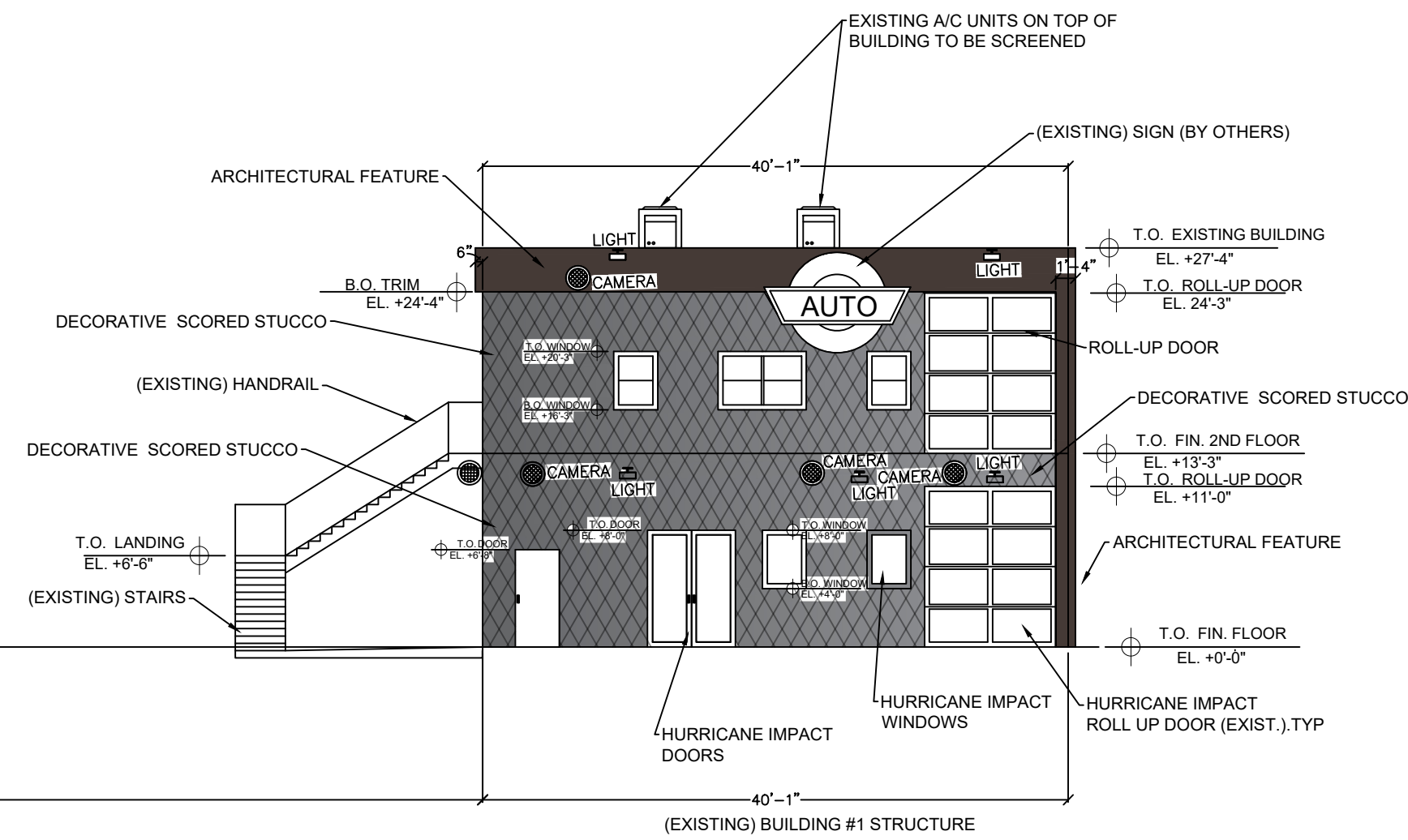
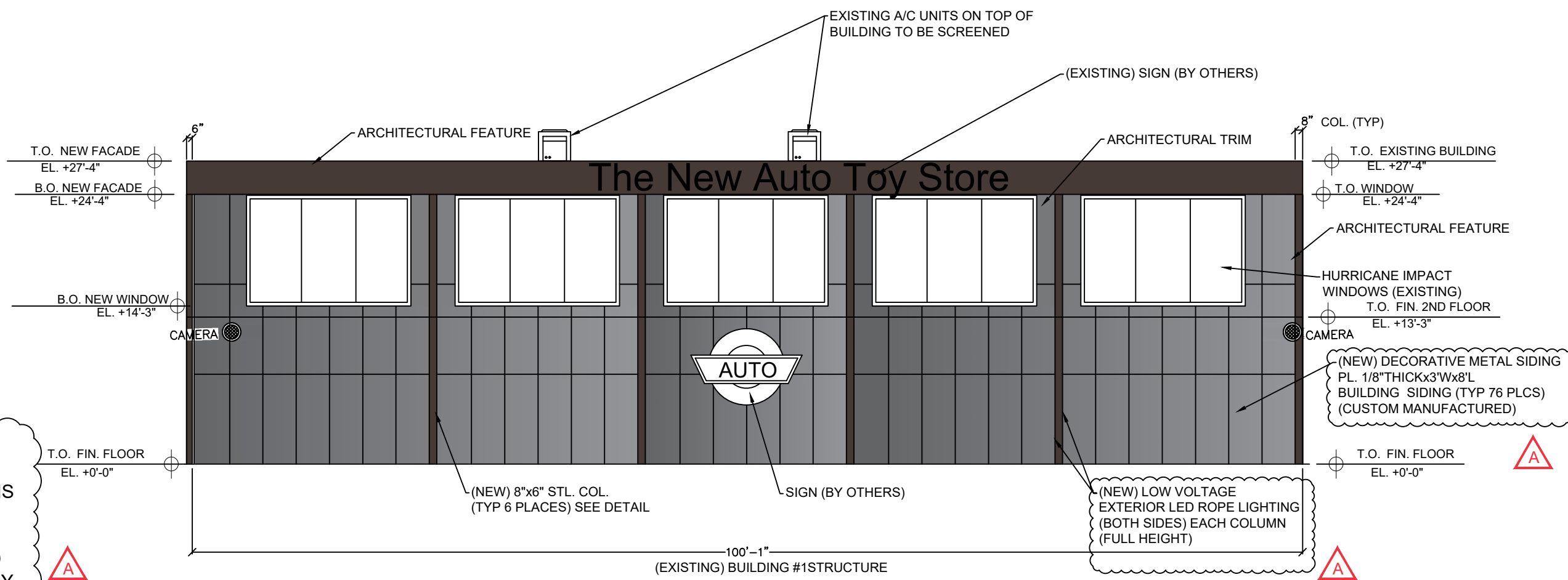
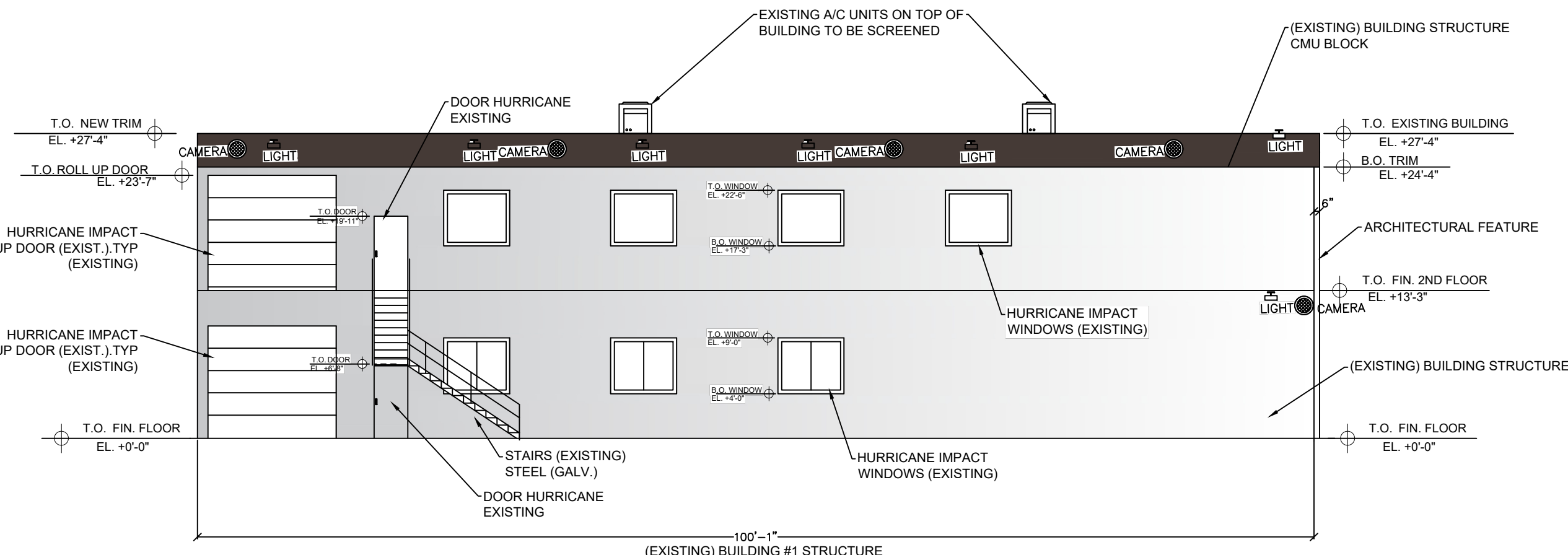
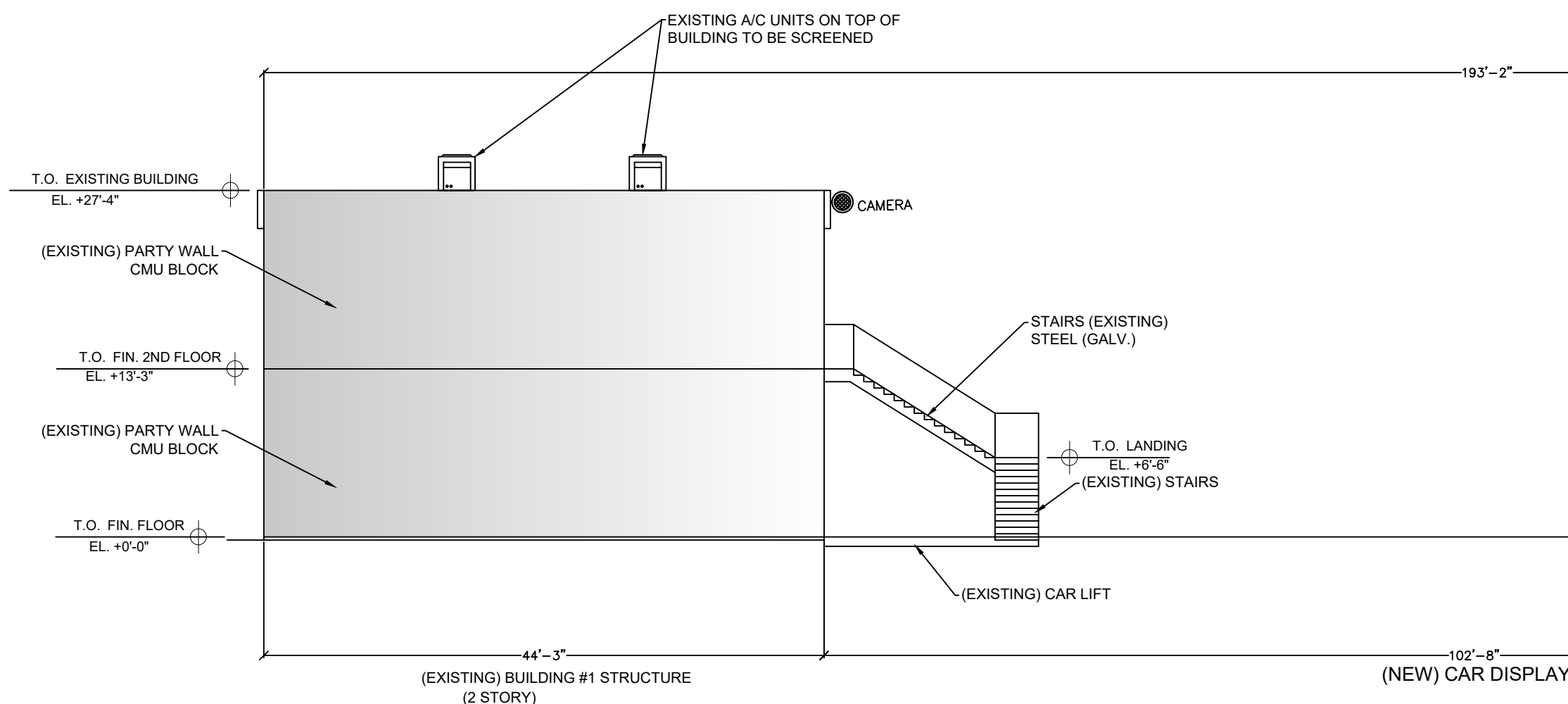
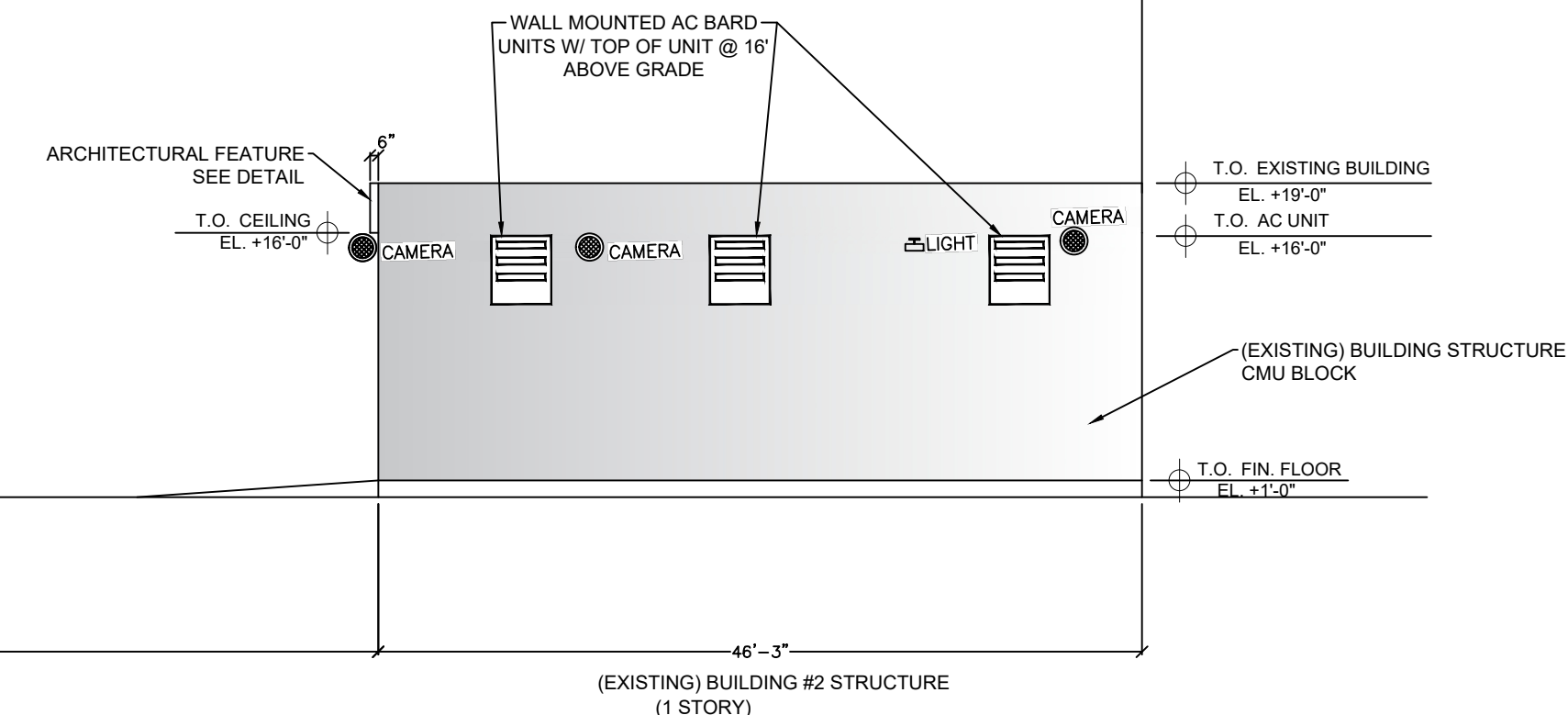
A
-
SOUTH ELEVATIOND
-
SOUTH ELEVATIONB
-
EAST ELEVATION
(EXISTING) BUILDING #1STRUCTUREE
-
WEST ELEVATION
(EXISTING) BUILDING #1 STRUCTUREC
-
NORTH ELEVATION
(EXISTING) BUILDING #1 STRUCTURE
(2 STORY)F
-
NORTH ELEVATION
(EXISTING) BUILDING #2 STRUCTURE
(1 STORY)

SYMBOL	DESCRIPTION
	BROWN STUCCO AND PAINT ARCHITECTURAL FEATURE
	WHITE PAINTED STUCCO FINISH
	DECORATIVE METAL SIDING ON EAST FACADE ONLY (SHOP DRAWINGS BY THE MANUFACTURER)
	DECORATIVE GRAY PAINTED SCORED STUCCO IN THE SOUTH ELEVATION OF BUILDING #1 ONLY

GENERAL NARRATIVE: SCOPE OF WORK

REFER TO PROJECT NARRATIVE FOR WHAT IS NEW AND WHAT IS EXISTING ON THE ELEVATIONS.

ANY EXISTING FACADE ELEMENTS NOT SPECIFICALLY LABELED AS "EXISTING TO REMAIN" SHALL BE REPLACED OR COVERED BY THE NEW FINISHES SPECIFIED IN THE LEGEND.

FACADE ARTICULATION & OFFSETS
FOR STREET-FACING FACADES EXCEEDING 60' IN WIDTH, WALL OFFSETS ARE PROVIDED AT A MINIMUM OF 1' DEPTH AND 10' WIDTH, SPACED NO MORE THAN 40' APART.

WHERE COLUMNS OR PILASTERS ARE USED AS AN OFFSET ALTERNATIVE, THEY ARE A MINIMUM OF 8" DEEP AND 8" WIDE, WITH A HEIGHT EQUAL TO AT LEAST 80% OF THE FACADE HEIGHT.

AWNINGS OR SHADING DEVICES USED FOR ARTICULATION FOLLOW THE SAME DIMENSIONAL STANDARDS AS WALL OFFSETS (1' DEPTH, 10' WIDTH).

MATERIALS & FINISHES
THE USE OF ALUMINUM, VINYL, OR CORRUGATED METAL SIDING IS PROHIBITED ON ANY FACADE VISIBLE FROM A STREET RIGHT-OF-WAY.

PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY FOR A MINIMUM OF 15'.

MATERIAL CHANGES OCCUR ONLY ALONG A HORIZONTAL LINE OR WHERE TWO ARCHITECTURAL FORMS MEET.

STRUCTURAL LOGIC: HEAVIER AND MORE MASSIVE ELEMENTS (E.G., BRICK OR STONE) ARE LOCATED BELOW LIGHTER ELEMENTS (E.G., STUCCO OR WOOD).

FENESTRATION & TRANSPARENCY
GROUND-LEVEL TRANSPARENCY: AT LEAST 30% OF THE STREET-FACING FACADE AREA (MEASURED FROM GRADE TO THE UNDERSIDE OF THE EAVE, TOP OF PARAPET, OR SECOND-FLOOR LINE) IS OCCUPIED BY WINDOWS OR DOORWAYS.

ALL GROUND-LEVEL WINDOWS ON STREET-FACING FACADES ARE CLEAR AND TRANSPARENT; MIRRORING OR HEAVILY-TINTED GLASS IS PROHIBITED.

STREET-FACING FACADES AT THE GROUND LEVEL DO NOT INCLUDE SERVICE BAY ENTRANCES, OVERHEAD DOORS, OR ROLL-UP DOORS.

ROOFS & MECHANICAL
FLAT ROOFS ARE CONCEALED BY PARAPET WALLS EXTENDING AT LEAST 3' ABOVE THE ROOF LEVEL.

ALL ROOF-BASED MECHANICAL EQUIPMENT, VENTS, PIPES, AND ANTENNAS ARE LOCATED ON REAR ELEVATIONS OR OTHERWISE CONFIGURED TO HAVE MINIMAL VISUAL IMPACT FROM THE STREET.

REVISIONS:

A	ISSUED FOR REVIEW
	01/16/26

DON ARPIN
P.E. 28585

APPROVED SEAL/SIGNATURE

DON ARPIN MSPE PE #28585
ASSOCIATED GENERAL KINETICS, LLC
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THE NEW AUTO TOY STORE

929 & 941 S.W. 8TH STREET
POMPANO BEACH, FLORIDA 33069

DRAWN:

DATE:
7/29/2025

PROJECT NUMBER:

SHEET NUMBER:

A-2

A-2

ARCHITECTURAL ELEVATIONS

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