NORTH ELEVATION

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

WEST ELEVATION

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

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
FT. FT. FT. FT. FT.

GENERAL NOTES

1. STREET ADDRESS NUMBERS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE STREET NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT WITH A STROKE WIDTH APPROPRIATE FOR THE HEIGHT. NUMBERS SHALL BE OF A HIGHLY CONTRASTING COLOR COMPARED TO THE BACKGROUND ON WHICH THEY ARE APPLIED. NUMBERS PLACED ON GLASS SHALL HAVE A CONTRASTING COLOR APPLIED TO THE GLASS.
2. ALL VINYL DOORS AND WINDOWS COLORS TO BE CHOSEN BY OWNER.
3. ALL VINYL WINDOWS TO BE LOW-E GLAZING.
4. ROOF: GAF SINGLE PLY ROOFING MEMBRANE.

EXTERIOR ELEV. KEYNOTES

5.1	PARAPET W/ 24 GA. SHEET MTL CORROSION RESISTANT CAP FLASHING. FIELD FABRICATE AND FINISH W/ A KYNAR 500 RESIN BASED COATING. (COLOR BY OWNER) SEE DETAILS 6 & 7/A8.2.
5.2	15" WIDE CONDUCTOR HEAD, 24 GA. LOCATE 1" BELOW PRIMARY 6"x4" SCUPPER DRAIN W/ SCUPPER LINER. CONDUCTOR HEAD CONNECTS TO 5"x4" WIDE DOWNSPOUT. FIELD FABRICATE AND FINISH W/ A KYNAR 500 RESIN BASED COATING. (COLOR BY OWNER) SEE DETAILS 1 & 4/A8.2.
5.3	CORROSION RESISTANT 24 GA. 5"x4" METAL DOWNSPOUT. FIELD FABRICATE AND FINISH W/ A KYNAR 500 RESIN BASED COATING. (typ. OF 4) (COLOR BY OWNER)
5.4	CORROSION RESISTANT 6"x4" PRIMARY DRAIN W/ 24 GA. GALVANIZED STEEL PRE-FINISHED SCUPPER LINER. (TYP. OF ~) PRIMARY DRAIN BTM OPENING IS TO BE -1/2" BELOW FINISH ROOF LEVEL. FIELD FABRICATE AND FINISH W/ A KYNAR 500 RESIN BASED COATING. (COLOR BY OWNER) SEE DETAIL 1/A8.2.
5.5	CORROSION RESISTANT 12"x6" SECONDARY OVERFLOW DRAIN W/ A 24 GA. SHEET METAL SCUPPER PRE-FINISHED SCUPPER LINER. OVERFLOW DRAIN BTM OPENING IS TO BE +3" ABV. FINISH ROOF LEVEL. FIELD FABRICATE AND FINISH W/ A KYNAR 500 RESIN BASED COATING. (COLOR BY OWNER) SEE DETAIL 2/A8.2.
5.6	CORROSION RESISTANT STUCCO WEEP SCREED
5.7	CORROSION RESISTANT HORIZ. OR VERTICAL STUCCO CONTROL JOINTS (TYP.)
5.8	CORROSION RESISTANT METAL LOUVER SCREEN FOR 7" F.D. RANGE EXHAUST DUCT W/ 1/8" SCREEN ON THE INTERIOR SIDE
5.9	CORROSION RESISTANT METAL LOUVER SCREEN FOR 4" DRYER EXHAUST DUCT W/ SCREEN ON THE INTERIOR SIDE
5.10	CORROSION RESISTANT METAL LOUVER SCREEN FOR 4" EF-FAN EXHAUST DUCT W/ 1/8" SCREEN ON THE INTERIOR SIDE
5.11	CORRUGATED MTL ROOFING SYSTEM W/ CONCEALED FASTENERS. SEE DETAIL -/8-, -,-/8-. (COLOR BY OWNER)
5.12	MTL AWNING (SEE DETAILS -/8- AND -, -/8-.
5.13	MTL AWNING (SEE DETAILS -/8- AND -/-.
5.14	

7 EXTERIOR FINISHES

7.1	7/8" THICK - 3 COAT CEMENT PLASTER SYSTEM. SEE WALL TYPE A1 / SHT A1.3.
7.2	ARCHITECTURAL HORIZONTAL METAL SIDING.
7.3	METAL SIDING TRIM.
7.4	7/16" HORIZONTAL HARDIEPLANK LAP SIDING.
7.5	7/16" HARDIE PANEL SMOOTH SIDING W/ FASTENERS 6" EDGES & 12" FIELD.
7.5	DECORATIVE HORIZONTAL STUCCO BANDING.
7.6	WATER TABLE STONE CAP BELOW ALUMINUM STOREFRONT WINDOWS.
7.7	VINYL FRAME WINDOWS WITH LOW-E GLAZING
7.8	4x4 TILE WAINSCOTING (VERIFY W/ OWNER)
7.9	
7.10	

8 SPECIALTIES

8.1	RECESSED MOUNTED KNOX-BOX.
8.2	ADDRESS NUMBERS +14'-0" TO CENTER A.F.F. BY OWNER (HEIGHT 6" MIN.)
8.3	BUILDING IDENTIFICATION SIGN BY OWNER (HEIGHT 24"±)
8.4	PUSH BUTTON ENTRY DOOR BELLS FOR 2ND LEVEL AND 3RD LEVEL APARTMENTS.
8.5	INTERCOM W/ MONITOR FOR 2ND LEVEL AND 3RD LEVEL APARTMENTS.
8.6	HEAVY DUTY MTL BICYCLE RACK. (BICYCLE RACK SHOWN IS FOR ONE FIVE-BIKE CAPACITY RACK. +42" A.F.F. CAN BE SURFACE MTD. OR INGROUND MTD. IN CONCRETE AS PER MANUFACTURES SPEC'S. (PROVIDE BICYCLE RACK FOR A MIN. OF ONE TWO-BIKE CAPACITY RACK AS PER SEC 5.106.4.2 2016 OF CGBSC

9 UTILITIES

9.1	LIGHT FIXTURE SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS.
9.2	GAS METERS (16) TOTAL: , SEE PLUMBING DRAWINGS.
9.3	MAIN ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.
9.4	KITCHEN HOOD VENT, SEE MECHANICAL DRAWINGS.

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BUILDING DEPT.
SUBMITTAL

C.O.R. SITE DEV. PERMIT: 2-5-18

REVISIONS

2
3
4
5

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2/5/18

PLACER STREET HEIGHTS

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EXTERIOR ELEVATIONS

JOB: 2017.05

DATE: 2/4/18

DRAWN BY: G. RUDD

A3.0

OF: -