



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Downtown Delray Professional Center
Project Location: 550 SE 6th Avenue and 555 SE 5th Avenue
Request: Class I Site Plan Modification for architectural elevation changes

Board: Site Plan Review and Appearance Board
Meeting Date: March 9, 2016

Board Action:

Approved the Class I Site Plan Modification on a 5 to 0 vote (Roger Cope and Jose Aguila absent).

Project Description:

The project is located on the north side of SE 6th Street, between SE 5th Avenue and SE 6th Avenue. The property is vacant and is zoned GC (General Commercial).

The Class I site plan modification request is to allow changes to the approved (not yet constructed) architectural elevations. The proposed architectural elevation changes include replacing the small elevated window system on all four elevations with large storefront windows. The proposed green walls with decorative stainless steel vertical cable rails will be eliminated and replaced with four large storefront window panels that extend from the finished floor to the roof. Transom windows will be added above the entrance doors. The proposed buildings retain the impact resistant storefront system with clear anodized aluminum frames, cantilevered poured-in-place concrete eye-brows, and decorative exterior facade panels with a simulated wood veneer and decorative wall mounted light fixtures with an anodized aluminum finish design elements.

The walls of the building will have smooth stucco finish and will be painted white, with wood color veneer decorative panels, and concrete grey cantilevered eye-brows with aluminum framed windows and doors.

Staff recommended approval of the Class I Site Plan Modification.

Board Comments:

The Board commented that they would have liked the green wall to remain, however they stated that the overall elevations provided a better product.

Public Comments: None

Associated Actions: None

Next Action: The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING

DATE: March 9, 2016

ITEM:

Downtown Delray Professional Centre – Class I Site Plan Modification for Architectural Elevation Changes. The property is located at 555 SE 5th Avenue and 550 SE 6th Avenue.

GENERAL DATA:

Owner 555 SE 5th Avenue, LLC

Applicant Richard Caster

Location..... North of SE 6th Street between SE 5th Avenue and SE 6th Avenue, south of the Teen Center.

Property Size..... 0.957 Acres

Future Land Use Map..... GC (General Commercial)

Current Zoning..... GC (General Commercial)

Adjacent Zoning..... North: GC (General Commercial)
 South: GC (General Commercial)
 East: POD (Professional Office District)
 RM (Multiple Family Residential), &
 NC (Neighborhood Commercial)
 West: GC (General Commercial)

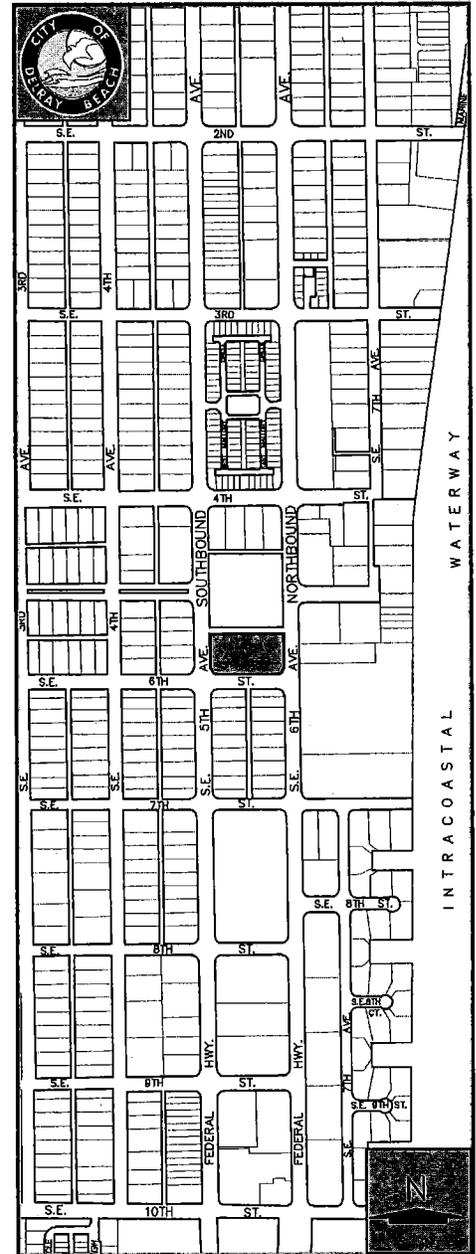
Existing Land Use..... Vacant land

Proposed Land Use..... Office

Water Service..... Available via connection the existing water main within SE 6th Avenue right-of-way.

Sewer Service..... Existing on-site.

RECOMMENDATION: Recommend approval.



ITEM BEFORE THE BOARD

The item before the Board is approval of an architectural elevation change associated with a Class I Site Plan Modification for Downtown Delray Professional Center, located at 550 SE 6th Avenue and 555 SE 5th Avenue, pursuant to LDR Section 2.4.5 (G)(1)(a).

BACKGROUND / PROJECT DESCRIPTION

The property is located on the north side of NE 6th Street between SE 5th Avenue and SE 6th Avenue and measures 0.957 acre.

With the Citywide Rezoning in October 1990, the property was rezoned from SC (Specialized Commercial) to GC (General Commercial). The property was previously occupied by Chesterfield Restaurant an 8,156 square foot structure. At its meeting of December 12, 2001, the Site Plan Review and Appearance Board approved a Class I site plan modification to add a concrete balustrade railing, concrete columns, entrance awning, concrete window sills and frames to the existing structure. The restaurant was demolished in 2004 and the site has remained vacant.

A Class V site plan associated with the construction of a bank (Southtrust Bank) on the property was approved by the Site Plan Review and Appearance Board (SPRAB) on May 12, 2004, but the facility was never built. A Class V site plan also associated with the construction of another bank (Sun American Bank) was approved by the Site Plan Review Appearance Board (SPRAB) on September 13, 2006, but the facility also was never built.

On December 11, 2013, SPRAB approved with conditions a Class V site plan, landscape plan and architectural elevation plan for Downtown Delray Medical Centre associated with the construction of two one-story 6,500 square foot buildings (totaling 13,000 sq. ft.).

On December 2, 2014, the City Commission approved a final boundary plat for the Downtown Delray Medical Center, being a replat of a portion of Lots 5, 6, 7 and 8, Block 1 of Osceola Park Subdivision as Recorded in Plat Book 3, Page 2, of the Public Records of Palm Beach County Florida. An application for building permit has not been submitted and the site plan expires on December 11, 2015.

At its meeting of December 9, 2015, SPRAB approved a 24 month extension (expiring December 11, 2017) of the Class V site plan, landscape plan and architectural elevation plan subject to conditions. At its meeting of January 21, 2016, the City Commission appealed the SPRAB action. The appeal was considered on February 16, 2016, at which time the City Commission upheld the SPRAB decision and approved the extension request.

A Class I Site Plan Modification has recently been submitted for architectural elevation changes to the approved elevations, and is now before the Board for action.

ANALYSIS

LDR Section 4.6.18(B)(14) Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- (a) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (b) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (c) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The approved architectural style was defined as a contemporary architectural design with long horizontal clean lines and very simple geometry. The materials incorporated a blend of aluminum, glass, and stucco with simulated wood accents and featured the utilization of decorative stainless steel vertical cable rail to create green walls as well as cantilevered eye-brows over the windows. All roof top mechanical equipment will be screened with parapet walls.

The proposed elevation changes include replacing the small elevated window system on all four elevations with large storefront windows. The proposed green walls with decorative stainless steel vertical cable rails will be eliminated and replaced with four large storefront window panels that extend from the finished floor to the roof. Transom windows will be added above the entrance doors. The proposed buildings retain the impact resistant storefront system with clear anodized aluminum frames, cantilevered poured-in-place concrete eye-brows, and decorative exterior facade panels with a simulated wood veneer and decorative wall mounted light fixtures with an anodized aluminum finish design elements.

The walls of the building will have smooth stucco finish and will be painted white, with wood color veneer decorative panels, and concrete grey cantilevered eye-brows with aluminum framed windows and doors.

The proposed buildings will maintain a unified architectural appearance featuring horizontal poured-in-place concrete cantilevered eye-brows that identify the main entrance for each building. The introduction of the new storefront windows provides for more attractive and inviting appeal from the streetscape. The rhythm and proportionality of the concrete cantilevered eye-brows and wood veneer color maintains the attractive architectural treatment will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based upon the above, positive finding can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class I site plan modification and associated architectural elevations for **Downtown Delray Professional Center** based on positive findings with respect to Land Development Regulations Section 4.6.18(E), subject to the attached condition of approval.

- C. Deny the Class I site plan modification and associated architectural elevations for **Downtown Delray Professional Center** based upon a failure to make positive findings with respect to Land Development Regulations Section 4.6.18(E).

RECOMMENDATION

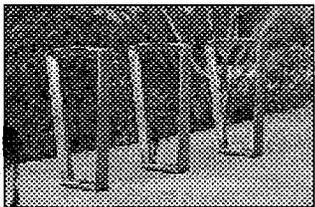
Approve the Class I Site Plan Modification for **Downtown Delray Professional Center**, based upon positive findings with respect to Section 4.6.18(E) of the Land Development Regulations.

Attachments:

- Site Plan
- Floor Plans
- Architectural Elevations

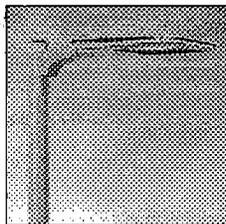
Staff Report Prepared by: Jasmin Allen, Senior Planner

SITE DATA	
ZONING DESIGNATION:	GC
PROPOSED PROJECT:	CLASS - A MEDICAL OFFICE
GOVERNING CODES:	FBC 2010 EDITION FPFC 2010 EDITION NFPA 1 UFC FLORIDA 2009 EDITION NFPA 101 LSC FLORIDA 2009 EDITION
TOTAL SITE AREA (POST DEDICATION)	41,458 SQ.FT. .932 AC
TOTAL BLDG FOOTPRINT	13,000 SQ.FT. .296 AC
WALK/PARK/OTHER	18,056 SQ.FT. .414 AC
TOTAL IMPERVIOUS:	31,056 SQ.FT. (74.9%) .713 AC
TOTAL PERVIOUS:	10,402 SQ.FT. (25.1%) .239 AC
OPEN SPACE:	10,402 SQ.FT. (25.1%) .239 AC
LOT COVERAGE:	13,000 SQ.FT. (31.3%) .296 AC
PARKING REQUIREMENTS	
REQUIRED: MEDICAL OFFICES	13,000 SQ. FT. @ 5 PER 1000 = 65 REQUIRED
PROVIDED:	46 PARKING LOT TO ALLEY 10 R.O.W.
TOTAL PROVIDED:	66 SPACES
INCLUDES (13) COMPACT AND 3 HANDICAPPED	
BUILDING DATA	
BUILDING SETBACK: PURSUANT TO LOR SECTION 4.4.13 F (G)	REQUIRED/ALLOWED
EAST/WEST (SIDE STREET)	10'-0" / 10'-0"
NORTH (REAR)	10'-0" / 68'-2"
SOUTH (FRONT)	10'-0" / 10'-0"
HEIGHT	48'-0" / 21'-0"
LEGAL DESCRIPTION	
LOT 5, LESS THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY 1) AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 514, PAGE 286 AND LOTS 6 AND 7 AND LOT 8, LESS THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY 1) AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 403, PAGE 154, ALL IN BLOCK 1, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.	



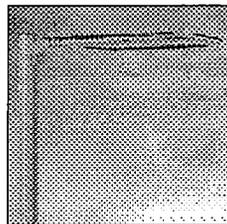
Bike Rack

- SCALE: NTS
- * CAST ALUMINUM FRAME AND COVER PLATE
 - * 4 1/2" THICK STEEL LEVELING PIPES ARE PRE-INSTALLED FOR EASY FIELD ADJUSTMENT
 - * COVER PLATE COVERS ALL HARDWARE AND LEVELING GUIDE ADJUSTMENT SCREWS AND GUARDS AGAINST THEFT
 - * BURIED OR
 - * HARDWARE IS INCLUDED FOR EMBEDDED OPTION
 - * PIPE IS FULLY ASSEMBLED
 - * BIKE RACKS MUST BE PLACED 20" APART, AND 20" FROM WALKWAY OR DRIVEWAY
 - * ALL METAL IS FINISHED WITH LANDSCAPE FRIENDLY POLYURETHANE POWDER COAT A HAND-APPLIED FINISH THAT RESISTS RUSTING, DISCOLORING, FADING AND FADING



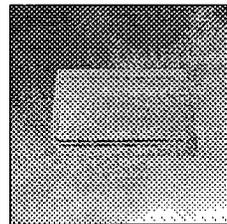
Gardco PureForm

- SCALE: NTS
- * SLIM LOW PROFILE DESIGN. 3/4" CAST ALUMINUM HOUSING. MAXIMUM PROFILE OF JUST 2 1/2".
 - * FEATURES A STATE OF THE ART INTERNAL THERMAL CONTROL SYSTEM. PROVIDES FULL COOL OFF PERFORMANCE.



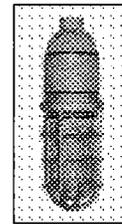
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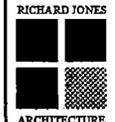
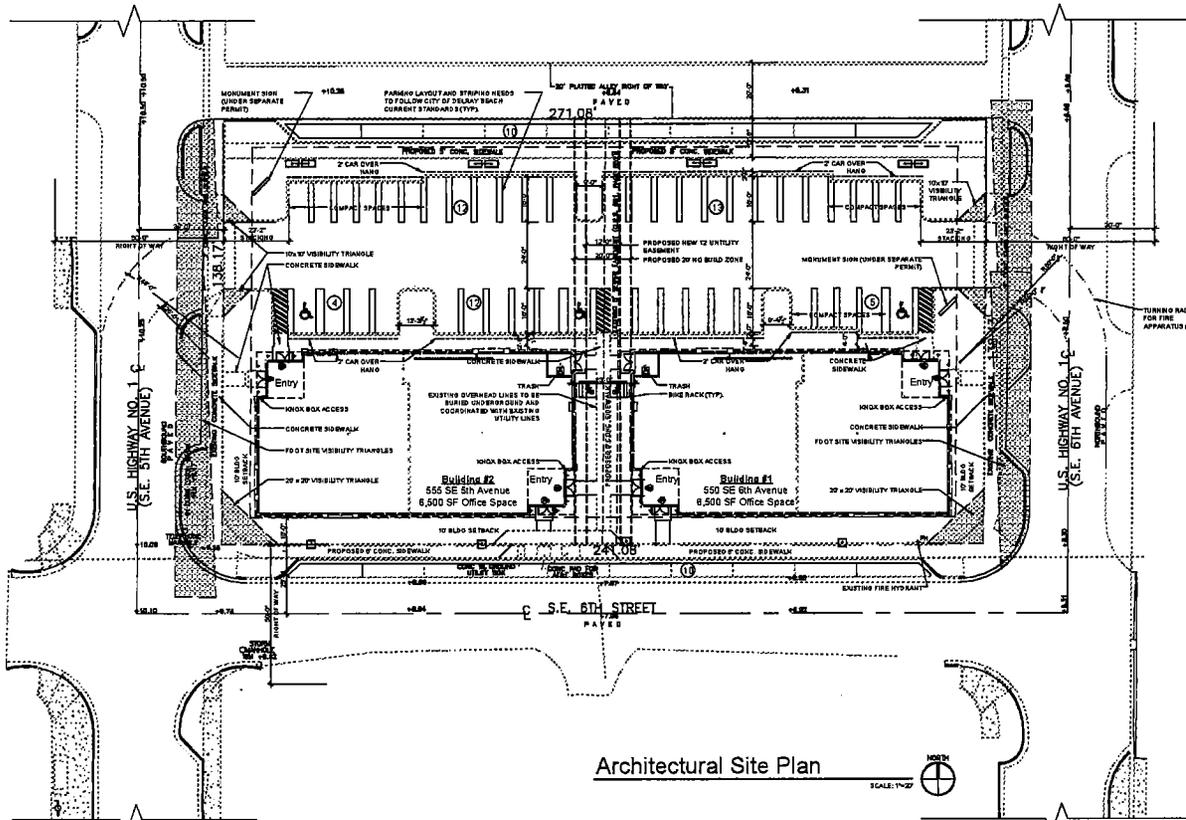
Gardco 101 Performance

- SCALE: NTS
- * WEDGE LUMINAIRE
 - * POWERSHIFT FINISH WHITE HOUSING. DOOR FRAME AND BACKPLATE ARE ALL SECTION 9062 CAST ALUMINUM. LEAD OPTICALLY CLEAR TEMPERED SOLID ALUM GLASS. COMPLETELY SEALED AND GASKETED AT ENTRY POINT OF ENTRY AND AT ALL PORTS OF MATERIAL



EELP Lighting

- SCALE: NTS
- * DIE CAST ALUMINUM CONSTRUCTION WITH RUSTY WALL MOUNTING BRACKET



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COMMISSION # 13-031
DESIGNER: RJ/JS
DRAWN BY: TR
PLAN REVIEW: RJ

SUBMITTALS:
CLASS 1 SUBMITTAL: 02.01.16

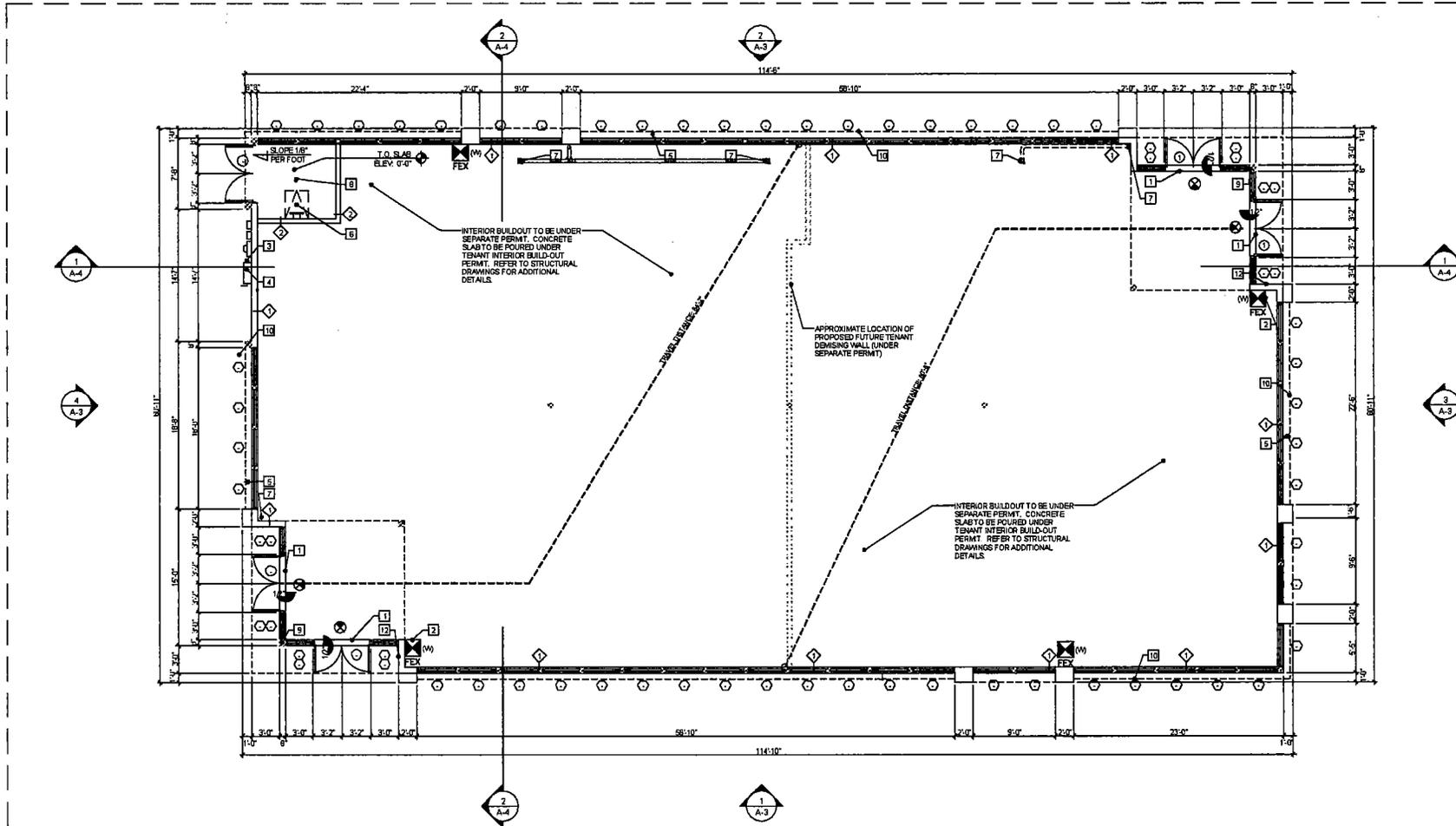
REVISIONS:

SITE PLAN

SP-1

RICHARD JONES ARCHITECTURE

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Ground Floor Plan: Building Type 1

Shel Permit Scale: 3/16"=1'-0"

FLOOR PLAN KEYNOTES

[1] HANDICAP ACCESSIBLE ALUM. THRESHOLD MAX 1/2" HIGH WITH BEVELED EDGE.	[5] STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS.
[2] LOCATION OF FIRE EXTINGUISHER FLAG TYPE ABC OR EQUAL. COORDINATE WITH FIRE MARSHAL FOR EXACT LOCATION AND NUMBER OF UNITS REQUIRED.	[10] 8" THICK PROJECTED CONCRETE EYEBROW W/ SMOOTH STUCCO FINISH OVER AULDEX AGMA#1 CONTINUOUS WATERPROOFING (TYP). STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE.
[3] ELECTRIC METERS AND EQUIPMENT, REFER TO MEP DRAWINGS FOR SPECIFICATIONS.	[11] NOT USED.
[4] ELECTRICAL PANEL, REFER TO MEP DRAWINGS.	[12] POST SYMBOL ON BUILDING FOR LIGHT GAUGE METAL ROOF TRUSS PER FLORIDA STATUTE, SECTION 633.027.
[5] HOSE BIBS. REFER TO MEP DRAWINGS FOR SPECIFICATIONS.	[13]
[6] 22" x 36" ROOF ACCESS PANEL, ABOVE BY BILCO OR EQUAL W/ FIXED METAL LADDER. REFER TO STRUCTURAL DRAWINGS FOR WIND LOAD REQUIREMENTS. ROOF ACCESS PANEL SHALL CONTAIN MAN-MADE COUNTY OF FLORIDA PRODUCT APPROVAL.	[14]
[7] ROOF DRAIN FROM ABOVE. REFER TO MEP DRAWINGS FOR INFORMATION AND SPECIFICATION. HORIZONTAL PIPING SHALL HOLD AS HIGH AS POSSIBLE (WITHIN TRUSS WEBSING).	[15]
[8] FLOOR DRAIN, REFER TO MEP DRAWINGS FOR INFORMATION AND SPECIFICATION.	[16]
	[17]

NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE.
- REFER TO STRUCTURAL DRAWINGS FOR WALL OPENINGS, COLUMN LOCATIONS, CONNECTIONS, AND SIZING OF STRUCTURAL MEMBERS.
- REFER TO MEP DRAWING FOR LIGHTING AND CHASE LOCATIONS.
- REFER TO CIVIL PLANS FOR SIDEWALK LOCATIONS. EXTERIOR SIDEWALKS ARE TO BE SLOPED AWAY FROM THE BUILDING ENTRANCES. THE SLOPE SHALL NOT EXCEED 1:00 TYP.
- SOIL TO BE TREATED FOR TERMITES. REFER TO SECTION 1815.1 SPECIFICATION IN THE FLORIDA BUILDING CODE.
- REFER TO SHEET A2.1 FOR WALL TYPES.

FIRE EXTINGUISHERS

SYMBOL	DESCRIPTION
[FEX]	CLASS A: PROVIDE ONE FIRE EXTINGUISHER PER NFPA 11 FOR EACH 3,000 SQ. FT. OF BUILDING WITH A 75' OR MAX. TRAVEL DISTANCE.
(W)	DENOTES WALL HUNG
(M)	DENOTES MOUNTED
(R)	DENOTES RECESSED CABINET

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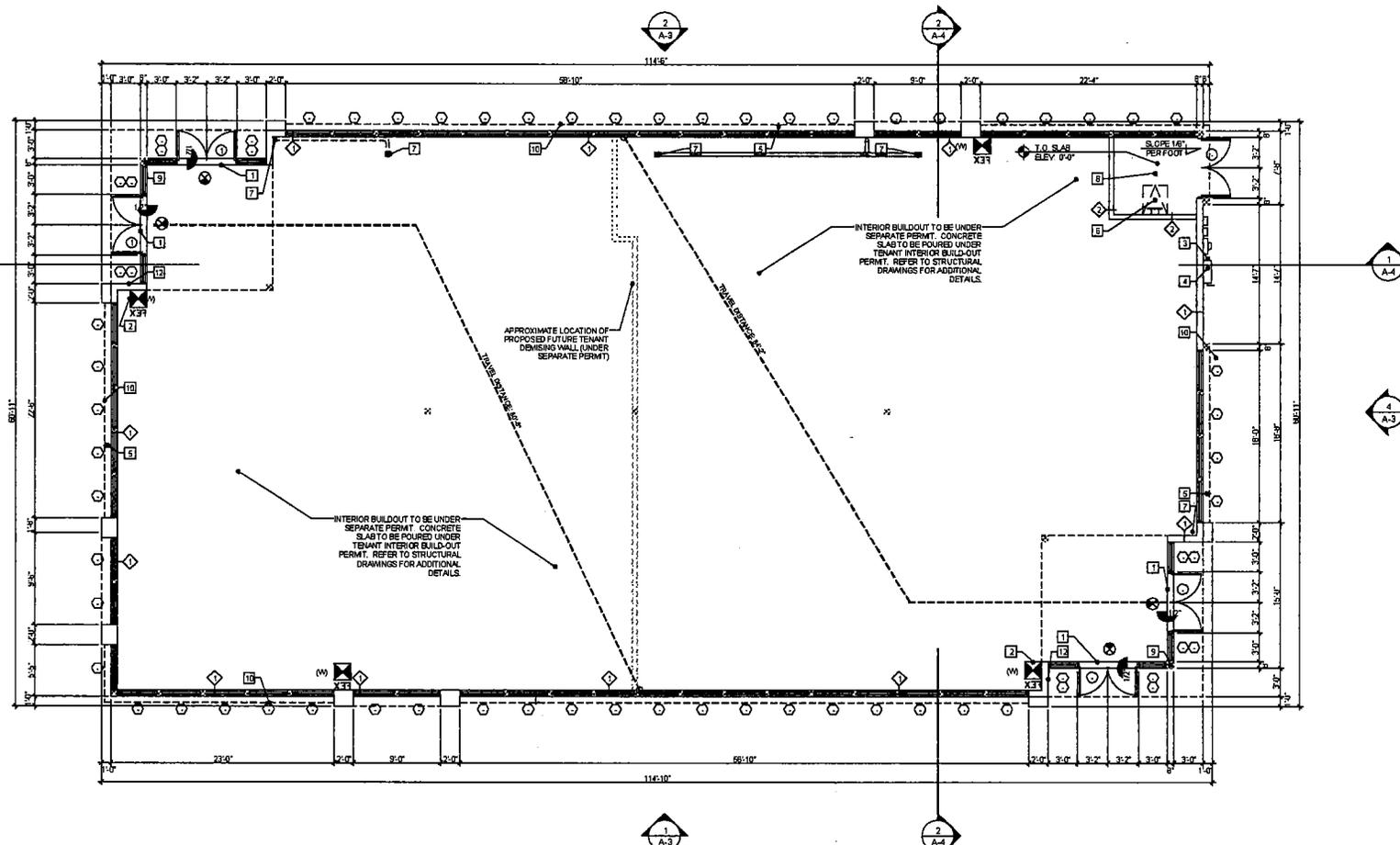
FLORIDA LICENSE
 AAS001617 | 002001036
 COMMISSION # 13482
 DESIGNER: RJ/JB
 DRAWN BY: TR
 PLAN REVIEW: BF
 SUBMITTALS:
 CLASS 1 SUBMITTAL: 02.01.16

REVISIONS:

BUILDING TYPE 1
 GROUND FLOOR PLAN
 A-1

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Ground Floor Plan: Building Type 2
 Shell Permit
 Scale: 3/16" = 1'-0"

FLOOR PLAN KEYNOTES	
1	HANDICAP ACCESSIBLE ALUM. THRESHOLD MAX 1/2" HIGH WITH BEVELLED EDGE.
2	LOCATION OF FIRE EXTINGUISHER FLAG TYPE ABC OR EQUAL. COORDINATE WITH FIRE MARSHAL FOR EXACT LOCATION AND NUMBER OF UNITS REQUIRED.
3	ELECTRIC METERS AND EQUIPMENT. REFER TO MEP DRAWINGS FOR SPECIFICATIONS.
4	ELECTRICAL PANEL. REFER TO MEP DRAWINGS.
5	HOSE @ B. REFER TO MEP DRAWINGS FOR SPECIFICATIONS.
6	2" x 36" ROOF ACCESS PANEL ABOVE BY 9/16" CO OR EQUAL W/ FIXED METAL LADDER. REFER TO STRUCTURAL DRAWINGS FOR WIND LOAD REQUIREMENTS. ROOF ACCESS PANEL SHALL CONTAIN MAN-DADE COUNTY FLORIDA PRODUCT APPROVAL.
7	ROOF DRAIN FROM ABOVE. REFER TO MEP DRAWINGS FOR INFORMATION AND SPECIFICATION. HORIZONTAL PIPING SHALL HOLD AS HIGH AS POSSIBLE (WITHIN TRUSS WEBBING).
8	FLOOR DRAIN. REFER TO MEP DRAWINGS FOR INFORMATION AND SPECIFICATION.
9	STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS.
10	3" THICK PROJECTED CONCRETE EYEBROW W/ SMOOTH STUCCO FINISH OVER MILKSHM #60851 CONTINUOUS WATERPROOFING (TYP). STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE.
11	NOT USED.
12	POST SYMBOL ON BUILDING FOR LIGHT GAUGE METAL ROOF TRUSS PER FLORIDA STATUTE, SECTION 639.027.
13	
14	
15	
16	
17	

- NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE.
 2. REFER TO STRUCTURAL DRAWINGS FOR WALL OPENINGS, COLUMN LOCATIONS, CONNECTIONS, AND SIZING OF STRUCTURAL MEMBERS.
 3. REFER TO MEP DRAWING FOR LIGHTING AND CHASE LOCATIONS.
 4. REFER TO CIVIL PLANS FOR SIDEWALK LOCATIONS. EXTERIOR SIDEWALKS ARE TO BE SLOPED AWAY FROM THE BUILDING ENTRANCES. THE SLOPE SHALL NOT EXCEED 1:20 TYP.
 5. SOIL TO BE TREATED FOR TERMITES. REFER TO SECTION 1816.1 SPECIFICATION IN THE FLORIDA BUILDING CODE.
 6. REFER TO SHEET A4.1 FOR WALL TYPES.

FIRE EXTINGUISHERS	
SYMBOL	DESCRIPTION
FE	CLASS A PROVIDE ONE FIRE EXTINGUISHER PER NFPA 10 FOR EACH 1,000 SQ FT OF BUILDING WITH A 75' MAX TRAVEL DISTANCE.
(W)	WALL HUNG
(C)	CABINET RECESSED CABINET

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FLORIDA LICENSE

AA0001617 | BE0001056

COMMISSION # 13-033
 DESIGNER: RJ/J
 DRAWN BY: TR
 PLAN REVIEW: SJ

SUBMITTALS:
 CLASS 1 SUBMITTAL: 02.01.14

REVISIONS:

BUILDING TYPE 2

GROUND FLOOR PLAN

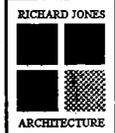
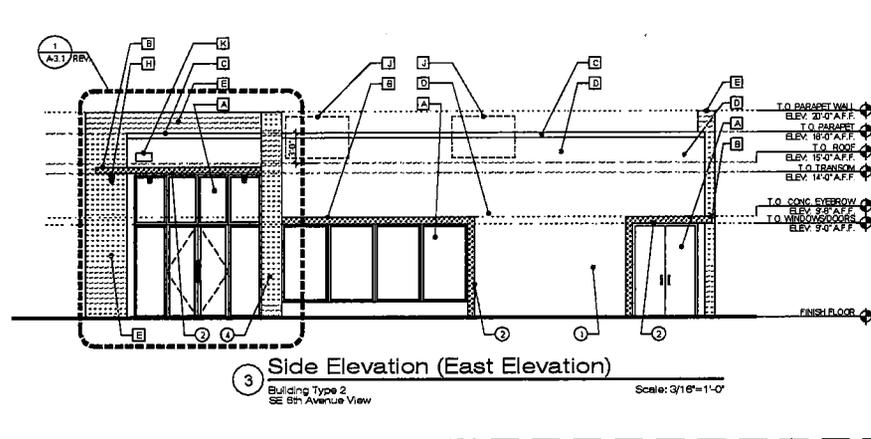
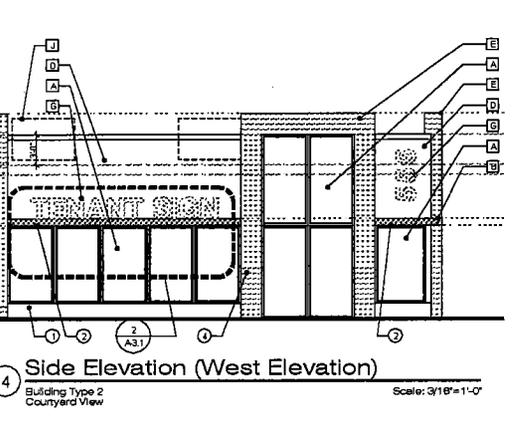
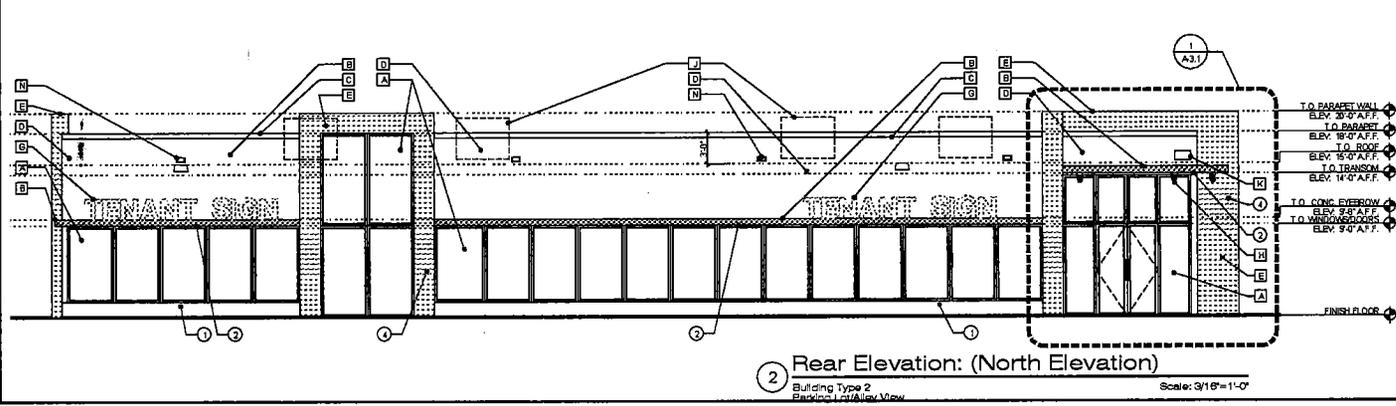
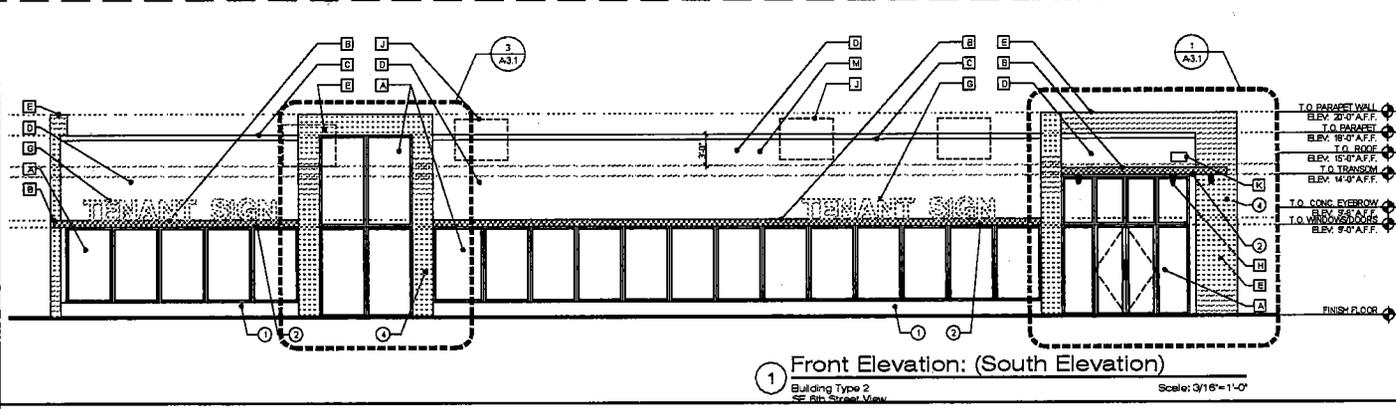
A-1

ELEVATION KEYNOTES

- A** IMPACT RESISTANT STOREFRONT SYSTEM W/ BRONZE ALUMINUM FINISH.
- B** 9" THICK PROJECTED CONCRETE EYEBROW W/ SMOOTH STUCCO FINISH OVER MULKEM AGMAT CONTINUOUS WATERPROOFING (TYP) STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE.
- C** PAINTED STUCCO BAND
- D** 2 COAT STUCCO SYSTEM (MIN 5/8" THICK WITH SMOOTH FINISH INSTALLED IN COMPLIANCE WITH ASTM C568 AND ASTM C1083. REFER TO STUCCO NOTES ON SHEET A3.1.
- E** ALUCABOND PANEL OR EQUIVALENT - COLOR RUST - OVER VAPOR BARRIER ON CONCRETE MASONRY WALL.
- F** NOT USED
- G** NEW SIGNAGE WITH BRONZE ALUMINUM LETTERS (UNDER SEPARATE PERMIT). G.C. TO COORDINATE ELECTRICAL REQUIREMENTS WITH SIGNAGE SUBCONTRACTOR.
- H** WET LISTED EXTERIOR LIGHT FIXTURE W/ BRONZE ALUMINUM FINISH (REFER TO ELECTRICAL AND SHEET SP-1 FOR LIGHT SPECIFICATION)
- I** ROOFTOP EQUIPMENT. (TOP OF PARAPET MUST NOT BE LESS THAN 12" MEASURED FROM TOP OF MECHANICAL ROOFTOP EQUIPMENT)
- J** PREMISES IDENTIFICATION ADDRESS NUMBERS W/ BRONZE ALUMINUM FINISH AT LEAST 6" INCHES ON A CONTRASTING BACKGROUND UNDER SEPARATE PERMIT
- K** POST SYMBOL ON BUILDING FOR LIGHT GAUGE METAL ROOF TRUSS PER FLORIDA STATUTE, SECTION 550.09 (REFER TO OVERALL ELEVATIONS FOR OTHER LOCATIONS)
- L** EMERGENCY OVERFLOW SCUPPER (GALV. ALUMINUM) (4"x6")

- ELEVATION FINISHES**
- 1** WALLS: MAIN STUCCO WALL: SW7006 EXTRA WHITE G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
 - 2** WALLS: PROJECTED EYEBROW: SW7006 ANEW GREY. G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
 - 3** WALLS: ALUCABOND PANEL OR EQUIVALENT - COLOR RUST - G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL

- GENERAL NOTES**
1. CONTROL JOINTS TO BE INSTALLED PER ASTM C-1063 INCLUDING THE FOLLOWING REQUIREMENTS:
 - A. CONTROL JOINTS TO BE INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 14' SQUARE FEET.
 - B. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16'-0" IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 3 1/2 TO 1"
 2. MISCELLANEOUS METALS INCLUDING EXTERIOR EXPOSED METALS TO HAVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF COMMERCIAL QUALITY GRADE ENAMEL PAINT.
 3. CONTRACTOR TO PROVIDE SAMPLES OF COLORS ON ACTUAL BUILDING FOR OWNER AND ARCHITECT'S FINAL REVIEW.
 4. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED AT ATTACHMENT THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
 5. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR REVIEW.
 6. ALL FINISH GRADE SHALL BE MINIMUM OF 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
 7. PROVIDE SEALANT AT ALL INSIDE CORNERS.
 8. PROVIDE SLOANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES.
 9. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.



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COMMISSION # 13-075
DESIGNER: RJR
DRAWN BY: TR
PLAN REVIEW: RS

SUBMITTALS: 02.14
SUBMITTAL:

REVISIONS

BUILDING
TYPE 2

ELEVATIONS

A-3.1

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ELEVATION KEYNOTES

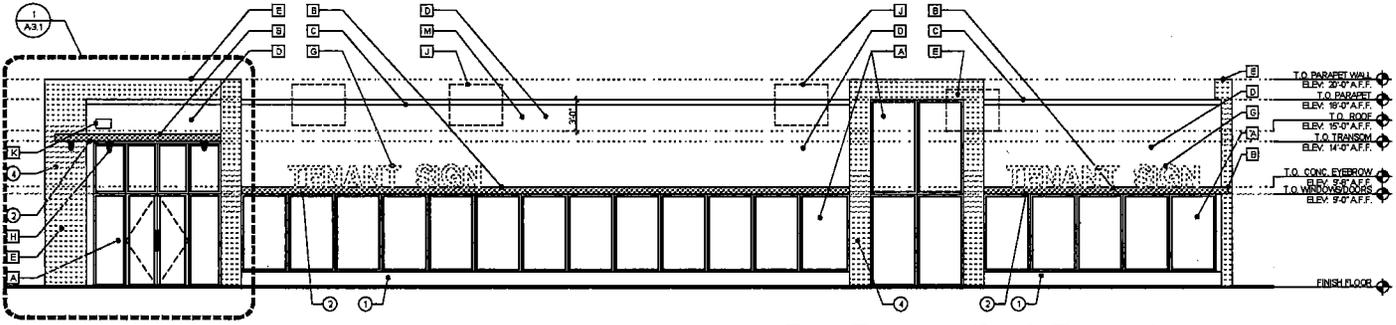
- A IMPACT RESISTANT STOREFRONT SYSTEM W/ BRONZE ALUMINUM FRAME
- B 8" THICK PROJECTED CONCRETE EYEBROW W/ SMOOTH STUCCO FINISH OVER MAJUMER 425/81 CONTINUOUS WATERPROOFING (TYP) STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE
- C PAINTED STUCCO BAND
- D 2 COAT STUCCO SYSTEM (MIN. 5/8" THICK) WITH SMOOTH FINISH INSTALLED IN COMPLIANCE WITH ASTM C926 AND ASTM C1063. REFER TO STUCCO NOTES ON SHEET A-3.1.
- E ALUCABOND PANEL OR EQUIVALENT - COLOR RUST - OVER VAPOR BARRIER ON CONCRETE MASONRY WALL
- F NOT USED
- G NEW SIGNAGE WITH BRONZE ALUMINUM LETTERS (UNDER SEPARATE PERMIT). G.C. TO COORDINATE ELECTRICAL REQUIREMENTS WITH SIGNAGE SUBCONTRACTOR.
- H WET LISTED EXTERIOR LIGHT FIXTURE W/ BRONZE ALUMINUM FINISH (REFER TO ELECTRICAL AND SHEET SP-1 FOR LIGHT SPECIFICATION)
- I ROOF TOP EQUIPMENT (TOP OF PARAPET MUST NOT BE LESS THAN 12" MEASURED FROM TOP OF MECHANICAL ROOF TOP OF EQUIPMENT)
- J PREMISES IDENTIFICATION ADDRESS NUMBERS W/ BRONZE ALUMINUM FINISH AT LEAST 6" INCHES ON A CONTRASTING BACKGROUND UNDER SEPARATE PERMIT
- K POST SYMBOL ON BUILDING FOR LIGHT GAUGE METAL ROOF TRUSS PER FLORIDA STATUTE, SECTION 633.07
- L STUCCO CONTROL JOINT (REFER TO OTHER ELEVATIONS FOR OTHER LOCATIONS)
- M EMERGENCY OVERFLOW SCUPPER (GALV. ALUMINUM) (4"Ø)

ELEVATION FINISHES

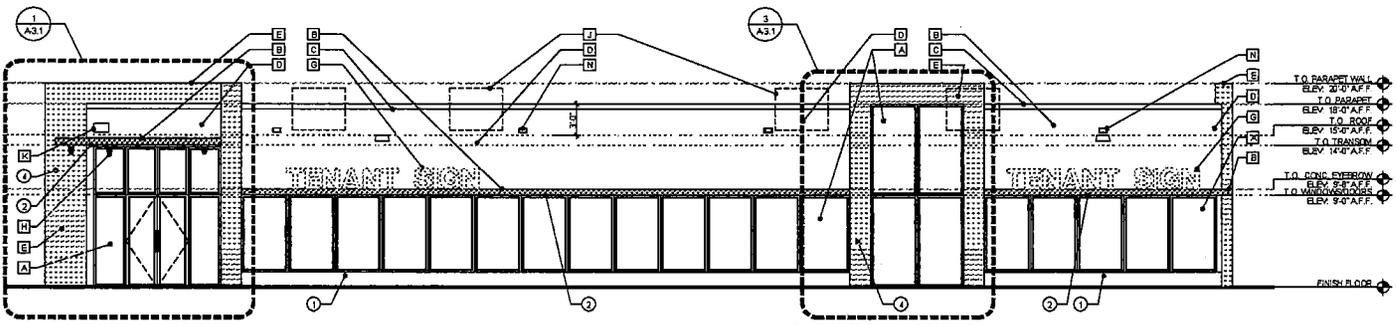
- 1 WALLS: MAIN STUCCO WALL - SW706 EXTRA WHITE. G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
- 2 WALLS: PROJECTED EYEBROW - SW706 ANV GREY. G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
- 3 WALLS: ALUCABOND PANEL OR EQUIVALENT - COLOR RUST - G.C. TO PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL

GENERAL NOTES

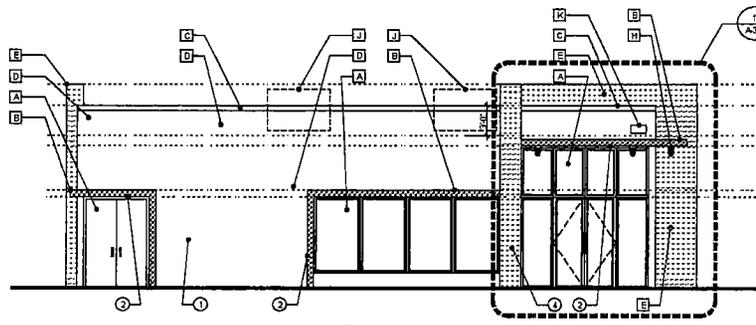
- 1. CONTROL JOINTS TO BE INSTALLED PER ASTM C-1063 INCLUDING THE FOLLOWING REQUIREMENTS:
 - A. CONTROL JOINTS TO BE INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQUARE FEET
 - B. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18'-0" IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 3:1/2" TO 1"
- 2. MISCELLANEOUS METALS INCLUDING EXTERIOR EXPOSED METALS TO HAVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF COMMERCIAL QUALITY GRADE ENAMEL PAINT
- 3. CONTRACTOR TO PROVIDE SAMPLES OF COLORS ON ACTUAL BUILDING FOR OWNER AND ARCHITECT'S FINAL REVIEW
- 4. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT
- 5. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR REVIEW
- 6. ALL FINISH GRADE SHALL BE MINIMUM OF 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING
- 7. PROVIDE SEALANT AT ALL INSIDE CORNERS
- 8. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES
- 9. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION.



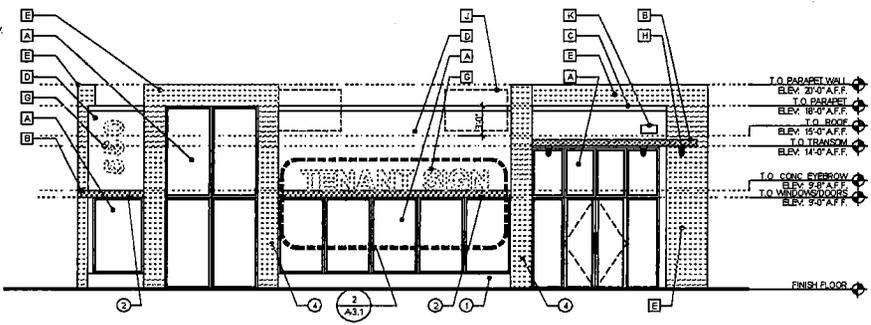
1 Front Elevation: (South Elevation)
Building Type 1
SE 6th Street View
Scale: 3/16"=1'-0"



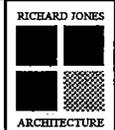
2 Rear Elevation: (North Elevation)
Building Type 1
Parking Lot/Alley View
Scale: 3/16"=1'-0"



4 Side Elevation (West Elevation)
Building Type 1
Courtyard View
Scale: 3/16"=1'-0"



3 Side Elevation (East Elevation)
Building Type 1
SE 6th Avenue View
Scale: 3/16"=1'-0"



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COMMISSION # 13-02
DESIGNER: RJ/RS
DRAWN BY: TR
PLAN REVIEW: RJ

SUBMITTALS: 02.01.16
SUBMITTAL:

REFERENCES:

**BUILDING
TYPE 1**

ELEVATIONS

A-3.1

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