



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Opal Grand Hotel
Project Location: 10 N. Ocean Blvd
Request: Class I Site Plan Modification
PCN: 12-43-46-16-E63-003-0010
Board: Site Plan Review and Appearance Board
Meeting Date: May 25, 2022
Board Action: 7 – 0
Brief Description: Class I Site Plan for minor architectural changes to the façade.

Board Action:

Approved (7-0)

Project Description:

The Opal Grand Hotel, formerly known as the Marriott Hotel, is located on the northwest corner of East Atlantic Avenue and North Ocean Boulevard.

The proposed Class I Site Plan Modification for the Opal Grand Hotel includes the following modifications to the site plan and exterior elevations: interior site work to create a new employee lounge, storage, and support space for the existing hotel; create a loading space for laundry drop off and compacter; install roll up doors in Brilliant White to match the current hotel, which will accommodate the loading area, recycle, and dumpster area; install a door to the entrance of the laundry area; install windows in Aluminum Bronze which will enclose the access into the garage; and Exterior colors: Benjamin Moore Acadia White, to match existing. (All of the work is proposed on the west elevation, Andrews Avenue within the existing footprint of the hotel. The proposal is to infill the existing ramp and create a level floor with the ground floor of the hotel. This is the original ramp down to the underground covered parking lot that is no longer in use.

Board Comments:

N/A

Public Comments:

Associated Actions:

N/A

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



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Opal Grand Hotel

Meeting	File No.	Application Type
May 25, 2022	2022-167-SPF-SPR-CL1	Class I Site Plan Modification
Property Owner	Applicant	Agent
Ocean Properties LTD	Ocean Properties LTD	GE Architecture Inc./Gary P. Eliopoulos

Request

Consideration of a Class I Site Plan Modification associated with minor elevation changes to the west elevation for the Opal Grand Hotel (fka Marriott) located at 10 North Ocean Boulevard.

General Data

Location: 10 North Ocean Boulevard

PCN: 12-43-46-16-E3-003-0010

Property Size: 4.6 acres

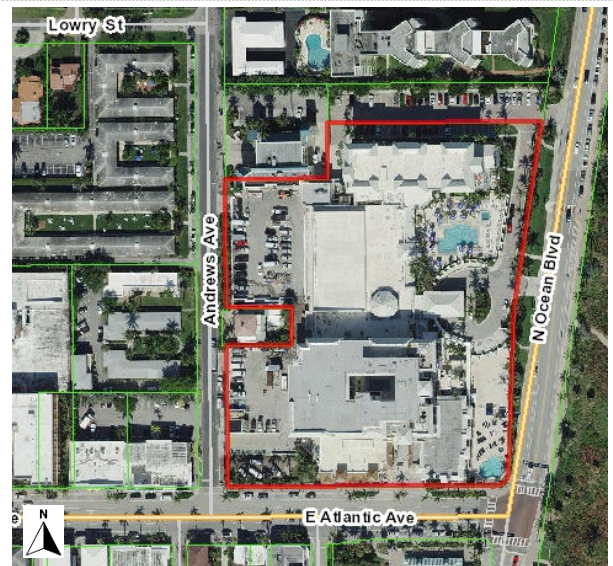
LUM: CC (Central Core)

Zoning: Central Business District (CBD), Beach Sub-District

Adjacent Zoning:

- North: Open Space (OS) & Community Facilities (CF)
- South: CBD
- East: Atlantic Ocean
- West: Multiple Family Residential – Medium Density (RM) & CBD

Existing Land Use: Hotel



Background

The Opal Grand Hotel, formerly known as the Marriott Hotel, is located on the northwest corner of East Atlantic Avenue and North Ocean Boulevard. The existing 328,486 square foot development was first constructed in 1983 and has gone through several modifications and expansions. An extensive overview of the most recent site modifications is provided in the following paragraphs.

On July 14, 1980, the Planning and Zoning Board recommended approval of the Seacrest Hotel conditional use request to allow a 168-room hotel in a six-story structure. The approval was subject to the condition that a time limitation of 18 months be set for development of the project. On October 28, 1980, the City Council (later renamed City Commission) approved the conditional use request subject to the applicant providing 16 parking spaces in the southwest corner of the property for public parking. Prior to building permit issuance, the applicant was also required to enter a long-term lease with the City at a rate of \$1.00 per year with a termination date 99 years from October 28, 1980. This condition of approval was not to take effect until the applicant received written approval from the Florida Department of Transportation (FDOT) regarding elimination of 10 spaces on the south side of Atlantic Avenue between Gleason Street and Bronson Avenue, as well as the removal of 13 spaces on the north side of Atlantic Avenue between State Road

A1A and Andrews Avenue. The condition of approval also established a maximum period of 12 months to obtain FDOT approval or the approval would be rendered null and void, and a new conditional use request would need to be processed and approved. Upon FDOT approval, the time limitation for development of the project would be 18 months. As the FDOT approval was not received, the conditional use approval expired.



On July 20, 1981, the Planning and Zoning Board recommended approval of the revised Seacrest Hotel conditional use request to construct a five story, 150 room hotel. The City Commission voted to approve the conditional use request for the Seacrest Hotel on August 11, 1981, stipulating the condition that 18 parking spaces located in the southwest corner of the site be made public to reduce the impact on the merchants that were to be affected by the elimination of 23 parking spaces along Atlantic Avenue between Gleason Street and State Road A1A. However, FDOT did not approve the proposed road improvements along Atlantic Avenue, and the 23 spaces were not removed. The Seacrest Hotel proceeded with plans to include an 18-space public parking lot in the southwest corner of the site, in the event that FDOT granted approval. To date, FDOT has not approved any proposed road modifications on Atlantic Avenue for the Delray Marriott. Thus, the original parking configuration containing 19 parallel spaces on the south side of Atlantic Avenue and 21 parallel parking spaces on the north side of Atlantic Avenue between Venetian Drive and State Road A1A has not changed.

On April 10, 1984, the City Commission approved the construction of a rooftop restaurant as a sixth floor on the existing hotel. On February 23, 1988, the City Commission approved a waiver to the rezoning fee and final boundary plat fee with a City land exchange for the parking lot (Parcel 1) along the north property line for public beach access and Fire Station #2. The final land exchange agreement between the City and Ocean Properties LTD (owner) was approved by the City Commission on April 11, 1989.

On June 28, 1990, the Board of Adjustment approved a variance for a 50-space parking reduction to run in perpetuity with the site via petition #861. Following this, on July 16, 1990, the Planning and Zoning Board recommended approval to modify the conditional use for the hotel, renamed to Camino Real Holiday Inn, which expanded its site from 2.62 to 4.64 acres. The revised proposal was to construct a five-story, 100 room hotel addition, two tennis courts and 87 additional parking spaces. The City Commission approved the conditional use on July 24, 1990. On October 1, 1990, through the city-wide rezoning, the subject property was rezoned from Limited Commercial (LD) to CBD.

On January 21, 1992, the City Commission approved a conditional use modification extension request associated with the Camino Real Holiday Inn hotel expansion.

On February 23, 1994, the Site Plan Review and Appearance Board (SPRAB) approved the site plan associated with the approved conditional use modification for the Camino Real - Holiday Inn Expansion. Two subsequent site plan extensions associated with the hotel expansion were approved on July 26, 1995, and February 5, 1997.

On March 19, 1997, the Site Plan Review and Appearance Board (SPRAB) approved three waivers associated with the beach public parking lot bordering the north property line of the hotel site. The waivers were regarding the following:

1. The provision of a 20-foot stacking distance if A1A is widened in the future [LDR Section 4.6.9.D.3.c.1],
2. The allowance of a reduction in the perimeter landscaping width from five feet to three feet and one-half inch along the south property line of the City property containing the parking row adjacent to the building [LDR Section 4.6.16.H.3.d], and
3. The provision of a five-foot landscape strip along the east property line where tree plantings were required adjacent to A1A [LDR Section 4.6.16.H.3.a].

At its meeting of April 16, 1997, SPRAB considered two design layouts for the Camino Real Holiday Inn hotel expansion to accommodate a five-story addition with 100 rooms. One site plan combined the beach parking lot with the proposed hotel parking area adjacent to the north property line, and the second plan maintained the previously approved separation of the two parking areas. The site plan combining the parking areas was approved, while the associated landscaping and elevations were continued. The Manor House Condominium Association appealed the April 16, 1997, SPRAB approval of the site plan, challenging the use and accessibility of the public parking lot located within a commercial establishment. The appeal was heard at the May 6, 1997, City Commission

meeting and was denied, thereby maintaining the original SPRAB approval. At its meeting of June 25, 1997, SPRAB approved the architectural elevations for the project, and the revised landscape plan was approved by SPRAB on July 9, 1997.

On December 17, 1997, SPRAB approved minor modifications to the approved plans to expand the hotel. The modifications included redesign of the main entry from an elliptical to a circular drive, redesign of the proposed pool area, relocation of garage entry along Andrews Avenue, elimination of one tennis court, and floor plan changes which resulted in an 85 square foot increase in total building area. The associated landscape plan was approved on January 21, 1998. On February 17, 1998, the Seacrest Hotel Final Boundary Plat (ORB 660 PG 4) was approved which included the hotel, fire station #2, and beach parking lot. At that time, an access easement for Parcel 1 (City Parking Lot) was established with Ocean properties which called for payment of \$50,000 to the City. A landscape maintenance easement agreement for this lot was approved on February 3, 1998.

On September 16, 1998, a site plan modification was approved to convert the penthouse restaurant into hotel suites and construct a restaurant addition. The new restaurant addition required additional parking, which was subject to payment of in-lieu parking fees. The adjacent property owners along Atlantic Avenue between Venetian Drive and Seabreeze Avenue appealed the September 16, 1998, SPRAB approval of the site plan due to concerns about the parking requirement associated with the restaurant addition. The City Commission granted the appeal at its meeting on October 20, 1998, thereby repealing the original SPRAB approval.

On January 29, 2001, a Class I site plan modification request was approved to install stealth telecommunication antennas.

On October 14, 2008, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan Modification for the Delray Marriott Expansion which entailed the construction of a two-story hotel addition containing nine cabana suites, expanding the existing restaurant, adding a retail and commercial component, constructing a four-story hotel addition with 27 suites along the entire south property line fronting on East Atlantic Avenue, adding a kitchen to better accommodate existing banquet rooms, and expansion of the existing pool deck. On September 22, 2010, SPRAB approved a two-year extension request for the Class IV Site Plan, Landscape Plan and Architectural elevations, which established a new expiration date of October 14, 2012. On August 8, 2012, SPRAB approved an extension request and a Class I Site Plan Modification, allowing the referenced Class IV Site Plan Modification to be completed in three phases.

On June 12, 2019, SPRAB approved a Class II Site Plan Modification that included a transition from the existing Mediterranean architectural design to Anglo Caribbean, new French doors, changes in roof material, and a new color scheme. These changes were associated with the rebranding of the hotel from the Marriott to the Opal Grand.

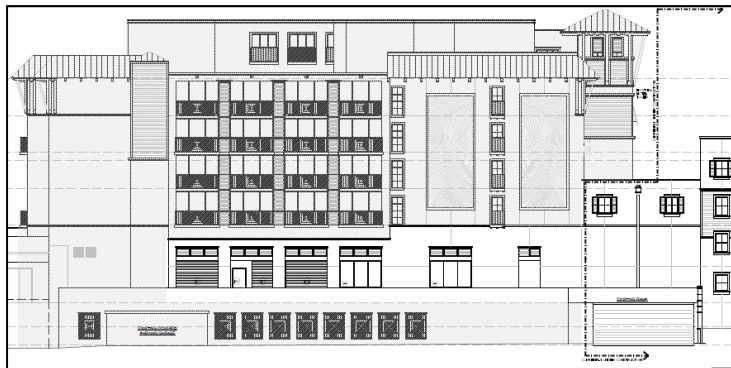
On October 28, 2020, SPRAB approved a Class II Site Plan Modification associated with the addition of a new event deck, additional parking, and architectural features.



Description of Proposal

The proposed Class I Site Plan Modification for the Opal Grand Hotel includes the following modifications to the site plan and exterior elevations: **All of the work is proposed on the west elevation, Andrews Avenue within the existing footprint of the hotel. The proposal is to infill the existing ramp and create a level floor with the ground floor of the hotel. This is the original ramp down to the underground covered parking lot that is no longer in use.**

- Interior site work to create a new employee lounge, storage, and support space for the existing hotel;
- Create a loading space for laundry drop off and compacter.
- Install roll up doors in Brilliant White to match the current hotel, which will accommodate the loading area, recycle, and dumpster area;
- Install a door to the entrance of the laundry area;
- Install windows in Aluminum Bronze which will enclose the access into the garage; and
- Exterior colors: Benjamin Moore Acadia White, to match existing.



Review and Analysis

Pursuant to **LDR Section 2.4.5(G)(1)(b), Modifications to site plans and Master Development Plans: Class I**, a Class I Site Plan Modification is classified as the *approval of items listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc. which do not require Board action; and changes in architectural elevations which require Board action.*

The items identified in LDR Section 2.4.5(I)(1) are *features and exterior color changes which are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure, fences, walls, sheds, gazebos, flagpoles, screen enclosures, changes of roof material, changes of roof color, public enclosures, site lighting, awnings, canopies, construction trailers, decks, handrails (balcony railings), permanent hurricane shutters, changes in exterior wall openings to accommodate or alter overhead garage doors, doors, windows, dumpster enclosures, and attendant lot landscaping.*

There are components of the request that are “visible from the public street system”, and therefore, Board action is required.

Pursuant to **LDR Section 2.4.5(I)(5), Architectural (Appearance) Elevations Findings**, *at the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.*

Pursuant to **LDR Section 4.6.18 (A)(2)**, *it is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

Pursuant to **LDR Section 4.6.18(E), 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:*

- (1) *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.*

- (2) *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.*
- (3) *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 following Objective and Policy from the Neighborhood, Districts, & Corridors Element of the Always Delray Comprehensive Plan are applicable to the subject request.

Policy NDC 1.3.5 *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*

Objective NDC 2.2 Downtown and Surrounding Neighborhoods *Protect and enhance the “Village by the Sea” character of the downtown and neighborhoods located east of I-95.*

Architectural Elevations:

As noted, the Opal Grand Hotel transitioned from a Mediterranean Revival architecture style to Anglo-Caribbean architecture as part of the Class II Site Plan Modification in June of 2019. A common element of this architecture is multiple building volumes of varying heights, widths, and functions assembled to form a single structure. The sloped roofs also display a defining characteristic of Anglo-Caribbean architecture along with balconies with the exterior finish in smooth stucco.

The proposed modifications are consistent with the building's style and will continue the existing harmony with the surrounding area. The interior modifications will not affect the evolving environment or depreciate in appearance and value. The exterior improvements provide an enclosed service area for loading, and trash pickup, which will be closed off with rolling doors providing a buffer for potential guest or visitors walking by. The exterior finishes will match the existing hotel, thereby keeping in harmony with the proposed developments in the general area and the Comprehensive Plan.



Off Street Parking:

Pursuant to **LDR Section 4.6.9(C)(7)(e)**, **Hotels and motels**, provide seven-tenths of a space for each guest room plus ten spaces per 1,000 square feet of floor area devoted to ballrooms, meeting rooms, restaurants, lounges, and shops. As the interior changes include areas that accommodate uses within the hotel for daily functions of services, parking is not being modified as part of this application.

Review By Others

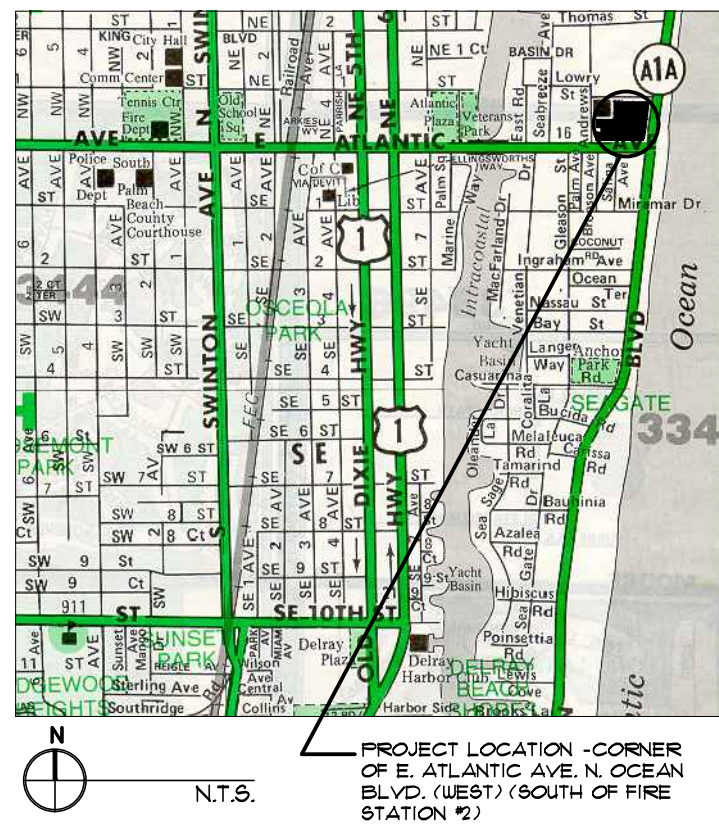
The proposal was reviewed by the **Downtown Development Authority (DDA)** on May 10, 2022; a recommendation of approval was provided.

Board Action Options

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LOCATION MAP:



ADDITION AND RENOVATION:
PROPOSED PARKING:

PHASE III	1 STORY RESTAURANT EXPANSION PROPOSED RESTAURANT • 4,293 SQFT. • 6 SPACES/1000 SQFT. (REQUIRED) • 26 SPACES PROPOSED RELOCATED OUTDOOR SEATING • 2,152 SQFT. (NOTED: EXISTING 1000 SQFT. • 6 SPACES) ADDITIONAL 1152 SQFT. • 6 SPACES/1000 SQFT. • 1 SPACES TOTAL PARKING REQUIRED • 33 SPACES
PHASE III	1 STORY BANQUET/KITCHEN ADDITION PROPOSED KITCHEN ADDITION • NU CORNER/ 1282 SQFT. (NO ADDIT. PARKING REQUIRED).
PHASE III	EVENT DECK PROPOSED EVENT DECK • 3,943 SQFT. • 6 SPACES/1000 SQFT. (REQUIRED) • 24 SPACES PROPOSED GREEN BUFFER DECK • 1132 SQFT. (ASTRO TURF SURFACE NOT OCCUPIABLE SPACE) TOTAL DECK AREA: 5,075 SQ. FT.
PHASE IV	ELEVATOR- STAIR TOWER PROPOSED STREET-LEVEL ENTRY • 635-SQ.-FT. (TIE-IN TO FUTURE RETAIL GROUND FLOOR PHASE V) PROPOSED GROUND FLOOR TOWER • 1,741 SQ. FT. (TIE-IN WITH PROPOSED RESTAURANT EXPANSION PHASE III) PROPOSED MEZZANINE LEVEL • 229 SQ. FT. (TIE-IN WITH MEZZANINE HOTEL EXPANSION) PROPOSED EVENT DECK TOWER LOBBY • 876 SQ. FT. (TIE-IN WITH MEZZANINE HOTEL EXPANSION) PROPOSED 2ND FLR. ELEVATOR LOBBY • 556 SQ. FT. (TIE-IN WITH 2ND FLR. HOTEL EXPANSION) PROPOSED 3RD FLR. ELEVATOR LOBBY • 371 SQ. FT. (TIE-IN WITH FUTURE 3RD FLR. HOTEL EXPANSION)
PHASE V	THIS PERMIT RAISED POOL DECK W/ DRIVEWAY TUNNEL PROPOSED RAISED POOL DECK • 3,780 SQ. FT. (EXCAVATION AND RAMMING OF EXTG. DRIVEWAY) PROPOSED RAISED POOL DECK • 3,993 SQ. FT. (BUILD OVER PROPOSED DRIVEWAY TUNNEL) POOL EQUIPMENT ENCLOSURE • 400 SQ. FT.
PHASE VI	4 STORY COMMERCIAL/HOTEL GUEST SUITES ADDITION PROPOSED GROUND FLOOR RETAIL SPACE • 2,663 SQFT. • 45 SPACES/1000 SQFT. (REQUIRED) • 118 SPACES/ 12 SPACES PROPOSED (15) 4-STORY HOTEL GUESTROOM SUITES • SE CORNER (RANGING FROM 383 SQFT. TO 1,104 SQFT.) NOTE: (2) EXISTING HOTEL SUITES ELIMINATED IN EXISTING HOTEL FOR NEW HOTEL CONN. CORRIDOR • EXISTING HOTEL FLOORS 2ND & 3RD. • 7 SPACES/ROOM (REQUIRED) • (105 - 14 + 91) 10 SPACES
PHASE II	TOTAL PARKING REQUIRED FOR HOTEL RENOVATION/ADDITION • 79 SPACES TOTAL PARKING REQUIRED FOR EXISTING HOTEL & HOTEL RENOVATION/ADDITION • EXISTING HOTEL (REQUIRED) • 383 SPACES EXTG. 2 STORY (8) CABANA SUITE (REQ.) • 6 SPACES PROPOSED HOTEL RENOV./ADDITION • 79 SPACES
PHASE I	EXISTING PARKING • 489 SPACES 50 SPACE VARIANCE (JUNE 1930) • 50 SPACES TOTAL EXISTING PARKING • 539 SPACES
PHASE II	PARKING CONDITION EXISTING H.C. PARKING • 2 SPACES EXISTING PARALLEL PARKING • 4 SPACES EXISTING STANDARD PARKING • 26 SPACES TOTAL SPACE ELIMINATED • 32 SPACES
PHASE I	TOTAL EXISTING PARKING • 507 SPACES ADDITIONAL HC SPACE (PHASE II) • 1 SPACE TOTAL EXISTING PARKING • 508 SPACES
PHASE III	ADDITIONAL HC PARKING • 4 SPACE PARKING SPACE ELIMINATED AFTER CONVERTED TO ACCESSIBLE PARKING • 2 SPACE
PHASE I	TOTAL PARKING • 506 SPACES
PHASE I	PARKING REQUIRED EXISTING HOTEL • 371 SPACES REQUIRED INTERIOR RENOVATION (SPA & ADMIN) • 622 CREDIT SPACES PHASE II (CABANA SUITES, COURTYARD & RAMP) • 46 SPACES REQUIRED PHASE III (PROPOSED RESTAURANT EXPANSION) • 33 SPACES REQUIRED PHASE III (PROPOSED EVENT DECK) • 24 SPACES REQUIRED PHASE III (PROPOSED STAIR-ELEVATOR TOWER) • 10 SPACES REQUIRED PHASE IV (GROUND FLOOR RETAIL) • 12 SPACES REQUIRED PHASE IV (SOUTH WEST HOTEL EXPANSION) • 10 SPACES REQUIRED TOTAL OVERALL PARKING REQUIRED • 456 SPACES REQUIRED

ZONING:

CENTRAL BUSINESS DISTRICT

SITE:		
TOTAL SITE AREA	= +/- 202,180 SF.	100 %
EXISTING BASEMENT		
PARKING GARAGE	= 111,473 SF.	
EXISTING GROUND FLOOR	= 61,934 SF.	30.1 %
EXISTING MEZZANINE	= 4,098 SF.	
EXISTING SECOND FLOOR	= 31,411 SF.	
EXISTING THIRD FLOOR	= 31,241 SF.	
EXISTING FOURTH FLOOR	= 30,662 SF.	
EXISTING FIFTH FLOOR	= 30,402 SF.	
EXISTING PENTHOUSE SUITES	= 5,414 SF.	
TOTAL EXISTING BUILDING AREA		
	= 312,135 SF.	
EXISTING EASTSIDE EXPANSION		
(2 STORY HOTEL CABANA SUITES)		
EXISTING GROUND FLOOR	= 5,760 SF.	2.8 %
EXISTING SECOND FLOOR	= 5,471 SF.	
TOTAL EXISTING EASTSIDE ADDITION		
	= 11,231 SF.	
SOUTH EXPANSION (1 STORY RESTAURANT EXPANSION)		
PROPOSED GROUND FLOOR (RESTAURANT EXPANSION)	= 4,293 SF.	2.1 %
PROPOSED GROUND FLOOR (OUTDOOR DINING)	= 2,152 SF.	1.0 %
SOUTH EXPANSION (EVENT DECK)		
PROPOSED EVENT DECK	= 3,943 SF.	
PROPOSED GREEN BUFFER DECK (RESTAURANT EXPANSION)	= 1,132 SF.	
SOUTHEAST STAIR-ELEVATOR TOWER		
(4 STORY EXPANSION)		
PROPOSED TOWER STREET LEVEL (SERVING RESTAURANT, EVENT DECK & FUTURE 4 STORY RETAIL- HOTEL EXPANSION)	= 910 SF.	0.4 %
PROPOSED GROUND FLOOR TOWER = 1,741 SQ. FT. (TIE-IN WITH PROPOSED RESTAURANT EXPANSION)		
PROPOSED MEZZANINE LEVEL = 227 SQ. FT. (TIE-IN WITH FUTURE MEZZANINE HOTEL EXPANSION)		
PROPOSED EVENT DECK TOWER LOBBY = 876 SQ. FT. (TIE-IN WITH FUTURE 2ND FLR. HOTEL EXPANSION)		
PROPOSED 2ND FLR. ELEVATOR LOBBY = 227 SQ. FT. (TIE-IN WITH 2ND FLR. HOTEL EXPANSION)		
PROPOSED 3RD FLR. ELEVATOR LOBBY = 672 SQ. FT. (TIE-IN WITH FUTURE 2ND FLR. HOTEL EXPANSION)		
EAST RAISED POOL DECK / DRIVEWAY TUNNEL PHASE VI		
PROPOSED RAISED POOL DECK	= 3,993 SF.	1.9 %
WESTSIDE EXPANSION (4 STORY COMMERCIAL/HOTEL GUEST SUITES)		
PROPOSED TOTAL GROUND FLOOR (RETAIL SPACES)	= 4,116 SF.	2.0 %
PROPOSED TOTAL MEZZANINE LEVEL (HOTEL SUITES)	= 3,851 SF.	
PROPOSED SECOND FLOOR (HOTEL SUITES)	= 3,630 SF.	
PROPOSED THIRD FLOOR (HOTEL SUITES)	= 3,703 SF.	
TOTAL BLDG. AREA		
	= 15,360 SF.	
TOTAL BUILDING FOOTPRINT	= 13,561 SF.	36.3 %
IMPERVIOUS	= 100,967 SF.	50.0 %
LANDSCAPE (PERV.)	= 22,806 SF.	11.3 %
LANDSCAPE (FUTURE PHASE IV RETAIL)	= 5,339 SF.	2.7 %
SETBACKS:		
SIDE INT.	0'-0"	N.A. EXISTING
FRONT	5'-0"/10'-0"	2'-5"/5'-0"/10'-0" (ALONG ATLANTIC AVE.)
REAR	10'-0"	N.A. EXISTING
SIDE STREET	5'-0"/10'-0"	8'-0" (ALONG ANDREWS AVE.)
ALLOWABLE HT. 48'-0"		

LEGAL DESCRIPTION

PARCEL 3, SEACREST HOTEL PROPERTY - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:

EXISTING & PHASE I & II COMPLETED	
PHASE V & VI (FUTURE PHASE) AREAS TO REMAIN "AS IS" OR CONVERTED TO OPEN SPACE - SEE LANDSCAPE PLAN	
PAVERS AS PER EXISTING CITY SPECIFICATIONS	
REMAINDER OF DRIVEWAYS TO BE ASPHALT - SEE CIVIL DWS.	

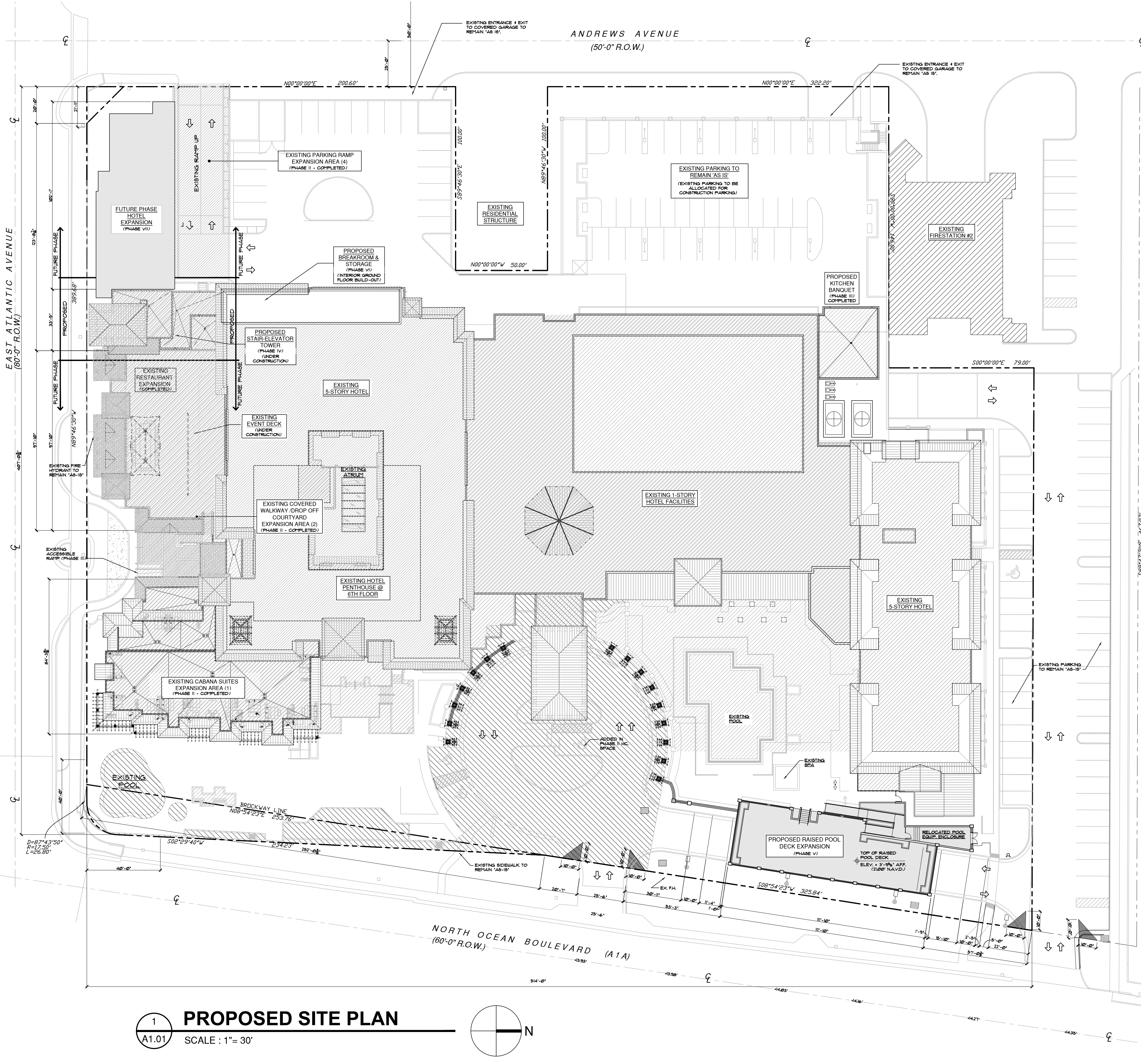
NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.
- VERIFY ALL SLOPES OF PROPOSED SIDEWALKS W/ CIVIL DRAWINGS.

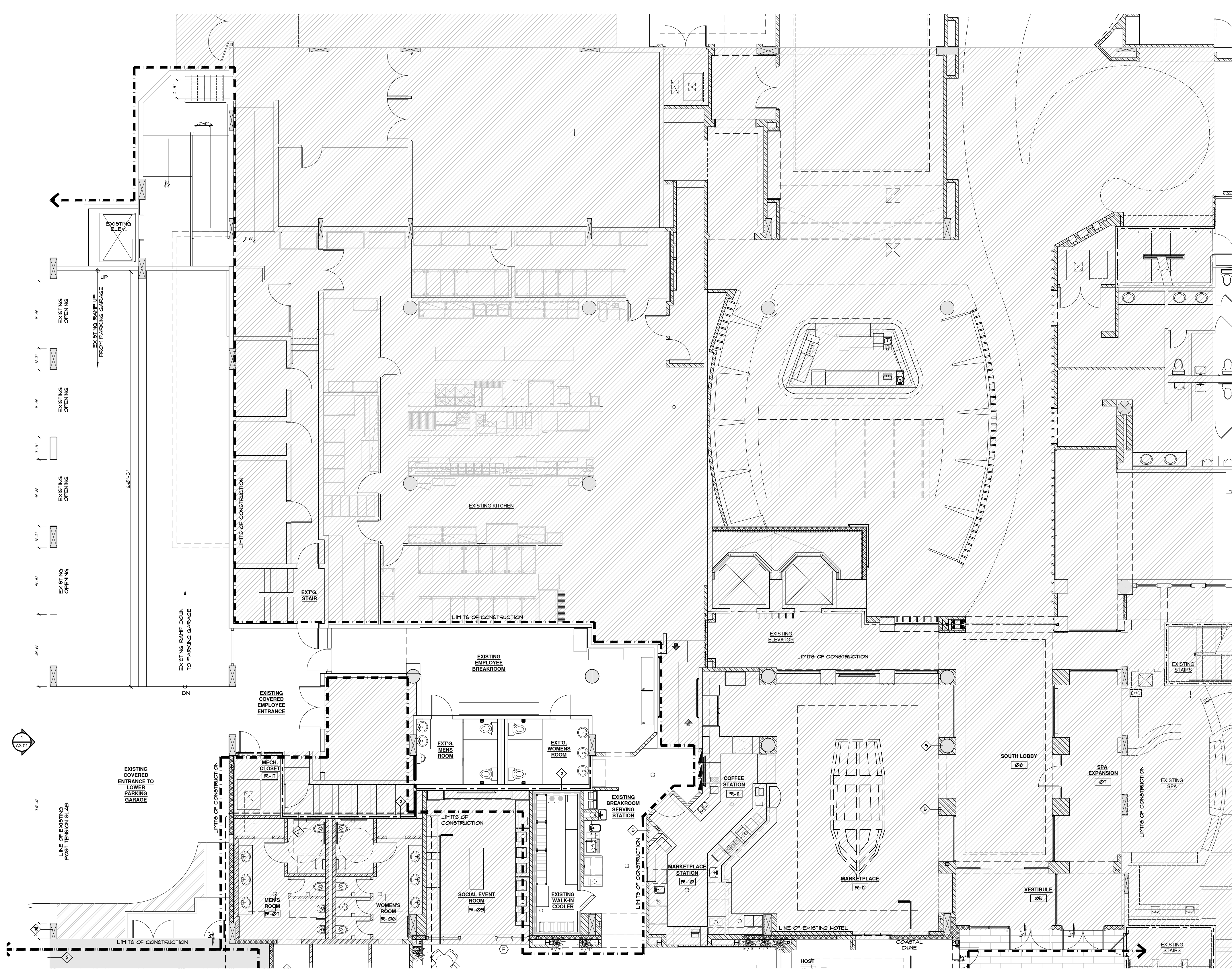
BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)				
ROAD / BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	REQUIRED BUILDING FRONTAGE AT SETBACK (FEET)
ATLANTIC AVENUE (LOWER LEVEL)	FINISHED GRADE TO 37'-0" 391' LOT FRONTAGE	70% / 90%	10'-0" MAX.	278' / 351'
ATLANTIC AVENUE (UPPER LEVEL)	37'-0" TO 48'-0" 391' LOT FRONTAGE	70% / 90%	10'-0" MIN.	40' / 119'
		10% / 30%	5'-0" MIN.	391'-0"
		10% / 30%	5'-0" MIN.	40' / 119'
		10% / 30%	5'-0" MIN.	40'-0" (10%)
ALLOWABLE MIN. BUILDING LENGTH				
278'-0" • 70% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.				
ALLOWABLE MAX. BUILDING LENGTH				
351'-0" • 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.				
PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" & 10'-0" FRONT SETBACK				
283'-6" • 71.4%				
PROPOSED BUILDING LENGTH A MIN. OF 15'-0" FRONT SETBACK				
49'-0" • 13.3 %				
REQUIRED: MIN. 25'-0"/48'-0" REQUIRED: 10 %				
PROVIDED: 42'-11" (ROOF DECK ABOVE AVG. CROWN OF RD.) PROVIDED: 11.3 %				
OPEN SPACE				

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)				
ROAD / BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	REQUIRED BUILDING FRONTAGE AT SETBACK (FEET)
ANDREWS AVENUE	FINISHED GRADE TO 42'-11" 11'-4 7/8" LOT FRONTAGE	70% / 90%	10'-0" MAX.	54' / 10'
		10% / 30%	15'-0" MIN.	23' / 1'
		10% / 30%	15'-0" MIN.	26'-6"
ALLOWABLE MIN. BUILDING LENGTH				
54'-0" • 70% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.				
ALLOWABLE MAX. BUILDING LENGTH				
10'-0" • 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.				
PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" & 10'-0" FRONT SETBACK				
12'-0" • 15.6%				
PROPOSED BUILDING LENGTH A MIN. OF 15'-0" FRONT SETBACK				
26'-6" • 34.4 %				
REQUIRED: MIN. 25'-0"/48'-0" REQUIRED: 10 %				
PROVIDED: 42'-11" (ROOF DECK ABOVE AVG. CROWN OF RD.) PROVIDED: 11.3 %				
OPEN SPACE				

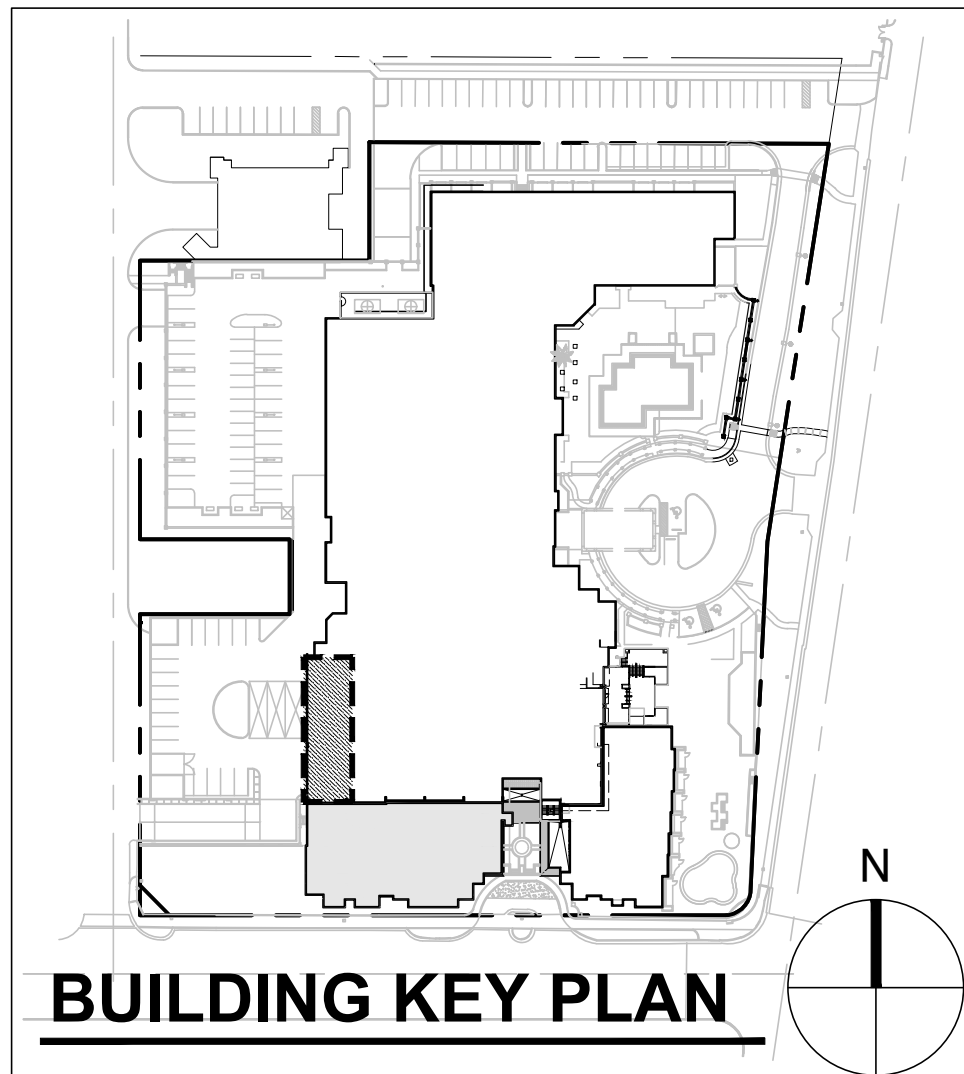
BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)				
ROAD / BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	REQUIRED BUILDING FRONTAGE AT SETBACK (FEET)
NORTH OCEAN BLVD.	FINISHED GRADE TO 37'-0" 391' LOT FRONTAGE	70% / 90%	10'-0" MAX.	353' / 454'
		10% / 30%	15'-0" MIN.	151' / 50'
		10% / 30%	15'-0" MIN.	478'-0"
ALLOWABLE MIN. BUILDING LENGTH				
353'-0" • 70% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.				
ALLOWABLE MAX. BUILDING LENGTH				
454'-0" • 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.				
PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" & 10'-0" FRONT SETBACK				
0'-0" • 0%				
PROPOSED BUILDING LENGTH A MIN. OF 15'-0" FRONT SETBACK				
478'-0" • 100 %				
REQUIRED: MIN. 25'-0"/48'-0" REQUIRED: 10 %				
PROVIDED: 11.3 %				
OPEN SPACE				



1
A1.01
PROPOSED SITE PLAN
SCALE: 1" = 30'



1 EXISTING GROUND FLOOR PLAN
A2.01E SCALE : 1/8"=1'-0" (FOR REFERENCE ONLY)



WALL LEGEND

- EXISTING WALLS, WINDOWS & DOORS TO BE RETAINED
- EXISTING RATED TEMPORARY CONSTRUCTION PARTITION WALLS & DOORS TO BE REMOVED
- EXISTING 4" TO 6" INTERIOR DRYWALL PARTITION TO REMAIN "AS IS"
- EXISTING 6" TO 8" F.I.P. CONC. WALL TO REMAIN (FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMMODATE REQ. INTERIOR DIMENSIONS)
- 3/4" 2-COAT STUCCO FIN. PAINTED ON 6"-8" CONCRETE BLOCK W/ 1" TYPE 'X' GYPSUM WALL BOARD. PAINTED ON 1.5" MTL. Furring @ 24" O.C. W/ R4.1 FI FOIL BACKED INSULATION BETWEEN FURRING CHANNELS & DRYWALL-TYP. @ EXTERIOR WALL
- 4" TO 6" INTERIOR (NON-LOAD BEARING PARTITION) W/ 3/4" 25 GA. MTL. STUDS @ 24" O.C. (SEE DIM. P.L.R. PLANS FOR ACTUAL WALL THICKNESS) (M.R. DRYWALL @ JUICE BAR 5/8" DENS-SHIELD BEHIND TILE). (NOTE: STUDS TO BE 12" O.C. WHEN INSTALLING M.R. DRYWALL CEILINGS, TYP.) - LEVEL IV (M.R. RATED NON-LOADING PARTITIONS TO BE UL-419S OR EQUAL)
- 3/4" 2-COAT STUCCO FIN. PAINTED ON 6"-8" CONCRETE BLOCK BOTH SIDES TYP. @ DROP-OFF AREA ENTRY WALL
- 6"-8" CONCRETE BLOCK W/ EXTERIOR FACE TO RECEIVE CULTURED STONE VENEER. INTERIOR TO BE EXPOSED BLOCK - TYP. @ DROP-OFF CANOPY COLUMNS
- TEMPORARY 4" INTERIOR CONSTRUCTION WALL (NON-LOAD BEARING PARTITION) W/ 3/4" 25 GA. MTL. STUDS @ 24" O.C. TO RECEIVE 1" S.W.S. AT HOTEL LOBBY SIDE LEVEL IV (NON-LOADING PARTITIONS)
- EXISTING STRUCTURAL COLUMN TO REMAIN "AS IS"
- 1" GWB TYPE 'X' - PAINTED ON 600S162-54 STRUCTURAL STUDS @ 16" O.C. W/ 3/4" MONOKOTE MK-67 FIRE PROOFING BY WR GRACE OR EQUAL - 3" ROCK WOOL INSULATION (NOTE: ADHESIVE SPRAY REQUIRED FOR MONOKOTE MK-67) - EXT. SIDE TO RECEIVE 7/8" 3-COATS TEXTURED STUCCO FINISH ON PAPER BACKED METAL LATH OVER TYVEK® (COMMERCIAL) STUCCO WRAP OVER 5/8" DENS SHIELD - TYPE 'X' BOARD

WINDOW NUMBER
DOOR NUMBER

LIMITS OF CONSTRUCTION

NOTE:
1. ALL INTERIOR WALLS W/ CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR P.T. WOOD BLOCKING
2. ALL LOBBY AND BATHROOM WALLS TO RECEIVE BATT SOUND INSULATION (TYP.)
3. ALL TILED WALLS TO RECEIVE 5/16" "DUROCK" BACKING OR EQUAL
4. ALL EXTERIOR WALLS TO RECEIVE CORE FILL 90 INSULATION
5. ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIER, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE THE DECORATIVE CEILING AND IN CONCEALED SPACES OF THE WALL WITH SUGGESTED WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS" AS PER 2015 INTERNATIONAL BUILDING CODE.

EXISTING AREA THAT WILL BE AFFECTED BY BREAK ROOM EXPANSION

- EXISTING DRIVEWAY RAMP 1360 S.F.
- EXISTING COVERED RAMP/ SERVICE ENTRY 950 S.F.
- EXISTING BREAKROOM 424 S.F.
- TOTAL EXISTING AREA UNDER DEVELOPMENT 2342 S.F.



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BIDS	
PERMIT	3821
CONSTRUCTION	

PROJECT TITLE
**OPAL GRAND
EMPLOYEE
BREAKROOM &
STORAGE
(BUILD OUT)**

10 N. OCEAN BLVD.
DELRAY BEACH, FL

REVISIONS

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FILE NUMBER
312A201_E

DRAWING TITLE

**EXISTING
GROUND FLOOR
PLAN (FOR REF.
ONLY)**

DATE
02.11.22

DRAWN BY
GE/JC

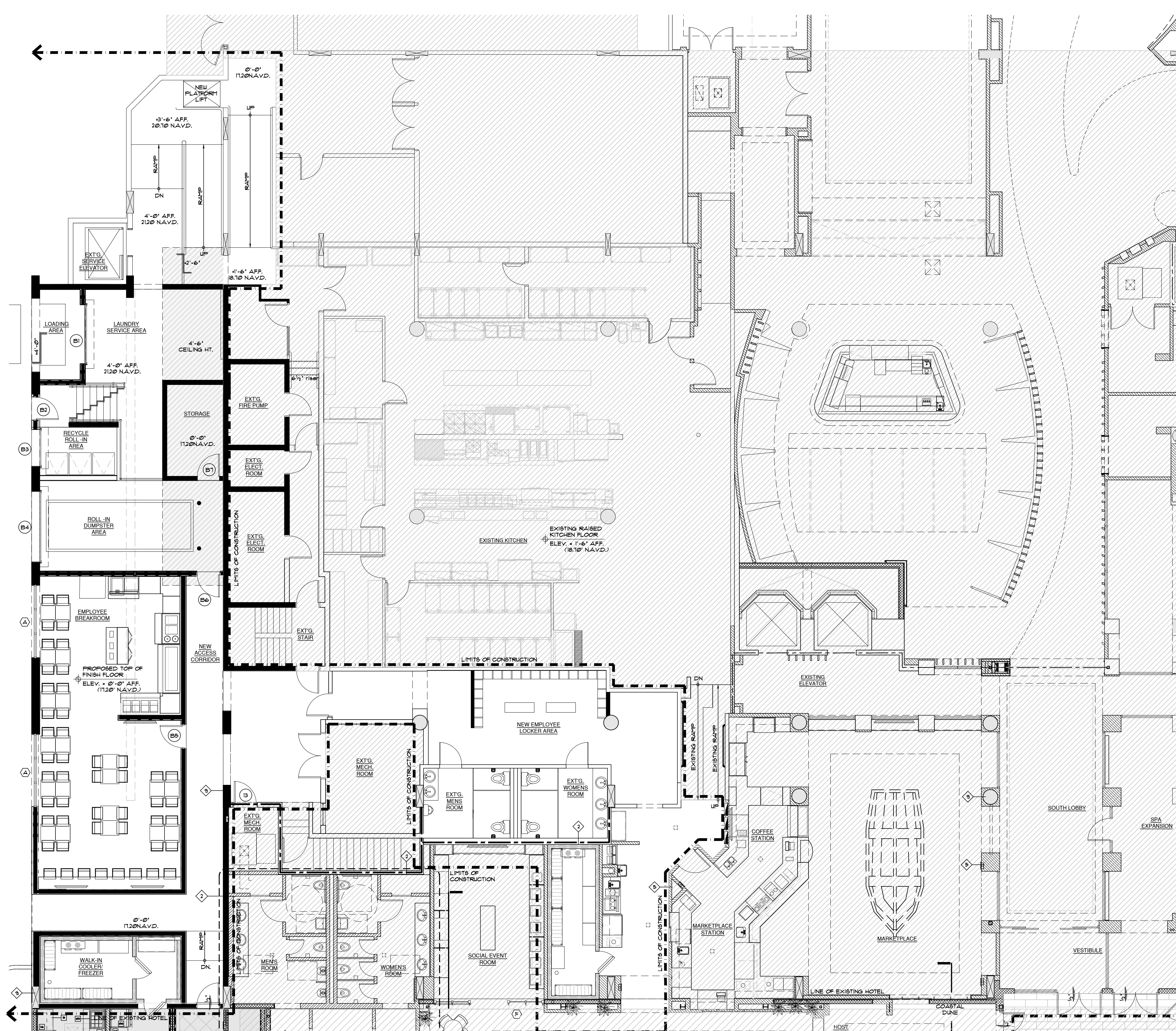
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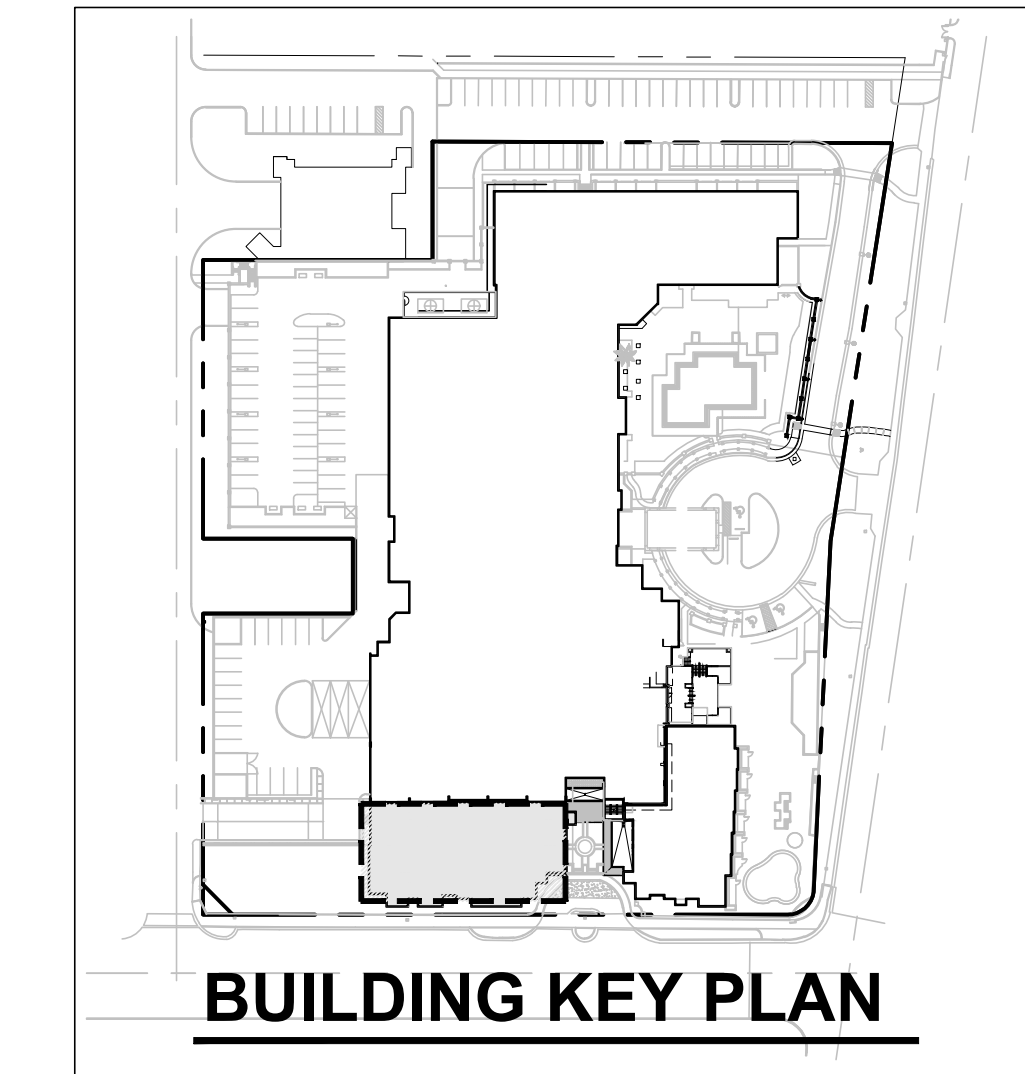
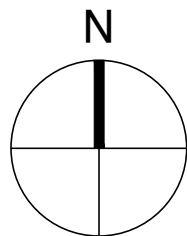
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A2.02N

PROPOSED GROUND FLOOR NOTED PLAN

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



WALL LEGEND

- EXISTING WALLS, WINDOWS + DOORS TO BE REMOVED.
- EXISTING RATED TEMPORARY CONSTRUCTION PARTITION WALLS + DOORS TO BE REMOVED.
- EXISTING 4' TO 6' INTERIOR DRYWALL PARTITION TO REMAIN 'AS IS'.
- EXISTING 6' TO 8' P.I.P. CONC. WALL TO REMAIN. FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMMODATE REQ. INTERIOR DIMENSIONS.
- 3/4" 2-COAT STUCCO FIN. PAINTED ON 6'-8" CONCRETE BLOCK w/ 3/8" TYPE 'X' GYPSUM WALL BOARD. PAINTED ON 1 1/8" HTL FURRING # 24 O.C. w/ R41 FI POLY BACKED INSULATION BETWEEN FURRING CHANNELS + DRYWALL-TYP. # EXTERIOR WALL.
- 4' TO 6' INTERIOR (NON-LOAD BEARING PARTITION) w/ 3/8" 25 GA HTL STUDS # 24' O.C. (SEE DIM. FLR PLANS FOR ACTUAL WALL THICKNESS) 1/2" DRYWALL # JUICE BAR 5/8" DENS-SHIELD BEHIND TILE (NOTE: STUDS TO BE 12" O.C. WHEN INSTALLING 1/2" DRYWALL CEILING). TYP. - LEVEL IV (HR RATED NON-LOADING PARTITIONS TO BE UL-K14S OR EQUAL).
- 3/4" 2-COAT STUCCO FIN. PAINTED ON 6'-8" CONCRETE BLOCK BOTH SIDES TYP. # DROP-OFF AREA ENTRY WALL.
- 6'-8" CONCRETE BLOCK w/ EXTERIOR FACE TO RECEIVE CULTURED STONE VENEER. INTERIOR TO BE EXPOSED BLOCK - TYP. # DROP-OFF CANOPY COLUMNS.
- TEMPORARY 4' INTERIOR CONSTRUCTION WALL (NON-LOAD BEARING PARTITION) w/ 3/8" 25 GA HTL STUDS # 24' O.C. TO RECEIVE 3/4" G.I.B. AT HOTEL LOBBY SIDE LEVEL IV (NON-LOADING PARTITIONS).
- EXISTING STRUCTURAL COLUMN TO REMAIN 'AS IS'.
- 3/4" G.I.B. TYPE 'X' - PAINTED ON 600967-04 STRUCTURAL STUDS # 16' O.C. w/ 3 1/4" MONOKOTE MK-6 FIRE PROOFING BY UR GRACE OR EQUAL - 3" ROCK WOOL INSULATION (NOTE: ADHESIVE SPRAY) REQUIRED FOR MONOKOTE MK-6 - EXT. SIDE TO RECEIVE 1 1/4" 3-COAT TEXTURED STUCCO FINISH ON PAPER BACKED METAL LATH OVER TYVEK (COMMERCIAL) STUCCO WRAP OVER 5/8" DENS SHIELD - TYPE 'X' BOARD.

EXISTING AREAS TO REMAIN 'AS IS'.
EXISTING UNDERSIDE OF MEZZANINE STORAGE.
WINDOW NUMBER
DOOR NUMBER
LIMITS OF CONSTRUCTION

NOTE:
1. ALL INTERIOR WALLS w/ CABINETS TO BE PROVIDED w/ 1/2" PLYWOOD OR P.T. WOOD BLOCKING.
2. ALL LOBBY AND BATHROOM WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
3. ALL TILED WALLS TO RECEIVE 5/8" DUROCK BACKING OR EQUAL.
4. ALL EXTERIOR WALLS TO RECEIVE CORE FILL BATT INSULATION.
5. ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SPOKE BARRIER, SPOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE THE DECORATIVE CEILING AND IN CONCEALED SPACES OF THE WALL WITH SUGGESTED WORDING 'FIRE AND SPOKE BARRIER - PROTECT ALL OPENINGS' AS PER 2019 INTERNATIONAL BUILDING CODE.

EXISTING AREA THAT WILL AFFECTED BY BREAK ROOM EXPANSION

- EXISTING DRIVEWAY RAMP - 1580 SF.
- EXISTING COVERED RAMP/ SERVICE ENTRY - 992 SF.
- EXISTING BREAKROOM - 424 SF.
- TOTAL EXISTING AREA UNDER DEVELOPMENT - 2,942 SF.

PROPOSED BREAK ROOM EXPANSION

- PROPOSED NEW EMPLOYEE BREAK ROOM - 922 SF.
- PROPOSED NEW RECYCLE COLLECTION AREA - 84 SF.
- PROPOSED NEW DUMPSTER ENCLOSURE - 323 SF.
- PROPOSED NEW STORAGE ROOM - 12 SF.
- PROPOSED NEW LAUNDRY LOADING - 98 SF.
- PROPOSED NEW LAUNDRY SERVICE AREA - 390 SF.
- PROPOSED NEW SERVICE CORRIDOR - 493 SF.
- PROPOSED NEW WALK-IN FREEZER - 206 SF.
- PROPOSED NEW EMPLOYEE LOCKER ROOM - 424 SF.
- TOTAL EXISTING AREA UNDER DEVELOPMENT - 2,942 SF.



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PERMIT	3821
CONSTRUCTION	

PROJECT TITLE
**OPAL GRAND
EMPLOYEE
BREAKROOM &
STORAGE
(BUILD OUT)**

**10 N. OCEAN BLVD.
DELRAY BEACH, FL**

REVISIONS

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FILE NUMBER
312A202_N

DRAWING TITLE
**PROPOSED
GROUND FLOOR
NOTED PLAN**

DATE
02.11.22

DRAWN BY
GE/JC

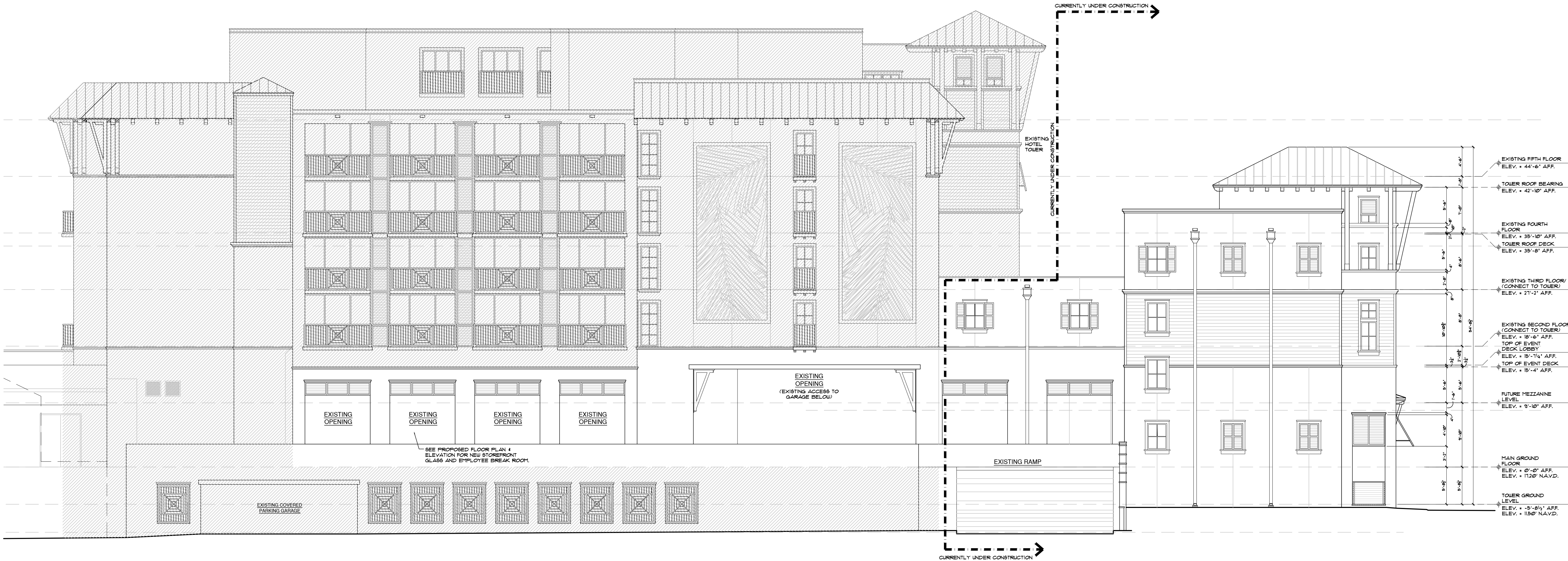
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20190312

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1
A3.00E EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0" (FOR REFERENCE ONLY)

ELEVATION NOTES

- 01 STANDING BEAM ROOFING SYSTEM (DREXEL METALS) - DMC155 W/ 3/4" HIGH 150# BEAM W/ 240# ALUM. ALLOY #505-H14 PANELS W/ SANDSTONE RSR 54" KYNAR 500 FIN. BY "METCO ROOFING" OR EQUAL, OVER (1) LAYER OF HT. "MESHIELD" - "HIGH THERM-PEEL-N-STICK", (1) LAYER #50 FELT T.T. TO 3/4" APA FIRE RATED EXT. GRADE FLYWOOD SHEATHING (TYP.).
- 02 5 1/2" EXPOSED FIRE-TREATED P.T. "PERFECTION" WOOD SHINGLE ROOF ON "CEDAR BREATHERS" SPACERS OVER "TU-PLUS" BELT ADHERING UNDERLAYMENT ON (1) LAYER #50 FELT T.T. TO 3/4" APA FIRE RATED EXT. GRADE FLYWOOD SHEATHING (TYP.).
- 03 CONT. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 6 SMOOTH CLEAR CEDAR FASCIA - PAINTED (NOTE: DRIP EDGE TO BE COMPATIBLE WITH ROOFING SYSTEM).
- 04 CONTINUOUS 3-STEP RAISED DECORATIVE STUCCO PARAPET BANDING WITH SMOOTH PAINTED FINISH. CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL.
- 05 CONT. RAISED 2-STEP SMOOTH STUCCO BAND W/ 2 1/4" x 1" PROJ. TOP 4 2 1/4" x 1" PROJ. BOTTOM - PAINTED.
- 06 7/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING - FINISH- PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.). - SEE APPLICATION FOR FRAMED EXTERIOR WALLS.
- 07 2" x 4" SMOOTH STUCCO - PAINTED (TYP. # ALL CORNERS, DOORS AND WINDOW SURROUNDS).
- 08 2-COAT 5/8" LIGHT SMOOTH STUCCO FINISH. PAINTED TYP. (NOTE: ENTIRE BUILDING (NEW AND EXISTING) TO RECEIVE SMOOTH STUCCO FINISH).
- 09 3/4" SMOOTH STUCCO SCORE LINES - SEE ELEVATION FOR LOCATIONS & PATTERN - PAINTED.
- 10 9" EXTERIOR FRAMED WALL W/ 3/4" 3-COATS SMOOTH STUCCO FINISH ON PAPER BACKED METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 1/4" DENS GLASS - TYPE "X" BOARD ON 6006162-54 STRUCTURAL STUDS # 16" O.C. W/ 3 3/4" MONOKOTE MK-6" FIRE PROOFING BY UR GRACE OR EQUAL.
- 11 CUSTOM FABRICATED DECORATIVE BRACKET "CELLFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN UTC-5061 URETHANE ELASTOMER COATING & LIMESTONE ACRYLIC POLYMER FINISH COAT BY "FINESTONE" OR EQUAL - PAINTED - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOU ENERFOAM" FOAM SEALANT.
- 12 ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
- 13 (2) LAYER STEP SILL BANDING 2" dp. w/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING - (LOWER BAND 6" dp. w/ 3/4" PROJECTION # STUCCO) - PAINTED (TYP. # WINDOWS) SLOPED FOR POSITIVE DRAINAGE.
- 14 (2) LAYER STEP STUCCO HEADER BANDING 2" dp. w/ 2" TOP PROJECTION & LOWER BAND 4" dp. w/ 1" BOTTOM PROJECTION - PAINTED (TYP. # DOORS & WINDOWS) SLOPED FOR POSITIVE DRAINAGE.
- 15 CONT. 2" dp. w/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING - (LOWER BAND 4" dp. w/ 3/4" PROJECTION # STUCCO) TYP. AT EVENT DECK PARAPET & TOWER WINDOWS.
- 16 4" dp. w/ 2" PROJECTION SMOOTH STUCCO BANDING & (2) LAYERS OF LOWER BANDING EA. 2" dp. w/ 3/4" PROJECTION # STUCCO LAP SIDING & STUCCO).
- 17 CONT. 1" TH. x 4" HT. SMOOTH RAISED STUCCO BANDING AT WINDOW AND DOOR SURROUNDS. (NOT APPLICABLE)
- 18 RAISED 2-STEP SMOOTH STUCCO HEADER BAND W/ 2 1/4" x 1" PROJ. TOP 4 2 1/4" x 1" PROJ. BOTTOM - PAINTED.
- 19 CUSTOM FABRICATED DECORATIVE ALUM. LOUVERED PANEL SPANDREL BY "HARDIE BOYS" OR EQUAL - CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL (VERIFY COLOR W/ OWNER / HOTEL).
- 20 ALUMINUM GUARDRAIL W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE) - TOP OF RAIL MIN. 42" W/ CLEAR LEXAN PANEL (BOTTOM RAIL MAX. 2" AFF. - TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE BY "AMF BUILDING PRODUCTS" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2010 EDITION) - SEE ELEVATIONS FOR VARIOUS STYLES.
- 21 NOT USED
- 22 NOT USED
- 23 NOT USED
- 24 CUSTOM FABRICATED ALUM. BRACKET W/ CORBEL BASE BY "AMF" OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (NOT APPLICABLE)
- 25 6" x 6" x 20" DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY "HARDIE BOYS" OR EQUAL - PAINTED - ON 1" x 6" TAG OR V-GROOVE 1/4" (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 26 4" x 6" x 20" DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY "HARDIE BOYS" OR EQUAL - PAINTED - ON 1" x 6" TAG OR V-GROOVE 1/4" (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 27 6" x 6" x 44" DECORATIVE BRACKETS - PAINTED (TOP OF BRACKET PROFILE RT-4801) W/ 6" x 6" ANGLE SUPPORT W/ 2" x 6" x 42" BL. BACK PLATE 4 - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 28 ALL EXTERIOR STUCCO CEILINGS/SOFFITS TO BE COVERED W/ 3/8" THK. 3-COATS SMOOTH STUCCO FINISH ON 3/4" H-RIB GALV. MET. LATH PAINTED - (TYP.).
- 29 ALUMINUM DECORATIVE GUARDRAIL W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE) - TOP OF RAIL MIN. 42" W/ HORIZONTAL STAINLESS STEEL TRUSSES # 24" O.C. - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE BY "AMF" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2010 EDITION).
- 30 TOP CONCRETE ROOF DECK TO RECEIVE "SIKA ROOF PRO" #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE ROOF DECK). CONTRACTOR TO PROVIDE 1 HR. PROTECTION AT UNDERSIDE OF STRUCTURAL STEEL DECK AND FRAMING W/ SPRAY ON FIRE PROTECTION AS REQ. PER UR GRACE - CONSTRUCTION PRODUCTS- "MONOKOTE" OR EQUAL.
- 31 ALL NON-SLIP CONC. PAVERS TO BE SELECTED AND APPROVED BY INTERIOR DESIGNER & HOTEL. & SHALL BE HIDESET OVER "SIKA ROOF PRO" #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE CONCRETE DECK).
- 32 8" DECORATIVE LOUVERED SPANDREL BY "HARDIE BOYS" - PAINTED. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 33 DECOR. ALUM. WINDOW SHUTTERS TO HAVE 2" X SPACERS # REAR FOR PROTECTION FROM BUILDING. AS PER "AMF" OR EQUAL (COLOR BRONZE).
- 34 4" MIN. (45° ANGLE) FIBER CONT. CANT STRIP - (TYP. # PERIMETER WHERE ROOF ADJUTS VERTICAL WALLS) - SEE ROOF PLAN AND SPECIFICATIONS.
- 35 SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY OWNER/HOTEL). ALL EXTERIOR FIXTURES TO BE FULLY SHIELDED TO MEET FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION STANDARDS W/ "YELLOW LONG WAVELENGTH" BUS TYPE BULBS OR LOW-PRESSURE SODIUM (LPS).
- 36 HOSE BIB W/ VACUUM BREAKER - SEE PLUMBING PLAN.
- 37 DECORATIVE FIXED ALUMINUM BAHAMA SHUTTERS SET IN A 45 DEGREE OPEN POSITION W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE) BY "AMF" OR EQUAL.
- 38 "RG3" FIXED WINDOW ALUM. WINDOWS (COLOR BRONZE) TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS W/ REAR OF GLASS PAINTED BLACK SET IN RECESSED STRUCTURAL METAL STUD WALL.
- 39 "ALDORA" STOREFRONT ENTRY ASSEMBLY W/ TRANSBOM-IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - COLOR WHITE (ALL "RG3" STOREFRONT ENTRY TO BE PROVIDED W/ ADA COMPLIANT HARDWARE AND THRESHOLD W/ MAX. HT. NOT EXCEEDING 1/2").
- 40 RG3 - FIXED FAUX ALUM. WINDOW - COLOR BRONZE - TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS W/ REAR OF GLASS PAINTED BLACK - SET RECESSED WITHIN THE STRUCTURAL METAL STUD WALL.

LIGHT FIXTURES	
◆ "FRESCOLITE" 4" LED WALL MOUNT CYLINDER LUMINAIRE (COLOR BRONZE)	
-ALL EXTERIOR LUMINAIRES W/ATTAGE TO BE BETWEEN 30 TO 50 WATTS (NOT TO EXCEED 50 WATTS)	
-ALL EXTERIOR LUMINAIRES TO BE SHIELDED SO AS NOT TO BE FULLY EXPOSED & SHALL BE DESIGNED AND SPECIFIED TO AVOID SPILLING INTO ADJACENT PROPERTIES	
ALL LIGHT FIXTURES TO BE "DEP COMPATIBLE" AND APPROVED BY HOTEL / ARCHITECT.	
PAINT LEGEND	
● ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE OR SHERWIN WILLIAMS SPECIFICATIONS.	
P-1	ACADIA WHITE #AC-41 (MAIN BUILDING SMOOTH STUCCO AREAS)
P-2	BERKSHIRE BEIGE #IC-2 (LAP SIDING)
P-3	BRIGHT WHITE WOOD TRIM, COLUMNS & BANDING
P-4	TUDOR BROWN #E-62 WOOD TRIM, COLUMNS, OUTLOOKERS, BRACKETS & GABLE ENDS.
P-5	"RG3" - "BRONZE" KYNAR 500 (STANDING BEAM METAL ROOF)
P-6	SANDSTONE #RSI-E85 - KYNAR 500 (STANDING BEAM METAL ROOF)
P-7	"PERFECTION" WOOD CEDAR SHINGLE ROOF
P-8	STONINGTON GRAY #IC-110 (SCORE LINE BASE)
NOTE:	
1. ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO APPROVE SAMPLES FOR HOTEL APPROVAL.	
2. ALL STUCCO TO BE MIXED W/ "XTREME ADMIX 1000" OR EQUAL.	
3. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.	

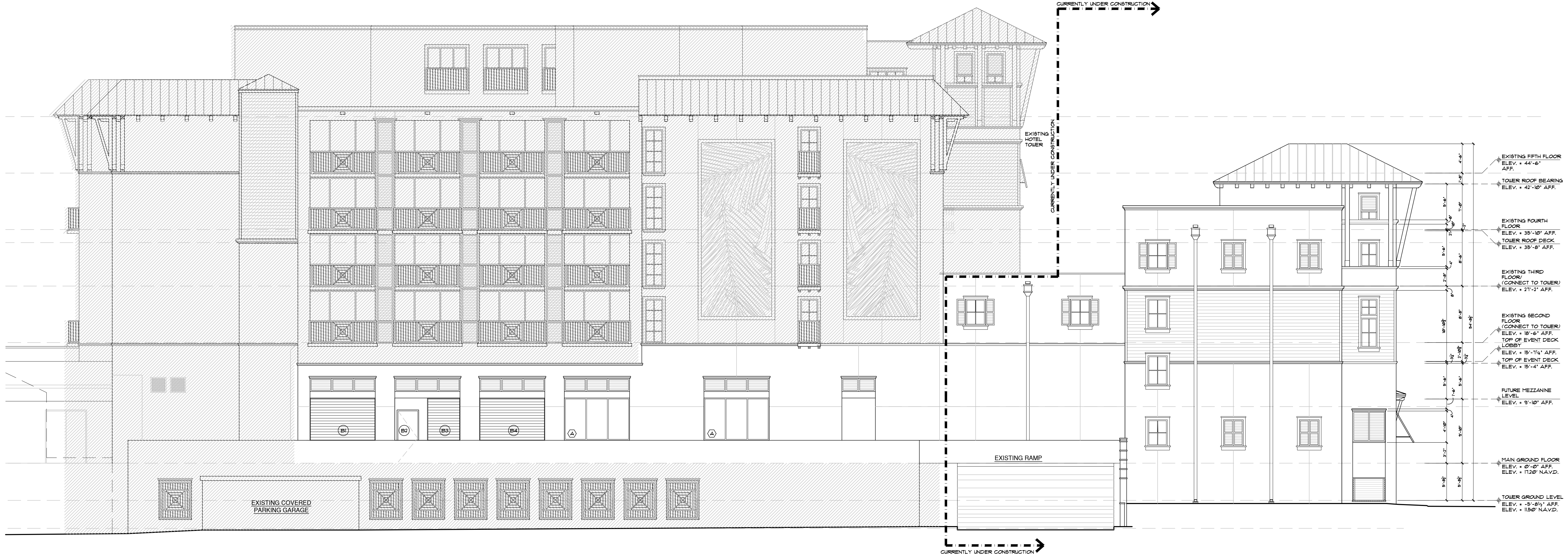
NOMINAL WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, WALLS				
EFFECTIVE AREA (ft) ²	ZONE 4		ZONE 5	
	(-) POSITIVE	(-) NEGATIVE	(-) POSITIVE	(-) NEGATIVE
1 TO 20	42.0	-45.5	42.0	-56.0
21 TO 50	39.8	-43.3	39.8	-52.1
51 TO 100	37.1	-41.2	37.1	-47.3
101 TO 500	35.8	-39.3	35.8	-43.6
51 TO 2500	34.1	-38.2	34.1	-41.2

ZONE 5 IS 6'-0" WITHIN ANY CORNER OF THE BLDG. ALL OTHER AREAS ARE ZONE 4

EXTERIOR STUCCO:

- METAL LATH APPLICATION:
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPE AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
 2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
 3. DAPPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE. FINISHED AS APPROVED BY OWNER.
 4. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS. TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
 5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH. TOTAL (1) INCH THICK AREAS. TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
 6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
 7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
 8. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C678.
 9. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT, BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS. ENERFOAM SEALANT ASTM-C203.
 10. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5061 - FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR HOLD SPRAYING, HOLD FABRICATION, IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

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NOT INCLUDED IN THIS PHASE.

1 PROPOSED WEST ELEVATION

A3.01 SCALE: 1/8"=1'-0"

ELEVATION NOTES

- STANDING BEAM ROOFING SYSTEM (DREXEL METALS) - DMC155 W/ 3/4" HIGH 1809 BEAM W/ 2401 ALUM. ALLOY #1025-H14. PANELS W/ SANDSTONE RSR 54' KYNAR 500 FIN. BY 'METCO ROOFING' OR EQUAL, OVER (1) LAYER OF HT. 'MESHIELD' - 'HIGH THERM-PEEL-N-STICK', (1) LAYER #50 FELT T.T. TO 3/4" APA FIRE RATED EXT. GRADE PLYWOOD SHEATHING (TYP.).
- 5 1/2" EXPOSED FIRE-TREATED P.T. 'PERFECTION' WOOD SHINGLE ROOF ON 'CEDAR BREATHERS' SPACERS OVER 'TU-PLUS' BELT ADHERING UNDERLAYMENT ON (1) LAYER #50 FELT T.T. TO 3/4" APA FIRE RATED EXT. GRADE PLYWOOD SHEATHING (TYP.).
- CONT. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 6 SMOOTH CLEAR CEDAR FASCIA - PAINTED (NOTE: DRIP EDGE TO BE COMPATIBLE WITH ROOFING SYSTEM).
- CONTINUOUS 3-STEP RAISED DECORATIVE STUCCO PARAPET BANDING WITH SMOOTH PAINTED FINISH. CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL.
- CONT. RAISED 2-STEP SMOOTH STUCCO BAND W/ 2 1/4" x 1" PROJ. TOP 4 2 1/4" x 1" PROJ. BOTTOM - PAINTED.
- 7/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING - FINISH - PAINTED (NOTE: APPLY SCRATCH COAT DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.). - SEE APPLICATION FOR FRAMED EXTERIOR WALLS.
- 2 1/4" x 4" SMOOTH STUCCO - PAINTED (TYP. - ALL CORNERS, DOORS AND WINDOW SURROUNDS).
- 2-COAT 5/8" LIGHT SMOOTH STUCCO FINISH. PAINTED TYP. (NOTE: ENTIRE BUILDING (NEW AND EXISTING) TO RECEIVE SMOOTH STUCCO FINISH).
- 3/4" SMOOTH STUCCO SCORE LINES - SEE APPLICATION FOR LOCATIONS & PATTERN - PAINTED.
- 9" EXTERIOR FRAMED WALL W/ 1/4" 3-COATS SMOOTH STUCCO FINISH ON PAPER BACKED METAL LATH OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 1/4" DENS GLASS - TYPE 'X' BOARD ON 6006162-54 STRUCTURAL STUDS # 16' O.C. W/ 3 1/4" MONOKOTE MK-6' FIRE PROOFING BY UR GRACE OR EQUAL.
- ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
- (2) LAYER STEP BILL BANDING 2" dp. w/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING - (LOWER BAND 6" dp. w/ 3/4" PROJECTION # STUCCO) - PAINTED (TYP. - WINDOWS) SLOPED FOR POSITIVE DRAINAGE.
- (2) LAYER STEP STUCCO HEADER BANDING 2" dp. w/ 2" TOP PROJECTION 4 LOWER BAND 4" dp. w/ 1" BOTTOM PROJECTION - PAINTED (TYP. - DOORS & WINDOWS) SLOPED FOR POSITIVE DRAINAGE.
- CONT. 2" dp. w/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING - (LOWER BAND 4" dp. w/ 3/4" PROJECTION # STUCCO) TYP. AT EVENT DECK PARAPET 4 TOWER WINDOWS.
- 4" dp. w/ 2" PROJECTION SMOOTH STUCCO BANDING 4 (2) LAYERS OF LOWER BANDING EA. 2" dp. w/ 3/4" PROJECTION # STUCCO LAP SIDING 4 STUCCO).
- CONT. 1" TH. x 4 1/4" SMOOTH RAISED STUCCO BANDING AT WINDOW AND DOOR SURROUNDS. (NOT APPLICABLE)
- RAISED 2-STEP SMOOTH STUCCO HEADER BAND W/ 2 1/4" x 1" PROJ. TOP 4 2 1/4" x 1" PROJ. BOTTOM - PAINTED.
- CUSTOM FABRICATED DECORATIVE ALUM. LOUVERED PANEL SPANDREL BY 'HARDIE BOYS' OR EQUAL - CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (VERIFY COLOR W/ OWNER / HOTEL).
- ALUMINUM GUARDRAIL W/ 8" S.P. POWDER COAT FINISH (COLOR BRONZE) - TOP OF RAIL MIN. 42" W/ 3/4" PROJECTION (BOTTOM RAIL MAX. 2" AFF. - TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE BY 'AMF BUILDING PRODUCTS' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2012 EDITION) - SEE ELEVATIONS FOR VARIOUS STYLES.
- NOT USED
- NOT USED
- NOT USED
- CUSTOM FABRICATED ALUM. BRACKET W/ CORBEL BASE BY 'AMF' OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (NOT APPLICABLE)
- 6" x 6" x 20' DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY 'V-GROOVE' 1/4" (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 4" x 6" x 20' DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY 'HARDIE BOYS' OR EQUAL - PAINTED - ON 1" x 6" TAG OR V-GROOVE 1/4" (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 6" x 6" x 44' DECORATIVE BRACKETS - PAINTED (TOP OF BRACKET PROFILE RT-480-1) W/ 8" x 6" ANGLE SUPPORT W/ 2 1/4" x 6" x 42" BL. BACK PLATE 4 - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- ALL EXTERIOR STUCCO CEILING/SOFFITS TO BE COVERED W/ 3/8" THK. 3-COATS SMOOTH STUCCO FINISH ON 3/4" H-RIB GALV. METAL LATH PAINTED - (TYP.).
- ALUMINUM DECORATIVE GUARDRAIL W/ 8" S.P. POWDER COAT FINISH (COLOR BRONZE) - TOP OF RAIL MIN. 42" W/ 3/4" PROJECTION (BOTTOM RAIL MAX. 2" AFF. - TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE BY 'AMF' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2012 EDITION).
- TOP CONCRETE ROOF DECK TO RECEIVE 'SIKA ROOF PRO' #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE ROOF DECK). CONTRACTOR TO PROVIDE 1 HR. PROTECTION AT UNDERSIDE OF STRUCTURAL STEEL DECK AND FRAMING W/ SPRAY ON FIRE PROTECTION AS REQ. PER UR GRACE - CONSTRUCTION PRODUCTS- 'MONOKOTE' OR EQUAL.
- ALL NON-SLIP CONC. PAVERS TO BE SELECTED AND APPROVED BY INTERIOR DESIGNER 4 HOTEL. 4 SHALL BE HIDESET OVER 'SIKA ROOF PRO' #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE CONCRETE DECK).
- 8' DECORATIVE LOUVERED SPANDREL BY 'HARDIE BOYS' - PAINTED. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- DECOR. ALUM. WINDOW SHUTTERS TO HAVE 2" X SPACERS # REAR FOR PROTECTION FROM BUILDING. AS PER 'AMF' OR EQUAL (COLOR BRONZE).
- 4" MIN. (45° ANGLE) FIBER CONT. CANT STRIP - (TYP. - PERIMETER WHERE ROOF ABUTS VERTICAL WALLS) - SEE ROOF PLAN AND SPECIFICATIONS.
- SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES 4 SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY OWNER/HOTEL). ALL EXTERIOR FIXTURES TO BE FULLY SHIELDED TO MEET FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION STANDARDS W/ 'YELLOW LONG WAVELENGTH' BUS TIE BULBS OR LOW-PRESSURE SODIUM (LPS).
- HOSE BIB W/ VACUUM BREAKER - SEE PLUMBING PLAN.
- DECORATIVE FIXED ALUMINUM BAHAMA SHUTTERS SET IN A 45 DEGREE OPEN POSITION W/ 8" S.P. POWDER COAT FINISH (COLOR BRONZE) BY 'AMF' OR EQUAL.
- 'RG31' - 'BRONZE' - ALUM. DECORATIVE WINDOW SHUTTERS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS W/ REAR OF GLASS PAINTED BLACK SET IN RECESSED STRUCTURAL METAL STUD WALL.
- 'ALDORA' STOREFRONT ENTRY ASSEMBLY W/ TRANSCOM-IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - COLOR WHITE (ALL 'RG31' STOREFRONT ENTRY TO BE PROVIDED W/ ADA COMPLIANT HARDWARE AND THRESHOLD W/ MAX. HT. NOT EXCEEDING 1/2").
- RG1 - FIXED FAUX ALUM. WINDOW - COLOR BRONZE - TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS W/ REAR OF GLASS PAINTED BLACK - SET RECESSED WITHIN THE STRUCTURAL METAL STUD WALL.

- EVENT TOWER HIP ROOF STRUCTURE FRAME WITH FIRE-ENGINEERED METAL TRUSSES # 24' O.C. - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL - SEE STRUCTURAL DRAWINGS.
- OPTIONAL 6" HALF ROUND WHITE ALUMINUM GUTTERS BY 'RAINSaver' GUTTER SYSTEM INC. OR EQUAL. (CONTRACTOR TO PROVIDE ALT. PRICE FOR GALVALUME GUTTER SYSTEM - COLOR BRONZE).
- ALL EXTERIOR DOORS 4 WINDOWS TO HAVE 'DYMONIC 100' CAULKING # BUCK / CMJ / ALUM. FRAME OR HOLLOW METAL CONDITIONS - OR EQUAL (TYP.).
- CUSTOM FABRICATED 6" x 8" x 48" # 24' O.C. 'CELLFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN UTC-5061 URETHANE ELASTOMER COATING 4 LIMESTONE ACRYLIC POLYMER FINISH COAT BY 'FINESTONE' OR EQUAL. ATTACHED W/ CONSTRUCTION ADHESIVE 'DOU ENERFOAM' FOAM SEALANT OR EQUAL - PAINTED. 1 (6' x 8' x 10' # 12' OVERHANG).
- ALL PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE
- 4" x 12" EMERGENCY OVER FLOW SCUPPERS (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK). - SEE ROOF PLAN FOR ALL LOCATIONS.

LIGHT FIXTURES

- 'FRESCOLITE' 4" LED WALL MOUNT CYLINDER LUMINAIRE (COLOR BRONZE)
- ALL EXTERIOR LUMINAIRES WATTAGE TO BE BETWEEN 30 TO 50 WATTS. (NOT TO EXCEED 50 WATTS)
- ALL EXTERIOR LUMINAIRES TO BE SHIELDED SO AS NOT TO BE FULLY EXPOSED 4 SHALL BE DESIGNED AND SPECIFIED TO AVOID SPILLING INTO ADJACENT PROPERTIES
- ALL LIGHT FIXTURES TO BE 'DEP COMPATIBLE' AND APPROVED BY HOTEL / ARCHITECT.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED 4 PRIMED AS PER BENJAMIN MOORE OR SHERWIN WILLIAMS SPECIFICATIONS.

P-1	ACADIA WHITE #AC-41 (MAIN BUILDING SMOOTH STUCCO AREAS)
P-2	BERKSHIRE BEIGE #IC-2 (LAP SIDING)
P-3	BRIGHT WHITE WOOD TRIM, COLUMNS 4 BANDING
P-4	TUDOR BROWN #E-62 WOOD TRIM, COLUMNS, OUTLOOKERS BRACKETS 4 GABLE ENDS
P-5	'RG31' - 'BRONZE'
P-6	SANDSTONE #RSI-E85 - KYNAR 500 (STANDING BEAM METAL ROOF)
P-7	'PERFECTION' WOOD CEDAR SHINGLE ROOF
P-8	STONINGTON GRAY #IC-110 (SCORE LINE BASE)

NOTE:

- ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR HOTEL APPROVAL.
- ALL STUCCO TO BE MIXED W/ 'XTREX ADMIX 1000' OR EQUAL.
- ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR HOTEL APPROVAL FOR TEXTURE.

NOMINAL WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, WALLS				
EFFECTIVE AREA (ft) ²	ZONE 4		ZONE 5	
	(-) POSITIVE	(-) NEGATIVE	(-) POSITIVE	(-) NEGATIVE
1 TO 20	42.0	-45.5	42.0	-56.0
21 TO 50	39.8	-43.3	39.8	-52.1
51 TO 100	37.1	-41.2	37.1	-47.3
101 TO 500	35.8	-39.3	35.8	-43.6
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 - DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE. FINISHED AS APPROVED BY OWNER.
 - TWO (2) COAT WORK (ON MASONRY). APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS. TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
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- A. Move approval of the Class I Site Plan Modification (2022-167) for the Opal Grand Hotel located at 10 North Ocean Boulevard associated with elevation changes to the west elevation, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move denial of the Class I (2022-167) Site Plan Modification for the Opal Grand Hotel at 10 North Ocean Boulevard associated with elevation changes to the west elevation, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- C. Continue with direction.



West Elevation

OPAL GRAND RESORT
DeLray Beach, Florida

(TREE PLACEMENT IN RENDERING DOES NOT REPRESENT FINAL DESIGN - SEE LANDSCAPE DRAWINGS FOR ALL PROPOSED TREE TYPES AND LOCATIONS)
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