

0 45 90 180 270 360 Feet

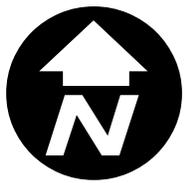
SP2016-031 - HARBOR URBAN CENTER TOWNHOMES
SITE PLAN - LOCATION MAP = 

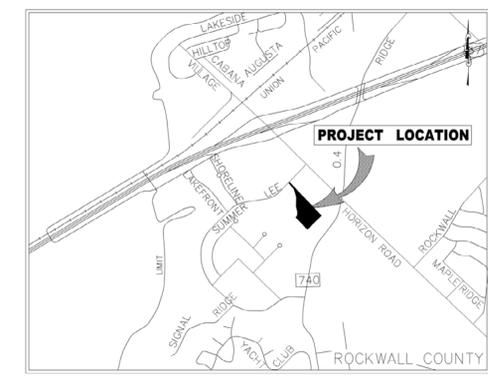


City of Rockwall

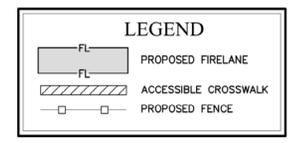
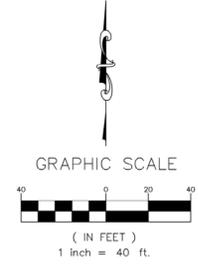
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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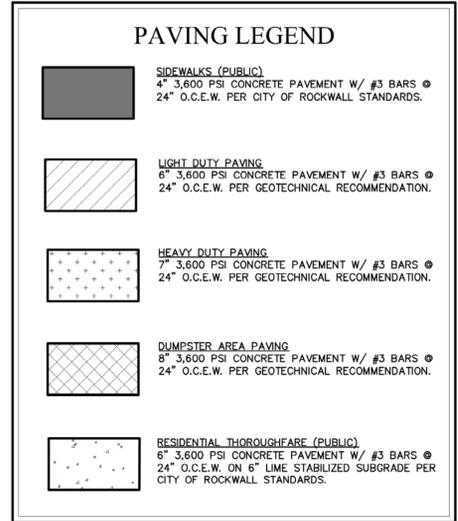




VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET CO.1 FOR GENERAL NOTES AND LEGEND.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
 4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.



DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

Engineer of Record:	BCA	
Drawn by:	TCS	
Date Plotted:	11/18/2016	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS

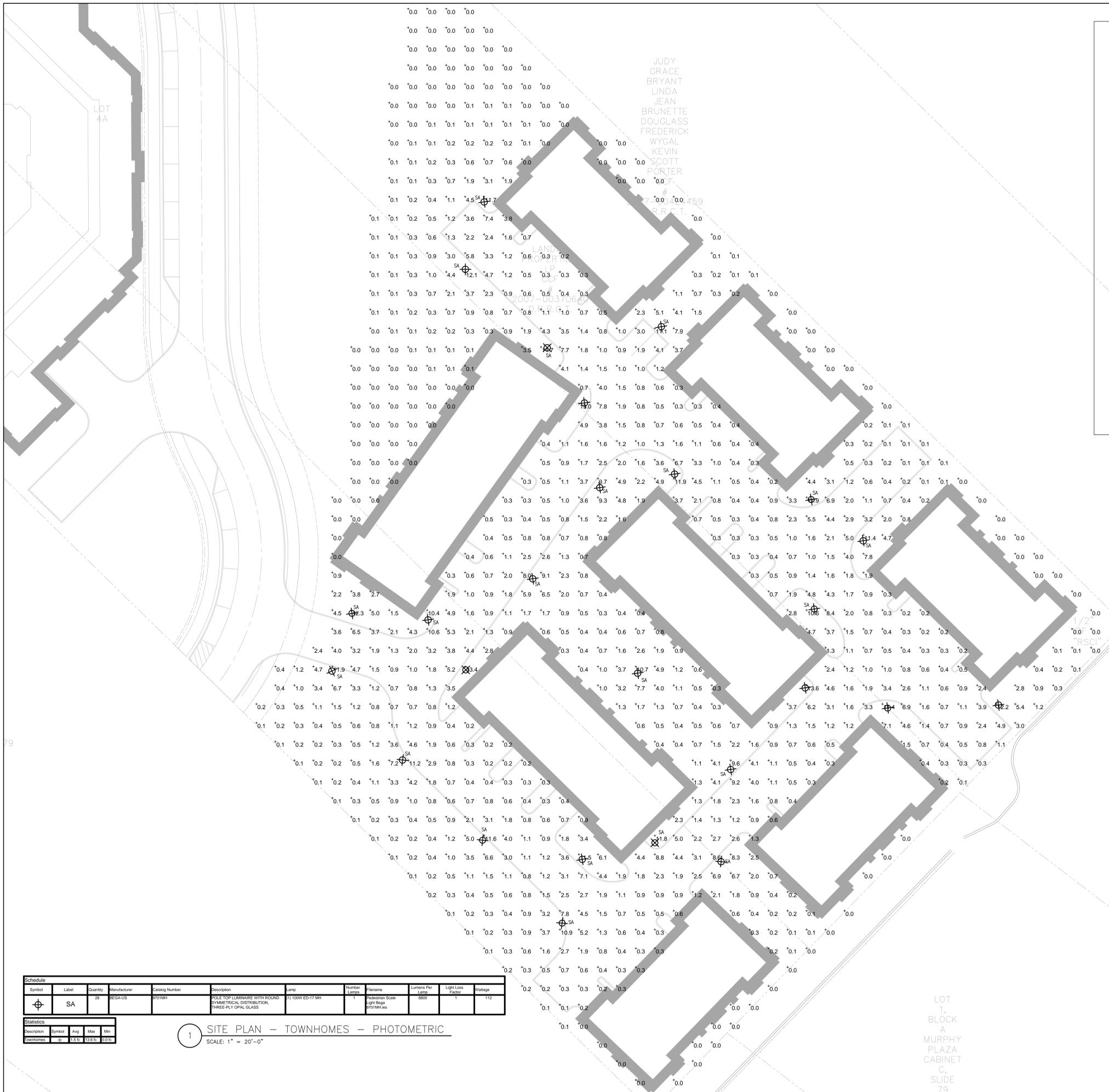
HARBOUR URBAN CENTER
TOWN HOMES
SUMMER LEE DRIVE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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PRELIMINARY
 [NOT FOR CONSTRUCTION]
 THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108439
 DATE: 11/18/2016

SHEET TITLE
SITE PLAN
 SHEET NO.
SP-2
 HPCE #16-433

FILE: X:\Projects\2016\16-041 TX Rockwall Harbor Urban Center Condominiums\AutoCAD\Working Drawings\16-04-Phase 1\Condo\SITE PLAN.dwg
 USER: babbott DATE/TIME: Nov 18, 2016 - 10:30am



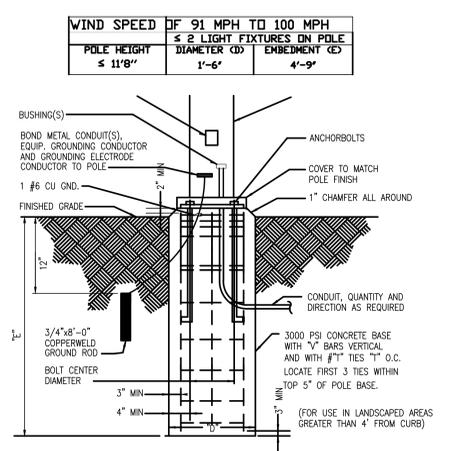
HARBOUR URBAN CENTER
TYPE 'SA' BEGA 9701 MH 100W PSMH
FIXTURE ON BEGA 1108 11" TAPERED
ROUND POLE WITH INTEGRAL BANNER
ARMS. POWDER COAT RAL #7003 MOSS
GREY

WIND SPEED DF 91 MPH TO 100 MPH
 ≤ 2 LIGHT FIXTURES ON POLE
 POLE HEIGHT ≤ 11'8" DIAMETER (Ø) 1'-6" EMBEDMENT (E) 4'-9"

Single pole-top luminaire

Lamp	Lumen	A	B	C
9701MH	1100W ED-17 MH	8800	17%	47% 24%

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
 Copyright BEGA-US 2014 Updated 05/14



2 POLE BASE DETAIL
 SCALE: 1" = 20'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fixture Name	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	SA	28	BEGA-US	9701MH	POLE TOP LUMINAIRE WITH ROUND SYMMETRICAL DISTRIBUTION, THREE-PLY OPAL GLASS	1) 100W ED-17 MH	1	Pedestrian Scale Light Bega 9701MH.us	8800	1	112

Description	Symbol	Avg	Max	Min
Overhead	+	1.5 f	19.6 f	0.0 f

1 SITE PLAN - TOWNHOMES - PHOTOMETRIC
 SCALE: 1" = 20'-0"



17855 N. DALLAS PKWY., SUITE 320
 DALLAS, TX 75287
 V: (469) 385-1616 F: (469) 385-1615



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HARBOUR URBAN CENTER PROJECT
 ROCKWALL, TX
 ATTICUS REAL ESTATE DEVELOPMENT

PRINT RECORD

DATE	ISSUED FOR
11/18/2016	SITE PLAN SUBMISSION

REVISIONS

DATE	DESCRIPTION

Texas Firm Registration # F-4990
 Project Number: 163-0722
 Drawn By: BDH Checked By: MNB
 SHEET TITLE
SITE PLAN - TOWNHOMES - PHOTOMETRIC

SHEET NUMBER
E1.01

Designed by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XXXXXX	
Issue for Permit Application:	XXXXXX	
Issue for Construction:	XXXXXX	
Revisions:		
#	DATE	COMMENTS

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COLOR LEGEND	
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7038 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.	
2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.	
3. ILLUMINATION SERIES: CORNERS TO BE PATTERN OF SW 2866 ROCKWOOD BROWN, SW 2848 ROYACROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.	
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.	
5. BALCONY WALLS, DOORS, GLITTERS, AND DOWNSPOTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.	
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.	

P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

- | ELEVATION NOTES | |
|-----------------|---|
| 1. | PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS. |
| 2. | MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL. |
| 3. | REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS |
| 4. | FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS. |
| 5. | PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY. |
| 6. | ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS. |
| 7. | GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10 PER IBC 1804.3. |
| 8. | GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING. |
| 9. | PROJECT ADDRESS SIGNAGE TO BE 12' HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY. |
| 10. | SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT. |
| 11. | ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER U.N.O. |
| 12. | ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY. |
| 13. | PER 2012 IBC SECTION 1408.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I.B. II) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS. |
| 14. | PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES. |

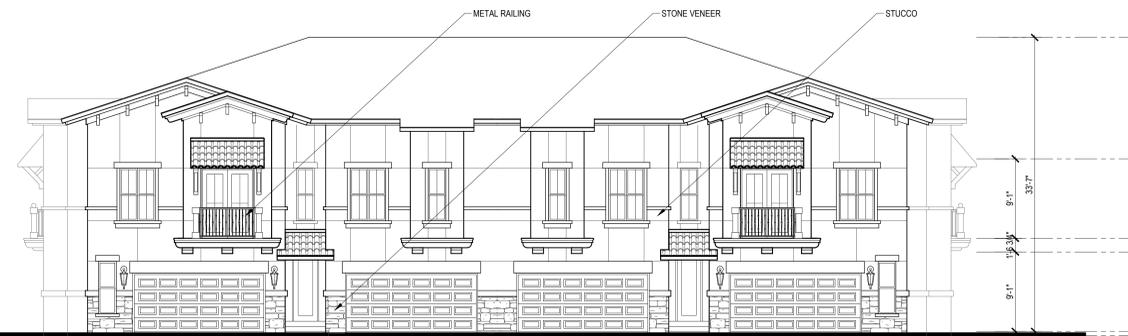
SYMBOL LEGEND - ELEVATIONS			
①	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
Ⓐ	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
XX XX	DETAIL SECTION TAG	T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
4:12	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
STONE	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE II - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 BLDG TYPE II - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



3 BLDG TYPE II - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

HARBOUR URBAN CENTER TOWNHOMES
 SUMMER LEE DRIVE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 ATTICUS REAL ESTATE DEVELOPMENT

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SHEET CONTENTS:
 BLDG T II - ELEVATIONS
 SHEET NO.

A4.22

Designed by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XXXXXX	
Issue for Permit Application:	XXXXXX	
Issue for Construction:	XXXXXX	
Revisions:		
#	DATE	COMMENTS

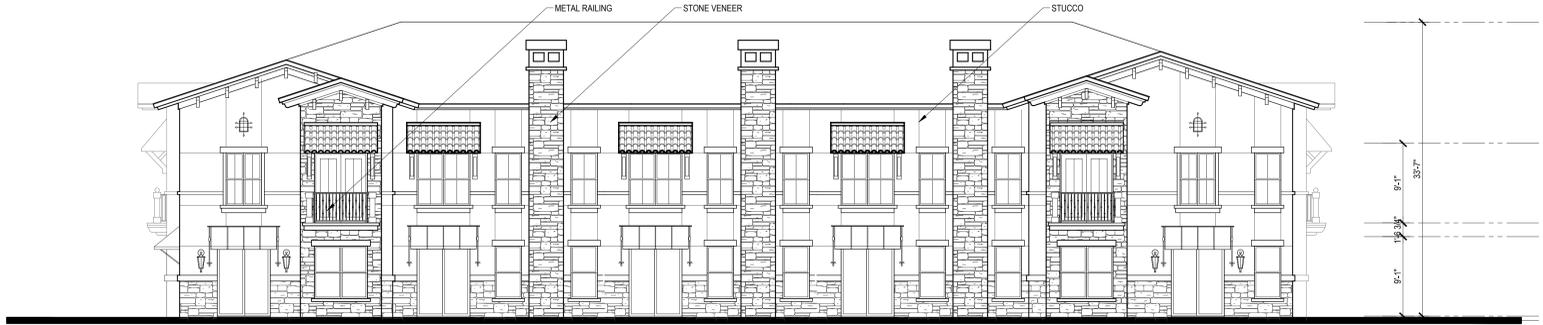
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COLOR LEGEND	
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.	
2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.	
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 3008 ROCKWOOD BROWN. SW 2846 ROYACROFT PEWTER. SW 2855 SYCAMORE TAN. SW7076 CYBER SPACE. AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.	
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.	
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.	
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.	

P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

- | ELEVATION NOTES | |
|-----------------|--|
| 1. | PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS. |
| 2. | MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL. |
| 3. | REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS. |
| 4. | FLASHING, WATERPROOF MEMBRANES, PROPER CALKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS. |
| 5. | PROVIDE A WATER TIGHT BUILDINGS, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY. |
| 6. | ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS. |
| 7. | GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER IBC 1904.3. |
| 8. | GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING. |
| 9. | PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY. |
| 10. | SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT. |
| 11. | ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, I.N.O. |
| 12. | ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY. |
| 13. | PER 2012 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I.B. III) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS. |
| 14. | PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES. |

SYMBOL LEGEND - ELEVATIONS				
①	DOOR TAG	T.O.P. 100'-0"	XTH FLOOR	TOP OF PLATE
Ⓐ	WINDOW TAG	T.O.D. 100'-0"	XTH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0"	XTH FLOOR	TOP OF HEEL
XX A.XXX	DETAIL SECTION TAG	T.O.S. 100'-0"	XTH FLOOR	TOP OF SLAB
12 5	SLOPE TAGS	F.F. 100'-0"		FINISH FLOOR
STONE				FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE III - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 BLDG TYPE III - RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



3 BLDG TYPE III - LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



4 BLDG TYPE III - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

HARBOUR URBAN CENTER TOWNHOMES
 SUMMER LEE DRIVE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 ATTICUS REAL ESTATE DEVELOPMENT

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SHEET CONTENTS:
 BLDG T II - ELEVATIONS

SHEET NO.

A4.32

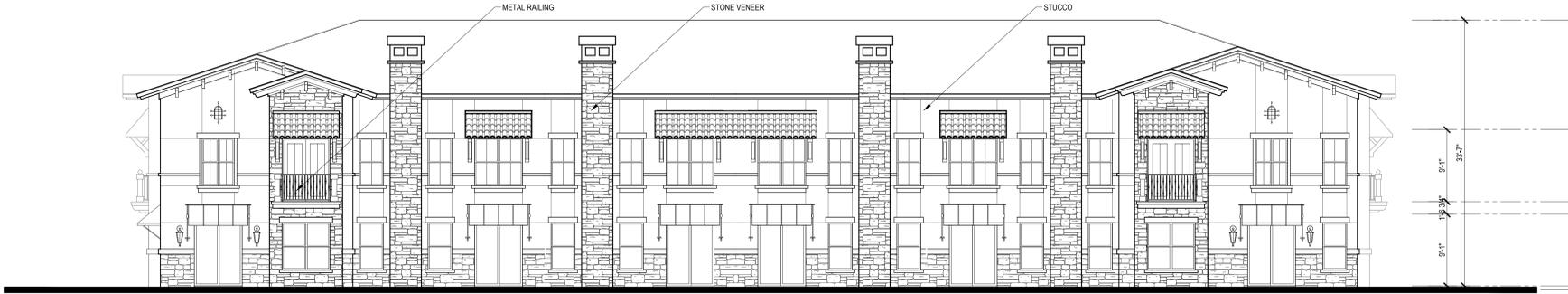
16382

DESIGN DEVELOPMENT

COLOR LEGEND	
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH. 2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE. 3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 3006 ROCKWOOD BROWN, SW 2846 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY. 4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR. 5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS. 6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.	
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P2	FIELD COLOR 2
P3	FIELD COLOR 3
C1	CANOPY #1 REF A7.XX
C2	CANOPY #2 REF A7.XX

ELEVATION NOTES	
1.	PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2.	MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
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12.	ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
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SYMBOL LEGEND - ELEVATIONS			
①	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
Ⓐ	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
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XX A.XX	DETAIL SECTION TAG	T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
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STONE	STONE		
	FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL		



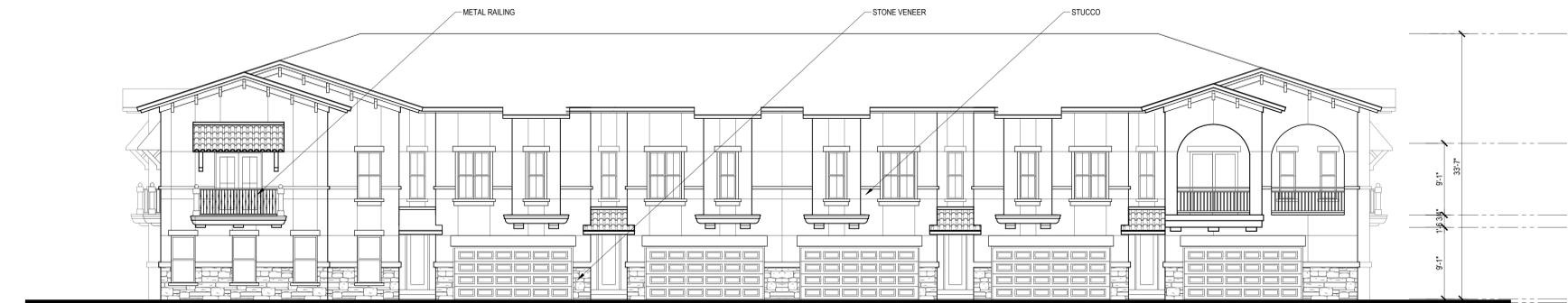
1 BLDG TYPE IV - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE IV - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG TYPE IV - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE IV - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Designed by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XXXXXX	
Issue for Permit Application:	XXXXXX	
Issue for Construction:	XXXXXX	
Revisions:		
#	DATE	COMMENTS

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SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ATTICUS REAL ESTATE DEVELOPMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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DESIGN DEVELOPMENT
SHEET CONTENTS:
BLDG T II - ELEVATIONS
SHEET NO.
A4.42
16382

Designed by:	MS	
Drawn by:	VS	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XXXXXX	
Issue for Permit Application:	XXXXXX	
Issue for Construction:	XXXXXX	
Revisions:		
#	DATE	COMMENTS

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COLOR LEGEND	
1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7038 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.	
2. ALL EXPOSED ALUMINUM NICHHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.	
3. ILLUMINATION SERIES: CORNERS TO BE PATTERN OF SW 2866 ROCKWOOD BROWN, SW 2848 ROYALCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.	
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.	
5. BALCONY WALLS, DOORS, GLITTERS, AND DOWNSPOTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.	
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.	

P1	FIELD COLOR 1	C1	CANOPIE #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPIE #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION NOTES	
1.	PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2.	MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3.	REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4.	FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5.	PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6.	ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7.	GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10 PER IBC 1804.3.
8.	GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR FINE GRADING.
9.	PROJECT ADDRESS SIGNAGE TO BE 12' HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10.	SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11.	ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.O.
12.	ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13.	PER 2012 IBC SECTION 1408.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I.B. III) CONSTRUCTION SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14.	PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

SYMBOL LEGEND - ELEVATIONS			
①	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
Ⓐ	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
XX XX XX	DETAIL SECTION TAG	T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
4:12	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
STONE	STONE		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL



1 BLDG TYPE V - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 BLDG TYPE V - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



3 BLDG TYPE V - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

HARBOUR URBAN CENTER TOWNHOMES
 SUMMER LEE DRIVE
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