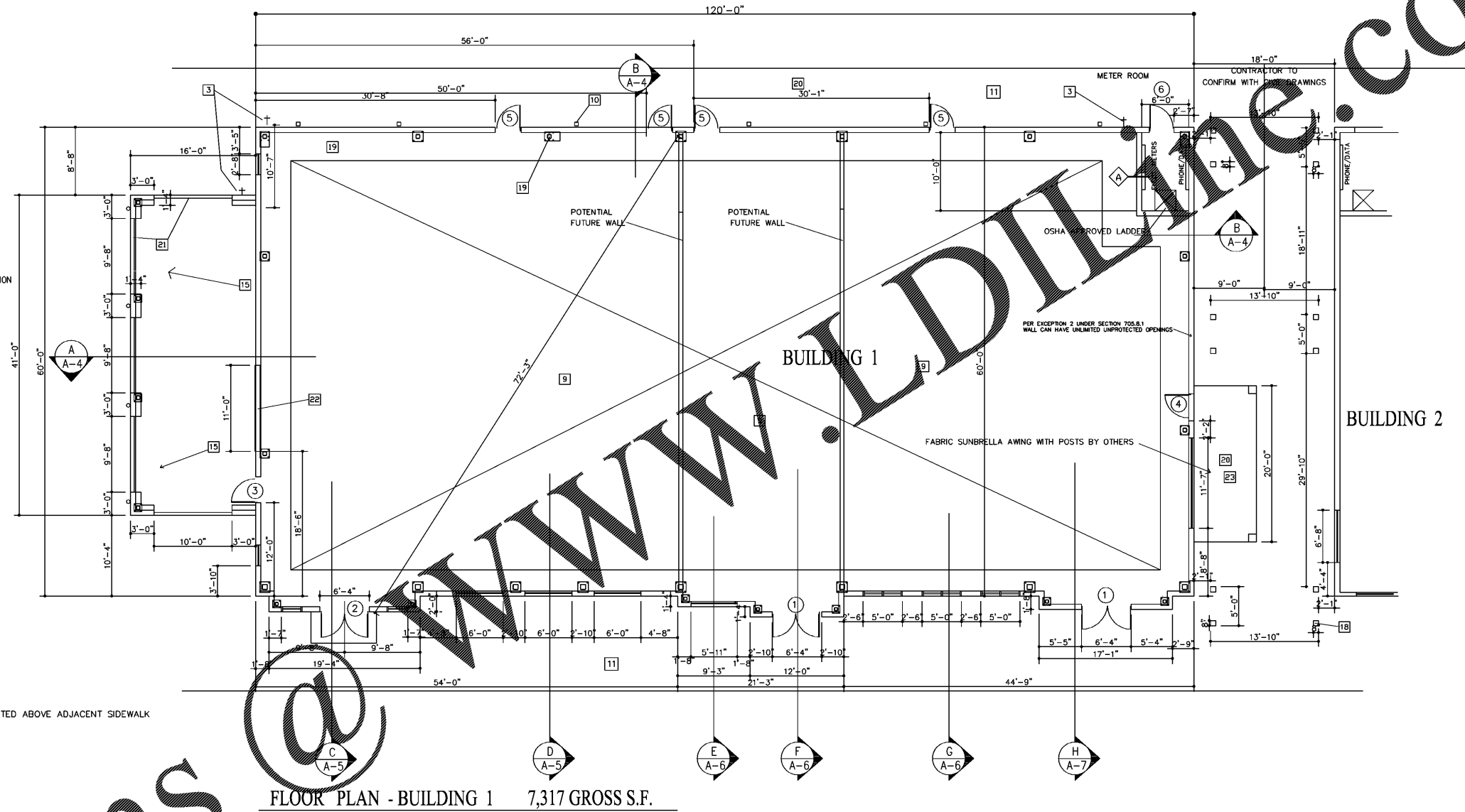


ELEVATION / FLOOR PLAN KEYED NOTES:

- 1 EIFS CHARCOAL COLOR BRICK SYSTEM BY DRYVIT - OUTSULATION
- 2 SYNTHETIC STUCCO SYSTEM BY DRYVIT - OUTSULATION- SEE WALL SECTIONS
- 3 LOCKABLE HOSE BIBB
- 4 SYNTHETIC STUCCO BANDING. COORDINATE WITH WALL SECTIONS/SLOPE TOP TO DRAIN AWAY FROM BUILDING-TYPICAL.
- 5 1" INSUL. TEMP. GLASS IN BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM- CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL.
- 6 PRE-FINISHED ALUMINUM CAP FLASHING. COLOR AS SELECTED BY ARCHITECT.
- 7 TENANT IDENTITY SIGNAGE. COORDINATE EXACT LOCATION AND SIGN WITH TENANT. SIGN IS TENANT SUPPLIED AND INSTALLED AND SHOWN ON THESE ELEVATIONS FOR COORDINATION ONLY.
- 8 DASHED LINE INDICATES APPROXIMATE LOCATION OF THE SLOPED SINGLE PLY ROOF BEYOND THE PARAPET WALL. SEE ROOF PLAN.
- 9 CONCRETE LEAVE OUT
- 10 BRONZE DOWNSPOUT TIED TO UNDERGROUND RETENTION SYSTEM SEE CIVIL DRAWING - DO NOT SHEET FLOW WATER
- 11 GENERAL CONTRACTOR TO BID ON ALL SIDEWALKS - SEE CIVIL DRAWINGS FOR DETAILED SIDE WALK INFORMATION
- 12 BARREL TILE CONCRETE ROOF TILES - CONTRACTOR SUBMIT SAMPLE FOR APPROVAL
- 13 DECORATIVE LIGHTS AS SELECTED BY ARCHITECT SUBMIT CUT SHEETS AND ACTUAL LIGHT FIXTURE FOR APPROVAL LIGHTS ON EXTERIOR TO BE NOT HIGHER THAN 12' ABOVE SIDEWALK
- 14 EXTERIOR WALL-MOUNTED SECURITY LIGHT FIXTURES. COORDINATE EXACT LOCATION WITH ELECT. DWGS. PROVIDE BEAD OF SEALANT AROUND PERIMETER OF LIGHT FIXTURE/ MOUNT NO HIGHER THAN 12' ABOVE SIDEWALK. LIGHTS TO HAVE HOOD OR DEFLECTOR DIRECTING LIGHT DOWN
- 15 SLOPE TO YARD DRAINS
- 16 FIRE RETARDANT FADE RESISTANT SUNBRELLA BLACK FABRIC AWNING
- 18 PRE FAB BRONZE ALUM TRELIS SYSTEM BY OTHERS CONTRACTOR TO SUBMIT PRE ENGINEERED SHOP DRAWINGS
- 19 INTERIOR STEEL COLUMNS. SEE STRUCTURAL DRAWINGS FOR SIZE AND TYPE
- 20 CANVASS AWNING SYSTEM BY OTHERS
- 21 38" TALL SPECTIS RAILING SYSTEM - PAINT WHITE PER MAN. INSTRUCTIONS
- 22 OPENING FOR ROLL UP DOOR - CONTRACTOR TO COORDINATE WITH TENANT ARCHITECT OPENING SIZE AND STRUCTURAL EQUIPMENTS
- 23 42" TALL ALUM RAILING SYSTEM PER CODE AROUND SEATING AREA IF SEATING AREA IS ELEVATED ABOVE ADJACENT SIDEWALK COORDINATE WITH CIVIL
- 24 4" TALL ELEVATED CONCRETE BASE WITH CHAMFERED EDGES AT FREE STANDING COLUMNS
- 25 CONTROL JOINT IN EIFS
- 26 BANDING AT EXTERIOR FACE OF BUILDING ONLY - DOES NOT WRAP AROUND



Order Plans

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JOYCE DEVELOPMENT GROUP

BUILDING 1
 BRANAN FIELD WALK
 MIDDLEBURG, FLORIDA
PLAN AND FRONT ELEVATION

SEAL
 Lic#AR0014813

DATE	REVISIONS

RELEASED FOR PERMIT
 RELEASED FOR CONST.
 No. DATE:

Date: 10/1/2018
 Scale: 1/8" = 1'-0"
 Drawn:
 Checked:
 Sheet No: