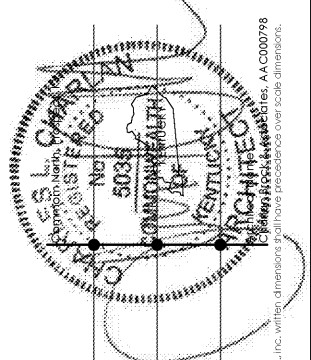


2 BUILDING ELEVATION - WEST SIDE B

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

- 51'-2 1/8" TOP OF PARAPET
- 49'-0 3/4" TOP OF PARAPET
- 42'-6 3/4" ROOF TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 33'-5 5/8" T.O. PLWD.
- 31'-8 7/8" TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 22'-7 3/4" T.O. PLWD.
- 20'-11" TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 11'-9 7/8" T.O. PLWD.
- 10'-1 1/8" TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 0'-0" (674 NGVD) T.O. SLAB
- 9'-0" T.O. SLAB RETAIL BAY 02
- 9'-6" T.O. SLAB RETAIL BAY 01
- 9'-10" T.O. SLAB

7/3/19



1 BUILDING ELEVATION - WEST SIDE A

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

- 49'-0 3/4" TOP OF PARAPET
- 32'-6 3/4" ROOF TRUSS BRG.
- 31'-8 7/8" TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 22'-7 3/4" T.O. PLWD.
- 20'-11" TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 11'-9 7/8" T.O. PLWD.
- 10'-1 1/8" TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 1'-0" T.O. PLWD.
- 0'-0" (674 NGVD) T.O. SLAB
- 0'-8 3/4" TRUSS BRG.
- 8'-0" WIN. HD. HGT.
- 9'-10" T.O. SLAB
- 10'-6" TOP OF SLAB

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ENLARGED ELEVATIONS

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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.
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. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
14. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM.
15. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
16. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.
17. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
18. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
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20. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
21. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

ELEVATION KEY NOTES

- |   |  |   |
|---|--|---|
| <b>E1</b> 30 YEAR ARCHITECTURAL STYLE SHINGLES OVER #30 FELT, OVER ROOF SHEATHING. OVER PRE-ENGINEERED ROOF TRUSSES     | <b>E7</b> FIBER CEMENT PANEL AND TRIM SYSTEM OVER BUILDING WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L.U356               | <b>E13</b> EXTERIOR LIGHT FIXTURE               |
| <b>E2</b> METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X8 FACIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN | <b>E8</b> FIBER CEMENT CLAD COLUMN   | <b>E14</b> GARAGE DOOR                          |
| <b>E3</b> STANDING SEAM METAL ROOF  | <b>E9</b> 42" VINYL GUARD RAIL, 48" AT FIRST FLOOR BALCONIES FACING POOL COURTYARD. ALL BALCONIES TO HAVE SCREEN ENCLOSURES. | <b>E17</b> DRYER/BATH VENTS COORDINATE WITH MEP |
| <b>E4</b> PRE-SHAPED FOAM BAND TRIM WITH POLYURETHANE TOP COAT SET IN FULL BED IF SEALANT                               | <b>E10</b> DECORATIVE BRACKET - FYPON OR EQUAL   | <b>E18</b> BUILDING SIGN (BY OTHERS)            |
| <b>E5</b> 6" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING   | <b>E11</b> VINYL WINDOW  | <b>E19</b> BRICK VENEER                         |
| <b>E6</b> 10" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING  | <b>E12</b> STOREFRONT WINDOW SYSTEM  | <b>E20</b> PRE-CAST HEADER/SILL                 |
|   | <b>E13</b> ALUMINUM STANDARD GUTTER (TYP.)   | <b>E21</b> SELECT GRADE WOOD, PAINTED           |
|   | <b>E14</b> ALUMINUM STANDARD DOWNSPOUT (TYP.)  | <b>E22</b> PRE-CAST STONE DETAIL                |
|   |  | <b>E23</b> STUCCO, PAINTED                      |
|   |  | <b>E24</b> SHUTTER AWNING                       |
|   |  | <b>E25</b> 8" METAL AWNING                      |
|   |  | <b>E26</b> STONE PLAQUE                         |
|   |  | <b>E27</b> WATER TABLE                          |
|   |  | <b>E28</b> C-CHANNEL                            |
|   |  | <b>E29</b> JULIET BALCONY                       |
|   |  | <b>E30</b> CONTROL JOINT                        |
|   |  | <b>E31</b> DECORATIVE SHUDDERS                  |
|   |  | <b>E32</b> MECHANICAL LOUVERS, SEE MEP          |

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