

### STUCCO NOTES:

1. ALL INSIDE AND OUTSIDE CORNERS SHALL HAVE CORNER BEAD.
2. THE BASE OF ALL STUCCO APPLICATIONS SHALL HAVE WEIRP STRIPES W/ A MIN. VERT. EXTENSION SHALL ALLOW THREE AND HALF INCHES. WEIRP STRIPES SHALL ALLOW THREE AND HALF INCHES. THE EXTENSION OF THE BUILDING SHALL HAVE WEIRP STRIPES TO THE FINISH FLOOR FINISH. THE WEIRP STRIPES SHALL TERMINATE NO MORE THAN 1/2" BELOW THE FINISHED FLOOR SLAB.
3. EACH LAYER OF THE DOUBLE VAPOR BARRIER SHALL HAVE BE 20 MIL THICK AND HAVE A PERM RATE GREATER THAN 6.
4. THE LATH AT THE CONTROL JOINTS SHALL BE TIED IN ACCORDANCE WITH ASTM 1063 (NOT TIALED, SCHEDULED OR SPACED).
5. THE JOINTS OF ALL BEADS SHALL BE EMBEDDED IN SEALANT.
6. AT THE JUNCTIONS OF VERTICAL AND HORIZONTAL CONTROL JOINTS ALLOW VERTICAL JOINT TO BE CONTINUOUS AND THE HORIZONTAL ABOUT THE VERTICAL.
7. FOLLOW ALL PRESCRIPTIVE REQUIREMENTS IN ASTM 1063 AND THE PORTLAND CEMENT ASSOCIATION PASTER/STUCCO MANUAL (ASTM C 1063).
8. SHEET METAL SHALL BE 1/8" BETWEEN PANELS.
9. VERTICAL CONTROL JOINTS SHALL BE CLEAN AND FREE OF STUCCO MATERIAL OR OTHER BEANS.
10. ALL BEADS AND CONTROL JOINTS SHALL BE PVC TYPE OR 100% ZINC GALVANIZED IS NOT PERMITTED.
11. ALL VERTICAL AND HORIZONTAL JOINTS SHALL BE "M" TYPE AND NOT "V". IF PVC CONTROL JOINTS ARE USED, USE PREFABRICATED PIECES FOR THE INTERSECTION TO THE JOINT AND NOT ON THE BEADS.
12. ALL LATH SHALL 6-80 NOT DIPPED GALVANIZED PAPER BACKED SELF-FINISHING LATH.
13. USE PVC STUCCO STRIPS WHERE STUCCO ABUTS ALL WINDOWS OR DOOR FRAMES & SEAL ALL JOINTS.
14. STUCCO BEATS THICK THREE-COAT STUCCO. FOLLOW ALL FLOOR BUILDING CODE REQUIREMENTS FOR INSTALLATION. THE FINISH SHALL BE MEDIUM TEXTURE.
15. CONTRACTOR SHALL PROTECT ANY EXTERIOR METERS, METER CANS, ELECTRICAL PANELS, TELEPHONE PANELS, ETC.

### PRIMER, PAINT AND SEALANT NOTES:

1. STUCCO CURING PERIOD/ PREPARATION: STUCCO MUST CURE FOR A PERIOD OF NOT LESS THAN 1 WEEK.
2. PRIOR TO PRIMING THE WALL, PRIOR TO INSTALLATION OF THE STUCCO, PREPARE SURFACE PER MANUFACTURER'S INSTRUCTIONS.
3. PRIMER: 1 COAT SHERWIN WILLIAMS DOXON CONCRETE AND MASONRY PRIMER INSTALLED AT A MIN. 2.1 TO 3.2 MIL DRY FILM THICKNESS. PRIMER MUST BE MADE FOR INSTALLATION OVER "HOT" (OR NOT FULLY CURED) STUCCO.
4. PAINT: INSTALL TWO COATS OF SHERWIN WILLIAMS (OR EQ.) SHERELASTIC MINIMUM DRY FILM THICKNESS OF 4.4 MILS.
5. THE PAINT SPECIFIED ABOVE IS NOT COMPATIBLE WITH SILICON SEALANT.
6. USE SHERWIN WILLIAMS MAXFLEX (ELASTOMERIC SEALANT) SEAL AT THE JUNCTION OF WINDOWS AND STUCCO STOPS.
7. BASE BID SHALL INCLUDE THE FOLLOWING COLORS:
  - DOORS, FASCIA AND ALL TRIM: SEE COLOR CHARTS
  - BUILDING COLORS: THERE WILL BE FOUR DIFFERENT LIGHT HUE BUILDING COLORS. SEE SITE PLAN FOR COLOR SCHEDULE OF BUILDING, & ELEVATION SHEET FOR PAINTING PREPARE COLOR MOCK-UP FOR OWNER APPROVAL, PRIOR TO PAINTING OR PROCEEDING WITH WORK.
  - PREPARE COLOR MOCK-UP FOR OWNER APPROVAL, PRIOR TO PAINTING OR PROCEEDING WITH WORK.
8. @ NO COST PRIOR TO FINAL PAINTING

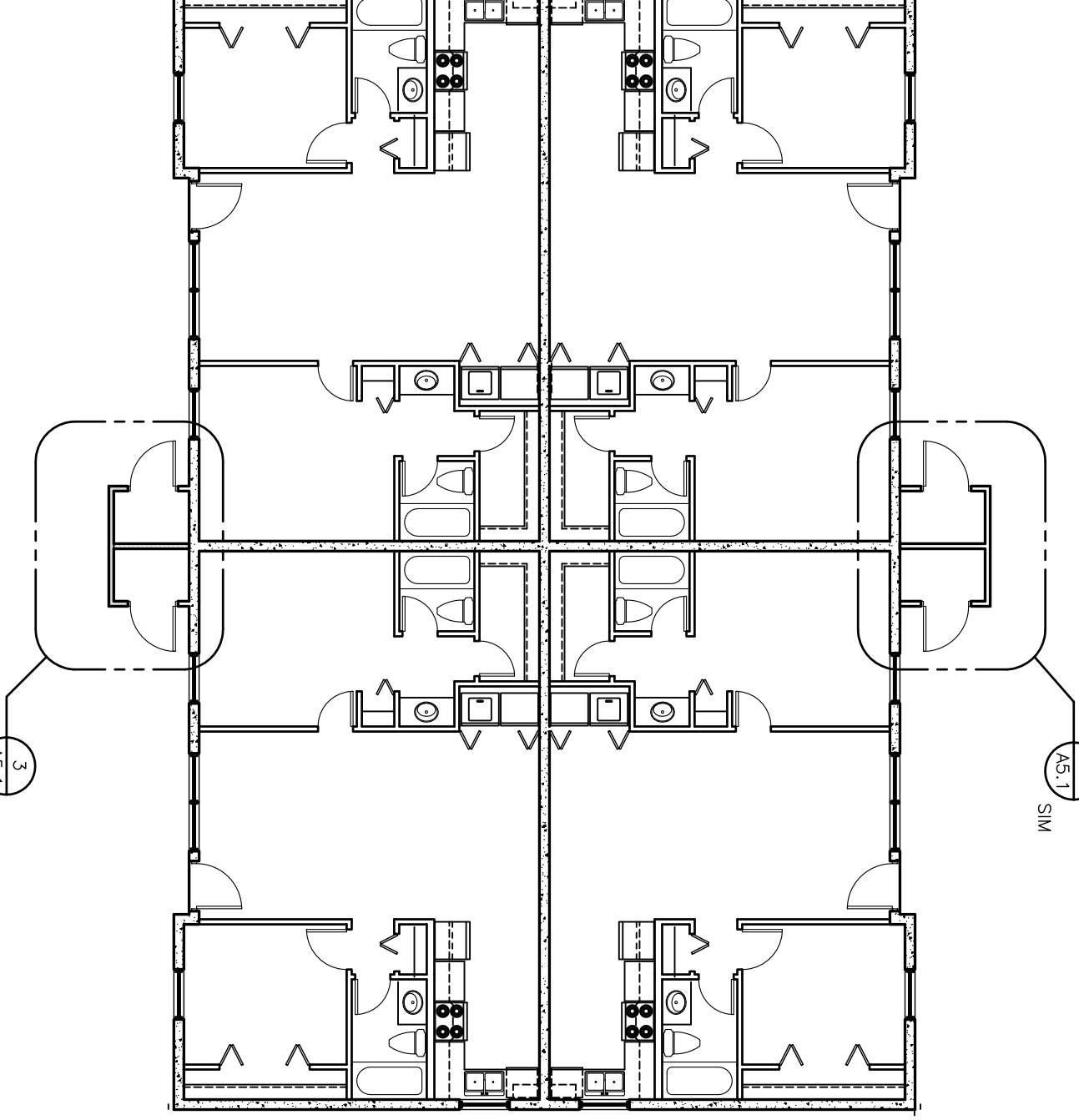
### ADDITIONS/RENOVATIONS

1. ALL EXISTING CONDITIONS, DIMENSIONS, LOCATIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR IN THE FIELD AND COORDINATED WITH THE NEW CONSTRUCTION PRIOR TO PREPARATION OF WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND COMMENTS FROM THE ARCHITECT AND CONTRACTOR. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER PRIOR TO PERFORMANCE OF ANY WORK.
  2. PRIOR TO SHOP DRAWING PREPARATION, THE GENERAL CONTRACTOR IS TO INVESTIGATE AND VERIFY ALL POSSIBLE FIELD CONDITIONS, EXPOSED OR CONCEALED, AND TAKE INTO ACCOUNT ANY POSSIBLE CONSTRUCTION INTERFERENCES AND COLLISIONS OF ALL UTILITIES, EQUIPMENT, UTILITIES, CABLES, DUCT UNITS, PIPING, DRAIN LINES, ETC.
  3. ANY PORTION OF EXISTING STRUCTURE ADJACENT TO THE CONSTRUCTION, WHICH MAY BE DISTURBED OR DAMAGED BY THE CONSTRUCTION DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION AS GOOD AS BEFORE THE COMMENCEMENT OF THE WORK AT NO ADDITIONAL COSTS TO THE OWNER.
  4. EXISTING STRUCTURE SHALL BE PROTECTED, MAINTAINED AND SUPPORTED DURING THE CONSTRUCTION WORK.
- ### DEMOLITION
- CONTRACTOR TO:
- A. OBTAIN DEMOLITION PERMIT BEFORE PROCEEDING WITH THE WORK.
  - B. CONTACT LOCAL BUILDING AUTHORITIES TO BECOME FAMILIAR WITH LOCAL LAWS AND REGULATIONS GOVERNING THIS WORK.
  - C. EQUIPE THE NECESSARY LABOR, MATERIAL, SCAFFOLDING AND DRAWINGS.
  - D. DISCONNECT ALL ELECTRICAL, PLUMBING AND AIR CONDITIONING SYSTEMS WITHIN THE AREA TO BE DEMOLISHED BEFORE PROCEEDING WITH DEMOLITION WORK.
  - E. DEMOLISH ONLY THE MEMBERS INDICATED IN THE DRAWINGS. DEMOLISH CONCRETE MEMBERS IN SMALL SECTIONS. TAKE EVERY PRECAUTION TO PROTECT EXISTING STRUCTURE THAT IS TO REMAIN. USE BRACING AND SHORING AS NECESSARY TO AVOID COLLAPSE OF STRUCTURE.
  - F. REMOVE ALL RUBBISH AND DEBRIS FROM BUILDING AND FROM PROPERTY.
- ### FOUNDATION
1. BOTTOM OF FOOTINGS ASSUMED TO BEAR ON SOL CAPABLE OF SAFELY SUPPORTING 2000 PSF.
  2. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. UTILITIES, PIPING, ETC.
  3. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
  4. CENTERLINE OF FOOTINGS: SHALL CONFORM WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
  5. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND CORRELATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.
- ### CONCRETE
1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
    - A. FOUNDATIONS 3000 PSI
    - B. SLAB-ON-GRADE 3000 PSI
    - C. MASONRY GROUTS 3000 PSI
    - D. CONCRETE COLUMNS 3000 PSI
    - E. CONCRETE COLUMNS 3000 PSI
  2. ALL OTHER CONCRETE TO BE 3000 PSI UNLESS NOTED OTHERWISE.
  3. ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
    - A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
    - B. SLUMPS SHALL BE 4" MINIMUM AND 6" MAXIMUM.
    - C. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
    - D. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
    - E. JOBSITE WATER SHALL NOT BE ADDED.
1. MASONRY UNITS SHALL BE LOAD BEARING ASY. CO. TYPE I NON-MORTAR CONTROLLED JOINT MASONRY (CMU) AND SHALL BE Laid IN A FULL BED OF MORTAR IN RUNNING BOND(U.O.).
  2. THE COMPRESSIVE STRENGTH OF MASONRY (FM) SHALL BE 1,500 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C1314.
  3. ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.
  4. GROUT SHALL BE A HIGH SLUMP MIX HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
  5. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES (ACI 530/ASCE 5/TSM 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-11).
  6. PROVIDE 6" X 8" MASONRY BEAM WITH 2 #5 CONT. AT EVERY WINDOW SILL. EXTEND BEAM 8" BEYOND EDGE OF OPENING.
  7. PROVIDE NOT DIPPED GALVANIZED LAGGED TYPE HORIZONTAL JOINT REINFORCEMENT (G.O.) AT 1' ON CENTER VERTICAL IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS. FOR JOINT REINFORCEMENT WALL TIES, ANCHORS AND INSERTS, APPLY A MINIMUM 2" CLEARANCE BETWEEN ANCHORS PER ACI 530.9(G)/ACI 530.11 WITH THE REQUIREMENTS OF ASTM A153, CLASS B.
  8. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A SPACING OF 30' + 0.0. AND LAP WITH ARCHITECTURAL CONTROL JOINTS.
  9. MINIMUM LAP SPACES FOR REINFORCED CMU PER 2010 FBC SUPPLEMENTS SECTION 2107:

|     |     |     |     |     |
|-----|-----|-----|-----|-----|
| #4  | #5  | #6  | #7  | #8  |
| 24" | 30" | 36" | 42" | 48" |
  10. MASONRY UNITS:
    - A. PRECAST CONCRETE LUNTEL BY CATEGORY SHALL BE PROVIDED OVER ALL MASONRY WALL OPENINGS.
    - B. LUNETLS TO HAVE 4" MINIMUM BEARING AT EACH END.
    - C. SHORE PRECAST LUNTEL PER MANUFACTURER'S INSTRUCTIONS.

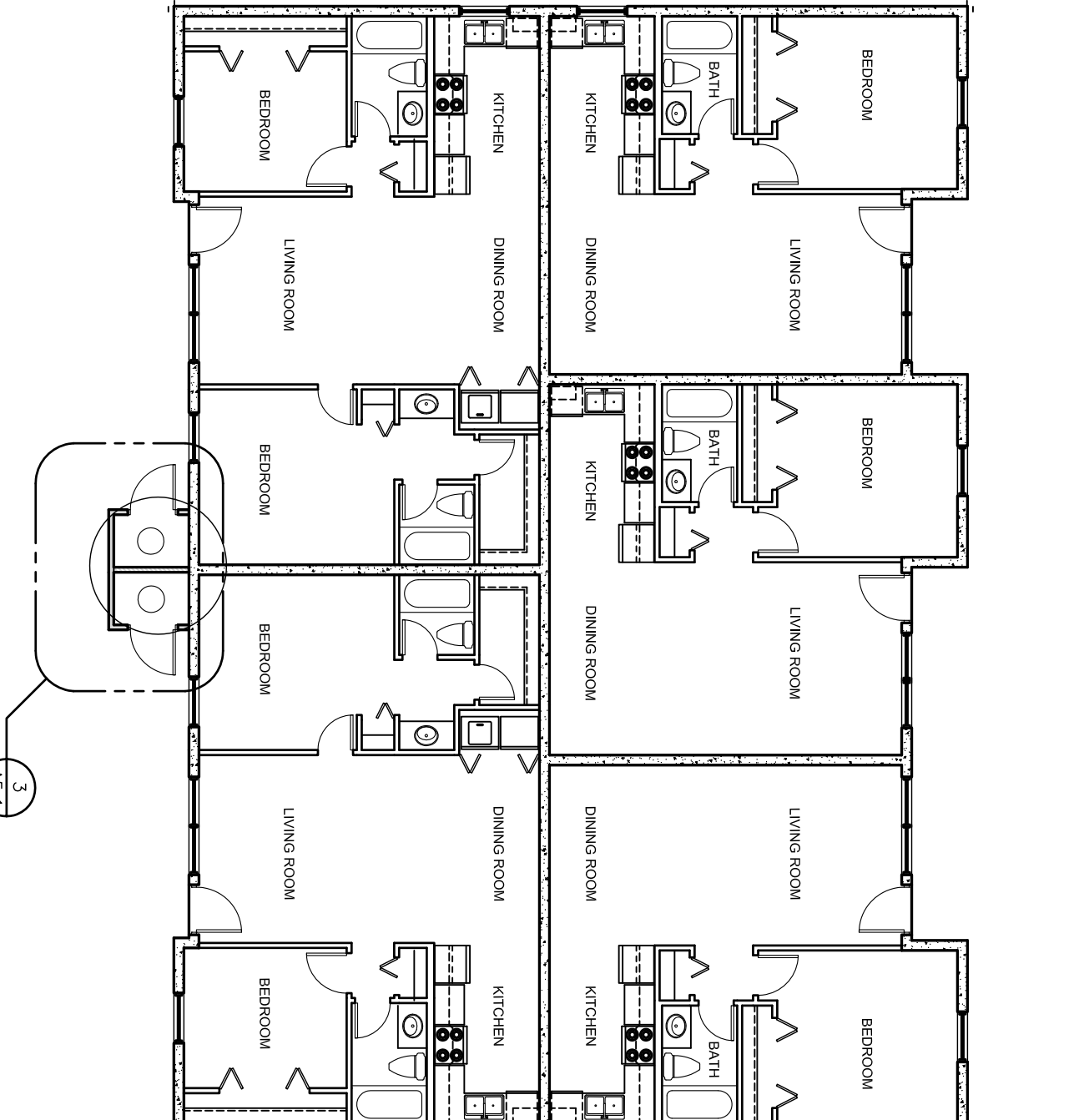
### 6 4 UNIT FLOOR PLAN

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



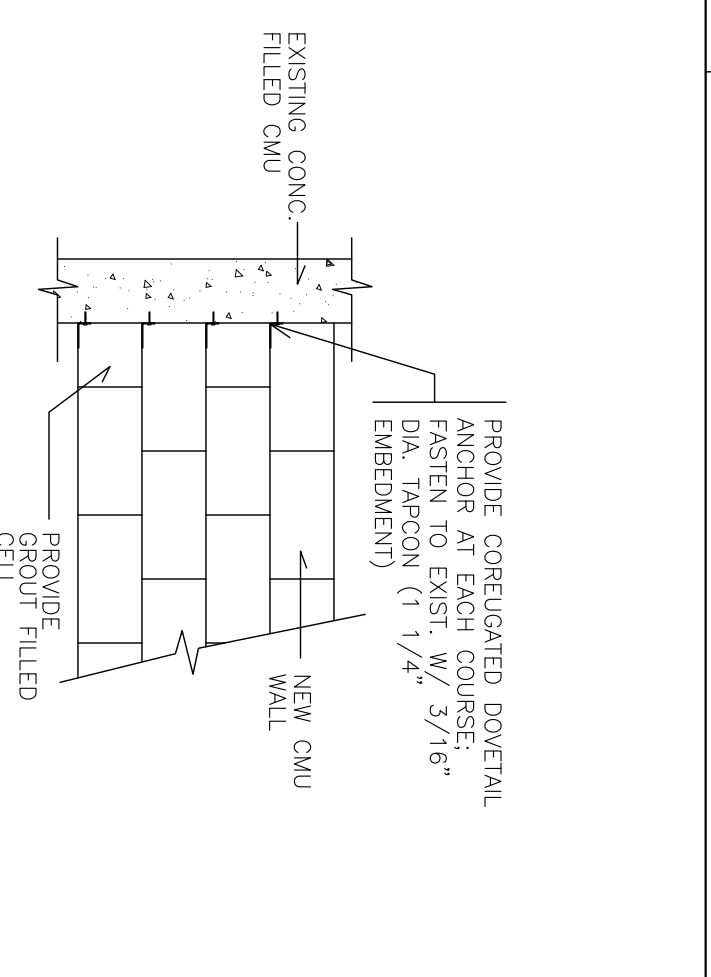
### 7 5 UNIT FLOOR PLAN

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



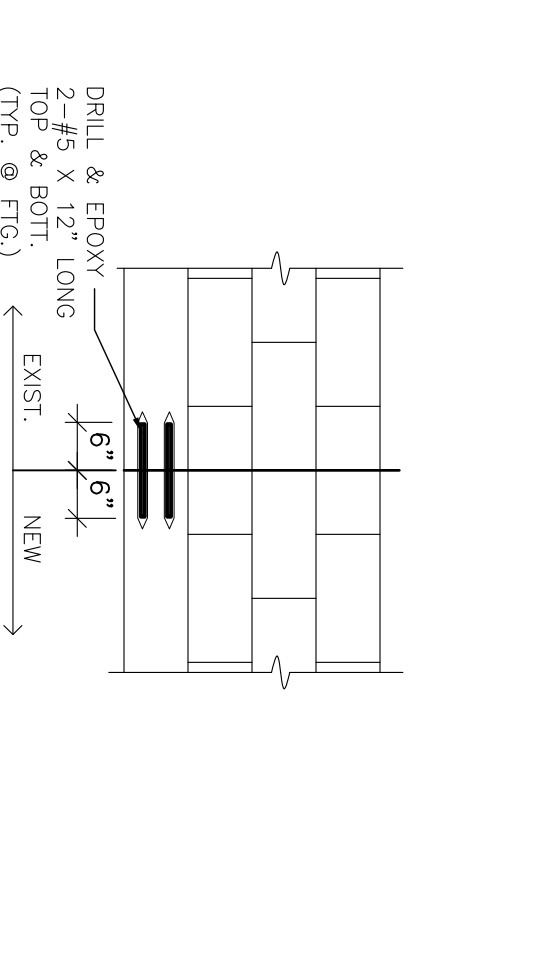
### 4 WALL SECTION

SCALE: 3/4"=1'-0"



### 5 TYP. WALL INFILL CONN.

SCALE: 1/2"=1'-0"



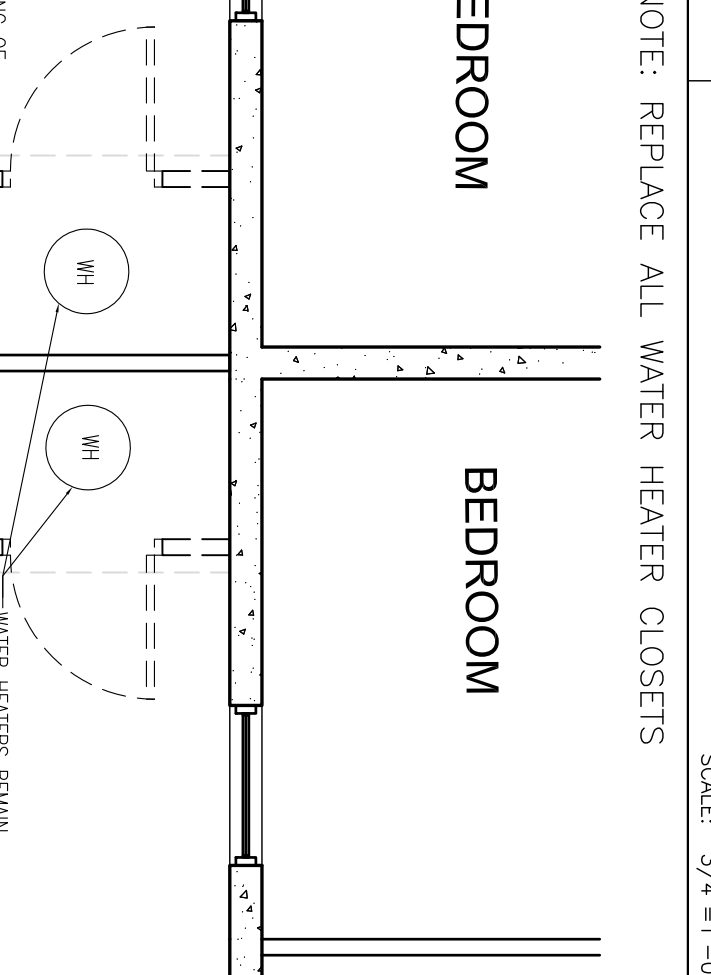
### 8 WALL DETAIL

SCALE: 1/2"=1'-0"



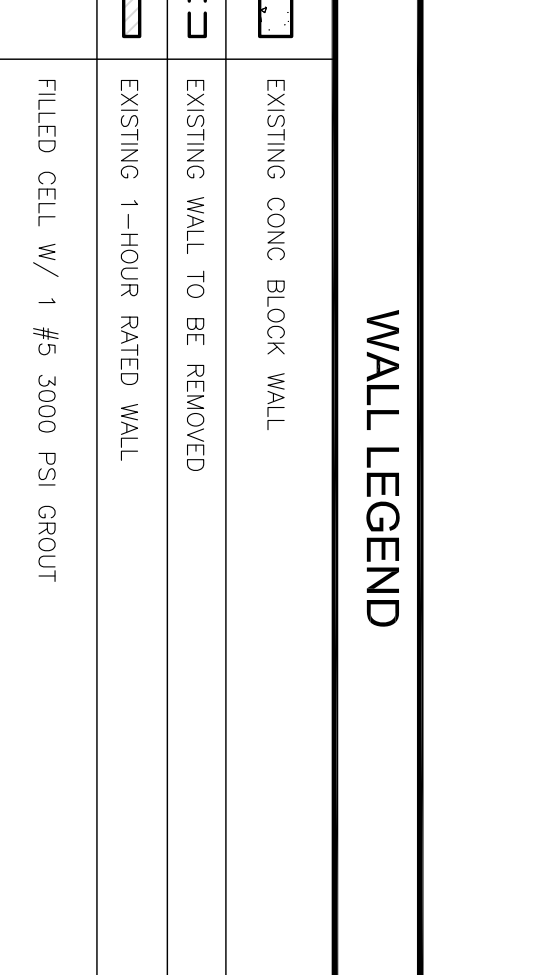
### 1 WALL SECTION

SCALE: 3/4"=1'-0"



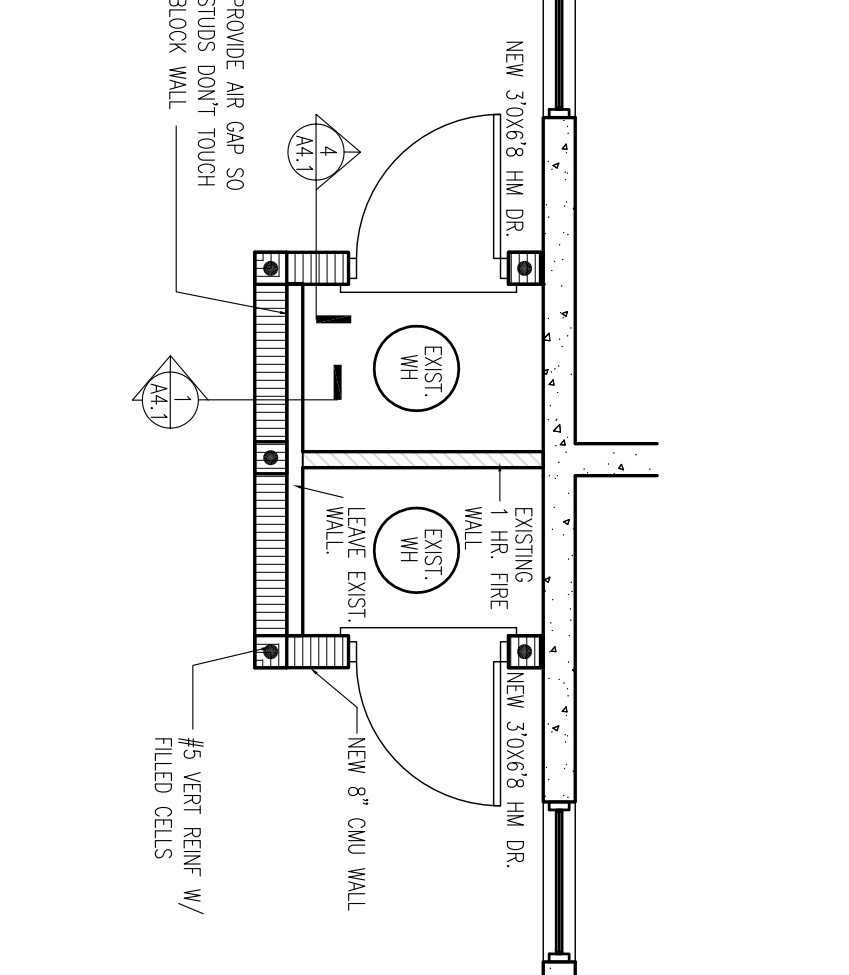
### 2 DEMOLITION PLAN

SCALE: 1/4"=1'-0"



### 3 PARTIAL PLAN

SCALE: 1/4"=1'-0"



### BANYAN CLUB APARTMENTS

WEST PALM BEACH, FLORIDA

### SECTIONS AND DETAILS

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JOB NO: 1409  
DRAWN BY: JK, DL  
DATE: 10-15-14  
SCALE:  

FILE:  

SHEET NO. **A-4.1**