

ELEVATION NOTES

- ALUM RAIL WIDOWS WALK W/ E&P. POWDER COAT FINISH (COLOR WHITE). 2-PIECE CONT. ALUMINUM FLASHING TO MATCH ROOF # OUTER EDGE. TOP OF RAIL 36" ABOVE ROOF DECK. PROVIDE SHOP DUGS & SAMPLE BY "SOUTH FL. ALUM" OR EQ.
- TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM "GAP" (FEUTER GRAY) OR EQUAL ON 36" FELT T.T. TO 19/32" A.P.A. RATED EXT. GRADE FLYWOOD SHEATHING.
- LINE OF 3 & 4 ROOF FITCH BREAK - SEE STRUCT. DUGS & ROOF PLAN.
- CONT. ALUM. DRIP EDGE ON CONT. P.T. 1" x 2" ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA - PAINTED.
- DEL. FT. 548 3" x 6" x 36" DECORATIVE BRACKETS - PAINTED - # 36" O.C. - SEE REFLECTIVE CEILING PLAN FOR LAYOUT (TYP. # ENTRY TOWER FEATURE). PROVIDE ALT. PRICE FOR DECORATIVE POAT BRACKETS.
- RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK - SEE STRUCTURAL DRAWINGS (TYP. # ENTRY TOWER FEATURE AT ENDS / MANSARD ROOFS).
- DECORATIVE RAISED STUCCO BANDING # ROOF PARAPET / TOP LAYER 2" x 2" & BOTT. 2" HT. x 1" W/ WITH LIGHT TEXTURED FINISH. CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL BY OWNER.
- TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM "GAP" (FEUTER GRAY).
- 2" x 6" x 20" DECORATIVE OUTRIGGER (NOTE: KING OUTRIGGERS 30") - PAINTED - # 24" O.C. BY "FOAM FACTORY" OR EQUAL W/ HARDCOAT FINISH ON 1" x 6" CONT. RAISED STUCCO FRIEZE BOARD - SEE REFLECTIVE CEILING PLAN FOR LAYOUT.
- CONT. 2" x 2" CONT. SMOOTH STUCCO BANDING AT UNDERSIDE OF OUTRIGGERS AND STUCCO FRIEZE BOARD - TYP. AT UNDERSIDE OF ROOF OVERHANG.
- PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CAPS TO BE FABRICATED FROM PRE-FINISHED 2032 ALUM. - IN 10'-0" STRAIGHT SECTIONS - ALLOW A 1/4" SPACE BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS SHALL BE PRE-FABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH.
- UPPER FRAMED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 18/8" SMOOTH STUCCO FINISH ON 25 SELF-FURRING PAPER BACKED GALV. METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 19/32" A.P.A. RATED EXTERIOR GRADE FLYWOOD - PAINTED (TYP.).
- NOT USED.
- SECOND FLOOR EXTERIOR TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS # 16" O.C. OVER 1/8" 3-COATS SMOOTH STUCCO FINISH - PAINTED.
- 1/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING FINISH. PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.).
- 1" STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
- 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
- NOT USED.
- (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2" x 2" TOP LAYER W/ LOWER LAYER BEING 4" x 1" PROJECTION - LOCATED # BOARD AND BATTEN STUCCO SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
- (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2" x 2" TOP LAYER W/ LOWER LAYER BEING 6" x 1" PROJECTION - LOCATED # UNDERSIDE OF STUCCO LAP SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
- 1" TH. x 2" HT. SMOOTH RAISED STUCCO BILL WINDOW & 1" TH. x 4" HT. STUCCO SKIRT - PAINTED (TYP.).
- 1" TH. x 8" HT. "AZEK" (WOOD SIMULATED) HEADER TRIM W/ DECORATIVE 1" x 1/2" TRIM - PAINTED (TYP.).
- 1 1/4" RAISED SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
- EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - TYP. # ENTIRE PERIMETER.
- NOTE: APPLY TREYPROOF WATERPROOFING MEMBRANE BY TREYCOO OR EQUAL ALONG NORTHEAST & SOUTHEAST ELEVATIONS.
- 6" x 12" SMOOTH CLEAR CEDAR WOOD BEAM #45 SPACERS # REAR FOR PROTECTION FROM BUILDING AS PER "SOUTH FLORIDA ALUMINUM" OR EQUAL.

PROPOSED NORTHWEST ELEVATION

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

- 6" x 6" CLEAR SMOOTH CEDAR WOOD COLUINS (W/ 1" x 1/8" "AZEK" TRIMMED BASE 1" x 1" # THE TOP - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS. (CONTRACTOR TO SUBMIT SHOP DUGS FOR APPROVAL).
- 4 x 6 SMOOTH CLEAR CEDAR WOOD BRACKET #45 PAINTED - SEE STRUCT. DUGS FOR ALL HIDDEN CONNECTIONS.
- 8" x 12" CONCRETE BEAM W/ 3" 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. COLUINS BELOW - SEE STRUCTURAL DRAWINGS.
- 12" x 12" CONCRETE COLUINS & FILASTERS (SEE FLOOR PLAN) W/ 2" 2-COATS SMOOTH STUCCO PAINTED FINISH (1" x 1" DECORATIVE AZEK TRIM AT THE TOP) 1 1/4" RAISED SMOOTH STUCCO BANDING AT BASE - SEE STRUCTURAL DRAWINGS.
- 16" x 8" x 8" x 42" & 6 1/4" DECORATIVE BRACKETS W/ TAPERED PROFILE BY "FOAM FACTORY" OR EQ. W/ TOUGH COFFER BEAM (TYP. AT UNDERSIDE OF COVERED PORCHES). NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCH APPROVAL.
- POURED IN PLACE CONC SLAB. SEE STRUCT DUGS (TYP.) ALL BALCONIES TO SLOPE 1/4" FT. (UNRAISED W/ "AZEK" TO SIMULATE WOOD DECK).
- CONT. 1 1/4" HT. x 4" COPPER DRIP EDGE # ALL BALCONIES.
- FLAVERS BY "GEMPAVERS" OR EQUAL - OLD CANADA "RANDOM" SIZES (3 x 6, 3 x 8 & 3 x 12) GREY CEMENT MIXES "TAN CHOCOLATE" - SLAB TO BE HUBBED OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK "VULKEN 360" OR EQ. (REG. SAMPLE FOR OWNER APPROVAL).
- DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 x SPACERS # REAR FOR PROTECTION FROM BUILDING AS PER "SOUTH FLORIDA ALUMINUM" OR EQUAL.
- ALUMINUM DECORATIVE RAIL W/ E&P. POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" WITH VERTICAL PICKET PATTERN TO BE SPACED TO RECEIVE 3-COAT 18/8" SMOOTH STUCCO FINISH ON 25 SELF-FURRING PAPER BACKED GALV. METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 19/32" A.P.A. RATED EXTERIOR GRADE FLYWOOD - PAINTED (TYP.).

- DECORATIVE "BAHAMA" ALUMINUM LOUVER SHUTTERS. SET IN A 45 DEGREE POSITION W/ E&P. POWDER COAT FINISH (COLOR TO BE BLACK) BY "SOUTH FLORIDA ALUMINUM" OR EQUAL. (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL).
- "THERIA TRU" DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH) - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO 0.85 AND AVG. SHGC EQUAL TO 0.6 WITH 03 FENESTRATION VALUE TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
- "T81" SINGLE HING. FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). (NOTE: REFLECTIVE GLASS IS NOT PERMITTED).
- "T81" FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCOED 4" CONC. BLOCK.
- NOT USED.
- ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "VULKEN 350" OR EQUAL 4" CONCRETE THRESHOLD / CONCRETE SILL (W/ 3" MAX. HT. DOOR THRESHOLD).
- ALL EXTERIOR DOORS & WINDOWS TO HAVE "DYTHONIC 100" CAULKING # BUCKINGHAM/ALUM. FRAME CONDITIONS (TYP.).
- ALL DOOR & WINDOW CORNERS, HDB'S & JAMB'S TO BE SEALED W/ "VULKEN 350" - 2" APPLIED 60" MIN. PERFEABLE AIR AND VAPOR BARRIER MEMBRANE - INSTALLED AS PER MANUF. SPECS BY "TREYCOO" OR EQ.
- ALL WINDOWS TO HAVE 1 x 1 FT. ID. BUCKS ANCHORED TO CONC. AS PER PRODUCT APPROVAL.
- SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.
- ALL EXTERIOR DOORS & WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS - SEE SHEETS A3.00 & A3.01.
- CONTRACTOR TO PROVIDE "KNOX-BOW" PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS.

EXTERIOR STUCCO

- METAL LATH APPLICATION:
- APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
 - 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.
 - 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.

- TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
- 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.
- RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
- ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.

- ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER COMPLYING WITH ASTM D 578 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

TRIBUTARY AREA (ft ²)	WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, COMPONENTS AND CLADDING		ZONE (4)		ZONE (5)	
	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE
1 TO 20	41	-48	41	-60		
21 TO 50	39	-46	39	-56		
51 TO 100	31	-44	31	-50		
101 TO 150	35	-42	35	-46		
151 TO 250	34	-41	34	-44		

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

LIGHT FIXTURES

- TROY LIGHTING "NEUTON" #CDD3004082Z - ELECT. WALL MOUNTED.
- TROY LIGHTING "NEUTON" #CDD3004082Z - ELECT. CEILING MOUNTED.

ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.

ACQUA WHITE MC-41 (SMOOTH STUCCO & BOARD & BATTEN)

P-2 BRILLIANT WHITE - STUCCO

P-3 BRILLIANT WHITE - STUCCO

P-4 GRAND TETON WHITE MC-42 (LAP-SIDING)

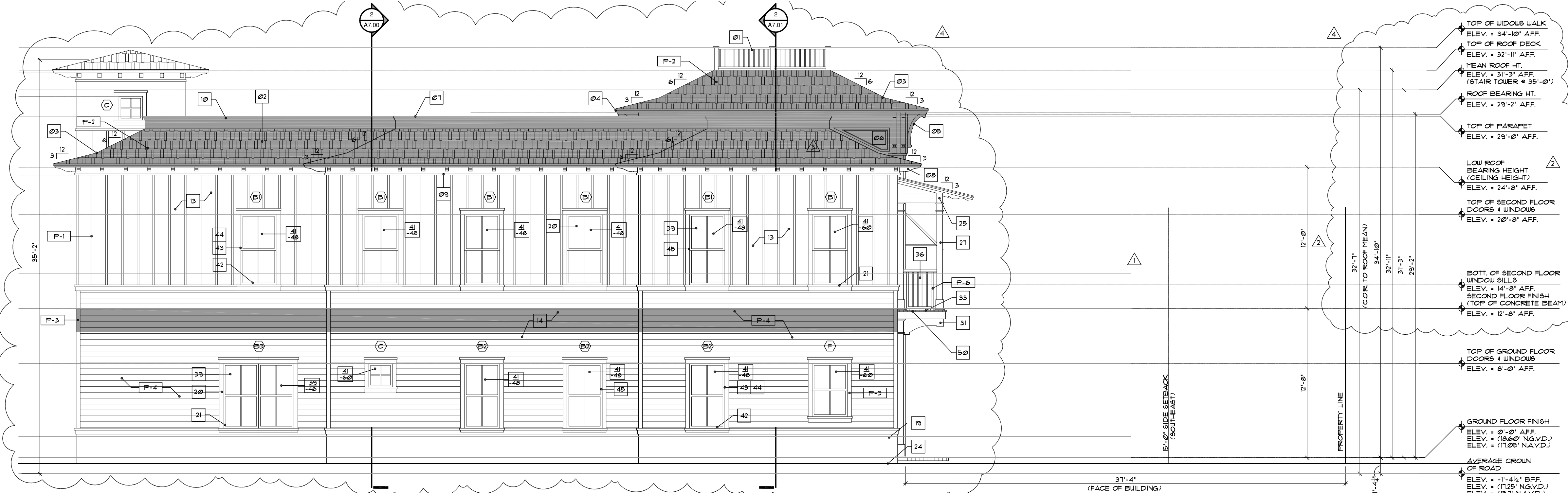
P-5 "T81" - FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH

P-6 BLACK BEAUTY 1228-10 DECORATIVE ALUM. RAILINGS

ALUMINUM MITTERS & WINDOW FRAMES

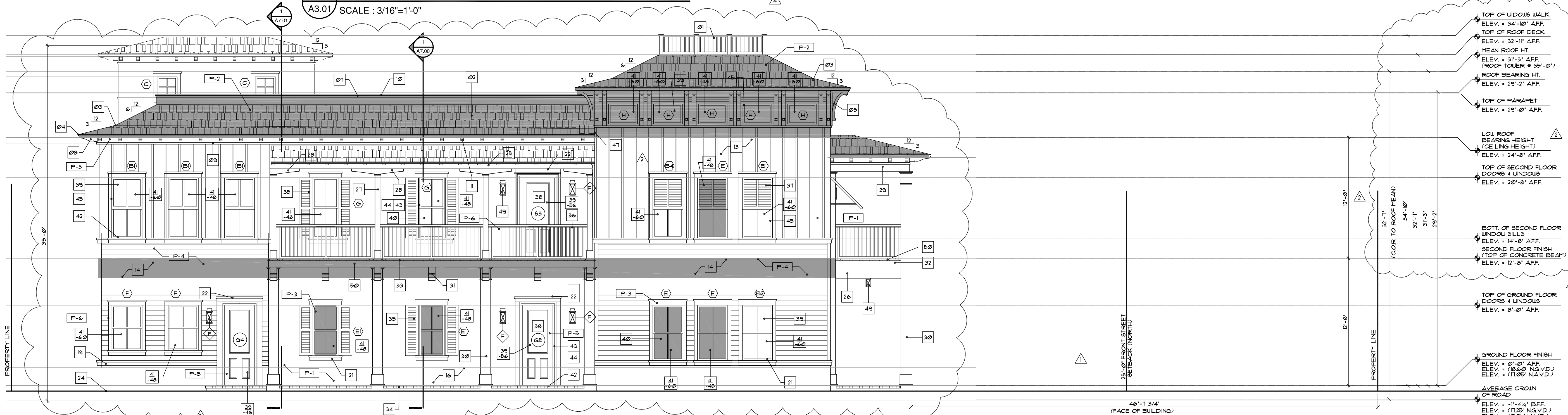
NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

SECOND FLOOR STRUCTURE & ROOF



1 PROPOSED SOUTHWEST ELEVATION

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



2 PROPOSED SOUTHEAST ELEVATION

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

ELEVATION NOTES

01. ALUM RAIL WINDOW WALK W/ E&P. POWDER COAT FINISH (COLOR WHITE) 2" PICE CONT. ALUMINUM FLASHING TO MATCH ROOF 4" OUTER EDGE. TOP OF RAIL 36" ABOVE ROOF DECK. PROVIDE SHOP DUGS 4" SAMPLE BY 'SOUTH FL. ALUM' OR EQ.
02. TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAP' (FEUTER GRAY) OR EQUAL ON 30" FELT T.T. TO 19/32" A.P.A. RATED EXT. GRADE PLYWOOD SHEATHING. 4" ROOF FLIN.
03. LINE OF 3" x 12" ROOF PITCH BREAK - SEE STRUCT. DUGS.
04. CONT. ALUM. DRIP EDGE ON CONT. P.T. 1" x 2" ON CONT. 2" x 4" SMOOTH CLEAR CEDAR FASCIA - PAINTED.
05. DBL. P.T. 5/8" x 3" x 6" x 36" DECORATIVE BRACKETS - PAINTED - # V36" O.C. - SEE REFLECTIVE CEILING PLAN FOR LAYOUT (TYP. # ENTRY TOWER FEATURE).
06. PROVIDE AL. FRG FOR DECORATIVE FOAM BRACKETS.
07. RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK - SEE STRUCTURAL DRAWINGS (TYP. # ENTRY TOWER FEATURE AT ENDS (HANGARD ROOFS).
08. DECORATIVE RAISED STUCCO BANDING - ROOF PARAPET (TOP LAYER 2"HT x 2" x 4" BOTT. 2" HT. x 1" W/ LIGHT TEXTURED FINISH, CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL BY OWNER.
09. 3" x 6" x 20" DECORATIVE OUTRIGGER (NOTE: KING OUTRIGGERS 30") - PAINTED - # 24" O.C. BY 'FOAM FACTORY' OR EQUAL W/ HARD COAT FINISH ON 1" x 6" CONT. RAISED STUCCO PRIZEE BOARD - SEE REFLECTIVE CEILING PLAN FOR LAYOUT.
10. PARAPET CORING TO BE SLOPED FOR POSITIVE DRAINAGE. 4" CARS TO BE FABRICATED FROM PRE-FINISHED 232 ALUM. - IN 10'-0" STRAIGHT SECTIONS - ALLOW A 1/4" SPACE BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS SHALL BE PRE-FABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH.
11. UPPER FRAMED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 78"X14" SMOOTH STUCCO FINISH ON 25 OVER TYPICAL (KING) GOMPERGAL STUCCO WRAP OVER 19/32" A.P.A. RATED EXTERIOR GRADE PLYWOOD - PAINTED (TYP.)
12. NOT USED.
13. SECOND FLOOR EXTERIOR TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS # 16" O.C. OVER 1/8" 3-COATS SMOOTH STUCCO FINISH - PAINTED.
14. 1/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING-FINISH-PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.)
15. STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE W/ ARCHITECT FOR ALL LOCATIONS.
16. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
17. NOT USED.
18. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2" x 2" TOP LAYER W/ LOWER LAYER BEING 1/4" x 1" PROJECTION - LOCATED # BOARD AND BATTEN STUCCO SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
19. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2" x 2" TOP LAYER W/ LOWER LAYER BEING 1/4" x 1" PROJECTION - LOCATED # COVERED FORCED) NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCH APPROVAL.
20. 2" x 4" SMOOTH STUCCO - PAINTED (TYP. # ALL CORNERS AND WINDOW SURROUNDS - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ 1" OVERHANG.
21. 1" TH x 2"HT SMOOTH RAISED STUCCO SILL WINDOW 4" HT x 4"HT. STUCCO SKIRT - PAINTED (TYP.)
22. 1" TH x 8"HT. 'AZEK' (WOOD SIMULATED) HEADER TRIM W/ DECORATIVE 1" x 'AZEK' TRIM. PAINTED (TYP. # DOORS) SLOPED FOR POSITIVE DRAINAGE.
23. 1/4" RAISED SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
24. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - (TYP. # ENTIRE PERIMETER).
25. NOTE: APPLY TREMPROOF WATERPROOFING MEMBRANCE BY 'TREMPRO' OR EQUAL ALONG NORTHEAST 4 SOUTHEAST ELEVATIONS.
26. 6" x 80" x 8'-0" DECORATIVE FOAM BEAMS (W/ HARD COAT FINISH BY 'FOAM FACTORY' OR EQUAL) AT LOWER MAIN COVERED ENTRANCE) - SUBMIT SHOP DRAWING FOR APPROVAL.
27. 6" x 6" CLEAR SMOOTH CEDAR WOOD COLUMNS (W/ 1" x 10" 'AZEK' TRIMMED BASE 4" x 1" x 1" # THE TOP - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS. (CONTRACTOR TO SUBMIT SHOP DUGS FOR APPROVAL).
28. 4 x 6 SMOOTH CLEAR CEDAR WOOD BRACKET 5/4S PAINTED - SEE STRUCT. DUGS FOR ALL HIDDEN CONNECTIONS.
29. 8" x 12" CONCRETE BEAM W/ 3" 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. COLUMNS BELOW - SEE STRUCTURAL DRAWINGS.
30. 12" x 12" CONCRETE COLUMNS 4" FILASTERS (SEE FLOOR PLAN) W/ 3" 2-COATS SMOOTH STUCCO PAINTED FINISH (1" x 1" DECORATIVE AZEK TRIM AT THE TOP) 4 1/4" RAISED SMOOTH STUCCO BANDING AT BASE - SEE STRUCTURAL DRAWINGS.
31. 16" x 8" x 42" L x 6" L DECORATIVE BRACKETS W/ TAPERED PROFILE BY 'FOAM FACTORY' OR EQ. W/ TROUGH COAT FINISH (TYP. AT UNDERSIDE OF COVERED FORCED) NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCH APPROVAL.
32. Poured IN PLACE CONC SLAB. SEE STRUC DUGS (TYP.) ALL BALCONIES TO SLOPE 1/4" FT. (UNRAFFED W/ 'AZEK' TO SIMULATE WOOD DECK).
33. CONT. 1 1/4" HT. x 4" COPPER DRIP EDGE # ALL BALCONIES.
34. PLYERS BY 'GEMPAVERS' OR EQUAL - 'OLD CANADA' RANDOM SIZES (3 x 6, 3 x 3, 3 x 3, 3 x 3) GREY CEMENT MIXES 'TAN CHOCOLATE' SLAB TO BE MUGSET OVER 15" LIQUID WATERPROOFING ON CONC. DECK, 'VULKEM 360' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).
35. DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 x SPACERS # REAR FOR PROTECTION FROM BUILDING. AS PER 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
36. ALUMINUM DECORATIVE RAIL W/ E&P. POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" WITH VERTICAL PICKET PATTERN TO BE SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2' AFF. - TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN. SAFETY / SAMPLE BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2011 EDITION).
37. DECORATIVE 'BAHAMAMA' ALUMINUM LOUVER SHUTTERS. SET IN A 45 DEGREE POSITION W/ E&P. POWDER COAT FINISH (COLOR TO BE BLACK) BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL).
38. 'THERMA TRU' DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH) - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO 0.89 AND AVG. SHGC EQUAL TO 0.85 WITH 0.3 PENETRATION VALUE TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) (NOTE: REFLECTIVE GLASS IS NOT PERMITTED).
39. 'FST' SINGLE HUNG FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) (NOTE: REFLECTIVE GLASS IS NOT PERMITTED).
40. 'FST' - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCOED 4" CONC. BLOCK).
41. NOT USED.
42. ALL ALUM. EXT. DOOR THRESHOLDS 4" WINDOW SILLS TO BE SET IN 'VULKEM 360' OR EQUAL 1" CONCRETE THRESHOLD/ CONCRETE SILL (W/ 3" MAX. HT. DOOR THRESHOLD).
43. ALL EXTERIOR DOORS 4 WINDOWS TO HAVE 'DYTHONIC 190' CAULKING # BUCK/CHUNKY FRAME CONDITIONS (TYP.).
44. ALL DOOR 4 WINDOW CORNERS, HDRS. 4 JAMBS TO BE SEALED W/ 'VULKEM 360' - APPLIED SYNTHETIC PERFEABLE AIR AND VAPOR BARRIER MEMBRANE - INSTALLED AS PER MANUF. SPEC'S BY 'TREPRO' OR EQ.
45. ALL WINDOWS TO HAVE 1" P.T. UD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
46. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.
47. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
48. ADDRESS NUMBERS 4 LOCATION TO BE APPROVED BY OWNER (NOTE: NUMBERS MUST BE MIN. 6" IN HEIGHT AND ON A CONTRASTING BACKGROUND).
49. SEE ELECTRICAL DRAWING FOR ALL EXTERIOR LIGHTING FIXTURES 4 SPECS.
50. ALL BALCONIES/PORCHES TO RECEIVE THINSET 'MARBLE OF THE WORLD' - LOTUS STYLE. QUARTZITE SET - 18" L x 18" W WITH 3/16" GROUT JOINTS OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK. 'VULKEM 360' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).

NOTES:

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

TRIBUTARY AREA (ft ²)	WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, COMPONENTS AND CLADDING		ZONE (4)		ZONE (5)	
	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE
1 TO 20	41	-48	41	-60		
21 TO 50	39	-46	39	-56		
51 TO 100	31	-44	31	-50		
101 TO 500	35	-42	35	-46		
501 TO 2500	34	-41	34	-44		

EXTERIOR STUCCO

- METAL LATH APPLICATION:
- APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
 - 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.
 - 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.
 2. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
 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 LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH TOTAL (1) INCH THICK. AREAS TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
 5. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
 7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
 8. ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURERS PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER COMPLYING WITH ASTM D 516 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

LIGHT FIXTURES

- TROY LIGHTING 'NEWTON' #CD20010BZ - ELECT. WALL MOUNTED.
- TROY LIGHTING 'NEWTON' #CD20040BZ - ELECT. CEILING MOUNTED.

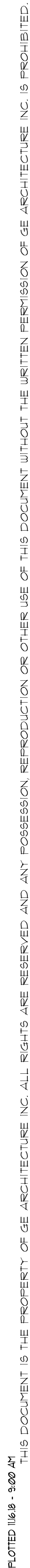
ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT

PAINT LEGEND

- ALL SURFACES TO BE CLEANED 1 PRIMED AS PER BENJAMIN MOORE
- ACADIA WHITE MAC-41 (SMOOTH STUCCO 4 BOARD 4 BATTEN)
- TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAP' (FEUTER GRAY)
- BRILLIANT WHITE - STUCCO HEADERS, SILLS, BANDING AND FASCIA
- GRAND TON WHITE MAC-42 (LAP SIDING)
- 'TUP' - FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH
- JACK BEAUTY K38-10 DECORATIVE ALUM. RAILINGS
- ALUMINUM SHUTTERS 4 WINDOW FRAMES

NOTE: ALL COLORS ARE FOR INFO PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL

SECOND FLOOR STRUCTURE 4 ROOF



A2.02

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



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

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.

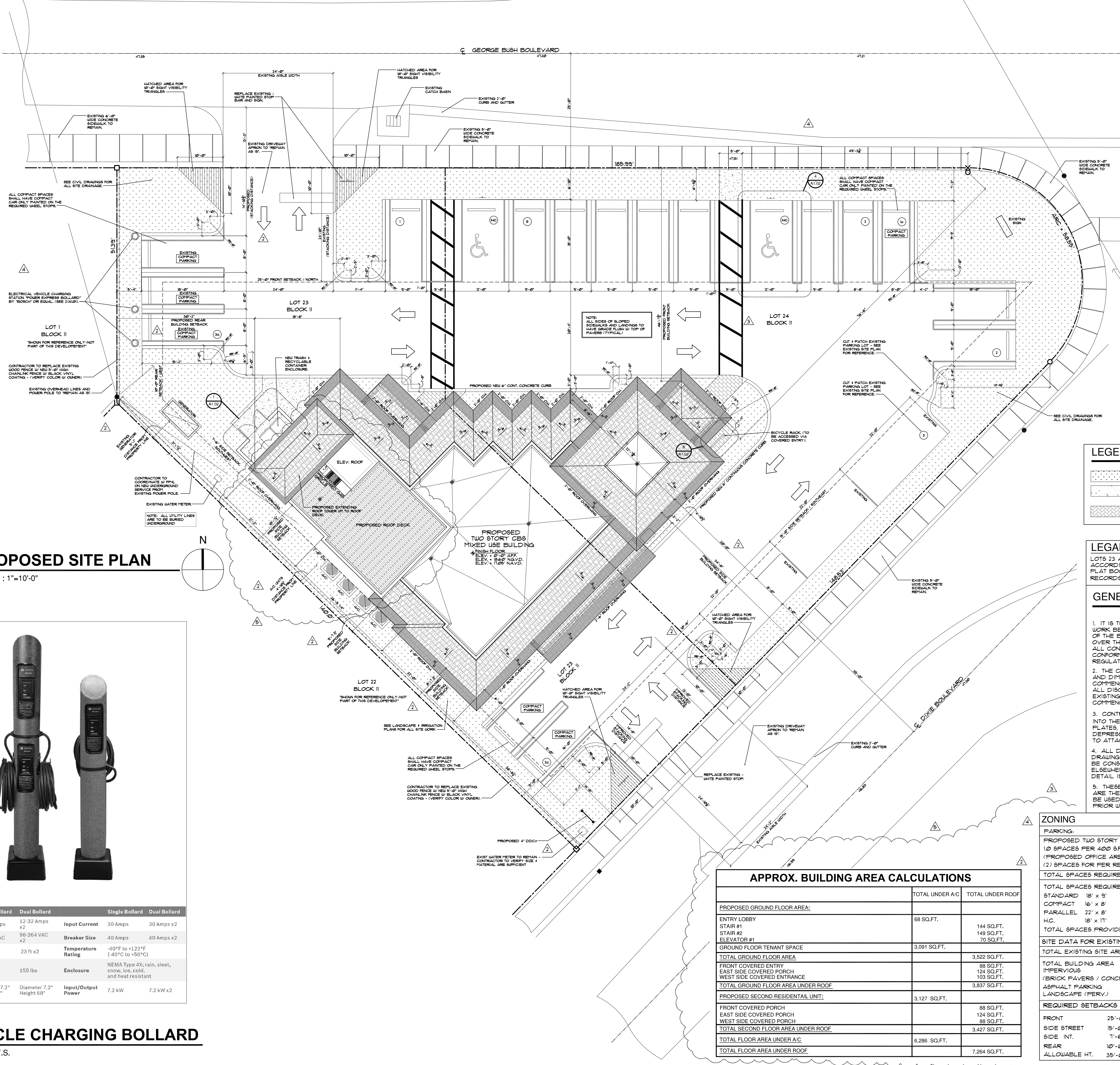
- LEGEND:**
- GRASS
 - EXISTING CONCRETE WALKWAY TO REMAIN 'AS IS' & PROPOSED DUMPSTER ENCLOSURE.
 - 'OLD CHICAGO BRICK PAVERS' OR EQUAL.

LEGAL
LOTS 23 AND 24, BLOCK II, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

ZONING		RO/DEL-IDA	
PARKING:			
PROPOSED TWO STORY MIXED USE BUILDING			
10 SPACES PER 400 SF. *			
(PROPOSED OFFICE AREA - GROSS) = 3,522 SF.			
(2) SPACES FOR PER RESIDENTIAL UNIT (1-UNIT)			
TOTAL SPACES REQUIRED	15.12 SF - 16 SPACES		
TOTAL SPACES REQUIRED	11 SF		
STANDARD	18' x 9'	10	
COMPACT	16' x 8'	6	
PARALLEL	22' x 8'	3	
H.C.	18' x 11'	2	
TOTAL SPACES PROVIDED	21 SF		
SITE DATA FOR EXISTING OFFICE BUILDING			
TOTAL EXISTING SITE AREA = 20,081 SF. (.46 ACRES)		100%	
TOTAL BUILDING AREA = 3,831 SF.		19.1%	
INTERVIOUS (BRICK PAVERS / CONCRETE WALKWAYS)	= 271 SF.	1.4%	
ASPHALT PARKING	= 10,421 SF.	51.9%	
LANDSCAPE (PERV.)	= 5,552 SF.	27.6%	
REQUIRED SETBACKS		PROPOSED SETBACKS	
FRONT	25'-0"	FRONT (NORTH)	47'-2" TO 51'-2"
SIDE STREET	15'-0"	SIDE STREET (EAST)	34'-6 1/4" TO 38'-8"
SIDE INT.	1'-6"	SIDE INT. (SOUTH)	7'-6" TO 10'-1 1/2"
REAR	10'-0"	REAR (WEST)	30'-1 1/2" TO 48'-10"
ALLOWABLE HT.	35'-0"	HEIGHT	35'-0" MEAN RF

APPROX. BUILDING AREA CALCULATIONS		
	TOTAL UNDER A/C	TOTAL UNDER ROOF
PROPOSED GROUND FLOOR AREA:		
ENTRY LOBBY	68 SQ.FT.	144 SQ.FT.
STAIR #1		
STAIR #2		148 SQ.FT.
ELEVATOR #1		70 SQ.FT.
GROUND FLOOR TENANT SPACE	3,081 SQ.FT.	
TOTAL GROUND FLOOR AREA		3,522 SQ.FT.
FRONT COVERED ENTRY		88 SQ.FT.
EAST SIDE COVERED PORCH		124 SQ.FT.
WEST SIDE COVERED ENTRANCE		103 SQ.FT.
TOTAL GROUND FLOOR AREA UNDER ROOF		3,837 SQ.FT.
PROPOSED SECOND RESIDENTIAL UNIT:		
	3,127 SQ.FT.	
FRONT COVERED PORCH		88 SQ.FT.
EAST SIDE COVERED PORCH		124 SQ.FT.
WEST SIDE COVERED PORCH		88 SQ.FT.
TOTAL SECOND FLOOR AREA UNDER ROOF		3,427 SQ.FT.
TOTAL FLOOR AREA UNDER A/C	6,286 SQ.FT.	
TOTAL FLOOR AREA UNDER ROOF		7,264 SQ.FT.



PROPOSED SITE PLAN
A1.01 SCALE: 1"=10'-0"



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

VEHICLE CHARGING BOLLARD
A1.01 SCALE: N.T.S.