



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

Project Planner:

Jennifer Buce, Planner
buce@mydelraybeach.com
561.243.7138

Attachments:

- Site Plan
- Architectural Elevations

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.

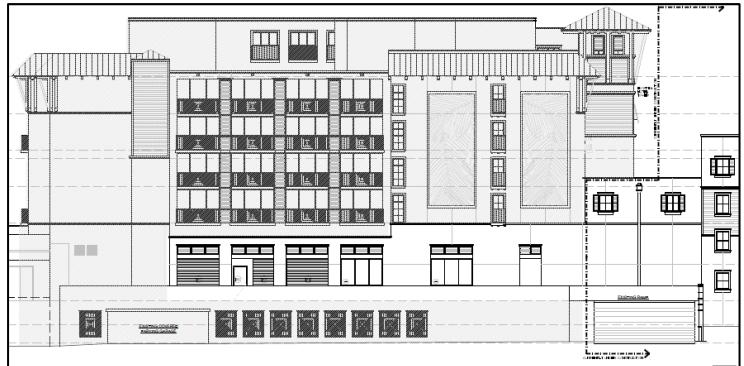
On October 28, 2020, SPRAB approved a Class II Site Plan Modification associated with the addition of a new event deck, additional parking, and architectural features.



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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arch
and

1045
Delray
TEL:
FAX:

ISSUE

BIDS

PERM

CONS

PROJ

**OR
EM
BF
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(B**

1045 East Atlantic Ave. Suite 300
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR **PERMIT**

BIDS

PERMIT **3821**

CONSTRUCTION

OPAL GRAND EMPLOYEE BREAKROOM & STORAGE (BUILD OUT)

10 N. OCEAN BLVD. DELRAY BEACH, FL

THIS DRAWING IS NOT FOR CONSTRUCTION
IT HAS BEEN ISSUED FOR GOVERNMENTAL
REVIEW AND/OR PRELIMINARY PRICING

FILE NUMBER **312A202_N**

DRAWING TITLE

**PROPOSED
GROUND FLOOR
NOTED PLAN**

DATE **02.11.22** DRAWN BY **GE/JC**
JOB NUMBER **20190312**

A2 02 N

WALL LEGEND

- 1 Existing walls, windows & doors to be removed.
- 1A Existing rated temporary construction partition walls & doors to be removed.
- 2 Existing 4' to 6" interior drywall partition to remain "as is".
- 3 Existing 6" to 8" P.I.P. conc. wall to remain, (field verify if wall is furred out to accomodate req. interior dimensions).
- 4 
 5/8" 2-coat stucco fin-painted on 6"-8" concrete block w/ 5/8" type 'X' gypsum wall board. Painted on 1 5/8" mt'l furring @ 24" O.C. w/ R4.1 fi foil backed insulation between furring channels & drywall-typ. @ exterior wall.
- 5 
 4" to 6" interior (non-load bearing partition) w/ 3 1/2" 25 ga. mtl. studs @ 24" O.C. (see dim. flr. plans for actual wall thickness) (mr. drywall @ juice bar 5/8" dens-shield behind tile). (note: studs to be 12" O.C. when installing mr. drywall ceilings, typ.) - level IV (IHR rated non-loading partitions to be UL-#U419 or equal).
- 6 
 5/8" 2-coat stucco fin-painted on 6"-8" concrete block both sides typ. @ drop-off area entry wall.
- 7 
 6"-8" concrete block w/ exterior face to receive cultured stone veneer. interior to be exposed block - typ. @ drop-off canopy columns.
- 8 
 temporary 4" interior construction wall (non-load bearing partition) w/ 3 1/2" 25 ga. mtl. studs @ 24" O.C. to receive 5/8" G.W.B. at hotel lobby side level IV (non-loading partitions)
- 9 
 Existing structural column to remain "as is".
- 10 
 5/8" G.W.B. type 'X' - painted on 600S162-54 structural studs @ 16" O.C. w/ 3 3/4" "MONOKOTE MK-6" fire proofing by WR GRACE OR EQUAL - 3" ROCK WOOL INSULATION (NOTE: "ADHESIVE SPRAY" REQUIRED FOR "MONOKOTE MK-6") - EXT. SIDE TO RECEIVE 1/8" 3-COATS 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.
-  B WINDOW NUMBER
-  2 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"- "DURECK" BACKING OR EQUAL.

4. ALL EXTERIOR WALLS TO RECEIVE CORE FILL 500 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.

<u>EXISTING AREA THAT WILL AFFECTED BY BREAK ROOM EXPANSION</u>	
* EXISTING DRIVEWAY RAMP	= 1,588 S.F.
* EXISTING COVERED RAMP/ SERVICE ENTRY	= 950 S.F.
* EXISTING BREAKROOM	= 404 S.F.
<u>TOTAL EXISTING AREA UNDER DEVELOPMENT</u>	<u>= 2,942 S.F.</u>
 <u>PROPOSED BREAK ROOM EXPANSION</u>	
PROPOSED NEW EMPLOYEE BREAK ROOM	= 922 S.F.
PROPOSED NEW RECYCLE COLLECTION AREA	= 84 S.F.
PROPOSED NEW DUMPSTER ENCLOSURE	= 323 S.F.
PROPOSED NEW STORAGE ROOM	= 112 S.F.
PROPOSED NEW LAUNDRY LOADING	= 98 S.F.
PROPOSED NEW LAUNDRY SERVICE AREA	= 390 S.F.
PROPOSED NEW SERVICE CORRIDOR	= 403 S.F.
PROPOSED NEW WALK-IN FREEZER	= 206 S.F.
PROPOSED NEW EMPLOYEE LOCKER ROOM	= 404 S.F.
<u>TOTAL EXISTING AREA UNDER DEVELOPMENT</u>	<u>= 2,942 S.F.</u>

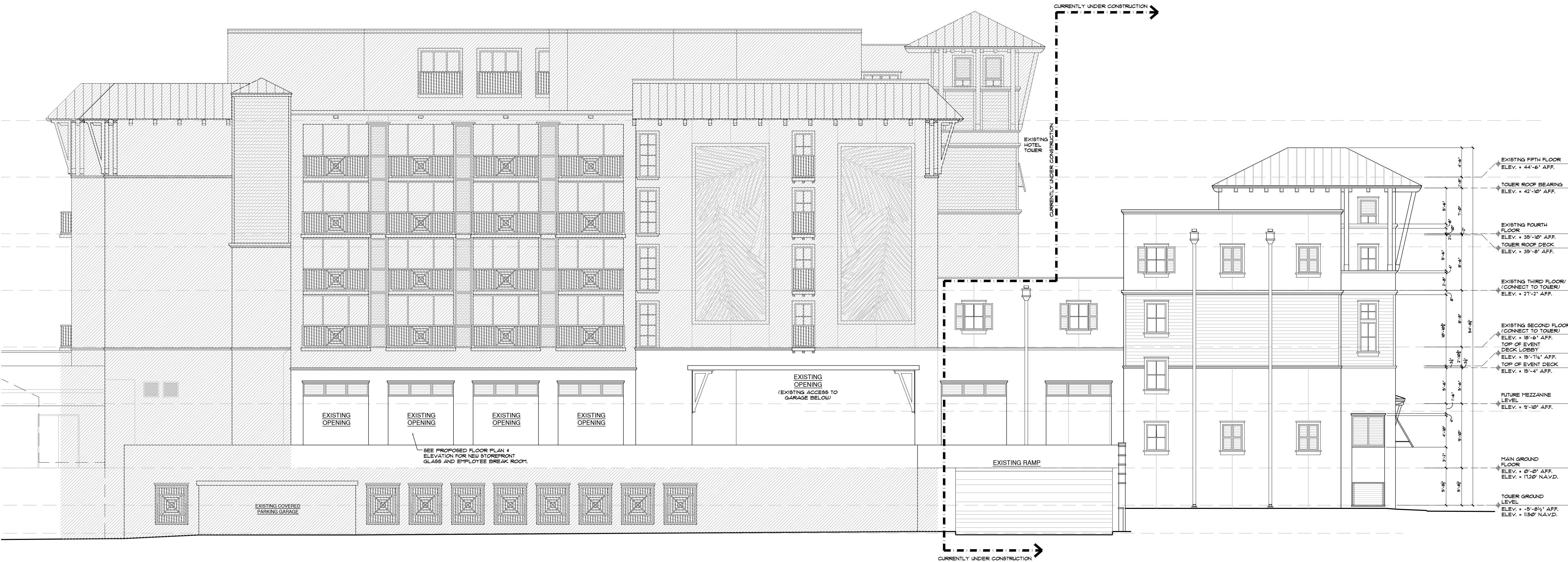
An architectural key plan showing the layout of a building complex. The plan includes various rooms, wings, and a central circular feature. A thick black line outlines a specific area in the center-right, which contains a circular room with a spiral staircase. To the left of this outlined area is a large rectangular room. The plan also features a multi-story section with a vertical stack of rooms. A dashed line indicates an external boundary or walkway. The entire plan is set against a background of light gray lines representing streets and property boundaries.

PROPOSED GROUND FLOOR NOTED PLAN

A2.02N SCALE : 1/8"-1'-0"

N

BUILDING KEY PLAN



ELEVATION NOTES

01 STANDING SEAM ROOFING SYSTEM 'DREXEL METALS' - DMC1755
W/ 1 3/4" HIGH 100% SMOOTH W/ 1/4" ALUM. ALLOY 5105-H14
PANELS W/ 1" SANDSTONE 150' 54" KYNAR 5201 FIN. BY 'AMETCO
ROOFING' - SEE 'AMETCO' DRAWING FOR 'DRAWSHIELD' - HIGH
TEMP. PEEL-N-STICK 1/16" LAYER 50' FELT T.T. TO 3/4" APA, FIRE
RATED EXT. GRADE FLYWOOD SHEATHING (TYP.).

02 5 1/2" EXPOSED FIRE-TREATED PT. 'PERFECTION' WOOD SHINGLE
ROOF ON 'CEDAR BREATHERS' SPACERS OVER 'TU-PLUS' SELF
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. PT. 1 X 2 ON CONT. 2 X 6
(NOTE: DRIP EDGE TO BE COMPATIBLE WITH PROTECTION SYSTEM).
04 CONTINUOUS 3-STEP RAFTER 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"ML X 1" PROJ.
4 1/2"ML X 1" PROJ. BOTTOM - PAINTED.

06 RAISED 2-STEP SMOOTH STUCCO HEADER BAND W/ 2"ML X 1" PROJ.
TOP & 4 1/2"ML X 1" PROJ. BOTTOM - PAINTED.

07 CUSTOM FABRICATED DECORATIVE STUCCO PARAPET
BANDING WITH SMOOTH PAINTED FINISH. CONTRACTOR TO PROVIDE
SAMPLES OF ALL BANDING FOR APPROVAL.

08 2-COAT 8" WIDE SMOOTH STUCCO BAND W/ 2"ML X 1" PROJ.
(NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO
LAPSIDING PVC TRIM) (TYP.) - SEE APPLICATION FOR FRAMED
EXTERIOR WALLS.

09 2" X 4" SMOOTH STUCCO - PAINTED (TYP. @ ALL CORNERS, DOORS
AND WINDOW SURROUNDS).

10 2-COAT 8" WIDE SMOOTH STUCCO FINISH, PAINTED TYP. (NOTE:
ENTIRE BUILDING (NEW AND EXISTING) TO RECEIVE SMOOTH
STUCCO FINISH).

11 1/4" SMOOTH STUCCO SCORE LINES - SEE ELEVATION FOR
LOCATIONS - PATTERN - PAINTED.

12 EXTERIOR FRAMED WALL W/ 1/2" 3-COATS SMOOTH STUCCO FINISH
ON 1/2" OVERLAPDED METAL LATH OVER 'TYVEK' (COMMERCIAL)
STUCCO FINISH. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL
ON 6020-12-54 STRUCTURAL STUDS 1/2" O.C. W/ 3 1/2" MONOTONE MK-6'
FIRE PROOFING BY UR GRACER OR EQUAL.

13 CUSTOM FABRICATED DECORATIVE BRACKET 'CELLOFOAM' HIGH
DENSITY POLYURETHANE FOAM COATING. 'CELLOFOAM' IS A
TRADE MARK AND REGISTERED TRADE MARK OF THE
ACRYLIC POLYMER FINISH COAT BY 'FINESTONE' OR EQUAL - PAINTED.
CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW'
ENDER COATING.

14 STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING,
STUCCO CONTRACTOR TO PROVIDE 4"-0" X 4'-0" SAMPLE FOR
APPROVAL FOR TEXTURE.

15 (2) LAYER STEP STUCCO HEADER BANDING 2" DP W/ 2" TOP
PROJECTION & LOWER BAND 1/2" DP, W/ 1" BOTT. PROJECTION - PAINTED
(TYP. @ DOORS & WINDOWS) SLOPED FOR POSITIVE DRAINAGE.
CONT. 2" DP, W/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING -
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 1/4" TH. SMOOTH RAISED STUCCO BANDING AT WINDOW
AND DOOR SURROUNDS (NOT APPLICABLE).

18 RAISED 2-STEP SMOOTH STUCCO HEADER BAND W/ 2"ML X 1" PROJ.
TOP & 4 1/2"ML X 1" PROJ. BOTTOM - PAINTED.

19 CUSTOM FABRICATED DECORATIVE STUCCO PARAPET
BANDING WITH SMOOTH PAINTED FINISH. CONTRACTOR TO PROVIDE
SAMPLES OF ALL BANDING FOR APPROVAL.

20 ALUMINUM GUARDRAIL W/ 1" DP, POWDER COAT FINISH (COLOR: BRONZE)
TOP OF RAIL MIN. 42" W/ HORIZONTAL STAINLESS
STEEL CABLE SPACED TO BLOCK PASSAGE OF 4" SPHERE. (BOTTOM
RAIL MIN. 36" W/ HORIZONTAL STAINLESS STEEL CABLE
SPACED TO BLOCK PASSAGE OF 4" SPHERE).

21 ALUMINUM GUARDRAIL W/ 1" DP, 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
FOR GUARDRAIL. ALL GUARDRAIL TO BE PAINTED TYP. OR EQUAL (NOTE: ALL
EXTERIOR RAILINGS SHALL COMPLY W/ FBC 2011 EDITION) - SEE
ELEVATIONS FOR VARIOUS STYLES.

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 DECORATIVE FIXED ALUMINUM 'BAHAMA SHUTTERS' SET IN A 4-5
DEGREE OPEN POSITION W/ 1" DP, POWDER COAT FINISH (COLOR:
BRONZE) BY 'AMF' OR EQUAL.

26 'PGT' FIXED ALUMINUM WINDOW (COLOR: BRONZE) TO BE IMPACT
RESISTANT AND COMPAT. W/ ALL DADE COUNTY IMPACT AND WIND
CYCLING TEST REQUIREMENTS. CONTRACTOR TO PROVIDE
SAMPLE FOR APPROVAL. (TYP. @ EVENT DECK TOWER).

27 'ALDORA' STOREFRONT ENTRY ASSEMBLY W/ TRANSM. IMPACT
RESISTANT AND COMPAT. W/ ALL DADE COUNTY IMPACT AND WIND
CYCLING TEST REQUIREMENTS. CONTRACTOR TO PROVIDE
SAMPLE FOR APPROVAL. (TYP. @ EVENT DECK TOWER).

28 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.

29 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.

30 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.

31 SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES &
SEC. 100-2010 NFPA 70. ALL EXTERIOR FIXTURES TO BE FULLY SHIELDED TO MEET FLORIDA
FISH & WILDLIFE CONSERVATION COMMISSION STANDARDS W/
YELLOW (LONG WAVELENGTH) BULB TYPE BULB OR LOW-PRESSURE
SODIUM (LPS).

32 DECOR. ALUM. WINDOW SHUTTERS TO HAVE 2 X 3 SPACERS @ REAR
OF SHUTTER. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

33 4" MIN. 45° ANGLE FIBER CONT. CANT STRIP - (TYP. @ PERIMETER
WHERE ROOF ABUTS VERTICAL WALLS) - SEE ROOF PLAN AND
SPECIFICATIONS.

34 4" MIN. 45° ANGLE FIBER CONT. CANT STRIP - (TYP. @ PERIMETER
WHERE ROOF ABUTS VERTICAL WALLS) - SEE ROOF PLAN AND
SPECIFICATIONS.

35 SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES &
SEC. 100-2010 NFPA 70. ALL EXTERIOR FIXTURES TO BE FULLY SHIELDED TO MEET FLORIDA
FISH & WILDLIFE CONSERVATION COMMISSION STANDARDS W/
YELLOW (LONG WAVELENGTH) BULB TYPE BULB OR LOW-PRESSURE
SODIUM (LPS).

36 HOSE BIB W/ VACUUM BREAKER - SEE PLUMBING PLAN.

37 DECORATIVE FIXED ALUMINUM 'BAHAMA SHUTTERS' SET IN A 4-5
DEGREE OPEN POSITION W/ 1" DP, POWDER COAT FINISH (COLOR:
BRONZE) BY 'AMF' OR EQUAL.

38 'PGT' FIXED ALUMINUM WINDOW (COLOR: BRONZE) TO BE IMPACT
RESISTANT AND COMPAT. W/ ALL DADE COUNTY IMPACT AND WIND
CYCLING TEST REQUIREMENTS. CONTRACTOR TO PROVIDE
SAMPLE FOR APPROVAL. (TYP. @ EVENT DECK TOWER).

39 'ALDORA' STOREFRONT ENTRY ASSEMBLY W/ TRANSM. IMPACT
RESISTANT AND COMPAT. W/ ALL DADE COUNTY IMPACT AND WIND
CYCLING TEST REQUIREMENTS. CONTRACTOR TO PROVIDE
SAMPLE FOR APPROVAL. (TYP. @ EVENT DECK TOWER).

40 'ALDORA' STOREFRONT ENTRY ASSEMBLY W/ TRANSM. IMPACT
RESISTANT AND COMPAT. W/ ALL DADE COUNTY IMPACT AND WIND
CYCLING TEST REQUIREMENTS. CONTRACTOR TO PROVIDE
SAMPLE FOR APPROVAL. (TYP. @ EVENT DECK TOWER).

EXISTING WEST ELEVATION
(FOR REFERENCE ONLY)

1 A3.00E SCALE : 1/8"-1'-0"

NOT INCLUDED IN THIS PHASE.

LIGHT FIXTURES

41 'PRESCOLITE' 4" LED WALL MOUNT CYLINDER
LIGHT (COLOR: BRONZE)
- ALL EXTERIOR LUMINAIRES WATTAGE TO BE
BETWEEN 20 TO 50 WATTS. NOT TO EXCEED
50 WATTS.

42 OPTIONAL 6" HALF ROUND WHITE ALUMINUM GUTTERS TO PROVIDE ALT.
GUTTER SYSTEMS OR OTHER (CONTRACTOR TO PROVIDE ALT.
OPTIONAL FOR VALAVE GUTTER SYSTEM). ALL GUTTERS
TO BE SHIELDED.

43 ALL EXTERIOR DOORS & WINDOWS TO HAVE 100% 100' CALKING
OR BUCK / CHW / ALUM. FRAME OR HOLLOW METAL CONDITIONS - OR
EQUAL (TYP.)

44 CUSTOM FABRICATED 6' X 8' X 48" X 24" OC. 'CELLOFOAM' HIGH
DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN UTC-5067
FOR ROOFING. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
FINISH COAT BY 'FINESTONE' OR EQUAL ATTACHED W/ CONSTRUCTION
ADHESIVE. (DUO ENERFOAM) FOAM SEALANT OR EQUAL - PAINTED.
(6' X 8' X 10' X 12' OVERHANG).

45 ALL PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE
- ALL CAPS TO BE PREPARED FROM PRE-FINISHED 1/2" X
1/2" X 1/2" X 1/2" X 1/2" SECTION. ALL CORNERS TO BE
1/4" SPACE BETWEEN THE END FOR EXPANSION - ALL CORNERS
SHALL BE PREFABRICATED FROM ONE PIECE WITH EACH LEG
BEING A MIN. 2'-0" IN LENGTH.

46 OPTIONAL ROOF RAINWATER LEADERS, SEE PLUMBING
DRAWINGS FOR PROPER DRAINAGE.

47 TUDOR BROWN 1 1/2"-62
WOOD TRIM COLUMNS,
CORNERS, BRACKETS &
GABLE ENDS.

48 'PGT' - 'BRONZE'
WINDOWS, DOORS, ALUMINUM
SHUTTERS AND RAILINGS.

49 'ACADIA WHITE' #AC-41 (MAIN
AREA) BRIGHT WHITE
#AC-42 (PERIMETER
AREA) BEIGE #AC-2
(LAP SIDING).

50 'BRILLIANT WHITE'
WOOD TRIM COLUMNS &
BANDING.

51 'STONINGTON GRAY' #AC-110
(SCORE LINE BASE).

52 'PERFECTION' WOOD CEDAR
SHINGLE ROOF.

53 'STONINGTON GRAY' #AC-110
(SCORE LINE BASE).

54 'DANBURY BROWN' COLOR, EPOXY
PRIOR TO APPLICATION OF FINISH COAT, APPLY
FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.

55 'TUDOR BROWN' COLOR, EPOXY
PRIOR TO APPLICATION OF FINISH COAT, APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY
AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.

56 'RUN Drip GROOVES IN STUCCO. PROVIDE RUN Drip GROOVES IN EXTERIOR DOORWAY HEADS AND
EXTERIOR WINDOW HEADS.

57 'VALUABLE HEADERS, NAILS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER
SHEDDING OF RAIN WATER.

58 ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS FOR INSTRUCTIONS AND ADHERED PER
SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSTRUMENTS ASTM-C518.

59 'APPLY ENERFOAM' PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER-RESISTANT,
BONDED EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS. ENERFOAM SEALANT ASTM-C1203.

60 'APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5067-1 FOR A TOUGH MEMBRANE
IS REQUIRED. APPLY FOR MOLD PROTECTION, MOLD FABRICATION, IMPACT PROTECTION FOR EPS AND
CUT SHAPES. OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

NOMINAL WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, WALLS

EFFECTIVE AREA (ft ²) ¹	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 150	35.8	-39.3	35.8	-43.6
151 TO 250	34.1	-38.2	34.1	-41.2

ZONE 5 IS 16'-0" X 12'-0" WITHIN ANY CORNER OF THE BLDG.
ALL OTHER AREAS ARE ZONE 4

EXTERIOR STUCCO:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY
WELL INTO LATH, TROWEL AFTER INITIAL BET 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.

3. DAB BROWN COAT EQUALLY 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 STUCCO (ON MASONRY). APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY
AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.

5. THREE (3) COAT STUCCO (ON LATH). APPLY THREE (3) COAT STUCCO TO METAL LATH. TOTAL (1) INCH THICK.
AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.

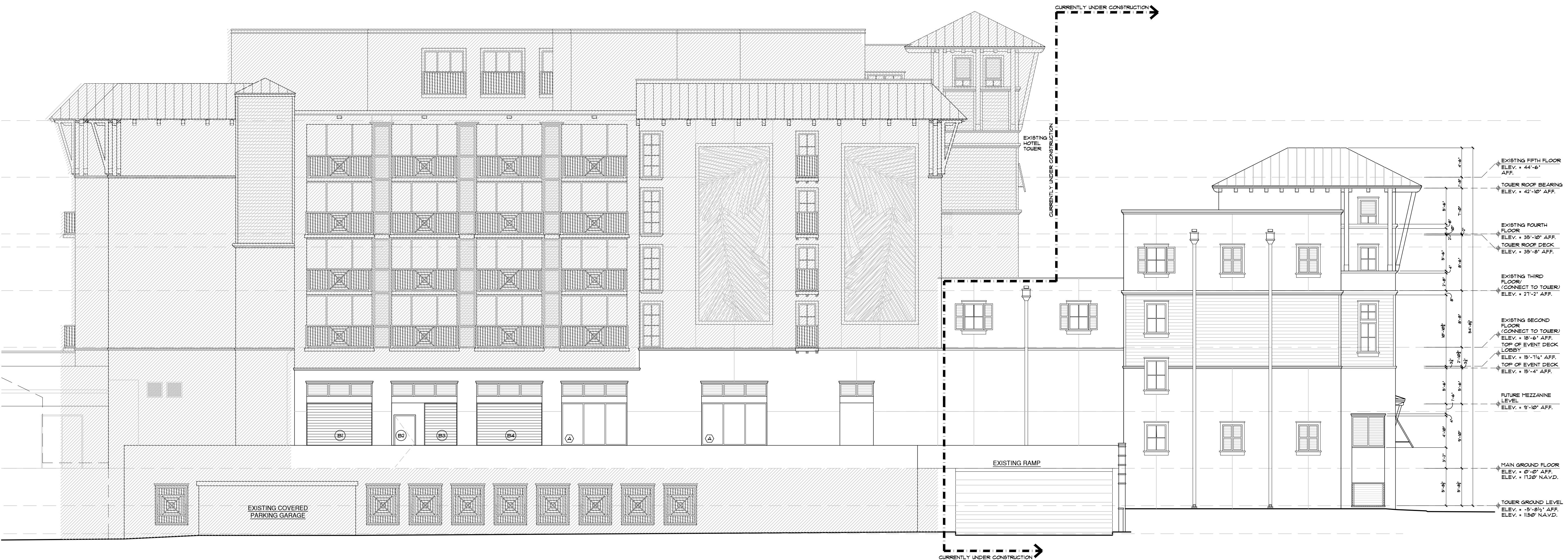
6. RUN Drip GROOVES IN STUCCO. PROVIDE RUN Drip GROOVES IN EXTERIOR DOORWAY HEADS AND
EXTERIOR WINDOW HEADS.

7. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE
A MIN. 1/8" SLOPE FOR PROPER DRAINAGE.

8. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS FOR INSTRUCTIONS AND ADHERED PER
SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSTRUMENTS ASTM-C518.

9. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER-RESISTANT,
BONDED EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS. ENERFOAM SEALANT ASTM-C1203.

10. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE
A MIN. 1/8" SLOPE FOR PROTECTOR FOR HOTEL APPROVAL FOR TEXTURE.



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

ELEVATION NOTES

01 STANDING SEAM ROOFING SYSTEM 'DREXEL METALS' - DMC1755 W/ 1 3/4" HIGH 100% SMOOTH W/ 0.040" ALUM. ALLOY 5105-H14 PANELS W/ 1" SANDSTONE 50# 54" KYNAR 5201 FIN. BY 'AMETCO COATINGS' - 100% SMOOTH, 100% PEEL-N-STICK, 100% THRESHOLD - HIGH TEMP PEEL-N-STICK, 1/2" FELT T.T. TO 3/4" APA, FIRE RATED EX. GRADE FLYWOOD SHEATHING (TYP.).

02 5 1/2" EXPOSED FIRE-TREATED PT. 'PERFECTION' WOOD SHINGLE ROOF ON 'CEDAR BREATHERS' SPACERS OVER 'TU-PLUS' SELF ADHERING UNDERLayment ON (1) LAYER 50# FELT T.T. TO 3/4" APA, FIRE RATED EX. GRADE FLYWOOD SHEATHING (TYP.).

03 CONT. DRIP EDGE ON CONT. PT. 1 X 2 ON CONT. 2 X 6. (NOTE: DRIP EDGE TO BE COMPATIBLE WITH FLYING 91 SYSTEM).

04 CONTINUOUS 3-STEP RAFTER 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"ML X 1" PROJ. TOP & 2"ML X 1" PROJ. BOTTOM - PAINTED.

06 RAISED 2-STEP SMOOTH STUCCO HEADER BAND W/ 2"ML X 1" PROJ. TOP & 2"ML X 1" PROJ. BOTTOM - PAINTED.

07 CUSTOM FABRICATED DECORATIVE STUCCO PARAPET SPANDELS BY 'AC-41' EQUAL. CONTRACTOR TO PROVIDE SAMPLES OF ALL SPANDELS FOR APPROVAL. CONTRACTOR TO PROVIDE SPANDELS.

08 ALUMINUM GUARDRAIL W/ 1" PROJ. RAIL COAT FINISH (COLOR BRONZE). TOP OF RAIL MIN. 42" W/ HORIZONTAL STAINLESS STEEL CABLE SPACED TO BLOCK PASSAGE OF 4" SPHERE. (BOTTOM RAIL MIN. 42" W/ HORIZONTAL STAINLESS STEEL CABLE SPACED TO BLOCK PASSAGE OF 4" SPHERE).

09 2" X 4" SMOOTH STUCCO HEADER BAND W/ 2"ML X 1" PROJ. TOP & 2"ML X 1" PROJ. BOTTOM - PAINTED.

10 2-COAT 8" W/ LIGHT SMOOTH STUCCO FINISH, PAINTED TYP. (NOTE: ENTIRE BUILDING (NEW AND EXISTING) TO RECEIVE SMOOTH STUCCO FINISH).

11 2" X 4" SMOOTH STUCCO - PAINTED (TYP. * ALL CORNERS, DOORS AND WINDOW SURROUNDS).

12 2-COAT 8" W/ LIGHT SMOOTH STUCCO FINISH, PAINTED TYP. (NOTE: ENTIRE BUILDING (NEW AND EXISTING) TO RECEIVE SMOOTH STUCCO FINISH).

13 2" X 4" SMOOTH STUCCO SCORE LINES - SEE ELEVATION FOR LOCATIONS * PATTERN - PAINTED.

14 (2) LAYER STEP STUCCO HEADER BANDING 2" DP W/ 2" TOP PROJECTION & LOWER BAND 4" DP. W/ 1" BOTT. PROJECTION - PAINTED (TYP. * DOORS & WINDOWS) SLOPED FOR POSITIVE DRAINAGE.

15 CONT. 2" DP. W/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING - 1/2" FELT T.T. TO 3/4" APA, FIRE RATED EX. GRADE FLYWOOD SHEATHING (TYP.).

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"ML X 1" PROJ. TOP & 2"ML X 1" PROJ. BOTTOM - PAINTED.

19 CUSTOM FABRICATED DECORATIVE ALUM. LOUVERED PANEL SPANDELS BY 'AC-41' EQUAL. CONTRACTOR TO PROVIDE SAMPLES OF ALL SPANDELS FOR APPROVAL. CONTRACTOR TO PROVIDE SPANDELS.

20 ALUMINUM GUARDRAIL W/ 1" PROJ. RAIL 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 OF GUARDRAIL. 1" AFF. X 2"ML X 1" PROJ. TOP & 2"ML X 1" PROJ. BOTTOM - PAINTED (TYP. * ALL EXTERIOR RAILINGS AND STAIRS) W/ FBC 2011 EDITION - SEE ELEVATIONS FOR VARIOUS STYLES.

21 NOT USED

22 NOT USED

23 NOT USED

24 CUSTOM FABRICATED ALUM. BRACKET W/ CORBEL BASE BY 'AC-41' EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (NOT APPLICABLE).

25 9" EXTERIOR FRAMED WALL W/ 1" 3-COATS SMOOTH STUCCO FINISH OR SOLID COLOR METAL LATHE OVER 'TUF-VEK' (COMMERCIAL) STUDS. 1" 3-COATS SMOOTH STUCCO FINISH TO BE APPLIED ON 6020-12-54 STRUCTURAL STUDS * 16" O.C. W/ 3 1/2" MONOTONE MK-6* FIRE PROOFING BY UR GRACER OR EQUAL.

26 CUSTOM FABRICATED DECORATIVE BRACKET 'CELLOFOAM' HIGH DENSITY FOAM SHELL COATED METAL LATHE OVER 'TUF-VEK' (COMMERCIAL) STUDS. 1" 3-COATS SMOOTH STUCCO FINISH TO BE APPLIED ON 6020-12-54 STRUCTURAL STUDS * 16" O.C. MONOTONE MK-6* FIRE PROOFING BY UR GRACER OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW' ENTHUSEM. STUCCO CONTRACTOR TO PROVIDE 4"-0" X 4"-0" SAMPLE FOR APPROVAL FOR TEXTURE.

27 1" STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE 4"-0" X 4"-0" SAMPLE FOR APPROVAL FOR TEXTURE.

28 (2) LAYER STEP BAND 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.

LIGHT FIXTURES

41 * 'PRESCOLITE' 4" LED WALL MOUNT CYLINDER DOWNLIGHT (COLOR BRONZE)

* ALL EXTERIOR LUMINAIRES WATTAGE TO BE BETWEEN 20 TO 60 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 AREAS.

* ALL LIGHT FIXTURES TO BE 'DEP' COMPATIBLE AND APPROVED BY HOTEL / ARCHITECT.

PAINT LEGEND

* ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE & CO. 'PAINT & COAT' OR EQUAL. SPECIFICATIONS.

* ALL PAINT CAPS TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE & CO. 'PAINT & COAT' OR EQUAL. SPECIFICATIONS.

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* ALL PAINT CAPS TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE & CO. 'PAINT & COAT' OR

- 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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