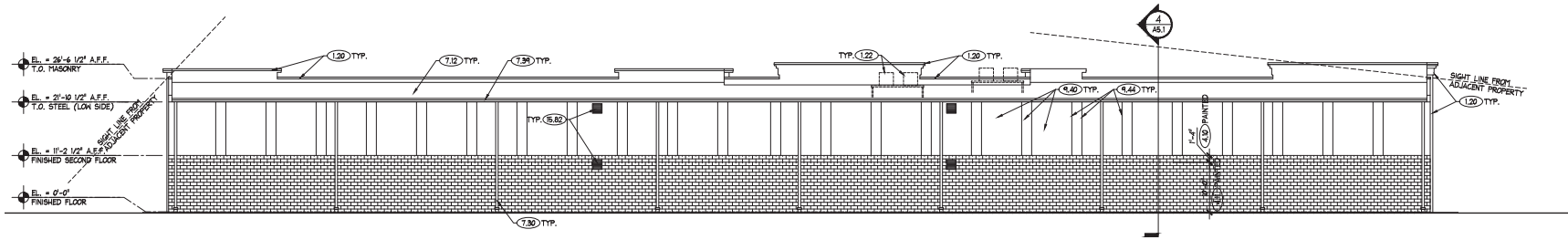


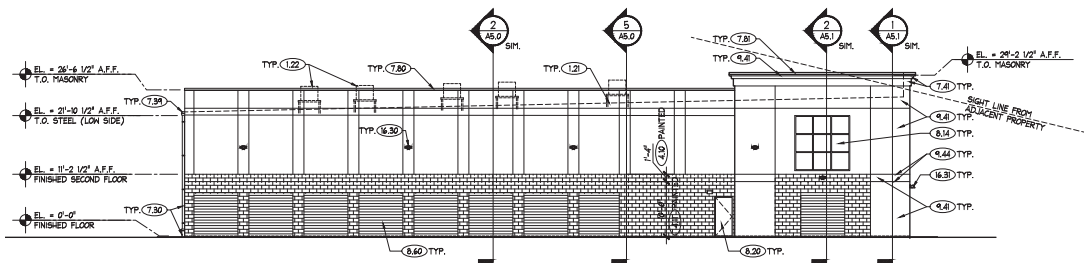


CEMENT PLASTER AS SPECIFIED
 SUBSTRATE AS SPECIFIED
 CEMENT PLASTER CONTROL JOINT
 CLARK DETRICH BUILDING SYSTEM'S
 #5 ZINC DOUBLE-V CONTROL JOINT WITH
 EXPANDED WIRE MESH FLANGES
 CLARKDETTRICH.COM
 1-800-543-7140

2 CONTROL JT. DETAIL



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ALTERNATIVE COMPLIANCE REQUEST:

AN ALTERNATIVE COMPLIANCE REQUEST FOR ARCHITECTURAL DESIGN GUIDELINES (MARTIN COUNTY, FLORIDA LAND DEVELOPMENT REGULATIONS, SECTION 4.872.8.5(4)-(2023)) HAS BEEN MADE.

DUE TO LACK OF VISIBILITY FROM A PUBLIC STREET, THE EAST ELEVATION IS ONLY SIDE OF THE BUILDING THAT WILL BE CONSIDERED A PRIMARY FACADE AND, THEREFORE, SUBJECT TO ADHERENCE TO THE REFERENCE STANDARDS. THE PROPOSED DESIGN OF THE EAST ELEVATION IS IN SUBSTANTIAL CONFORMANCE WITH THE FINISHING DESIGN ELEMENTS REQUIRED. DEFICIENCIES INCLUDE TRANSPARENCY AND FENESTRATION, HOWEVER, THESE ARE BEING OFFSET BY ADDITIONAL DECORATIVE LIGHTING AND ENHANCED LANDSCAPING ADDED AT THE REQUEST OF STAFF.

AS NOTED ABOVE, THE REMAINING SIDES OF THE BUILDING ARE NOT SUBJECT TO ADHERENCE TO THE NOTED STANDARDS FOR PRIMARY FACADES. AS PROPOSED, THE REMAINING SIDES OF THE BUILDING ARE ALL PROVIDED WITH CONSISTENT MATERIALS AND COLORS AS THE EAST ELEVATION.

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAPITS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY.
2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAPITS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY.
3. ALL FINISH COAT TEXTURES SHALL BE "INDISCREET FINE" UNLESS OTHERWISE NOTED.
4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT" SHAPES BY ADHESION AND SHALL BE COMPOSED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CHIEFT COATING.
5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL, BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS.

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS.

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED.
2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR.

GENERAL NOTES

WALL COUNTERFLASHING DETAILS:

REFER TO HALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANPIES, AWNINGS, PLASTER CAPS AND, WHERE APPLICABLE, TRIM MOLDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS.

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION.

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED.

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS "TYPICAL" (TYP.), WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	"MATCH SH #1063, 'NEBULOUS WHITE'"	CUSTOM DRYVIT STRATOTONE COLOR
EF-2	DRYVIT	"MATCH SH #1065, 'ANGOS'"	CUSTOM DRYVIT STRATOTONE COLOR
EF-3	DRYVIT	"MATCH SH #1067, 'CITYSCAPE'"	CUSTOM DRYVIT STRATOTONE COLOR
EF-4	DRYVIT	"MATCH SH CUSTOM COLOR 'ESS HASABI'"	CUSTOM DRYVIT STRATOTONE COLOR

PAINT FINISHES

PT-1	SHERWIN WILLIAMS	"MATCH SH #1063, 'NEBULOUS WHITE'"	
PT-2	SHERWIN WILLIAMS	"MATCH SH #1065, 'ANGOS'"	
PT-3	SHERWIN WILLIAMS	"MATCH SH #1067, 'CITYSCAPE'"	
PT-4	SHERWIN WILLIAMS	"MATCH SH #1069, 'IRON ORE'"	

METAL PANELS, METAL TRIM, COPING, CANOPY, DOWNSPOUTS AND SCUPPERS

MTL-1	PAC-CLAD	"CHARCOAL"	KYNAR 500, METAL COPING
MTL-2	BERRIDGE	"ZINC GREY"	KYNAR 500, STANDING SEAM METAL ROOFING & TRIM
MTL-3	JANUS	"MATCH SH CUSTOM COLOR 'ESS HASABI'"	KYNAR 500, OVERHEAD COILING DOORS
MTL-4	BERRIDGE	"CHARCOAL"	KYNAR 500, STANDING SEAM METAL ROOFING & TRIM

ALUMINUM STOREFRONT

SF-1	YKK	"CLEAR ANODIZED"	
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TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE GOVERNMENT, STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS.

GUY F. FABER
FL License No. AR0015323
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