

## 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:

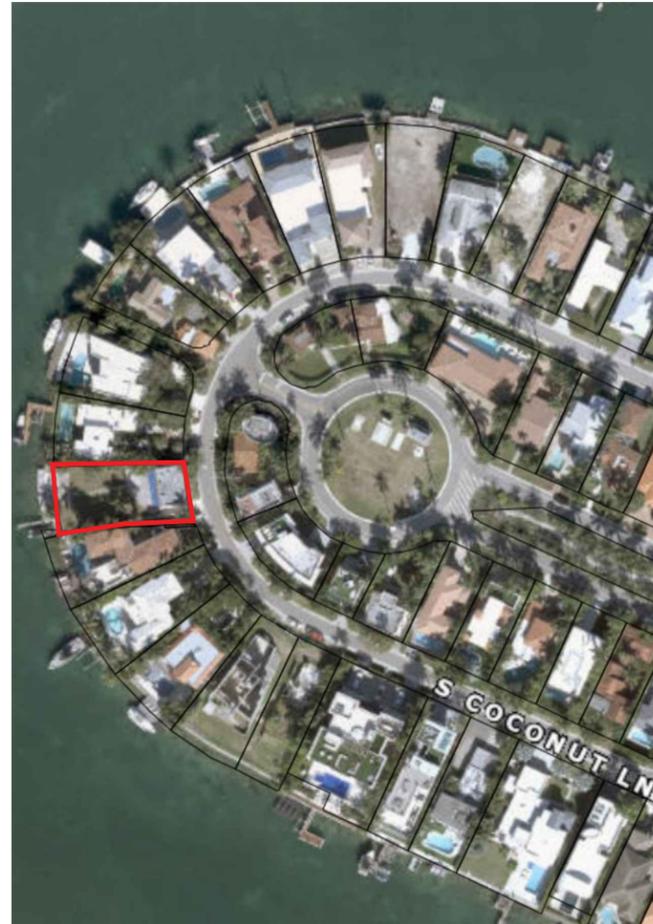
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK D2 AND THE WESTERLY LINE OF SOUTH COCONUT LANE, RUN WESTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 OF SAID BLOCK D2, A DISTANCE OF 30.78 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 84°12'00" 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

WAIVER TO ALLOW 3FT SETBACK FROM POND TO EXTERIOR EDGE OF HABITABLE FLOOR ABOVE INSTEAD OF THE 5FT REQUIRED, 2FT WILL BE GIVEN TO OPPOSITE SIDE OF BUILDING TO COMPENSATE, MAKING THAT SIDE HAVE A 7FT INSTEAD OF 5 FT REQUIRED.

PRIOR WAIVER REQUEST TO ALLOW A BEAM ABOVE COURTYARD, NO LONGER REQUESTED. BEAM REMOVED. SECTION 7.2.2.3 (B)(2)(A)

## 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:   | 9,632S.F.            | FUTURE CROWN OF ROAD  | +5.96' NGVD                             |                      |
| 8      | LOT WIDTH: 79.38'(REAR)+54.18'(FRONT)                         | 66'-9" (AVG.)        | LOT DEPTH:  | 160'-0" (DEED)<br>147'-6" (SEAWALL MID) |                      |
| 9      | MAX. LOT COVERAGE SF AND %:                                   | 2,890 SF (30%)       | PROPOSED LOT COVERAGE SF AND %:   | 2,485 SF (25.8%)                        |                      |
| 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 %:  | 1,423 SF (76.38%)                       |                      |
| 12     | MAX. UNIT SIZE SF AND %:                                      | 4,816 SF (50%)       | PROPOSED UNIT SIZE SF AND %:  | 4,715 SF (48.95%)                       |                      |
| 13     | EXISTING FIRST FLOOR UNIT SIZE%                               |                      | PROPOSED FIRST FLOOR UNIT SIZE:   | 2,327 SF (24.16%)                       |                      |
| 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 (21.70%)                       |                      |
| 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'-0"                                  | 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"               |   | 34'-0"                                  |                      |
| 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: 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**



**BEFORE**  
 COMMENT:  
 INCREASE OPENINGS TO  
 FRONT VOLUME



**AFTER**  
 EXTRA OPENINGS  
 ADDED/ENLARGED,  
 HEIGHT REDUCED,  
 OPEN STAIR ADDED



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**NEW RESIDENCE**  
**310 S. COCONUT LANE.**  
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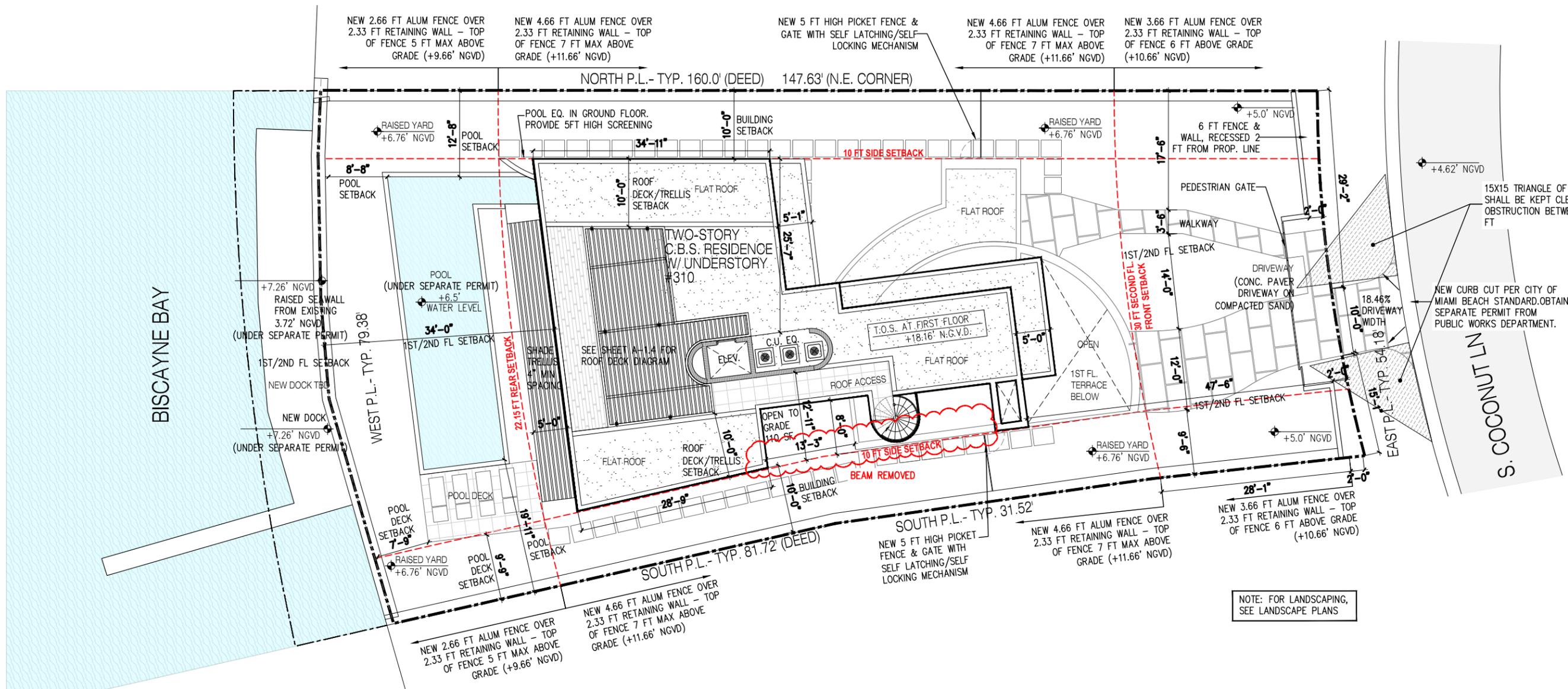
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**COMMENT REPLY SHEET**

SCALE: AS SHOWN  
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SHEET NUMBER

**C-1**



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

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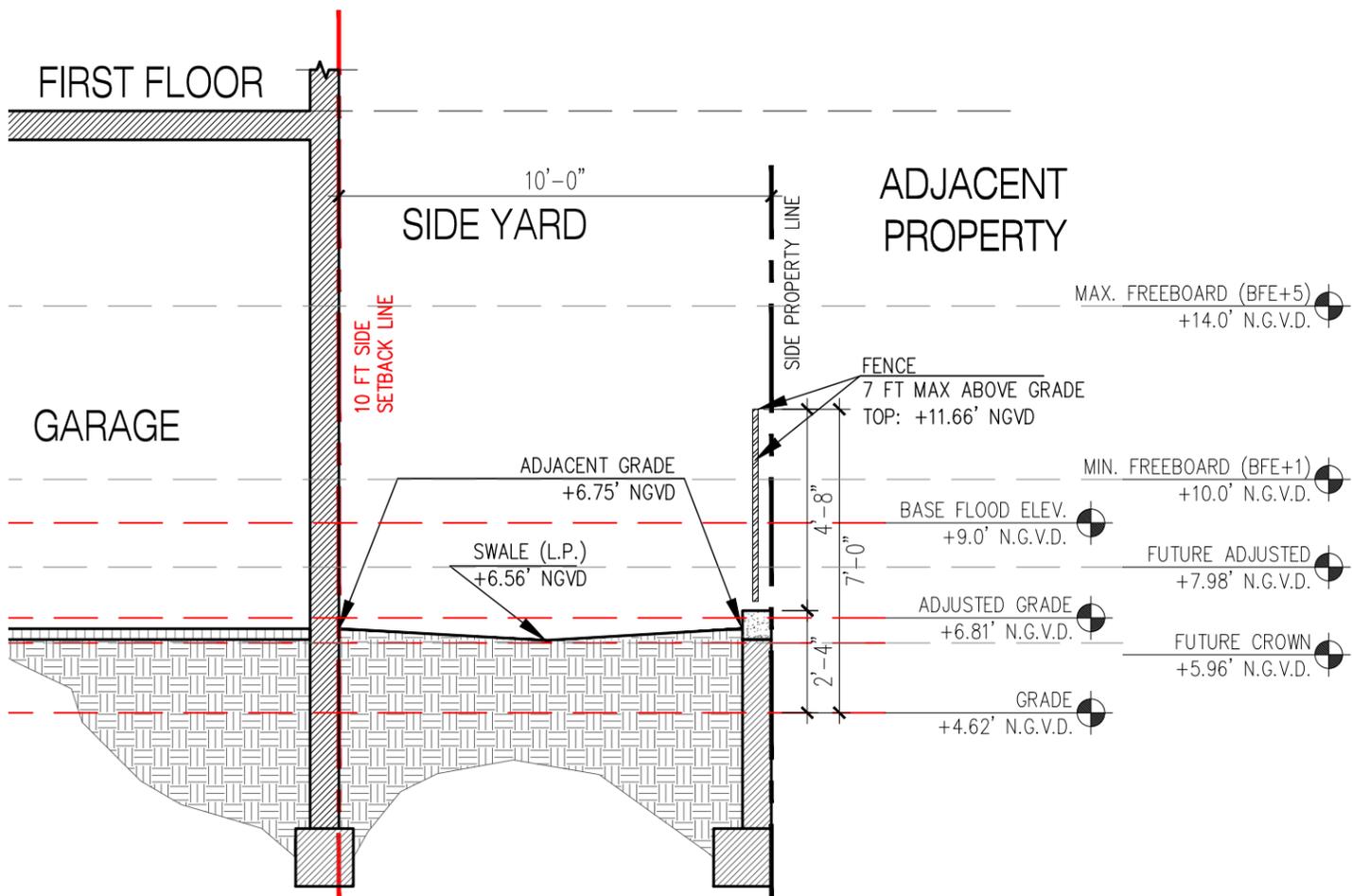
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**SITE PLAN**

SCALE: AS SHOWN  
DATE: 08-02-2024

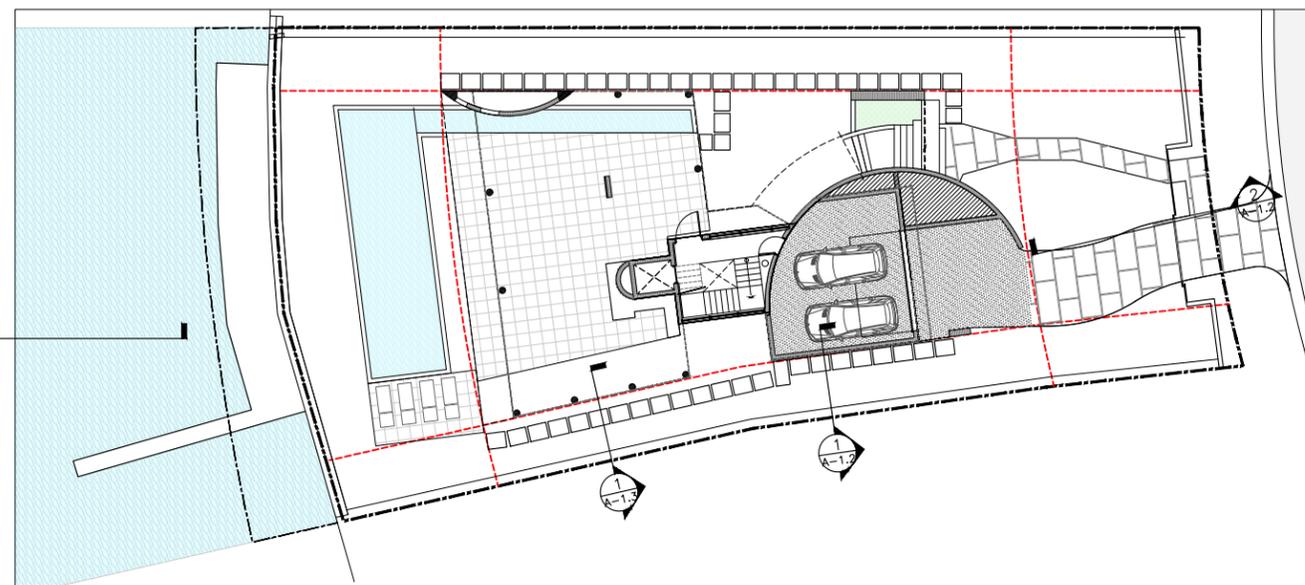
SHEET NUMBER

**A-1.1**



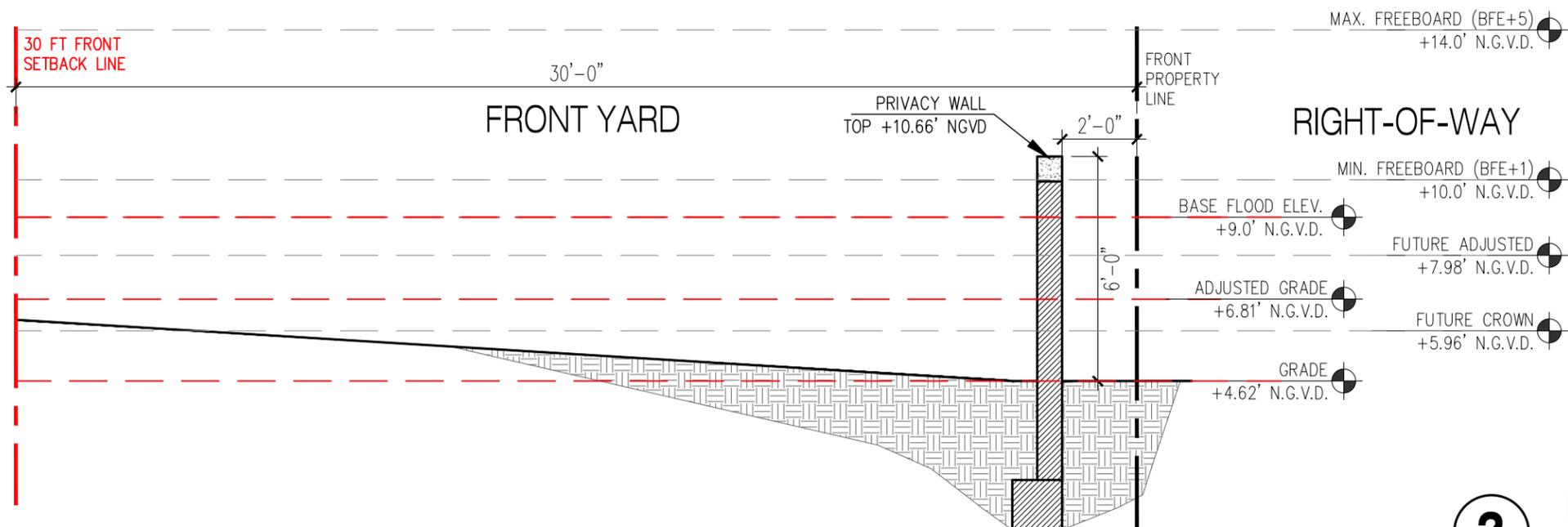
**1** INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



**YARD SECTION KEYPLAN**

NOT TO SCALE



**2** FRONT YARD SECTION

1/4" = 1'-0"



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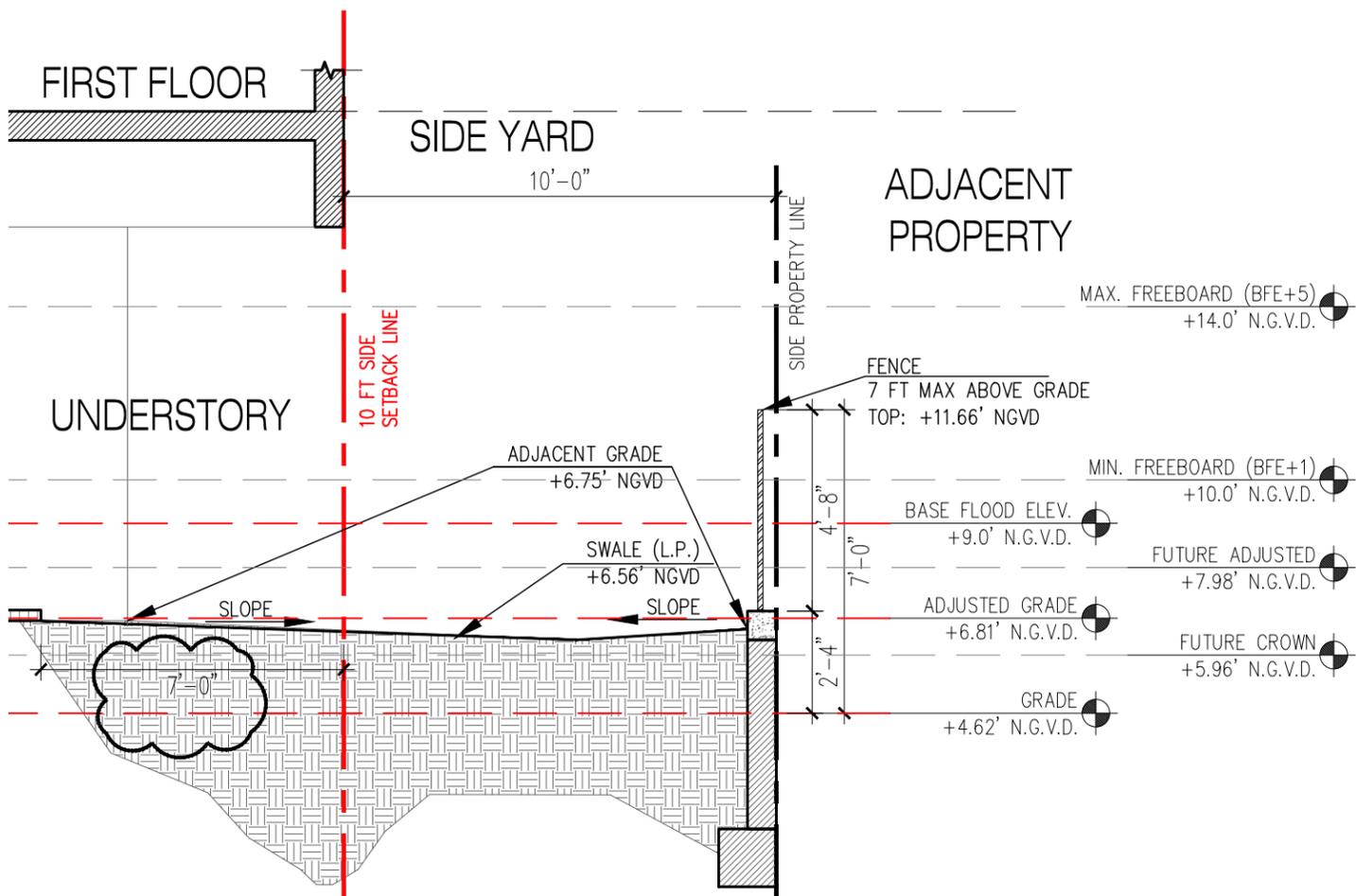
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**YARD SECTIONS**

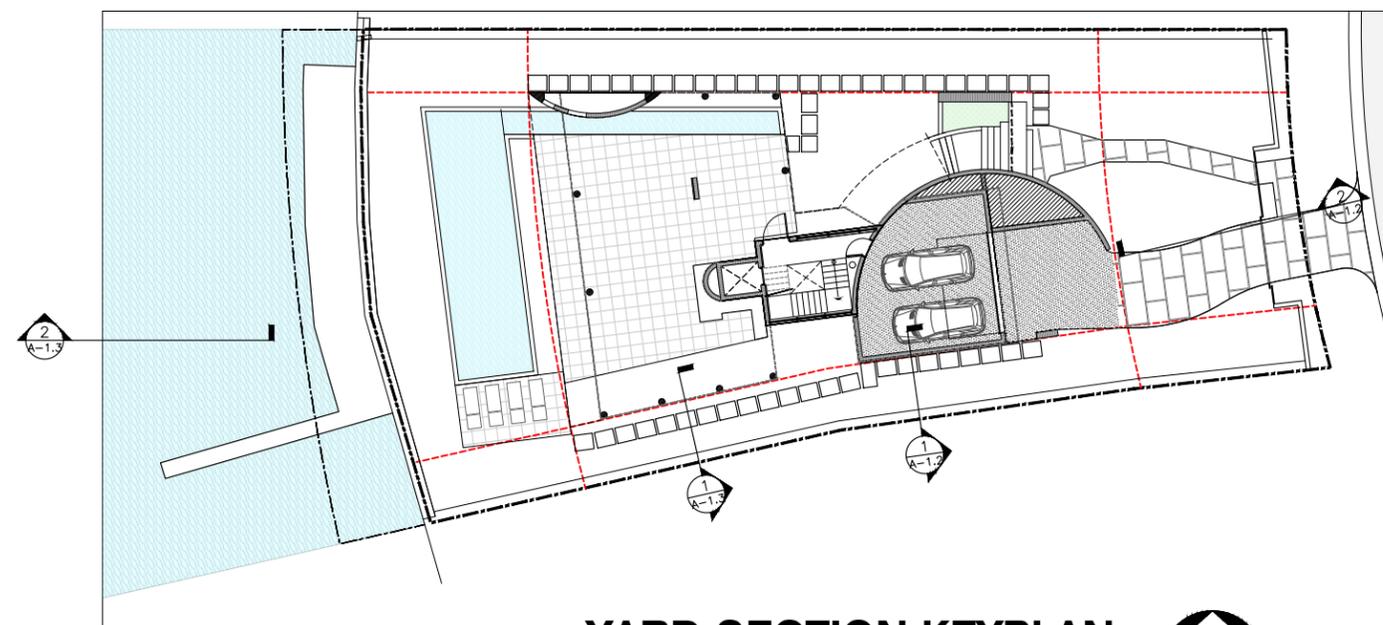
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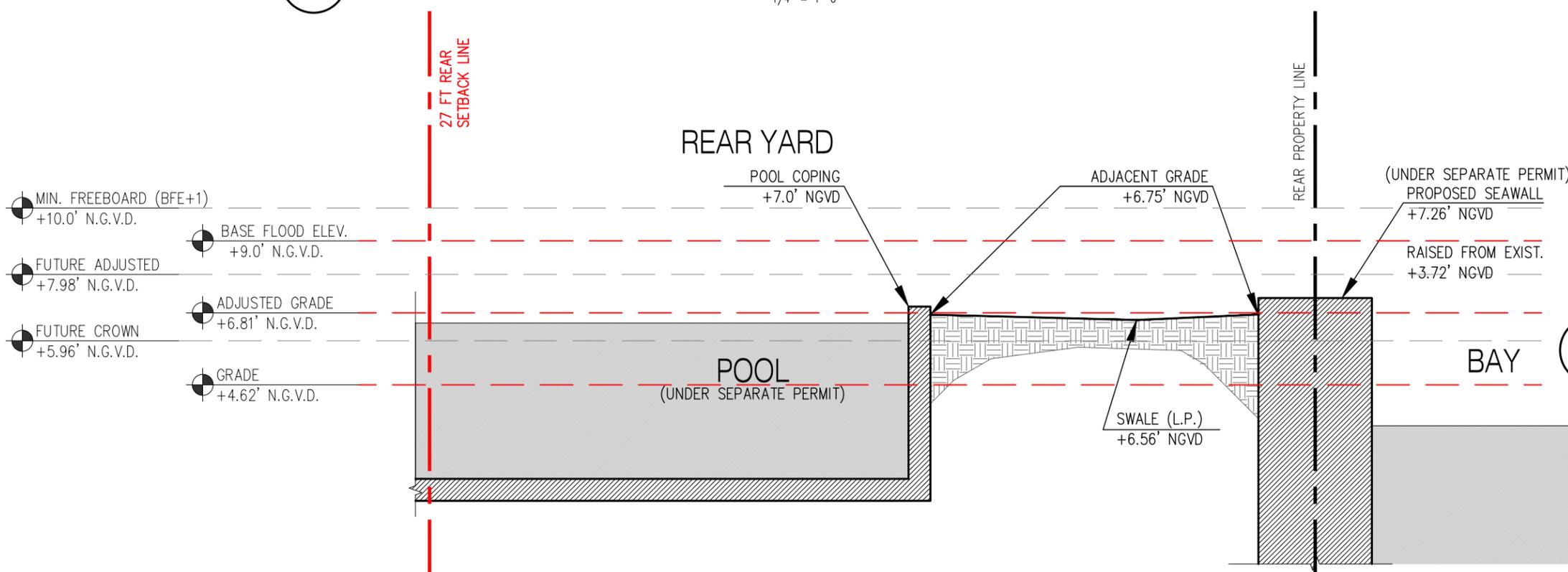
**A-1.2**



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



**YARD SECTION KEYPLAN**  
NOT TO SCALE



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

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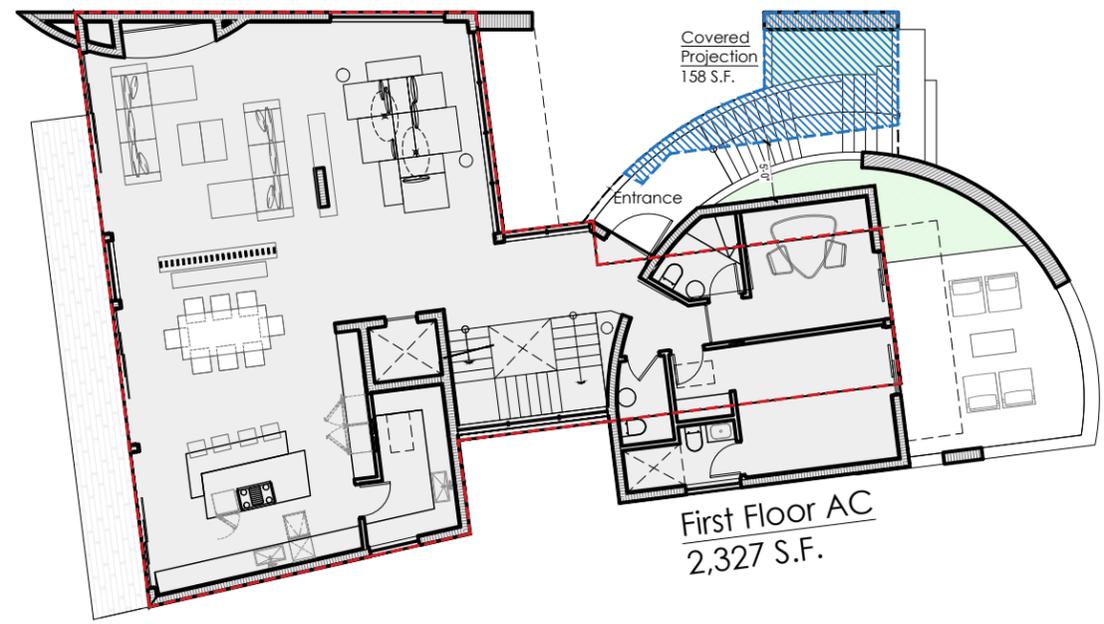
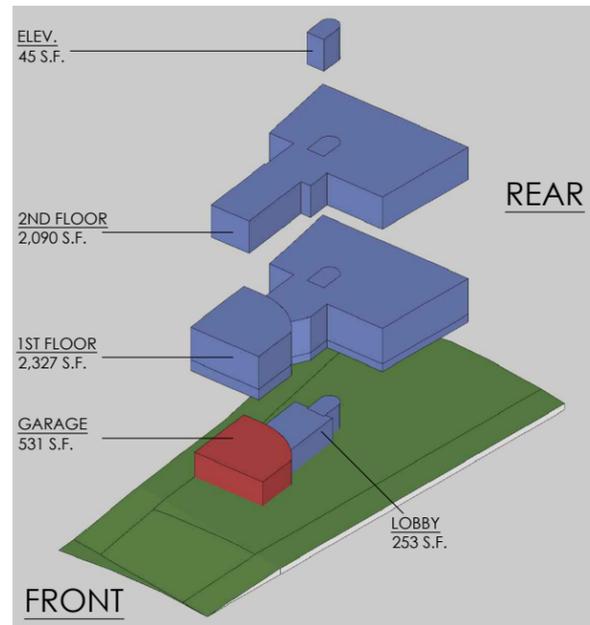
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**YARD SECTIONS**

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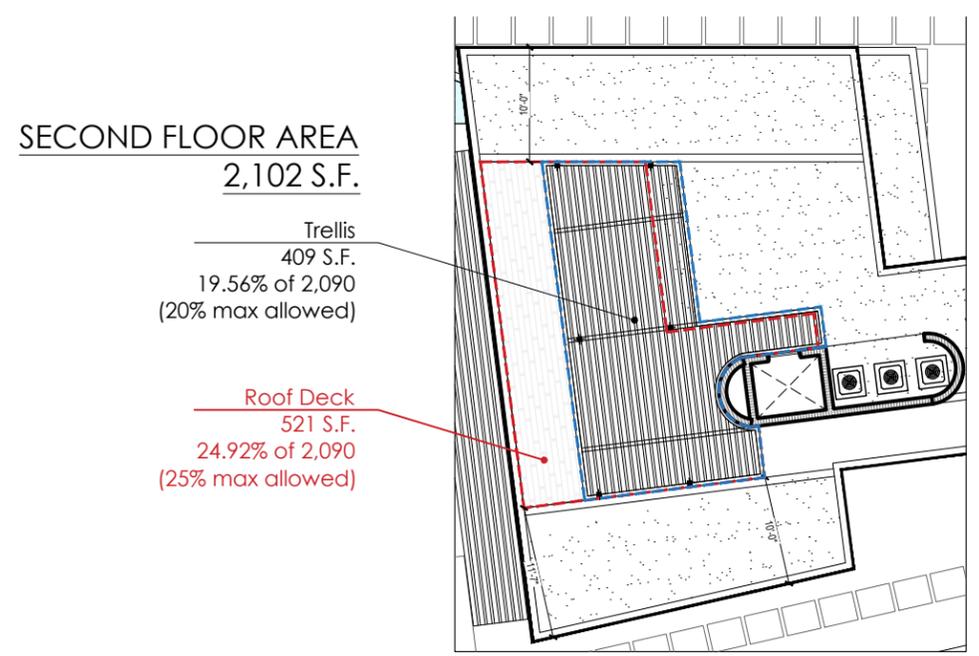
SHEET NUMBER

**A-1.3**



**3 AXONOMETRIC DIAGRAM**

**1 LOT COVERAGE**  
1/16" = 1'-0" 



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

| LOT COVERAGE CALCULATION |            |
|--------------------------|------------|
| LOT AREA                 | 9,632 S.F. |
| MAX ALLOWED (30%)        | 2,890 S.F. |
| FIRST FL                 | 2,327 S.F. |
| SECOND FLOOR.            | 0          |
| COVERED PROJECTIONS      | 158 S.F.   |
| GARAGE (UNDER 600 S.F.)  | 0 S.F.     |
| TOTAL COVERAGE           | 2,485 S.F. |
|                          | 25.80%     |

-  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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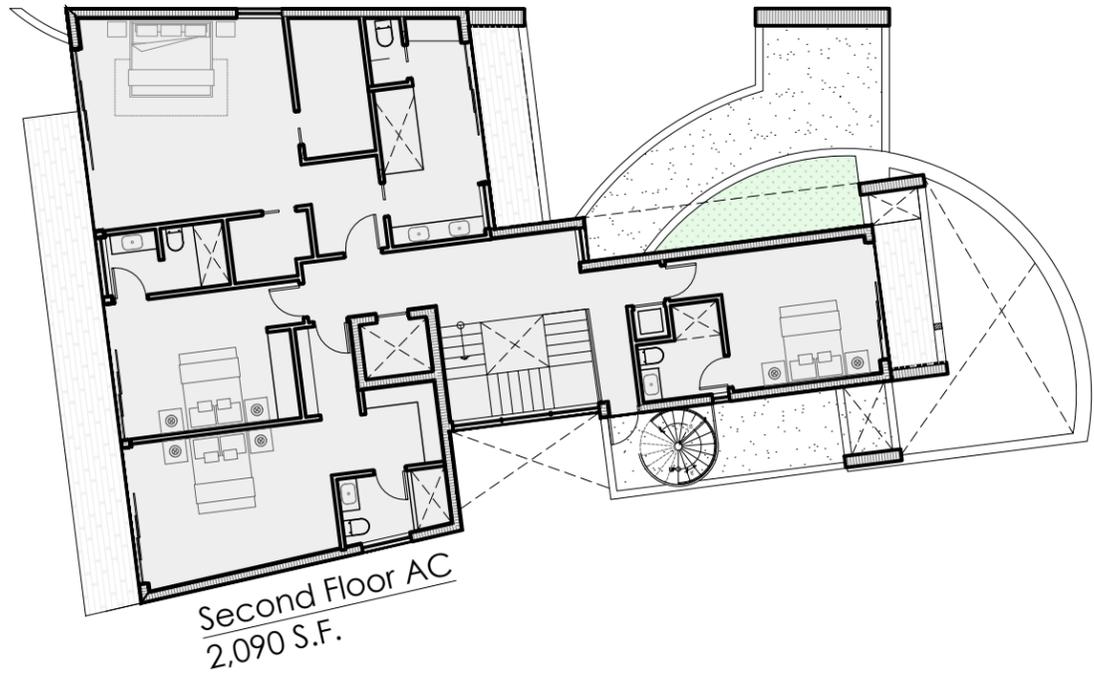
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DRAWING TITLE  
**LOT COVERAGE DIAGRAM**

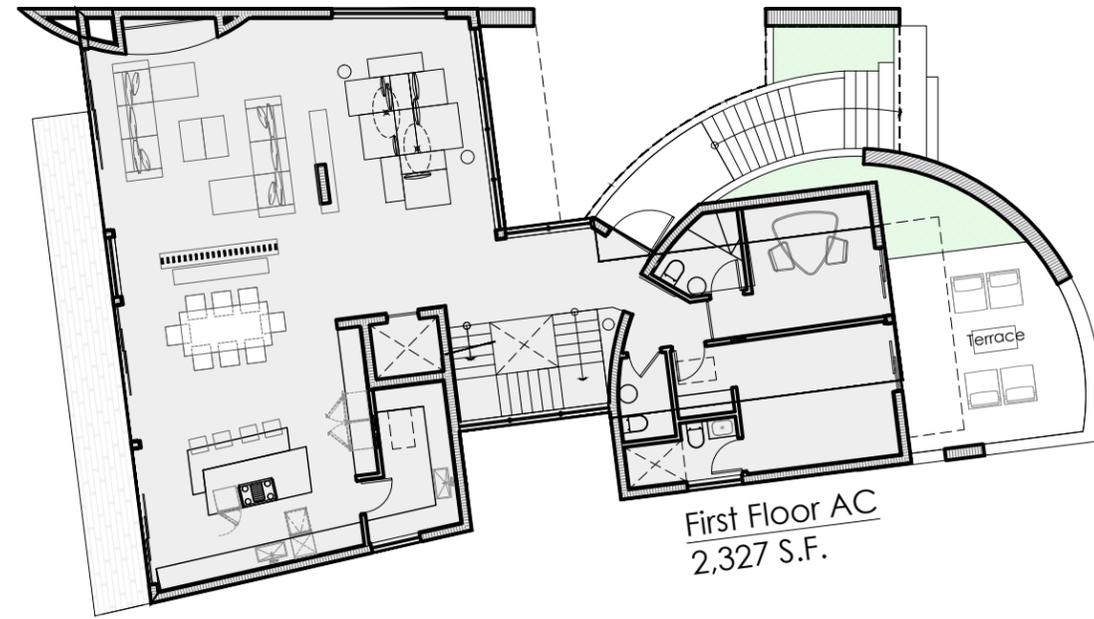
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**A-1.4**



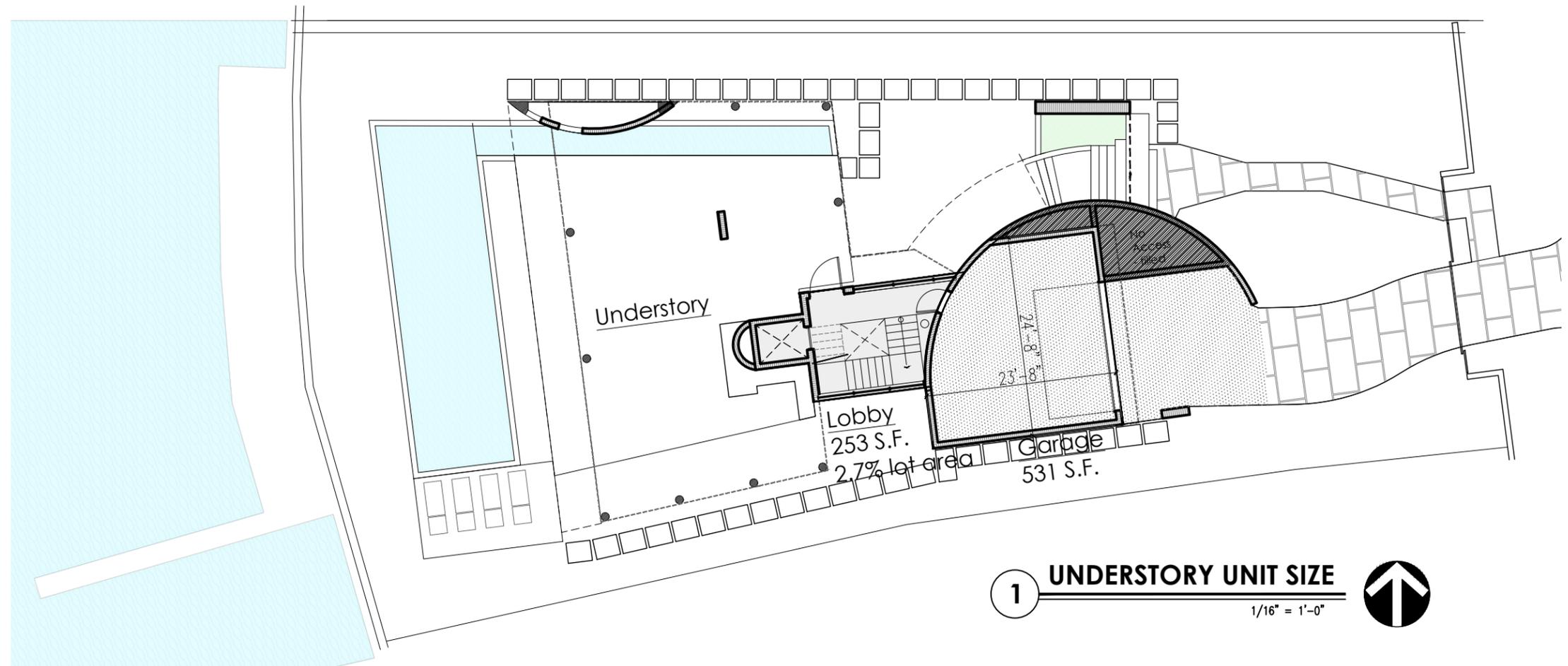
**3 SECOND FLOOR UNIT SIZE**  
1/16" = 1'-0"



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

| UNIT SIZE CALCULATION |            |
|-----------------------|------------|
| LOT AREA              | 9,632 S.F. |
| MAX ALLOWED (50%)     | 4,816 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. |
|                       | 48.95%     |

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



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



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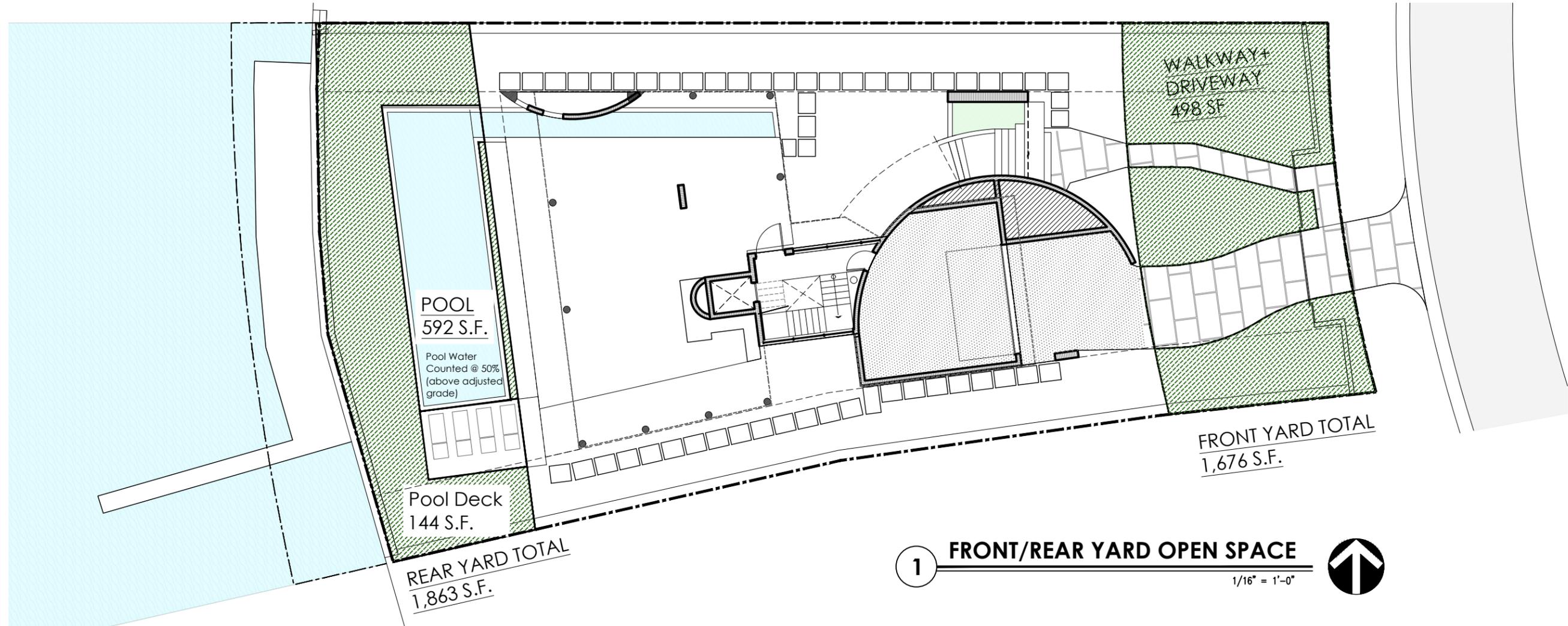
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**UNIT SIZE  
DIAGRAM**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-1.5**



**1 FRONT/REAR YARD OPEN SPACE** 

1/16" = 1'-0"

| REAR YARD OPEN SPACE     |            |
|--------------------------|------------|
| REAR YARD AREA           | 1,863 S.F. |
| POOL DECK                | - 144 S.F. |
| POOL (592 S.F. @ 50%)    | - 296 S.F. |
| MINIMUM OPEN SPACE (70%) | 1,304 S.F. |
| OPEN SPACE PROVIDED      | 1,423 S.F. |
|                          | 76.38%     |

-  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. |
| MINIMUM OPEN SPACE (70%) | 1,173 S.F. |
| OPEN SPACE PROVIDED      | 1,219 S.F. |
|                          | 72.73%     |

-  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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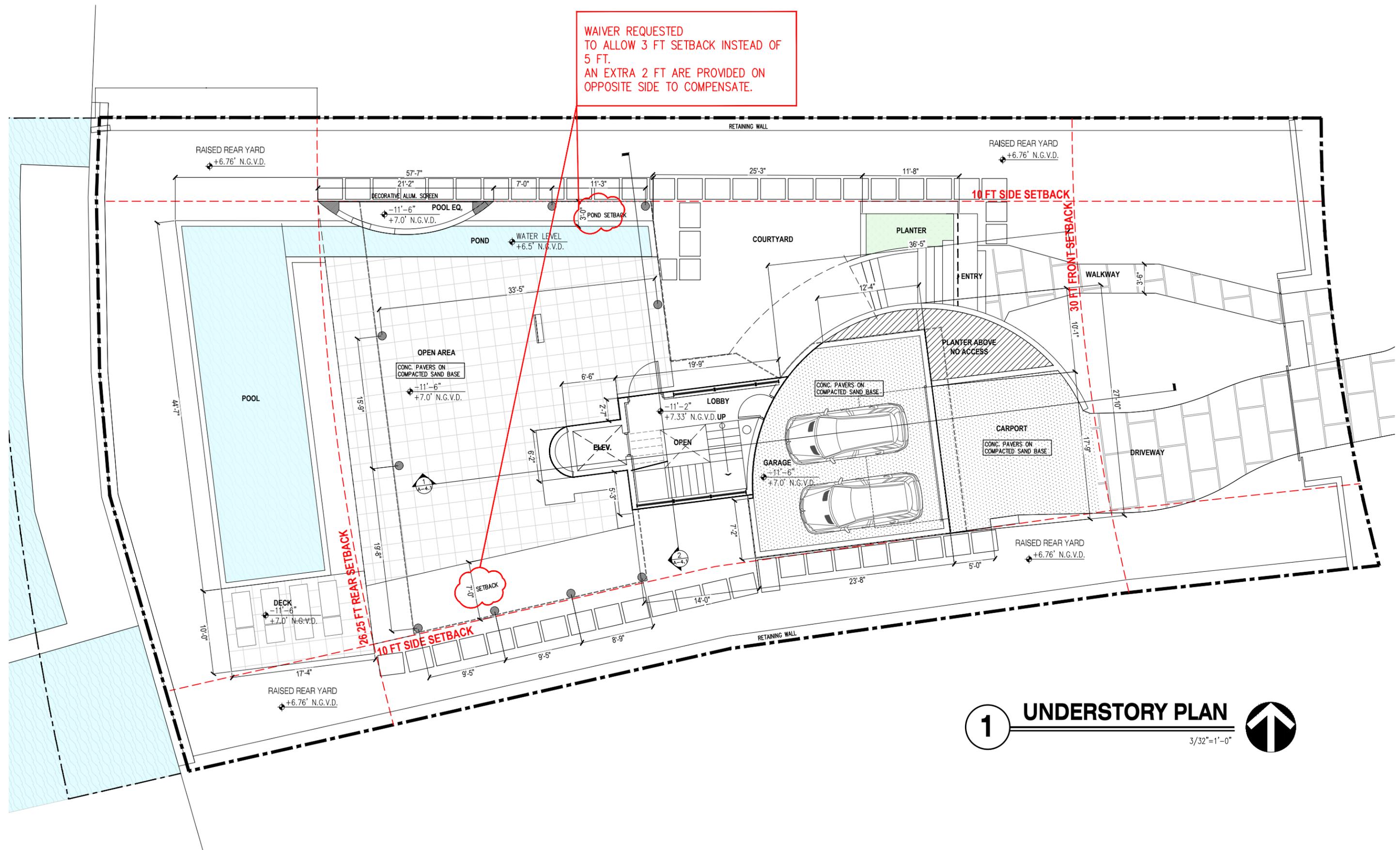
**UNDERSTORY PLAN**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-2.1**

WAIVER REQUESTED  
TO ALLOW 3 FT SETBACK INSTEAD OF  
5 FT.  
AN EXTRA 2 FT ARE PROVIDED ON  
OPPOSITE SIDE TO COMPENSATE.



**1 UNDERSTORY PLAN**

3/32"=1'-0"



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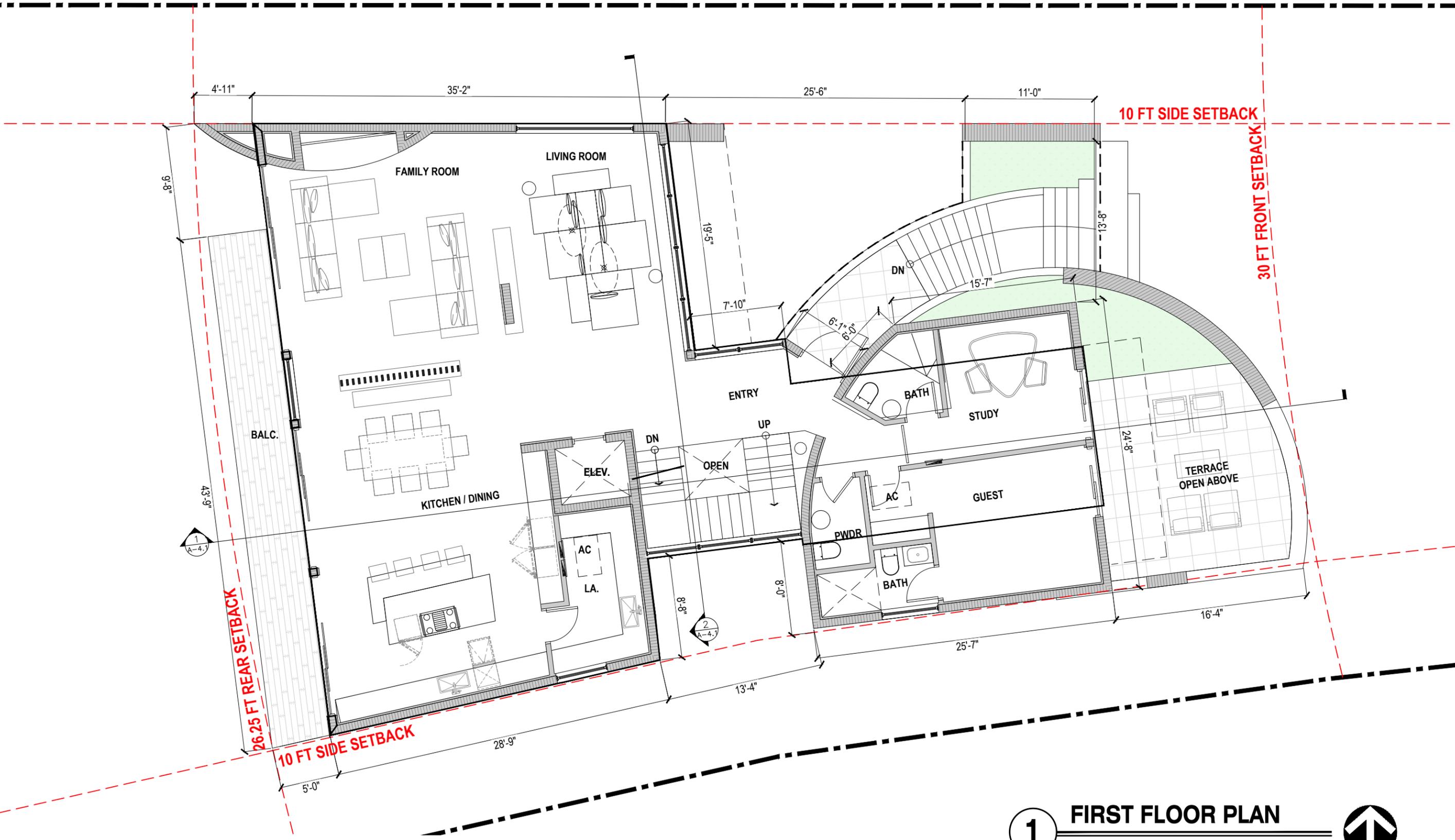
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**SECOND FLOOR PLAN**

SCALE: AS SHOWN  
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SHEET NUMBER

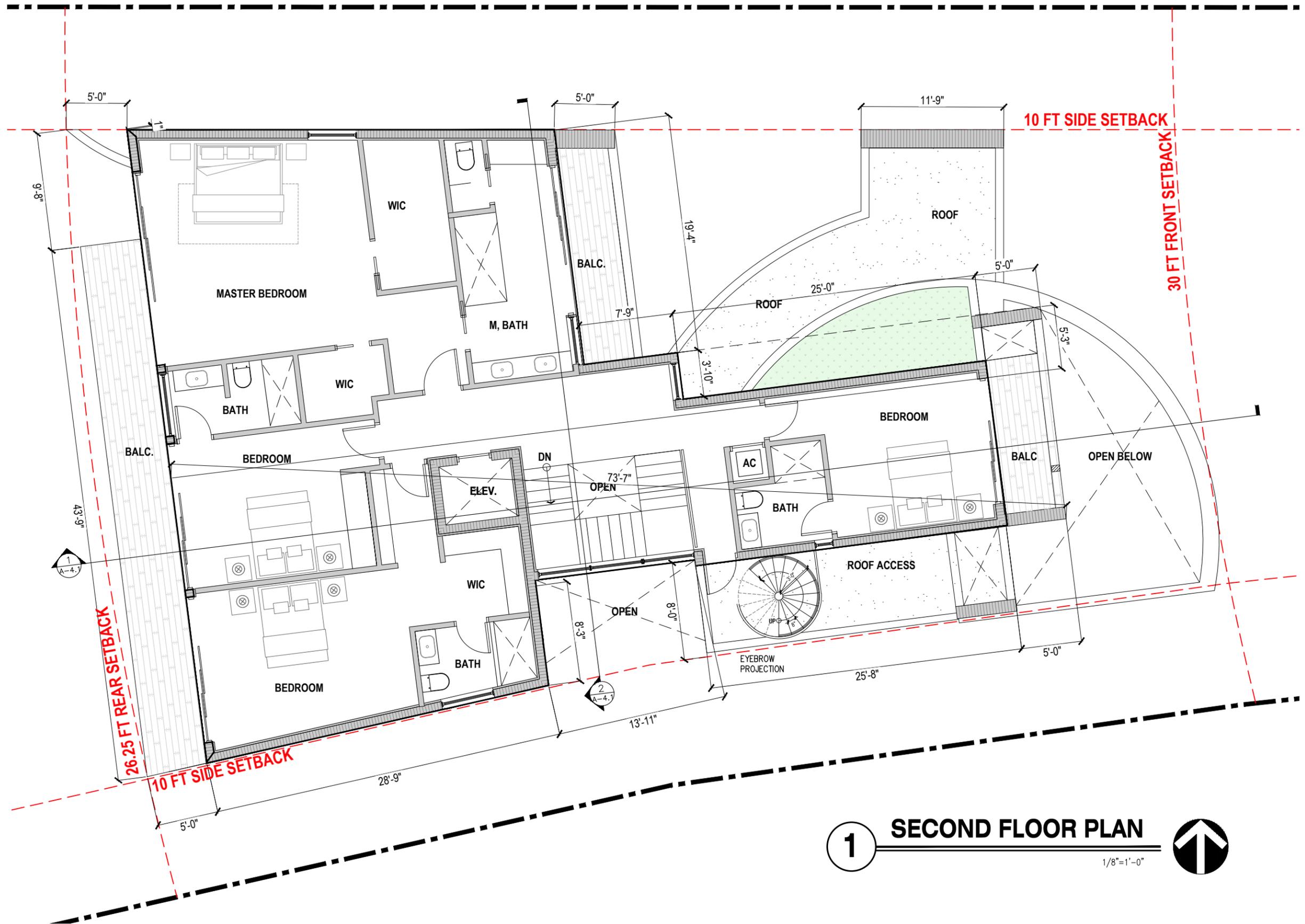
**A-2.2**



**1 FIRST FLOOR PLAN**

1/8"=1'-0"





**1 SECOND FLOOR PLAN** 

1/8"=1'-0"



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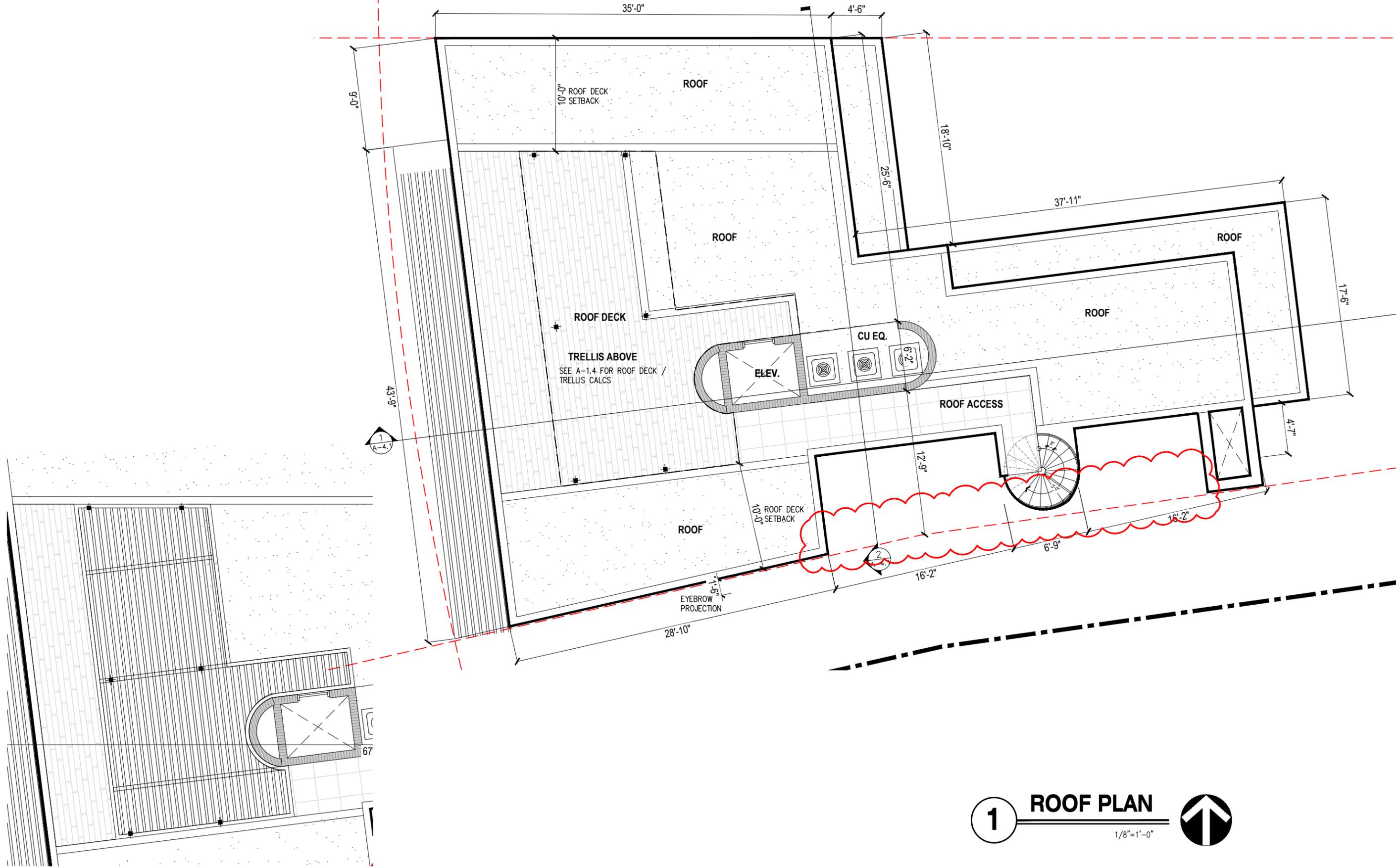
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**SECOND FLOOR PLAN**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-2.3**



**2 COVERED ROOF/CANOPY**  
1/8"=1'-0"

**1 ROOF PLAN**  
1/8"=1'-0"



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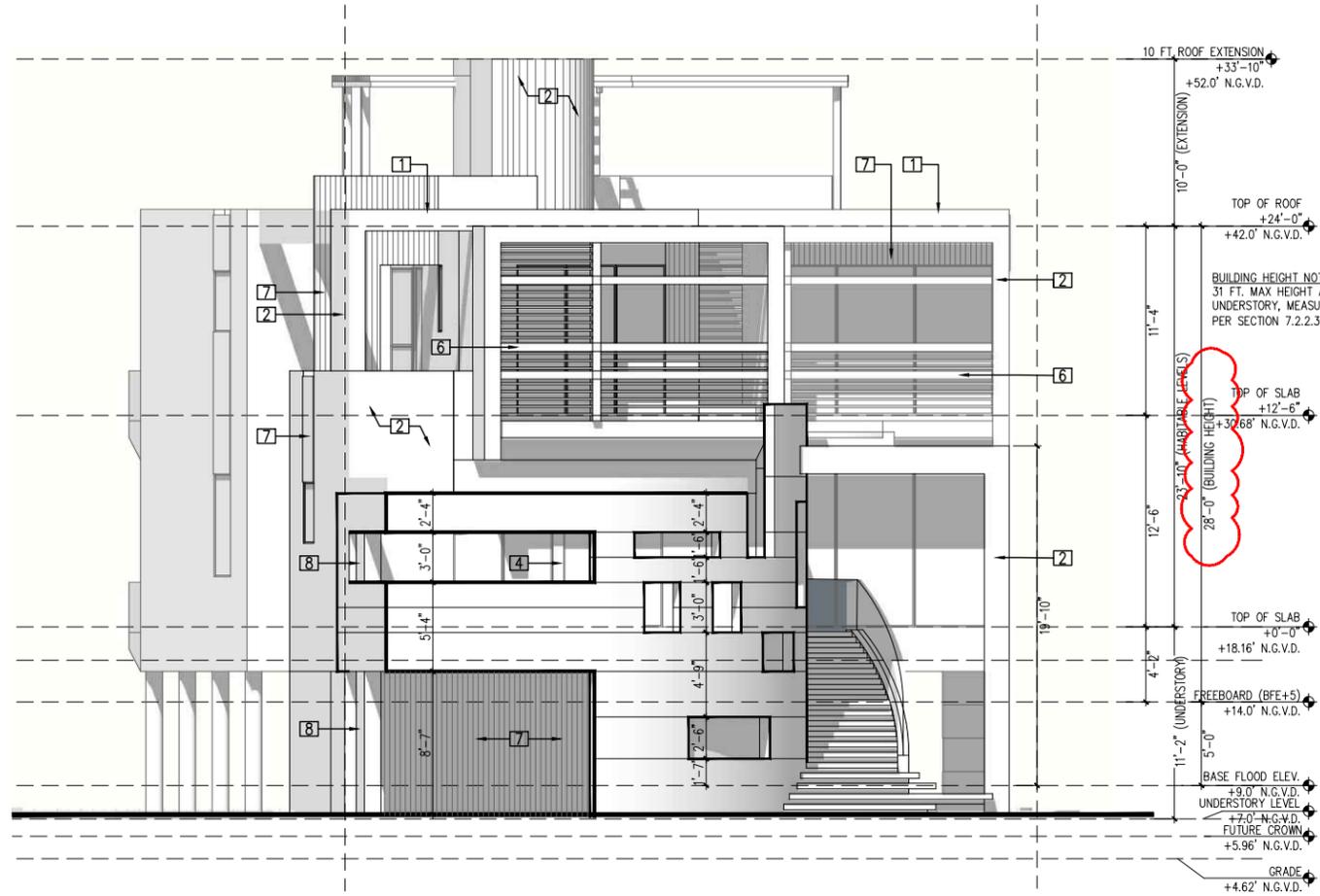
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**ROOF PLAN**

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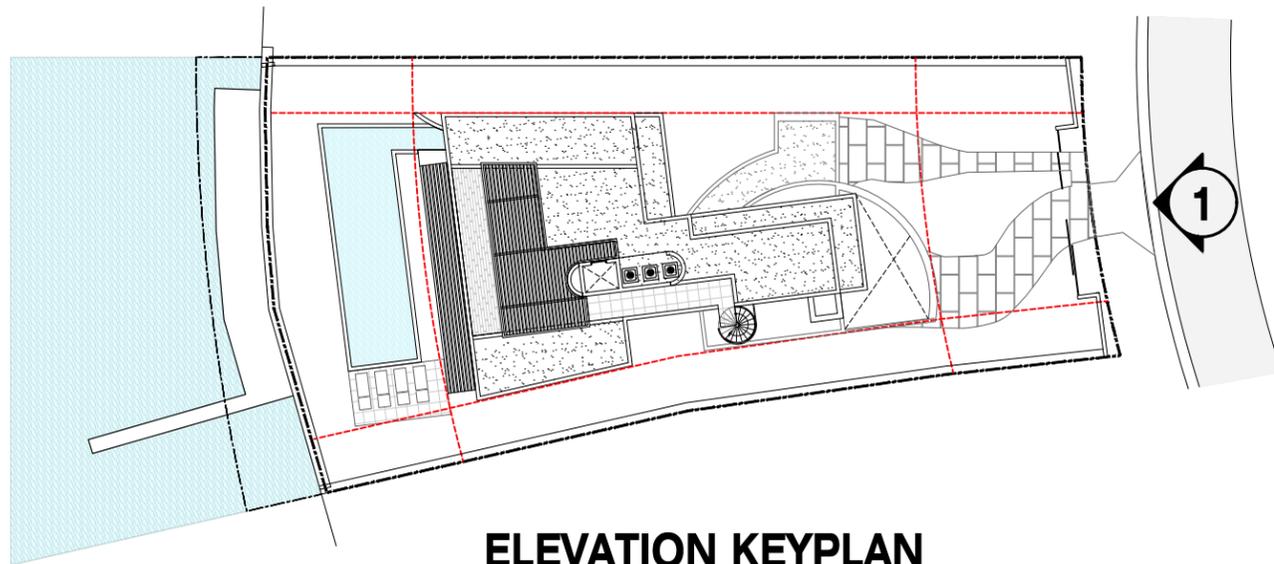
SHEET NUMBER

**A-2.4**



**BUILDING HEIGHT NOTE**  
 31 FT. MAX HEIGHT ALLOWED FOR UNDERSTORY, MEASURED FROM FREEBOARD. PER SECTION 7.2.2.3(b)(1) FOOTNOTE 8

**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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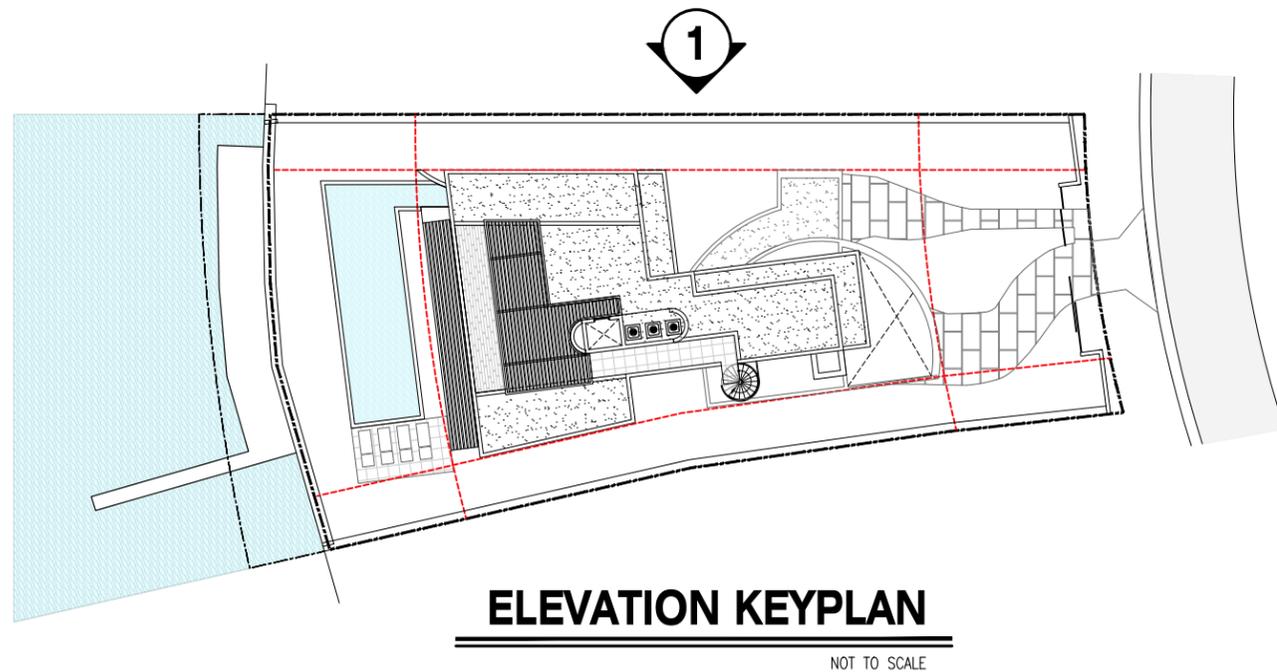
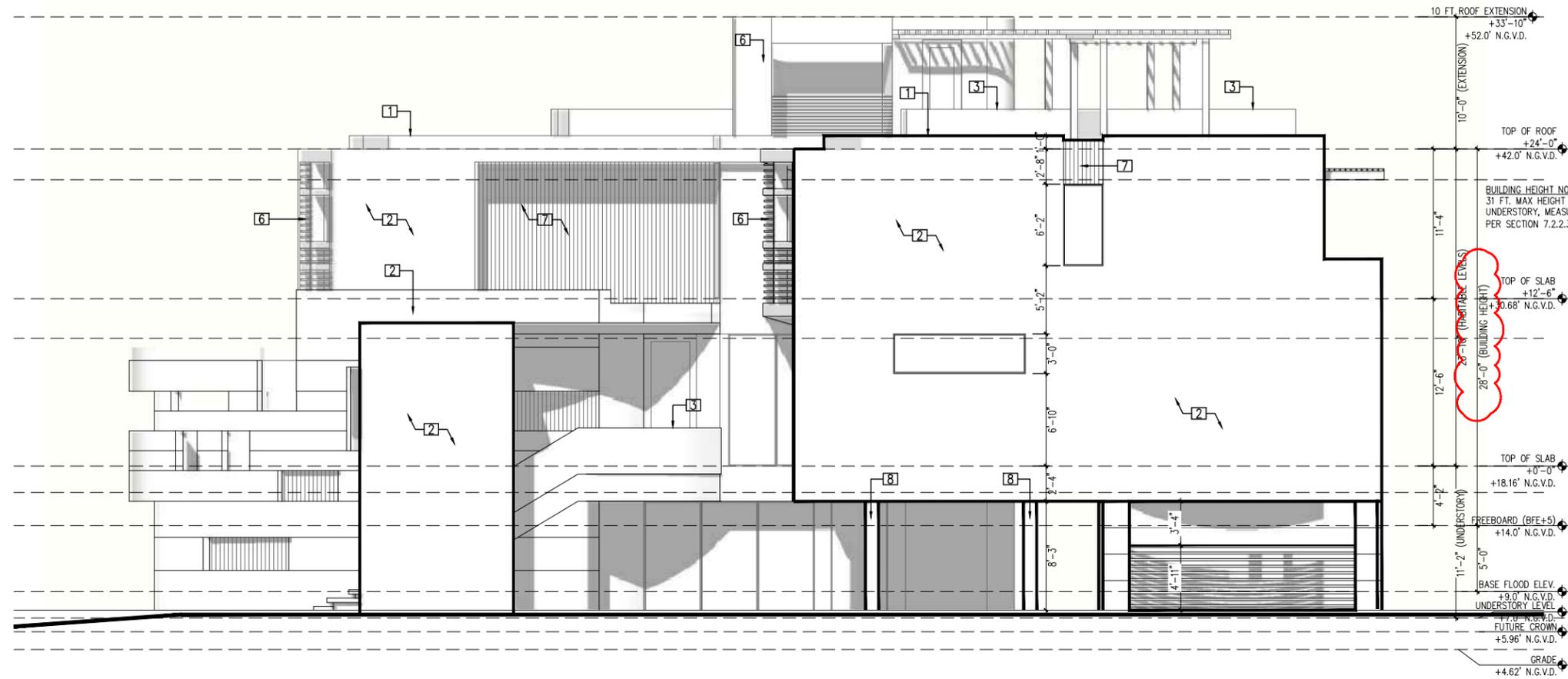
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DRAWING TITLE  
**EAST ELEVATION (FRONT)**

SCALE: AS SHOWN  
 DATE: 08-02-2024

SHEET NUMBER

**A-3.1**



**1 NORTH ELEVATION**  
**( SIDE )** 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.



**ADDRESS & OWNER**

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

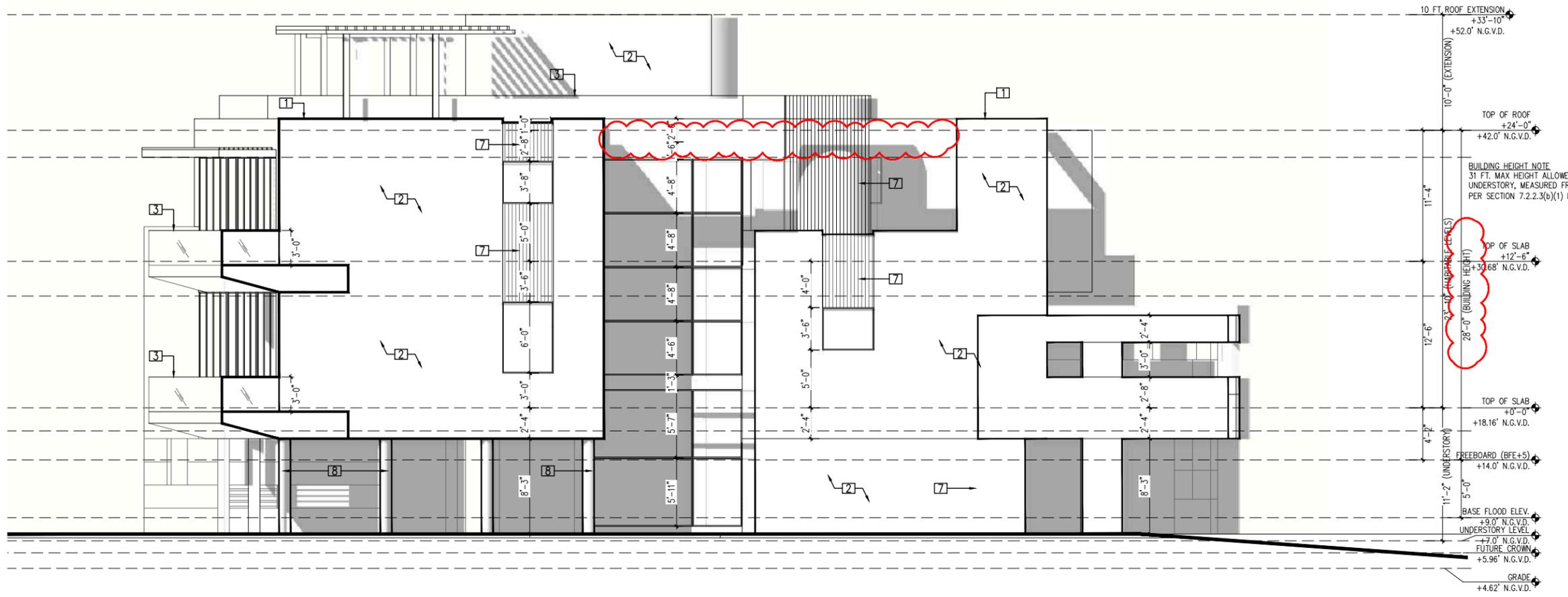
**REVISION & DATE**

**DRAWING TITLE**  
**NORTH ELEVATION (SIDE)**

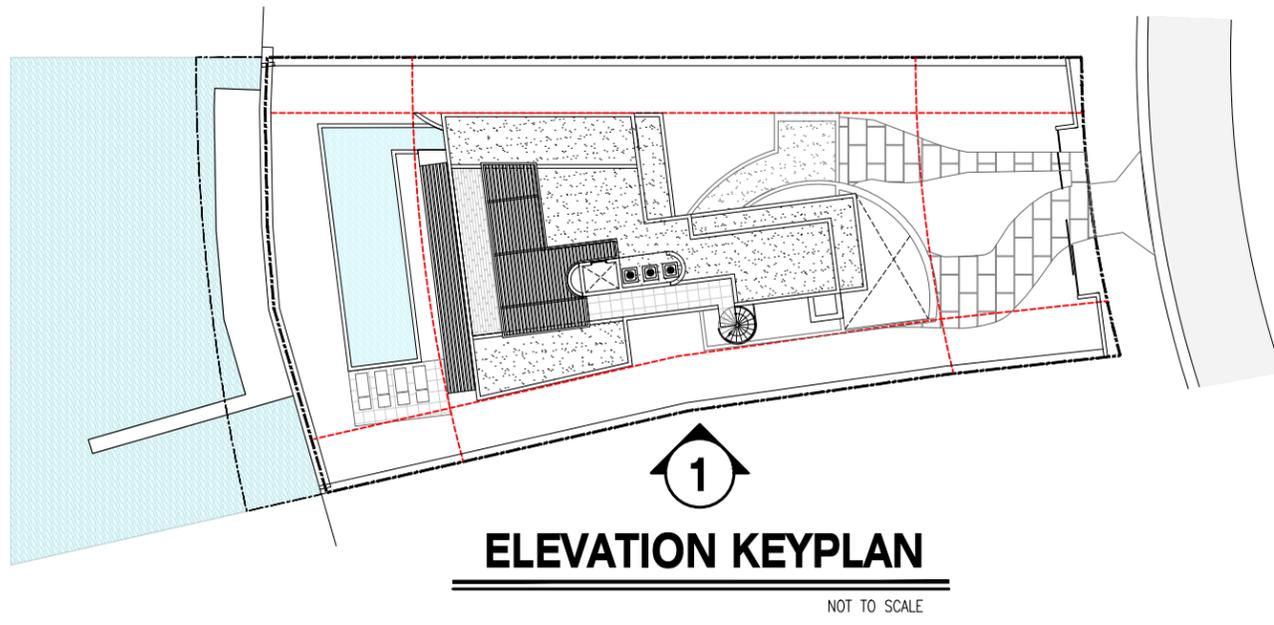
**SCALE:** AS SHOWN  
**DATE:** 08-02-2024

**SHEET NUMBER**

**A-3.2**



**1 SOUTH ELEVATION**  
**( SIDE )** 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.

JOSE L. SANCHEZ  
 AIA, LEED AP  
 278 NW 37TH ST.  
 MIAMI, FL 33127  
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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

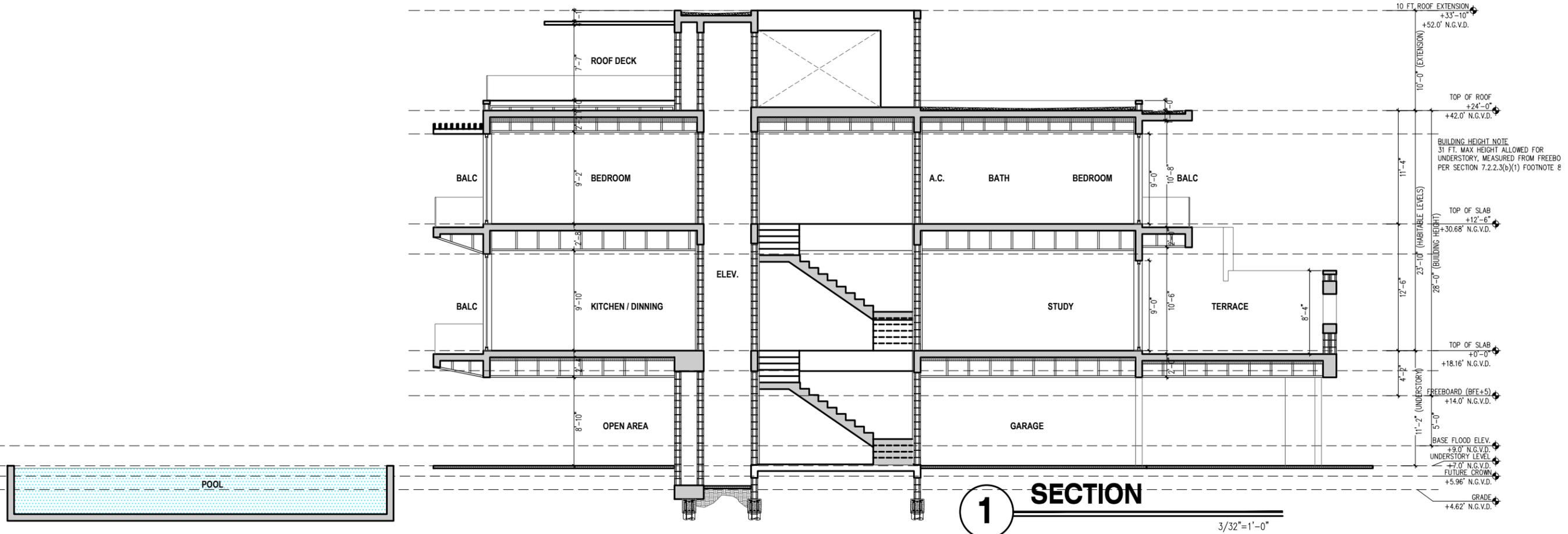
DRAWING TITLE  
**SOUTH ELEVATION (SIDE)**

SCALE: AS SHOWN  
 DATE: 08-02-2024

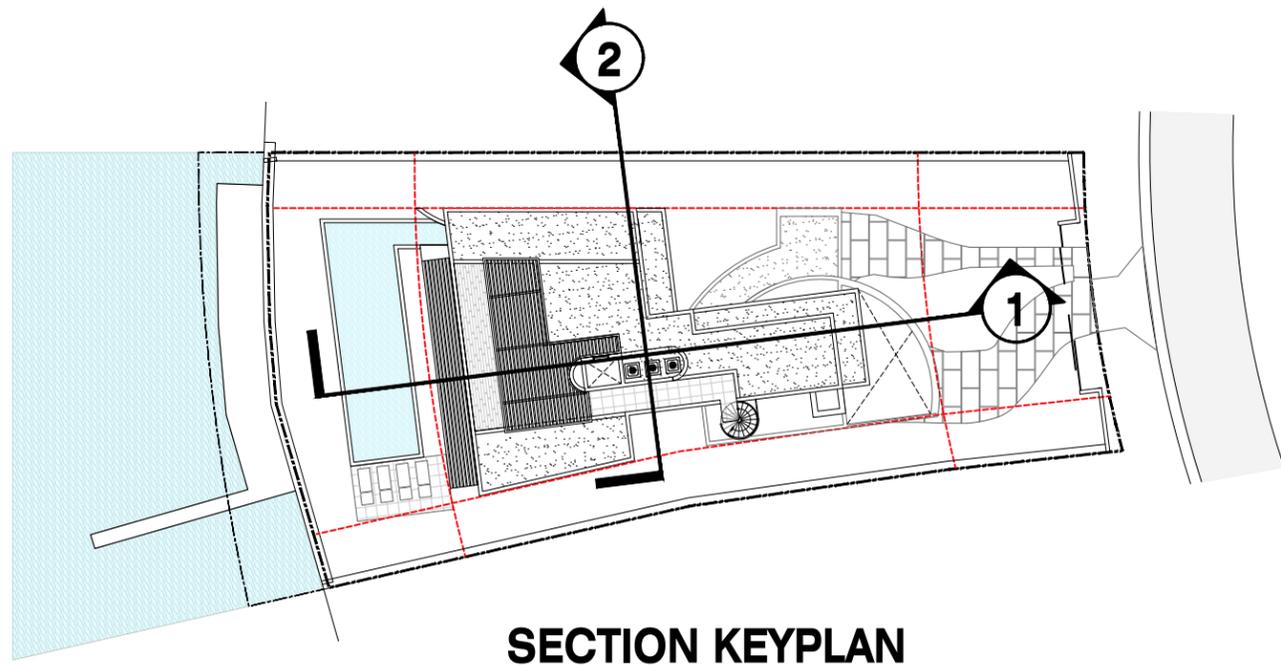
SHEET NUMBER

**A-3.3**

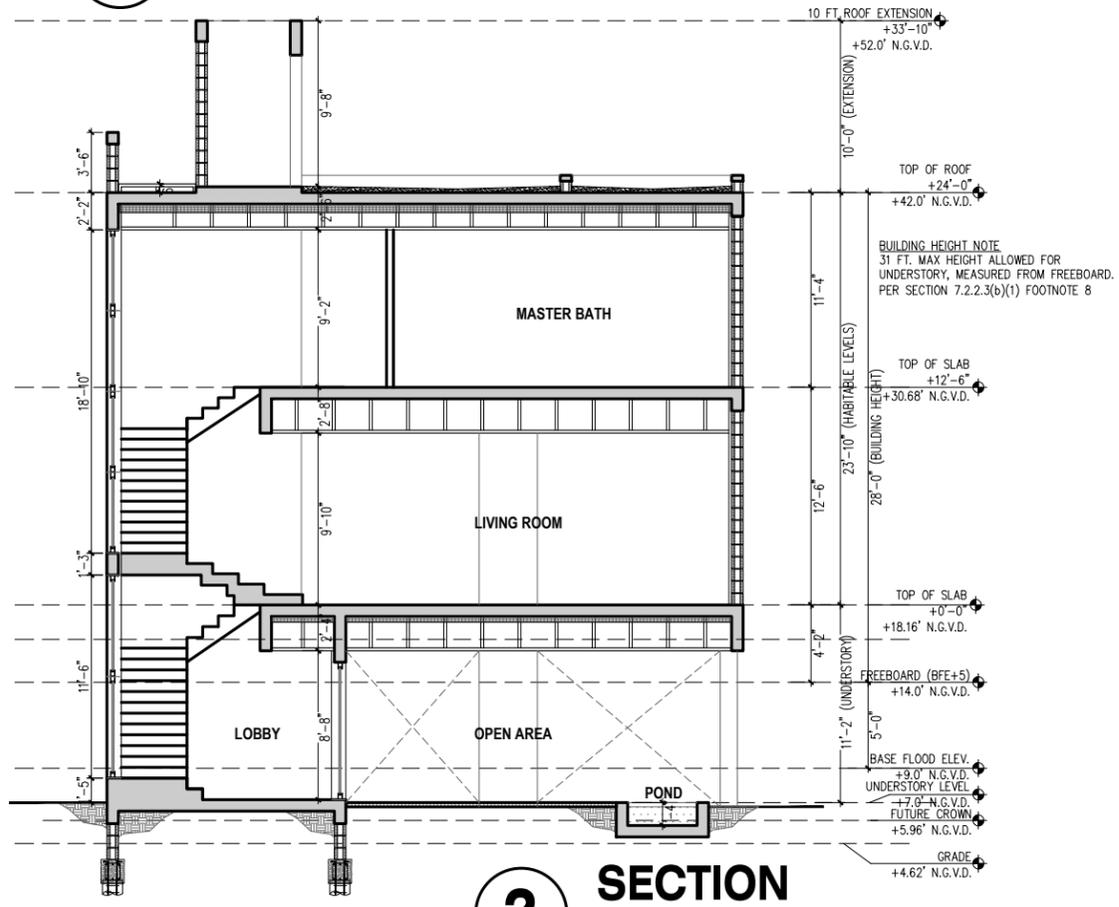




**1 SECTION**  
3/32"=1'-0"



**SECTION KEYPLAN**  
NOT TO SCALE



**2 SECTION**  
3/32"=1'-0"



ADDRESS & OWNER

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

REVISION & DATE

DRAWING TITLE

**SECTIONS**

SCALE: AS SHOWN  
DATE: 08-02-2024

SHEET NUMBER

**A-4.1**