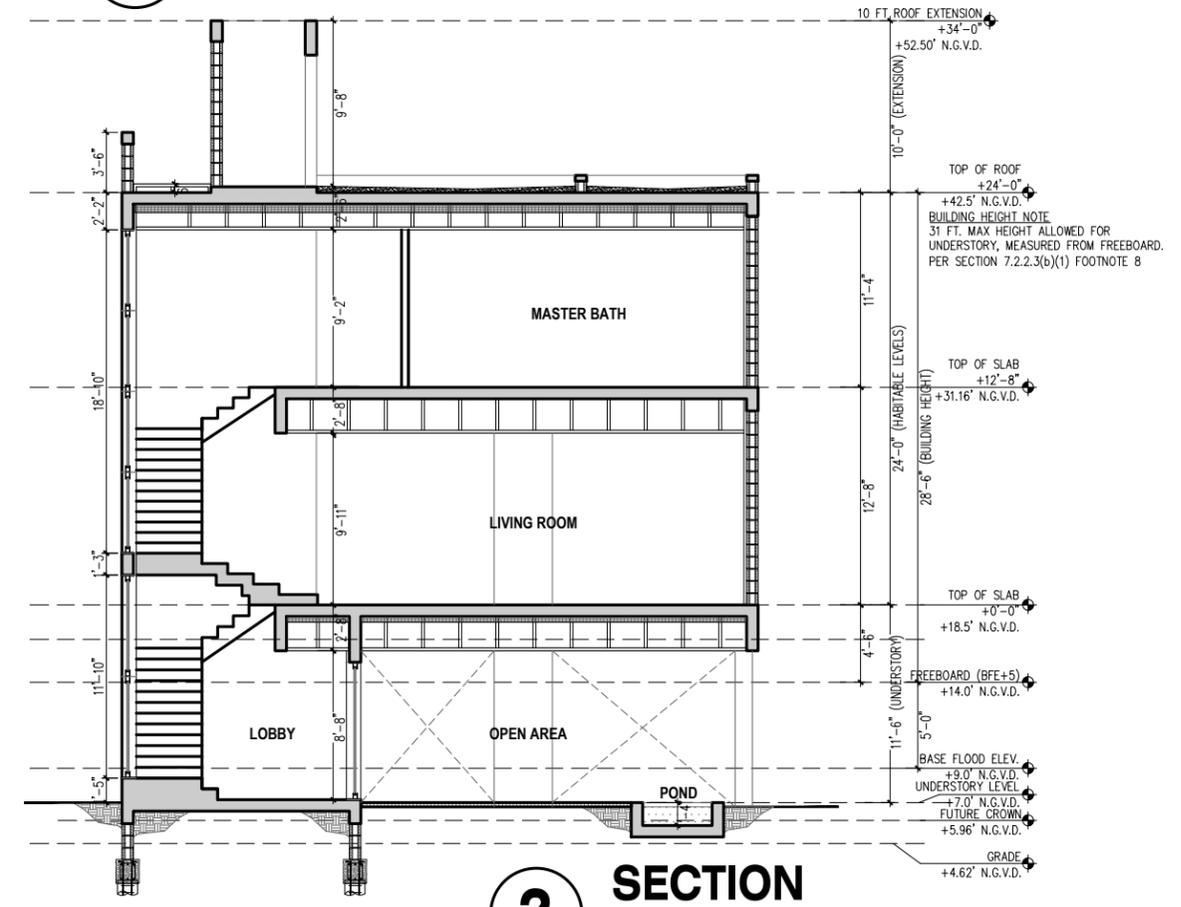
**1**

**SECTION**

3/32"=1'-0"



**SECTION KEYPLAN**  
NOT TO SCALE



**2**

**SECTION**

3/32"=1'-0"