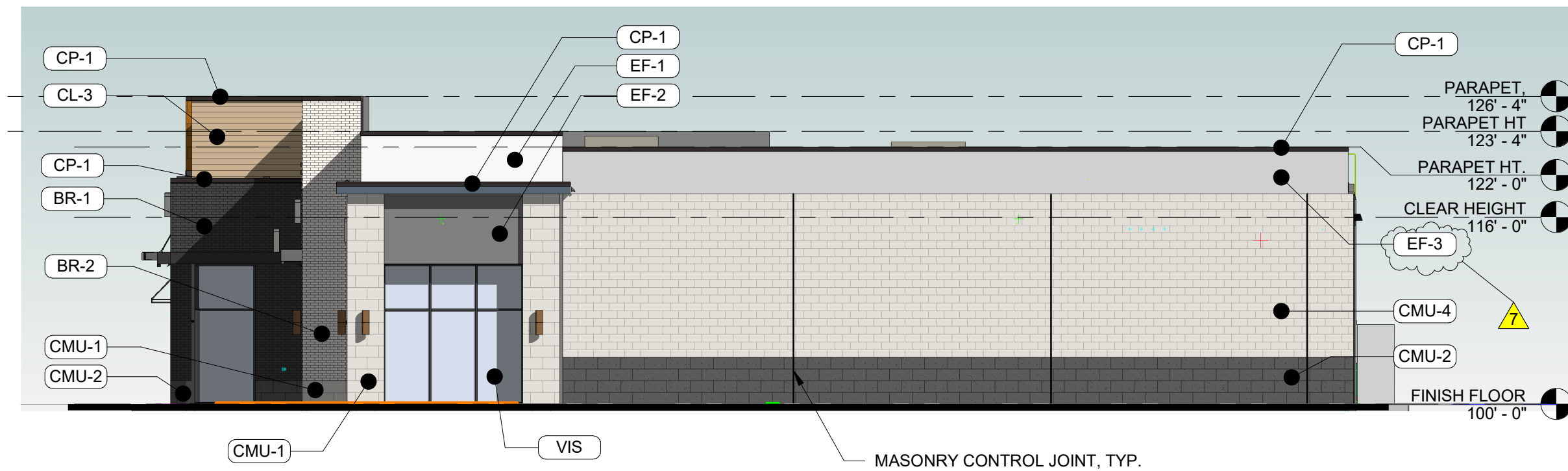
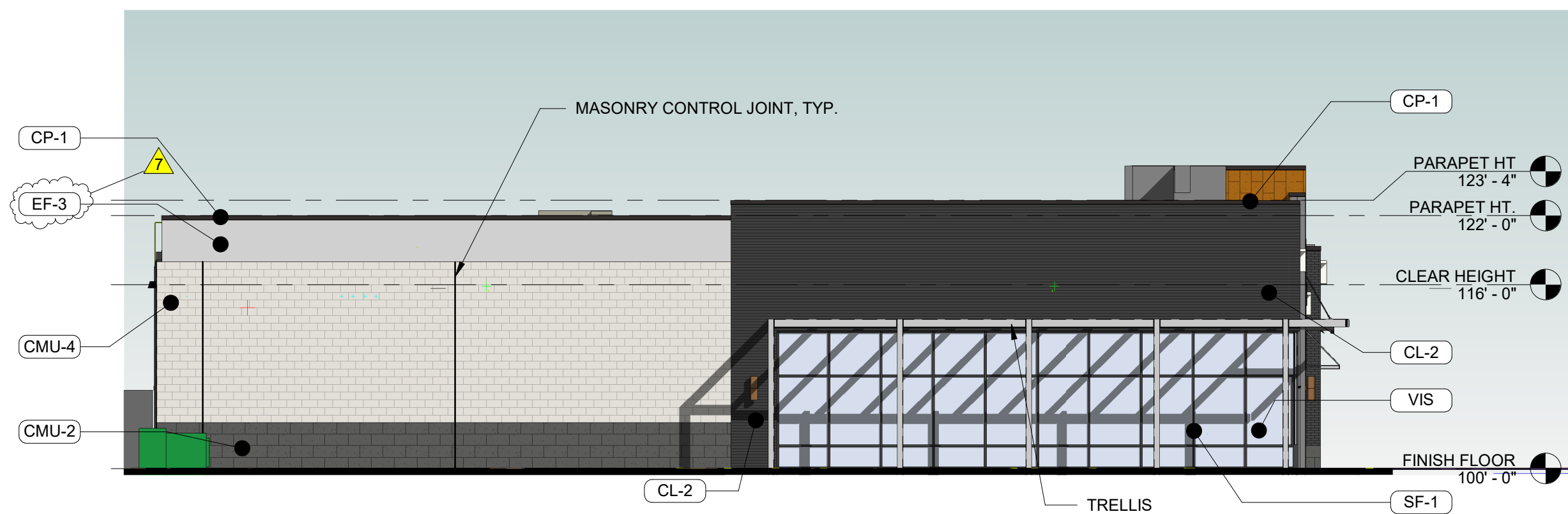


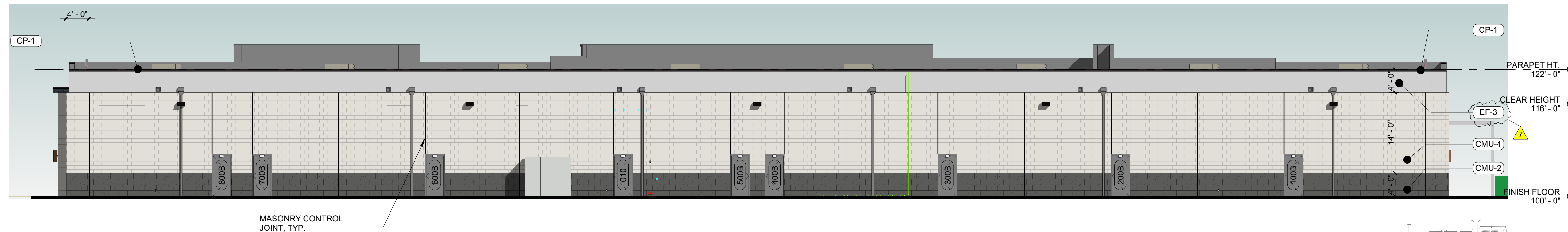
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



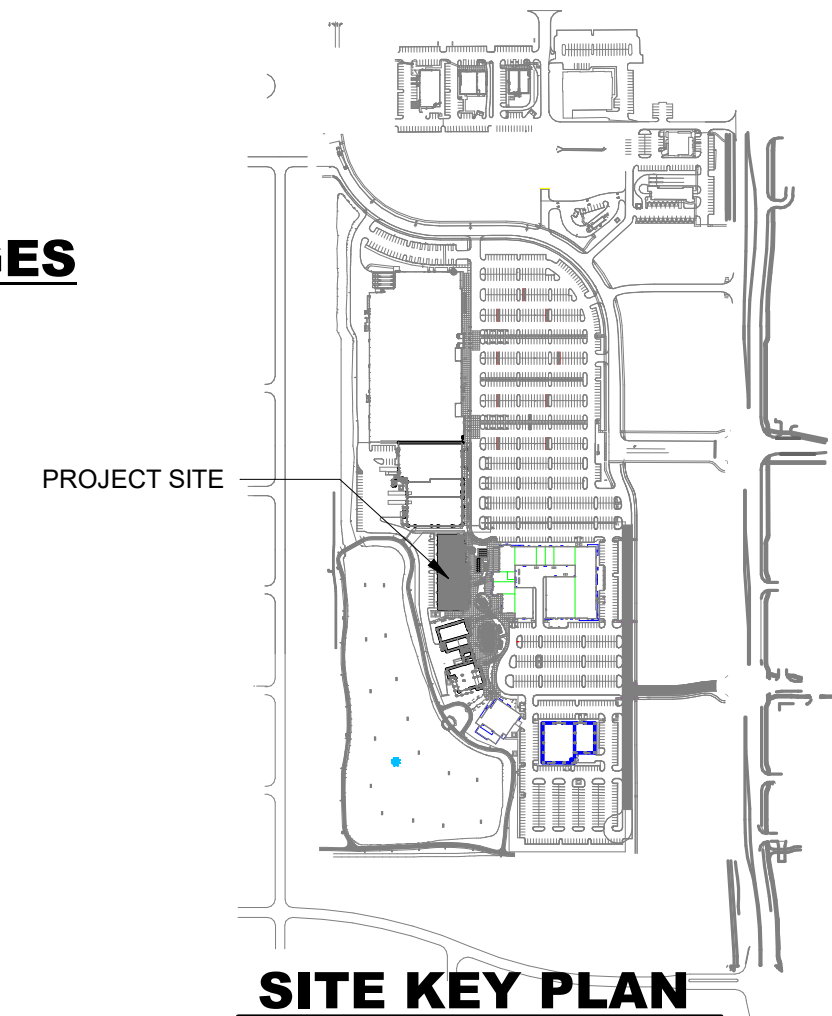
4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

TENANT RESPONSIBILITY NOTES

- ALL INTERIOR GYP BOARD SHOWN ON EXTERIOR WALLS TO BE BY TENANT AT TENANT IMPROVEMENT PHASE.
- ALL ALUMINUM STOREFRONT SHOWN TO BE BY TENANT AT TENANT IMPROVEMENT PHASE.
- ALL AWNINGS AND CANOPIES SHOWN TO BE BY TENANT AT TENANT IMPROVEMENT PHASE.

EXTERIOR MATERIAL PERCENTAGES

TOTAL WALL SQUARE FOOTAGE:	
EAST WALL:	5,948 SF
DOORS/GLAZING:	2,352 SF (40%)
COMPOSITE CLADDING:	1,075 SF (18%)
EIFS:	529 SF (9%)
ARCHITECTURAL METAL CLADDING:	385 SF (6%)
MASONRY:	1,607 SF (27%)
SOUTH WALL:	2,254 SF
DOORS/GLAZING:	544 SF (24%)
ARCHITECTURAL METAL CLADDING:	609 SF (27%)
EIFS:	199 (9%)
MASONRY:	902 SF (40%)
NORTH WALL:	1,913 SF
DOORS/GLAZING:	144 SF (8%)
EIFS:	415 SF (22%)
MASONRY:	1,354 SF (71%)
WEST WALL:	5,271 SF
DOORS/GLAZING:	220 SF (4%)
EIFS:	959 SF (18%)
MASONRY:	4,092 SF (78%)



SITE KEY PLAN

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- 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.
 - FASCIA & SOFFIT: METAL PREFINISHED.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

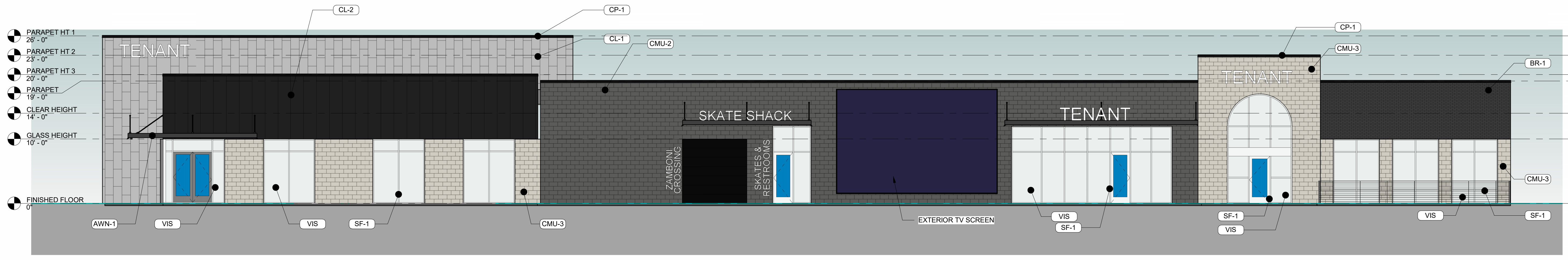
GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINE 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 CONTINUOUSLY 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.
- 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.
- 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)
- 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 PERMIT(S).

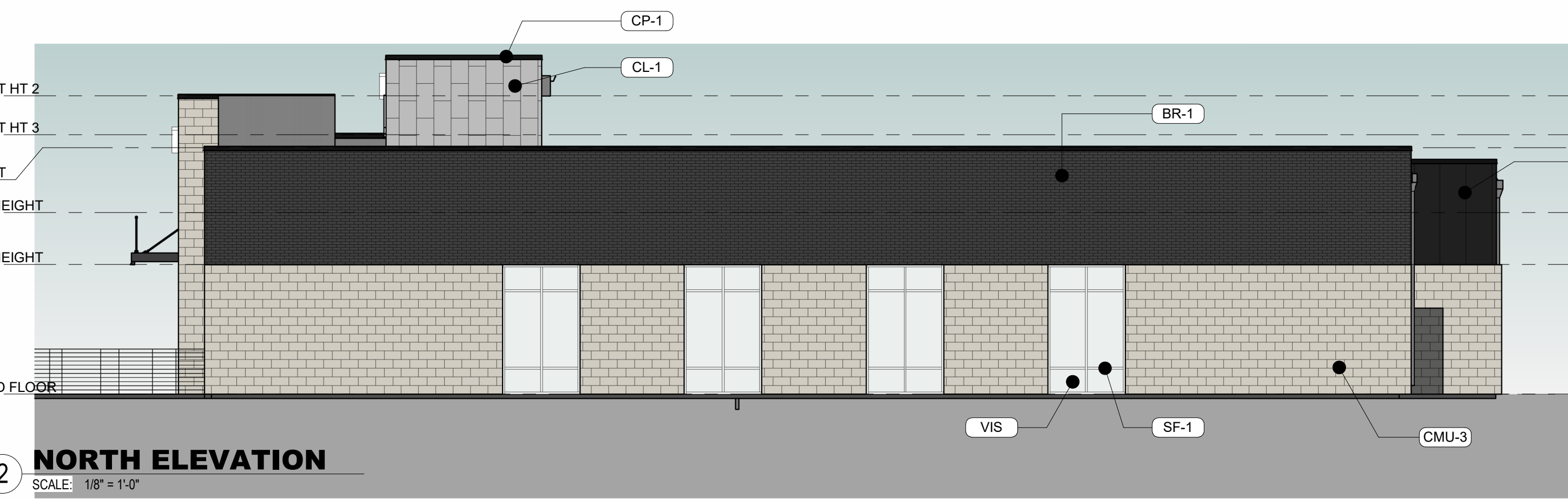
ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	PREFINISHED METAL AWNING; FINISH: CLEAR ANODIZED. MAPED SUPER LUMIDECK FLAT SOFFITT OR APPROVED EQUAL.
AWN-2	PREFINISHED METAL AWNING, HANGER RODS WHERE SHOWN, FINISH: BLACK. MAPES SUPER LUMIDECK OR APPROVED EQUAL.
BR-1	MODULAR SIZE BRICK, RUNNING BOND, FINISH: BLACK. MFR: GLEN GERY BRICK VINTAGE BLACK VELOUR W/ COLORED MORTAR OR APPROVED EQUAL.
BR-2	MODULAR SIZE BRICK, RUNNING BOND, FINISH: OFF-WHITE. MFR: GLEN GERY BRICK MORNING DOVE W/ COLORED MORTAR OR APPROVED EQUAL.
CL-2	METAL CORRUGATED CLADDING, FINISH: CHARCOAL GRAY. MFR: MAC METAL MS380 CORRUGATED OR APPROVED EQUAL.
CL-3	METAL CLADDING, PANEL SIZE: NOMINAL 6" EXPOSURE, FINISH: FAUX WOOD, LIGHT. MFR: MAC METALS HARRYWOOD PLUS. COLOR: CORK. ALTERNATE: NICHIIA VINTAGEWOOD SPRUCE OR APPROVED EQUAL.
CL-4	METAL CLADDING TILE, PANEL SIZE: 12"x24" VERT. MFR: MAC METAL BLOCK, VERTICAL RUNNING BOND, FINISH: FAUX COPPER OR APPROVED EQUAL.
CL-5	METAL SLAT SYSTEM, MFR: LONGBOARD LINK & LOCK PLANKS, FINISH: CHARCOAL GRAY.
CMU-1	CONCRETE MASONRY UNIT, COURSE SIZE: 12"x24" RUNNING BOND, FINISH: OFF-WHITE. MFR: ROCKCAST/READING ROCK, BUR RIDGE, SMOOTH.
CMU-2	SPLIT-FACE CONCRETE MASONRY UNIT, COURSE SIZE: 8"x16", RUNNING BOND, FINISH: BLACK. MFR: ROCKCAST/READING ROCK, SHADOW, SPLIT.
CMU-3	N/A
CMU-4	CONCRETE MASONRY UNIT, COURSE SIZE: 8"x16" RUNNING BOND, FINISH: OFF-WHITE. MFR: ROCKCAST/READING ROCK, CRYSTAL WHITE, SMOOTH.
CP-1	METAL COPING; PREFINISHED BRAKE METAL; FINISH: FIRESTONE CHARCOAL GRAY OR EQUAL.
EF-1	EIFS FINISH SYSTEM. SANDPEBBLE TEXTURE. FINISH: OFF-WHITE.
EF-2	EIFS FINISH SYSTEM. SANDPEBBLE TEXTURE. FINISH: DARK GRAY.
EF-3	EIFS FINISH SYSTEM. SANDPEBBLE TEXTURE. FINISH: LIGHT GRAY.
RF-1	N/A
SF-1	T.B. ALUMINUM STOREFRONT FRAMING; FINISH: BLACK.
SP-1	1" INSULATED OPAQUE SPANDREL GLASS; COLOR TO MATCH VIS1 GLASS
TRELLIS	Painted Steel - Black
VIS	1" INSULATED VISION GLASS. FINISH: CLEAR W/ LOW E COATING

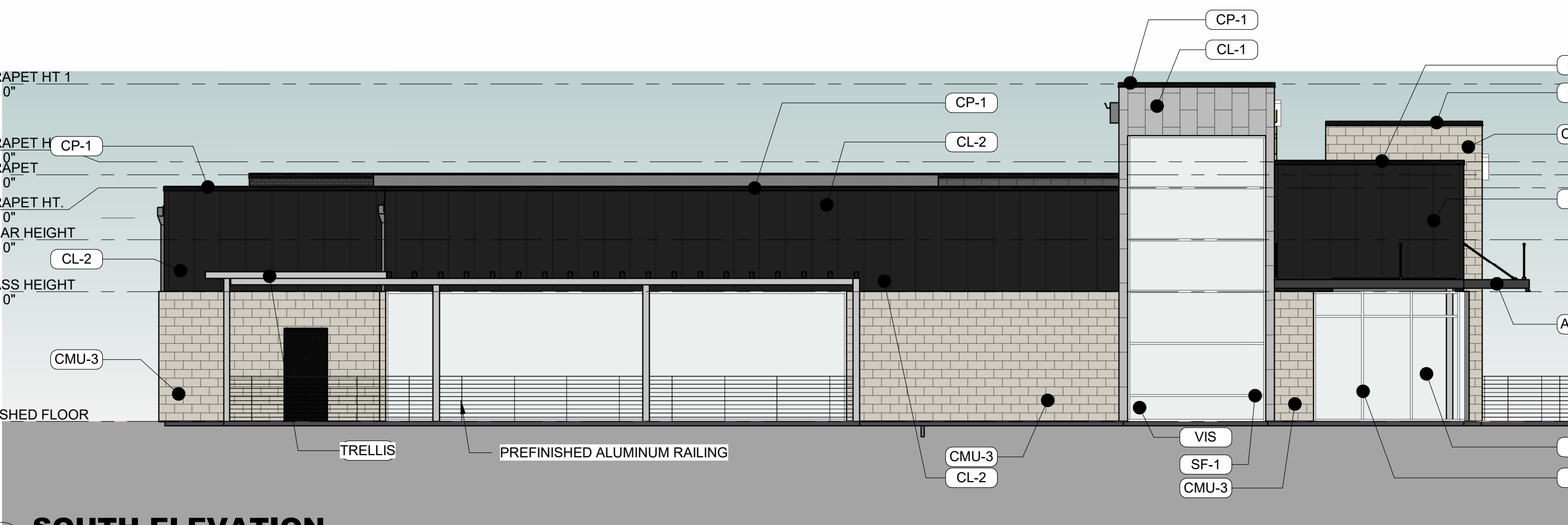
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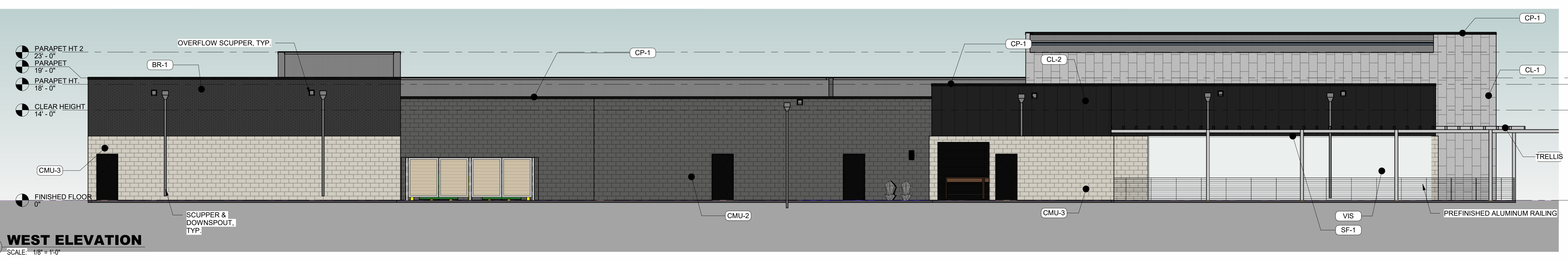
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
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- 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)
- 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 PERMIT(S).

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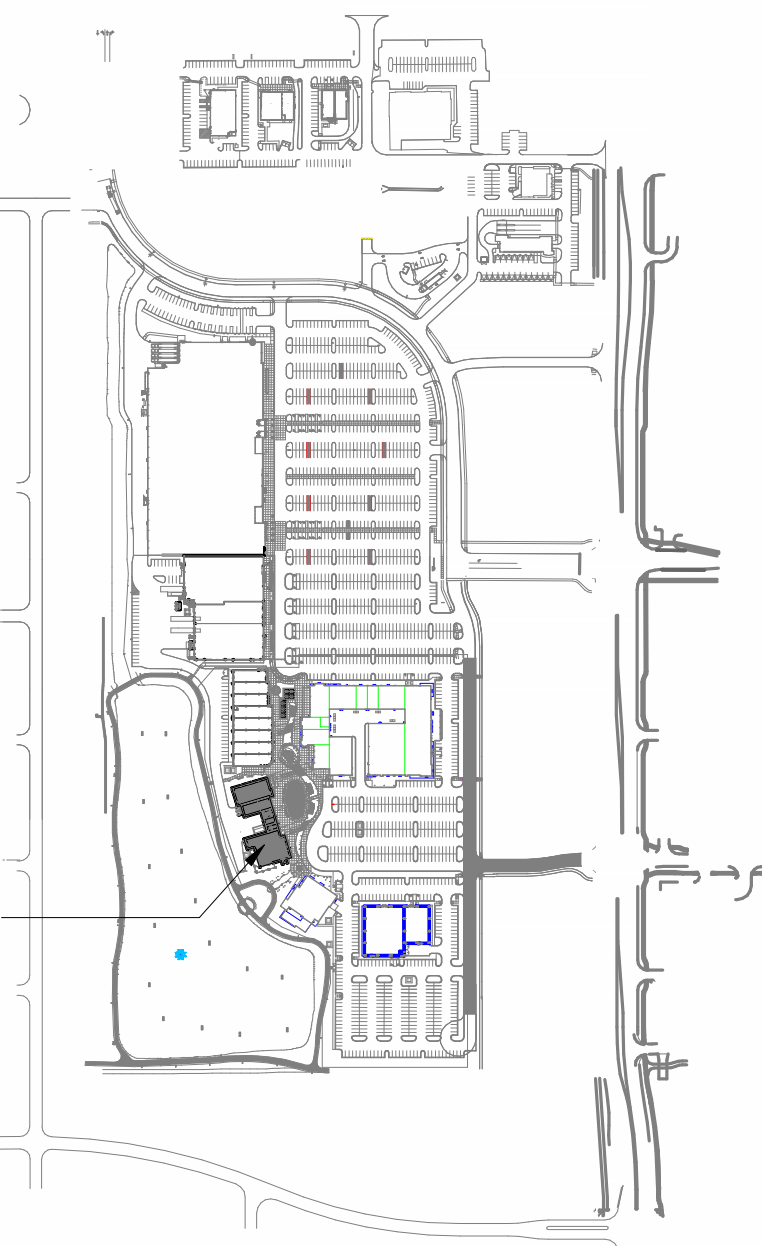
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	PREFINISHED HORIZONTAL METAL AWNING, FINISH: CHARCOAL GRAY.
BR-1	4" FACE BRICK, DARK GRAY.
CL-1	COMPOSITE/METAL CLADDING, PANEL SIZE: TBD, FINISH: LIGHT GRAY.
CL-2	COMPOSITE CLADDING, NICHIA ILLUMINATION 18"x72", COLOR: GRAPHITE.
CMU-1	4"x8"x16" SPLIT FACE CMU, VERTICAL JOINTS STAGGERED, GROUTED & REINFORCED CELLS (REFER TO STRUCTURAL FOR REINFORCEMENT)
CMU-2	4"x8"x16" SPLIT FACE CMU, VERTICAL JOINTS STAGGERED, GROUTED & REINFORCED CELLS (REFER TO STRUCTURAL FOR REINFORCEMENT), COLOR: GRAY
CMU-3	4"x8"x16" SPLIT FACE CMU, VERTICAL JOINTS STAGGERED, GROUTED & REINFORCED CELLS (REFER TO STRUCTURAL FOR REINFORCEMENT), COLOR: TAN
CP-1	METAL COPING, PREFINISHED BRAK METAL, FINISH: FIRESTONE CHARCOAL GRAY OR EQUAL.
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
TRELLIS	PREFINISHED ALUMINUM TRELLIS
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

MISC EXTERIOR MATERIAL FINISHES

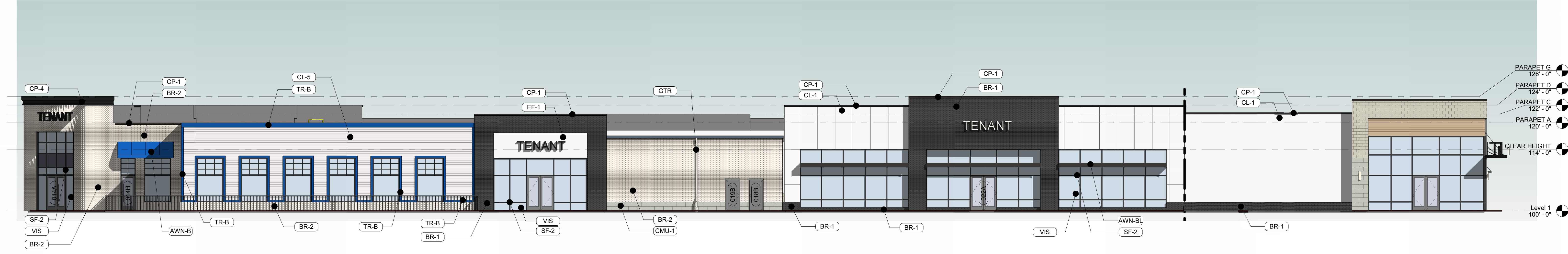
- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

EXTERIOR MATERIAL PERCENTAGES

TOTAL WALL SQUARE FOOTAGE:	
EAST WALL:	4,758 SF
DOORS/GLAZING:	1,201 SF (25%)
COMPOSITE CLADDING:	1,218 SF (26%)
MASONRY:	2,340 SF (49%)
SOUTH WALL:	1,932 SF
DOORS/GLAZING:	727 SF (38%)
COMPOSITE CLADDING:	812 SF (42%)
MASONRY:	390 SF (20%)
NORTH WALL:	1,900 SF
DOORS/GLAZING:	240 SF (13%)
COMPOSITE CLADDING:	54 SF (3%)
MASONRY:	1,605 SF (84%)
WEST WALL:	3,647 SF
DOORS/GLAZING:	661 SF (18%)
COMPOSITE CLADDING:	578 SF (16%)
MASONRY:	2,408 SF (66%)



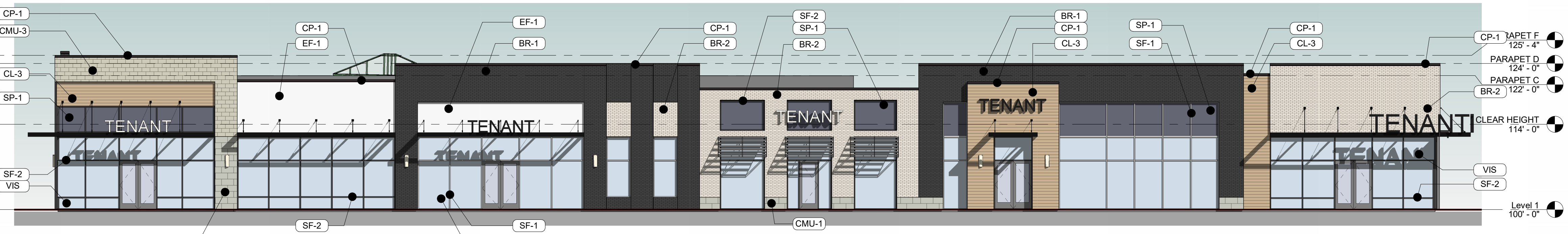
SITE KEY PLAN



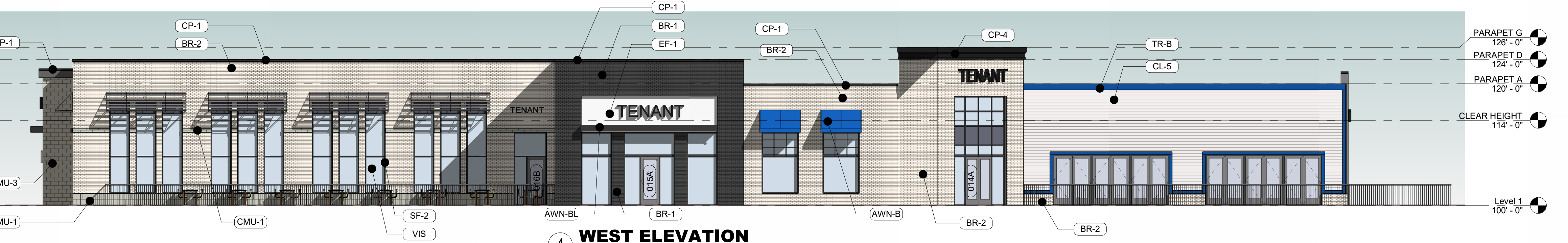
1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



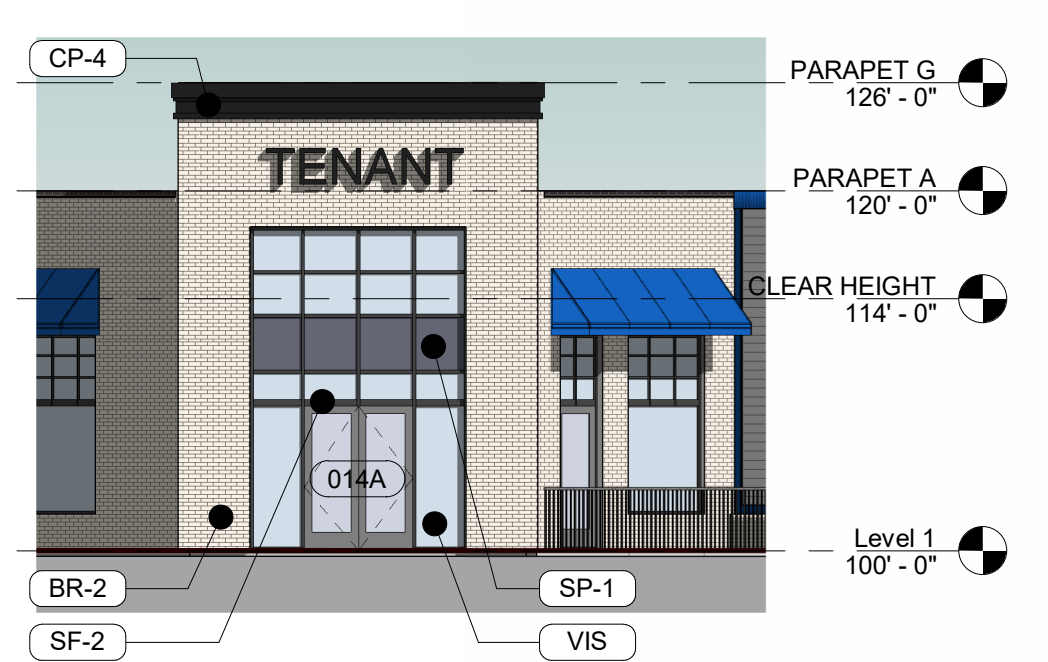
2 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



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



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



5 SOUTHWEST ELEVATION
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- 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).
- 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)
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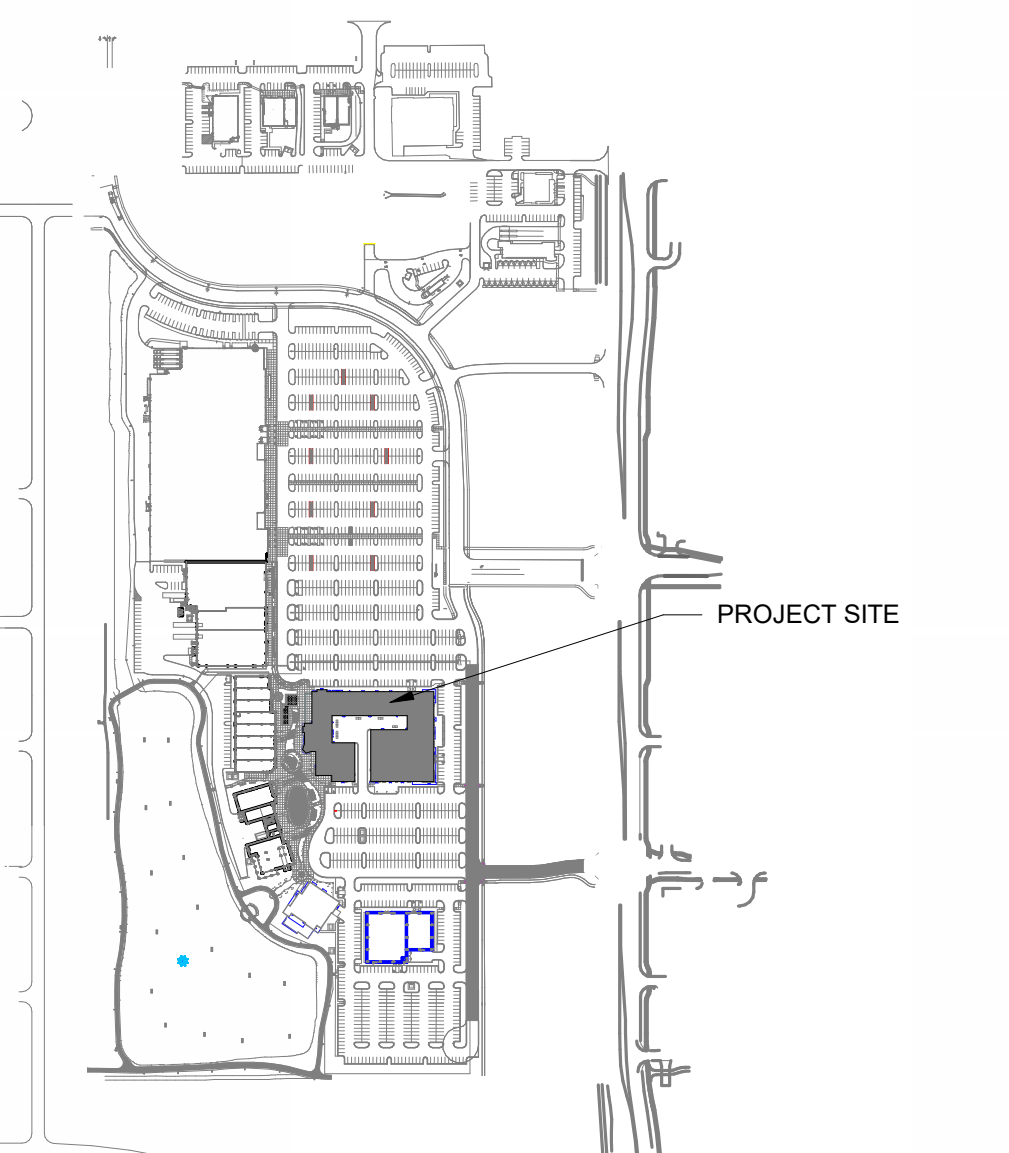
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- 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 & PAINTED.
 - FASCIA & SOFFIT: METAL PREFINISHED.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PREFINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

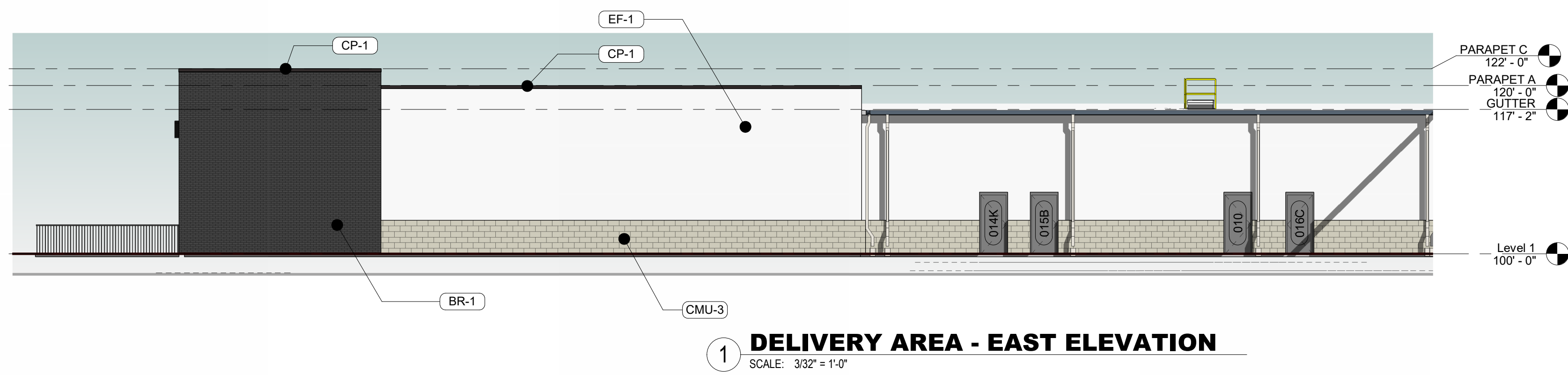
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	<varies>
AWN-B	FABRIC AWNING OVER PRE-ENGINEERED ALUMINUM FRAME. FINISH: TENANT SPECIFIC BLUE
AWN-BL	PREFINISHED METAL AWNING, HANGER RODS WHERE SHOWN. FINISH: BLACK, MAPES SUPER LUMIDECK OR APPROVED EQUAL.
BR-1	MODULAR SIZE BRICK, RUNNING BOND, FINISH: BLACK. MFR: GLEN GERY BRICK VINTAGE BLACK VELOUR W/ COLORED MORTAR OR APPROVED EQUAL.
BR-2	MODULAR SIZE BRICK, RUNNING BOND, FINISH: WHITE. MFR: GLEN GERY BRICK MORNING DOVE W/ COLORED MORTAR OR APPROVED EQUAL.
BR-3	Common brick
CL-1	COMPOSITE CLADDING, PANEL SIZE, FINISH: OFF-WHITE.
CL-3	COMPOSITE/METAL CLADDING, PANEL SIZE, FINISH: FAUX WOOD.
CL-4	COMPOSITE/METAL CLADDING, PANEL SIZE, FINISH: FAUX COPPER.
CL-5	FIBER-CEMENT LAP SIDING, FINISH: OFF-WHITE, SMOOTH.
CMU-1	CONCRETE MASONRY UNIT, COURSE SIZE: 12"x24" RUNNING BOND, FINISH: OFF-WHITE. MFR: ROCKCAST/READING ROCK, BUR RIDGE, SMOOTH.
CMU-2	CONCRETE MASONRY UNIT, COURSE SIZE: TBD, RUNNING BOND, FINISH: OFF-WHITE.
CMU-3	CONCRETE MASONRY UNIT, COURSE SIZE: TBD, RUNNING BOND, FINISH: LIGHT GRAY.
CP-1	METAL COPING: PREFINISHED BRASS METAL, FINISH: FIRESTONE CHARCOAL GRAY OR EQUAL.
CP-4	PREFINISHED METAL COPING AND FASCIA DETAILING. FINISH: BLACK.
EF-1	EIFS FINISH SYSTEM, SANDPEBBLE TEXTURE, FINISH: OFF-WHITE.
GTR	PREFINISHED OVERSIZED METAL GUTTER AND DOWNSPOUT. FINISH: CHARCOAL GRAY.
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
SF-2	T.B. ALUMINUM STOREFRONT FRAMING: FINISH: BLACK
SP-1	1" INSULATED OPAQUE SPANDREL GLASS. COLOR TO MATCH VIS1 GLASS
ST-1	FULL BED STONE.
TR-B	
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

EXTERIOR MATERIAL PERCENTAGES

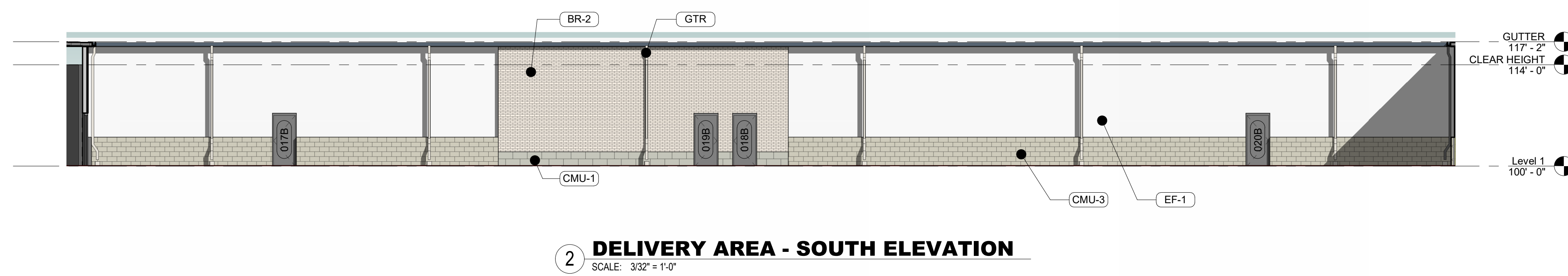
TOTAL WALL SQUARE FOOTAGE:	
EAST WALL:	5,284 SF
DOORS/GLAZING:	2,467 SF (47%)
COMPOSITE CLADDING:	440 SF (8%)
EIFS:	392 SF (7%)
ARCHITECTURAL METAL CLADDING:	72 SF (1%)
MASONRY:	1,943 SF (37%)
SOUTH WALL:	7,395 SF
DOORS/GLAZING:	2,381 SF (32%)
COMPOSITE CLADDING:	2,454 SF (33%)
EIFS:	121 SF (2%)
ARCHITECTURAL METAL CLADDING:	60 SF (1%)
MASONRY:	2,379 SF (32%)
NORTH WALL:	7,399 SF
DOORS/GLAZING:	2,521 SF (34%)
COMPOSITE CLADDING:	1,431 SF (19%)
EIFS:	563 SF (8%)
ARCHITECTURAL METAL CLADDING:	134 SF (2%)
MASONRY:	2,750 SF (37%)
WEST WALL:	4,746 SF
DOORS/GLAZING:	1,470 SF (31%)
COMPOSITE CLADDING:	711 SF (15%)
EIFS:	106 SF (2%)
ARCHITECTURAL METAL CLADDING:	68 SF (2%)
MASONRY:	2,391 SF (50%)



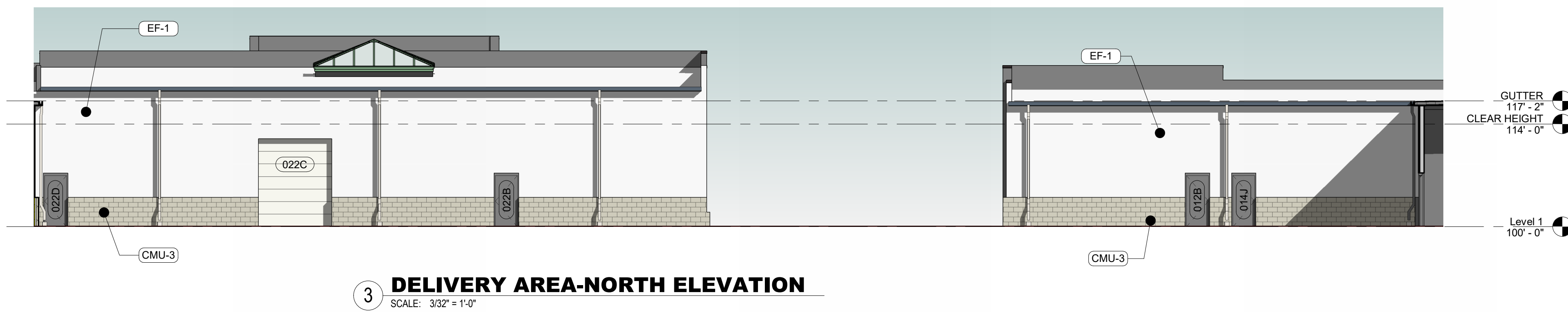
SITE KEY PLAN



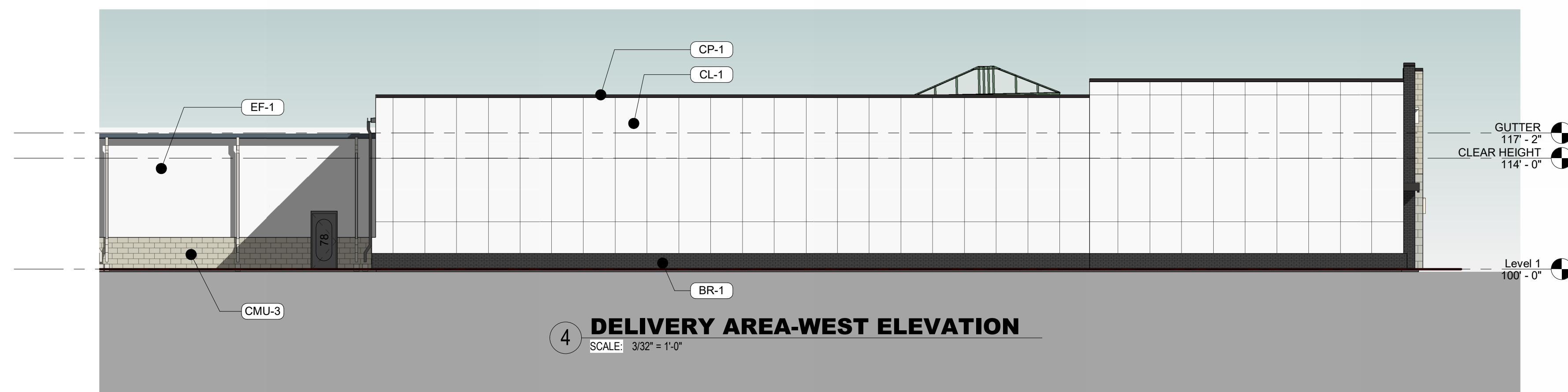
1 DELIVERY AREA - EAST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



4 DELIVERY AREA-WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	<varies>
AWN-B	FABRIC AWNING OVER PRE-ENGINEERED ALUMINUM FRAME. FINISH: TENANT SPECIFIC BLUE.
AWN-BL	PRE-FINISHED METAL AWNING, HANGER RODS WHERE SHOWN. FINISH: BLACK. MAPES SUPER LUMIDECK OR APPROVED EQUAL.
BR-1	MODULAR SIZE BRICK, RUNNING BOND. FINISH: BLACK. MFR: GLEN GERY BRICK VINTAGE BLACK VELOUR W/ COLORED MORTAR OR APPROVED EQUAL.
BR-2	MODULAR SIZE BRICK, RUNNING BOND. FINISH: WHITE. MFR: GLEN GERY BRICK MORNING DOVE W/ COLORED MORTAR OR APPROVED EQUAL.
BR-3	Common brick
CL-1	COMPOSITE CLADDING, PANEL SIZE. FINISH: OFF-WHITE.
CL-3	COMPOSITE METAL CLADDING, PANEL SIZE. FINISH: FAUX WOOD.
CL-4	COMPOSITE METAL CLADDING, PANEL SIZE. FINISH: FAUX COPPER.
CL-5	FIBER-CEMENT LAP SIDING. FINISH: OFF-WHITE, SMOOTH.
CMU-1	CONCRETE MASONRY UNIT, COURSE SIZE: 12"x24". RUNNING BOND. FINISH: OFF-WHITE. MFR: ROCKCAST/READING ROCK, BUR RIDGE, SMOOTH.
CMU-2	CONCRETE MASONRY UNIT, COURSE SIZE: TBD, RUNNING BOND. FINISH: OFF-WHITE.
CMU-3	CONCRETE MASONRY UNIT, COURSE SIZE: TBD, RUNNING BOND. FINISH: LIGHT GRAY.
CP-1	METAL COPING: PRE-FINISHED BRASS METAL. FINISH: FIRESTONE CHARCOAL GRAY OR EQUAL.
CP-4	PRE-FINISHED METAL COPING AND FASCIA DETAILING. FINISH: BLACK.
EF-1	EIFS FINISH SYSTEM. SANDPEBBLE TEXTURE. FINISH: OFF-WHITE.
GTR	PRE-FINISHED OVERSIZED METAL GUTTER AND DOWNSPOUT. FINISH: CHARCOAL GRAY.
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH.
SF-2	T.B. ALUMINUM STOREFRONT FRAMING: FINISH: BLACK.
SP-1	1" INSULATED OPAQUE SPANDREL GLASS: COLOR TO MATCH VIS1 GLASS.
ST-1	FULL BED STONE.
TR-B	
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING.

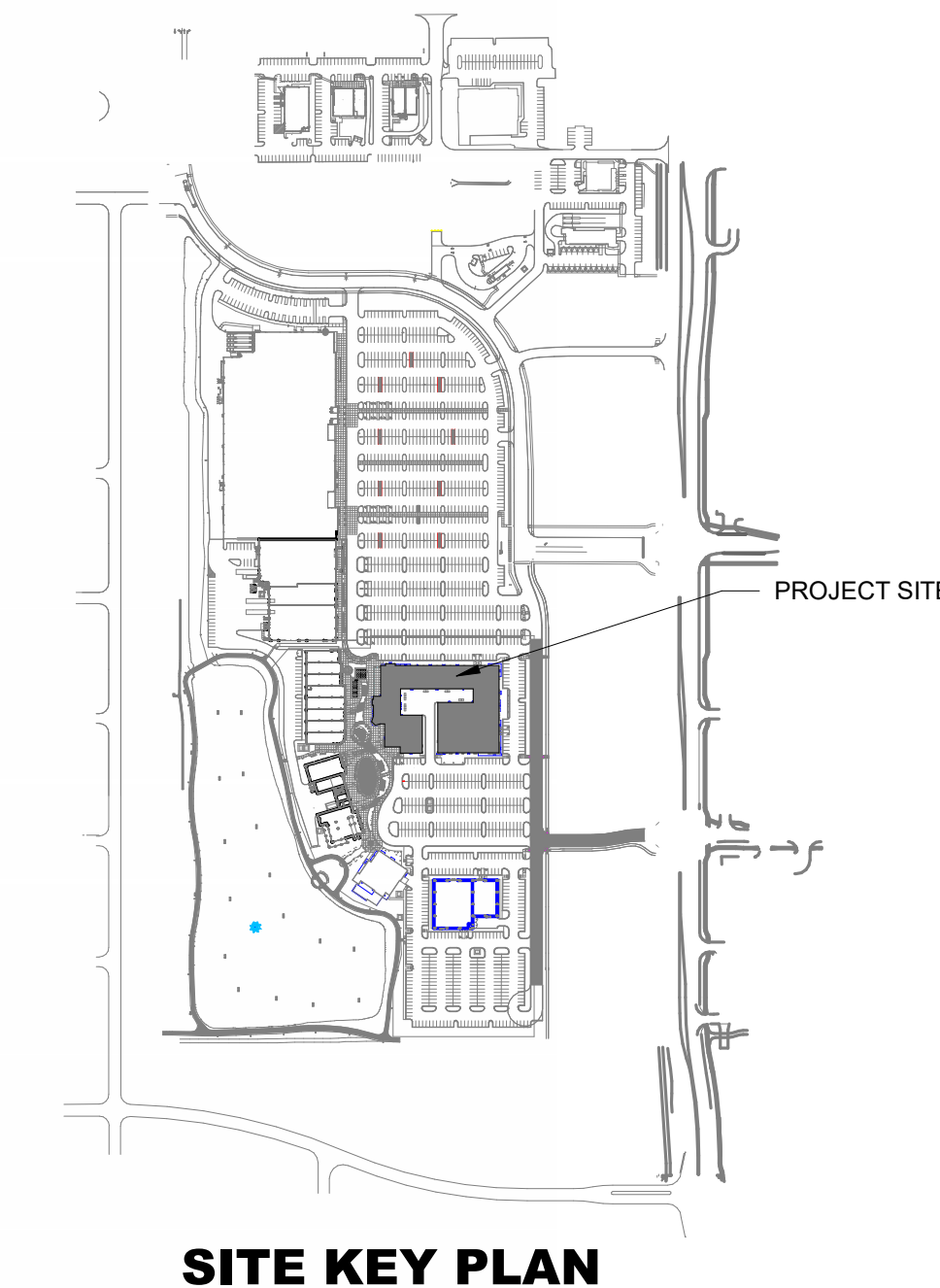
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- 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 & PAINTED.
 - FASCIA & SOFFIT: METAL PRE-FINISHED.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PRE-FINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

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, 1.482% MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1.205% 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/WEEPERS, 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 PERMIT(S).

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.



SITE KEY PLAN

Rev.	Issue / Revision	Date
1	EXHIBIT D-1	10/25/2023
2	REVISED PRELIMINARY PRICING SET	01/09/2023
3	REVISED NW CORNER	01/16/2023
4	EXTERIOR ELEVATION SUBMITTAL	06/30/2025

Job No. **19049E** Proj. Mgr. **TKW**
Sheet Title

EXTERIOR ELEVATIONS

Sheet No. **A-202**

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SOUTH RETAIL
WAUKEE TOWNE CENTER
WAUKEE, IA

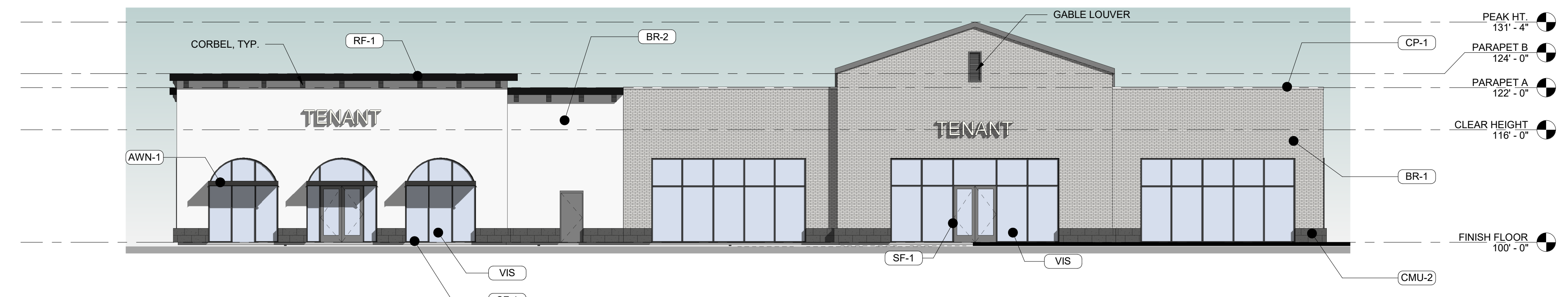
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- 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 & PAINTED.
 - FASCIA & SOFFIT: METAL PREFINISHED.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

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)
- 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 PERMIT(S).

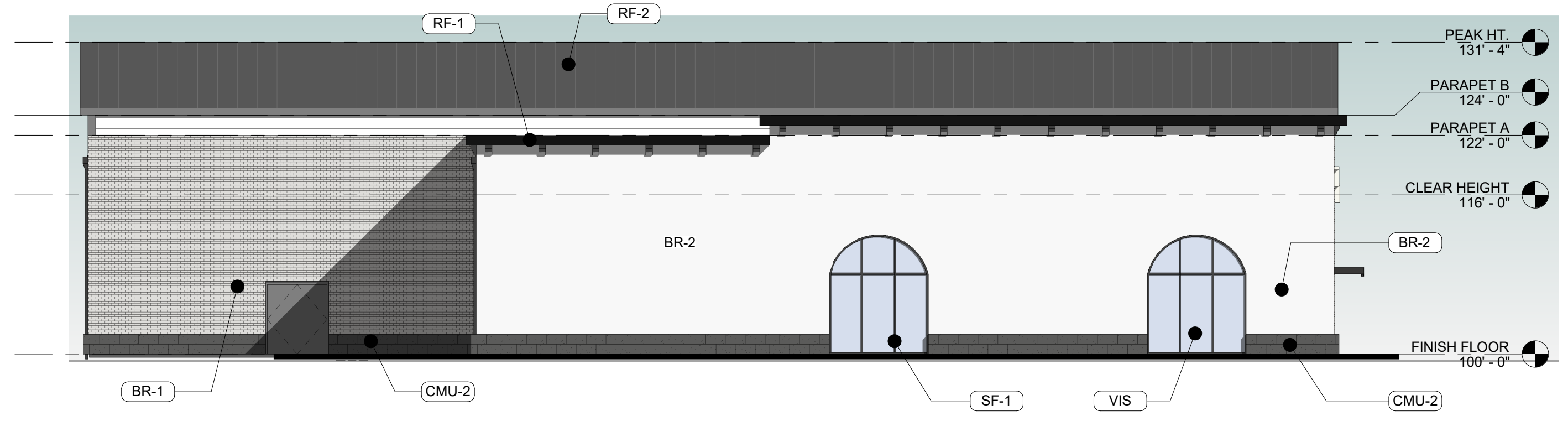
ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.



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

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	PREFINISHED METAL AWNING, CANTILEVER STYLE. FINISH: BLACK. MAPES SUPER LUMIDECK OR APPROVED EQUAL.
BR-1	Common brick
BR-2	Common brick
CL-1	FIBER-CEMENT LAP SIDING, NOMINAL 8" EXPOSURE. FINISH: WHITE.
CMU-1	N/A
CMU-2	SPLIT-FACE CONCRETE MASONRY UNIT, COURSE SIZE: 12"x24", RUNNING BOND. FINISH: BLACK. MFR: ROCKCAST/READING ROCK, SHADOW, SPLIT.
CMU-3	N/A
CP-1	PREFINISHED METAL AWNING, WHITE FINISH.
EF-1	EIFS FINISH SYSTEM, SMOOTH TEXTURE. FINISH: WHITE.
EF-2	N/A
RF-1	PREFINISHED METAL OVERHANG. FINISH: BLACK.
RF-2	PREFINISHED STANDING SEAM METAL ROOF. FINISH: DARK GRAY.
SF-1	T.B. ALUMINUM STOREFRONT FRAMING. FINISH: BLACK.
SP-1	1" INSULATED OPAQUE SPANDREL GLASS. COLOR TO MATCH VIS1 GLASS
VIS	1" INSULATED VISION GLASS. FINISH: CLEAR W/ LOW E COATING

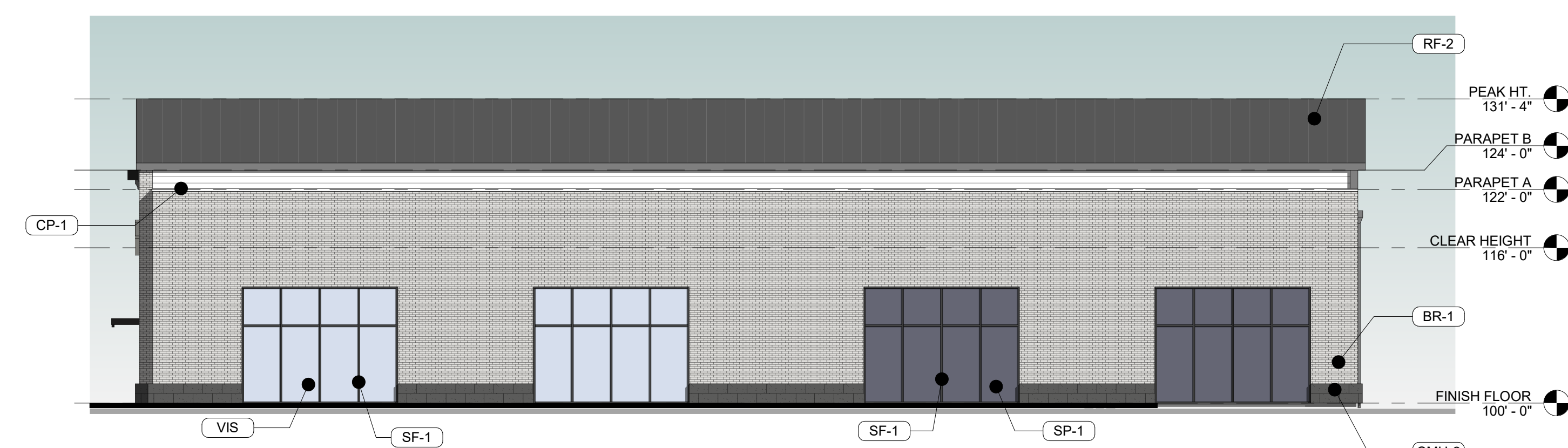


2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"

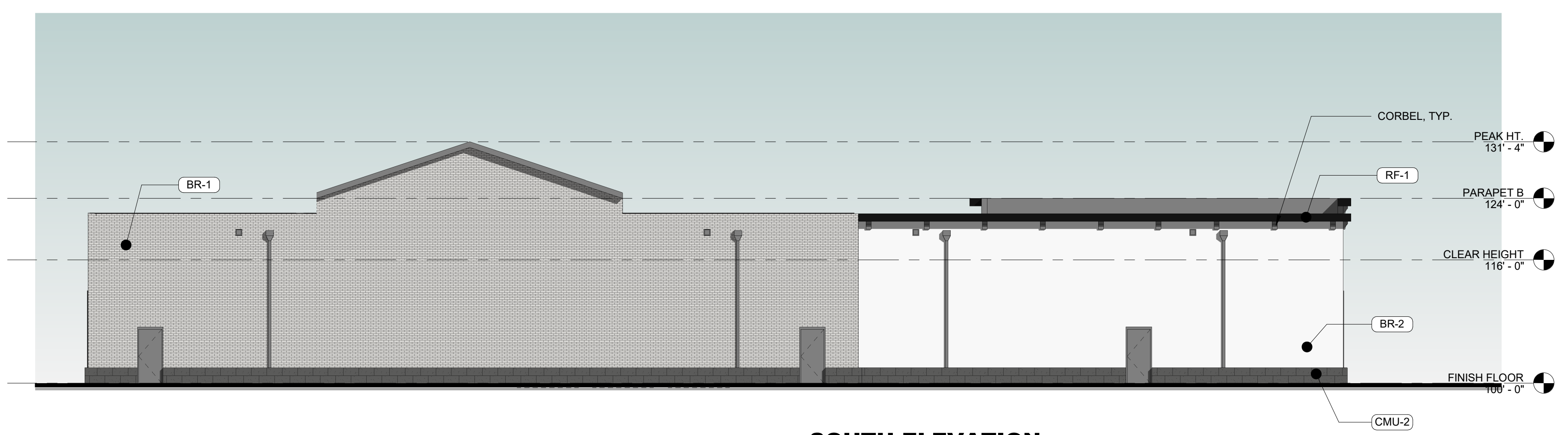
EXTERIOR MATERIAL PERCENTAGES

TOTAL WALL SQUARE FOOTAGE:

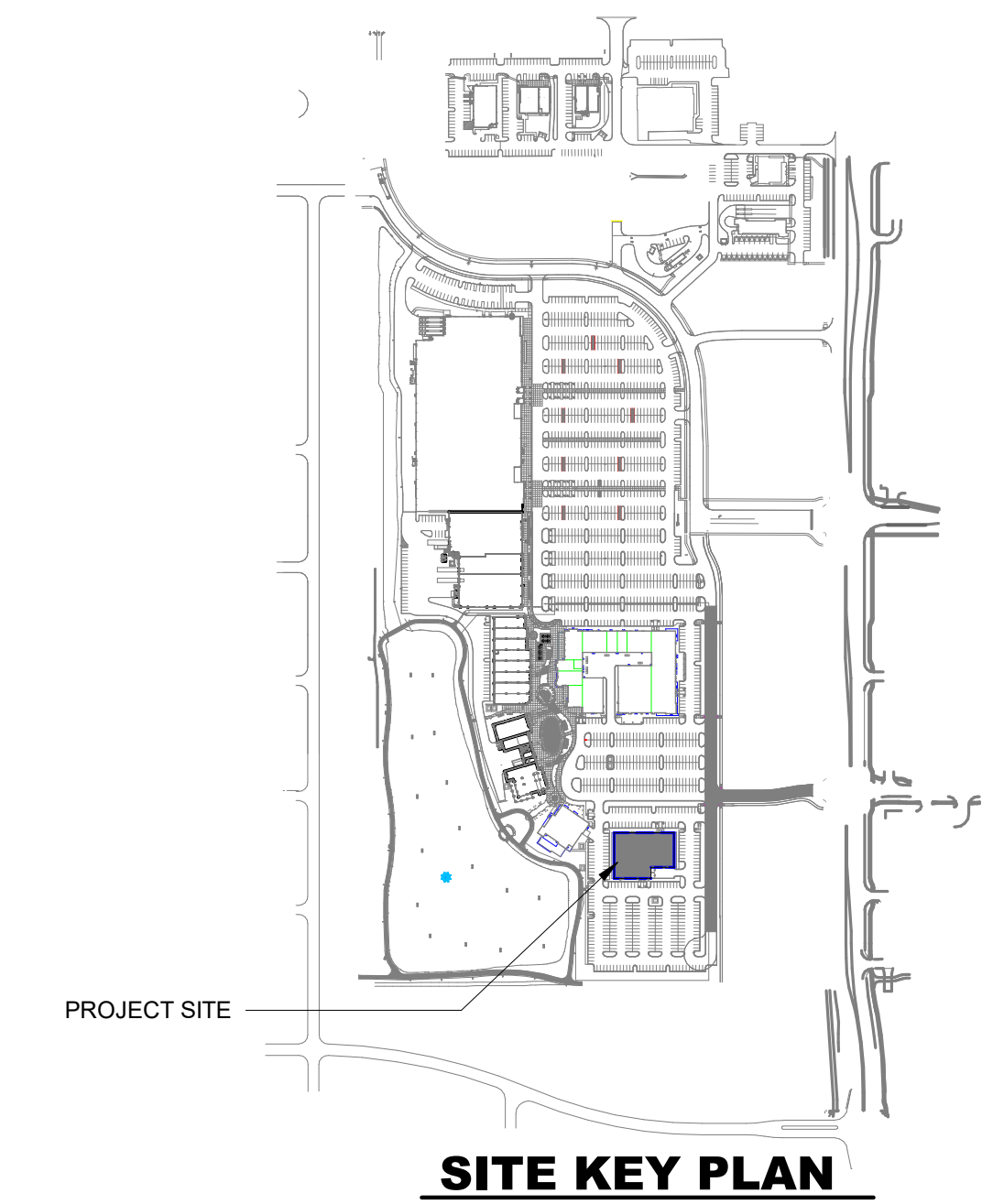
EAST WALL:	3,011 SF
DOORS/GLAZING:	266 SF (9%)
BRICK:	884 SF (29%)
EIFS:	1,574 SF (52%)
ARCHITECTURAL METAL CLADDING:	87 SF (3%)
MASONRY:	200 SF (7%)
SOUTH WALL:	3,829 SF
DOORS/GLAZING:	73 SF (2%)
BRICK:	2,181 SF (57%)
EIFS:	1,178 SF (31%)
ARCHITECTURAL/METAL CLADDING:	89 SF (2%)
MASONRY:	308 SF (8%)
NORTH WALL:	3,924 SF
DOORS/GLAZING:	1,171 SF (30%)
BRICK:	1,524 SF (39%)
EIFS:	1,012 SF (26%)
ARCHITECTURAL METAL CLADDING:	92 SF (2%)
MASONRY:	125 SF (3%)
WEST WALL:	3,011 SF
DOORS/GLAZING:	768 SF (26%)
BRICK:	2,119 SF (70%)
MASONRY:	125 SF (4%)



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



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



NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	PRELIMINARY PRICING	09-30-2022
2	EXHIBIT D-1	10-25-2022
3	REVISED PRELIMINARY PRICING SET	01-04-2023
4	EXTERIOR ELEVATION SUBMITTAL	06-30-2025

Proj. No. SAA Proj. Mgr. TKW
 19049

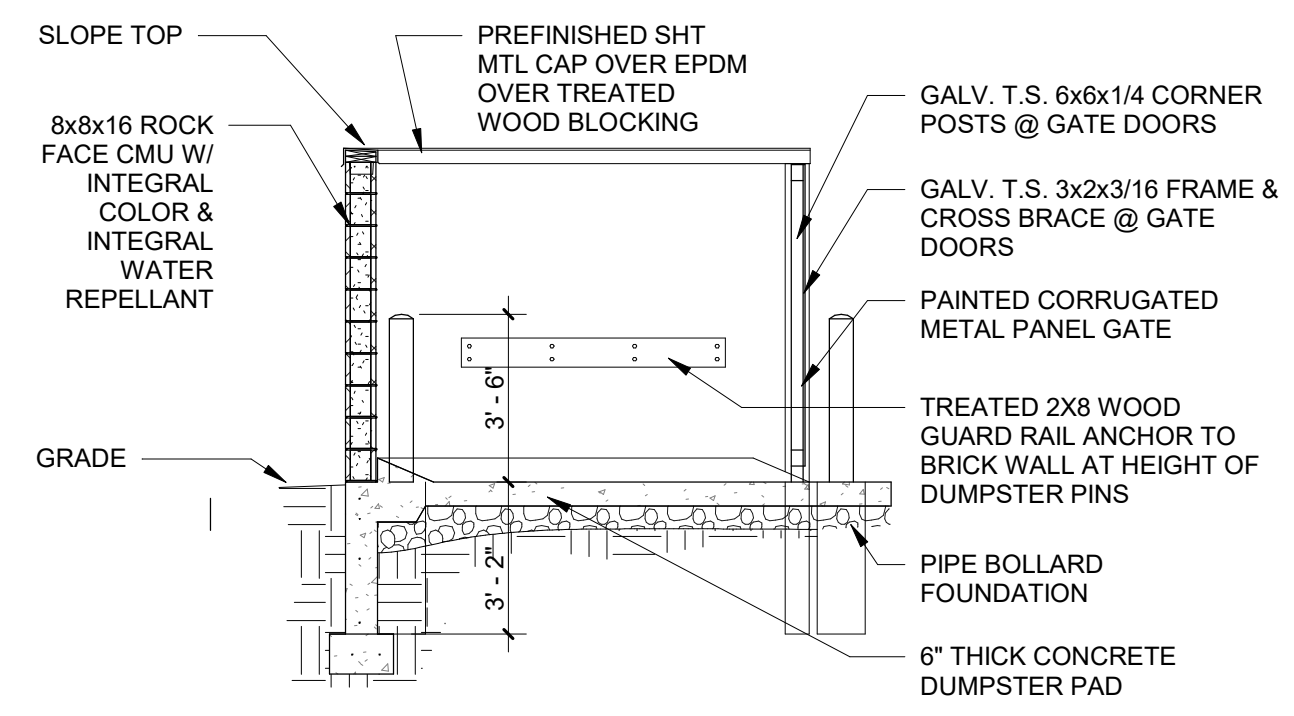
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.

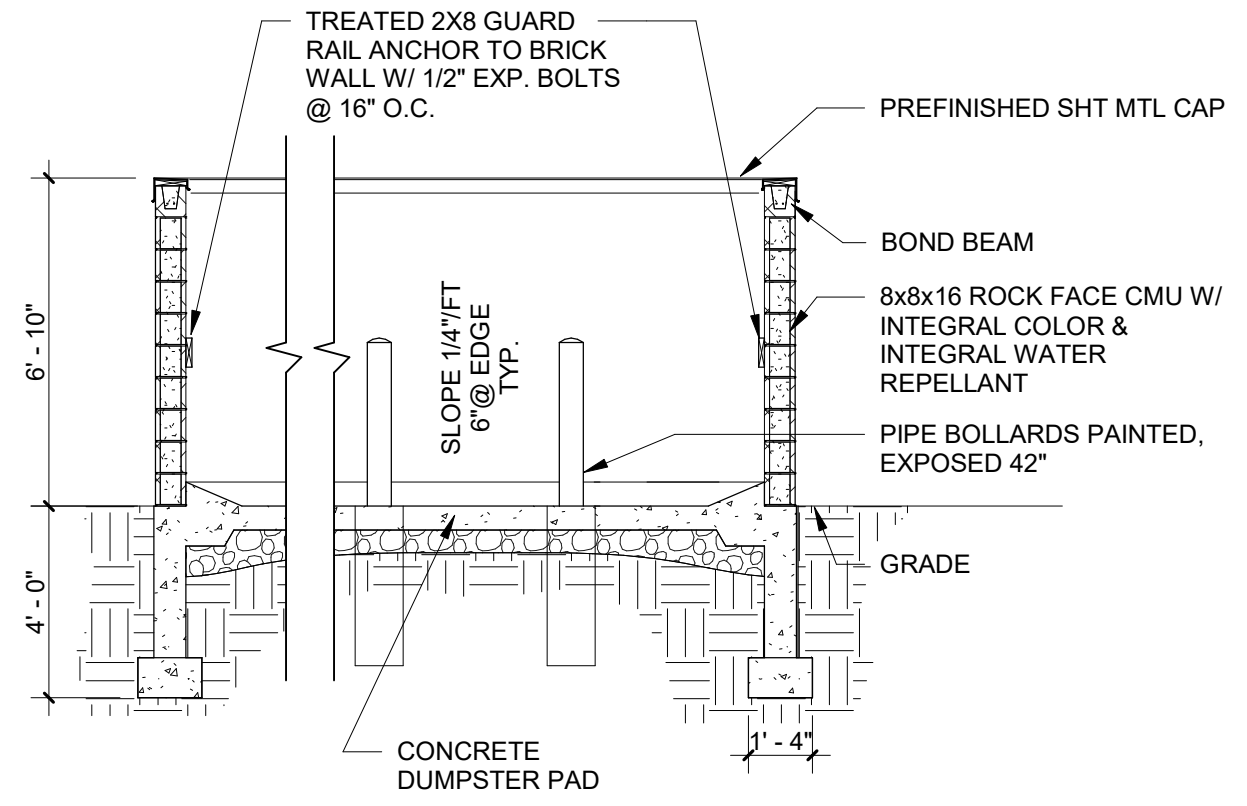
A-201

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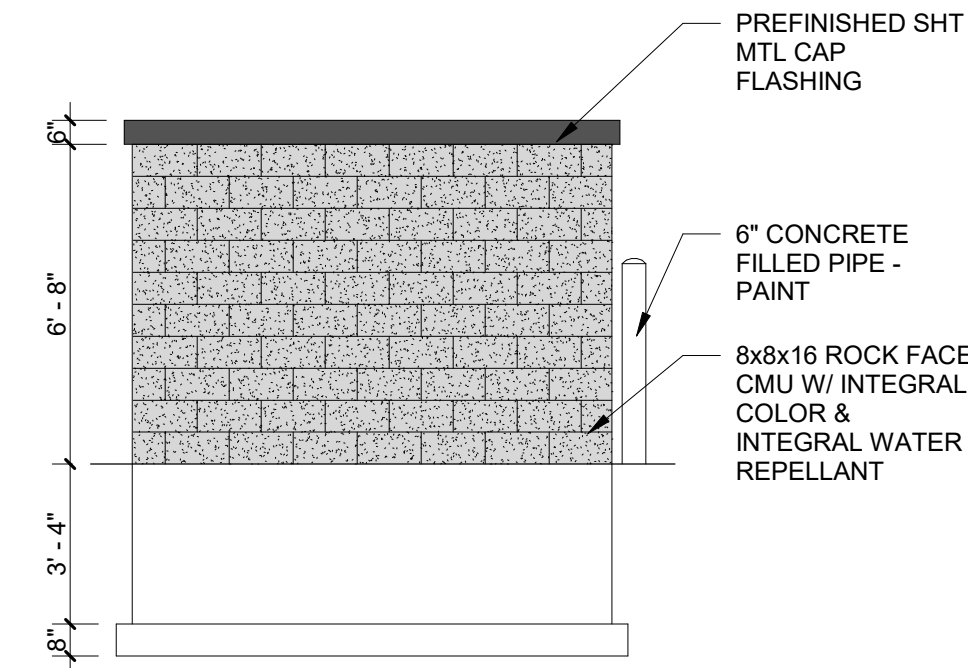
LIFESTYLE CENTER #1
1000 SE LAUREL ST.
WAUKEE TOWNE CENTER
WAUKEE, IA



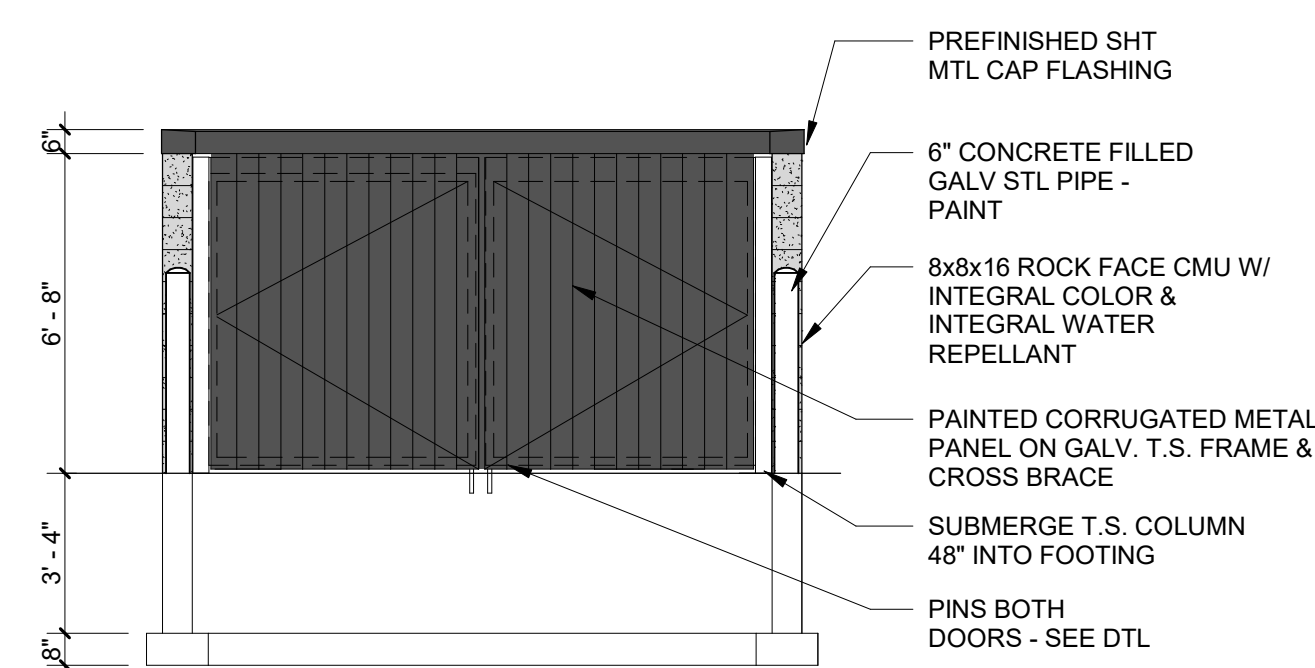
1 TRASH CROSS SECTION
 SCALE: 1/4" = 1'-0"



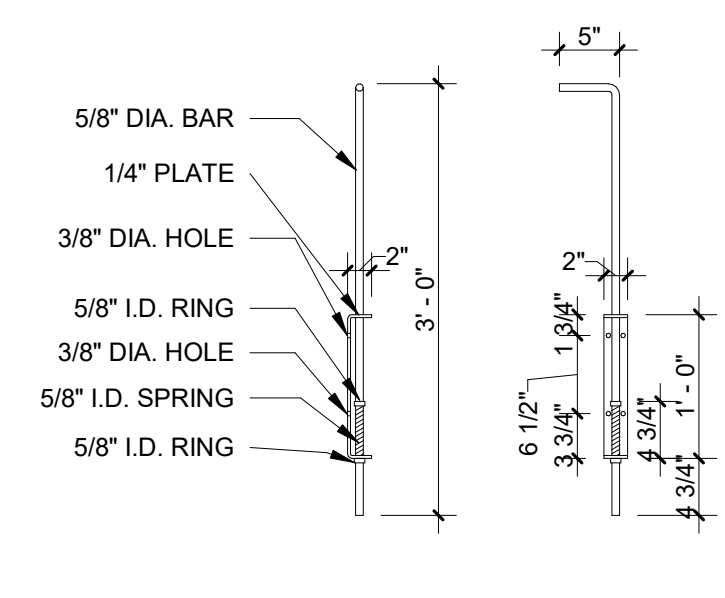
6 TRASH SECTION
 SCALE: 1/4" = 1'-0"



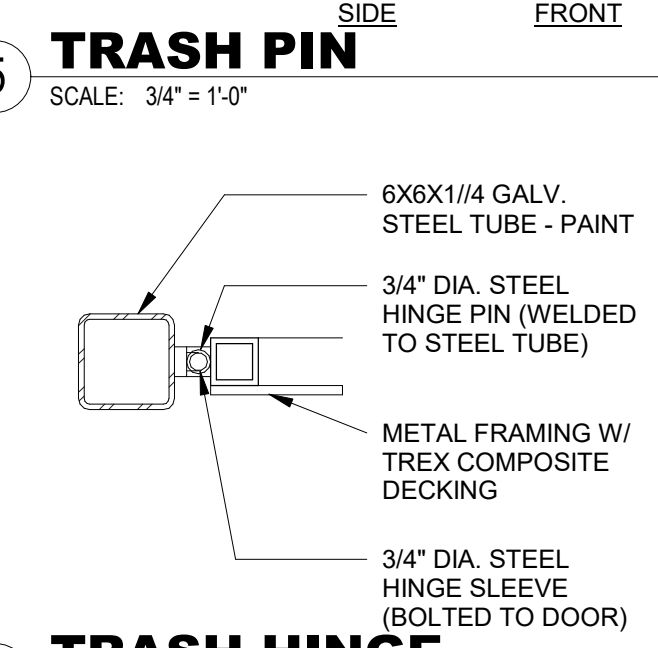
7 TRASH SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



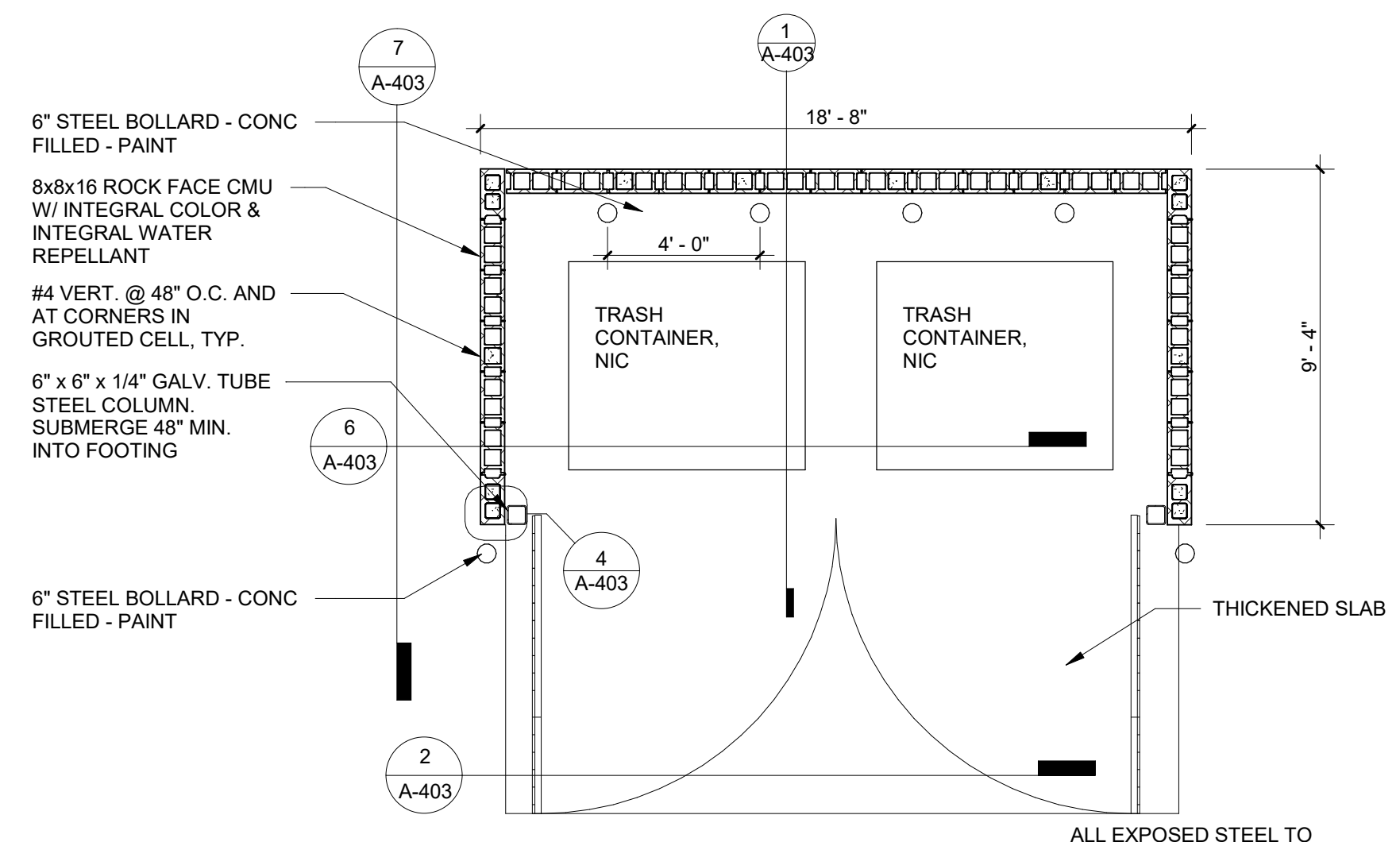
6 TRASH ELEVATION
 SCALE: 1/4" = 1'-0"



5 TRASH PIN
 SCALE: 3/4" = 1'-0"



4 TRASH HINGE
 SCALE: 1 1/2" = 1'-0"



3 TRASH ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

FOR APPROVAL

Rev. #	Issue / Revision	Date
6	ISSUED FOR PERMIT	06-09-2025
7	REVISED FOR APPROVAL	06-24-2025

Proj. No. SAA Proj. Mgr.
19049 TKW
 Sheet Title
TRASH ENCLOSURE
 Sheet No.

A-403