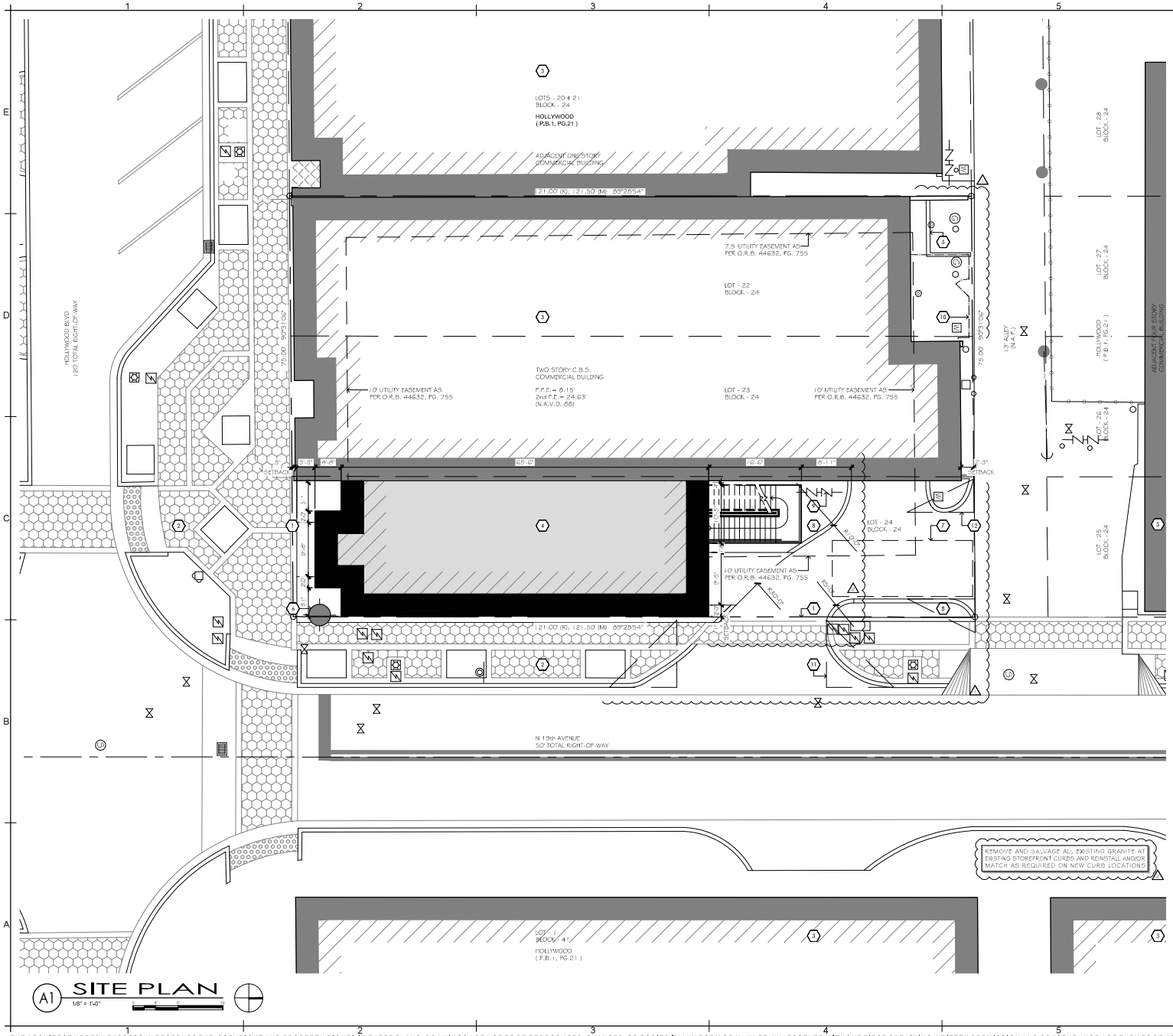

A1 SITE PLAN
1/8" = 1'-0"

PROJECT DATA		
LAND USE CLASSIFICATION	ACTIVITY CENTER	
ZONING	RC-2	
SITE AREA	9,113 SQ. FT.	100%
SITE COVERAGE		
IMPERVIOUS AREA		
BUILDING COVERAGE	7,432 SQ. FT.	82%
PARKING, DRIVEWAYS & ROADWAY (TOTAL VEHICULAR USE AREA)	737 SQ. FT.	8%
WALKWAYS	629 SQ. FT.	7%
TOTAL IMPERVIOUS AREA	8,798 SQ. FT.	97%
PERVIOUS AREA (0% REQ.)		
LANDSCAPE AREA	315 SQ. FT.	3%
TOTAL PERVIOUS AREA	315 SQ. FT.	3%
BUILDING INFORMATION		
AREA CALCULATION		
EXISTING 1ST. FLOOR BUILDING AREA	5,707 SQ. FT.	
EXISTING 2ND. FLOOR BUILDING AREA	5,382 SQ. FT.	
EXISTING 1ST. FLOOR PATIO AREA	1,346 SQ. FT.	
EXISTING 2ND. FLOOR PATIO AREA	84 SQ. FT.	
EXISTING TOTAL BUILDING AREA	2,639 SQ. FT.	
PROPOSED 1ST. FLOOR BUILDING AREA	5,737 SQ. FT.	
PROPOSED 2ND. FLOOR BUILDING AREA	5,382 SQ. FT.	
PROPOSED 1ST. FLOOR PATIO AREA	1,763 SQ. FT.	
PROPOSED 2ND. FLOOR PATIO AREA	1,504 SQ. FT.	
PROPOSED TOTAL BUILDING AREA	4,416 SQ. FT.	
BUILDING FINISH ROOF HEIGHT	± 22'-0"	
FLOOR AREA RATIO CALCULATION		
14,416 SQ. FT. / 9,113 SQ. FT. =	58%	

PARKING DATA	
FOR THE PURPOSE OF PARKING CALCULATION, FLOOR GROSS AREA WAS USED AS DEFINED ON THE CITY OF HOLLYWOOD LDR, ARTICLE 7, SEC. 7.4	
PROPOSED USE	REQUIRED PARKING / LOADING
RESTAURANT	60% TIMES THE GROSS FLOOR AREA OF BLDG., THEN 1 PER 60 SQ. FT. OF THE RESULTING FLOOR AREA
TOTAL PARKING REQUIRED	0
TOTAL PARKING PROVIDED	0
TOTAL LOADING ZONE REQUIRED	
TOTAL LOADING ZONE PROVIDED	

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	0'-0"	0'-3" (SOUTH)
REAR	0'-0"	2'-3" (NORTH)
SIDE	0'-0"	2'-11" (EAST)
SIDE	0'-0"	0'-0" (WEST)

SITE PLAN BOUNDARY INFORMATION, LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON, TAKEN FROM A SURVEY PREPARED BY JOHN IBARRA & ASSOC. INC. LAND SURVEYORS, DATED: 2/22/19

SITE GENERAL NOTES

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT.

B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS DUE TO JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. ALL STRUCTURAL MODIFICATIONS MUST BE CAREFULLY ANALYZED BY A LICENSED STRUCTURAL ENGINEER AND MODIFIED / DESIGNED AS REQUIRED.

C. ADA COMPLIANT ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY IS PROVIDED AT ALL ENTRANCES TO BUILDING.

B6 SITE DATA

1. PROPERTY LINE (TYP.)
2. EXISTING R.O.W. SIDEWALK, PAVERS AND LANDSCAPE ALONG RIGHT-OF-WAY WILL NEED TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND ANY DAMAGES WILL NEED TO BE RESTORED TO ITS ORIGINAL CONDITIONS.
3. EXISTING BUILDING TO REMAIN.
4. NEW PATIO RENOVATION. SEE FLOOR PLAN.
5. DUMPSTER ENCLOSURE. SEE SHEET AS-501.
6. EXISTING FIRE HYDRANT TO REMAIN.
7. DENOTES 10' x 25' LOADING ZONE.
8. LANDSCAPE AREA (TYP.) SEE LANDSCAPE PLANS.
9. EXISTING F.P.L. RISER & D.O.C.V. TO REMAIN.
10. VINYL-COATED CHAIN LINK ENCLOSURE, COLOR: GREEN. SEE AS/AS-501 AND ELEVATIONS.
11. 12' x 12' SIGHT TRIANGLE (TYP.)
12. 12' x 6' SIGHT TRIANGLE (TYP.)

A6 SITE PLAN KEY NOTES

TWIN PEAKS
INTERIOR BLDG. IMPROVEMENTS
HOLLYWOOD, FLORIDA

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STATE OF FLORIDA
CARLOS V. GONZALEZ
AR18867
LICENSED ARCHITECT

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE: 01/16/2020		COMM: 190401

REVISIONS
PERMIT REVISIONS 2.6.20
VE REVISIONS 3.6.20

SITE PLAN

CONSTRUCTION DOCUMENTS

AS-101

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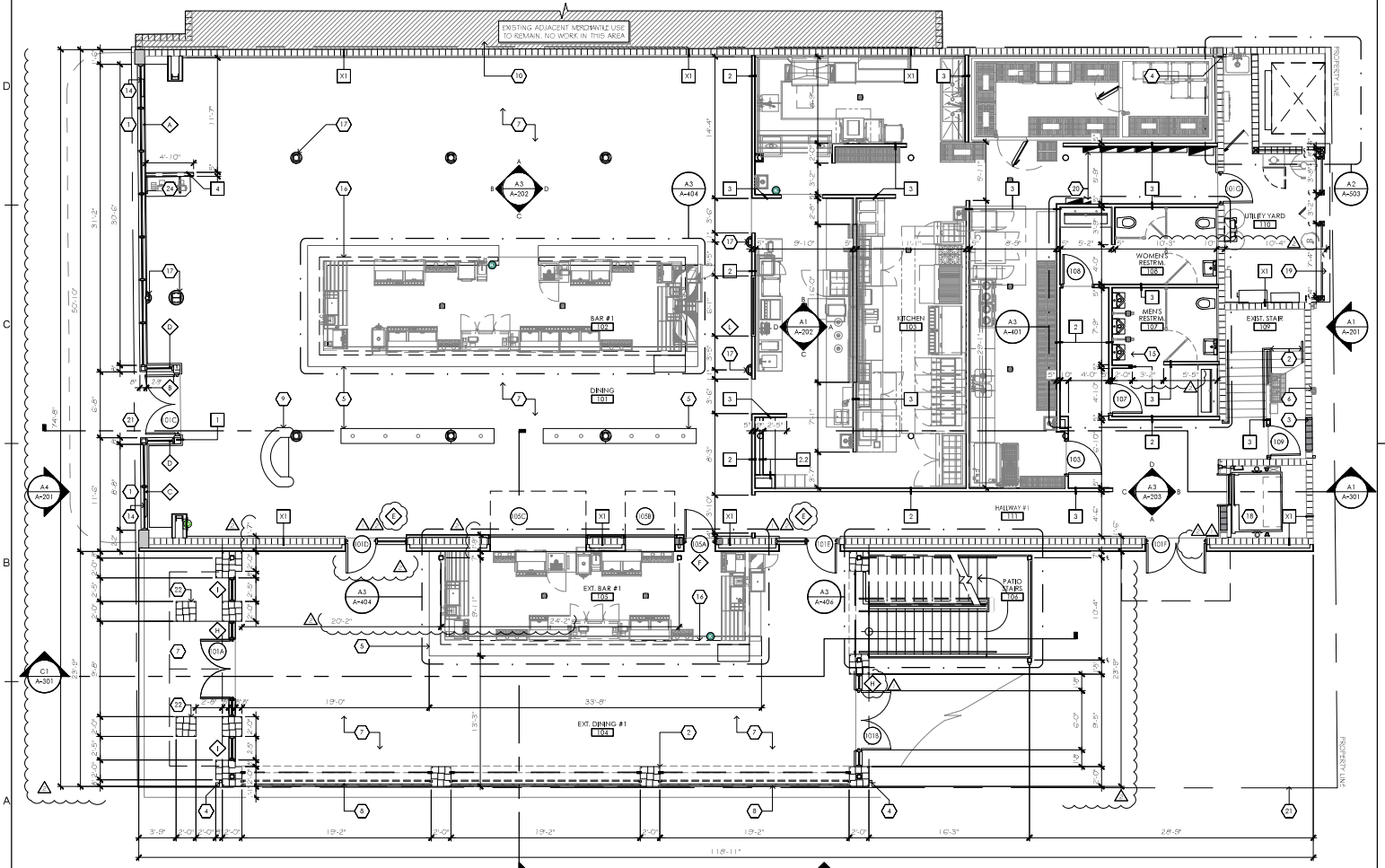

A1 1ST. FLOOR PLAN
3/16" = 1'-0"

REFER TO SHEET A-501 & A-502 FOR WALL TYPES DETAILS

COORDINATE EQUIPMENT WITH PARTITION LAYOUT. REFER TO SHEET A-403

COORDINATE FURNITURE WITH PARTITION LAYOUT. REFER TO SHEET AP-102

C6 NOT USED

1. IMPACT RESISTANT, STOREFRONT SYSTEM (TYP.) SEE ELEV. & SHEET A-601.
2. NEW PRE-FAB METAL RAILING TO COMPLY W/ FBC 1011.1, 1011.13 & NFPA 101 7.8.2.4 (TYP.) G.C. TO PROV DE SHOP DWGS. FOR ARCH. APPROVAL.
3. EXISTING OPENING TO BE BLOCK-OUT. SEE STRUCTURAL PLANS.
4. DOWNSPOUT (TYP.) SEE ROOF PLAN AND DETAIL C3/A-503.
5. CUSTOM MILLWORK. SEE SHEETS: AP-103, 104, A-403, 404 & 405.
6. DENOTES EXISTING GAS METER TO REMAIN. SEE PLUMBING PLANS.
7. NEW FLOORING FINISH. GC TO PREPARE FLOORING AS NEEDED TO RECEIVE NEW FINISH. SEE SHEETS AP-101 & 102.
8. CUSTOM RAILING. SEE ELEVATIONS.
9. CUSTOM HOSTESS STAND. SEE SHEET A1/A-405.
10. HATCHED AREA DENOTES PORTION OF FLOOR PLAN TO REMAIN AS-IS. NO WORK IN THIS AREA.
11. STRUCTURAL COLUMN. SEE STRUCTURAL PLANS.
12. NEW DECK. SEE STRUCTURAL PLANS.
13. DASHED LINE DENOTES ROOF ABOVE. SEE SHEET A-103.
14. WALL MOUNTED DIGITAL DISPLAY. SEE ELECTRICAL PLANS.
15. 8"x8" DEEP FLOOR TRENCH (TYP.) SEE STRUCT. & PLUMBING PLANS.
16. DASHED LINE DENOTES WALL BELOW. SEE SECTIONS / STRUCT. PLANS
17. SPRUCE COLUMN WRAPPING (TYP.) SEE SEC. & INT. ELEV. & D5/A-504.
18. NEW ELEVATOR CAP. SEE SHEET A-407 FOR MORE INFO.
19. VINYL-COATED CHAIN LINK ENCLOSURE W/ 2" Ø POST ON 6"x6"x1/4" GALV. STEEL PLATE WELDED TO POST & (4) 1/2" Ø EPOXY BOLTS TO SLAB EMBEDDED 5" MIN. G.C. TO PROVIDE BRACE RAILING & TENSION BARS AS REQUIRED. CHAIN LINK COLOR: GREEN. ALL EXPOSED METAL TO BE GALVANIZED (TYP.) SEE ELEVATIONS.
20. SURFACE MOUNTED ELECTRICAL PANEL. G.C. TO PROVIDE PLYWOOD BACKING AS REQUIRED. SEE ELECTRICAL PLANS.
21. DENOTES PROPERTY LINE (TYP.) SEE SITE PLAN FOR MORE INFO.
22. CONC. COLUMN BASE. SEE STRUCTURAL PLANS.
23. SURFACE MOUNTED SIGN. SEE ELEVATIONS.
24. 4'-6" LONG P.O.S. STATION. SEE DETAIL C4 / A-405.
25. DENOTES WOOD BRACKET BELOW (TYP.) SEE SECTIONS

A6 KEY NOTES

TWIN PEAKS

INTERIOR BLDG. IMPROVEMENTS

HOLLYWOOD, FLORIDA

STATE OF FLORIDA CHRISTY L. GONZALEZ LICENSED ARCHITECT AR18867

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ab # 26001020 as # 26001020

cvmallnet

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE: 01/16/2020		COMM: 190401

REVISIONS

PERMIT REVISIONS 2.6.20

VE REVISIONS 3.6.20

1ST. FLOOR PLAN

CONSTRUCTION DOCUMENTS

A-101

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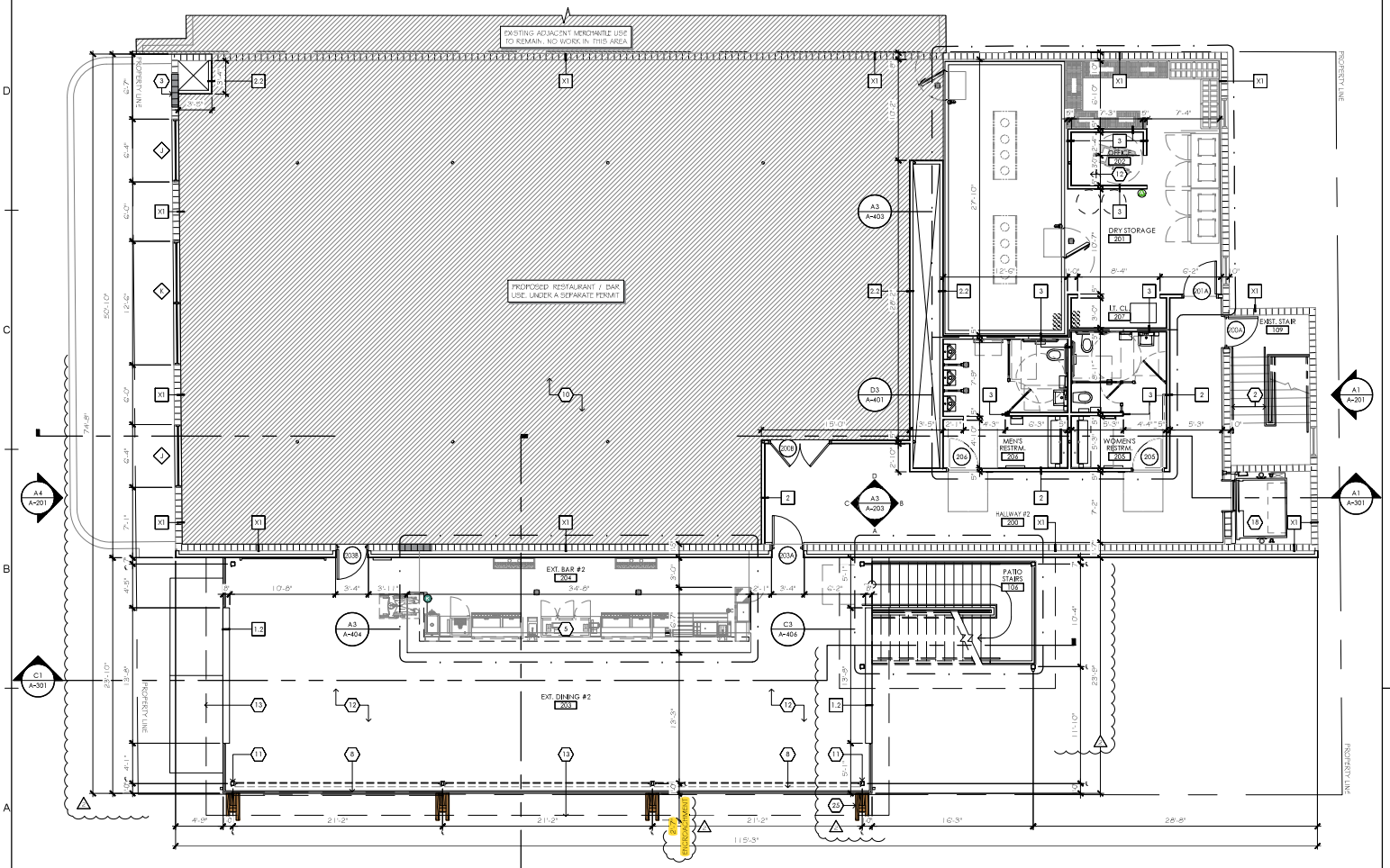

A1 2ND. FLOOR PLAN
3/16" = 1'-0"

B6 NOT USED

REFER TO SHEET A-101 FOR KEY NOTES

A6 KEY NOTES

TWIN PEAKS

INTERIOR BLDG. IMPROVEMENTS

HOLLYWOOD, FLORIDA

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STATE OF FLORIDA CARLOS V. GONZALEZ AR18067 LICENSED ARCHITECT

cvmallnart

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG

DATE: 01/16/2020 COMM: 190401

REVISIONS

VE REVISIONS 3.6.20

2ND. FLOOR PLAN

CONSTRUCTION DOCUMENTS

A-102

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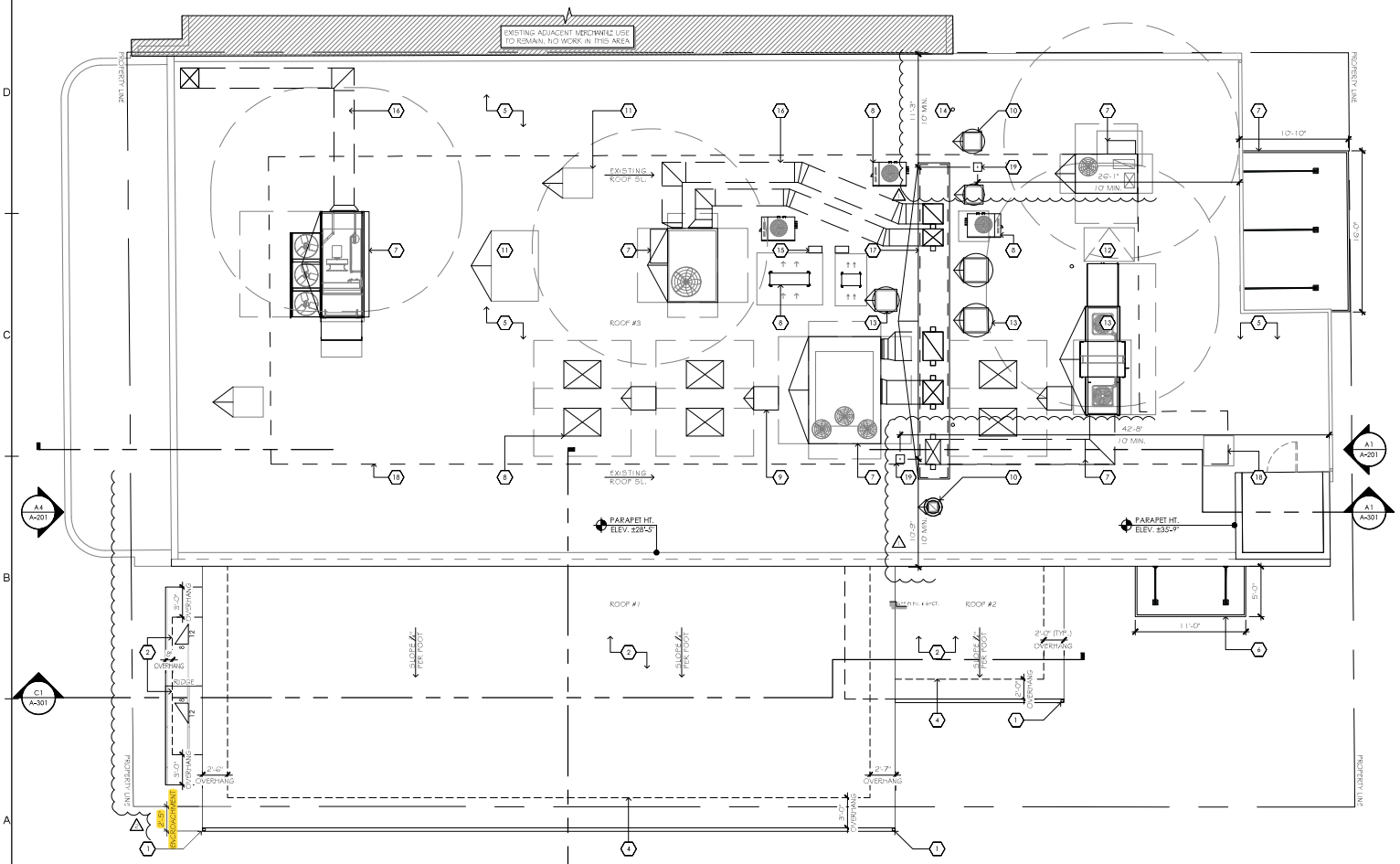

A1 ROOF PLAN

3/16" = 1'-0"

ROOF #1 VERTICAL LEADER CALC. (FBCP TABLE 1106.3)	
RAINFALL	4.5 IN. / HR.
	0.375 FT. / HR.
ROOF AREA	1,844 SQ. FT.
	1,844 X 0.375= 691.5 FT³ / HR.
GPM CALC.	
	1 FT³= 7.48 G
	691.5 X 7.48= 5,172.4 G / HR.
	5,172.4 / 60= 86.2 GPM
SIZE OF SCUPPER NO.= N/A	
SIZE OF LEADER REQ.= 2/-3"X3"	
SIZE OF LEADER PROVIDED= (2)3"x3"	

SQ. FT.= SQUARE FEET
IN. / HR.= INCHES PER HOUR
FT. / HR.= FEET PER HOUR
FT³ / HR.= CUBIC FEET PER HOUR
G / HR.= GALLONS PER HOUR
GPM= GALLONS PER MINUTE

ROOF #2 VERTICAL LEADER CALC. (FBCP TABLE 1106.3)	
RAINFALL	4.5 IN. / HR.
	0.375 FT. / HR.
ROOF AREA	285 SQ. FT.
	285 X 0.375= 106.9 FT³ / HR.
GPM CALC.	
	1 FT³= 7.48 G
	106.9 X 7.48= 799.4 G / HR.
	799.4 / 60= 13.3 GPM
SIZE OF SCUPPER NO.= N/A	
SIZE OF LEADER REQ.= 1/-1/2"	
SIZE OF LEADER PROVIDED= (1)3"x3"	

SQ. FT.= SQUARE FEET
IN. / HR.= INCHES PER HOUR
FT. / HR.= FEET PER HOUR
FT³ / HR.= CUBIC FEET PER HOUR
G / HR.= GALLONS PER HOUR
GPM= GALLONS PER MINUTE

B6 GUTTER LEADER CALCS.

1. INDICATES GUTTER. PROVIDE SLOPE PER MFGR. SEE PLAN FOR DOWNSPOUTS LOCATIONS AND DETAIL C3/A-504 (TYP.)
2. ROOF AS SCHEDULED. SEE ELEVATIONS & SECTIONS
3. SIGNAGE ON PATIO ROOF EAVE. SEE ELEVATIONS
4. DASHED LINE DENOTES WALL COL. EXTERIOR EDGE BELOW.
5. HATCH INDICATES EXISTING AREA TO REMAIN. NO WORK IN THIS AREA UNDER THIS PERMIT.
6. PRE ENGINEERED ALUMIN. CANOPY. SEE ELEVATIONS
7. HVAC EQUIPMENT ON ROOF CURB. SEE SHEET A-503 & MECH. PLANS
8. REFRIGERANT COMPRESSOR ON ROOF CURB. SEE ELEC. PLANS
9. REFRIGERANT COMPRESSOR JACKS / HOODS TO RUN CONDUITS
10. EXHAUST FAN. SEE MECHANICAL PLANS
11. DENOTES EXISTING CAPPED ROOF CURB TO REMAIN
12. EXISTING ROOF ACCESS HATCH TO REMAIN
13. KITCHEN HOOD FAN / EQUIPMENT (TYP.) SEE MECH. & ELEC. PLANS
14. VENT THROUGH ROOF. SEE DET. E2/A-504 & MECH. PLANS
15. NEW GOOSE NECK (TYP.) SEE SHEET E2/A-504 & PLUMB. PLANS
16. EXPOSED HVAC DUCTING (TYP.) SEE MECHANICAL PLANS
17. DENOTES CUSTOM CHASE EXTENSION & CAP. SEE DET. A1/A-503
18. DASHED LINE DENOTES THE REQUIRED SERVICING SAFETY 10' CLEARANCE FROM THE EDGE OF PARAPETS.
19. PERMANENT FALL ARREST / RESTRAINT ANCHORAGE CONNECTOR DEVICE BY FALLTECH; MODEL 7429SSK (OR APPROVED EQUAL) COMPLIANT W/ FBC 1015.6 & ANSI / ASSE Z 359.1 AFFIXED TO ROOF STRUCTURE.

REFER TO STRUCTURAL PLANS FOR THE NECESSARY ROOF DECK STRUCTURAL REINFORMENTS

A6 KEY NOTES

TWIN PEAKS

INTERIOR BLDG. IMPROVEMENTS

HOLLYWOOD, FLORIDA

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STATE OF FLORIDA CERTIFICATE OF COMPETENCY AR18667 LICENSED ARCHITECT

ab # 26001020 as # 26001020

cvmallnutt

DESIGNED	DRAWN	CHECKED
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REVISIONS

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ROOF PLAN

CONSTRUCTION DOCUMENTS

A-103

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E1 NOT USED

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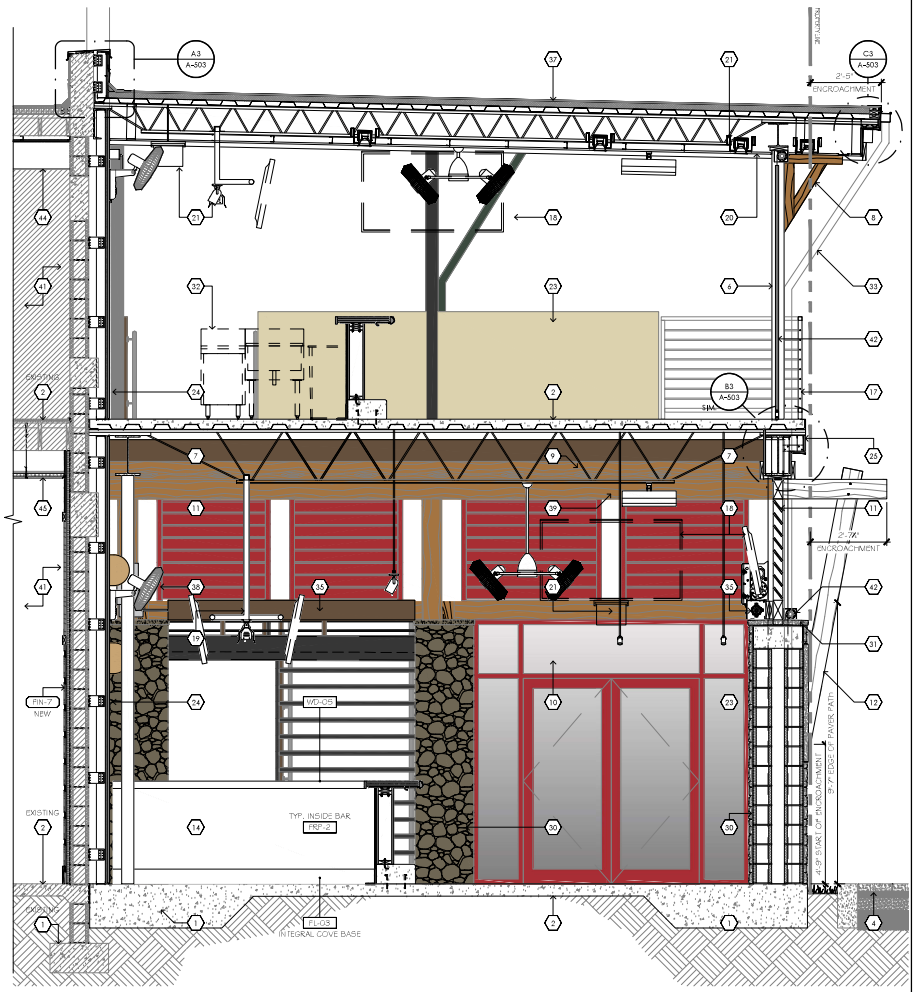

A3 WALL SECTION
1/2" = 1'-0"

A6 KEY NOTES

1. CONCRETE FOOTING. SEE STRUCTURAL PLANS.
2. CONCRETE SLAB / DECK. SEE STRUCTURAL PLANS.
3. PAVERS FINISH. SEE LANDSCAPE PLANS.
4. FINISH GRADE. SEE SITE PLAN.
5. CONCRETE CURB. SEE SITE PLAN.
6. STRUCTURAL COLUMN, PAINTED FINISH. SEE ELEV. & STRUCTURAL PLANS.
7. STRUCTURAL BEAM. PAINTED OR CUSTOM WRAP. SEE STRUCTURAL PLANS.
8. DECORATIVE WOOD BRACKET (TYP.) SEE ELEVATIONS & DET. B5/A-504.
9. HEAVY TIMBER WOOD FRAMING (TYP.) SEE STRUCTURAL PLANS.
10. WINDOW / STOREFRONT SYSTEM AS SCHEDULED. SEE SHEET A-601.
11. CUSTOM WOOD LOUVER. SEE DET. A5/A-504 & ELEVATIONS.
12. HEAVY TIMBER WOOD BRACKET AND BEAMS (TYP.) PROVIDE 12"x48"x1 1/2" CUSTOM TRIMSTONE AT BASE BRACKET, LONE STAR STONE; COLOR: BIRCH. SEE ELEVATIONS AND STRUCTURAL PLANS.
13. DOOR AS SCHEDULED. SEE SHEET A-601
14. CUSTOM MILLWORK. SEE SHEET A-403, 404 & 405 FOR MORE INFO.
15. EXISTING STUCCO TO REMAIN. PATCH / REPAIR AS REQUIRED.
16. EXISTING GRANITE SLAB FINISH TO REMAIN. SEE ELEVATIONS.
17. CUSTOM METAL RAILING (TYP.) SEE ELEVATIONS & DETAIL D6/A-405.
18. SURFACE MOUNTED DISPLAY. VERIFY SIZE & LOCATION W/ OWNER. SEE SHEETS A-104 & A-105. SEE ELEC. PLANS FOR ADDITIONAL REQUIREMENTS.
19. TUBE TRAPEZE STRUCTURE FOR BAR T.V.s & SHELVING. SEE STRUCT. PLANS AND SHEET A-504.
20. CEILING AS SCHEDULED. SEE SHEETS A-104 & A-105 FOR MORE INFO.
21. LIGHT FIXTURE AS SCHEDULED. SEE REFLECTED CEILING & ELEC. PLANS.
22. PROPOSED SIGNAGE. SEE ELECTRICAL PLANS.
23. WALL AS SCHEDULED. SEE SHEET A-501.
24. 1/2" WATER, MOLD & MILDEW RESISTANT LT. TEXTURED STUCCO FINISH (TO MATCH EXISTING) ON MTL. LATH & 15# ROOFING FELT ON 7/8" & STICK VAPOR BARRIER (VAPROSHIELD OR EQUAL) OVER 1/2" PLYWOOD BOARD ON LT. GAUGE MTL. STUDS & FRAMING CLIPS. SEE STRUCTURAL PLANS.
25. DECORATIVE METAL BANDING (TYP.) FINISH MTL-01. SEE SHEET A-503.
26. CONC. METAL PAN STAIR. SEE SHEET A-406 & STRUCTURAL PLANS.
27. DECORATIVE MTL. MARQUEE BANDING. PATCH / REPAIR AS REQUIRED, PAINTED FINISH (KYNAR) SEE ELEV. PROVIDE W/ NEW CONT. LED ROPE LIGHTING, COLOR: GREEN (COORD. W/ OWNER). SEE ELEC. PLANS.
28. 6" DECORATIVE STUCCO BANDING ON 1/2" PLASTIC CASING BEAD (TYP.) SEE SHEET A-504.
29. FREE ENGINEERED ALUMINUM CANOPY STRUCTURE. PROVIDE ALL MANUFACTURER REQUIRED FLASHING BETWEEN CANOPY AND BUILDING. PROVIDE INTERNAL GUTTER AND INTEGRAL DOWNSPOUT. FACTORY FINISH. SEE ELEVATIONS; GC. TO PROVIDE SHOP DWGS. FOR ARCH. REVIEW.
30. DECORATIVE STONE VENEER ON METAL TIES AT 24" O.C. VIN. TO COMPLY W/ FBC SECTIONS R607.3, R606.1.2, AND ICC EVALUATION REPORT ESR-2595 (TYP.) SET VENEER OVER 1/2" DENSGLASS BOARD ON LT. GAUGE MTL. STUDS FRAMING. SEE ELEVATIONS & STRUCT. PLANS.
31. 8x HEADSTONE BY LONE STAR STONE; COLOR: SMOKE.
32. KITCHEN / BAR EQUIPMENT (TYP.) SEE SHEETS A-403 & A-404.
33. GUTTER & DOWNSPOUT. PROVIDE CONC. SPLASHBLOCK AT GRADE. SEE ROOF PLAN FOR LOCATIONS AND DETAIL C3 / A-503.
34. MECHANICAL EQUIPMENT BEYOND. UNDER A SEPARATE PERMIT.
35. MOTORIZED ROLL-UP SECURITY SHUTTER, OVERHEAD DOOR MODEL #610. SEE SHEET A-602 AND ELECTRICAL PLANS.
36. STANDING SEAM PRE-FINISHED ROOFING SYSTEM BY BERRIDGE MFG.; 2-LOCK ROOF PANEL. SEE MAT./FINISH SCHED. INSTALL PER FLORIDA APPROVAL FL15411.2 & ; SEE SPECIFICATIONS ON SHEETS ROOF-1&2/A005.
37. SINGLE PLY ROOFING SYSTEM W/ R-19 MIN. TAPERED INSUL. PROVIDE CRICKETS AS REQD. SEE SHEETS A-102, A-00; TO A-005.
38. SURFACE MOUNTED OSCILLATING FAN. SEE ELECTRICAL PLANS.
39. SURFACE MOUNTED INFRARED HEATER. SEE ELECTRICAL PLANS.
40. ENCASE SIDES OF OPENING W/ WOOD TRIM AND STAIN WT-01. (TYP.)
41. HATCH INDICATES EXISTING BUILDING TO REMAIN. WORK IN THIS AREA UNDER A SEPARATE PERMIT.
42. MANUAL ROLLER SHADING SYSTEM BY ROLL SCREEN SOLUTIONS LLC., SOLAR PLATEX 95 MESH, WITH IS A BRONZE FRAME FINISH. CONTACT: BASIL MARINES, 407-345-9263. SEE SHEETS A-101, /102, /104 & /105 FOR LOCATIONS, AND A-201 FOR FINISHES.
43. CONT. FAUX WOOD BEAM LOOP TO RUN BAR ELECTRICAL CONDUITS. BEAMS TO BE GRAVITY MOUNTED ON THE TUBULAR STRUCTURE ABOVE THE BARS AND SECURED TO THE KITCHEN WALL WITH 2X WOOD BLOCKING. CONTACT: SUPERIOR BUILDING PRODUCT 47-10 NW 15TH AVE, FORT LAUDERDALE, FL 33309, PH:(888) 328-9232. COORD. FINISH WITH OWNER.
44. FIRE RATED COL./BEAM WRAP (TYP.) SEE SHEETS A-104, /105 & 501.2.
45. FIRE RATED CEILING AS SCHED. (TYP.) SEE SHEETS A-104, /105 & 501.2.
46. FIRE RATED SHAFT. CLOSE BOTT. OF CHASE WITH NEW 1HR. HORIZONTAL CEILING ASSEMBLY (UL-419) W/ 5/8" 20 GA. "CH" METAL STUDS @ 16" O.C. W/ 20 GA. MTL. TRACKS @ EACH END. SEE DETAIL A4/501.2. DUCTING TO BE PROVIDED OF FIRE DAMPERS, WRAPPING OR CAULKING AS REQUIRED. SEE MECHANICAL PLANS.
47. DENOTES HVAC DUCT. SEE MECHANICAL PLANS.
48. FIRE RATED SHUTTER SYSTEM. SEE RCP AND SHEET A-601.

- GC SHALL PROVIDE SHOP DRAWINGS FOR THE ARCHITECTS APPROVAL OF ALL POLYSTYRENE COMPONENTS
- WATERPROOF SURFACE BEHIND EACH POLYSTYRENE COMPONENT. SEE SPECIFICATIONS SHEET
- LEVELED STUCCO SURFACE BEHIND EVERY POLYSTYRENE COMPONENT

TWIN PEAKS
INTERIOR BLDG. IMPROVEMENTS
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STATE OF FLORIDA
CARLOS V. GONZALEZ
AR18867
LICENSED ARCHITECT

ab # 26001020 as # 26001020
crosallsart

DESIGNED	DRAWN	CHECKED
CVG/RED	RED	CVG
DATE: 01/16/2020		COMM: 190401

REVISIONS

WALL SECTIONS

CONSTRUCTION DOCUMENTS

A-303

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