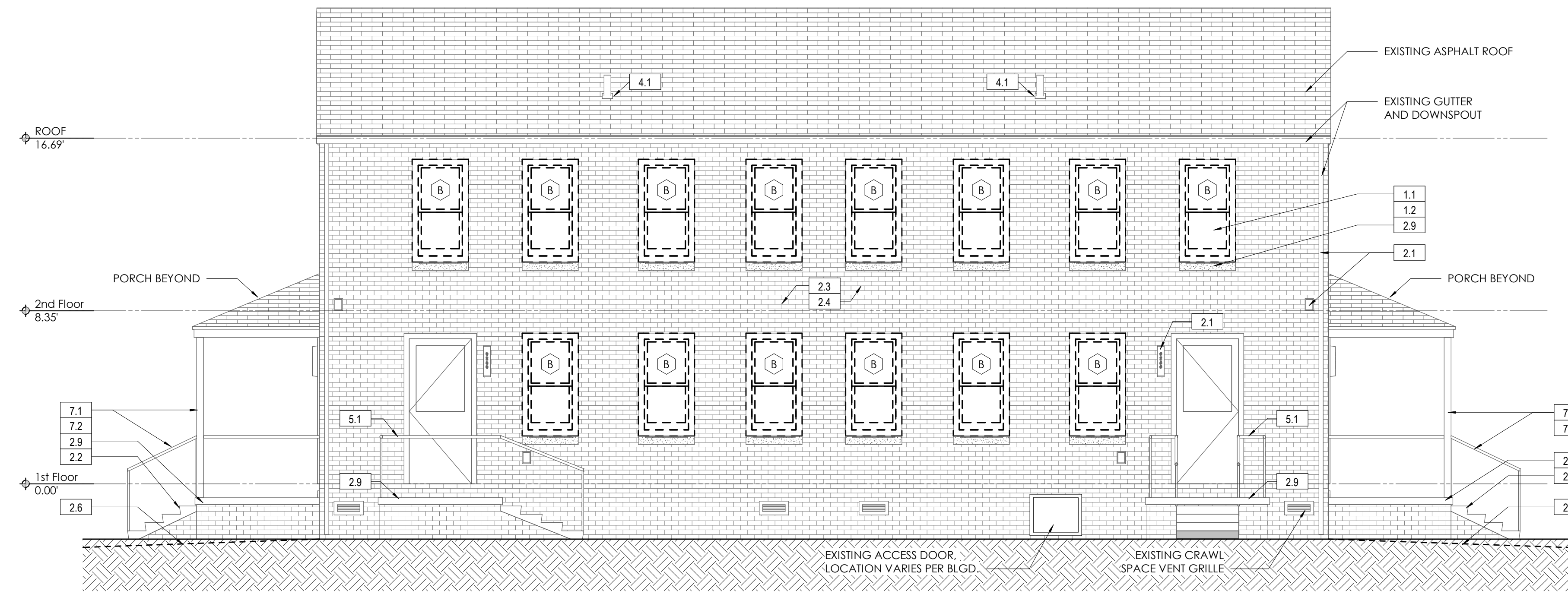


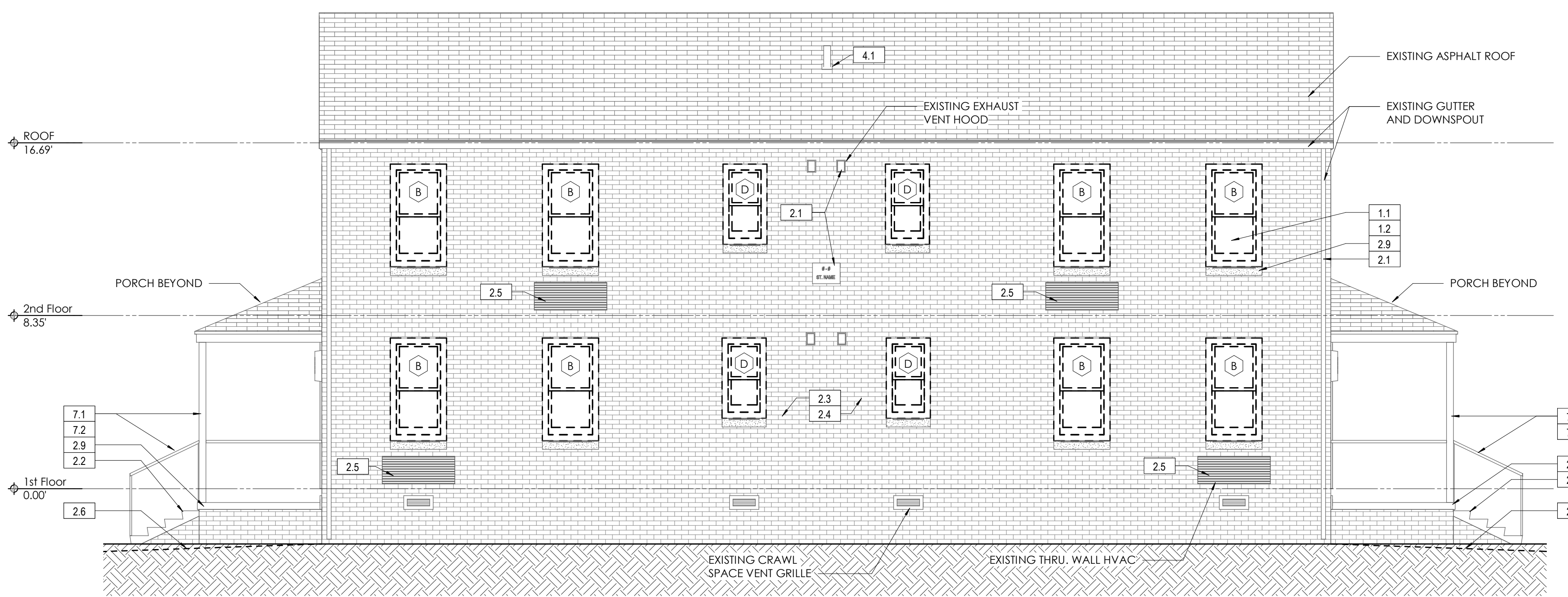
BINDING EDGE

BINDING EDGE

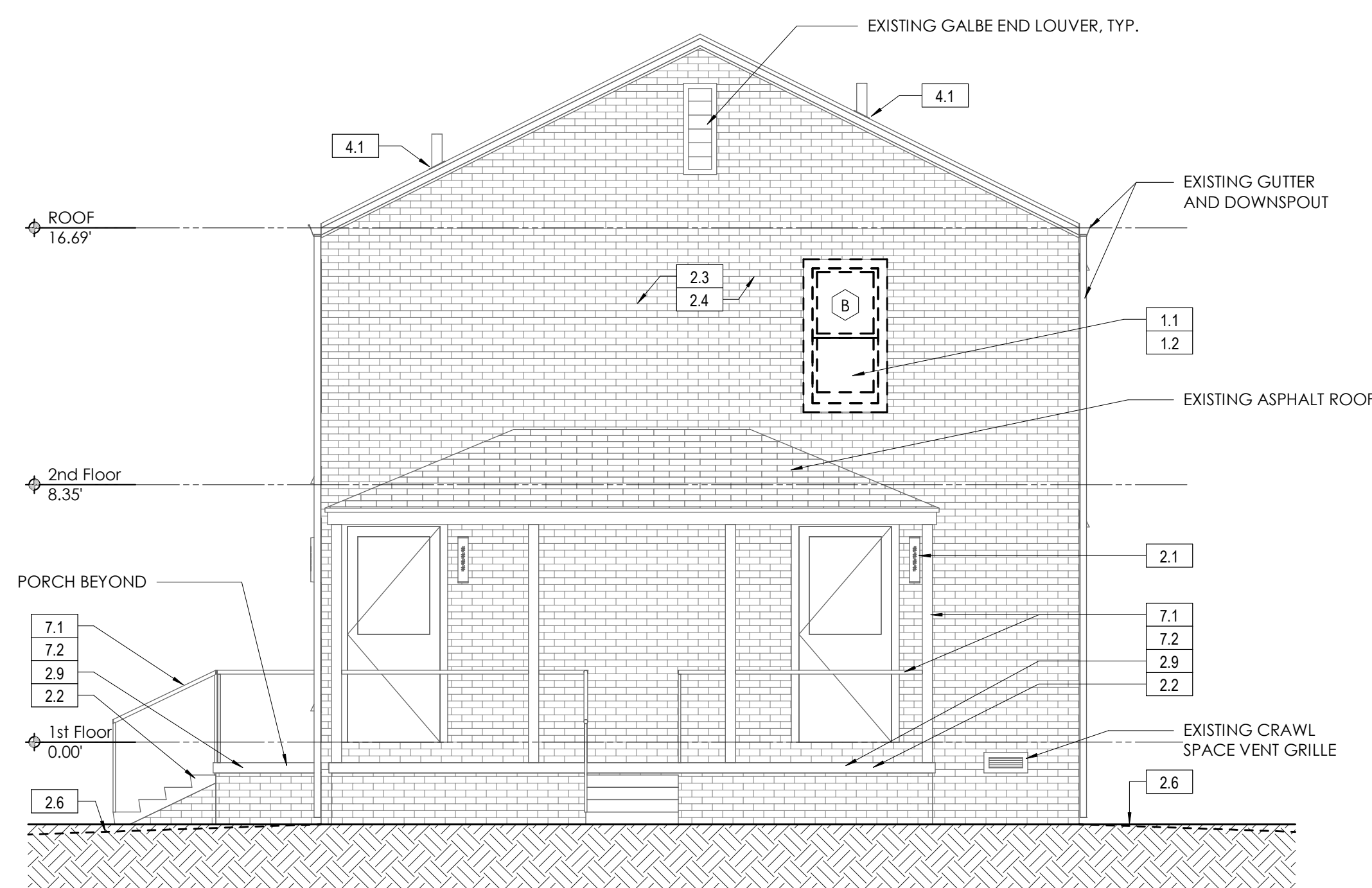
BINDING EDGE



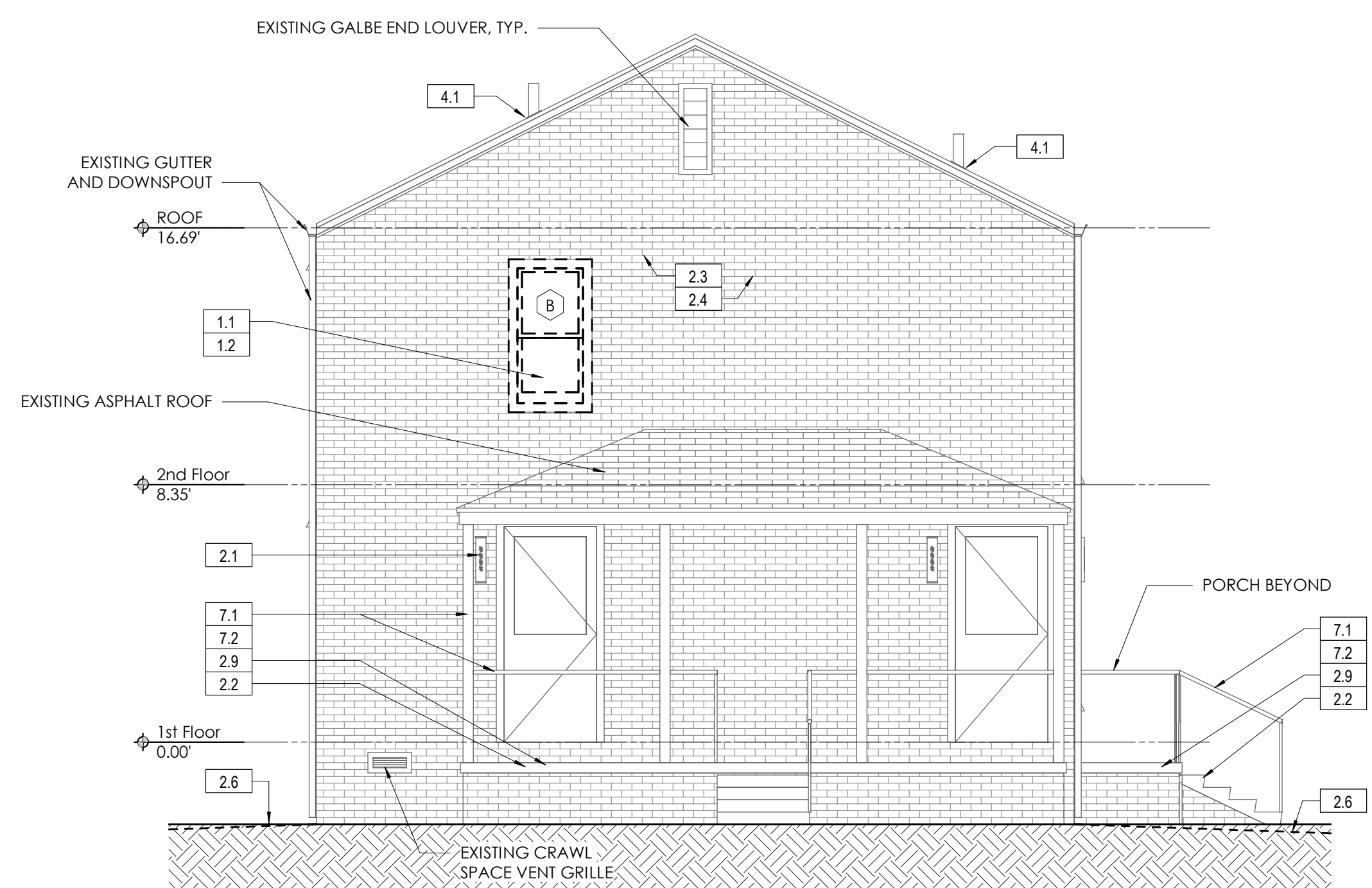
1 TYPE B - NORTH ELEVATION
1/4" = 1'-0"



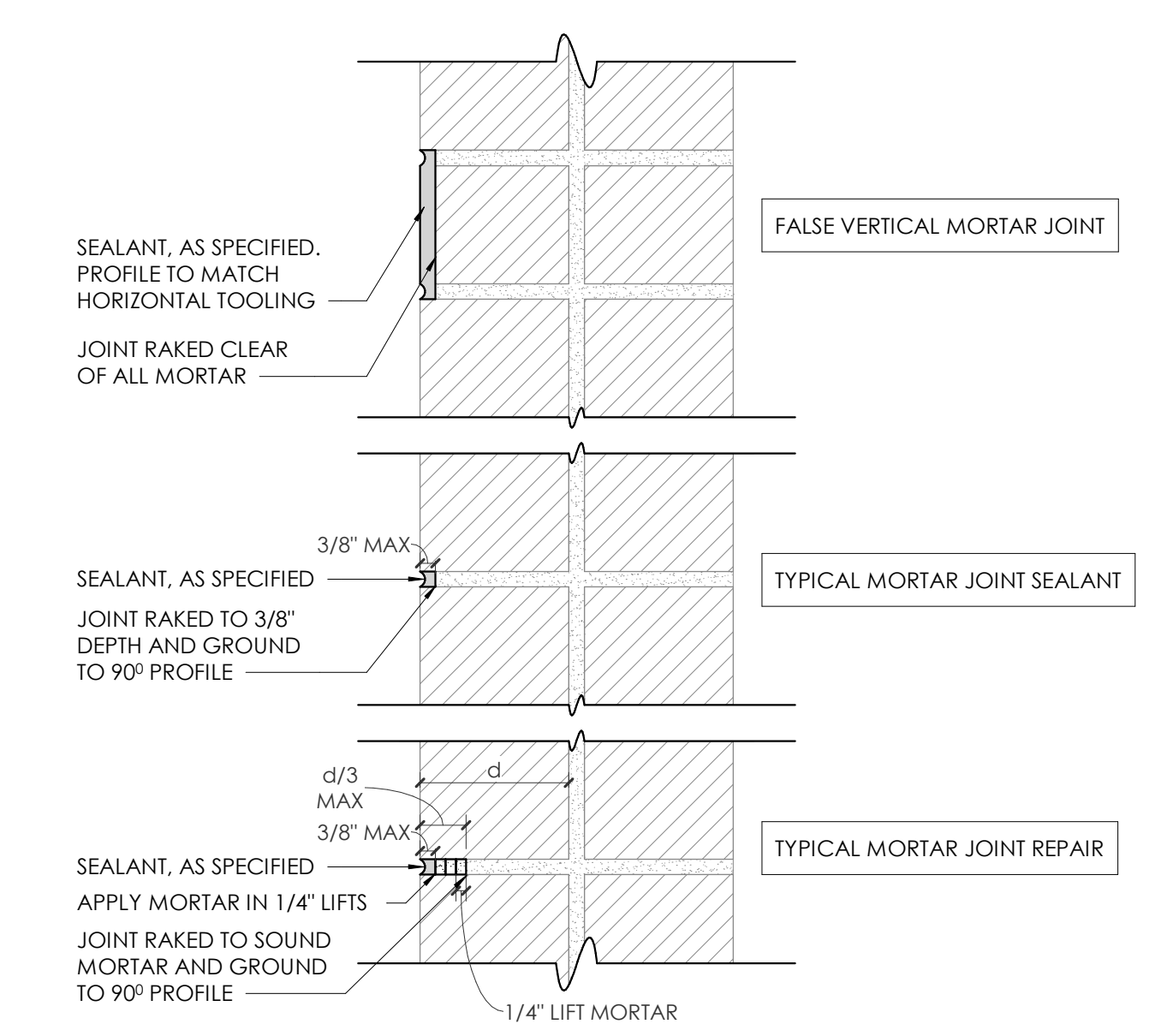
2 TYPE B - SOUTH ELEVATION
1/4" = 1'-0"



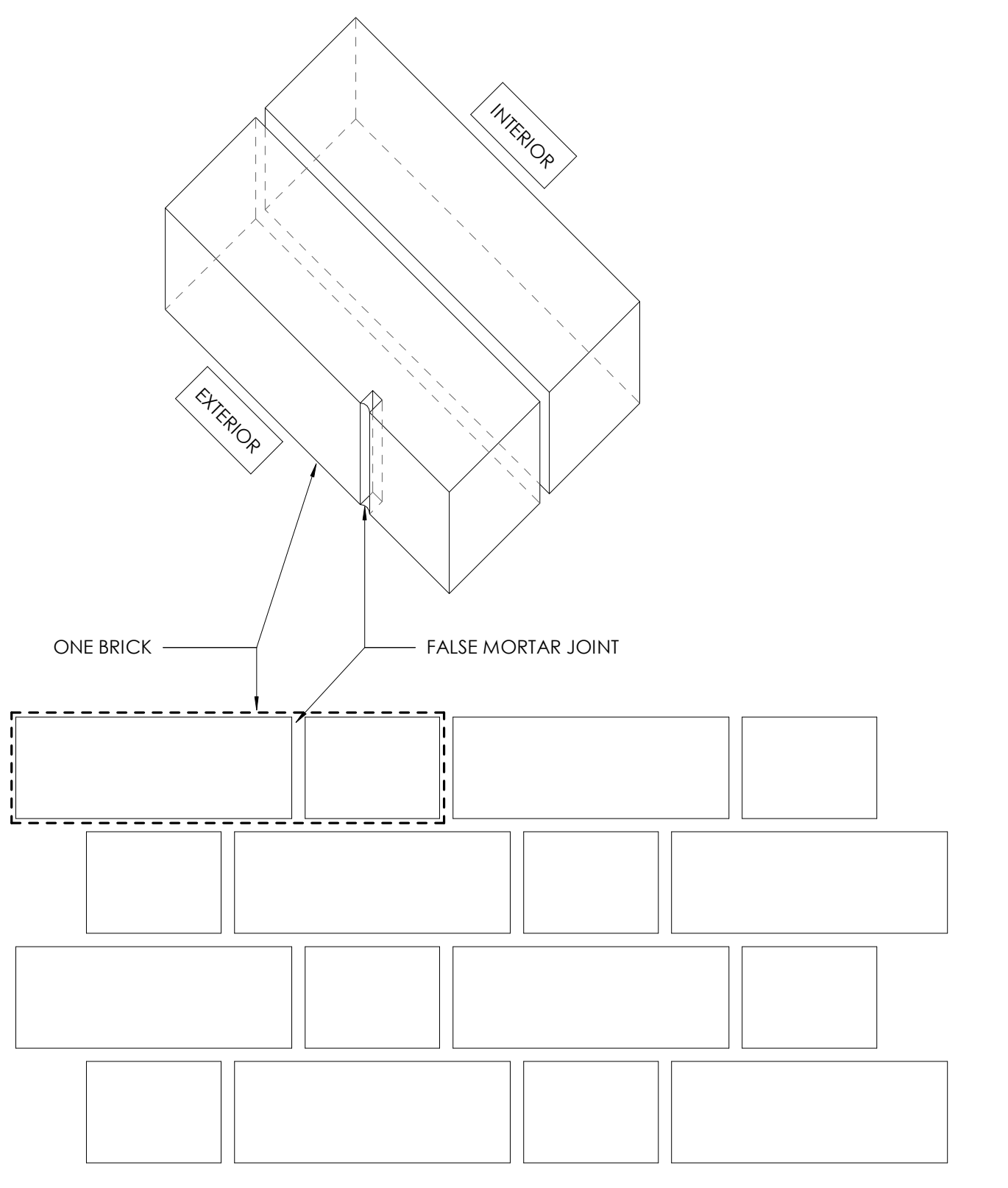
3 TYPE B - WEST ELEVATION
1/4" = 1'-0"



4 TYPE B - EAST ELEVATION
1/4" = 1'-0"



6 REPOINTING DETAIL
3" = 1'-0"



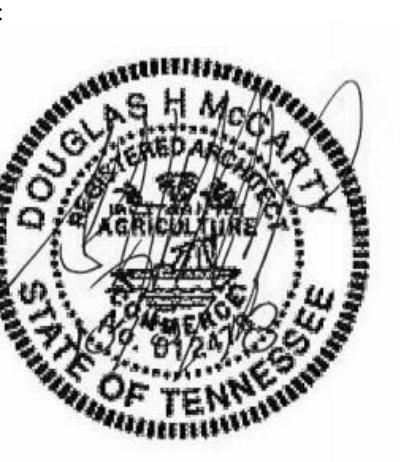
5 TYPICAL BRICK PATTERN
3" = 1'-0"

EXTERIOR ELEVATION KEYED NOTES

- ITEM 1: WINDOW REPAIR AND REPLACE
 - 1.1 CAREFULLY REMOVE ALL EXISTING ALUMINUM WINDOWS, ANCHORS AND INTERIOR SNAP TRIM; REMOVE WOOD FRAME TO BARE MASONRY. PROVIDE NEW PRESSURE TREATED FRAMING, FLASHING AND SEALANT AT ROUGH OPENING. AND PROVIDE NEW VINYL SINGLE HUNG WINDOW, AS SPECIFIED. SEE WINDOW ELEVATIONS AND DETAILS.
 - 1.2 DEDUCT ALTERNATE 4; CAREFULLY REMOVE ALL EXISTING ALUMINUM WINDOWS, ANCHORS AND INTERIOR SNAP TRIM; REMOVE WOOD FRAME TO BARE MASONRY. PROVIDE NEW PRESSURE TREATED FRAMING AT ROUGH OPENING AND REINSTALL EXISTING ALUMINUM WINDOW. SEE WINDOW ELEVATIONS AND DETAILS.
- ITEM 2: EXTERIOR REPAIRS
 - 2.1 REMOVE ALL EXISTING LIGHT FIXTURES, SECURITY CAMERAS, TELECOM DEVICES AND WIRING, EXHAUST VENT HOOD, SIGNAGE, DOWNSPOUTS AND ANCHORS, AND STORE IN DWELLING UNIT FOR FUTURE REINSTALLATION; PROVIDE SEALANT AT ALL PENETRATIONS ASSOCIATED WITH EACH TYPE OF WALL MOUNTED DEVICE.
 - 2.2 CONCRETE PORCHES AND STAIRS: CLEAN EXISTING CONCRETE SLABS AND STAIRS BY MEANS OF PRESSURE CLEANING, AND NON-IONIC DETERGENTS, AS SPECIFIED.
 - 2.3 MASONRY REPAIRS: CLEAN ENTIRE EXTERIOR MASONRY FACADE AND REMOVE EXISTING SEALANT BY MEANS OF PRESSURE CLEANING. GC TO PROVIDE ALLOWANCE OF 300 SQUARE FEET PER BUILDING FOR THE FOLLOWING: 1) SPOT POINT MASONRY HEAD AND BED JOINTS BY ROUTING MORTAR TO A DEPTH OF 3/8 INCH; 2) CLEAN TO REMOVE DUST AND SURFACE CONTAMINATES; 3) SEAL ROUTED JOINTS WITH LOW MODULAS SILICONE SEALANT, AND TOOL TO MATCH EXISTING JOINT PROFILE. SEE SPECIFICATIONS FOR MORE INFORMATION.
 - 2.4 PRIME AND PAINT ALL BRICK, PRECAST CONCRETE WINDOW SILLS, CRAWL SPACE VENT GRILLES, CRAWL SPACE ACCESS DOORS, GABLE END ATTIC LOUVERS, DOWNSPOUTS AND ANCHORS, AND STEEL LINTELS. COLORS TO BE DETERMINED BY ARCHITECT. SEE SPECIFICATIONS.
 - 2.5 ALL THROUGHWALL MECHANICAL EQUIPMENT TO REMAIN. GC TO PROTECT FROM DAMAGE AND SHALL NOT BE PAINTED.
 - 2.6 REGRADE GROUND SURFACE AT PERIMETER OF BUILDING TO ESTABLISH 2% MINIMUM SLOPE AWAY FROM BUILDING. GC TO PROVIDE AN ALLOWANCE OF (1) EQUIPMENT OPERATOR/MACHINE AND (2) LABORERS FOR (16) HOURS PER BUILDING.
 - 2.7 PROVIDE NEW MID ROOF INTAKE VENT AND SLOT OPENING, AS SPECIFIED. NET FREE VENTILATION AREA (NFVA) SHALL BE 192 SQUARE INCHES MINIMUM. SEE MID ROOF INTAKE DETAIL.
 - 2.8 PROVIDE NEW SLANTED ALUMINUM EXHAUST VENT AND OPENING, AS SPECIFIED. NFVA SHALL BE 192 SQUARE INCHES MINIMUM. SEE ROOF EXHAUST DETAIL.
 - 2.9 REPAIR CAST CONCRETE SILLS AND PORCH SLAB EDGES. GC TO PROVIDE UNIT PRICE PER LINEAR FOOT.
- ITEM 4: SANITARY PLUMBING - DEDUCT ALTERNATE 1
 - 4.1 PROVIDE NEW PLUMBING VENT PENETRATION BOOT, AS SPECIFIED. SEE ARCHITECTURAL ROOF PLANS AND PLUMBING DRAWINGS.
- ITEM 7: EXTERIOR PORCH COLUMN & RAILING REPAIRS - OPTION 1
 - 7.1 REMOVE AND DISPOSE OF ALL LOOSE AND FLAKING LEAD-BASED PAINT AS SPECIFIED IN SECTIONS 01 3343 & 02 0319.13. PRIME & PAINT FINISH, AS SPECIFIED.
 - 7.2 REPLACE MISSING OR DAMAGED MASONRY WALL MOUNTED & CONCRETE SLAB MOUNTED RAILING ANCHORS WITH NEW 3/16" x 2 3/4" COUNTERSUNK STAINLESS STEEL MASONRY ANCHORS AS REQUIRED TO REATCH EXISTING RAILINGS. GC TO PROVIDE UNIT PRICE FOR INSTALLATION OF NEW ANCHORS, AND AN ALLOWANCE FOR (5) LOCATIONS PER BUILDING.

GENERAL ELEVATION NOTES

- 1 PROVIDE SEALANT AT PERIMETER OF ALL OPENINGS AND PENETRATIONS, AS SPECIFIED.



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Do NOT scale drawings, use given dimensions only.
For details, verify correct dimension with
ARCHITECT. Contractor shall check and verify all
dimensions and conditions of job site.

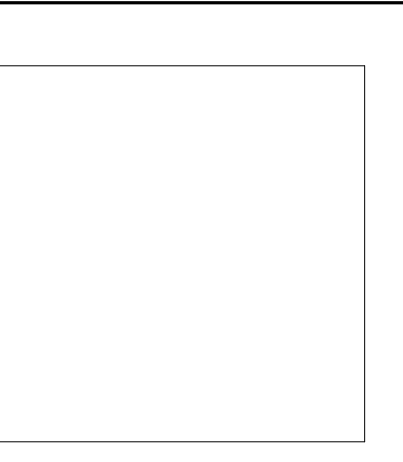
CONSULTANT INFORMATION

NO.	DATE	DESCRIPTION

CODES OFFICIAL REVIEW

NO.	DATE	DESCRIPTION

KEY PLAN



REVISION INFORMATION

NO.	DATE	DESCRIPTION

DRAWING INFORMATION

SCALE:	As Indicated
SCALE GUIDE:	
DATE ISSUED:	OCTOBER 5, 2018
PREPARED BY:	M. BUTLER
PA / P.C.:	K. WHITE / G. TAYLOR
DRAWN BY:	Authr
CHECKED BY:	
DRAWING TITLE:	

BUILDING TYPE B - ELEVATIONS