

LOCATED AT:
6600 NORTH MILITARY TRAIL
BOCA RATON, FL. 33496
FOR:
PEBB ENTERPRISES

[illegible][illegible]

- OWNER



PEBB ENTERPRISES
7900 GLADES ROAD, SUITE 600
Boca Raton, FL 33434
Tel: [561] 613-4020
Web: www.pebbenterprises.com

- ARCHITECT:

MSA ARCHITECTS



ARCHITECTS & PLANNERS
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911

- STRUCTURAL ENGINEER



STRUCTURES INTERNATIONAL ENGINEERS
7501 WILES ROAD, SUITE 106-B
CORAL SPRINGS, FLORIDA 33067
Tel: [954] 227-1512
Fax: [954] 227-6633

- CIVIL ENGINEER



THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
STUART, FL 34994
Tel: [772] 888-3138
Web: www.ThomasEngineeringGroup.com

- MEP ENGINEER

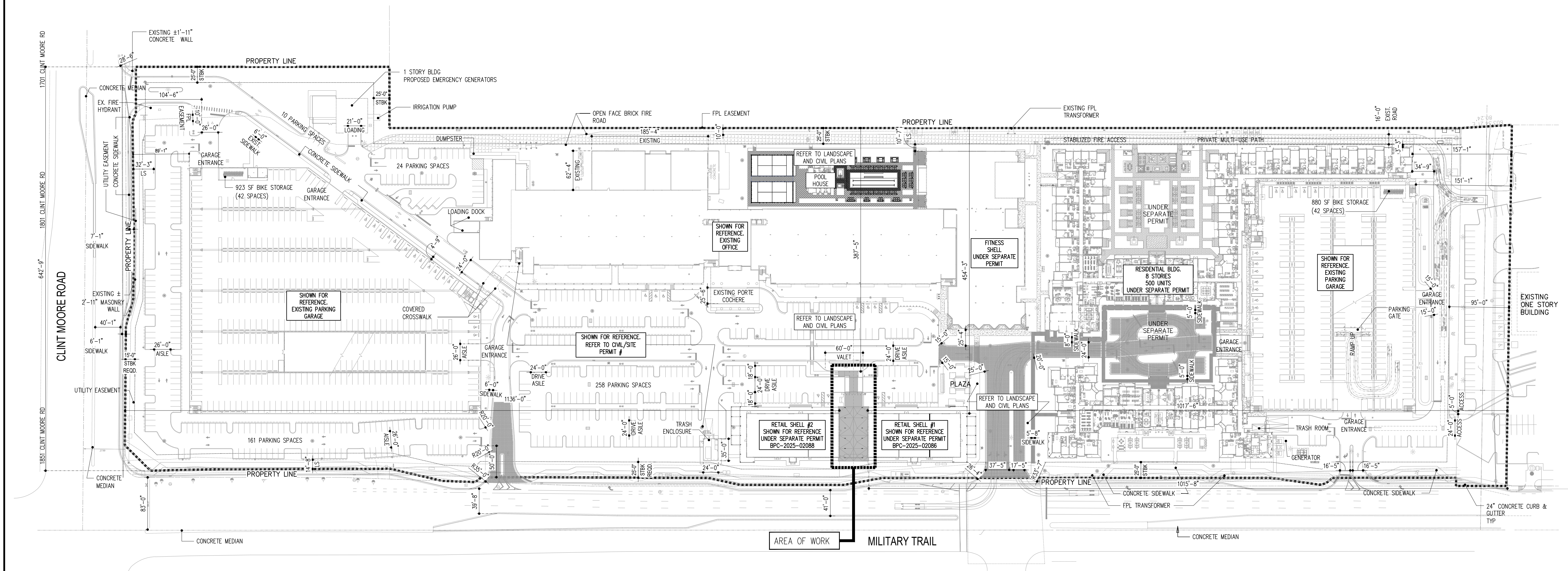
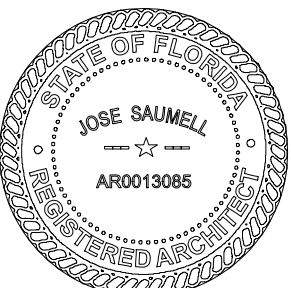
FRANYIE ENGINEERS, INC
10610 N.W. 27 STREET
DORAL, FLORIDA 33172
(305) 592-1360



- LANDSCAPE ARCHITECT

DSBOCA DESIGN STUDIO BOCA
2300 CORPORATE BLVD. NW STE 214
BOCA RATON, FL 33431
(561) 955-8623



[illegible]

**BROKEN SOUND
RETAIL CANOPY**

LOCATED AT:
6600 NORTH MILITARY TRAIL
BOCA RATON, FL. 33496

FOR:
PEBB ENTERPRISES

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
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Project No: 2276.PRJ
Contract Date: 01/22/2025
Scale: AS SHOWN

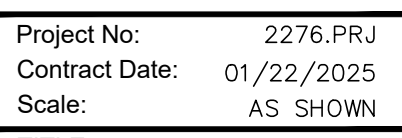
TITLE: _____

RETAIL CANOPY

										MSA ARCHITECTS, INC. 8950 SW 74TH CT #1513 MIAMI, FL 33156 P: (305) 273-9911 Project No: Contract Date: Scale: TITLE: 2276.PRJ 01/22/2025 AS SHOWN RETAIL CANOPY SITE PLAN									
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DIGITAL SIGNATURE:





A-0.2

CANOPY SHOWN FOR REFERENCE ONLY
REFER TO PERMIT # BPC-2026-00142

RETAIL CANOPY

RCP PLAN

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



CANOPY SHOWN FOR REFERENCE ONLY
REFER TO PERMIT # BPC-2026-00142

RETAIL CANOPY
COURTYARD

ROOF PLAN

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



CANOPY SHOWN FOR REFERENCE ONLY
REFER TO PERMIT # BPC-2026-00142

RETAIL CANOPY
COURTYARD

FLOOR PLAN

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



GENERAL NOTES:

1. SLOPE MAX. 2% TO ALL FLOOR DRAINS, UNLESS NOTED OTHERWISE.
2. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH FBC 2023 SECTION 1816

FLOOR PLAN WALL & SYMBOL LEGEND

(REFER TO LIFE SAFETY PLANS FOR FIRE-RATING)
(REFER TO FINISHES SCHEDULE AND ASSOCIATED
SHEETS FOR ADDITIONAL INFORMATION)

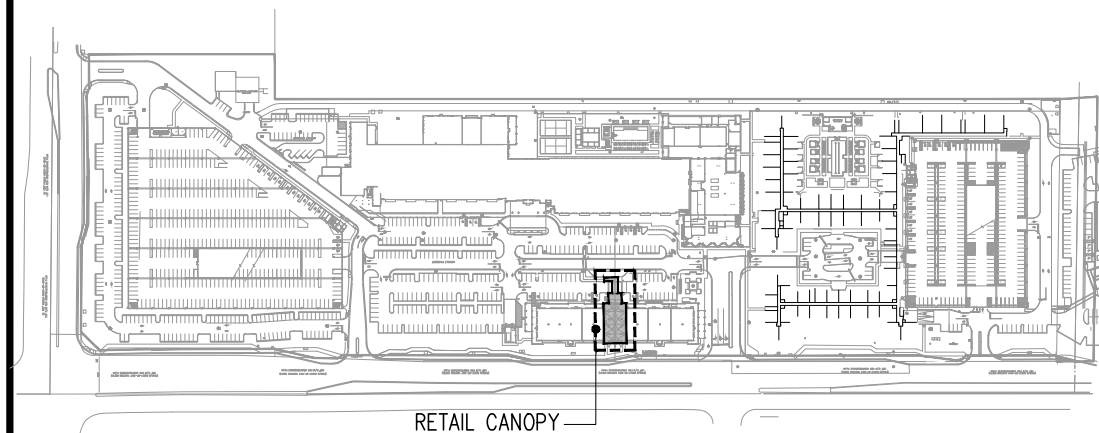
-  METAL STUD PARTITION WITH BATT INSULATION (REFER TO LIFE SAFETY PLAN FOR FIRE-SEPARATION REQUIREMENTS).

- | | |
|---|---|
|  | <p>KEY NOTES.</p> <p>REFER TO LEGEND FOR DESIGNATION.</p> |
|  | <p>DOOR DESIGNATION REFER TO DOOR SCHEDULE.</p> |
|  | <p>WINDOW DESIGNATION REFER TO WINDOW SCHEDULE.</p> |
|  | <p>DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.</p> |

- CONCRETE WALL AND/OR COLUMN. REFER TO STRUCTURAL PLANS.

- GRADE / FINISHED FLOOR ELEVATION.
EXTERIOR GRADES SHOWN FOR REFERENCE.
REFER TO CIVIL PLANS FOR FINAL GRADING.

RETAIL CANOPY SHOWN FOR
REFERENCE ONLY. NOT PART OF
THIS PERMIT SET. REFER TO
PERMIT # BPC-2026-00142



KEYPLAN

SCALE: N.T.S

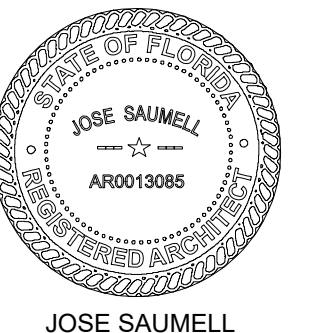


REVISIONS:

PERMIT SET - 02/06/2026

[illegible]

DIGITAL SIGNATURE:



JOSE SAUMELL
AP0013085

**BROKEN SOUND
RETAIL CANOPY**
LOCATED AT:
**6600 NORTH MILITARY TRAIL
BOCA RATON, FL. 33496**
FOR:
PEBB ENTERPRISES

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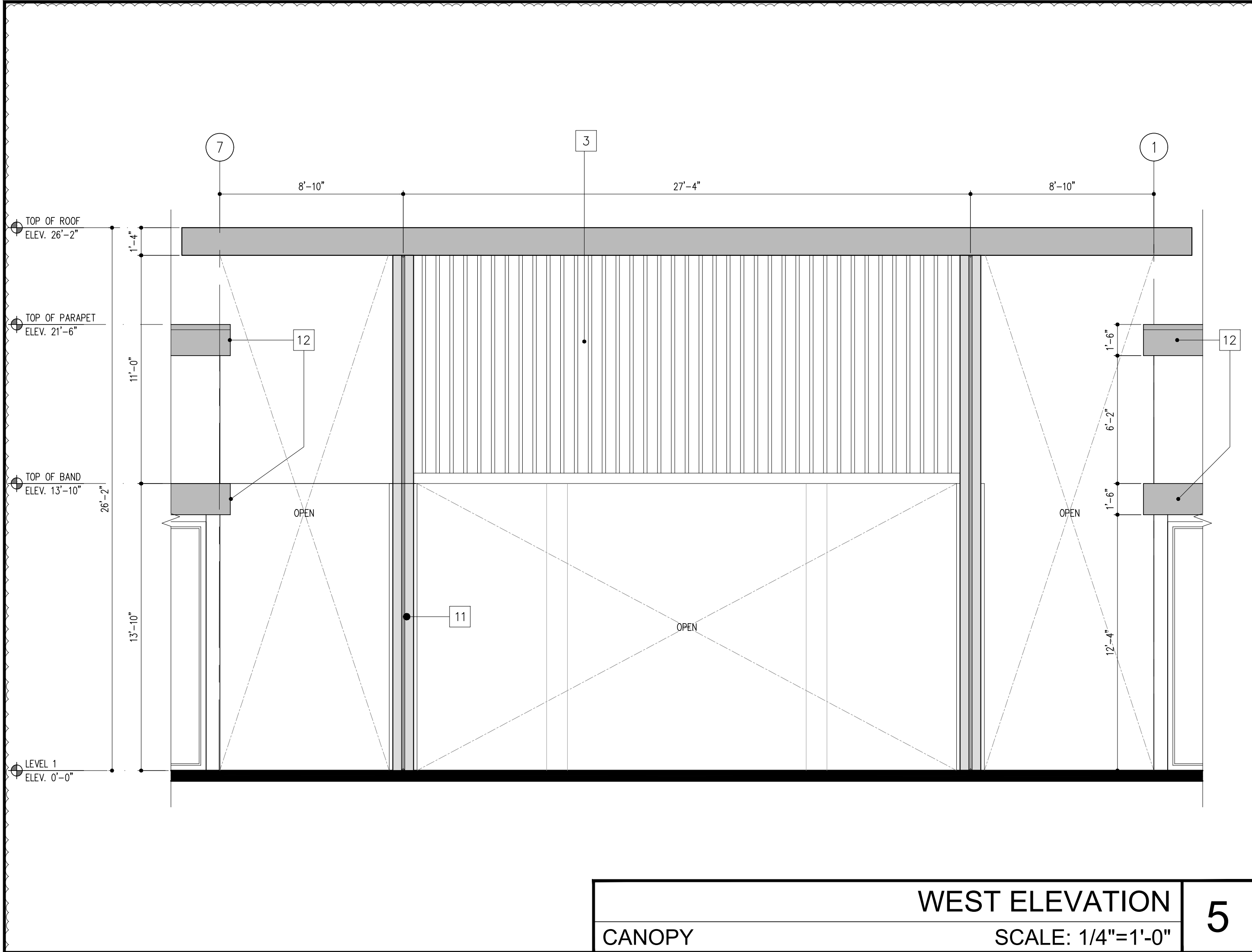


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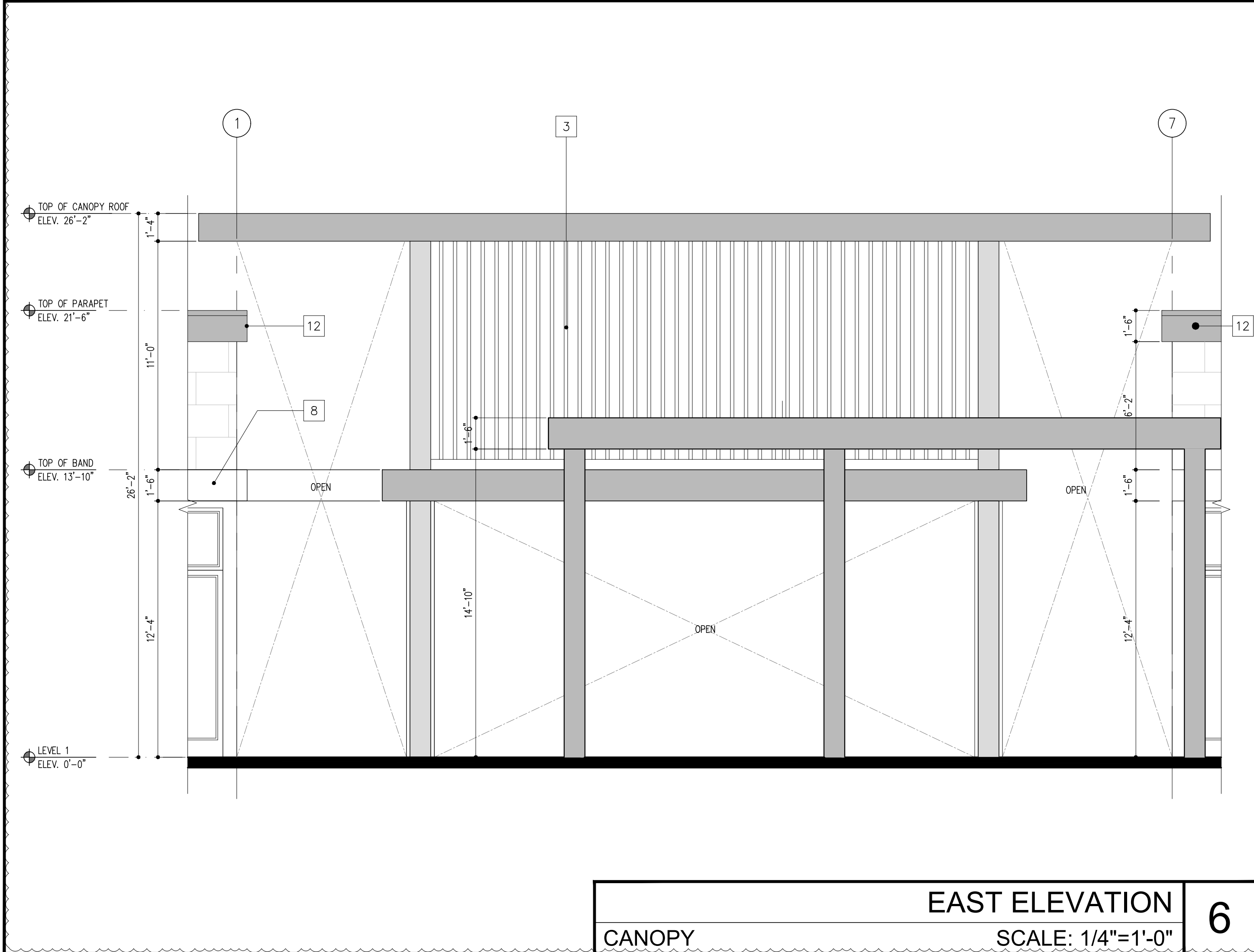
Project No: 2276.PRJ
Contract Date: 01/22/2025
Scale: AS SHOWN

TITLE:
RETAIL CANOPY
FLOOR & ROOF PLAN
COURTYARD

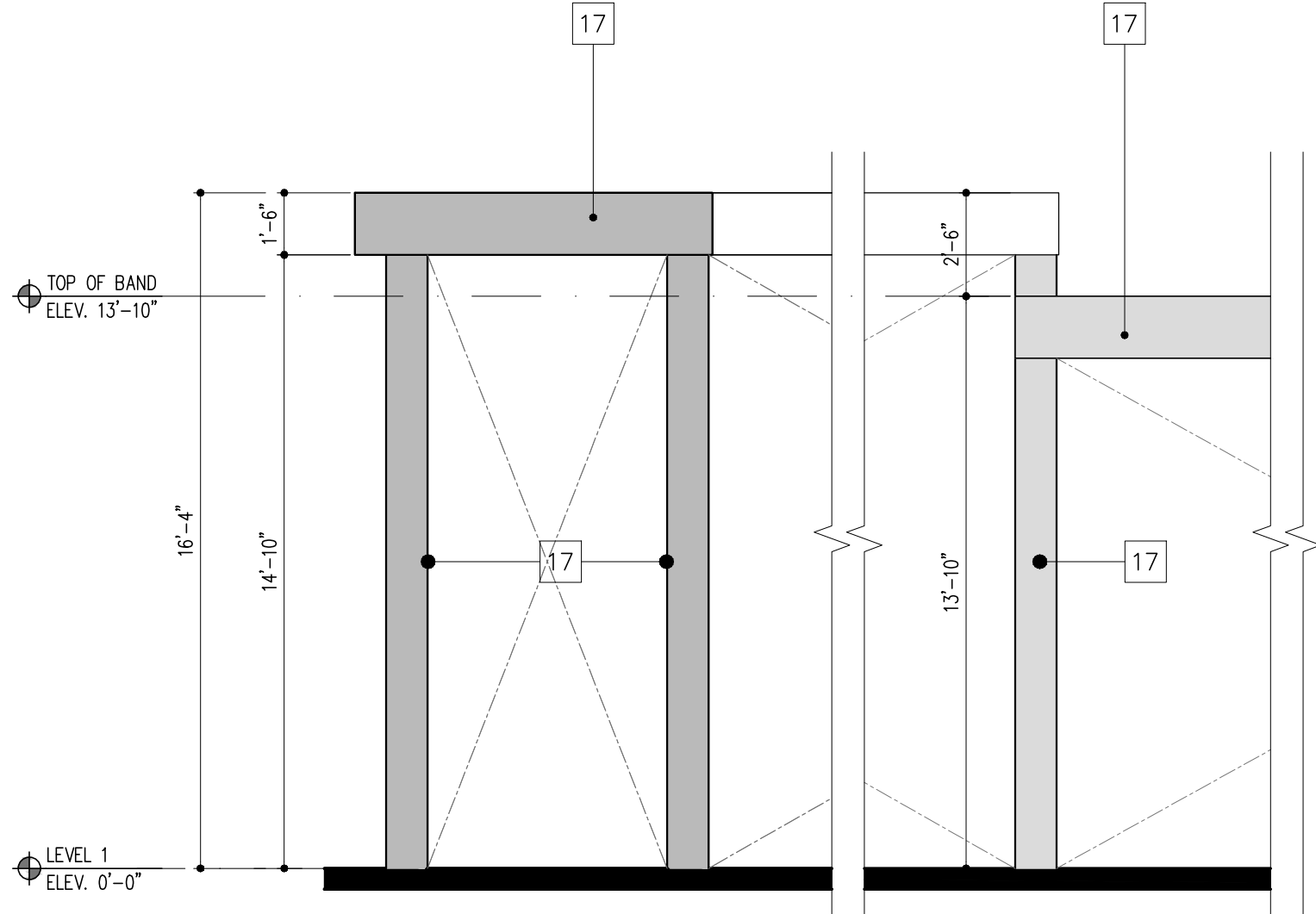
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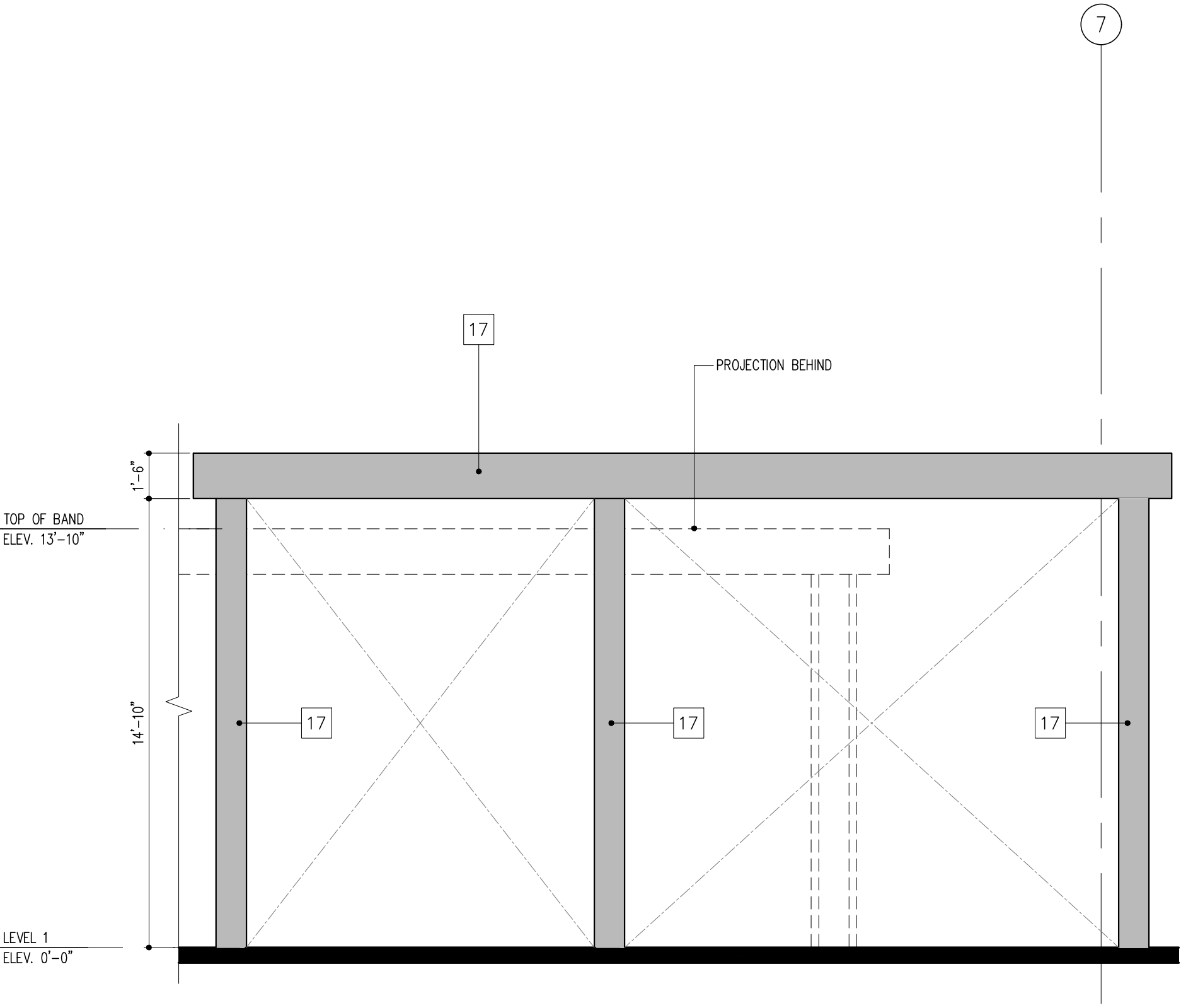
WEST ELEVATION
CANOPY SCALE: 1/4"=1'-0" **5**



EAST ELEVATION
CANOPY SCALE: 1/4"=1'-0" **6**



NORTH ELEVATION
CANOPY SCALE: 1/4"=1'-0" **7**



EAST ELEVATION
CANOPY SCALE: 1/4"=1'-0" **8**

ELEVATION LEGEND

- 5/8" SMOOTH STUCCO (PAINT 1 COAT PRIMER & 2 COATS ACRYLIC PAINT).
- STONE VENEER, SHALL BE INSTALLED IN STRICT COMPLIANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IN STRICT COMPLIANCE W/ CMHAS (CONCRETE MASONRY & HARDSCAPES ASSOCIATION) "MANUFACTURE STORE VENEER INSTALLATION GUIDE" AND IN COMPLIANCE WITH ASTM C1780. GC'S WATERPROOFING CONSULTANT SHALL REVIEW AND APPROVE INSTALLATION AND SHALL CONFIRM INSTALLATION MEETS OR EXCEEDS WATERPROOFING REQUIREMENTS AND COMPLEES WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GC SHALL PROVIDE MOCK-UP FOR OWNER'S REVIEW, WATERPROOFING CONSULTANTS & ARCHITECTS REVIEW AND SHALL CONDUCT PULL/STRENGTH TEST.
- DECORATIVE ALUMINUM SCREEN PANELS AND FRAMING. ALL FASTENERS, CONNECTIONS, JOINTS TO BE CONCEALED AND WEATHERPROOF (TYP.) SYSTEM AND INSTALLATION BY GC'S SPECIALTY ENGINEER. SUBMIT SHOP DWGS FOR APPROVAL BY GC'S FL LICENSED ENGINEER. FRAME SHALL ALLOW FOR SIGNAGE MOUNT, WEIGHT AND INSTALLATION. GC AND ASSOCIATED SUBCONTRACTORS SHALL COORDINATE FOR SIGNAGE AND REQUIREMENTS.
- ROOF AND PARAPET OUTLINE BEYOND SHOWN FOR REFERENCE.
- STUCCO SCORELINES
- IMPACT - RATED STOREFRONT WINDOW
- IMPACT - RATED GLASS SWING DOOR
- CANOPY (BY GC'S SPECIALTY ENGINEER, SUBMIT SHOP DRAWINGS FOR APPROVAL). REFER TO DETAILS.
- IMPACT RATED, INSULATED METAL DOOR
- SIGNAGE (UNDER FUTURE PERMIT BY OTHERS)
- STEEL COLUMN. REFER TO DETAILS
- SMOOTH STUCCO OVER FOAM TRIM. REFER TO DETAIL.
- 8"x8" POLISHED CONCRETE CURB WITH PENETRATING SEALER
- NOT IN USED
- ALUM CANOPY. 3' DEPTH. EXTEND 12" ON EACH SIDE BEYOND DOOR. GC'S SPECIALTY ENGINEER. SUBMIT SHOP DWGS FOR APPROVAL.
- GALV. COPING CAP. PAINT TO MATCH.
- PREFAB ALUM. CANOPY ROOF, COLUMNS & PERIMETER BEAM BY GC'S SPECIALTY ENGINEER. SUBMIT SHOP-DWGS FOR APPROVAL.

GENERAL NOTES

ALL EXTERIOR FRAMING (INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS, SOFFITS, CEILINGS) BY G.C.'S SPECIALTY ENGINEER. SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR A/E APPROVAL.

PROVIDE BENTONITE WATERPROOFING (OR APPROVED EQUAL) AT VERTICAL WALLS BELOW ELEV. +0'-0".

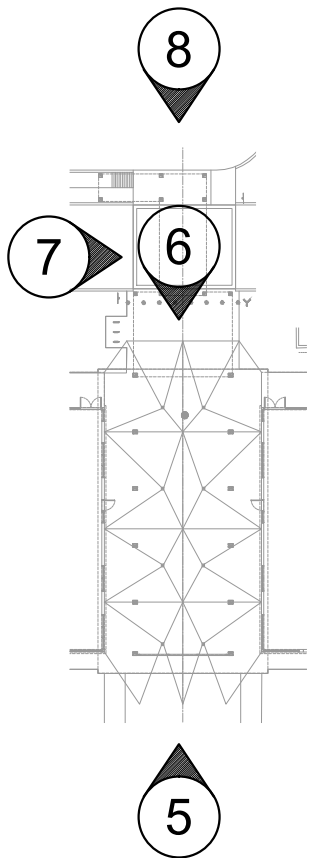
ALL EXTERIOR WALL COVERINGS (INCLUDING BUT NOT LIMITED TO TRIMS, MOLDINGS, WALLS AND FRAMING) 39'-0" ABOVE GRADE PLANE TO BE PRECAST (OR APPROVED EQUAL NONCOMBUSTIBLE MATERIAL).

ALL COMBUSTIBLE EXTERIOR WALL COVERINGS SHALL BE LIMITED TO 39'-0" ABOVE GRADE PLANE.

U.N.O., ALL EXTERIOR STUCCO AND SKIM COATS SHALL BE PAINTED (ONE COAT PRIMER AND 2 ACRYLIC PAINT)

ALL CLADDING AND TRIM SHALL CONFORM TO THE STRUCTURAL, WEATHERPROOFING, AND FINISH REQUIREMENTS OF THE LOCAL BUILDING CODE (FLORIDA BUILDING CODE) AS WELL AS RELEVANT ASTM/ANMA/ MANUFACTURED STANDARDS.

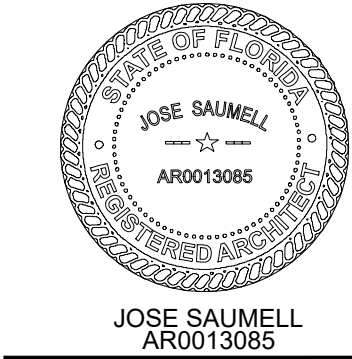
SHOP DRAWINGS AND DETAILS TO SHOW JOINTS, TOLERANCES, FLASHING, SEALANT, SUPPORT, FASTENERS, AND THERMAL MOVEMENT.



KEYPLAN
SCALE: N.T.S.

REVISIONS:		
PERMIT SET - 02/06/2026		
GENERAL COORDINATION		04/23/26

DIGITAL SIGNATURE:



**BROKEN SOUND
RETAIL CANOPY**
LOCATED AT:
**6000 NORTH MILITARY TRAIL
BOCA RATON, FL 33496**
FOR:
PEBB ENTERPRISES

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8950 SW 74TH CT #1513
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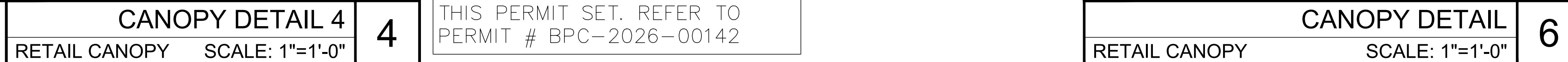
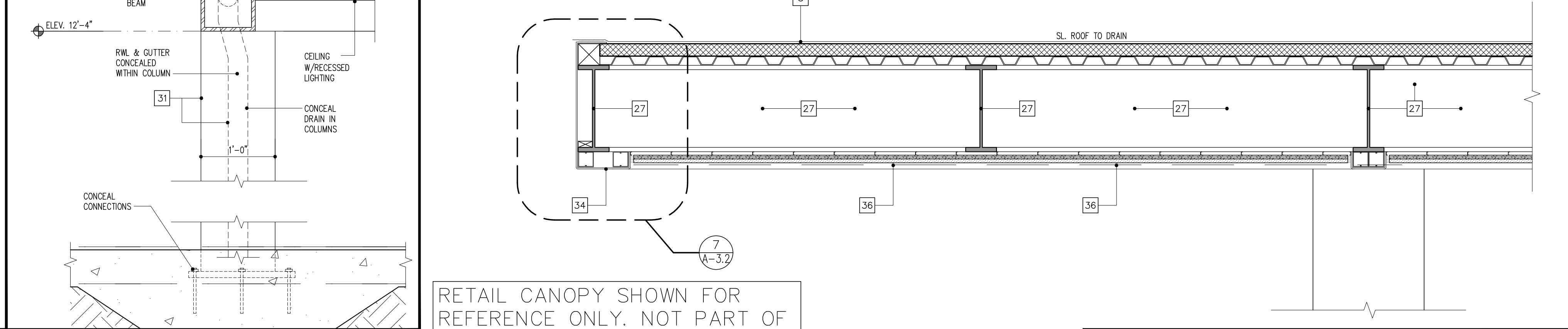
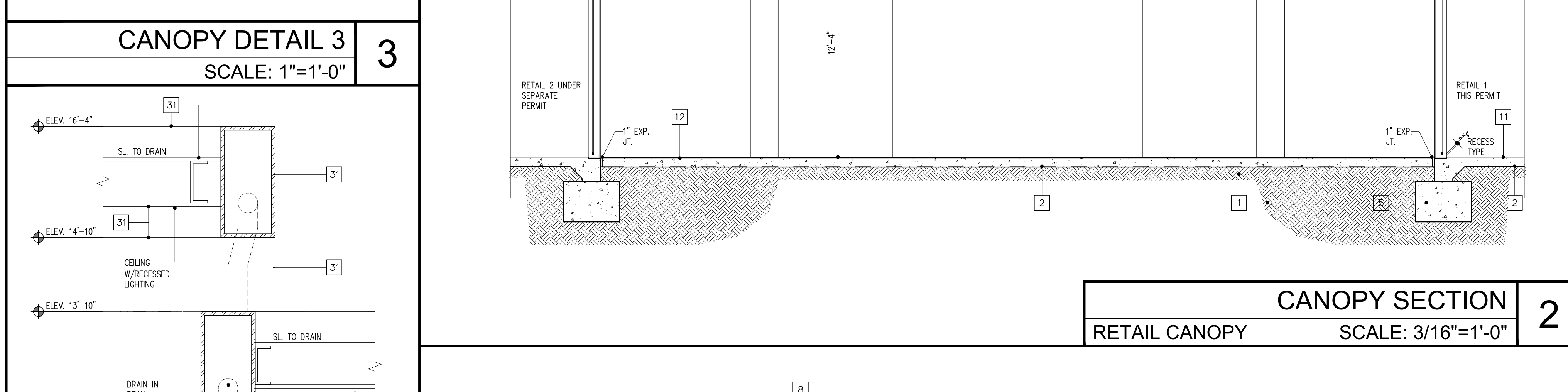
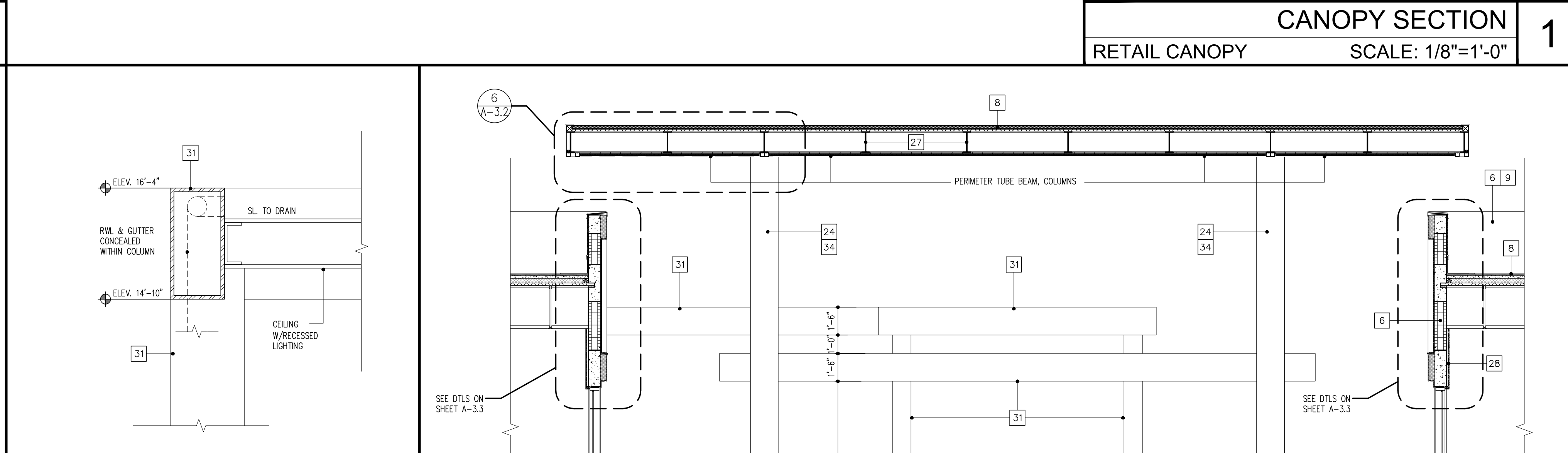
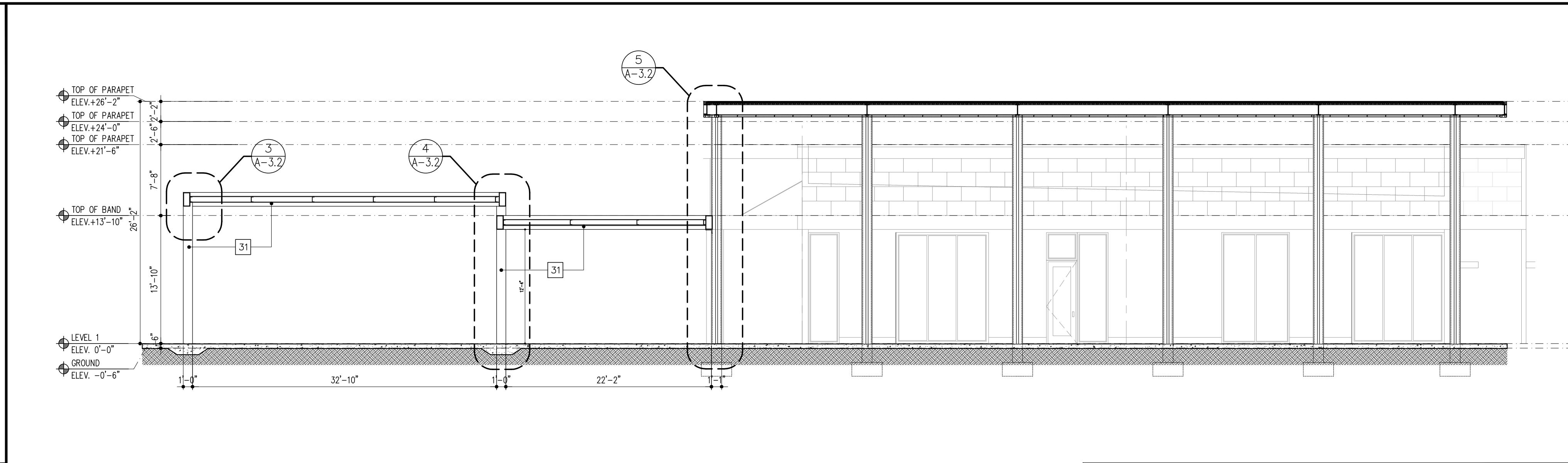
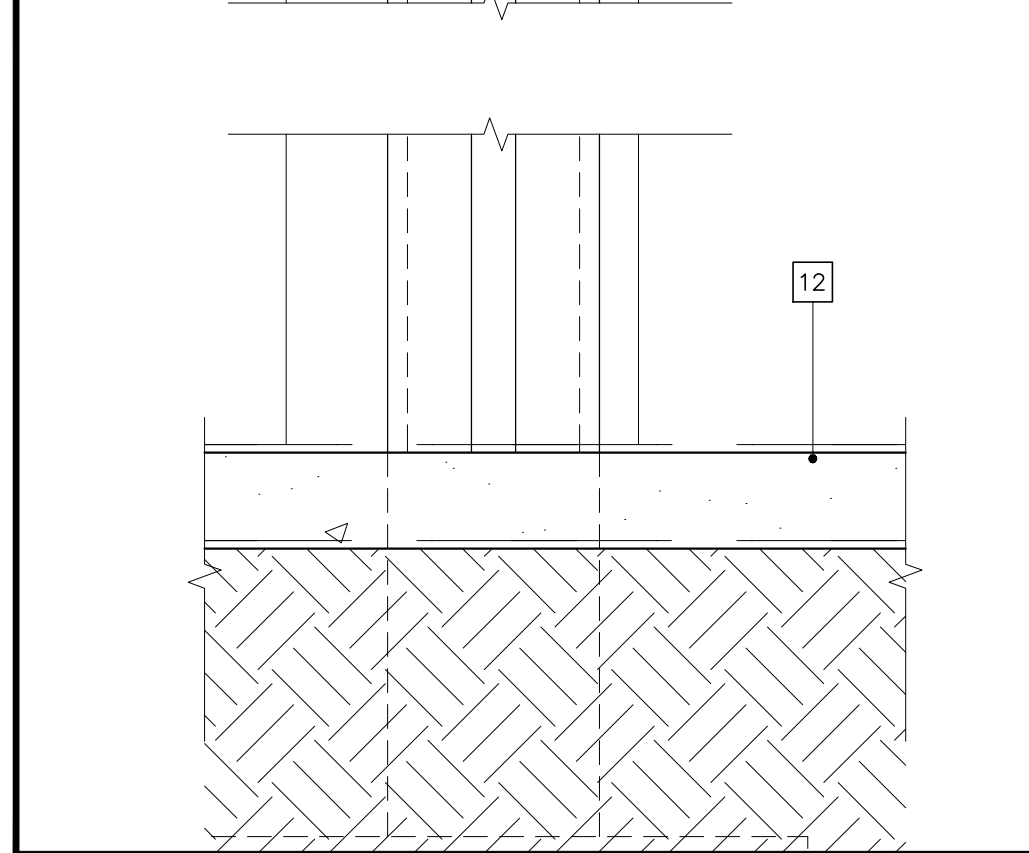
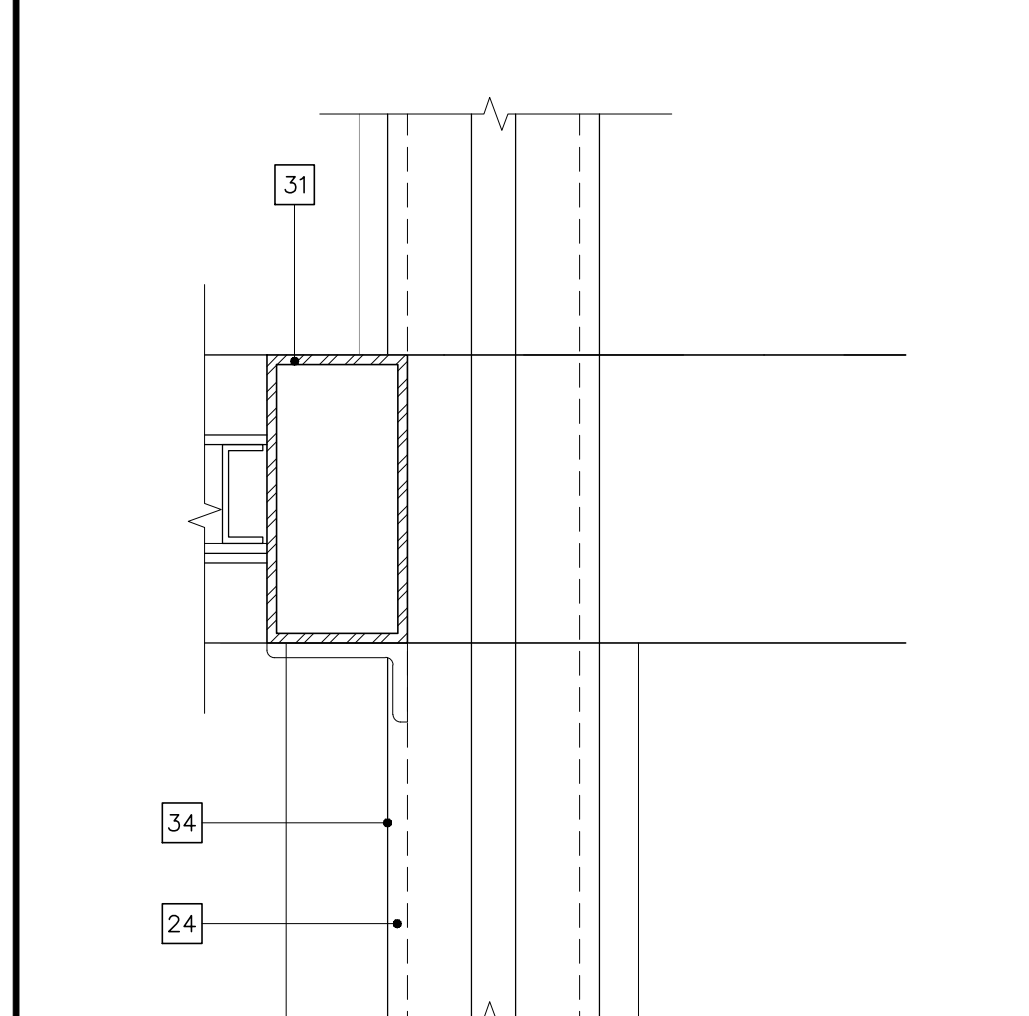
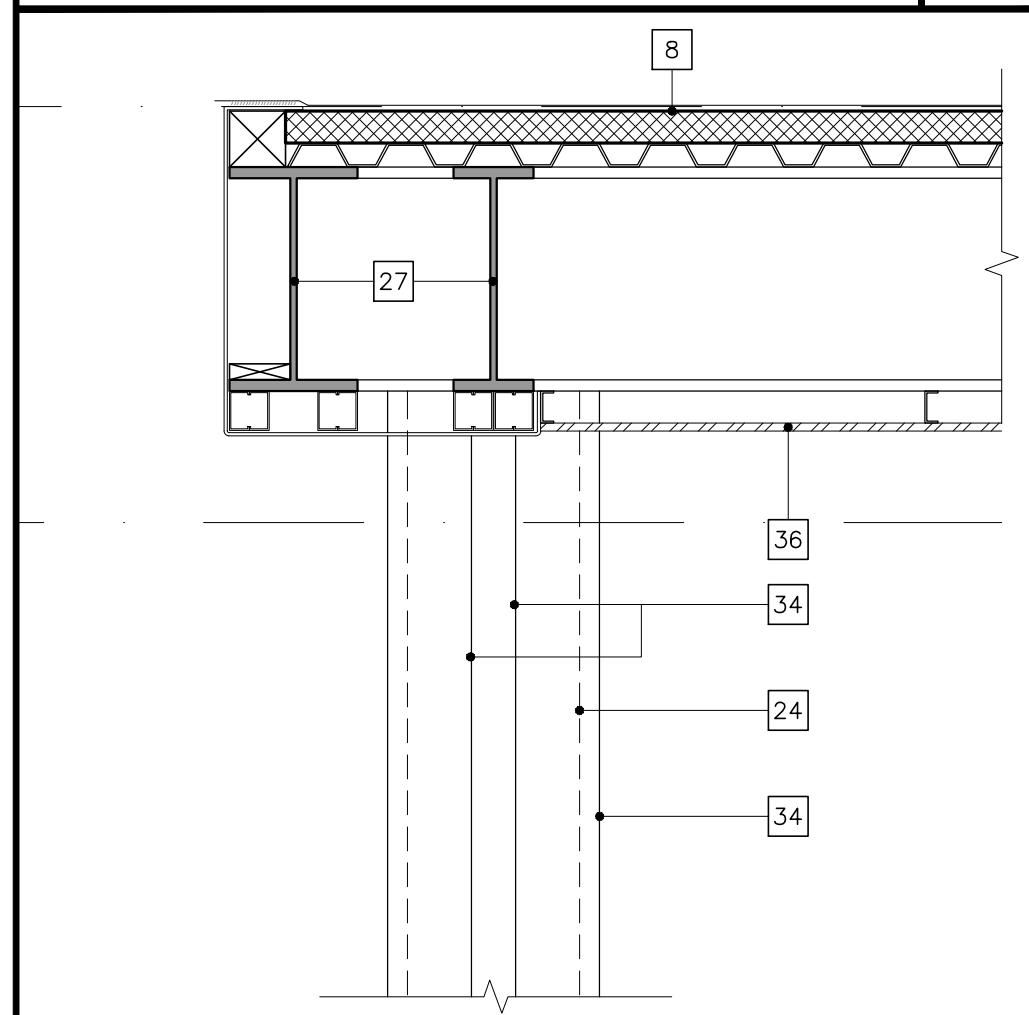
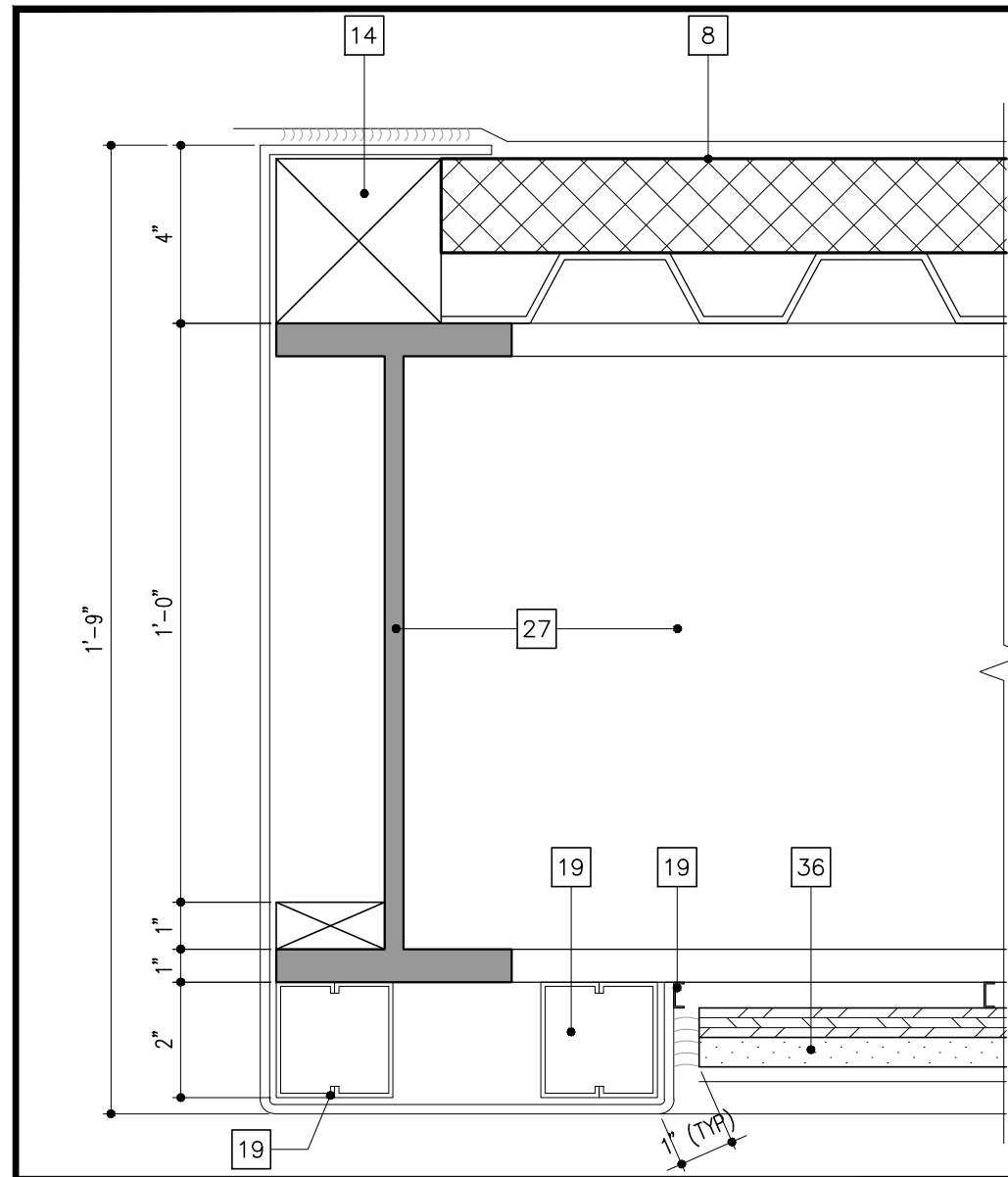


Project No: 2276.PRJ
Contract Date: 01/22/2025
Scale: AS SHOWN

TITLE:

**RETAIL CANOPY
ELEVATIONS**

SHEET:
A-3.1



RETAIL CANOPY SHOWN FOR
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PERMIT # BPC-2026-00142

SECTION KEY NOTES

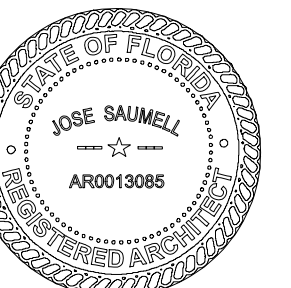
- 1 COMPACTED FILL.
 - 2 CONCRETE SLAB OVER VAPOR BARRIER (ASTM E1745 CLASS A VAPOR RETARDED, 15 MILS. STEGO WRAP) (REFER TO STRUCTURAL DRAWINGS).
 - 3 CONCRETE BEAM (REFER TO STRUCTURAL DRAWINGS).
 - 4 5/8" STUCCO FIN. OVER GALV. PAPER-BACKED METAL LATH OVER 5/8" F.R.P.T. EXTERIOR BRICK PLYWOOD OVER HEAVY GAUGE 690 METAL FRAMING. METAL FRAMING BY G.C.'S SPECIALTY ENGINEER (TYP. AT ALL EXTERIOR FRAMING) G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
 - 5 CONC. FOOTING REFER TO STRUCTURAL DWG'S.
 - 6 8" OR 12" CMU. SEE STRUCTURAL PLANS.
 - 7 IMPACT ALUMINUM STOREFRONT.
 - 8 TPO ROOF OVER LWIC OVER RIGID INSULATION (R-19 MIN. SEE ENERGY CALCS.) OVER CORRUGATED MET. DECKING. G.C. SHALL SUBMIT ROOFING PRODUCT APPROVALS FOR A/E REVIEW.
 - 9 5/8" STUCCO FINISH OVER CMU OR CONCRETE.
 - 10 STEEL JOIST. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. SUBMIT SHOP DWG'S FOR APPROVAL.
 - 11 CONC. RIBBON SLAB. REFER TO FLOOR PLAN & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 12 SIDEWALK--REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION. SLOPE MAX 2% AWAY FROM BLDG PERIMETER
 - 13 ALUM. CANOPY. G.C. SUBMIT SHOP DWG'S FOR APPROVAL. PAINT TO MATCH.
 - 14 P.T. WOOD BLOCKING AS REQUIRED.
 - 15 CONCRETE CANOPY.
 - 16 CONT. DRIP EDGE.
 - 17 SLP--JOINT HEADER TRUCK (TYPICAL) @ BOTTOM CHORD AND TCP CHORD.
 - 18 FLUID--APPLIED WATERPROOFING.
 - 19 EXTERIOR HEAVY GAUGE GALV. 690 MET. FRAMING BY GC'S SPECIALTY ENGINEER. GC. SHALL SUBMIT SHOP-DWG'S FOR APPROVAL.
 - 20 CONTINUOUS GALV. COPING PAINT TO MATCH.
 - 21 BONDING AGENT (TYP. OVER SMOOTH CONC. SURFACES)
 - 22 TREMCO EXOAIR 230 (TYP. OVER CMU/CONC. WHERE EXTERIOR FRAMING OCCURS.
 - 23 CONT. SILICONE SEALANT PRIOR TO PAINT.
 - 24 STEEL COLUMN. REFER TO STRUCTURAL PLANS.
 - 25 6" CONTINUOUS REINFORCING MESH (MIN. 3" LAP) OVER DISSIMILAR MATERIALS PRIOR TO STUCCO INSTALLATION. (TYPICAL AT ALL SIMILAR LOCATIONS)
 - 26 CONTINUOUS SILICONE SEALANT OVER BACKER ROD @ INTERIOR AND EXTERIOR.
 - 27 STEEL BEAM. REFER TO STRUCTURAL PLANS.
 - 28 5/8" GWB OVER R41 MIN FI-FR FOR INSULATION OVER 1 5/8" MTL FURRING @ 24" O.C. TAPE, SAND, FINISH & PAINT.
 - 29 8"x8" POLISHED CONCRETE CURB WITH 1"x1" BEVELED EDGE.
 - 30 ALUM PERFORATED SCREEN AND FRAME. GC SHALL SUBMIT SHOP DWG'S FOR APPROVAL. FINAL SCREEN DESIGN AND FINISH TO BE APPROVED BY OWNER.
 - 31 PREFAB ALUM. CANOPY W/ CEILING, LIGHTING, PERIMETER TUBE BEAM, COLUMNS, CONCEALED DRAINAGE WITHING PERIMETER BEAMS AND COLUMNS -- ALL AS PART OF ONE PREFAB SYSTEM. GC SHALL PROVIDE INSP-DWGS BY FL. LICENSED ENGINEER. ALL CONNECTIONS TO BE CONCEALED. COLUMNS EMBEDDED INTO CONCRETE. FINISH TO MATCH CLADDING OVER STEEL COLUMNS.
 - 32 NON-COMBUSTIBLE EXTERIOR GRADE BRICK VENEER (SHALL BE INSTALLED OVER MORTAR BED OVER SCRATCH COAT OVER PAPER-BACKED GALV. MTL LATH OVER 3/4" P.T. PLYWOOD AT LOCATIONS WHERE SHOWN OVER EXTERIOR MTL FRAMING. BRICK VENEER (AMVS) SHALL BE INSTALLED IN STRICT COMPLIANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IN STRICT COMPLIANCE W/ CMHA'S (CONCRETE MASONRY & HARDSCAPES ASSOCIATION) "MANUFACTURE STONE VENEER INSTALLATION GUIDE" AND IN COMPLIANCE WITH ASTM C1780. GC'S WATERPROOFING CONSULTANT SHALL REVIEW AND APPROVE INSTALLATION AND SHALL CONFIRM INSTALLATION OF THE EXISTING WATERPROOFING REQUIREMENTS AND COMPLIES WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GS SHALL PROVIDE MOCK-UP FOR OWNER'S REVIEW. WATERPROOFING CONSULTANT'S & ARCHITECTS REVIEW AND SHALL CONDUCT PULL/STRENGTH TEST.
 - 33 PREFAB ALUM. CANOPY AND SINGLE ROW OF COLUMNS. CANOPY FASTENED TO STEEL COLUMNS. GC SHALL SUBMIT (ALUM. CANOPY, COLUMNS AND CONNECTIONS TO STRUCTURE) SHOP DWG'S BY FL. LICENSED ENGINEER FOR A/E APPROVAL.
 - 34 ALUM. BREAK METAL. SUBMIT SHOP DWG'S FOR APPROVAL BY FL. LICENSED ENGINEER.
 - 35 PREFAB ALUMINUM CANOPY WITH DIAGONAL BRACING. CANOPY SHALL BE FABRICATED TO INCLUDE CORRUGATED STYLE CEILING AND SHALL INCLUDE RECESSED LIGHTING FIXTURES WITHIN THE CEILING. ALL ELECTRICAL REQUIREMENTS (INCLUDING BUT NOT LIMITED TO CONDUITS, WIRING, BOXES) SHALL BE INCLUDED AS PART OF PREFAB CANOPY. SHALL BE DESIGNED TO HOLD SIGNAGE (BY OTHERS). THERE SHALL BE A PERIMETER ALUMINUM TUBE BEAM/FRAME AT ALL SIDES. STORM DRAINAGE SHALL BE PROVIDED AND DISPOSED WITHIN THE CANOPY. NO STORM WATER SHALL RUN OFF OVER ANY SIDES. RAIN WATER HORIZONTAL AND VERTICAL LEADERS SHALL BE PROVIDED AND CONCEALED WITHIN THE CANOPY. ALL CONNECTIONS ARE TO BE CONCEALED. THERE SHALL BE NO CONDUITS, CONNECTIONS, ETC., ETC., NUTS, ETC. LEADERS ARE TO BE CLEAN AND CONTINUOUS. THIS CANOPY ALONG WITH ALL ITEMS DESCRIBED WITHIN #35 SHALL BE PART OF ONE COMPLETE PREFABRICATED SYSTEM. GC'S DELEGATE ENGINEER SHALL PROVIDE SIGNED AND SEALED SHOP DRAWINGS BY FL. LICENSES SPECIALTY ENGINEER FOR OWNER AND ARCHITECT'S REVIEW.
 - 36 COMPOSITE WOOD FINISH OVER 5/8" P.T. PLYWOOD OVER EXTERIOR GRADE OVER GALV. MTL FRAMING BY GC'S SPECIALTY FL. LICENSED ENGINEER. SUBMIT SHOP-DWG'S FOR APPROVAL.
 - 37 ALUM. RAIN GUTTER & SPLASH PAD. PAINT TO MATCH.
 - 38 GALV. CORRUGATED METAL LATH.
 - 39 CONTINUOUS GALV. MTL. FLASHING PAINT TO MATCH.

NOTE: REFER TO SERIES "2" BUILDING PLANS & STRUCTURAL DWG'S FOR ALL SHELL/STRUCTURAL DIMENSIONS AND CONDITIONS. COORDINATE WITH STRUCTURAL PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO WORK.

APPLY BONDING AGENT OVER SMOOTH CONC. SURFACES PRIOR TO STUCCO APPLICATION (TYP.)

[illegible]

DIGITAL SIGNATURE:

JOSE SAUMELL
AR0013085

**BROKEN SOUND
RETAIL CANOPY**
LOCATED AT:
6600 NORTH MILITARY TRAIL
BOCA RATON, FL. 33496
FOR:
PEBB ENTERPRISES

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.

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Project No: 2276.PRJ
Contract Date: 01/22/2025
Scale: AS SHOWN

TITLE: RETAIL CANOPY
COURTYARD
BLDG SECTIONS