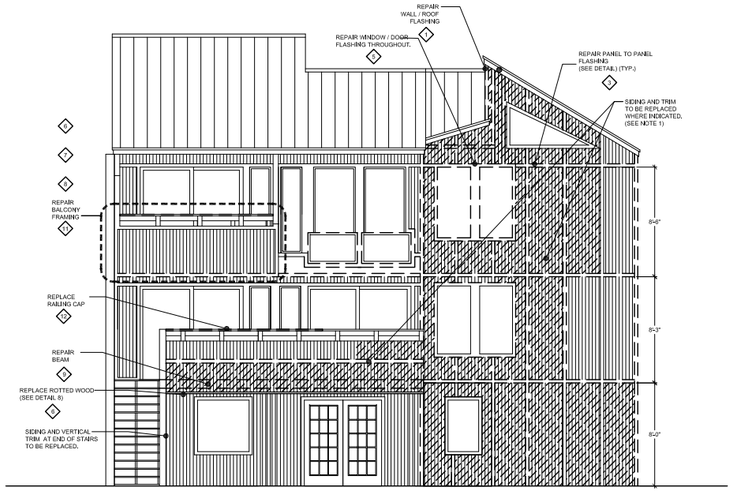
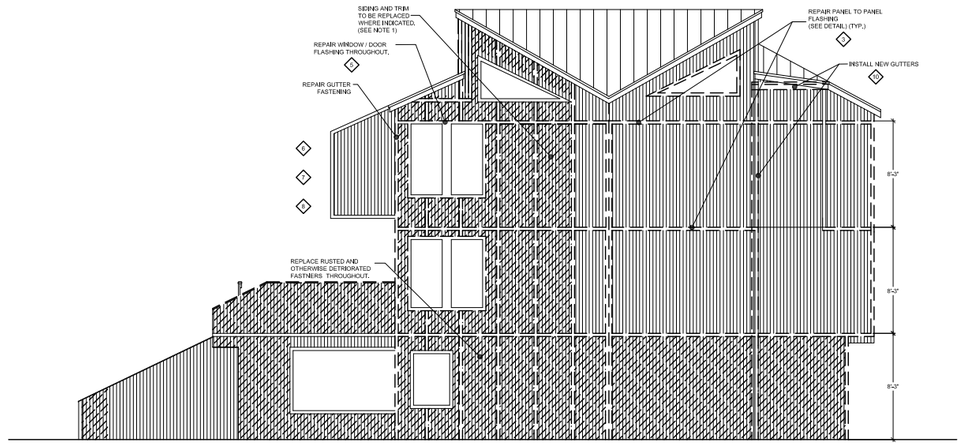
UNIT 21



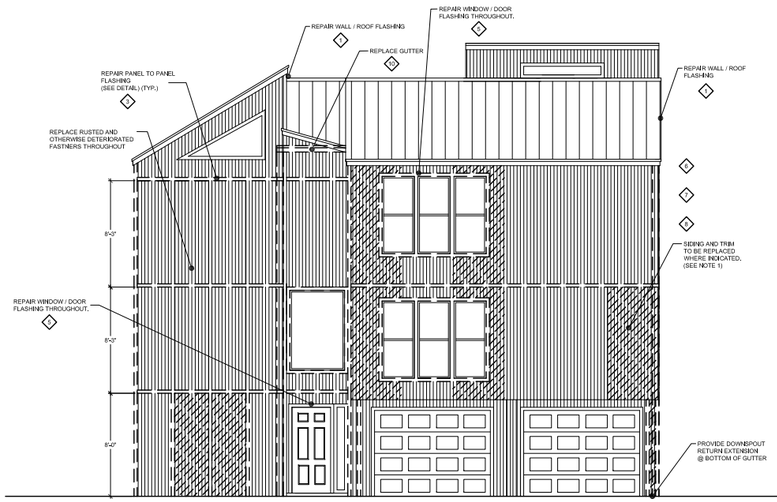
REAR ELEVATION

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



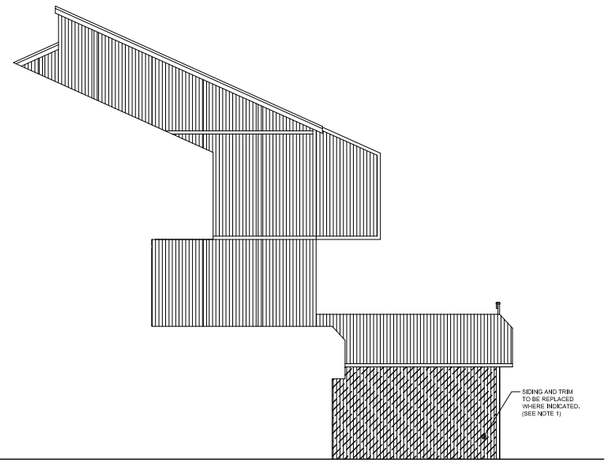
RIGHT ELEVATION

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



FRONT ELEVATION

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



LEFT ELEVATION

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

NOTES

1. IT IS RECOMMENDED THAT ALL EXTERIOR SIDING AND TRIM BE REPLACED COMPLETELY, DUE TO THE CONDITION OF THE FASTENERS. THE FASTENERS ARE DETERIORATED AND MAY NOT BE SPACED ADEQUATELY. THE DRAWINGS INDICATE EXTERIOR SIDING AND TRIM TO BE REPLACED AS A MINIMUM. IT MAY NOT BE NECESSARY TO REPLACE SIDING THAT IS NOT ROTTED OR OTHERWISE DAMAGED IF ADDITIONAL FASTENERS ARE PROVIDED WITH THIS WORK. FASTENERS SHOULD BE PROVIDED ON ALL EXTERIOR ELEMENTS (SIDING AND TRIM) @ 6" O.C. SPACING MINIMUM.
2. ALL ROTTED OR OTHERWISE DETERIORATED SIDING, TRIM, AND FRAMING THAT IS DISCOVERED DURING THIS WORK SHALL BE REPLACED WITH EQUAL MEMBERS. ALL WOOD WILL BE PRESSURE TREATED.
3. CONTRACTOR SHALL USE COMPATIBLE GALVANIZED OR STAINLESS STEEL FASTENERS.

LEGEND

MARK	DESCRIPTION OF WORK
1	THE WALL / ROOF FLASHING IS RECOMMENDED TO BE INSTALLED PER DETAIL 1
2	THE WALL / ROOF FLASHING IS RECOMMENDED TO BE INSTALLED PER DETAIL 2
3	THE HORIZONTAL FLASHING BETWEEN SIDING PANELS IS RECOMMENDED TO BE INSTALLED PER DETAIL 3
4	THE HORIZONTAL FLASHING BETWEEN UNITS IS RECOMMENDED TO BE INSTALLED PER DETAIL 4
5	THE HORIZONTAL FLASHING ABOVE DOOR AND WINDOW OPENINGS IS RECOMMENDED TO BE INSTALLED PER DETAIL 5
6	ANY ROTTED OR OTHERWISE DETERIORATED WOOD ENCOUNTERED IS RECOMMENDED TO BE REPLACED WITH PRESSURE TREATED WOOD OF EQUAL SIZE
7	ANY ROTTED OR OTHERWISE DETERIORATED WOOD FRAMING MEMBERS ENCOUNTERED ARE RECOMMENDED TO BE REPLACED WITH PRESSURE TREATED WOOD MEMBERS OF EQUAL SIZE. VERIFY INSTALLATION DETAILS WITH ENGINEER OF RECORD.
8	ANY ROTTED OR OTHERWISE DETERIORATED WALL FRAMING MEMBERS ENCOUNTERED ARE RECOMMENDED TO BE REPLACED WITH PRESSURE TREATED WOOD MEMBERS OF EQUAL SIZE. PROVIDE POSITIVE DRAINAGE AWAY FROM WALL.
9	THE LOAD BEARING BEAM AT THE TOP OF THE BALCONY SAGS AND IS RECOMMENDED TO REPAIRED PER DETAIL 6
10	IT IS RECOMMENDED TO PROVIDE 6" GUTTERS AT ALL EAVES TO ALLEVIATE WATER DRAINAGE TO SURFACES BELOW
11	IT IS RECOMMENDED TO REPAIR BALCONY STRUCTURES PER DETAIL 7
12	REPAIR/ REPLACE 1 X 4 WOOD RAILING CAP AT DECK.

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PAUL R. SEMMES
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REVISIONS

JOB:

START DATE: 09-10-10

ISSUE DATE: 12-23-10

DRAWN: DMB