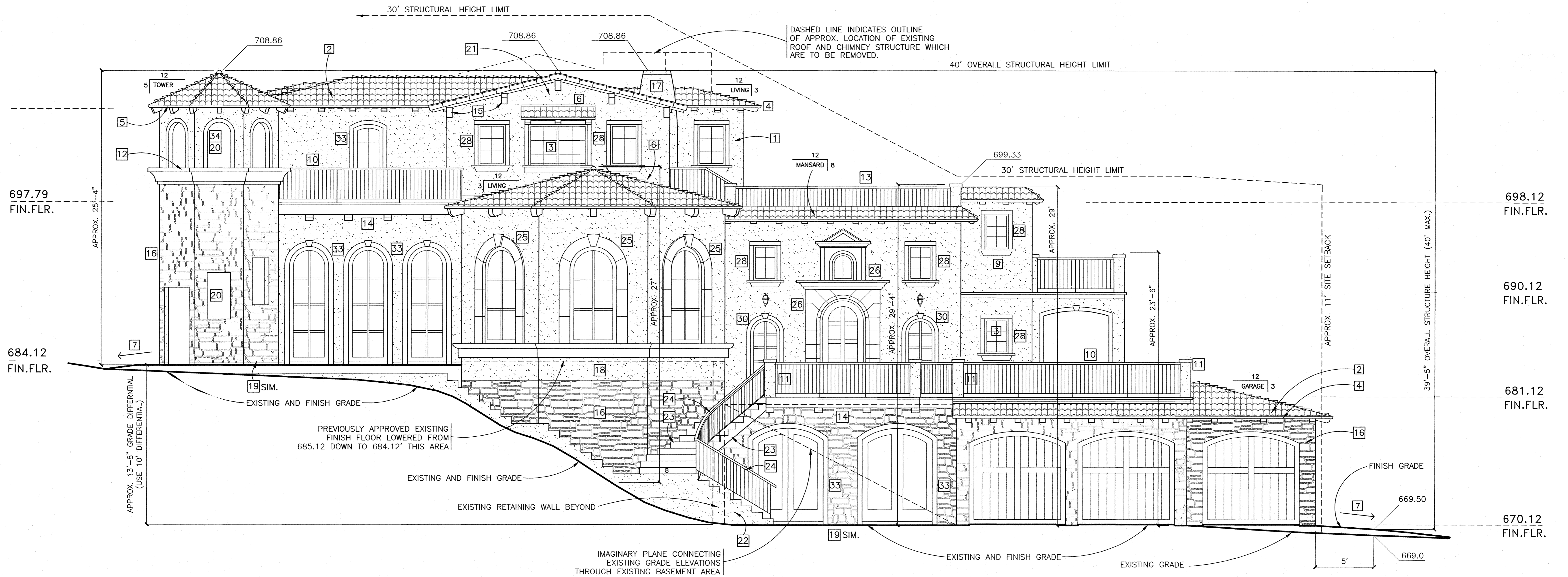


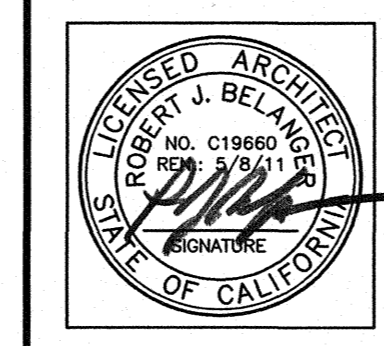
EXTERIOR ELEVATION REFERENCE NOTES (NOTES ARE TYPICAL)

- 1 REMOVE ALL EXISTING STUCCO, WIRE AND FELTS DOWN TO THE EXISTING WALL STUDS IN ORDER TO INSTALL NEW WORK PER PLAN. PROVIDE THE ENTIRE HOUSE WITH NEW EXTERIOR STUCCO: 7/8" THICK EXTERIOR STUCCO 3-COAT SYSTEM OVER WIRE LATH OVER 2-LAYERS 15# WATERPROOFING FELTS OVER WALL SHEATHING PER STRUCTURAL DRAWINGS OVER STUDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLOR AND TEXTURE SHALL BE APPROVED BY OWNER.
- 2 "US TILE" TWO PIECE CLAY "MISSION" TILE, MAX. 11 POUNDS PER SQUARE FOOT, WITH MUDDER RIDGE AND HIP TRIM PIECES. INSTALL ROOFING OVER 2-LAYERS 30# WATERPROOFING FELTS OVER ROOF SHEATHING OVER ROOF FRAMING PER PLAN. INSTALL ALL ROOFING PER ROOFING MANUFACTURER'S RECOMMENDATIONS AND PER ICBO #3523 TO MAINTAIN ROOFING WARRANTY. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM 20 YEAR MATERIAL AND LABOR ROOFING WARRANTY FOR THE ENTIRE ROOFING SYSTEM. PROVIDE A CLASS "A" ROOF. NOTE: ROOFING COLOR SHALL BE APPROVED BY OWNER AND COMPLY WITH ELEVATION NOTES. TILE COLOR SHALL BE "BLENDED" AS APPROVED BY OWNER. NOTE: INSTALL ALL TILE AT EAVES WITH MATCHING CLAY BIRSTOPPS. INSTALL PER US TILE RECOMMENDATIONS.
- 3 NEW CUSTOM WOOD CLAD WINDOWS PER FLOOR PLAN WINDOW NOTES. WRAP ENTIRE WINDOW FRAME WITH PENETRATION FLASHING AS INDICATED AND DETAILED, AND PER PENETRATION FLASHING DETAIL SHEET GN-3. INSTALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS, AND PER DETAILS 10/A-22, AND 11/A-22 AS INDICATED ON EXTERIOR ELEVATIONS.
NOTE: ALSO PROVIDE PENETRATION FLASHING PER DETAIL SHEET GN-3 AND DOOR MANUFACTURER'S RECOMMENDATIONS FOR ALL NEW EXTERIOR DOORS.
- 4 METAL DRIP EDGE AND WOOD FACIA PER STRUCTURAL DRAWINGS AND EAVE DETAIL 1/A-21, TYPICAL.
- 5 METAL DRIP EDGE AND WOOD FACIA AT TOWER ROOF AND COVERED ROOF DECKS PER STRUCTURAL DRAWINGS AND DETAIL 2/A-21.
- 6 CONTINUOUS WALL TO ROOF GALVANIZED METAL "L" FLASHING TO PROVIDE A WATER TIGHT SEAL. INSTALL PER SMACNA RECOMMENDATIONS AND PER DETAILS 5/A-21 & 19/A-22. PAINT ALL EXPOSED FLASHING TO MATCH ADJACENT STUCCO.
- 7 ALL EXTERIOR FLATWORK AND GRADES SHALL MAINTAIN A MINIMUM SLOPE OF 1/4" PER 1'-0" AWAY FROM THE HOUSE FOR A DISTANCE OF NOT LESS THAN 7 FEET. MAINTAIN SLOPES AND SWALES TO DRAIN. COMPLY WITH ALL SITE PLAN NOTES, PROJECT SOILS REPORT RECOMMENDATIONS AND NOTES SHEETS GN-1, GN-2 & GN-3.
- 8 22" x 6" LOW PROFILE METAL LOUVERED DORMER VENT. INSTALL PER VENT AND ROOFING MANUFACTURER'S AND "SMACNA" RECOMMENDATIONS, TO PROVIDE A WATER TIGHT SEAL. PAINT TO MATCH ADJACENT ROOFING COLOR.
- 9 BUILT-UP STONE VENEER DECORATIVE WINDOW SILL PER DETAIL 10/A-22. INSTALL STONE VENEER PER REFERENCE NOTE #16 THIS SHEET AND PER ALL VENEER MANUFACTURER'S RECOMMENDATIONS.
- 10 EXTERIOR GUARDRAIL SYSTEM PER STRUCTURAL DRAWINGS, AND PER DETAILS 2/A-22 AND 3/A-22.
- 11 EXTERIOR GUARDRAIL COLUMNS PER STRUCTURAL DRAWINGS, AND PER DETAILS 4/A-22 AND 5/A-22. PROVIDE COLUMN WITH ELDORADO STONE COLUMN CAP.
- 12 EXTERIOR SOLID GUARDRAIL AT STAIR TOWER PER STRUCTURAL DRAWINGS, AND PER DETAIL 16/A-22.
- 13 EXTERIOR SOLID GUARDRAIL AT ROOF WITH WROUGHT IRON GUARDRAIL TOP PER STRUCTURAL DRAWINGS AND PER DETAIL 6/A-22.
- 14 DECORATIVE 6x10 FLAT FREE HEART CENTER WOOD TRIM BEAMS SECURED TO FRAMING WITH NON-CORROSIVE FASTENERS OVER CONTINUOUS WATERPROOFING SYSTEM. SEAL ALL PENETRATIONS. SEE 12/A-21 AT CANTILEVERED BALCONY.
- 15 DECORATIVE 8x12 FREE HEART CENTER WOOD GABLE END BEAMS SECURED TO FRAMING WITH NON-CORROSIVE FASTENERS OVER CONTINUOUS WATERPROOFING SYSTEM. SEAL ALL PENETRATIONS. SEE DETAIL 8/A-21.
- 16 "ELDORADO STONE" ADHERED STONE VENEER SYSTEM (MAX. 12 LB/SQ.FT.), TYPE, COLOR AND STYLE TO BE SELECTED AND APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. PREPARE CONCRETE SURFACE AND INSTALL STONE VENEER SYSTEM TO CONCRETE SURFACE WITH TYPE N MORTAR PER ALL MANUFACTURER'S RECOMMENDATIONS, AND DETAIL 13/A-21.
APPLY OVER WALL SHEATHING AS FOLLOWS:
APPLY VENEER WITH TYPE N MORTAR BED AND MORTAR JOINT OVER STUCCO SCRATCH COAT OVER MIN. 2 1/2 POUND GALVANIZED EXPANDED METAL LATH (DIAMOND MESH) SECURED AT 6" O.C. TO STUDS AND WALL SHEATHING, OVER 30# FELTS OVER WALL SHEATHING PER PLAN OVER STUDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, AND PER DETAIL 13/A-21 AND 15/A-21. NOTE: STONE VENEER SUBSTRATE, PREPARATION, MORTAR/GROUT MIX, AND VENEER INSTALLATION SHALL BE PERFORMED BY A CERTIFIED "ELDORADO STONE" INSTALLER/SUB-CONTRACTOR WITH A MINIMUM OF 7 YEARS EXPERIENCE IN ELDORADO STONE INSTALLATIONS. NOTE THAT ALL MORTAR SHALL BE TINTED WITH A COMPLEMENTARY COLOR TO BE APPROVED BY OWNER. VENEER SHALL COMPLY WITH ICBO #ER-3568.
- 17 DECORATIVE STUCCO CHIMNEY TOP FRAMED WITH 2x STUDS, AND SHEATHED PER STRUCTURAL DRAWINGS. WRAP WITH STUCCO SYSTEM PER NOTE #1 THIS SHEET. SCREEN B-VENT WITH AN APPROVED NON-CORROSIVE PER-FABRICATED METAL SHROUD TO BE SELECTED BY OWNER. PAINT SHROUD TO MATCH ADJACENT STUCCO FINISH COLOR.
- 18 TERMINATE VENEER STONE AT STUCCO BAND PER DETAIL 14/A-21.
- 19 TERMINATE EXTERIOR WALL FINISH AT FOOTING PER DETAIL 3/A-21 SIMILAR.
- 20 FRAMED AND STONE VENEER FINISHED OPENING IN STAIR TOWER WALL PER PLAN AND PER STRUCTURAL DRAWINGS. WRAP OPENING WITH VENEER PER NOTE #16 WITH 2-LAYERS WATERPROOFING FELTS.
- 21 FRAME, FINISH AND TRIM GABLE END PER STRUCTURAL DRAWINGS AND 8/A-21.
- 22 CAST-IN-PLACE CONCRETE STEPS AT GRADE PER STRUCTURAL DRAWINGS AND PER DETAIL 11/A-21.
- 23 EXTERIOR STAIR WATERPROOFING PER DETAIL 12/A-22 AND 14/A-22 SIMILAR. INSTALL FLASHING AND DRIP EDGES AT ALL PERIMETER STAIR AND LANDING EDGES AND TERMINATIONS TO PROVIDE A WATER TIGHT EXTERIOR STAIR FINISH.
- 24 EXTERIOR STAIR RAIL SYSTEM PER STRUCTURAL DRAWINGS, AND PER DETAILS 7/A-22 AND 8/A-22.
- 25 TRIM EXTERIOR OF OPENING WITH "ELDORADO STONE" PRE-CAST ARCH STONES AND TRIM STONES TO BE APPROVED OWNER PRIOR TO ORDERING MATERIAL. PREPARE SURFACES AND INSTALL ALL STONE VENEER PER NOTE #16 THIS SHEET. COORDINATE ROUGH FRAMING IN PREPARATION TO RECEIVE STONE VENEER INSTALLATION.
- 26 BUILT-UP PRE-CAST CUSTOM STONE VENEER ENTRY PEDIMENT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ENTRY PEDIMENT DESIGN, SIZE, AND CONFIGURATIONS TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. INSTALL STONE VENEER PER NOTE #16 THIS SHEET, AND PER ALL STONE VENEER MANUFACTURER'S RECOMMENDATIONS. COORDINATE INSTALLATION OF "PEDIMENT" WITH ALL ADJACENT STONE VENEER, WALL FRAMING AND STUCCO FINISH.
- 27 MANSARD ROOF AT ADJACENT FLAT ROOF PER ALL STRUCTURAL DRAWINGS AND PER DETAIL 18/A-22.
- 28 TRIM EXTERIOR OF WINDOW WITH ELDORADO STONE TRAVERTINE TRIM MOLDING AT THE TOP AND BOTH SIDES. AT THE SILL INSTALL TRAVERTINE TRIM MOLDING UNDERNEATH AND AGAINST TRAVERTINE WINDOW SILL, TYPICAL PER ELEVATIONS. USE CORNER MOLDINGS WHERE APPROPRIATE. INSTALL ALL STONE VENEER PER NOTE #16 THIS SHEET.
- 29 TRIM EXTERIOR OF WINDOW WITH ELDORADO STONE TRAVERTINE TRIM MOLDING ALL 4 SIDES, TYPICAL PER ELEVATIONS. USE CORNER MOLDINGS WHERE APPROPRIATE. INSTALL ALL VENEER PER NOTE #16 THIS SHEET.
- 30 TRIM EXTERIOR OF WINDOW WITH ELDORADO STONE TRAVERTINE TRIM MOLDING AT THE TOP AND BOTH SIDES. AT THE TOP, CAREFULLY CUT PIECES OF TRIM MOLDING TO FORM ARCH (MAINTAIN SMALL JOINTS) AND PROVIDE TRAVERTINE KEYSTONE AT TOP OF ARCH. AT THE SILL INSTALL TRAVERTINE TRIM MOLDING UNDERNEATH AND AGAINST TRAVERTINE WINDOW SILL, TYPICAL PER ELEVATIONS. USE CORNER MOLDINGS WHERE APPROPRIATE. INSTALL ALL STONE VENEER PER NOTE #16 THIS SHEET.
- 31 TRIM EXTERIOR OF WINDOW WITH ELDORADO STONE TRAVERTINE TRIM MOLDING ALL 4 SIDES, TYPICAL PER ELEVATIONS. USE CORNER MOLDINGS WHERE APPROPRIATE. INSTALL ALL VENEER PER NOTE #16 THIS SHEET. AT THE TOP, CAREFULLY CUT PIECES OF TRIM MOLDING TO FORM ARCH (MAINTAIN SMALL JOINTS) AND PROVIDE TRAVERTINE KEYSTONE AT TOP OF ARCH.
- 32 TRIM EXTERIOR OF DOOR WITH ELDORADO STONE TRAVERTINE TRIM MOLDING AT THE TOP AND BOTH SIDES, TYPICAL PER ELEVATIONS. USE CORNER MOLDINGS WHERE APPROPRIATE. INSTALL ALL STONE VENEER PER NOTE #16 THIS SHEET.
- 33 TRIM EXTERIOR OF DOOR WITH ELDORADO STONE TRAVERTINE TRIM MOLDING AT THE TOP AND BOTH SIDES, TYPICAL PER ELEVATIONS. USE CORNER MOLDINGS WHERE APPROPRIATE. INSTALL ALL VENEER PER NOTE #16 THIS SHEET. AT THE TOP, CAREFULLY CUT PIECES OF TRIM MOLDING TO FORM ARCH (MAINTAIN SMALL JOINTS) AND PROVIDE TRAVERTINE KEYSTONE AT TOP OF ARCH.
- 34 TRIM TOWER OPENINGS WITH STUCCO SYSTEM PER NOTES #1 THIS SHEET WITH ACCENT COLOR COAT OVER BUILT-UP 2x FLAT NAILERS TO FORM RAISED DECORATIVE ARCH. COLOR TO BE APPROVED BY OWNER.



FRONT ELEVATION (EAST)
1/4" = 1'-0"

NOTE: NEW PLUMBING VENTS SHALL BE LOCATED AND EXISTING PLUMBING VENTS SHALL BE RELOCATED IN ORDER TO COMPLY WITH BUILDING & MECHANICAL CODE REQUIREMENTS. INSTALL ALL PLUMBING VENTS THROUGH ROOF WITH PROPER CLEARANCES FROM ALL ROOF DECKS, WALLS, WINDOWS AND INTAKE VENTS. COORDINATE WITH FRAMING.



THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED.

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DATE:
SHEET
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OF SHEETS