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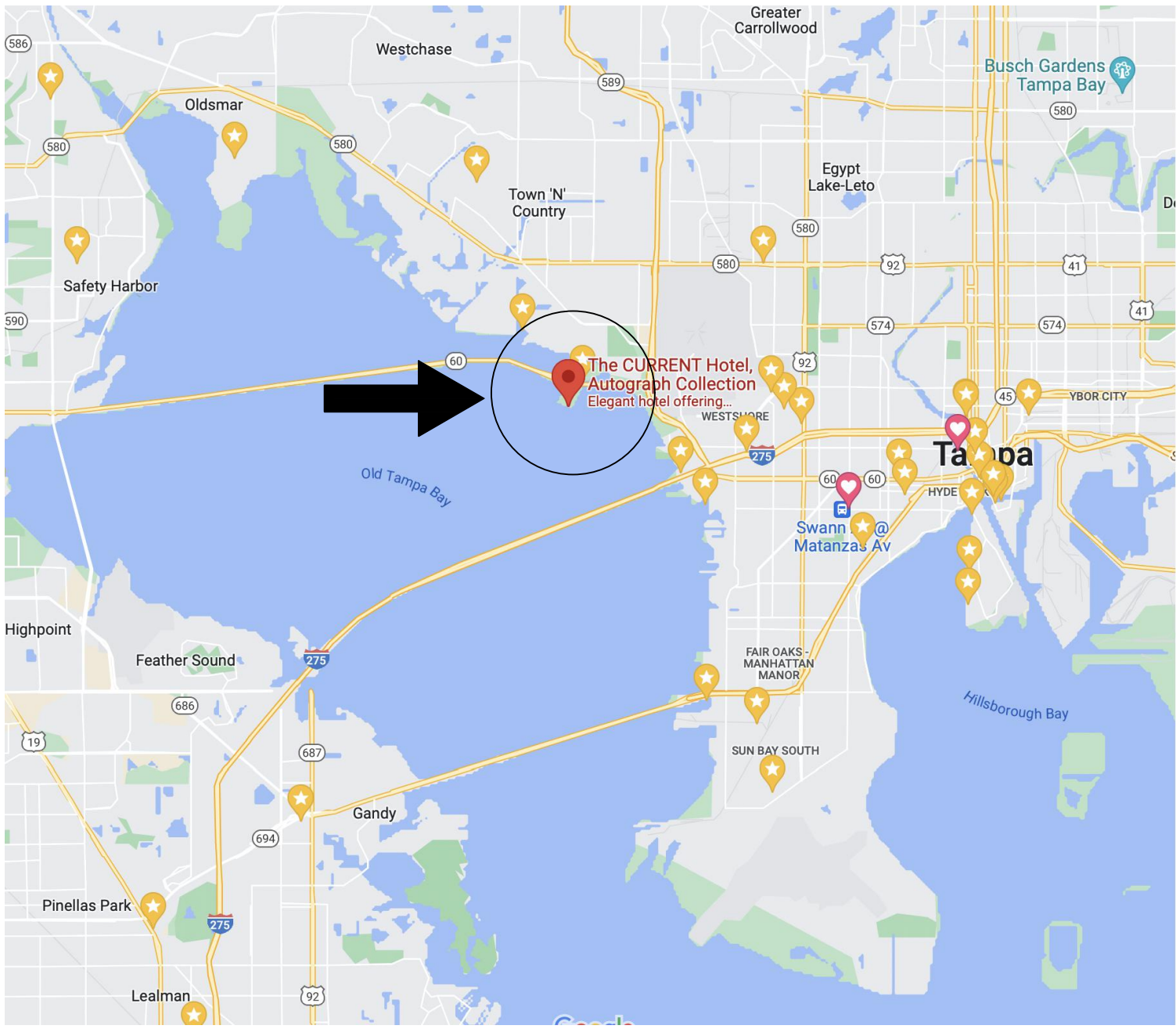
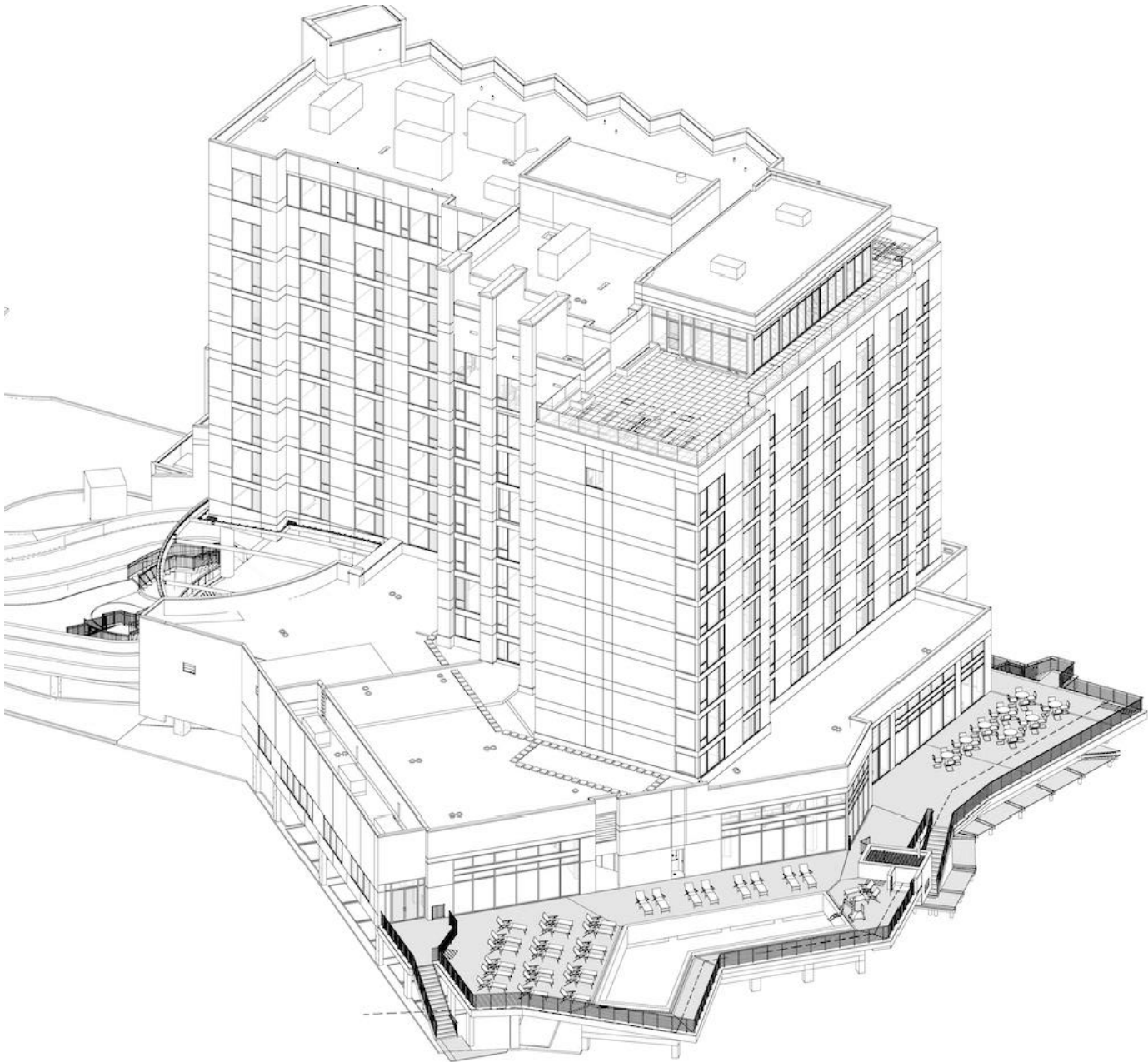
Rocky Point Holdings, LLC
2545 North Rocky Point Drive
Tampa, Florida 33607



Architect:



Ivy Group Consultants
2950 5th Ave. North
St. Petersburg, Florida 33713
T: 727.895.3363
www.IvyGroupConsultants.com
Steven D. Lange, AR7855



EIFS OVER-CLADDING PROJECT

Including Exterior Wall Painting and Sealants, Flashings, Miscellaneous Waterproofing, and Associated Scope of Work

AT

The Current Hotel at Rocky Point

2545 North Rocky Point Drive
Tampa, Florida 33607

CONSTRUCTION DOCUMENTS

MARCH 6, 2023

A-000

TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE AND THE FLORIDA FIRE PREVENTION CODE.

Steven D. Lange, AR7855

CODE SUMMARY:

1.

APPLICABLE BUILDING CODE: 2022 FLORIDA EXISTING BUILDING CODE
TYPE: LEVEL 1 ALTERATION
2.

APPLICABLE FIRE CODE: FLORIDA FIRE PREVENTION CODE, LATEST EDITION.
3.

MANUFACTURER'S INSTRUCTIONS: WRITTEN PUBLISHED MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS SHALL BE FOLLOWED UNLESS APPROVAL BY THE ARCHITECT TO DO OTHERWISE. SPECIFIC MANUFACTURER'S APPROVED DETAILS MAY SUPERCEDE DETAILS ON THESE DRAWINGS. ALERT THE ARCHITECT OF ANY DISCREPANCIES.

GENERAL NOTES:

1.

DRAWINGS DEPICTED ON THESE SHEETS ARE FROM ORIGINAL CONSTRUCTION DOCUMENTS, FOR ORIGINAL CONSTRUCTION OF THE BUILDINGS. THESE ORIGINAL DRAWINGS ARE PROVIDED FOR REFERENCE ONLY, FOR USE BY THE CONTRACTOR TO BECOME FAMILIAR WITH THE BUILDING AND THE PROJECT REQUIREMENTS AND SCOPE OF WORK. THIS ARCHITECT ASSUMES NO RESPONSIBILITY FOR AS-BUILT CONDITIONS THAT DIFFER THAN THOSE DEPICTED ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND AS-BUILT CONDITIONS AND ALERT THE OWNER AND ARCHITECT TO ANY DISCREPANCIES IN THE AS-BUILT CONSTRUCTION THAT MAY AFFECT THE WORK.
2.

IVY GROUP CONSULTANTS (IGC) IS THE REPAIR AND REMEDIATION CONSULTANT AND HAS PREPARED THESE DOCUMENTS FOR BIDDING, PERMITTING AND CONSTRUCTION.
3.

IGC REPRESENTATIVES WILL REVIEW THE REPAIR AREAS MARKED BY THE CONTRACTOR.
4.

SUCCESSFUL GENERAL CONTRACTOR BIDDER SHALL SUBMIT A PERMIT APPLICATION AND PULL A PERMIT FOR THE WORK IF REQUIRED BY THE LOCAL MUNICIPALITY. PERMIT FEES AND COSTS SHALL BE INCLUDED IN THE BID.
5.

ALL PAINTABLE WORK WILL BE CLEANED, PRIMED AND PAINTED WITH THE SPECIFIED PAINTS AND COATINGS SYSTEMS.
6.

FLOOR PLAN SHEETS ARE FOR REFERENCE AND ORIENTATION ONLY AND TO DEFINE THE GENERAL EXTENT OF THE WORK. SCOPE OF WORK NOTES AND KEY TAGS ON DRAWING SHEETS ARE TYPICAL AND **APPLY TO ALL SIMILAR WORK WHETHER SHOWN OR NOT SHOWN.**
7.

TYPICAL CONDITIONS ARE SHOWN ON THE DRAWINGS FOR REFERENCE. THE SCOPE OF WORK APPLIES TO ALL CONDITIONS SHOWN OR NOT SHOWN ON THESE DRAWINGS.
8.

REFER TO SCOPE OF WORK NOTES FOR COMPLETE DESCRIPTIONS OF SCOPE OF WORK REQUIRED.
9.

ONSITE REVIEWS PERFORMED BY IVY GROUP DO NOT REPLACE THE EXPECTED FAITHFUL PERFORMANCE RESULTING IN GOOD WORKMANSHIP AND CORRECT APPLICATION OF PRODUCTS BY THE CONTRACTOR AND SUBCONTRACTORS. IVY GROUP DOES NOT SUPERVISE OR MANAGE THE WORK OF THE CONTRACTOR OR SUBCONTRACTORS IN ANY MANNER, AS THEY ARE THE CONTRACTORS OF RECORD FOR THE WORK. IVY GROUP CONSULTANTS ARE NOT A QUALITY CONTROL OR QUALITY ASSURANCE ENTITY FOR THE CONTRACTORS OF RECORD.
10.

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO COMMENCING THE WORK.
11.

THE CONTRACTOR SHALL PROVIDE MOCKUPS OF EACH SCOPE OF WORK ITEM FOR REVIEW BY THE OWNER AND ARCHITECT PRIOR TO COMMENCING THE WORK IN FULL.

DRAWING INDEX:

ARCHITECTURAL:

A-000
A-001

COVER SHEET
GENERAL NOTES AND INDEX

A-100

SITE PLAN

A-200
A-201
A-202
A-203
A-204
A-205

SOUTHWEST ELEVATIONS
WEST ELEVATIONS
SOUTH ELEVATIONS
NORTH ELEVATIONS
NORTHEAST ELEVATIONS
EAST ELEVATIONS

A-300
A-301
A-302
A-303

REPAIR DETAILS
REPAIR DETAILS
REPAIR DETAILS
REPAIR DETAILS

ALSO REFER TO THE PROJECT SPECIFICATIONS
FOR FURTHER DETAILED CONTRACT REQUIREMENTS
FOR THIS PROJECT.

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2545 North Rocky Point Drive
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ARCHITECT OF RECORD:



Forensic Architecture | Building Sciences

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www.IvyGroupConsultants.com
Steven D. Lange, AR 7855

OWNER:

Rocky Point
Holdings, LLC

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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
General Notes and
Index

Sheet Number

A-001

Professional of Record:
Professional Registration No:
Seal:

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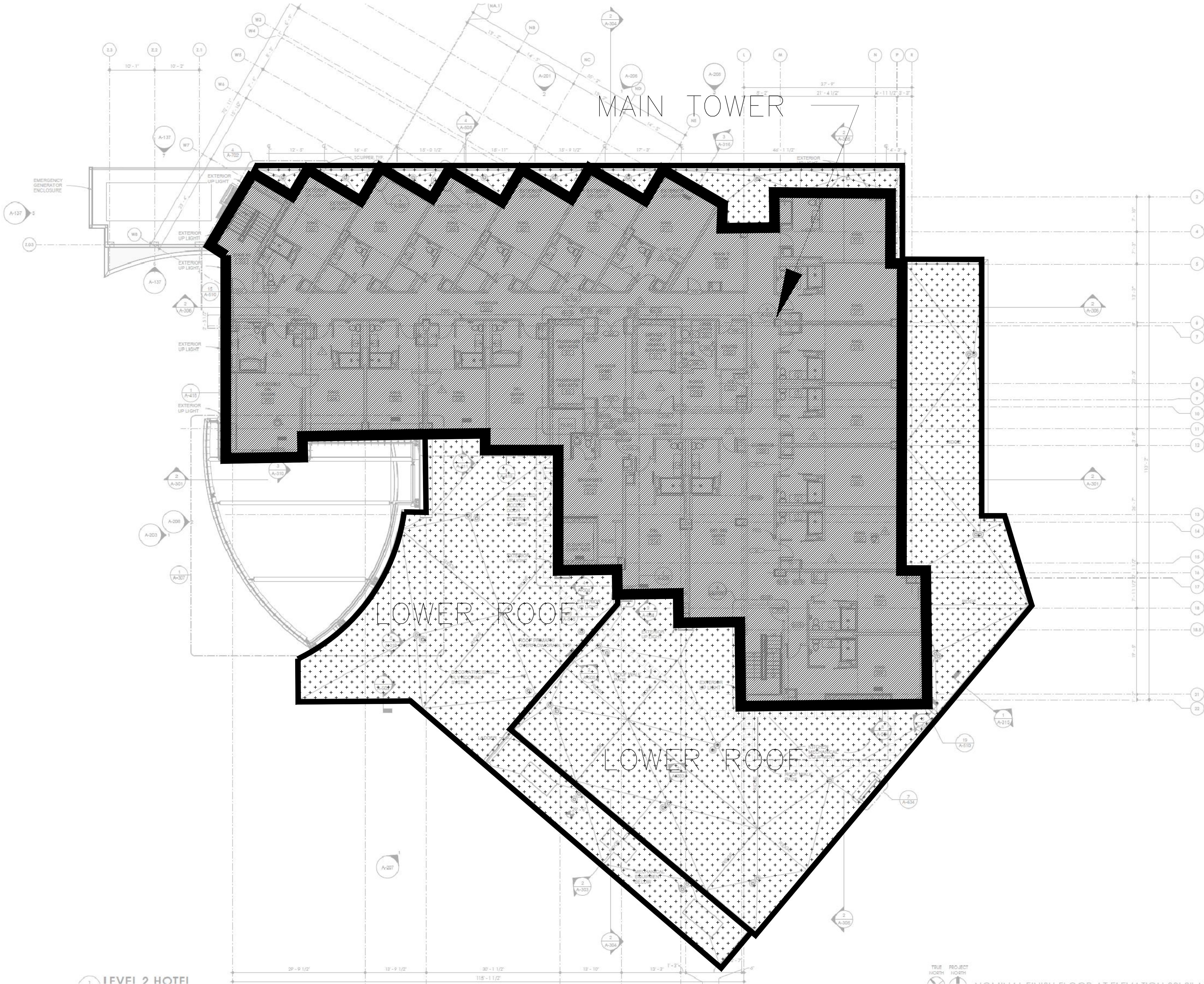
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	MARCH 6, 2023

Drawing Title
SITE PLAN

Sheet Number

A-100

Professional of Record:
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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
**SOUTHWEST
ELEVATION**

Sheet Number

A-200

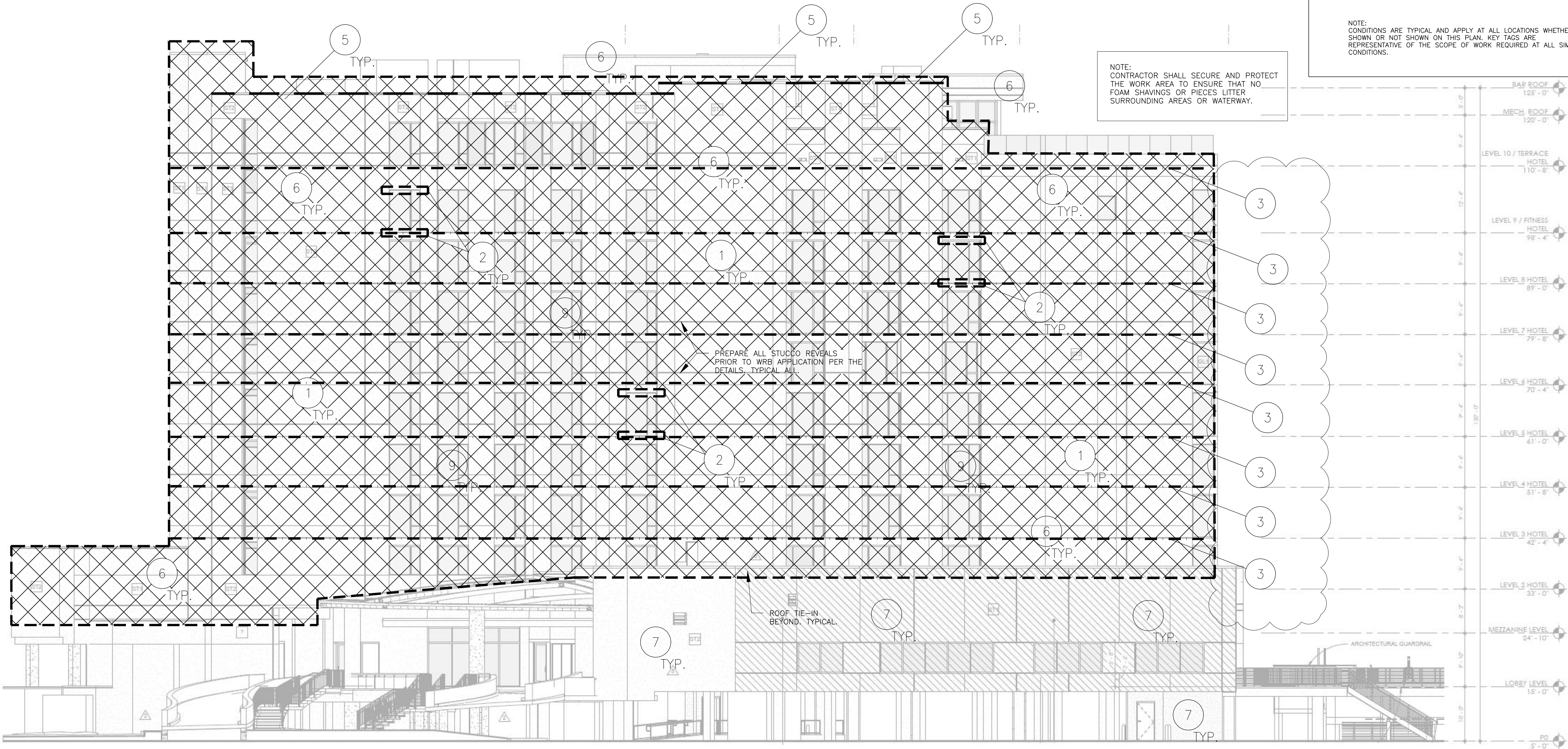
Professional of Record:
Professional Registration No:
Seal:

- KEY:
- GENERAL EXTENT OF WORK
 - NEW EIFS OVERCLADDING SYSTEM, PER THE DETAILS, SPECIFICATIONS AND NOTES.
 - NEW FLOOR LINE WEEP FLASHING.
 - NEW ROOF COPING CAP FLASHING WITH CONT. CLEAT

PROJECT KEY PLAN NOTES:

- CLEAN, PRIME AND PREPARE EXISTING STUCCO SURFACES, REVEALS AND ACCESSORIES AT THE TOWER AREAS. SEAL ALL STUCCO CRACKS PRIOR TO WRB APPLICATION. PROVIDE NEW EIFS OVER-CLADDING OVER FLUID APPLIED WRB SYSTEM OVER STUCCO SUBSTRATE PER THE DETAILS AND SPECIFICATIONS. INCLUDING ALL FLASHING AND WEEPS PER THE DETAILS AND SPECIFICATIONS. DESIGN BASIS: STO THERM CI.
- INSTALL NEW APRON FLASHING AND HEAD FLASHINGS AT ALL WINDOW SILL CONDITIONS PER THE DETAILS.
- PROVIDE NEW WEEP FLASHING AT EVERY FLOOR LINES AS SHOWN.
- PROVIDE NEW 2-PIECE SERVICEABLE TRANSITION FLASHING BETWEEN BASE OF NEW EIFS OVER-CLADDING AND EXISTING ROOF MEMBRANE TERMINATION BAR.
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- SEALANTS - ALL EXTERIOR ELECTROMETRIC SEALANT JOINTS (NOT IN THE OVERCLADDING SCOPE AREA) SHALL BE REMOVED. JOINT SPACES SHALL BE CLEANED, PREPARED AND RESEALED PER THE SPECIFICATIONS. INCLUDE BACKER ROD AT JOINTS PER THE SPECIFICATIONS.
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- WET SEAL ALL EXISTING WINDOWS, GLASS TO FRAME, AND FRAME TO FRAME JOINERY. REFER TO PROTOCOL AND SPECIFICATIONS.

NOTE:
CONDITIONS ARE TYPICAL AND APPLY AT ALL LOCATIONS WHETHER SHOWN OR NOT SHOWN ON THIS PLAN. KEY TAGS ARE REPRESENTATIVE OF THE SCOPE OF WORK REQUIRED AT ALL SIMILAR CONDITIONS.



1 SOUTHWEST ELEVATION
A200 SCALE: NTS

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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
**WEST
ELEVATION**

Sheet Number

A-201

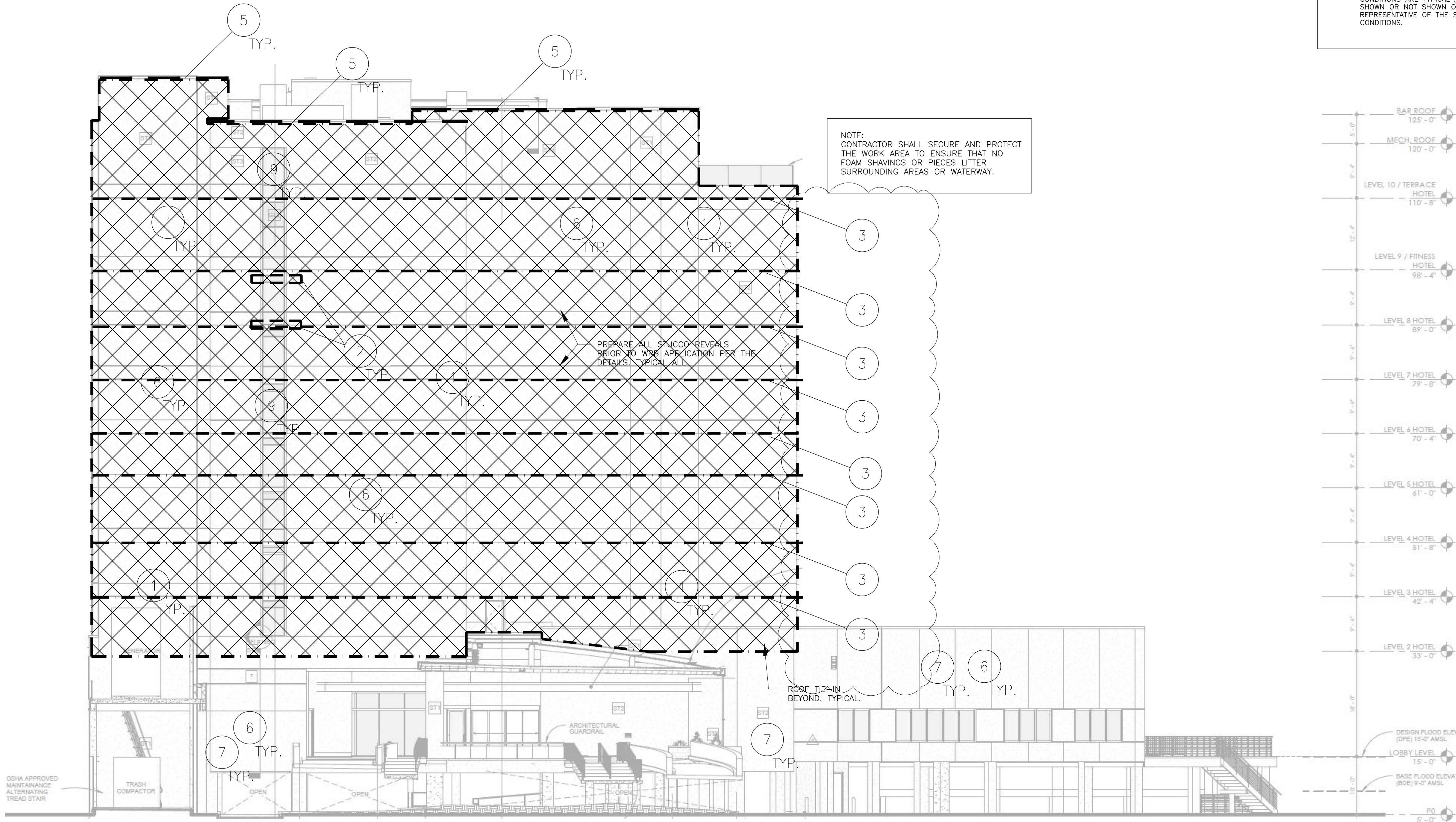
Professional of Record:
Professional Registration No:
Seal:

- KEY:
- GENERAL EXTENT OF WORK
 - NEW EIFS OVERCLADDING SYSTEM, PER THE DETAILS, SPECIFICATIONS AND NOTES.
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PROJECT KEY PLAN NOTES:

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1 WEST ELEVATION
A201 SCALE: NTS

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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
**SOUTH
ELEVATION**
Sheet Number

A-202

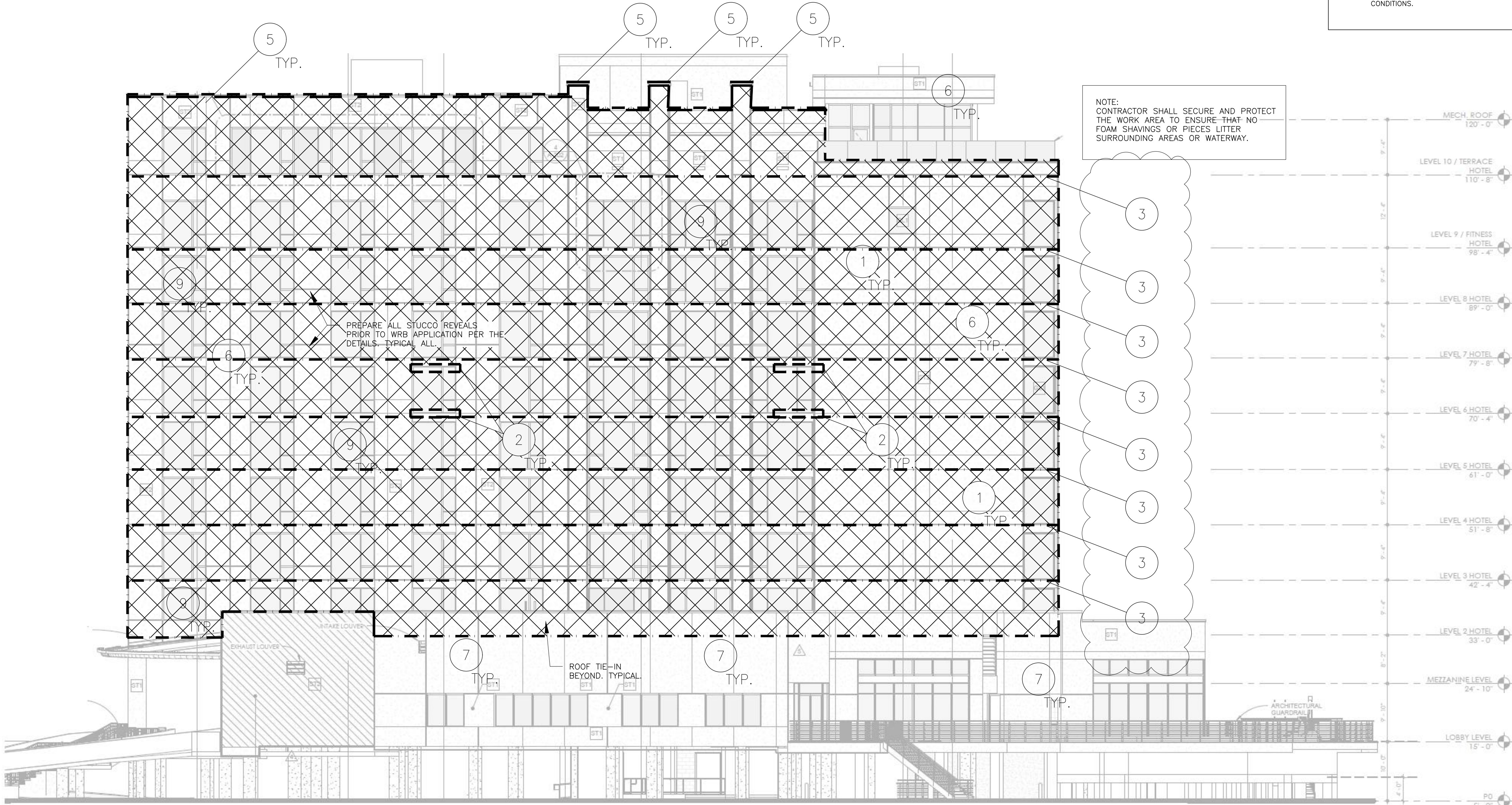
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1 SOUTH ELEVATION
A202 SCALE: NTS

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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
NORTH
ELEVATION

Sheet Number

A-203

Professional of Record:
Professional Registration No:
Seal:

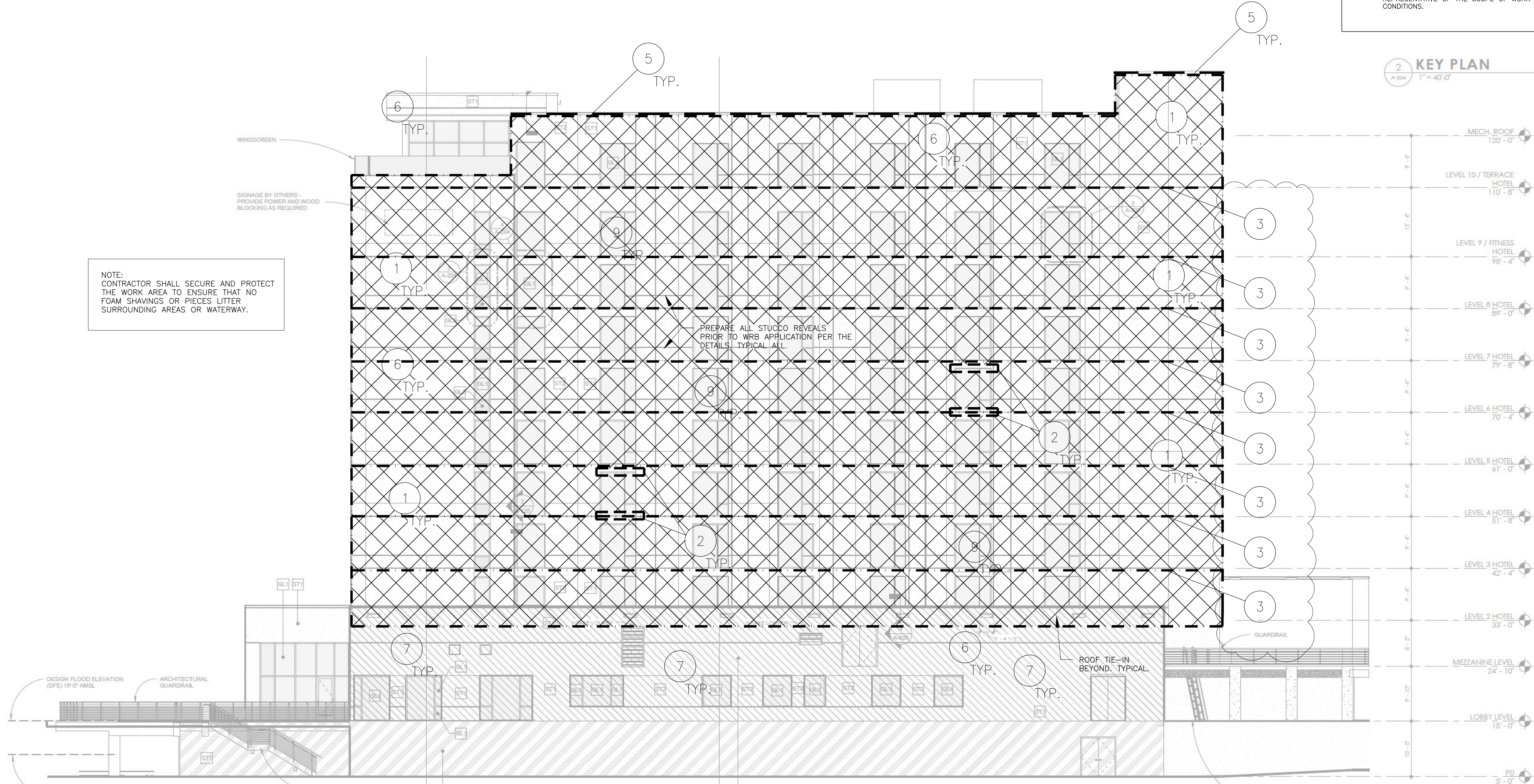
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2 KEY PLAN
A-204 1" = 40'-0"



1 NORTH ELEVATION
A203 SCALE: NTS

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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
NORTHEAST
ELEVATION

Sheet Number

A-204

Professional of Record:
Professional Registration No:
Seal:

KEY:

--- GENERAL EXTENT OF WORK

1 NEW EIFS OVERCLADDING SYSTEM, PER THE DETAILS, SPECIFICATIONS AND NOTES.

--- NEW FLOOR LINE WEEP FLASHING.

--- NEW ROOF COPING CAP FLASHING WITH CONT. CLEAT

PROJECT KEY PLAN NOTES:

1 CLEAN, PRIME AND PREPARE EXISTING STUCCO SURFACES, REVEALS AND ACCESSORIES AT THE TOWER AREAS. SEAL ALL STUCCO CRACKS PRIOR TO WRB APPLICATION. PROVIDE NEW EIFS OVER-CLADDING OVER FLUID APPLIED WRB SYSTEM OVER STUCCO SUBSTRATE PER THE DETAILS AND SPECIFICATIONS. INCLUDING ALL FLASHING AND WEEPS PER THE DETAILS AND SPECIFICATIONS. DESIGN BASIS: STO THERM CI.

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3 PROVIDE NEW WEEP FLASHING AT EVERY FLOOR LINES AS SHOWN.

4 PROVIDE NEW 2-PIECE SERVICEABLE TRANSITION FLASHING BETWEEN BASE OF NEW EIFS OVER-CLADDING AND EXISTING ROOF MEMBRANE TERMINATION BAR.

5 PROVIDE NEW ROOF COPING CAP FLASHING TO ACCOUNT FOR ADDITIONAL EIFS THICKNESS.

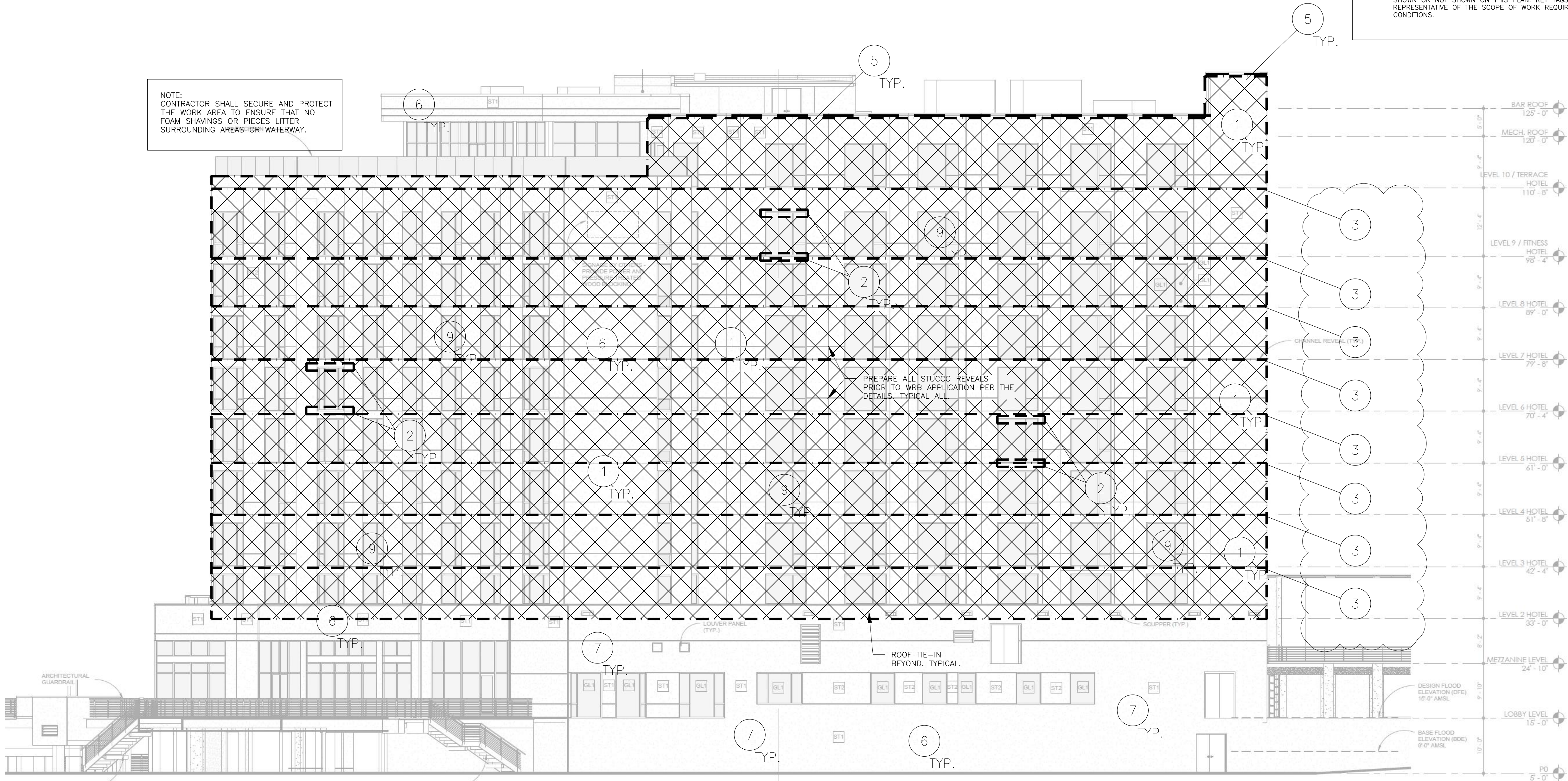
6 EXTERIOR PAINTING - ALL PREVIOUSLY PAINTED SURFACES SHALL BE CLEANED, PRIMED AND PAINTED PER THE SPECIFICATIONS. COLOR AS SELECTED BY THE OWNER.

7 SEALANTS - ALL EXTERIOR ELECTROMETRIC SEALANT JOINTS (NOT IN THE OVERCLADDING SCOPE AREA) SHALL BE REMOVED. JOINT SPACES SHALL BE CLEANED, PREPARED AND RESEALED PER THE SPECIFICATIONS. INCLUDE BACKER ROD AT JOINTS PER THE SPECIFICATIONS.

8 STUCCO CRACK AND SPALL REPAIR - LOCATE AND REPAIR DISTRESSED AREAS OF STUCCO AND STUCCO CRACKS PER THE SPECIFICATIONS AND DETAILS INCLUDED WITH THESE DRAWINGS. NOTE: THIS INCLUDES STUCCO AT THE TOWER LEVEL PRIOR TO APPLICATION OF WRB, AND STUCCO AT ALL OTHER AREAS THAT IS NOT BEING OVER-CLAD WITH EIFS.

9 WET SEAL ALL EXISTING WINDOWS, GLASS TO FRAME, AND FRAME TO FRAME JOINERY. REFER TO PROTOCOL AND SPECIFICATIONS.

NOTE:
CONDITIONS ARE TYPICAL AND APPLY AT ALL LOCATIONS WHETHER SHOWN OR NOT SHOWN ON THIS PLAN. KEY TAGS ARE REPRESENTATIVE OF THE SCOPE OF WORK REQUIRED AT ALL SIMILAR CONDITIONS.



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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
**EAST
ELEVATION**

Sheet Number

A-205

Professional of Record:
Professional Registration No:
Seal:

KEY:

--- GENERAL EXTENT OF WORK

① NEW EIFS OVERCLADDING SYSTEM, PER THE DETAILS, SPECIFICATIONS AND NOTES.

--- NEW FLOOR LINE WEEP FLASHING.

--- NEW ROOF COPING CAP FLASHING WITH CONT. CLEAT

PROJECT KEY PLAN NOTES:

① CLEAN, PRIME AND PREPARE EXISTING STUCCO SURFACES, REVEALS AND ACCESSORIES AT THE TOWER AREAS. SEAL ALL STUCCO CRACKS PRIOR TO WRB APPLICATION. PROVIDE NEW EIFS OVER-CLADDING OVER FLUID APPLIED WRB SYSTEM OVER STUCCO SUBSTRATE PER THE DETAILS AND SPECIFICATIONS. INCLUDING ALL FLASHING AND WEEPS PER THE DETAILS AND SPECIFICATIONS. DESIGN BASIS: STO THERM CI.

② INSTALL NEW APRON FLASHING AND HEAD FLASHINGS AT ALL WINDOW SILL CONDITIONS PER THE DETAILS.

③ PROVIDE NEW WEEP FLASHING AT EVERY FLOOR LINES AS SHOWN.

④ PROVIDE NEW 2-PIECE SERVICEABLE TRANSITION FLASHING BETWEEN BASE OF NEW EIFS OVER-CLADDING AND EXISTING ROOF MEMBRANE TERMINATION BAR.

⑤ PROVIDE NEW ROOF COPING CAP FLASHING TO ACCOUNT FOR ADDITIONAL EIFS THICKNESS.

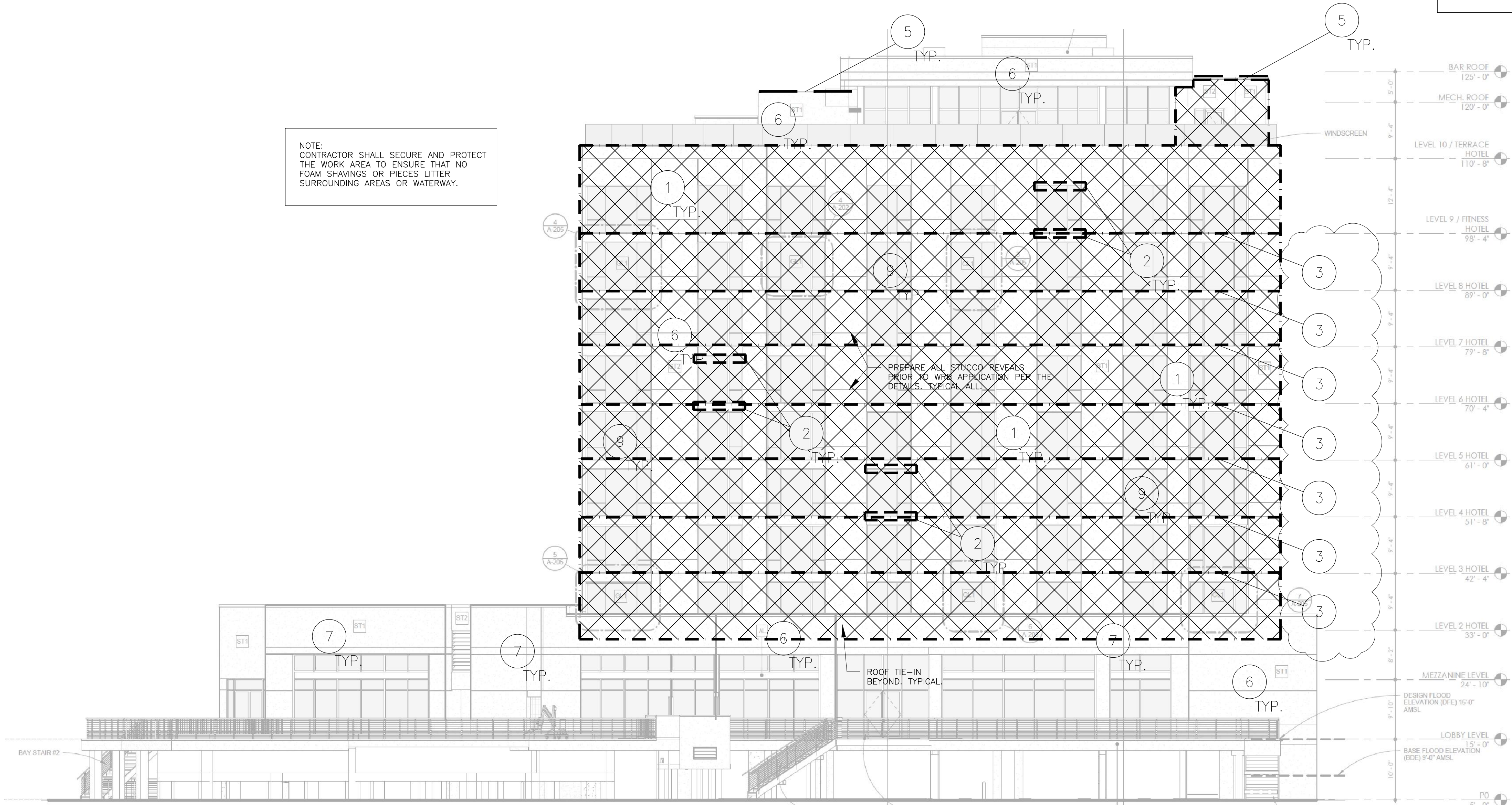
⑥ EXTERIOR PAINTING - ALL PREVIOUSLY PAINTED SURFACES SHALL BE CLEANED, PRIMED AND PAINTED PER THE SPECIFICATIONS. COLOR AS SELECTED BY THE OWNER.

⑦ SEALANTS - ALL EXTERIOR ELECTROMETRIC SEALANT JOINTS (NOT IN THE OVERCLADDING SCOPE AREA) SHALL BE REMOVED. JOINT SPACES SHALL BE CLEANED, PREPARED AND RESEALED PER THE SPECIFICATIONS. INCLUDE BACKER ROD AT JOINTS PER THE SPECIFICATIONS.

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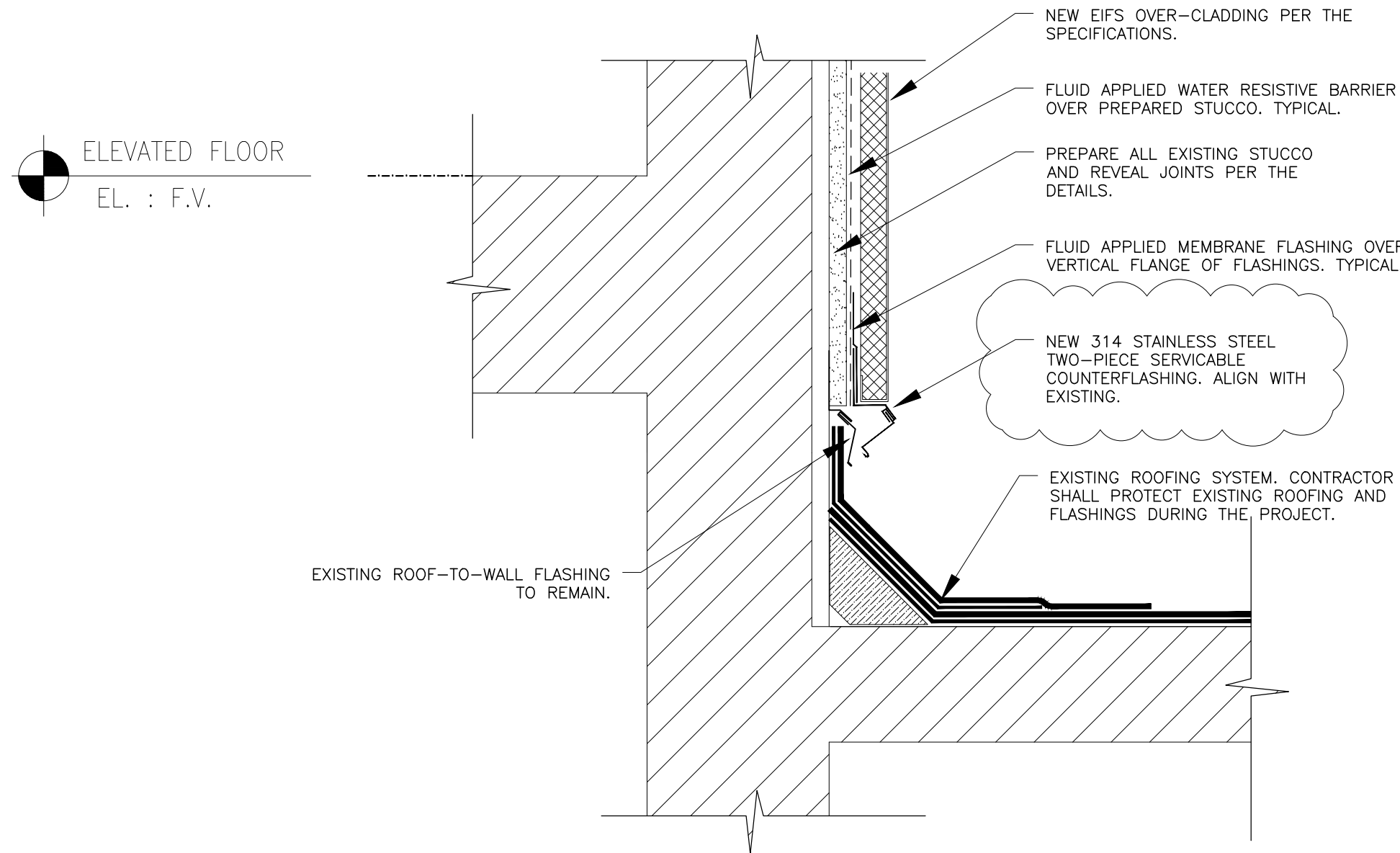
⑨ WET SEAL ALL EXISTING WINDOWS, GLASS TO FRAME, AND FRAME TO FRAME JOINERY. REFER TO PROTOCOL AND SPECIFICATIONS.

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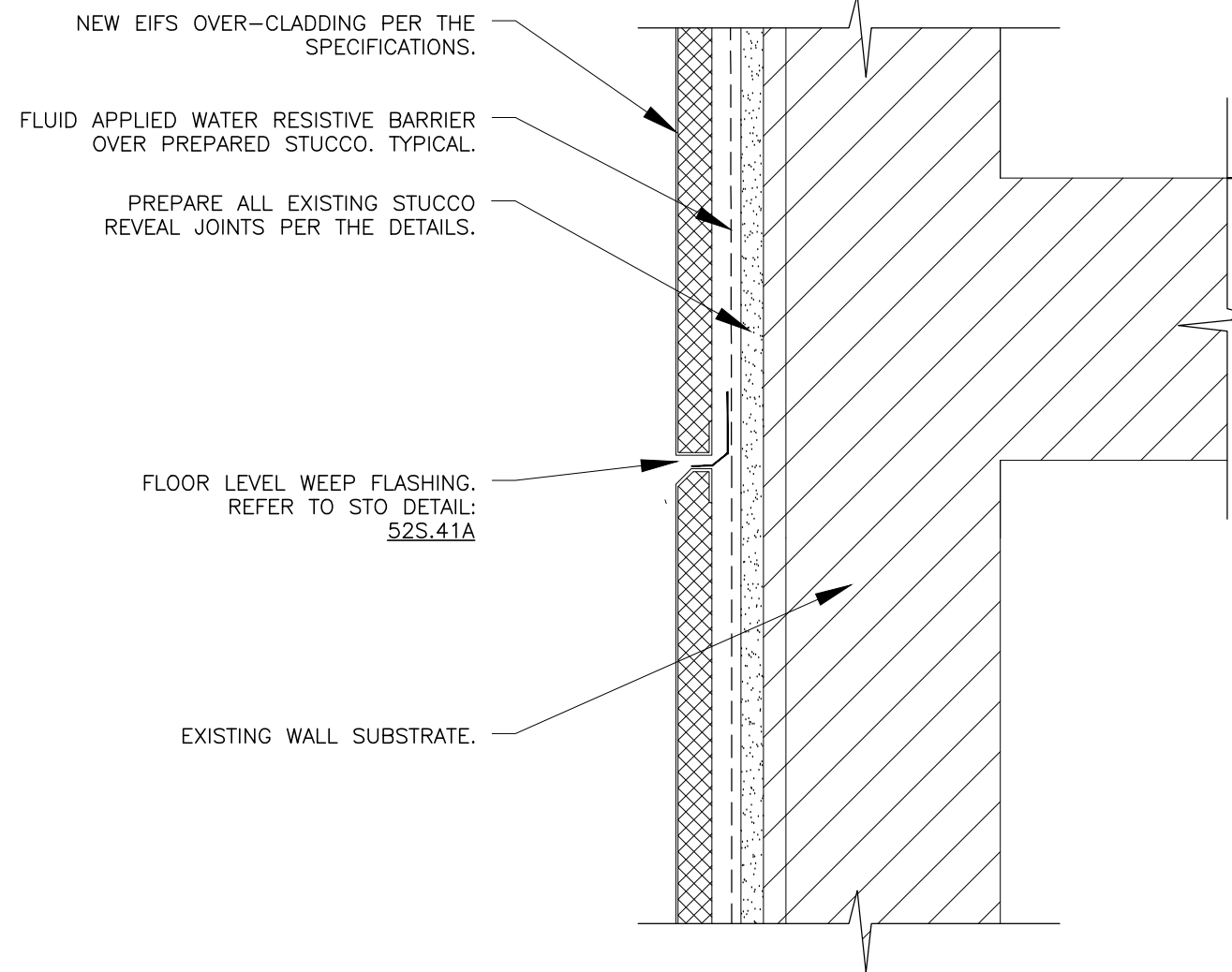


CONTRACTOR SHALL PROVIDE A MOCK UP OF THE FOLLOWING CONDITIONS FOR APPROVAL PRIOR TO PROCEEDING:

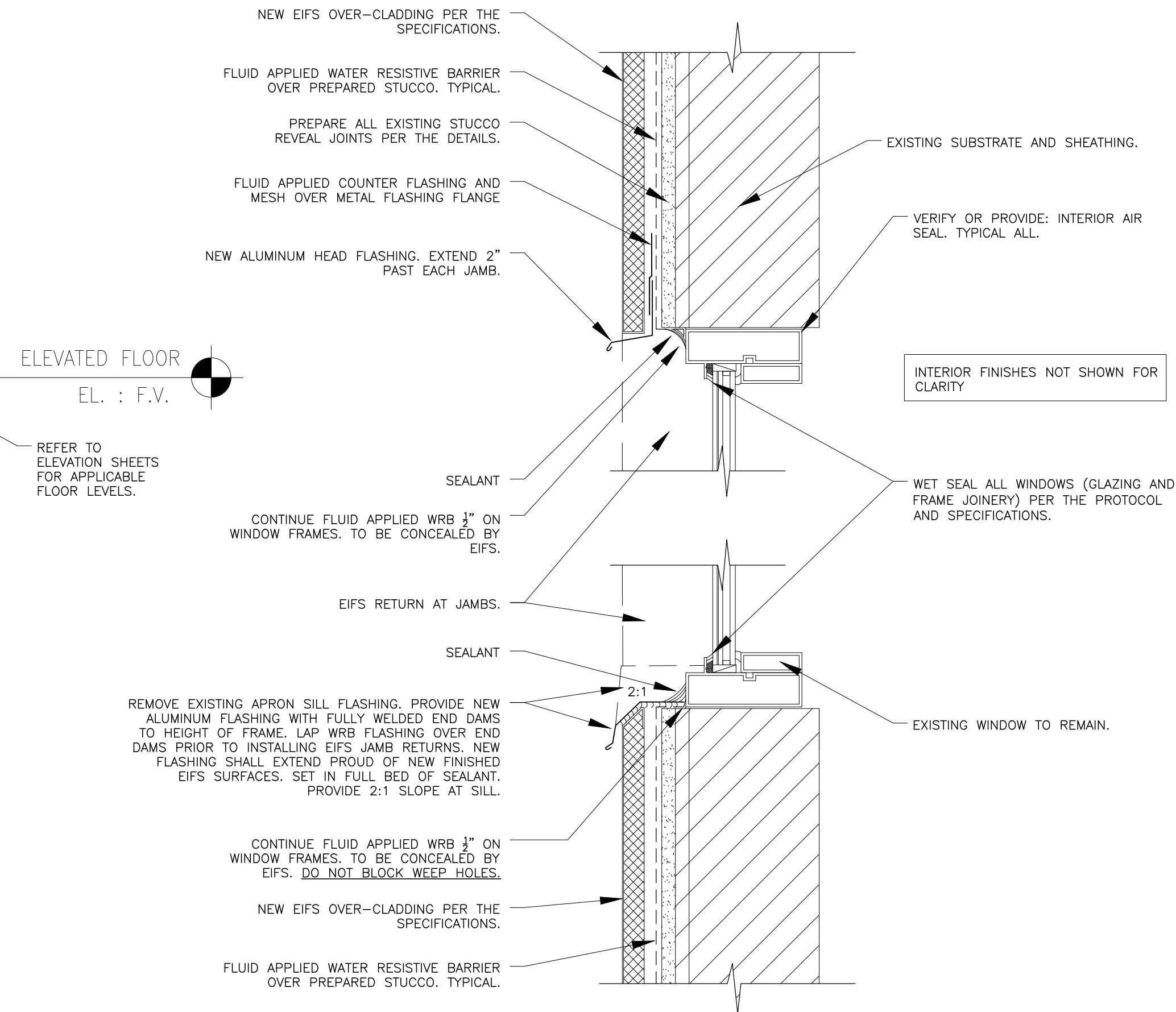
1. WINDOW HEAD, JAMB, SILL AND FLASHING
2. WINDOW WET SEAL
3. ROOF TO WALL FLASHING
4. TYPICAL WALL INCLUDING FLOOR LEVEL WEEP FLASHING
5. PARAPET CAP
6. OTHER AS DIRECTED BY THE ARCHITECT



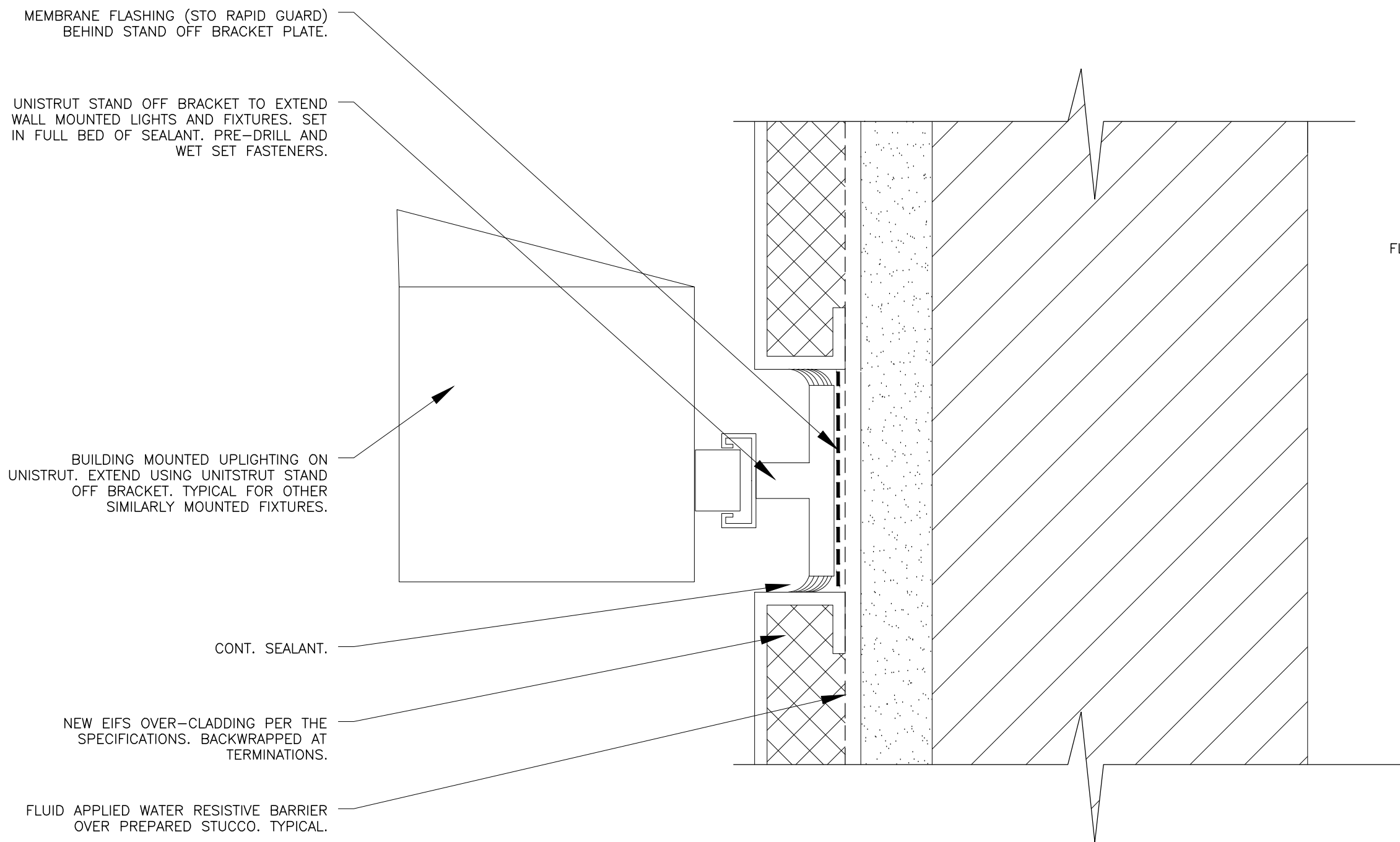
5 ROOF TO WALL FLASHING
SCALE: 3" = 1'-0"



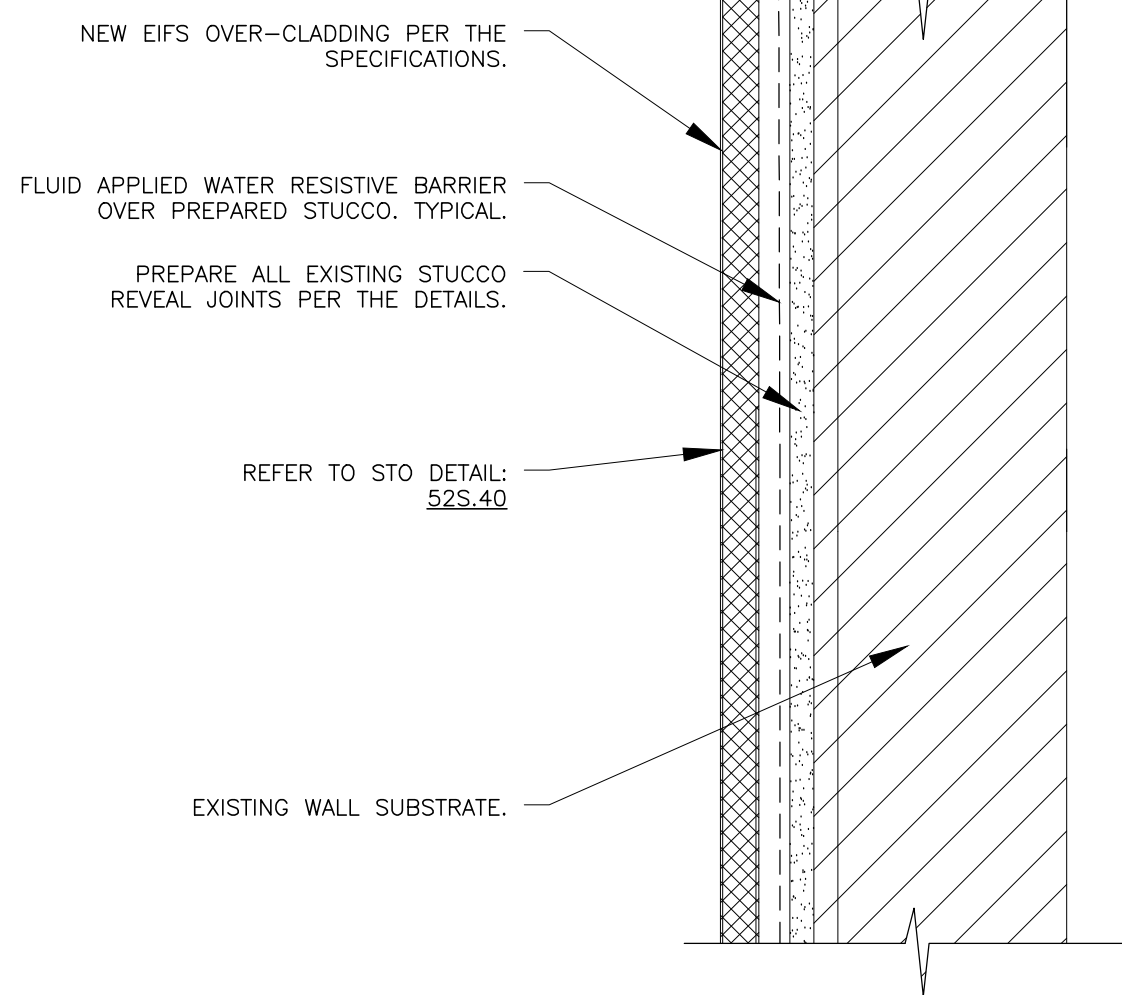
3 FLOOR LINE WEEP FLASHING
SCALE: 3" = 1'-0"



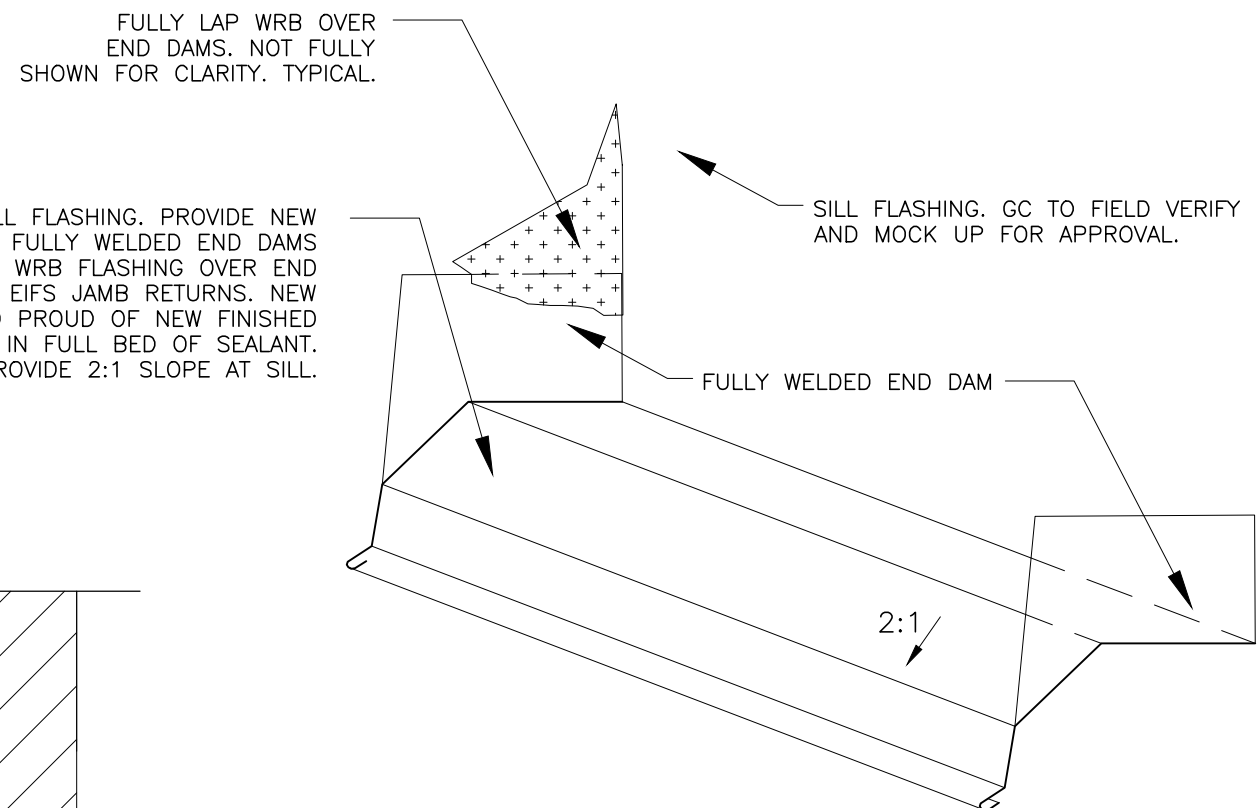
1 WINDOW HEAD AND SILL DETAILS
SCALE: 3" = 1'-0"



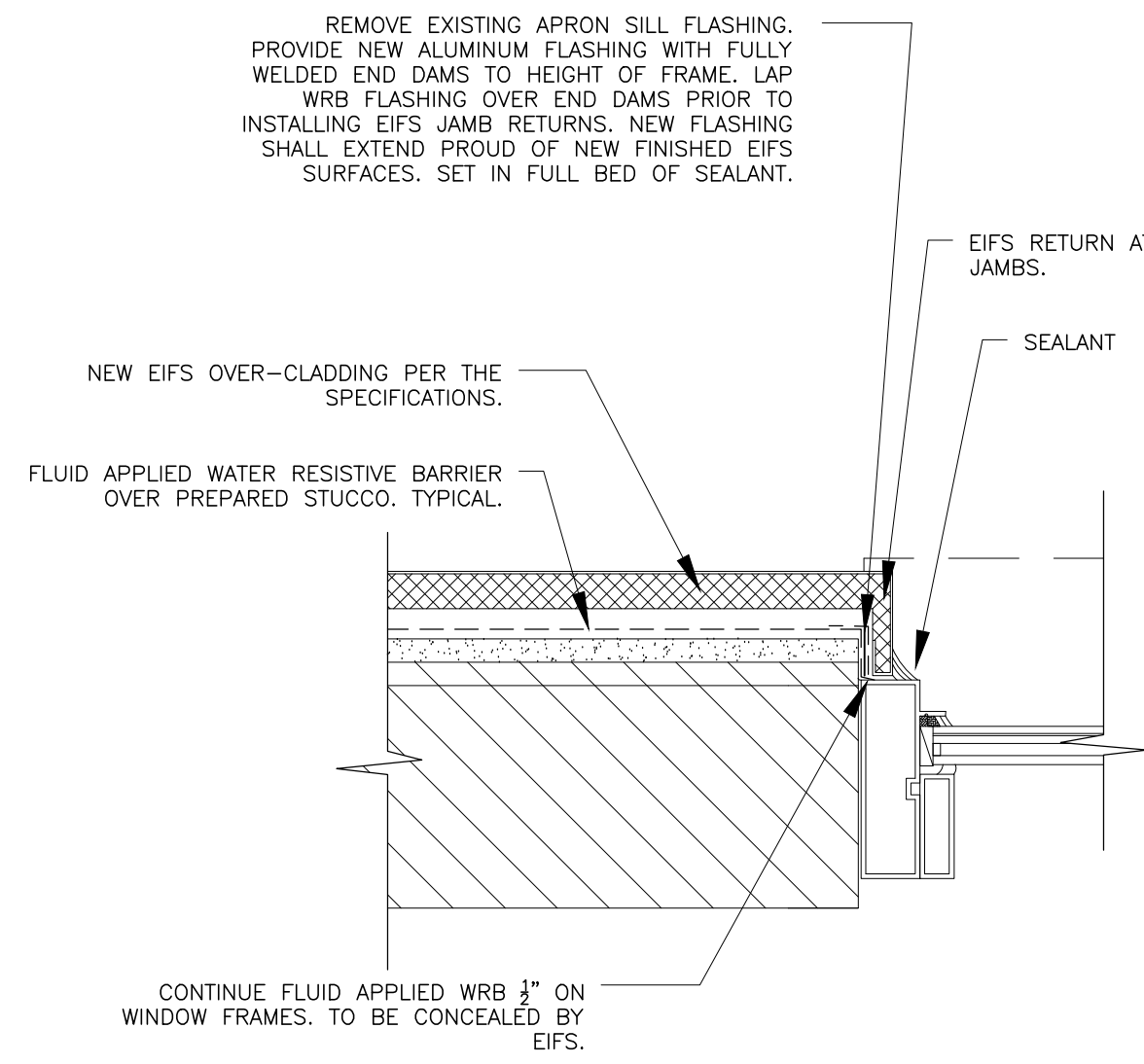
6 UNISTRUT STAND OFF BRACKET FLASHING
SCALE: 6" = 1'-0"



4 TYPICAL ASSEMBLY
SCALE: 3" = 1'-0"



6 SILL FLASHING PROFILE
SCALE: 6" = 1'-0"



2 WINDOW JAMB DETAILS
SCALE: 3" = 1'-0"

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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

Drawing Title
Repair Details

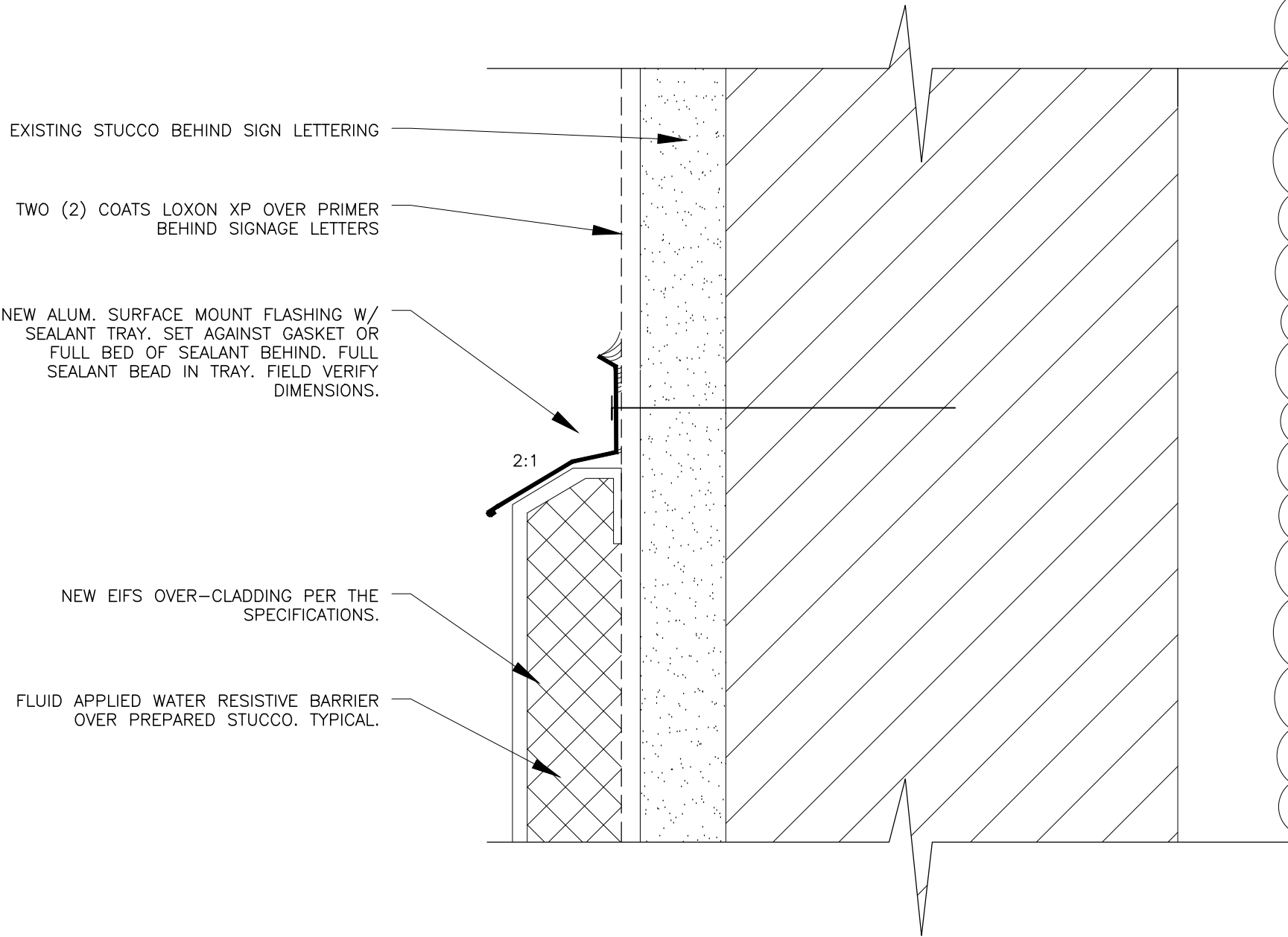
Sheet Number

A-300

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Seal:

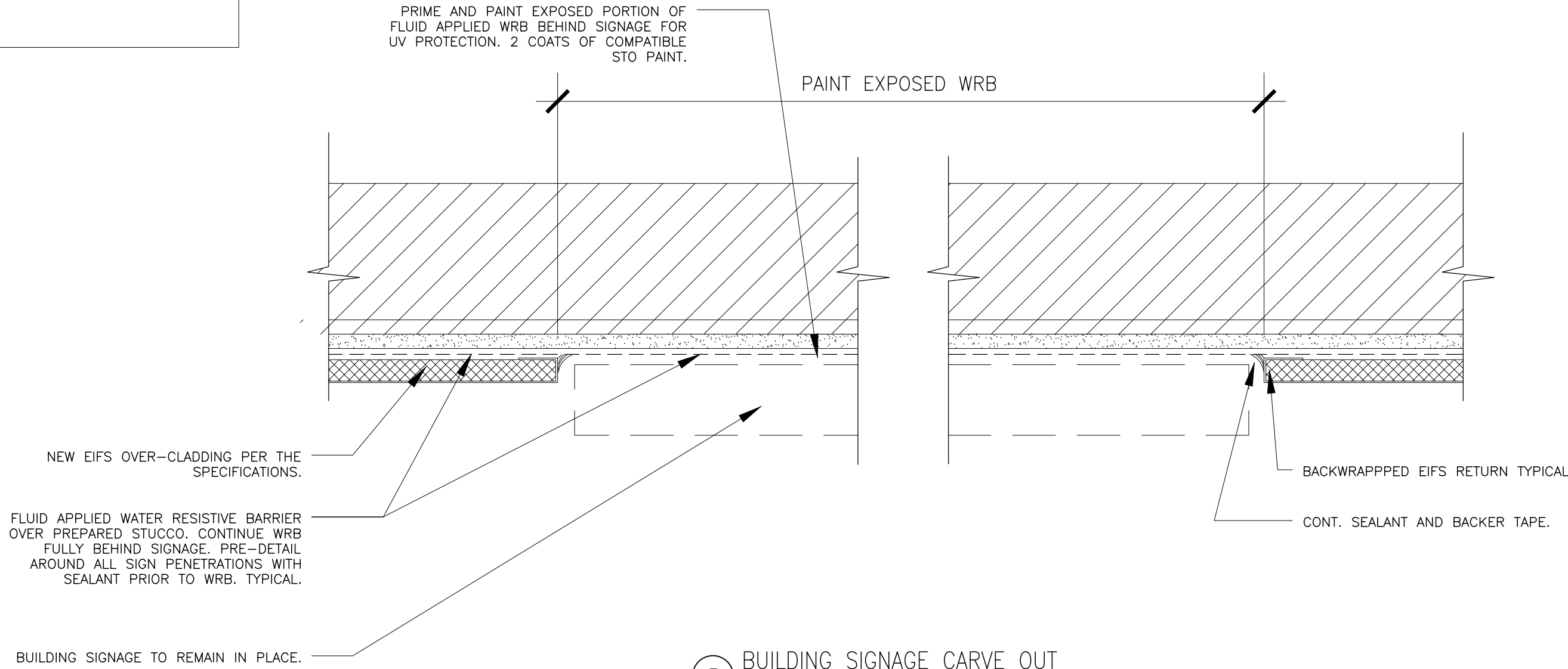
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4 BUILDING SIGNAGE SILL FLASHING
SCALE: 6" = 1'-0"

NOTE:
THIS DETAIL APPLICABLE AT CARVE OUTS FOR WALL MOUNTED FIXTURES.



5 BUILDING SIGNAGE CARVE OUT
SCALE: 3" = 1'-0"

VERTICAL OR HORIZONTAL EXISTING STUCCO REVEAL SHALL BE REPLACED IN THE SAME LOCATION WITH A SCORE JOINT

NEW EIFS OVER-CLADDING PER THE SPECIFICATIONS.

FLUID APPLIED WATER RESISTIVE BARRIER OVER PREPARED STUCCO, TYPICAL.

WRB MEMBRANE (STO COMFORMABLE MEMBRANE, OVER STO GOLD COAT, OVER PREPARED STUCCO) OVER EXISTING FOAM FILLED STUCCO REVEAL.

OPTIONAL NEW EIFS REVEAL: REFER TO STO DETAIL: 52S.05

XPS FOAM INSERT ADHERED IN PLACE AT EXISTING STUCCO REVEALS. ALLOW FOR SLIGHT REVEAL SO THAT MEMBRANE WATERPROOFING IS FLUSH WITH SUBSTRATE.

REGLET REPAIR (HORIZONTAL & VERTICAL). REFER TO STO DETAIL: 72.20.71- SIMILAR

3 HORIZ. OR VERTICAL EXISTING REVEAL WATERPROOFING
SCALE: 6" = 1'-0"

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Revision	Description	Date
1	REVISION 1 - STUCCO REVEAL DETAIL	6/5/2023
Project No. IV22004.00, IV22004.01		

Scale	Date
	MARCH 6, 2023

Drawing Title
Repair Details

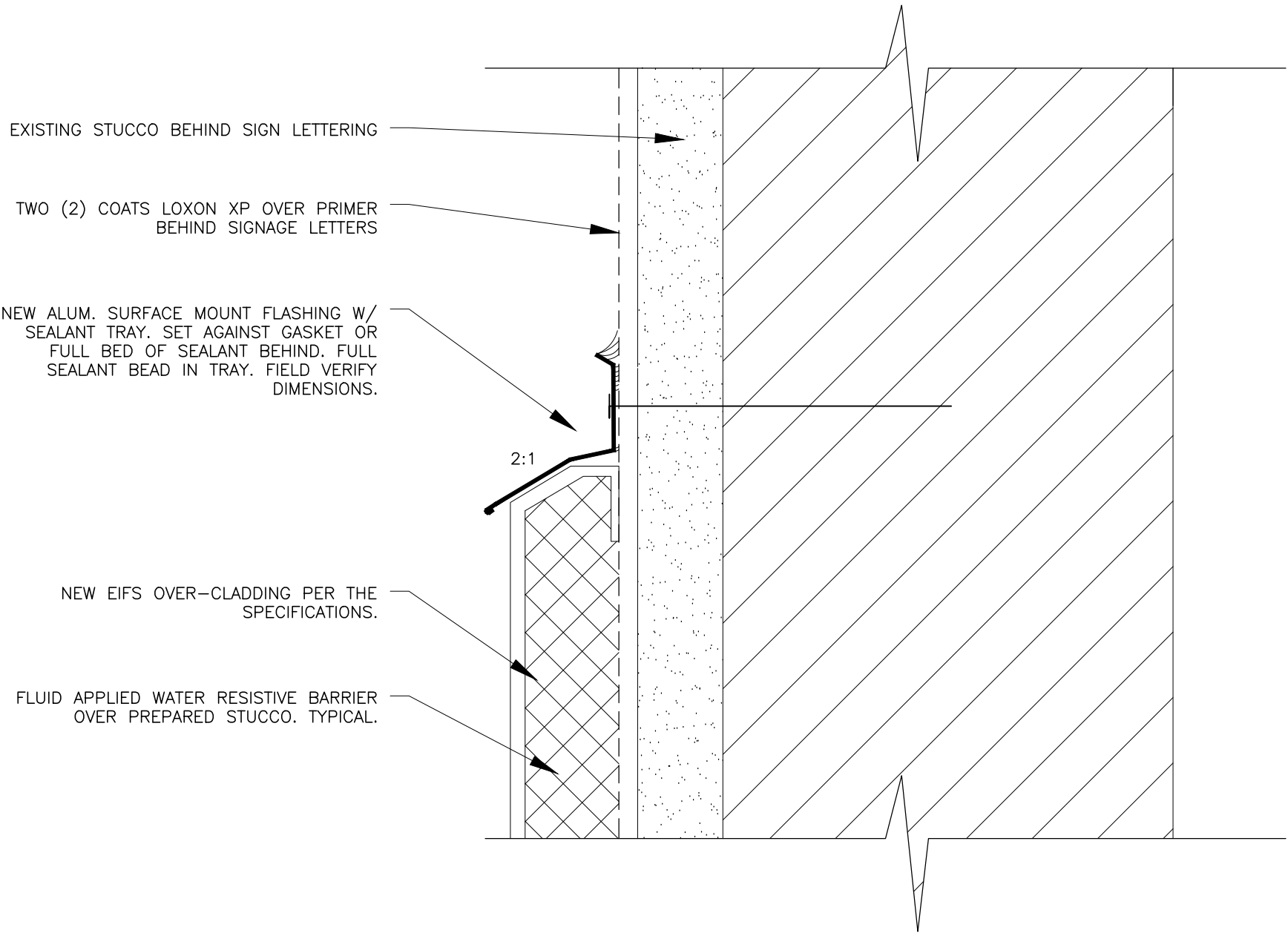
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A-301

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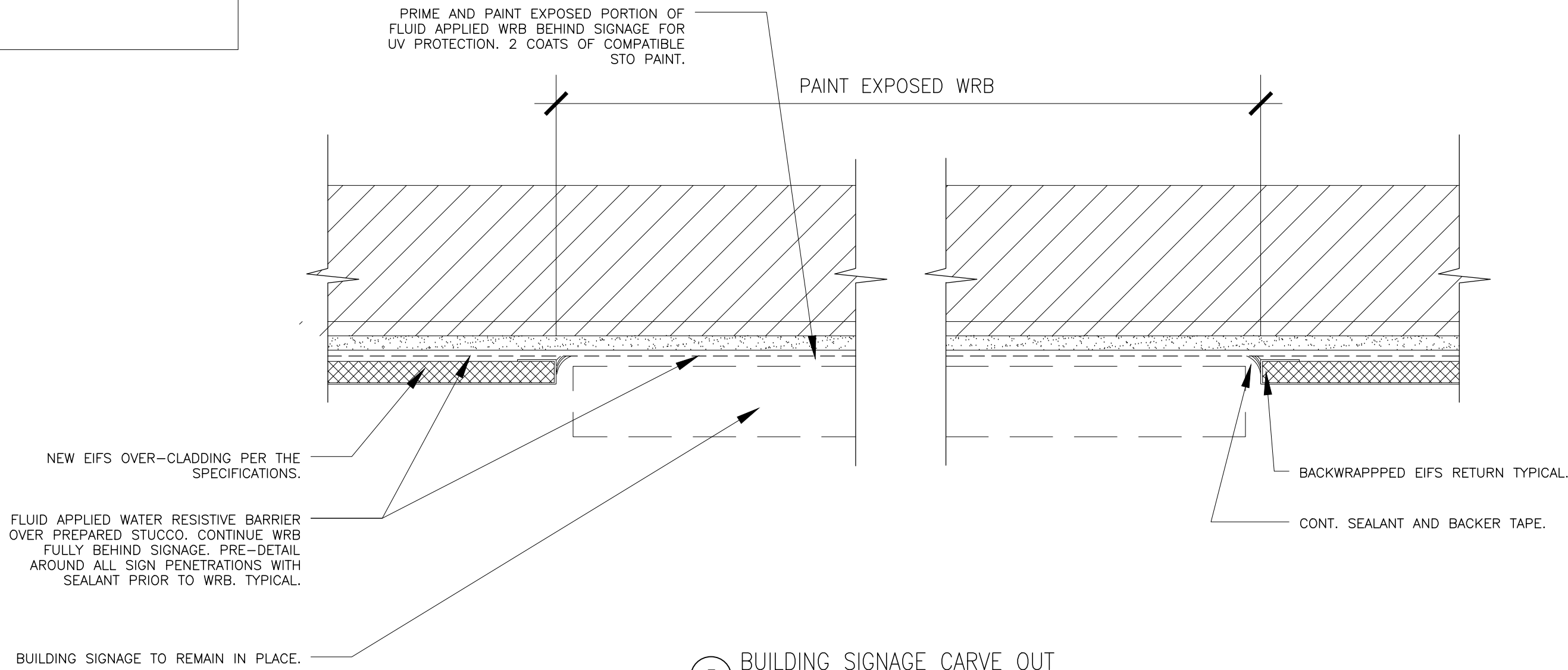
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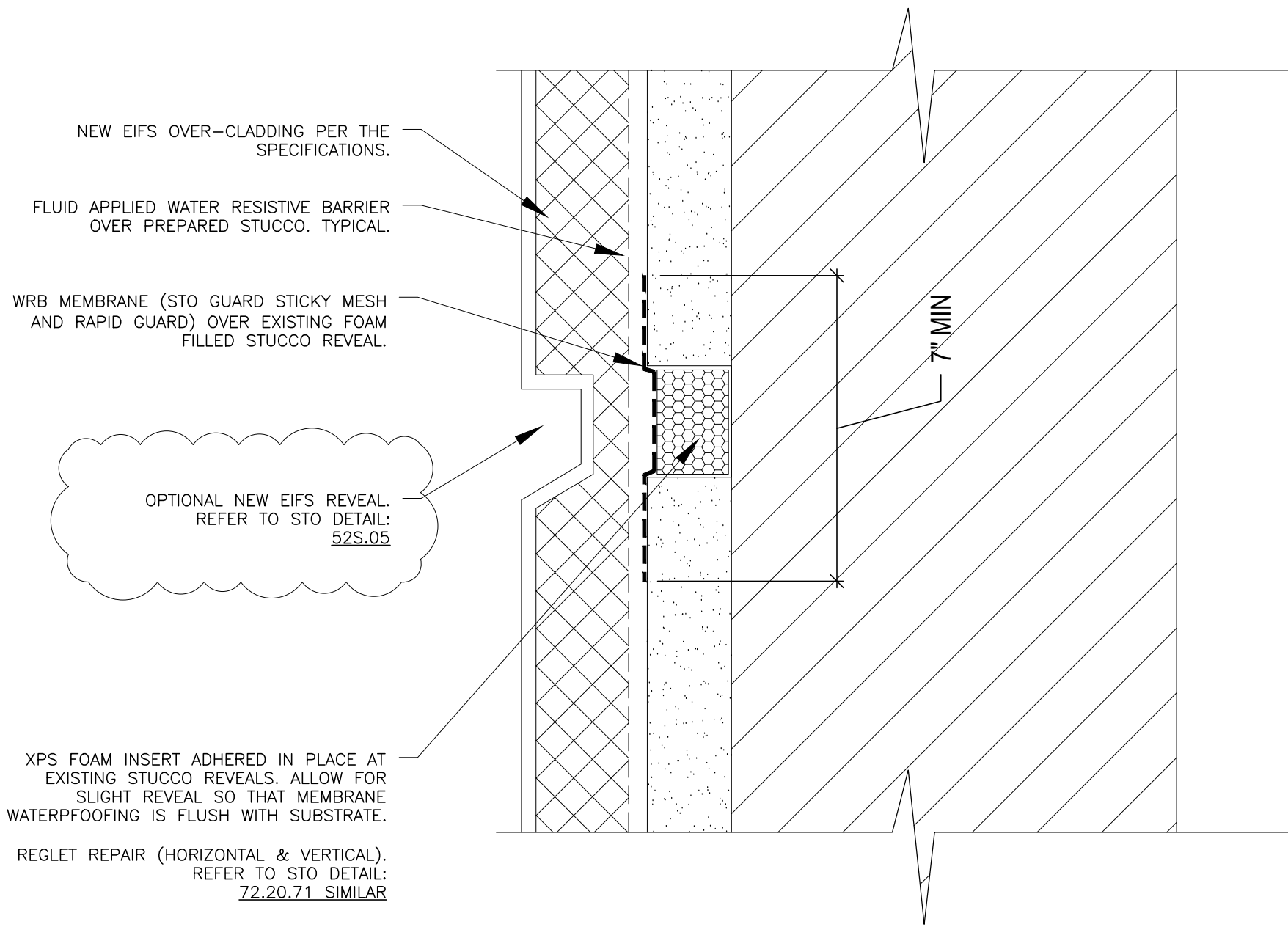


4 BUILDING SIGNAGE SILL FLASHING
SCALE: 6" = 1'-0"

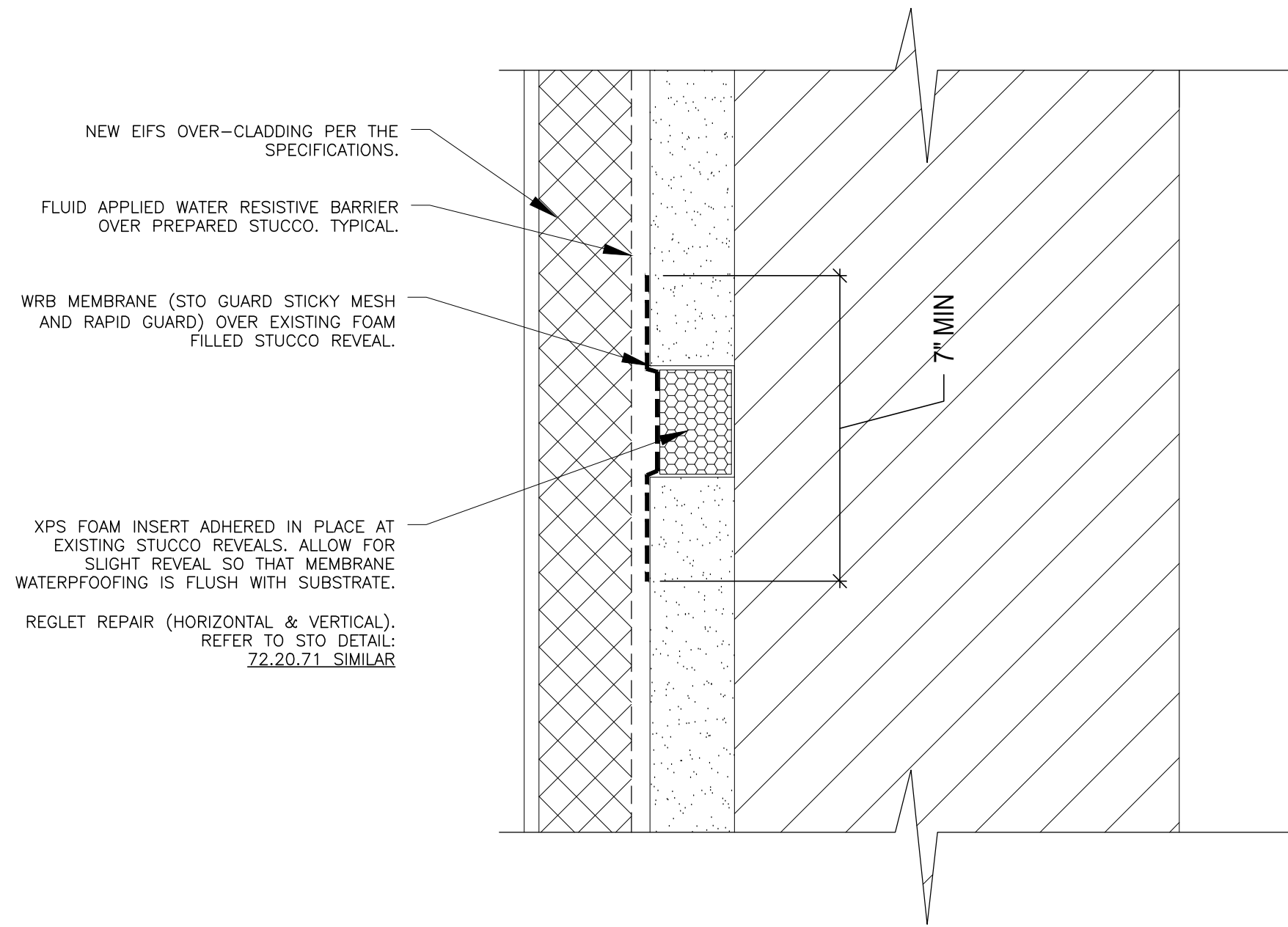
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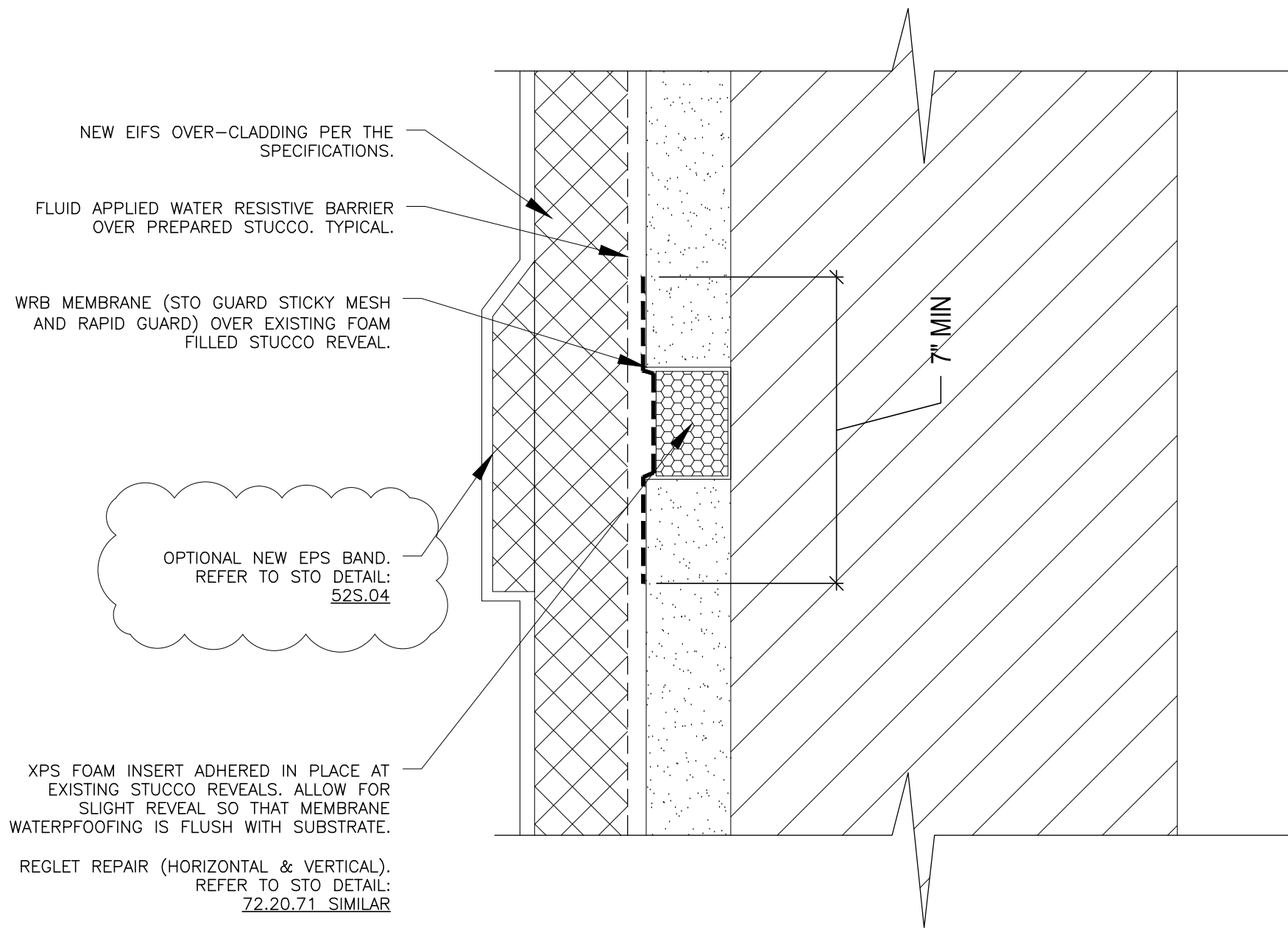
5 BUILDING SIGNAGE CARVE OUT
SCALE: 3" = 1'-0"



3 EXISTING REVEAL WATERPROOFING
SCALE: 6" = 1'-0"



1 EXISTING REVEAL WATERPROOFING
SCALE: 6" = 1'-0"



2 EXISTING REVEAL WATERPROOFING
SCALE: 6" = 1'-0"

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Project No.	IV22004.00, IV22004.01	

Scale	Date
	MARCH 6, 2023

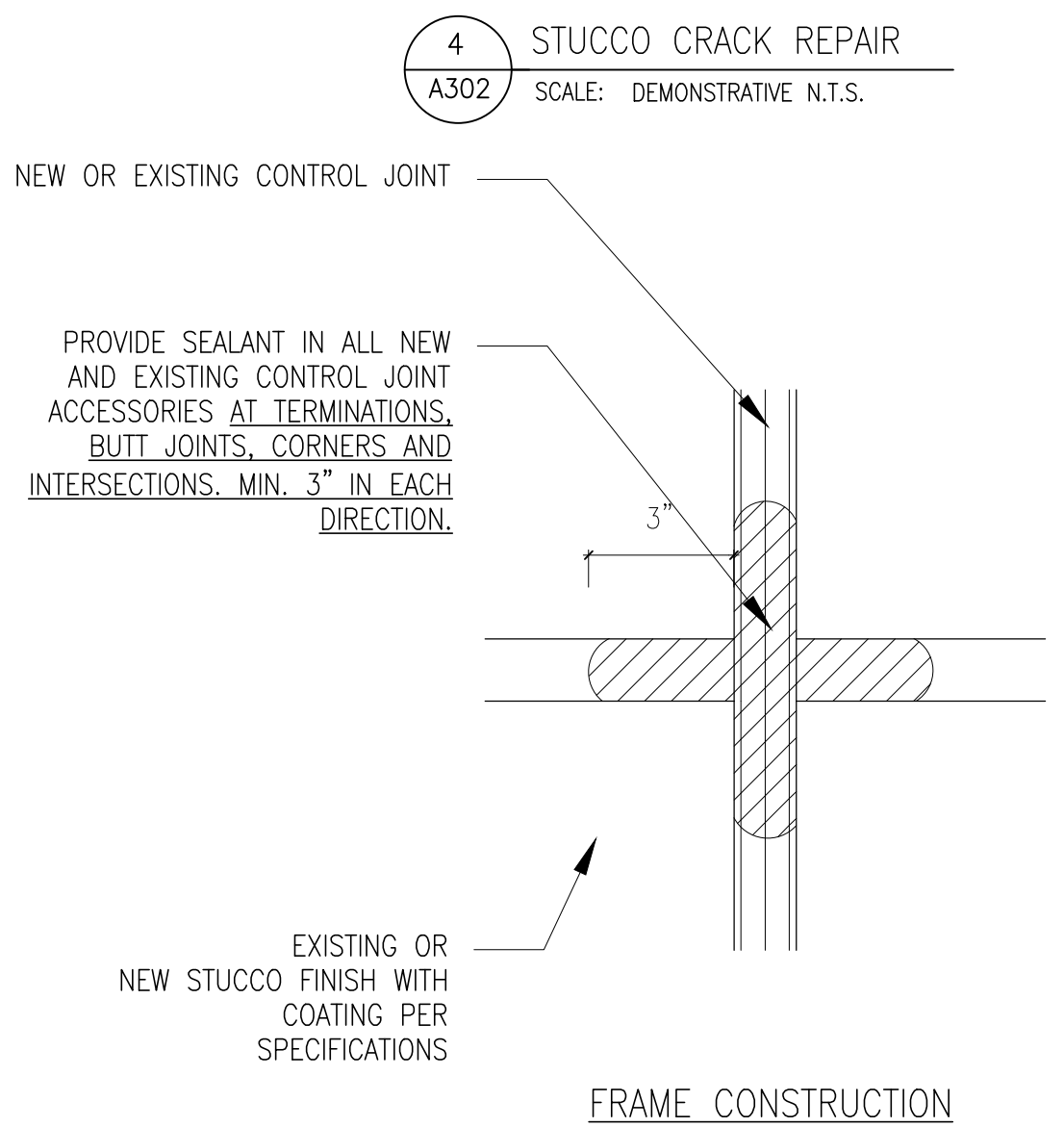
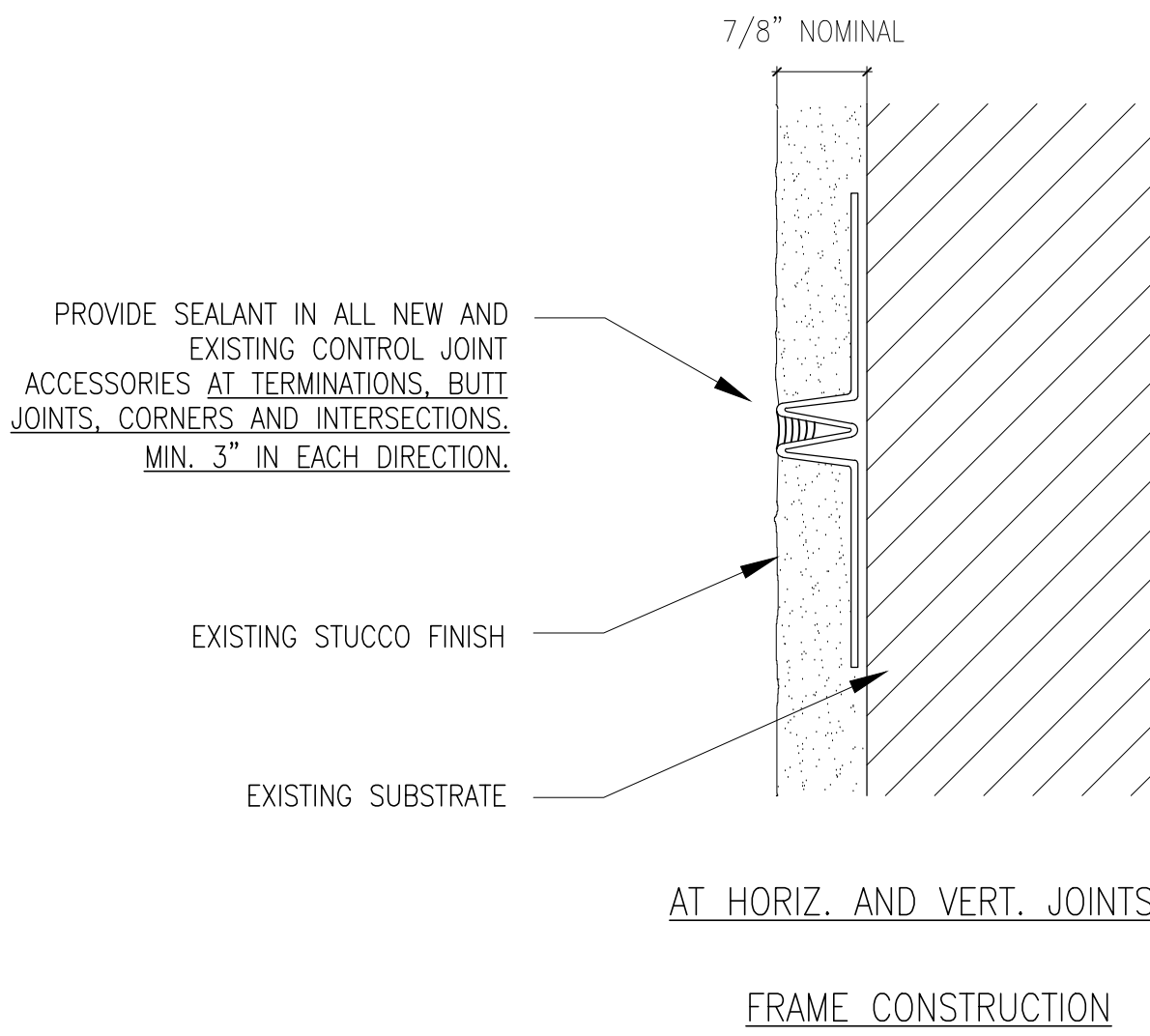
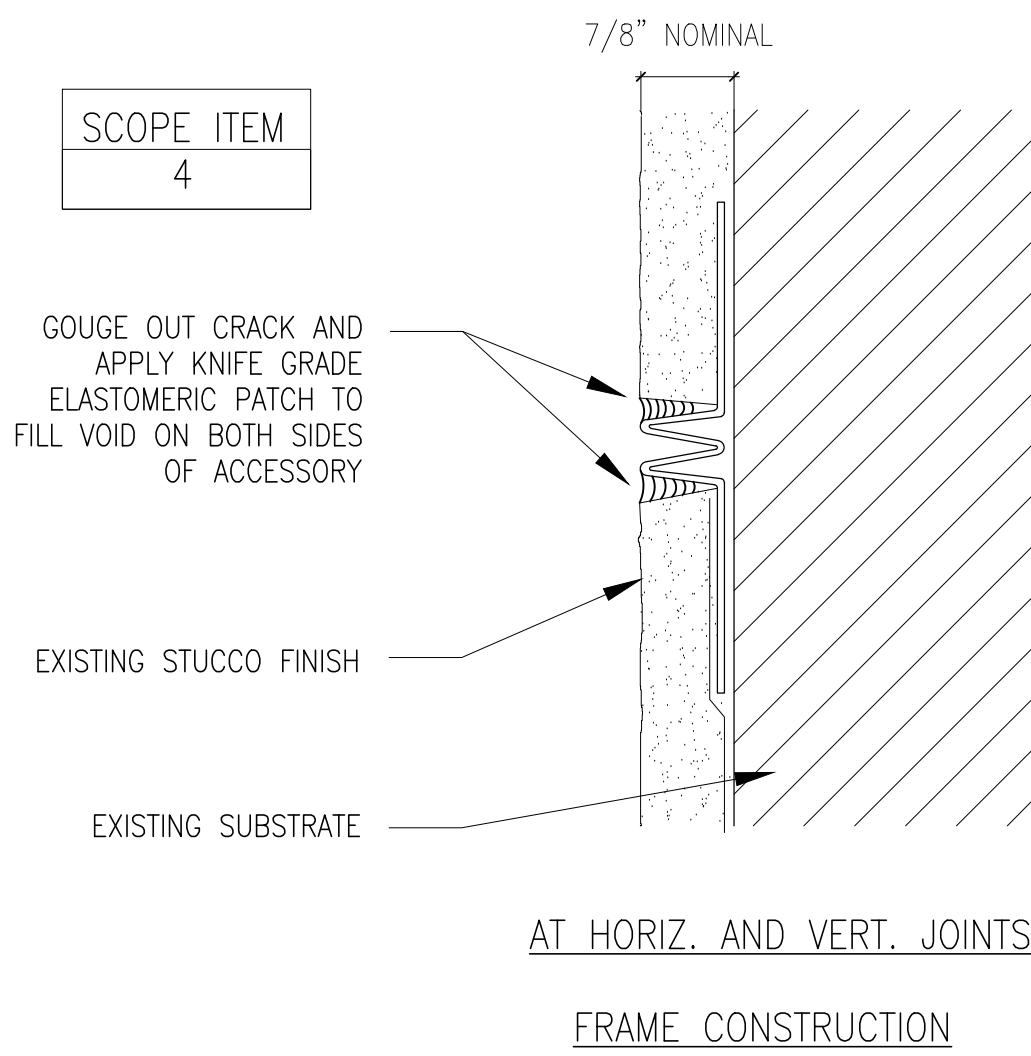
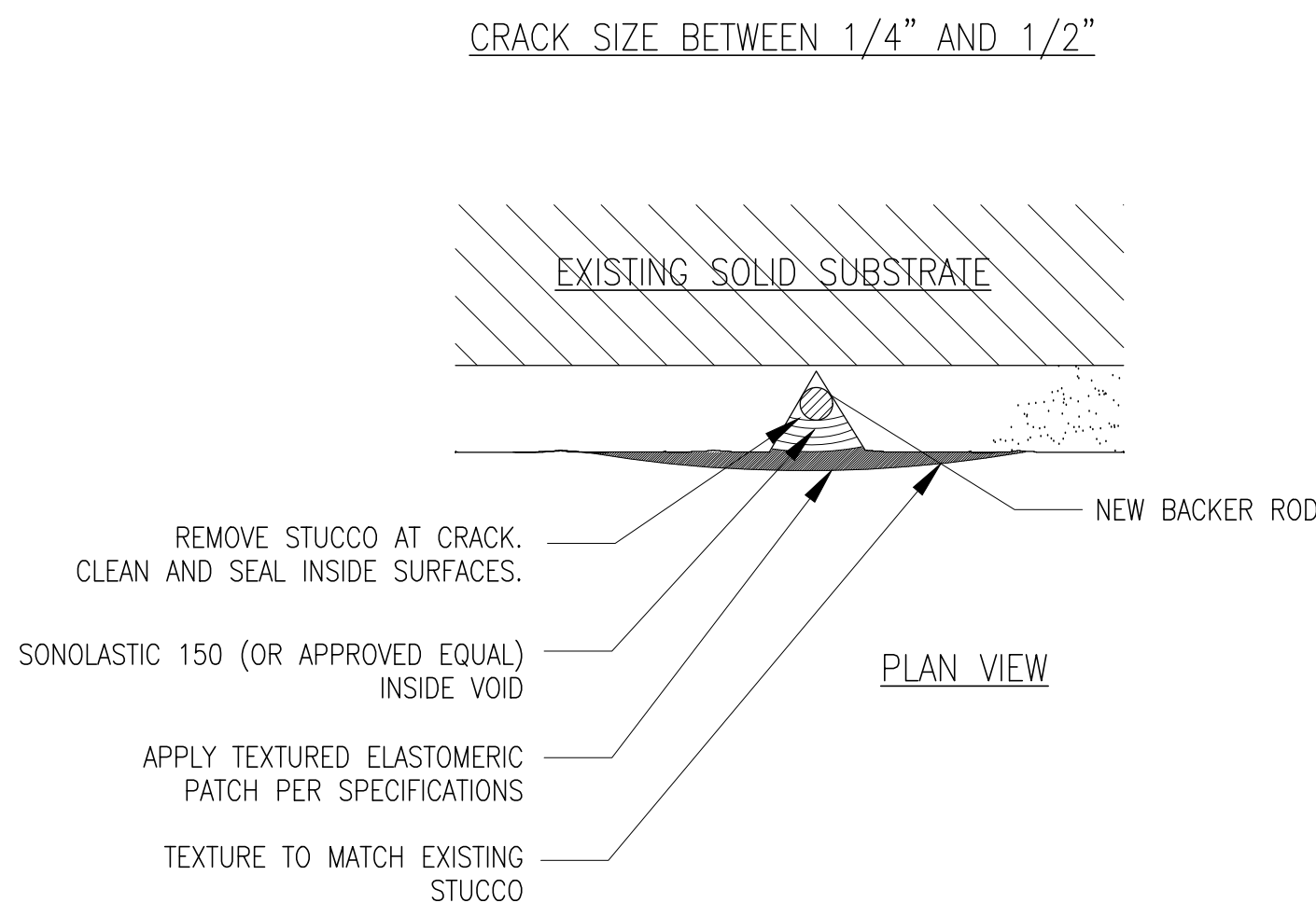
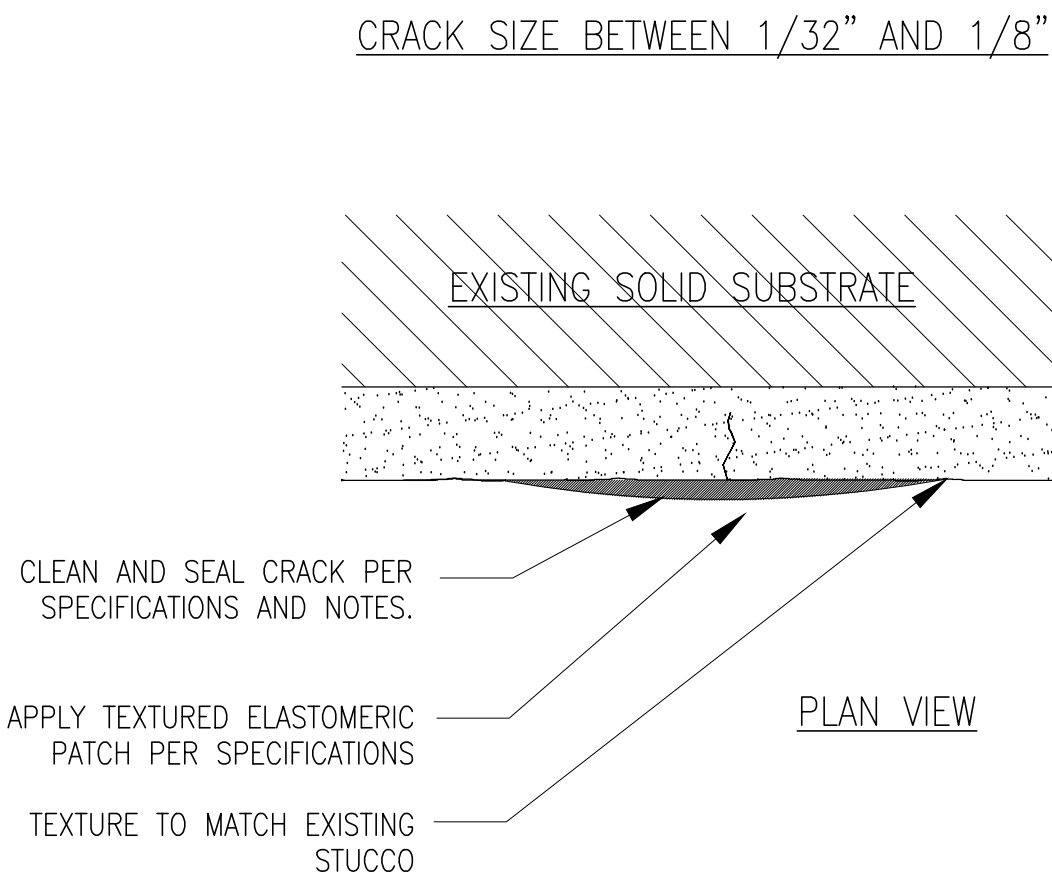
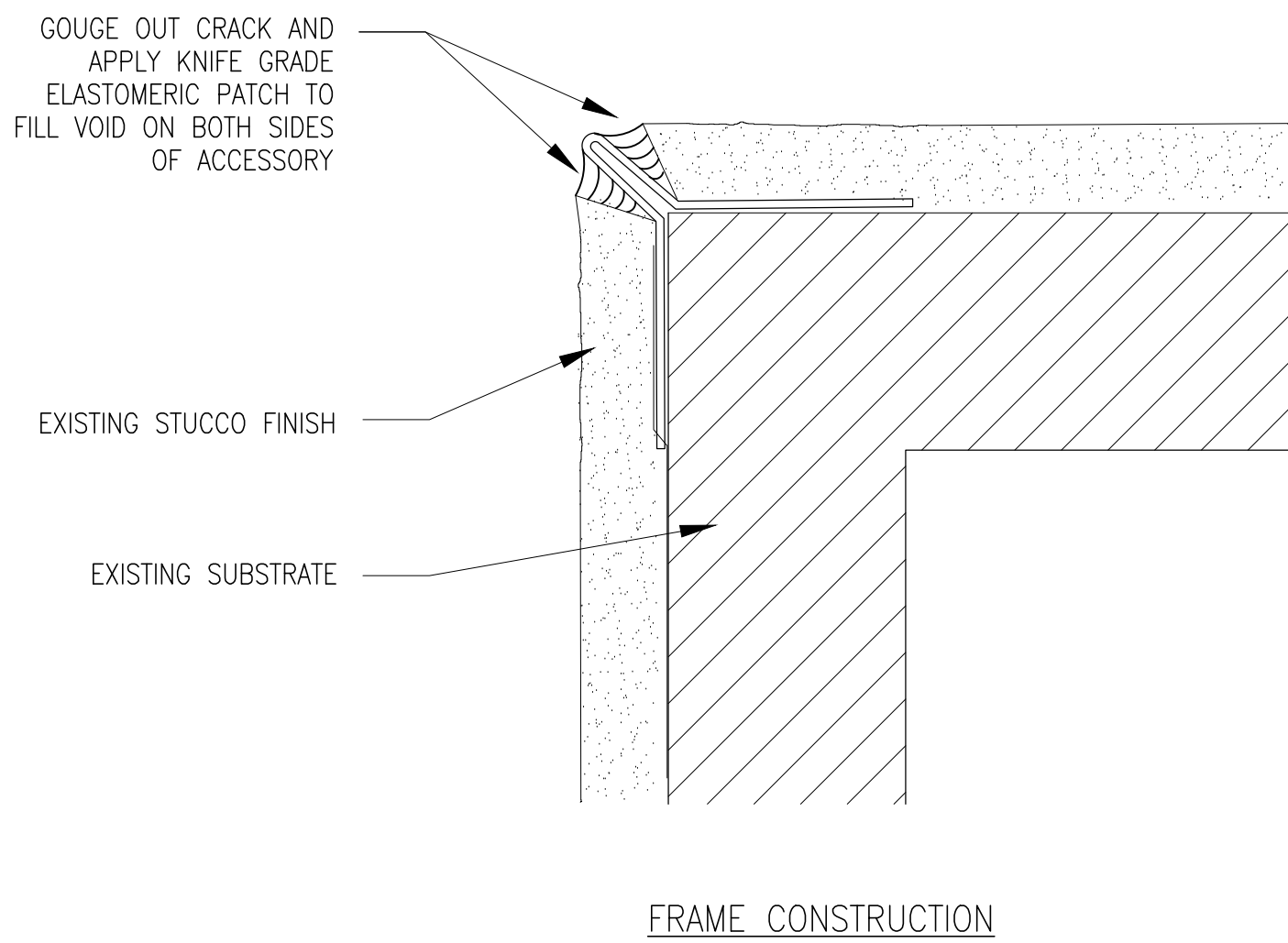
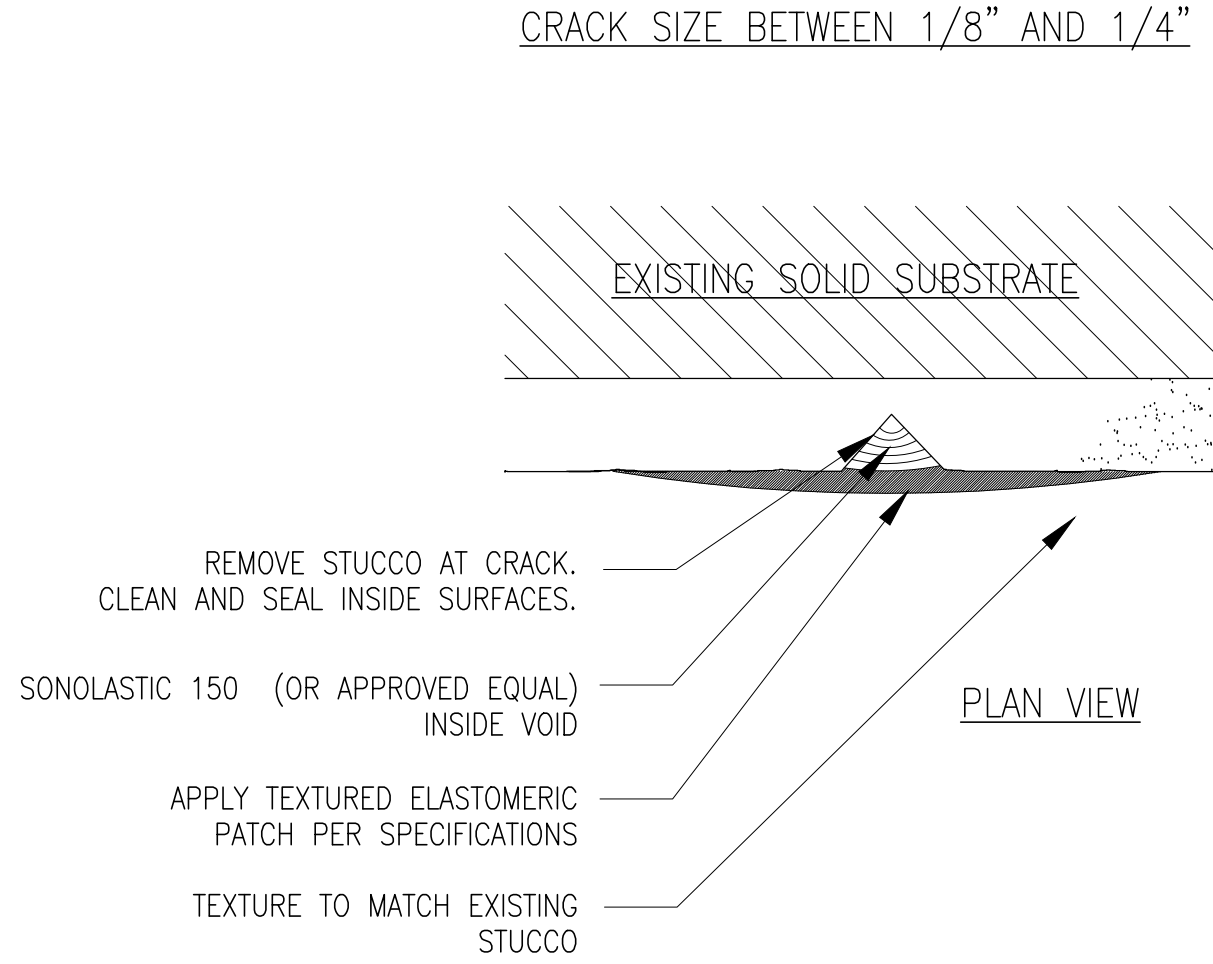
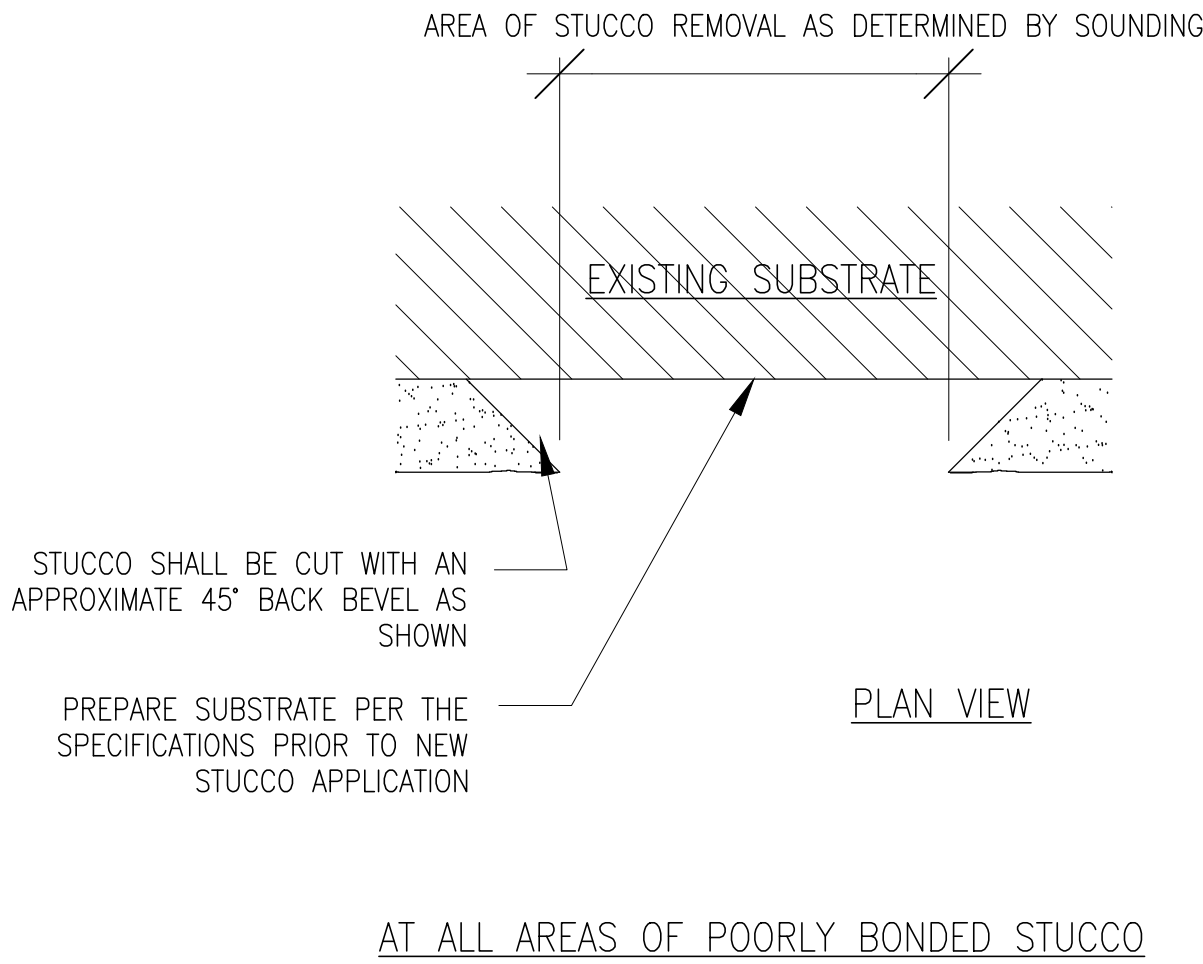
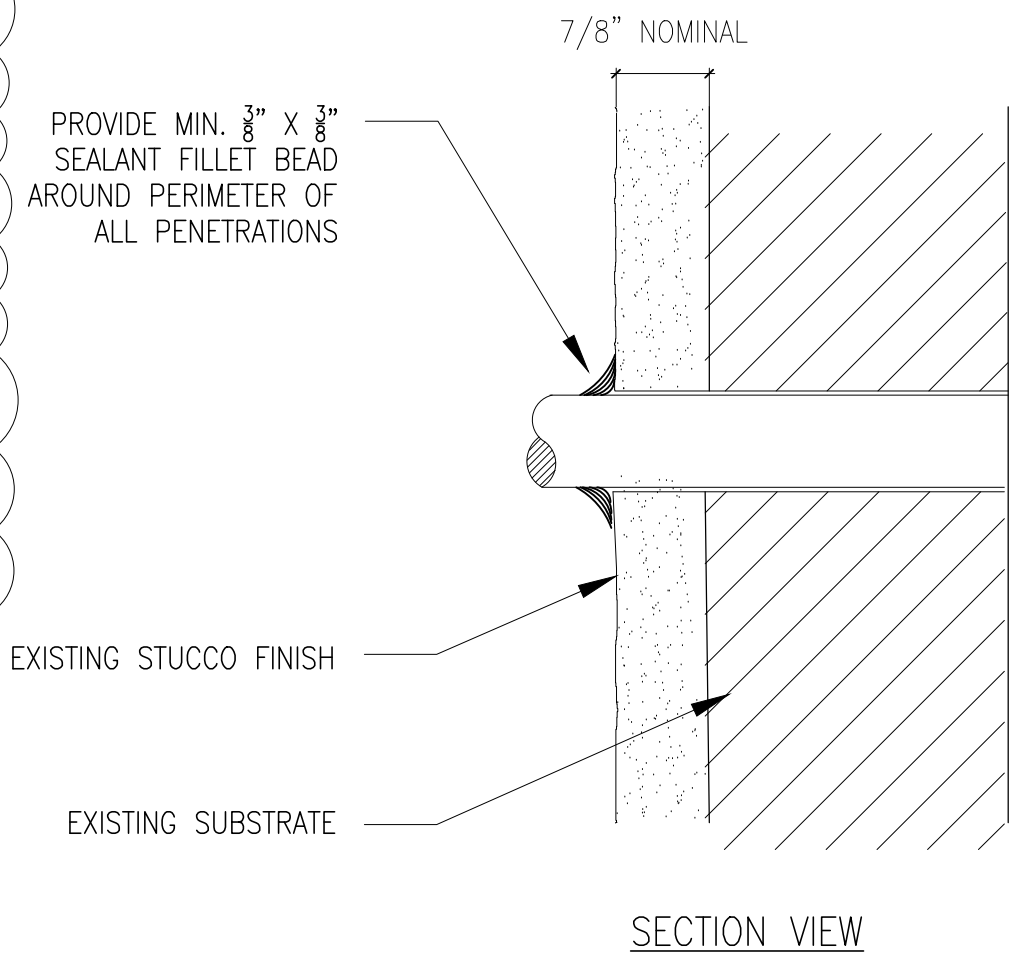
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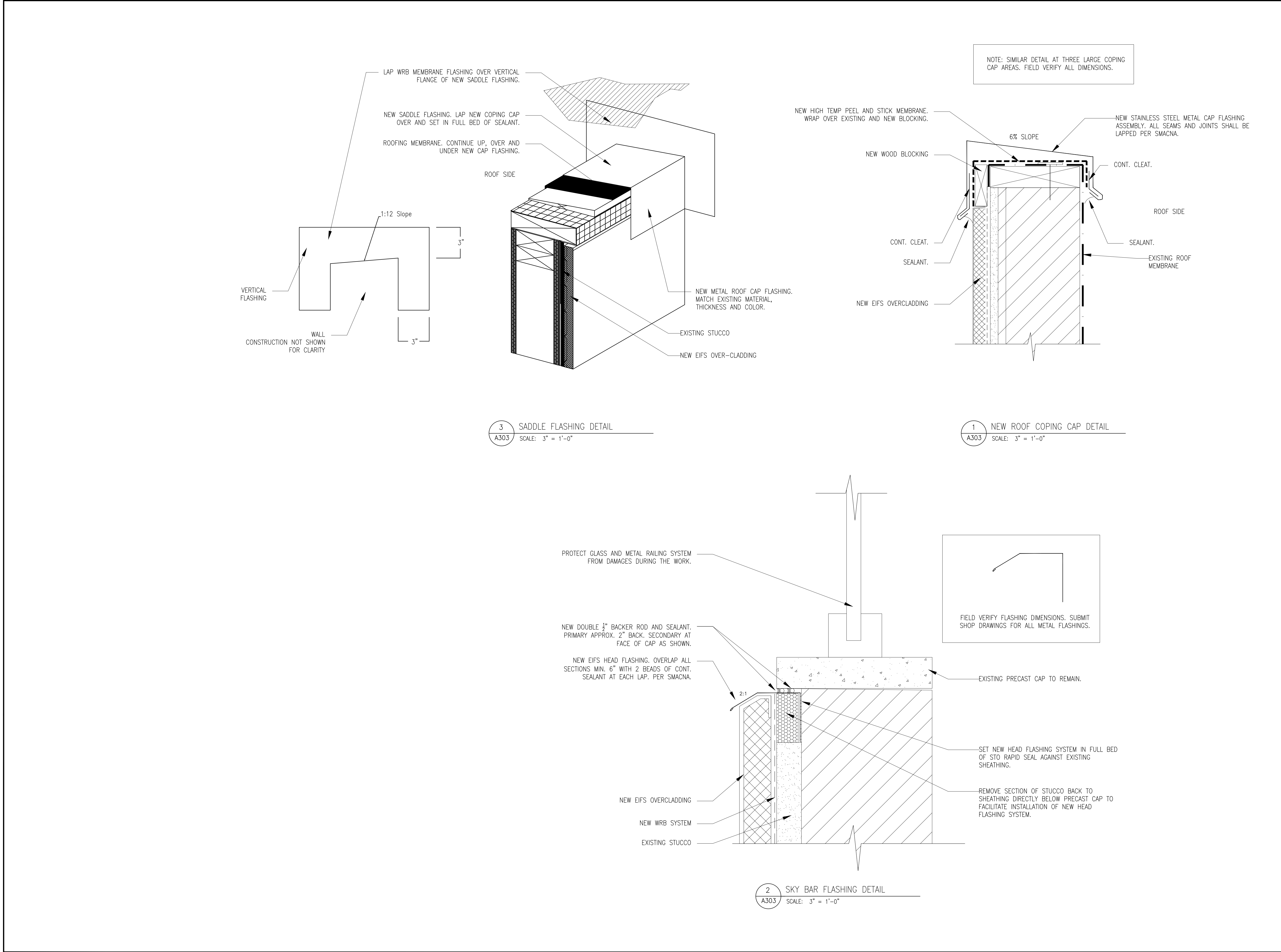
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Revision	Description	Date
Project No.	IV22004.00, IV22004.01	
Scale		Date MARCH 6, 2023
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Repair Details		
Sheet Number		
A-303		
Professional of Record: Professional Registration No: Seal:		