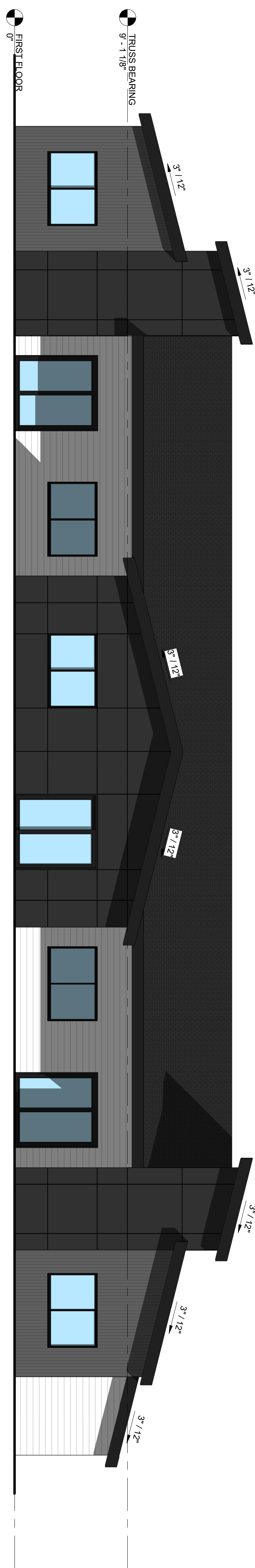
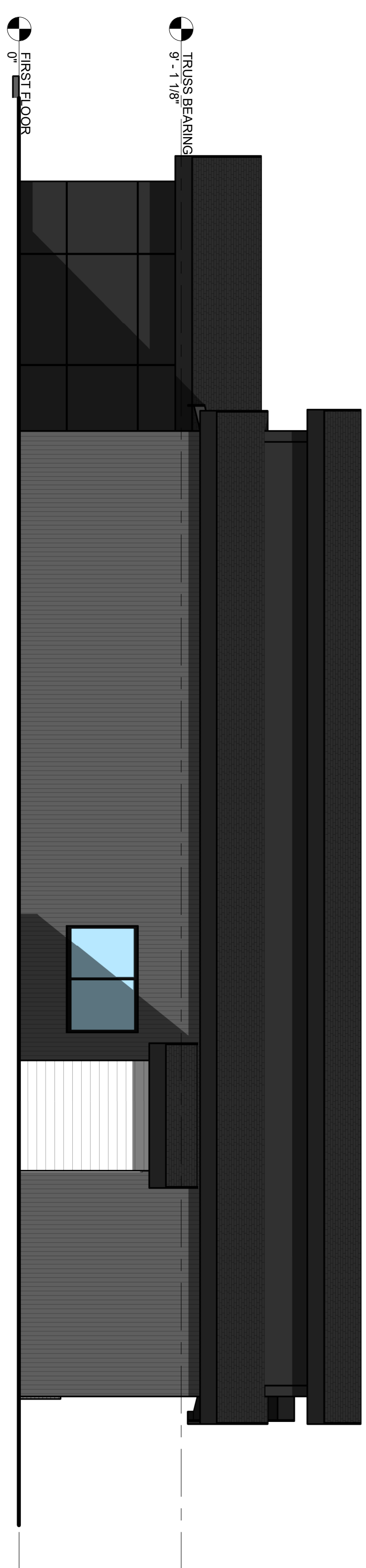


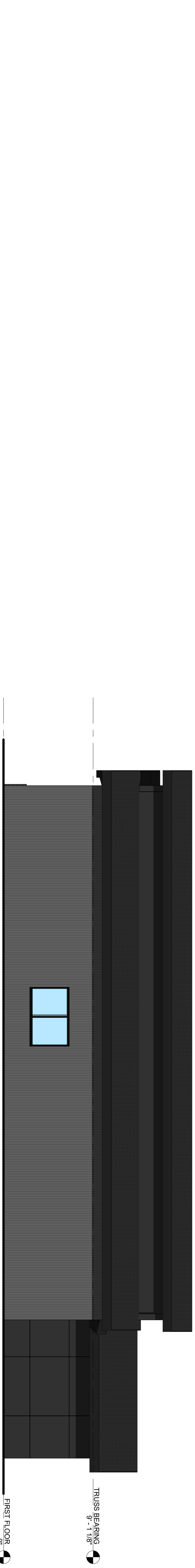
1 SCALE: 3/16" = 1'-0"
RANCH FRONT ELEVATION



2 SCALE: 3/16" = 1'-0"
RANCH REAR ELEVATION



3 SCALE: 3/16" = 1'-0"
RANCH SIDE ELEVATION 2



4 SCALE: 3/16" = 1'-0"
RANCH SIDE ELEVATION

GENERAL EXTERIOR ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
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3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OF RAIN AND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOW/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N. TYP.
7. ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
8. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT ALL MATERIAL TRANSITIONS. EXPANSION JOINTS SHALL BE FULLY SEALED. OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
9. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
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 - METAL PANEL

PETERSON TOWNHOUSES
RANCH (3 UNITS)
 U AVENUE
 WAUKEE, IA



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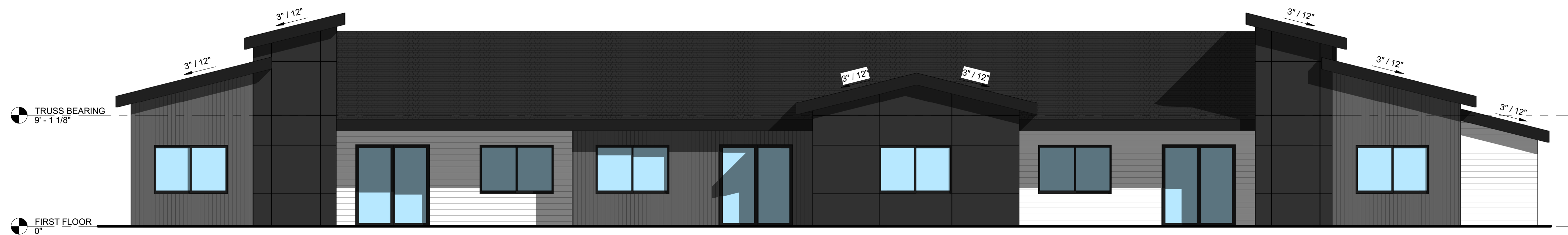
Rev. #	Issue / Revision	Date
5	Site Plan Submittal	06-09-2022

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RANCH EXTERIOR ELEVATIONS
 Sheet No.

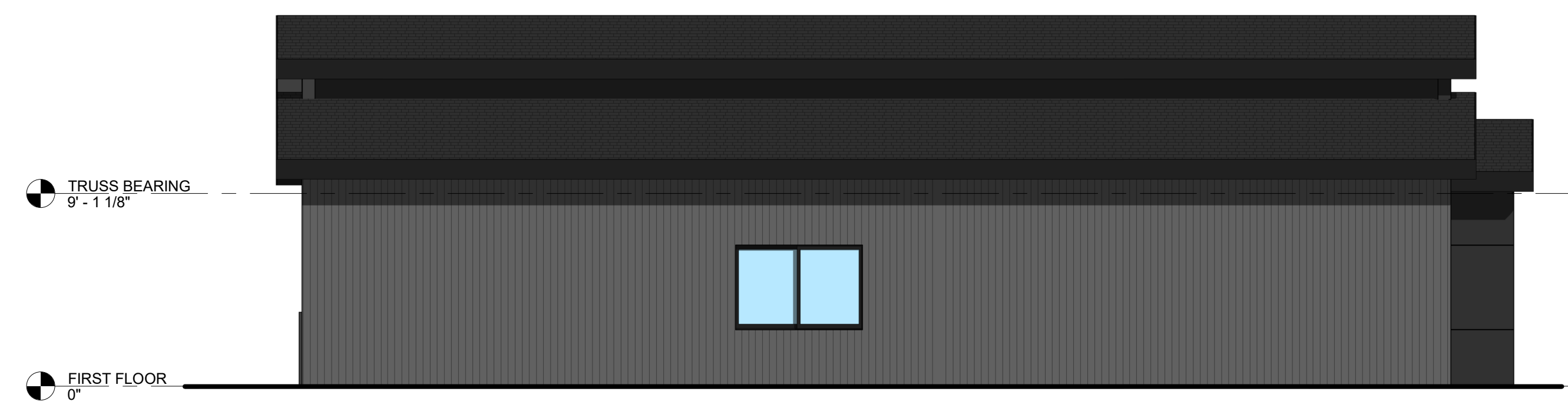
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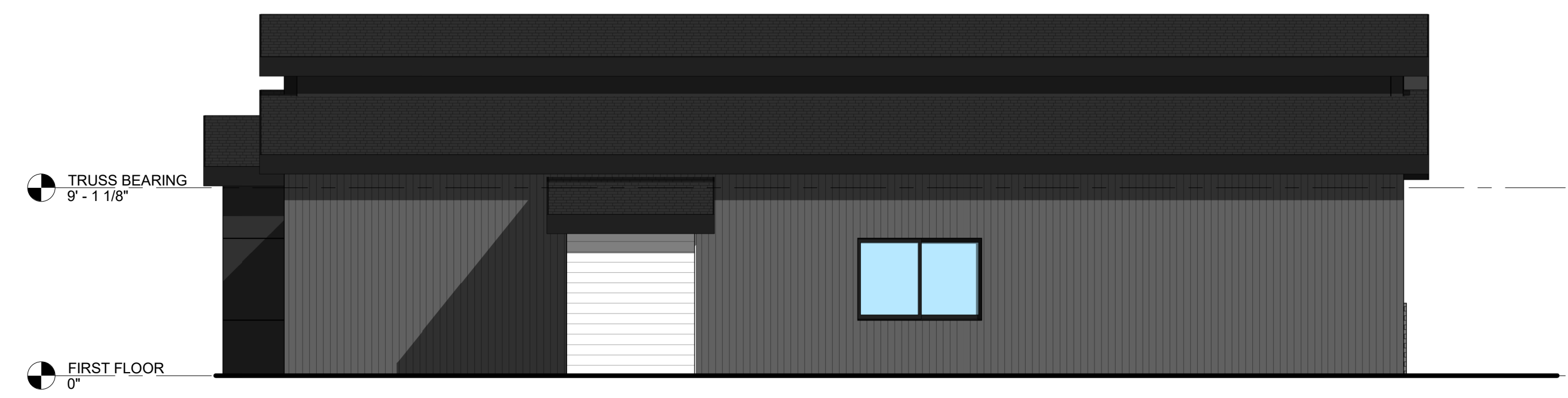
1 WALNUT FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 WALNUT REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 WALNUT SIDE ELEVATION
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4 WALNUT SIDE ELEVATION 2
SCALE: 3/16" = 1'-0"

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PETERSON TOWNHOUSES
WALNUT (3 UNITS)
U AVENUE
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
5	Site Plan Submittal	06-09-2022

Proj. No. SAA Proj. Mgr.
22011
Sheet Title
WALNUT EXTERIOR ELEVATIONS
Sheet No.

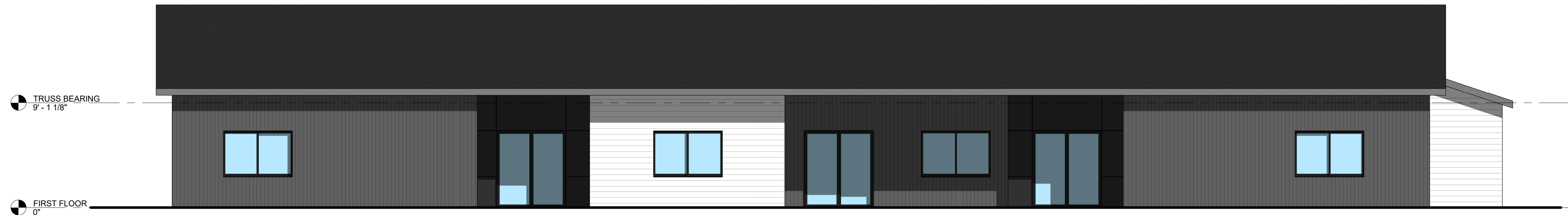
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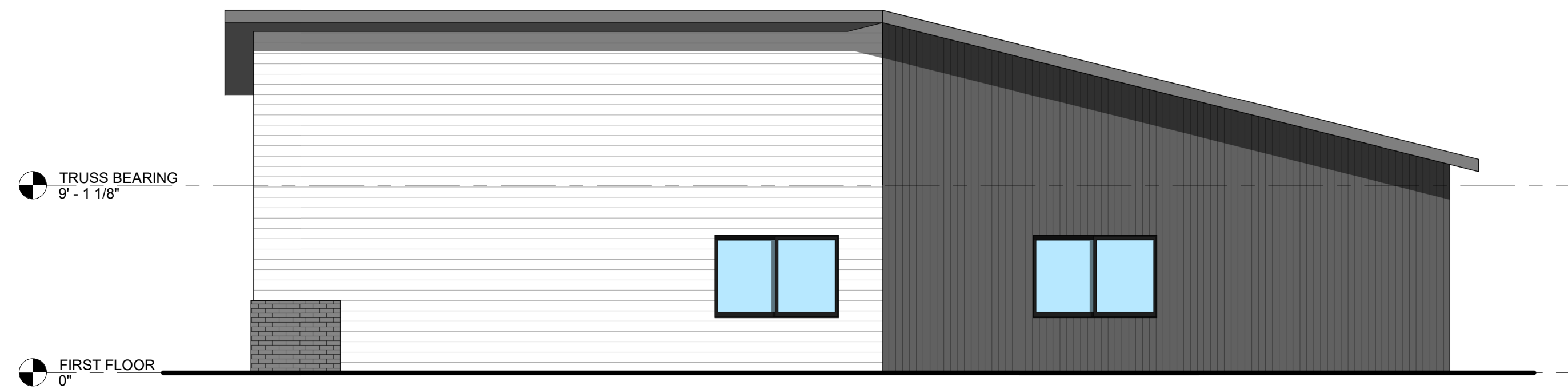
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1 BIRCH FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 BIRCH REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 BIRCH SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 BIRCH SIDE ELEVATION 2
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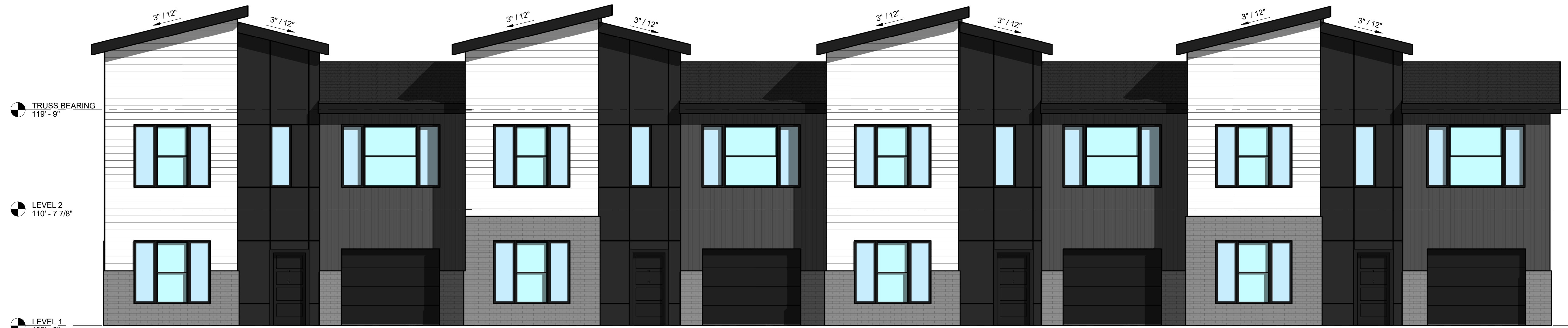
Hubbell
HUBBELL REALTY COMPANY

PETERSON TOWNHOUSES
BIRCH (3 UNITS)
U AVENUE
WAUKEE, IOWA

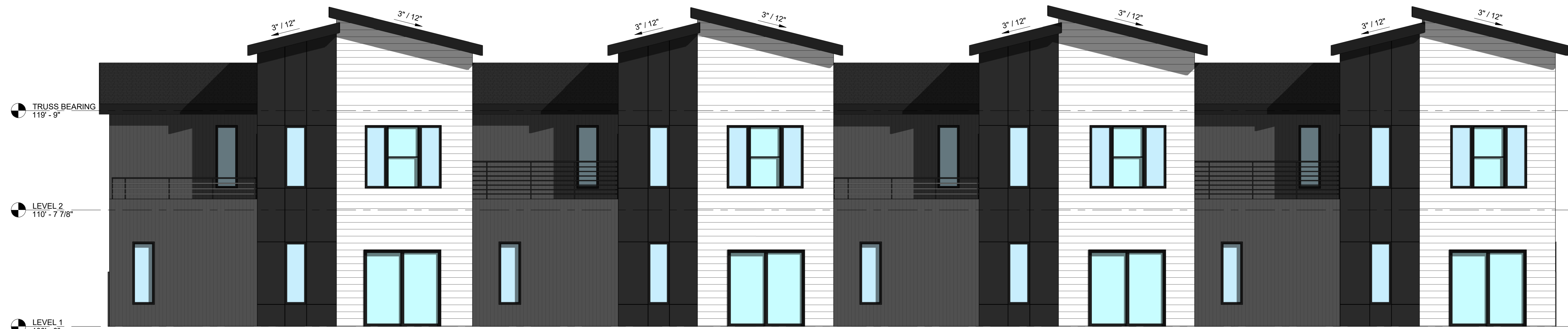
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Rev. #	Issue / Revision	Date
5	Site Plan Submittal	06-09-2022
Proj. No.	SAA	Proj. Mgr.
22011		
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BIRCH EXTERIOR ELEVATIONS		
Sheet No.		
A-202		

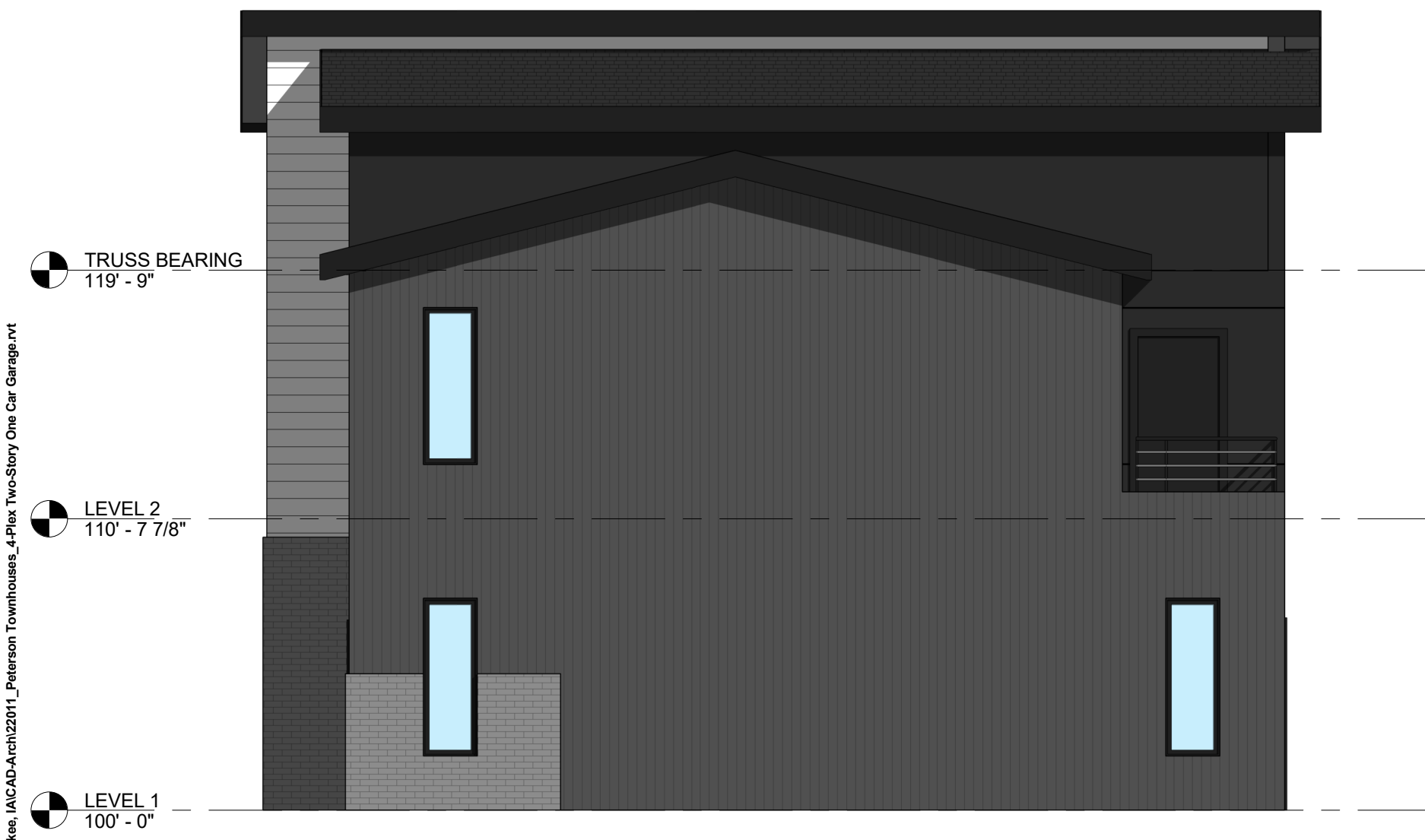
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1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION 1
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION 2
SCALE: 3/16" = 1'-0"

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**PETERSON TOWNHOUSES
ROOFTOP (4 UNITS)
U AVENUE
WAUKEE, IOWA**

NOT FOR CONSTRUCTION

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1	Site Plan Submittal	06-09-2022

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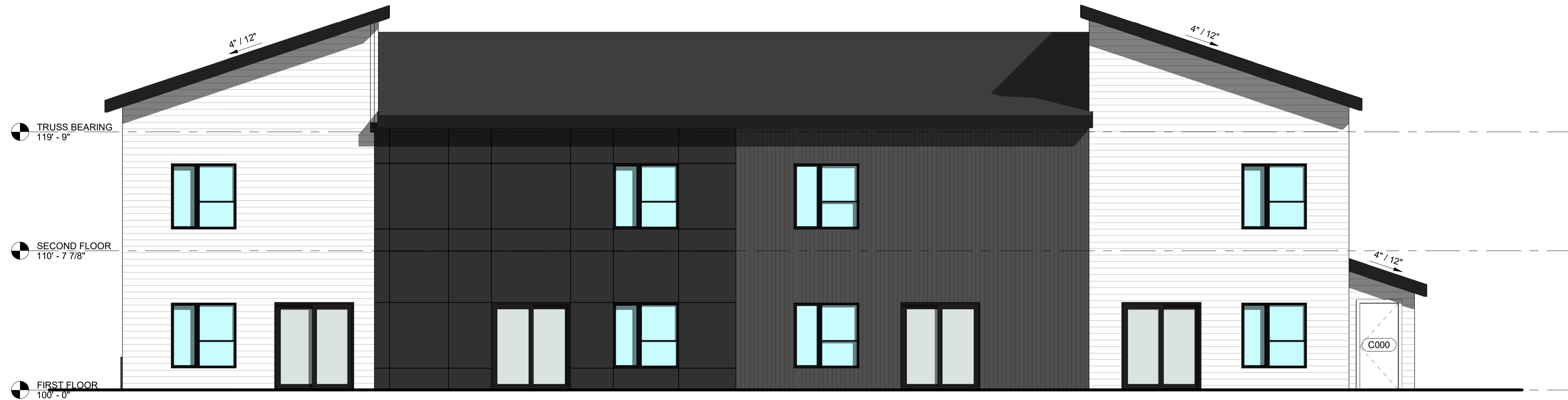
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EXTERIOR ELEVATIONS

Sheet No.
A-201

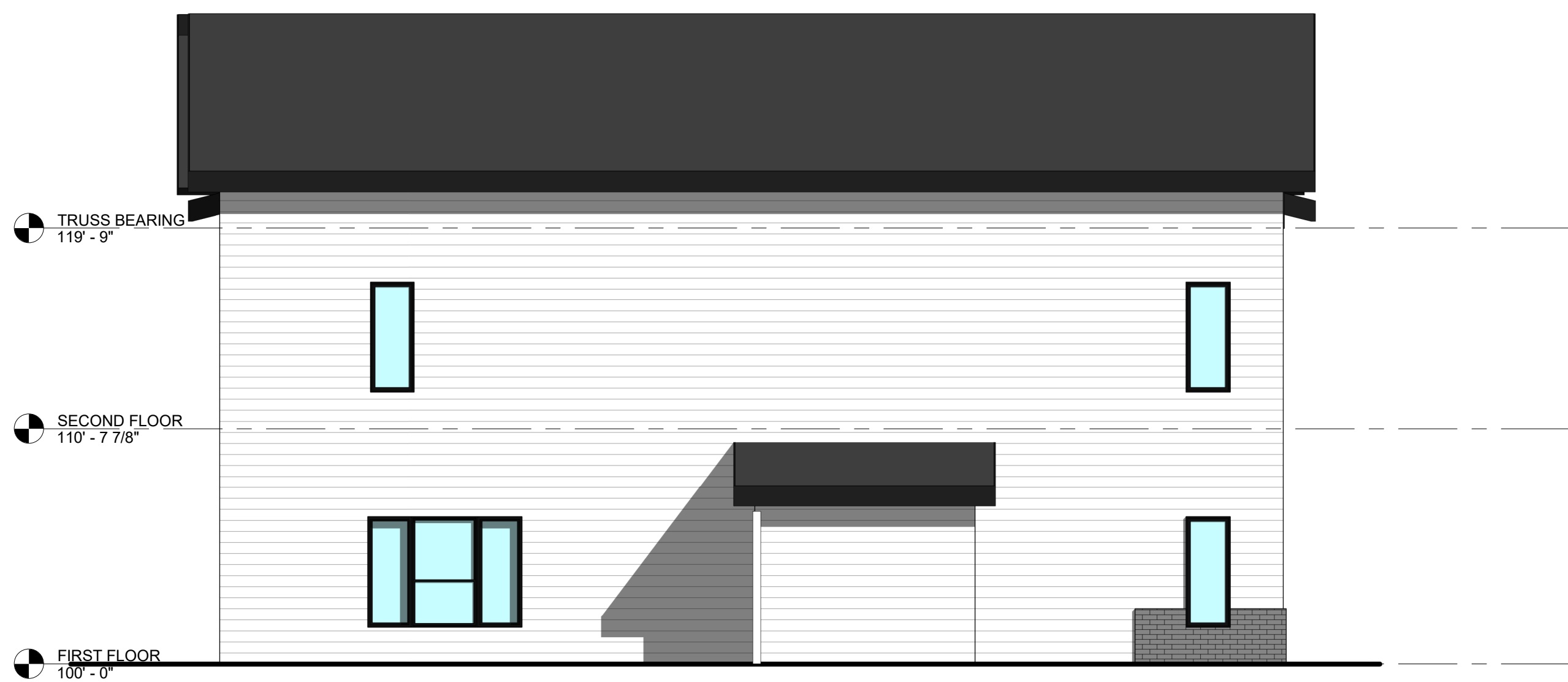
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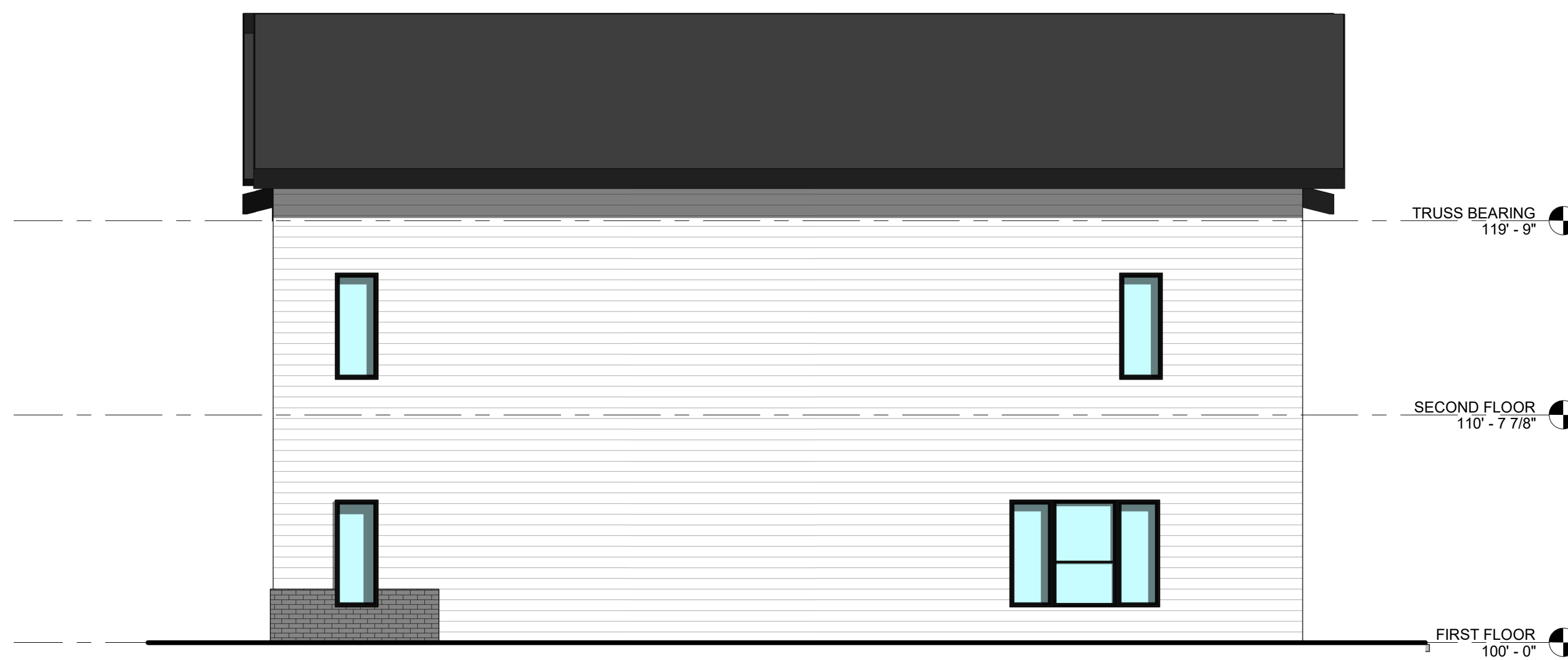
1 CARBON (4-PLEX) FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 CARBON (4-PLEX) REAR ELEVATION
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3 CARBON (4-PLEX) SIDE ELEVATION
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15. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

EXTERIOR MATERIAL FINISHES

ELEVATIONS SHOW SCHEMATIC COLORS AND TEXTURES OF INTENDED EXTERIOR MATERIAL FINISHES. MATERIALS TO CREATE THESE ELEVATIONS MAY INCLUDE A MIXTURE OF ANY OF THE FOLLOWING MATERIALS:

- VINYL SIDING
- FIBER CEMENT PANEL
- FIBER CEMENT LAP
- FIBER CEMENT BOARD & BATTEN
- THIN BRICK OR STONE
- METAL PANEL

Rev. #	Issue / Revision	Date
9	Site Plan Submittal	06-09-2022

Proj. No. SAA Proj. Mgr.
22011

Sheet Title
CARBON 4-PLEX EXTERIOR ELEVATIONS

Sheet No.

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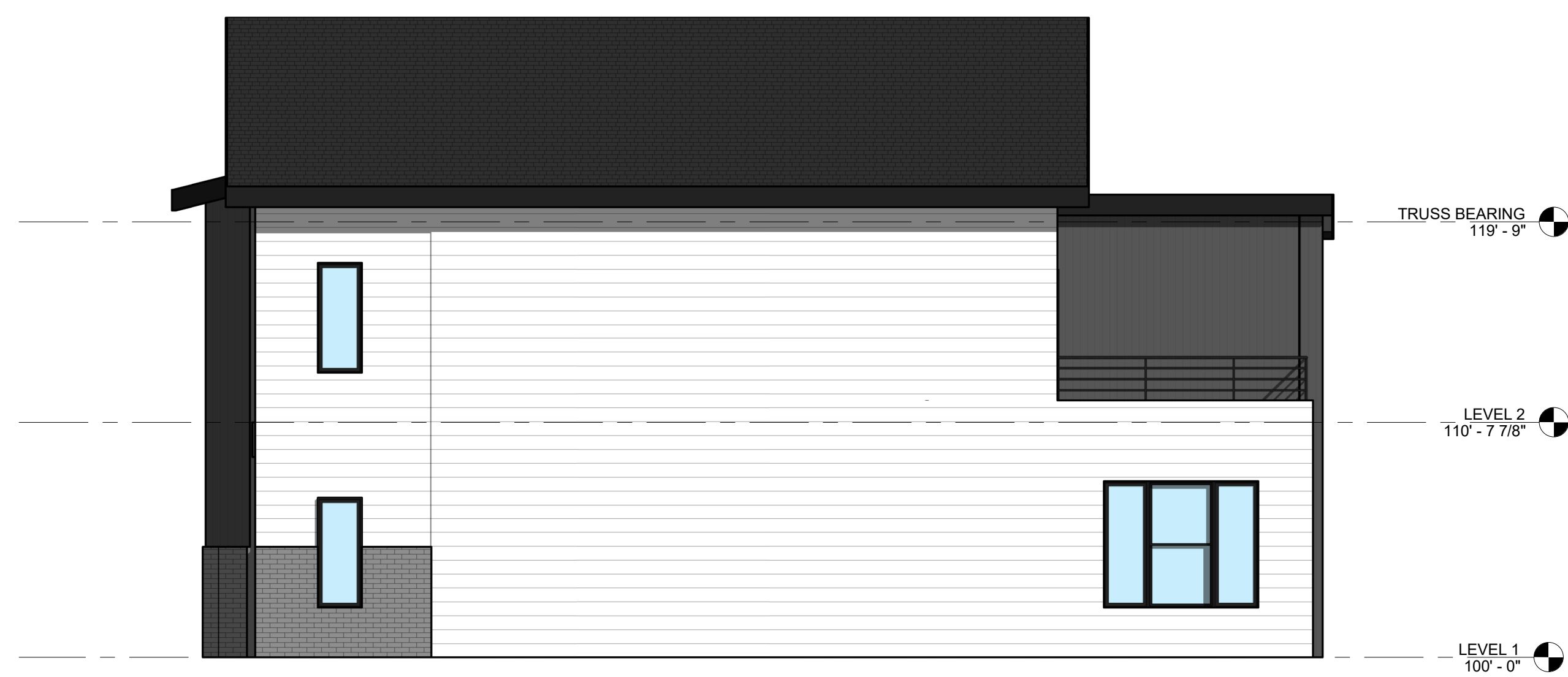
1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION 1
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION 2
SCALE: 3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
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ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

simonson
SIMONSON & ASSOCIATES ARCHITECTS LLC
1717 Ingersoll Avenue Suite 117 des Moines IA 50309
PH 515 449 3926 www.simonsonarch.com

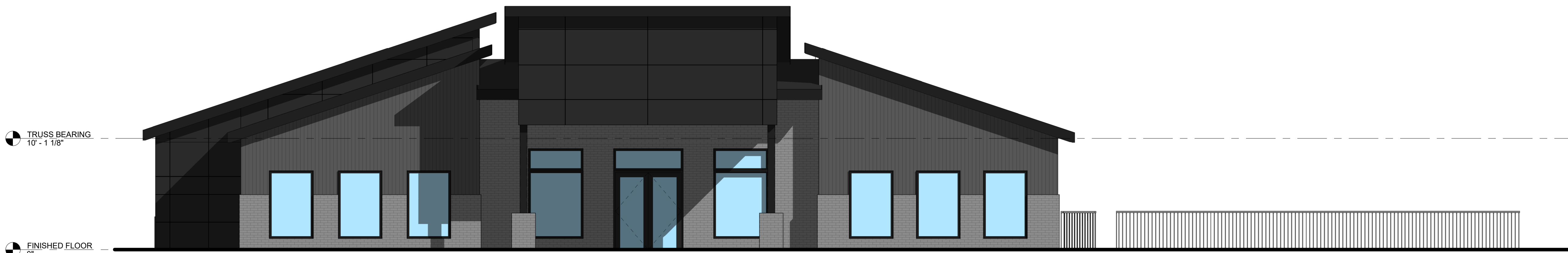
This sheet has been prepared by the Architect and under the Architect's direct supervision. This drawing is provided as the Designer / Architect and is intended for use on this project only. Any information contained herein, without the prior written consent of the Architect, shall not be used for any other project.
HUBBELL REALTY COMPANY

PETERSON TOWNHOUSES
ROCKWELL (4 UNITS)
U AVENUE
WAUKEE, IOWA

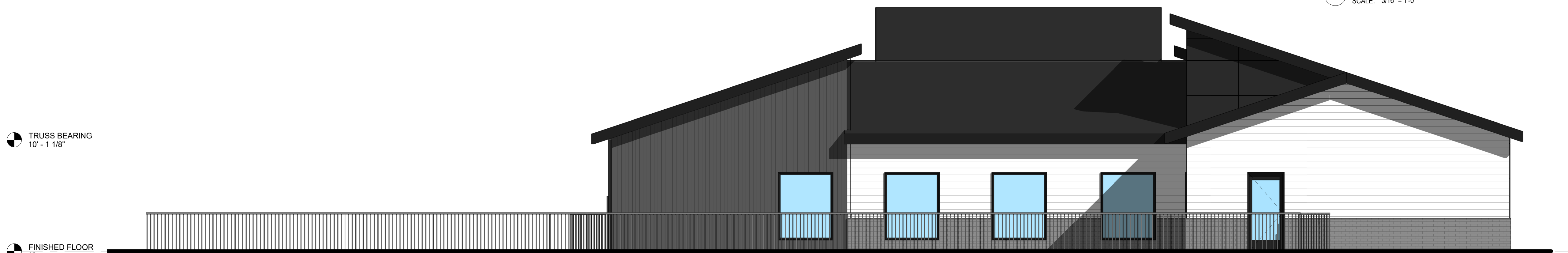
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Rev. #	Issue / Revision	Date
1	Site Plan Submittal	06-09-2022
Proj. No.	SAA	Proj. Mgr.
22011		SP
Sheet Title		
EXTERIOR ELEVATIONS		
Sheet No.		
A-201		

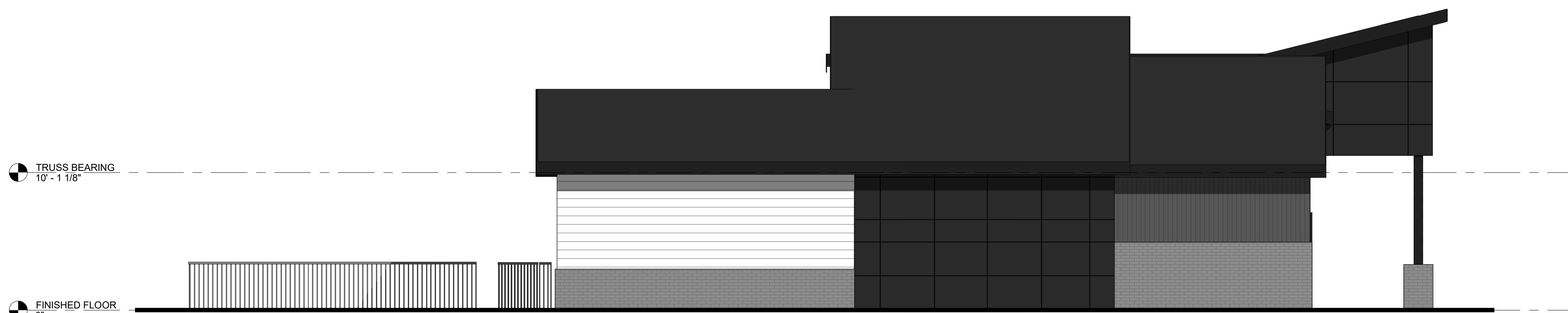
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06/09/2022 7:06:04 PM



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



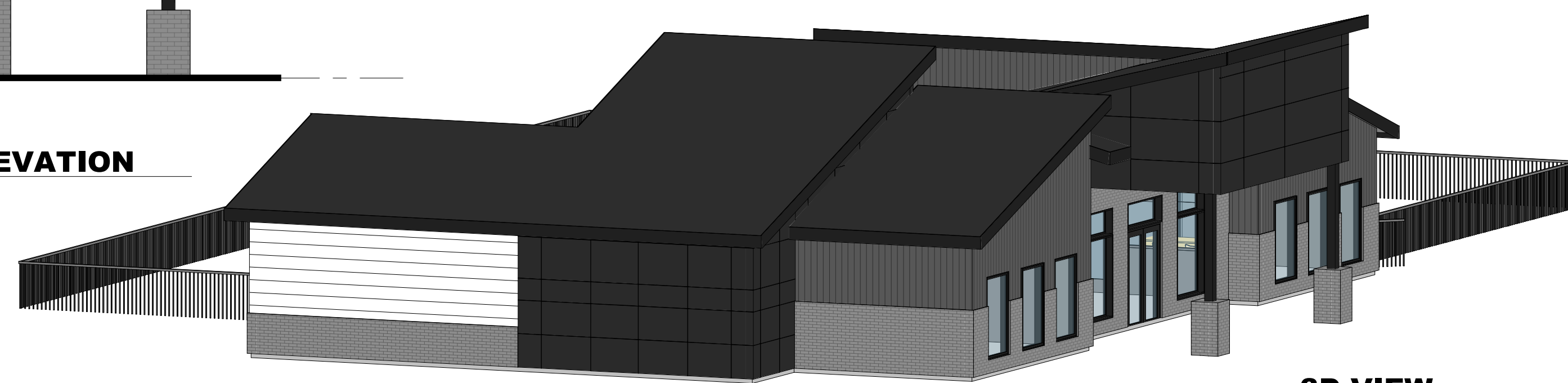
2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



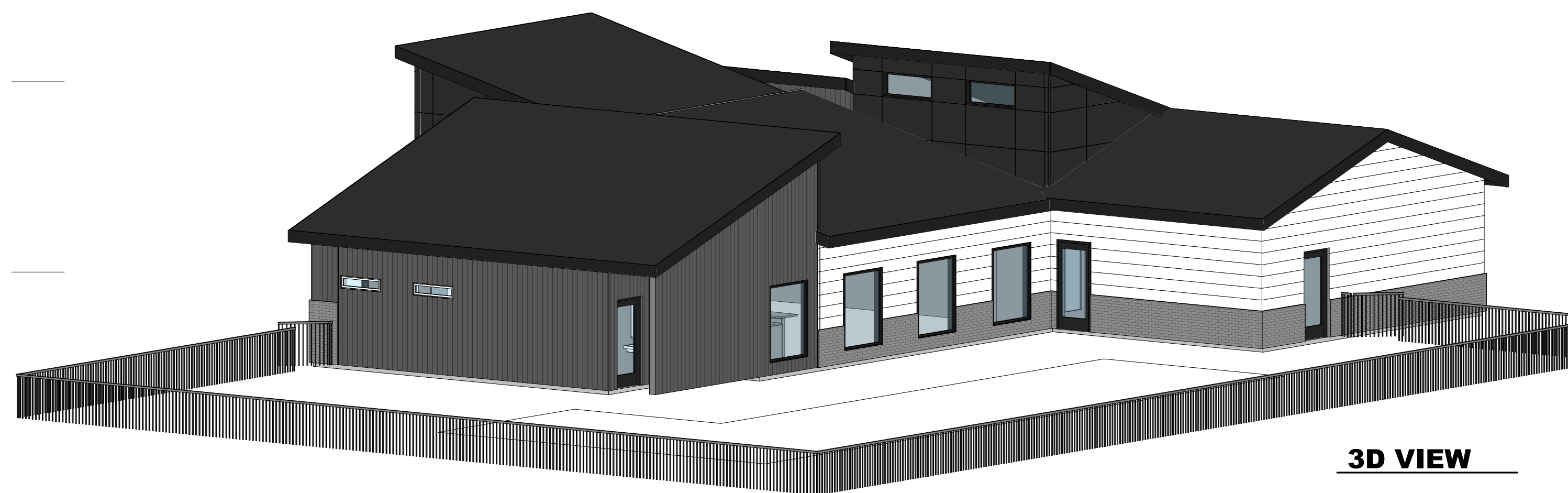
3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3D VIEW



3D VIEW

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