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ISSUED FOR BUILDING PERMIT
 BIDS 8.10.18
 PERMIT
 CONSTRUCTION

PROJECT TITLE
MIXED USE BUILDING ADDITION / RENOVATION

230 GEORGE BUSH BLVD. DELRAY BEACH, FL

CLIENT APPROVAL

- REVISIONS
- REVIS 8.10.18 AS PER PLAN REVIEW COMMENTS:
 1. PROVIDED NOTE OUTLINING DECORATIVE RAILING LOAD REQUIREMENTS
 2. RELOCATED ROOF ACCESS HATCH TO AS TO BE MIN. 10'-0" AWAY FROM INSIDE FACE OF PARAPET
 3. PROVIDED LINE LINE ANCHORAGE FOR MAINTENANCE WORKERS
 4. NOTED PARAPET HEIGHT EXCEPTION CRITERIA BASED ON BUILDINGS 1-HOUR FIRE RATING RESISTANCE
 - REVIS 11.6.18 AS PER OWNER COMMENTS:
 1. EXTENDED STAIRS TO ROOF DECK
 - REVIS 02.01.19 AS PER OWNER COMMENTS:
 1. EXTENDED ELEVATOR TO ROOF DECK

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

FILE NUMBER
616A202

DRAWING TITLE
PROPOSED ROOF PLAN

DATE
3.20.17 | DRAWN BY
GE/JC
 JOB NUMBER
20150616

DRAWING NUMBER
A2.02

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LEGEND:

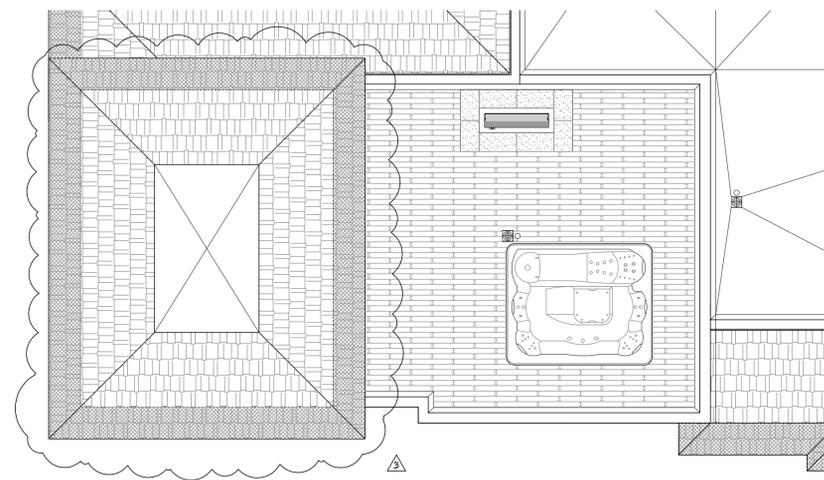
- INDICATES ROOF OVERHANG. (TYP.)
- INDICATES PRECAST HEADER OVER OPENING. SEE STRUCT. DWGS FOR SIZE AND CONNECTION
- TYPICAL 6:12 SLOPE FOR MAIN ROOF & 3:12 SLOPE FOR PITCH BREAK & LOWER ROOF CONDITIONS.
- NOTE: CONTRACTOR TO PROVIDE MECHANICAL AND TRUSS FABRICATOR WITH ALL THE APPROPRIATE DRAWINGS FOR COORDINATION OF DUCT WORK PENETRATIONS THROUGHOUT THE STRUCTURE. (TYPICAL)
- NOTE: ROOF ATTIC SHALL COMPLY W/ FBC - 2011 ED - ATTIC SPACE
- NOTE: ROOF TO BE 'CLOSED SYSTEM' USING BLOWN ON R-20 'CYNENE' INSULATION (OPEN CELL W/ PROTECTIVE COATING 'DC-315') BY 'GALE INSULATION' OR EQUAL TO THE UNDERSIDE OF THE ROOF SHEATHING (TYP.)

ROOF DRAINAGE CALCULATIONS

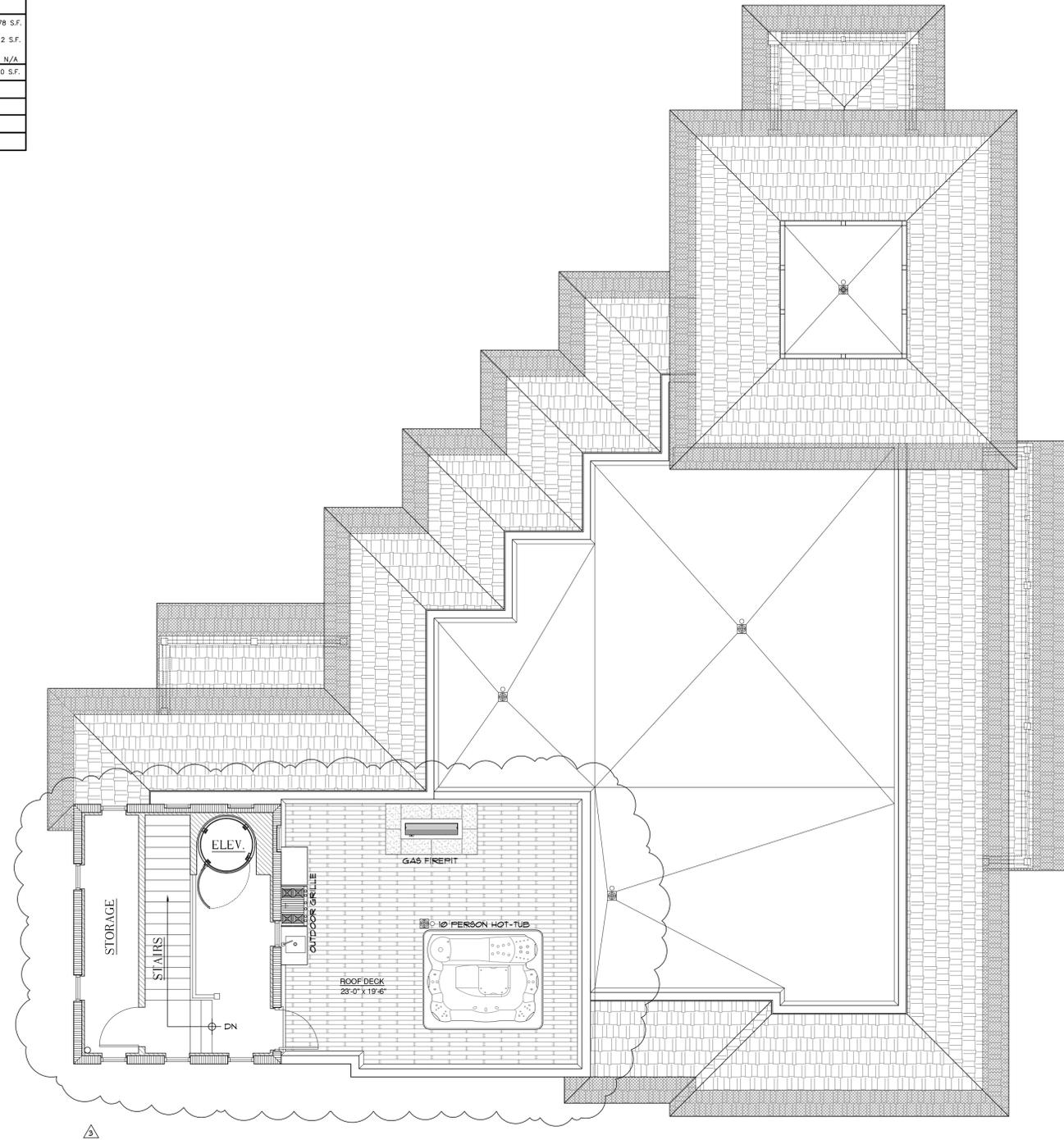
RAIN FALL RATE (5 IN. / HR.) AS PER SECTION 1106 F.P.C. 2011	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	ROOF AREA 'D'	ROOF AREA 'E'
ROOF AREA (HORIZONTALLY PROJECTED) PLUS / AREA OF PARAPET WALL: AREA OF CONTRIBUTING UPPER ROOF:	88 S.F. N/A	632 S.F. 244 S.F. @ 50% = 122 S.F.	201 S.F. 128 S.F. @ 50% = 64 S.F.	500 S.F. 204 S.F. @ 50% = 102 S.F.	278 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.)	(1) 3" dia. (1,760 S.F.)	(1) 3" dia. (1,760 S.F.)	(1) 3" dia. (1,760 S.F.)	(1) 3" dia. (1,760 S.F.)
PROVIDED LEADER DIMENSIONS	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)
PROVIDED 3" DIA. OVERFLOW DRAINS IN ADDITION FOR EMERGENCY OVERFLOW CONDITIONS					

PARAPET HEIGHT EXCEPTION:

- AS PER F.B.C. 2011 - SECTION 1205.11.4:
1. WHERE ROOF AND CEILING FRAMING ELEMENTS ARE PARALLEL TO THE WALLS, SUCH FRAMING AND ELEMENTS SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A WIDTH OF 10 FEET MEASURED FROM THE INTERIOR SIDE OF THE WALL.
 2. WHERE ROOF AND CEILING FRAMING ELEMENTS ARE NOT PARALLEL TO THE WALL, THE ENTIRE SPAN OF SUCH FRAMING AND ELEMENTS SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
 3. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 10 FEET OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL MEASURED FROM THE INTERIOR SIDE OF THE WALL.
 4. THE ENTIRE BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.



2 PROPOSED SUNDECK PLAN
 A2.02 SCALE : 3/16"=1'-0"



1 PROPOSED ROOF PLAN
 A2.02 SCALE : 3/16"=1'-0"

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)

PLOTTED 02/01/19 - 1:30 AM

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1 PROPOSED NORTHEAST ELEVATION
A3.00 SCALE: 3/16"=1'-0"



2 PROPOSED NORTHWEST ELEVATION
A3.00 SCALE: 3/16"=1'-0"

EXTERIOR STUCCO

- METAL LATH APPLICATION:**
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUZELETTERS 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 SMOOTH TO RECEIVE FINISH COAT.
 3. 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.
 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 BANDINGS TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
 8. ALL POLYSTYRENE 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 COMPLYING WITH ASTM D 518 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

LIGHT FIXTURES

- ◇ TROY LIGHTING 'NEUTON' RECESSED 6" ELECT. WALL MOUNTED.
 - ◇ TROY LIGHTING 'NEUTON' RECESSED 6" ELECT. CEILING MOUNTED.
- ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.
 - [P-1] AGLOU WHITE MCG-41 (SMOOTH STUCCO & BOARD & BATTEN)
 - [P-2] TIBBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAP' 'FEUTER GRAY'
 - [P-3] BRILLIANT WHITE - STUCCO HEADERS, SILLS, BANDING AND FASCIA.
 - [P-4] GRAND TITON WHITE MC-42 (LAP-SIDING)
 - [P-5] 'IMP' - FIBERGLASS ENTRY DOOR W/ MAHOAGANY FINISH.
 - [P-6] BLACK BEAUTY 1028-10 DECORATIVE ALUM RAILINGS ALUMINUM SHUTTERS & WINDOW FRAMES.
- NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

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	-46	41	-60
21 TO 50	39	-48	39	-56
51 TO 100	37	-44	37	-50
101 TO 150	35	-42	35	-46
151 TO 150	34	-40	34	-44

NOTES:

1. ZONE 5 IS DEFINED AS ANY DOOR OR WINDOW WITH T-0" FROM ANY CORNER OF THE BUILDING. ALL OTHER LOCATIONS ARE DEFINED AS ZONE 4.
2. PRESSURE RATINGS REQUIRED FOR WINDOWS & DOORS SHOWN HEREIN ARE BASED ON ASCE 1-10 COMPONENTS AND CLADDING - ASD DESIGN (68) NO FURTHER REDUCTION IS ALLOWED.

ELEVATION NOTES

01. ALUM RAIL, WIDOWS WALK W/ E.S.P. POWDER COAT FINISH (COLOR WHITE); 2-PIECE CONT. ALUMINUM FLASHING TO MATCH ROOF # OUTER EDGE TOP OF RAIL 36" ABOVE ROOF DECK. PROVIDE SHOP DUGS & SAMPLE BY 'SOUTH FL ALUM' OR EQ.
02. TIBBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAP' (FEUTER GRAY) OR EQUAL ON 30P FELT IT. TO 19/32" A.F.A. RATED EXT. GRADE PLYWOOD SHEATHING.
03. LINE OF 3 x 4 1/2 ROOF PITCH BREAK - SEE STRUCT. DUGS & ROOF PLAN.
04. CONT. ALUM. DRIP EDGE ON CONT. F.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA - PAINTED.
05. DBL. P.T. 948 3" x 6" x 36" DECORATIVE BRACKETS (PAINTED) - # 404 O.C. - SEE REFLECTIVE CEILING PLAN FOR LAYOUT (TYP. # ENTRY TOWER FEATURE). PROVIDE ALT. PRICE FOR DECORATIVE FOAM BRACKETS.
06. RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK - SEE STRUCTURAL DRAWINGS (TYP. # ENTRY TOWER FEATURE AT ENDS / MANSARD ROOFS).
07. DECORATIVE RAISED STUCCO BANDING & ROOF PARAPET (TOP LAYER 2 1/4" x 2 1/4" & BOTT. 2" HT. x 1" W/ 1/4" LIGHT TEXTURED FINISH. CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL BY OWNER.
08. 2" x 6" x 20" DECORATIVE OUTRIGGER (NOTE: KING OUTRIGGERS 30"). PAINTED (TYP. # 24" OC BY TOWER FACTORY) OR EQUAL W/ HARDWOOD FINISH ON 1" x 6" CONT. RAISED STUCCO FRIEZE BOARD - SEE REFLECTIVE CEILING PLAN FOR LAYOUT.
09. 3" x 2" x 2" CONT. SMOOTH STUCCO BANDING AT UNDERSIDE OF OUTRIGGERS AND STUCCO FRIEZE BOARD - TYP. AT UNDERSIDE OF ROOF OVERHANG.
10. PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CARP. TO BE FABRICATED FROM PRE-FINISHED 202 ALUM. - IN 10'-0" STRAIGHT SECTIONS - ALLOW A 1/4" SPACE BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS SHALL BE PRE-FABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH.
11. UPPER FRAMED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 1/8" SMOOTH STUCCO FINISH ON 25 SELF FURRING PAPER BACKED GALV. METAL LATH OVER 'TYVEK' (COMMERICAL) STUCCO WRAP OVER 19/32" A.F.A. RATED EXTERIOR GRADE PLYWOOD - PAINTED (TYP.).
12. NOT USED.
13. SECOND FLOOR EXTERIOR TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS # 61 O.C. OVER 1/8" 3-COATS SMOOTH STUCCO FINISH - PAINTED.
14. 1/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING-FINISH. PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAP SIDING PVC TRIM) (TYP.).
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 1/4" x 2 1/4" TOP LAYER W/ LOWER LAYER BEING 4 1/4" x 1" PROJECTION - LOCATED # BOARD AND BATTEN STUCCO SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
19. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2 1/4" x 2 1/4" TOP LAYER W/ LOWER LAYER BEING 6 1/4" x 1" PROJECTION - LOCATED # UNDERSIDE OF STUCCO LAP SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
20. 2" x 4" SMOOTH STUCCO - PAINTED (TYP. # ALL CORNERS AND WINDOW SURROUNDS - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ 1" OVERHANG).
21. 1" TH. x 2 1/4" SMOOTH RAISED STUCCO SILL WINDOW & 1 1/4" x 4 1/4" STUCCO SKIRT - PAINTED (TYP.).
22. 1" TH. x 8 1/4" 'AZEK' (WOOD SIMULATED) HEADER TRIM W/ DECORATIVE 'AZEK' (WOOD SIMULATED) DOORS - SLOPED FOR POSITIVE DRAINAGE.
23. 1/4" RAISED SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
24. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - (TYP. # ENTIRE PERIMETER).
25. 6" x 12" SMOOTH CLEAR CEDAR WOOD BEAM #48 FINISH (ALL CORN. TO BE HIDDEN - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS).
26. 8 1/2" x 8 1/2" x 8'-0" DECORATIVE FOAM BEAMS (W/ HARDWOOD FINISH BY FOAM FACTORY OR EQUAL) AT LOWER MAIN COVERED ENTRANCE) - SUBMIT SHOP DRAWINGS FOR APPROVAL.
27. 6" x 6" CLEAR SMOOTH CEDAR WOOD DRAILING (W/ 1" x 1/2" 'AZEK' TRIMMED BASE & 1" x 1" # THE TOP - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS. (CONTRACTOR TO SUBMIT SHOP DUGS FOR ALL HIDDEN CONNECTIONS).
28. 4" x 6" SMOOTH CLEAR CEDAR WOOD BRACKET #48 PAINTED - SEE STRUCT. DUGS FOR ALL HIDDEN CONNECTIONS.
29. 8" x 12" CONCRETE BEAM W/ 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. STUCCO BELOW - SEE STRUCTURAL DRAWINGS.
30. 12" x 12" CONCRETE COLUMNS & PLASTER (SEE FLOOR PLAN) W/ 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. STUCCO BELOW - SEE STRUCTURAL DRAWINGS.
31. 16" x 8" x 42" & 6 1/4" DECORATIVE BRACKETS W/ TAPERED PROFILE BY 'FOAM FACTORY' OR EQ. W/ TONG COAT FINISH (TYP. AT UNDERSIDE OF COVERED PORCHES). NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCHITECT APPROVAL.
32. POURED IN PLACE CONC. SLAB. SEE STRUCT. DUGS (TYP.) ALL BALCONIES TO SLOPE 1/4" FT. (UNRAPPED W/ 'AZEK' TO SIMULATE WOOD DECK).
33. CONT. 1 1/4" HT. x 4" COPPER DRIP EDGE - ALL BALCONIES.
34. FASERS BY 'SEMPRAVERS' OR EQUAL - 'OLD CANADA' RANDOM SIZES (3 x 6, 3 x 3 & 3 x 1.2) GREY CEMENT MIXES 'TAN CHOCOLATE' - SLAB TO BE MOUNTED OVER 2" LIQUID WATERPROOFING ON CONC. DECK 'VALKEM 360' OR EQ. (REG. SAMPLE FOR OWNER APPROVAL).
35. DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2" SPACERS # REAR FOR PROTECTION FROM BUILDING. AS PER 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
36. ALUMINUM DECORATIVE RAIL, W/ E.S.P. POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" WITH VERTICAL PICKET PATTERN TO BE 'TYPICAL' (SEE GENERAL NOTES) - PROVIDE SHOP DRAWINGS FOR STYLE SIZES AND DESIGN SAFETY / SAMPLE BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ IBC 2011 EDITION).
37. DECORATIVE 'BAHAMIA' ALUMINUM LOUVER SHUTTERS. SET IN A 45 DEGREE POSITION W/ E.S.P. POWDER COAT FINISH (COLOR TO BE BLACK) BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL. (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL).
38. 'THERMA TRU' DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOAGANY FINISH) - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO 0.88 AND AVG. SHGC EQUAL TO 0.6 WITH 0.3 FENESTRATION VALUE TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
39. '1921' SINGLE HUNG FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). (NOTE: REFLECTIVE GLASS IS NOT PERMITTED).
40. '1921' - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCO & CONC. BLOCK).
41. NOT USED.
42. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN 'VALKEM 350' OR EQUAL & CONCRETE THRESHOLD/ CONCRETE SILL (W/ 3" MAX. HT. DOOR THRESHOLD).
43. ALL EXTERIOR DOORS & WINDOWS TO HAVE 'DYNOVIC 100' CAULKING # BUCK/GU/ALUM. FRAME CONDITIONS (TYP.).
44. ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE SEALED W/ 'VALKEM 350' - APPLIED SYNTHETIC PERMEABLE AIR AND VAPOR BARRIER MEMBRANE - INSTALLED AS PER MANUF. SPEC'S BY 'TIRECO' OR EQ.
45. ALL WINDOW TO HAVE 1 x 1 FT. WD. BUCKS ANCHORED TO CONC. AS PER PRODUCT APPROVAL.
46. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.
47. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
48. ADDRESS NUMBERS & LOCATION TO BE APPROVED BY OWNER. (NOTE: NUMBERS MUST BE MIN. 6" IN HEIGHT AND ON A CONTRASTING BACKGROUND).
49. SEE ELECTRICAL DRAWING FOR ALL EXTERIOR LIGHTING FIXTURES & SPEC'S.
50. ALL BALCONIES/PORCHES TO RECEIVE 'INSET 'MARBLE OF THE WORLD' - LOTUS' STYLE QUARTZITE SET - 18" L x 18" W WITH 3/16" GROUT JOINTS OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK. 'VALKEM 360' OR EQ. (REG. SAMPLE FOR OWNER APPROVAL).

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.
5. ALL EXTERIOR DOOR & WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS - SEE SHEETS A3.00 & A3.01.
6. CONTRACTOR TO VERIFY 'KNOW-BOX' (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS).

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1 PROPOSED SOUTHWEST ELEVATION
 A3.01 SCALE: 3/16"=1'-0"



2 PROPOSED SOUTHEAST ELEVATION
 A3.01 SCALE: 3/16"=1'-0"

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

TRIBUTARY AREA (ft ²)	ZONE (4)		ZONE (5)	
	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE
110 TO 20	41	-48	41	-60
21 TO 50	39	-46	39	-56
51 TO 100	38	-44	37	-50
101 TO 50	38	-42	35	-46
51 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.
 ALL OTHER LOCATIONS ARE DEFINED AS ZONE 4.
 2. PRESSURE RATINGS REQUIRED FOR WINDOWS / DOORS SHOWN HEREIN ARE BASED ON ASCE 7-10 COMPONENTS AND CLADDING - ALSO DESIGN (0.60) NO FURTHER REDUCTION IS ALLOWED.

- LIGHT FIXTURES**
- TROY LIGHTING 'NEUTON' #CD200702B2 - ELECT. WALL MOUNTED.
 - TROY LIGHTING 'NEUTON' #CD200402B2 - ELECT. CEILING MOUNTED.
- ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT.
- PAINT LEGEND**
- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.
 - ACADIA WHITE MC-41 (SMOOTH STUCCO & BOARD (BATTEN))
 - TIMBERLINE ULTRA HD SERIES SINGLE ROOFING SYSTEM 'GAP' 'FEUTER GRAY'
 - BRIGHT WHITE - STUCCO HEADERS, SILLS, BANDING AND FASCIA
 - GRAND TITAN WHITE MC-42 (LAP SIDING)
 - 'TIP' - FIBERGLASS ENTRY DOOR
 - BLACK BEAUTY #328-10 DECORATIVE ALUM. RAILINGS, ALUMINUM BATTERS & WINDOW FRAMES
- NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.
- SECOND FLOOR STRUCTURE & ROOF

ELEVATION NOTES

- ALUM. RAIL, WIDOWS WALK W/ ESP. POWDER COAT FINISH (COLOR WHITE); 2" RECESS. CONT. ALUMINUM FLASHING TO MATCH ROOF; 4" OUTER EDGE, TOP OF RAIL 36" ABOVE ROOF DECK; PROVIDE SHOP DUGS & 9/16" FL. ALUM. OR EQ.
- TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAP' (FEUTER GRAY) OR EQUAL ON 3/8" FELT T.T. TO 19/32" APA RATED EXT. GRADE FLYWOOD SHEATHING & ROOF PLAN.
- CONT. ALUM. DRIP EDGE ON CONT. P.T. 1" X 2" ON CONT. 2" X 4" SMOOTH CLEAR CEDAR FASCIA - PAINTED.
- DBL. FT. 848 3" x 6" x 36" DECORATIVE BRACKETS - PAINTED - # 436 O.C. - SEE REFLECTIVE CEILING PLAN FOR LAYOUT (TYP. # ENTRY TOWER FEATURE); PROVIDE ALT. PRICE FOR DECORATIVE FOAM BRACKETS.
- RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK - SEE STRUCTURAL DRAWINGS (TYP. # ENTRY TOWER FEATURE AT ENDS / HANGAR ROOFS).
- 2" X 4" SMOOTH STUCCO - PAINTED (TYP. # ALL CORNERS AND WINDOW SURROUNDS - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ 1" OVERHANG).
- 1 1/2" RAISED SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
- EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - (TYP. # ENTIRE PERIMETER).
- UPPER FRAMED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 1/8" SMOOTH STUCCO FINISH ON 25 SELF-FURRING PAPER BACKED GALV. METAL LATH OVER TYPICAL (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE FLYWOOD - PAINTED (TYP.).
- NOT USED.
- SECOND FLOOR EXTERIOR TO RECEIVE 1" X 2" VERTICAL STUCCO BATTERS @ 16" O.C. OVER 1/8" 3-COATS SMOOTH STUCCO FINISH - PAINTED.
- 1 1/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING - FINISH - PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPPING PVC TRIM) (TYP.).
- 3" STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
- 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
- NOT USED.
- (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2 1/4" X 2" OP TOP LAYER W/ LOWER LAYER BEING 4 1/4" X 1" PROJECTION - LOCATED @ BOARD AND BATTEN STUCCO SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
- (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2 1/4" X 2" OP TOP LAYER W/ LOWER LAYER BEING 6 1/4" X 1" PROJECTION - LOCATED @ UNDERSIDE OF STUCCO LAP SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
- 2" X 4" SMOOTH STUCCO - PAINTED (TYP. # ALL CORNERS AND WINDOW SURROUNDS - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ 1" OVERHANG).
- 1 1/2" X 2 1/2" SMOOTH RAISED STUCCO SILL WINDOW 4" WITH 4" HT. STUCCO SKIRT - PAINTED (TYP.).
- 1 1/2" X 4" HT. 'AZEK' (WOOD SIMULATED) HEADER TRIM (W/ DECORATIVE 1" X 'AZEK' TRIM) - PAINTED (TYP. # DOORS) SLOPED FOR POSITIVE DRAINAGE.
- 1 1/2" RAISED SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
- EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - (TYP. # ENTIRE PERIMETER).
- NOTE: APPLY TERMI-PROOF WATERPROOFING MEMBRANCE BY 'TERMI-PRO' OR EQUAL ALONG NORTHEAST 4 SOUTH-EAST ELEVATIONS).
- 6" X 12" SMOOTH CLEAR CEDAR WOOD BEAM @ 848 (CONT. ALL CORN. TO BE HIDDEN - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS) (CONTRACTOR TO SUBMIT SHOP DUGS FOR APPROVAL).
- 6" X 6" CLEAR SMOOTH CEDAR WOOD COLUMNS (W/ 1" X 10" 'AZEK' TRIMMED BASE 4" X 1" @ THE TOP - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS) (CONTRACTOR TO SUBMIT SHOP DUGS FOR APPROVAL).
- 4" X 6" SMOOTH CLEAR CEDAR WOOD BRACKET @ 848 PAINTED - SEE STRUCT. DUGS. FOR ALL HIDDEN CONNECTIONS.
- 8" X 12" CONCRETE BEAM W/ 2" 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. COLUMN BELOW - SEE STRUCTURAL DRAWINGS.
- 12" X 12" CONCRETE COLUMNS & PILASTERS (SEE FLOOR PLAN) W/ 1 1/2" 2-COATS SMOOTH STUCCO PAINTED FINISH (1" X 1" DECORATIVE AZEK TRIM AT THE TOP) & 1/4" RAISED SMOOTH STUCCO BANDING AT BASE - SEE STRUCTURAL DRAWINGS.
- 16" X 8" X 42" 4" 64L DECORATIVE BRACKETS W/ TAPERED PROFILE BY 'FOAM FACTORY' OR EQ. W/ TOUGH COAT FINISH (TYP. AT UNDERSIDE OF COVERED PORCHES); NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCH APPROVAL.
- POURED IN PLACE CONC. SLAB. SEE STRUC. DUGS (TYP.) ALL BALCONIES TO SLOPE 1/4" FT. (UNRAFFED) TO DRAIN TO SILL/SLAB WOOD DECK.
- CONT. 1 1/4" HT. X 4" COPPER DRIP EDGE @ ALL BALCONIES.
- PANERS BY 'GEMPAVERS' OR EQUAL - 'OLD CANADA' RANDOM SIZES (9" X 6" 9" X 9" 4" 9" X 12) GREY CEMENT MIXES 'TAN CHOCOLATE' - SLAB TO BE MOUNTED OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK; 'VALKEM 360' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).
- DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2" SPACERS @ REAR FOR PROTECTION FROM BUILDING, AS PER 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
- ALUMINUM DECORATIVE RAIL W/ ESP. POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" WITH VERTICAL PICKET PATTERN TO BE SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 21" AFF. (TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SARETT / SAMPLE BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2011 EDITION).
- DECORATIVE 'BAHAMAMA' ALUMINUM LOUVER SHUTTERS, SET IN A 45 DEGREE POSITION W/ ESP. POWDER COAT FINISH (COLOR TO BE BLACK) BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL).
- 'TERRA TRU' DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH) - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO 0.85 AND AVG. SHGC EQUAL TO 0.66 WITH 63 PENETRATION VALUE TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS; CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
- 'RGT' SINGLE HANG FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS; CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). (NOTE: REFLECTIVE GLASS IS NOT PERMITTED).
- 'RGT' - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCOED 4" CONC. BLOCK.
- NOT USED.
- ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN 'VALKEM 350' OR EQUAL 4" CONCRETE THRESHOLD/ CONCRETE SILL (W/ 3" MAX HT. DOOR THRESHOLD).
- ALL EXTERIOR DOORS & WINDOWS TO HAVE 'DYNOM 800' CHALKING & BUCK/CRAULUM FRAME CONDITIONS (TYP.).
- ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE SEALED W/ 'VALKEM 350' - APPLIED SYNTHETIC PERMEABLE AIR AND VAPOR BARRIER MEMBRANE - INSTALLED AS PER MANUF. SPECS. BY 'TERMI-PRO' OR EQ.
- ALL WINDOWS TO HAVE 1" P.T. UD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
- SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.
- PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
- ADDRESS NUMBERS & LOCATION TO BE APPROVED BY OWNER (NOTE: NUMBERS MUST BE MIN. 6" IN HEIGHT AND ON A CONTRASTING BACKGROUND).
- SEE ELECTRICAL DRAWING FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS.
- ALL BALCONIES/PORCHES TO RECEIVE THINSET 'MARBLE OF THE WORLD' - LOTUS STYLE QUARTZITE SET - 18" L. X 18" W/ WITH 3/16" GROUT JOINTS OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK; 'VALKEM 360' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).

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.
- ALL EXTERIOR DOOR & WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS - SEE SHEETS A3.00 & A3.01.
- CONTRACTOR TO PROVIDE 'KNX-BOX' (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS).

- EXTERIOR STUCCO**
- METAL LATH APPLICATION:
 1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUZE 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. 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.
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 POLYSTYRENE 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 COMPLYING WITH ASTM D 516 AND WEIGHING NOT LESS THAN 6 OZ. PER SQUARE YARD.

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