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SEAL:

ISSUED FOR: TAC REVIEW
DATE: 9/03/2010

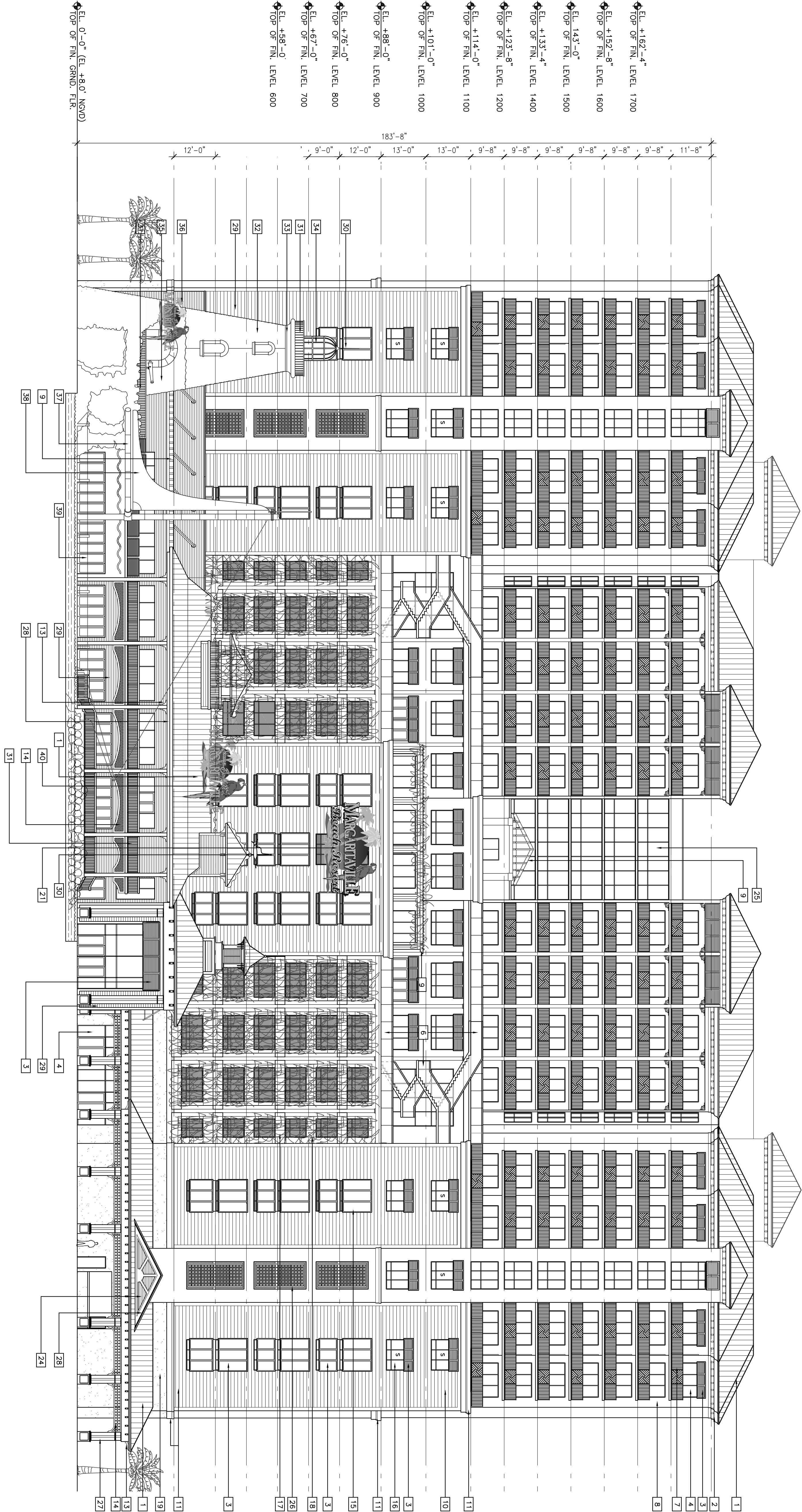
REVISIONS:	No.	DATE	REMARKS
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SHEET TITLE:
EXTERIOR ELEVATION

DATE: _____
SCALE: 1/16"=1'-0"
DRAWN BY: JR
CHECKED BY: JB
JOB NO.: 94.08A

SHEET NO.:

A-2.1.02



1 EAST EXTERIOR ELEVATION
A-2.1.02 1/16"=1'-0"

GENERAL NOTES:

- CHAPTER 166-55.002 OF THE FLORIDA STATUTES DEFINES LIMITED GLASS (REGARDING TURTLE COOL) AS GLASS TREATED TO REDUCE SOLAR HEAT GAIN AND TO PROVIDE VISUAL TRANSMITTANCE VALUE OF 45% OR LESS. THIS IS NOT THE SAME AS THE GLASS'S SHADING COEFFICIENT. - FOR EXAMPLE, PPG'S SHOWN COEFFICIENT IS 0.68.
- ANY EXTERIOR METAL FRAMING FOR ANY PART OF THE BUILDING SHALL BE ALUMINUM OR ALUMINUM-CLAD STEEL. ANY METAL FRAMING SHALL BE FINISHED WITH A FINISH OTHER THAN 30" HIGH AND SMALL MISSILE IMPACT GREATER THAN 30" HIGH.
- PROVIDE LARGE IMPACT WINDOWS WHERE THERE IS A DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE BUILDING IS A RESIDENTIAL BUILDING. PROVIDE LARGE IMPACT WINDOWS WHERE SUCH WINDOWS ARE OPEN.
- ALL OPERABLE WINDOWS TO HAVE SILLS MINIMUM 36" A.F.F.
- 5) ALL BALCONIES TO HAVE (SAFEGUARDS) RAILINGS 42" HIGH A.F.F.
- 6) "S" ON ELEVATION INDICATED SPANDREL GLASS.

ELEVATION KEY NOTES:

- STANDING SEAM METAL ROOF. SEE A-2.1.08 FOR COLOR.
- WHITE ARCHITECTURAL FOAM MOLDING. BRACKETS TYP. SEE COLOR SWATCH.
- ALUMINUM BRAMA SHUTTERS TYPICAL. COLOR: FOUNTAIN BLUE. SEE COLOR SWATCH.
- WHITE ALUMINUM & GLASS EXTERIOR IMPACT DOORS AND STOREFRONT FIXED WINDOWS.
- GLASS RAILING WITH WHITE ALUMINUM POSTS AND RAILING.
- WHITE ALUMINUM POCKET RAILINGS TYPICAL.
- SMOOTH STUCCO EXTERIOR FINISH. COLOR: WHITE. SEE COLOR SWATCH.
- WHITE ALUMINUM TRELLIS.
- TOOLED SMOOTH STUCCO LAP SILING. COLOR: WHITE. SEE COLOR SWATCH.
- WHITE ARCHITECTURAL FOAM MOLDING.
- WHITE ALUMINUM BRACKET.
- SMOKE: 27'-0"W X 20'-0"H (300 SF)
- FOUNTAIN WATER FEATURE.
- FLAC POLES.
- WHITE ALUMINUM FIXED SHUTTERS.
- WHITE ALUMINUM AND GLASS EXTERIOR FIXED GLAZING.
- ROUGH COPAL ROCK FINISH.
- CAST CONCRETE CAP.
- WHITE ALUMINUM & GLASS FIXED WINDOWS.
- NATURAL ROCK FORMATIONS.
- WHITE ALUMINUM FASCIA.
- HARD PLANK LAP SILING. COLOR: WHITE. SEE COLOR SWATCH.
- DECORATIVE WHITE CANVAS SAIL.
- OUTLINE OF DECORATIVE FEATURE SHIP IN FOREGROUND. NOT SHOWN FOR CLARITY.
- SMOKE: 17'-0"W X 12'-0"H (100 SF).
- NATURAL ROCK FORMATIONS.
- CLEAR ANODIZED ALUMINUM DECORATIVE SHIP MAST.
- DECORATIVE WHITE CANVAS SAIL.
- OUTLINE OF DECORATIVE FEATURE SHIP IN FOREGROUND. NOT SHOWN FOR CLARITY.
- SMOKE: 17'-0"W X 12'-0"H (100 SF).
- NATURAL ROCK FORMATIONS.
- WHITE ALUMINUM FASCIA.
- HARD PLANK LAP SILING. COLOR: WHITE. SEE COLOR SWATCH.
- DECORATIVE WHITE CANVAS SAIL.
- OUTLINE OF DECORATIVE FEATURE SHIP IN FOREGROUND. NOT SHOWN FOR CLARITY.
- SMOKE: 17'-0"W X 12'-0"H (100 SF).
- NATURAL ROCK FORMATIONS.