

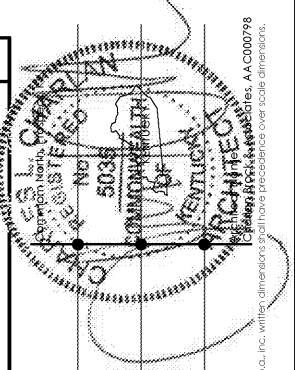


2 BUILDING ELEVATION - EAST SIDE D

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

- 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 JOINTS.
  11. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
  12. SLOPE METAL FLASHING TO SHED WATER AND SEAL OVERLAPS IN FLASHING.
  13. PROVIDE SEALANT END DAMS AND DOWNSPOUTS TO PREVENT WATER RUNOFF.
  14. PROVIDE POSITIVE SLOPE AT TOP OF TRIM BANDS, TYPICAL.
  15. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3" X 3" ANODIZED ALUMINUM.
  16. COLORS FOR ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PALETTE.
  17. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

- 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 BAND TRIM WITH POLYURETHANE TOP COAT SET IN FULL BED IF SEALANT
  - E5 6" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING
  - E6 10" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING
  - E7 FIBER CEMENT PANEL AND TRIM SYSTEM OVER BUILDING WRAP OVER EXTERIOR SHEATHING INSTALLED PER [REDACTED]
  - E8 FIBER CEMENT CLAD COLUMN
  - E9 4" GUARD RAIL, 4" FIRST FLOOR BALCONY RAIL, POOL COURTYARD, ALL BALCONIES TO HAVE GREEN ENCLOSURES. CORATIVE BRACKET - FYPON OR EQUAL
  - E10 VINYL WINDOW
  - E11 STOREFRONT WINDOW SYSTEM
  - E12 ALUMINUM STANDARD GUTTER (TYP.)
  - E13 ALUMINUM STANDARD DOWNSPOUT (TYP.)
  - E14 EXTERIOR LIGHT FIXTURE
  - E15 GARAGE DOOR
  - E16 DRYER/BATH VENTS COORDINATE WITH MEP
  - E17 BUILDING SIGN (BY OTHERS)
  - E18 BRICK VENEER
  - E19 PRE-CAST HEADER/SILL
  - E20 SELECT GRADE WOOD, PAINTED
  - E21 PRE-CAST STONE DETAIL
  - E22 STUCCO, PAINTED
  - E23 SHUTTER AWNING
  - E24 8" METAL AWNING
  - E25 STONE PLAQUE
  - E26 WATER TABLE
  - E27 C-CHANNEL
  - E28 JULIET BALCONY
  - E29 CONTROL JOINT
  - E30 DECORATIVE SHUDDERS
  - E31 MECHANICAL LOUVERS. SEE MEP



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ENLARGED ELEVATIONS

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1 BUILDING ELEVATION - SOUTH SIDE D

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

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