



01 REAR ELEVATION - NEW & DEMOLITION (existing conditions)
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOLID BLOCKING FOR ALL EXTERIOR LIGHTING FIXTURES, AWNINGS, AND SIGNS. BLOCKING TO INCLUDE HORIZONTAL 2x FRAMING BETWEEN STUDS & MIN. 2 S.F. OF 5/8" PLYWOOD SHEATHING AT ALL JUNCTION BOXES. ALL BLOCKING IN EXTERIOR WALLS SHALL BE FRT LUMBER/PLYWOOD.
- B. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED WALL BLOCKING FOR SIGN ANCHORS & IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRIC TO SIGNS AS REQUIRED.
NO EXTERIOR LUCKY'S IDENTIFICATION SIGNS ARE PART OF THIS PROJECT PLAN SUBMISSION OR APPROVAL. PRIOR TO INSTALLING OR ERECTING A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSION SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL, AND ISSUANCE OF A SIGN PERMIT. THE SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL AND INSTALLATION OF ALL SIGNS ON THIS PROJECT.
- C. IF THE INSTALLATION OF THE LUCKY'S SIGNAGE REQUIRES THE PENETRATION OF THE ROOFING MEMBRANE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REPAIR OF THESE PENETRATIONS. ONE PENETRATION PER LETTER FOR ELECTRICAL CONDUIT ONLY. NO MOUNTING PENETRATIONS ALLOWED. MUST NOT VOID WARRANTY.
- D. GC SHALL BE RESPONSIBLE TO CLEAN AND PAINT ALL NEW EXTERIOR FINISHES & MATERIALS AS REQUIRED FOR FINISHED APPEARANCE.
- E. SEE FINISH SCHEDULE FOR EXTERIOR FINISHES AND SPECIFICATIONS.
- F. GC SHALL BE RESPONSIBLE TO INSTALL ALL WEATHER-STRIPPING, SWEEPS AND THRESHOLDS ON ALL EXTERIOR DOORS (INCLUDING AUTOMATIC DOORS.)
- G. SEE DOOR SCHEDULE AND WINDOW SCHEDULE.
- H. FIELD VERIFY ALL DIMENSIONS.

CRITICAL DEMOLITION NOTE:

EXTERIOR FINISH MATERIAL IS ASSUMED TO BE CEMENTITIOUS STUCCO FINISH ON CONCRETE MASONRY WALL, OR AT THE MAIN ENTRY METAL STUD FRAMED WALL WITH EXTERIOR PLYWOOD SHEATHING.

THE BASE BID SHALL BE PATCH AND REPAIR THE EXISTING STUCCO AT ANY/ALL EXISTING DAMAGED AREAS, INCLUDING CRACKS AND ANY UN-SOUND AREAS. CAREFULLY SAWCUT AND REMOVE STUCCO ONLY AS NECESSARY FOR NEW CONSTRUCTION.

IF CONDITIONS ARE NOT AS ASSUMED THE GENERAL CONTRACTOR SHALL NOTIFY THE LUCKY'S CONSTRUCTION MANAGER AND THE DESIGN PROFESSIONAL OF RECORD (ARCHITECT) IMMEDIATELY.

PROVIDE A SEPARATE LINE ITEM FOR THE REMOVAL OF THESE EXTERIOR MATERIALS.

CEMENT STUCCO INSTALLATION:

APPLY BROWN COAT CEMENT PLASTER ON PAPER BACKED WIRE LATH INSTALLED OVER WEATHER BARRIER ON WALL. SHEATHING FINISH COAT TO HAVE INTEGRAL COLOR AND TEXTURE AS SCHEDULED. ALL ACCENT BANDS AND SHAPES TO BE FULL THICKNESS OF STUCCO APPLICATION INSTALLED OVER FOAM BACKING CUT TO SHAPE. CONTRACTOR TO PROVIDE AND INSTALL ALL ZINC COATED METAL SCREENS, GROUNDS, WEEPS, AND CONTROL JOINTS AS REQUIRED PER INDUSTRY STANDARDS. IN ADDITION INSTALL VERTICAL CONTROL JOINTS AT ALL MASONRY CONTROL JOINT LOCATIONS. AS NOTED IN MATERIAL SCHEDULE AN EIFS SYSTEM IS AN ACCEPTABLE ALTERNATE TO CEMENT PLASTER. IF THE CONTRACTOR CHOOSES TO USE AN EIFS SYSTEM THEY SHALL BE RESPONSIBLE FOR PROVIDING FLORIDA PRODUCT APPROVAL DOCUMENTATION TO THE LOCAL AUTHORITY HAVING JURISDICTION AND RECEIVE LOCAL ACCEPTANCE OF THE PRODUCT PRIOR TO BEGINNING ANY APPLICATION.

KEYED NOTES

- 1 TYPICAL - EXISTING MASONRY WALL TO REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE. NO NEW PAINT ON REAR MASONRY IS REQUIRED.
- 2 TYPICAL EXISTING METAL PARAPET CAP FLASHING TO REMAIN, REPLACE ANY/ALL DAMAGED CAP FLASHING WITH MATCHING MATERIAL, AND PAINT TO MATCH EXISTING.
- 3 REMOVE EXISTING MAN DOOR, SAW CUT MASONRY FOR INSTALLATION OF PROPOSED NEW OVERHEAD DOOR w/ STEEL CHANNEL FRAME. SEE DOOR SCHEDULE SHEET A6.1
- 4 EXISTING GUTTER AND DOWNSPOUTS TO REMAIN, G.C. TO REFURBISH AND/OR REPAIR AS NEEDED TO "LIKE-NEW" CONDITION. GENERAL CONTRACTOR TO PROVIDE NEW SPLASH BLOCKS AT EACH EXISTING DOWN SPOUT.
- 5 EXISTING DOOR TO REMAIN, G.C. TO REFURBISH AND/OR REPAIR AS NEEDED TO "LIKE-NEW" CONDITION. FIELD VERIFY WITH LUCKY'S MARKET CONSTRUCTION MANAGER CONDITION OF EXISTING DOOR AND EXTENT OF WORK.
- 6 APPROXIMATE FINISHED GRADE.
- 7 EXISTING PAIR OF DOORS TO REMAIN, FIELD VERIFY AND TACK WELD SHUT, PROVIDE ADDITIONAL WEATHER STRIPPING, FLASHING, OR SEALS AS REQUIRED TO MAKE DOOR WEATHER TIGHT.
- 8 EXISTING DOCK LIFT AND PIPE BOLLARDS TO REMAIN, G.C. TO REFURBISH AND/OR REPAIR AS NEEDED TO "LIKE-NEW" WORKING CONDITION. COORDINATE ON-SITE WITH LUCKY'S MARKET CONSTRUCTION MANAGER.
- 9 INSTALL NEW AREA LIGHTING ON REAR WALL AT 16'-0" AFF. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- 10 EXISTING DOCK CANOPIES TO REMAIN, REPAIR, CLEAN, PRIME AND PAINT ANY DAMAGED AREAS. VERIFY EXTANT OF WORK WITH LUCKY'S MARKET CONSTRUCTION MANAGER.
- 11 ALL EXTERIOR UTILITIES TO REMAIN AT REAR OF BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE ON MEP PLANS.
- 12 APPROXIMATE SIZE AND LOCATION OF PROPOSED BALE STORAGE FENCING. FIELD COORDINATE EXACT SIZE AND LOCATION BASED ON EXISTING CONDITIONS. SEE TYPICAL DETAILS SHEET A6.2. NOTE EXTERIOR CHAINLINK FENCING TO BE 8'-0" HIGH.
- 13 SAW CUT MASONRY AND INSTALL NEW TRASH COMPACTOR DOOR. SEE DOOR SCHEDULE SHEET A6.1.1
- 14 EXISTING DOCK CANOPY LIGHTS TO REMAIN, REFURBISH WITH NEW LENS AND LAMPS TO MAKE "LIKE-NEW".
- 15 INSTALL 8" DIA. CONCRETE FILLED STEEL PIPE BOLLARDS TOP AT 4'-0" A.F.G. AS SHOWN ON FLOOR PLAN.
- 16 INSTALL NEW EGRESS LIGHT FIXTURES, J-BOX AT 8'-0" AFF.

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LUCKY'S MARKET
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EXTERIOR ELEVATIONS