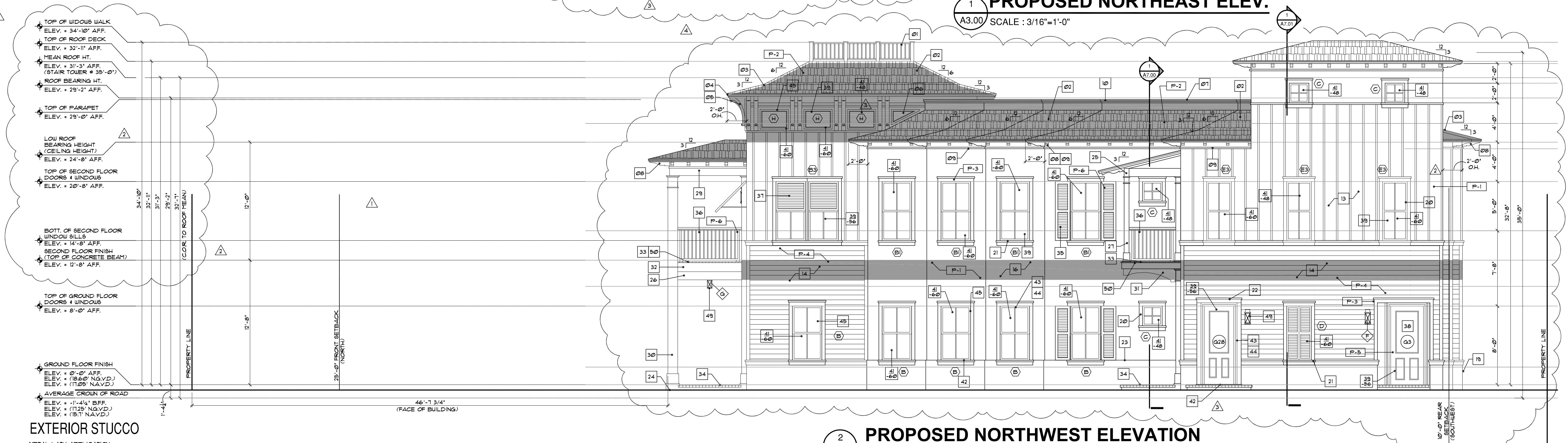


1 PROPOSED NORTHEAST ELEV.



2 PROPOSED NORTHWEST ELEVATION

EXTERIOR STUCCO

METAL LATH APPLICATION
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL 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 WATER COAT.
3. DAMPEN FINISH COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND ALLOW 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-EIGHTH'S (5/8) INCH MINIMUM.
5. THREE (3) COAT WORK (ON LATH). APPLY THREE (3) COAT STUCCO TO METAL LATH. TOTAL (1) INCH THICK. AREA'S TOTAL THICKNESS, FIVE-EIGHTH'S (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" SLICK BACKING.

8. ALL POLY-STYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER, COMPLIES WITH ASTM D 518 AND WEIGHING NOT LESS THAN 6 OZ. PER SQUARE YARD.

LIGHT FIXTURES

(F) TROY LIGHTING 'NEUTON' FCD20402BZ - ELECT. WALL MOUNTED.
(G) TROY LIGHTING 'NEUTON' FCD20402BZ - ELECT. CEILING MOUNTED.
ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT

PAINT LEGEND

• ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE
ACADEMY OF PAINTS. (BOARD & BATTEN)
• F-1. EXTERIOR STUCCO - 'BOARD & BATTEN'
• F-2. TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAF' FEUTER GRAY'
• F-3. BRILLIANT WHITE - STUCCO
• F-4. BLACK BEAN - STUCCO
• F-5. BLACK BEAN ULTRALUM RAILINGS
• F-6. BLACK BEAN ULTRALUM RAILINGS, ALUMINUM SHUTTERS & WINDOW FRAMES.
NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.
• SECOND FLOOR STRUCTURE & ROOF

**WIND PRESSURES (PSF)
EXTERIOR DOORS, WINDOWS,
COMPONENTS AND CLADDING**

TRIBUTARY AREA (ft ²)	ZONE (4)		ZONE (5)	
	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE
1 TO 20	41	-48	41	-60
21 TO 50	39	-46	39	-56
51 TO 100	31	-44	31	-50
101 TO 150	35	-42	35	-46
151 TO 250	34	-41	34	-44

NOTES:
1) ZONE 5 IS DEFINED AS ANY DOOR OR WINDOW WITHIN 1'-0" FROM ANY CORNER OF THE BUILDING.
2) ALL ZONE LOCATIONS ARE DEFINED AS ZONE 4.
3) PRESSURE RATINGS REQUIRED FOR WINDOWS & DOORS SHOWN HEREIN ARE BASED ON ASCE 1-10
COMPONENTS AND CLADDING - ASD DESIGN - ASD (0.6W) NO FURTHER REDUCTION IS ALLOWED.

ELEVATION NOTES

01. ALUM RAIL, WIDOWS W/ E.S.P. POWDER COAT FINISH (COLOR WHITE) 2-PIECE CONT. ALUMINUM FLASHING TO MATCH ROOF & OUTER EDGE. TOP OF RAIL 36" ABOVE 'SOUTH FL. ALUM' (CEA).
02. TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAF' (FEUTER GRAY) OR EQUAL ON 30' FELT T.I. TO 19'2" A.F.A. RESTD. EXTR. GRADE FLYWOOD SHEATHING.
03. LINE OF 3 1/2 ROOF RIDGE - SEE STRUCT. DUGS.
04. ROOF PLAN.
05. CONT. ALUM. DRIP EDGE ON CONT. PT. 1 X 2 ON CONT. 2 X 4 SMOOTH CLEAR CEDAR FASCIA - PAINTED.
06. DBL P.T. 549 3' x 6' x 36" DECORATIVE BRACKETS - PAINTED. + 1/8" O.C. 8-BEAM REFLECTIVE CEILING. PROVIDE ALT. PRICE FOR DECORATIVE FOAM BRACKETS.
07. RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK - SEE STRUCTURAL DRAWINGS (TYP. + ENTRY TOWER FEATURE AT ENDS + MANSARD ROOF).
08. DECORATIVE RAISED STUCCO BANDING + ROOF PARAPET (TOP LAYER 2'11" x 2'10" + BOTTOM 2' HT. x 1' W). PROVIDE SMOOTH TEXTURED FINISH. CONTRACTOR TO PROVIDE SAMPLE FOR ALL BANDING FOR APPROVAL BY OWNER.
09. 3' x 6' x 20" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS 30") - PAINTED. + 2" O.C. BY FOAM FATOR. TO EQUAL HARDCOAT FINISH ON 1" x 6" COR. RAISING. ALL SMOOTH STUCCO FINISH. SEE REFLECTIVE CEILING PLAN FOR LAYOUT.
10. CONT. 2' x 2' 20" DECORATIVE STUCCO BANDING AT UNDERSIDE OF OUTRIGGERS AND STUCCO FRIEZE BOARD - TYP. AT UNDERSIDE OF ROOF OVERHANG.
11. PARAPET CORPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CARPS TO BE FABRICATED FROM PRE-FABRICATED 202 ALUM. - IN 10'-0" STRAIGHT SECTIONS. ALLOW A 1'-0" SPACE BETWEEN THE ENDS FOR EXPANSION. ALL CORPINGS SHALL BE PRE-FABRICATED FROM ONE PIECE WITH EA LEG BEING A MIN. 2'0" IN LENGTH.
12. UPPER FRAINED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 1/8" SMOOTH STUCCO FINISH ON 2.5" FULL FURRING. PAPER BACKED, METAL LATH (COMMERCIAL) + STUCCO WRAP OVER 19'2" APA RATED EXTERIOR GRADE FLYWOOD PAINTED.

13. NOT USED.
14. SECOND FLOOR EXTERIOR TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS. 1/2" O.C. OVER 1/8" 3-COATS SMOOTH STUCCO FINISH. PAINTED.
15. 1" STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
16. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
17. NOT USED.
18. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2" x 2" TOP LAYER W/ LOWER LAYER BEING 4" X 1" PROJECTION - LOCATED + BANDING AT 1/4" RAISING. ALL SMOOTH STUCCO FINISH - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
19. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2" x 2" TOP LAYER W/ LOWER LAYER BEING 4" X 1" PROJECTION - LOCATED + BANDING AT 1/4" RAISING. ALL SMOOTH STUCCO FINISH - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
20. 2' x 4" SMOOTH STUCCO - PAINTED (TYP. + ALL CORNERS AND WINDOW SURROUND) - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ OVERHANG.
21. 1' TH. x 2'11" SMOOTH RAISED STUCCO BILL WINDOW + 1" x 4" STUCCO SKIRT - PAINTED (TYP.).
22. 1' TH. x 8'11" 'AZEK' (WOOD SIMULATED) HEADER TRIM (W/ DECORATIVE 1" x 'AZEK' TRIM), PAINTED (TYP. + DOCUMENTS) FOR POSITIVE DRAINAGE.
23. 1" RAISING SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
24. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - (TYP. + ENTIRE PERIMETER).
25. DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 X SPACERS + REAR PROTECTION FROM BUILDING AS PER 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
26. ALUMINUM DECORATIVE RAIL W/ E.S.P. POWDER COAT FINISH (COLOR WHITE) - TOP OF RAIL MIN. 42" WITH VERTICAL PICKET PATTERN TO BE 5/8" O.C. 8-BEAM REFLECTIVE CEILING. PROVIDE SAMPLE FOR ALL (BOTTOM RAIL MAX. 1" A.F.F. - TYP.). PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN. SEE 'SOUTH FLORIDA ALUMINUM' OR EQUAL (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ FBC 2011 EDITION).

REVISIONS
1. REVISED 9/10/11 AS PER P42
2. ADJUSTED SETBACKS.
3. REVISED 8/1/11 AS PER P42
4. ADDED REFERENCE DIMENSION FROM CROWN OF ROAD TO ROOF HEIGHT.
5. ADDED HATCH PATTERN TO DENOTE ROOF STRUCTURE.
6. ADDED DECORATIVE LOWERS ON NORTHEAST ELEVATION TO REAL WINDOW.
7. CHANGED SAW TO REAL WINDOW.
8. REVISED 8/1/11 AS PER HFB
9. ADDED SETBACKS.
10. REVISED 8/1/11 AS PER P42
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39. ADDED HATCH PATTERN TO DENOTE ROOF STRUCTURE.
40. ADDED DECORATIVE LOWERS ON NORTHEAST ELEVATION TO REAL WINDOW.
41. NOT USED.
42. ALL EXTERIOR DOORS + WINDOW LOCATIONS TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
43. ALL EXTERIOR DOORS + WINDOW LOCATIONS TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
44. ALL EXTERIOR DOORS + WINDOW LOCATIONS TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
45. ALL EXTERIOR DOORS + WINDOW LOCATIONS TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
46. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.

NOTES:
1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS.
3. ALL AREA CALCULATIONS ARE APPROX.
4. ALL EXTERIOR DOOR + WINDOW LOCATIONS TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
5. ALL EXTERIOR DOORS + WINDOW LOCATIONS TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE 'KNOX-BOX' (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS).

FILE NUMBER
616A300
DRAWING TITLE
PROPOSED ELEVATIONS

DATE
11.20.16 | DRAWN BY
GE/JC
JOB NUMBER
20150616
DRAWING NUMBER
A3.00

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PROJECT TITLE
**MIXED USE
BUILDING**

**230 GEORGE BUSH AVE
DELRAY BEACH, FL**

CLIENT APPROVAL

REVISIONS

REVISED 01.01.17 AS PER P42

1. ADJUSTED SETBACKS

REVISED 01.01.17 AS PER P42

COMMENTS:

ADDED DIFFERENCE DIMENSION

FROM CROWN OF ROAD TO ROOF

MEAN HEIGHT

2. CONVERTED FAUX WINDOW

ON SOUTHWEST ELEVATION TO A REAL

WINDOW

3. ADDED HATCH PATTERN TO

DENOTE ROOF STRUCTURE

REVISED 01.01.17 AS PER HPC

4. ALL EXTERIOR DOORS ARE NOW

SHOWN AS FIBERGLASS W/

MAHOGANY FINISH

5. DRAFT ELEVATION NOW

SHOWS STUCCO FINISH

REVISED 12.18.16 AS PER OWNER

COMMENTS:

ALL BALCONIES/PORCHES TO RECEIVE THINSET

MARBLE OF THE WORLD, LOTUS STYLE QUARTZITE

SLAB (18" W X 36" L) WITH 1/4" THICKNESS OVER 1/2"

Liquid Water Sealing on Concrete Deck

"VULKEL" 360° OR EQ (REQ. SAMPLE FOR OWNER

APPROVAL).

5. INCREASED WINDOW SIZES FROM

30" x 60" to 36" x 12"

6. ADDED STAIR TOWER TO ROOF

DECK

7. INCREASED SETBACKS

FROM 30' TO 36'

8. ADDED STAIR TOWER TO ROOF

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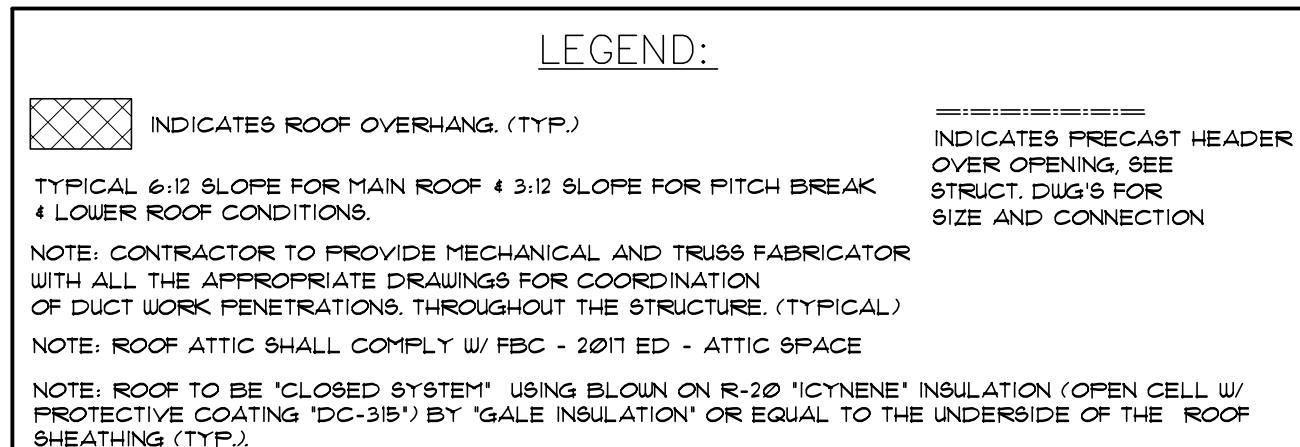
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75. ADDED STAIR TOWER TO ROOF

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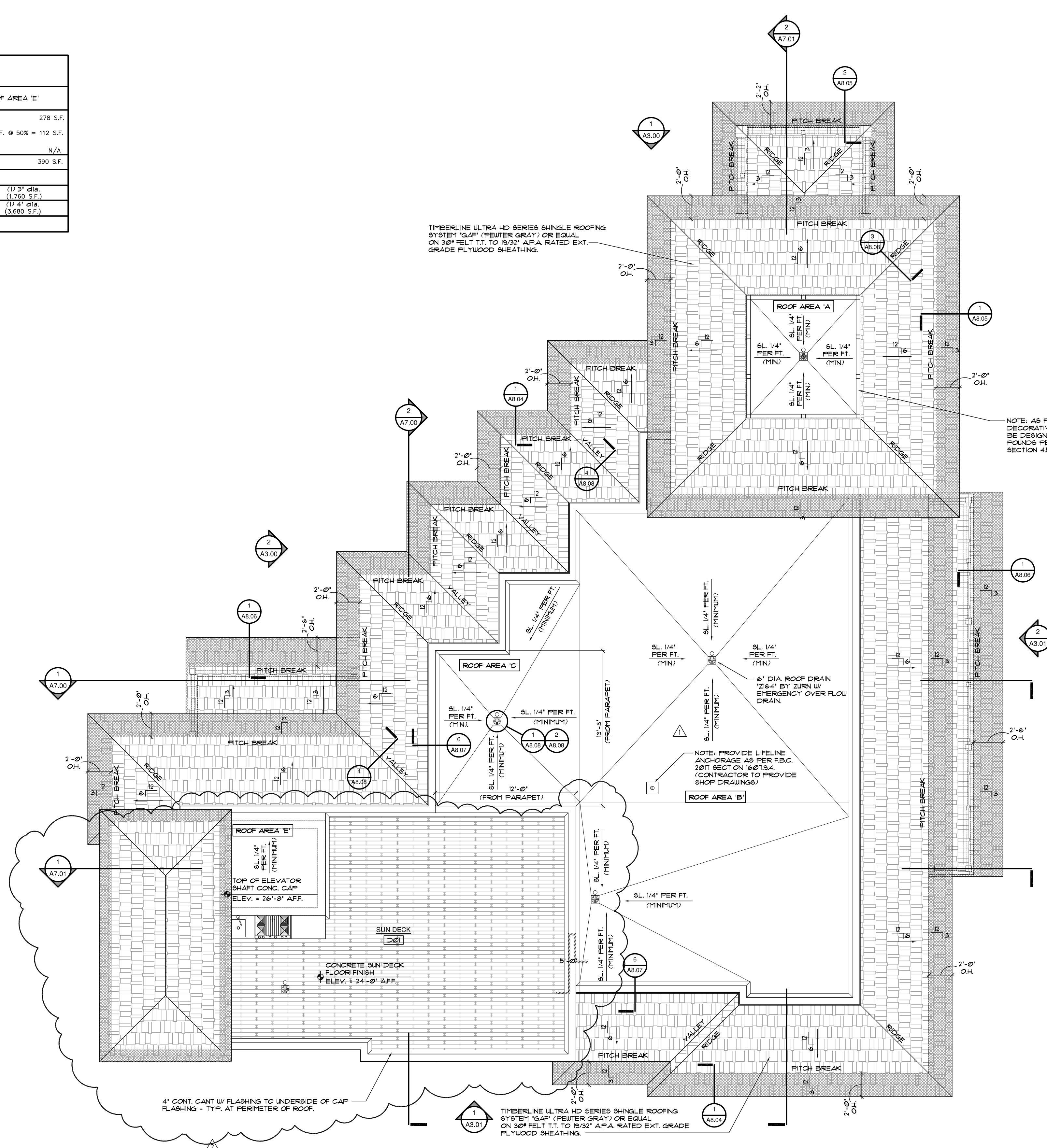
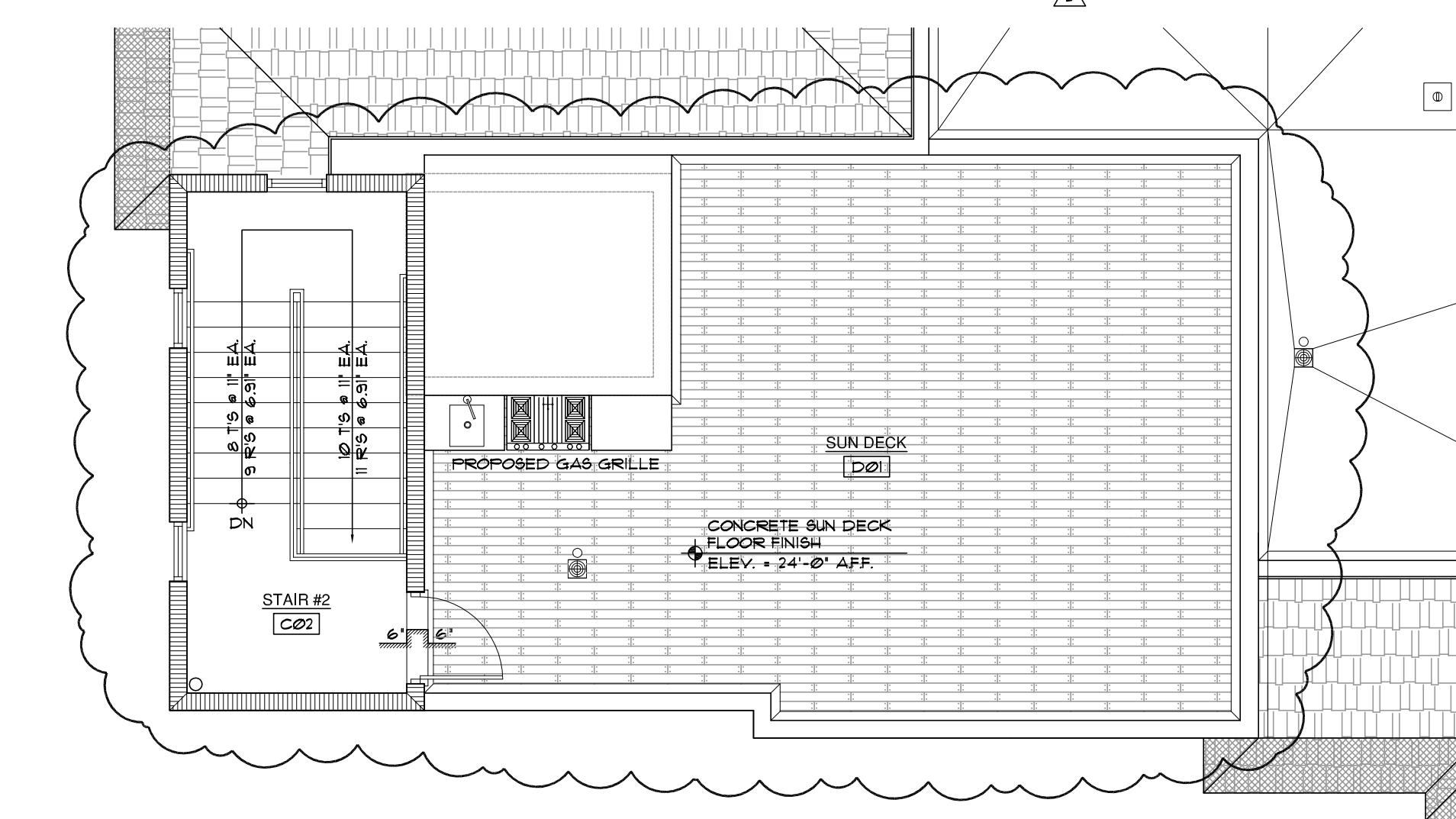
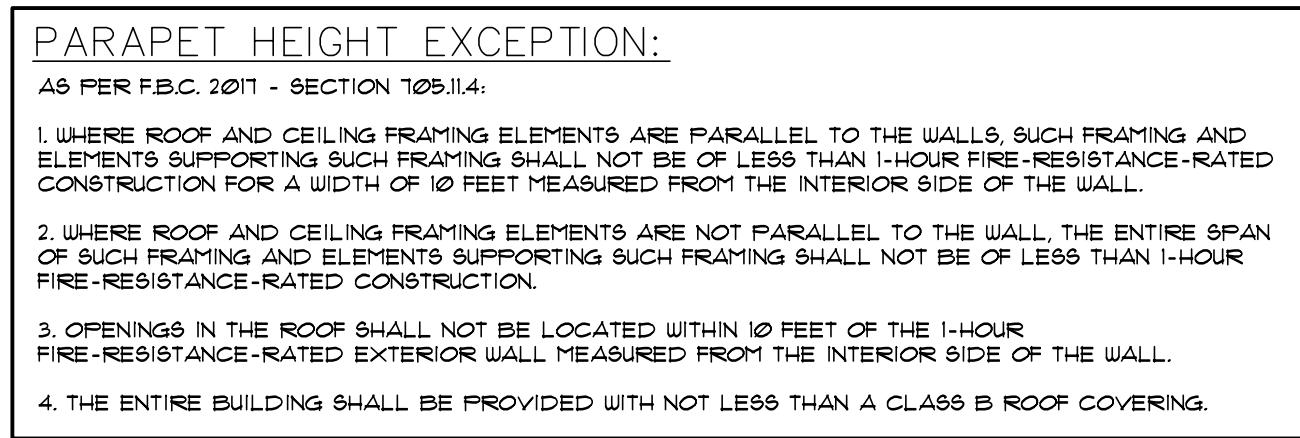
76. ADDED STAIR TOWER TO ROOF

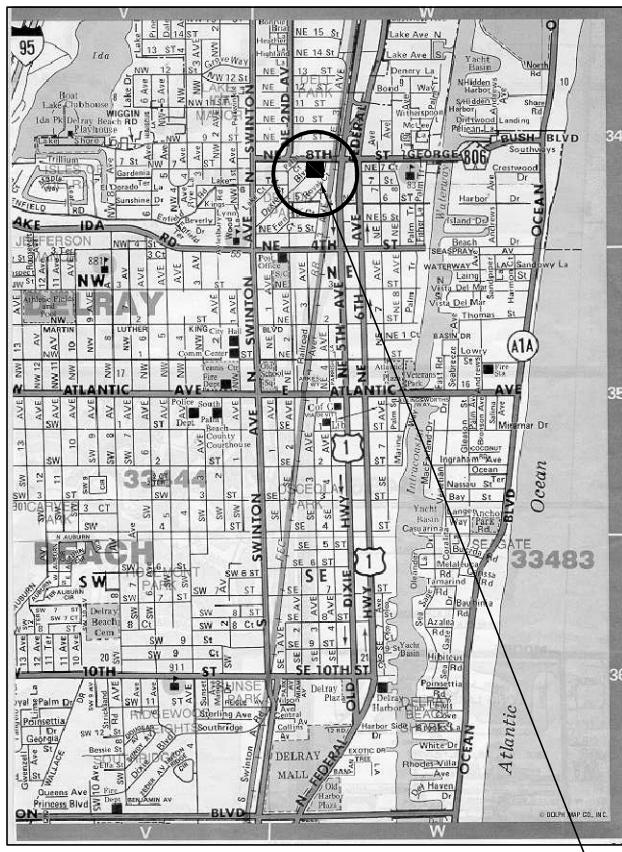
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ROOF DRAINAGE CALCULATIONS

RAIN FALL RATE (3 IN. / HR.) AS PER SECTION 1106 F.P.C. 2011	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	ROOF AREA 'D'	ROOF AREA 'E'
ROOF AREA (HORIZONTALLY PROJECTED)	88 S.F.	632 S.F.	201 S.F.	500 S.F.	278 S.F.
PLUS / AREA OF PARAPET WALL: AREA OF CONTRIBUTING UPPER ROOF:	N/A	244 S.F. @ 50% = 122 S.F.	128 S.F. @ 50% = 64 S.F.	204 S.F. @ 50% = 102 S.F.	224 S.F. @ 50% = 112 S.F.
TOTAL ROOF AREA:	88 S.F.	754 S.F.	562 S.F.	602 S.F.	390 S.F.
VERTICAL CONDUCTORS AND LEADERS FROM TABLE 1106.2					
REQUIRED LEADER DIMENSIONS	(1) 3" dia. (1,760 S.F.)				
PROVIDED LEADER DIMENSIONS	(1) 4" dia. (3,680 S.F.)				
PROVIDED 3" dia. OVERFLOW DRAINS IN ADDITION FOR EMERGENCY OVERFLOW CONDITIONS					





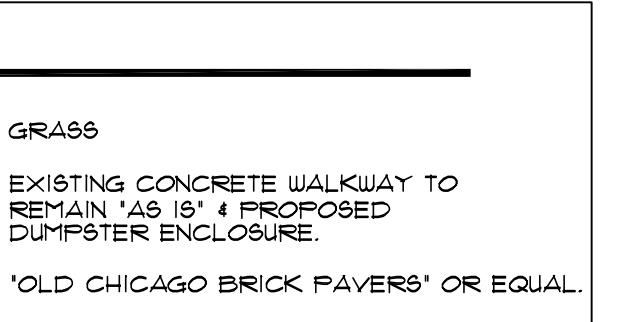
PROPOSED PROJECT IS LOCATED ON THE SOUTH SIDE OF GEORGE BUSH BLVD. AND DIXIE BOULEVARD, IN THE HISTORIC DEL-IDA DISTRICT.

N

VICINITY MAP

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.



LEGAL

LOTS 23 AND 24, BLOCK II, DEL IDA PARK, ADDITION TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCONFORMITY WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMITY WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTION SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

ZONING

RO/DEL-IDA

PROPOSED TWO STORY MIXED USE BUILDING

10 SPACES PER 400 SF. =

(PROPOSED OFFICE AREA - GROSS) = 3,522 SF.

(2) SPACES FOR PER RESIDENTIAL UNIT (1-UNIT)

TOTAL SPACES REQUIRED = 15.12 SF - 16 SPACES

TOTAL SPACES REQUIRED = 11 SF

STANDARD 18' x 8' = 10

COMPACT 16' x 8' = 6

PARALLEL 22' x 8' = 3

H.C. 18' x 11' = 2

TOTAL SPACES PROVIDED = 21 SF

SITE DATA FOR EXISTING OFFICE BUILDING

TOTAL EXISTING SITE AREA = 20,081 SF. (.46 ACRES)

100%

TOTAL BUILDING AREA = 3,837 SF.

19.1%

IMPERVIOUS (BRICK PAVERS / CONCRETE WALKWAYS) = 271 SF.

51.9%

ASPHALT PARKING = 10,421 SF.

5.55% SF.

LANDSCAPE (PERV.) = 5,557 SF.

27.6%

REQUIRED SETBACKS

PROPOSED SETBACKS

FRONT 25'-0" FRONT (NORTH) 41'-2" TO 51'-2"

SIDE STREET 15'-0" SIDE STREET (EAST) 34'-6 1/4" TO 38'-8"

SIDE INT. 17'-6" SIDE INT. (SOUTH) 7'-6" TO 10'-1 1/2"

REAR 10'-0" REAR (WEST) 30'-1 1/2" TO 48'-10"

ALLOWABLE HT. 35'-0" HEIGHT 35'-0" MEAN RF HT.

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

FILE NUMBER 616A101

DRAWING TITLE

PROPOSED SITE PLAN

DATE 03.22.17 DRAWN BY GE/JC

JOB NUMBER 20150616

DRAWING NUMBER

PLOTTED 6-18 - 3-20 PM

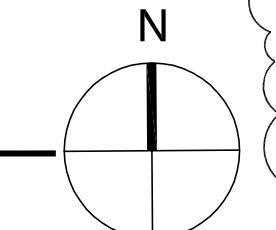
20150616

A1.01

PROPOSED SITE PLAN

A1.01

SCALE : 1"-10'-0"



Specifications	Single Bollard	Dual Bollard	Single Bollard	Dual Bollard
Adjustable Ampere	12-32 Amps x2	12-32 Amps x2	Input Current	30 Amps x2
Voltage	96-264 VAC x2	96-264 VAC x2	Breaker Size	40 Amps x2
Cord Length	23 ft	23 ft x2	Temperature Rating	-40°F to +122°F (-40°C to +50°C)
Weight	125 lbs	150 lbs	Enclosure	NEEMA Type 4X; rain, sleet, snow, ice, cold, and heat resistant
Dimensions	Diameter 7.2" Height 58"	Diameter 7.2" Height 68"	Input/Output Power	7.2 kW x2

VEHICLE CHARGING BOLLARD

A1.01

SCALE : N.T.S.

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