

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 STOP: 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)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS. SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMITS.

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.

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.I.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL STAIRS & RAILINGS: GALVANIZED.
 - FASCIA & SOFFIT: METAL PRE-FINISHED.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PRE-FINISHED.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

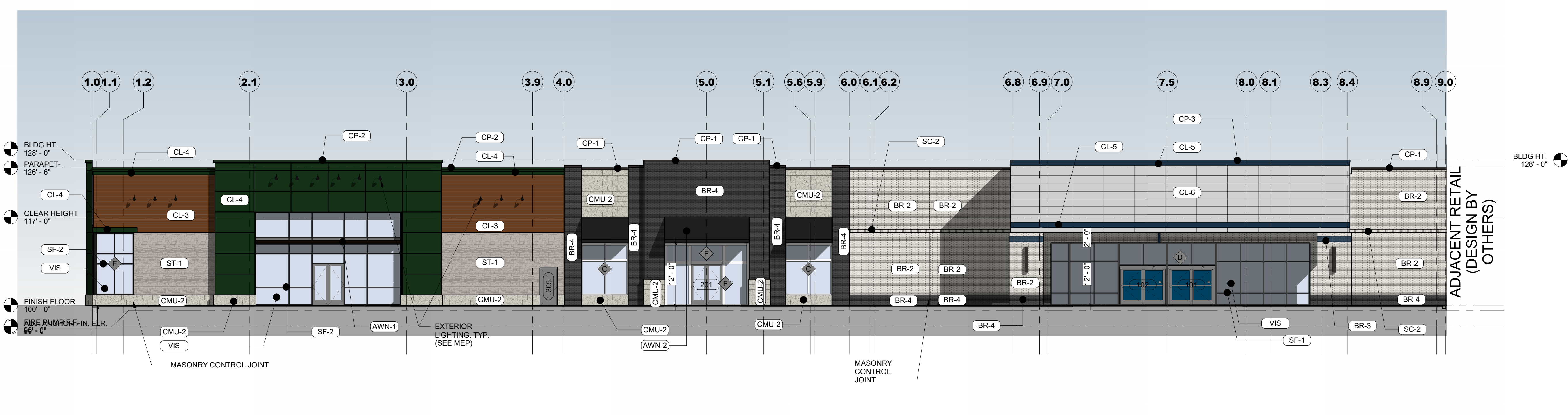
EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	PRE-ENGINEERED METAL AWNING. DARK BRONZE.
AWN-2	FABRIC AWNING OVER PREFINISHED ALUMINUM FRAMING. BLACK.
BR-1	MODULAR SIZE BRICK, RUNNING BOND. FINISH: WHITE. GLEN GERY ASPEN WHITE. WIRECUT W/ NATURAL MORTAR.
BR-2	MODULAR SIZE BRICK, RUNNING BOND, FINISH: TAN. GLEN GERY CLOUDSCAPE W/ NATURAL MORTAR.
BR-3	MODULAR SIZE BRICK, RUNNING BOND, FINISH: PAINTED BENJAMIN MOORE #2061-20 COBALT BLUE.
BR-4	MODULAR SIZE BRICK, RUNNING BOND, FINISH: BLACK. GLEN GERY, SIOUX CITY BRICK, VINTAGE BLACK VELOUR W/ COLORED MORTAR.
CL-3	FAUX WOOD SIDING. TRESPA. PURA NFO SIDING (6"). ROMANTIC WALNUT.
CL-4	COMPOSITE PANEL. TRESPA. METEON. DARK GREEN.
CL-5	COMPOSITE PANEL. NICHHA ILLUMINATION OR APPROVED EQUAL. FINISH: BENJAMIN MOORE #2061-20 COBALT BLUE.
CL-6	COMPOSITE PANEL. NICHHA ILLUMINATION OR APPROVED EQUAL. WARM WHITE. 18"x72" PANEL SIZE.
CMU-1	ROUGH-FACE CONCRETE MASONRY UNIT. COURSE SIZE: 8"x16"x24" NOMINAL, RUNNING BOND. FINISH: BUFF/TAN.
CMU-2	CONCRETE MASONRY UNIT. SMOOTH FINISH, COURSE SIZE: 12"x24". RUNNING BOND, ROCKCAST CHARLOTTE TAN OR PRE-APPROVED ALTERNATE.
CONC	EXPOSED CONCRETE W/ SLURRY COATING
COP	METAL COPING: CHARCOAL GRAY
CP-1	METAL COPING: PREFINISHED BRAKE METAL; FINISH: FIRESTONE MATTE BLACK OR EQUAL.
CP-2	METAL COPING: PREFINISHED BRAKE METAL; FINISH: FIRESTONE MATCH CL-4 GREEN.
CP-3	METAL COPING: PREFINISHED BRAKE METAL; FINISH: FIRESTONE MATCH CL-5 BLUE.
EF-1	EXTERIOR INSULATION FINISH SYSTEM: SMOOTH COLOR: DARK GRAY.
RF-2	PREFINISHED METAL COPING AND FASCIA. FINISH: CHARCOAL GRAY
SC-2	BRICK SOLDIER COURSE. MATCH BR-2.
SF-1	T.B. ALUMINUM STOREFRONT FRAMING. FINISH: CLEAR ANODIZED.
SF-2	T.B. ALUMINUM STOREFRONT FRAMING. FINISH: DARK BRONZE.
ST-1	ADHERED MASONRY VENEER STONE: EARTHWORKS, LEDGESTONE 2 1/4", TAIKOE BLEND, TAN/CREAM.
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING
WP-1	PRECAST CONCRETE WALL PANEL, PAINTED. SHERWIN WILLIAMS SW7036 ACCESSIBLE BEIGE OR EQUAL.

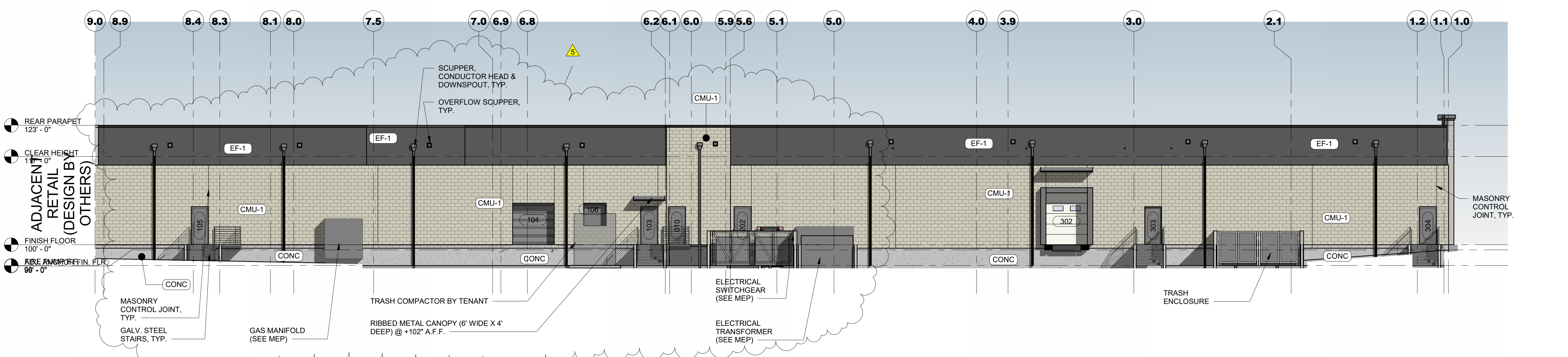
EXTERIOR MATERIAL PERCENTAGES

TOTAL WALL SQUARE FOOTAGE:

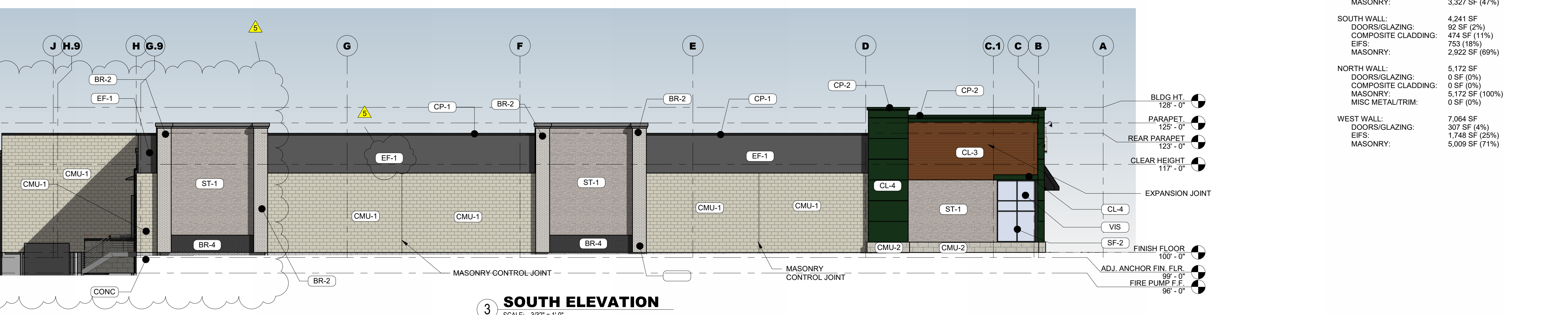
EAST WALL:	7,134 SF
DOORS/GLAZING:	1,631 SF (23%)
COMPOSITE CLADDING:	2,176 SF (30%)
MASONRY:	3,327 SF (47%)
SOUTH WALL:	4,241 SF
DOORS/GLAZING:	92 SF (2%)
COMPOSITE CLADDING:	474 SF (11%)
EIFS:	753 (18%)
MASONRY:	2,922 SF (69%)
NORTH WALL:	5,172 SF
DOORS/GLAZING:	0 SF (0%)
COMPOSITE CLADDING:	0 SF (0%)
MASONRY:	5,172 SF (100%)
MISC METAL/TRIM:	0 SF (0%)
WEST WALL:	7,064 SF
DOORS/GLAZING:	307 SF (4%)
EIFS:	1,748 SF (25%)
MASONRY:	5,009 SF (71%)



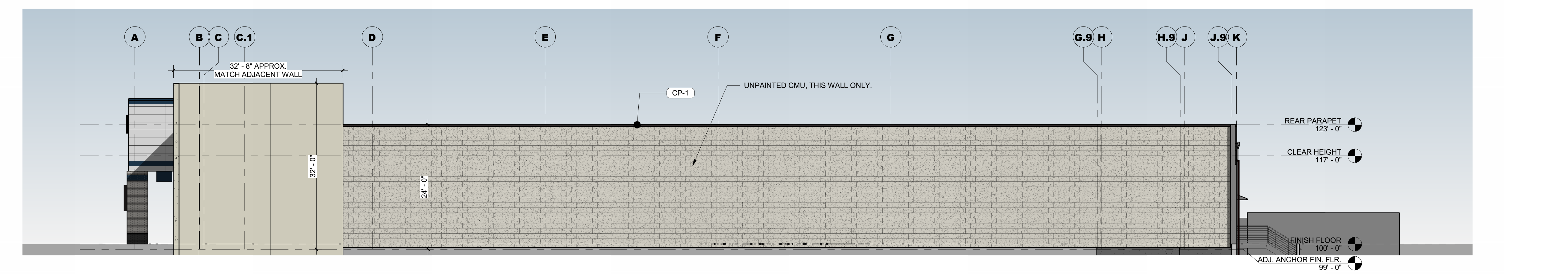
1 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



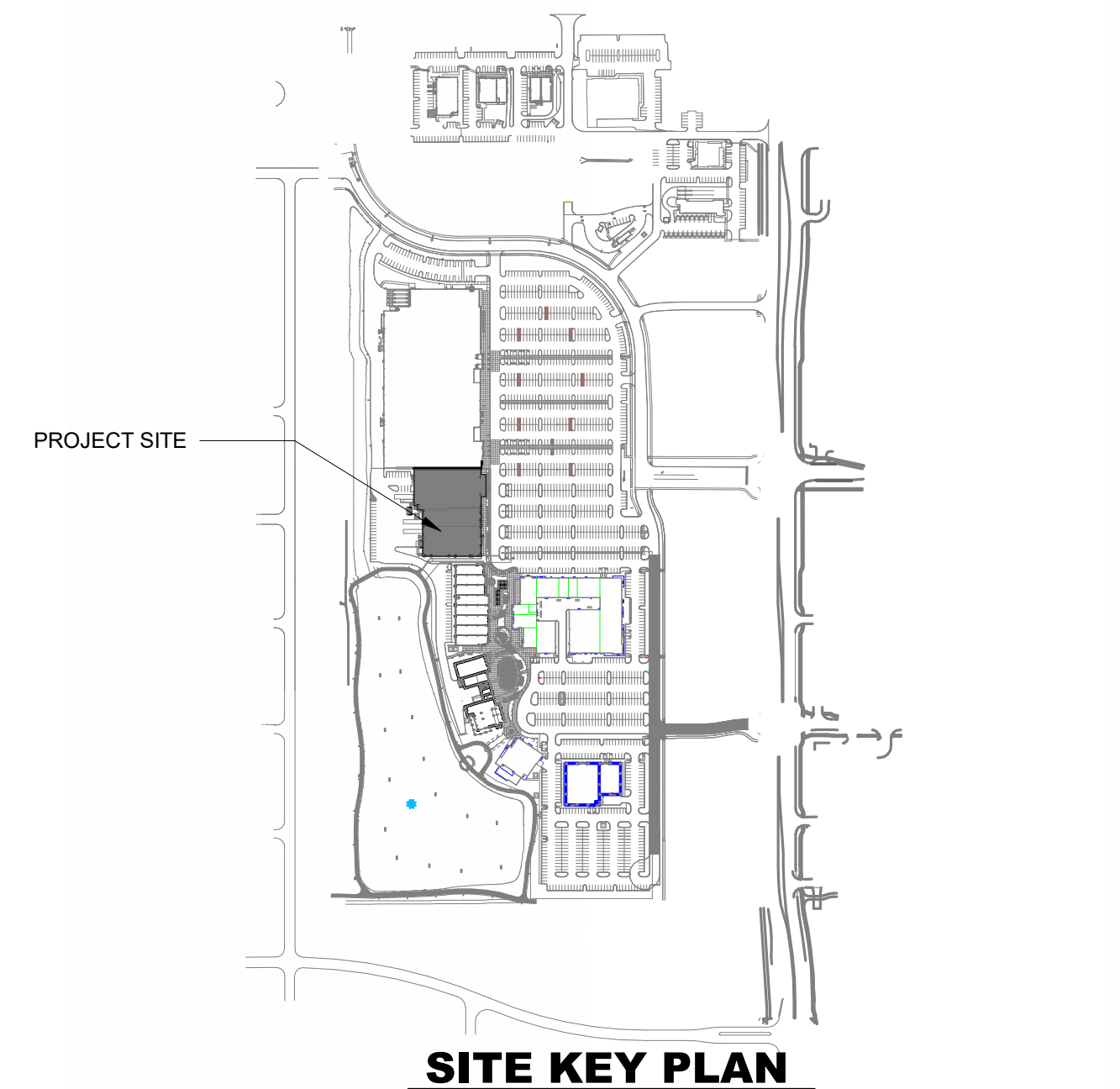
2 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



SITE KEY PLAN