



④ SMALL COURTYARD - WEST SIDE
SCALE: 1/8" = 1'-0"



② SMALL COURTYARD - SOUTH SIDE
SCALE: 1/8" = 1'-0"



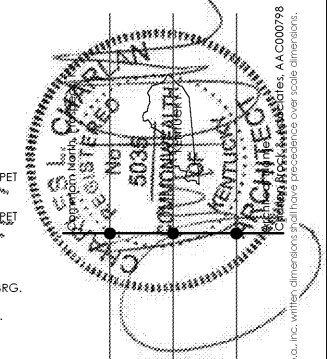
③ SMALL COURTYARD - EAST SIDE
SCALE: 1/8" = 1'-0"



① SMALL COURTYARD - NORTH SIDE
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.	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.
2. ALL EXTERIOR TRIM TO BE 5/4" FIBER CEMENT TRIM.	6. ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.	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.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.	7. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.	14. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"x5" ANODIZED ALUMINUM.
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 WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.	15. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
	9. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.	16. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.
	10. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.	17.

ELEVATION KEY NOTES			
E1 30 YEAR ARCHITECTURAL STYLE SHINGLES OVER #30 FELT, OVER ROOF SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES	E7 6" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING	E13 EXTERIOR LIGHT FIXTURE	E25 8" METAL AWNING
E2 METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN	E8 42" VINYL GUARD RAIL, 48" AT FIRST FLOOR BALCONIES FACING POOL COURTYARD. ALL BALCONIES TO HAVE SCREEN ENCLOSURES.	E14 ALUMINUM STANDARD GUTTER (TYP.)	E26 STONE PLAQUE
E3 STANDING SEAM METAL ROOF	E9 10' FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING	E15 VINYL WINDOW	E27 WATER TABLE
E4 PRE-SHAPED FOAM BAND TRIM WITH POLYURETHANE TOP COAT SET IN FULL BED IF SEALANT	E10 DECORATIVE BRACKET - FYPON OR EQUAL	E16 STOREFRONT WINDOW SYSTEM	E28 C-CHANNEL
E5 10' FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING	E11 ALUMINUM STANDARD DOWNSPOUT (TYP.)	E17 PRE-CAST HEADER/SILL	E29 JULIET BALCONY
E6 10' FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING	E12 ALUMINUM STANDARD GUTTER (TYP.)	E18 PRE-CAST STONE DETAIL	E30 CONTROL JOINT
	E13 ALUMINUM STANDARD DOWNSPOUT (TYP.)	E19 STUCCO, PAINTED	E31 DECORATIVE SHUDDERS
	E14 ALUMINUM STANDARD DOWNSPOUT (TYP.)	E20 SHUTTER AWNING	E32 MECHANICAL LOUVERS. SEE MEP



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ENLARGED
ELEVATIONS

date: 06/04/2019
job no: 3789.15
drawn by: EGR JAC, TQT
reviewed by: CBA
issue history:
Date: 1/07/03/19

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