ELEVATION LEGEND:

1. SMOOTH TEXTURE STUCCO 1 1/2" THICK (MIN).
2. MEDIUM TEXTURE STUCCO 5/8" THICK (MIN).
3. RAISED STUCCO BAND W/ 1 1/2" THICK (MIN) SMOOTH STUCCO WITH POLYURETHANE SEALANT AROUND ALL PERIMETER.
4. ALUM RAILING (SEPARATE PERMIT REQUIRED).
5. ALUM SLIDING GLASS DOOR IMPACT RESISTANT. SEE DOOR SCHEDULE. (SEPARATE PERMIT REQUIRED)
6. ALUM WINDOW IMPACT RESISTANT. SEE WINDOW SCHEDULE. (SEPARATE PERMIT REQUIRED)
7. MOLDING W/ SMOOTH STUCCO FINISH. SEE DETAIL.
8. NOT USED
9. DECORATIVE ALUM ROOF ELEMENT. SEE DETAIL (SEPARATE PERMIT REQUIRED).
10. CONCRETE SLAB EYEBROW. SEE STRUCTURAL DRAWINGS.
11. 5 1/2" RAISED STUCCO BAND W/ 1 1/2" THICK (MIN) SMOOTH STUCCO WITH POLYURETHANE SEALANT AROUND ALL PERIMETER.
12. ROOF OVER FLOW SCUPPERS.
13. MTL DECORATIVE PANELS (SEPARATE PERMIT REQUIRED)
14. BUILDING ADDRESS NUMBER.
15. STUCCO CONTROL JOINT.
16. WALL MOUNTED LIGHT FIXTURE.
17. i. A RECESSED ENTRANCE.
18. iii. PILLARS, POSTS, OR COLUMNS ADJACENT TO THE DOORWAY.
19. iv. ONE OR MORE BAY WINDOWS PROJECTING AT LEAST TWELVE INCHES FROM THE FACADE PLANE.
20. vii. MULTIPLE WINDOWS WITH A MINIMUM FOUR-INCH-WIDE TRIM.

3 WRAP COLOR PAINT AND ALL TRIMS AROUND OUTSIDE OUTSIDE CORNERS & FINISH @ INTERIOR CORNERS (TYP U.O.N). ALL CONCRETE WALLS AN COLUMNS REQUIRED A PLASTER FINISH ON ALL EXPOSED SIDES.

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.

2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURERS RECOMMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

3. STUCCO CONTROL JOINTS:
a) MAXIMUM AREA OF PANEL: 144 S.F.
b) MAXIMUM DISTANCE BETWEEN CONTROL JOINTS. 18 FT.
c) MAXIMUM LENGTH TO WIDTH RATIO. 2.5 TO 1.

- STUCCO (PLASTER) TO BE APPLIED IN ACCORDANCE WITH FBC 2020 7TH EDITION, SECTION 2516.
- BASIC SURFACE PREPARATION AND APPLICATION TO BE PER THE MANUFACTURE SPECIFICATIONS.
- EXTERIOR STUCCO, EXTERIOR PAINT, TRAFFIC COATING SYSTEM, PEDESTRIAN SYSTEMS, HEAVY-DUTY VEHICULAR, BALCONY, LIGHT PEDESTRIAN AND MECHANICAL ROOM APPLICATIONS SUBMITTALS TO BE REVIEWED AND APPROVED BY OWNERS' WATERPROOFING CONSULTANT.
- PAINT (AND COLORS) SUBMITTAL TO BE REVIEW AND APPROVED BY OWNER.
- PROVIDE 5'X5' MIN. FIELD MOCK UP SAMPLE ON BLDG WALL OF EACH TYPE OF STUCCO TEXTURE FOR THE ARCH AND OWNER'S REVIEW AND APPROVAL.
- WORK TO BE PERFORMED IN ACCORDANCE WITH ANSI/ASTM C926.
- MOCK UP TO INCLUDE EXAMPLE OF EACH TYPE OF PVC ACCESSORY TO BE USED, IE CORNER BEAD, CONTROL JOINT, REVEAL, SCREED, LATH, ETC FOR THE ARCH AND OWNER'S REVIEW AND APPROVAL.
- IF EXTERIOR STUCCO ON FRAMING IS TO BE USED THAT ENGINEERED SHOP DRAWINGS WITH CALC'S BE PROVIDED.

PROVIDE CONTROL JOINTS AT LATH AND STUCCO SOFFIT PER ASTM C1063:
7,10.1.6 WHERE FURRED OR SUSPENDED CEILINGS BUTT INTO OR ARE PENETRATED BY COLUMNS, WALLS, BEAMS, OR OTHER ELEMENTS, THE EDGES AND ENDS OF THE CEILING LATH SHALL BE TERMINATED AT THE HORIZONTAL INTERNAL ANGLES WITH A CASING BEAD, CONTROL JOINT, OR SIMILAR DEVICE DESIGNED TO KEEP THE EDGES AND ENDS OF THE CEILING LATH AND PLASTER FREE OF THE ADJOINING VERTICALLY ORIENTED, OR PENETRATING ELEMENTS.
CORNERITE SHALL NOT BE USED AT THESE LOCATIONS. A CLEARANCE OF NOT LESS THAN 3.6 IN. (9.5 MM) SHALL BE MAINTAINED BETWEEN THE BEAD AND ALL SUCH ELEMENTS.
7.11.4.1 CONTROL JOINTS --CONTROL (EXPANSION AND CONTRACTION) JOINTS SHALL BE INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 FT (13.4 M) AND TO DELINEATE AREAS NOT MORE THAN 100 FT (9.30 M) FOR ALL HORIZONTAL APPLICATIONS, THAT IS, CEILINGS, CURVES, OR ANGLE TYPE STRUCTURES.
AND ASTM C926 7.1.4 SEPARATION SHALL BE PROVIDED WHERE PLASTER ABUTS DISSIMILAR CONSTRUCTION MATERIALS OR OPENINGS.
PROVIDE 3/8" STUCCO AT HORIZONTAL SURFACES PER ASTM C926 TABLE 4.

PAINT - COLOR LEGENT

GOLDFINCH SW 6905	CIBERSPACE SW 7076
OBSTINATE ORAGE SW 6884	MORNING FOG SW 6255
OSAGE ORANGE SW 6890	
EXTRA WHITE SW 7006	

BUILDING ADDRESS NUMBERS:
BUILDING ADDRESS NUMBERS MUST BE PLACED IN A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, MINIMUM 6 INCH LETTERS FOR ALL COMMERCIAL STRUCTURES AND MINIMUM 3 INCH LETTERS FOR RESIDENTIAL UNIT NUMBERS. (FLORIDA FIRE PREVENTION CODE 7TH EDITION, NFPA 1 2020 EDITION CHAPTER 10 SECTIONS 10.11)

ADDRESS NUMBERS MUST BE PLACED IN A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, MINIMUM 6 INCH LETTERS FOR ALL COMMERCIAL STRUCTURES AND MINIMUM 3 INCH LETTERS FOR RESIDENTIAL UNIT NUMBERS. (FLORIDA FIRE PREVENTION CODE 7TH EDITION, NFPA 1 2018 EDITION CHAPTER 10 SECTIONS 10.12)

1207 SOUND TRANSMISSION:

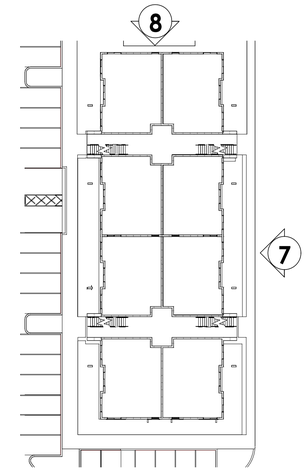
1207.2 AIR-BORNE SOUND.
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH . PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

1207.2.1 MASONRY.
THE SOUND TRANSMISSION CLASS OF CONCRETE MASONRY AND CLAY MASONRY ASSEMBLIES SHALL BE CALCULATED IN ACCORDANCE WITH TMS 0302 OR DETERMINED THROUGH TESTING IN ACCORDANCE WITH ASTM E90.

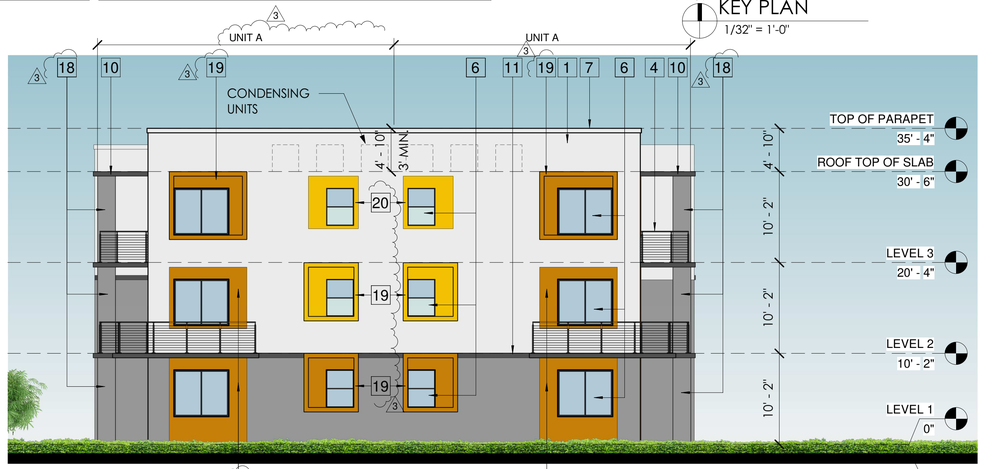
1207.3 STRUCTURE-BORNE SOUND.
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT OR SLEEPING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

NOTE: ALL GLAZING ON DOORS AND WINDOWS FACING DIXIE HIGHWAY ROAD TO BE INSULATED IMPACT GLASS.

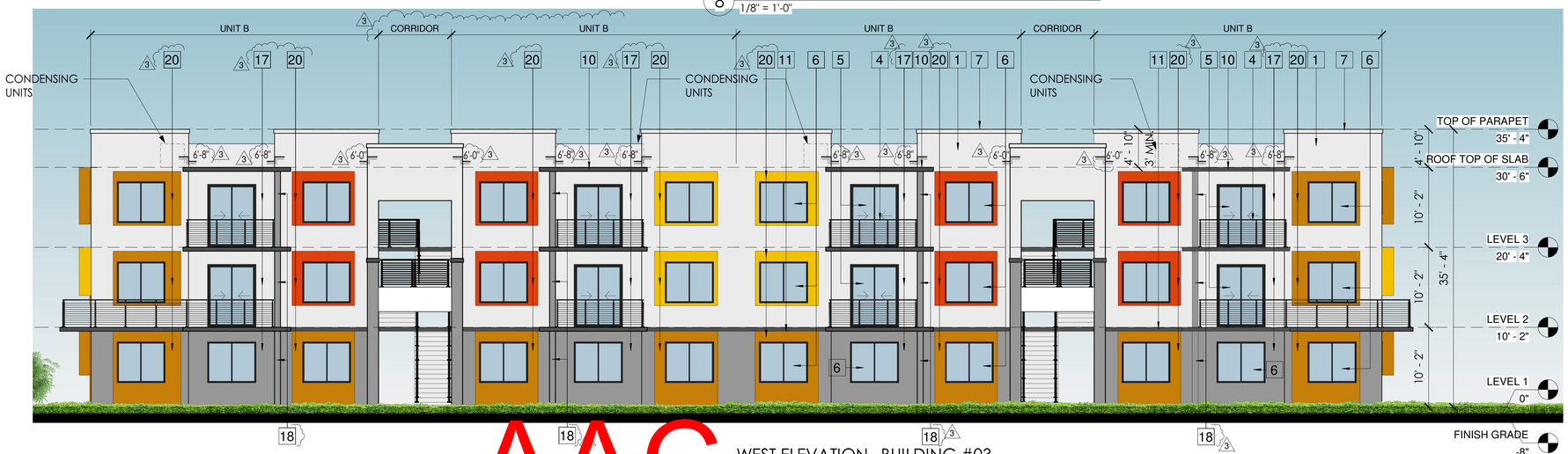
ALL GROUND-LEVEL WINDOWS ON STREET-FACING FACADE SHOULD BE TRANSPARENT.



KEY PLAN
1/32" = 1'-0"



SOUTH ELEVATION_ BUILDING #03
NORTH ELEVATION_BUILDING #03 (MIRROR)
8 1/8" = 1'-0"



WEST ELEVATION_ BUILDING #03
EAST ELEVATION_BUILDING #03 (MIRROR)
7 1/8" = 1'-0"

AAC
PZ22-12000008
11/01/2022

REVISIONS:

REV.	REV. ISSUE
1	05/10/22
2	06/28/22
3	08/25/22

2203

GATEWAY LUXURY APARTMENTS
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Pablo Burgos

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Date: 2022.09.01 15:50:34 -04'00'

DATE	02/18/22
DRAWN	CR
PROJECT No.	2203
SCALE	AS SHOWN

ELEVATIONS BUILDING # 3

Scale 1/8"=1'-0" indica

A2.30