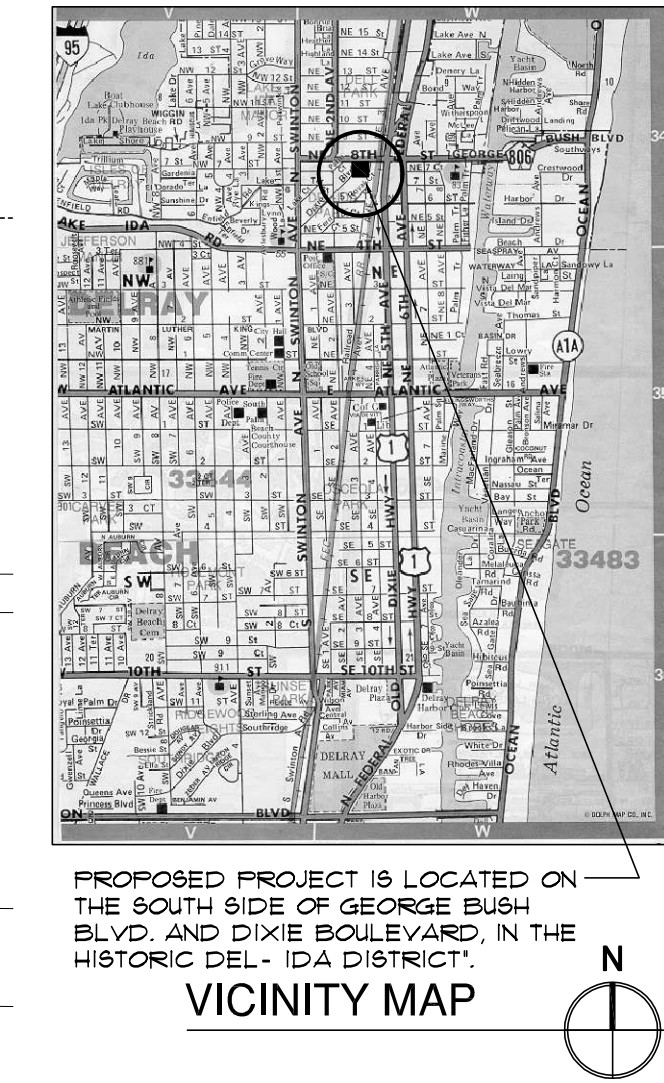
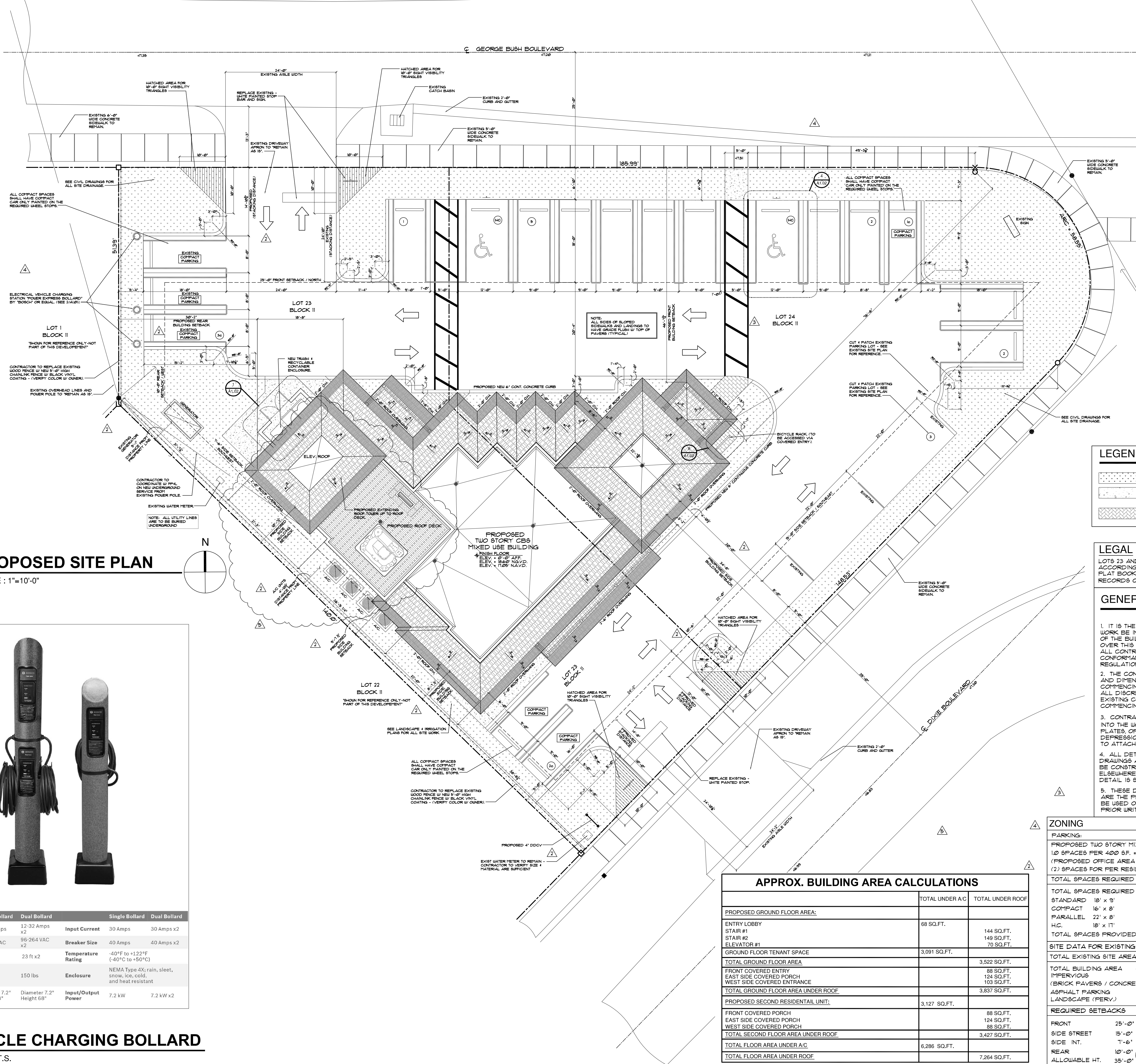


1 PROPOSED SITE PLAN
A1.01 SCALE : 1"=10'-0"



Specifications	Single Bollard	Dual Bollard	Single Bollard	Dual Bollard
Adjustable Amperage	12-32 Amps	12-32 Amps x2	Input Current	30 Amps 30 Amps x2
Voltage	96-264 VAC	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

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



- 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 11, DEL IDA PARK, ACCORDING TO THE 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 PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, FLATES, OPENINGS, SLEEVES, HANGERS, SLABS, DEPRESSIONS AND FITCHES 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 CONSTRUCTED 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.

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		149 SQ.FT.
STAIR #2		70 SQ.FT.
ELEVATOR #1		
GROUND FLOOR TENANT SPACE	3,091 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.

ZONING		RO/DEL-IDA
PARKING:		
PROPOSED TWO STORY MIXED USE BUILDING		
10 SPACES PER 1,000 S.F.		
(PROPOSED OFFICE AREA - GROSS) = 3,522 S.F.		
(2) SPACES FOR PER RESIDENTIAL UNIT (1-UNIT)		
TOTAL SPACES REQUIRED	15.12 SF	16 SPACES
TOTAL SPACES PROVIDED	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	3,837 SF.	19.1%
IMPERVIOUS		
(BRICK PAVERS / CONCRETE WALKWAYS)	271 SF.	1.4%
ASPHALT PARKING	10,421 SF.	51.9%
LANDSCAPE (PERV.)	5,852 SF.	27.6%
REQUIRED SETBACKS		
PROPOSED SETBACKS		
FRONT	25'-0"	41'-2" TO 51'-2"
SIDE STREET (EAST)	15'-0"	34'-8" TO 31'-10"
SIDE INT. (SOUTH)	1'-6"	8'-1 1/2" TO 10'-1 1/2"
REAR (WEST)	10'-0"	30'-2" TO 48'-10"
ALLOWABLE HT.	35'-0"	34'-11 3/4" MEAN RF HT.

ge
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ISSUED FOR BUILDING PERMIT

BIDS 8.10.18

PERMIT

CONSTRUCTION

PROJECT TITLE
MIXED USE BUILDING ADDITION / RENOVATION

230 GEORGE BUSH BLVD.
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

- REVISED 01/10/17 AS PER P&Z COMMENTS: ADJUSTED SETBACKS 2. ADDED ADA ACCESS FROM EXISTING SIDEWALK.
- REVISED 08/16/17 AS PER P&Z COMMENTS: 1. REMOVED 11 PARKING SPACE AND INCREASE STACKING DISTANCE. 2. ADJUSTED LOCATION OF DOCK. (SEE CIVIL DRAWINGS) 3. SETBACK DIMENSIONS OF A/C WITH AND GENERATORS HAVE BEEN PROVIDED. 4. CORRECTED LABELING OF REAR AND SIDE SETBACKS.
- REVISED 11/11/17 AS PER P&Z COMMENTS: CHANGED DRAWING SCALE TO 1" = 10'-0".
- REVISED 6/18/18 AS PER P&Z COMMENTS: 1. NOW SHOWING 2 H.C. SPACES AND ELECTRIC VEHICLE CHARGERS. 2. CIRCUMScribe TO H.C. SPACES IS NOW SHOWN WITH A HEAVIER LINE WEIGHT. 3. NOW SHOWING ACCESSIBLE PARKING SPACE SYMBOL ON BOTH H.C. SPACES.
- REVISED 11/18/18 AS PER OWNER COMMENTS: 1. ADDED STAIR TOWER TO ROOF DECK. 2. UPDATED CALCULATIONS TO REFLECT OFFICE AND RESIDENTIAL USE.
- REVISED 02/15/19 AS PER OWNER COMMENTS: 1. ADDED ELEVATOR TO STAIR TOWER TO ROOF DECK. 2. PROPOSED SETBACKS.

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

FILE NUMBER 616A101

DRAWING TITLE
PROPOSED SITE PLAN

DATE 03.22.17 | DRAWN BY GE/JC

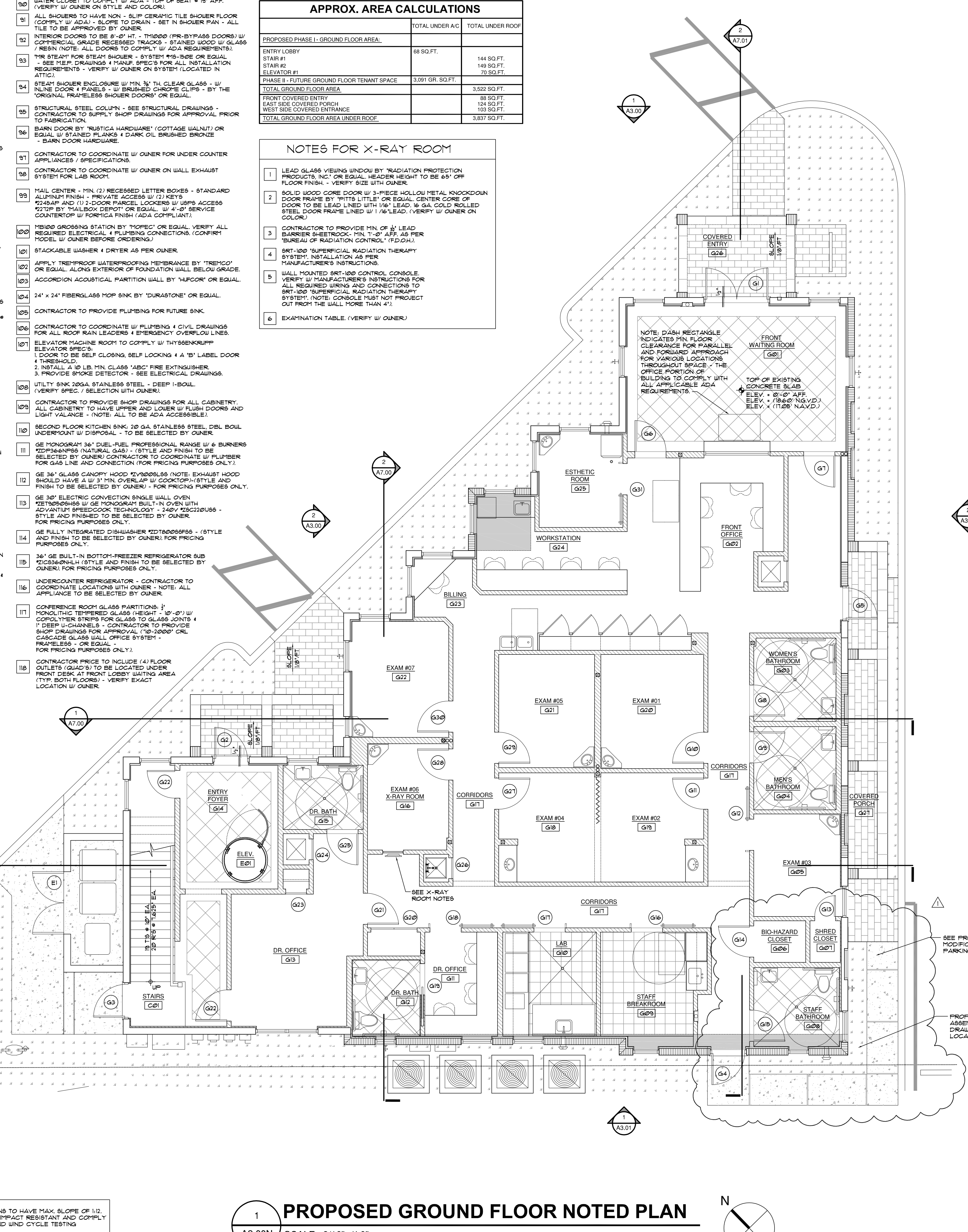
JOB NUMBER 20150616

DRAWING NUMBER
A1.01

FLOOR NOTES

- 01 CONC. PAVES NON SLIP - SAND SET ON 1" BEDDING SAND - OVER 4" (AFTER COMPACTING) LIFEROCK BASE (LBRICQ) CONTRACTED SUBGRADE W/ 28.4 MAX DENSITY. NOTE: CONTRACTOR TO PROVIDE OWNER WITH SAMPLES FOR APPROVAL.
- 02 CONTRACTOR TO COORDINATE W/ FFIL ON NEW UNDERGROUND SERVICE.
- 03 SEE SHEET A101 DRAWING FOR H.C. PARKING SPACES / SPEC.
- 04 PIPE RAIL, KING BIKE RACK AS PER DETAIL, 8/10/2 BY "SOUTH FLORIDA ALUMINUM" OR EQUAL.
- 05 TRASH ENCLOSURE 1/2" X 48" HT. CONCRETE LOW WALL W/ SMOOTH STUCCO PAINTED FINISH W/ 6" LAP SIDING. SELF LATCHING LOCKING DECORATIVE ALUMINUM GATES - (MIN. 48" HT.) - SEE EXTERIOR ELEVATIONS 4 DOOR SCHEDULE.
- 06 CONTRACTOR TO PROVIDE "KNOX-BOX" AS PER DELRAY FIRE DEPT. (ACCESS FOR MAIN ENTRY AND GARAGE DOOR).
- 07 LINE OF CONC. BALCONY ABOVE - SEE EXTERIOR ELEVATIONS 4 STRUCTURAL DRAWINGS.
- 08 ALL WALKWAY TO HAVE A MAX. 2% CROSS SLOPE.
- 09 "WATTZILLA DIO" - DUAL 800-AMP CAR CHARGER OR EQUAL - SEE ELECTRICAL DRAWINGS (CONTRACTOR TO INCLUDE IN BID FOR PRICING PURPOSES) (LOCATED AT SOUTH EAST PARKING SPACES) - VERIFY W/ OWNER.
- 10 ALL A/C COMPRESSORS TO BE 4"TH CONC. PAD. CAPACITY AS DETERMINED BY MECHANICAL ENGINEER. SEE HVAC PLAN 4 SITE PLAN.
- 11 NEW GAS GENERATOR / CONTRACTOR TO VERIFY EXISTING CAPACITY / DEMANDS W/ OWNER / UTILITY COMPANY FOR NEW ADDITION / BUILDING. (NOTE: UNIT TO BE PROTECTED DURING CONSTRUCTION AND MAINTAINED).
- 12 (2) GAS "TANKLESS" WATER HEATER OR EQUAL, CAPACITY AS DETERMINED BY PLUMBING ENGINEER - SEE PLUMBING PLAN.
- 13 HOSE BIB W/ VACUUM BREAKER - SEE PLUMBING DRAWINGS.
- 14 6" H.C. CONC. WHEEL STOP - SEE CIVIL DRAWINGS FOR SPECIFICATIONS.
- 15 ALL EXTERIOR DOORS ("FLYING" D OR EQUAL) TO BE IMPACT RESISTANT AND COMPLY WITH DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). - SEE EXTERIOR ELEVATIONS AND DOOR SCHEDULE FOR COLORS.
- 16 NOTE: DASH RECTANGLE INDICATES MIN. FLOOR CLEARANCE FOR PARALLEL AND FORWARD APPROACH FOR VARIOUS LOCATIONS THROUGHOUT SPACE - THE OFFICE PORTION OF BUILDING TO COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS.
- 17 4"X4" CONC. SLAB (3000 PSI) W/ 6" X 6" 1/4" X 1/4" W/IF IN FLAT SHEETS PLACED OVER 1/2" MIN. POLYETHYLENE VAPOR BARRIER LAF 6" AND TAPE JOINT ON WELL COVERED FILL TERRITE TREATED - (COL. PENDING) - (MIN. 1" X 3" 1/2" X 1/2" X 1/2" OF SLAB AREA (S/AUT. CUT CONTROL JOINTS) LESS THAN OR EQUAL TO 22" 1/2" EACH WAY) - SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS.
- 18 BOND BREAKER (1" ISOLATION JOINT) - SEE STRUCTURAL DRWGGS FOR ALL LOCATIONS AND SPECIFICATIONS.
- 19 3/4" SLAB RECESS - PERIMETER OF EXTERIOR BLOCK WALLS FOR THE SECOND FLOOR AND ROOF DECK.
- 20 6" HOLLOW CORE PLANKS W/ 2" TOPPING AT SECOND FLOOR - SEE STRUCT. DRWGGS - NOTE: SECOND FLOOR TO BE CONCRETE TO BE POURED CONCRETE W/ 2" STEP DOWN (FINISH DECK W/ 3/4" MAX. THRESHOLD).
- 21 CONTINUOUS 1-HR. RATED 8" CONCRETE BLOCK WALL W/ 3/4" TYPE "X" GYPSUM WALL BOARD W/ LEVEL IV FINISH - PAINTED ON 8" FURRING CHANNELS 4 24" OC. INT. SIDE - ALL EXTERIOR WALLS, AND STAIR WALLS TO BE FILLED W/ POLYURETHANE FOAM INSULATION (SEE DIM. FLR. PLANS FOR ACTUAL WALL THICKNESS) (MR. DRYWALL - BATHROOMS) (MR. DRYWALL - BATHROOMS) (NOTE: STUDS TO BE 12" OC. WHEN INSTALLING MR. DRYWALL G1/9, (TYP.). (NOTE: UL1419 FOR 1-HR. RATED PARTITIONS - IF APPLICABLE).
- 22 NON-LOAD BEARING 5" INT. PARTITION WALL W/ (1) LAYER OF 5/8" TYPE "X" GUB W/ SMOOTH LEVEL IV FINISH - PAINTED ON EA. SIDE OF 3/4" 28 GA. STL. STUDS 12" OC. W/ BATT SOUND INSULATION (SEE DIM. FLR. PLANS FOR ACTUAL WALL THICKNESS) (MR. DRYWALL - BATHROOMS) (MR. DRYWALL - BATHROOMS) (NOTE: STUDS TO BE 12" OC. WHEN INSTALLING MR. DRYWALL G1/9, (TYP.). (NOTE: UL1419 FOR 1-HR. RATED PARTITIONS - IF APPLICABLE).
- 23 RECESSED ELECTRICAL OUTLETS AND SWITCH BOXES IN ONE HOUR FIRE RATED PARTITION SHALL BE METALLIC WITH A SURFACE NOT TO EXCEED 16 800 IN. AND THE SURFACE AREA OF THE BOX SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT. OF WALL. SWITCH BOXES LOCATED ON THE OPPOSITE SIDE OF THE PARTITION SHALL BE SPACED 24" MAX.
- 24 SEE FLOOR PLAN FOR LOCATION OF 1 LB. (ABC) RATING FIRE EXTINGUISHERS AND WALL HANGERS - TOP OF EXTINGUISHERS MAX 40" ABOVE FLOOR - FOR PRICING PURPOSES USE RECESSED CABINETS - 1" LARGES 12" DOOR W/ BL. GRAB BAR 36" LONG - PROVIDE LETTERING (STAINLESS STEEL) "F50 - 2403".
- 25 8" TYPE "X" GYPSUM WALL BOARD - PAINTED ON 8" FURRING CHANNELS 4 24" OC. W/ RAI FI-FOIL INSULATION BETWEEN FURRING 4 GUBS - EXTERIOR WALLS.
- 26 MAINTAIN PROPER FIRE RATINGS AT ALL PENETRATIONS OF RATED WALL ASSEMBLIES (MECHANICAL AND ELECTRICAL SERVICE RING - SEE SHEET A405).
- 27 FURRED OUT WALL 6" TO 8" FOR PLUMBING STACK - SEE PLUMBING PLANS FOR LOCATIONS.
- 28 BATT SOUND INSULATION TO BE INSTALLED IN ALL WALLS. (TYP. THROUGHOUT).
- 29 AIR HANDLING UNIT, CAPACITY AS DETERMINED BY MECHANICAL ENGINEER. SEE HVAC PLAN. ALL UNITS TO BE EQUIPPED W/ UV LIGHT AT COIL 4 DRAIN PAN.
- 30 SEE MECHANICAL DRAWING FOR ALL DUCT WORK SIZES AND SPECIFICATIONS (NOTE: STRUCTURAL STEEL AND A/C SUB-CONTRACTOR TO COORDINATE ALL SHOP DRAWINGS PRIOR TO FABRICATION TO AVOID ALL COMPLIANCE (TYP.).
- 31 STACKABLE WASHER AND DRYER TO BE SELECTED BY OWNER.
- 32 FIREFAS LAUNDRY CONNECTION BOX FOR WASHER AND DRYER DOUBLE HOSE BIBB OUTLET CONNECTION W/ DRAIN BOX - "SIOUX CHIEF 636 SERIES" OR EQUAL.
- 33 GALV. METAL DRYER VENT THRU FRONT WALL, DRYER VENT SHALL NOT EXCEED MANUFACTURERS RECOMMENDATION AND/ OR 25" - PROVIDE RECESSED WALL MOUNTED DRYER VENT HOSE RECEPTACLE DRYER BOX MAX 120" O.C. VENT TECHNOLOGIES OR EQUAL.
- 34 STAINLESS STEEL SINK BY "ELKAY" ASANA" OR EQUAL 19-5/8" X 16-1/16" X 6" - SINGLE BOUL. TOP MOUNT W/ "AMERICAN STANDARD" MONTERREY PC 1500160 CENTERSSET FAUCET.
- 35 ALL EXTERIOR DOORS 4 WINDOWS TO HAVE "DYWIDAG 100" GALLUMS 4 BRUSHED ALUMINUM FRAME CONDITIONS (TYP.).
- 36 ALUMINUM EXTERIOR DOOR THRESHOLD SET IN MASTIC OVER "GRACE VYCOR PLUS" - MIN. 2" TURN 4" MAX. (W/ 1/2" MAX. HT. THRESHOLD).
- 37 ALL WINDOW CORNERS 4 SILLS TO BE WRAPPED W/ "GRACE VYCOR PLUS" WINDOW SEAL, TURNING UP 12" 4 JAMB'S (NOTE: WINDOW TO HAVE CAST-IN-PLACE CONC. SILLS).
- 38 ALL WINDOWS TO HAVE 1/2" X FT. UD BUCKS ANCHORED.
- 39 "F50" SINGLE HANG FIXED ALUM. WINDOWS (COLOR BLACK) TO BE IMPACT RESISTANT AND COMPLY WITH DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
- 40 "F50" - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCO 41 CONC. BLOCK.
- 41 ENDURA 28A BY THYSSENKRUPP ELEVATOR OR EQUAL - CONTRACTOR TO PROVIDE SIGNED 4 SEALED SHOP DRAWINGS FOR ARCHITECT/STATE APPROVAL.
- 42 EXPOSED CMU WALLS TO BE PAINTED W/ BLOCK FILLER (TYP. AT STAIRWELLS) - VERIFY W/ OWNER.
- 43 1 1/2" DIA. PIPE GUARDRAIL SHALL BE SHOP PRIMED 4 FIELD PAINTED - TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS TO BLOCK PASSAGE OF 4" CORNER AND 1" CORNER 4" MAX. 2" (FINISH TOP LANDINGS) PROVIDE SHOP DRAWINGS / SAMPLE FOR OWNER APPROVAL - SEE SHEET A400.
- 44 ALL STAIR WALL SHALL EXTEND 12" BEYOND THE BOTTOM RISKER THE RAIL SHALL CONTINUE TO SLOPE FOR ONE TREAD LENGTH AND SHALL RETURN TO THE WALL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION - (SEE SHEET A400).
- 45 CONCRETE STAIR 4 LANDING - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- 46 HANDRAIL SHALL WRAP CONTINUOUSLY AROUND LANDINGS - ALL RAILINGS 4 STEEL BRACKETS TO BE FIELD PRIMED AND PAINTED-COLOR CHARCOAL GRAY - (SEE SHEET A400).
- 47 SEE ELECTRICAL 4 PLUMBING PLAN FOR DRINKING FOUNTAIN CONNECTION - "ELKAY" OR EQUAL - 4.231LBS/C - OFFICE - WALL MOUNTED FOUNTAIN.
- 48 SEE ELECTRICAL DRAWINGS FOR EXACT LOCATION OF ALL PANELS 4 SPEC'S.
- 49 ELECTRICAL SERVICE PANEL 4 60" ABOVE FLOOR. SEE ELECTRICAL DRAWINGS.
- 50 MAIN DISCONNECT, ELECTRICAL PANELS - (SEE ELECTRICAL DRAWINGS).
- 51 LOW VOLTAGE / PANELS - TELEPHONE, SOUND SYSTEM 4 COMPUTER PANEL 4 60" AFF.

- 52 SECURITY ALARM ("ADT" OR EQUAL), TELEPHONE 4 CABLE PANEL 4 60" AFF.
- 53 FIRESPRINKLER STAND PIPE SEE FIRE SPINKLER DRAWINGS FOR SIZE AND ACTUAL LOCATION.
- 54 POURED IN PLACE CONC. SLAB, SEE STRUCT. DRGGS (TYP.) ALL BALCONIES TO SLOPE 1/4" FT. (UNRAFFED W/ "AZEK" TO SIMULATE WOOD DECK).
- 55 ALL BALCONIES TO HAVE 12" MAX. STEP DOWN FROM FR. INCLUDED THINSET PAVERS) SEE STRUCT. DRGGS. FOR MIN. 6" H. POURED CONCRETE BALCONY 1/4" FT. SLOPE FOR POSITIVE DRAINAGE (TYP.).
- 56 6" X 6" CLEAR SMOOTH CEDAR WOOD COLUMNS (W/ 1" X 10" "AZEK" TRIMMED BASE 1" X 1" X 1" THE TOP. - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS (CONTRACTOR TO SUBMIT SHOP DRGGS FOR APPROVAL).
- 57 6" X 12 SMOOTH CLEAR CYPRESS WOOD BEAM - PAINTED.
- 58 12" X 12" 4" X 6" CONCRETE PILASTERS W/ 3/4" 2-COATS SMOOTH STUCCO PAINTED FINISH.
- 59 SEE EXTERIOR ELEVATIONS FOR 1" X 2" VERTICAL STUCCO BATTENS 4 16" OC. OVER 1/8" 3-COATS SMOOTH STUCCO FINISH - PAINTED AT SECOND FLOOR.
- 60 SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF 1/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING-FINISH-PAINTED (NOTE: APPLY SHOP DRAWING DIRECTLY TO BLOCK PRIOR TO LAPPING PVC TRIM) (TYP.).
- 61 SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
- 62 CONT 1/4"HT. 4" X COPPER DRIP EDGE 4 ALL BALCONIES.
- 63 ALL BALCONIES/PORCHES TO RECEIVE THINSET "MARBLE OF THE WORLD" - LOTUS STYLE QUARTZITE SET - 10" L X 18" W WITH 3/16" GROUT JOINTS OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK. VALUET 360" OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).
- 64 ALUMINUM DECORATIVE RAILINGS W/ POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" (BOTTOM RAIL MAX. 2" AFF. - TYP.). PROVIDE SHOP DRAWINGS / SAMPLE BY "SOUTH FLORIDA ALUMINUM" OR EQUAL. (SEE DETAIL, 8/ ON SHEET A402).
- 65 DECORATIVE "BAHAMA" ALUMINUM LOUVER SHUTTERS W/ E&P. POWDER COAT (COLOR BLACK) BY "SOUTH FLORIDA ALUMINUM" OR EQUAL. (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL).
- 66 DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 X SPACERS 4 REAR FOR PROTECTION FROM BUILDING, AS PER "SOUTH FLORIDA ALUMINUM" OR EQUAL.
- 67 CONTRACTOR TO PROVIDE PLUMBING IN WALL FOR ALL HANDSINKS - VERIFY W/ OWNER ON SPEC. NOTE: ALL FIRE RATED WALLS FLOORS AND CEILING TO HAVE ALL PENETRATIONS PROTECTED AS PER SHEET A405.
- 68 ALL FLOORING SHALL BE NONSKID / COMMERCIAL GRADE 4 COMPLY W/ ADA REQUIREMENTS.
- 69 SEE ROOF FINISH SCHEDULES FOR ALL WALLS, CEILING 4 FLOOR COVERINGS - VERIFY W/ OWNER.
- 70 SHELL-CONTRACTOR TO VERIFY W/ OWNER ALL REQUIRED HT'S 4 BACKING FOR ALL PLASMA/FLAT SCREEN TV LOCATIONS (TYP.).
- 71 3" FLOOR DRAIN - SEE PROPOSED PLUMBING DRAWINGS FOR ALL CONNECTIONS (TYP.). 4 ALL OFFICE BATHROOMS).
- 72 TEMPERED FRAMELESS GLASS SHOWER ENCLOSURE 4 DOOR 1/2" MIN. THICKNESS W/ BRUSHED CHROME CLIPS.
- 73 20" X 18" TILED (MATERIAL TO BE SELECTED BY OWNER) BENCH W/ 5/16" "DUROCK" OVER 3 5/8" 20 GA. METAL STUDS 4 20" OC. ALL TILE FLRS TO BE NON-SLIP. ALL SHOWER FLRS TO BE RECESSED 1/2" MAX. BELOW FINISH FLOOR 4 SLOPE TO DRAIN SET IN SHOWER PAN.
- 74 ALL TILE FLRS TO BE 1/4" SLOPE CUT W/ 1" REVEAL BETWEEN EDGE 4 INTERSECTING WALL 4 CEILING.
- 75 INTERIOR DOORS TO BE 1/4" SINGLE PANEL, "182000" MDF DOORS BY "TRUSTLE" OR EQUAL - SEE DOOR SCHEDULE (NOTE: ALL DOORS TO COMPLY W/ ADA REQUIREMENTS).
- 76 H.C. BATHROOM DOORS TO HAVE "OCCUPIED" SIGNAGE - NOTE: ALL SIGNAGE TO BE MOUNTED ON HALLWAY SIDE OF WALL NEXT TO DOOR.
- 77 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY (ALL DOORS TO BE ADA COMPLIANT).
- 78 9 EQUALLY SPACED 12" D. WIRE SHELVES W/ WHITE VNTL. COATING - CONTRACTOR TO PROVIDE BUCKING 4 ALL WALLS 4 SHELVES 4 CABINETS (TYP.).
- 79 6" X 6" NON-SKID CERAMIC TILE - COMPLY W/ ADA - VERIFY W/ OWNER ON STYLE AND COLOR.
- 80 BOBRICK SURFACE MTD. TOILET PAPER HOLDER UNDER GRAB BAR.
- 81 BOBRICK SANITARY NAPKIN DISPENSER BOTTOM AT 40" AFF. MAX. W/ SURFACE MTD.
- 82 BOBRICK PAPER TOWEL DISPENSER BOTTOM AT 40" AFF. MAX. W/ SURFACE MTD.
- 83 BOBRICK MIRROR ABOVE SINK BOTTOM MOUNTED AT 40" AFF. MAX TO 81" OF REFLECTIVE SURFACE.
- 84 BOBRICK SOAP DISPENSER.
- 85 BOBRICK SEAT COVER DISPENSER BOTTOM AT 40" AFF. MAX W/ SURFACE MTD.
- 86 WALL MTD. LAVATORY AT 30" AFF. TO BOTT. OF APRON.
- 87 5.5 1 1/2" DIA. GRAB BAR 42" LONG 4 34" AFF. AND 2" FROM CORNER OF WALL W/ CONCEALED ANCHOR PLATE.
- 88 5.5 1 1/2" DIA. GRAB BAR 36" LONG 4 36" AFF. W/ CONCEALED ANCHOR PLATE.



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| | FIRESPRINKLER STAND PIPE SEE FIRE SPRINKLER DRAWINGS FOR SIZE AND ACTUAL LOCATION. |
| 53 | POURED IN PLACE CONC SLAB. SEE STRUCT. DUGS (TYP.) ALL BALCONIES TO SLOPE 1/8" FT. (UNRAISED W/ "AERK" TO SIMULATE WOOD DECK). |
| 54 | ALL BALCONIES TO HAVE 1/2" MAX STEP DOWN FROM FF. (INCLUDING THINSET FAYERS) SEE STRUCT. DUGS FOR MIN. 6" N. POURED CONCRETE BALCONY 3/4" X 1/8" SLOPE FOR POSITIVE DRAINAGE (TYP.). |
| 55 | 6' x 6' CLEAR SMOOTH CEDAR WOOD COLLING
W/ 1" x 1/2" "AERK" TRIMMED BASE 4 1/2" x 1" & THE TOP.
SEE STRCT. DRAWINGS FOR HIDDEN CONNECTIONS.
(CONTRACTOR TO SUBMIT SHOP DUGS FOR APPROVAL). |
| 56 | 6 x 1/2 SMOOTH CLEAR CYPRRESS WOOD BEAM - PAINTED
- SEE STRUCTURAL DUGS. |
| 57 | 12' x 12' x 6' CONCRETE PILASTERB W/ 3/4" 2-COATS SMOOTH STUCCO PAINTED FINISH. |
| 58 | SEE EXTERIOR ELEVATIONS FOR 1' x 2' VERTICAL STUCCO BATTENS & 1/2" x 3/4" 3-COATS SMOOTH STUCCO FINISH - PAINTED AT SECOND FLOOR. |
| 59 | SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF 1/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING-PAIN-TED. NOTE:
APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPPING PVC TRIM (TYP.). |
| 60 | SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP. |
| 61 | CONT. 1/4 HT. x 4' COPPER DRIP EDGE = ALL BALCONIES. |
| 62 | ALL BALCONIES/PORCHES TO RECEIVE THINSET MARBLE OF THE WORLD [®] . LOTUS STYLE QUARTZITE SET - 18" L x 18" W WITH 3/16" ALUMINUM 360° OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL). |
| 63 | ALUMINUM [®] DECORATIVE RAILING W/ POWDER COAT FINISH (COLOR BLACK). TOP OF RAIL MAX. 1'4" (BOTTOM RAIL MAX. 2' AFF. - TYP.). PROVIDE SHOP DRAWINGS / SAMPLE BY SOUTH FLORIDA ALUMINUM [®] OR EQUAL. (SEE DETAIL 9 ON SHEET A802.) |
| 64 | DECORATIVE "BAHAMAS" [®] ALUMINUM [®] LOUVER SHUTTERS W/ ESP. POWDER COAT FINISH (COLOR BLACK). BY SOUTH FLORIDA ALUMINUM [®] OR EQUAL. (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL) |
| 65 | REAR ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 X SPACERS DISCOR FOR PROTECTION FROM BUILDING. AS PER SOUTH FLORIDA ALUMINUM [®] OR EQUAL. |
| 66 | CONTRACTOR TO PROVIDE PLUMBING IN WALL FOR ALL HANDIKNS - VERIFY WORKER ON SPEC. NOTE: ALL FIRE RATED PARTITIONS AND CEILINGS TO HAVE ALL PENETRATIONS PROTECTED AS PER SHEET A805. |
| 67 | ALL FLOORING SHALL BE NONSKID [®] , COMMERCIAL GRADE & COMPLY W/ ADA REQUIREMENTS. |
| 68 | SEE ROOF FINISH SCHEDULES FOR ALL WALLS, CEILING & FLOOR |
| 69 | SHELL- CONTRACTOR TO VERIFY W/ OWNER ALL REQUIRED HT'S & BACKING FOR ALL PLASTIA-FIT SCREEN TV LOCATIONS (TYP.). |
| 70 | 3' FLOOR DRAIN - SEE PROVIDED PLUMBING DRAWINGS FOR ALL CONNECTIONS (TYP. - SEE OFFICE BATHROOMS). |
| 71 | TEMP. FRAMELESS GLASS SHOWER ENCLOSURE 4 DOOR 12" MIN. THICKNESS W/ BRUSHED CHROME CLIPS |
| 72 | 20" x 18" ID TELD MATERIAL TO BE SELECTED BY OWNER BENCH W/ 5/16" "DUROCK" OVER 3 5/8" 20 GA. METAL STUDS @ 20" O.C. |
| 73 | ALL TILE FLRG TO BE NON-SKID. ALL SHOWER FLRS TO BE RECESSED 1/2" MAX. BELOW FINISH FLOOR & SLOPE TO DRAIN SET IN SHOWER PAN. |
| 74 | MIRROR TO BE 1/2" SQUARE CUT W/ 1" REVEAL BETWEEN MIRROR & INTERSECTING WALL & CEILING. |
| 75 | INTERIOR DOORS TO BE 60" H. SINGLE PANEL "7810020" MPD DOORS BY "TRUSTILE" OR EQUAL-SEE DOOR SCHEDULE (NOTE: ALL DOORS TO COMPLY W/ ADA REQUIREMENTS). |
| 76 | H.G. BATHROOM DOORS TO HAVE "OCCUPIED" SIGNAGE - NOTE: ALL SIGNAGE TO BE MOUNTED ON HALLWAY SIDE OF WALL NEXT TO DOOR |
| 77 | EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY (ALL DOORS TO BE ADA COMPLIANT). |
| 78 | 5 EQUALLY PRACED 12" D. WIRE SHELVES W/ WHITE VINYL COATING - CONTRACTOR TO PROVIDE BACKING @ ALL WALLS W/ SHELVING CABINETS (TYP.). |
| 79 | 6 x 6 NON-SKID CERAMIC TILE - COMPLY W/ ADA (VERIFY W/ OWNER ON STYLE AND COLOR). |
| 80 | BOSCH [®] SURFACE MTD. TOILET PAPER HOLDER UNDER GRAB BAR |
| 81 | BOSCH [®] SANITARY NAPKIN DISPENSER BOTTOM AT 40" AFF. MAX. W/ SURFACE MTD. |
| 82 | BOSCH [®] PAPER TOWEL DISPENSER BOTTOM AT 40" AFF. MAX. W/ SURFACE MTD. |
| 83 | BOSCH [®] MIRROR ABOVE SINK BOTTOM MOUNTED AT 40" AFF. MAX.TD. BTM. OF REFLECTIVE SURFACE. |
| 84 | BOSCH [®] SOAP DISPENSER |
| 85 | BOSCH [®] SEAT COVER DISPENSER BOTTOM AT 40" AFF. MAX. W/ SURFACE MTD. |
| 86 | WALL MTD. LAVATORY AT 30" AFF. TO BOT. OF APRON. |
| 87 | 5.5 11/2 1/2 DIA. GRAB BAR 42" LONG & 3/4" AFF. AND 12" FROM CORNER OF WALL W/ CONCEALED ANCHOR PLATE. |
| 88 | 5.5 11/2 1/2 DIA. GRAB BAR 36" LONG & 3/4" AFF. W/ CONCEALED ANCHOR PLATE. |
| 89 | |

90	ALL SHOWERS TO HAVE NON - SLIP CERAMIC TILE SHOWER FLOOR. (CONFORM TO SLOPE TO DRAIN - SET IN SHOWER PAN - ALL TILE TO BE APPROVED BY OWNER.)
91	ALL SHOWERS TO HAVE NON - SLIP CERAMIC TILE SHOWER FLOOR. (CONFORM TO SLOPE TO DRAIN - SET IN SHOWER PAN - ALL TILE TO BE APPROVED BY OWNER.)
92	INTERIOR DOORS TO BE 8'-0" HT. - TH200 (FR-BYPASS DOORS) W/ COMMERCIAL GRADE RECESSED TRACKS - STAINED WOOD W/ GLASS - RESIN (NOTE: ALL DOORS TO COMPLY W/ ADA REQUIREMENTS).
93	1/2" STEAM FOR STEAM SHOWER - SYSTEM M16-1/2" OR EQUAL - SEE MEP DRAWINGS & MANUF. SPEC'S FOR ALL INSTALLATION REQUIREMENTS - VERIFY W/ OWNER ON SYSTEM (LOCATED IN ATTIC).
94	STEAM SHOWER ENCLOSURE W/ MIN. 3/4" TH CLEAR GLASS - W/ NINE DOOR 4 PANELS - W/ BRUSHED CHROME CLIPS - BY THE ORIGINAL FRAMELESS SHOWER DOORS OR EQUAL.
95	STRUCTURAL STEEL COLUMN - SEE STRUCTURAL DRAWINGS - CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
96	BARN DOOR W/ 'RUSTICA HARDWARE' (COTTAGE WALL) OR COMMERCIAL GRADE RECESSED TRACKS - STAINED WOOD W/ GLASS - RESIN (NOTE: ALL DOORS TO COMPLY W/ ADA REQUIREMENTS).
97	CONTRACTOR TO COORDINATE W/ OWNER FOR UNDER COUNTER APPLIANCES / SPECIFICATIONS.
98	CONTRACTOR TO COORDINATE W/ OWNER ON WALL EXHAUST SYSTEM FOR LAB ROOM.
99	MAIL CENTER - MIN. (2) RECESSED LETTER BOXES - STANDARD ALUMINUM FINISH - PRIVATE ACCESS W/ (2) KEYS #2254AP AND (1) 2 DOOR PANEL LOCKERS W/ USPS ACCESS #212P BY 'MAILBOX DEPOT' OR EQUAL. W/ 4'-0" SERVICE COUNTER W/ FORMICA FINISH (ADA COMPLIANT).
100	M1600 GROSSING STATION BY 'MOPES' OR EQUAL. VERIFY ALL REQUIRED ELECTRICAL & PLUMBING CONNECTIONS. (CONFORM MODEL W/ OWNER BEFORE ORDERING.)
101	STACKABLE WASHER & DRYER AS PER OWNER.
102	APPLY TREMFOAM WATERPROOFING MEMBRANCE BY 'TREMCO' OR EQUAL. ALONG EXTERIOR OF FOUNDATION WALL BELOW GRADE.
103	ACCORDION ACOUSTICAL PARTITION WALL BY 'HUPCOR' OR EQUAL.
104	24' x 24' FIBERGLASS POP SINK BY 'DURASTONE' OR EQUAL.
105	CONTRACTOR TO PROVIDE PLUMBING FOR FUTURE SINK.
106	CONTRACTOR TO COORDINATE W/ PLUMBING & CIVIL DRAWINGS FOR ALL ROOM RAN LEADERS & EMERGENCY OVERFLOW LINES.
107	ELEVATOR MACHINE ROOM TO COMPLY W/ 'HYTSENKRUPP ELEVATOR SPEC'.
108	1. DOOR TO BE SELF CLOSING, SELF LOCKING & A 'B' LABEL DOOR 4 THRESHOLD. 2. INST. ALL A 10 LB. MIN. CLASS 'ABC' FIRE EXTINGUISHER. 3. PROVIDE SMOKE DETECTOR - SEE ELECTRICAL DRAWINGS.
109	UTILITY SINK 20GA. STAINLESS STEEL - DEEP 1-BOUL. (VERIFY SPEC. / SELECTION WITH OWNER.)
110	CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CABINETS. ALL CABINETS TO HAVE UPPER AND LOWER W/ FLUSH DOORS AND LIGHT VALANCE - (NOTE: ALL TO BE ADA ACCESSIBLE).
111	SECOND FLOOR KITCHEN SINK: 20 GA. STAINLESS STEEL, DBL BOUL. UNDERMOUNT W/ DISPOSAL - TO BE SELECTED BY OWNER.
112	GE MONOGRAM 36" DUAL-FUEL PROFESSIONAL RANGE W/ 6 BURNERS #2256A8RBS (NATURAL GAS) - (STYLE AND FINISH TO BE SELECTED BY OWNER) CONTRACTOR TO COORDINATE W/ PLUMBER FOR GAS LINE AND CONNECTION (FOR PRICING PURPOSES ONLY).
113	GE 36" GLASS CANOPY HOOD #2260BLS65 (NOTE: EXHAUST HOOD SHOULD HAVE A W/ 3" MIN. OVERLAP W/ COOKTOP) (STYLE AND FINISH TO BE SELECTED BY OWNER) - FOR PRICING PURPOSES ONLY.
114	GE 36" ELECTRIC CONVECTION SINGLE WALL OVEN #2256B8RBS W/ GE MONOGRAM BUILT-IN OVEN WITH ADVANTUM SPEEDCOOK TECHNOLOGY - 240V #25C210U56 - STYLE AND FINISH TO BE SELECTED BY OWNER - FOR PRICING PURPOSES ONLY.
115	GE RFLY INTEGRATED DISHWASHER #278D059F56 - (STYLE AND FINISH TO BE SELECTED BY OWNER) FOR PRICING PURPOSES ONLY.
116	36" GE BUILT-IN BOTTOM-FREEZER REFRIGERATOR SUB #216360NHLH (STYLE AND FINISH TO BE SELECTED BY OWNER) FOR PRICING PURPOSES ONLY.
117	UNDERCOUNTER REFRIGERATOR - CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER - NOTE: ALL APPLIANCE TO BE SELECTED BY OWNER.
118	CONFERENCE ROOM GLASS PARTITIONS: 1' MONOLITHIC TEMPERED GLASS (HEIGHT - 10'-0") W/ COPOLYMER STRIPS FOR GLASS TO GLASS JOINTS & 1" DEEP U-CHANNELS - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL (10'-0"000" CRL CASCADE GLASS WALL SYSTEM - FRAMELESS - OR EQUAL - FOR PRICING PURPOSES ONLY).
119	CONTRACTOR PRICE TO INCLUDE (4) FLOOR OUTLETS (QUAD'S) TO BE LOCATED UNDER FRONT DESK AT FRONT LOBBY WAITING AREA (TYP. BOTH FLOORS) - VERIFY EXACT LOCATION WITH OWNER.

APPROX. AREA CALCULATIONS

	TOTAL UNDER A/C	TOTAL UNDER ROOF
PROPOSED SECOND FLOOR AREA:	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.

NOTES:

1. ALL RAMPS DEPICTED ON PLANS TO HAVE MAX. SLOPE OF 1/2.
2. ALL DOORS & WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLE TESTING REQUIREMENTS.
3. ALL EXTERIOR DOORS TO HAVE A 1/2" MAX. THRESHOLD.
4. ALL SIDEWALKS HAVE A MAX. SLOPE OF 2%.

NOTES:

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

PROPOSED SECOND FLOOR

SCALE: 3/16"=1'-0"

1. INTERIOR (NON-LOAD BEARING PARTITION) W/ 3/8" 25 GA. MTL. STUDS & 24 O.C. SEE DIM. FL. PLANS FOR ACTUAL STUDS (MIR THICKNESS 5/8" DENS-SHIELD BEHIND TILE) - LEVEL IV (MIR DRAYALL CEILINGS, TYP.) - PARTITIONS TO BE UL-0415 (OR EQUAL).

2. 3/4" 1-HR. RATED - 35-39 87C SOUND W/ 1" MINERAL FIBER INSULATION BETWEEN STUDS & SHAFT WALL #102089 OR EQUAL.

3. TO ROOF TO RECEIVE 1/32" LEAD-LINED SHEETROCK AND ALL WALL OUT STUDS BEAMS & PENETRATIONS (BATTEN FIVE (5) 1"X1" LIGHT SWITCHES, ETC. TO BE PROPERLY PROTECTED W/ LEAD LINING AS PER BUREAU OF LIGHTING CONTROL - F204).

4. 4" TO 8" INT. LOAD BEARING PARTITION W/ 1" (LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD, FIN. IN FINISH - PAINTED ON EACH SIDE OF 4") (4008962-S4) 16 GA. MTL. STUDS & 24 O.C. SEE DIM. FL. PLANS FOR ACTUAL WALL THICKNESS) (MIR DRAYALL - # BATHROOMS 5/8" DENS-SHIELD BEHIND TILE).

5. 5/8" 2-COAT STUCCO FIN. - PAINTED ON 8" CONCRETE BLOCK W/ 1" TYPE "X" GYPSUM WALL BOARD, FIN. IN FINISH - PAINTED ON 15/8" MTL. STUDS - 24 O.C. W/ R-41 F1 FOIL BACKED INSULATION BETWEEN Furring CHANNELS DRAYALL - TYP. - EXTERIOR WALL.

6. 7 1/4 3-COATS SMOOTH STUCCO FINISH W/ BOARD AND BATTEN PATTERN ON 8" CONCRETE BLOCK FIN. IN FINISH - SCARFCH COAT APPLIED DIRECTLY TO BLOCK PRIOR TO BOARD AND BATTEN FIVE (5) 1"X1" INTERIOR SIDE TO REC. 15/8" MTL. FURRING & 24 O.C. W/ F-41 F1 FOIL BACKED INSULATION BETWEEN Furring STRIPS - DRAYALL - TYP.

7. 1/8TH 3-COAT SMOOTH STUCCO LAP SMOOTH & 1/4" LAP - (NOTE: SCARFCH COAT APPLIED DIRECTLY TO BLOCK & 1/4" LAP SIGNS DRAYALL - TYP.) FIN. - PAINTED ON 8" CONCRETE BLOCK W/ 1" TYPE "X" GYPSUM WALL BOARD & 24 O.C. W/ R-41 F1 FOIL BACKED INSULATION - TYP.

8. 8" CMU WALL W/ TOOL STRUCK JOINTS & 2-COAT BLOCK FILLER - PAINTED ON 8" CONC. BLOCK (STAIR SIDE) W/ (Furring CHANNELS & 24 O.C. W/ R-41 "F1-FOIL" INSULATION & 1/2" TYPE "X" GWB W/ LEVEL IV FINISH - PAINTED.

9. 8" CMU WALL W/ TOOL STRUCK JOINTS & 2-COAT BLOCK FILLER - PAINTED ON 8" CONC. BLOCK (STAIR SIDE) W/ 2-COATS SMOOTH STUCCO PAINTED FINISH ON EXTERIOR SIDE.

10. 8" INT. CMU WALL W/ TOOL STRUCK JOINTS & 2-COAT BLOCK FILLER - PAINTED AND INT. ELEV. SHAFT WALL TO BE EXPOSED BLOCK.

11. NORTH EAST STAIRWELL, WALL W/ (2) 8" CMU WALLS W/ 2-COATS SMOOTH STUCCO PAINTED ON EXT. SIDE - & 1" TOOL STRUCK JOINTS W/ 1/2" SIGNS DRAYALL BLOCK FILLER ON INT. SIDE - PAINTED.

12. 8" CMU WALL W/ 2-COATS SMOOTH STUCCO PAINTED ON BOTH SIDES - PAINTED.

13. 8" CONCRETE BLOCK WALL W/ 5/8" 2-COAT SMOOTH STUCCO FIN. - PAINTED ON BOTH SIDES TYP. - (SEE STRUCT.)

14. 3 1/4" 1-HR. RATED W/ 2 1/4" MINERAL FIBER BETWEEN STUDS-SHAFT WALL "UP 1071.

15. ACCORDATION ACOUSTICAL PARTITION WALL BY "HUPCOR" OR EQUAL.

16. CONCRETE COLUMN

17. STRUCTURAL STEEL COLUMN

18. WINDOW NUMBER

19. DOOR NUMBER

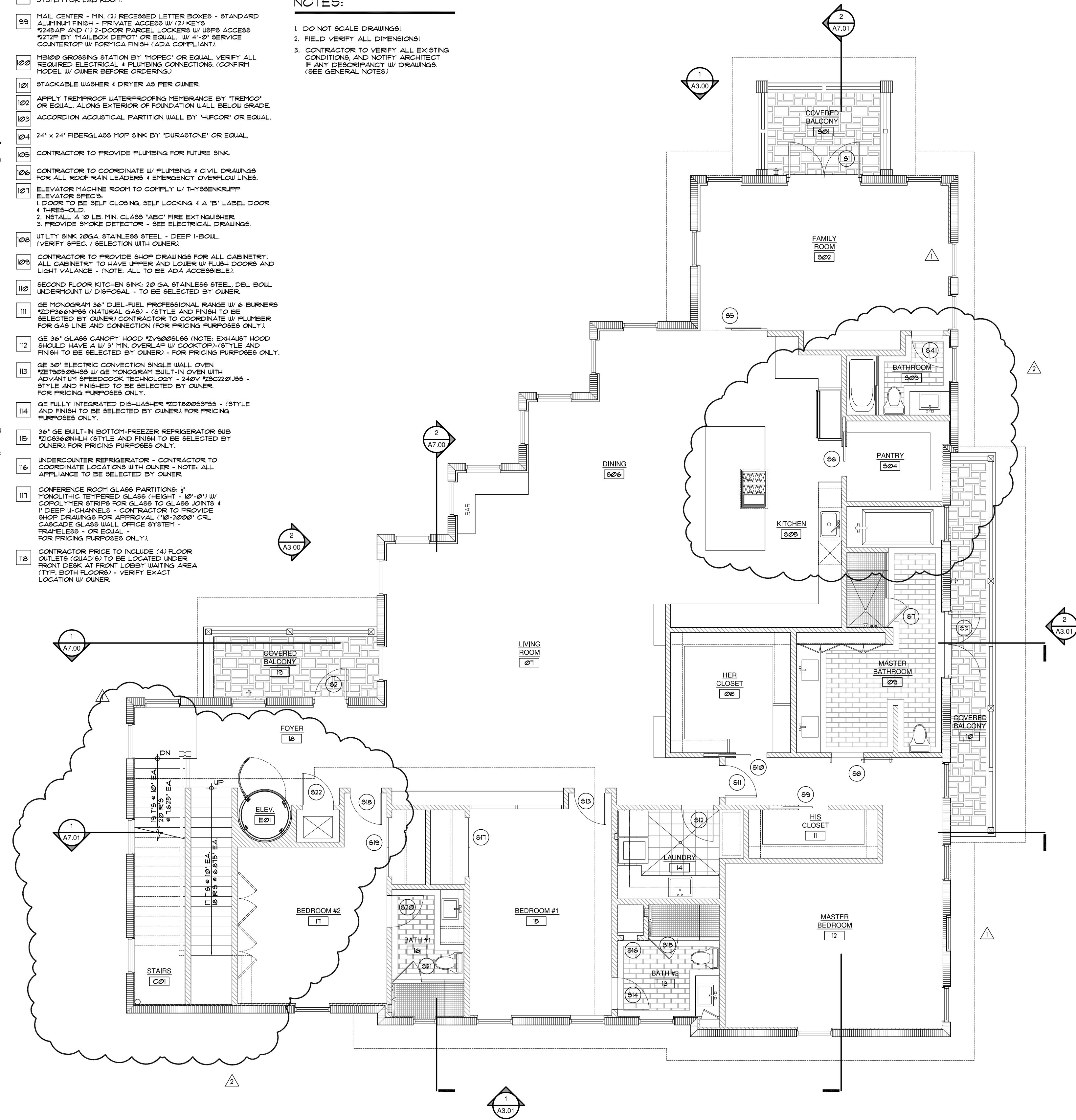
NOTE:
1. ALL INTERIOR WALLS, W/ CABINETS OR STAIR RAILINGS TO BE PROVIDED W/ 1/2" PLYWOOD OR P.T. WOOD BLOCKING.
2. ALL KITCHENETTES, LAUNDRY AND BATHROOM WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
3. ALL TILED WALLS TO RECEIVE 5/16"-DURLOCK" BACKING OR EQUAL.
4. ALL EXTERIOR WALLS TO RECEIVE CORE FILL 500 INSULATION.
5. ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SHOCK BARRIER, SHOCK PARTITIONS OR ANY OTHER FIRE RESISTANT TO BE HAVE TO BE PROTECTED TO BEING TO BE EFFECTIVELY AND PERMANENTLY BEING WITH BORING FIRE AND SMOKE BARRIER - PROTECT ALL PARTITIONS AS PER CHAPTER 1 - FBC 2001 ED.

F-1. 1-HR. RATED PARTITION - UL - 0415.

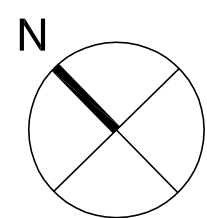
F-2. 2-HR. RATED PARTITION - UL-1506-MIN.

F-3. 1-HR. RATED SHAFT WALL PARTN. - UP 1051-MIN.

6A. TYPE "SA" & SITE LIGHTING
SEE DIM. FL. PLANS FOR SERIES' CATALOG # PM580-130UB00L 4K-R-18



SCALE : 3/16"=1'-0"



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ISSUED FOR BUILDING PERMIT
BIDS 8.10.18
PERMIT
CONSTRUCTION

PROJECT TITLE

**MIXED USE
BUILDING
ADDITION /
RENOVATION**

230 GEORGE BUSH BLVD
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

1 REVISED 08.16.17 AS PER P4Z COMMENTS:
1. CONVERTED DECORATIVE LOUVERS & FAUX WINDOWS OFF OF STAIR #1 & STAIR #2 INTO REAL WINDOWS.
2. REMOVED A/C & ELECTRICAL CLOSETS IN HALLWAY.

2 REVISED 02.01.19 AS PER OWNER COMMENTS:
1. ELIMINATED INTERIOR STAIRWELL
2. REVISED SECOND FLOOR RESIDENCE.

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

FILE NUMBER **610A881N**

DRAWING TITLE

**PROPOSED
SECOND
FLOOR NOTED
PLAN**

DATE | DRAWN BY

3.20.17 | GE/JC

JOB NUMBER

DRAWING NUMBER

A2.01N

LEGEND:

INDICATES ROOF OVERHANG. (TYP.)

TYPICAL 6:12 SLOPE FOR MAIN ROOF & 3:12 SLOPE FOR PITCH BREAK & LOWER ROOF CONDITIONS.

NOTE: CONTRACTOR TO PROVIDE MECHANICAL AND TRUSS FABRICATOR WITH ALL THE APPROPRIATE DRAWINGS FOR COORDINATION OF DUCT WORK PENETRATIONS THROUGHOUT THE STRUCTURE. (TYPICAL.)

NOTE: ROOF ATTIC SHALL COMPLY W/ FBC - 2011 ED - ATTIC SPACE

NOTE: ROOF TO BE 'CLOSED SYSTEM' USING BLOWN ON R-20 'CYNENE' INSULATION (OPEN CELL W/ PROTECTIVE COATING 'DC-315') BY 'GALE INSULATION' OR EQUAL TO THE UNDERSIDE OF THE ROOF SHEATHING (TYP.)

INDICATES PRECAST HEADER OVER OPENING. SEE STRUCT. DWGS FOR SIZE AND CONNECTION

ROOF DRAINAGE CALCULATIONS					
RAIN FALL RATE (5 IN. / HR.), AS PER SECTION 1106 F.P.C. 2011	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	ROOF AREA 'D'	ROOF AREA 'E'
ROOF AREA (HORIZONTALLY PROJECTED) PLUS / AREA OF PARAPET WALL: AREA OF CONTRIBUTING UPPER ROOF:	88 S.F. N/A	632 S.F. 244 S.F. @ 50% = 122 S.F.	201 S.F. 128 S.F. @ 50% = 64 S.F.	500 S.F. 204 S.F. @ 50% = 102 S.F.	278 S.F. 224 S.F. @ 50% = 112 S.F.
TOTAL ROOF AREA:	88 S.F.	754 S.F.	562 S.F.	602 S.F.	390 S.F.
VERTICAL CONDUCTORS AND LEADERS FROM TABLE 1106.2					
REQUIRED LEADER DIMENSIONS	(1) 3" dia. (1,760 S.F.)	(1) 3" dia. (1,760 S.F.)	(1) 3" dia. (1,760 S.F.)	(1) 3" dia. (1,760 S.F.)	(1) 3" dia. (1,760 S.F.)
PROVIDED LEADER DIMENSIONS	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)	(1) 4" dia. (3,680 S.F.)
PROVIDED 3" DIA. OVERFLOW DRAINS IN ADDITION FOR EMERGENCY OVERFLOW CONDITIONS					

PARAPET HEIGHT EXCEPTION:

AS PER F.B.C. 2011 - SECTION 105.11.4:

1. WHERE ROOF AND CEILING FRAMING ELEMENTS ARE PARALLEL TO THE WALLS, SUCH FRAMING AND ELEMENTS SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A WIDTH OF 10 FEET MEASURED FROM THE INTERIOR SIDE OF THE WALL.

2. WHERE ROOF AND CEILING FRAMING ELEMENTS ARE NOT PARALLEL TO THE WALL, THE ENTIRE SPAN OF SUCH FRAMING AND ELEMENTS SUPPORTING SUCH FRAMING SHALL NOT BE OF LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

3. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 10 FEET OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL MEASURED FROM THE INTERIOR SIDE OF THE WALL.

4. THE ENTIRE BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.

2

PROPOSED SUNDECK PLAN

A2.02

SCALE : 3/16"=1'-0"

N

1

PROPOSED ROOF PLAN

A2.02

SCALE : 3/16"=1'-0"

NOTES:

1. DO NOT SCALE DRAWINGS!

2. FIELD VERIFY ALL DIMENSIONS!

3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)

ge

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ISSUED FOR BUILDING PERMIT
BIDS 8.10.18
PERMIT
CONSTRUCTION

PROJECT TITLE
MIXED USE BUILDING ADDITION / RENOVATION
230 GEORGE BUSH BLVD.
DELRAY BEACH, FL
CLIENT APPROVAL

REVISIONS
1. REVISED 8.10.18 AS PER PLAN REVIEW COMMENTS:
1. PROVIDED NOTE OUTLINING DECORATIVE RAILING LOAD REQUIREMENTS.
2. RELOCATED ROOF ACCESS HATCH TO AS TO BE MIN. 10'-0" AWAY FROM INSIDE FACE OF PARAPET.
3. PROVIDED LIFELINE ANCHORAGE FOR MAINTENANCE WORKERS.
4. NOTED PARAPET HEIGHT EXCEPTION CRITERIA BASED ON BUILDINGS 1-HOUR FIRE RATINGS RESISTANCE.
1. REVISED 11/6/18 AS PER OWNER COMMENTS:
1. EXTENDED STAIRS TO ROOF DECK.
2. REVISED 02.01.19 AS PER OWNER COMMENTS:
1. EXTENDED ELEVATOR TO ROOF DECK.
THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 616A202
DRAWING TITLE
PROPOSED ROOF PLAN
DATE 3.20.17 DRAWN BY GE/JC
JOB NUMBER 20150616
DRAWING NUMBER
A2.02

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PLOTTED 02.01.19 - 1:30 AM

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



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

EXTERIOR STUCCO

- METAL LATH APPLICATION:
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROUIN 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 BROUIN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.
4. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH. TOTAL (1) INCH THICK AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
8. ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER COMPLYING WITH ASTM D 518 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

TRIBUTARY AREA (1) 2	WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, COMPONENTS AND CLADDING	
	ZONE (4)	ZONE (5)
	(+) POSITIVE	(-) NEGATIVE
1 TO 20	41	-46
21 TO 30	39	-48
31 TO 40	37	-44
41 TO 50	35	-42
51 TO 60	34	-40

LIGHT FIXTURES	
1	TROY LIGHTING 'NEUTON' RCD30040BZ - ELECT. WALL MOUNTED
2	TROY LIGHTING 'NEUTON' RCD30040BZ - ELECT. CEILING MOUNTED
ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT	
PAINT LEGEND	
ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.	
P-1	ACQUA WHITE MC-41 (SMOOTH STUCCO & BOARD & BATTEN)
P-2	TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAP' 'FEUTER GRAY'
P-3	BRIGHT WHITE - STUCCO
P-4	GRAND TETON WHITE MC-42 (LAP-SIDING)
P-5	'TOP' - FIBERGLASS ENTRY DOOR W/ 'MAHOGANY' FINISH
P-6	BLACK BEAUTY '1028-10' DECORATIVE ALUM. RAILINGS
NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.	
SECOND FLOOR STRUCTURE & ROOF	

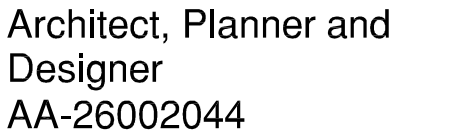
ELEVATION NOTES

- ALUM. RAIL, WIDOWS WALK W/ E.S.P. POWDER COAT FINISH (COLOR WHITE). 2-PIECE CONT. ALUMINUM FLASHING TO MATCH ROOF * OUTER EDGE TOP OF RAIL 36" ABOVE ROOF DECK. PROVIDE SHOP DUGS & SAMPLE BY 'SOUTH FL ALUM.' OR EQ.
- TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAP' (FEUTER GRAY) OR EQUAL ON 30# FELT T.T. TO 19/32" A.F.A. RATED EXT. GRADE PLYWOOD SHEATHING.
- LINE OF 3 & 4 ROOF PITCH BREAK - SEE STRUCT. DUGS & ROOF PLAN.
- CONT. ALUM. DRIP EDGE ON CONT. F.T. 1 X 2 ON CONT. 2 X 4 SMOOTH CLEAR CEDAR FASCIA - PAINTED.
- DEL. P.T. S4S 3" x 6" x 36" DECORATIVE BRACKETS (PAINTED) - # 4362' OC - SEE REFLECTIVE CEILING PLAN FOR LAYOUT (TYP. * ENTRY TOWER FEATURE). PROVIDE ALTH. PRICE FOR DECORATIVE FOAM BRACKETS.
- NECESSED 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"HT x 2" W & BOTT. 2" HT. x 1" W) WITH LIGHT TEXTURED FINISH. CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL BY OWNER.
- 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.
- CONT. 2" x 2" CONT. SMOOTH STUCCO BANDING AT UNDERSIDE OF OUTRIGGERS AND STUCCO PRIZEE BOARD - TYP. AT UNDERSIDE OF ROOF OVERHANG.
- PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CAPS TO BE FABRICATED FROM PRE-FINISHED 202 ALUM. - IN 10'-0" STRAIGHT SECTIONS - ALLOW A 1/4" SPACE BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS SHALL BE PRE-FABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH.
- UPPER FRAMED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 1/8" SMOOTH STUCCO FINISH ON 25 SELF FURRING PAPER BACKED GALLY METAL LATH OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE PLYWOOD - 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. (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAP SIDING P.V.C 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" W x 2" W TOP LAYER W/ LOWER LAYER BEING 4" W x 1" PROJECTION - LOCATED * BOARD AND BATTEN STUCCO SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
- (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2" W x 2" W TOP LAYER W/ LOWER LAYER BEING 6" W x 1" PROJECTION - LOCATED * UNDERSIDE OF STUCCO LAP SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
- 2" x 4" SMOOTH STUCCO - PAINTED (TYP. * ALL CORNERS AND WINDOW SURROUNDS - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ 1" OVERHANG.)
- 1" TH. x 2" HT. SMOOTH RAISED STUCCO SILL 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" AZEK TRIM (PAINTED (TYP. * DOORS) SLOPED FOR POSITIVE DRAINAGE.
- 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 'TRESH-PROOF' WATERPROOFING MEMBRANCE BY 'TRESH-PROOF' OR EQUAL, ALONG NORTHEAST & SOUTHEAST ELEVATIONS.

- 6" W x 8" D 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.
- 6" x 6" CLEAR SMOOTH CEDAR WOOD COLUMNS (W/ 1" x 10" 'AZEK' TRIMMED BASE & 1" x 1" AT THE TOP - SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS. (CONTRACTOR TO SUBMIT SHOP DUGS FOR APPROVAL).
- 4" x 6" SMOOTH CLEAR CEDAR WOOD BRACKET S4S PAINTED - SEE STRUCT. DUGS FOR ALL HIDDEN CONNECTIONS.
- 8" x 12" CONCRETE BEAM W/ 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. COLUMNS BELOW - SEE STRUCTURAL DRAWINGS.
- 12" x 12" CONCRETE COLUMNS & PLASTER (SEE FLOOR PLAN) W/ 2-COATS SMOOTH STUCCO PAINTED FINISH (1" x 1" DECORATIVE AZEK TRIM AT THE TOP) & 1/4" RAISED SMOOTH STUCCO BANDING AT BASE - SEE STRUCTURAL DRAWINGS.
- 6" W x 8" D x 42" L & 64" L DECORATIVE BRACKETS W/ TAPERED PROFILE BY 'FOAM FACTORY' OR EQ. W/ TONGUE & GROOVE FINISH (TYP. AT UNDERSIDE OF COVERED PORCHES). NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCHITECT APPROVAL.
- POURED IN PLACE CONC. SLAB. SEE STRUCT. DUGS (TYP.) ALL BALCONIES TO SLOPE 1/4" / FT. (UNRAFFED W/ 'AZEK' TO SIMULATE WOOD DECK).
- CONT. 1/4" HT. x 4" COPPER DRIP EDGE * ALL BALCONIES.
- PAVERS BY 'SEMPRAVERS' OR EQUAL - 'OLD CANADIAN' RANDOM SIZES (3 x 6, 3 x 3 & 3 x 12) GREY CEMENT MIXES 'TAN CHOCOLATE' - SLAB TO BE MUDSET OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK. 'VULKEM 360' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).
- DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2" SPACERS * REAR FOR PROTECTION FROM BUILDING. AS PER 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
- ALUMINUM DECORATIVE RAIL, W/ E.S.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).
- DECORATIVE 'BAHAMA' ALUMINUM LOUVER SHUTTERS. SET IN A 45 DEGREE POSITION W/ E.S.P. POWDER COAT FINISH (COLOR TO BE BLACK) BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL. (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL).
- 'THERMA TRU' DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH) - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO 0.88 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.).
- 'RG1' 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).
- 'RG1' - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCOED 4" CONC. BLOCK.
- NOT USE.
- ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN 'VULKEM 350' OR EQUAL & CONCRETE THRESHOLD/ CONCRETE SILL (W/ 1/2" MAX. HT. DOOR THRESHOLD).
- ALL EXTERIOR DOORS & WINDOWS TO HAVE 'DYTONIC 100' CAULKING * BUCK/GU/ALUM. FRAME CONDITIONS (TYP.).
- ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE SEALED W/ 'VULKET 350' - APPLIED SYNTHETIC PERMEABLE AIR AND VAPOR BARRIER MEMBRANE INSTALLED AS PER MANUF. SPEC'S BY 'TRESH-PROOF' OR EQ.
- ALL WINDOWS TO HAVE 1 x 1 P.T. UD 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 DOOR & WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS - SEE SHEETS A3.00 & A3.01.
- CONTRACTOR TO PROVIDE 'KIDY-BOX' (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS).



ISSUED FOR

BIDS

PERMIT

CONSTRUCTION

PROJECT TITLE

**MIXED USE
BUILDING
ADDITION/
RENOVATION**

230 GEORGE BUSH AVE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

REVISER: 8/18/17 AS PER P4Z

DIMENSION FROM CROWN OF ROAD
TO ROOF MEAN HEIGHT.

SOUTHEAST ELEVATION TO A REAR
WINDOOL 3. ADDED HATCH BATTER

REVISED 6.1.18 AS PER HPB

DOORS ARE NOW SHOWN AS
FIBERGLASS W/ MAHOGANY FINISH

SHOWS STUCCO PANEL AS NOTED
A REVISED 12418 AS PER OWNER

2. ADDED 8' TO SECOND FLOOR

SIZES FROM 30' x 60' to 36' x 72'.
A REINFORCED CONCRETE PERimeter

CONTENTS: 1. EXTENDED
ELEVATOR TO ROOF DECK.

FILE NUMBER **616A301**

DRAWING TITLE

PROPOSED

ELEVATIONS

DATE: 11/11/2011 11:01 AM DRAWN BY:

11.20.16 | GE/JC

JOB NUMBER **20150616**

DRAWING NUMBER

A0 01

AS.01



01.	ALUM RAIL WIDOWS WALK W/ B.S.P. POWDER COAT FINISH (COLOR WHITE) 1/2-PIECE CONT. ALUMINUM FLASHING TO MATCH ROOF & OUTER EDGE. TOP OF RAIL 36" ABOVE ROOF DECK; PROVIDE SHOT DIPS & SAMPLE BY SQA.	12.	NOT USED.
02.	TIMBERLINE ULTRA HD SERIES SINGLE ROOFING SYSTEM (GAP "FEUTER" GRAY) OR EQUAL ON 30" FLET. T.T. TO 1932" A.P.A. RAISED EXT. GRADE FLTYWOOD SHEATHING.	13.	SECOND FLOOR EXTERIOR TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS @ 16" O.C. OVER 1/8" 3-COATS SMOOTH STUCCO FINISH.
03.	LINE OF 3" x 1/2" ROOF FITCH BREAK - SEE STRUCT. DINGS & ROOF.	14.	1/8" 3-COAT SMOOTH STUCCO W/ 16" LAP SIDING-FINISH- PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK. PRIOR TO LAPSING DVP TRM/TP).
04.	CONT. ALUM DRIP EDGE ON CONT. P.T. 1 X 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED.	15.	1. STUCCO CONTROL JOINTS, STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
05.	DBL P.T. 945 3" x 6" x 36" DECOGNATIVE BRACKETES -PAINTED- @ 1/36" O.C. -SEE REFLECTIVE CEILING FLOORS @ 24" (TYP. & ENTRY TOWER FEATURE).	16.	2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
06.	PROVIDE AL. PRICE FOR DECORATIVE FOAM BRACKETES.	17.	NOT USED.
07.	RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK -SEE STRUCTURAL DRAWINGS (TYP. & ENTRY TOWER FEATURE) AT ENTRY MANWAY.	18.	(2) LAYER STEP RAISED HORIZONTAL STUCCO BOARDING W/ 2" x 2" DP TOP LAYER W/ LOUVER LAYER BEING 4" x 1" PROJECTION - LOCATED @ BOARD AND BATTEN STUCCO BING -PAINTED - SLOPED FOR POSITIVE DRAINAGE.
01.	DECORATIVE RAISED STUCCO BANDING @ ROOF PARAPET TOP LAYER 2"HT W/ 4" BOTT. 2" x 1" W/ LIGHT TEXTURED FINISH - CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL BY OWNER.	19.	(2) LAYER STEP RAISED HORIZONTAL STUCCO BOARDING W/ 2" x 2" DP TOP LAYER W/ LOUVER LAYER BEING 6" x 1" PROJECTION - LOCATED @ WERISIDE OF BUILDING 945 - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
08.	3' x 6' x 20" DECORATIVE OUTRIGGER (NOTE: KING OUTRIGGERS 30") -PAINTED- @ 24" O.C. TOP: TYP. FORMER OR EQUAL W/ WAREHOUSE 1" x 6' x 6" CONT. RAISED STUCCO FREEZE BOARD - SEE REFLECTIVE CEILING PLAN FOR LAYOUT.	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.
09.	2' x 2' x 2' CONT. SMOOTH STUCCO BANDING AT UNDERSTO OF OUTRIGGERS AND STUCCO FREEZE BOARD - TYP. AT UNDERSIDE OF ROOF OVERHANG.	21.	1" TH x 2" HT. SMOOTH RAISED STUCCO SILL WINDOW & 1" TH x 4" HT. STUCCO SKIRT - PAINTED (TYP.).
10.	PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CURBS TO BE SLOPED FROM PRE-FINISHED 2032 AL. IN 1/8" O" STRAIGHT SECTIONS - ALLOW A 1/4" GAP BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS TO BE FINISH B.E. FABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH.	22.	1" TH x 8" HT. "AZEK" (WOOD SIMULATED) HEADER TRIM (W/ DECORATIVE 1" x "AZEK" TRIM) PAINTED (TYP. @ DOORS) SLOPED FOR POSITIVE DRAINAGE.
11.	UPPER RAISED EXTERIOR PARAPET WALL TO RECEIVE 2032 ALUM SHOOTING STUCCO FINISH ON 25 SFL FURNING PAPER BACKED GALV. METAL LATH OVER TYVEK® (COMMERCIAL) STUCCO WRAP OVER 1932" A.P.A. RAISED EXTERIOR GRADE FLTYWOOD PAINTED (TYP.).	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).
			NOTE: APPLY TREMPROOF WATERPROOFING MEMBRANCE BY TREMPRO® OR EQUAL ALONG NORTHEAST & SOUTHEAST ELEVATIONS.)
			6' x 12' SMOOTH CLEAR CEDAR WOOD BEAM 845 PAINTED (ALL CON. TO BE HIDDEN -SEE STRUCT.)

[illegible]

1. INITIAL LATH APPLICATION:
 - a. APPLY A SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH.
 - b. TRUETAL 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.
 - a. APPLY SECOND COAT TO BECOME 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) COATS WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND ONE COAT AREAS NOT THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH; THREE (1) INCH THICK AREAS; NOT THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
6. RUN DRIP GROOVES IN STUCCO. PROVIDE RAIN DRIP GROOVES IN EXTERIOR DOG EYE HEADS AND EXTERIOR WINDOW HEADS. OPEN DRAIN GUTTERS.
7. ALL STUCCO LEADERS, SHILLS AND BANDING TO BE PROVIDED WITH A NIN. 1/8" SLOT FOR PROPER SEEDING OF RAIN WATER.
8. ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSIST OF A BALANCE OF 9 GALVANIZED STEEL WIRE OR 10-12 OZ. GLASS-FIBER COMPLYING WITH ASTM D 518 AND WEIGHING NOT LESS THAN 6 OZ. PER SQUARE YARD.

- | | | | | | |
|----|--|----|---|----|---|
| 16 | 60 x 48 x 8'-0" DECORATIVE FLOW BEAMS (W/ HARD-COAT FINISH) TO BE CENTERED OVER EACH LQUIDTAN COVERED ENTRANCE (SEE SUBMIT SHOP DRAWING FOR APPROVAL). | 37 | DECORATIVE "BAHAMIA" ALUMINUM LOUVER SHUTTERS, SET N/A 45 DEGREE POSITION W/ B.S.P. POWDER COAT FINISH (COLOR TO BE BLACK) BY "SOUTH FLORIDA ALUMINUM" OR EQUAL, (CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL). | 47 | PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL. |
| 21 | 6' x 6" CLEAR SMOOTH CEDAR WOOD COLUMNS (W/ 1" x 1" x 10" AZEK" TRIMMED BASE 4'1" x 1" x 6" TOP. SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS. (CONTRACTOR TO SUBMIT SHOP DWS. FOR APPROVAL). | 38 | "THERIA TRI" DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO .289 AND AVG. SHG EQUAL TO .266 WITH 3% REINSTRUT VALUE TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). | 48 | ADDRESS NUMBERS & LOCATION TO BE APPROVED BY OWNER. (NOTE: NUMBERS MUST BE MIN. 6" IN HEIGHT AND ON CONTRASTING BACKGROUND). |
| 28 | 4 x 6" SMOOTH CLEAR CEDAR WOOD BRACKET 8/4S PAINTED - SEE STRUCT. DWS.'S FOR ALL HIDDEN CONNECTIONS. | 39 | "GTG" 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.). | 49 | SEE ELECTRICAL DRAWING FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. |
| 29 | 8' x 2" CONCRETE BEAM W/ 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. COLUMNS BELOW. - SEE STRUCTURAL DRAWINGS. | 40 | "GTG" - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP. SEE DETAIL FOR RECESSED STUCCOED 4" CONC. BLOCK). | 50 | ALL BALCONIES/PORCHES TO RECEIVE TINTED "HARBLE OF THE WORLD", LOTUS '91STLE, QUARTZITE SET - 8' x 18' W/ WITH 3/16" GROUT JOINTS OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK, VALKEM 3660' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL). |
| 30 | 12' x 12" CONCRETE COLUMNS & PILLASTERS (SEE FLOOR PLAN W/ 3/4" 2-COATS SMOOTH STUCCO PAINTED FINISH W/ 1/4" DECORATIVE AZEK" AT THE TOP) & 1/4" RAISED SMOOTH STUCCO BANDING AT BASE - SEE STRUCTURAL DRAWINGS. | 41 | NOT USE. | | |
| 31 | 16/8 x 8/4 x 421" & 641", DECORATIVE BRACKETS W/ TAPESTRY FINISH BY "BOAT FACTORY" OR EQ. W/ TOUGH COAT FINISH (TYP. AT UNDERSIDE OF COVERED PORCHES). NOTE: CONTRACTOR TO PROVIDE A SAMPLE FOR OWNER/ARCHITECT APPROVAL. | 42 | ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN 1" x 4" x 4" CONC. SET IN THRESHOLD/ CONCRETE SILL (W/ 3" MAX. HT. DOOR THRESHOLD). | | |
| 32 | FOURED IN PLACE CONC. SLAB. SEE STRUC DWS. (TYP.) ALL BALCONIES TO SLOPE 1/4" FT. (UNRAISED W/ AZEK" TO SIMULATE WOOD DECK). | 43 | ALL EXTERIOR DOORS & WINDOWS TO HAVE "DYNOBOND 180" CULKING & BUCK-QUALITY FRAME CONDITIONS (TYP.). | | |
| 33 | CONC. (W/ 1" x 4" COPPER DRIP EDGE & ALL BALCONIES) | 44 | ALL DOOR & WINDOW CORNERS, HDR'S, & JAMBS TO BE SEALED W/ VALKEM 360" & APPLIED SYNTHETIC PERMEABLE AIR AND VAPOR BARRIER MEMBRANE - INSTALLED AS PER MANUF. SPECS. BY "TREMCO" OR EQ. | | |
| 34 | PAVERS BY "GEIPAVERS" OR EQUAL - "OLD CANADA" RANDOM 9'S (8' x 6" x 9' x 8' x 12) GROUT WITH "MISTAN CHOCOLATE" TO BE MUDSET OVER 1/2" LIQUID WATERPROOFING ON CONC. DECK, VALKEM 3660' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL). | 45 | ALL WINDOWS TO HAVE 1" P.T. UD BUCKS ANCHORED TO CONC AS PER PRODUCT APPLICATION. | | |
| 35 | DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 X SPACERS & REAR FOR PROTECTION FROM BUILDING AS PER "SOUTH FLORIDA ALUMINUM" OR EQUAL. | 46 | SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE. | | |
| 36 | ALUMINUM DECORATIVE RAIL W/ B.S.P. POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" W/ 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. SAMPLE BY "SOUTH FLORIDA ALUMINUM" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2011 EDITION). | | | | |
- ### NOTES:

 1. DO NOT SCALE DRAWINGS!
 2. FIELD VERIFY ALL DIMENSIONS!
 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS (SEE GENERAL NOTES).
 4. ALL AREA CALCULATIONS ARE APPROX.
 5. ALL EXTERIOR DOOR & WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS.
 6. SEE SHEETS A3.02 & A3.01.
 7. CONTRACTOR TO PROVIDE "KNOX-BOX" (PROVIDE KEYS FOR ENTRY/DOOR).

NOTES:

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

PLOTTED 02/01/9 - 8:30 AM