Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Opal Grand Hotel
Project Location: 10 N. Ocean Blvd
Request: Class I Site Plan Modification
PCN: 12-43-46-16-E63-003-0010
Board: Site Plan Review and Appearance Board
Meeting Date: May 25, 2022
Board Action: 7 – 0
Brief Description: Class I Site Plan for minor architectural changes to the façade.

Board Action:
Approved (7-0)

Project Description:
The Opal Grand Hotel, formerly known as the Marriott Hotel, is located on the northwest corner of East Atlantic Avenue and North Ocean Boulevard.

The proposed Class I Site Plan Modification for the Opal Grand Hotel includes the following modifications to the site plan and exterior elevations: interior site work to create a new employee lounge, storage, and support space for the existing hotel; create a loading space for laundry drop off and compacter; install roll up doors in Brilliant White to match the current hotel, which will accommodate the loading area, recycle, and dumpster area; install a door to the entrance of the laundry area; install windows in Aluminum Bronze which will enclose the access into the garage; and Exterior colors: Benjamin Moore Acadia White, to match existing. (All of the work is proposed on the west elevation, Andrews Avenue within the existing footprint of the hotel. The proposal is to infill the existing ramp and create a level floor with the ground floor of the hotel. This is the original ramp down to the underground covered parking lot that is no longer in use.

Board Comments:
N/A

Public Comments:

Associated Actions:
N/A

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

DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Opal Grand Hotel

Meeting	File No.	Application Type
May 25, 2022	2022-167-SPF-SPR-CL1	Class I Site Plan Modification
Property Owner	**Applicant**	**Agent**
Ocean Properties LTD	Ocean Properties LTD	GE Architecture Inc./Gary P. Eliopoulos

Request

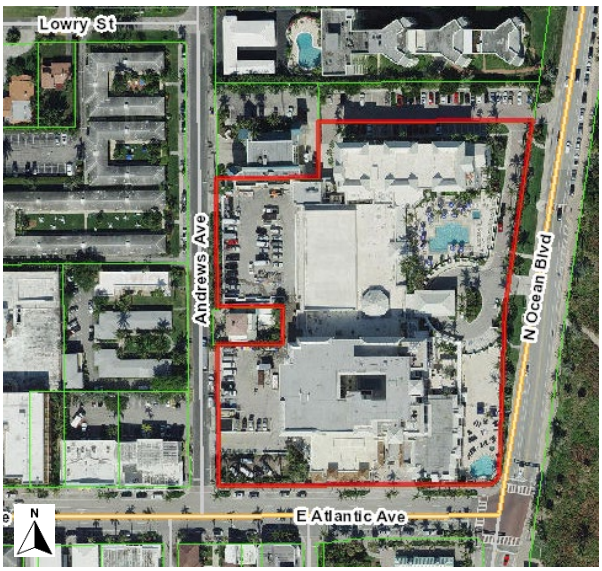
Consideration of a Class I Site Plan Modification associated with minor elevation changes to the west elevation for the Opal Grand Hotel (fka Marriott) located at 10 North Ocean Boulevard.

General Data

Location: 10 North Ocean Boulevard
PCN: 12-43-46-16-E3-003-0010
Property Size: 4.6 acres
LUM: CC (Central Core)
Zoning: Central Business District (CBD), Beach Sub-District
Adjacent Zoning:

- North: Open Space (OS) & Community Facilities (CF)
- South: CBD
- East: Atlantic Ocean
- West: Multiple Family Residential – Medium Density (RM) & CBD

Existing Land Use: Hotel



Background

The Opal Grand Hotel, formerly known as the Marriott Hotel, is located on the northwest corner of East Atlantic Avenue and North Ocean Boulevard. The existing 328,486 square foot development was first constructed in 1983 and has gone through several modifications and expansions. An extensive overview of the most recent site modifications is provided in the following paragraphs.

On July 14, 1980, the Planning and Zoning Board recommended approval of the Seacrest Hotel conditional use request to allow a 168-room hotel in a six-story structure. The approval was subject to the condition that a time limitation of 18 months be set for development of the project. On October 28, 1980, the City Council (later renamed City Commission) approved the conditional use request subject to the applicant providing 16 parking spaces in the southwest corner of the property for public parking. Prior to building permit issuance, the applicant was also required to enter a long-term lease with the City at a rate of $1.00 per year with a termination date 99 years from October 28, 1980. This condition of approval was not to take effect until the applicant received written approval from the Florida Department of Transportation (FDOT) regarding elimination of 10 spaces on the south side of Atlantic Avenue between Gleason Street and Bronson Avenue, as well as the removal of 13 spaces on the north side of Atlantic Avenue between State Road

Project Planner:
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561.243.7138

Attachments:

- Site Plan
- Architectural Elevations

A1A and Andrews Avenue. The condition of approval also established a maximum period of 12 months to obtain FDOT approval or the approval would be rendered null and void, and a new conditional use request would need to be processed and approved. Upon FDOT approval, the time limitation for development of the project would be 18 months. As the FDOT approval was not received, the conditional use approval expired.

On July 20, 1981, the Planning and Zoning Board recommended approval of the revised Seacrest Hotel conditional use request to construct a five story, 150 room hotel. The City Commission voted to approve the conditional use request for the Seacrest Hotel on August 11, 1981, stipulating the condition that 18 parking spaces located in the southwest corner of the site be made public to reduce the impact on the merchants that were to be affected by the elimination of 23 parking spaces along Atlantic Avenue between Gleason Street and State Road A1A. However, FDOT did not approve the proposed road improvements along Atlantic Avenue, and the 23 spaces were not removed. The Seacrest Hotel proceeded with plans to include an 18-space public parking lot in the southwest corner of the site, in the event that FDOT granted approval. To date, FDOT has not approved any proposed road modifications on Atlantic Avenue for the Delray Marriott. Thus, the original parking configuration containing 19 parallel spaces on the south side of Atlantic Avenue and 21 parallel parking spaces on the north side of Atlantic Avenue between Venetian Drive and State Road A1A has not changed.

On April 10, 1984, the City Commission approved the construction of a rooftop restaurant as a sixth floor on the existing hotel. On February 23, 1988, the City Commission approved a waiver to the rezoning fee and final boundary plat fee with a City land exchange for the parking lot (Parcel 1) along the north property line for public beach access and Fire Station #2. The final land exchange agreement between the City and Ocean Properties LTD (owner) was approved by the City Commission on April 11, 1989.

On June 28, 1990, the Board of Adjustment approved a variance for a 50-space parking reduction to run in perpetuity with the site via petition #861. Following this, on July 16, 1990, the Planning and Zoning Board recommended approval to modify the conditional use for the hotel, renamed to Camino Real Holiday Inn, which expanded its site from 2.62 to 4.64 acres. The revised proposal was to construct a five-story, 100 room hotel addition, two tennis courts and 87 additional parking spaces. The City Commission approved the conditional use on July 24, 1990. On October 1, 1990, through the city-wide rezoning, the subject property was rezoned from Limited Commercial (LD) to CBD.

On January 21, 1992, the City Commission approved a conditional use modification extension request associated with the Camino Real Holiday Inn hotel expansion.

On February 23, 1994, the Site Plan Review and Appearance Board (SPRAB) approved the site plan associated with the approved conditional use modification for the Camino Real - Holiday Inn Expansion. Two subsequent site plan extensions associated with the hotel expansion were approved on July 26, 1995, and February 5, 1997.

On March 19, 1997, the Site Plan Review and Appearance Board (SPRAB) approved three waivers associated with the beach public parking lot bordering the north property line of the hotel site. The waivers were regarding the following:

1. The provision of a 20-foot stacking distance if A1A is widened in the future [LDR Section 4.6.9.D.3.c.1],
2. The allowance of a reduction in the perimeter landscaping width from five feet to three feet and one-half inch along the south property line of the City property containing the parking row adjacent to the building [LDR Section 4.6.16.H.3.d], and
3. The provision of a five-foot landscape strip along the east property line where tree plantings were required adjacent to A1A [LDR Section 4.6.16.H.3.a].

At its meeting of April 16, 1997, SPRAB considered two design layouts for the Camino Real Holiday Inn hotel expansion to accommodate a five-story addition with 100 rooms. One site plan combined the beach parking lot with the proposed hotel parking area adjacent to the north property line, and the second plan maintained the previously approved separation of the two parking areas. The site plan combining the parking areas was approved, while the associated landscaping and elevations were continued. The Manor House Condominium Association appealed the April 16, 1997, SPRAB approval of the site plan, challenging the use and accessibility of the public parking lot located within a commercial establishment. The appeal was heard at the May 6, 1997, City Commission

meeting and was denied, thereby maintaining the original SPRAB approval. At its meeting of June 25, 1997, SPRAB approved the architectural elevations for the project, and the revised landscape plan was approved by SPRAB on July 9, 1997.

On December 17, 1997, SPRAB approved minor modifications to the approved plans to expand the hotel. The modifications included redesign of the main entry from an elliptical to a circular drive, redesign of the proposed pool area, relocation of garage entry along Andrews Avenue, elimination of one tennis court, and floor plan changes which resulted in an 85 square foot increase in total building area. The associated landscape plan was approved on January 21, 1998. On February 17, 1998, the Seacrest Hotel Final Boundary Plat (ORB 660 PG 4) was approved which included the hotel, fire station #2, and beach parking lot. At that time, an access easement for Parcel 1 (City Parking Lot) was established with Ocean properties which called for payment of $50,000 to the City. A landscape maintenance easement agreement for this lot was approved on February 3, 1998.

On September 16, 1998, a site plan modification was approved to convert the penthouse restaurant into hotel suites and construct a restaurant addition. The new restaurant addition required additional parking, which was subject to payment of in-lieu parking fees. The adjacent property owners along Atlantic Avenue between Venetian Drive and Seabreeze Avenue appealed the September 16, 1998, SPRAB approval of the site plan due to concerns about the parking requirement associated with the restaurant addition. The City Commission granted the appeal at its meeting on October 20, 1998, thereby repealing the original SPRAB approval.

On January 29, 2001, a Class I site plan modification request was approved to install stealth telecommunication antennas.

On October 14, 2008, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan Modification for the Delray Marriott Expansion which entailed the construction of a two-story hotel addition containing nine cabana suites, expanding the existing restaurant, adding a retail and commercial component, constructing a four-story hotel addition with 27 suites along the entire south property line fronting on East Atlantic Avenue, adding a kitchen to better accommodate existing banquet rooms, and expansion of the existing pool deck. On September 22, 2010, SPRAB approved a two-year extension request for the Class IV Site Plan, Landscape Plan and Architectural elevations, which established a new expiration date of October 14, 2012. On August 8, 2012, SPRAB approved an extension request and a Class I Site Plan Modification, allowing the referenced Class IV Site Plan Modification to be completed in three phases.

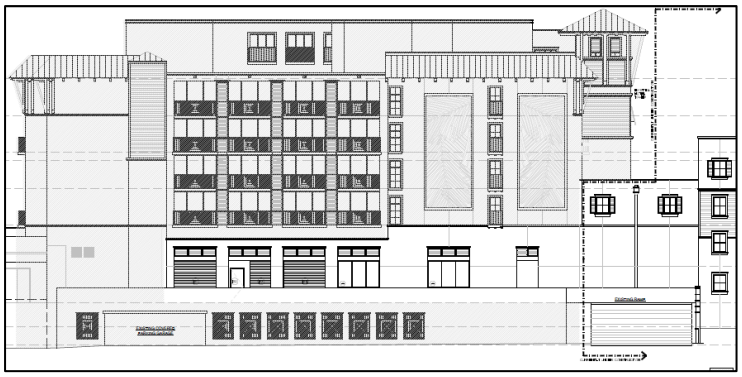
On June 12, 2019, SPRAB approved a Class II Site Plan Modification that included a transition from the existing Mediterranean architectural design to Anglo Caribbean, new French doors, changes in roof material, and a new color scheme. These changes were associated with the rebranding of the hotel from the Marriott to the Opal Grand.

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

Description of Proposal

The proposed Class I Site Plan Modification for the Opal Grand Hotel includes the following modifications to the site plan and exterior elevations: **(All of the work is proposed on the west elevation, Andrews Avenue within the existing footprint of the hotel. The proposal is to infill the existing ramp and create a level floor with the ground floor of the hotel. This is the original ramp down to the underground covered parking lot that is no longer in use.**

- Interior site work to create a new employee lounge, storage, and support space for the existing hotel;
- Create a loading space for laundry drop off and compacter.
- Install roll up doors in Brilliant White to match the current hotel, which will accommodate the loading area, recycle, and dumpster area;
- Install a door to the entrance of the laundry area;
- Install windows in Aluminum Bronze which will enclose the access into the garage; and
- Exterior colors: Benjamin Moore Acadia White, to match existing.



Review and Analysis

Pursuant to **LDR Section 2.4.5(G)(1)(b), Modifications to site plans and Master Development Plans: Class I**, a Class I Site Plan Modification is classified as the *approval of items listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc. which do not require Board action; and changes in architectural elevations which require Board action.*

The items identified in LDR Section 2.4.5(I)(1) are *features and exterior color changes which are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure, fences, walls, sheds, gazebos, flagpoles, screen enclosures, changes of roof material, changes of roof color, public enclosures, site lighting, awnings, canopies, construction trailers, decks, handrails (balcony railings), permanent hurricane shutters, changes in exterior wall openings to accommodate or alter overhead garage doors, doors, windows, dumpster enclosures, and attendant lot landscaping.*

There are components of the request that are "visible from the public street system", and therefore, Board action is required.

Pursuant to **LDR Section 2.4.5(I)(5), Architectural (Appearance) Elevations Findings,** *at the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.*

Pursuant to **LDR Section 4.6.18 (A)(2),** i*t is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*
Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action,** *the following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:*

(1) The plan or the proposed structure, is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

(2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

(3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The following Objective and Policy from the Neighborhood, Districts, & Corridors Element of the Always Delray Comprehensive Plan are applicable to the subject request.

Policy NDC 1.3.5 *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*

Objective NDC 2.2 Downtown and Surrounding Neighborhoods *Protect and enhance the "Village by the Sea" character of the downtown and neighborhoods located east of I-95.*

Architectural Elevations:

As noted, the Opal Grand Hotel transitioned from a Mediterranean Revival architecture style to Anglo-Caribbean architecture as part of the Class II Site Plan Modification in June of 2019. A common element of this architecture is multiple building volumes of varying heights, widths, and functions assembled to form a single structure. The sloped roofs also display a defining characteristic of Anglo-Caribbean architecture along with balconies with the exterior finish in smooth stucco.

The proposed modifications are consistent with the building's style and will continue the existing harmony with the surrounding area. The interior modifications will not affect the evolving environment or deprecate in appearance and value. The exterior improvements provide an enclosed service area for loading, and trash pickup, which will be closed off with rolling doors providing a buffer for potential guest or visitors walking by. The exterior finishes will match the existing hotel, thereby keeping in harmony with the proposed developments in the general area and the Comprehensive Plan.

Off Street Parking:
Pursuant to **LDR Section 4.6.9(C)(7)(e), *Hotels and motels,*** *provide seven-tenths of a space for each guest room plus ten spaces per 1,000 square feet of floor area devoted to ballrooms, meeting rooms, restaurants, lounges, and shops*. As the interior changes include areas that accommodate uses within the hotel for daily functions of services, parking is not being modified as part of this application.

Review By Others

The proposal was reviewed by the **Downtown Development Authority (DDA)** on May 10, 2022; a recommendation of approval was provided.

Board Action Options

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)

ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	REQUIRED BUILDING FRONTAGE AT SETBACK (FEET)	PROPOSED BUILDING FRONTAGE
NORTH OCEAN BLVD.	FINISHED GRADE TO 37'-0" 39'1" LOT FRONTAGE	70% / 90%	10'-0" MAX.	353' / 454'	0'
	REMAINING LENGTH		15'-0" MIN.	157' / 50'	47.8'-0"

ALLOWABLE MIN. BUILDING LENGTH 353'-0" = 70% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.

ALLOWABLE MAX. BUILDING LENGTH 454'-0" = 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.

PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" & 10'-0" FRONT SETBACK 0'-0" = 0%

PROPOSED BUILDING LENGTH A MIN. OF 15'-0" FRONT SETBACK 47.8'-0" = 100 %

BUILDING HEIGHT REQUIRED: MIN. 25'-0"/48'-0" PROVIDED: 18'-6" (TOP OF CABANA SUITES)

OPEN SPACE REQUIRED: 10 % PROVIDED: 11.3 %

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)

ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	REQUIRED BUILDING FRONTAGE AT SETBACK (FEET)	PROPOSED BUILDING FRONTAGE
ATLANTIC AVENUE (LOWER LEVEL)	FINISHED GRADE TO 37'-0" 39'1" LOT FRONTAGE	70% / 90%	10'-0" MAX.	278' / 357'	283'-6"
		10% / 30% REMAINING LENGTH	15'-0" MIN.	40' / 119'	49'-0"
ATLANTIC AVENUE (UPPER LEVEL)	37'-0" TO 48'-0" 39'1" LOT FRONTAGE	70% / 90%	15'-0" MIN.	278' / 357'	357'-0"
		10% / 30% REMAINING LENGTH	5'-0" MIN.	40' / 119'	40'-0" (10%)

ALLOWABLE MIN. BUILDING LENGTH 278'-0" = 70% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.

ALLOWABLE MAX. BUILDING LENGTH 357'-0" = 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.

PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" & 10'-0" FRONT SETBACK 283'-6" = 71.4%

PROPOSED BUILDING LENGTH A MIN. OF 15'-0" FRONT SETBACK 49'-0" = 12.3 %

BUILDING HEIGHT REQUIRED: MIN. 25'-0"/48'-0" PROVIDED: 42'-11" (ROOF DECK ABOVE AVG. CROWN OF RD.)

OPEN SPACE REQUIRED: 10 % PROVIDED: 11.3 %

BUILDING FRONTAGE HEIGHT SETBACK (AS PER TABLE 4.3.4(K) L.D.R.)

ROAD/ BUILDING SIDE	BUILDING HEIGHT (FEET)	% BUILDING FRONTAGE (MIN. / MAX.)	REQUIRED SETBACK (FEET)	REQUIRED BUILDING FRONTAGE AT SETBACK (FEET)	PROPOSED BUILDING FRONTAGE
ANDREWS AVENUE	FINISHED GRADE TO 42'-11" 77'-4 7/8" LOT FRONTAGE	70% / 90%	10'-0" MAX.	54' / 70'	12'-0"
		REMAINING LENGTH	15'-0" MIN.	23' / 7'	26'-6"

ALLOWABLE MIN. BUILDING LENGTH 54'-0" = 70% MIN. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.

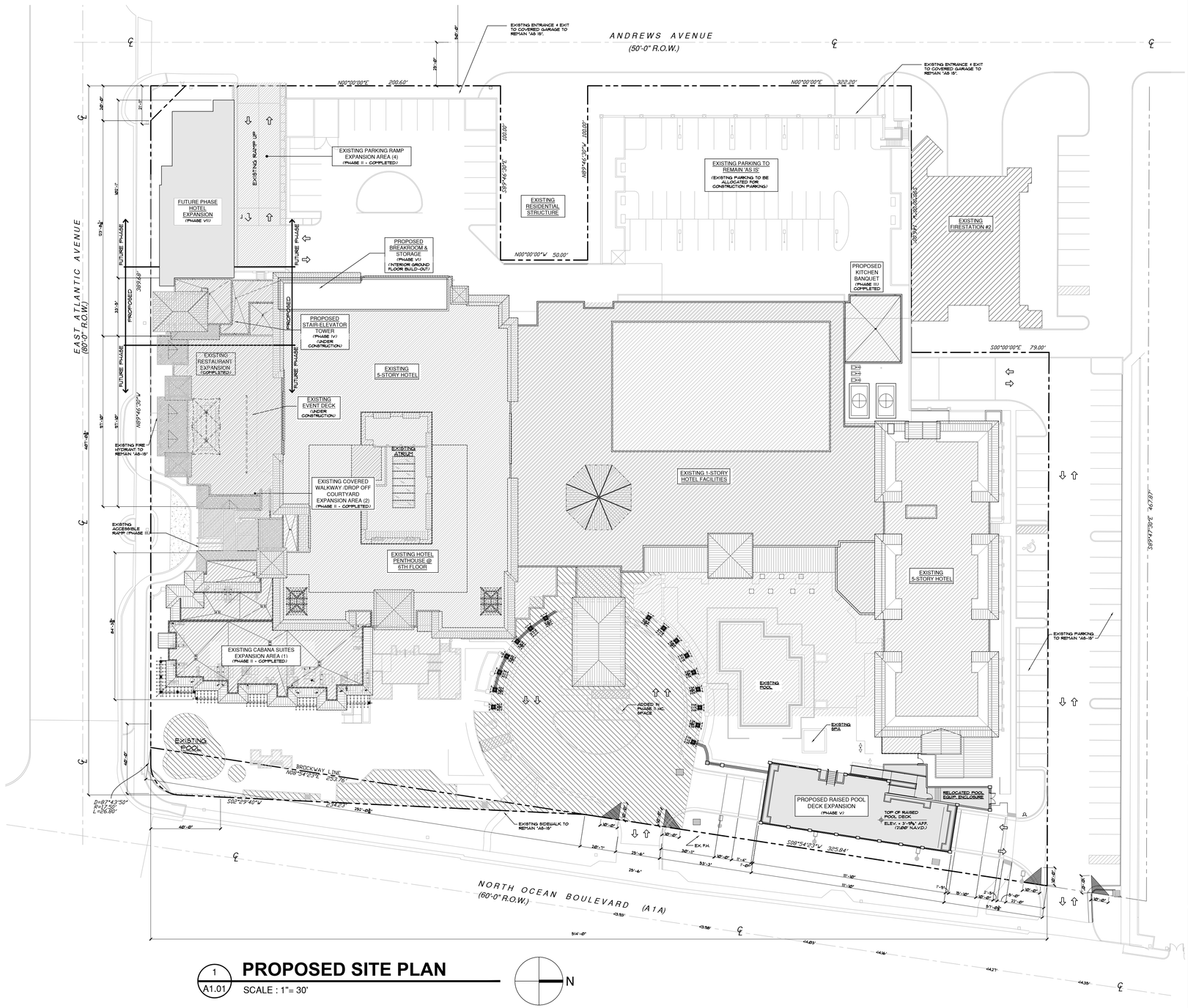
ALLOWABLE MAX. BUILDING LENGTH 70'-0" = 90% MAX. BUILDING FRONTAGE SHALL BE CONSTRUCTED WITHIN THE ALLOWABLE 5'-0" & 10'-0" SETBACKS.

PROPOSED BUILDING LENGTH WITHIN THE ALLOWABLE 5'-0" & 10'-0" FRONT SETBACK 12'-0" = 15.6%

PROPOSED BUILDING LENGTH A MIN. OF 15'-0" FRONT SETBACK 26'-6" = 34.4 %

BUILDING HEIGHT REQUIRED: MIN. 25'-0"/48'-0" PROVIDED: 42'-11" (ROOF DECK ABOVE AVG. CROWN OF RD.)

OPEN SPACE REQUIRED: 10 % PROVIDED: 11.3 %



1 A1.01 **PROPOSED SITE PLAN**

SCALE : 1"= 30'

N

ZONING: CENTRAL BUSINESS DISTRICT

SITE:

TOTAL SITE AREA	= +/- 202,180 S.F.	100 %
EXISTING BASEMENT PARKING GARAGE	= 117,473 S.F.	
• EXISTING GROUND FLOOR	= 61,934 S.F.	30.7 %
EXISTING MEZZANINE	= 4, 098 S.F.	
EXISTING SECOND FLOOR	= 31,411 S.F.	
EXISTING THIRD FLOOR	= 31,341 S.F.	
EXISTING FOURTH FLOOR	= 30,662 S.F.	
EXISTING FIFTH FLOOR	= 30,402 S.F.	
EXISTING PENTHOUSE SUITES	5,414 S.F.	
TOTAL EXISTING BUILDING AREA	= 312,735 S.F.	

EXISTING EASTSIDE EXPANSION
(2 STORY HOTEL CABANA SUITES)

• EXISTING GROUND FLOOR	= 5,760 S.F.	2.8 %
EXISTING SECOND FLOOR	= 5,411 S.F.	
TOTAL EXISTING EASTSIDE ADDITION	= 11,171 S.F.	

SOUTH EXPANSION (1 STORY RESTAURANT EXPANSION)

• PROPOSED GROUND FLOOR (RESTAURANT EXPANSION)	= 4,253 S.F.	2.1 %
• PROPOSED GROUND FLOOR (OUTDOOR DINING)	= 2,152 S.F.	1 %

SOUTH EXPANSION (EVENT DECK)

• PROPOSED EVENT DECK	= 3,943 S.F.	
• PROPOSED GREEN BUFFER DECK (RESTAURANT EXPANSION)	= 1,132 S.F.	

SOUTHEAST STAIR-ELEVATOR TOWER
(4 STORY EXPANSION)

• PROPOSED TOWER STREET LEVEL (SERVICING RESTAURANT, EVENT DECK & FUTURE 4 STORY RETAIL- HOTEL EXPANSION)	= 910 S.F.	0.4 %
PROPOSED GROUND FLOOR TOWER (TIE-IN WITH PROPOSED RESTAURANT EXPANSION)	= 1,747 SQ. FT.	
PROPOSED MEZZANINE LEVEL (TIE-IN WITH FUTURE MEZZANINE HOTEL EXPANSION)	= 227 SQ. FT.	
(TIE-IN WITH FUTURE MEZZANINE HOTEL EXPANSION) PROPOSED EVENT DECK TOWER LOBBY (TIE-IN WITH FUTURE 2ND FLR. HOTEL EXPANSION)	= 876 SQ. FT.	
PROPOSED 2ND. FLR. ELEVATOR LOBBY	= 227 SQ. FT.	
PROPOSED 3RD FLR. ELEVATOR LOBBY (TIE-IN WITH FUTURE 2ND FLR. HOTEL EXPANSION)	= 672 SQ. FT.	

EAST RAISED POOL DECK /
DRIVEWAY TUNNEL PHASE VI

• PROPOSED RAISED POOL DECK	= 3,993 S.F.	1.9 %

WESTSIDE EXPANSION (4 STORY COMMERCIAL/HOTEL GUEST SUITES)

• PROPOSED TOTAL GROUND FLOOR (RETAIL SPACES)	= 4,116 S.F.	2.0 %
PROPOSED TOTAL MEZZANINE LEVEL (HOTEL SUITES)	= 3,851 S.F.	
PROPOSED SECOND FLOOR (HOTEL SUITES)	= 3,690 S.F.	
PROPOSED THIRD FLOOR (HOTEL SUITES)	= 3,703 S.F.	
TOTAL BLDG. AREA	= 15,360 S.F.	

• TOTAL BUILDING FOOTPRINT	= 73,561 S.F.	36.3 %
• IMPERVIOUS	= 102,367 S.F.	50.0 %
• LANDSCAPE (PERV.)	= 22,826 S.F.	11 %
• LANDSCAPE (FUTURE PHASE IV RETAIL)	= 5,339 S.F.	2.7 %

SETBACKS:

SIDE INT.	0'-0"	N.A. EXISTING
FRONT	5'-0"/10'-0"	2'-5'/5'-0"/10'-0" (ALONG ATLANTIC AVE.)
REAR	10'-0"	N.A. EXISTING
SIDE STREET	5'-0"/10'-0"	8'-2" (ALONG ANDREWS AVE.)
ALLOWABLE HT.	48'-0"	

LEGAL DESCRIPTION

PARCEL 3, SEACREST HOTEL PROPERTY -PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

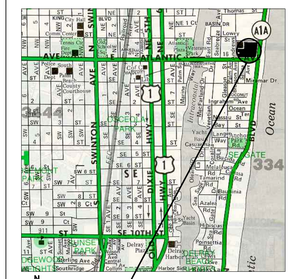
LEGEND:

- EXISTING & PHASE I & II COMPLETED
- PHASE V & VI (FUTURE PHASE) AREAS TO REMAIN "AS IS" OR CONVERTED TO OPEN SPACE -SEE LANDSCAPE PLAN
- PAVERS AS PER EXISTING CITY SPECIFICATIONS.
- REMAINER OF DRIVEWAYS TO BE ASPHALT -SEE CIVIL DWGS.

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCRIPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.
5. VERIFY ALL SLOPES OF PROPOSED SIDEWALKS W/ CIVIL DRAWINGS.

LOCATION MAP:



ADDITION AND RENOVATION: PROPOSED PARKING:

PHASE III

1 STORY RESTAURANT EXPANSION
PROPOSED RESTAURANT @ 4,253 SQFT.
@ 6 SPACES/1000 SQ.FT. (REQUIRED) = 26 SPACES
PROPOSED RELOCATED OUTDOOR SEATING
@ 2,152 SQ.FT. (NOTED: EXISTING 1,000 SQ.FT.= 6 SPACES)
ADDITIONAL 1,152 SQ.FT. @ 6 SPACES/1000 SQ.FT.
= 7 SPACES

TOTAL PARKING REQUIRED = 33 SPACES

PHASE III

1 STORY BANQUET/KITCHEN ADDITION
PROPOSED KITCHEN ADDITION @ NW CORNER/ 1,282 SQ.FT.
(NO ADDIT. PARKING REQUIRED).

PHASE III

EVENT DECK
PROPOSED EVENT DECK @ 3,943 SQ.FT.
@ 6 SPACES/1000 SQ.FT. (REQUIRED) = 24 SPACES
PROPOSED GREEN BUFFER DECK @ 1,132 SQ.FT.
(ASTRO TURF SURFACE NOT OCCUPIABLE SPACE)
TOTAL DECK AREA: 5,075 SQ. FT.

PHASE IV

ELEVATOR- STAIR TOWER
PROPOSED STREET-LEVEL ENTRY @ 635 SQ. FT.
(TIE-IN TO FUTURE RETAIL GROUND FLOOR PHASE V)
PROPOSED GROUND FLOOR TOWER @ 1,747 SQ. FT.
(TIE-IN WITH PROPOSED RESTAURANT EXPANSION PHASE III)
PROPOSED MEZZANINE LEVEL @ 229 SQ. FT.
(TIE-IN WITH MEZZANINE HOTEL EXPANSION)
PROPOSED EVENT DECK TOWER LOBBY @ 876 SQ. FT.
(TIE-IN WITH MEZZANINE HOTEL EXPANSION)
PROPOSED 2ND FLR. ELEVATOR LOBBY @ 556 SQ. FT.
(TIE-IN WITH 2ND FLR. HOTEL EXPANSION)
PROPOSED 3RD FLR. ELEVATOR LOBBY @ 377 SQ. FT.
(TIE-IN WITH FUTURE 3RD FLR. HOTEL EXPANSION)

PHASE V — THIS PERMIT

RAISED POOL DECK W/ DRIVEWAY TUNNEL
PROPOSED RAISED POOL DECK @ 3,780 SQ. FT.
(EXCAVATION AND RAMPING OF EXT'G. DRIVEWAY)
PROPOSED RAISED POOL DECK @ 3,993 SQ. FT.
(BUILD OVER PROPOSED DRIVEWAY TUNNEL)
POOL EQUIPMENT ENCLOSURE @ 400 SQ. FT.

PHASE VI

4 STORY COMMERCIAL/HOTEL GUEST SUITES ADDITION
PROPOSED GROUND FLOOR RETAIL SPACE
@ 2,663 SQFT. @ 4.5 SPACES/1000 SQFT. (REQUIRED)
= (11.8 SPACES) 12 SPACES

PROPOSED (15) 4-STORY HOTEL GUESTROOM SUITES
@ SE CORNER (RANGING FROM 383 SQFT. TO 1,104 SQFT.)
NOTE: (2) EXISTING HOTEL SUITES ELIMINATED IN EXISTING HOTEL FOR NEW HOTEL CONN. CORRIDOR @ EXISTING HOTEL FLOORS 2ND & 3RD.
.7 SPACES/ROOM (REQUIRED)
= (10.5 - 1.4 = 9.1) 10 SPACES

TOTAL PARKING REQUIRED FOR HOTEL RENOVATION/ADDITION = 79 SPACES

TOTAL PARKING REQUIRED FOR EXISTING HOTEL & HOTEL RENOVATION/ADDITION =

EXISTING HOTEL (REQUIRED)	= 383 SPACES
EXTG. 2 STORY (B/CABANA SUITE (REQ.)=	6 SPACES
PROPOSED HOTEL RENOV/ADDITION	= 79 SPACES

EXISTING PARKING	= 489 SPACES
50 SPACE VARIANCE (JUNE 1990)	= 50 SPACES
TOTAL EXISTING PARKING	= 539 SPACES

PHASE II PARKING CONDITION

EXISTING H.C. PARKING	= 2 SPACES
EXISTING PARALLEL PARKING	= 4 SPACES
EXISTING STANDARD PARKING	= 26 SPACES
TOTAL SPACE ELIMINATED	= 32 SPACES
TOTAL EXISTING PARKING	= 507 SPACES
ADDITIONAL HC SPACE (PHASE II)	= 1 SPACE
TOTAL EXISTING PARKING	= 508 SPACES
PHASE III ADDITIONAL HC PARKING	= 4 SPACE
PARKING SPACE ELIMINATED AFTER CONVERTED TO ACCESSIBLE PARKING	= 2 SPACE
TOTAL PARKING	= 506 SPACES

PARKING REQUIRED

EXISTING HOTEL	= +371 SPACES REQUIRED
INTERIOR RENOVATION (SPA & ADMIN.)	= -6.22 CREDIT SPACES
PHASE II (CABANA SUITES, COURTYARD & RAMP)	= +6 SPACES REQUIRED
PHASE III (PROPOSED RESTAURANT EXPANSION)	= +33 SPACES REQUIRED
PHASE III (PROPOSED EVENT DECK)	= +24 SPACES REQUIRED
PHASE III (PROPOSED STAIR-ELEVATOR TOWER)	= +0 SPACES REQUIRED
PHASE IV (GROUND FLOOR RETAIL)	= +12 SPACES REQUIRED
PHASE IV (SOUTH WEST HOTEL EXPANSION)	= +10 SPACES REQUIRED
TOTAL OVERALL PARKING REQUIRED	= 456 SPACES REQUIRED

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ISSUED FOR PERMIT
BIDS
PERMIT 22822
CONSTRUCTION

PROJECT TITLE

OPAL GRAND BREAKROOM & STORAGE (BUILD OUT)

10 N. OCEAN BLVD, DELRAY BEACH, FL.

REVISIONS

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FILE NUMBER 312A101

DRAWING TITLE

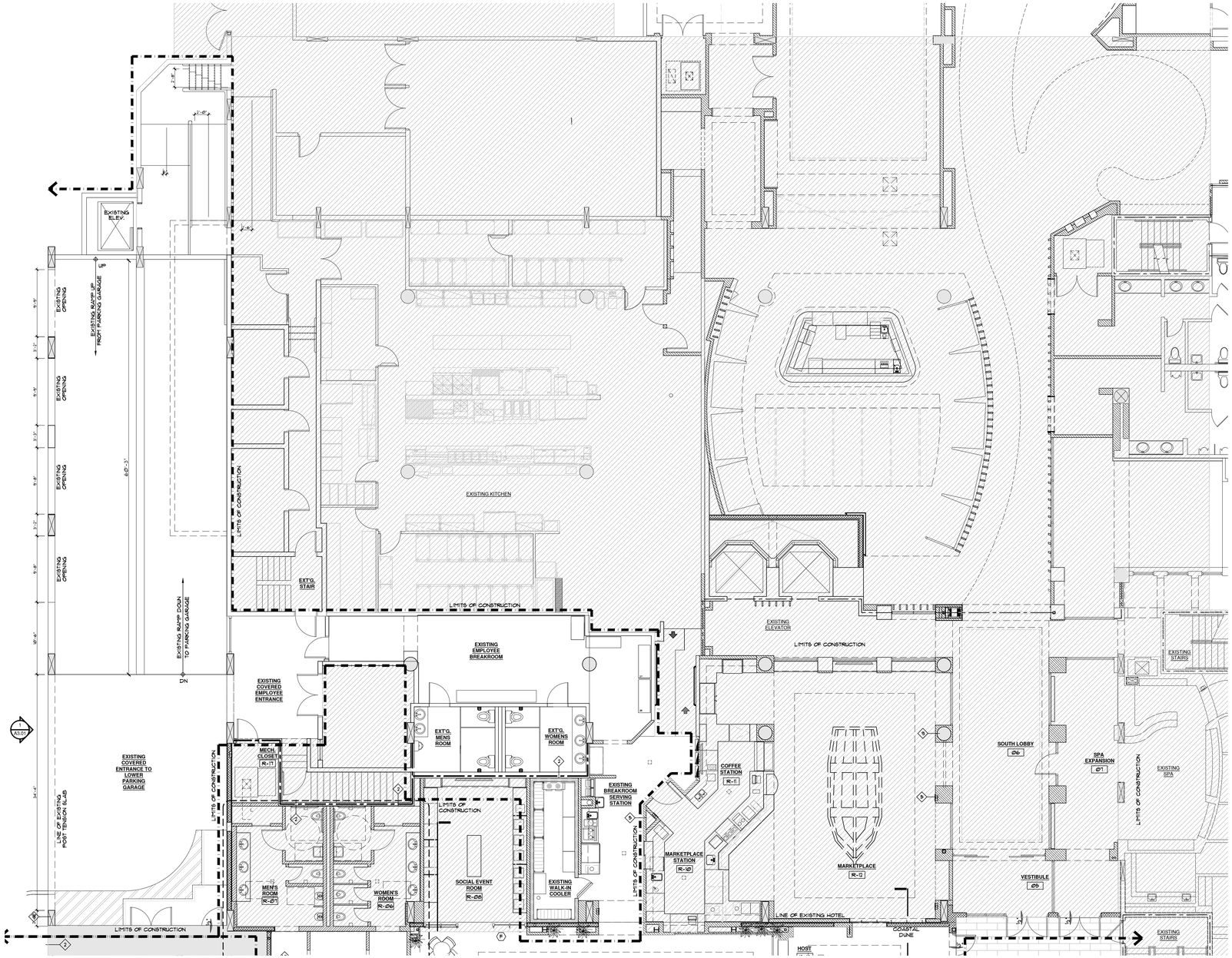
EXISTING SITE PLAN

DATE 04.25.22 | DRAWN BY GE/JC

JOB NUMBER 20190312

DRAWING NUMBER

A1.01



1 A2.01E **EXISTING GROUND FLOOR PLAN**

SCALE : 1/8"=1'-0" (FOR REFERENCE ONLY)

N

WALL LEGEND

1. EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
1A. EXISTING RATED TEMPORARY CONSTRUCTION PARTITION WALLS & DOORS TO BE REMOVED.
2. EXISTING 4" TO 6" INTERIOR DRYWALL PARTITION TO REMAIN "AS IS".
3. EXISTING 6" TO 8" P.I.P. CONC. WALL TO REMAIN. (FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMMODATE REQ. INTERIOR DIMENSIONS).
4. ½" 2-COAT STUCCO FIN.-PAINTED ON 6"-8" CONCRETE BLOCK W/ 1" TYPE 'X' GYPSUM WALL BOARD. PAINTED ON 1 5/8" MTL FURRING @ 24"O.C. W/ R4.1 FI FOIL BACKED INSULATION BETWEEN FURRING CHANNELS & DRYWALL-TYP. @ EXTERIOR WALL.
5. 4" TO 6" INTERIOR (NON-LOAD BEARING PARTITION) W/ 3⅝" 25 GA. MTL. STUDS @ 24" O.C. (SEE DIM. F.L.R. PLANS FOR ACTUAL WALL THICKNESS) (M.R. DRYWALL @ JUICE BAR 5/8" DENS-SHIELD BEHIND TILE). (NOTE: STUDS TO BE 12" O.C. WHEN INSTALLING M.R. DRYWALL CEILINGS. TYP.) - LEVEL IV (1HR RATED NON-LOADING PARTITIONS TO BE UL-#U419 OR EQUAL).
6. ½" 2-COAT STUCCO FIN.-PAINTED ON 6"-8" CONCRETE BLOCK BOTH SIDES TYP. @ DROP-OFF AREA ENTRY WALL.
7. 6"-8" CONCRETE BLOCK W/ EXTERIOR FACE TO RECEIVE CULTURED STONE VENEER. INTERIOR TO BE EXPOSED BLOCK - TYP. @ DROP-OFF CANOPY COLUMNS.
8. TEMPORARY 4" INTERIOR CONSTRUCTION WALL (NON-LOAD BEARING PARTITION) W/ 3⅝" 25 GA. MTL. STUDS @ 24" O.C. TO RECEIVE 1" G.W.B. AT HOTEL LOBBY SIDE. LEVEL IV (NON-LOADING PARTITIONS)
9. EXISTING STRUCTURAL COLUMN TO REMAIN "AS IS".
10. 1" GWB TYPE 'X' - PAINTED ON 6005162-54 STRUCTURAL STUDS @ 16" O.C. W/ 3 1/2" "MONOKOTE MK-6" FIRE PROOFING BY WR GRACE OR EQUAL - 3" ROCK WOOL INSULATION (NOTE: "ADHESIVE SPRAY" REQUIRED FOR "MONOKOTE MK-6") - EXT. SIDE TO RECEIVE 7/8" 3-COATS TEXTURED STUCCO FINISH ON PAPER BACKED METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 5/8" DENS SHIELD - TYPE 'X' BOARD.

(B) WINDOW NUMBER
(2) DOOR NUMBER
LIMITS OF CONSTRUCTION

NOTE:
1. ALL INTERIOR WALLS W/ CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR P.T. WOOD BLOCKING.

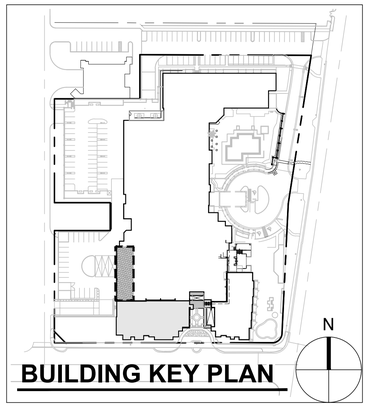
2. ALL LOBBY AND BATHROOM WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).

3. ALL TILED WALLS TO RECEIVE 5/16"-"DUROCK" BACKING OR EQUAL.

4. ALL EXTERIOR WALLS TO RECEIVE CORE FILL 500 INSULATION.

5. ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIER, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE THE DECORATIVE CEILING AND IN CONCEALED SPACES OF THE WALL WITH SUGGESTED WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS" AS PER 2015 INTERNATIONAL BUILDING CODE.

EXISTING AREA THAT WILL AFFECTED BY BREAK ROOM EXPANSION	
• EXISTING DRIVEWAY RAMP	• 1,588 S.F.
• EXISTING COVERED RAMP/ SERVICE ENTRY	• 850 S.F.
• EXISTING BREAKROOM	• 404 S.F.
TOTAL EXISTING AREA UNDER DEVELOPMENT	• 2,842 S.F.



BUILDING KEY PLAN

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CONSTRUCTION	

PROJECT TITLE

OPAL GRAND EMPLOYEE BREAKROOM & STORAGE (BUILD OUT)

10 N. OCEAN BLVD.
DELRAY BEACH, FL

REVISIONS

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FILE NUMBER **312A201_E**

DRAWING TITLE

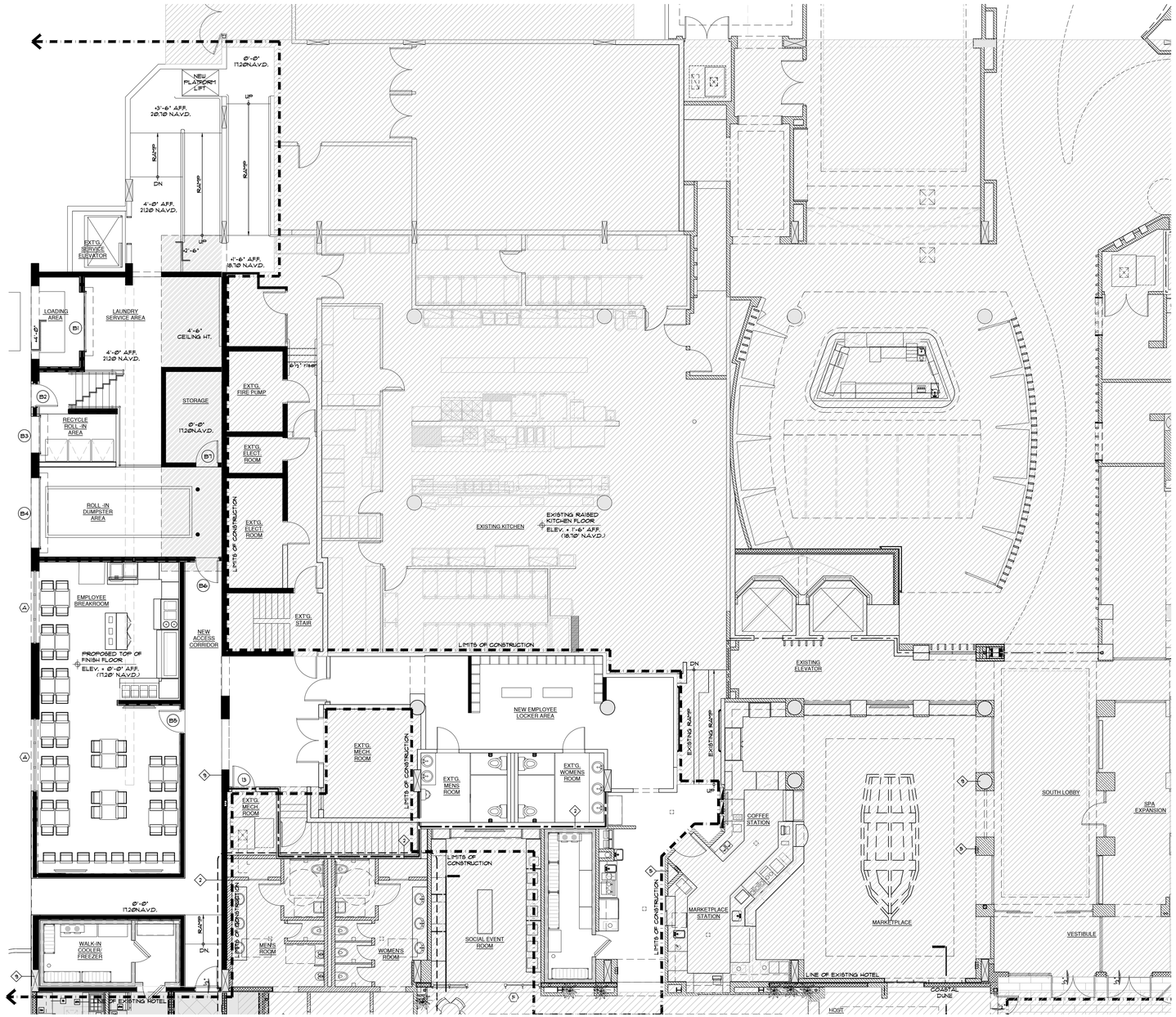
EXISTING GROUND FLOOR PLAN (FOR REF. ONLY)

DATE **02.11.22** | DRAWN BY **GE/JC**

JOB NUMBER **20190312**

DRAWING NUMBER

A2.01E



WALL LEGEND

1. EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
2. EXISTING RATED TEMPORARY CONSTRUCTION PARTITION WALLS & DOORS TO BE REMOVED.
3. EXISTING 4" TO 6" INTERIOR DRYWALL PARTITION TO REMAIN "AS IS".
4. EXISTING 6" TO 8" P.I.P. CONC. WALL TO REMAIN. (FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMODATE REQ. INTERIOR DIMENSIONS).
5. ⅝" 2-COAT STUCCO FIN.-PAINTED ON 8"-8" CONCRETE BLOCK W/ ⅝" TYPE 'X' GYPSUM WALL BOARD, PAINTED ON 1 5/8" MTL FURRING @ 24"O.C. W/ R41 FI POL BACKED INSULATION BETWEEN FURRING CHANNELS & DRYWALL.-TYP. @ EXTERIOR WALL.
6. 4" TO 6" INTERIOR (NON-LOAD BEARING PARTITION) W/ 3⅝" 25 GA. MTL. STUDS @ 24" O.C. (SEE D.M. FLR. PLANS FOR ACTUAL WALL THICKNESS) (1HR DRYWALL @ JUICE BAR 5/8" DENS-SHIELD BEHIND TILE). (NOTE: STUDS TO BE 12" O.C. WHEN INSTALLING 1HR DRYWALL CEILINGS, TYP.) - LEVEL IV (1HR RATED NON-LOADING PARTITIONS TO BE UL-U419 OR EQUAL).
7. ⅝" 2-COAT STUCCO FIN.-PAINTED ON 8"-8" CONCRETE BLOCK BOTH SIDES TYP. @ DROP-OFF AREA ENTRY WALL.
8. 8"-8" CONCRETE BLOCK W/ EXTERIOR FACE TO RECEIVE CULTURED STONE VENEER. INTERIOR TO BE EXPOSED BLOCK - TYP. @ DROP-OFF CANOPY COLUMNS.
9. TEMPORARY 4" INTERIOR CONSTRUCTION WALL (NON-LOAD BEARING PARTITION) W/ 3⅝" 25 GA. MTL. STUDS @ 24" O.C. TO RECEIVE ⅝" GWB. AT HOTEL LOBBY SIDE LEVEL IV (NON-LOADING PARTITIONS)
10. EXISTING STRUCTURAL COLUMN TO REMAIN "AS IS".
11. ⅝" GWB TYPE 'X' - PAINTED ON 6@@16"c/-94 STRUCTURAL STUDS @ 16" O.C. W/ 3 ¾" "FYONOKOTE MK-6" FIRE PROOFING BY UR GRACE OR EQUAL - 3" ROCK WOOL INSULATION (NOTE: "ADHESIVE SPRAY" REQUIRED FOR "FYONOKOTE MK-6") - EXT. SIDE TO RECEIVE 7/8" 2-COATS TEXTURED STUCCO FINISH ON PAPER BACKED METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 5/8" DENS SHIELD - TYPE 'X' BOARD.

EXISTING AREAS TO REMAIN "AS IS".

EXISTING UNDERSIDE OF MEZZANINE STORAGE.

(B) WINDOW NUMBER

(2) DOOR NUMBER

LIMITS OF CONSTRUCTION

NOTE:
1. ALL INTERIOR WALLS W/ CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR P.T. WOOD BLOCKING.

2. ALL LOBBY AND BATHROOM WALLS TO RECEIVE BATT SOND INSULATION (TYP.).

3. ALL TILED WALLS TO RECEIVE 5/16"-"DUROCK" BACKING OR EQUAL.

4. ALL EXTERIOR WALLS TO RECEIVE CORE FILL SOND INSULATION.

5. ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIER, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE THE DECORATIVE CEILING AND IN CONCEALED SPACES OF THE WALL WITH SUGGESTED WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS" AS PER 2015 INTERNATIONAL BUILDING CODE.

EXISTING AREA THAT WILL AFFECTED BY BREAK ROOM EXPANSION	
• EXISTING DRIVEWAY RAMP	• 1,588 S.F.
• EXISTING COVERED RAMP/ SERVICE ENTRY	• 350 S.F.
• EXISTING BREAKROOM	• 404 S.F.
TOTAL EXISTING AREA UNDER DEVELOPMENT	• 2,342 S.F.

PROPOSED BREAK ROOM EXPANSION	
PROPOSED NEW EMPLOYEE BREAK ROOM	• 922 S.F.
PROPOSED NEW RECYCLE COLLECTION AREA	• 84 S.F.
PROPOSED NEW DUMPSTER ENCLOSURE	• 323 S.F.
PROPOSED NEW STORAGE ROOM	• 112 S.F.
PROPOSED NEW LAUNDRY LOADING	• 98 S.F.
PROPOSED NEW LAUNDRY SERVICE AREA	• 350 S.F.
PROPOSED NEW SERVICE CORRIDOR	• 403 S.F.
PROPOSED NEW WALK-IN FREEZER	• 206 S.F.
PROPOSED NEW EMPLOYEE LOCKER ROOM	• 404 S.F.
TOTAL EXISTING AREA UNDER DEVELOPMENT	• 2,342 S.F.

1 / A2.02N **PROPOSED GROUND FLOOR NOTED PLAN**

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

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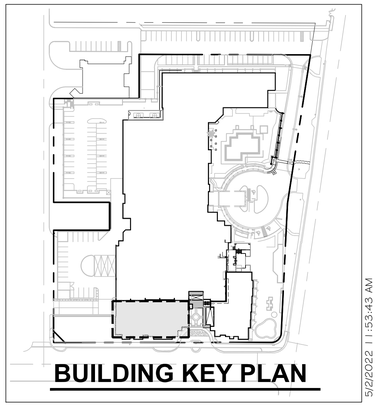

BUILDING KEY PLAN

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CONSTRUCTION	

PROJECT TITLE

OPAL GRAND EMPLOYEE BREAKROOM & STORAGE (BUILD OUT)

10 N. OCEAN BLVD. DELRAY BEACH, FL

REVISIONS

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FILE NUMBER **312A202_N**

DRAWING TITLE

PROPOSED GROUND FLOOR NOTED PLAN

DATE **02.11.22** | DRAWN BY **GE/JC**

JOB NUMBER **20190312**

DRAWING NUMBER

A2.02_N

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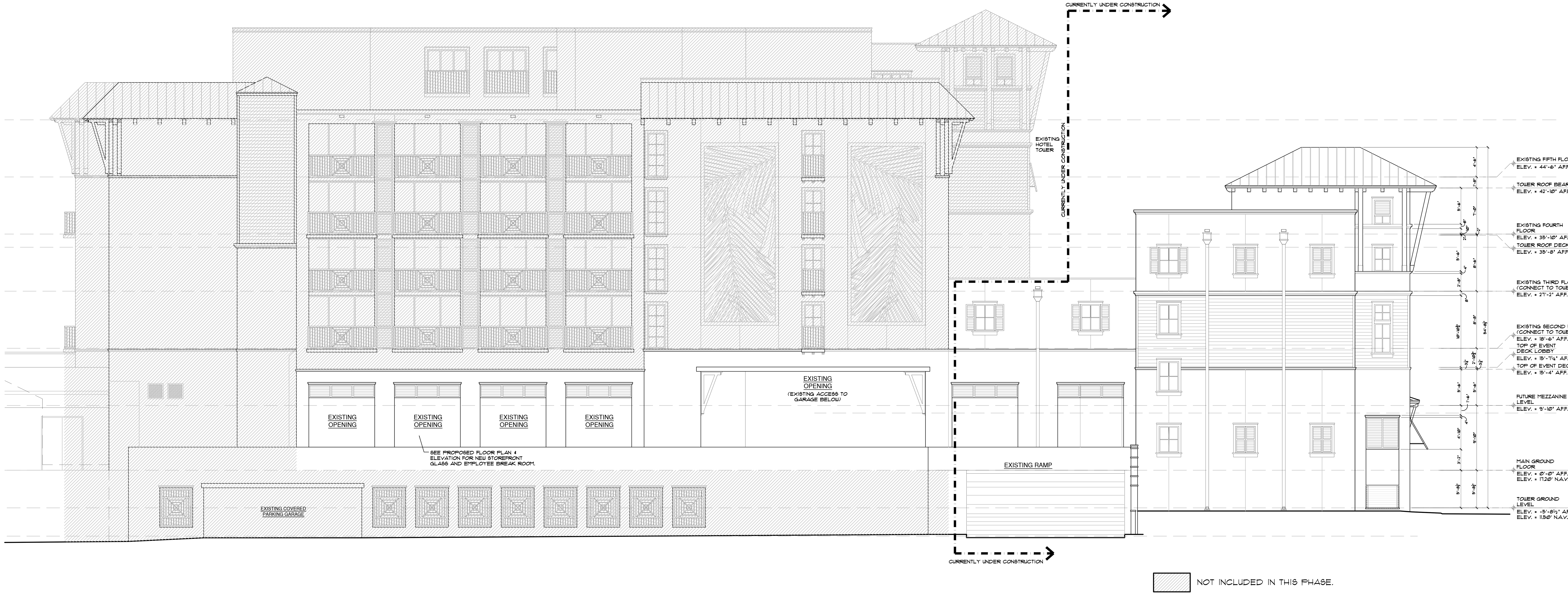

1 A3.00E EXISTING WEST ELEVATION

SCALE : 1/8"=1'-0" (FOR REFERENCE ONLY)

ELEVATION NOTES

01 STANDING SEAM ROOFING SYSTEM "DREXEL METALS" - DMC175S W/ 1 3/4" HIGH 180° SEAM W/.040" ALUM. ALLOY #3105-H14 PANELS W/ SANDSTONE #SR 54" KYNAR 500 FIN. BY "AMETCO ROOFING" OR EQUAL, OVER (1) LAYER OF H.T. "METSHIELD" - "HIGH TEMP-PEEL-N-STICK", (1) LAYER #30 FELT T.T. TO 3/4" APA. FIRE RATED EXT. GRADE PLYWOOD SHEATHING (TYP.).

02 5 1/2" EXPOSED FIRE-TREATED P.T. "PERFECTION" WOOD SHINGLE ROOF ON "CEDAR BREATHER" SPACERS OVER "TU-PLUS" SELF ADHERING UNDERLAYMENT ON (1) LAYER #30 FELT T.T. TO 3/4" APA. FIRE RATED EXT. GRADE PLYWOOD SHEATHING (TYP.).

03 CONT. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 6 SMOOTH CLEAR CEDAR FASCIA -PAINTED (NOTE: DRIP EDGE TO BE COMPATIBLE WITH ROOFING SYSTEM).

04 CONTINUOUS 3-STEP RAISED DECORATIVE STUCCO PARAPET BANDING WITH SMOOTH PAINTED FINISH, CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL.

05 CONT. RAISED 2-STEP SMOOTH STUCCO BAND W/ 2"ht. x 1" PROJ. TOP & 2"ht. x 1" PROJ. BOTTOM - PAINTED.

06 7/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING - FINISH- PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.) - SEE APPLICATION FOR FRAMED EXTERIOR WALLS.

07 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS, DOORS AND WINDOW SURROUNDS.).

08 2-COAT 5/8" LIGHT SMOOTH STUCCO FINISH, PAINTED TYP. (NOTE: ENTIRE BUILDING (NEW AND EXISTING) TO RECEIVE SMOOTH STUCCO FINISH).

09 ¾" SMOOTH STUCCO SCORE LINES - SEE ELEVATION FOR LOCATIONS & PATTERN - PAINTED.

10 8" EXTERIOR FRAMED WALL W/ ⅞" 3-COATS SMOOTH STUCCO FINISH ON PAPER BACKED METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER ⅝" DENS GLASS - TYPE 'X' BOARD ON 6006162-54 STRUCTURAL STUDS @ 16" O.C. W/ 3 ¾" "MONOKOTE MK-6" FIRE PROOFING BY WR GRACE OR EQUAL.

11 CUSTOM FABRICATED DECORATIVE BRACKET "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5067 URETHANE ELASTROMER COATING & LIMESTONE ACRYLIC POLYMER FINISH COAT BY "FINESTONE" OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT.

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

13 (2) LAYER STEP SILL BANDING 2" dp. W/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING- (LOWER BAND 6" dp. W/ 3/4" PROJECTION @ STUCCO) - PAINTED (TYP. @ WINDOWS) SLOPED FOR POSITIVE DRAINAGE.

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

15 CONT. 2" dp. W/ 1 1/2" PROJECTION SMOOTH STUCCO BANDING - (LOWER BAND 4" dp. W/ 3/4" PROJECTION @ STUCCO) TYP. AT EVENT DECK PARAPET & TOWER WINDOWS.

16 4" dp. W/ 2" PROJECTION SMOOTH STUCCO BANDING & (2) LAYERS OF LOWER BANDING EA. 2" dp. W/ 3/4" PROJECTION @ STUCCO LAP SIDING & STUCCO).

17 CONT. 1" TH. x 4"HT. SMOOTH RAISED STUCCO BANDING AT WINDOW AND DOOR SURROUNDS. (NOT APPLICABLE)

18 RAISED 2-STEP SMOOTH STUCCO HEADER BAND W/ 2"ht. x 1" PROJ. TOP & 2"ht. x 1" PROJ. BOTTOM - PAINTED.

19 CUSTOM FABRICATED DECORATIVE ALUM. LOUVERED PANEL SPANDREL BY "AMF" OR EQUAL. - CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (VERIFY COLOR W/ OWNER / HOTEL)

20 ALUMINUM GUARDRAIL W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE)- TOP OF RAIL MIN. 42" W/ CLEAR LEXAN PANEL (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE. BY "AMF BUILDING PRODUCTS" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2017 EDITION) - SEE ELEVATIONS FOR VARIOUS STYLES.

21 NOT USED

22 NOT USED

23 NOT USED

24 CUSTOM FABRICATED ALUM. BRACKET W/ CORBEL BASE BY "AMF" OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (NOT APPLICABLE)

25 6" x 6" x 20" DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY "HARDIE BOYS" OR EQUAL - PAINTED - ON 1" x 6" T&G OR V-GROOVE ⅞" (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) -SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (TYP. @ EVENT DECK TOWER).

26 4" x 6" x 20" DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY "HARDIE BOYS" OR EQUAL - PAINTED - ON 1" x 6" T&G OR V-GROOVE ⅞" (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) -SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

27 6" x 6" x 44" DECORATIVE BRACKETS - PAINTED (TOP OF BRACKET PROFILE RT-4001-1 W/ 6 X 6 ANGLE SUPPORT W/ 2" x 6" x 42" ht. BACK PLATE & - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

28 ALL EXTERIOR STUCCO CEILINGS/SOFFITS TO BE COVERED W/ ⅞" THK. 3-COATS SMOOTH STUCCO FINISH ON 3.4 HI-RIB GALV. MTL. LATH PAINTED- (TYP.).

29 ALUMINUM DECORATIVE GUARDRAIL W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE)- TOP OF RAIL MIN. 42" W/ HORIZONTAL STAINLESS STEEL CABLE SPACED TO BLOCK PASSAGE OF 4" SPHERE. (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE. BY "AMF" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2020 EDITION).

30 TOP CONCRETE ROOF DECK TO RECEIVE "SIKA ROOF PRO" #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE ROOF DECK). CONTRACTOR TO PROVIDE 1 HR. PROTECTION AT UNDERSIDE OF STRUCTURAL STEEL DECK AND FRAMING W/ SPRAY ON FIRE PROTECTION AS REQ. PER "WR GRACE"- CONSTRUCTION PRODUCTS- "MONOKOTE" OR EQUAL.

31 ALL NON-SLIP CONC. PAVERS TO BE SELECTED AND APPROVED BY INTERIOR DESIGNER & HOTEL & SHALL BE MUDSET OVER "SIKA ROOF PRO" #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE CONCRETE DECK).

32 18" DECORATIVE LOUVERED SPANDREL BY "HARDIE BOYS" - PAINTED. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

33 DECOR. ALUM. WINDOW SHUTTERS TO HAVE 2 X SPACERS @ REAR FOR PROTECTION FROM BUILDING. AS PER "AMF" OR EQUAL (COLOR BRONZE).

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

35 SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY OWNER/HOTEL). ALL EXTERIOR FIXTURES TO BE FULLY SHIELDED TO MEET "FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION STARDARDS W/ YELLOW (LONG WAVELENGHT) BUG TYPE BULBS OR LOW-PRESSURE SODIUM (LPS).

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

37 DECORATIVE FIXED ALUMINUM BAHAMA SHUTTERS SET IN A 45 DEGREE OPEN POSITION W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE) BY "AMF" OR EQUAL.

38 "PGT" FIXED WINDOW ALUM. WINDOWS (COLOR BRONZE) TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS W/ REAR OF GLASS PAINTED BLACK SET IN RECESSED STRUCTURAL METAL STUD WALL.

39 "ALDORA" STOREFRONT ENTRY ASSEMBLY W/ TRANSOM-IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - COLOR WHITE (ALL "PGT" STOREFRONT ENTRY TO BE PROVIDED W/ ADA COMPLIANT HARDWARE AND THRESHOLD W/ MAX. HT. NOT EXCEEDING 1/2").

40 PGT - FIXED FAUX ALUM. WINDOW - COLOR BRONZE - TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS W/ REAR OF GLASS PAINTED BLACK - SET RECESSED WITHIN THE STRUCTURAL METAL STUD WALL.

41 EVENT TOWER HIP ROOF STRUCTURE FRAME WITH PRE-ENGINEERED METAL TRUSSES @ 24" O.C. - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL - SEE STRUCTURAL DRAWINGS.

42 OPTIONAL 6" HALF ROUND WHITE ALUMINUM GUTTERS BY "RAINSAVER GUTTER SYSTEM INC." OR EQUAL (CONTRACTOR TO PROVIDE ALT. PRICE FOR GALVALUME GUTTER SYSTEM - COLOR BRONZE).

43 ALL EXTERIOR DOORS & WINDOWS TO HAVE "DYMONIC 100" CAULKING @ BUCK / C.M.U. / ALUM. FRAME OR HOLLOW METAL CONDITIONS - OR EQUAL (TYP.)

44 CUSTOM FABRICATED 6" x 8" x 48" @ 24" O.C. "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5067 URETHANE ELASTROMER COATING & LIMESTONE ACRYLIC POLYMER FINISH COAT BY "FINESTONE" OR EQUAL. ATTACHED W/ CONSTRUCTION ADHESIVE "DOW ENERFOAM" FOAM SEALANT OR EQUAL. - PAINTED. • (6" X 8" X 10" @ 12" OVERHANG).

45 ALL PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CAPS TO BE FABRICATED FROM PRE-FINISHED .032 ALUM. (PAINTED)- IN 10'-0" STRAIGHT SECTIONS. - ALLOW A ¼" SPACE BETWEEN THE ENDS FOR EXPANSION. - ALL CORNERS SHALL BE PREFABRICATED FROM ONE PIECE WITH EACH LEG BEING A MIN. 2'-0" IN LENGTH.

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

47 4" x 12" EMERGENCY OVER FLOW SCUPPERS (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK). - SEE ROOF PLAN FOR ALL LOCATIONS.

LIGHT FIXTURES

(G) "PRESCOLITE" 4" LED WALL MOUNT CYLINDER #LD4SUD (COLOR BRONZE)

-ALL EXTERIOR LUMINAIRES WATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS.)

-ALL EXTERIOR LUMINAIRES TO BE SHIELDED SO AS NOT TO BE FULLY EXPOSED & SHALL BE DESIGNED AND SPECIFIED TO AVOID SPILLING INTO ADJACENT PROPERTIES.

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

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE OR SHERWIN WILLIAMS SPECIFICATIONS.

P-1 ACADIA WHITE #AC-41 (MAIN BUILDING SMOOTH STUCCO AREAS)

P-2 BERKSHIRE BEIGE #HC-2 (LAP SIDING).

P-3 BRILLIANT WHITE WOOD TRIM, COLUMNS & BANDING.

P-4 TUDOR BROWN #E-62 WOOD TRIM, COLUMNS, OUTLOOKERS, BRACKETS & GABLE ENDS.

P-5 "PGT" - "BRONZE" WINDOWS, DOORS, ALUMINUM SHUTTERS AND RAILINGS.

P-6 SANDSTONE #R51-E.85 - KYNAR 500 (STANDING SEAM METAL ROOF).

P-7 "PERFECTION" WOOD CEDAR SHINGLE ROOF.

P-8 STONINGTON GRAY #HC-170 (SCORE LINE BASE)

NOTE:
1. ALL COLORS ARE FOR PRICING PURPOSES ONLY, CONTRACTOR TO PROVIDE SAMPLES FOR HOTEL APPROVAL.
2. ALL STUCCO TO BE MIXED W/ "XYPEX ADMIX 1000" OR EQUAL.
3. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR HOTEL APPROVAL FOR TEXTURE.

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

EFFECTIVE AREA (ft)^2	ZONE 4		ZONE 5	
	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE
1 TO 20	42.0	-45.5	42.0	-56.0
21 TO 50	39.8	-43.3	39.8	-52.1
51 TO 100	37.7	-41.2	37.7	-47.3
101 TO 150	35.8	-39.3	35.8	-43.6
151 TO 250	34.7	-38.2	34.7	-41.2

ZONE 5 IS 6'-0" WITHIN ANY CORNER OF THE BLDG.
ALL OTHER AREAS ARE ZONE 4

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 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 SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
9. APPLY ENERFOARM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS. ENERFOAM SEALANT ASTM-C203.
10. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5067- FOR A TOUGH MEMEBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING, MOLD FABRICATION , IMPACT PROTECTION FOR EPS AND CUT SHAPES. OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

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ISSUED FOR PERMIT
BIDS
PERMIT 3.8.21
CONSTRUCTION

PROJECT TITLE
OPAL GRAND EMPLOYEE BREAKROOM & STORAGE (BUILD OUT)

10 N. OCEAN BLVD. DELRAY BEACH, FL

REVISIONS

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FILE NUMBER **312A300_E**

DRAWING TITLE
EXISTING ELEVATION (FOR REF. ONLY)

DATE **02.11.22** DRAWN BY **GE/JC**

JOB NUMBER **20190312**

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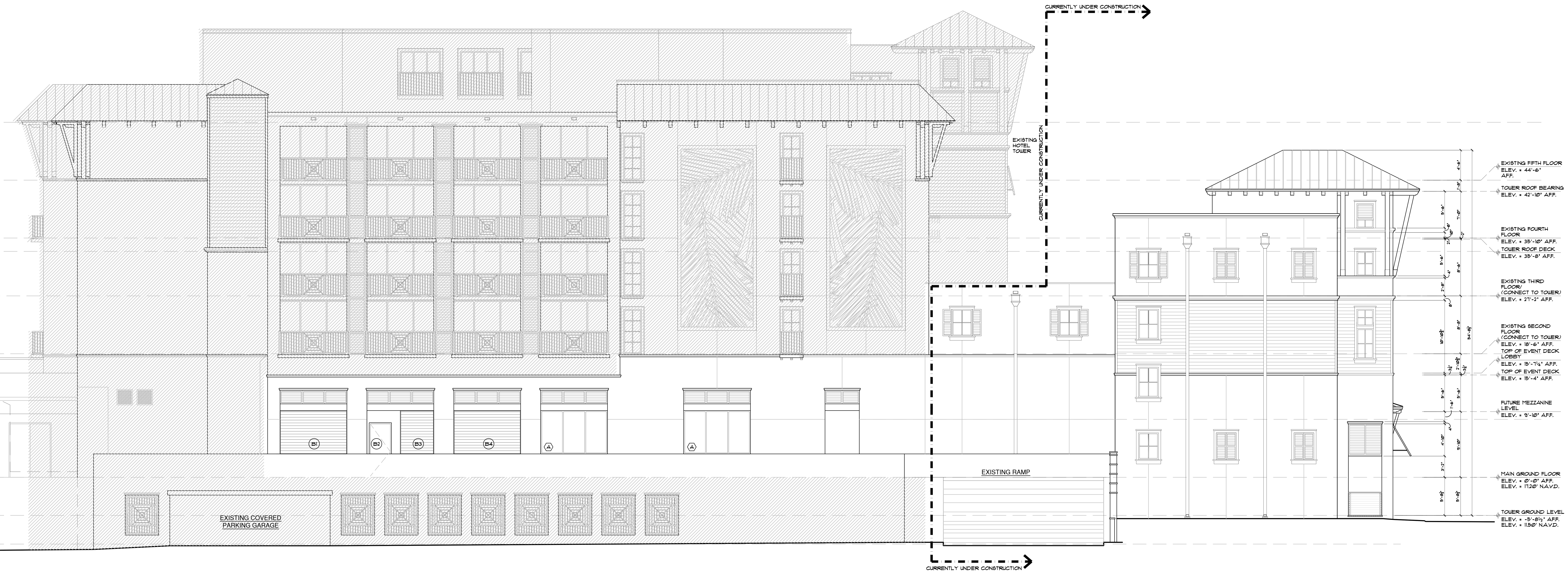
A3.00_E



NOT INCLUDED IN THIS PHASE.

1 / A3.01 **PROPOSED WEST ELEVATION**

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

ELEVATION NOTES

01 STANDING SEAM ROOFING SYSTEM 'DREXEL METALS' - DMC175S W/ 1 3/4' HIGH 180° SEAM W/.040' ALUM. ALLOY #3105-H14 PANELS W/' SANDSTONE #SR 54' KYNAR 500 FIN. BY 'AMETCO ROOFING' OR EQUAL, OVER (1) LAYER OF H.T. 'METSHIELD' - 'HIGH TEMP-PEEL-N-STICK', (1) LAYER #30 FELT T.T. TO 3/4' APA. FIRE RATED EXT. GRADE PLYWOOD SHEATHING (TYP.).

02 5 1/2' EXPOSED FIRE-TREATED P.T. 'PERFECTION' WOOD SHINGLE ROOF ON 'CEDAR BREATHER' SPACERS OVER 'TU-PLUS' SELF ADHERING UNDERLAYMENT ON (1) LAYER #30 FELT T.T. TO 3/4' APA. FIRE RATED EXT. GRADE PLYWOOD SHEATHING (TYP.).

03 CONT. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 6 SMOOTH CLEAR CEDAR FASCIA -PAINTED (NOTE: DRIP EDGE TO BE COMPATIBLE WITH ROOFING SYSTEM).

04 CONTINUOUS 3-STEP RAISED DECORATIVE STUCCO PARAPET BANDING WITH SMOOTH PAINTED FINISH, CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL.

05 CONT. RAISED 2-STEP SMOOTH STUCCO BAND W/ 2'ht. x 1' PROJ. TOP & 2'ht. x 1' PROJ. BOTTOM - PAINTED.

06 7/8' 3-COAT SMOOTH STUCCO W/ 6' LAP SIDING - FINISH- PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.) - SEE APPLICATION FOR FRAMED EXTERIOR WALLS.

07 2' x 4' SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS, DOORS AND WINDOW SURROUNDS.).

08 2-COAT 5/8' LIGHT SMOOTH STUCCO FINISH, PAINTED TYP. (NOTE: ENTIRE BUILDING (NEW AND EXISTING) TO RECEIVE SMOOTH STUCCO FINISH).

09 ¾' SMOOTH STUCCO SCORE LINES - SEE ELEVATION FOR LOCATIONS & PATTERN - PAINTED.

10 9' EXTERIOR FRAMED WALL W/ ⅞' 3-COATS SMOOTH STUCCO FINISH ON PAPER BACKED METAL LATH OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER ⅝' DENS GLASS - TYPE 'X' BOARD ON 6006162-54 STRUCTURAL STUDS @ 16' O.C. W/ 3 ¾' 'MONOKOTE MK-6' FIRE PROOFING BY WR GRACE OR EQUAL.

11 CUSTOM FABRICATED DECORATIVE BRACKET 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5067 URETHANE ELASTROMER COATING & LIMESTONE ACRYLIC POLYMER FINISH COAT BY 'FINESTONE' OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT.

12 ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE 4'-0' x 4'-0' SAMPLE FOR APPROVAL FOR TEXTURE.

13 (2) LAYER STEP SILL BANDING 2' dp. W/ 1 1/2' PROJECTION SMOOTH STUCCO BANDING- (LOWER BAND 6' dp. W/ 3/4' PROJECTION @ STUCCO) - PAINTED (TYP. @ WINDOWS) SLOPED FOR POSITIVE DRAINAGE.

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

15 CONT. 2' dp. W/ 1 1/2' PROJECTION SMOOTH STUCCO BANDING - (LOWER BAND 4' dp. W/ 3/4' PROJECTION @ STUCCO) TYP. AT EVENT DECK PARAPET & TOWER WINDOWS.

16 4' dp. W/ 2' PROJECTION SMOOTH STUCCO BANDING & (2) LAYERS OF LOWER BANDING EA. 2' dp. W/ 3/4' PROJECTION @ STUCCO LAP SIDING & STUCCO).

17 CONT. 1' TH. x 4'HT. SMOOTH RAISED STUCCO BANDING AT WINDOW AND DOOR SURROUNDS. (NOT APPLICABLE)

18 RAISED 2-STEP SMOOTH STUCCO HEADER BAND W/ 2'ht. x 1' PROJ. TOP & 2'ht. x 1' PROJ. BOTTOM - PAINTED.

19 CUSTOM FABRICATED DECORATIVE ALUM. LOUVERED PANEL SPANDREL BY 'AMF' OR EQUAL. - CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (VERIFY COLOR W/ OWNER / HOTEL)

20 ALUMINUM GUARDRAIL W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE)- TOP OF RAIL MIN. 42' W/ CLEAR LEXAN PANEL (BOTTOM RAIL MAX. 2' A.F.F. -TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE. BY 'AMF BUILDING PRODUCTS' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2017 EDITION) - SEE ELEVATIONS FOR VARIOUS STYLES.

21 NOT USED

22 NOT USED

23 NOT USED

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

25 6' x 6' x 20' DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY 'HARDIE BOYS' OR EQUAL - PAINTED - ON 1' x 6' T&G OR V-GROOVE ⅞' (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) -SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL. (TYP. @ EVENT DECK TOWER).

26 4' x 6' x 20' DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY 'HARDIE BOYS' OR EQUAL - PAINTED - ON 1' x 6' T&G OR V-GROOVE ⅞' (3) COAT SMOOTH STUCCO SOFFIT (PAINTED) -SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

27 6' x 6' x 44' DECORATIVE BRACKETS - PAINTED (TOP OF BRACKET PROFILE RT-4001-1 W/ 6 X 6 ANGLE SUPPORT W/ 2' x 6' x 42' ht. BACK PLATE & - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

28 ALL EXTERIOR STUCCO CEILINGS/SOFFITS TO BE COVERED W/ ⅞' THK. 3-COATS SMOOTH STUCCO FINISH ON 3.4 HI-RIB GALV. MTL. LATH PAINTED- (TYP.).

29 ALUMINUM DECORATIVE GUARDRAIL W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE)- TOP OF RAIL MIN. 42' W/ HORIZONTAL STAINLESS STEEL CABLE SPACED TO BLOCK PASSAGE OF 4' SPHERE. (BOTTOM RAIL MAX. 2' A.F.F. -TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE. BY 'AMF' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2020 EDITION).

30 TOP CONCRETE ROOF DECK TO RECEIVE 'SIKA ROOF PRO' #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE ROOF DECK). CONTRACTOR TO PROVIDE 1 HR. PROTECTION AT UNDERSIDE OF STRUCTURAL STEEL DECK AND FRAMING W/ SPRAY ON FIRE PROTECTION AS REQ. PER 'WR GRACE'- CONSTRUCTION PRODUCTS- 'MONOKOTE' OR EQUAL.

31 ALL NON-SLIP CONC. PAVERS TO BE SELECTED AND APPROVED BY INTERIOR DESIGNER & HOTEL & SHALL BE MUDSET OVER 'SIKA ROOF PRO' #624 RESIN WATERPROOFING SYSTEM OR EQUAL. (ENTIRE CONCRETE DECK).

32 18' DECORATIVE LOUVERED SPANDREL BY 'HARDIE BOYS' - PAINTED. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.

33 DECOR. ALUM. WINDOW SHUTTERS TO HAVE 2 X SPACERS @ REAR FOR PROTECTION FROM BUILDING. AS PER 'AMF' OR EQUAL (COLOR BRONZE).

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

35 SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY OWNER/HOTEL). ALL EXTERIOR FIXTURES TO BE FULLY SHIELDED TO MEET 'FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION STARDARDS W/ YELLOW (LONG WAVELENGHT) BUG TYPE BULBS OR LOW-PRESSURE SODIUM (LPS).

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

37 DECORATIVE FIXED ALUMINUM BAHAMA SHUTTERS SET IN A 45 DEGREE OPEN POSITION W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE) BY 'AMF' OR EQUAL.

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10 N. OCEAN BLVD. DELRAY BEACH, FL

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FILE NUMBER **312A301**

DRAWING TITLE
PROPOSED ELEVATION

DATE **02.11.22** | DRAWN BY **GE/JC**

JOB NUMBER **20190312**

DRAWING NUMBER
A3.01

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4/29/2022 12:49:14 PM

A. Move approval of the Class I Site Plan Modification (2022-167) for the Opal Grand Hotel located at 10 North Ocean Boulevard associated with elevation changes to the west elevation, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

B. Move denial of the Class I (2022-167) Site Plan Modification for the Opal Grand Hotel at 10 North Ocean Boulevard associated with elevation changes to the west elevation, by finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

C. Continue with direction.

OPAL GRAND RESORT

Delray Beach, Florida

(TREE PLACEMENT IN RENDERING DOES NOT REPRESENT FINAL DESIGN - SEE LANDSCAPE DRAWINGS FOR ALL PROPOSED TREE TYPES AND LOCATIONS)

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