

REVISIONS

☒ Bid Rev #1 01/25/2019
☒ P&Z Rev #2 03/11/2019

PERMIT ISSUE
DECEMBER 21, 2018
BID ISSUE.
STORE NUMBER
xx

WD PROJECT NUMBER
LKYUF0017

A2.1

EXTERIOR ELEVATIONS

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOLID BLOCKING FOR ALL EXTERIOR LIGHTING FIXTURES, AWNINGS, AND SIGNS. BLOCKING TO INCLUDE HORIZONTAL 2x FRAMING BETWEEN STUDS & MIN. 2 S.F. OF 5/8" PLYWOOD SHEATHING AT ALL JUNCTION BOXES. ALL BLOCKING IN EXTERIOR WALLS SHALL BE FRT LUMBER/PLYWOOD.
- B. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED WALL BLOCKING REQUIRED FOR SIGN ANCHORS & IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRIC TO SIGNS AS REQUIRED.
NO EXTERIOR LUCKY'S IDENTIFICATION SIGNS ARE PART OF THIS PROJECT PLAN SUBMISSION OR APPROVAL. PRIOR TO INSTALLING OR ERECTING A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSION SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL, AND ISSUANCE OF A SIGN PERMIT THE SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL AND INSTALLATION OF ALL SIGNS ON THIS PROJECT.
- C. IF THE INSTALLATION OF THE LUCKY'S SIGNAGE REQUIRES THE PENETRATION OF THE ROOFING MEMBRANE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REPAIR OF THESE PENETRATIONS. ONE PENETRATION PER LETTER FOR ELECTRICAL CONDUIT ONLY. NO MOUNTING PENETRATIONS ALLOWED. MUST NOT VOID WARRANTY.
- D. GC SHALL BE RESPONSIBLE TO CLEAN AND PAINT ALL NEW EXTERIOR FINISHES & MATERIALS AS REQUIRED FOR FINISHED APPEARANCE.
- E. SEE FINISH SCHEDULE FOR EXTERIOR FINISHES AND SPECIFICATIONS.
- F. GC SHALL BE RESPONSIBLE TO INSTALL ALL WEATHER-STRIPPING, SWEEPS AND THRESHOLDS ON ALL EXTERIOR DOORS (INCLUDING AUTOMATIC DOORS.)
- G. SEE DOOR SCHEDULE AND WINDOW SCHEDULE.
- H. FIELD VERIFY ALL DIMENSIONS.

CRITICAL DEMOLITION NOTE:

EXTERIOR FINISH MATERIAL IS ASSUMED TO BE CEMENTITIOUS STUCCO FINISH ON CONCRETE MASONRY WALL; OR AT THE MAIN ENTRY METAL STUD FRAMED WALL WITH EXTERIOR PLYWOOD SHEATHING.

THE BASE BID SHALL BE PATCH AND REPAIR THE EXISTING STUCCO AT ANY/ALL EXISTING DAMAGED AREAS, INCLUDING CRACKS AND ANY UN-SOUND AREAS. CAREFULLY SAWCUT AND REMOVE STUCCO ONLY AS NECESSARY FOR NEW CONSTRUCTION.

IF CONDITIONS ARE NOT AS ASSUMED THE GENERAL CONTRACTOR SHALL NOTIFY THE LUCKY'S CONSTRUCTION MANAGER AND THE DESIGN PROFESSIONAL OF RECORD (ARCHITECT) IMMEDIATELY.

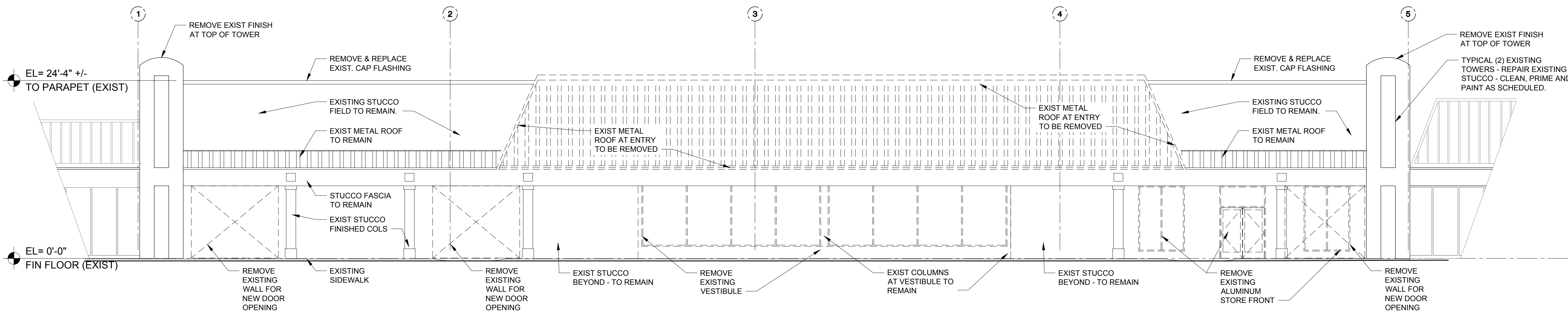
PROVIDE A SEPARATE LINE ITEM FOR THE REMOVAL OF THESE EXTERIOR MATERIALS.

CEMENT STUCCO INSTALLATION:

APPLY BROWN COAT CEMENT PLASTER ON PAPER BACKED WIRE LATH INSTALLED OVER WEATHER BARRIER ON WALL SHEATHING. FINISH COAT TO HAVE INTEGRAL COLOR AND TEXTURE AS SCHEDULED. ALL ACCENT BANDS AND SHAPES TO BE FULL THICKNESS OF STUCCO APPLICATION INSTALLED OVER FOAM BACKING CUT TO SHAPE. CONTRACTOR TO PROVIDE AND INSTALL ALL ZINC COATED METAL SCREDS, GROUNDS, WEEPS, AND CONTROL JOINTS AS REQUIRED PER INDUSTRY STANDARDS. IN ADDITION INSTALL VERTICAL CONTROL JOINTS AT ALL MASONRY CONTROL JOINT LOCATIONS.
AS NOTED IN MATERIAL SCHEDULE AN EIFS SYSTEM IS AN ACCEPTABLE ALTERNATE TO CEMENT PLASTER. IF THE CONTRACTOR CHOOSES TO USE AN EIFS SYSTEM THEY SHALL BE RESPONSIBLE FOR PROVIDING FLORIDA PRODUCT APPROVAL DOCUMENTATION TO THE LOCAL AUTHORITY HAVING JURISDICTION AND RECEIVE LOCAL ACCEPTANCE OF THE PRODUCE PRIOR TO BEGINNING ANY APPLICATION.

KEYED NOTES

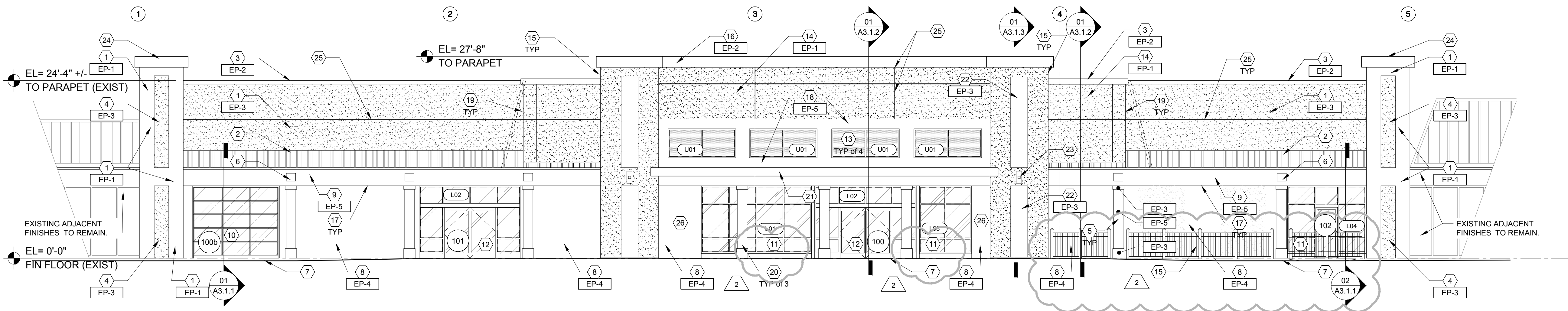
- (1) EXISTING STUCCO FINISH TO REMAIN. CONTRACTOR TO PATCH AND REPAIR ANY DAMAGED AREAS TO MATCH EXISTING TEXTURE. THOROUGHLY CLEAN, PRIME AND PAINT STUCCO AS NOTED.
- (2) EXISTING STANDING SEAM ROOF TO REMAIN. REPAIR ANY FLASHING, TRIM, OR AREAS IN NEED OF REPAIR. THOROUGHLY CLEAN. PRIME AND PAINT (EP-2).
- (3) INSTALL NEW PARAPET CAP FLASHING, COPING, OR FASCIA WITH NEW ROOF SYSTEM. PARAPET CAP TO BE EP-2.
- (4) INSTALL NEW CEMENT BOARD OVER EXISTING TILE FINISHES IN RECESS, AND COVER WITH NEW STUCCO TO MATCH EXISTING. PAINT AS NOTED ON ELEVATION.
- (5) EXISTING COLUMNS TO BE REPAIRED, CLEANED, AND PAINTED AS SHOWN.
- (6) EXISTING ACCENT MEDALLION TO REMAIN AS-IS.
- (7) APPROXIMATE FINISHED GRADE. SEE SITE GRADING PLAN.
- (8) TYPICAL EXISTING STUCCO WALL FINISH (BEYOND) UNDER SOFFIT. PATCH AND REPAIR, CLEAN AND PRIME AND PAINT (EP-4) AS NOTED. INFILL ALL PREVIOUS OPENINGS AS REQUIRED.
- (9) TYPICAL AT EXISTING STUCCO FASCIA - PATCH/REPAIR EXISTING STUCCO AS REQUIRED. CLEAN, PRIME AND PAINT (EP-4) AS SHOWN.
- (10) PROPOSED ROLL-UP OVERHEAD DOOR. REFER TO DIMENSIONED FLOOR PLAN AND DOOR SCHEDULE, SHEET A6.1.
- (11) PROPOSED NEW STOREFRONT FRAMING SYSTEM AT THIS LOCATION WITH 6" HIGH BASE SET IN RECEIVER AND SEAL WEATHER TIGHT IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SHEET A6.1.1.
- (12) AUTO SLIDER ENTRY DOORS w/ EMERGENCY BREAK AWAY PANELS. REFER TO DIMENSIONED FLOOR PLAN AND DOOR SCHEDULE, SHEET A6.1.
- (13) PROPOSED NEW VENEER STOREFRONT FRAMING SYSTEM w/ OPAQUE SPANDREL GLAZING AT THIS LOCATION. SEE SHEET A6.1.1.
- (14) CONTRACTOR TO INSTALL NEW PARAPET WALL FRAMING WITH STUCCO FINISH OVER EXISTING CANOPY FRAMING - SEE STRUCTURAL AND WALL SECTIONS FOR ADDITIONAL NOTES.
- (15) WRAP FINISHES COMPLETELY AROUND ALL SIDES OF HIGH WALL AT CHANGE OF PARAPET HEIGHTS.
- (16) INSTALL BRAKE METAL FINISH OVER SHEATHING ON FRAMED PARAPET, SEE SECTION.
- (17) EXISTING SOFFIT (CEILING) TO REMAIN. PAINT UNDER SIDE OF SOFFIT EP-4.
- (18) HARDI-TRIM ACCENT AROUND CLERESTORY WINDOWS. PAINT AS NOTED.
- (19) PROVIDE STUCCO EXPANSION JOINT BETWEEN NEW CONSTRUCTION AND EXISTING STUCCO FINISH.
- (20) INSTALL (3) NEW STUCCO ACCENT COLUMNS TO MATCH EXISTING. PAINT AS SHOWN (TYP.).
- (21) BRAKE METAL WRAP OVER FRAMING. SEE WALL SECTION. METAL COLOR TO BE BLACK.
- (22) RECESSED ACCENT AREAS. SEE WALL SECTION FOR FRAMING DETAIL.
- (23) INSTALL (2) NEW WALL SCONCE LIGHT FIXTURES (LT-2) J-BOX AT 11'-0" AFF. LOCATED CENTERED BETWEEN RECESS ACCENTS. SEE LIGHTING PLAN FOR FIXTURE TYPE.
- (24) REMOVE EXISTING STUCCO OF ARCH TOP DOWN TO SHEATHING AND FRAME NEW PARAPET CAP SIMILAR TO NEW WALL AT ENTRY. WRAP ALL SIDES WITH BRAKE METAL TO MATCH NEW PARAPET WALL (EP-2).
- (25) SAW CUT EXISTING STUCCO AND/OR INSTALL IN NEW- 1" WIDE "V" GROOVE ACCENT IN STUCCO (HORIZ. AND VERTICAL) AS SHOWN.
- (26) INSTALL NEW STUCCO FINISH TO MATCH EXISTING AT ALL AREAS ADJACENT TO NEW ENTRY DOORS. COORDINATE EXTENT OF FIELD.
- (27) PROPOSED NEW EXTERIOR RAILING - SEE DETAILS AT LEFT.



NOTE
SEE DEMOLITION PLANS, SHEETS D1.0 AND D1.1 FOR GENERAL DEMOLITION REQUIREMENTS.

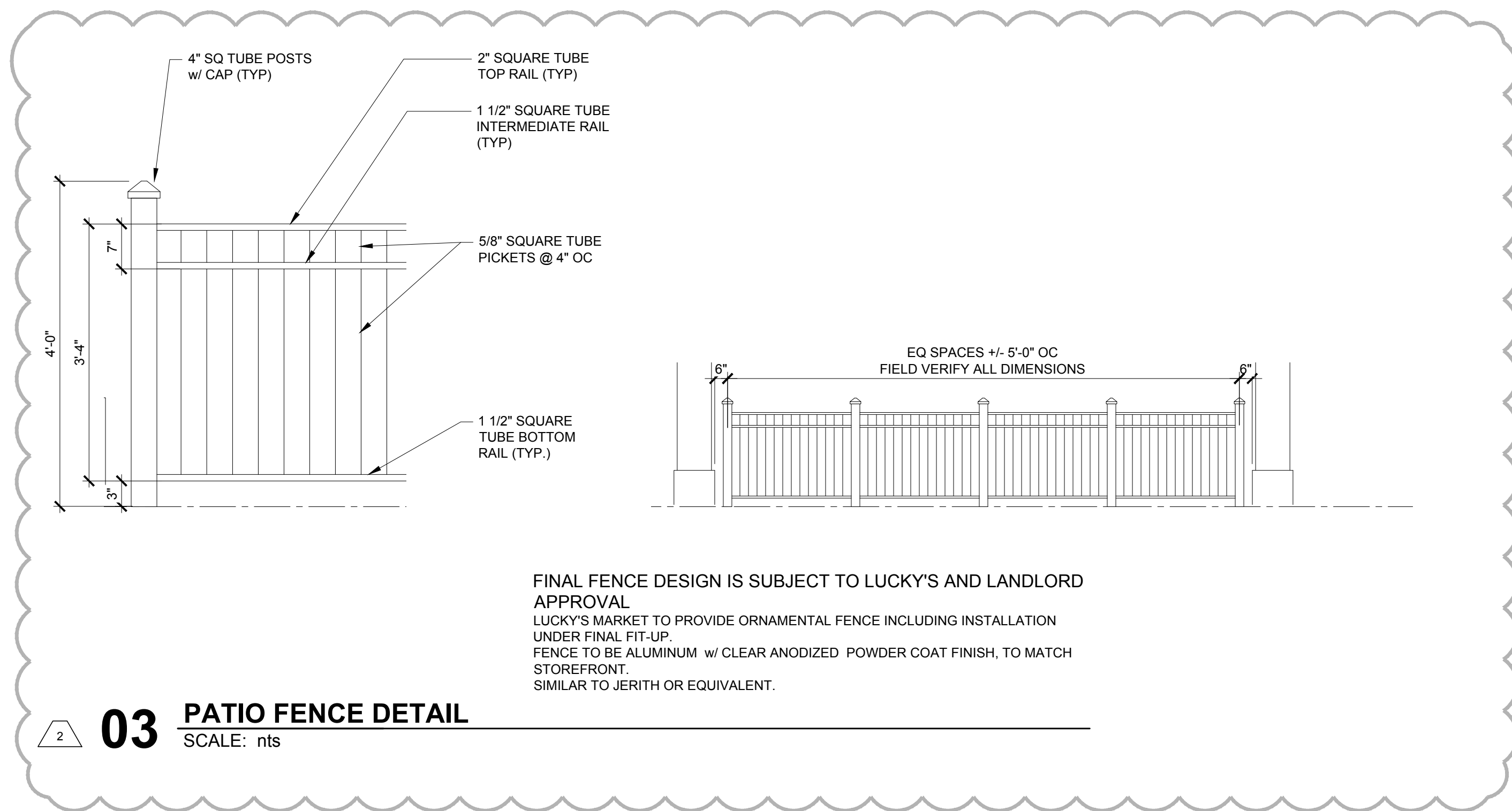
01 FRONT ELEVATION - DEMOLITION (existing conditions)

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



02 PROPOSED FRONT ELEVATION

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



FINAL FENCE DESIGN IS SUBJECT TO LUCKY'S AND LANDLORD APPROVAL
LUCKY'S MARKET TO PROVIDE ORNAMENTAL FENCE INCLUDING INSTALLATION UNDER FINAL FIT-UP.
FENCE TO BE ALUMINUM w/ CLEAR ANODIZED POWDER COAT FINISH, TO MATCH STOREFRONT.
SIMILAR TO JERITH OR EQUIVALENT.

03 PATIO FENCE DETAIL

SCALE: nts

EXTERIOR FINISH MATERIALS

MARK	MATERIAL	MFR	COLOR	NOTES
EP-1	PAINT	PPG	PPG432-7 BRICK DUST	NEW ENTRY STUCCO AS NOTED
EP-2	PAINT	PPG	PPG1131-6 SUCCULENT LEAVES	NEW/EXISTING TRIM FINISHES
EP-3	PAINT	PPG	PPG1088-5 OUTBACK	EXISTING STUCCO FIELD AS NOTED
EP-4	PAINT	PPG	PPG1094-1 "IRRESISTIBLE"	EXISTING STUCCO
EP-5	PAINT	PPG	PPG1097-7 "OLIVE WOOD"	EXISTING FASCIA AND COLUMNS
ST-1	CEMENT STUCCO	PER SPECIFICATIONS	STUCCO TO BE PRE-COLORED OR PAINTED TO MATCH PAINT EP-1	EIFS SYSTEM BY DRYVIT IS AN ACCEPTABLE ALTERNATIVE TO PORTLAND CEMENT STUCCO SPECIFIED. GC SHALL PROVIDE SUBMITTAL FOR REVIEW & APPROVAL PRIOR TO INSTALLATION