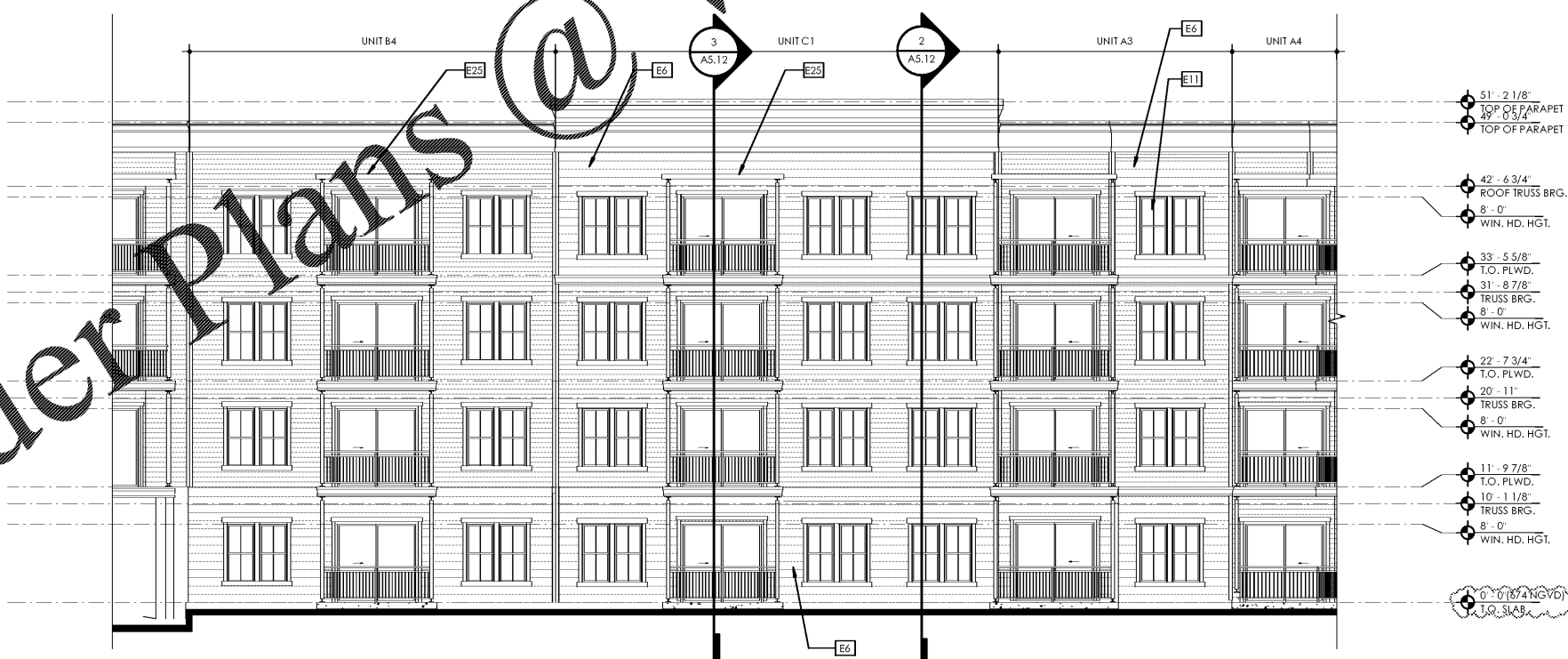




② POOL COURTYARD - WEST SIDE G

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

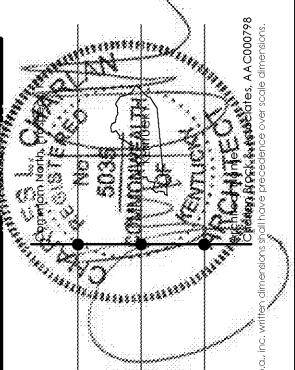


① POOL COURTYARD - SOUTH SIDE F

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 TO DRAINAGE
 6. ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
 7. ALL FINISH GRADE TO BE MINIMUM 4" 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 SEALING) AT TOP AND BOTTOM OF HORIZONTAL BUILDINGS.
 10. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR DECKES, 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.

- ### 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 OF 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 U.L.U.556
 - E8 FIBER CEMENT CLAD COLUMN
 - E9 42" VINYL GUARD RAIL, 48" AT FIRST FLOOR BALCONIES FACING POOL COURTYARD, ALL BALCONIES TO HAVE SCREEN ENCLOSURES.
 - E10 DECORATIVE BRACKET - FYPON OR EQUAL
 - E11 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
 - E30 CONTROL JOINT
 - E31 DECORATIVE SHUDDERS
 - E32 MECHANICAL LOUVERS. SEE MEP



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ENLARGED ELEVATIONS

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