

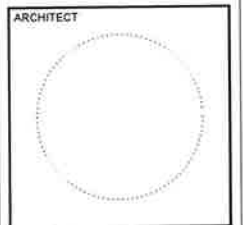
12502, 12520, 12594 PINES BLVD

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

[illegible]

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

PEMBROKE PINES, FL 33027



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PROJECT NO:	24 125
DRAWN BY:	GV
CHECKED BY:	SM

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COVER SHEET

CVR

GENERAL NOTES

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS WHERE INDICATED ON THE PLANS OR NOT.
2. CONTRACTOR TO VERIFY THAT ALL REQUIRED APPROVALS PERTAINING TO THE PROJECT HAVE BEEN SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY VARIATIONS ON THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS.
4. APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURER'S PUBLISHED INSTRUCTIONS OR IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICE.
5. SUBMIT A COPY OF THE CONTRACT DOCUMENTS ISSUED FOR PERMIT BY THE BUILDING DEPARTMENT, TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION.
6. ALL DIMENSIONS ARE NOMINAL TO FACE OF STRUCTURE.
7. ALL WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.
8. ALL WINDOWS AND EXTERIOR DOORS SHALL BE WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE APPLICABLE CODES.
9. CONTRACTOR'S SCOPE OF WORK INCLUDES ALL CONSTRUCTION NECESSARY TO ACCOMPLISH THE INTENDED RESULT. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION.
10. SHUTTERS (IF APPLICABLE) REFER TO MANUFACTURER'S SPECIFICATION AND SHOP DRAWINGS FOR INSTALLATION AND CONNECTION DETAILS. ALL SHUTTERS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT OF RECORD. SHUTTERS SHALL MEET AND COMPLY WITH SOUTH FLORIDA BUILDING CODES AND SATISFY THE REQUIREMENTS OF BROWARD COUNTY PRODUCT APPROVAL. SHUTTERS SHALL BE PROVIDED AT ALL WINDOWS, DOORS, AND GLASS BLOCKS OPGS UNLESS THE WINDOW DOOR OR GLASS BLOCK HAS AN APPROVED PRODUCT APPROVAL NUMBER AND COMPLIES WITH ALL REQUIRED TESTINGS.
11. REFER TO ELECTRICAL/MECHANICAL DRAWINGS FOR CHASE LOCATIONS.
12. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
13. SUBCONTRACTORS TO SUBMIT SHOP DRAWING TO OWNER FOR ARCHITECT'S / ENGINEER'S APPROVAL.
14. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.
15. PRIOR TO THE SUBMISSION OF ANY BIDS THE SUBCONTRACTORS SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES OR CONFLICTING INFORMATION ARE PRESENT, THE SUBCONTRACTORS SHALL NOTIFY THE OWNER IMMEDIATELY. ANY DISCREPANCY, MISSING INFORMATION OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS AND NO ADDITIONAL COST TO THE OWNER.
16. THE SUBCONTRACTORS SHALL INCLUDE IN HIS BID ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE APPLICABLE CODES.
17. THE SUBCONTRACTORS SHALL REFER TO THE APPROPRIATE SHOP DRAWINGS FOR INFORMATION RELATIVE TO THE BUILDING STRUCTURE, COLUMN, FLOOR AND ROOF FRAMING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION A COMPLETE SET OF THE ISSUED AND SEALED PERMIT DOCUMENTS INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.
19. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUBCONTRACTORS, SUPPLIERS, VENDORS AND SPECIALTY CONTRACTORS.
20. ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES, WINDOWS, ETC. SHALL BE CATEGORY 1 SAFETY GLASS.
21. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF AS BUILT PLANS.

ABBREVIATIONS

A/C	AIR CONDITIONING
AF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL/ARCHITECT
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BOTT	BOTTOM
BRS	BEARING
CAB	CABINET
CEIL/CLG	CEILING
CL	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CT	CERAMIC TILE
CTR	CENTER
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL-ELECTRIC
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
FD	FLOOR DRAIN
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FLOR	FLUORESCENT
FTG	FOOTING
FURR	FURRING
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GR	GRADE
GYP	GYPSONUM
HCB	HOSE BIBB
HCP	HANDICAP
HDW	HARDWARE
HGT	HEIGHT
HT	HOLLOW METAL
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HU	HOT WATER
INCA	INCANDESCENT
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATE-INSULATION
INT	INTERIOR
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
LB	LOAD
LIN	LINEAR
LL	LIVE LOAD
LVT	LIGHT
LVR	LOUVER
MATL	MATERIAL
MAX	MAXIMUM
MCHL	MECHANICAL
MHB	MEMBRANE
MTL	METAL
MFC	METAL FURRING CHANNEL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOR	MOISTURE RESISTANT
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE OVERALL
OC	ON CENTER
OPG	OPPOSITE
OPF	ORIGINAL
ORIG	PARTITION
PART	PLATE
PLAS	PLASTER
PLY	PLYWOOD
PLYUD	PANEL
PNT	PAN
POL	POLISHED
PREFAB	PREFABRICATED
PROJ	PROJECT
PSI	POUNDS/SQUARE FOOT
PRTR	POUNDS/SQUARE INCH
PTD	PRESSURE TREATED
PVMT	PAINTED
QTY	QUANTITY
REF	REFRIGERATOR
REQD	REQUIRED
REIN	REINFORCE-REINFORCING
RET	RETURN
REV	REVISION
RIG	RIGID
ROOM	ROUGH OPENING
SCHED	SCHEDULE
SD	SOAP DISPENSER
SEP	SEPARATE
SECT	SECTION
SHLF	SHELF
SHI	SHEET
SH	SIMILAR
SPEC	SPECIFICATION
SPK	SPEAKER
SQ	SQUARE
STD	STANDARD
STL	STEEL
STOR	STORAGE
SUB	SUBSTITUTE
SURF	SURFACE
SUSP	SUSPEND-SUSPENDED
SY	SYSTEM
T & G	TONGUE & GROOVE
TEL	TELEPHONE
THK	THICK-THICKNESS
TPH	TOILET PAPER HOLDER
TRANS	TRANSFORMER
TYP	TYPICAL
UGND	UNDERGROUND
UN	UNDERWRITERS LAB.
UNOT	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W	WITH
WC	WATER CLOSET
WH	WATER HEATER
WM	WIRE MESH
WO	WITHOUT
WSP	WATERPROOF
WS	WEATHER STRIPPING
WLF	WELDED WIRE FABRIC

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PROJECT NO: 24.125
DRAWN BY: GY
CHECKED BY: SM

NO.	DATE	ISSUED FOR
1.	10/21/2024	PRELIMINARY REVIEW
2.	11/24/2024	CLIENT REVIEW SET
3.	11/27/2024	BID SET
4.	11/05/2024	BLDG. DEPT. COMM.
5.	11/22/2024	ZONING DEPT. COMM.
6.	06/05/2025	ZONING HEARING BOARD

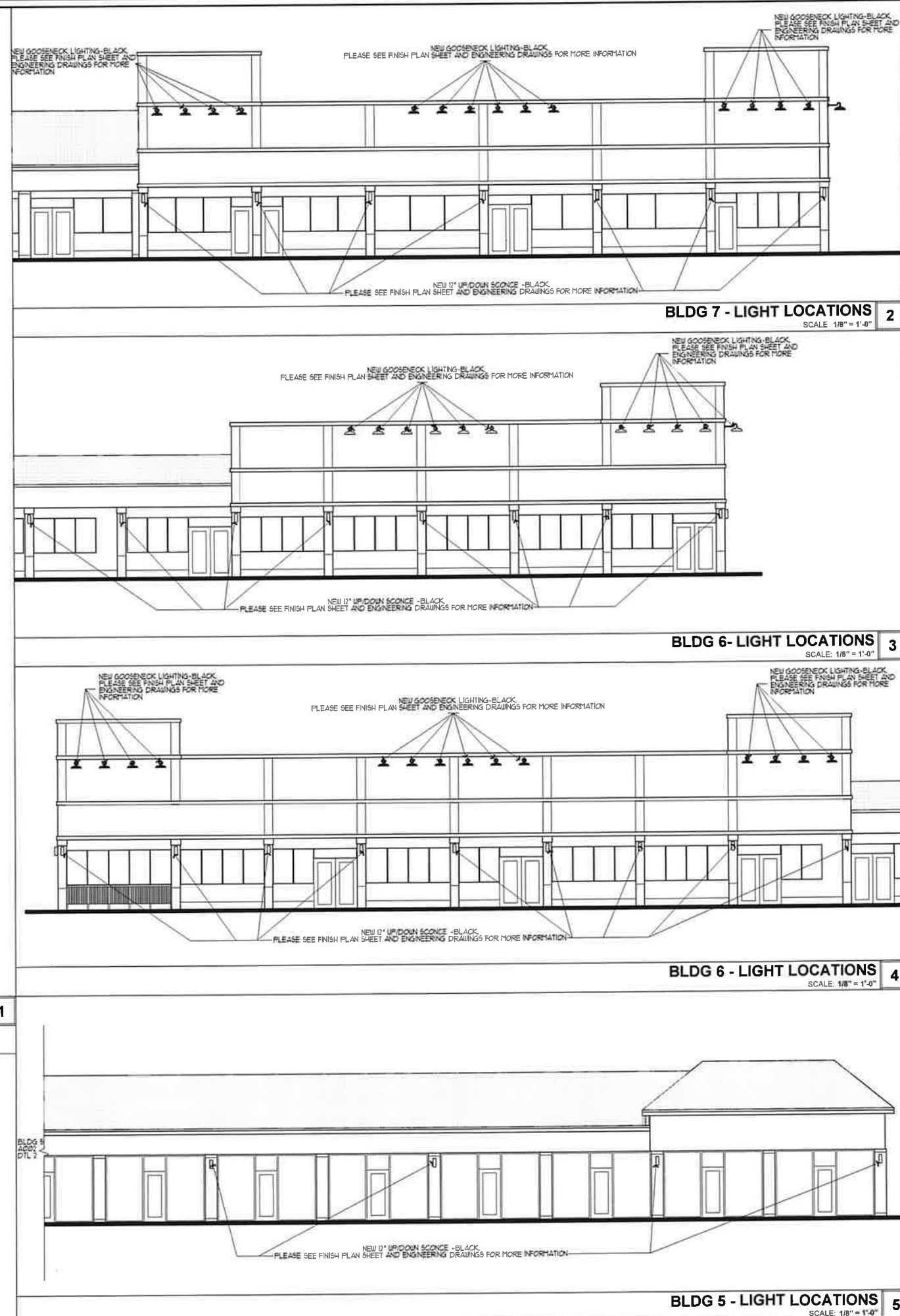
GENERAL
NOTES

A000



SOFFIT ACCESS LOCATION PLAN 1
SCALE: 1/64" = 1'-0"

PLAN LEGEND	PLAN NOTES
 EXISTING SOFFIT ACCESS TO REMAIN	 EXISTING ROOF ACCESS WHERE INDICATED ON PLAN. NO NEW ROOF ACCESS TO BE PROVIDED.



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PROJECT NO.	24.1
DRAWN BY:	C
CHECKED BY:	S

NO.	DATE	ISSUED FOR
1	10/28/2024	PRELIMINARY REVIEW
2	01/24/2025	CLIENT REVIEW SESSION
3	01/29/2025	BID SET
4	04/04/2025	1. BLDG DEPT. COM
5	05/29/2025	2. ZONING DEPT. COM
6	06/05/2025	ZONING HEARING BOARD

**SOFFIT
ACCESS
LOCATIONS**

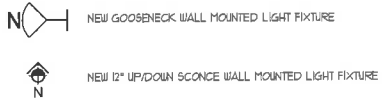
**NEW LIGHTING
LOCATIONS**

A01



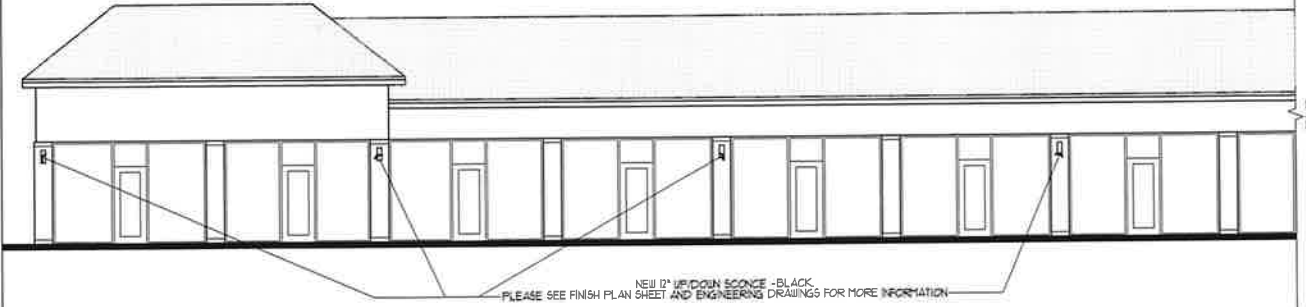
NEW LIGHTING LOCATION PLAN
SCALE: 1/64" = 1'-0" 1

LIGHTING LEGEND

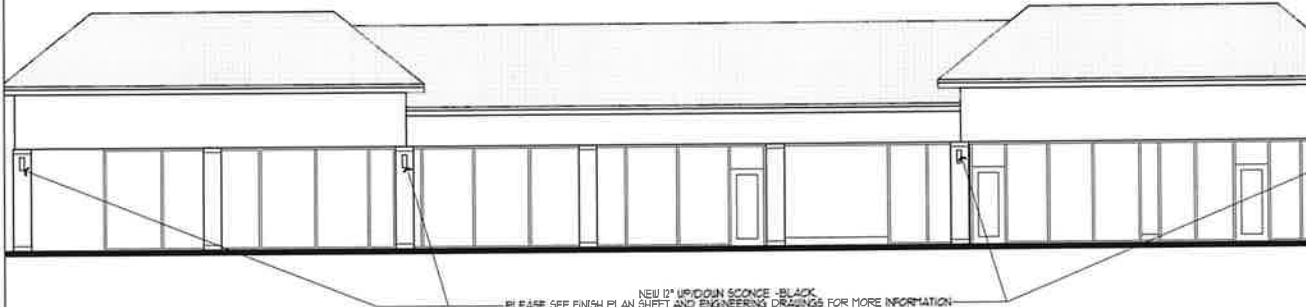


LIGHTING PLAN NOTES

1. NEW GOOSENECK LIGHTING - BLACK. PLEASE SEE FINISH PLAN SHEET, ENGINEERING DRAWING, AND PRODUCT SPECIFICATIONS FOR MORE INFORMATION.
2. NEW 12" UP/DOWN SCENCE - BLACK. PLEASE SEE FINISH PLAN SHEET, ENGINEERING DRAWING, AND PRODUCT SPECIFICATIONS FOR MORE INFORMATION.
3. EXISTING MONUMENT SIGN TO NOT RECEIVE ANY ALTERATION. SCOPE OF WORK TO REMAIN AS STATED ON COVER SHEET.
4. EXISTING DIRECTORY SIGNS TO NOT RECEIVE ANY ALTERATION OR PROPOSITION FOR CHANGE. SCOPE OF WORK TO REMAIN AS STATED ON COVER SHEET.
5. ALL OTHER EXISTING LIGHTING IS TO REMAIN.



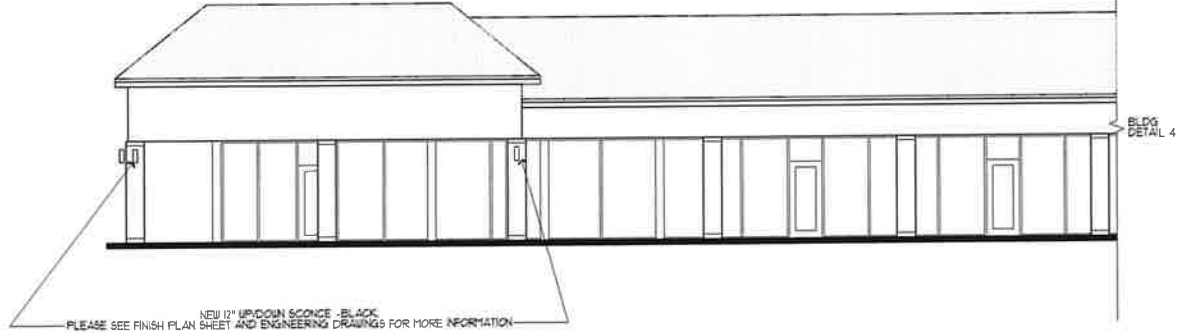
BLDG 5 - LIGHT LOCATIONS
SCALE: 1/8" = 1'-0" 2



BLDG 3 - LIGHT LOCATIONS
SCALE: 1/8" = 1'-0" 3



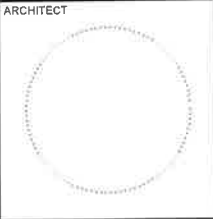
BLDG 3- LIGHT LOCATIONS
SCALE: 1/8" = 1'-0" 4



BLDG 3 - LIGHT LOCATIONS
SCALE: 1/8" = 1'-0" 5



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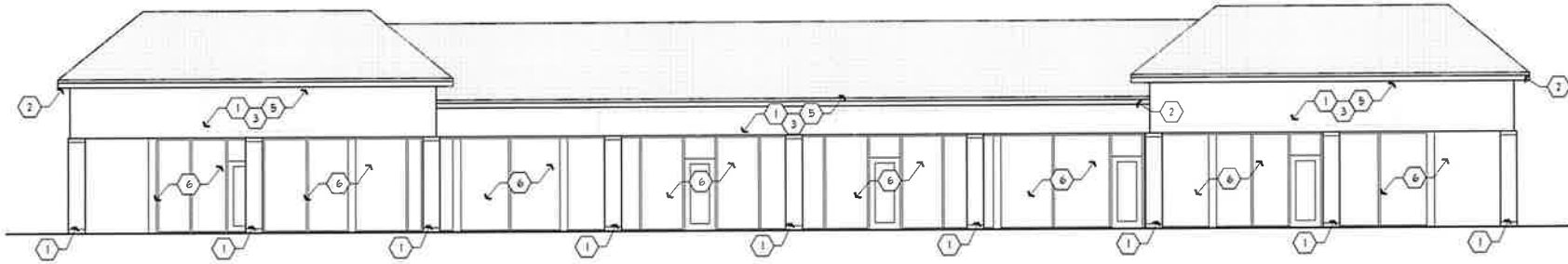
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PROJECT NO: 24.125
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NO.	DATE	ISSUED FOR
1.	10/28/2024	PRELIMINARY REVIEW
2.	01/24/2025	CLIENT REVIEW SET
3.	01/29/2025	BID SET
4.	04/04/2025	1. BLDG. DEPT. COMM.
5.	05/29/2025	2. ZONING DEPT. COMM.
6.	06/05/2025	ZONING HEARING BOARD

NEW LIGHTING LOCATIONS

A02



END CAP ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"

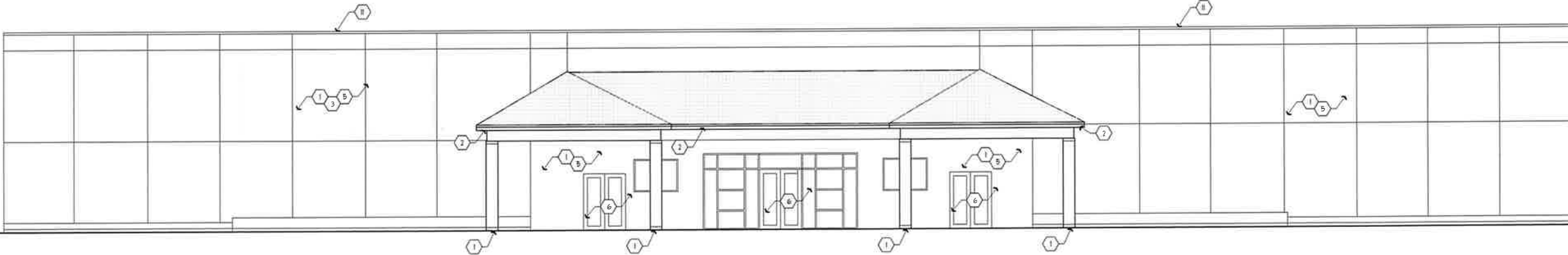
1

DEMOLITION PLAN SPECIFIC NOTES

1. CLEAN AND PREPARE EXISTING EXTERIOR FACADE SURFACES TO REMAIN FOR NEW PAINT.
2. CONTRACTOR TO INSPECT EXISTING FASCIA AND TO REMOVE AND REPLACE DAMAGED AND MISSING PORTIONS FASCIA TO MATCH EXISTING TO REMAIN IN CASE OF REPLACEMENT, PREPARE NEW AND EXISTING BANDING TO RECEIVE NEW PAINT.
3. REMOVE EXISTING SIGNAGE FROM FACADE TO ALLOW FOR PAINTING AND REPAIR. SIGNS TO BE RE-INSTALLED AFTER RENOVATION WORK. PREPARE JUNCTION BOXES FOR RELOCATION COORDINATE WITH ELEVATIONS ON CONSTRUCTION PLAN FOR NEW LOCATIONS. PATCH AND REPAIR HOLES FROM OLD JUNCTION BOX LOCATIONS TO MATCH EXISTING FACADE.
4. EXISTING ROOF TILE TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
5. PATCH AND REPAIR HOLES IN EXISTING FACADE FROM PREVIOUS SIGNS TO MATCH EXISTING FACADE TO REMAIN.
6. COVER AND PROTECT EXISTING STOREFRONT DOORS AND WINDOWS DURING DEMOLITION AND CONSTRUCTION. NO WORK IS TO BE DONE TO THEM.
7. REMOVE LOOSE PAINT, PAINT CHIPS, AND PAINT BUBBLES FROM EXISTING ROOF-SIDE AND COLUMNS (WHERE APPLICABLE) TO ALLOW FOR SMOOTH AND LEVEL APPLICATION OF NEW PAINT DURING CONSTRUCTION WORK.
8. PATCH AND REPAIR MISSING STUCCO (WHERE APPLICABLE) FROM EXISTING FACADE AND COLUMNS. MATCH EXISTING FACADE'S THICKNESS AND TEXTURE.
9. REMOVE STUCCO FROM EXTERIOR FACADE WHERE CRACKING AND DAMAGE IS PREVALENT TO ALLOW FOR THE INSPECTION OF THE PLYWOOD BELOW TO DETERMINE IF ITS WATER DAMAGED. REPLACE PORTIONS OF ANY DAMAGED PLYWOOD DISCOVERED WITH NEW EXTERIOR RATED PLYWOOD SHEATHING. CONTRACTOR TO INSPECT ELEVATION FOR THIS CONDITION.
10. PROTECT CABLEING AND CAMERA EQUIPMENT DURING DEMOLITION AND CONSTRUCTION PHASES.
11. EXISTING METAL FLASHING TO REMAIN. PREPARE SURFACE OF FLASHING TO RECEIVE NEW PAINT.

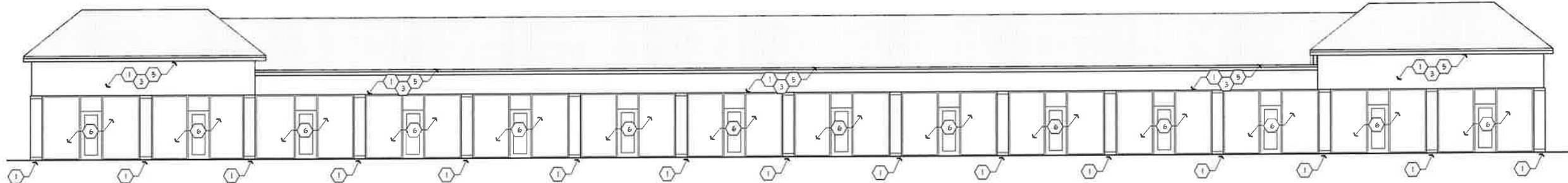
2

FRONT SIDE ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"



FRONT SIDE ELEVATION - BLDG 4
SCALE: 1/8" = 1'-0"

3



FRONT SIDE ELEVATION - BLDG 5
SCALE: 1/8" = 1'-0"

4

DEMOLITION PLAN LEGEND

- KEY NOTE
SEE DESIGNATED * FOR MORE INFORMATION
- DENOTES EXISTING CONSTRUCTION TO REMAIN
- - - - - DENOTES PROPOSED CONSTRUCTION TO BE REMOVED
- DETAIL REFERENCE NUMBER
DRAWING REFERENCE NUMBER

DEMOLITION PLAN GENERAL NOTES

1. THE DEMOLITION CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW THE DEMOLITION SCOPE OF WORK PRIOR TO PROVIDING WORK FOR THE PROJECT.
2. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION. SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID.
3. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD AND OWNER AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.
4. THE CONTRACTOR SHALL SUPPLY THE LANDLORD & OWNER WITH ALL DOCUMENTATION REQUESTED.
5. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ADJACENT BUILDING EXTERIOR ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
6. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES RELATIVE TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.
7. ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE OWNER AND/OR LANDLORD SHALL BE CAREFULLY REMOVED, SURFACE CLEANED, LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.
8. RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIONS PER NEC. ANY PLYUMING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.
9. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT'S DRAWINGS. CONTACT ARCHITECT AND CLIENT PRIOR TO DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.
10. COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION.
11. THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR, HAULED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.
12. POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD AND OBTAIN APPROVAL WITH LANDLORD 17 HOURS PRIOR TO PROPOSED INTERRUPTION.
13. THE CONTRACTOR SHALL FULLY ACCOUNT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF THE EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK.
14. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. DEMOLITION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL DEMOLITION NECESSARY TO ACCOMMODATE THE NEW WORK.
15. MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATION OF WASTE DEBRIS AND RUBBISH CAUSED BY OPERATIONS. AT COMPLETION OF WORK, LEAVE PREMISES AND PUBLIC PROPERTIES BROOM CLEAN ON A DAILY BASIS.
16. NO STRUCTURAL ELEMENTS SHALL BE REMOVED. CONTACT ARCHITECT PRIOR TO REMOVAL OF ANY CONCRETE OR MASONRY.
17. THE G.C. SHOULD MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.

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ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREON CONTAINING DESIGN AND
CONSTRUCTION INFORMATION OF THE ARCHITECT AND
ANY MODIFICATIONS THEREOF SHALL BE CONSIDERED
IN ANY FORM WITHOUT THE EXPRESSED
WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO: 24 125
DRAWN BY: GV
CHECKED BY: SM

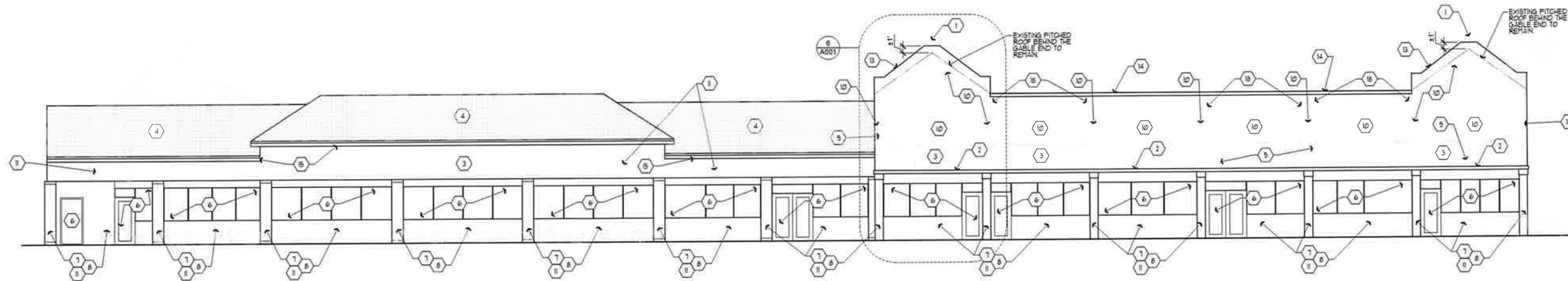
NO.	DATE	ISSUED FOR
1.	12/15/2024	PRELIMINARY REVIEW
2.	01/14/2025	CLIENT REVIEW SET
3.	01/29/2025	BID SET
4.	04/04/2025	1. BLDG. DEPT. COMM.
5.	04/29/2025	2. ZONING DEPT. COMM.
6.	06/05/2025	ZONING HEARING BOARD

DEMOLITION
ELEVATIONS

BLDG 3
BLDG 4
BLDG 5

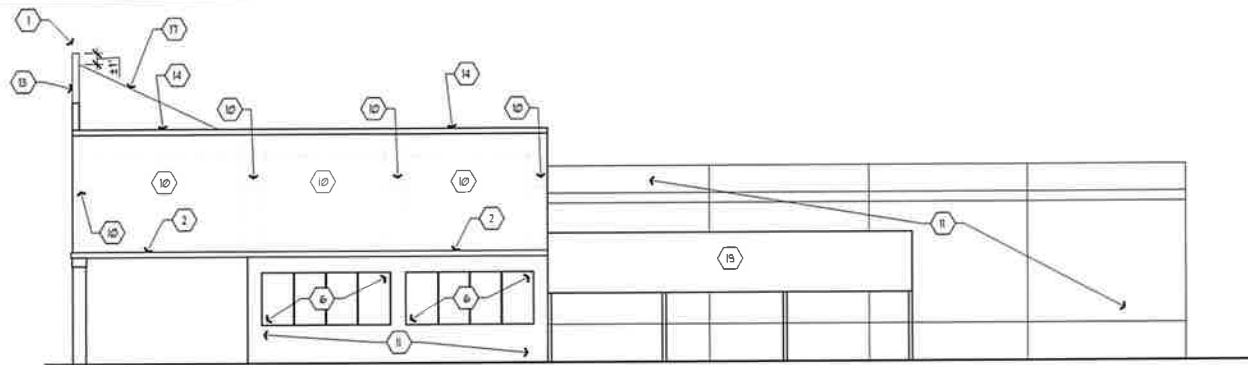
A001

6/5/2025 1:34:31 PM S:\GETVAR.77\ WACMAS\Shared\SEMA Server\01_Projects\2024\125_125_Pembroke Pines\125_CAD\125_Pines Facade_PP_CD_REV1(amenment).DWG



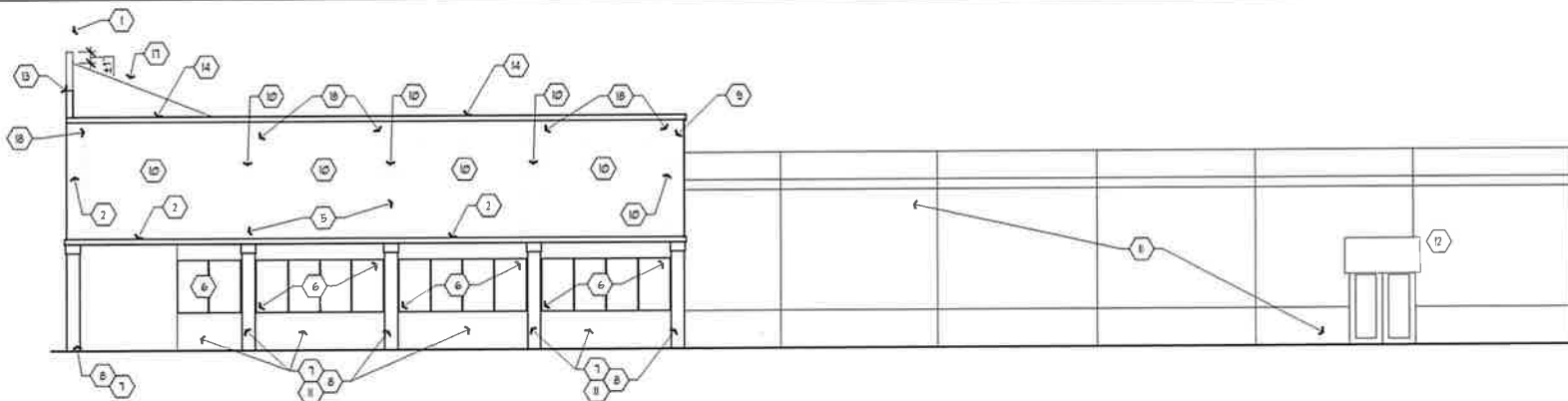
FRONT SIDE DEMOLITION - BLDG 6
SCALE: 1/8" = 1'-0"

1



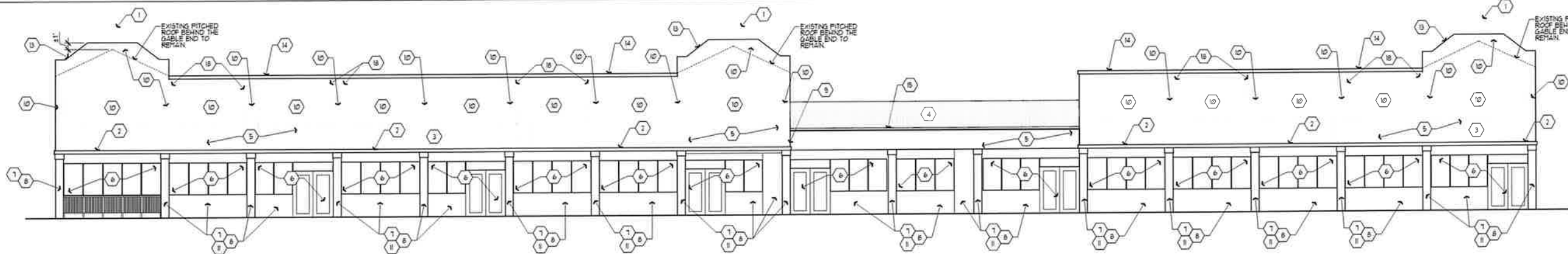
DEMOLITION WEST SIDE ELEVATION - BLDG 6
SCALE: 1/8" = 1'-0"

2



DEMOLITION WEST SIDE ELEVATION - BLDG 7
SCALE: 1/8" = 1'-0"

3



FRONT SIDE DEMOLITION - BLDG 7
SCALE: 1/8" = 1'-0"

4

DEMOLITION PLAN LEGEND

- KEY NOTE
SEE DESIGNATED * FOR MORE INFORMATION
- DENOTES EXISTING CONSTRUCTION TO REMAIN
- DENOTES PROPOSED CONSTRUCTION TO BE REMOVED
- ②
6
DETAIL REFERENCE NUMBER
DRAWING REFERENCE NUMBER

DEMOLITION PLAN SPECIFIC NOTES

- REMOVE A PORTION OF THE TOP PART OF THE EXISTING GABLE END FACADES OUT THE TOP PORTION OF SO THAT IT IS LEVEL ABOUT 1' ABOVE THE TOP OF THE PITCHED ROOF LOCATED BEHIND THE GABLE END. THE PITCHED ROOF IS TO REMAIN.
- CONTRACTOR TO INSPECT EXISTING BANDING AND TO REMOVE AND REPLACE DAMAGED AND MISSING PORTIONS WITH NEW 6" EPS BANDING TO MATCH EXISTING TO REMAIN. PREPARE NEW AND EXISTING BANDING TO RECEIVE NEW PAINT.
- REMOVE EXISTING SIGNAGE FROM FACADE TO ALLOW FOR PAINTING AND REPAIR SIGNS TO BE RE-INSTALLED AFTER RENOVATION WORK. PREPARE JUNCTION BOXES FOR RE-LOCATION COORDINATE WITH ELEVATIONS ON CONSTRUCTION PLAN FOR NEW LOCATIONS. PATCH AND REPAIR HOLES FROM OLD JUNCTION BOX LOCATIONS TO MATCH EXISTING FACADE.
- EXISTING ROOF TILE TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
- PATCH AND REPAIR HOLES IN EXISTING FACADE FROM PREVIOUS SIGNS TO MATCH EXISTING FACADE TO REMAIN.
- COVER AND PROTECT EXISTING STOREFRONT DOORS AND WINDOWS DURING DEMOLITION AND CONSTRUCTION NO WORK IS TO BE DONE TO THEM.
- REMOVE LOOSE PAINT, PAINT CHIPS, AND PAINT BUBBLES FROM EXISTING FACADES AND COLUMNS (WHERE APPLICABLE) TO ALLOW FOR SMOOTH AND LEVEL APPLICATION OF NEW PAINT DURING CONSTRUCTION WORK.
- PATCH AND REPAIR MISSING STUCCO WHERE APPLICABLE FROM EXISTING FACADE AND COLUMNS. MATCH EXISTING FACADE'S THICKNESS AND TEXTURE.
- REMOVE STUCCO FROM EXTERIOR FACADE WHERE CRACKING AND DAMAGE IS PREVALENT TO ALLOW FOR THE INSPECTION OF THE PLYWOOD BELOW TO DETERMINE IF ITS WATER DAMAGED. REPLACE PORTIONS OF ANY DAMAGED PLYWOOD DISPOSED WITH NEW EXTERIOR GRADE PLYWOOD SHEATHING. CONTRACTOR TO INSPECT ELEVATION FOR THIS CONDITION.
- FILL IN EXISTING DECORATIVE INDENTS IN EXTERIOR FACADE TO MAKE LEVEL AND FLUSH WITH REST OF FACADE WITH STUCCO.
- CLEAN AND PREPARE EXISTING EXTERIOR FACADE SURFACES TO REMAIN FOR NEW PAINT.
- REMOVE EXISTING AWNING. PROPERLY STORE OR DISPOSE OF, VERIFY WITH LANDLORD.
- REMOVE FLASHINGS FROM THE TOP OF EXISTING GABLE ENDS TO ALLOW FOR THE INSTALLATION OF NEW FLASHING TO SQUARE OFF GABLE ENDS.
- EXISTING METAL FLASHING TO REMAIN AT INDICATED AREAS. PREPARE SURFACE OF FLASHING TO RECEIVE NEW PAINT.
- CONTRACTOR TO INSPECT EXISTING FASCIA AND TO REMOVE AND REPLACE DAMAGED AND MISSING PORTIONS FASCIA TO MATCH EXISTING TO REMAIN IN CASE OF REPLACEMENT. PREPARE NEW AND EXISTING BANDING TO RECEIVE NEW PAINT.
- PROTECT CABLEING AND CAMERA EQUIPMENT DURING DEMOLITION AND CONSTRUCTION PHASES.
- EXISTING PITCHED ROOF STRUCTURE AND ASSOCIATED FLASHING TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
- FILL IN EXISTING REVEALS LOCATED ON THE FACADES OF THE PLYWOOD CANOPY WITH STUCCO TO MATCH THE EXISTING WALL. THE EXISTING REVEALS ON THE CONCRETE WALLS ARE TO REMAIN.
- EXISTING CANVAS AWNING IS TO REMAIN. COVER AND PROTECT DURING DEMOLITION AND CONSTRUCTION WORK.

DEMOLITION PLAN GENERAL NOTES

- THE DEMOLITION CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW THE DEMOLITION SCOPE OF WORK PRIOR TO PROVIDING WORK FOR THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION AND REMAIN ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION. SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID.
- THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD AND OWNER AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.
- THE CONTRACTOR SHALL SUPPLY THE LANDLORD / OWNER WITH ALL DOCUMENTATION REQUESTED.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE BUILDING EXTERIOR ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LOGS AND ORDINANCES RELATIVE TO REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.
- ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE OWNER AND/OR LANDLORD SHALL BE CAREFULLY REMOVED, SURFACE CLEANED, LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.
- RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIONS PER NEC. ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.
- CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANTS DRAWINGS CONTACT ARCHITECT AND CLIENT PRIOR TO DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.
- COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION.
- THE DISPOSAL OF ALL DEMOLITION ITEMS IS TO BE BY THE CONTRACTOR. HAILED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REBID.
- POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD AND OBTAIN APPROVAL WITH LANDLORD 24 HOURS PRIOR TO PROPOSED INTERRUPTION.
- THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF THE EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK.
- THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. DEMOLITION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL DEMOLITION NECESSARY TO ACCOMMODATE THE NEW WORK.
- MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATION OF WASTE, DEBRIS, AND RUBBISH CAUSED BY OPERATIONS. AT COMPLETION OF WORK, LEAVE PREMISES AND PUBLIC PROPERTIES BROUGHT CLEAN ON A DAILY BASIS.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED. CONTACT ARCHITECT PRIOR TO REMOVAL OF ANY CONCRETE OR MASONRY.
- THE GC SHOULD MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
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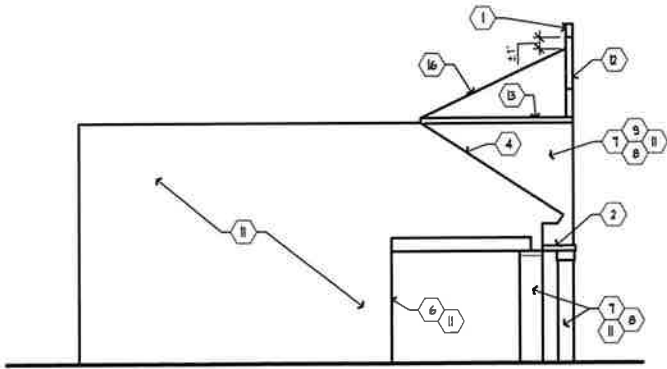
PROJECT NO: 24.125
DRAWN BY: GV
CHECKED BY: SM

NO.	DATE	ISSUED FOR
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2.	01/24/2025	CLIENT REVIEW SET
3.	01/28/2025	BID SET
4.	04/04/2025	1. BLDG. DEPT. COMM.
5.	05/29/2025	2. ZONE DEPT. COMM.
6.	06/05/2025	3. ZONING HEARING BOARD

DEMOLITION
ELEVATIONS

BLDG 6
BLDG 7

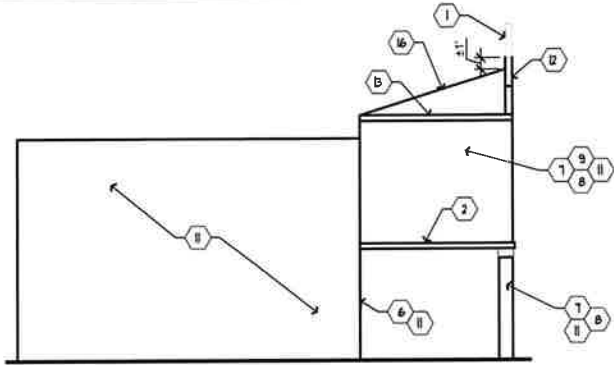
A002



DEMOLITION EAST SIDE ELEVATION - BLDG 6

SCALE: 1/8" = 1'-0"

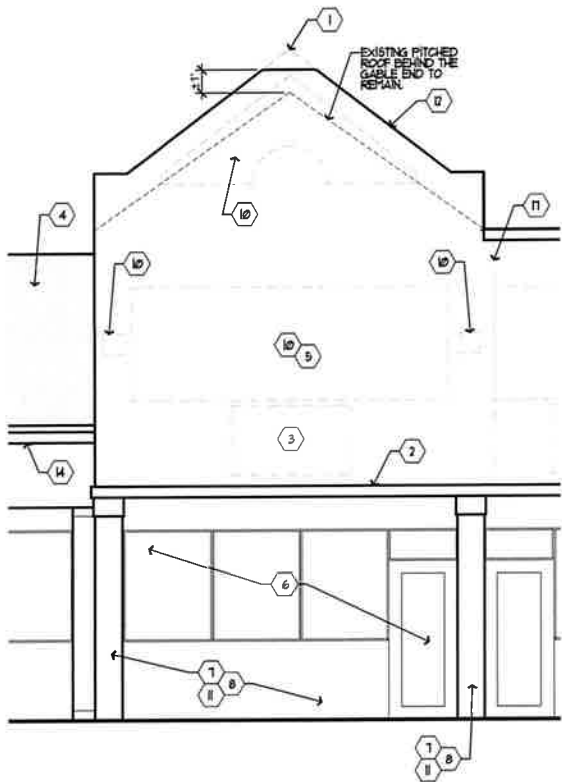
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DEMOLITION EAST SIDE ELEVATION - BLDG 7

SCALE: 1/8" = 1'-0"

2



ENLARGED GABLE END FACADE

3

DEMOLITION PLAN LEGEND

- KEY NOTE
SEE DESIGNATED * FOR MORE INFORMATION
- DENOTES EXISTING CONSTRUCTION TO REMAIN
- DENOTES PROPOSED CONSTRUCTION TO BE REMOVED
- ⑥ ⑧ ⑩
DETAIL REFERENCE NUMBER
DRAWING REFERENCE NUMBER

DEMOLITION PLAN SPECIFIC NOTES

1. REMOVE A PORTION OF THE TOP PART OF THE EXISTING GABLE END FACADES OUT THE TOP PORTION OFF SO THAT IT IS LEVEL ABOUT 8" ABOVE THE TOP OF THE PITCHED ROOF LOCATED BEHIND THE GABLE END. THE PITCHED ROOF IS TO REMAIN.
2. CONTRACTOR TO INSPECT EXISTING BANDING AND TO REMOVE AND REPLACE DAMAGED AND MISSING PORTIONS WITH NEW 1/2" EPS BANDING TO MATCH EXISTING TO REMAIN. PREPARE NEW AND EXISTING BANDING TO RECEIVE NEW PAINT.
3. REMOVE EXISTING SIGNAGE FROM FACADE TO ALLOW FOR PAINTING AND REPAIR SIGNS TO BE RE-INSTALLED AFTER RENOVATION WORK. PREPARE JUNCTION BOXES FOR RELOCATION COORDINATE WITH ELEVATIONS ON CONSTRUCTION PLAN FOR NEW LOCATIONS. PATCH AND REPAIR HOLES FROM OLD JUNCTION BOX LOCATIONS TO MATCH EXISTING FACADE.
4. EXISTING ROOF TILE TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
5. PATCH AND REPAIR HOLES IN EXISTING FACADE FROM PREVIOUS SIGNS TO MATCH EXISTING FACADE TO REMAIN.
6. COVER AND PROTECT EXISTING STOREFRONT DOORS AND WINDOWS DURING DEMOLITION AND CONSTRUCTION. NO WORK IS TO BE DONE TO THEM.
7. REMOVE LOOSE PAINT, PAINT CHIPS, AND PAINT BUBBLES FROM EXISTING FACADE AND COLUMNS (WHERE APPLICABLE) TO ALLOW FOR SMOOTH AND LEVEL APPLICATION OF NEW PAINT DURING CONSTRUCTION WORK.
8. PATCH AND REPAIR MISSING STUCCO WHERE APPLICABLE FROM EXISTING FACADE AND COLUMNS. MATCH EXISTING FACADE'S THICKNESS AND TEXTURE.
9. REMOVE STUCCO FROM EXTERIOR FACADE WHERE CRACKING AND DAMAGE IS PREVALENT TO ALLOW FOR THE INSPECTION OF THE PLYWOOD BELOW TO DETERMINE IF ITS WATER DAMAGED. REPLACE PORTIONS OF ANY DAMAGED PLYWOOD DISCOVERED WITH NEW EXTERIOR RATED PLYWOOD SHEATHING. CONTRACTOR TO INSPECT ELEVATION FOR THIS CONDITION.
10. FILL IN EXISTING DECORATIVE INDENTS IN EXTERIOR FACADE TO MAKE LEVEL AND FLUSH WITH REST OF FACADE WITH STUCCO.
11. CLEAN AND PREPARE EXISTING EXTERIOR FACADE SURFACES TO REMAIN FOR NEW PAINT.
12. EXISTING METAL FLASHING TO REMAIN AT INDICATED AREAS. PREPARE SURFACE OF FLASHING TO RECEIVE NEW PAINT.
13. REMOVE FLASHING FROM THE TOP OF EXISTING GABLE ENDS TO ALLOW FOR THE INSTALLATION OF NEW FLASHING TO SQUARE OFF GABLE ENDS.
14. CONTRACTOR TO INSPECT EXISTING FASCIA AND TO REMOVE AND REPLACE DAMAGED AND MISSING PORTIONS. FASCIA TO MATCH EXISTING TO REMAIN IN CASE OF REPLACEMENT. PREPARE NEW AND EXISTING BANDING TO RECEIVE NEW PAINT.
15. EXISTING CABLEING AND CAMERA EQUIPMENT DURING DEMOLITION AND CONSTRUCTION PHASES.
16. EXISTING PITCHED ROOF STRUCTURE AND ASSOCIATED FLASHING TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
17. FILL IN EXISTING REVEALS LOCATED ON THE FACADES OF THE PLYWOOD CANOPY WITH STUCCO TO MATCH THE EXISTING WALL. THE EXISTING REVEALS ON THE CONCRETE WALLS ARE TO REMAIN.

DEMOLITION PLAN GENERAL NOTES

1. THE DEMOLITION CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW THE DEMOLITION SCOPE OF WORK PRIOR TO PROVIDING WORK FOR THE PROJECT.
2. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION. SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID.
3. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD AND OWNER AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.
4. THE CONTRACTOR SHALL SUPPLY THE LANDLORD / OWNER WITH ALL DOCUMENTATION REQUESTED.
5. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE BUILDING EXTERIOR ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
6. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, NOTIFY THE LANDLORD AND OWNER IMMEDIATELY.
7. ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE OWNER AND/OR LANDLORD SHALL BE CAREFULLY REMOVED, SURFACE CLEANED, LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.
8. RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIONS PER NEC. ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.
9. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT'S DRAWINGS. CONTACT ARCHITECT AND CLIENT PRIOR TO DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.
10. COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION.
11. THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR. HAILED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.
12. POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD AND OBTAIN APPROVAL WITH LANDLORD 10 HOURS PRIOR TO PROPOSED INTERRUPTION.
13. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF THE EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK.
14. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. DEMOLITION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL DEMOLITION NECESSARY TO ACCOMMODATE THE NEW WORK.
15. MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATION OF WASTE, DEBRIS, AND RUBBISH CAUSED BY OPERATIONS. AT COMPLETION OF WORK, LEAVE PREMISES AND PUBLIC PROPERTIES BROOK CLEAN ON A DAILY BASIS.
16. NO STRUCTURAL ELEMENTS SHALL BE REMOVED. CONTACT ARCHITECT PRIOR TO REMOVAL OF ANY CONCRETE OR MASONRY.
17. THE G.C. SHOULD MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.

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STRUCTURE INTERIORS
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12502, 12520, 12594 PINES BLVD

- FACADE RENOVATION -

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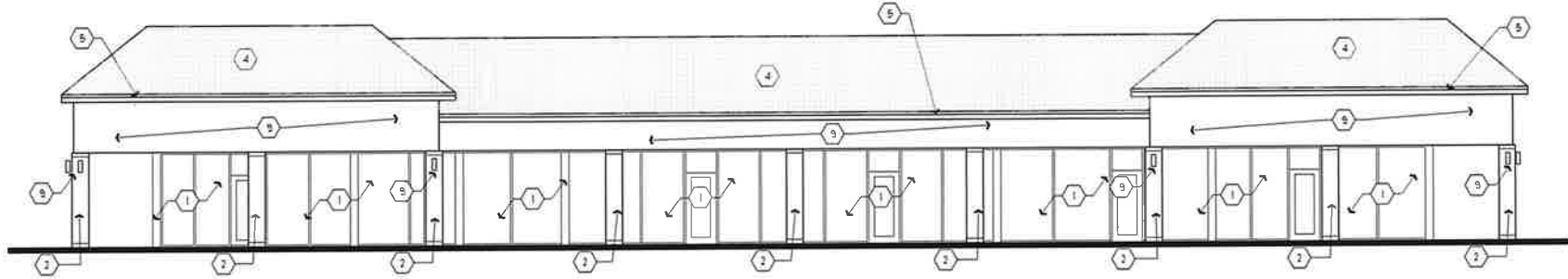
PROJECT NO: 24-125
DRAWN BY: GV
CHECKED BY: SM

NO.	DATE	ISSUED FOR
1.	10/24/2024	PRELIMINARY REVIEW
2.	01/24/2025	CLIENT REVIEW SET
3.	01/27/2025	BID SET
4.	04/04/2025	BLDG DEPT. COMM.
5.	05/29/2025	ZONING DEPT. COMM.
6.	06/05/2025	ZONING HEARING BOARD

DEMOLITION
ELEVATIONS

BLDG 6
BLDG 7
DETAIL

A003



END CAP ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"

CONSTRUCTION PLAN LEGEND

- KEY NOTE:
SEE DESIGNATED * FOR MORE INFORMATION
- DENOTES EXISTING CONSTRUCTION TO REMAIN.
REFINISH AS NECESSARY FOR LIKE NEW APPEARANCE
- DETAIL REFERENCE NUMBER
DRAWING REFERENCE NUMBER
INDICATES AREA OF DETAIL
- ALIGN
DENOTES ALIGNMENT OF INDICATED SURFACES

CONSTRUCTION GENERAL NOTES

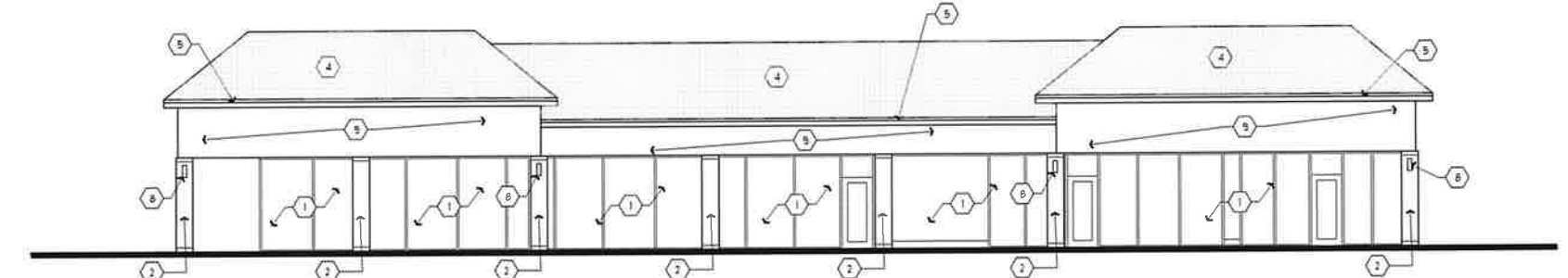
- CGN1. THE GENERAL CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW THE SCOPE OF WORK PRIOR TO PROVIDING WORK FOR THE PROJECT.
- CGN2. ALL DIMENSIONS SHOWN ARE FINISHED WALL TO FINISHED WALL. DIMENSIONS SHALL BE FINISHED, DO NOT SCALE DRAWINGS. IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS OR BETWEEN EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
- CGN3. CORNER BEADS ARE TO BE INSTALLED ON ALL CORNERS AND TO BE SPACKLED SMOOTH WITH ADJACENT AREA.
- CGN4. THIS FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SMOKE DETECTORS MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- CGN5. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK.
- CGN6. PER FMCS 1203, INSULATING MATERIALS WHEN CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME RATING OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX MORE THAN 450.
- CGN7. PER FMCS 1203, COMBUSTIBLES SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION, ANY WOOD OR WOOD BACKING TO BE FIRE-RETARDANT TYPE.
- CGN8. CONTRACTOR MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION PER FLORIDA FIRE PREVENTION CODE NFPA 1 (2021) AND MUST COMPLY TO SECTIONS 9.3.6 AND NFPA 141 SECTION 10.31 (2017).
- CGN9. IF APPLICABLE, PER NFPA 1 (2021) AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. NFPA 1 (2021) THE SUITABILITY, DISTRIBUTION AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH 13.6 AND NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHERS).
- CGN10. ALL ABANDONED DATA AND JUNCTION BOX LOCATIONS TO BE FILLED IN AND WALL PATCHED READY FOR PAINT.
- CGN11. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD PRIOR TO BEGINNING THE WORK.

CONSTRUCTION PLAN NOTES

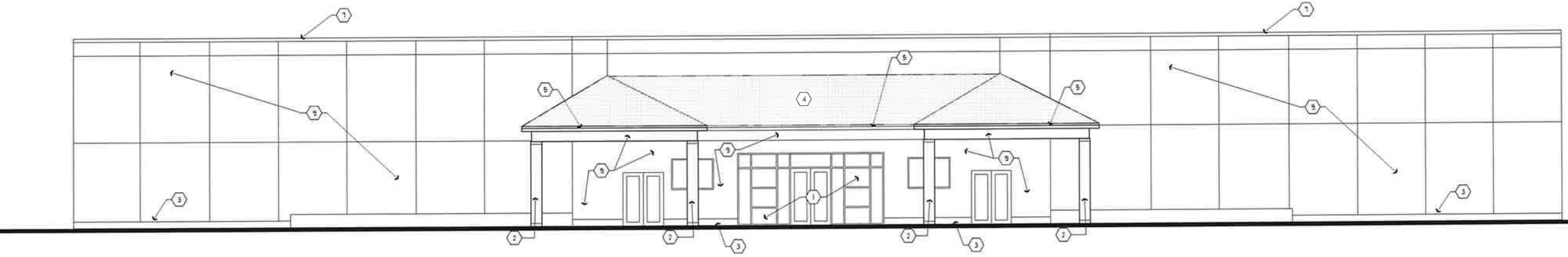
1. PROPERLY COVER AND PROTECT EXISTING STOREFRONT DOORS AND WINDOWS AND PROTECT DURING DEMOLITION AND CONSTRUCTION.
2. EXISTING COLUMNS TO BE PAINTED. SEE FINISH SCHEDULE ON SHEET A30, A31, AND A33 FOR MORE INFORMATION.
3. PROVIDE NEW 12" PAINTED BASE AROUND ENTIRE BUILDING FACADE. SEE FINISH SCHEDULE ON SHEET A30, A31, AND A33 FOR MORE INFORMATION.
4. EXISTING TILE ROOF TO MAINTAIN. PROTECT DURING CONSTRUCTION PHASE.
5. REPLACE ANY DAMAGED FASCIA BOARD DISCOVERED DURING DEMOLITION. MATCH EXISTING TO REMAIN. PAINT NEW AND EXISTING FASCIA. SEE FINISH SCHEDULE ON SHEET A30, A31, AND A33 FOR MORE INFORMATION.
6. REPLACE AND REPAIR ANY DAMAGED PLYWOOD SHEATHING DISCOVERED DURING DEMOLITION WITH NEW EXTERIOR PLYWOOD SHEATHING. PATCH AND REPAIR STUCCO FACADE IN AREAS WHERE PLYWOOD WAS REPLACED OR WHERE STUCCO HAS DAMAGE OR IS MISSING AS DETERMINED BY CONTRACTOR. NEW STUCCO TO MATCH EXISTING AND BE PLACED ON PROPER BLOCKED WIRE LATCH THAT IS PLACED ON WATER PROOF WRAP ATTACHED TO THE PLYWOOD. PAINT STUCCO FACADES. SEE FINISH SCHEDULE ON SHEETS A30, A31, AND A33 FOR MORE INFORMATION.
7. PAINT EXISTING METAL COPING. SEE FINISH SCHEDULE ON SHEET A30, A31, AND A33 FOR MORE INFORMATION.
8. PROVIDE NEW WALL SCONCE LIGHTING FIXTURES ON THE INDICATED COLUMNS. RUN NEW WIRING AND CONDUIT FROM NEW LIGHT FIXTURE BACK TO THE HOUSE PANEL. PROVIDE NEW CIRCUITS AS REQUIRED. CONSULT WITH LANDLORD ABOUT LIGHT FIXTURE SPECIFICATIONS.
9. PATCH AND REPAIR ANY DAMAGED STUCCO ON CONCRETE PORTIONS OF FACADES TO MATCH EXISTING AND PAINT THE FACADES. SEE FINISH SCHEDULE ON SHEETS A30, A31, AND A33 FOR MORE INFORMATION.
10. RE-INSTALL SIGNAGE. CONSULT WITH LANDLORD/OWNER ABOUT SIGN LOCATIONS. PROVIDE PLYWOOD BLOCKING BEHIND SIGNS INSIDE THE CANOPY.
11. PATCH/REPAIR EXISTING HOLES IN EXISTING EXTERIOR FACADE MADE FROM OLD SIGNAGE AND DISLOCATED JUNCTION BOXES TO MATCH EXISTING EXTERIOR FACADE TO REMAIN.
12. EXISTING REVEALS ON CONCRETE WALLS TO REMAIN.
13. PROTECT LANDSCAPE AND PLANT MATERIAL DURING CONSTRUCTION PROCESS. NO EXISTING LANDSCAPE MATERIAL TO BE AFFECTED BY THE RENOVATION. NO PLANT MATERIAL TO REQUIRE REMOVAL.

CONSTRUCTION PLAN LEGEND

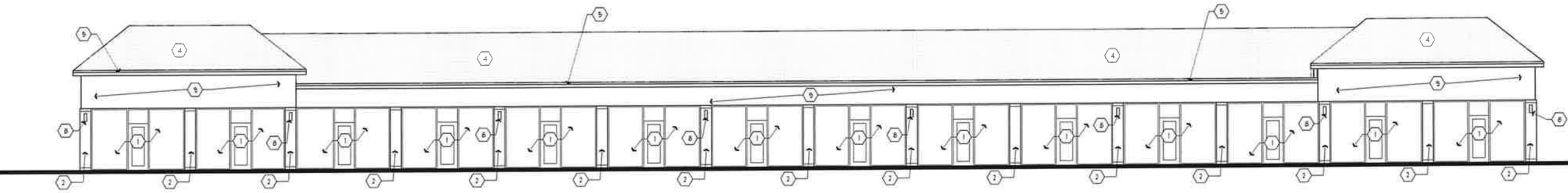
1. GC TO COORDINATE CLOSEOUT DOCUMENTS FROM ALL SUBS. ALL DOCUMENTS NEED TO GO DIRECTLY TO GENERAL CONTRACTOR. NO DOCUMENTS TO BE LEFT ON SITE. GC TO SUBMIT ALL CLOSEOUT DOCUMENTS TO OWNER AT COMPLETION OF WORK.
2. GC TO PROVIDE ONE YEAR WARRANTY ON ALL WORK AND WORKMANSHIP PERFORMED UNDER THIS TENANT IMPROVEMENT.
3. GC TO COORDINATE A "KEYING" MEETING WITH TENANT TO COORDINATE FINAL LOCKING REQUIREMENTS THROUGHOUT OFFICE SPACE AND PROVIDE SUBMITTAL FOR FINAL TENANT APPROVAL.
4. ALL JOINTS AT DISSIMILAR MATERIALS TO BE CAULKED. COORDINATE WITH ARCHITECT.



FRONT SIDE ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"



FRONT SIDE ELEVATION - BLDG 4
SCALE: 1/8" = 1'-0"



FRONT SIDE ELEVATION - BLDG 5
SCALE: 1/8" = 1'-0"



12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -
12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027



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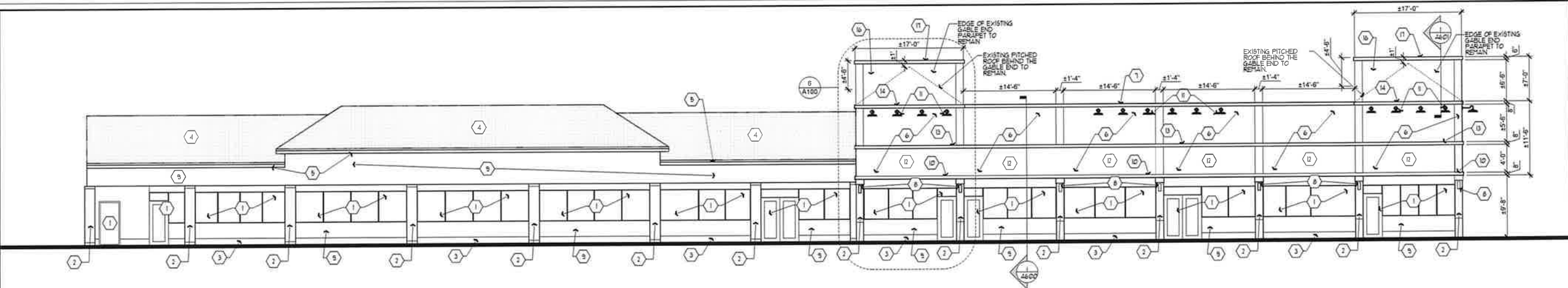
PROJECT NO: 24,125
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NO.	DATE	ISSUED FOR
1.	12.17.2024	PRELIMINARY REVIEW
2.	01.24.2025	CLIENT REVIEW SET
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5.	05.23.2024	2. ZONING DEPT. COMM.
6.	06.05.2025	ZONING HEARING BOARD

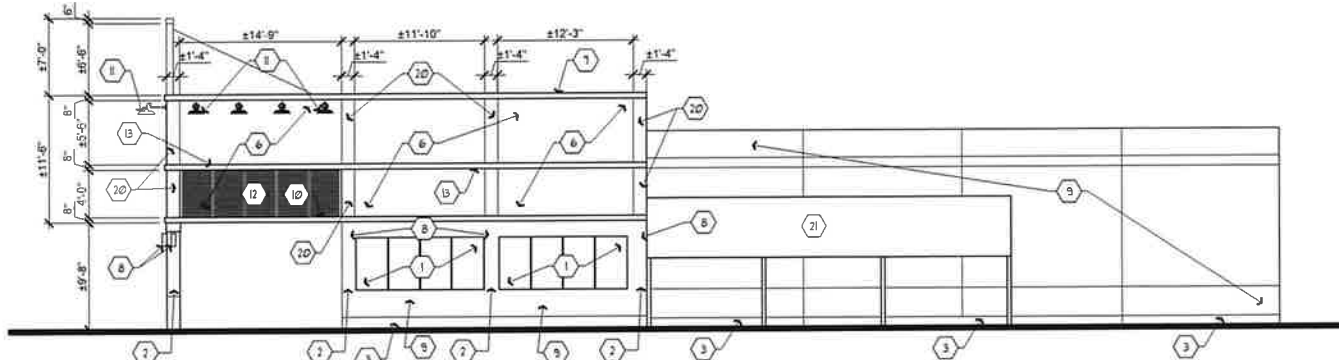
CONSTRUCTION ELEVATIONS

BLDG 3
BLDG 4
BLDG 5

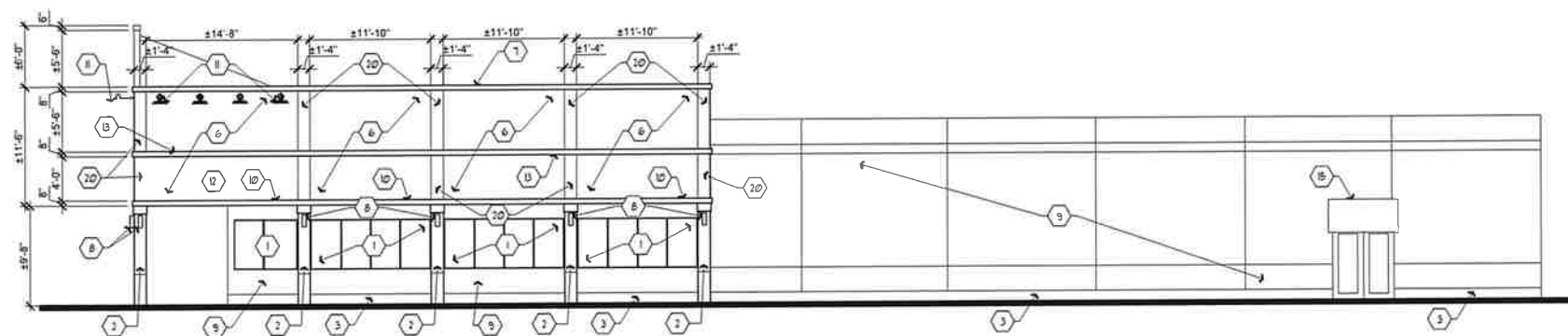
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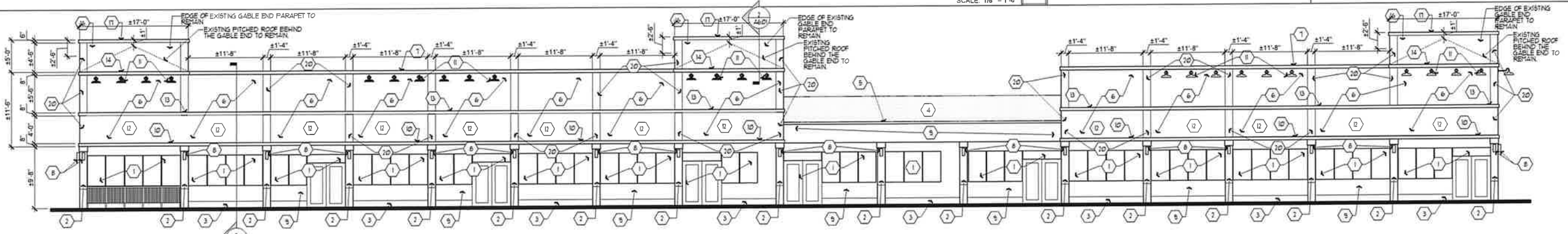
FRONT SIDE DEMOLITION - BLDG 6
SCALE: 1/8" = 1'-0"



DEMOLITION WEST SIDE ELEVATION - BLDG 6
SCALE: 1/8" = 1'-0"



DEMOLITION WEST SIDE ELEVATION - BLDG 7
SCALE: 1/8" = 1'-0"



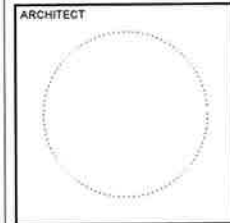
FRONT SIDE DEMOLITION - BLDG 7
SCALE: 1/8" = 1'-0"

- ### CONSTRUCTION PLAN NOTES
- PROPERLY COVER AND PROTECT EXISTING STOREFRONT DOORS AND WINDOWS AND PROTECT DURING DEMOLITION AND CONSTRUCTION.
 - EXISTING COLUMNS TO BE PAINTED. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - PROVIDE NEWLY PAINTED BASES AROUND ENTIRE BUILDING FACADE. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - EXISTING TILE ROOF TO MAINTAIN. PROTECT DURING CONSTRUCTION PHASE.
 - REPLACE ANY DAMAGED FASCIA BOARD DISCOVERED DURING DEMOLITION. MATCH EXISTING TO REMAIN PAINT NEW AND EXISTING FASCIA. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - REPLACE AND REPAIR ANY DAMAGED PLYWOOD SHEATHING DISCOVERED DURING DEMOLITION WITH NEW EXTERIOR PLYWOOD SHEATHING. PATCH IN AND REPAIR STUCCO HAS DAMAGE OR IS MISSING AS DETERMINED BY CONTRACTOR. NEW STUCCO TO MATCH EXISTING AND BE PLACED ON PROPER BUSHED WIRE LATCH THAT IS PLACED ON WATER PROOF WRAP ATTACHED TO THE PLYWOOD. PAINT STUCCO FACADES. SEE FINISH SCHEDULE ON SHEETS A100, A101, AND A102 FOR MORE INFORMATION.
 - PAINT EXISTING METAL CORPINGS. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - PROVIDE NEW WALL SCONCE LIGHTING FIXTURES ON THE INDICATED COLUMNS. RUN NEW WIRING AND CONDUIT FROM NEW LIGHT FIXTURE BACK TO THE HOUSE PANEL. PROVIDE NEW CIRCUITS AS REQUIRED. CONSULT WITH LANDLORD ABOUT LIGHT FIXTURE SPECIFICATIONS.
 - PATCH AND REPAIR ANY DAMAGED STUCCO ON CONCRETE PORTIONS OF FACADES TO MATCH EXISTING AND PAINT THE FACADES. SEE FINISH SCHEDULE ON SHEETS A100, A101, AND A102 FOR MORE INFORMATION.
 - REPLACE ANY DAMAGED PORTIONS OF EXISTING 1/2" PT UP BANDING DISCOVERED DURING DEMOLITION AND PATCH/REPAIR EXISTING STUCCO ON THE BANDING. PAINT BANDING. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - INSTALL NEW GOOSENECK LIGHT FIXTURES AT THE LOCATIONS INDICATED ON THE ELEVATIONS. RUN NEW WIRING AND CONDUIT FROM NEW LIGHT FIXTURE BACK TO THE HOUSE PANEL. PROVIDE NEW CIRCUITS AS REQUIRED. CONSULT WITH LANDLORD ABOUT LIGHT FIXTURE SPECIFICATIONS.
 - INSTALL NEW DECORATIVE METAL LOUVERS ONTO THE EXISTING BUILDING FACADE. THE LOUVERS ARE TO BE NON-FUNCTIONAL. MOUNT TO EXISTING FACADE ACCORDING TO MANUFACTURER'S SHOP DRAWINGS. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LOUVERS TO ARCHITECT PRIOR TO ORDERING.
 - INSTALL NEW 8" EPS BANDING ABOVE THE NEW DECORATIVE METAL LOUVERS AS INDICATED ON THE ELEVATIONS. PAINT IN STUCCO AND PAINT. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - INSTALL NEW 8" EPS BANDING ALONG FRONT OF FACADE WHERE EXTENDED PARAPETS ARE LOCATED TO ALIGN WITH EXISTING METAL CORPINGS AS INDICATED ON THE ELEVATIONS. COAT IN STUCCO AND PAINT. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - INSTALL NEW BLACK CANVAS AWNING ABOVE THE EXISTING DOOR AS INDICATED ON THE ELEVATIONS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. EXTEND EXISTING PARAPETS AS INDICATED ON THE ELEVATIONS. SEE THE STRUCTURAL DRAWINGS AND DETAILS FOR MORE INFORMATION.
 - INSTALL NEW METAL CORPINGS ALONG TOP OF NEW EXTENDED PARAPETS AND PAINT. SEE FINISH SCHEDULE ON SHEET A100, A101, AND A102 FOR MORE INFORMATION.
 - RE-INSTALL SIGNAGE. CONSULT WITH LANDLORD/OWNER ABOUT SIGN LOCATIONS. PROVIDE PLYWOOD BLOCKING BEHIND SIGNS INSIDE THE CANOPY.
 - PATCH/REPAIR EXISTING HOLES IN EXISTING EXTERIOR FACADE MADE FROM OLD SIGNAGE AND OLD LOCATED JUNCTION BOXES TO MATCH EXISTING EXTERIOR FACADE TO REMAIN.
 - CREATE NEW STUCCO EXTRUSIONS ALONG EXTERIOR FACADE AS SHOWN ON THE ELEVATIONS. ALIGN WITH THE EXISTING COLUMNS. SEE DETAIL 3 ON SHEET A100 FOR MORE INFORMATION.
 - EXISTING CANVAS AWNING IS TO REMAIN. COVER AND PROTECT DURING DEMOLITION AND CONSTRUCTION WORK.
 - PROTECT LANDSCAPE AND PLANT MATERIAL DURING CONSTRUCTION PROCESS. NO EXISTING LANDSCAPE MATERIAL TO BE AFFECTED BY THE RENOVATION. NO PLANT MATERIAL TO REQUIRE REMOVAL.

- ### CONSTRUCTION GENERAL NOTES
- CGN1 THE GENERAL CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW THE SCOPE OF WORK PRIOR TO PROVIDING WORK FOR THE PROJECT.
- CGN2 ALL DIMENSIONS SHOWN ARE FINISHED WALL TO FINISHED WALL. DIMENSIONS SHALL BE REQUIRED. DO NOT SCALE DRAWINGS IN THE EVENT OF A CONFLICT BETWEEN DIMENSIONS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
- CGN3 CORNER BEADS ARE TO BE INSTALLED ON ALL CORNERS AND TO BE SPACKLED SMOOTH WITH ADJACENT AREA.
- CGN4 THIS FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, BREAKERS MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- CGN5 THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK.
- CGN6 PER FBC 1202, INSULATING MATERIALS WHEN CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 15 AND A SMOKE-DEVELOPED INDEX MORE THAN 450.
- CGN7 PER FBC 1203, COMBUSTIBLES SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION. ANY WOOD OR WOOD BACKING TO BE FIRE-RETARDANT TYPE.
- CGN8 CONTRACTOR MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION PER FLORIDA FIRE PREVENTION CODE NFPA 1 (2021) AND MUST COMPLY TO SECTIONS 903.6 AND NFPA 704 SECTION 1021 (2021).
- CGN9 IF APPLICABLE, PER NFPA 1 (2021) AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. NFPA 1 (2021) THE SUITABILITY, DISTRIBUTION AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH IFA AND NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHERS).
- CGN10 ALL ABANDONED DATA AND JUNCTION BOX LOCATIONS TO BE FILLED IN AND WALL PATCHED READY FOR PAINT.
- CGN11 ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD PRIOR TO BEGINNING THE WORK.
- ### CONSTRUCTION PLAN LEGEND
- KEY NOTE:
SEE DESIGNATED * FOR MORE INFORMATION
- DENOTES EXISTING CONSTRUCTION TO REMAIN.
REFINISH AS NECESSARY FOR LIKE NEW APPEARANCE
- #--- DETAIL REFERENCE NUMBER
---#--- DRAWING REFERENCE NUMBER
---#--- INDICATES AREA OF DETAIL
- ### CONSTRUCTION PLAN LEGEND
- GC TO COORDINATE CLOSEOUT DOCUMENTS FROM ALL SUBS. ALL DOCUMENTS NEED TO GO DIRECTLY TO GENERAL CONTRACTOR AND DO NOT GO TO LEFT ON SITE GC TO SUBMIT ALL CLOSEOUT DOCUMENTS TO OWNER AT COMPLETION OF WORK.
- GC TO PROVIDE ONE YEAR WARRANTY ON ALL WORK AND WORKMANSHIP PERFORMED UNDER THIS TENANT IMPROVEMENT.
- GC TO COORDINATE A "KEYWAY" MEETING WITH TENANT TO COORDINATE FINAL FINISH REQUIREMENTS THROUGHOUT OFFICE SPACE AND PROVIDE SUBMITTAL FOR FINAL TENANT APPROVAL.
- ALL JOINTS AT DISSIMILAR MATERIALS TO BE CAULKED. COORDINATE WITH ARCHITECT



12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -
12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027



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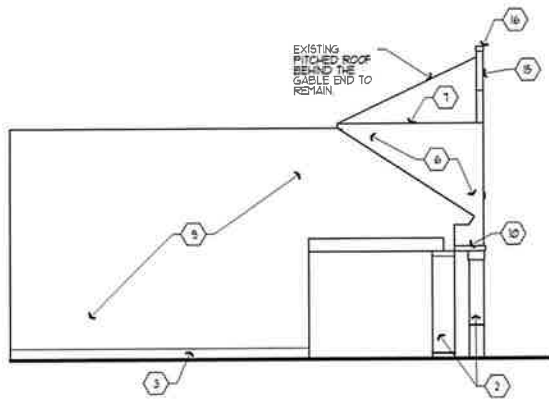
PROJECT NO: 24-125
DRAWN BY: GV
CHECKED BY: SM

NO.	DATE	ISSUED FOR
1.	05/21/2024	PRELIMINARY REVIEW
2.	05/21/2024	CLIENT REVIEW SET
3.	05/21/2024	BID SET
4.	05/21/2024	BLDG. DEPT. COMM.
5.	05/21/2024	ZONING DEPT. COMM.
6.	05/21/2024	ZONING HEARING BOARD

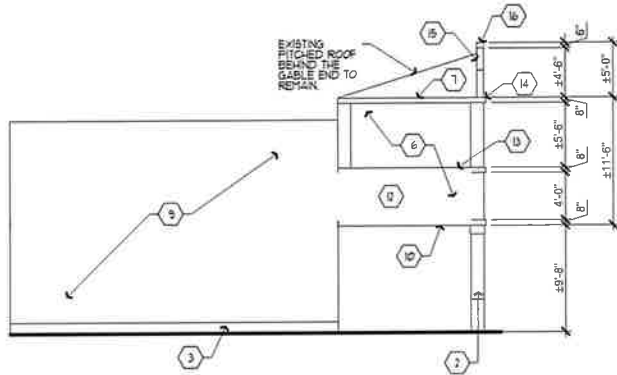
CONSTRUCTION ELEVATIONS

BLDG 6
BLDG 7

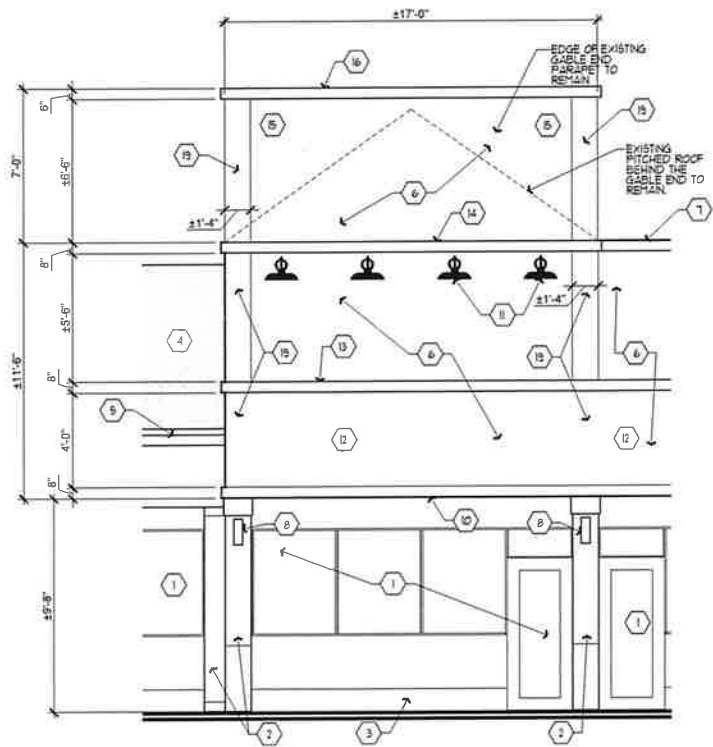
A101



NEW EAST SIDE ELEVATION - BLDG 6
SCALE: 1/8" = 1'-0" 1



NEW EAST SIDE ELEVATION - BLDG 7
SCALE: 1/8" = 1'-0" 2



NEW TYPICAL CRIPPLE ROOF
SCALE: 1/4" = 1'-0" 3

CONSTRUCTION PLAN LEGEND

- KEY NOTE
SEE DESIGNATED * FOR MORE INFORMATION
- DENOTES EXISTING CONSTRUCTION TO REMAIN
REFINISH AS NECESSARY FOR LIKE NEW APPEARANCE
- DETAIL REFERENCE NUMBER
DRAWING REFERENCE NUMBER
INDICATES AREA OF DETAIL
- ALIGN
DENOTES ALIGNMENT OF INDICATED SURFACES

CONSTRUCTION PLAN NOTES

- PROPERLY COVER AND PROTECT EXISTING STOREFRONT DOORS AND WINDOWS AND PROTECT DURING DEMOLITION AND CONSTRUCTION.
- EXISTING COLUMNS TO BE PAINTED. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- PROVIDE NEW 12" PAINTED BASE AROUND ENTIRE BUILDING FACADE. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- EXISTING TILE ROOF TO MAINTAIN. PROTECT DURING CONSTRUCTION PHASE.
- REPLACE ANY DAMAGED FASCIA BOARD DISCOVERED DURING DEMOLITION. MATCH EXISTING TO REMAIN. PAINT NEW AND EXISTING FASCIA. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- REPLACE AND REPAIR ANY DAMAGED PLYWOOD SHEATHING DISCOVERED DURING DEMOLITION WITH NEW EXTERIOR PLYWOOD SHEATHING. PATCH AND REPAIR STUCCO FACADE IN AREAS WHERE PLYWOOD WAS REPLACED OR WHERE STUCCO HAS DAMAGED OR IS MISSING AS DETERMINED BY CONTRACTOR. NEW STUCCO TO MATCH EXISTING AND BE PLACED ON PROPER BACKED WIRE LATCH THAT IS PLACED ON WATER PROOF WRAP ATTACHED TO THE PLYWOOD. PAINT STUCCO FACADES. SEE FINISH SCHEDULE ON SHEETS A130, A131, AND A131 FOR MORE INFORMATION.
- PAINT EXISTING METAL COPING. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- PROVIDE NEW WALL SCONCE LIGHTING FIXTURES ON THE INDICATED COLUMNS. RUN NEW WIRING AND CONDUIT FROM NEW LIGHT FIXTURE BACK TO THE HOUSE PANEL. PROVIDE NEW CIRCUITS AS REQUIRED. CONSULT WITH LANDLORD ABOUT LIGHT FIXTURE SPECIFICATIONS.
- PATCH AND REPAIR ANY DAMAGED STUCCO ON CONCRETE PORTIONS OF FACADES TO MATCH EXISTING AND PAINT THE FACADES. SEE FINISH SCHEDULE ON SHEETS A130, A131, AND A131 FOR MORE INFORMATION.
- REPLACE ANY DAMAGED PORTIONS OF EXISTING 2X8 FT WD BANDING DISCOVERED DURING DEMOLITION AND PATCH REPAIR EXISTING STUCCO ON THE BANDING. PAINT BANDING. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- INSTALL NEW GOOSENECK LIGHT FIXTURES AT THE LOCATIONS INDICATED ON THE ELEVATIONS. RUN NEW WIRING AND CONDUIT FROM NEW LIGHT FIXTURE BACK TO THE HOUSE PANEL. PROVIDE NEW CIRCUITS AS REQUIRED. CONSULT WITH LANDLORD ABOUT LIGHT FIXTURE SPECIFICATIONS.
- INSTALL NEW DECORATIVE METAL LOUVERS ONTO THE EXISTING BUILDING FACADE. THE LOUVERS ARE TO BE NON-FUNCTIONAL. MOUNT TO EXISTING FACADE. ACCORDING TO MANUFACTURER'S SHOP DRAWINGS. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LOUVERS TO ARCHITECT PRIOR TO ORDERING.
- INSTALL NEW 8" ERS BANDING ABOVE THE NEW DECORATIVE METAL LOUVERS AS INDICATED ON THE DEMOLITION PLAN. COAT IN STUCCO AND PAINT. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- INSTALL NEW 8" ERS BANDING ALONG FRONT OF FACADE WHERE EXTENDED PARAPETS ARE LOCATED TO ALIGN WITH EXISTING METAL COPING TO REMAIN AS INDICATED ON THE ELEVATIONS. COAT IN STUCCO AND PAINT. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- EXTEND EXISTING PARAPETS AS INDICATED ON THE ELEVATIONS. SEE THE STRUCTURAL DRAWINGS AND DETAILS FOR MORE INFORMATION.
- INSTALL NEW METAL COPING ALONG TOP OF NEW EXTENDED PARAPETS AND PAINT. SEE FINISH SCHEDULE ON SHEET A130, A131, AND A131 FOR MORE INFORMATION.
- RE-INSTALL SIGNAGE. CONSULT WITH LANDLORD/OWNER ABOUT SIGN LOCATIONS. PROVIDE PLYWOOD BLOCKING BEHIND SIGNS INSIDE THE CANOPY.
- PATCH/REPAIR EXISTING HOLES IN EXISTING EXTERIOR FACADE MADE FROM OLD SIGNAGE AND CLOSE LOCATED JUNCTION BOXES TO MATCH EXISTING EXTERIOR FACADE TO REMAIN.
- CREATE NEW STUCCO EXTRUSIONS ALONG EXTERIOR FACADE AS SHOWN ON THE ELEVATIONS. ALIGN WITH THE EXISTING COLUMNS. SEE DETAIL 5 ON SHEET A130 FOR MORE INFORMATION.
- PROTECT LANDSCAPE AND PLANT MATERIAL DURING CONSTRUCTION PROCESS. NO EXISTING LANDSCAPE MATERIAL TO BE AFFECTED BY THE RENOVATION. NO PLAN MATERIAL TO REQUIRE REMOVAL.

CONSTRUCTION GENERAL NOTES

- CGN1. THE GENERAL CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW THE SCOPE OF WORK PRIOR TO PROVIDING WORK FOR THE PROJECT.
- CGN2. ALL DIMENSIONS SHOWN ARE FINISHED WALL TO FINISHED WALL. DIMENSIONS SHALL BE FIGURED DO NOT SCALE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OR WITH EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
- CGN3. CORNER BEADS ARE TO BE INSTALLED ON ALL CORNERS AND TO BE SPACED 8" ON CENTER WITH ADJACENT AREAS.
- CGN4. THIS FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- CGN5. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK.
- CGN6. PER FBC 1203, INSULATING MATERIALS WHEN CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME RATING OF NOT MORE THAN 15 AND A SMOKE DEVELOPED INDEX MORE THAN 450.
- CGN7. PER FBC 1085, COMBUSTIBLES SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION. ANY WOOD OR WOOD BACKING TO BE FIRE-RETARDANT TYPE.
- CGN8. CONTRACTOR MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION PER FLOOD A FIRE PREVENTION CODE NFPA 1 (2021) AND MUST COMPLY TO SECTIONS 9.3.6 AND NFPA 144 SECTION 10.21 (2021).
- CGN9. IF APPLICABLE, PER NFPA 1 9.3.6.4 (2021) AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY, AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. NFPA 1 9.3.6.1 (2021) THE SUITABILITY, DISTRIBUTION AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH 15.6 AND NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS.
- CGN10. ALL ABANDONED DATA AND JUNCTION BOX LOCATIONS TO BE FILLED IN AND WALL PATCHED READY FOR PAINT.
- CGN11. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD PRIOR TO BEGINNING THE WORK.

CONSTRUCTION PLAN LEGEND

- GC TO COORDINATE CLOSEOUT DOCUMENTS FROM ALL SUBS. ALL DOCUMENTS NEED TO GO DIRECTLY TO GENERAL CONTRACTOR. NO DOCUMENTS TO BE LEFT ON THE GC TO SUBMIT ALL CLOSEOUT DOCUMENTS TO OWNER AT COMPLETION OF WORK.
- GC TO PROVIDE ONE YEAR WARRANTY ON ALL WORK AND WORKMANSHIP PERFORMED UNDER THIS TENANT IMPROVEMENT.
- GC TO COORDINATE A "KEYING" MEETING WITH TENANT TO COORDINATE FINAL LOCKING REQUIREMENTS THROUGHOUT OFFICE SPACE AND PROVIDE SUBSTANTIAL FOR FINAL TENANT APPROVAL.
- ALL JOINTS AT DISSIMILAR MATERIALS TO BE CAULKED. COORDINATE WITH ARCHITECT.

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT



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PROJECT NO. 24-125
DRAWN BY: GV
CHECKED BY: SM

NO. DATE: ISSUED FOR:
1. 10.10.2024 PRELIMINARY REVIEW
2. 01.24.2025 CLIENT REVIEW SET
3. 01.29.2025 BID SET
4. 04.04.2025 BLDG. DEPT. COMM.
5. 05.29.2025 ZONING DEPT. COMM.
6. 08.02.2025 ZONING HEARING BOARD

CONSTRUCTION
ELEVATIONS

BLDG 6
BLDG 7

A102



GENERAL WALL FINISH NOTES

1. CONTRACTOR TO INSTALL ALL FINISHES AND MATERIAL ACCORDING TO MANUFACTURERS RECOMMENDED PRACTICES AND SPECIFICATIONS.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL NOTED TO REMAIN. ANY DAMAGE AS A RESULT OF INADEQUATE PROTECTION WILL PROMPTLY BE REPLACED AT CONTRACTOR'S EXPENSE.
3. GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO LANDLORD PROJECT MANAGER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
4. GENERAL CONTRACTOR SHALL RESERVE/ORDER SPECIFIED MATERIAL TO AVOID DELAYS.
5. EXISTING LOOSE PAINT SHALL BE REMOVED AND SPAKLED OR PLASTER PATCHED. EXISTING UNEVENNESS ON FACADE SHALL BE SANDED OR CHIPPED AWAY AND SURFACES SANDED. PLASTER PATCHED, ETC. TO ACHIEVE AN EVEN SURFACE. PROPERLY PREPARE ALL SURFACES, NEW AND EXISTING, AS REQUIRED TO RECEIVE NEW FINISHES, AS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL WALLS TO BE PAINTED P.U.W.N.
7. G.C. MUST REFER TO ALL ELEVATIONS & DETAILS FOR MISC. FINISHES ON WALLS.
8. ALL SIGNAGE BY OTHERS. GENERAL CONTRACTOR TO COORDINATE WITH LANDLORD BUILDING STANDARDS.
9. CLEAN UP IS RESPONSIBILITY OF THE G.C. ALL EXCESS MATERIALS SHALL BE REMOVED FROM SITE & ALL AREAS LEFT IN A CLEAN STATE READY FOR OCCUPANCY.

FINISH PLAN GENERAL NOTES PERFECTING ACCESSIBILITY: NO CHANGES IN LEVEL OF 1/4 INCHES (6.4 MM) MAXIMUM SHALL BE PERMITTED TO BE IDENTICAL CHANGES IN LEVEL BETWEEN 1/2 INCH AND 1/2 INCH (12.7 MM) SHALL BE INDICATED WITH A NOTE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) SHALL BE RAISED AND INDICATED WITH A NOTE. PER SECTION 504.5, THRESHOLDS: IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 503 AND 503. G.C. TO SEE FINISH SCHEDULE ON THIS SHEET FOR COMPLETE SPECIFICATIONS.	FINISH PLAN LEGEND  KEY NOTE: SEE DESIGNATED * FOR MORE INFORMATION WALL MATERIAL TYPE: SEE FINISH SCHEDULE BASE MATERIAL TYPE: SEE FINISH SCHEDULE FLOOR MATERIAL TYPE: SEE FINISH SCHEDULE FLOOR MATERIAL NUMBER: SEE FINISH SCHEDULE TRANSITION POINT BETWEEN FINISHES. ADAPTOR TYPE
FINISH PLAN GENERAL NOTES	FINISH PLAN NOTES 1. ALL EXISTING DOORS AND WINDOWS ARE NOT PART OF THE CONSTRUCTION SCOPE. COVER AND PROTECT DURING CONSTRUCTION AND INSTALLATION OF FINISHES. 2. BACK FACINGS OF THE BUILDINGS TO BE PAINTED WITH P-1 THROUGHOUT UNLESS INDICATED. COORDINATE WITH CLIENT.

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

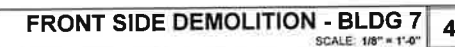
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UNPUBLISHED WORK OF THE ARCHITECT AND
MAY NOT BE USED, DUPLICATED OR DISCLOSED
IN ANY FORM WITHOUT THE EXPRESSED
WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO: 24.125
DRAWN BY: GV
CHECKED BY: SM

O:	DATE:	ISSUED FOR:
1	10/26/2024	PRELIMINARY REVIEW
2	01/24/2025	CLIENT REVIEW SET
3	01/29/2025	BID SET
4	04/04/2025	▲ BLDG DEPT. COMM.
5	05/29/2025	▲ ZONL DEPT. COMM.
6	06/05/2025	ZONING HEARING BOAR

FINISH ELEVATIONS

A130

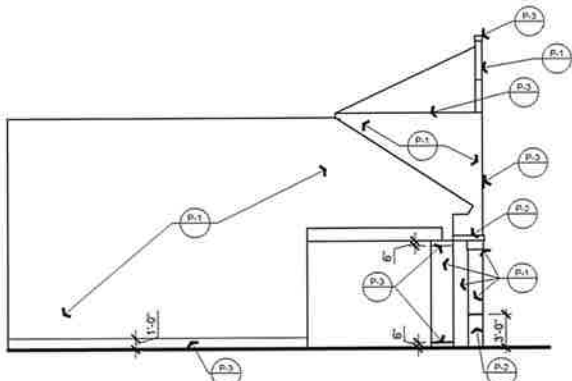


GENERAL WALL FINISH NOTES

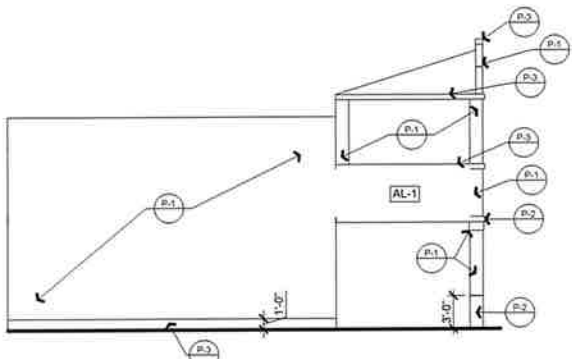
1. CONTRACTOR TO INSTALL ALL FINISHES AND MATERIAL ACCORDING TO MANUFACTURERS RECOMMENDED PRACTICES AND SPECIFICATIONS.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL NOTED TO REMAIN. ANY DAMAGE AS A RESULT OF INADEQUATE PROTECTION WILL PROMPTLY BE REPLACED AT CONTRACTOR'S EXPENSE.
3. GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO LANDLORD PROJECT MANAGER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING
4. GENERAL CONTRACTOR SHALL RESERVE/ORDER SPECIFIED MATERIAL TO AVOID DELAYS.
5. EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED. EXISTING UNEVENNESS ON FACADE SHALL BE SANDED OR CHIPPED AWAY AND SURFACES SANDED. PLASTER PATCHED, ETC. TO ACHIEVE AN EVEN SURFACE. PROPERLY PREPARE ALL SURFACES, NEW AND EXISTING, AS REQUIRED TO RECEIVE NEW FINISHES, AS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL WALLS TO BE PAINTED P-1 UO/N.
7. G.C. MUST REFER TO ALL ELEVATIONS & DETAILS FOR MISG. FINISH ON WALLS.
8. ALL SIGNAGE BY OTHERS, GENERAL CONTRACTOR TO COORDINATE WITH LANDLORD BUILDING STANDARDS.
9. CLEAN UP IS RESPONSIBILITY OF THE G.C. ALL EXCESS MATERIALS SHALL BE REMOVED FROM SITE & ALL AREAS LEFT IN A CLEAN STATE READY FOR OCCUPANCY.

FINISH PLAN GENERAL NOTES PER FINC ACCESSIBILITY 303, CHANGES IN LEVEL OF 1/4 INCHES (6.4 MM) MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH (12.7 MM) AND 1/2 INCH SHALL BE BEVELLED WITH A SLOPE NOT STEEPER THAN 1:1. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) SHALL BE RAMPED, AND SHALL COMPLY WITH AOR OR ADA. PER SECTION 40413, THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM, RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH AOR AND ADA. D.G. TO SEE FINISH SCHEDULE ON THIS SHEET FOR COMPLETE SPECIFICATIONS.	FINISH PLAN LEGEND  KEY NOTE. SEE DESIGNATED * FOR MORE INFORMATION  WALL MATERIAL TYPE. SEE FINISH SCHEDULE  BASE MATERIAL TYPE. SEE FINISH SCHEDULE  FLOOR MATERIAL TYPE. SEE FINISH SCHEDULE  FLOOR MATERIAL NUMBER. SEE FINISH SCHEDULE  TRANSITION POINT BETWEEN FINISHES.  ADAPTOR TYPE
	FINISH PLAN NOTES 1 ALL EXISTING DOORS AND WINDOWS ARE NOT PART OF THE CONSTRUCTION SCOPE, COVER AND PROTECT DURING CONSTRUCTION AND INSTALLATION OF FINISHES. 2 BACK FACADES OF THE BUILDINGS TO BE PAINTED WITH P-1 THROUGHOUT UNLESS INDICATED. COORDINATE WITH CLIENT

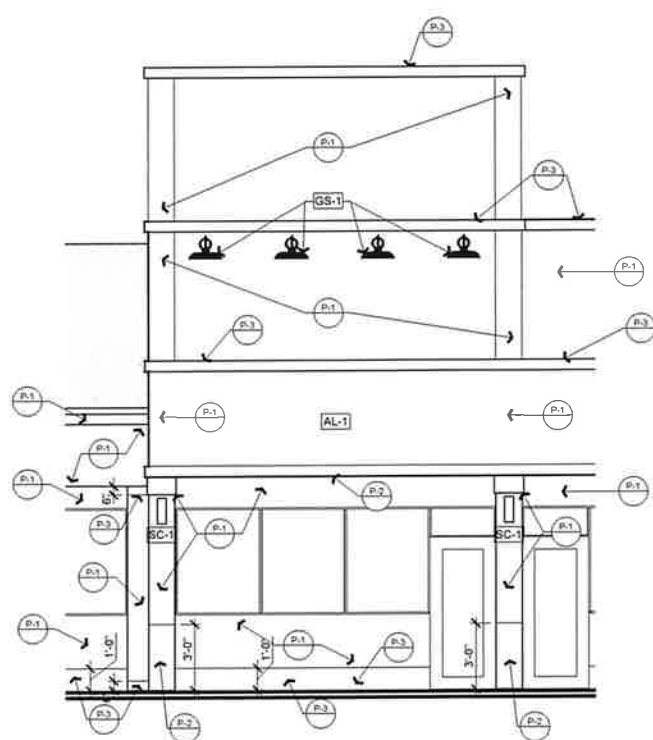
A131



NEW EAST SIDE ELEVATION - BLDG 6
SCALE: 1/8" = 1'-0"



NEW EAST SIDE ELEVATION - BLDG 7
SCALE: 1/8" = 1'-0"



PROPERLY COVER AND PROTECT EXISTING
DOORS AND WINDOWS NO PORTAGE OF EXISTING
TENANTS (OR VACANT) ARE PART OF THE SCOPE
OF WORK

NEW TYPICAL CRIPPLE ROOF
SCALE: 1/4" = 1'-0"

WALL FINISH SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
P-1	BUILDING STANDARD WALL PAINT	SHERWIN WILLIAMS	HARMONY INTERIOR ACRYLIC LATEX 809-1000 SERIES	ORIGAMI WHITE SW 7636	SATIN	GENERAL PAINT THROUGHOUT ON GENERAL SURFACE, COLUMNS, AND FASCIA. U.O.N. TWO COATS OF ZERO-VOC INTERIOR ACRYLIC LATEX
P-2	BUILDING STANDARD TRIM PAINT	SHERWIN WILLIAMS	PROCLASSIC INTERIOR ACRYLIC LATEX 834-850 SERIES	PAVESTONE SW 7642	SATIN	ACCENT PAINT FOR BOTTOM EIFS BAND AND 36" COLUMN BASES WHERE INDICATED. APPLY ON METAL COPING WHERE INDICATED. TWO COATS OF ZERO-VOC EXTERIOR ACRYLIC LATEX
P-3	BUILDING STANDARD ACCENT WALL PAINT	SHERWIN WILLIAMS	HARMONY INTERIOR ACRYLIC LATEX 809-1000 SERIES	IRON ORE SW 7069	SATIN	ACCENT PAINT FOR TOP EIFS BANDS, COLUMNS, CAPITAL + BASE, AND WALLS' BASE. COORDINATE LOCATIONS WITH TENANT. TWO COATS OF ZERO-VOC EXTERIOR ACRYLIC LATEX

MISCELLANEOUS SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
SC-1	OUTDOOR LED WALL SCONCE	ORBIT ILLUMINATIONS INC	GIRONA	BLACK	MATTE	GIR ACLED 5.7"X12"X4.7" CCT 30K
GS-1	GOOSENECK LIGHTING	ENVISION LED LIGHTING INC	GOOSENECK AREA LIGHT BOLT-LINE	BLACK	MATTE	LED-GNB-3P50 20.98"X12.7" CCT 30K
AL-1	BAHAMA SHUTTER EXTRUSIONS	COASTAL METAL	2" BAHAMA/COLONIAL HOLLOW BLADE X 16"	BLACK	-	CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LOUVERS TO ARCHITECT PRIOR TO ORDERING FOR APPROVAL.

GENERAL WALL FINISH NOTES

- CONTRACTOR TO INSTALL ALL FINISHES AND MATERIAL ACCORDING TO MANUFACTURERS RECOMMENDED PRACTICES AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL NOTED TO REMAIN. ANY DAMAGE AS A RESULT OF NADEQUATE PROTECTION WILL PROMPTLY BE REPLACED AT CONTRACTOR'S EXPENSE.
- GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO LANDLORD PROJECT MANAGER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- GENERAL CONTRACTOR SHALL RESERVE/ORDER SPECIFIED MATERIAL TO AVOID DELAYS.
- EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED. EXISTING UNEVENNESS ON FACADE SHALL BE SANDED OR CHIPPED AWAY AND SURFACES SANDED, PLASTER PATCHED, ETC. TO ACHIEVE AN EVEN SURFACE. PROPERLY PREPARE ALL SURFACES, NEW AND EXISTING, AS REQUIRED TO RECEIVE NEW FINISHES, AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL WALLS TO BE PAINTED P-1, U.O.N.
- G.C. MUST REFER TO ALL ELEVATIONS & DETAILS FOR MISC FINISHES ON WALLS.
- ALL SIGNAGE BY OTHERS. GENERAL CONTRACTOR TO COORDINATE WITH LANDLORD BUILDING STANDARDS.
- CLEAN UP IS RESPONSIBILITY OF THE G.C. ALL EXCESS MATERIALS SHALL BE REMOVED FROM SITE & ALL AREAS LEFT IN A CLEAN STATE READY FOR OCCUPANCY.

FINISH PLAN GENERAL NOTES

FOR RHC ACCESSIBILITY, NO CHANGES IN LEVEL OF 1/4" IN RHCES IS 4" FROM MAXIMUM SHALL BE PERMITTED TO BE ACCEPTED. CHANGES IN LEVEL BETWEEN 1/4" INCH AND 1/2" INCH SHALL BE REVISED WITH A SLOPE NOT STEEPER THAN 1:1. CHANGES IN LEVEL GREATER THAN 1/2" INCH TO 1' SHALL BE RAMPED, AND SHALL COMPLY WITH ADA OR AS REQUIRED.

FOR DESIGN AND THRESHOLD, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" INCH (12" MIN) HIGH MAXIMUM, RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH ADA AND AS REQUIRED.

SEE TO SEE FINISH SCHEDULE ON THIS SHEET FOR COMPLETE SPECIFICATIONS

FINISH PLAN LEGEND

- KEY NOTE: SEE DESIGNATED * FOR MORE INFORMATION
- WALL MATERIAL TYPE: SEE FINISH SCHEDULE
 - BASE MATERIAL TYPE: SEE FINISH SCHEDULE
 - FLOOR MATERIAL TYPE: SEE FINISH SCHEDULE
 - FLOOR MATERIAL NUMBER: SEE FINISH SCHEDULE
 - TRANSITION POINT BETWEEN FINISHES
 - ADAPTOR TYPE

FINISH PLAN NOTES

- ALL EXISTING DOORS AND WINDOWS ARE NOT PART OF THE CONSTRUCTION SCOPE. COVER AND PROTECT DURING CONSTRUCTION AND INSTALLATION OF FINISHES.
- BACK FACADES OF THE BUILDINGS TO BE PAINTED WITH P-1 THROUGHOUT UNLESS INDICATED, COORDINATE WITH CLIENT

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT



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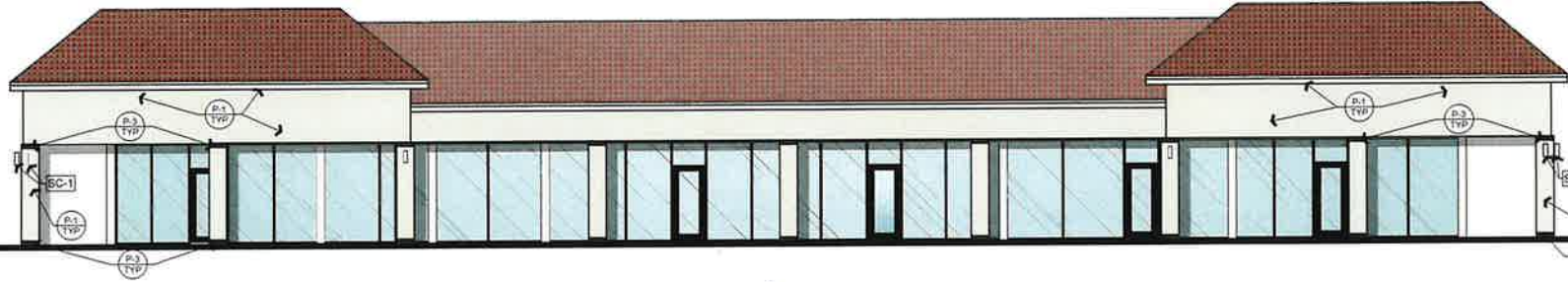
PROJECT NO: 24-125
DRAWN BY: GV
CHECKED BY: SM

NO.	DATE	ISSUED FOR
1.	10/28/2024	PRELIMINARY REVIEW
2.	01/24/2025	CLIENT REVIEW SET
3.	01/28/2025	BID SET
4.	03/04/2025	BLDG. DEPT. COMM.
5.	05/29/2025	ZONING DEPT. COMM.
6.	06/05/2025	ZONING HEARING BOARD

FINISH
ELEVATIONS

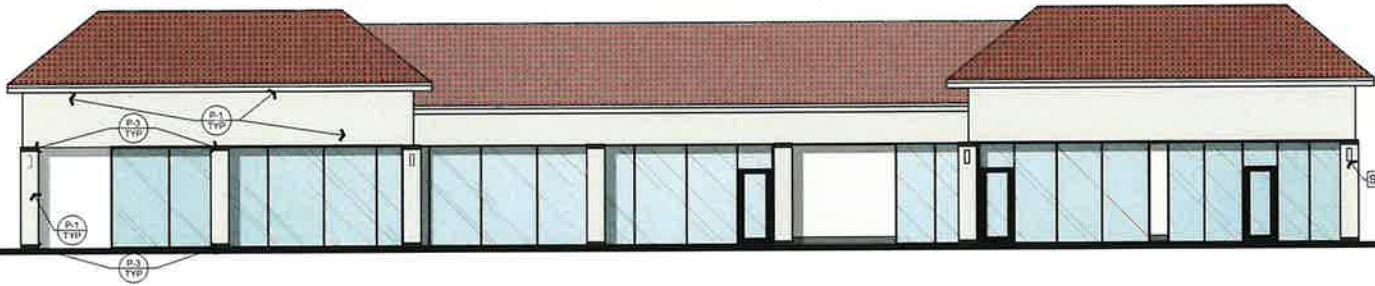
A132

6/5/2025 1:57:07 PM \$GETVAR.77) \\ARCHNAS\Shared\SEMA Server\01_Projects\2024\24125_JBL Pembroke Phase\24 125_JBL Pembroke Phase\24 125_CO_CADD\24 125_P\Pines Facade_PP_CO_REV1(AMENDMENT).DWG



END CAP ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"

1



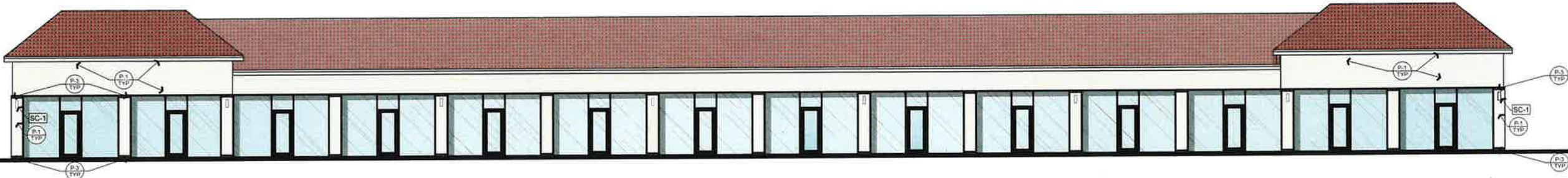
FRONT SIDE ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"

2



FRONT SIDE ELEVATION - BLDG 4
SCALE: 1/8" = 1'-0"

3



FRONT SIDE ELEVATION - BLDG 5
SCALE: 1/8" = 1'-0"

4

WALL FINISH SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
P-1	BUILDING STANDARD WALL PAINT	SHERWIN WILLIAMS	HARMONY INTERIOR ACRYLIC LATEX 809-1000 SERIES	ORIGAMI WHITE SW 7636	SATIN	GENERAL PAINT THROUGHOUT ON GENERAL SURFACE, COLUMNS, AND FASCIA. U.O.N. TWO COATS OF ZERO-VOC INTERIOR ACRYLIC LATEX.
P-2	BUILDING STANDARD TRIM PAINT	SHERWIN WILLIAMS	PROCLASSIC INTERIOR ACRYLIC LATEX 834-850 SERIES	PAVESTONE SW 7642	SATIN	ACCENT PAINT FOR BOTTOM EIFS BAND. APPLY ON METAL COPING WHERE INDICATED TWO COATS OF ZERO-VOC EXTERIOR ACRYLIC LATEX.
P-3	BUILDING STANDARD ACCENT WALL PAINT	SHERWIN WILLIAMS	HARMONY INTERIOR ACRYLIC LATEX 809-1000 SERIES	IRON ORE SW 7069	SATIN	ACCENT PAINT FOR COLUMN'S CAPITAL + BASE AND WALLS' BASE. COORDINATE LOCATIONS WITH TENANT. TWO COATS OF ZERO-VOC EXTERIOR ACRYLIC LATEX.

MISCELLANEOUS SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
SC-1	OUTDOOR LED WALL SCONCE	ORBIT ILLUMINATIONS INC	GIRONA	BLACK	MATTE	GIR ACLED 5.7"X12"X4.7" CCT 30K

GENERAL WALL FINISH NOTES

- CONTRACTOR TO INSTALL ALL FINISHES AND MATERIAL ACCORDING TO MANUFACTURERS RECOMMENDED PRACTICES AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL NOTED TO REMAIN. ANY DAMAGE AS A RESULT OF INADEQUATE PROTECTION WILL PROFFITLY BE REPLACED AT CONTRACTOR'S EXPENSE.
- GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO LANDLORD PROJECT MANAGER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- GENERAL CONTRACTOR SHALL RESERVE/ORDER SPECIFIED MATERIAL TO AVOID DELAYS.
- EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED. EXISTING UNEVENNESS ON FACADE SHALL BE SANDED OR CHIPPED AWAY AND SURFACES SANDED, PLASTER PATCHED, ETC. TO ACHIEVE AN EVEN SURFACE. PROPERLY PREPARE ALL SURFACES, NEW AND EXISTING, AS REQUIRED TO RECEIVE NEW FINISHES, AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL WALLS TO BE PAINTED P-1 U.O.N.
- G.C. MUST REFER TO ALL ELEVATIONS + DETAILS FOR MISC. FINISHES ON WALLS.
- ALL SIGNAGE BY OTHERS. GENERAL CONTRACTOR TO COORDINATE WITH LANDLORD BUILDING STANDARDS.
- CLEAN UP IS RESPONSIBILITY OF THE G.C. ALL EXCESS MATERIALS SHALL BE REMOVED FROM SITE + ALL AREAS LEFT IN A CLEAN STATE READY FOR OCCUPANCY.

FINISH PLAN GENERAL NOTES

PER FINISH ACCESSIBILITY 303, CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) MAXIMUM SHALL BE PERMITTED TO BE VERTICAL CHANGES IN LEVEL. CHANGES IN LEVEL MORE THAN 1/4 INCH (6.4 MM) SHALL BE GRADED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/4 INCH (6.4 MM) SHALL BE RAISED AND SHALL COMPLY WITH ADA 303.2.2.

PER SECTION 404.15, THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 303.2 AND 303.

G.C. TO SEE FINISH SCHEDULE ON THIS SHEET FOR COMPLETE SPECIFICATIONS.

FINISH PLAN LEGEND

- KEY NOTE: SEE DESIGNATED * FOR MORE INFORMATION
- WALL MATERIAL TYPE: SEE FINISH SCHEDULE
 - BASE MATERIAL TYPE: SEE FINISH SCHEDULE
 - FLOOR MATERIAL TYPE: SEE FINISH SCHEDULE
 - FLOOR MATERIAL NUMBER: SEE FINISH SCHEDULE
 - TRANSITION POINT BETWEEN FINISHES
 - ADAPTOR TYPE

FINISH PLAN NOTES

- ALL EXISTING DOORS AND WINDOWS ARE NOT PART OF THE CONSTRUCTION. SCOPE, COVER AND PROTECT DURING CONSTRUCTION AND INSTALLATION OF FINISHES.
- BACK FACADES OF THE BUILDINGS TO BE PAINTED WITH P-1 THROUGHOUT UNLESS INDICATED. COORDINATE WITH CLIENT.

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT



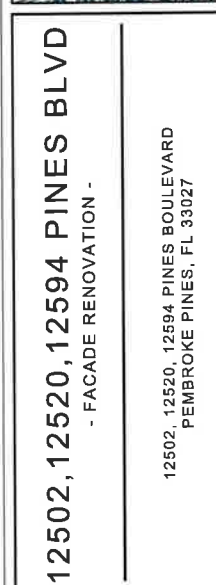
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PROJECT NO: 24-125
DRAWN BY: GY
CHECKED BY: SM

NO. DATE: ISSUED FOR:
1. 10/24/2024 PRELIMINARY REVIEW
2. 11/24/2024 CLIENT REVIEW SET
3. 11/29/2024 BID SET
4. 12/04/2024 BLDG. DEPT. COMM.
5. 12/22/2024 ZONING DEPT. COMM.
6. 06/05/2025 ZONING HEARING BOARD

FINISH
ELEVATIONS

A133



ARCHITECT



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PROJECT NO.	24.1
DRAWN BY:	G
CHECKED BY:	S

NO	DATE	ISSUED FOR
1	10-23-2024	PRELIMINARY REVIEW
2	01-24-2025	CLIENT REVIEW SET
3	01-29-2025	BID SET
4	03-04-2025	1. BLDG DEPT COM
5	05-29-2025	2. ZONL DEPT COM
6	08-06-2025	ZONING HEARING BO

[illegible]

COLORED ELEVATIONS

A134



GENERAL WALL FINISH NOTES

1. CONTRACTOR TO INSTALL ALL FINISHES AND MATERIAL ACCORDING TO MANUFACTURERS RECOMMENDED PRACTICES AND SPECIFICATIONS.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL NOTED TO REMAIN ANY DAMAGE AS A RESULT OF INADEQUATE PROTECTION WILL PROMPTLY BE REPLACED AT CONTRACTOR'S EXPENSE.
3. GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO LANDLORD PROJECT MANAGER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
4. GENERAL CONTRACTOR SHALL RESERVE/ORDER SPECIFIED MATERIAL TO AVOID DELAYS.
5. EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED. EXISTING UNEVENNESS ON FACADE SHALL BE Sanded OR CHIPPED AWAY AND SURFACES Sanded, PLASTER PATCHED, ETC. TO ACHIEVE AN EVEN SURFACE. PROPERLY PREPARE ALL SURFACES, NEW AND EXISTING, AS REQUIRED TO RECEIVE NEW FINISHES, AS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL WALLS TO BE PAINTED P-1 U-0N
7. G.C. MUST REFER TO ALL ELEVATIONS & DETAILS FOR MISC. FINISHES ON WALLS.
8. G.C. MUST BE RESPONSIBLE TO COORDINATE WITH LANDLORD BUILDING STANDARDS.
9. ALL EXISTING MATERIAL SHALL BE REMOVED FROM SITE & ALL AREAS LEFT IN A CLEAN STATE READY FOR OCCUPANCY.

FINISH PLAN GENERAL NOTES PERFING ACCESSIBILITY 303, CHANGES IN LEVEL OF 1/4 INCHES (6.4 MM) MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH (12.7 MM AND 12.7 MM) SHALL BE BEVELD WITH A SLOPE NOT STEEPER THAN 1:1. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) SHALL BE RAMPED, AND SHALL COMPLY WITH ADA AND ADO. PER SECTION 404.13, THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 303 AND 305. G.C. TO SEE FINISH SCHEDULE ON THIS SHEET FOR COMPLETE SPECIFICATIONS	FINISH PLAN LEGEND  KEY NOTE: SEE DESIGNATED * FOR MORE INFORMATION  WALL MATERIAL TYPE: SEE FINISH SCHEDULE  BASE MATERIAL TYPE: SEE FINISH SCHEDULE  FLOOR MATERIAL TYPE: SEE FINISH SCHEDULE  FLOOR MATERIAL NUMBER: SEE FINISH SCHEDULE  TRANSITION POINT BETWEEN FINISHES  ADAPTOR TYPE
	FINISH PLAN NOTES 1 ALL EXISTING DOORS AND WINDOWS ARE NOT PART OF THE CONSTRUCTION SCOPE. COVER AND PROTECT DURING CONSTRUCTION AND INSTALLATION OF FINISHES 2 BLACK FACADES OF THE BUILDINGS TO BE PAINTED WITH P-1 THROUGHOUT UNLESS INDICATED. COORDINATE WITH CLIENT



NEW TYPICAL CRIPPLE ROOF 3
SCALE: 1/4" = 1'-0"

1. CONTRACTOR TO INSTALL ALL FINISHES AND MATERIAL ACCORDING TO MANUFACTURERS RECOMMENDED PRACTICES AND SPECIFICATIONS.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL NOTED TO REMAIN ANY DAMAGE AS A RESULT OF INADEQUATE PROTECTION WILL BE REPLACED AT CONTRACTORS EXPENSE.
3. GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO LANDLORD PROJECT MANAGER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
4. GENERAL CONTRACTOR SHALL RESERVE/ORDER SPECIFIED MATERIAL TO AVOID DELAYS.
5. EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED. EXISTING UNEVENNESS ON FACADE SHALL BE Sanded OR CHIFFED TO SMOOTH AND SURFACES Sanded, PLASTER PATCHED, ETC. ACQUIRE EVEN SURFACES. PREPARE ALL SURFACES, NEW AND EXISTING, AS REQUIRED TO RECEIVE NEW FINISHES, AS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL WALLS TO BE PAINTED P-100N.
7. G.C. MUST REFER TO ALL ELEVATIONS & DETAILS FOR PLASTER FINISHES ON WALLS.
8. ALL SIGNED BY OTHERS. GENERAL CONTRACTOR TO COORDINATE WITH LANDLORD BUILDING STANDARDS.
9. CLEAN UP IS RESPONSIBILITY OF THE G.C. ALL EXCESS MATERIALS SHALL BE REMOVED FROM SITE, ALL AREAS LEFT IN A CLEAN STATE READY FOR OCCUPANCY.

FINISH PLAN LEGEND		FINISH PLAN GENERAL NOTES	
	KEY NOTE SEE DESIGNATED * FOR MORE INFORMATION	PERFECTLY ASSEMBLY, ALL CHANGES IN LEVEL, OF 1/4 INCH (6.4 MM) MAXIMUM, BE REQUIRED TO BE MADE BY CHANGING IN THE HEIGHT OF THE FINISH FLOOR. CHANGES IN LEVEL, OF GREATER THAN 1/4 INCH (6.4 MM) SHALL BE REPAIRS, AND SHALL COMPLY WITH A.C.I. 308.4R-90. PER SECTION 402.1, THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL, AT DOORWAYS SHALL COMPLY WITH A.C.I. 308.4R-90. G.G. TO SEE FINISH SCHEDULE ON THIS SHEET FOR COMPLETE SPECIFICATIONS.	
	WALL MATERIAL TYPE. SEE FINISH SCHEDULE		
	BASE MATERIAL TYPE. SEE FINISH SCHEDULE		
	FLOOR MATERIAL TYPE. SEE FINISH SCHEDULE		
	FLOOR MATERIAL NUMBER. SEE FINISH SCHEDULE		
	TRANSITION POINT BETWEEN FINISHES.		
	ADAPTOR TYPE		

1 ALL EXISTING DOORS AND WINDOWS ARE NOT PART OF THE CONSTRUCTION SCOPE. COVER AND PROTECT DURING CONSTRUCTION AND INSTALLATION OF FINISHES.

2 BACK FACADES OF THE BUILDINGS TO BE PAINTED WITH P-1 THROUGHOUT UNLESS INDICATED. COORDINATE WITH CLIENT

WALL FINISH SCHEDULE						
SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
P-1	BUILDING STANDARD WALL PAINT	SHERWIN WILLIAMS	HARMONY INTERIOR ACRYLIC LATEX 609-1000 SERIES	ORIGAMI WHITE SW 7536	SATIN	GENERAL PAINT THROUGHOUT ON GENERAL SURFACE, COLUMNS, AND FASCIA, U.O.N. TWO COATS OF ZERO-VOC INTERIOR ACRYLIC LATEX
P-2	BUILDING STANDARD TRIM PAINT	SHERWIN WILLIAMS	PROCLASSIC INTERIOR ACRYLIC LATEX 834-850 SERIES	PAVESTONE SW 7642	SATIN	ACCENT PAINT FOR BOTTOM EIFS BAND AND 36" COLUMN BASES WHERE INDICATED. APPLY ON METAL CORING WHERE INDICATED. TWO COATS OF ZERO-VOC EXTERIOR ACRYLIC LATEX
P-3	BUILDING STANDARD ACCENT WALL PAINT	SHERWIN WILLIAMS	HARMONY INTERIOR ACRYLIC LATEX 609-1000 SERIES	IRON ORE SW 7069	SATIN	ACCENT PAINT FOR TOP EIFS BANDS, COLUMNS CAPITAL, BASE, AND WALLS' BASE. COORDINATE LOCATIONS WITH TENANT. TWO COATS OF ZERO-VOC EXTERIOR ACRYLIC LATEX

SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
SC-1	OUTDOOR LED WALL SCENE	ORBIT ILLUMINATIONS	GIRONA	BLACK	MATTE	GIR ACLED 5.7"x12"x4.7" CCT 30K
GS-1	GOOSENECK LIGHTING	ENVISION LED LIGHTING INC	GOOSENECK AREA LIGHT BOLLARD LINE	BLACK	MATTE	LED-GNB-3FS020 86"x12" 7 CCT 30K
AL-1	BAHAMA SHUTTER EXTERIORS	COASTAL METAL	2" BAHAMA/COLORWALL HOLLOW BLADE X 16"	BLACK		CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LOUVERS TO ARCHITECT PRIOR TO ORDERING FOR APPROVAL.



SITE PLAN WITH LOCATION OF MONUMENTAL SIGNS SCALE: N.T.S. 4



12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT



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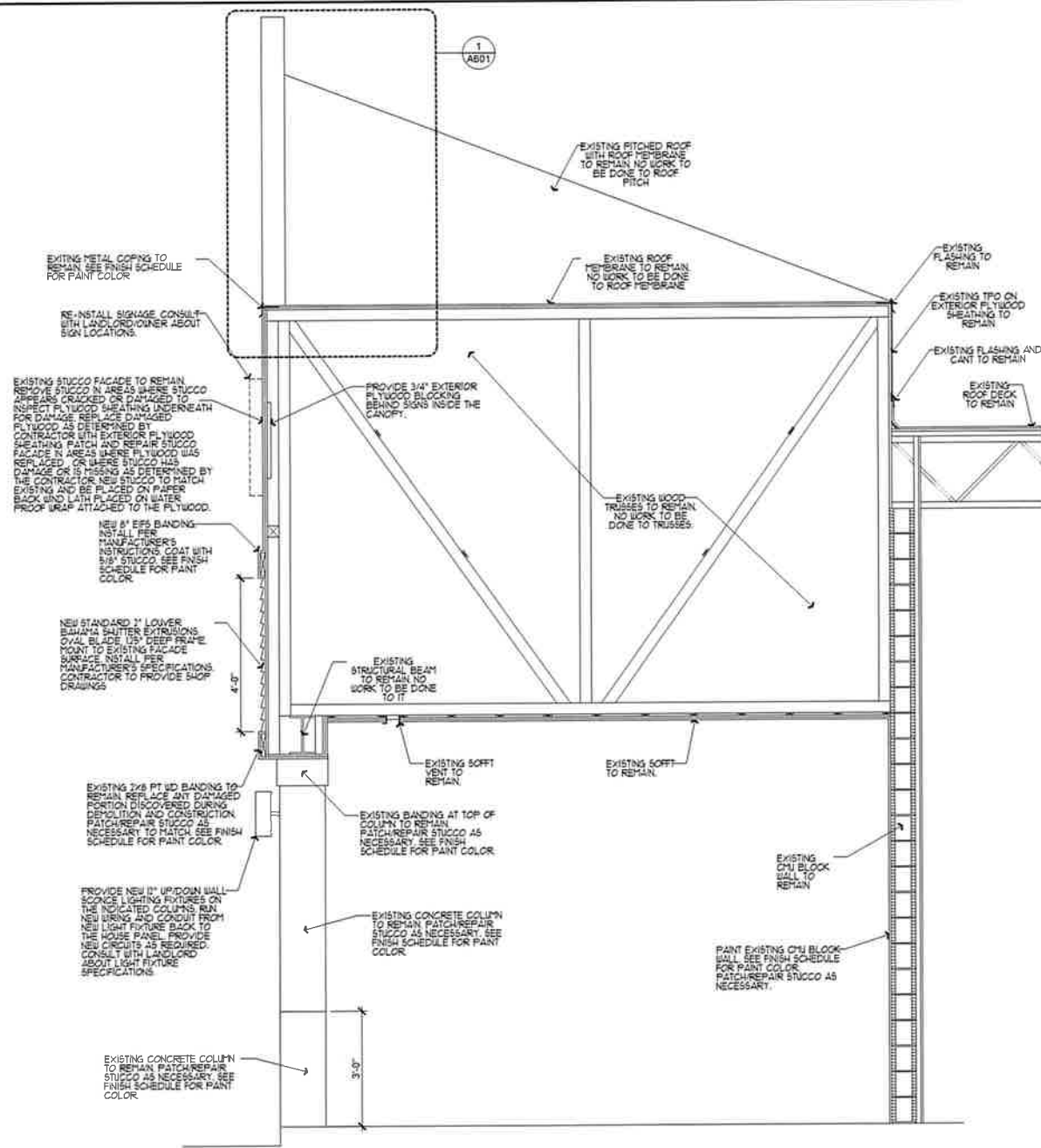
PROJECT NO:	24 125
DRAWN BY:	GV
CHECKED BY:	SM

NO:	DATE:	ISSUED FOR:
1	10/28/2024	PRELIMINARY REVIEW
2	01/24/2025	CLIENT REVIEW SET
3	01/29/2025	BID SET
4	04/04/2025	BLDG. DEPT. COMM.
5	05/29/2025	ZONING DEPT. COMM.
6	05/05/2025	ZONING HEARING BOARD

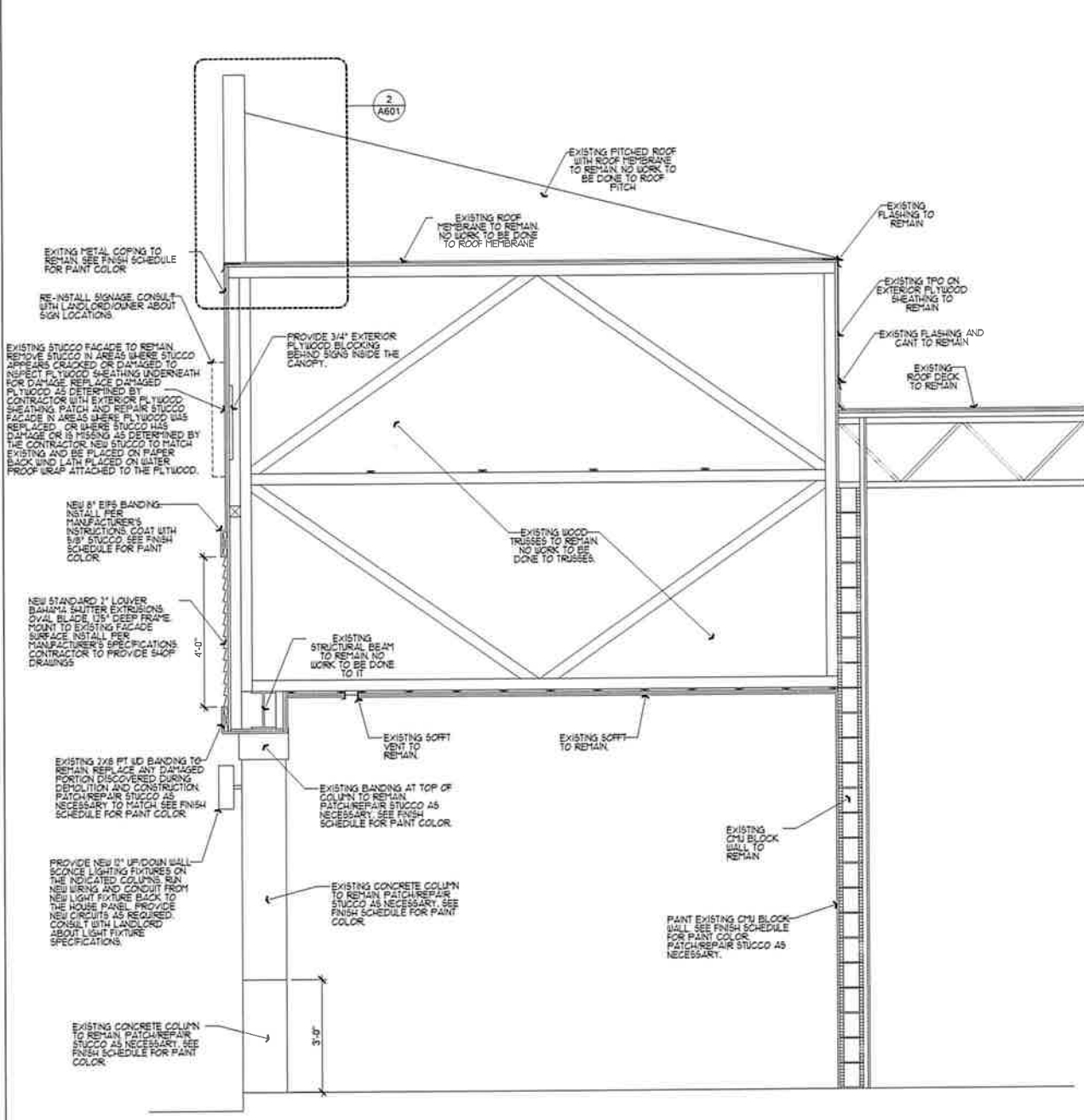
**FINISH
ELEVATIONS**

**MONUMENTAL
SIGN
ELEVATIONS**

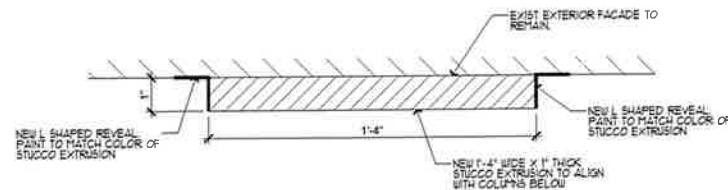
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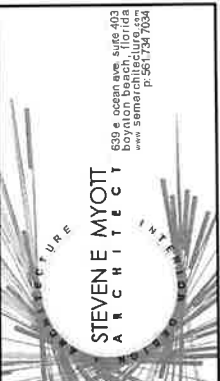
SECTION DETAIL 1
SCALE: 1/2" = 1'-0"



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



STUCCO EXTRUSION DETAIL 3
SCALE: N.T.S.



STEVEN E MYOTT
ARCHITECTURE

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

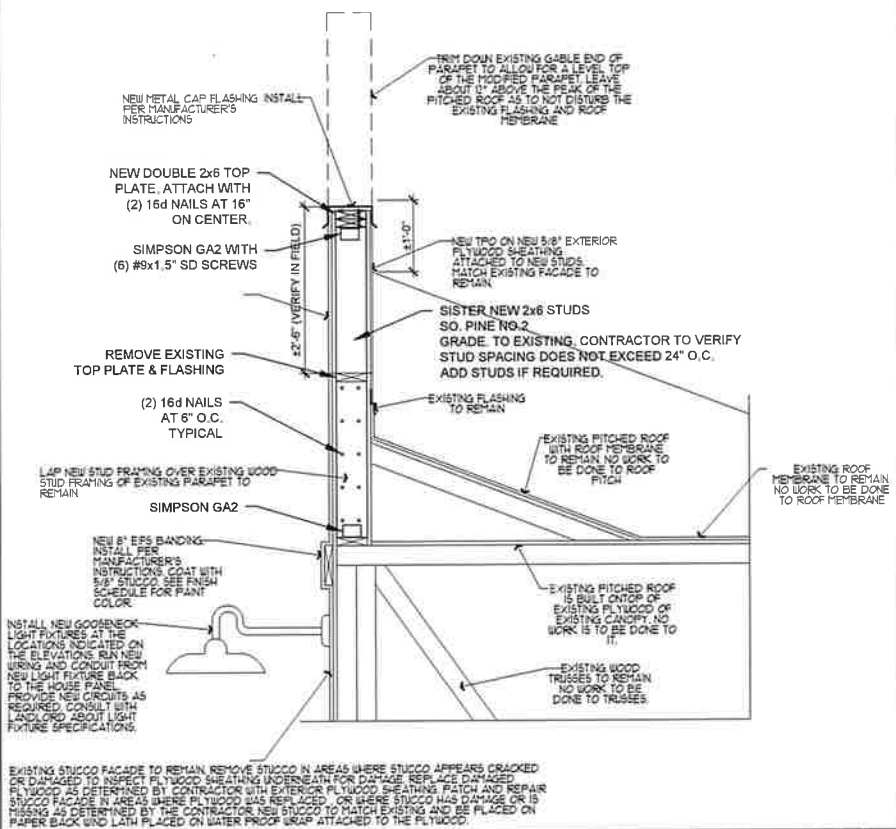
12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT	
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PROJECT NO.	24.125
DRAWN BY:	GV
CHECKED BY:	SM

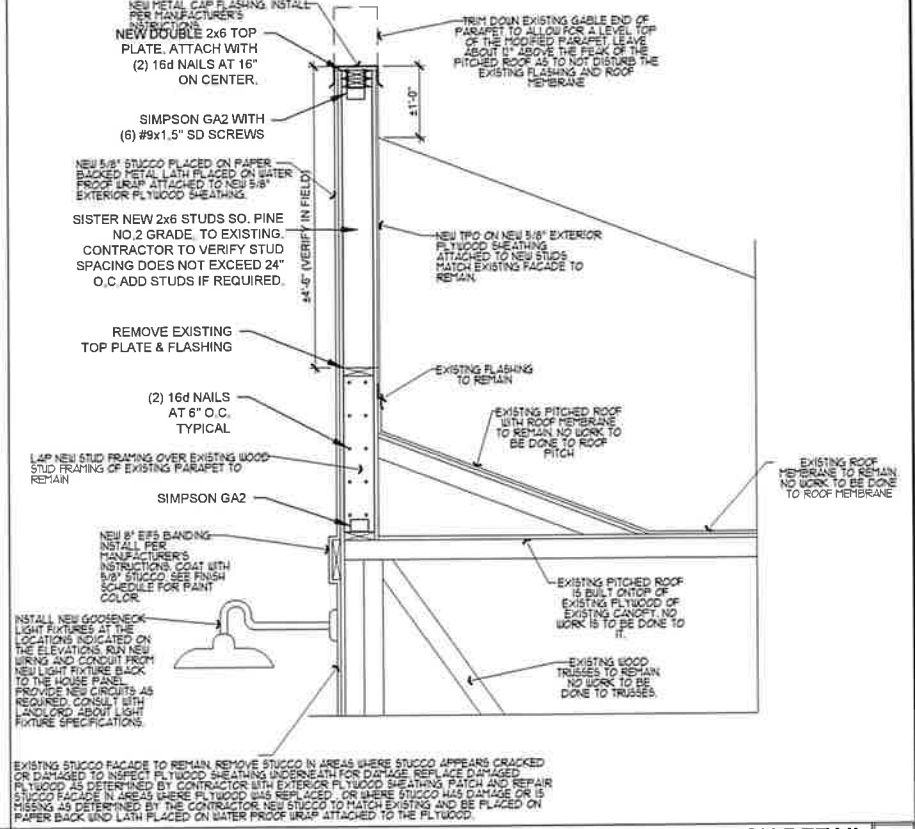
NO.	DATE	ISSUED FOR
1.	10.28.2024	PRELIMINARY REVIEW
2.	01.24.2025	CLIENT REVIEW SET
3.	01.28.2025	RID SET
4.	04.04.2025	1. BLDG. DEPT. COMM.
5.	04.25.2025	2. ZONING DEPT. COMM.
6.	08.05.2025	ZONING HEARING BOARD

CONSTRUCTION DETAILS

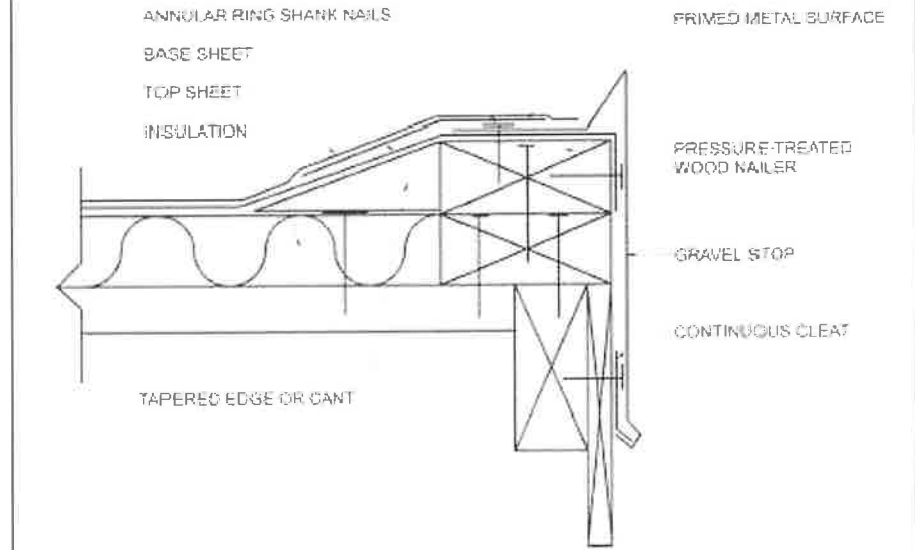
A600



SECTION DETAIL 2
SCALE: 3/4" = 1'-0"



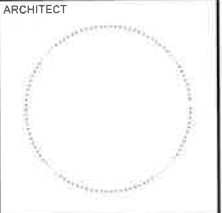
SECTION DETAIL 1
SCALE: 3/4" = 1'-0"



METAL FLASHING CONFORMED TO RAS 111
SCALE: N.T.S.



12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -
12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027



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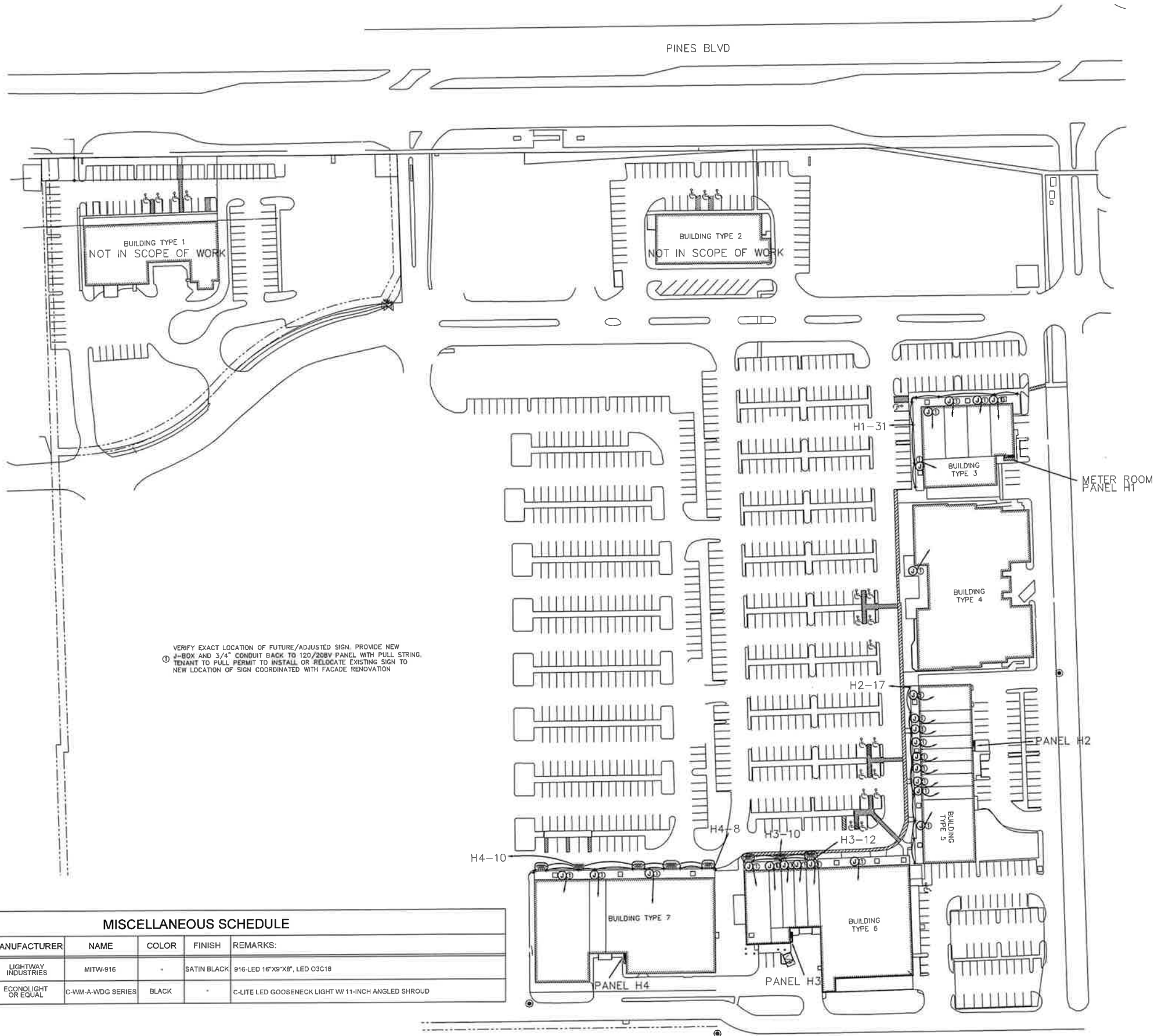
NO.	DATE	ISSUED FOR
1	10/23/2024	PRELIMINARY REVIEW
2	01/24/2025	CLIENT REVIEW SET
3	01/29/2025	BID SET
4	03/04/2025	1. BLDG. DEPT. COMM.
5	04/29/2025	2. ZONING DEPT. COMM.
6	06/05/2025	ZONING HEARING BOARD

CONSTRUCTION
DETAILS

A601

MISCELLANEOUS SCHEDULE						
SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
SC-1	MITW-LED	LIGHTWAY INDUSTRIES	MITW-916	-	SATIN BLACK	916-LED 16"X9"X8", LED 03C18
GS-1	GOOSENECK LIGHTING	ECONOLIGHT OR EQUAL	C-WM-A-WDG SERIES	BLACK	-	C-LITE LED GOOSENECK LIGHT W/ 11-INCH ANGLED SHROUD

① VERIFY EXACT LOCATION OF FUTURE/ADJUSTED SIGN, PROVIDE NEW J-BOX AND 3/4" CONDUIT BACK TO 120/208V PANEL WITH PULL STRING. TENANT TO PULL PERMIT TO INSTALL OR RELOCATE EXISTING SIGN TO NEW LOCATION OF SIGN COORDINATED WITH FACADE RENOVATION



ELECTRICAL LEGEND	
	RECESSED LIGHT
	SURFACE MOUNTED LIGHT
	EXTERIOR WALL LIGHT
	INTERIOR WALL SCONCE
	EXIT SIGN
	EXIT SIGN WITH 90 MIN BATTERY BACK UP
	EXIT SIGN WITH DIRECTIONAL ARROW WITH 90 MIN BATTERY BACK UP
	WALL MOUNTED EMERGENCY LIGHT
	EXIT SIGN/EMERGENCY LIGHT COMBO
	SWITCH WITH OCCUPANCY SENSOR
	3-WAY SWITCH WITH OCCUPANCY SENSOR
	DIMMER SWITCH WITH OCCUPANCY SENSOR
	2 HOUR OVERRIDE SWITCH TO TIME CLOCK
	MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 20 MINUTES OF AN OCCUPANT LEAVING A SPACE
	EXHAUST FAN MOTOR
	EXHAUST FAN
	DISCONNECT
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	SWITCHED DUPLEX RECEPTACLE
	QUADRUPLUX RECEPTACLE
	SPECIAL RECEPTACLE
	JUNCTION BOX
	FLOOR DUPLEX RECEPTACLE
	FLOOR QUADRUPLUX RECEPTACLE
	POWER POLE
	TELEPHONE JACK
	DATA JACK
	TELEPHONE/DATA JACK
	FLOOR TELEPHONE/DATA JACK
	FLOOR TELEPHONE JACK
	FLOOR DATA JACK
	TV CABLE OUTLET
	SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO
	SMOKE DETECTOR
	MULTI-CANDELA FIRE STROBE
	MULTI-CANDELA SPEAKER/STROBE
	PULL STATION
	ELECTRICAL PANEL
	GROUND FAULT INTERRUPT
	NIGHT LIGHT ON 24/7
	NEW
	EXISTING
	EXISTING RELOCATED
	TIME SWITCH CONTROL
	WEATHER PROOF
	LIGHT WITH EM BALLAST OR INVERTER
	1200 LUMENS MIN

SOME SYMBOLS MAY NOT BE USED.



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LOUCKS ENGINEERING
mep consulting engineers
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321 E Commercial Blvd
Fort Lauderdale FL 33334
954-938-1881 Est. 1966

12502, 12520, 12594 PINES BLVD
- FACADE RENOVATION -

ARCHITECT
STEVEN E. MYOTT, ARCHITECT

AR00014688

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ELECTRICAL PLAN

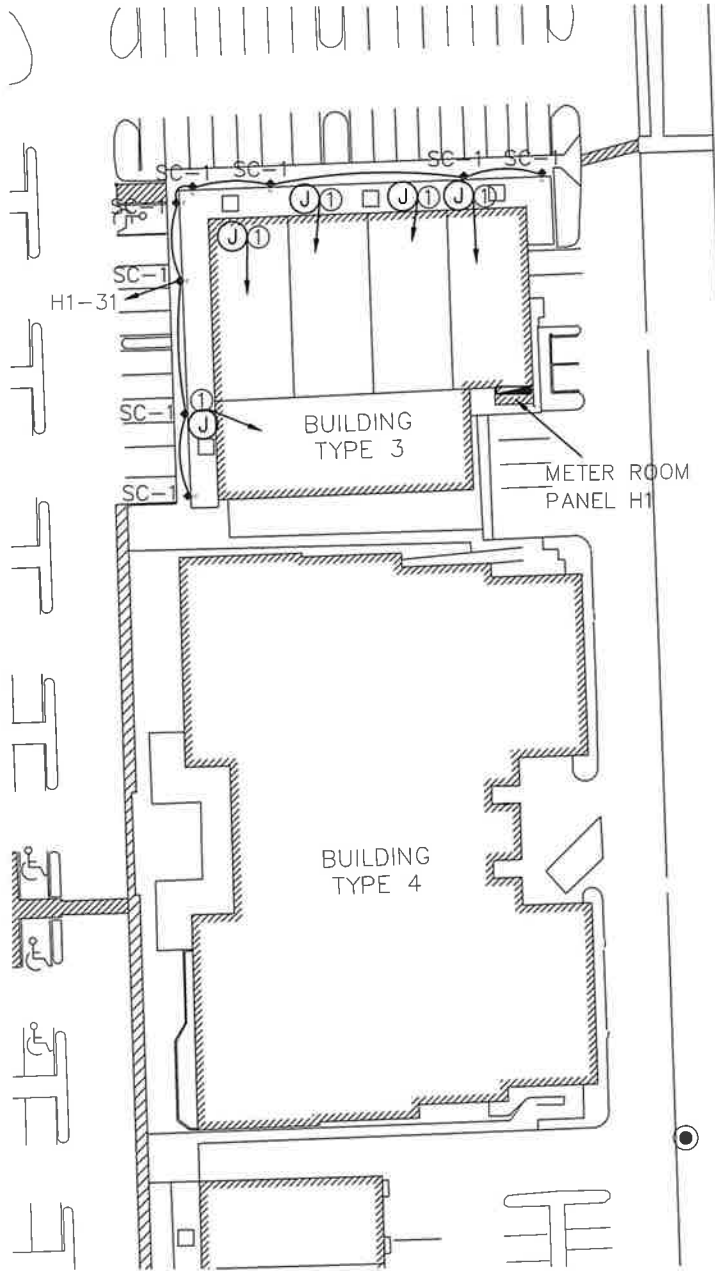
E1

ELECTRICAL LEGEND		1x4 LED LIGHT		LED STRIP		INTERIOR WALL SCONCE		DIMMER SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		SPECIAL RECEPTACLE		FLOOR TELEPHONE/DATA JACK		MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
		1x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		HI-BAY FIXTURES		EXIT SIGN		2 HOUR OVERRIDE SWITCH TO TIME CLOCK		JUNCTION BOX		FLOOR TELEPHONE JACK		GROUND FAULT INTERRUPT
		2x2 LED LIGHT		EXTERIOR FLOOD LIGHT		EXIT SIGN WITH DIRECTIONAL ARROW		EXHAUST FAN		SWITCHED DUPLEX RECEPTACLE		FLOOR DATA JACK		ISOLATED GROUND
		2x2 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		RECESSED EYEBALL		WALL MOUNTED EMERGENCY LIGHT		DISCONNECT		FLOOR DUPLEX RECEPTACLE		TV CABLE OUTLET		WEATHER PROOF
		2x4 LED LIGHT		RECESSED LIGHT		EXIT SIGN/EMERGENCY LIGHT COMBO		SIMPLEX RECEPTACLE		FLOOR QUADRUPLUX RECEPTACLE		SMOKE DETECTOR		NIGHT LIGHT ON 24/7
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		SURFACE MOUNTED INCANDESCENT LIGHT		SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		DUPLEX RECEPTACLE		POWER POLE		SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO		NEW
		2x4 LED LIGHT		WALL WASH LIGHT		3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		DEDICATED DUPLEX RECEPTACLE		TELEPHONE JACK		MULTI-CANDELA FIRE STROBE		EXISTING
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		TRACK LIGHT		3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		QUADRUPLUX RECEPTACLE		DATA JACK		MULTI-CANDELA HORN/STROBE		EXISTING RELOCATED
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		EXTERIOR WALL LIGHT		3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		QUADRUPLUX RECEPTACLE		TELEPHONE/DATA JACK		PULL STATION		TIME SWITCH CONTROL WEATHER PROOF
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		EXTERIOR WALL LIGHT		3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		QUADRUPLUX RECEPTACLE		TELEPHONE/DATA JACK		ELECTRICAL PANEL		ELECTRICAL PANEL

SOME SYMBOLS MAY NOT BE USE.

MISCELLANEOUS SCHEDULE						
SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
SC-1	MITW-LED	LIGHTWAY INDUSTRIES	MITW-916	*	SATIN BLACK	916-LED 16"X9"X6", LED O3C18
GS-1	GOOSENECK LIGHTING	ECONOLIGHT OR EQUAL	C-WM-A-WDG SERIES	BLACK	*	C-LITE LED GOOSENECK LIGHT W/ 11-INCH ANGLED SHROUD

VERIFY EXACT LOCATION OF FUTURE/ADJUSTED SIGN. PROVIDE NEW J-BOX AND 3/4" CONDUIT BACK TO 120/208V PANEL WITH PULL STRING. TENANT TO PULL PERMIT TO INSTALL OR RELOCATE EXISTING SIGN TO NEW LOCATION OF SIGN COORDINATED WITH FACADE RENOVATION



NORTH

BUILDING 3 & 4 - ELECTRICAL PLAN

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

1



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321 E Commercial Blvd
Fort Lauderdale FL 33334
954-938-1881

Est. 1986

12502, 12520, 12594 PINES BLVD

- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT

STEVEN E. MYOTT, ARCHITECT

AR00014888

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**BUILDING 3 & 4
ELECTRICAL
PLAN**

E2

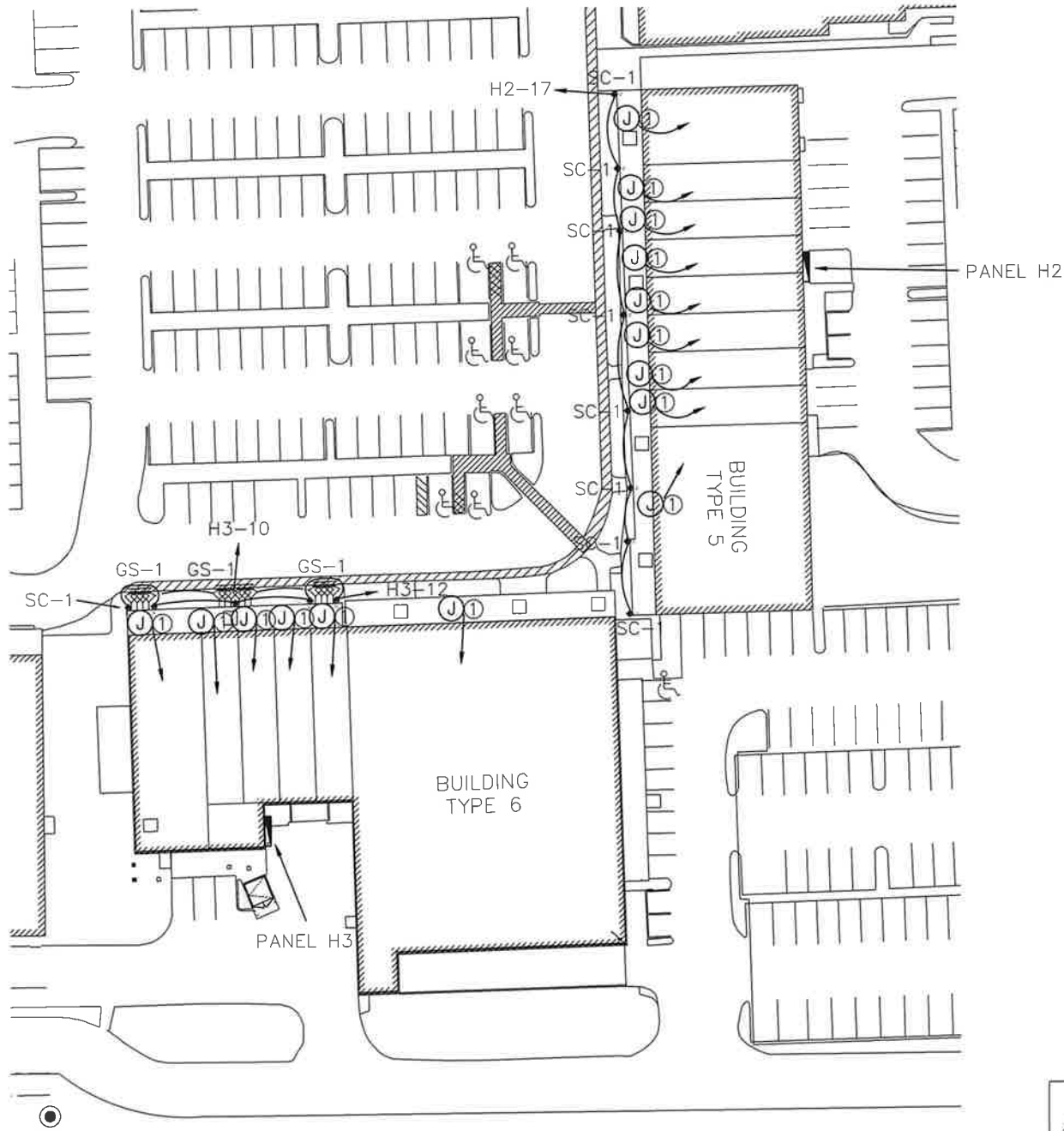
STEVEN E. MYOTT
ARCHITECT

639 E. Ocean Ave., Suite 403
Boynton Beach, Florida
33426
P: 561.234.7034

ELECTRICAL LEGEND		1x4 LED LIGHT		LED STRIP		INTERIOR WALL SCONCE		DIMMER SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		SPECIAL RECEPTACLE		FLOOR TELEPHONE/DATA JACK		MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		HI-BAY FIXTURES		EXT SIGN		2 HOUR OVERRIDE SWITCH TO TIME CLOCK		JUNCTION BOX		FLOOR TELEPHONE JACK		GROUND FAULT INTERRUPT
		2x2 LED LIGHT		EXTERIOR FLOOD LIGHT		EXT SIGN WITH DIRECTIONAL ARROW				SWITCHED DUPLEX RECEPTACLE		FLOOR DATA JACK		ISOLATED GROUND
		2x2 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		RECESSED EYEBALL		WALL MOUNTED EMERGENCY LIGHT				FLOOR DUPLEX RECEPTACLE		TV CABLE OUTLET		WEATHER PROOF
		2x4 LED LIGHT		RECESSED LIGHT		EXIT SIGN/EMERGENCY LIGHT COMBO				FLOOR QUADRUPLX RECEPTACLE		SMOKE DETECTOR		NIGHT LIGHT ON 24/7
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		SURFACE MOUNTED INCANDESCENT LIGHT		SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE				POWER POLE		SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO		NEW
				WALL WASH LIGHT		3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE				TELEPHONE JACK		MULTI-CANDELA FIRE STROBE		EXISTING
				TRACK LIGHT						DATA JACK		MULTI-CANDELA HORN/STROBE		EXISTING RELOCATED
				EXTERIOR WALL LIGHT						TELEPHONE/DATA JACK		PULL STATION		TIME SWITCH CONTROL
												ELECTRICAL PANEL		WEATHER PROOF
* SOME SYMBOLS MAY NOT BE USE.														

MISCELLANEOUS SCHEDULE						
SYMBOL	DESCRIPTION	MANUFACTURER	NAME	COLOR	FINISH	REMARKS:
SC-1	MITW-LED	LIGHTWAY INDUSTRIES	MITW-916	-	SATIN BLACK	916-LED 16"x9"x8", LED O3C18
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- ① VERIFY EXACT LOCATION OF FUTURE/ADJUSTED SIGN. PROVIDE NEW J-BOX AND 3/4" CONDUIT BACK TO 120/208V PANEL WITH PULL STRING. TENANT TO PULL PERMIT TO INSTALL OR RELOCATE EXISTING SIGN TO NEW LOCATION OF SIGN COORDINATED WITH FACADE RENOVATION



12502, 12520, 12594 PINES BLVD

- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027



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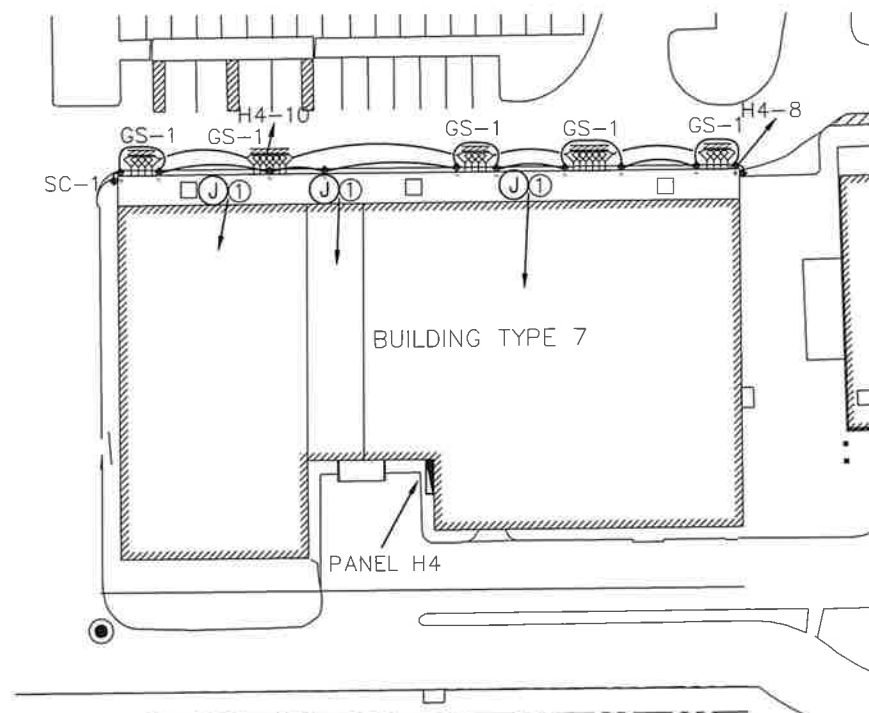
BUILDING 5 & 6
ELECTRICAL
PLAN

E3

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Fort Lauderdale FL 33334
EE-0032439 954-938-1881 Est. 1966

① VERIFY EXACT LOCATION OF FUTURE/ADJUSTED SIGN. PROVIDE NEW J-BOX AND 3/4" CONDUIT BACK TO 120/208V PANEL WITH PULL STRING. TENANT TO PULL PERMIT TO INSTALL OR RELOCATE EXISTING SIGN TO NEW LOCATION OF SIGN COORDINATED WITH FACADE RENOVATION



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



ELECTRICAL LEGEND		1x4 LED LIGHT		LED STRIP		INTERIOR WALL SCONCE		DIMMER SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		SPECIAL RECEPTACLE		FLOOR TELEPHONE/DATA JACK		MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
		1x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		HI-BAY FIXTURES		EXIT SIGN		2 HOUR OVERRIDE SWITCH TO TIME CLOCK		JUNCTION BOX		FLOOR TELEPHONE JACK		GFI
		2x2 LED LIGHT		EXTERIOR FLOOD LIGHT		EXIT SIGN WITH DIRECTIONAL ARROW		DUPLEX RECEPTACLE CEILING MOUNTED		SWITCHED DUPLEX RECEPTACLE		TV CABLE OUTLET		IGI
		2x2 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		RECESSED EYEBALL		WALL MOUNTED EMERGENCY LIGHT		SWITCHED DUPLEX RECEPTACLE		FLOOR DUPLEX RECEPTACLE		SMOKE DETECTOR		WP
		2x4 LED LIGHT		RECESSED LIGHT		EXIT SIGN/EMERGENCY LIGHT COMBO		FLOOR DUPLEX RECEPTACLE		FLOOR QUADRUPLUX RECEPTACLE		SENSOR UL LISTED COMBO		NL
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		SURFACE MOUNTED INCANDESCENT LIGHT		SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		FLOOR QUADRUPLUX RECEPTACLE		POWER POLE		MULTI-CANDELA FIRE STROBE		ER
		2x4 LED LIGHT		WALL WASH LIGHT		3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		TELEPHONE JACK		TELEPHONE JACK		MULTI-CANDELA HORN/STROBE		TC
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		TRACK LIGHT		4 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE		DATA JACK		TELEPHONE/DATA JACK		PULL STATION		WP
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		EXTERIOR WALL LIGHT		EXHAUST FAN		DISCONNECT		SMOKE DETECTOR/CARBON MONOXIDE		ELECTRICAL PANEL		
		2x4 LED LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)		EXTERIOR WALL LIGHT		EXHAUST FAN		DISCONNECT		SMOKE DETECTOR/CARBON MONOXIDE		ELECTRICAL PANEL		

*SOME SYMBOLS MAY NOT BE USE

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12502, 12520, 12594 PINES BLVD

12502, 12520, 12594 PINES
- FACADE RENOVATION -
12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT
STEVEN E. MYOTT, ARCHITECT
AR00014888

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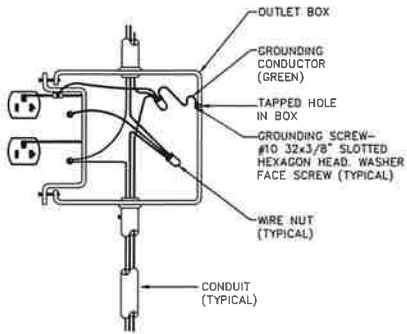
**BUILDING 7
ELECTRICAL
PLAN**

E4



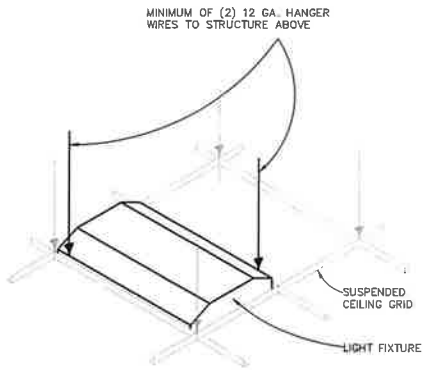
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EB-0033839 954-938-1881 Est. 1966

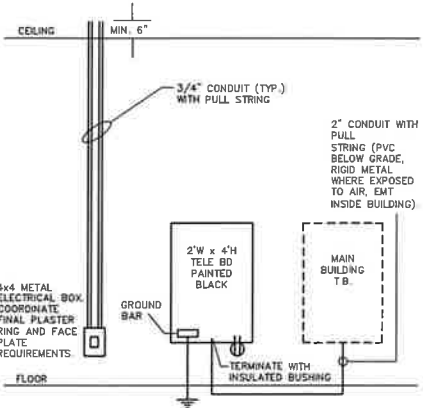


NOTE:
GROUNDING CONDUCTOR SHALL BE CONTINUOUS
SO THAT REMOVAL OF DEVICE WILL NOT
INTERFERE WITH CONDUCTOR CONTINUITY.

GROUNDING RECEPTACLE DETAIL
N.T.S.



SUSPENDED CEILING LIGHTING
SUPPORT DETAILS
N.T.S.



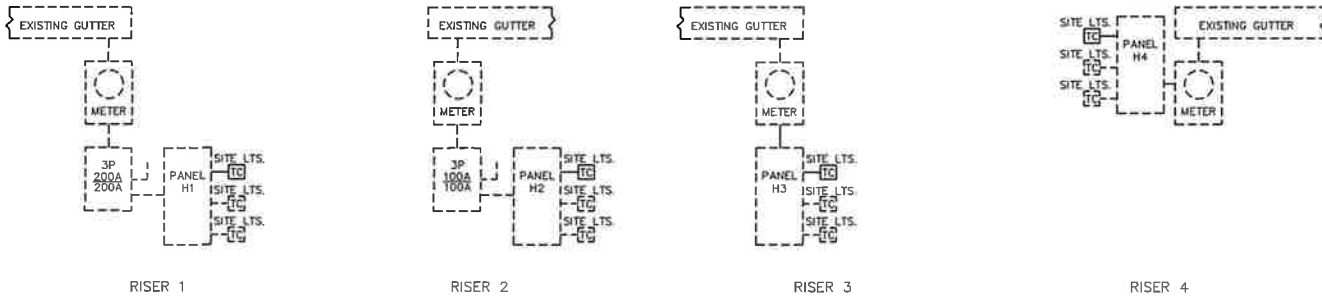
TELEPHONE RISER
N.T.S.

PANEL H1 225A MLO 3ø4W 120/208V 22K AIC									
Wire	Ø	No./Poles	Trip	Description	Load	No./Poles	Trip	Description	Load
E A 01	1	20		LTG	800	02	1	20	LTG
E B 03	1	20		LTG	800	04	1	20	LTG
E C 05	1	20		LTG	800	06	1	20	LTG
E A 07	1	20		LTG	800	08	2	20	LTG
E B 09	1	20		LTG	800	10			
E C 11	1	20		LTG	800	12	2	30	LTG
E A 13	2	30		LTG	2000	14			
E B 15						16	2	30	LTG
E C 17	2	30		LTG	2000	18			
E A 19						20	2	30	LTG
E B 21	2	30		LTG	2000	22			
E C 23						24	2	30	LTG
E A 25	1	20		LTG	800	26			
E B 27	1	20		LTG	800	28	1	20	LTG
E C 29	1	20		LTG	800	30			
E A 31	1	20		NEW LTG	800	32			
E B 33						34			
E C 35						36			
E A 37						38			
E B 39						40	2	45	SPARE
E C 41						42			
PANEL LOAD					27400W	76A			

PANEL H3 125A MLO 3ø4W 120/208V 22K AIC									
Wire	Ø	No./Poles	Trip	Description	Load	No./Poles	Trip	Description	Load
E A 01	3	100		MAIN		02	1	20	LTG
E B 03						04	1	20	LTG
E C 05						06	1	20	LTG
E A 07						08	1	20	LTG
E B 09						10	1	20	NEW LTG
E C 11						12	1	20	NEW LTG
E A 13						14			
E B 15						16			
E C 17						18			
E A 19						20			
E B 21						22			
E C 23						24			
E A 25						26			
E B 27						28			
E C 29						30			
E A 31						32			
E B 33						34			
E C 35						36			
E A 37						38			
E B 39						40			
E C 41						42			
PANEL LOAD					6200W	17A			

PANEL H2 125A MLO 3ø4W 120/208V 22K AIC									
Wire	Ø	No./Poles	Trip	Description	Load	No./Poles	Trip	Description	Load
E A 01	1	20		LTG	800	02	1	20	LTG
E B 03	1	20		LTG	800	04	1	20	LTG
E C 05	1	20		LTG	800	06	1	20	LTG
E A 07	3	35		LTG	3000	08	1	20	LTG
E B 09						10	2	30	LTG
E C 11						12			
E A 13	2	30		LTG	2000	14	3	20	LTG
E B 15						16			
E C 17	1	20		NEW LTG	800	18			
E A 19						20	3	20	LTG
E B 21						22			
E C 23						24			
E A 25						26	3	20	LTG
E B 27						28			
E C 29						30			
PANEL LOAD					23200W	64A			

PANEL H4 225A MCB 3ø4W 120/208V 22K AIC									
Wire	Ø	No./Poles	Trip	Description	Load	No./Poles	Trip	Description	Load
E A 01	1	20		LTG	800	02	1	20	LTG
E B 03	1	20		LTG	800	04	1	20	LTG
E C 05						06	1	20	LTG
E A 07						08	1	20	NEW LTG
E B 09						10	1	20	NEW LTG
E C 11						12			
E A 13						14			
E B 15						16			
E C 17						18			
E A 19						20			
E B 21						22			
E C 23						24			
E A 25						26			
E B 27						28			
E C 29						30			
E A 31						32			
E B 33						34			
E C 35						36			
E A 37						38			
E B 39						40			
E C 41						42			
PANEL LOAD					7000W	19A			



ELECTRICAL RISER DIAGRAM
N.T.S.

ELECTRICAL NOTES:

- ALL WORK TO BE DONE ACCORDING TO 2023 F.B.C., 2016 NFPA-72, 2018 NFPA-101, 2018 NFPA-70, 2023 NFPA-70B AND 2020 N.E.C.
- CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. NOTIFY ENGINEER OF ANY DISCREPANCIES AT ONCE. FAILURE TO DO SO AND CONTRACTOR PROCEEDS AT HIS OWN RISK.
- MAINTAIN AS-BUILTS ON A DAILY BASIS. SUBMIT 3 COPIES TO ARCHITECT AND OWNER 3 DAYS PRIOR TO ANY REQUIRED INSPECTIONS.
- ALL CONDUIT TO BE METAL EMT INSIDE AND RIGID ON THE EXTERIOR. P.V.C. WILL BE ACCEPTED PROVIDED THAT THE CORRECT GROUND AS PER N.E.C. TABLE 250-66.122 IS INCLUDED WHEN ALLOWED BY CODE. NO PVC WILL BE ALLOWED IN R.A. PLenums OR FIRE RATED ASSEMBLIES. ALL MATERIALS IN R.A. PLenums TO BE PLenum RATED.
- CONDUCTOR TO BE COPPER THWN OR THHN. MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A CONDUIT TO BE INSTALLED PER NEC 310.15(B)(3)(A).
- ALL EXTERIOR EQUIPMENT TO NEMA 3R RATED.
- ALL FUSES TO BE BUSSMAN CURRENT LIMITING AT SERVICE ENTRANCE. ALL OTHERS FUSES ACCORDING TO MANU. SPECIF.
- PROVIDE 6 SETS OF SHOP DRAWINGS FOR APPROVAL. NO EQUIPMENT TO BE ORDERED BEFORE SHOP DRAWINGS ARE APPROVED.
- VERIFY ALL NAMEPLATE DATA OF EQUIPMENT FOR PROPER PROTECTION AND LOADS PRIOR TO INSTALL OR WIRING.
- MAINTAIN A MINIMUM OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT. PRIOR TO INSTALLING ANY EQUIPMENT COORDINATE WITH OTHER TRADES TO INSURE THAT CLEARANCES ARE MAINTAINED.
- CONTRACTOR TO REMOVE ALL TRASH/UNUSED MATERIALS AT THE END OF DAY.
- ALL CONDUITS, FIXTURES, DEVICES TO HAVE GROUND EXTEND AS PER TABLE 250-122 N.E.C.
- POWER TO BE ON CONTINUOUSLY 5 WEEK PRIOR TO COMPLETING PROJECT.
- ALL LOW VOLTAGE CABLEING AND SYSTEM ARE THE RESPONSIBILITY OF THE VENDOR THAT IS PROVIDING THE SYSTEM INCLUDING PERMITTING.
- CONTRACTOR TO LAMP/RELAMP ALL FIXTURES.
- CONTRACTOR TO VERIFY QUANTITIES OF EXISTING AND NEW DEVICES AND FIXTURES REQUIRED TO COMPLETE PROJECT PRIOR TO SUBMITTING BID.
- CONTRACTOR TO VERIFY EXISTING CIRCUITS AND MUST PROVIDE NEW PANEL SCHEDULES IDENTIFYING ALL CIRCUITS IN PANEL.
- NEUTRALS NOT TO BE SHARED. PROVIDE #B NEUTRAL TO ALL FURNITURE SYSTEMS, IF APPLICABLE.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT MENTIONED OR NOT TO POWER, DATA AND VOICE TO ALL EQUIPMENT AND SYSTEMS INSTALLED.
- ALL DEVICES TO MATCH BUILDING STANDARD OR BE DECORA SERIES.
- TYPICAL LIGHT SWITCHES TO BE 1/2" A.F.F. ON CENTER. TYPICAL RECEPTACLE TO BE 18" A.F.F. ON CENTER. ALL SWITCHES TO BE GANGED WITH CONTINUOUS FACEPLATES. ALL DEVICES THAT ARE ADJACENT TO BE SPACED 6" ON CENTER.
- ALL ELECTRICAL ELEMENTS TO BE THOROUGHLY PROTECTED FROM DAMAGE AFTER INSTALLATION AND SHALL HAVE TRIM INSTALLED AFTER ADJOINING FINISH MATERIALS ARE INSTALLED.
- AT THE COMPLETION OF THE PROJECT ALL EQUIPMENT, DEVICES AND FIXTURES TO BE CLEANED.
- ALL EMERGENCY AND EXIT LIGHTS ARE TO HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP.
- CONTRACTOR IS TO PROVIDE STEP DOWN TRANSFORMERS FOR ALL FANS WHEN REQUIRED.
- NO ALUMINUM CONDUCTOR BUSS WILL BE ALLOWED - ALL MUST BE COPPER.
- ALL DATA, TEL., TV BOXES TO BE 4x4x2 DOUBLE GANG BOXES. STUB ALL CONDUITS WITH LAY IN CEILINGS TO 6" ABOVE CEILING. ALL CONCEALED OR EXPOSED APPLICATIONS TO BE HOME RUN TO MAIN DISTRIBUTION LOCATION.
- CONTRACTOR TO PROVIDE TEMPORARY POWER FOR ALL TRADES.
- NEW ELECTRICAL PANELS TO HAVE BOLT ON BREAKERS.
- NO ELECTRICAL CIRCUITS OR WIRING FROM ADJACENT SPACES TO BE USED IN THIS PROJECT.
- ALL INTERIOR LIGHTING TO HAVE SWITCHES WITH OCCUPANCY SENSORS IN THEM CAPABLE OF STAYING ON NO MORE THAN 30 MINUTES. CIRCUITS WHICH HAVE MOTION SENSORS ON THEM MAY USE STANDARD SWITCHES.
- CONTRACTOR TO REMOVE ALL ABANDONED OR UNUSED WIRING, CONDUIT AND BOXES.
- PROVIDE 2-2" RIGID CONDUIT FROM BUILDINGS MAIN TELEPHONE ROOM COMMUNICATION CENTER TO SITE DEMARC POINT. COORDINATE CABLE, TV, VOICE AND DATA REQUIREMENTS WITH OWNER TO MEET THEIR REQUIREMENTS.
- VERIFY EXISTING FIRE ALARM HAS SUFFICIENT ROOM FOR EXPANSION AND EQUIPMENT IS STILL READILY AVAILABLE. CONTRACTOR TO PROVIDE COMPLETE SHOP DWGS INCLUDING RISER, CUT SHEETS, BATTERY CALCULATIONS AND ALL OTHER NECESSARY INFORMATION.
- LABEL ALL OUTLETS AND JUNCTION BOXES WITH PANEL AND CIRCUIT NUMBER.
- ANY ELECTRICAL EQUIPMENT POTENTIALLY NEEDING ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED MUST BE PLACED IN ACCORDANCE WITH N.E.C. 110.16.
- ALL NIGHT LIGHTS AND EMERGENCY LIGHTS TO BE CONNECTED AHEAD OF ANY CONTROL DEVICE.
- ALL TRANSFORMERS ARE TO HAVE A MINIMUM K-RATING OF K-13. KVA SIZING OF TRANSFORMER IS SHOWN ON THE ELECTRICAL RISER DRAWING.
- ALL CIRCUIT BREAKERS SERVING FURNITURE SYSTEMS MUST BE HANDLE TIED AS PER N.E.C. 605.7
- PROVIDE MEAN OF DISCONNECTION FOR ALL LIGHTING FIXTURES AS PER NEC 410.130(G)
- ANY BREAKER THAT CONTROLS ANY EXIT SIGN AND/OR EMERGENCY LIGHT SHALL BE IDENTIFIED.
- ALL LIGHTING WITH BATTERY BACKUP SHALL BE EASILY IDENTIFIABLE BY MEANS APPROVED BY FIRE INSPECTOR.
- ALL GFCI RESETS MUST BE READILY ACCESSIBLE WHERE RECEPTACLES ARE BLOCKED BY EQUIPMENT/APPLIANCES. GFCI BREAKERS MUST BE USED.
- CONTRACTOR TO COORDINATE ELECTRICAL PANEL MOUNTING TYPE WITH CLIENT AND ARCHITECT, TAKING INTO ACCOUNT WALL THICKNESS BEFORE ORDERING. PROVIDE 2-6" STUDS AT BOTH SIDES OF PANEL AS NEEDED.



This item has been electronically signed by Eugene Piluh, P.E. on 04/24/25 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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12502, 12520, 12594 PINES BLVD

- FACADE RENOVATION -

12502, 12520, 12594 PINES BOULEVARD
PEMBROKE PINES, FL 33027

ARCHITECT

STEVEN E. MYOTT, ARCHITECT

AR00014888

ALL DRAWINGS AND WRITTEN MATERIAL ARE THE PROPERTY OF STEVEN E. MYOTT, ARCHITECT AND SHALL REMAIN HIS PROPERTY AND NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT HIS WRITTEN CONSENT OR PERMISSION.

PROJECT NO:
DRAWN BY:
CHECKED BY:

24 125
GV
SM

NO.	DATE	ISSUED FOR:
1	10/28/2024	PRELIMINARY REVIEW
2	01/24/2025	CLIENT REVIEW SET
3	01/28/2025	BID SET
4	04/04/2025	BLDG. DEPT. COMM.

ELECTRICAL
RISERS,
DETAILS AND
NOTES

E5

GIRONA

\$258.00

Outdoor Wall Sconce



Project Information	
Project Name:	
Type:	
Date:	
Location:	
Quantity:	

Description

The Girona Series Outdoor LED Wall is a stylish and modern lighting solution that will enhance your outdoor space. It is equipped with a 15W 120V LED source at 1200 lumens, and available in 2700K, 3000K, 3500K, and 4000K color temperatures. The body of the wall light is H12 x W6 x D5 inch and comes in white, black, or custom colors. This fixture is IP65 rated for superior protection against the elements.



ELECTRICAL SPECIFICATIONS

Input 120V
Colour Temp 2700K, 3000K, 3500K, 4000K

Wattage 15W
Luminous Flux source 1400lm,

Dimming Non dimming
Optional Control N/A
CRI 80+
Ingress Protection IP65



NOTE: Specification subject to change without notice

\$258.00



Part No. Generator

	LED	INPUT	CCT	DIMMING	FINISH	COMMENTS
GIR	ACLED	120V				
			27K=2700K 30K=3000K 35K=3500K 40K=4000K	0=No Dim Custom	WH=White BK=Black C=Custom	

EXAMPLE:

GIR-ACLED-120V-30K-0-BK

NOTE: Specification subject to change without notice

Gooseneck Area Light: Bolt-Line

3-CCT & 3-Power Selectable w/ Photocell

Envision # LED-GNB-3P60-TRI-BL
Adjustable
120/277v**Outdoor****Detail Specifications:**

- Finish: Bronze, Black, White, Custom finishes available
- IP Rating: Wet Location (IP65)
- Beam Angle: 120°
- CCT: 30/40/50K Selectable
- Chip: SMD 2835, R9 >50, CRI >80
- Operating Temperature: -40° - 122° F
- Lens: PC Lens: Clear acrylic
- Average life (L70) of 50,000 hours

Applications:

- Barn Lighting
- Walkways & Pathways
- Hospitality, Multi-Family Outdoor Corridors
- General Outdoor Lighting
- Residential, Commercial and Industrial

Product Information:

- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Photocell included on each fixture with on/off switch
- Select-n-Switch Technology: 3-CCT & 3-Power Selectable
- Instant-On to full brightness

Driver Options:

- UNV: 120-277V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Mounting & Installation:

- 30 or 40 J-Box Bracket Include

Certifications:

- UL Listed for USA and CA
- DLC Listed
- ROHS Compliant
- Approved for CA T24
- 5 Year Limited Warranty
- FCC CFR 47, GCC Part 15, Subpart B:2017

WATT	LUMENS
30	3,900
40	5,200
50	6,500

Series**LED-GNB-3P50-TRI-**
50/40/30W**Finish ¹****BZ**

Bronze

BL

Black

WH

White

GRY ¹

Gray

CS

Custom Color

Photocell**PC**

Photocell

is included.

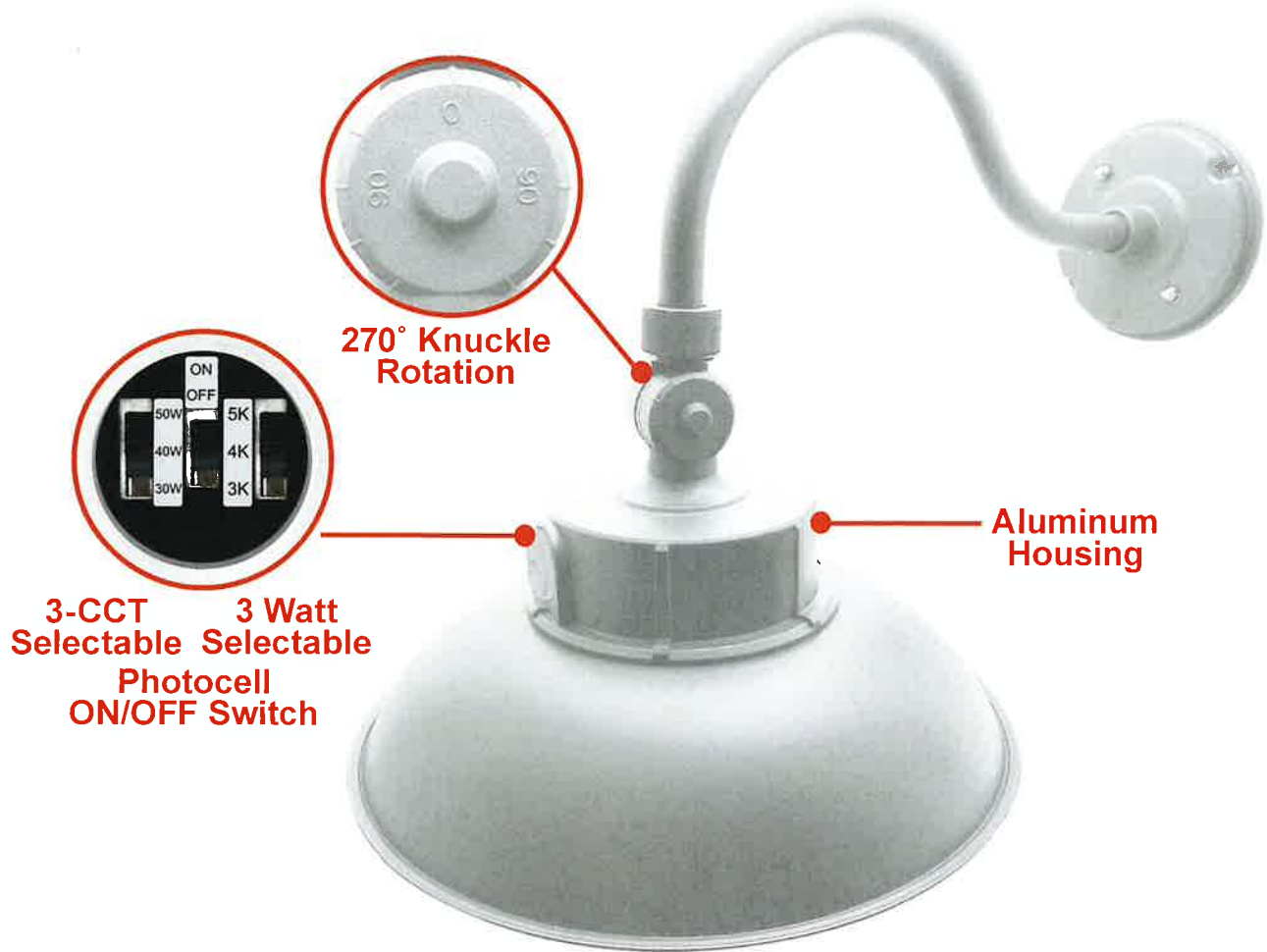
On/Off switch

on fixture.

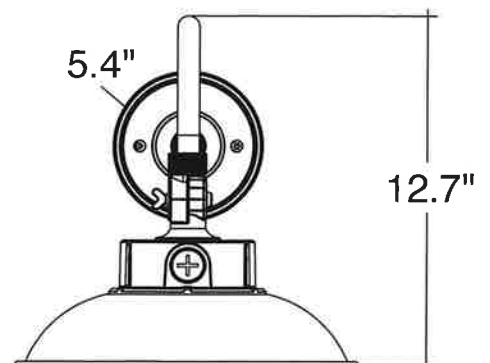
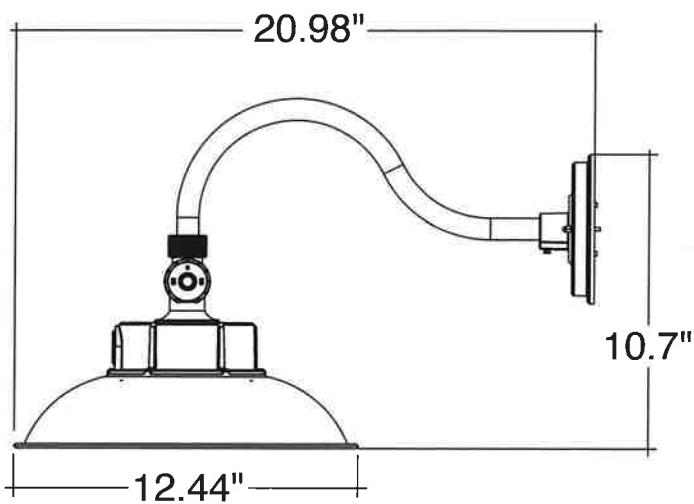
1. Standard quickship is bronze, black, and white. Other colors are custom finishes.

Specs and model numbers are subject to change with or without notice.

FEATURES



DIMENSIONS



Specs and model numbers are subject to change with or without notice.