



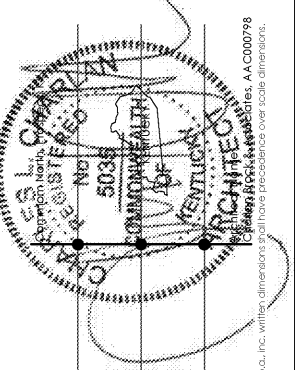
2 BUILDING ELEVATION - EAST SIDE H



1 BUILDING ELEVATION - EAST SIDE E

TYPICAL ELEVATION NOTES			ELEVATION KEY 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, DRAINAGEMAT, AND #30 FELT OVER BUILDING WRAP.	5. ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.	12. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.	E1 30 YEAR ARCHITECTURAL STYLE SHINGLES OVER #30 FELT, OVER ROOF SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES	E7 FIBER CEMENT PANEL AND TRIM SYSTEM OVER BUILDING WRAP OVER EXTERIOR SHEATHING INSTALLED PER U.L.U356	E15 EXTERIOR LIGHT FIXTURE
2. ALL EXTERIOR TRIM TO BE 5/4" FIBER CEMENT TRIM	6. ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.	13. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.	E2 METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN	E8 FIBER CEMENT CLAD COLUMN	E16 GARAGE DOOR
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.	7. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.	14. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL	E3 STANDING SEAM METAL ROOF	E9 42" VINYL GUARD RAIL, 48" AT FIRST FLOOR BALCONIES FACING POOL COURTYARD. ALL BALCONIES TO HAVE SCREEN ENCLOSURES.	E17 DRYER/BATH VENTS COORDINATE WITH MEP
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.	8. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.	15. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"x5" ANODIZED ALUMINUM.	E4 PRE-SHAPED FOAM BAND TRIM WITH POLYURETHANE TOP COAT SET IN FULL BED OF SEALANT	E10 DECORATIVE BRACKET - FYPON OR EQUAL	E18 BUILDING SIGN (BY OTHERS)
	9. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.	16. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.	E5 6" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING	E11 VINYL WINDOW	E19 BRICK VENEER
	10. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.	17. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.	E6 10" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING	E12 STOREFRONT WINDOW SYSTEM	E20 PRE-CAST HEADER/SILL
				E13 ALUMINUM STANDARD GUTTER (TYP.)	E21 SELECT GRADE WOOD, PAINTED
				E14 ALUMINUM STANDARD DOWNSPOUT (TYP.)	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
					E30 CONTROL JOINT
					E31 DECORATIVE SHUDDERS
					E32 MECHANICAL LOUVERS. SEE MEP

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