

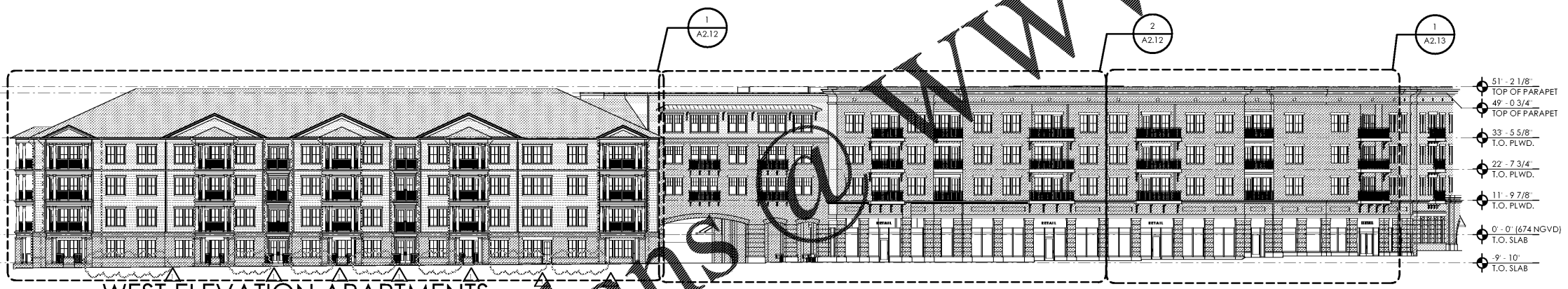
ELEVATION KEY NOTES	
E1	30 YEAR ARCHITECTURAL STYLE SHINGLES OVER #30 FELT, OVER ROOF SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES
E2	METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X8 FACIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN
E3	STANDING SEAM METAL ROOF
E4	PRE-SHAPED FOAM TRIM VENEER POLYURETHANE CO. SET IN BED IF SEALANT
E5	6" FIBER CEMENT SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING
E6	6" FIBER CEMENT LAPPING OVER BUILDING WRAP ON EXTERIOR SHEATHING
E7	FIBER CEMENT PANEL AND TRIM SYSTEM OVER BUILDING WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L.U356
E8	PER CEMENT CLAD COLUMN
E9	42" VINYL GUARD RAIL, 48" AT FIRST FLOOR BALCONIES FACING POOL COURTYARD. ALL BALCONIES TO HAVE SCREEN ENCLOSURES. DECORATIVE BRACKET - FYPON OR EQUAL
E10	VINYL WINDOW
E12	STOREFRONT WINDOW SYSTEM
E13	ALUMINUM STANDARD GUTTER (TYP.)
E14	ALUMINUM STANDARD DOWNSPOUT (TYP.)
E15	EXTERIOR LIGHT FIXTURE
E16	GARAGE DOOR
E17	DRYER/BATH VENTS COORDINATE WITH MEP
E18	BUILDING SIGN (BY OTHERS)
E19	BRICK VENEER
E20	PRE-CAST HEADER/SILL
E21	SELECT GRADE WOOD, PAINTED
E22	PRE-CAST STONE DETAIL
E23	STUCCO, PAINTED
E24	SHUTTER AWNING
E25	8" METAL AWNING
E26	STONE PLAQUE
E27	WATER TABLE
E28	C-CHANNEL
E29	JULIET BALCONY

TYPICAL ELEVATION NOTES	
1.	TYPICAL EXTERIOR CLADDING - COMBINATION OF CEMENTITIOUS LAPPED SIDING, CEMENTITIOUS PANEL SIDING AND CULTURED STONE VENEER. ENTIRE BUILDING TO BE WRAPPED WITH BUILDING WRAP, INSIDE AND OUTSIDE CORNERS TO BE PRE-WRAPPED WITH SELF-ADHERED MEMBRANE SPANNING 6" FROM EACH SIDE OF CORNER. STONE VENEER TO BE INSTALLED OVER STUCCO BASE WITH METAL LATH, DRAINAGE MAT, AND #30 FELT OVER BUILDING WRAP.
2.	ALL EXTERIOR TRIM TO BE 5/4" FIBER CEMENT TRIM
3.	ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. REFER TO SHEETS A4.71 & A4.72 FOR PENETRATION DETAILS.
4.	ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
5.	ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
6.	ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
7.	ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
8.	PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
9.	PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3 SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.
10.	PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.
11.	PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
12.	SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
13.	PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
14.	PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
15.	EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3 X5" ANODIZED ALUMINUM.
16.	COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
17.	ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

TYPICAL BRICK NOTES	
VERTICAL EXPANSION JOINTS IN BRICK VENEER:	
1.	FOR BRICKWORK WITHOUT OPENINGS, SPACE NO MORE THAN 25' O.C.
2.	FOR BRICKWORK WITH MULTIPLE OPENINGS, CONSIDER SYMMETRICAL PLACEMENT OF EXPANSION JOINTS AND REDUCED - SPACING OF NO MORE THAN 20' O.C.
3.	PLACE AS FOLLOWS: <ul style="list-style-type: none"> a) AT OR NEAR CORNERS b) AT OFFSETS AND SEBACKS c) AT WALL INTERSECTIONS d) AT CHANGES IN WALL HEIGHT e) WHERE SUPPORT OF BRICK VENEER CHANGES
HORIZONTAL EXPANSION JOINTS IN BRICK VENEER:	
1.	LOCATE IMMEDIATELY BELOW SHELF ANGLES
2.	PROVIDE MINIMUM 1/4" SPACE OR COMPRESSIBLE MATERIAL RECOMMENDED BELOW SHELF ANGLE
3.	FOR BRICK INFILL, PLACE BETWEEN TOP OF BRICKWORK AND STRUCTURAL FRAME
BRICKWORK WITHOUT SHELF ANGLES:	
ACCOMMODATE BRICKWORK MOVEMENT BY:	
a)	PLACING EXP. JOINTS AROUND ELEMENTS THAT ARE RIGIDLY ATTACHED TO THE FRAME AND PROJECT INTO THE VENEER, SUCH AS WINDOWS AND DOOR FRAMES
b)	INSTALL METAL CAPS OR COPING THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF TIES
c)	INSTALLING JAMB RECEPTORS THAT ALLOW INDEPENDENT MOVEMENT BETWEEN THE BRICK AND WINDOW FRAME
d)	INSTALLING ADJUSTABLE ANCHORS OR TIES
EXPANSION JOINT SEALANTS:	
1.	COMPLY W/ ASTM C P20, GRADE NC., USE M
2.	CLASS 50 MINIMUM EXTENSIBILITY RECOMMENDED - CLASS 25 ALTERNATE
3.	CONSULT SEALANT MANUFACTURER'S LITERATURE FOR GUIDANCE REGARDING USE OF PRIMER AND BACKING MATERIALS
EXPANSION JOINT SEALANTS:	
USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS	



2 SOUTH ELEVATION



1 WEST ELEVATION APARTMENTS

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EXTERIOR
ELEVATIONS

date: 06/04/2019
job no: 3789.15
drawn by: EGR JAC, TQT
reviewed by: CBA
issue history:
Date: 1/07/2019

A2.01