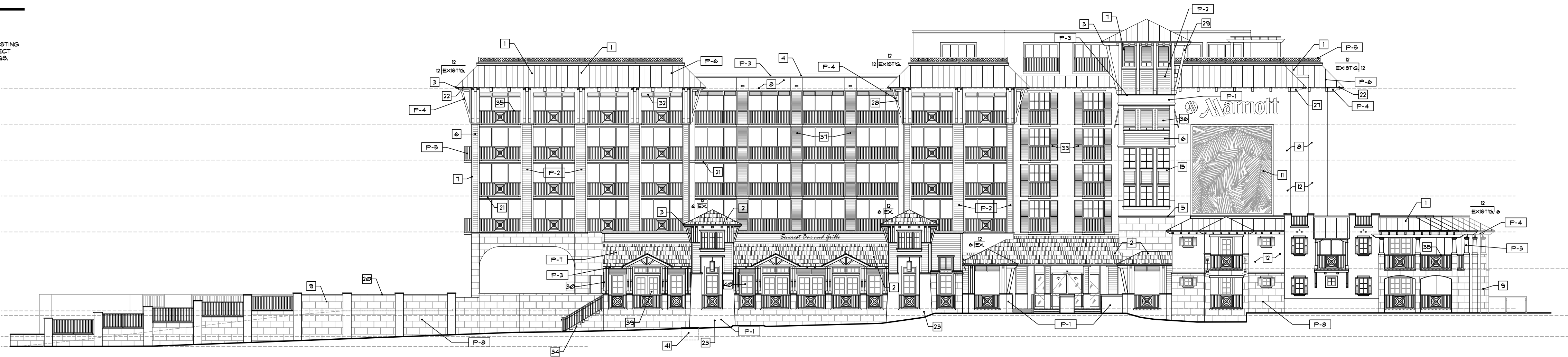
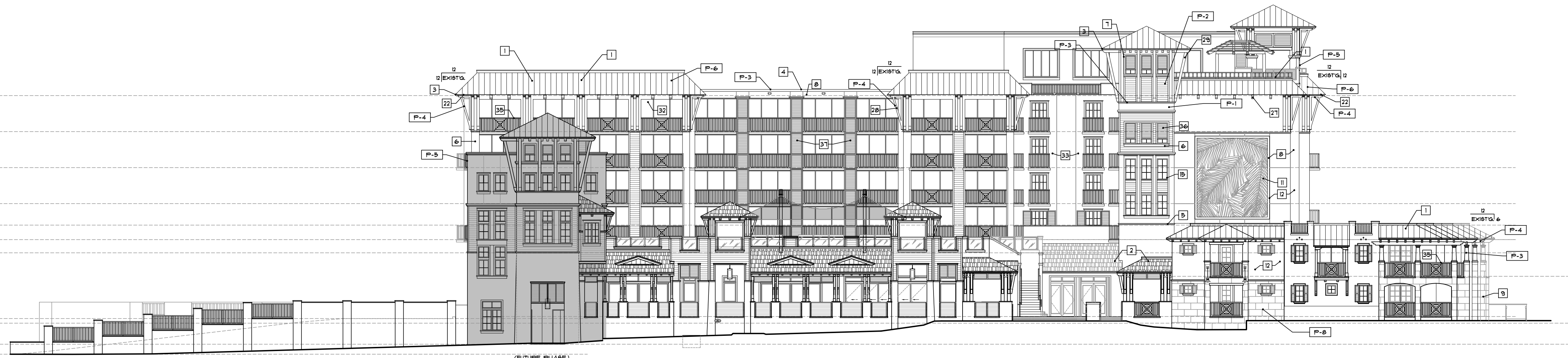


NOTES:

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)



1  
A3.00 PREVIOUSLY 2019 APPROVED SOUTH ELEVATION  
SCALE : 1/16" = 1'-0" (FOR REFERENCE ONLY)



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

EXTERIOR STUCCO:

- METAL LATH APPLICATION:
1. APPLY 1 SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUBEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
  2. APPLY 1 BROWN COAT AFTER SCRATCH COAT HAS SET FIRST 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 BY 1/4" 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.

ELEVATION NOTES

- 01 STANDING SEAM ROOFING SYSTEM 'DREXEL METALS' - DMC1155 W/ 3/4" HIGH 180° SEAM W/ 240° ALUM. ALLOY #5105-H14 PANELS W/ KYNAR 500 FIN. BY 'AMETCO ROOFINGS' 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 1/4" x 1" PROJ. TOP 1 3/4" x 1" PROJ. BOTTOM - PAINTED.
- 06 1/8" 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 1/4" SMOOTH STUCCO SCORE LINES - SEE ELEVATION FOR LOCATIONS & PATTERN - PAINTED.
- 10 9" EXTERIOR FRAMED WALL W/ 1/4" 3-COATS SMOOTH STUCCO FINISH ON PAPER BACKED METAL LATH OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 1/4" DENS GLASS - TYPE 'X' BOARD ON 6006/62-54 STRUCTURAL STUDS @ 16" O.C. W/ 3/4" MONOKOTE MK-6' FIRE PROOFING BY UR GRACE OR EQUAL.
- 11 CUSTOM FABRICATED DECORATIVE BRACKET 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN NTC-5061 URETHANE ELASTOMER COATING 4 LIPSTONE ACRYLIC POLYMER FINISH COAT BY 'FINESTONE' OR EQUAL - PAINTED - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOU 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 4" 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 4 LOWER BAND 4" dp. W/ 1" BOTT. PROJECTION - PAINTED (TYP. - DOORS 4 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 TOWER WINDOWS.
- 16 4" dp. W/ 2" PROJECTION SMOOTH STUCCO BANDING 4 (2) LAYERS OF LOWER BANDING EA. 2" dp. W/ 3/4" PROJECTION - STUCCO LAP SIDING 4 STUCCO).
- 17 DECORATIVE 1" x 6" RAISED SMOOTH STUCCO HEADER OR SILL BANDING - PAINTED (TYP.).
- 18 CONT. 1" TH. x 4" HT. SMOOTH RAISED STUCCO BANDING AT WINDOW AND DOOR SURROUNDS.
- 19 1/2" STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
- 20 CONT. 2" x 2" CONT. SMOOTH STUCCO BANDING AT UPPER PORTION OF SCORED STUCCO STONE PATTERN.
- 21 1" x 8" RAISED SMOOTH STUCCO SILLS AT UNDERSIDE OF BALCONIES.
- 22 ALL EXTERIOR STUCCO CEILINGS/SOFFITS TO BE COVERED W/ 3" THK. 3-COATS SMOOTH STUCCO FINISH ON 3/4 HI-REB GALV. MTL. LATH PAINTED - (TYP.).
- 23 TAPERED FOURED CONCRETE TOWER BASE W/ 5/8" 2- COATS SMOOTH STUCCO - PAINTED FINISH.
- 24 11TH x 4' HT. RAISED STUCCO STOREFRONT SURROUND PAINTED (TYP.) - ALL STOREFRONT OPENINGS.
- 25 6' x 6' x 20" DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY 'HARDIE BOYS' OR EQUAL - PAINTED - ON 1" x 6" TAG OR V-GROOVE 3" (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" TAG OR V-GROOVE 3" (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 DOUBLE PROFILE RT-4820-1 W/ 6 x 6 ANGLE SUPPORT W/ 2" x 6" x 42" HI. BACK PLATE 4 - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 28 6' x 6' x 60" DECORATIVE BRACKETS - PAINTED (TOP OF BRACKET DOUBLE PROFILE RT-4820-1 W/ 6 x 6 ANGLE SUPPORT W/ 2" x 6" x 42" HI. BACK PLATE 4 - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 29 DECORATIVE CUSTOM FABRICATED ALUMINUM BRACKET ATTACHMENT BUCKET W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE) - CONTRACTOR TO PROVIDE SILL OR GAP TO RECEIVE COLUMN ATTACHMENT PLATE - THE BACK SIDE AND A PRE-DRILLED HOLE AT THE SIDE TO SET 'HARDIE BOYS' 6' x 6' COLUMN WRAP OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 30 DECO. SLEEVE BY 'HARDIE BOYS' 6' x 6' COLUMN WRAP OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 31 DECORATIVE GABLE END (BOARD AND BATTEN) BY 'HARDIE BOYS' OR EQUAL - PAINTED - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 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 'SOUTH FLORIDA ALUMINUM' OR EQUAL (COLOR BRONZE).
- 34 42" ALUM. GUARDRAILS - STAIRS - W/ 3/8" HIGH HANDRAILS - (BOTH SIDES) - 1 1/2" OD. FOR HANDRAILS 4 1/2" CLEARANCE OFF OF BOTH GUARDRAIL 4 WALLS W/ BRONZE EOP FINISH (TYP.).
- 35 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' BUILDING PRODUCTS' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2011 EDITION).
- 36 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. 2011 EDITION) - SEE ELEVATIONS FOR VARIOUS STYLES.
- 37 DECORATIVE FIXED ALUMINUM BAHAMA SHUTTERS SET IN A 45 DEGREE OPEN POSITION W/ E.S.P. POWDER COAT FINISH (COLOR BLACK) BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
- 38 'FGT' 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 'FGT' STOREFRONT ENTRY TO BE PROVIDED W/ ADA COMPLIANT HARDWARE AND THRESHOLD W/ MAX. HT. NOT EXCEEDING 1/2").
- 40 'ALDORA' STOREFRONT 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.
- 41 'FGT' 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.
- 42 MANUALLY SYSTEM SLTS AND IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO INSTALL AS PER MANUF. SPECIFICATIONS. - COLOR WHITE.
- 43 EXISTING MECHANICAL VENT SHAFT TO REMAIN AS IS. CONTRACTOR TO PROVIDE PROTECTION FROM DAMAGES 4 DEBRIS DURING CONSTRUCTION.
- 44 CUSTOM FABRICATED 6' x 8' x 48" @ 24' O.C. 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN NTC-5061 URETHANE ELASTOMER COATING 4 LIPSTONE ACRYLIC POLYMER FINISH COAT BY 'FINESTONE' OR EQUAL ATTACHED W/ CONSTRUCTION ADHESIVE 'DOU ENERFOAM' FOAM SEALANT OR EQUAL - PAINTED - 1 (6" x 8" x 10" @ 12" OVERHANG).
- 45 BOX-OUT FRAMED COLUMN. PEDESTAL W/ 2 1/2" MTL. STUDS 250/25-43 W/ 3/8" F.R. CDX SHEATHING W/ 1/2 WAFER HEAD SCREWS 6" O.C. @ EDGES AND 12" O.C. IN THE FIELD W/ 3/8" 3-COAT SMOOTH STUCCO FINISH (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR HOTEL APPROVAL FOR TEXTURE).
- 46 ALL PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CAPS TO BE FABRICATED FROM 'PRE-FINISHED #32 ALUM. (PAINTED)' - IN 10'-0" STRAIGHT SECTIONS - ALLOW A 1/4" SPACE BETWEEN THE ENDS FOR EXPANSION - ALL CORNERS SHALL BE PREFABRICATED FROM ONE PIECE WITH EACH LEG BEING A MIN. 2'-0" IN LENGTH.
- 47 OPTIONAL (3) STRUCTURAL 10 x 10 x 3/8 STEEL COLUMNS SPACED PER PLAN WITH 10 x 12 x 3/8 STEEL BEAM TO SUPPORT MOUNTING @ NORTH AND SOUTH SIDE OF THE BEAM FOR A RETRACTABLE AWNING SYSTEM BY 'MOOVER' ARCHITECTURAL PRODUCT' OR EQUAL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. (PROVIDE POWER TO OPERATE AWNING).
- 48 OPTIONAL (2) STRUCTURAL 10 DIA. ROUND STEEL COLUMNS TO SUPPORT TENSILE FABRIC CANOPY BY 'MOOVER ARCHITECTURAL PRODUCT' OR EQUAL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 49 OPTIONAL SEAMLESS HALF ROUND ALUMINUM GUTTERS W/ ALUMINUM CONDUCTOR HEADS 4 1/8" ALUMINUM EXTRA LINK RAIN CHAINS BY 'GUTTERSUPPLY.COM' OR EQUAL. CONTRACTOR TO PROVIDE ALT. PRICE FOR GALVALUME GUTTER SYSTEM - COLOR BRONZE).
- 50 OPTIONAL ROOF RAINWATER LEADERS. SEE PLUMBING DRAWINGS FOR PROPER DRAINAGE.
- 51 4' x 12' EMERGENCY OVER FLOW SCUPPERS (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK). - SEE ROOF PLAN FOR ALL LOCATIONS.



Architect, Planner and Designer  
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ISSUED FOR PERMIT

BIDS

PERMIT 9/1/19

CONSTRUCTION

PROJECT TITLE

OPAL GRAND  
PROPOSED  
EVENT DECK &  
STAIR-ELEVATOR  
TOWER

10 N. OCEAN BLVD.  
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

FILE NUMBER  
312A300A

DRAWING TITLE  
PROPOSED  
ELEVATION  
CHANGE

DATE  
7.4.20

DRAWN BY  
GE/MJ/JC

JOB NUMBER  
20190312

DRAWING NUMBER

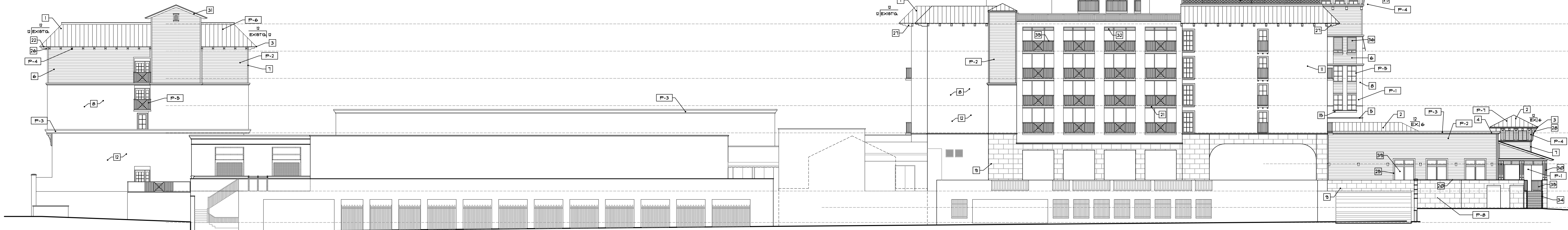
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PLOTTED 4.03.19 - 10:00 AM

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



1 PREVIOUSLY APPROVED 2019 WEST ELEVATION  
A3.00B SCALE : 1/16" = 1'-0" (FOR REFERENCE ONLY)



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

EXTERIOR STUCCO:

- METAL LATH APPLICATION:  
1. APPLY SCRATCH COAT W/ SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPEL 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 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 978 AND WEIGHING NOT LESS THAN 5 OZ. PER SQUARE YARD.

ELEVATION NOTES

- 01 STANDING BEAM ROOFING SYSTEM 'DREXEL METALS' - DMC1755 W/ 1 3/4" HIGH 180° SEAM W/ 240° ALUM. ALLOY #3025-H14 PANELS W/ SANDSTONE 48x34 KYNAR 500 FIN. BY 'AMETCO ROOFINGS' OR EQUAL. OVER (1) LAYER OF HT. 'METSHIELD' - HIGH TEMP-PEEL-N-STICK'. (1) LAYER #50 FELT T.T. TO 3/4" APA. FIRE RATED EXT. GRADE FLYWOOD SHEATHING (TYP.).
- 02 5 1/2" EXPOSED FIRE-TREATED PT. 'PERFECTION' WOOD SHINGLE ROOF ON 'CEDAR BREATHER' SPACERS OVER 'TU-PLUS' SELF ADHERING UNDERLAYMENT ON (1) LAYER #50 FELT T.T. TO 3/4" APA. FIRE RATED EXT. GRADE FLYWOOD SHEATHING (TYP.).
- 03 CONT. DRIP EDGE ON CONT. FT. 1 x 2 ON CONT. 2 x 6 SMOOTH CLEAR CEDAR FASCIA - PAINTED (NOTE: DRIP EDGE TO BE COMPATIBLE W/ 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" H. x 1" PROJ. TOP & 2" H. x 1" PROJ. BOTTOM - PAINTED.
- 06 1/8" 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 3/4" SMOOTH STUCCO SCORE LINES - SEE ELEVATION FOR LOCATIONS & PATTERN - PAINTED.
- 10 9" EXTERIOR FRAMED WALL W/ 1 1/2" 3-COATS SMOOTH STUCCO FINISH ON PAPER BACKED METAL LATH OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 3/8" DENS GLASS - TYPE 'X' BOARD ON 6006162-54 STRUCTURAL STUDS - 16" O.C. W/ 3 3/4" MONOKOTE MK-6' FIBER FINISH COAT BY 'FINESTONE' OR EQUAL - PAINTED.
- 11 CUSTOM FABRICATED DECORATIVE BRACKET 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN ATC-5061 URETHANE ELASTROMER COATING & LIMESTONE ACRYLIC POLYMER FINISH COAT BY 'FINESTONE' OR EQUAL - PAINTED. CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOU 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 4" 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" BOT. 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 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 DECORATIVE 1" x 6" RAISED SMOOTH STUCCO HEADER OR SILL BANDING - PAINTED (TYP.).
- 18 CONT. 1" TH. x 4" HT. SMOOTH RAISED STUCCO BANDING AT WINDOW AND DOOR SURROUNDS.
- 19 3" STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
- 20 CONT. 2" x 2" CONT. SMOOTH STUCCO BANDING AT UPPER PORTION OF SCORED STUCCO STONE PATTERN.
- 21 1" x 8" RAISED SMOOTH STUCCO SILLS AT UNDERSIDE OF BALCONIES.
- 22 ALL EXTERIOR STUCCO CEILING/SOFFITS TO BE COVERED W/ 2" THICK 3-COATS SMOOTH STUCCO FINISH ON 3/4" H-RIB GALV. MTL. LATH PAINTED - (TYP.).
- 23 TAPERED POURED CONCRETE TOWER BASE W/ 5/8" 2- COATS SMOOTH STUCCO - PAINTED FINISH.
- 24 1 1/4" x 4" HT. RAISED STUCCO STOREFRONT SURROUND PAINTED (TYP.) - ALL STOREFRONT OPENINGS.
- 25 6" x 6" x 20" DECORATIVE OUTRIGGERS (PROFILE RT4620-2) BY 'HARDIE BOYS' OR EQUAL - PAINTED - ON 1" x 6" TAG OR V-GROOVE 2" (3) COAT SMOOTH STUCCO SORFIT (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" TAG OR V-GROOVE 2" (3) COAT SMOOTH STUCCO SORFIT (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" H. BLACK PLATE & - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 28 6" x 6" x 60" DECORATIVE BRACKETS - PAINTED (TOP OF BRACKET DOUBLE PROFILE RT-4001-1) W/ 6" x 6" ANGLE SUPPORT W/ 2" x 6" x 42" H. BLACK PLATE & - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 29 DECORATIVE CUSTOM FABRICATED ALUMINUM BRACKET ATTACHMENT BUCKET W/ E.S.P. POWDER COAT FINISH (COLOR BRONZE) - CONTRACTOR TO PROVIDE SLIT OR GAP TO RECEIVE COLUMN ATTACHMENT PLATE - THE BACK SIDE AND A PRE-DRILLED HOLE AT THE SIDE TO SET 'HARDIE BOYS' 6" x 6" BRACKET.
- 30 DECO. SLEEVE BY 'HARDIE BOYS' 6" x 6" COLUMN WRAP OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 31 DECORATIVE GABLE END (BOARD AND BATTEN) BY 'HARDIE BOYS' OR EQUAL - PAINTED - SEE REFLECTIVE CEILING PLAN FOR LAYOUT. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL.
- 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 'SOUTH FLORIDA ALUMINUM' OR EQUAL (COLOR BRONZE).
- 34 42" ALUM. GUARDRAILS - STAIRS - W/ 36" HIGH HANDRAILS - (BOTH SIDES) - 1 1/2" O.D. FOR HANDRAILS & 1 1/2" CLEARANCE OFF OF BOTH GUARDRAIL & WALLS W/ BRONZE ESP FINISH (TYP.).
- 35 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 'AIF' OR EQUAL (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2011 EDITION).
- 36 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 'AIF' BUILDING PRODUCTS' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2011 EDITION) - SEE ELEVATIONS FOR VARIOUS STYLES.
- 37 DECORATIVE FIXED ALUMINUM BAHAMA SHUTTERS SET IN A 45 DEGREE OPEN POSITION W/ E.S.P. POWDER COAT FINISH (COLOR BLACK) BY 'SOUTH FLORIDA ALUMINUM' 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. 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").
- 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.
- 40 'ALDORA' STOREFRONT 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.
- 41 '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.
- 42 'MANAWALL' SYSTEM '6LTS' AND IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO INSTALL AS PER MANUF. SPECIFICATIONS. - COLOR WHITE.
- 43 EXISTING MECHANICAL VENT SHAFT TO REMAIN 'AS IS'. CONTRACTOR TO PROVIDE PROTECTION FROM DAMAGES & DEBRIS DURING CONSTRUCTION.
- 44 CUSTOM FABRICATED 6" x 8" x 48" - 24" O.C. 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN ATC-5061 URETHANE ELASTROMER COATING & LIMESTONE ACRYLIC POLYMER FINISH COAT BY 'FINESTONE' OR EQUAL. ATTACHED W/ CONSTRUCTION ADHESIVE 'DOU ENERFOAM' FOAM SEALANT OR EQUAL - PAINTED. (1 6" x 8" x 10" - 12" OVERHANG).
- 45 BOX-OUT FRAMED COLUMN PEDESTAL W/ 2 1/2" MTL. STUDS 2509105-43 W/ 3/8" FR. CDX SHEATHING W/ #10 WAFER HEAD SCREWS 6" O.C. - EDGES AND 12" O.C. IN THE FIELD W/ 3/8" 3-COAT SMOOTH STUCCO FINISH - STUCCO WRAP OVER 3/8" DENS-SHIELD.
- 46 ALL PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CAPS TO BE FABRICATED FROM PRE-FINISHED 2032 ALUM. (PAINTED). 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 EACH LEG BEING A MIN 2'-0" IN LENGTH.
- 47 OPTIONAL (3) STRUCTURAL 10 x 10 x 3/8 STEEL COLUMNS SPACED PER PLAN WITH 10 x 12 x 3/8 STEEL BEAM TO SUPPORT MOUNTING - NORTH AND SOUTH SIDE OF THE BEAM FOR A RETRACTABLE AWNING SYSTEM BY 'HOOVER ARCHITECTURAL PRODUCT' OR EQUAL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. (PROVIDE POWER TO OPERATE AWNING).
- 48 OPTIONAL (2) STRUCTURAL 10 DIA. ROUND STEEL COLUMNS TO SUPPORT TENSILE FABRIC CANOPY BY 'HOOVER ARCHITECTURAL PRODUCT' OR EQUAL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 49 OPTIONAL SEAMLESS HALF ROUND ALUMINUM GUTTERS W/ ALUMINUM CONDUCTOR HEADS & 1/8 ALUMINUM EXTRA LINK RAIN CHAINS BY 'GUTTERSUPPLY.COM' OR EQUAL (CONTRACTOR TO PROVIDE ALL. PRICE FOR GALVALUME GUTTER SYSTEM - COLOR BRONZE).
- 50 OPTIONAL ROOF RAINWATER LEADERS, SEE PLUMBING DRAWINGS FOR PROPER DRAINAGE.
- 51 4" x 12" EMERGENCY OVER FLOW SCUPPERS (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK). - SEE ROOF PLAN FOR ALL LOCATIONS.



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BIDS	
PERMIT	9/1/19
CONSTRUCTION	

PROJECT TITLE  
**OPAL GRAND  
PROPOSED  
EVENT DECK &  
STAIR-ELEVATOR  
TOWER**

10 N. OCEAN BLVD.  
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

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FILE NUMBER  
**312A300B**

DRAWING TITLE  
**PROPOSED  
ELEVATION  
CHANGE**

DATE  
**7.4.20**

DRAWN BY  
**GE/MJ/JC**

JOB NUMBER  
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