



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 111 First Delray

**Project Location:** East side of SE 1<sup>st</sup> Avenue, between SE 1<sup>st</sup> Street and SE 2<sup>nd</sup> Street

**Request:** Class III Site Plan Modification

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** October 11, 2017

**Board Action:**

Approved the Class III Site Plan Modification and Architectural Elevations on a 4 to 0 vote (Fred Kaub and Jim Knight stepped down).

**Project Description:**

The subject property consists of Lots 2-6, Block 78, Town of Linton Plat and is approximately 1.12 acres. The property is located on the east side of SE 1<sup>st</sup> Avenue, approximately 76.5' south of SE 1<sup>st</sup> Street. The parcel has a Future Land Use Map (FLUM) designation of Central Core (CC) and is zoned Central Business District (CBD). The site is currently vacant. At its meeting of May 28, 2014, the SPRAB approved the Class V Site Plan, Architectural Elevations and Landscape Plan for Sofa District Lofts consisting of a proposed five-story mixed-use development which included 76 residential units with commercial tenant bays and parking on the ground level. This approval has been extended until May, 28, 2018 under the governor's extension orders.

The subject Class III Site Plan Modification is associated with site plan and architectural elevation revisions to the previously approved five-story mixed use development due to a consolidation of dwelling units and the resulting reduction in the number of dwelling units from 76 to 70. In addition, the proposal includes a decrease in the number of parking spaces from 160 to 153, and minor architectural elevation changes due to the interior layout modifications.

**Board Comments:**

The Board approved the proposal without any conditions.

**Public Comments:**

No public comments.

**Associated Actions:**

No actions.

**Next Action:**

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

# SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

**MEETING DATE:** August 23, 2017

**ITEM:** **111 First Delray, known as Sofa District Loft, (2017-205):** Class III Site Plan and architectural elevation revisions to the previously approved mixed use development due to a consolidation of dwelling units and the resulting reduction in the number of dwelling units from 76 to 70.

**RECOMMENDATION:** Approval of the Class III Site Plan Modification and architectural elevations for **111 First Delray**.

## GENERAL DATA:

Agent.....	Conrad & Scherer, LLP
Location.....	East side of SE 1 <sup>st</sup> Avenue, between SE 1 <sup>st</sup> Street and SE 2 <sup>nd</sup> Street
Property Size.....	1.124 Acres
Future Land Use Map.	Central Core
Current Zoning.....	Central Business District (CBD)
Adjacent Zoning....North:	CBD
East:	CBD
South:	CBD
West:	Old School Square Historic Arts District
Existing Land Use.....	Vacant
Proposed Land Use...	Mixed-use Development
Water Service.....	Via Lateral Connection to an Existing 8" Water Main Located within the SE 1 <sup>st</sup> Ave. Right-of-Way
Sewer Service.....	Via Lateral Connection to an Existing 8" Sanitary Sewer Main Located within the Adjacent Alley to the East



## **ITEM BEFORE THE BOARD**

The item before the Board is the approval of a Class III Site Plan Modification for 111 First Delray, known as Sofa District Loft, located on the east side of SE 1<sup>st</sup> Avenue, between SW 1<sup>st</sup> Street and SE 2<sup>nd</sup> Street, pursuant to LDR Section 2.4.5(G)(1)(c). The request includes the following:

- Site Plan; and
- Architectural Elevations.

## **BACKGROUND & PROJECT DESCRIPTION**

The subject property consists of Lots 2-6, Block 78, Town of Linton Plat and is approximately 1.12 acres. The property is located on the east side of SE 1<sup>st</sup> Avenue, approximately 76.5' south of SE 1<sup>st</sup> Street. The parcel has a Future Land Use Map (FLUM) designation of Central Core (CC) and is zoned Central Business District (CBD). The site is currently vacant.

At its meeting of January 27, 2014, the Planning and Zoning Board recommended approval of a conditional use to allow 67.6 units per acre for the Sofa District Lofts site, whereas a maximum of 30.0 units per acre is now permitted by right within the CBD rezoning on February 24, 2015. On February 24, 2014, the City Commission approved the conditional use request for increased density.

At its meeting of May 28, 2014, the SPRAB approved the Class V Site Plan, Architectural Elevations and Landscape Plan for Sofa District Lofts consisting of a proposed five-story mixed-use development which included 76 residential units with commercial tenant bays and parking on the ground level. This approval has been extended until May, 20, 2021 under the governor's extension orders.

Now before the Board for consideration is a Class III Site Plan Modification for 111 First Delray, known as Sofa District Loft, requesting site plan and architectural elevation revisions to the previously approved five-story mixed use development due to a consolidation of dwelling units and the resulting reduction in the number of dwelling units from 76 to 70.

## **PROJECT DESCRIPTION**

The proposal consists of the following changes to the previously approved site plan:

- Decrease in the number of residential units from 76 to 70.
- Decrease in the number of parking spaces from 160 to 153
- Minor architectural elevation changes due to the decrease in the number of units.

## **SITE PLAN ANALYSIS**

### **COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:**

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

### Minimum Residential Floor Area:

The following table indicates that the proposal complies with LDR Section 4.3.4(K) - Minimum residential floor area. There are two 781 square foot efficiency dwelling units; 20 one-bedroom dwelling units that range in size from 705 to 854 square feet; 42 two-bedroom dwelling units that range in size from 1,011 square feet to 1,336 square feet; and six 1,614 square feet three-bedroom units.

Dwelling Size	Standard (Sq. Ft.)	Provided (Sq. Ft.)	Total Units	Compliance with LDR Requirements?	
				Yes	No
Efficiency	400	781	8	✓	
1 Bedroom Units	600	705-854	14	✓	
2 Bedroom Units	900	1,011 - 1,336	54	✓	
3 Bedroom Units	1,250	1,336	0	✓	

### Off-Site Parking Agreement:

The subject development proposal has entered into an *Easement, Use, Maintenance and Parking Sharing Agreement* (Palm Beach County Official Records Book 27376 Page 1872) with the approved mixed-use commercial development, known as Delray Sofa Offices, to be located at the northeast corner of SE 1<sup>st</sup> street and SE 1<sup>st</sup> Avenue, approximately 150' north of the subject site. As stated in the agreement, the subject 111 First Delray site is required to provide 35 parking spaces within its parking garage to the Sofa District Offices site.

### Off-Street Parking:

The mixed-use development presents 3,440 sq.ft. of retail/commercial area along the ground floor level. Per LDR Table 4.4.13(L), retail/commercial uses in the CBD are required to provide one parking space per 500 sq.ft of gross floor area. Therefore, seven spaces are required ( $3,440 / 500 = 6.88$  rounded up to 7) for the proposed commercial area.

The following table illustrates the requirement for the minimum number of parking spaces for residential uses in the CBD, pursuant to LDR Table 4.4.13(L):

Type of Unit	Total No. of Units	Spaces per Unit	Parking Spaces Required
Efficiency (1 room)	2	1.0	2
1 bedroom	20	1.25	25
2+ bedrooms	48	1.75	84
<b>Guest parking</b>			
For the first 20 units	20	0.5	10
For units 21-50	30	0.3	9
For units 51 and above	20	0.2	4
		<b>Totals</b>	<b>134</b>

As demonstrated above, a total of 141 parking spaces are required (134 spaces for residential use + 7 spaces for commercial use) for the proposal.

### Shared Parking:

LDR Section 4.6.9(C)(8)(a) allows for sites to be presented as a unified development. Shared parking between the two unified sites (111 First Delray and Sofa District Offices) is further encouraged with LDR Section 4.6.9(E)(5)(a)(1) allowing for parking associated with a

development to be provided off-site so long as it is within a pedestrian path of no greater than three hundred feet (300'). Since the 111 First Delray site is only 150' south of the proposed Sofa District Offices site, the shared parking approach can be applied.

111 First Delray		Sofa District Office	
Use	Spaces Required	Use	Spaces Required
Retail	6.88 spaces	Retail	5
Residential	134	Office	44.13
<b>Total</b>	<b>140.66</b>	<b>Total</b>	<b>49.13</b>
<i>153 parking spaces provided on site</i>		<i>16 parking spaces provided on site</i>	

Under the shared parking provisions as shown on the table below, the parking requirement for 111 First Delray along with the 35 parking spaces to be provided for the use of Sofa District Offices, has been met.

Pursuant to CBD: LDR 4.4.13(G)(1)(f)	Parking Req.	Weekday Night	Weekday Day	Weekday Evening	Weekend Day	Weekend Evening
Residential	64	64	38.4	57.6	51.2	57.6
Office	44.13	2.2065	44.13	4.413	4.413	2.2065
Commercial/Retail	11.88	0.594	8.316	10.692	11.88	8.316
Other/Guests/Reserved	70	70	70.00	70.00	70.00	70.00
<b>total required</b>	<b>190</b>	<b>137</b>	<b>161</b>	<b>143</b>	<b>137</b>	<b>138</b>

According to the shared parking calculation shown above, the combined minimum number of required parking spaces for both sites is 161 spaces, and a total of 169 off-street parking spaces are proposed between both sites (153 spaces at 111 First Delray and 16 spaces at Ocean City Offices). The proposed development will provide a surplus of 8 parking spaces. Thus, the minimum total number of required parking spaces is met.

#### Compact Parking:

Pursuant to LDR Section 4.6.9(C)(1)(g), up to 30% of the required parking for any use may be designated for compact cars. The development proposal includes 50 compact parking spaces located within the proposed ground floor parking garage. This represents 29.58% of the total 169 spaces provided; thus, the proposal complies with this regulation.

### ARCHITECTURAL ELEVATIONS ANALYSIS

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 proposed architectural elevation changes consist of minor modifications to the approved architectural elevations due to the decrease in the number of units. Minor adjustments to some of the window/door openings were required due to the proposed floor plan changes. The approved architectural style, architectural elements and façade colors were not impacted by these adjustments. The proposed architectural elevation changes will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E) and Section 2.4.5(l)(5).

#### **REQUIRED FINDINGS**

**Pursuant to LDR Section 2.4.5(G)(1)(c) Class III Site Plan Modification, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G) (5).**

**LDR Section 2.4.5(G)(5):**

**Pursuant to LDR Section 2.4.5(G)(5), a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.**

The proposed changes involve a decrease in the number of residential units from 76 to 70 units, decrease in the number of parking spaces provided on-site from 158 to 153, and minor architectural elevation revisions to the originally approved plan. The decrease in the number of units is due to a consolidation of dwelling units and the resulting reduction in the number of dwelling units from 76 to 70. The approved and proposed total residential units per the number of bedrooms are indicated in the chart below:

	Approved	Proposed
Dwelling Type		
Efficiency	8	2
1 Bedroom Units	14	20
2 Bedroom Units	54	42
3 Bedroom Units	0	6
Total	76	70

With the introduction of six three-bedroom units, the mixed-use multi-family development will provide a mix of one, two and three bedroom units with varying floor plans. The proposed modifications will improve the opportunity to accommodate households of various ages and sizes within the downtown area and its vicinity. Pursuant to LDR Section 2.4.5(G)(5), this modification does not significantly impact the existing site, as the proposed modifications meet current regulations and do not present significant changes to the previously approved plan.

**Pursuant to LDR Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials**

**submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:**

**LDR Section 3.1.1(A) - Future Land Use Map:**

The subject property has a Future Land Use Map (FLUM) designation of Commercial Core (CC) and a zoning designation of CBD, which are consistent with one another. Pursuant to LDR

Section 4.4.13(B)(2), commercial and residential uses are permitted as principal uses in the CBD. Thus positive findings can be made with respect to FLUM consistency.

**LDR Section 3.1.1(B) - Concurrency:**

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

**LDR Section 3.1.1(C) - Consistency (Standards for Site Plan Actions):**

As described in Appendix "B", a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

**LDR Section 3.1.1(D) - Compliance with the Land Development Regulations:**

As described under the "Site Plan Analysis" section of this report, a positive finding of compliance with the LDR can be made with the approval of the supported waivers and addressing outstanding items attached as conditions of approval.

**Comprehensive Plan Policies:** A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is noted:

**Future Land Use Element Objective A-1:**

Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed revisions.

<b>REVIEW BY OTHERS</b>
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Copies of the proposal have been provided to the following boards:

- Community Redevelopment Agency (CRA)
- Downtown Development Agency (DDA)

Courtesy notices have been provided to the following homeowner's and civic associations that have requested notice of developments in their areas:

- Osceola Park
- Delray Citizen's Coalition
- Chamber of Commerce

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification (2017-205) for **111 First Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(B)(14), Section 4.6.16(A), and Section 2.4.5(I)(5).
- C. Move denial of the request for a Class III Site Plan Modification (2017-205) for **111 First Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(B)(14), Section 4.6.16(A), and and Section 2.4.5(I)(5).

#### STAFF RECOMMENDATION

By Separate Motions:

**Site Plan:**

Move approval of the Class III Site Plan Modification (2017-205) for **111 First Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(5) of the Land Development Regulations, subject to the condition that a letter is provided from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County.

**Architectural Elevations:**

Move approval of the Architectural Elevations (2017-205) for **111 First Delray**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.18(B)(14) and Section 2.4.5(I)(5) of the Land Development Regulations.

Staff Report Prepared by: Debora Slaski, Assistant Planner  
Attachments: Survey, Site Plan, Architectural Elevations



## **APPENDIX A**

### **CONCURRENCY FINDINGS**

**Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:**

Water and Sewer: Water service is proposed via a service lateral connection to the existing eight inch (8") water main located within the SE 1<sup>st</sup> Avenue right-of-way. Sewer service is proposed via a service lateral connection to the existing eight inch (8") sanitary sewer main located within the adjacent alley to the east. Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Streets and Traffic: The subject property is located within the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD, CBD-RC, OSSHAD, and West Atlantic Avenue Business Corridor. The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance. Therefore, a traffic study is not required for concurrency purposes. However, a traffic statement is necessary to keep a record of trips approved in the TCEA and for calculation of traffic impact fees. An updated traffic statement has been provided which indicates that the proposed mixed-use development will generate 755 (decrease from 821) net new vehicle trips per day. Specifically, it will generate 41 (decrease from 43) AM net new peak hour trips and 69 (decrease from 74) PM net new peak hour trips. A letter from the Palm Beach County Traffic Division confirming concurrency shall be provided.

Parks and Open Space: A park impact fee is collected to offset any impacts that the project may have on the City's recreational facilities. Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per dwelling unit will be collected prior to issuance of a building permit for each unit. A total fee of \$35,000.00 will be required of this development for parks and recreation purposes, prior to building permit issuance.

Solid Waste:

Previously approved site plan:

Retail/ Commercial Spaces:  $3,440 \text{ sq. ft.} \times 7.3 \text{ lbs.} = 35,088 \text{ lbs.} / 2,000 = 17.54 \text{ tons per year}$

Residential Units:  $76 \text{ units} \times 0.52 = 39.52 \text{ tons per year}$

Total: 57.06 tons per year

Proposed modifications:

Retail/ Commercial Spaces:  $3,440 \text{ sq. ft.} \times 7.3 \text{ lbs.} = 35,088 \text{ lbs.} / 2,000 = 17.54 \text{ tons per year}$

Residential Units:  $70 \text{ units} \times 0.52 = 36.4 \text{ tons per year}$

Total: 53.94 tons per year

The proposed decrease in the number of units will now generate a decrease of 3.12 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2046.

Drainage: Preliminary engineering and drainage plans have been approved with the previous development approval and will not be impacted by this modification. Per the previous approval, Drainage will be accommodated via floor drains on the ground level of the parking garage that will connect to an exfiltration trench system. Based upon the above, positive findings with respect to this level of service standard can be made.

**APPENDIX "B"**  
**STANDARDS FOR SITE PLAN ACTIONS**

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable \_\_\_\_\_

Meets intent of standard   X  

Does not meet intent \_\_\_\_\_

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable   X  

Meets intent of standard \_\_\_\_\_

Does not meet intent \_\_\_\_\_

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable   X  

Meets intent of standard \_\_\_\_\_

Does not meet intent \_\_\_\_\_

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable   X  

Meets intent of standard \_\_\_\_\_

Does not meet intent \_\_\_\_\_

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable \_\_\_\_\_

Meets intent of standard   X  

Does not meet intent \_\_\_\_\_

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable \_\_\_\_\_  
Meets intent of standard   X    
Does not meet intent \_\_\_\_\_

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable \_\_\_\_\_  
Meets intent of standard   X    
Does not meet intent \_\_\_\_\_

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

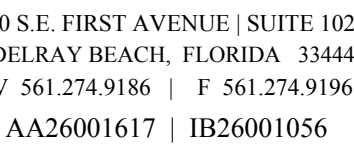
Not applicable \_\_\_\_\_  
Meets intent of standard   X    
Does not meet intent \_\_\_\_\_

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable \_\_\_\_\_  
Meets intent of standard   X    
Does not meet intent \_\_\_\_\_

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable \_\_\_\_\_  
Meets intent of standard   X    
Does not meet intent \_\_\_\_\_



111 FIRST DELRAY  
111 S.E. 1ST AVENUE  
DELRAY BEACH, FL 33444

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SOFA 1, LLLP  
2098 NW 30TH ROAD  
BOCA RATON, FLORIDA 33431

AR 0016172  
AA26001617 | IB26001056

COMMISSION # 15-003  
DESIGNER: RJ  
DRAWN BY: TR  
PLAN REVIEW: RJ

SUBMITTALS:	
ISSUE FOR PERMIT	02.22.17
CLASS III SUBMITTAL	07.14.17
CERTIFICATION SUBMITTAL	08.11.17

# GROUND LEVEL CONTROL PLAN

## A-1.1

# RICHARD JONES ARCHITECTURE



Scale: 1/16"=1'-0"

LU	POOL COLLECTOR TANK (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO POURING CONCRETE SLABS
XX	SIGNAGE INDICATING THAT DRIVE RAMP IS NOT AN ACCESSIBLE INGRESS/EGRESS ROUTE. SIGNAGE SHALL BE ADA COMPLIANT AND PROVIDED BY OTHERS
YY	SIGNAGE FOR ACCESSIBLE PARKING SPACE (WALL MOUNTED OR POLE MOUNTED). REFER TO EACH SPACE FOR TYPE (TYP).
AZ	2. TWO WAY COMMUNICATION SYSTEM (SHALL COMPLY WITH ADA 708)
B1	2.2 CATCH STUCCO SYSTEM OVER MASONRY PLANTER WALL WITH RAKED STUCCO CAP W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPEC & RECOMMENDED APPLICATION)
B1	2.2 CATCH STUCCO SYSTEM OVER MASONRY PRIVACY WALL WITH RAKED STUCCO CAP & ALUM. LOUVER RAILING (POWDER COAT FINISH#AMA 2605) W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPEC & RECOMMENDED APPLICATION). REFER TO A-3.10/A-3.11 FOR DETAILS
C1	DASHED LINE INDICATES BALCONY/SLAB ABOVE
D1	LINE OF EYEBROW EXTENSION ABOVE/BELLOW. REFER TO ELEVATIONS FOR ADDITIONAL DETAILS.
E1	LINE OF SLAB DROP/STEP ABOVE
F1	ALUMINUM CABANAS WITH FABRIC. REFER TO LANDSCAPE PLANS FOR DETAILS
G1	STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPECIFICATIONS
H1	6" HIGH CONCRETE CURB/WHEEL STOP. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
J1	3" CATCH STUCCO SYSTEM (SMOOTH FINISH) OVER PEEL AND STICK/TYPICAL BUILDING WRAP ATTACHED TO 8" DENIGLASS CONCRETE SHEATHING OVER GALV. METAL FRAMING (REFER TO STRUCTURAL FOR REFINISHING AND GAUGE)



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FLORIDA

LICENSE

AR 0016172  
AA26001617 | IB26001056

COMMISSION # 15-003  
DESIGNER: RJ  
DRAWN BY: TR  
PLAN REVIEW: RJ

SUBMITTALS:  
ISSUE FOR PERMIT 02.22.17  
CLASS III SUBMITTAL 07.14.17  
CERTIFICATION SUBMITTAL 08.11.17

REVISIONS:

SECOND  
LEVEL  
CONTROL  
PLAN

A-1.2

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RICHARD JONES ARCHITECTURE

The drawing is a detailed architectural plan of the second level of a building. It features a central corridor system with multiple stairwells (e.g., Stair 001, 002, 003, 004) and elevators (Elevator 001, 002). Units are arranged along the perimeter and include various room types such as 2-Bedroom, 1-Bedroom + Den, Studio, and Resident's Storage. Amenities include a pool area with equipment (207A, 207B), a parking garage (200), and a lobby (205). The plan includes extensive dimensioning for room sizes and overall building footprint, as well as match lines indicating connections to other sheets. A north arrow and scale of 1/16"=1'-0" are provided.

BUILDING SQUARE FOOTAGE CHART		LEGEND		PLAN KEYNOTES																	
GROUND LEVEL BUILDING AREA:	40,885 SQUARE FEET	*EVC	ELECTRIC VEHICLE CHARGING STATION *REFER TO OWNER FOR MANUFACTURER AND MODEL.	A	CONC. CLEAR SEALER (XYLENE SEALER AT GARAGE FLOORS) W/ TRAFFIC COATING OVER CONC. SLAB ON GRADE W/ VAPOR BARRIER. COLOR: CLEAR (40%). INSTALL PER MANUF. SPECS. SEALER SHALL COMPLY W/ ADA 302 (SLIP RESISTANT) SUBMIT SAMPLE FOR ARCHITECT REVIEW PRIOR TO APPLICATION																
SECOND LEVEL BUILDING AREA (EXCLUDING BALCONIES)	38,391 SQUARE FEET			B	SCHEDULED FINISH FLOOR - REFER TO INTERIOR DESIGNER FINISH SCHEDULE																
THIRD LEVEL BUILDING AREA (EXCLUDING BALCONIES)	25,632 SQUARE FEET			C	COMPACTED SOIL FOR FUTURE CONCRETE SLAB (BY FUTURE TENANT UNDER SEPARATE PERMIT)																
FOURTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)	25,632 SQUARE FEET	*GP	COMPACT PARKING SPACE	D	SCH'D. FINISH (SEE LANDSCAPE DRAWINGS) OVER SECONDARY CONCRETE POUR (1/8" PER FOOT MIN) IN COMPLIANCE W/ ADA MAX. RUNNING & CROSS SLOPES. PROVIDE CONT. WATERPROOFING SYSTEM AROUND OPENINGS & BELOW SLAB PER WATERPROOFING CONSULTANT'S DETAILS & SPECIFICATIONS.																
FIFTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)	27,042 SQUARE FEET			E	CORAPLEX BY SEALOFLEX COMMERCIAL COATING OVER SLOPED CONCRETE BALCONY SLAB. REFER TO WATERPROOFING CONSULTANT'S SPECS AND INSTALLATION DETAILS - TYP. PROVIDE SAMPLES FOR ARCHITECT/OWNER'S REVIEW PRIOR TO INSTALLATION.																
TOTAL BUILDING AREA (EXCLUDING BALCONIES)	157,582 SQUARE FEET			F	POURED CONCRETE RAMP TO UPPER LEVEL PARKING AREA (LEVEL 2). RAMP SLOPED IN TWO SECTIONS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.																
GROUND LEVEL A/C SQUARE FOOTAGE	5,945 SQUARE FEET		GUEST PARKING SPACE	G	2" EXPANSION JOINT (W/ LASEL FR-V OR EQUAL) (ADA COMPLIANT). EXPOSED WALL AREA TO BE PAINTED TO MATCH ADJACENT WALLS/FLOORS TO BE FINISHED IN ACCORD. W/ MANUF. SPECS.																
SECOND LEVEL A/C SQUARE FOOTAGE	16,006 SQUARE FEET			H	ADA APPROVED ALUMINUM THRESHOLD - GC SHALL PROVIDE CONTINUOUS PROTECTION OF THRESHOLD THROUGH CONSTRUCTION TO MAINTAIN FINISH QUALITY.																
THIRD LEVEL A/C SQUARE FOOTAGE	24,890 SQUARE FEET			I	PRECAST WHEEL STOP. REFER TO A-10.1 FOR DETAILS.																
FOURTH LEVEL A/C SQUARE FOOTAGE	24,958 SQUARE FEET			J	2 STRIPED AREA DESIGNATING NON-PARKING AREA. STRIPING SHALL BE IN ACCORDANCE WITH 2014 FLORIDA BUILDING CODE AND SPECIFICATIONS ON SHEET A-10.1.																
FIFTH LEVEL A/C SQUARE FOOTAGE	26,349 SQUARE FEET			K	PARKING STRIPE DESIGNATING STANDARD, COMPACT AND ACCESSIBLE PARKING SPACES. REFER A-10.1 FOR PARKING STRIPE SPECIFICATIONS AND DETAILS.																
TOTAL A/C SQUARE FOOTAGE	98,148 SQUARE FEET			L	GUEST BIKE RACKS. REFER TO DETAIL.																
THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING. A SEPARATE PERMIT IS REQUIRED.				M	2 COAT STUCCO SYSTEM W/ SMOOTH FINISH ON MASONRY PARAPET WALL W/ RAKED CAP (5/8" MIN. THICK). REFER TO STRUCT. DRAWINGS FOR PARAPET DETAILS.																
THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM- CENTRAL STATION MONITORED. A SEPARATE PERMIT IS REQUIRED.				N	2 COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) (PAINTED) ON MASONRY/CONCRETE WALL.																
				O	42" HIGH MASONRY/CONCRETE KNEE WALL W/ SMOOTH STUCCO FINISH (5/8" THICK) (PAINTED) W/ RAKED STUCCO CAP. REFER TO STRUCTURAL DRAWINGS FOR KNEE WALL DETAILS.																
				P	FIXED HEAVY GAUGE ALUM. LOUVER W/ POWDER COAT FINISH (AAMA 2605) W/ CONCEALED FASTENERS. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.																
				Q	JACOBI CABLE- STAINLESS STEEL VERTICAL CABLE SYSTEM (WALL BRACKET PART NO. 30897-0075) W/ BOLT ANCHOR W/ INTERNAL THREAD (NO. 30893-0860-02). FILL PRE-DRILLED HOLE W/ EPOXY OR APPROVED WATERPROOFING. LANDSCAPE ARCHITECT SHALL SELECT VEGETATION.																
				R	DECOR. HEAVY GAUGE ALUM. FINIS W/ POWDER COAT SILVER FINISH (AAMA 2605) FASTENED TO 2" WALL RECESS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.																
				S	DECOR. HEAVY GAUGE ALUM. FINIS W/ POWDER COAT SILVER FINISH (AAMA 2605) ALIGNED & INTEGRAL W/ GLAZING SYSTEM MOUNTS/SUPPORTS (TYP). PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.																
				T	ALUM. LOUVER RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) ON CONC. CURB. RECESSED MTD POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.1 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW.																
				U	ALUM. RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ 2" SQ. POSTS W/ 3/4"x1-3/4" HORIZ. RODS AND 2-1/2" TOP RAIL. RECESSED MTD POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.1 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW.																
				V	24" HIGH CONC. CURB W/ 18" HIGH ALUM. RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ 2" SQ. POSTS W/ 3/4"x1-3/4" HORIZ. RODS AND 2-1/2" TOP RAIL. RECESSED MTD POSTS W/ ANOD. SILVER FINISH. ALUMINUM SWING GATE W/ POWDER COAT FINISH (AAMA 2605) W/ ACCESSIBLE HARDWARE (INSTALLED IN ACCORDANCE W/ ADA 208.5) MUST MEET POOL ENCLOSURE REQUIREMENT.																
				W	KNOX BOX LOCATION.																
				X	2 COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) ON CONCRETE/MASONRY WALL AND INTEGRAL CONCRETE EYEBROW PROJECTION. PROVIDE POSITIVE SLOPE AND TREMCO VULKEM 450451 OVER HORIZ. SURFACES BENEATH STUCCO APPLICATION PER MANUF. SPECS. REFER TO STRUCT. DRAWINGS FOR DETAILS.																
				Y	PROJECTED CONCRETE EYEBROW (REFER TO ELEV. FOR THICKNESS) W/ SMOOTH STUCCO FINISH OVER TREMCO 450451 CONT. WATERPROOFING. STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE.																
				Z	ALUM. OR EQ. ALIGN SUPPORTS W/ GLAZING MULLIONS (TYP). ALUM. FINISH SHALL MATCH ANOD. SILVER ON BUILDING. GC SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.																
				AA	ELECTRIC VEHICLE CHARGING STATION (REFER TO ELECTRICAL DRAWINGS/SPECIFICATIONS FOR ADDITIONAL DETAILS AND REQUIREMENTS).																
				BB	ELECTRIC/MECHANICAL RISER IN FIRE RATED SHAFT. REFER TO ELECTRICAL/MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS. PROVIDE UL U415 SYSTEM B (2 HOUR RATED SYSTEM) 3-1/2" THICKNESS. GC SHALL VERIFY REQUIRED CLEARANCES FOR STEEL ENCLOSURE. (12"x40" MAX. EXTER. DIMENSION).																
				CC	FUTURE RESTROOM LOCATION AT RETAIL BAY. PLUMB FIXTURE ONLY. REFER TO MEP DRAWINGS FOR DETAILS.																
				DD	H/L-LOW DRINKING FOUNTAIN IN COMPLIANCE WITH FLORIDA BUILDING CODE ACCESSIBILITY (FIFTH EDITION).																
				EE	ROOF/DECK/TRENCH/PLANTER DRAIN W/ ADA COMPLIANT GRILLES & SHALL NOT ALLOW PASSAGE OF A 1/2" DIA. SPHERE (ADA 302.3). INSTALL PER MANUF. AOA SPECS. SEE MEP DRAWINGS FOR SPECS.																
				FF	GALV. ALUMINUM OVERFLOW SCUPPER WITH ANODIZED ALUMINUM FINISH (67X16"). REFER TO DETAIL ON A-9.3. EXTEND MIN. 1" BEYOND EXTERIOR FACE OF WALL.																
				GG	GALV. ALUMINUM OVERFLOW SCUPPER WITH ANODIZED ALUMINUM FINISH (67X16"). REFER TO DETAIL ON A-9.3. EXTEND MIN. 1" BEYOND EXTERIOR FACE OF WALL.																
				HH	PREFABRICATED SPLASH BLOCK AT ROOF DECK. INSTALL PER MANUF. SPECS.																
				II	FLAT ROOF SYSTEM: FIBERGLASS ADHERED ROOFING SYSTEM (WHITE) OVER ADHERED TAPERED INSULATION (R-19 MIN.) W/ CONT. GAST STRIP. INSTALL PER MANUF. SPECS.																
				JJ	ROOFTOP EQUIPMENT. REFER TO MEP DRAWINGS FOR EQUIPMENT SPECIFICATIONS.																
				KK	PROPOSED AUXILIARY POWER GENERATOR & FUEL TANKS (DESIGNED BY OTHERS UNDER SEPARATE PERMIT) ON CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS FOR SLAB DETAIL. GC TO VERIFY W/ GENERATOR SPECS AND LOCAL CODES FOR MIN. SLAB SIZE FOR SELECTED GENERATOR.																
				LL	ELEVATOR BY THYSEEN KRUPP SYNCHRONOUS LOW RISE TRACTION MACHINE ROOMLESS CONFIGURATION) 2500#. SINGLE SPEED IN COMPLIANCE W/ FBC ACCESSIBILITY (FIFTH EDITION) W/ 8'-2" CAB. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION.																
				MM	TRASH CHUTE (BY WILKINSON H-RISE OR EQUAL) W/ UL LISTED 90 MIN. (B-RATE) ACCESS DOOR & VENT CAP ON 4'-0" MASONRY WALL. SEE DETAIL 7/A-10.4. GC SHALL COORDINATE SLAB OPENING. INSTALL PER MANUF. SPECS. GROUND LEVEL TO INCLUDE RECYCLE BINS & TRASH RECEPTACLES (BY OWNER).																
				NN	PREFAB. (PRE-ENGINEERED) ALUMINUM SPIRAL STAIRCASE ASSEMBLY (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. REFER TO SHEET A-6.3 FOR ADDITIONAL DETAILS & SPECIFICATIONS.																
				OO	RESIDENT'S MAILBOXES IN ACCORDANCE WITH USPS REGULATIONS AND FAIR HOUSING ACT'S REQUIREMENTS. REFER TO ID DRAWINGS FOR ELEVATIONS AND SPECIFICATIONS.																
				PP	POOL EQUIPMENT (BY OTHERS) W/ SECONDARY ISOLATION SLAB (DESIGNED BY OTHERS).																
				QQ	POOL COLLECTOR TANK (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO POURING ANY CONCRETE SLABS.																
				RR	SIGNAGE INDICATING THAT DRIVE RAMP IS NOT AN ACCESSIBLE INGRESS/EGRESS ROUTE. SIGNAGE SHALL BE ADA COMPLIANT AND PROVIDED BY OTHERS.																
				SS	SIGNAGE FOR ACCESSIBLE PARKING SPACE (WALL MOUNTED OR POLE MOUNTED). REFER TO EACH SPACE FOR TYPE (TYP).																
				TT	TWO WAY COMMUNICATION SYSTEM (SHALL COMPLY WITH ADA 708).																
				UU	2 COAT SMOOTH STUCCO SYSTEM OVER MASONRY PLANTER WALL W/ RAKED STUCCO CAP W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPEC & RECOMMENDED APPLICATION). REFER TO LANDSCAPE AND STRUCTURAL PLAN FOR DETAILS.																
				XX	2 COAT SMOOTH STUCCO SYSTEM OVER MASONRY PRIVACY WALL W/ RAKED STUCCO CAP & ALUM. LOUVER RAILING (POWDER COAT FINISH AAMA 2605) W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPEC & RECOMMENDED APPLICATION). REFER TO A-3.10/A-3.11 FOR DETAILS.																
				YY	DASHED LINE INDICATES BALCONY/SLAB ABOVE.																
				ZZ	LINE OF EYEBROW EXTENSION ABOVE/BELOW. REFER TO ELEVATIONS FOR ADDITIONAL DETAILS.																
				AAA																	

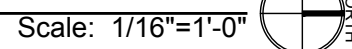






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SOFA 1, LLLP  
2098 NW 30TH ROAD  
A RATON, FLORIDA

A-1.3



BUILDING SQUARE FOOTAGE CHART			LEGEND		PLAN KEYNOTES									
GROUND LEVEL BUILDING AREA:		40,885 SQUARE FEET	"EV" ELECTRIC VEHICLE CHARGING STATION *REFER TO OWNER FOR MANUFACTURER AND MODEL		A	CONC. CLEAR SEALER (SILYSENE SEALER AT GARAGE FLOORS) W/ TRAFFIC COATING OVER CONC. SLAB ON GRADE W/ VAPOR BARRIER. COLOR: CLEAR (60%). INSTALL PER MANUF. SPECS. SEALS SHALL COMPLY W/ ADA 302 (XP RESISTANT) SUBMIT SAMPLE FOR ARCHITECT REVIEW PRIOR TO APPLICATION	R	FIXED HEAVY GAUGE ALUMINUM LOUVER W/ POWDER COAT FINISH (AAMA 2605) W/ CONCEALED FASTENERS. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION	EE	ELECTRICAL/MECHANICAL RISER IN FIRE RATED SHUT. REFER TO ELECTRICAL/MECHANICAL DRAWING FOR ADDITIONAL DETAILS. PROVIDE UL 1418 SYSTEM B (2 HOUR RATED SYSTEM) (3/2" THICKNESS) GC SHALL VERIFY REQUIRED CLEARANCES FOR STEEL ENCLOSURE. (12"X40" MAX. EXTER. DIMENSION)	UU	POOL COLLECTOR TANK (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO POURING ANY CONCRETE SLABS		
SECOND LEVEL BUILDING AREA (EXCLUDING BALCONIES)		38,391 SQUARE FEET			B	SCHEDULED FINISH FLOOR - REFER TO INTERIOR DESIGNER FINISH SCHEDULE	T	DECOR. HEAVY GAUGE ALUM. FIN. POWDER COAT SILVER FINISH (AAMA 2605) FASTENED TO 2" WALL RECESSED. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION	FF	FUTURE RESTROOM LOCATION AT RETAIL BAY. PLUMB FIXTURE ONLY. REFER TO MEP DRAWINGS	YY	SPACE FOR ACCESSIBLE PARKING SPACE (WALL MOUNTED OR POLE MOUNTED). REFER TO EACH SPACE FOR TYPE (TYP).		
THIRD LEVEL BUILDING AREA (EXCLUDING BALCONIES)		25,632 SQUARE FEET			C	COMPACTED SOIL FOR FUTURE CONCRETE SLAB (BY FUTURE TENANT UNDER SEPARATE PERMIT)	U	SCHED. FINISH (SEE LANDSCAPE DRAWINGS) OVER SECONDARY CONCRETE POUR (1/4" PER FOOT MIN.) IN COMPLIANCE W/ ADA MAX. RUNNING & CROSS SLOPES. PROVIDE CONT. WATERPROOFING SYSTEMS AROUND OPENINGS & BELOW SLAB PER WATERPROOFING CONSULTANT'S DETAILS & SPECIFICATIONS	D	DECOR. HEAVY GAUGE ALUM. FIN. POWDER COAT SILVER FINISH (AAMA 2605) FASTENED & INTEGRAL W/ GLAZING SYSTEM MUNTINS/SUPPORTS (TYP). PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION	ZZ	TWO WAY COMMUNICATION SYSTEM (SHALL COMPLY WITH ADA 708)		
FOURTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)		25,632 SQUARE FEET	"GP" GUEST PARKING SPACE		E	CORALLEX BY SEALOLEX COMMERCIAL COATING OVER SLOPED CONCRETE BALCONY SLAB. REFER TO WATERPROOFING CONSULTANT'S SPECS AND APPROVED WATERPROOFING SYSTEM	ALUM.	ALUM. FIN. POWDER COAT SILVER FINISH (AAMA 2605) ON CONC. CURB. RECESSED MET POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION	HH	HI/LOW DRINKING FOUNTAIN IN COMPLIANCE WITH FLORIDA BUILDING CODE ACCESSIBILITY (FIFTH EDITION)	AA	2' COAT SMOOTH STUCCO SYSTEM OVER MASONRY PLANTER WALL W/ RAKED STUCCO CAP W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPEC & RECOMMENDED APPLICATION)		
FIFTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)		27,043 SQUARE FEET			W	POURED CONCRETE RAMP TO UPPER LEVEL PARKING AREA (LEVEL 2). RAMP SLOPED IN TWO DIRECTIONS. RISE TO 2' SLOPE. RAMP TO 1' SLOPE.	ALUM.	ALUM. FIN. POWDER COAT SILVER FINISH (AAMA 2605) ON CONC. CURB. RECESSED MET POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION	JJ	GALV. ALUMINUM OVER SLOPPED SCUPPER WITH ANODIZED ALUMINUM FINISH (6"x18"). REFER TO DETAIL ON A-9.3. EXTEND MIN. 1' BEYOND EXTERIOR FACE OF WALL	BB	2' COAT SMOOTH STUCCO SYSTEM OVER MASONRY PRIVACY WALL W/ RAKED STUCCO CAP & ALUM. LOUVER RAILING (POWDER COAT FINISH AAMA 2605) W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPECIFICATION). REFER TO A-3.10(A-3.1) FOR DETAILS		
TOTAL BUILDING AREA (EXCLUDING BALCONIES)		157,582 SQUARE FEET			F	PROVIDE SAMPLES FOR ARCHITECT/OWNER'S REVIEW PRIOR TO INSTALLATION	W	ALUM. RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ 2" SQ. POSTS W/ 3/4"x1-3/4" HORIZ. RODS AND 2" TOP RAIL. RECESSED MET POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. RISE TO 2' SLOPE. RAMP TO 1' SLOPE.	KK	PRE-FABRICATED SPLASH BLOCK AT ROOF DECK. INSTALL PER MANUF. SPECS	B1	2' COAT SMOOTH STUCCO SYSTEM OVER MASONRY PRIVACY WALL W/ RAKED STUCCO CAP & ALUM. LOUVER RAILING (POWDER COAT FINISH AAMA 2605) W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPECIFICATION). REFER TO A-3.10(A-3.1) FOR DETAILS		
GROUND LEVEL A/C SQUARE FOOTAGE		5,945 SQUARE FEET	G	2" EXPANSION JOINT (WILSEAL FRY OR EQUAL) (ADA COMPLIANT). EXPOSED WALL AREA TO BE PAINTED TO MATCH ADJACENT WALLS/ROOFS TO BE FINISHED IN ACCORD. W/ MANUF. SPECS	H	ADA APPROVED ALUMINUM THRESHOLD. GC SHALL PROVIDE CONTINUOUS PROTECTION OF THRESHOLD THROUGH CONSTRUCTION TO MAINTAIN FINISH QUALITY	LL	ROOF TOP EQUIPMENT. REFER TO MEP DRAWINGS FOR EQUIPMENT SPECIFICATIONS	C1	DASHED LINE INDICATES BALCONY SLAB ABOVE				
SECOND LEVEL A/C SQUARE FOOTAGE		16,006 SQUARE FEET	J	PRECAST WHEEL STOP. REFER TO A-10.1 FOR DETAILS	K	2" KNOX BOX LOCATION	MM	PROTECTED AUXILIARY POWER GENERATOR & FUEL TANKS (DESIGNED BY OTHERS UNDER SEPARATE PERMIT) ON CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS FOR SLAB DETAIL. GC TO VERIFY W/ GENERATOR SPECS AND LOCAL CODES FOR MIN. SLAB SIZE FOR SELECTED GENERATOR	D1	LINE OF EYEBROW EXTENSION ABOVE/BELOW. REFER TO ELEVATIONS FOR ADDITIONAL DETAILS.				
THIRD LEVEL A/C SQUARE FOOTAGE		24,890 SQUARE FEET	L	STRIPED AREA DESIGNATING NON-PARKING AREA. STRIPING SHALL BE IN ACCORDANCE WITH 2014 FLORIDA BUILDING CODE AND SPECIFICATIONS ON SHEET A-10.1	AA	2' COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) ON CONCRETE/MASONRY WALL AND INTEGRAL CONCRETE EYEBROW PROJECTION. PROVIDE POSITIVE SLOPE AND TREMCO VULKEM 450461 OVER EYEBROW. SURFACE SHALL BE SMOOTH STUCCO APPLICATION PER MANUF. SPECS. REFER TO STRUCT. DRAWINGS	NN	ELEVATOR BY THYSEEN KRUPT (BURNER) 855-LOW RISE TRACTION MACHINE ROOM LESS SPS CONFIGURATION) 2500A. SINGLE SPEED IN COMPLIANCE W/ FBC ACCESSIBILITY (FIFTH EDITION) W/ 2" CAP. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION	E1	LINE OF SLAB DROP/STEP ABOVE				
FOURTH LEVEL A/C SQUARE FOOTAGE		24,958 SQUARE FEET	M	GUEST BAY PARKING STRIPES DESIGNATED, COMPACT AND ACCESSIBLE PARKING SPACES. REFER TO A-10.1 FOR PARKING STRIPING SPECIFICATIONS AND DETAILS	BB	PROJECTED CONCRETE EYEBROW (REFER TO ELEV. FOR THICKNESS) W/ SMOOTH STUCCO FINISH OVER TREMCO 450461 CONT. WATERPROOFING. STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE	PP	TRASH CHUTE BY WILKINSON HURSE OR EQUAL) W/ UL LISTED 90 MIN. (B-LABELLED) FLOOR & 8" CAP. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION	G1	STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPECIFICATIONS				
FIFTH LEVEL A/C SQUARE FOOTAGE		26,349 SQUARE FEET	N	GUEST BAY PARKING STRIPES DESIGNATED, COMPACT AND ACCESSIBLE PARKING SPACES. REFER TO A-10.1 FOR PARKING STRIPING SPECIFICATIONS AND DETAILS	CC	ALUM. CANOPY SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ MESH INSERT	QQ	ALUM. FIN. POWDER COAT SILVER FINISH (AAMA 2605) ON CONC. CURB. RECESSED MET POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION	H1	6" HIGH CONCRETE CURB/WHEEL STOP. REFER TO STRUCTURAL DRAWINGS FOR DETAILS				
TOTAL A/C SQUARE FOOTAGE		98,148 SQUARE FEET	O	2' COAT STUCCO SYSTEM W/ SMOOTH FINISH ON MASONRY PARAPET WALL W/ RAKED CAP (5/8" MIN. THICK). REFER TO STRUCT. DRAWINGS FOR PARAPET DETAILS	DD	2' COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) PAINTED ON MASONRY/CONCRETE WALL	RR	PRE-FAB. PERMANENT ALUMINUM SPIRAL STAIRCASE ASSEMBLY (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. REFER TO SHEET A-6.3 FOR ADDITIONAL DETAILS & SPECIFICATIONS	J1	3' COAT STUCCO SYSTEM (SMOOTH FINISH) OVER PEEL AND STICK/VEHICLE BUILDING WRAP ATTACHED TO 5/8" DENGLASS GOLD SHEATHING OVER GALV. METAL FRAMING (REFER TO STRUCTURAL FOR FASTENING AND GAUGE)				
THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING. A SEPARATE PERMIT IS REQUIRED.			P	42" HIGH MASONRY/CONCRETE KNEE WALL W/ SMOOTH STUCCO FINISH (5/8" THICK) (PAINTED) W/ RAKED STUCCO CAP. REFER TO STRUCTURAL DRAWINGS FOR KNEE WALL DETAILS	TT	POLE EQUIPMENT (BY OTHERS) W/ SECONDARY ISOLATION SLAB (DESIGNED BY OTHERS)								
THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM- CENTRAL STATION MONITORED. A SEPARATE PERMIT IS REQUIRED.														

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COMMISSION # 15-003  
DESIGNER: RJ  
DRAWN BY: TR  
PLAN REVIEW: RJ

SUBMITTALS:  
ISSUE FOR PERMIT 02.22.17  
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CERTIFICATION SUBMITTAL 08.11.17

REVISIONS:

FOURTH  
LEVEL  
CONTROL  
PLAN

A-1.4

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RICHARD JONES ARCHITECTURE

The drawing is a detailed architectural floor plan for the fourth level of a building. It shows a symmetrical layout with units on either side of a central corridor system. Units are labeled with codes like A-1.1, B-4.2, C-1.2, etc. The plan includes stairs (001, 002, 003, 004), elevators (001, 002), and various rooms like electrical rooms and trash rooms. Dimensions are provided for setbacks, property lines, and unit footprints. Match lines indicate connections to other sheets. A north arrow and scale are included.

Fourth Level Control Plan

Scale: 1/16"=1'-0"

BUILDING SQUARE FOOTAGE CHART

GROUND LEVEL BUILDING AREA:	40,885 SQUARE FEET
SECOND LEVEL BUILDING AREA (EXCLUDING BALCONIES)	38,391 SQUARE FEET
THIRD LEVEL BUILDING AREA (EXCLUDING BALCONIES)	25,632 SQUARE FEET
FOURTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)	25,632 SQUARE FEET
FIFTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)	27,042 SQUARE FEET
TOTAL BUILDING AREA (EXCLUDING BALCONIES)	157,582 SQUARE FEET
GROUND LEVEL A/C SQUARE FOOTAGE	5,945 SQUARE FEET
SECOND LEVEL A/C SQUARE FOOTAGE	16,006 SQUARE FEET
THIRD LEVEL A/C SQUARE FOOTAGE	24,890 SQUARE FEET
FOURTH LEVEL A/C SQUARE FOOTAGE	24,958 SQUARE FEET
FIFTH LEVEL A/C SQUARE FOOTAGE	26,349 SQUARE FEET
TOTAL A/C SQUARE FOOTAGE	98,148 SQUARE FEET
THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING. A SEPARATE PERMIT IS REQUIRED.	
THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM- CENTRAL STATION MONITORED. A SEPARATE PERMIT IS REQUIRED.	

LEGEND

*EVC	ELECTRIC VEHICLE CHARGING STATION *REFER TO OWNER FOR MANUFACTURER AND MODEL.
COMPACT	COMPACT PARKING SPACE
*GP	GUEST PARKING SPACE

PLAN KEYNOTES

[R]	FIXED HEAVY GAUGE ALUMINUM LOUVER W/ POWDER COAT FINISH (AAMA 2605) W/ CONCEALED FASTENERS. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION
[S]	JAKOB CABLE- STAINLESS STEEL VERTICAL CABLE SYSTEM (WALL BRACKET PART NO. 30897-0075) W/ BOLT ANCHOR W/ INTERNAL THREAD (NO. 30893-0860-02). FILL PRE-DRILLED HOLE W/ EPOXY OR APPROVED WATERPROOFING. LANDSCAPE ARCHITECT SHALL SELECT VEGETATION
[U]	DECOR. HEAVY GAUGE ALUM. FINIS W/ POWDER COAT SILVER FINISH (AAMA 2605) FASTENED TO 2" WALL RECESS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION
[T]	DECOR. HEAVY GAUGE ALUM. FINIS W/ POWDER COAT SILVER FINISH (AAMA 2605) ALIGNED & INTEGRAL W/ GLAZING SYSTEM MUNTINS/SUPPORTS (TYP). PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION
[V]	ALUM. LOUVER RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) ON CONC. CURB. RECESSED MTD POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW
[W]	ALUM. RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ 2" SQ. POSTS W/ 3/4"x1-3/4" HORIZ. RODS AND 2-1/2" TOP RAIL. RECESSED MTD POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW
[X]	24" HIGH CONC. CURB W/ 18" HIGH ALUM. RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ 2" SQ. POSTS W/ 3/4"x1-3/4" HORIZ. RODS & 2-1/2" TOP RAIL. RECESSED MTD POSTS W/ ANOD. SILVER FINISH
[Y]	ALUMINUM SWING GATE W/ POWDER COAT FINISH (AAMA 2605) W/ ACCESSIBLE HARDWARE (INSTALLED IN ACCORDANCE W/ ADA 208.5) MUST MEET POOL ENCLOSURE REQUIREMENT
[Z]	KNOX BOX LOCATION
[AA]	2 COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) ON CONCRETE/MASONRY WALL AND INTEGRAL CONCRETE EYEBROW PROJECTION. PROVIDE POSITIVE SLOPE AND TREMCO VULKEM 450451 OVER
[BB]	PARKING STRIPE DESIGNATING STANDARD, COMPACT AND ACCESSIBLE PARKING SPACES. REFER A-10.1 FOR PARKING STRIPING SPECIFICATIONS AND DETAILS
[CC]	PROJECTED CONCRETE EYEBROW (REFER TO ELEV. FOR THICKNESS) W/ SMOOTH STUCCO FINISH OVER TREMCO 450451 CONT. WATERPROOFING. STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE
[DD]	ALUM. OR EQ. ALIGN SUPPORTS W/ GLAZING MULLIONS (TYP). ALUM. FINISH SHALL MATCH ANOD. SILVER ON BUILDING. GC SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION
[EE]	ELECTRIC VEHICLE CHARGING STATION (REFER TO ELECTRICAL DRAWINGS/SPECIFICATIONS FOR ADDITIONAL DETAILS AND REQUIREMENTS)
[FF]	ELECTRICAL/MECHANICAL RISER IN FIRE RATED SHAFT. REFER TO ELECTRICAL/MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS. PROVIDE UL U415 SYSTEM B (2 HOUR RATED SYSTEM) 3-1/2" THICKNESS) GC SHALL VERIFY REQUIRED CLEARANCES FOR STEEL ENCLOSURE. (12"x40" MAX. EXTER. DIMENSION)
[GG]	FUTURE RESTROOM LOCATION AT RETAIL BAY. PLUMB FIXTURE ONLY. REFER TO MEP DRAWINGS
[HH]	H/L/LOW DRINKING FOUNTAIN IN COMPLIANCE WITH FLORIDA BUILDING CODE ACCESSIBILITY (FIFTH EDITION)
[II]	ROOF/DECK/TRENCH/PLANTER DRAIN W/ ADA COMPLIANT GRILLES & SHALL NOT ALLOW PASSAGE OF A 1/2" DIA. SPHERE (ADA 302.3). INSTALL PER MANUF. ADA SPECS. SEE MEP DRAWINGS FOR SPECS
[JJ]	GALV. ALUMINUM OVERFLOW SCUPPER WITH ANODIZED ALUMINUM FINISH (6"x16"). REFER TO DETAIL ON A-9.3. EXTEND MIN. 1" BEYOND EXTERIOR FACE OF WALL
[KK]	GALV. ALUMINUM OVERFLOW SCUPPER WITH ANODIZED ALUMINUM FINISH CONNECTED TO PREFABRICATED SPLASH BLOCK AT ROOF DECK. INSTALL PER MANUF. SPECS
[LL]	FLAT ROOF SYSTEM. FIBERITTE ADHERED ROOFING SYSTEM (WHITE) OVER ADHERED TAPERED INSULATION (R-19 MIN.) W/ CONT. GAST. STRIP. INSTALL PER MANUF. 'S SPECIFICATIONS/NOCA
[MM]	ROOFTOP EQUIPMENT. REFER TO MEP DRAWINGS FOR EQUIPMENT SPECIFICATIONS
[NN]	PROPOSED AUXILIARY POWER GENERATOR & FUEL TANKS) (DESIGNED BY OTHERS UNDER SEPARATE PERMIT) ON CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS FOR SLAB DETAIL. GC TO VERIFY W/ GENERATOR SPECS AND LOCAL CODES FOR MIN. SLAB SIZE FOR SELECTED GENERATOR
[PP]	ELEVATOR BY THYSEEN KRUPP) (SYNERGY 855-LOW RISE TRACTION MACHINE ROOMLESS CONFIGURATION) 2500#. SINGLE SPEED IN COMPLIANCE W/ FBC ACCESSIBILITY (FIFTH EDITION) W/ 8-2" CAB. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION
[QQ]	PREFAB. (PRE-ENGINEERED ALUMINUM SPIRAL STAIRCASE ASSEMBLY (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. REFER TO SHEET A-6.3 FOR PER MANUF. 'S SPECS. GROUND LEVEL TO INCLUDE RECYCLE BINS & TRASH RECEPTACLES (BY OWNER)
[RR]	RESIDENT'S MAILBOXES IN ACCORDANCE WITH USPS REGULATIONS AND FAIR HOUSING ACT'S REQUIREMENTS. REFER TO ID DRAWINGS FOR ELEVATIONS AND SPECIFICATIONS
[SS]	ADDITIONAL DETAILS & SPECIFICATIONS
[TT]	POOL EQUIPMENT (BY OTHERS) W/ SECONDARY ISOLATION SLAB (DESIGNED BY OTHERS)

[UU]	POOL COLLECTOR TANK (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO POURING ANY CONCRETE SLABS
[XX]	SIGNAGE INDICATING THAT DRIVE RAMP IS NOT AN ACCESSIBLE INGRESS/EGRESS ROUTE. SIGNAGE SHALL BE ADA COMPLIANT AND PROVIDED BY OTHERS
[YY]	SIGNAGE FOR ACCESSIBLE PARKING SPACE (WALL MOUNTED OR POLE MOUNTED). REFER TO EACH SPACE FOR TYPE (TYP.)
[ZZ]	TWO WAY COMMUNICATION SYSTEM (SHALL COMPLY WITH ADA 708)
[A1]	2 COAT SMOOTH STUCCO SYSTEM OVER MASONRY PLANTER WALL W/ RAKED STUCCO CAP W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPEC & RECOMMENDED APPLICATION) . REFER TO LANDSCAPE AND STRUCTURAL PLAN FOR DETAILS
[B1]	2 COAT SMOOTH STUCCO SYSTEM OVER MASONRY PRIVACY WALL W/ RAKED STUCCO CAP & ALUM. LOUVER RAILING (POWDER COAT FINISH/AAMA 2605) W/ CONT. WATERPROOFING SYSTEM (REFER TO WP CONSULTANT FOR SPEC & RECOMMENDED APPLICATION). REFER TO A-3.10/A-3.11 FOR DETAILS
[C1]	DASHED LINE INDICATES BALCONY/SLAB ABOVE
[D1]	LINE OF EYEBROW EXTENSION ABOVE/BELOW. REFER TO ELEVATIONS FOR ADDITIONAL DETAILS.
[E1]	LINE OF SLAB DRO/STEP ABOVE
[F1]	ALUMINUM CABANAS WITH FABRIC. REFER TO LANDSCAPE PLANS FOR DETAILS
[G1]	STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPECIFICATIONS
[H1]	6" HIGH CONCRETE CURB/WHEEL STOP. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
[J1]	3 COAT STUCCO SYSTEM (SMOOTH FINISH) OVER PEEL AND STICK/TYPYK BUILDING WRAP ATTACHED TO 5/8" DENSGLASS GOLD SHEATHING OVER GALV. METAL FRAMING (REFER TO STRUCTURAL FOR FASTENING AND GAUGE)



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PLAN REVIEW: RJ

SUBMITTALS:  
ISSUE FOR PERMIT 02.22.17  
CLASS III SUBMITTAL 07.14.17  
CERTIFICATION SUBMITTAL 08.11.17

REVISIONS:

FIFTH LEVEL  
CONTROL  
PLAN

A-1.5

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Fifth Level Control Plan

Scale: 1/16"=1'-0"

BUILDING SQUARE FOOTAGE CHART

GROUND LEVEL BUILDING AREA:	40,885 SQUARE FEET
SECOND LEVEL BUILDING AREA (EXCLUDING BALCONIES)	38,391 SQUARE FEET
THIRD LEVEL BUILDING AREA (EXCLUDING BALCONIES)	25,632 SQUARE FEET
FOURTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)	25,632 SQUARE FEET
FIFTH LEVEL BUILDING AREA (EXCLUDING BALCONIES)	27,042 SQUARE FEET
TOTAL BUILDING AREA (EXCLUDING BALCONIES)	157,582 SQUARE FEET
GROUND LEVEL A/C SQUARE FOOTAGE	5,945 SQUARE FEET
SECOND LEVEL A/C SQUARE FOOTAGE	16,006 SQUARE FEET
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FIFTH LEVEL A/C SQUARE FOOTAGE	26,349 SQUARE FEET
TOTAL A/C SQUARE FOOTAGE	98,148 SQUARE FEET
THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING. A SEPARATE PERMIT IS REQUIRED.	
THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM- CENTRAL STATION MONITORED. A SEPARATE PERMIT IS REQUIRED.	

LEGEND

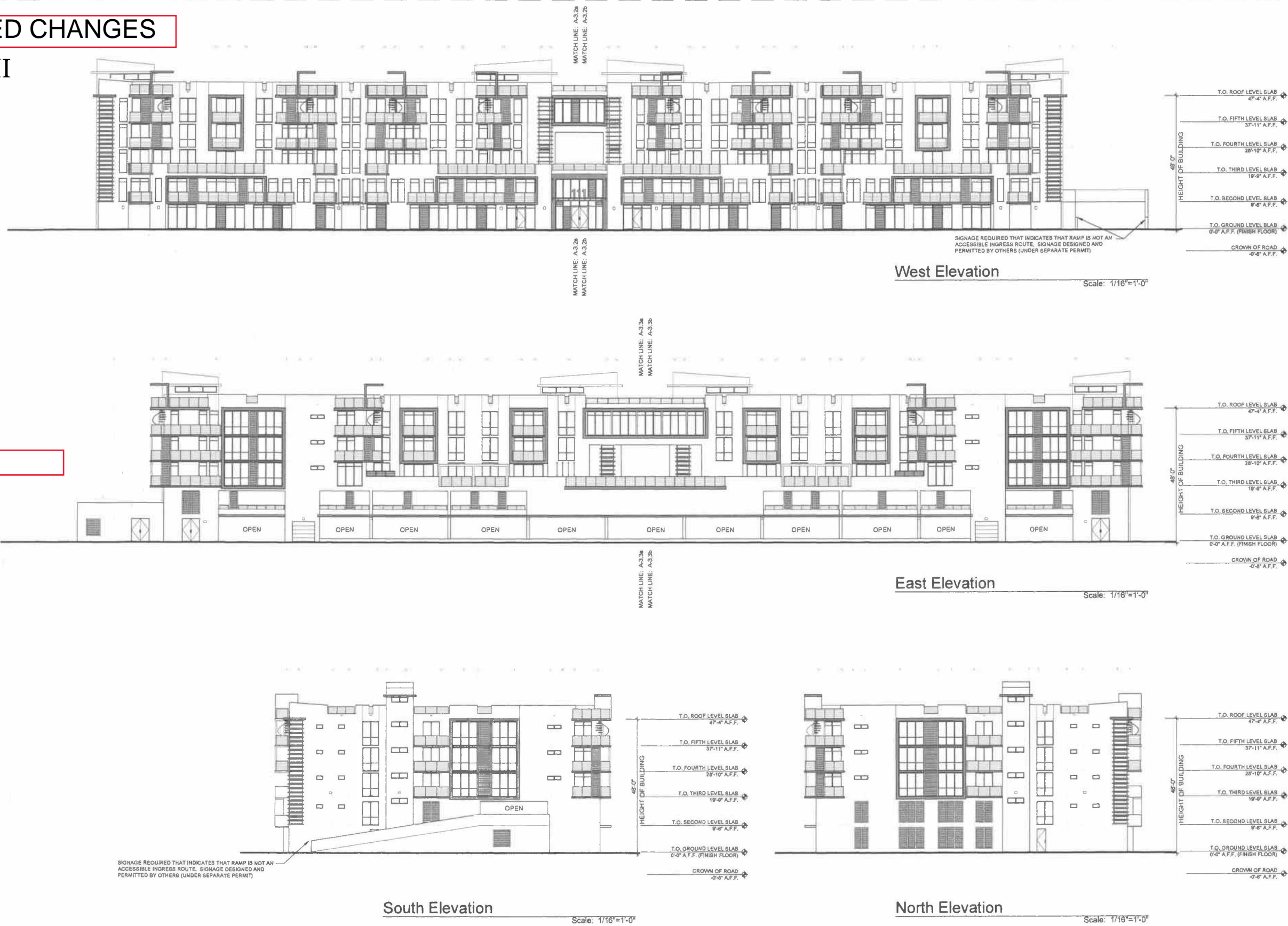
*EVC	ELECTRIC VEHICLE CHARGING STATION *REFER TO OWNER FOR MANUFACTURER AND MODEL.
[COMPACT]	COMPACT PARKING SPACE
*GP	GUEST PARKING SPACE

PLAN KEYNOTES

A	CONC. CLEAR SEALER (XYLENE SEALER AT GARAGE FLOORS) W/ TRAFFIC COATING OVER CONC. SLAB ON GRADE W/ VAPOR BARRIER. COLOR: CLEAR (40%). INSTALL PER MANUF. SPECS. SEALER SHALL COMPLY W/ ADA 302 (SLIP RESISTANT) SUBMIT SAMPLE FOR ARCHITECT REVIEW PRIOR TO APPLICATION.	R	FIXED HEAVY GAUGE ALUMINUM LOUVER W/ POWDER COAT FINISH (AAMA 2605) W/ CONCEALED FASTENERS. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.	EE	ELECTRICAL/MECHANICAL RISER IN FIRE RATED SHAFT. REFER TO ELECTRICAL/MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS. PROVIDE UL U415 SYSTEM B (2 HOUR RATED SYSTEM) 3-1/2" THICKNESS. GC SHALL VERIFY REQUIRED CLEARANCES FOR STEEL ENCLOSURE. (12"x40" MAX. EXTER. DIMENSION).
B	SCHEDULED FINISH FLOOR - REFER TO INTERIOR DESIGNER FINISH SCHEDULE.	S	JAKOB CABLE- STAINLESS STEEL VERTICAL CABLE SYSTEM (WALL BRACKET PART NO. 30897-0075) W/ BOLT ANCHOR W/ INTERNAL THREAD (NO. 30893-0860-02). FILL PRE-DRILLED HOLE W/ EPOXY OR APPROVED WATERPROOFING. LANDSCAPE ARCHITECT SHALL SELECT VEGETATION.	FF	FUTURE RESTROOM LOCATION AT RETAIL BAY. PLUMB FIXTURE ONLY. REFER TO MEP DRAWINGS.
C	COMPACTED SOIL FOR FUTURE CONCRETE SLAB (BY FUTURE TENANT UNDER SEPARATE PERMIT).	T	DECOR. HEAVY GAUGE ALUM. FINIS W/ POWDER COAT SILVER FINISH (AAMA 2605) FASTENED TO 2" WALL RECESS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.	GG	H/LOW DRINKING FOUNTAIN IN COMPLIANCE WITH FLORIDA BUILDING CODE ACCESSIBILITY (FIFTH EDITION).
D	SCHED. FINISH (SEE LANDSCAPE DRAWINGS) OVER SECONDARY CONCRETE POUR (1/8" PER FOOT MIN.) IN COMPLIANCE W/ ADA MAX. RUNNING & CROSS SLOPES. PROVIDE CONT. WATERPROOFING SYSTEM AROUND OPENINGS & BELOW SLAB PER WATERPROOFING CONSULTANT'S DETAILS & SPECIFICATIONS.	U	DECOR. HEAVY GAUGE ALUM. FINIS W/ POWDER COAT SILVER FINISH (AAMA 2605) ALIGNED & INTEGRAL W/ GLAZING SYSTEM MUNTINS/SUPPORTS (TYP). PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.	HH	ROOF/DECK/TRENCH/PLANTER DRAIN W/ ADA COMPLIANT GRILLES & SHALL NOT ALLOW PASSAGE OF A 1/2" DIA. SPHERE (ADA 302.3). INSTALL PER MANUF. AOA SPECS. SEE MEP DRAWINGS FOR SPECS.
E	CONAFLEX BY SEALORFLEX COMMERCIAL COATING OVER SLOPED CONCRETE BALCONY SLAB. REFER TO WATERPROOFING CONSULTANT'S SPECS AND INSTALLATION DETAILS -TYP. PROVIDE SAMPLES FOR ARCHITECT/OWNER'S REVIEW PRIOR TO INSTALLATION.	V	ALUM. LOUVER RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) ON CONC. CURB, RECESSED MTD POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW.	JJ	GALV. ALUMINUM OVERFLOW SCUPPER WITH ANODIZED ALUMINUM FINISH (6"x16"). REFER TO DETAIL ON A-9.3 - EXTEND MIN. 1" BEYOND EXTERIOR FACE OF WALL.
F	POURED CONCRETE RAMP TO UPPER LEVEL PARKING AREA (LEVEL 2). RAMP SLOPED IN TWO SECTIONS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.	W	ALUM. RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ 2" SQ. POSTS W/ 3/4"x1-3/4" HORIZ. RODS AND 2-1/2" TOP RAIL, RECESSED MTD POSTS W/ ANOD. SILVER FINISH. REFER TO SHEET A-3.11 FOR DETAILS. PROVIDE SHOP DWGS FOR ARCHITECT'S REVIEW.	KK	PREFABRICATED SPLASH BLOCK AT ROOF DECK. INSTALL PER MANUF. SPECS.
G	2" EXPANSION JOINT (W/ILSEAL FR-V OR EQUAL) (ADA COMPLIANT). EXPOSED WALL AREA TO BE PAINTED TO MATCH ADJACENT WALLS/FLOORS TO BE FINISHED IN ACCORD. W/ MANUF. SPECS.	X	24" HIGH CONC. CURB W/ 18" HIGH ALUM. RAILING SYSTEM W/ POWDER COAT FINISH (AAMA 2605) W/ 2" SQ. POSTS W/ 3/4"x1-3/4" HORIZ. RODS & 2-1/2" TOP RAIL. RECESSED MTD POSTS W/ ANOD. SILVER FINISH.	LL	FLAT ROOF SYSTEM: FIBERTITE ADHERED ROOFING SYSTEM (WHITE) OVER ADHERED TAPERED INSULATION (R-19 MIN.) W/ CONT. GANT STRIP. INSTALL PER MANUF. 'S SPECIFICATIONS/NOCA.
H	ADA APPROVED ALUMINUM THRESHOLD. GC SHALL PROVIDE CONTINUOUS PROTECTION OF THRESHOLD THROUGH CONSTRUCTION TO MAINTAIN FINISH QUALITY.	Y	ALUMINUM SWING GATE W/ POWDER COAT FINISH (AAMA 2605) W/ ACCESSIBLE HARDWARE (INSTALLED IN ACCORDANCE W/ ADA 208.5) MUST MEET POOL ENCLOSURE REQUIREMENT.	MM	ROOFTOP EQUIPMENT. REFER TO MEP DRAWINGS FOR EQUIPMENT SPECIFICATIONS.
J	PRECAST WHEEL STOP. REFER TO A-10.1 FOR DETAILS.	Z	KNOX BOX LOCATION.	NN	PROPOSED AUXILIARY POWER GENERATOR & FUEL TANKS) (DESIGNED BY OTHERS UNDER SEPARATE PERMIT) ON CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS FOR SLAB DETAIL. GC TO VERIFY W/ GENERATOR SPECS AND LOCAL CODES FOR MIN. SLAB SIZE FOR SELECTED GENERATOR.
K	2 STRIPED AREA DESIGNATING NON-PARKING AREA. STRIPING SHALL BE IN ACCORDANCE WITH 2014 FLORIDA BUILDING CODE AND SPECIFICATIONS ON SHEET A-10.1.	AA	2 COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) ON CONCRETE/MASONRY WALL AND INTEGRAL CONCRETE EYEBROW PROJECTION. PROVIDE POSITIVE SLOPE AND TREMCO VULKEM 450451 OVER ROOF SURFACES BENEATH STUCCO APPLICATION PER MANUF. SPECS. REFER TO STRUCT. DRAWINGS.	PP	ELEVATOR BY THYSEEN KRUPP (SYNERGY 855-LOW RISE TRACTION MACHINE ROOMLESS CONFIGURATION) 2500#, SINGLE SPEED IN COMPLIANCE W/ FBC ACCESSIBILITY (FIFTH EDITION) W/ 8-2" CAB. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
L	PARKING STRIPE DESIGNATING STANDARD, COMPACT AND ACCESSIBLE PARKING SPACES. REFER A-10.1 FOR PARKING STRIPING SPECIFICATIONS AND DETAILS.	BB	PROJECTED CONCRETE EYEBROW (REFER TO ELEV. FOR THICKNESS) W/ SMOOTH STUCCO FINISH OVER TREMCO 450451 CONT. WATERPROOFING. STRUCTURAL SLAB TO PROVIDE POSITIVE DRAINAGE.	QQ	PREFAB. (PRE-ENGINEERED) ALUMINUM SPIRAL STAIRCASE ASSEMBLY (BY OTHERS). GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. REFER TO SHEET A-6.3 FOR ADDITIONAL DETAILS & SPECIFICATIONS.
M	GUEST BIKE RACKS. REFER TO DETAIL.	CC	ALUM. OR EQ. ALIGN SUPPORTS W/ GLAZING MULLIONS (TYP). ALUM. FINISH SHALL MATCH ANOD. SILVER ON BUILDING. GC SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.	RR	RESIDENT'S MAILBOXES IN ACCORDANCE WITH USPS REGULATIONS AND FAIR HOUSING ACT'S REQUIREMENTS. REFER TO ID DRAWINGS FOR ELEVATIONS AND SPECIFICATIONS.
N	2 COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) (PAINTED) ON MASONRY/CONCRETE WALL.	DD	ELECTRIC VEHICLE CHARGING STATION (REFER TO ELECTRICAL DRAWINGS/SPECIFICATIONS FOR ADDITIONAL DETAILS AND REQUIREMENTS).	SS	ADDITIONAL DETAILS & SPECIFICATIONS.
P	2 COAT STUCCO SYSTEM W/ SMOOTH FINISH (5/8" THICK) (PAINTED) ON MASONRY/CONCRETE WALL.			TT	POOL EQUIPMENT (BY OTHERS) W/ SECONDARY ISOLATION SLAB (DESIGNED BY OTHERS).
Q	42" HIGH MASONRY/CONCRETE KNEE WALL W/ SMOOTH STUCCO FINISH (5/8" THICK) (PAINTED) W/ RAKED STUCCO CAP. REFER TO STRUCTURAL DRAWINGS FOR KNEE WALL DETAILS.				

PROPOSED CHANGES

CLASS III



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COMMISSION # 15-003  
DESIGNER: RJ  
DRAWN BY: TR  
PLAN REVIEW: RJ

SUBMITTALS:  
ISSUE FOR PERMIT 02.22.17

REVISIONS:

OVERALL  
BUILDING  
ELEVATIONS

A-3.1

RICHARD JONES ARCHITECTURE



Approved Colored Rendering

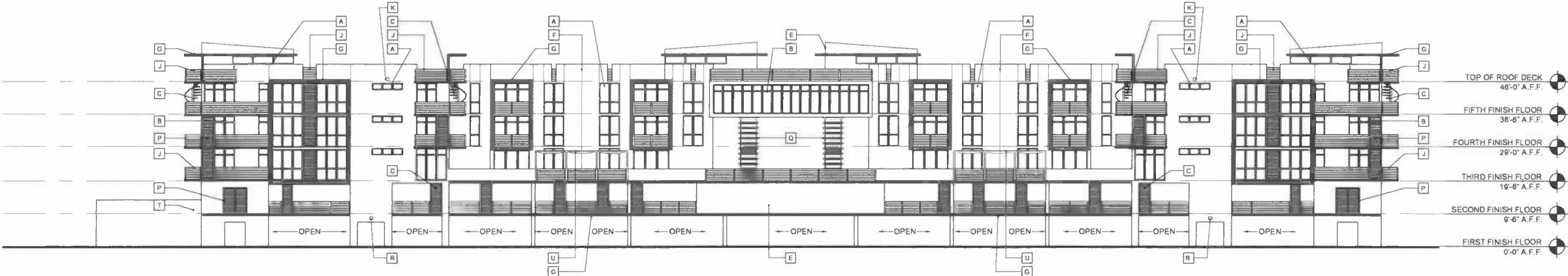






West Elevation

SCALE: 1/16"=1'-0"



East Elevation

SCALE: 1/16"=1'-0"

ELEVATION KEYNOTES	
A	IMPACT RESISTANT WINDOWS W/ SILVER ALUMINUM FRAME
B	IMPACT RESISTANT STOREFRONT W/ SILVER ALUMINUM FRAME
C	METAL SPIRAL STAIRCASE
D	HOLLOW METAL DOOR
E	SMOOTH STUCCO FINISH ON MASONRY WALL
F	3/4" SCORE LINE
G	PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH
H	42" HIGH MASONRY KNEE WALL W/ SMOOTH STUCCO FINISH
J	42" HIGH HORIZONTAL ALUMINUM RAILING. SEE ELEVATION FOR STYLE.
K	OVERFLOW SCUPPER
L	ALUMINUM COPING WITH ANODIZED FINISH
M	SUSPENDED ALUMINUM CANOPY
N	-
O	-
P	DECORATIVE ALUMINUM GRILLES
Q	DECORATIVE PERFORATED ALUMINUM FINS
R	DECORATIVE LIGHT FIXTURE W/ANODIZED ALUMINUM FINISH
S	NEW SIGNAGE WITH ANODIZED ALUMINUM LETTERS. PREMISES IDENTIFICATION-ADDRESS NUMBERS-AT LEAST 6 INCHES ON A CONTRASTING BACKGROUND-UNDER SEPARATE PERMIT
T	CONCRETE RAMP TO PARKING AREAS
U	CANVAS COVERING AT CABANAS



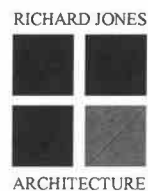
South Elevation

SCALE: 1/16"=1'-0"



North Elevation

SCALE: 1/16"=1'-0"



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COMMISSION # 13-009  
DESIGNER: RJ  
DRAWN BY: JS  
PLAN REVIEW: RJ

SUBMITTALS:  
CONDITIONAL USE 12.02.13

REVISIONS:  
1 CONDITIONAL USE COMMENTS 04.10.14

LOFT  
BUILDING

ELEVATIONS

A-4

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