

Rev.	Date

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**HPB - FINAL SUBMITTAL**

2335

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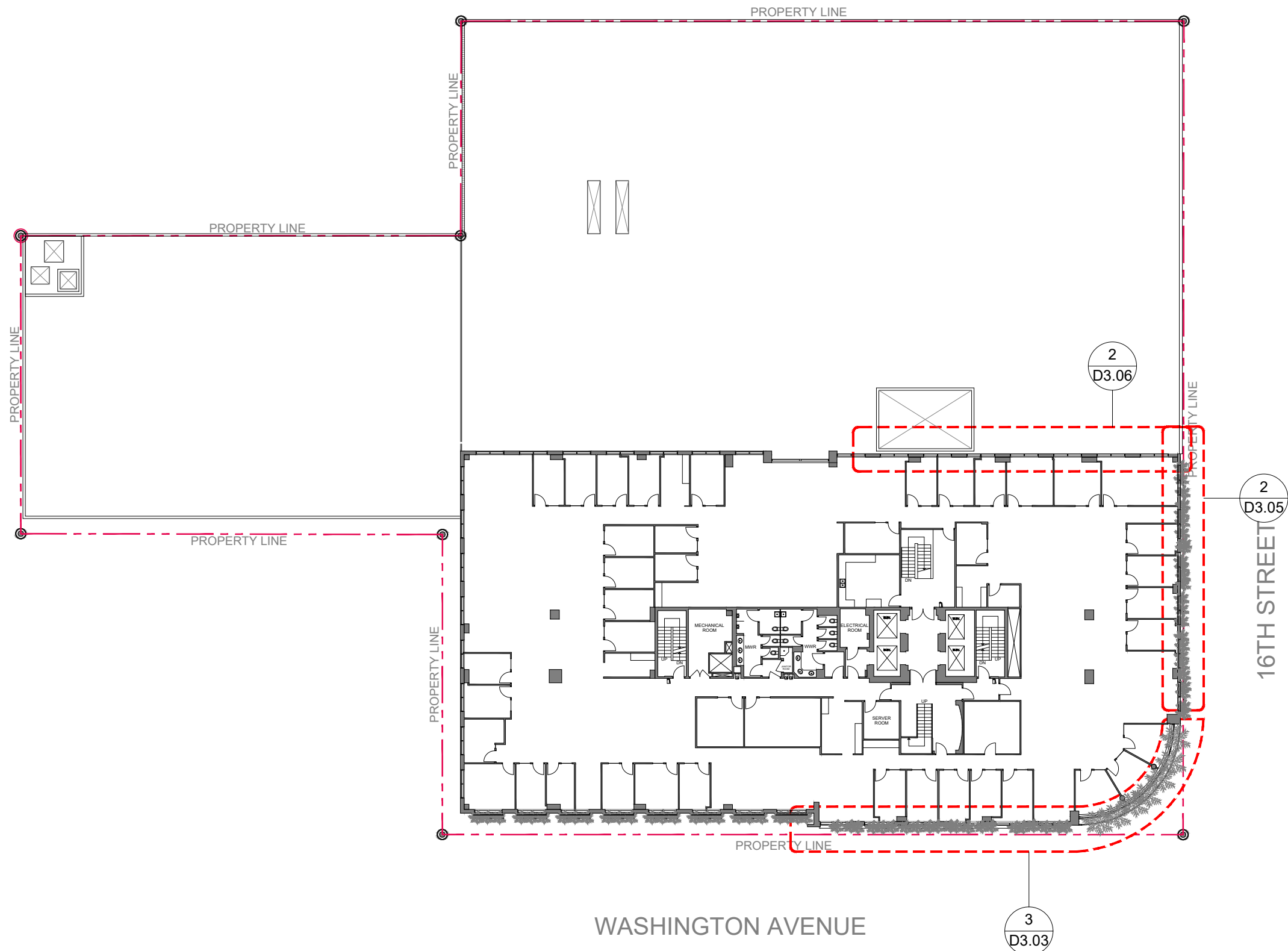


**PROPOSED 5th FLOOR PLAN**

Date	07-01-2023	Sheet No.	
Scale	AS SHOWN		<b>A2.14</b>
Project	2335		

**NOTE:**  
REFER TO D3.03 & 3.06 FOR 5TH FLOOR PROPOSED ENLARGED FLOOR PLAN

**1** **PROPOSED 5th FLOOR PLAN.** SCALE: 1/32" = 1'-0"



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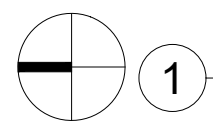
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KOBİ KARP  
Lic. # AR0012578

**PROPOSED 6th FLOOR PLAN**

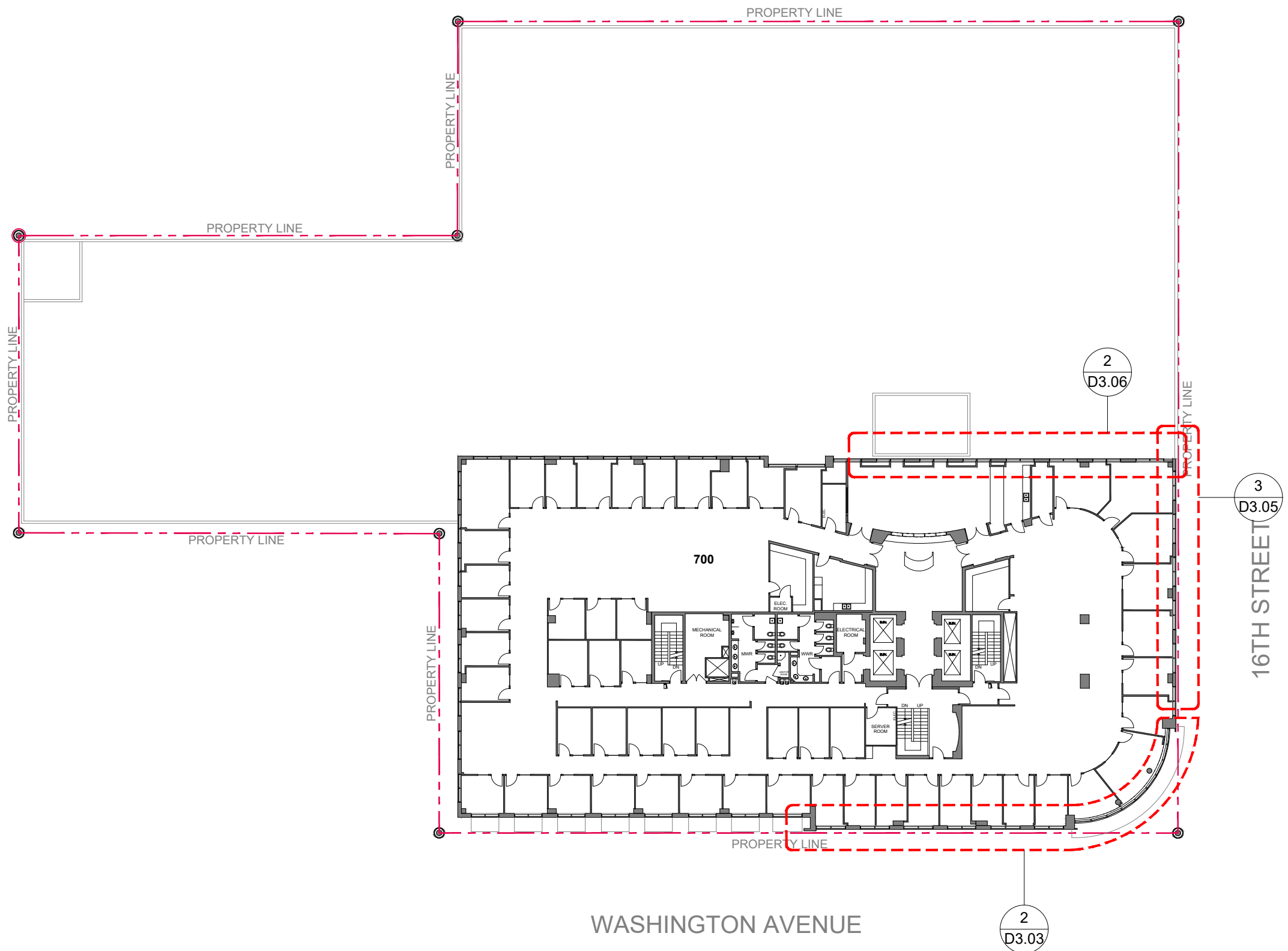
Date	07-01-2023	Sheet No.	<b>A2.15</b>
Scale	AS SHOWN		
Project	2335		

**NOTE:**  
REFER TO D3.03, D3.05 & 3.06 FOR 6TH FLOOR PROPOSED ENLARGED FLOOR PLAN



**PROPOSED 6th FLOOR PLAN.**

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



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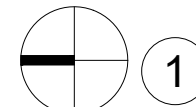


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**PROPOSED 7th FLOOR PLAN**

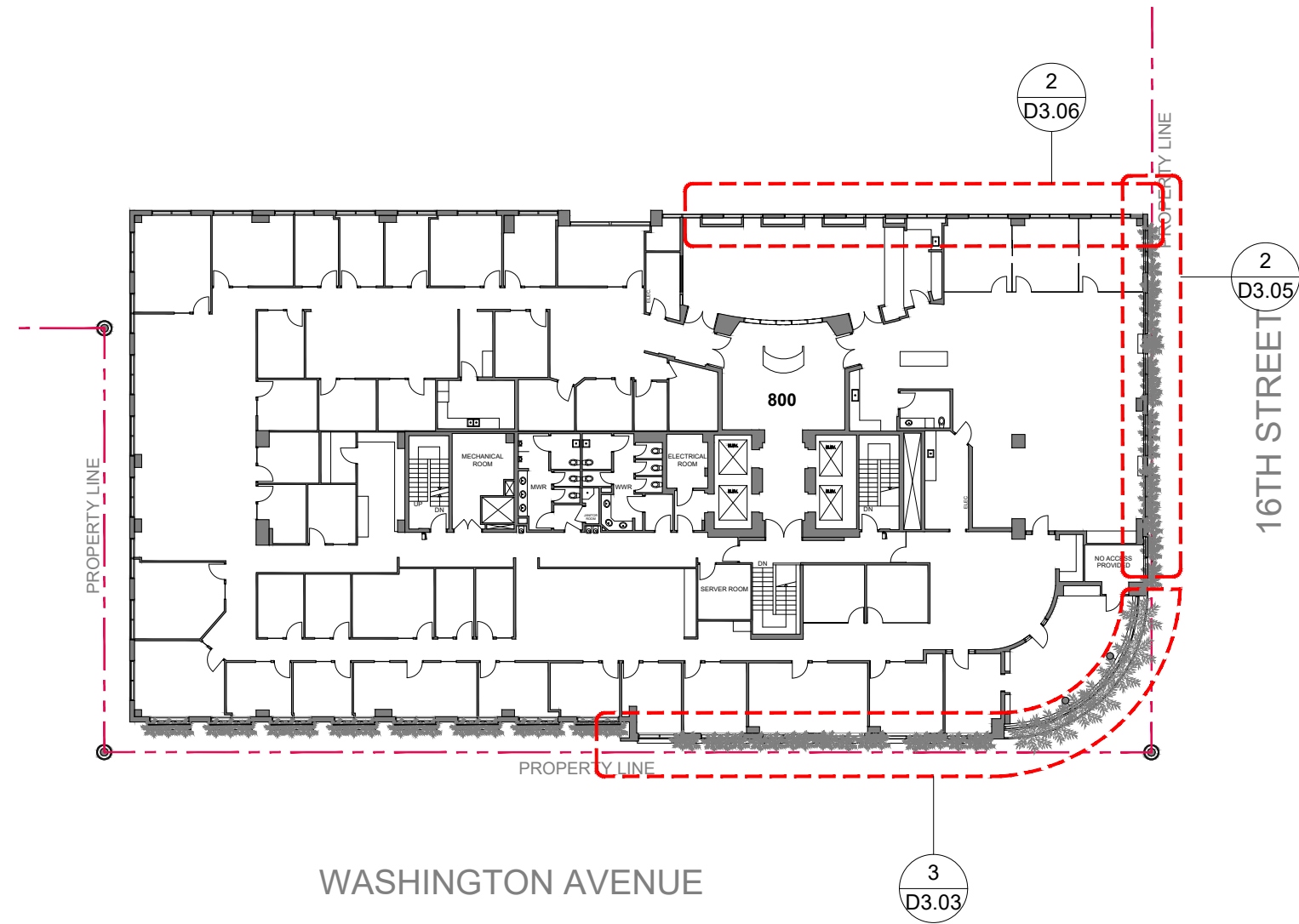
Date	07-01-2023	Sheet No.	<b>A2.16</b>
Scale	AS SHOWN		
Project	2335		

**NOTE:**  
REFER TO D3.03, D3.05 & 3.06 FOR 7TH FLOOR PROPOSED ENLARGED FLOOR PLAN



**PROPOSED 7th FLOOR PLAN.**

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



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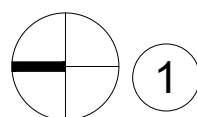
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**PROPOSED 8th FLOOR PLAN**

Date	07-01-2023	Sheet No.	A2.17
Scale	AS SHOWN		
Project	2335		

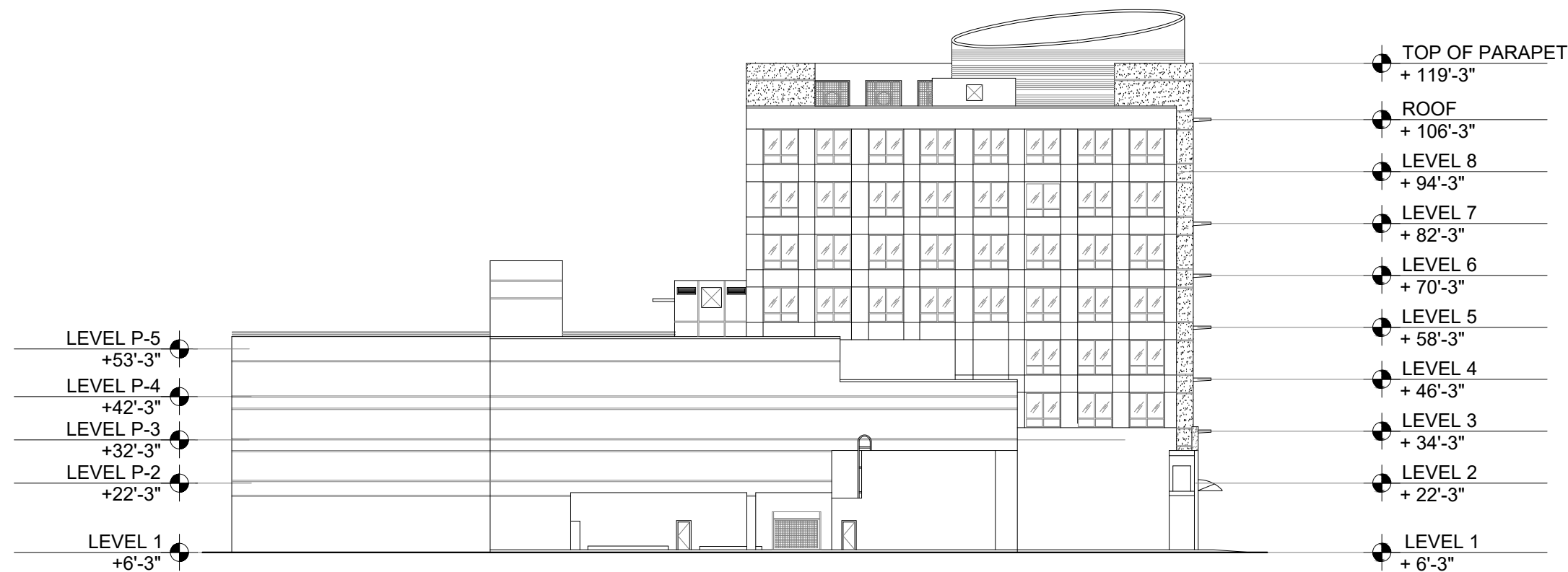
**NOTE:**  
REFER TO D3.03, 3.05 & 3.06 FOR 3RD FLOOR PROPOSED ENLARGED FLOOR PLAN



**PROPOSED 8th FLOOR PLAN.**

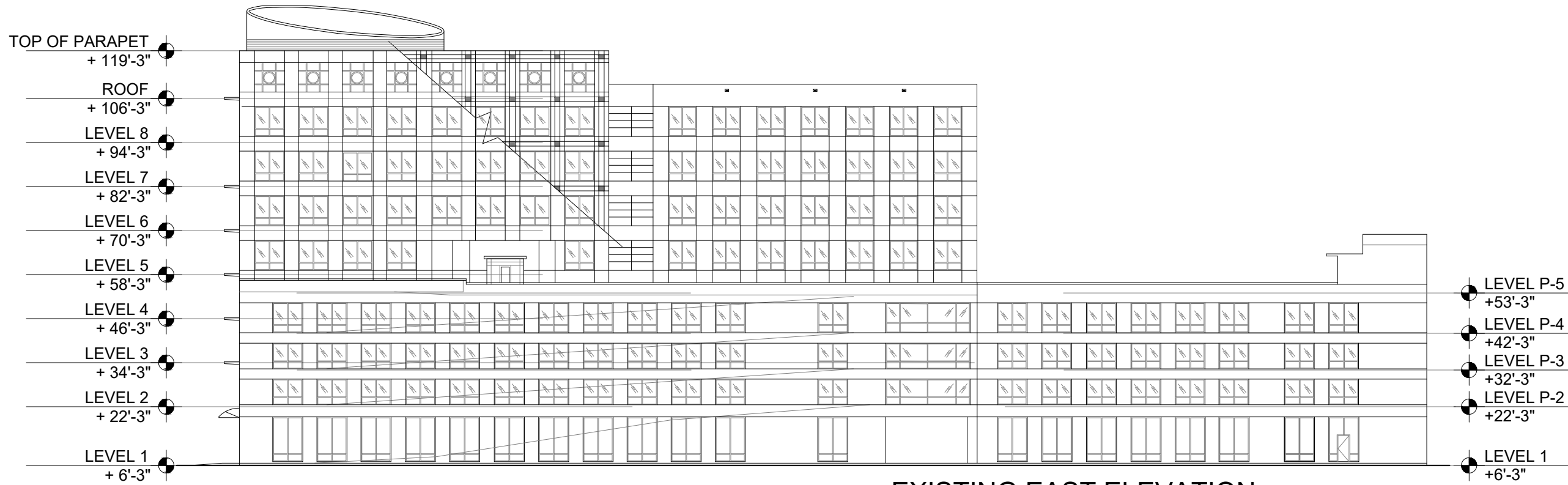
SCALE: 1/132" = 1'-0"





1 EXISTING NORTH ELEVATION

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



2 EXISTING EAST ELEVATION

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

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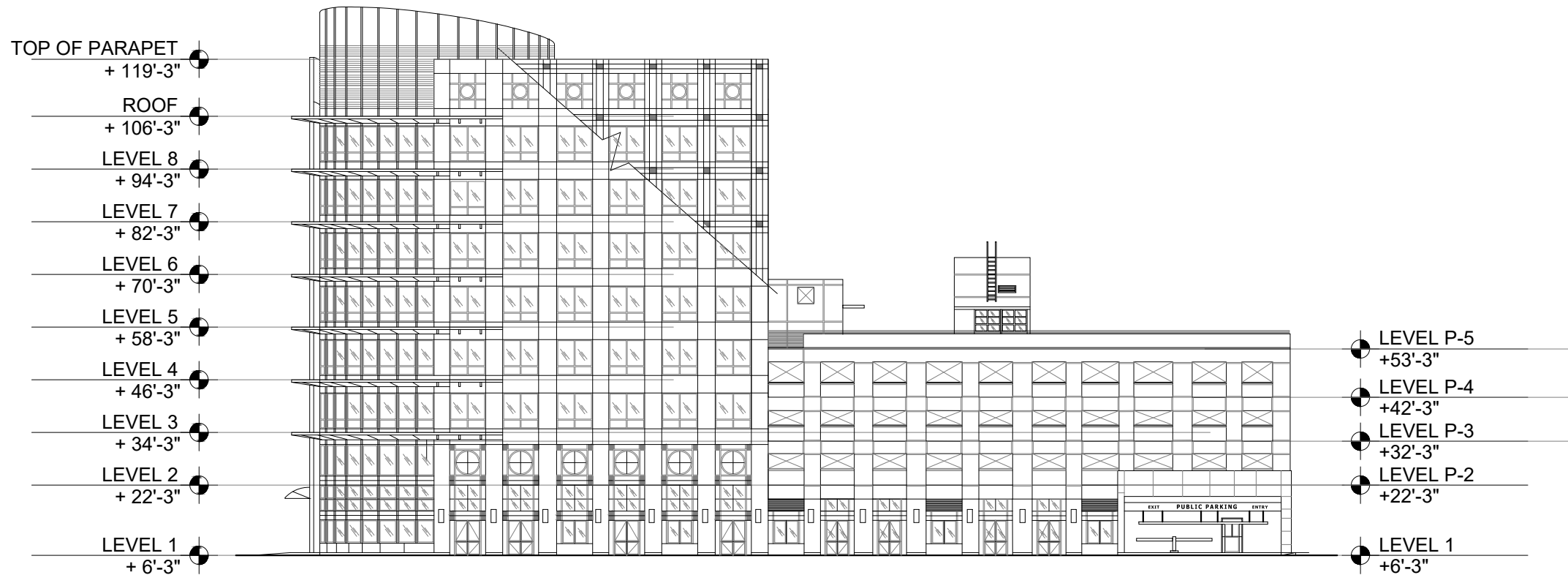
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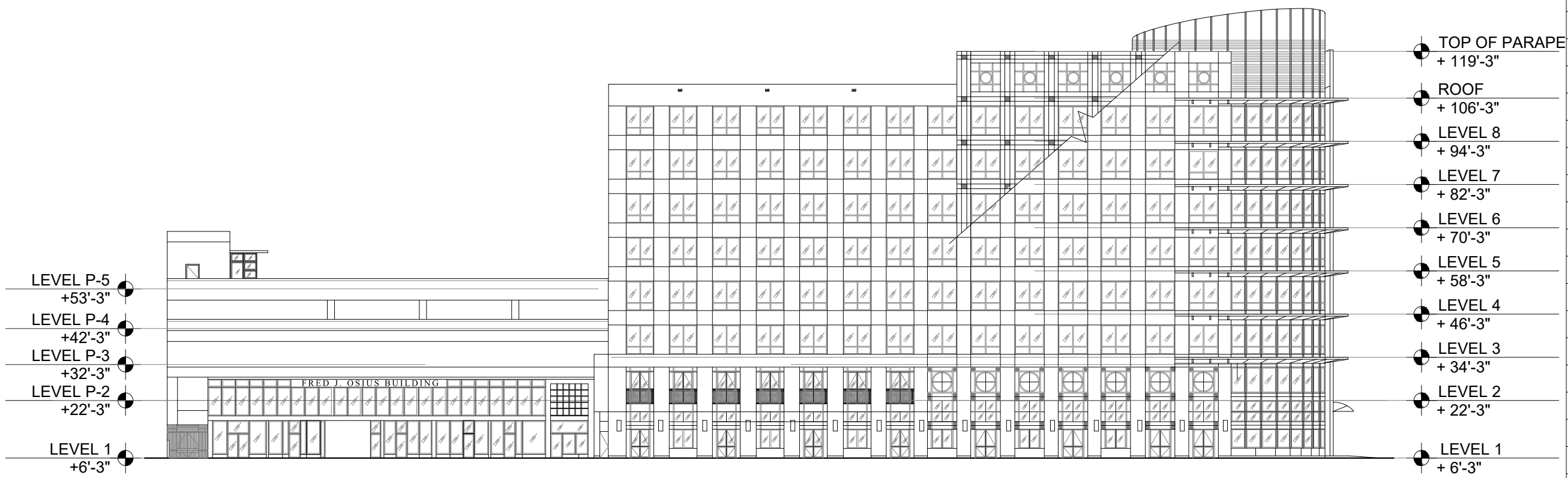
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EXISTING NORTH & EAST ELEVATIONS

Date	07-01-2023	Sheet No.	A3.00
Scale	AS SHOWN		
Project	2335		



1 EXISTING SOUTH ELEVATION  
SCALE: 1/32" = 1'-0"



2 EXISTING WEST ELEVATION  
SCALE: 1/32" = 1'-0"

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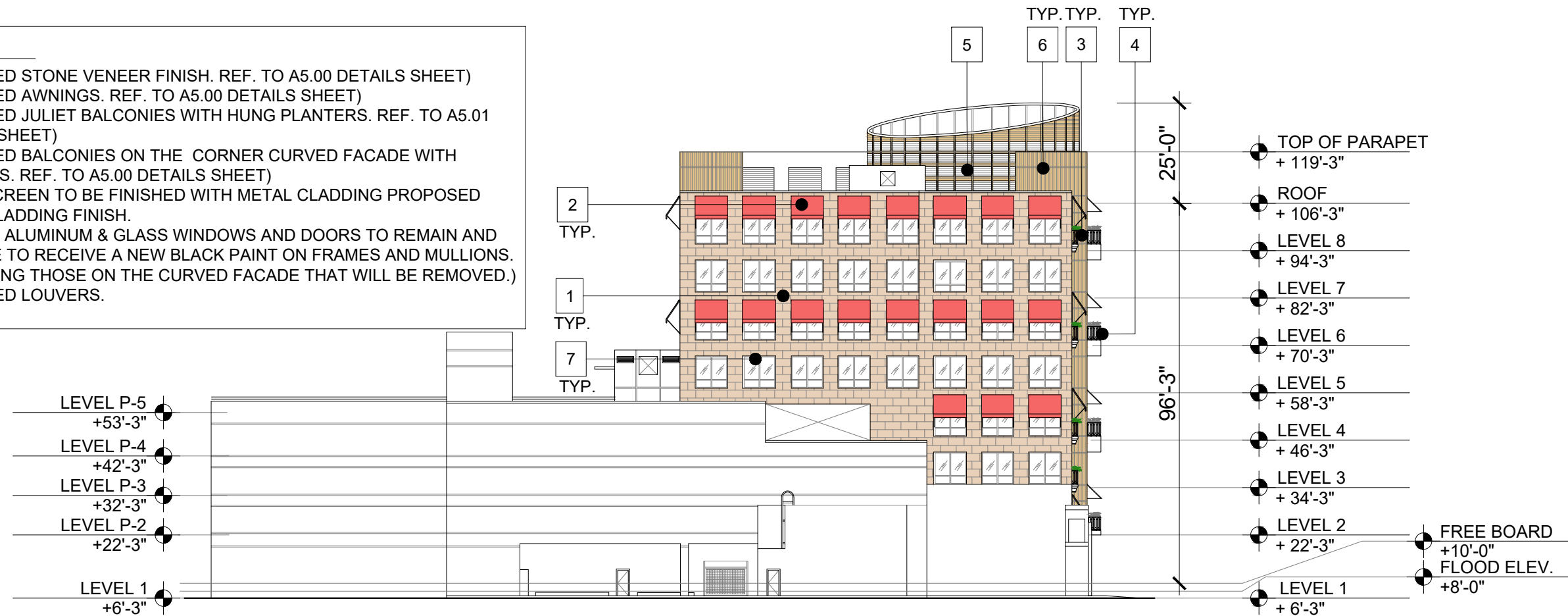
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EXISTING SOUTH & WEST ELEVATIONS

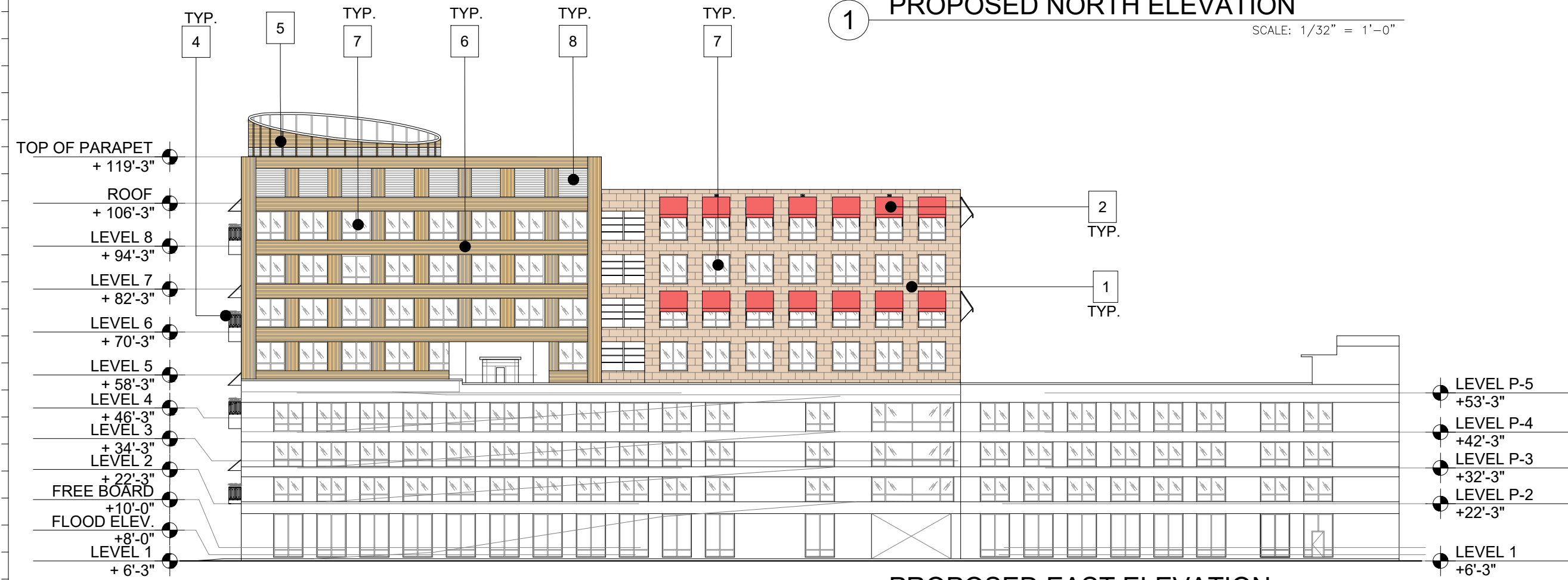
Date	07-01-2023	Sheet No.	A3.01
Scale	AS SHOWN		
Project	2335		

**NOTES**

1. PROPOSED STONE VENEER FINISH. REF. TO A5.00 DETAILS SHEET)
2. PROPOSED AWNINGS. REF. TO A5.00 DETAILS SHEET)
3. PROPOSED JULIET BALCONIES WITH HUNG PLANTERS. REF. TO A5.01 DETAILS SHEET)
4. PROPOSED BALCONIES ON THE CORNER CURVED FACADE WITH PLANTERS. REF. TO A5.00 DETAILS SHEET)
5. MECH. SCREEN TO BE FINISHED WITH METAL CLADDING PROPOSED METAL CLADDING FINISH.
6. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BLACK PAINT ON FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
7. PROPOSED LOUVERS.



**1 PROPOSED NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"



**2 PROPOSED EAST ELEVATION**  
SCALE: 1/32" = 1'-0"

Rev.	Date

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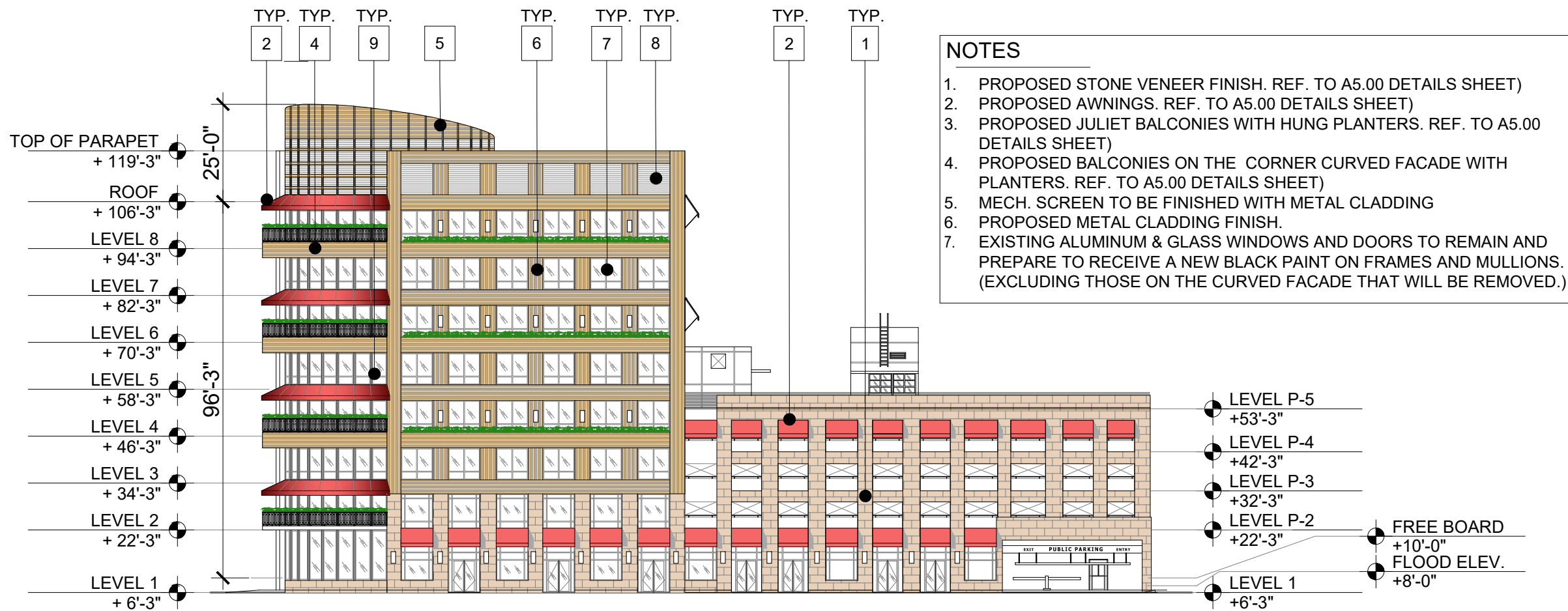
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**PROPOSED NORTH & EAST ELEVATIONS**

Date	07-01-2023	Sheet No.	A3.10
Scale	AS SHOWN		
Project	2335		



- NOTES**
1. PROPOSED STONE VENEER FINISH. REF. TO A5.00 DETAILS SHEET)
  2. PROPOSED AWNINGS. REF. TO A5.00 DETAILS SHEET)
  3. PROPOSED JULIET BALCONIES WITH HUNG PLANTERS. REF. TO A5.00 DETAILS SHEET)
  4. PROPOSED BALCONIES ON THE CORNER CURVED FACADE WITH PLANTERS. REF. TO A5.00 DETAILS SHEET)
  5. MECH. SCREEN TO BE FINISHED WITH METAL CLADDING
  6. PROPOSED METAL CLADDING FINISH.
  7. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BLACK PAINT ON FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)

**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"

- NOTES**
8. PROPOSED LOUVERS.
  9. PROPOSED ALUMINUM & GLASS DOORS AND WINDOWS ON THE CORNER CURVED FAÇADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN.45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRED PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE . INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.



**2 PROPOSED WEST ELEVATION**  
SCALE: 1/32" = 1'-0"

Rev.	Date

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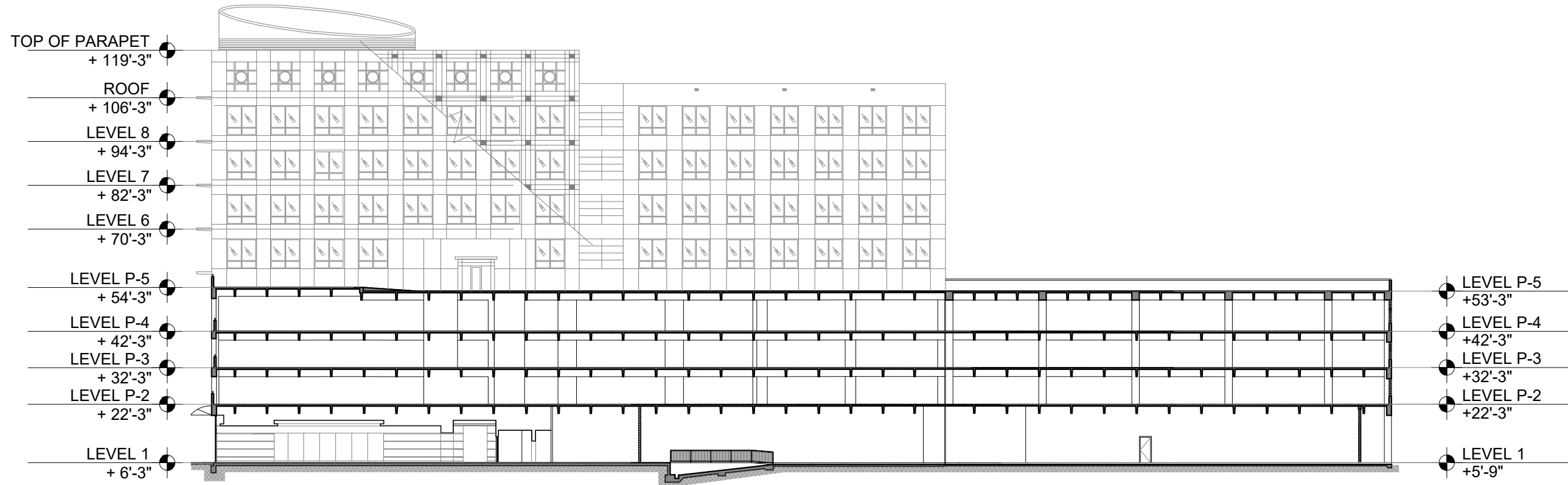
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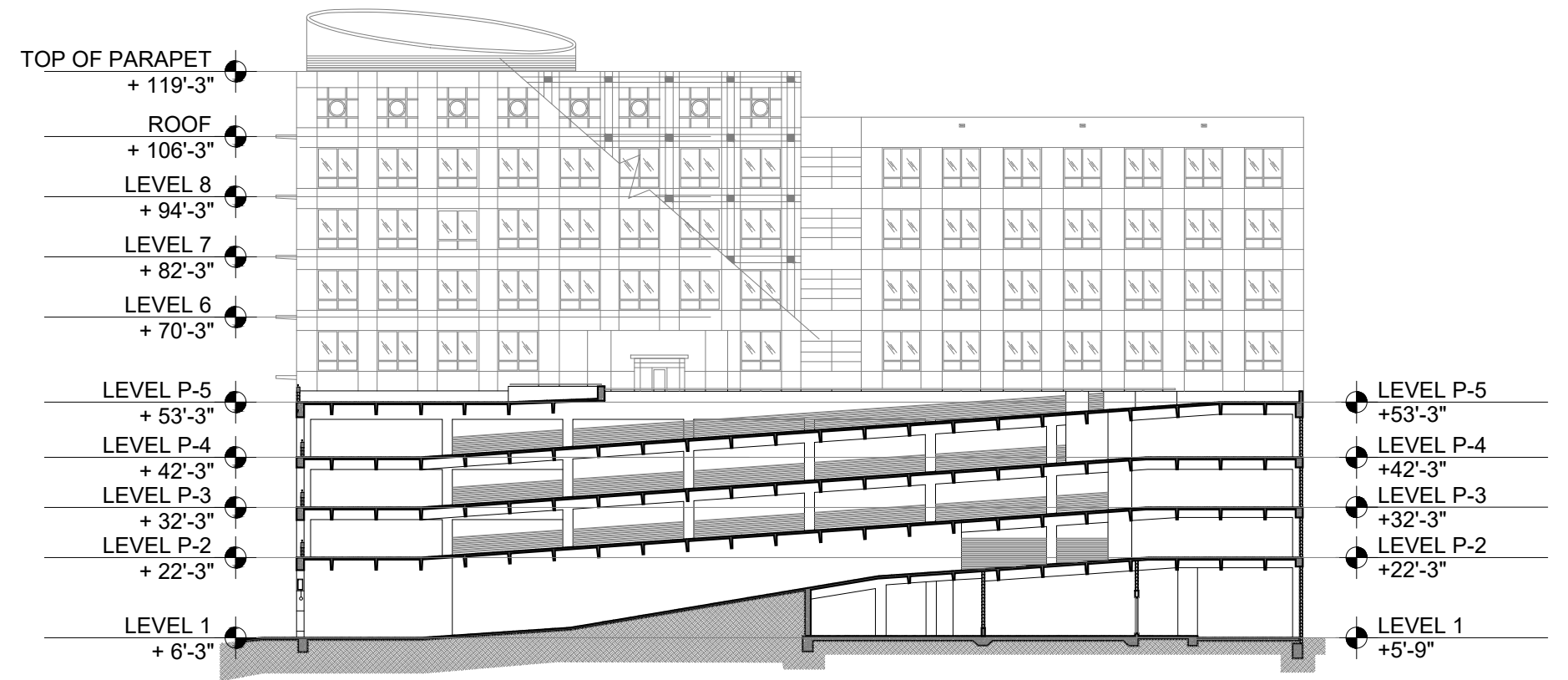


**PROPOSED SOUTH & WEST ELEVATIONS**

Date	07-01-2023	Sheet No.	
Scale	AS SHOWN		<b>A3.11</b>
Project	2335		



1 EXISTING SECTION A-A SCALE: 1/32" = 1'-0"



2 EXISTING SECTION B-B SCALE: 1/32" = 1'-0"

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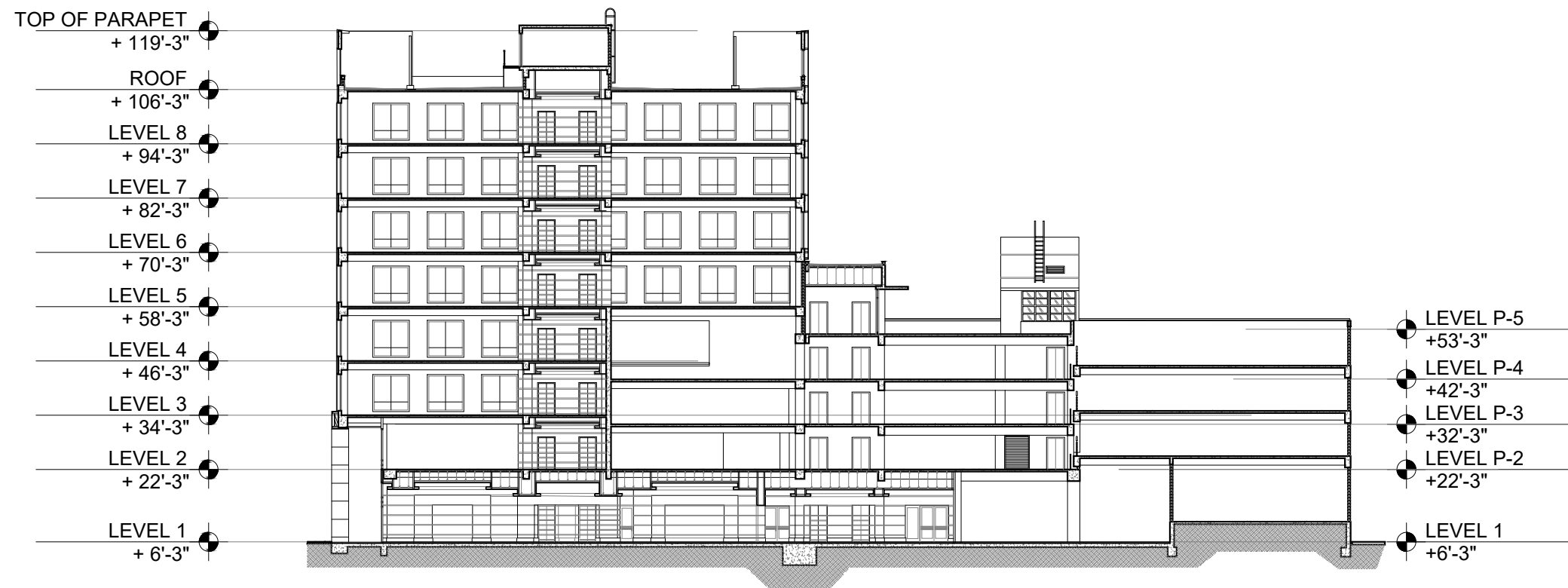
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**EXISTING SECTION A-A & B-B**

Date	07-01-2023	Sheet No.	A4.00
Scale	AS SHOWN		
Project	2335		



1

EXISTING SECTION C-C

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

Rev.	Date

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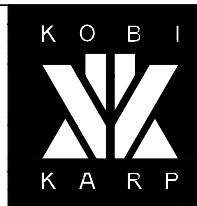
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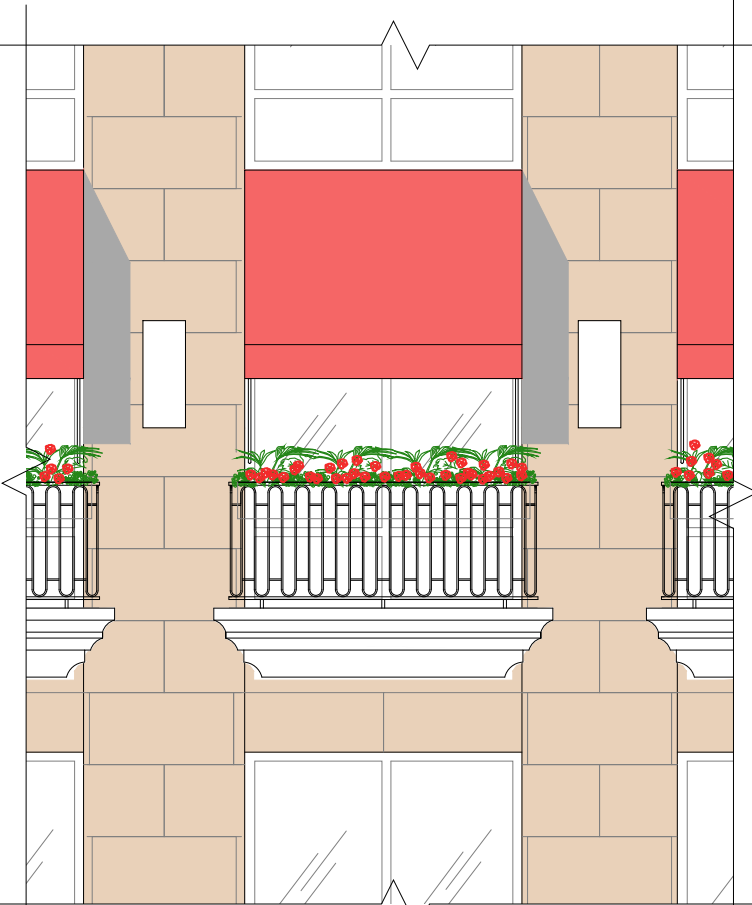
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Date	07-01-2023	Sheet No.	A4.01
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Project	2335		

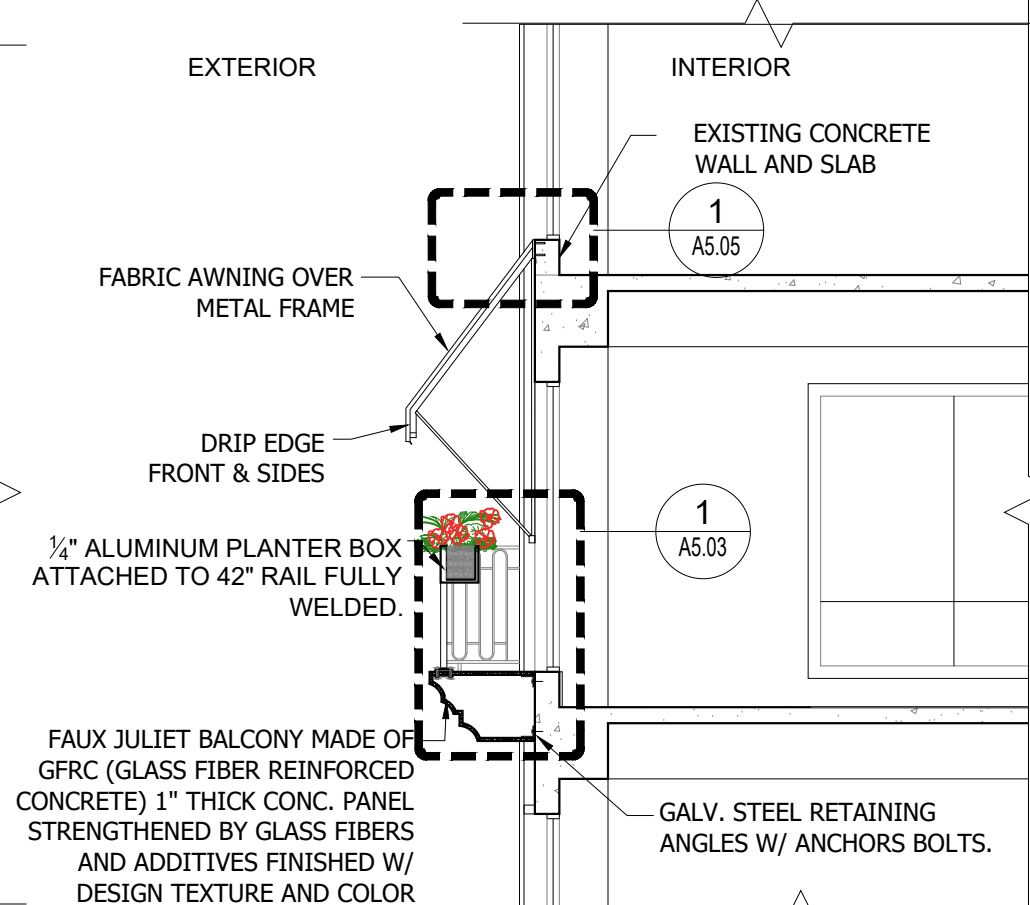




1 PROPOSED BALCONY ENLARGED RENDER  
SCALE: N/A



2 PROPOSED BALCONY ENLARGED ELEVATION  
SCALE: N/A



3 PROPOSED BALCONY SECTION DETAIL  
SCALE: 3/16" = 1'-0"

Rev.	Date

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**HPB - FINAL SUBMITTAL**

2335

**LE ROYALE**  
1601 WASHINGTON AVE  
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**DETAILS SHEET**  
DETAILS

Date	07-01-2023	Sheet No.	A5.00
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Project	2335		



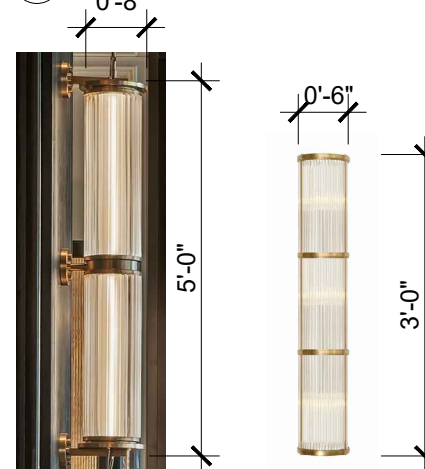
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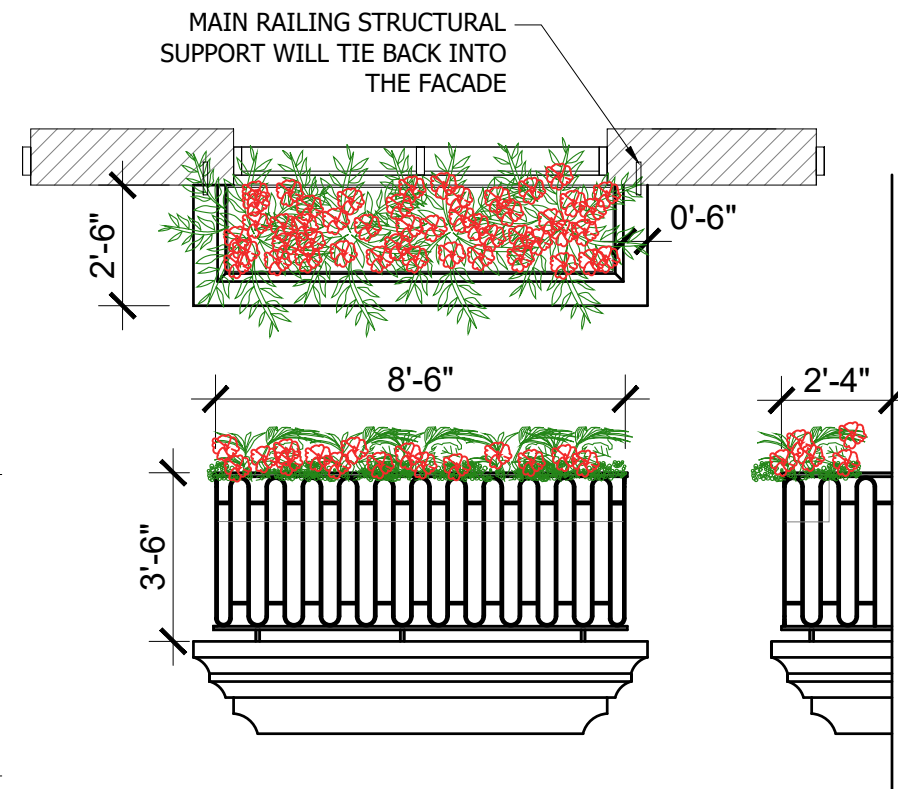
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SCALE: N/A



6 PROPOSED FLOWERS  
SCALE: N/A

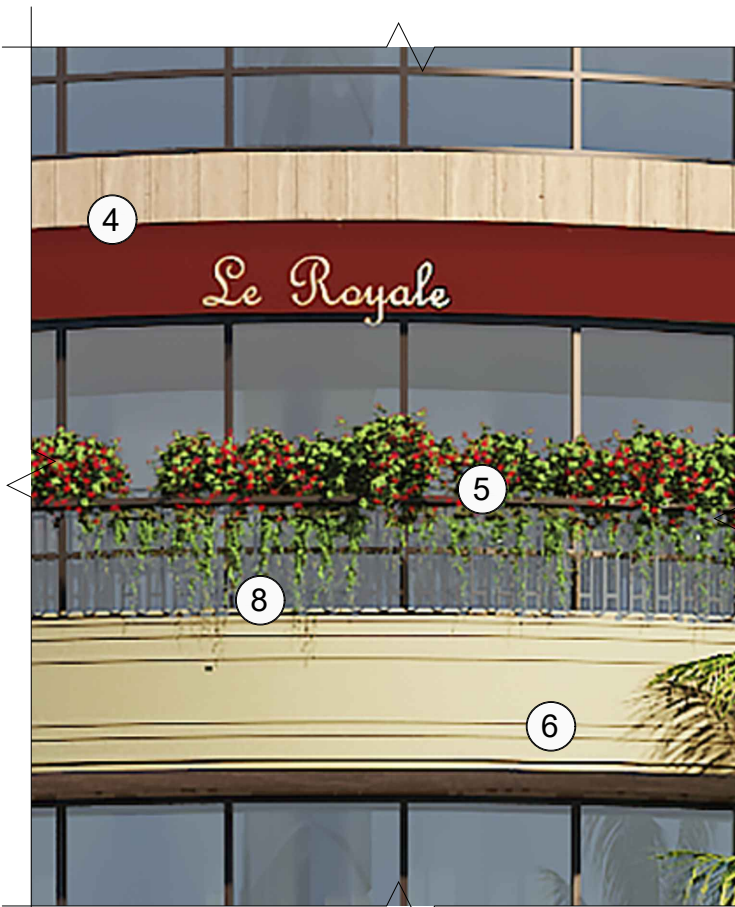


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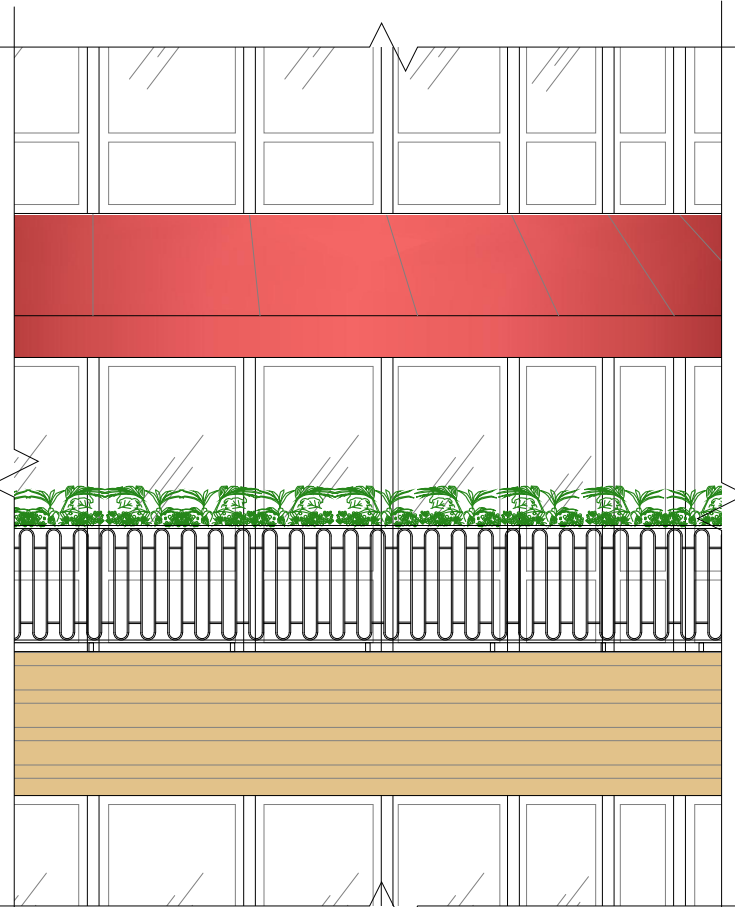


8 PROPOSED RAILING DETAILS  
SCALE: N/A

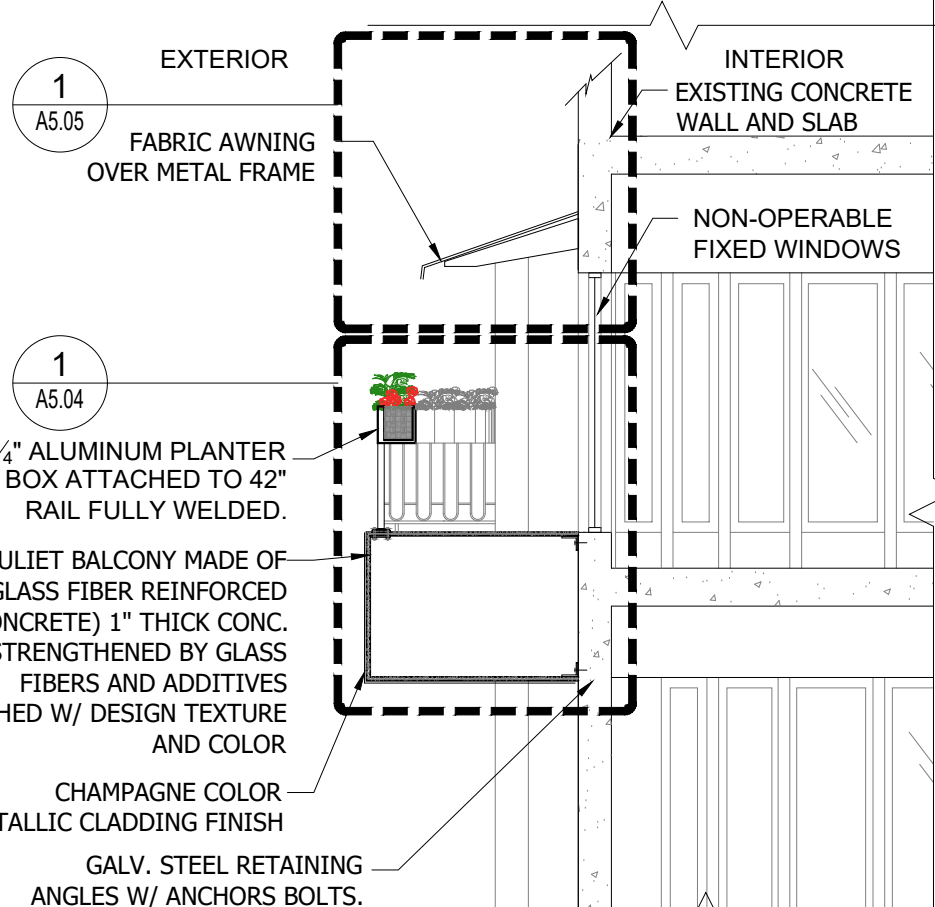




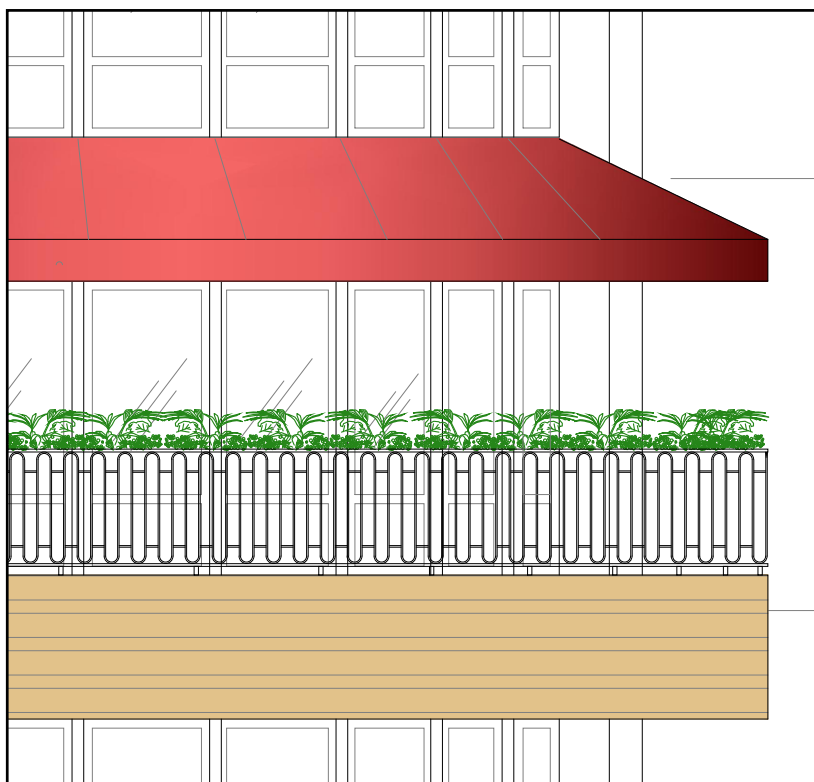
1 PROPOSED BALCONY ENLARGED RENDER  
SCALE: N/A



2 PROPOSED BALCONY ENLARGED ELEVATION  
SCALE: N/A



3 PROPOSED BALCONY SECTION DETAIL  
SCALE: 3/16"=1'-0"



4 PROPOSED ELEVATION  
SCALE: N/A



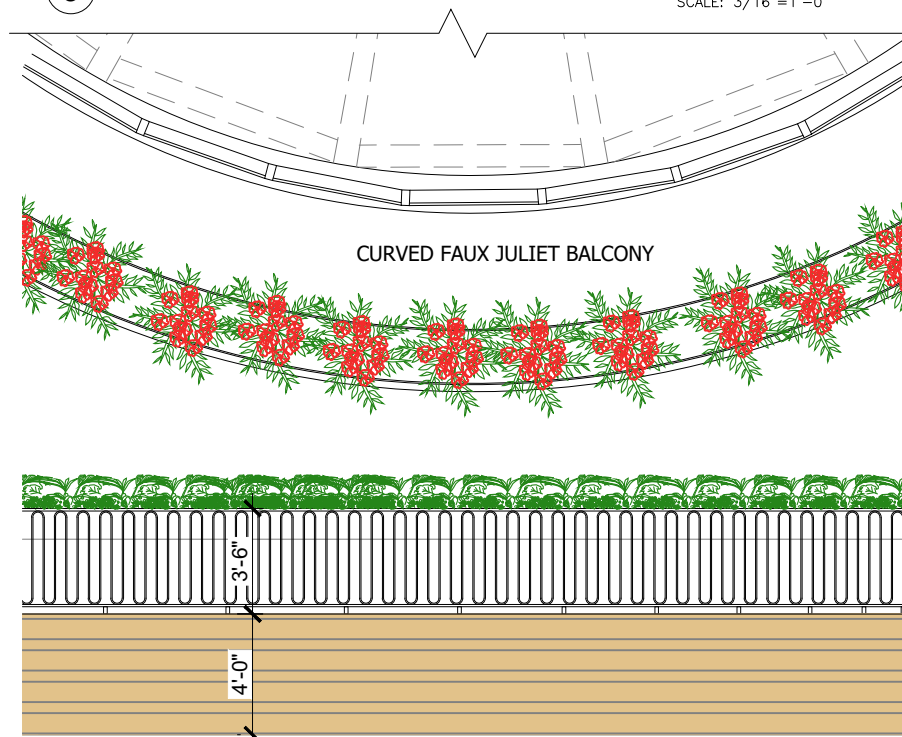
5 PROPOSED FLOWERS  
SCALE: N/A

- SUNPATIENS DEEP RED



6 PROPOSED METAL CLADDING  
SCALE: N/A

- CHAMPAGNE COLOR METAL CLADDING FINISH



7 PROPOSED RAILING DETAILS  
SCALE: N/A

1  
A5.05

EXTERIOR  
FABRIC AWNING  
OVER METAL FRAME

INTERIOR  
EXISTING CONCRETE  
WALL AND SLAB

NON-OPERABLE  
FIXED WINDOWS

1  
A5.04

1/4" ALUMINUM PLANTER  
BOX ATTACHED TO 42"  
RAIL FULLY WELDED.

FAUX JULIET BALCONY MADE OF  
GFRC (GLASS FIBER REINFORCED  
CONCRETE) 1" THICK CONC.  
PANEL STRENGTHENED BY GLASS  
FIBERS AND ADDITIVES  
FINISHED W/ DESIGN TEXTURE  
AND COLOR

CHAMPAGNE COLOR  
METALLIC CLADDING FINISH

GALV. STEEL RETAINING  
ANGLES W/ ANCHORS BOLTS.

Rev. \_\_\_\_\_ Date \_\_\_\_\_

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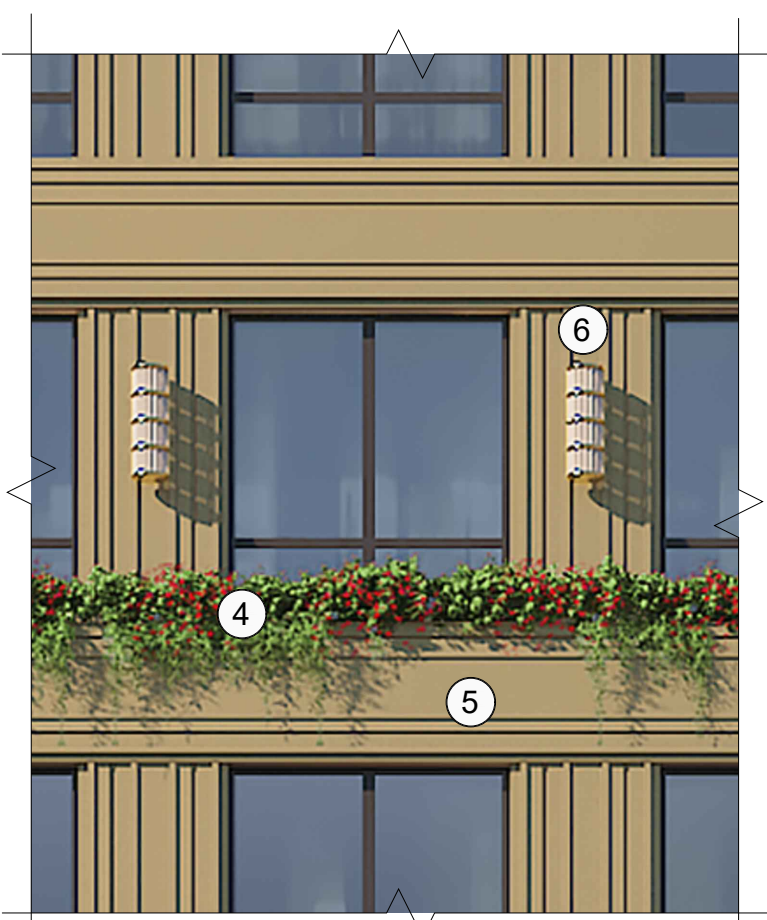
KOBI KARP  
Lic. # AR0012578



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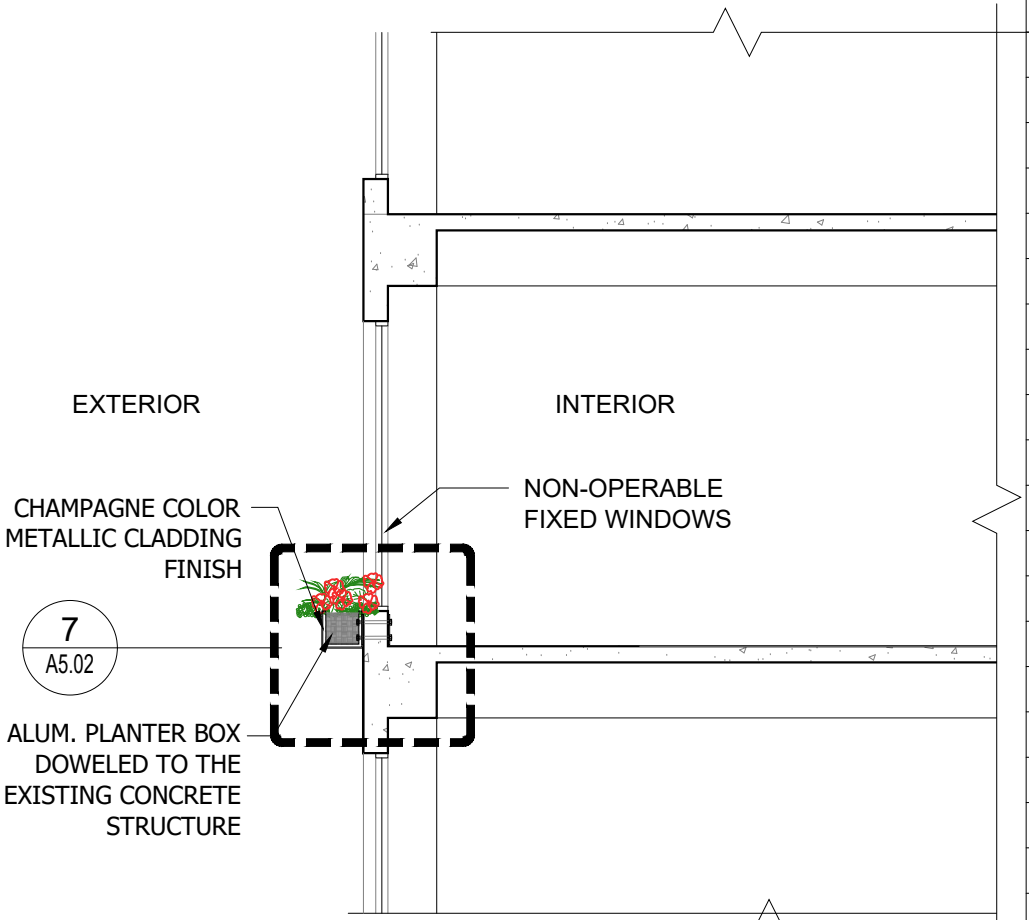




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SCALE: N/A



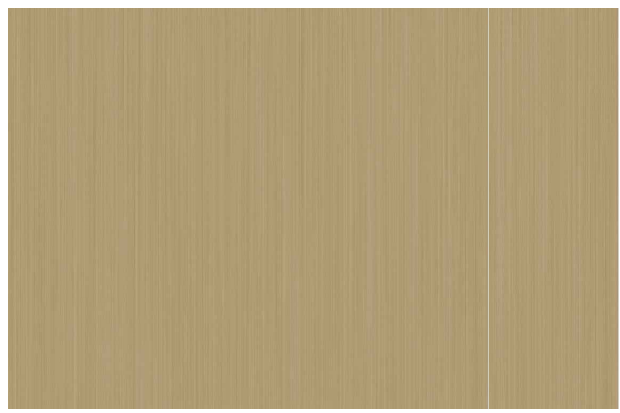
2 PROPOSED BALCONY ENLARGED ELEVATION  
SCALE: N/A



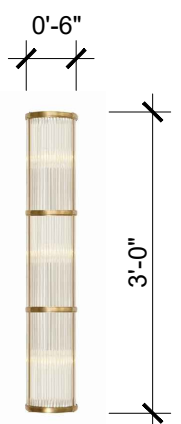
3 PROPOSED BALCONY SECTION DETAIL  
SCALE: 3/16"=1'-0"



4 PROPOSED FLOWERS  
SCALE: N/A  
• SUNPATIENS DEEP RED



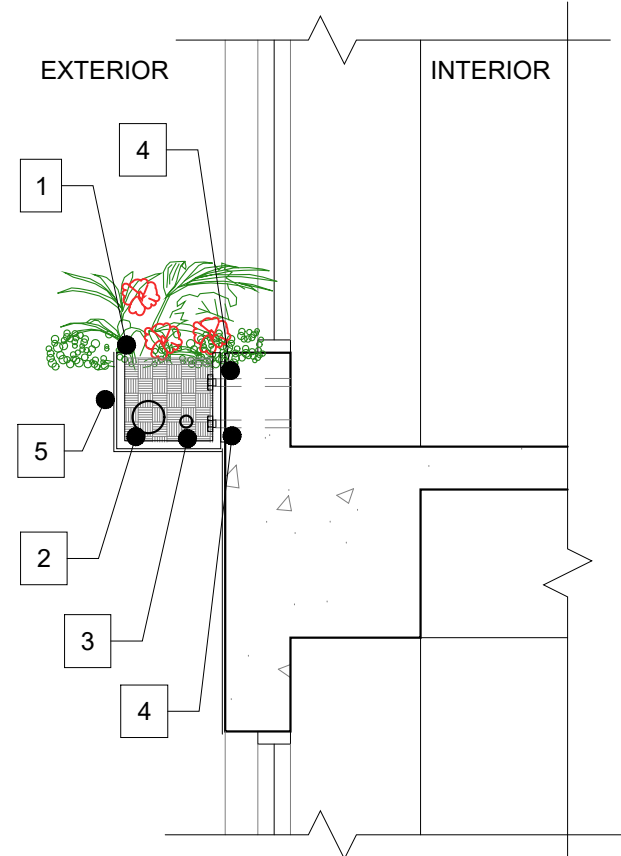
5 PROPOSED METAL CLADDING  
SCALE: N/A  
• CHAMPAGNE COLOR METAL CLADDING FINISH



6 PROPOSED WALL SCENCE  
SCALE: N/A

- LEGEND:**
- 1 12" x 15" x 1/4" ALUMINUM PLANTER BOX FULLY WELDED
  - 2 PVC DRAIN FOR PLANTER AT END OF PLANTER BOXES (REF. TO LANDSCAPING DWG'S)
  - 3 IRRIGATION TUBE FOR WATER SUPPLY, AT END OF PLANTER BOX (REF. TO LANDSCAPING DWG'S)
  - 4 ANCHOR BOLT ATTACHMENT TO EXISTING EXTERIOR WALL
  - 5 CHAMPAGNE COLOR METAL CLADDING FINISH PLANTER BOX

NOTE:  
CONCEPT DESIGN ONLY FOR ACTUAL PLANTER AND RAILING DESIGN. FABRICATION AND INSTALLATION SHALL REQUIRED SPECIALTY ENGINEER DRAWINGS WITH CALCULATIONS FROM A FL. LICENCE CONSULTANT.



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

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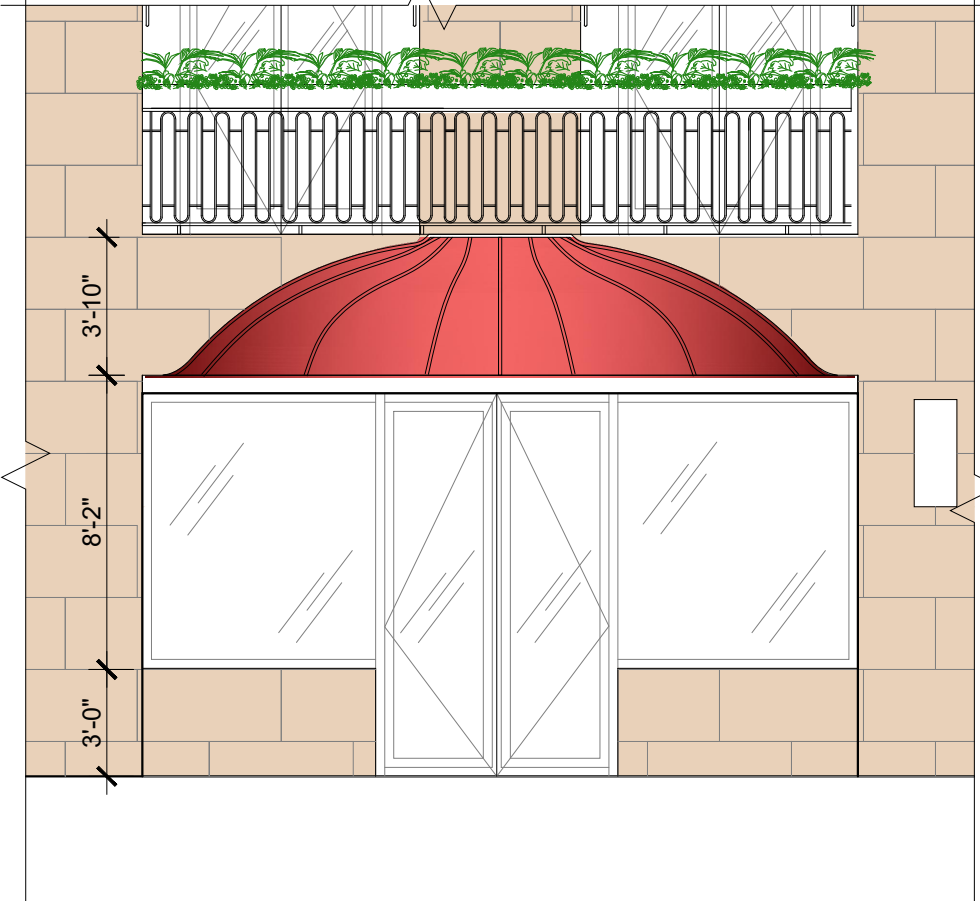


**DETAILS SHEET**  
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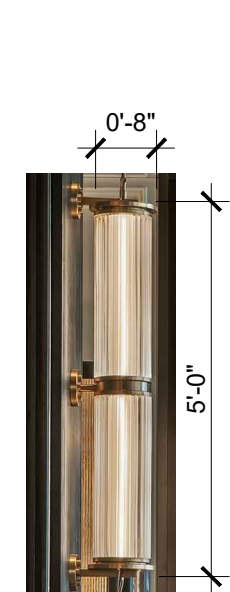
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Scale	AS SHOWN		
Project	2335		



1 PROPOSED GROUND LEVEL ENLARGED ELEV. RENDER SCALE:N/A



2 PROPOSED GROUND LEVEL ENLARGED ELEV. SCALE:N/A



3 PROPOSED WALL SCNCE SCALE:N/A



4 PROPOSED STONE VENEER SCALE:N/A



5 PROPOSED AWNING EXAMPLE SCALE:N/A

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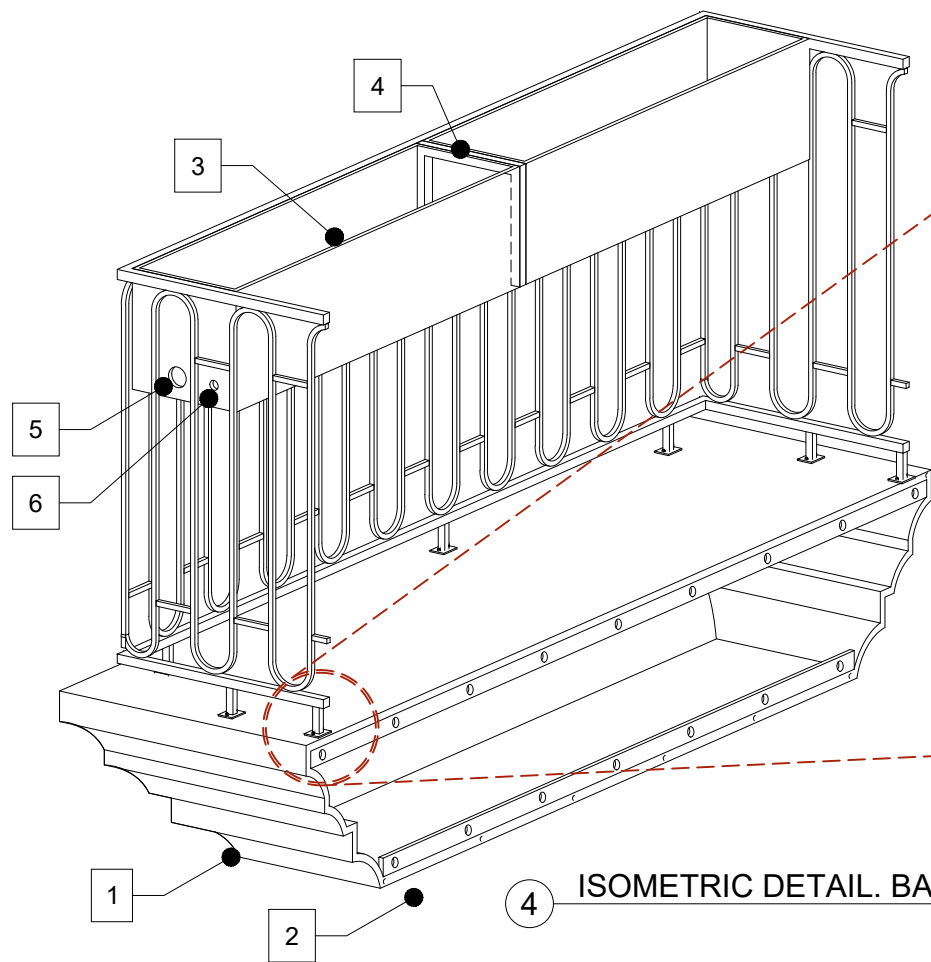
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KOBI KARP  
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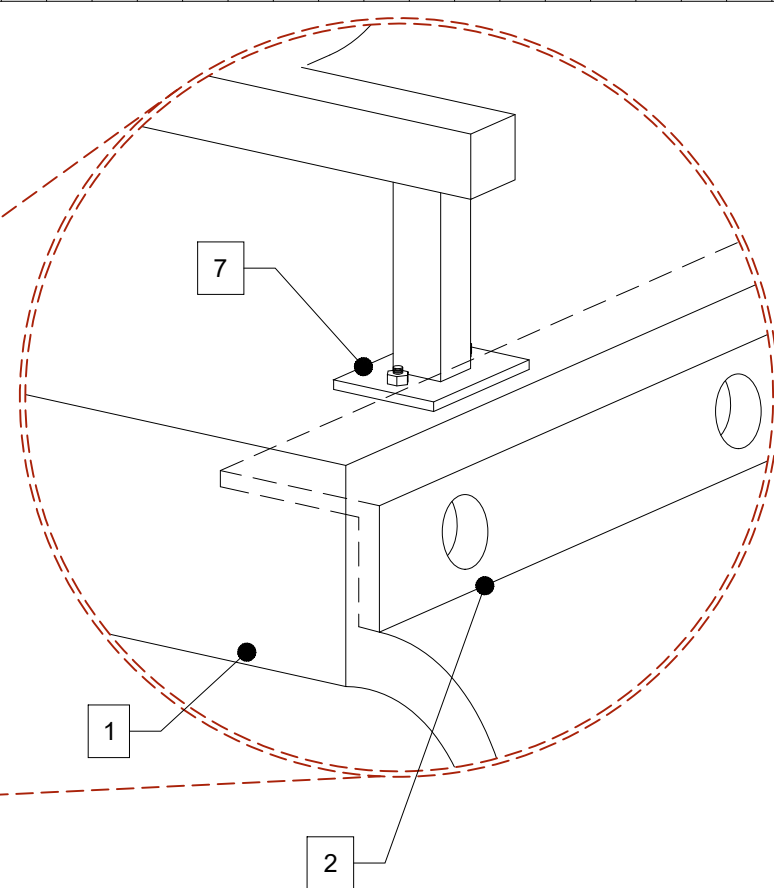
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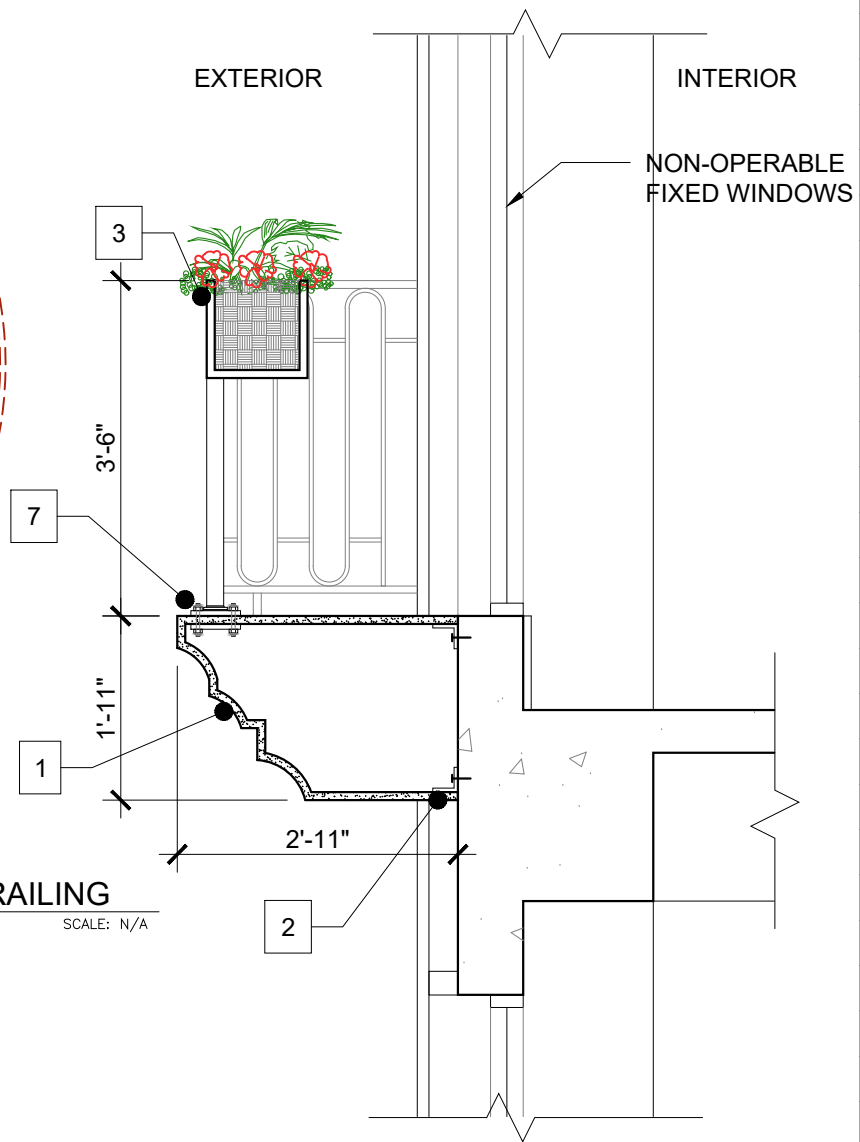




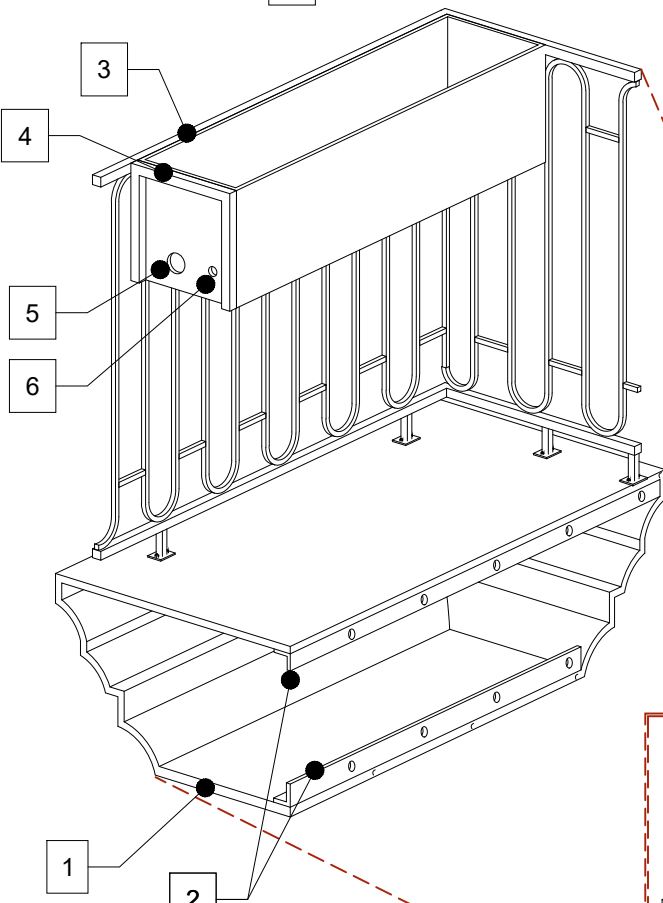
4 ISOMETRIC DETAIL. BACK SIDE.  
SCALE: 1/2"=1'-0"



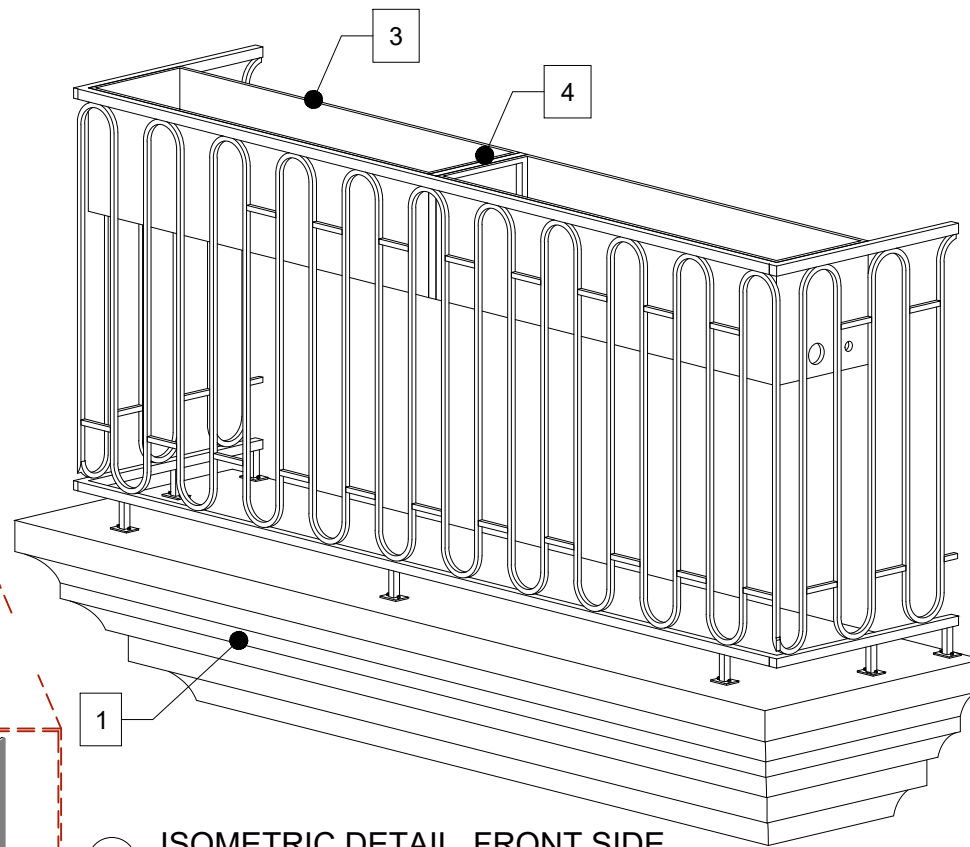
5 DETAIL OF ATTACHMENT OF THE RAILING  
SCALE: N/A



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



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



2 ISOMETRIC DETAIL. FRONT SIDE.  
SCALE: 1/2"=1'-0"

NOTE:  
CONCEPT DESIGN ONLY FOR ACTUAL STRUCTURAL FAUX JULIET BALCONY, PLANTER AND RAILING DESIGN. FABRICATION AND INSTALLATION SHALL REQUIRED SPECIALTY ENGINEER DRAWINGS WITH CALCULATIONS FROM A FL. LICENCE CONSULTANT.

- LEGEND:**
- 1 FAUX JULIET BALCONY MADE OF GFRC (GLASS FIBER REINFORCED CONCRETE) 1" THICK CONC. PANEL STRENGTHENED BY GLASS FIBERS AND ADDITIVES FINISHED W/ DESIGN TEXTURE AND COLOR TO BE SELECTED.
  - 2 GALV. STEEL RETAINING ANGLES WITH ANCHOR BOLTS
  - 3 12" x 15" x 1/4" ALUMINUM PLANTER BOX ATTACHED TO RAIL FULLY WELDED.
  - 4 1" X 1" X 1/8" INTERMEDDLING ALUM. TUBE FULLY WELDED TO PLANTER INTERIOR WALLS.
  - 5 PVC DRAIN FOR PLANTER AT END OF PLANTER BOXES (REF. TO LANDSCAPING DWG'S)
  - 6 IRRIGATION TUBE FOR WATER SUPPLY, AT END OF PLANTER BOX (REF. TO LANDSCAPING DWG'S)
  - 7 2" X 2" ALUM. PLATE ATTACHED W/ 1/2-13 X 2" BOLT AND NUT TO 1" GFRC SILL.

Rev.	Date

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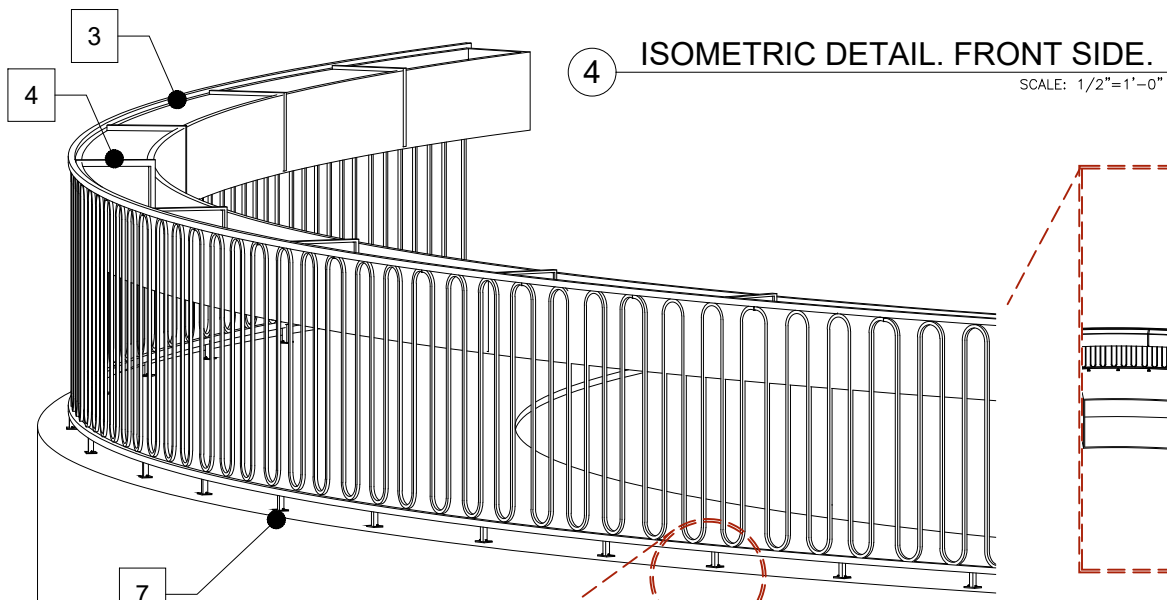
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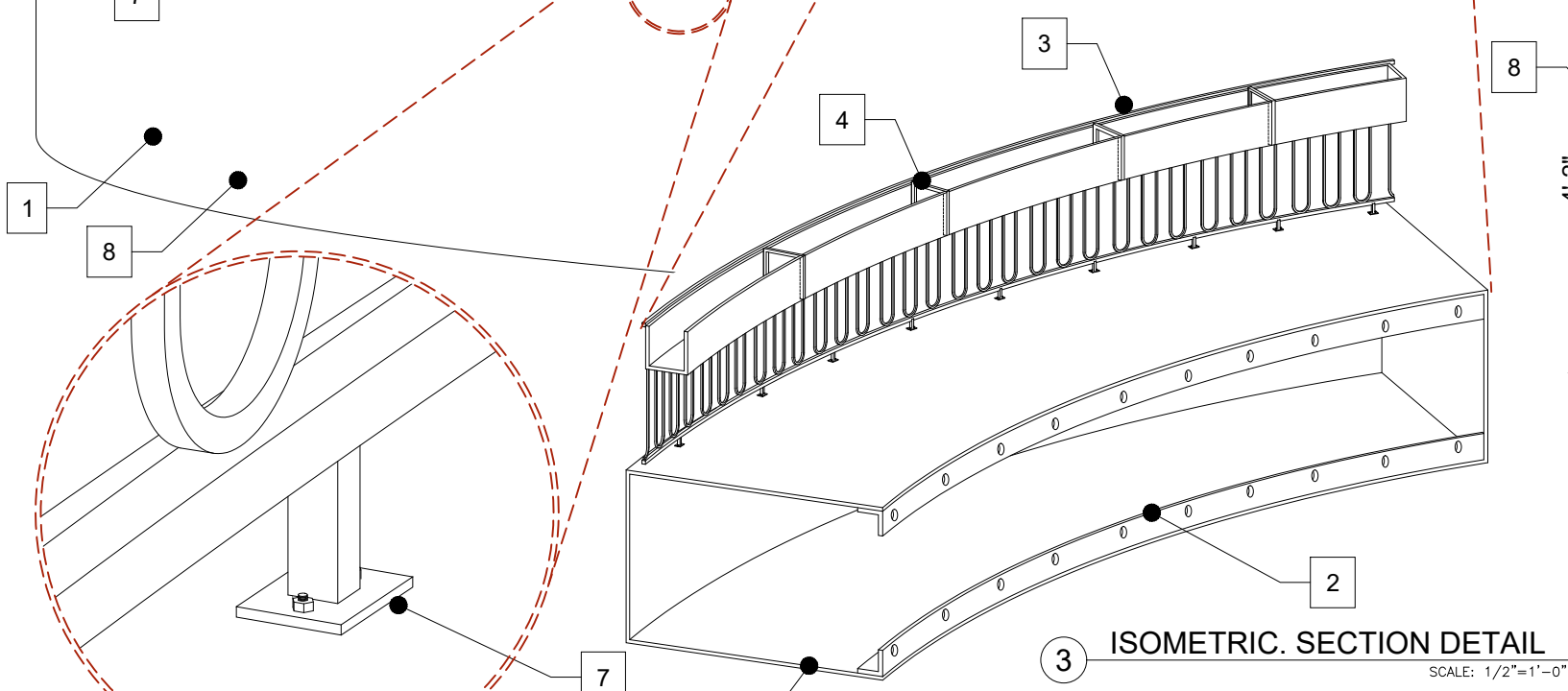
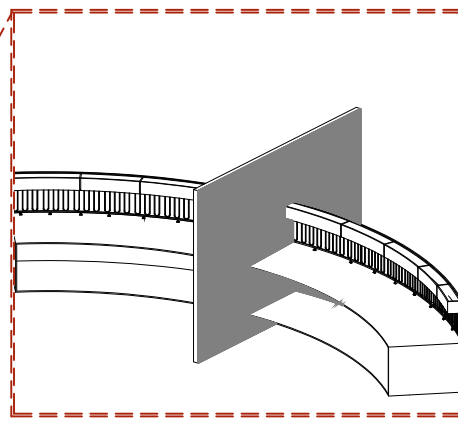


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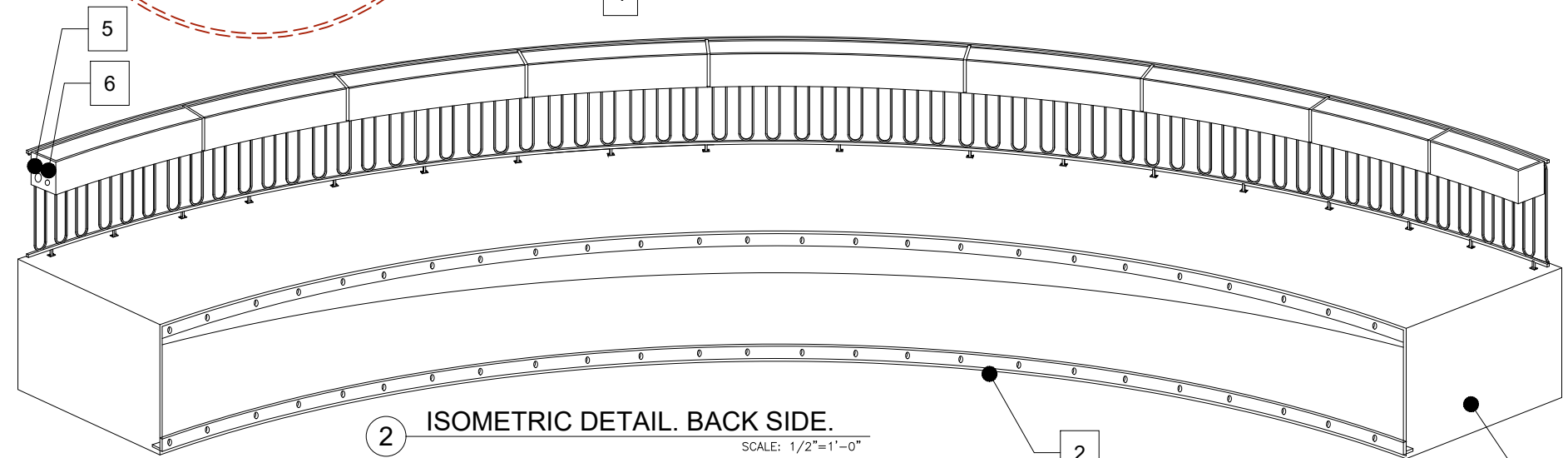
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4 ISOMETRIC DETAIL. FRONT SIDE.  
SCALE: 1/2"=1'-0"

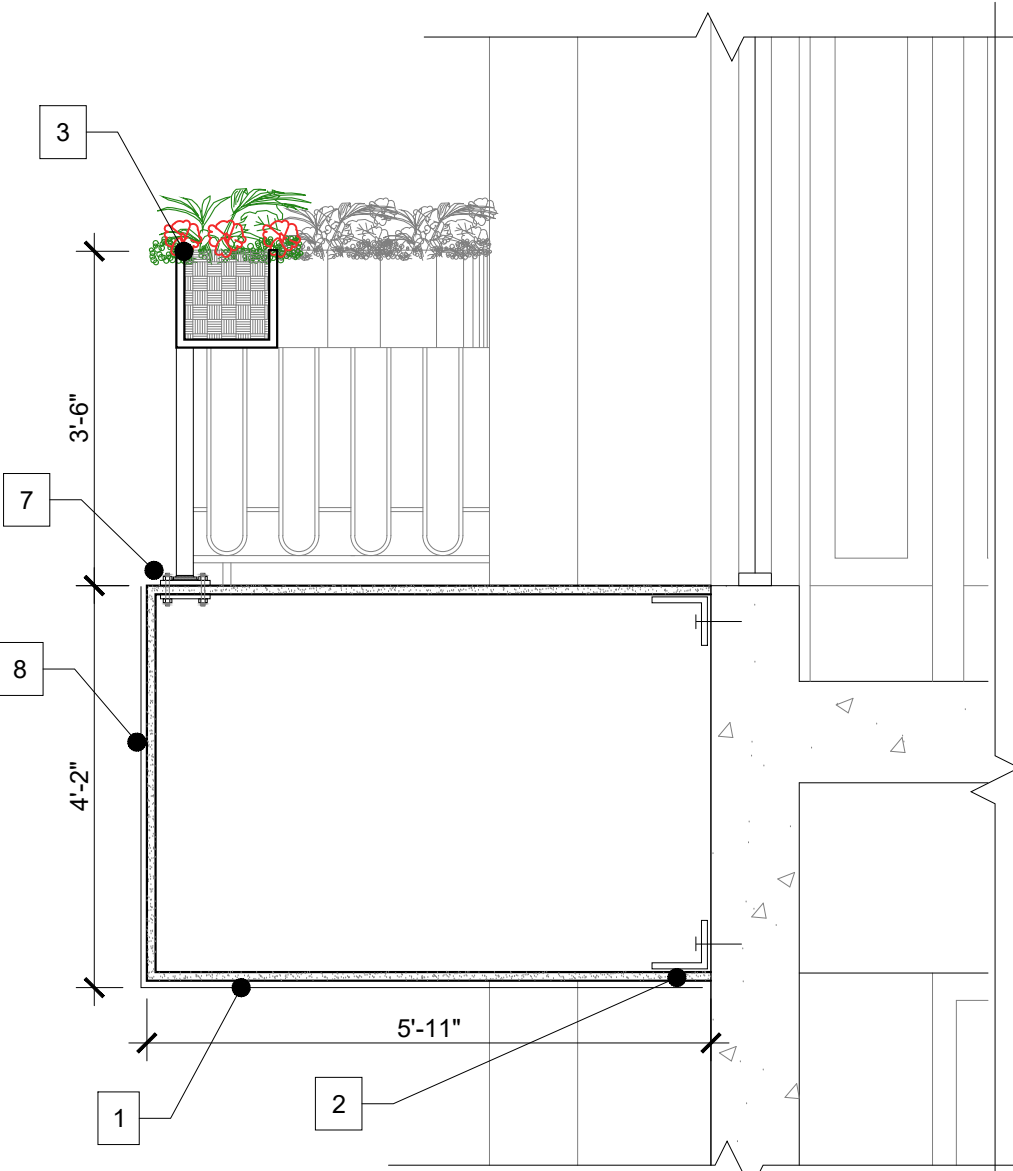


3 ISOMETRIC. SECTION DETAIL  
SCALE: 1/2"=1'-0"



2 ISOMETRIC DETAIL. BACK SIDE.  
SCALE: 1/2"=1'-0"

NOTE:  
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1 FAUX JULIET BALCONY SECTION DETAIL  
SCALE: 1/2"=1'-0"

- LEGEND:**
- 1 FAUX JULIET BALCONY MADE OF GFRC (GLASS FIBER REINFORCED CONCRETE) 1" THICK CONC. PANEL STRENGTHENED BY GLASS FIBERS AND ADDITIVES FINISHED W/ DESIGN TEXTURE AND COLOR TO BE SELECTED.
  - 2 GALV. STEEL RETAINING ANGLES WITH ANCHOR BOLTS
  - 3 12" X 15" X 1/4" ALUMINUM PLANTER BOX ATTACHED TO RAIL FULLY WELDED.
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  - 5 PVC DRAIN FOR PLANTER AT END OF PLANTER BOXES (REF. TO LANDSCAPING DWG'S)
  - 6 IRRIGATION TUBE FOR WATER SUPPLY, AT END OF PLANTER BOX (REF. TO LANDSCAPING DWG'S)
  - 7 2" X 2" ALUM. PLATE ATTACHED W/ 1/2-13 X 2" BOLT AND NUT TO 1" GFRC SILL.
  - 8 CHAMPAGNE COLOR METAL CLADDING FINISH.

Rev.	Date

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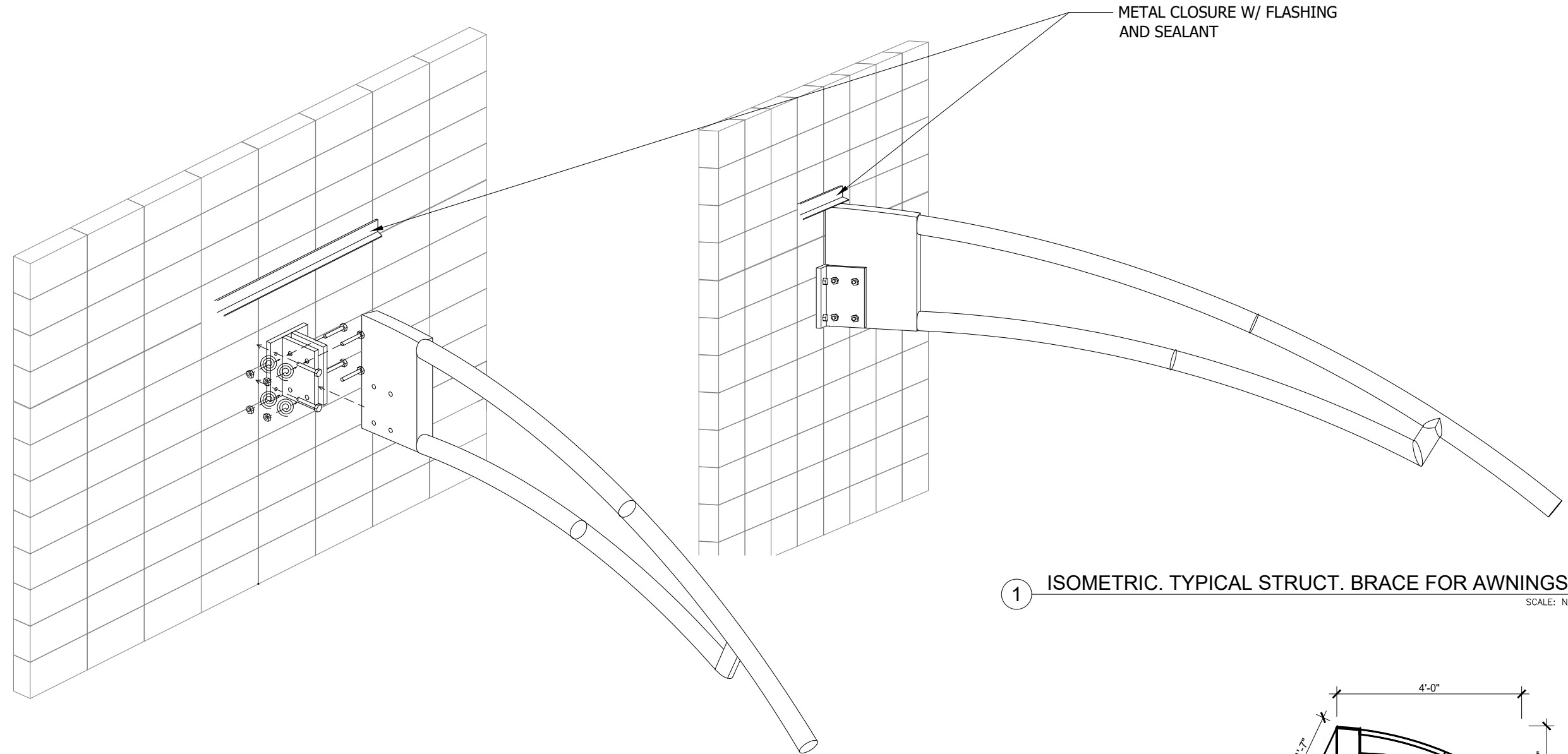
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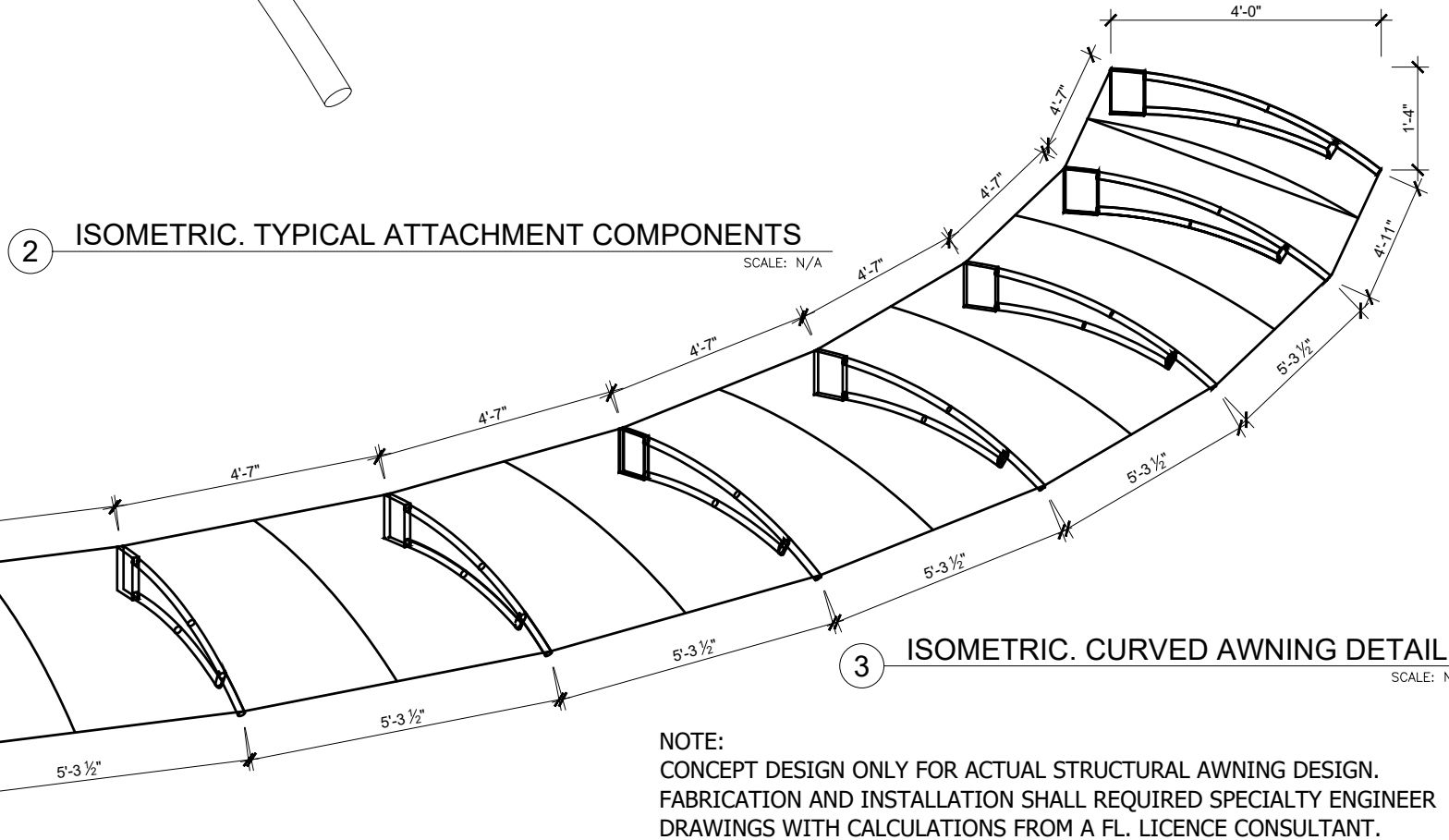


METAL CLOSURE W/ FLASHING AND SEALANT

1 ISOMETRIC. TYPICAL STRUCT. BRACE FOR AWNINGS. SCALE: N/A

NOTES:

- ALL STRUCTURAL ELEMENTS TO BE SCH. 40 ALUM. 6061-T6.
- ALL CONNECTIONS TO BE FULLY WELDED  $\frac{3}{16}$ ".
- ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
- ALL STRUCTURES DESIGNED IN ACCORDANCE WITH FBC 2020 7TH EDITION.
- ALL PIPE TO BE 1-1/4" Ø I.D. U.N.O.
- ATTACHED ELEMENTS TO BE 2" X 2" STEEL PLATES FULLY WELDED AND ATTACHED W/ 1/2-13 X 2" BOLT AND NUT.



2 ISOMETRIC. TYPICAL ATTACHMENT COMPONENTS SCALE: N/A

3 ISOMETRIC. CURVED AWNING DETAIL SCALE: N/A

NOTE:  
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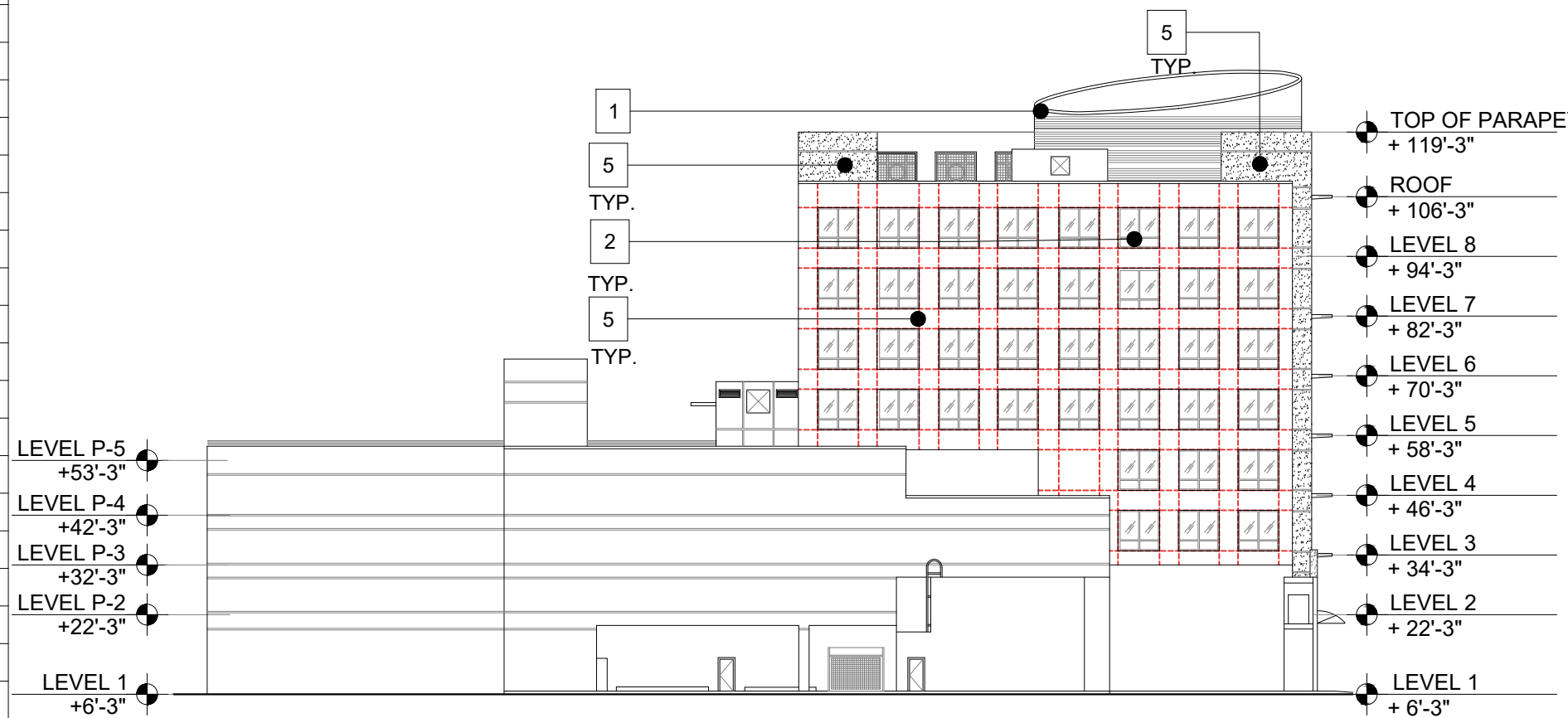
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DETAILS SHEET  
DETAILS

Date	07-01-2023	Sheet No.	A5.06
Scale	AS SHOWN		
Project	2335		



1 DEMO NORTH ELEVATION

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

NOTES

- EXISTING SCREEN FRAMING STRUCTURE TO BE CLADDED MATCH THE PROPOSED FACADE.
- EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
- REMOVE & REPLACE ALL EXISTING ALUMINUM & GLASS DOORS AND WINDOWS OF THE CORNER CURVED FAÇADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN.45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRED PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE. INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.
- REMOVE EXISTING FACADE DECORATION AND REPLACE FOR NEW METAL CLADDING FINISH. REF. SHEET A5.0 DETAILS.
- REMOVE EXISTING STUCCO AND REPLACE FOR NEW STONE VENEER FINISH. REF. SHEET A5.0 DETAILS.
- EXISTING PARKING GARAGE OPENINGS TO REMAIN.

Rev.	Date

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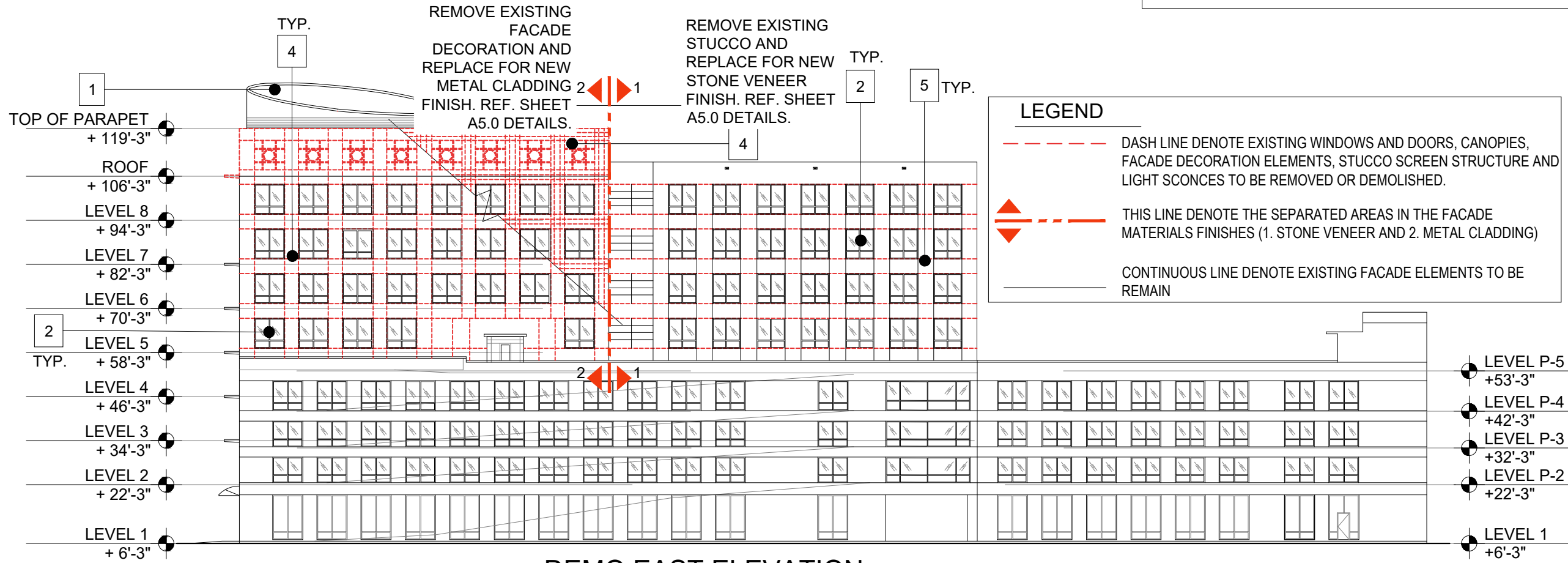
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DEMO NORTH & EAST ELEVATIONS



2 DEMO EAST ELEVATION

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

**LEGEND**

- DASH LINE DENOTE EXISTING WINDOWS AND DOORS, CANOPIES, FACADE DECORATION ELEMENTS, STUCCO SCREEN STRUCTURE AND LIGHT SCONCES TO BE REMOVED OR DEMOLISHED.
- THIS LINE DENOTE THE SEPARATED AREAS IN THE FACADE MATERIALS FINISHES (1. STONE VENEER AND 2. METAL CLADDING)
- CONTINUOUS LINE DENOTE EXISTING FACADE ELEMENTS TO BE REMAIN

Date	07-01-2023	Sheet No.	D2.00
Scale	AS SHOWN		
Project	2335		



**NOTES**

- EXISTING SCREEN FRAMING STRUCTURE TO BE CLADDED MATCH THE PROPOSED FACADE.
- EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
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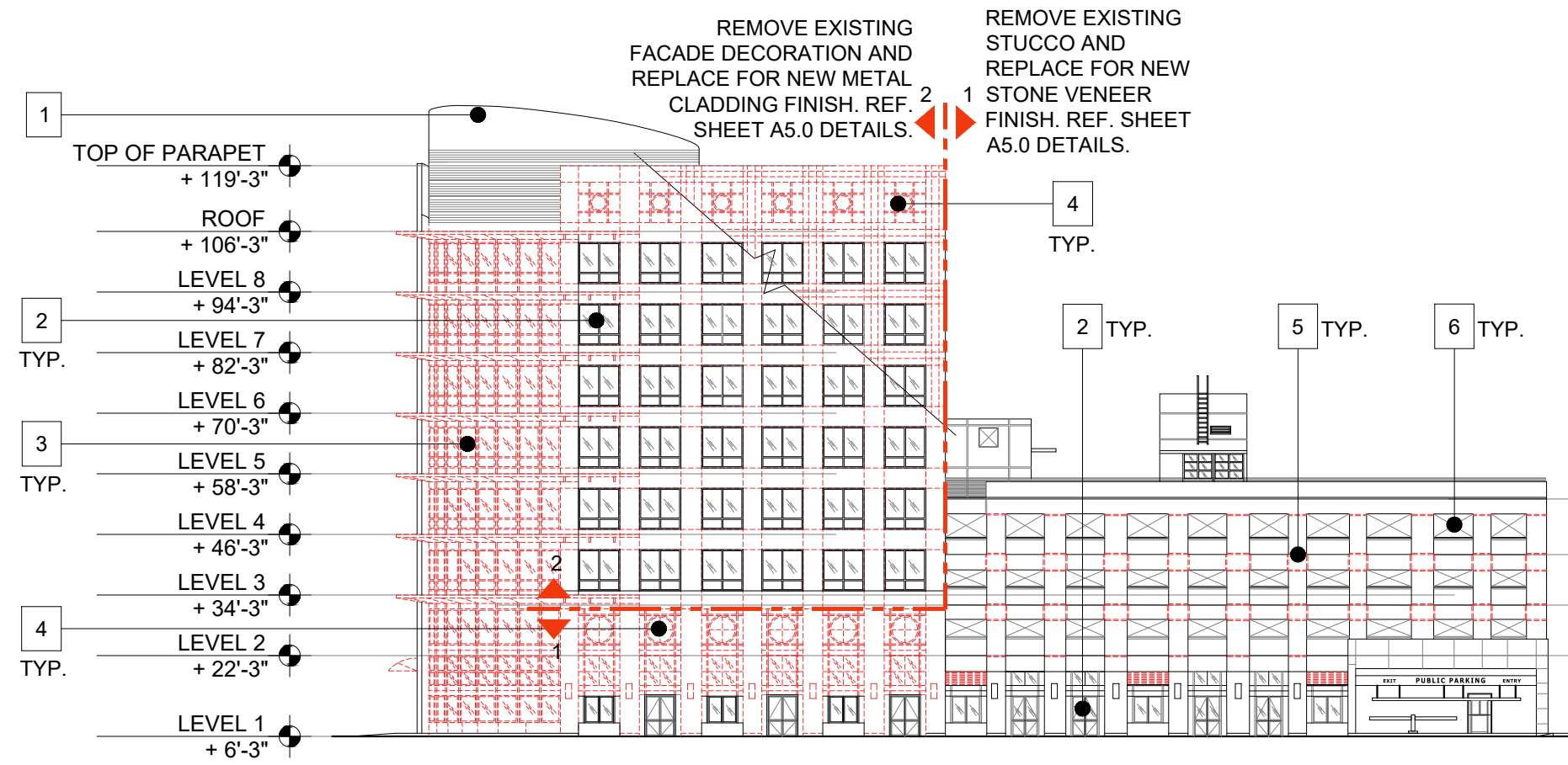
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Lic. # AR0012578

**DEMO SOUTH & WEST ELEVATIONS**

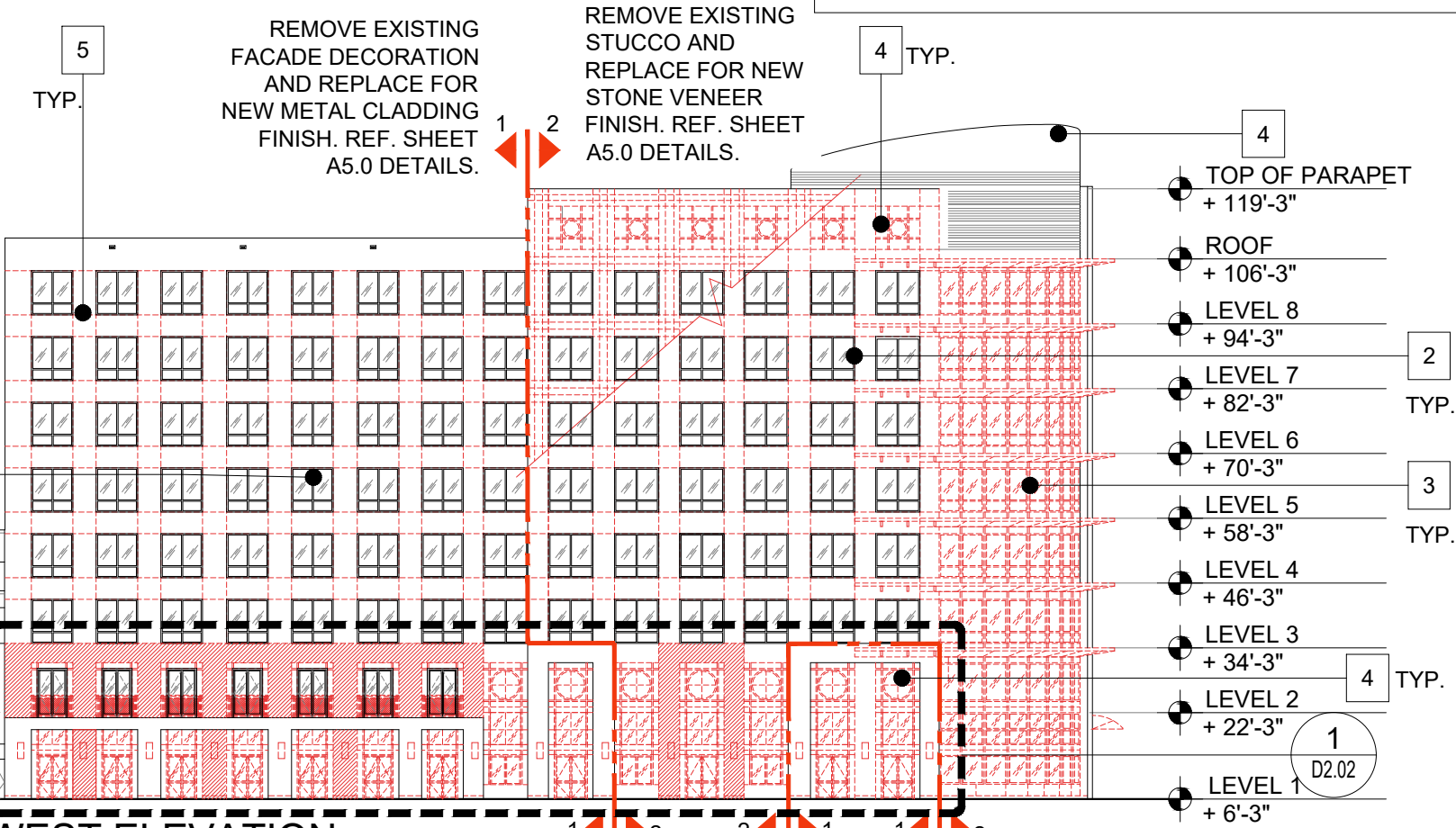
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Project	2335		



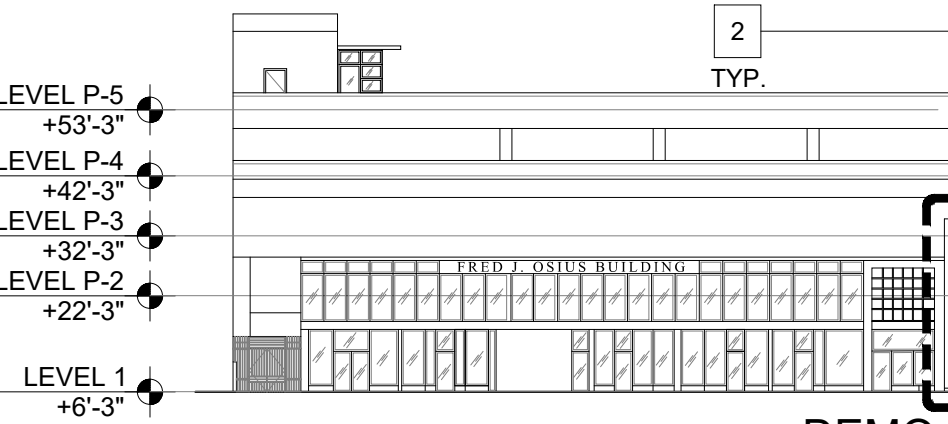
**1 DEMO SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"

**LEGEND**

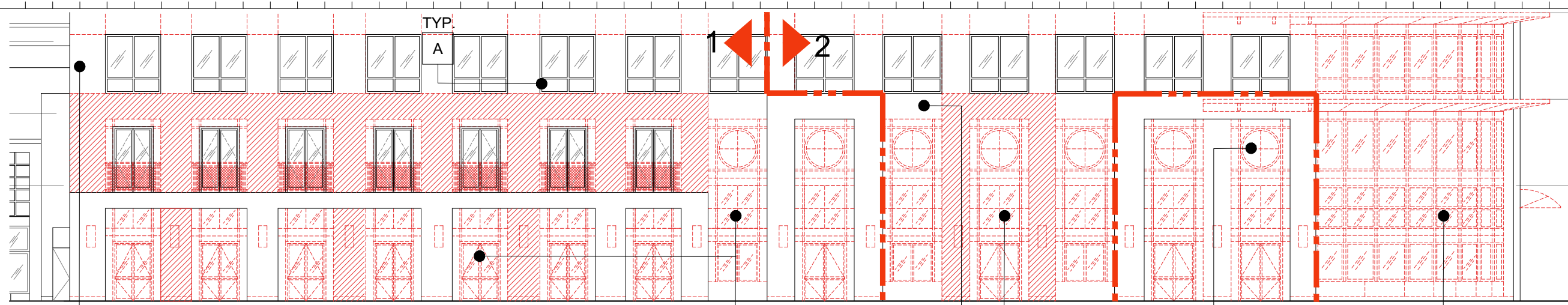
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- CONTINUOUS LINE DENOTE EXISTING FACADE ELEMENTS TO BE REMAIN
- HATCHED ZONES DENOTE EXISTING STRUCTURAL ELEMENTS TO BE DEMOLISHED.



**2 DEMO WEST ELEVATION**  
SCALE: 1/32" = 1'-0"

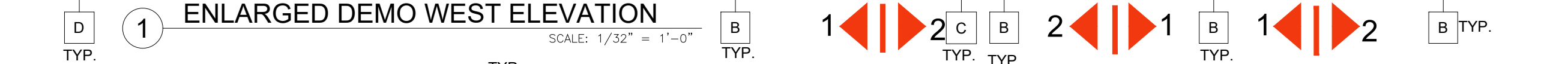


**2**



**ENLARGED DEMO WEST ELEVATION**

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



**ENLARGED PROPOSED WEST ELEVATION**

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

**DEMO LEGEND**

- DASH LINE DENOTE EXISTING WINDOWS AND DOORS, CANOPIES, FACADE DECORATION ELEMENTS, STUCCO SCREEN STRUCTURE AND LIGHT SCONCES TO BE REMOVED OR DEMOLISHED.
- THIS LINE DENOTE THE SEPARATED AREAS IN THE FACADE MATERIALS FINISHES (1. STONE VENEER AND 2. METAL CLADDING)
- CONTINUOUS LINE DENOTE EXISTING FACADE ELEMENTS TO BE REMAIN
- HATCHED ZONES DENOTE EXISTING STRUCTURAL ELEMENTS TO BE DEMOLISHED.

**DEMO ELEV. NOTES**

- A. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FAÇADE THAT WILL BE REMOVED.)
- B. REMOVE & REPLACE ALL EXISTING ALUMINUM & GLASS DOORS AND WINDOWS OF THE CORNER CURVED FAÇADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN.45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRED PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE . INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.
- C. REMOVE EXISTING FACADE DECORATION AND REPLACE FOR NEW METAL CLADDING FINISH. REF. SHEET A5.0 DETAILS.
- D. REMOVE EXISTING STUCCO AND REPLACE FOR NEW STONE VENEER FINISH. REF. SHEET A5.0 DETAILS.

**PROPOSED ELEV. NOTES**

- 1. PROPOSED STONE VENEER FINISH. REF. TO A5.00 DETAILS SHEET)
- 2. PROPOSED AWNINGS. REF. TO A5.00 DETAILS SHEET)
- 3. PROPOSED JULIET BALCONIES WITH HUNG PLANTERS. REF. TO A5.00 DETAILS SHEET)
- 4. PROPOSED BALCONIES ON THE CORNER CURVED FACADE WITH PLANTERS. REF. TO A5.00 DETAILS SHEET)
- 5. PROPOSED METAL CLADDING FINISH.
- 6. PROPOSED ALUMINUM & GLASS DOORS AND WINDOWS ON THE CORNER CURVED FAÇADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN.45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRED PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE . INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.

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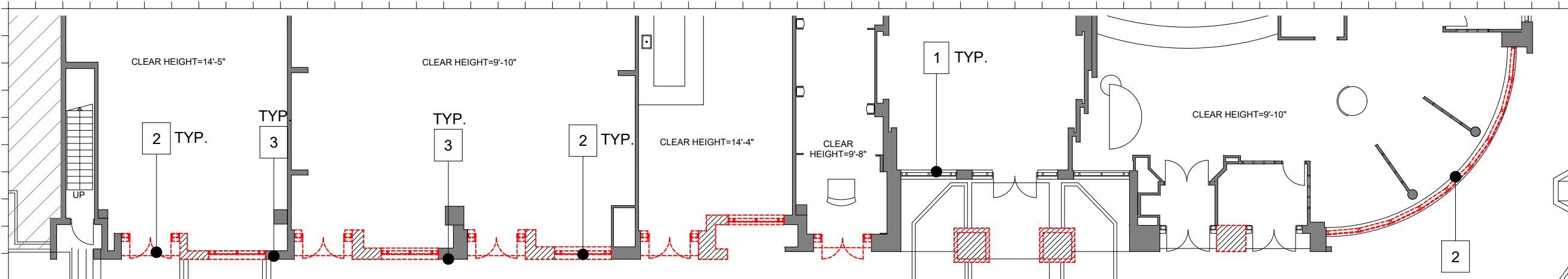


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**ENLARGED DEMO**  
WEST ELEVATION

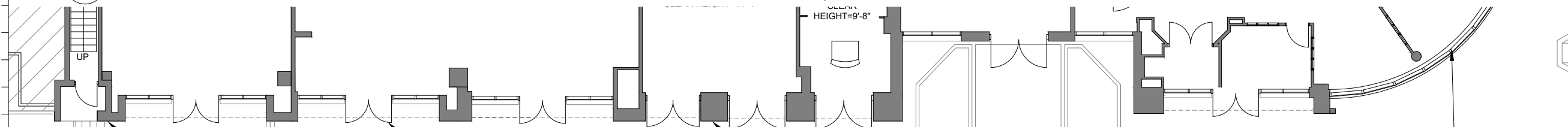
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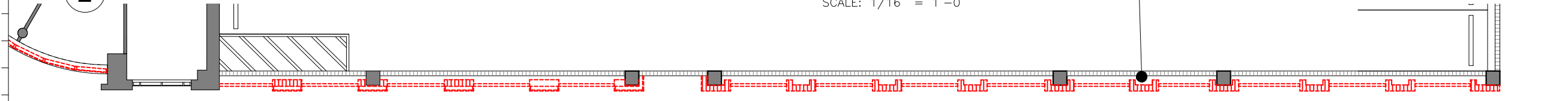
**GROUND FLOOR ENLARGED DEMO PLAN- WEST FACADE**

SCALE: 1/16" = 1'-0"



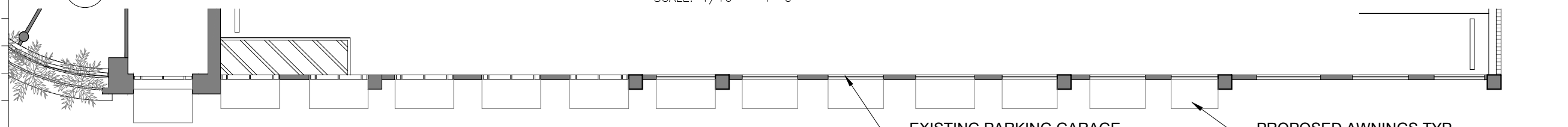
**GROUND FLOOR ENLARGED PROPOSED PLAN- WEST FACADE**

SCALE: 1/16" = 1'-0"



**LEVEL 2 ENLARGED DEMO PLAN- SOUTH FACADE**

SCALE: 1/16" = 1'-0"



**LEVEL 2 ENLARGED PROPOSED PLAN- SOUTH FACADE**

SCALE: 1/16" = 1'-0"

**NOTES**

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3. REMOVE EXISTING METALLIC DECORATIVE RACK
4. REFER TO ELECTRICAL DRAWINGS FOR WALL SCONCE LOCATIONS

**LEGEND**

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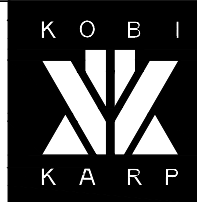
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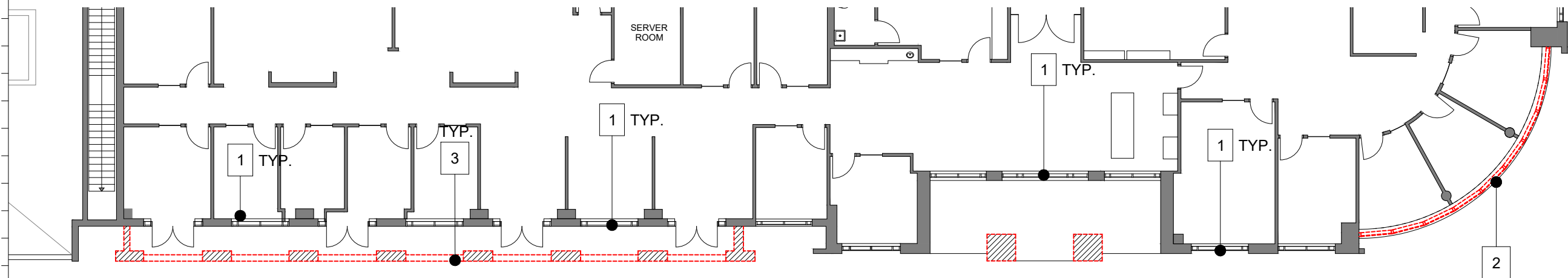
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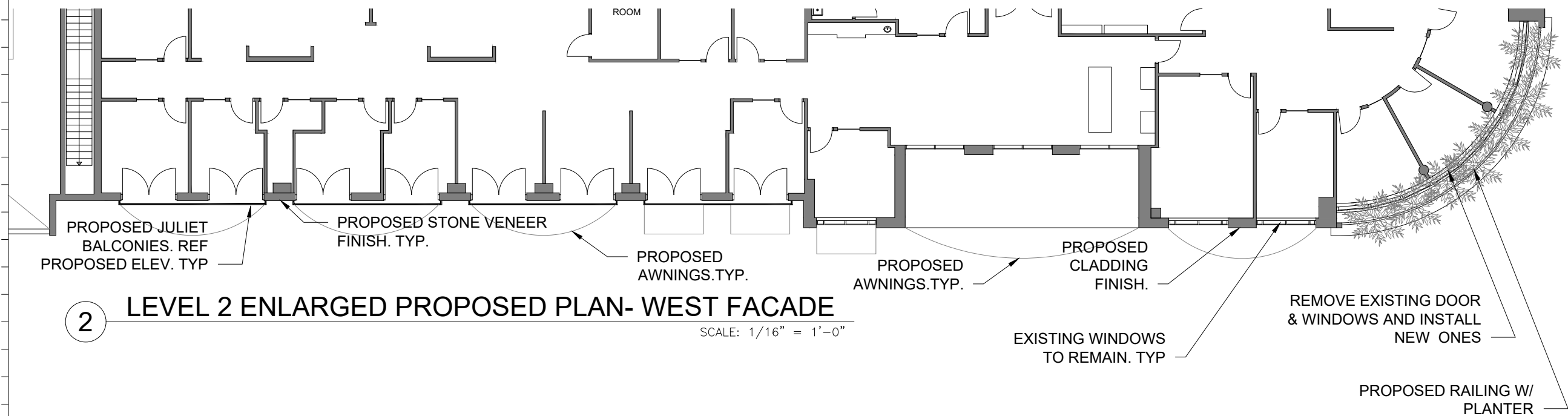
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**ENLARGED DEMO PLANS**

Date	07-01-2023	Sheet No.	<b>D3.00</b>
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Project	2335		



**1 LEVEL 2 ENLARGED DEMO PLAN- WEST FACADE**  
SCALE: 1/16" = 1'-0"



**2 LEVEL 2 ENLARGED PROPOSED PLAN- WEST FACADE**  
SCALE: 1/16" = 1'-0"

**NOTES**

1. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
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4. REFER TO ELECTRICAL DRAWINGS FOR WALL SCENCE LOCATIONS

**LEGEND**

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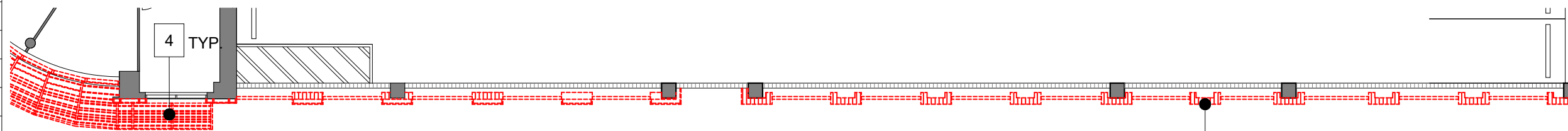
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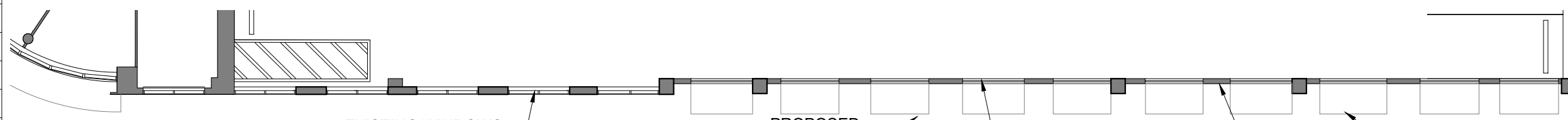
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**ENLARGED DEMO PLANS**

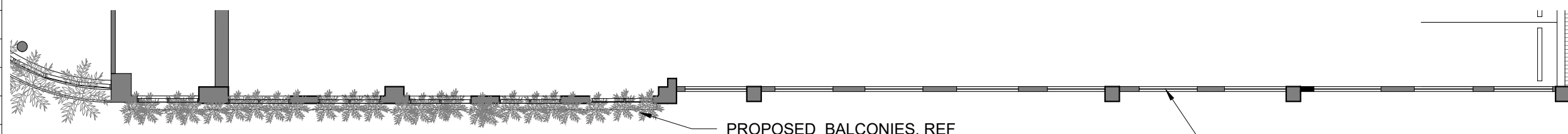
Date	07-01-2023	Sheet No.	<b>D3.01</b>
Scale	AS SHOWN		
Project	2335		



**1 LEVEL 3-4 ENLARGED DEMO PLAN- SOUTH FACADE**  
SCALE: 1/16" = 1'-0"



**2 LEVEL 3 ENLARGED PROPOSED PLAN- SOUTH FACADE**  
SCALE: 1/16" = 1'-0"



**3 LEVEL 4 ENLARGED PROPOSED PLAN- SOUTH FACADE**  
SCALE: 1/16" = 1'-0"

3 TYP.

- NOTES**
- EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
  - REMOVE & REPLACE ALL EXISTING ALUMINUM & GLASS DOORS AND WINDOWS OF THE CORNER CURVED FAÇADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN.45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRED PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE . INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY. REMOVE EXISTING STUCCO OR FACADE DECORATION AND REPLACE FOR NEW STONE VENEER FINISH OR CLADDING REF. SHEET A5.0 DETAILS & PROPOSED ELEVATIONS.
  - REMOVE EXISTING METALLIC DECORATIVE RACK
  - REFER TO ELECTRICAL DRAWINGS FOR WALL SCONCE LOCATIONS

**LEGEND**

- DASH LINE DENOTE EXISTING WINDOWS AND DOORS, CANOPIES, FACADE DECORATION ELEMENTS, STUCCO SCREEN STRUCTURE AND LIGHT SCONCES TO BE REMOVED OR DEMOLISHED.
- CONTINUOUS LINE DENOTE EXISTING FACADE ELEMENTS TO BE REMAIN
- HATCHED ZONES DENOTE EXISTING STRUCTURAL ELEMENTS TO BE DEMOLISHED.

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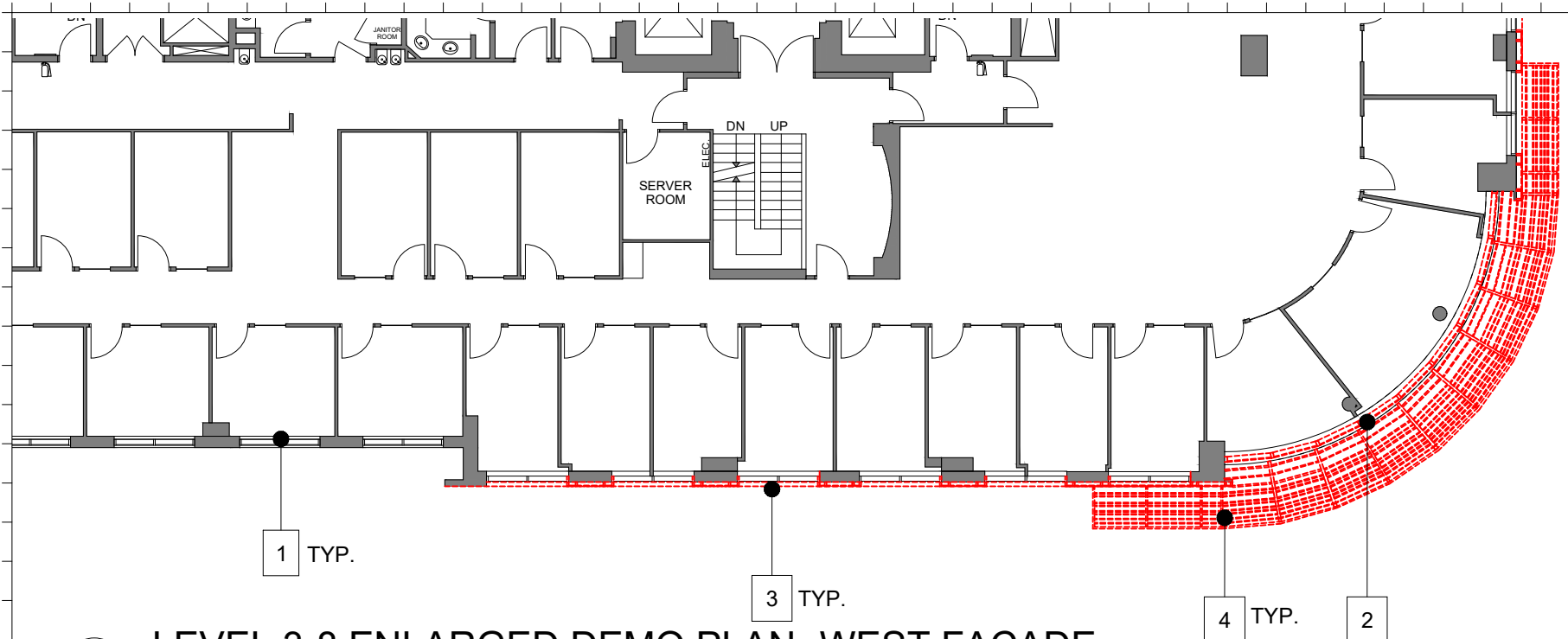
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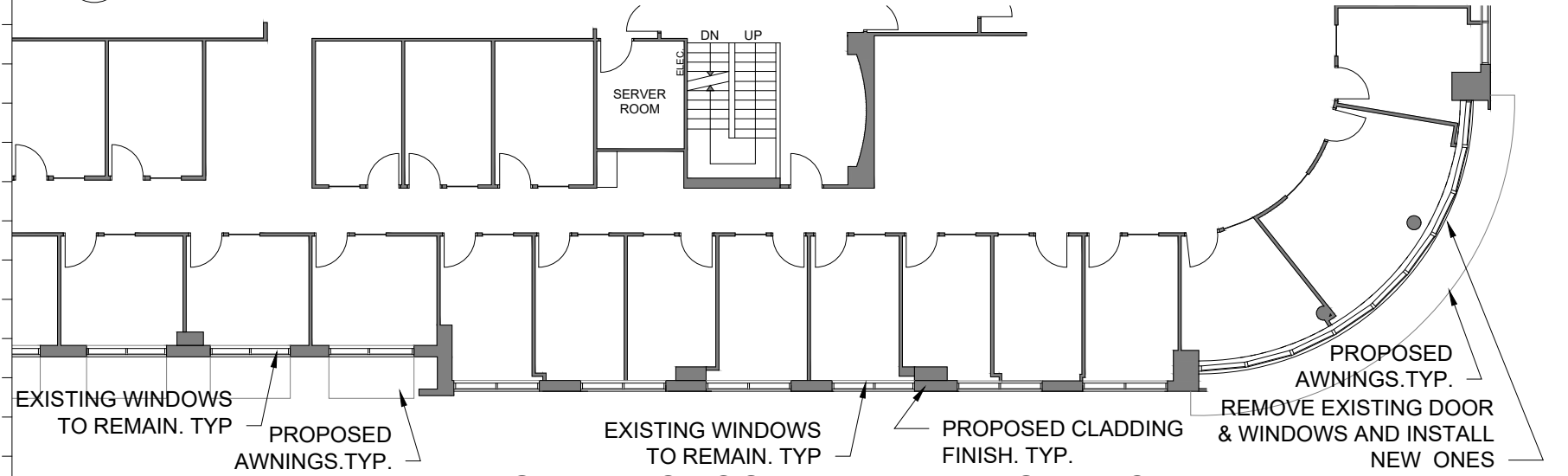
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**ENLARGED DEMO PLANS**

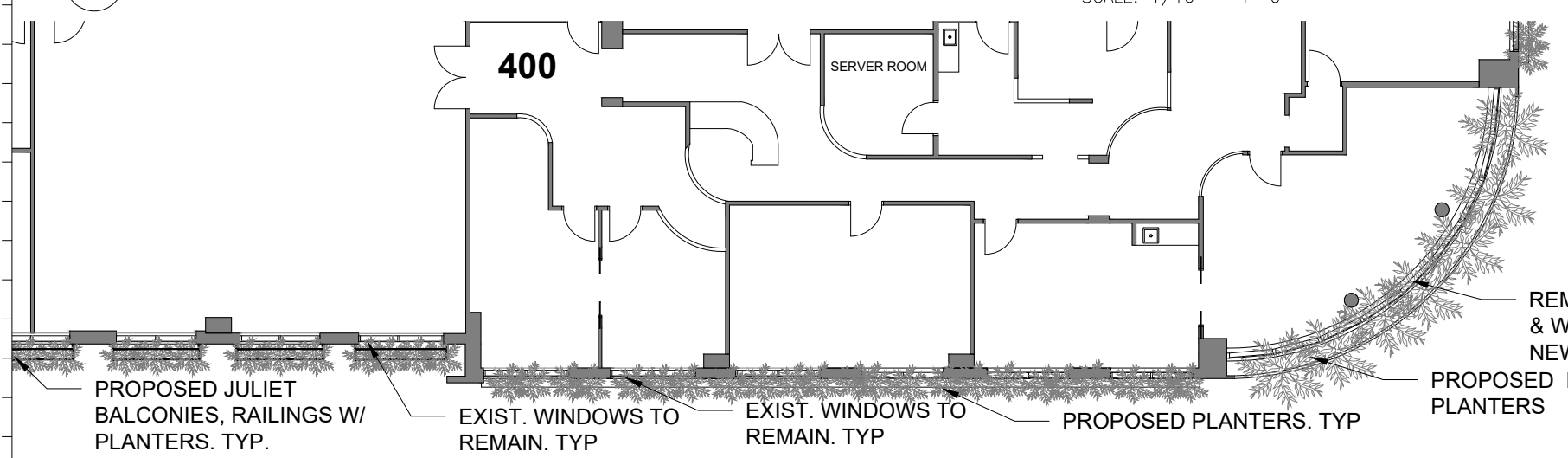
Date	07-01-2023	Sheet No.	<b>D3.02</b>
Scale	AS SHOWN		
Project	2335		



**1 LEVEL 3-8 ENLARGED DEMO PLAN- WEST FACADE**  
SCALE: 1/16" = 1'-0"



**2 LEVEL 3,5,7 ENLARGED PROPOSED PLAN- WEST FACADE**  
SCALE: 1/16" = 1'-0"



**3 LEVEL 4,6,8 ENLARGED PROPOSED PLAN- WEST FACADE**  
SCALE: 1/16" = 1'-0"

**NOTES**

- EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FAÇADE THAT WILL BE REMOVED.)
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- REMOVE EXISTING STUCCO OR FAÇADE DECORATION AND REPLACE FOR NEW STONE VENEER FINISH OR CLADDING REF. SHEET A5.0 DETAILS & PROPOSED ELEVATIONS.
- REMOVE EXISTING METALLIC DECORATIVE RACK
- REFER TO ELECTRICAL DRAWINGS FOR WALL SCONCE LOCATIONS

**LEGEND**

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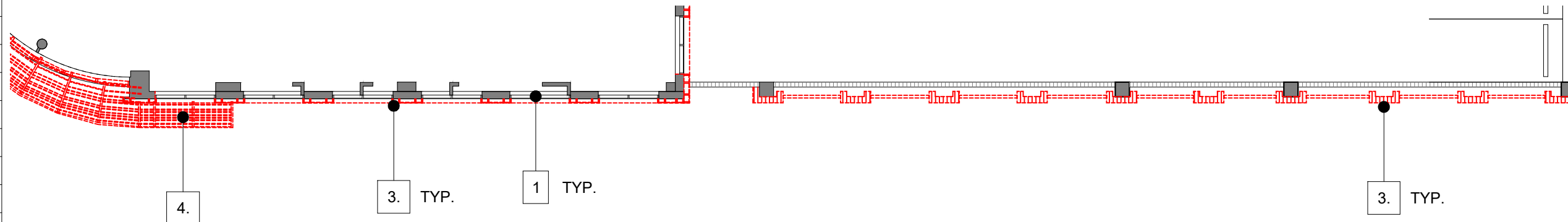
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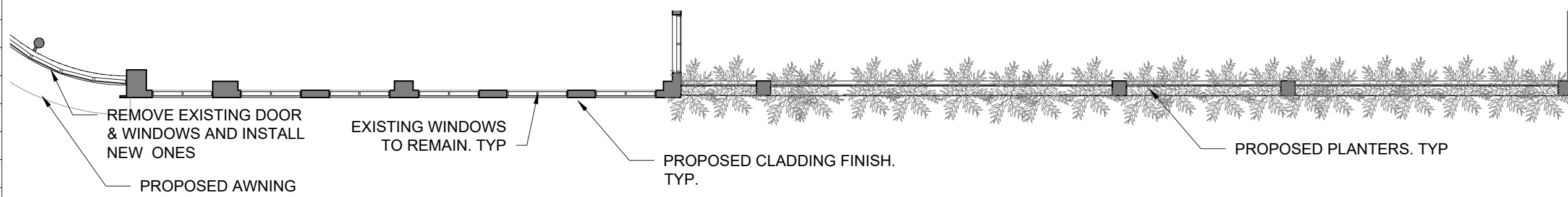
**ENLARGED DEMO PLANS**

Date	07-01-2023	Sheet No.
Scale	AS SHOWN	<b>D3.03</b>
Project	2335	





**1 LEVEL 5 ENLARGED DEMO PLAN- SOUTH FAÇADE**  
SCALE: 1/16" = 1'-0"



**2 LEVEL 5 ENLARGED PROPOSED PLAN- SOUTH FAÇADE**  
SCALE: 1/16" = 1'-0"

- NOTES**
- EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FAÇADE THAT WILL BE REMOVED.)
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  - REFER TO ELECTRICAL DRAWINGS FOR WALL SCONCE LOCATIONS

**LEGEND**

- DASH LINE DENOTE EXISTING WINDOWS AND DOORS, CANOPIES, FAÇADE DECORATION ELEMENTS, STUCCO SCREEN STRUCTURE AND LIGHT SCONCES TO BE REMOVED OR DEMOLISHED.
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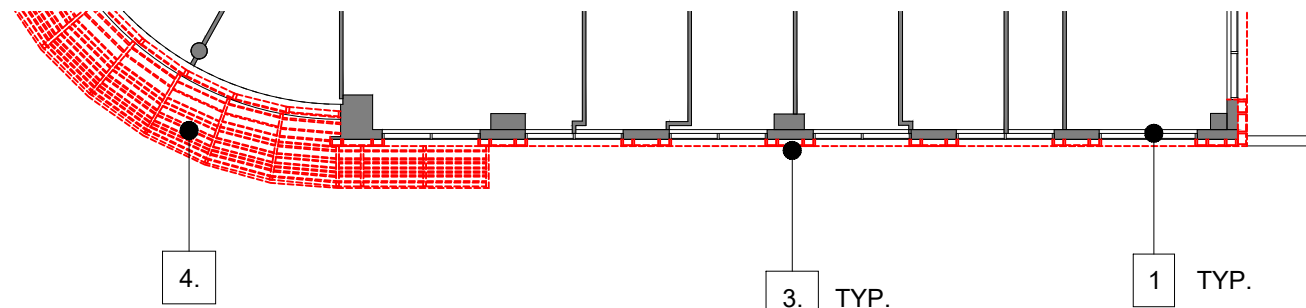
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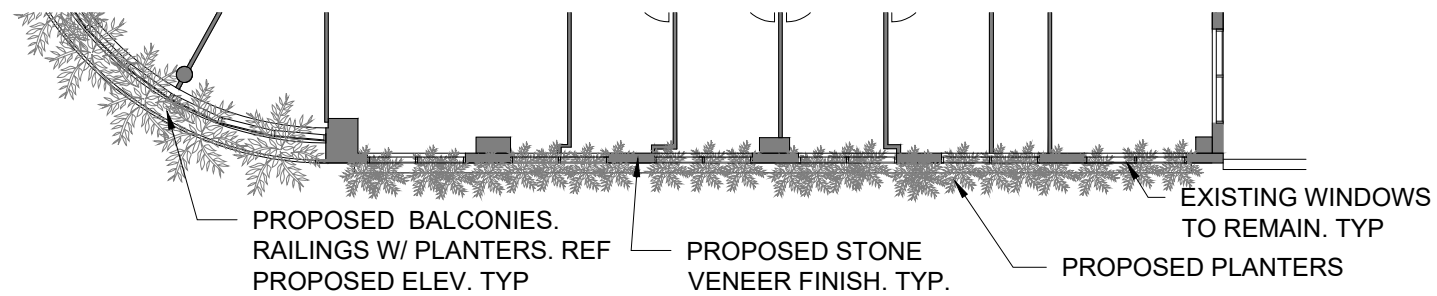
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**ENLARGED DEMO PLANS**

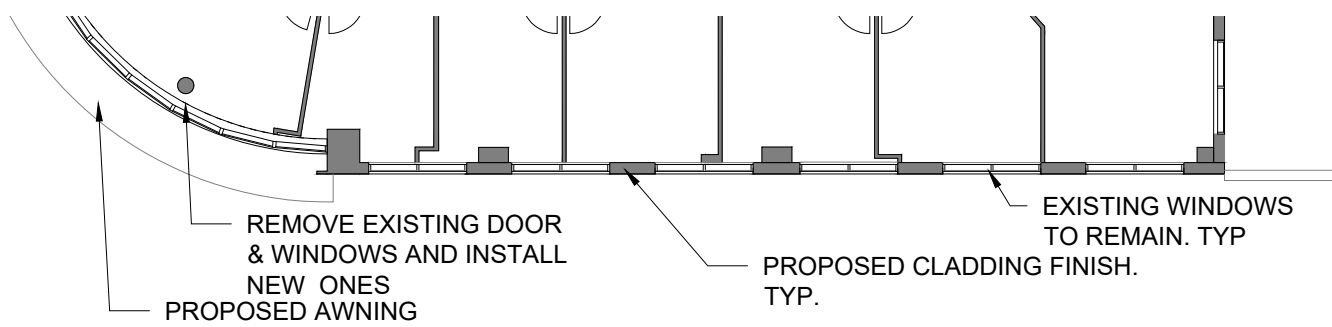
Date	07-01-2023	Sheet No.	<b>D3.04</b>
Scale	AS SHOWN		
Project	2335		



**1 LEVEL 6-8 ENLARGED DEMO PLAN- SOUTH FACADE**  
SCALE: 1/16" = 1'-0"



**2 LEVEL 6,8 ENLARGED PROPOSED PLAN- SOUTH FACADE**  
SCALE: 1/16" = 1'-0"



**3 LEVEL 7 ENLARGED PROPOSED PLAN- SOUTH FACADE**  
SCALE: 1/16" = 1'-0"

- NOTES**
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  - REMOVE EXISTING METALLIC DECORATIVE RACK
  - REFER TO ELECTRICAL DRAWINGS FOR WALL SCONCE LOCATIONS

**LEGEND**

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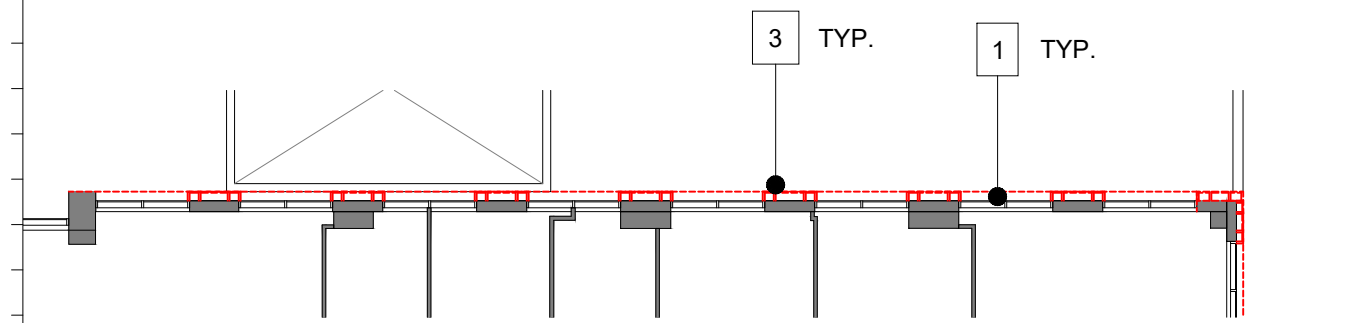
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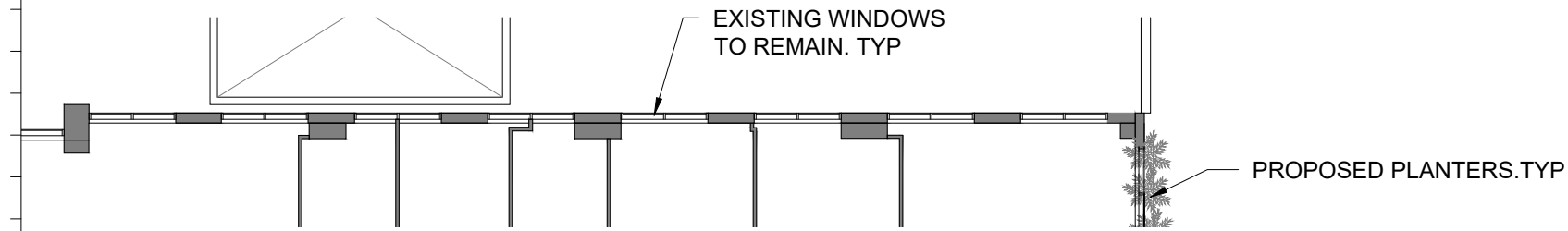
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**ENLARGED DEMO PLANS**

Date	07-01-2023	Sheet No.	<b>D3.05</b>
Scale	AS SHOWN		
Project	2335		



**1 LEVEL 5-9 ENLARGED DEMO PLAN- EAST FACADE**  
SCALE: 1/16" = 1'-0"



**2 LEVEL 5-9 ENLARGED PROPOSED PLAN- EAST FACADE**  
SCALE: 1/16" = 1'-0"

**NOTES**

1. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
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**LEGEND**

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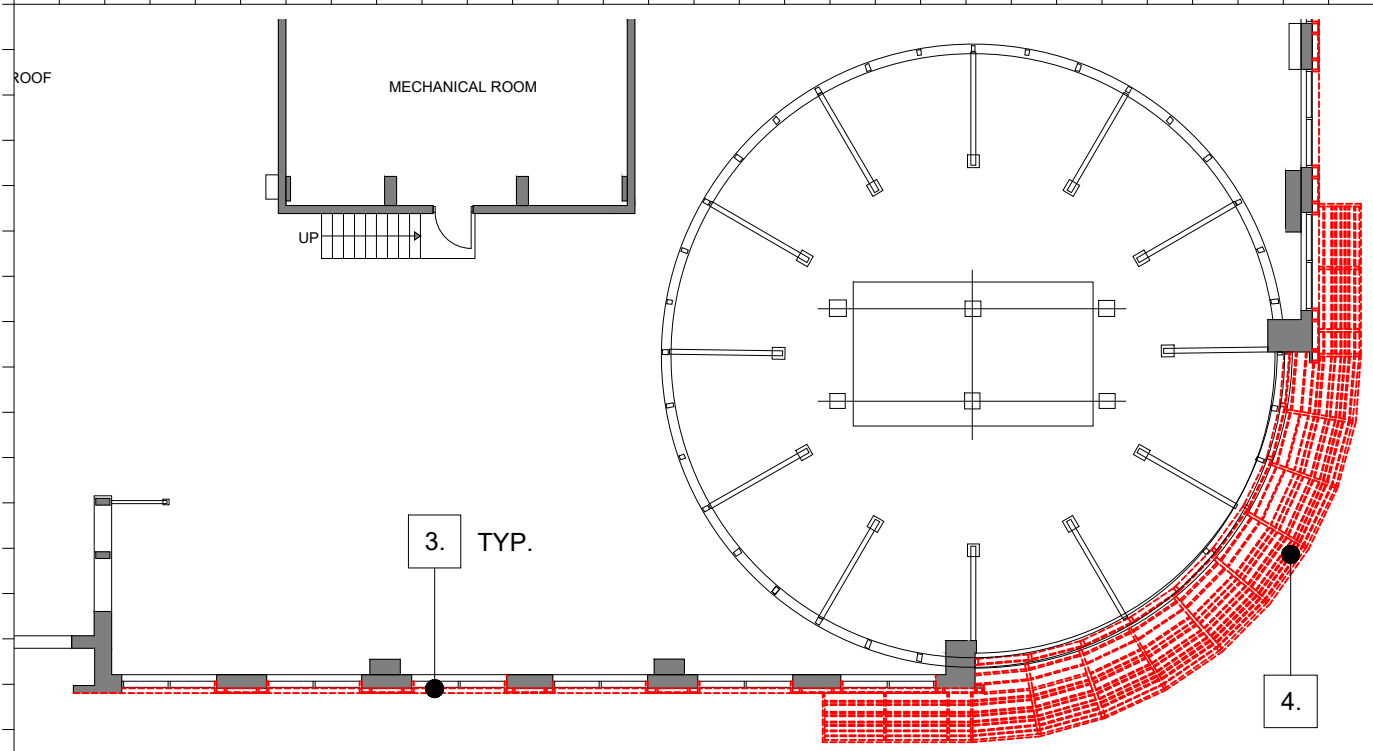
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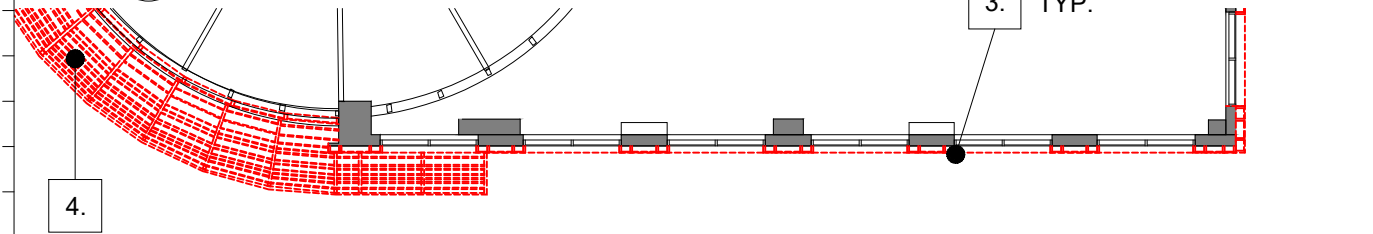
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Date	07-01-2023	Sheet No.	<b>D3.06</b>
Scale	AS SHOWN		
Project	2335		



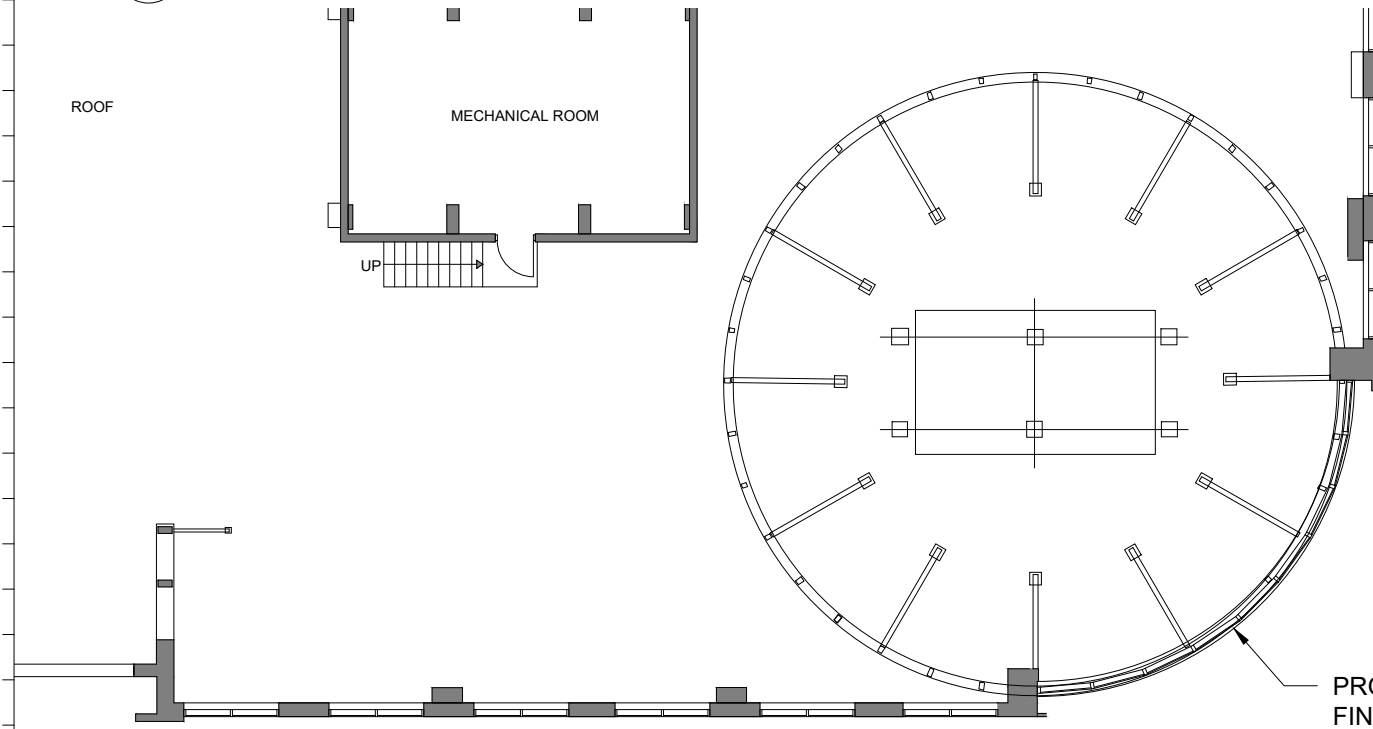
**1 LEVEL 9 ENLARGED DEMO PLAN- WEST FACADE**

SCALE: 1/16" = 1'-0"



**2 LEVEL 9 ENLARGED DEMO PLAN- SOUTH FACADE**

SCALE: 1/16" = 1'-0"



**3 LEVEL 9 ENLARGED PROPOSED PLAN- WEST FACADE**

SCALE: 1/16" = 1'-0"

PROPOSED METAL CLADDING FINISH. TYP

PROPOSED METAL CLADDING FINISH

**NOTES**

1. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
2. REMOVE & REPLACE ALL EXISTING ALUMINUM & GLASS DOORS AND WINDOWS OF THE CORNER CURVED FAÇADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN.45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRED PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE . INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.
3. REMOVE EXISTING STUCCO OR FACADE DECORATION AND REPLACE FOR NEW STONE VENEER FINISH OR CLADDING REF. SHEET A5.0 DETAILS & PROPOSED ELEVATIONS.
4. REMOVE EXISTING METALLIC DECORATIVE RACK
5. REFER TO ELECTRICAL DRAWINGS FOR WALL SCONCE LOCATIONS

**LEGEND**

- DASH LINE DENOTE EXISTING WINDOWS AND DOORS, CANOPIES, FACADE DECORATION ELEMENTS, STUCCO SCREEN STRUCTURE AND LIGHT SCONCES TO BE REMOVED OR DEMOLISHED.
- HATCHED ZONES DENOTE EXISTING STRUCTURAL ELEMENTS TO BE DEMOLISHED.
- CONTINUOUS LINE DENOTE EXISTING FACADE ELEMENTS TO BE REMAIN

Rev.	Date

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**HPB - FINAL SUBMITTAL**

2335

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**ENLARGED DEMO PLANS**

Date	07-01-2023	Sheet No.	<b>D3.07</b>
Scale	AS SHOWN		
Project	2335		