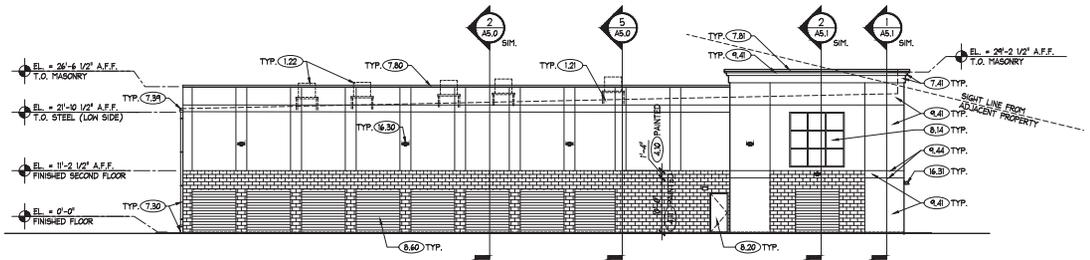


1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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 4.07.03.01(2)(2)(3)) 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 FINISH DESIGN ELEMENTS REQUIRED. DEFICIENCIES INCLUDE TRANSPARENCY AND PENETRATION, 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:

- THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAPIT" (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.
- WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAPIT" (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 5-YEAR MANUFACTURER WARRANTY.
- ALL FINISH COAT TEXTURES SHALL BE "SMOOTH/FINE" UNLESS OTHERWISE NOTED.
- WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT" SHAPES BY ADROCK® AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE GROUT COATING.
- 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:

- 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:

- WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED.
- 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

HALL 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 HALL 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 SK #7063, 'NEBULOUS WHITE'	CUSTOM DRYVIT STRATOTONE COLOR
EF-2	DRYVIT	MATCH SK #7065, 'ARGENT'	CUSTOM DRYVIT STRATOTONE COLOR
EF-3	DRYVIT	MATCH SK #7067, 'CITYSCAPE'	CUSTOM DRYVIT STRATOTONE COLOR
EF-4	DRYVIT	MATCH SK CUSTOM COLOR 'ESS HASABI'	CUSTOM DRYVIT STRATOTONE COLOR

PAINT FINISHES

PT-1	SHERWIN WILLIAMS	SK #7063, 'NEBULOUS WHITE'	
PT-2	SHERWIN WILLIAMS	SK #7065, 'ARGENT'	
PT-3	SHERWIN WILLIAMS	'CITYSCAPE'	
PT-4	SHERWIN WILLIAMS	SK #7064, '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 4 TRIM
MTL-3	JANUS	MATCH SK CUSTOM COLOR 'ESS HASABI'	KYNAR 500, OVERHEAD COILING DOORS
MTL-4	BERRIDGE	'CHARCOAL'	KYNAR 500, STANDING SEAM METAL ROOFING 4 TRIM

ALUMINUM STOREFRONT

SP-1	YKK	'CLEAR ANODIZED'	
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FWH
Architect

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TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, THE PLANS AND SPECIFICATIONS MEET THE APPLICABLE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL AND STATE BUILDING AND SAFETY STANDARDS.

GUY F. FABER
FL License No. AR0015323
seal

REVISIONS PER SITE PLAN REVIEW COMMENTS	REVISION DESCRIPTIONS
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Orlando, FL 32817

1900 N.W. FEDERAL HIGHWAY
STUART, FLORIDA 34954

100% PERMIT SET
05.14.24
date
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corum, no.
EXTERIOR
ELEVATIONS

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