



Roll Call Number

Agenda Item Number

34C

Date June 3, 2019

APPROVING FINAL DESIGN FOR FUSION TOWNHOMES AT GRAY'S STATION.

WHEREAS, on August 14, 2017, by Roll Call No. 17-1408, the City Council approved a development agreement with HRC NFS I, LLC and Hubbell Realty Company (collectively, the "Developer"), which was amended on December 10, 2018 by Roll Call No. 18-2028 (as amended, "the Development Agreement"); and,

WHEREAS, the terms of the Development Agreement state that aspects of the project will be reviewed by the Urban Design Review Board as appropriate; and,

WHEREAS, The Developer has proposed a townhome project to be located in Gray's Station Plats 2 Lots 1 and 12 as Fusion Townhomes East at Gray's Station and Fusion Townhomes West at Gray's Station (collectively, the "Project"); and,

WHEREAS, on May 21, 2019, the Urban Design Review Board held a meeting to discuss the Fusion Townhomes Project, and a consensus of the Board recommended approval of the supported approved the Project with comments relating to placement of condenser units, integration of the landscape and architectural, alignment of planter beds and stoops, consideration of integration of landscape and building design, plantings, and balcony details, all of which can be reviewed by City staff; and,

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. That the final design for Fusion Townhomes at Gray's Station is approved and shall constitute an amendment to the Development Agreement and the City Manager or his designee is directed to work with the Developer to resolve the comments to approval of the Project raised by the Urban Design Review Board.
2. That these approvals are subject to compliance with federal and state law and with City ordinances, rules, and practices regarding development and construction.

(Council Communication No. 19- 255)

MOVED by _____ to adopt.

FORM APPROVED: Thomas G. Fisher Jr., Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

CERTIFICATE

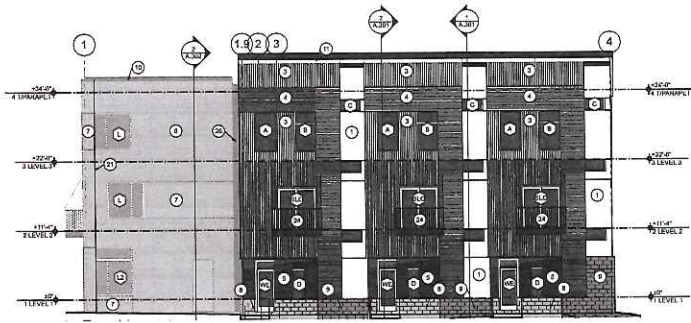
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

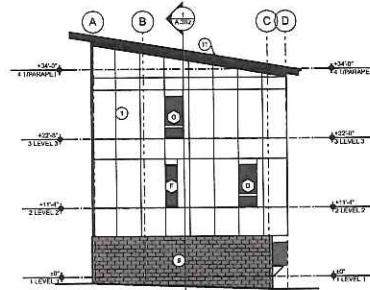
MOTION CARRIED APPROVED

Mayor

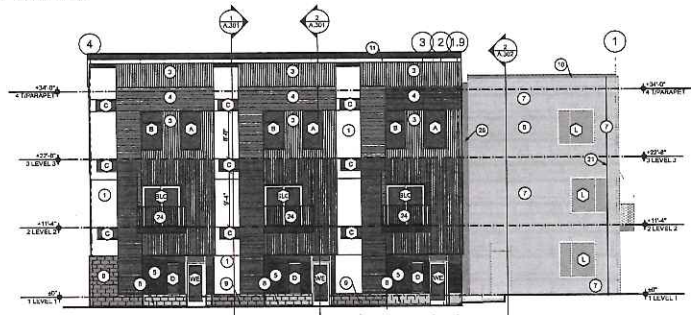
City Clerk



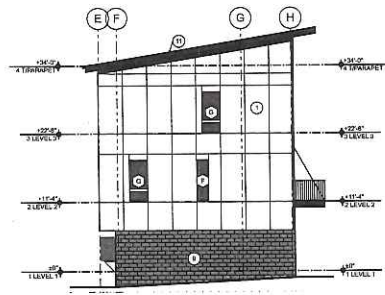
5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



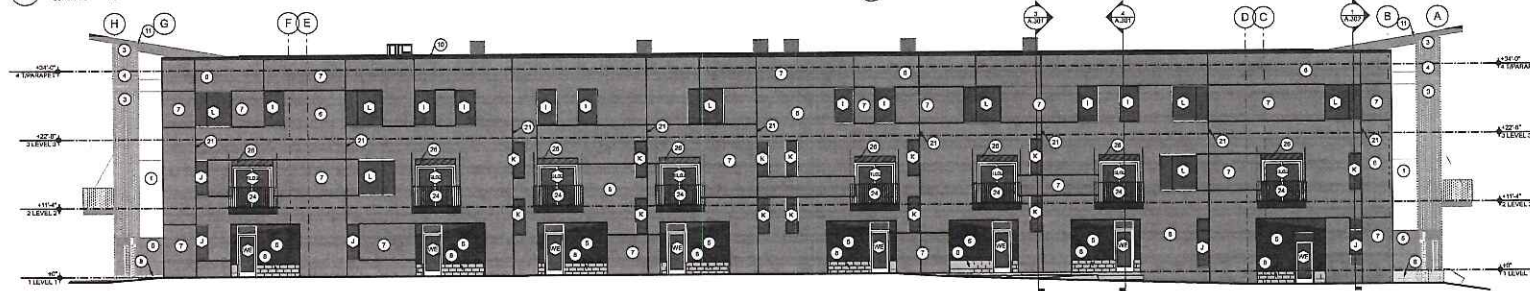
4 WEST SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. FIBER CEMENT PANELS - FCB1
2. FIBER CEMENT PANELS - FCB2
3. METAL PANEL 1 - MP1
4. METAL PANEL 2 - MP2
5. METAL PANEL 3 - MP3
6. MASONRY VENEER 1 - MV1
7. MASONRY VENEER 2 - MV2
8. MASONRY VENEER 3 - MV3
9. MASONRY VENEER 4 - MV4
10. PREFINISHED CORRUGATED GALV. BEE AXXX
11. PREFINISHED CORRUGATED GALV. BEE AXXX
12. PREFINISHED CORRUGATED GALV. BEE AXXX
13. CONCRETE 6" STAR + STODIP - REFER TO CIVIL
14. CONDENSER UNIT
15. ALUMINUM GUARDRAIL WITH 3" PICKETS
16. STEEL GUARDRAIL WITH 24" PICKETS
17. PREFINISHED METAL CUTTER AND EDGING (MDF)
18. GARAGE DOOR
19. PREFINISHED METAL SCUPPER
20. ASPHALT SINGLETS WITH ICE AND WIND SHIELD UNDERLayment
21. MASONRY REINFORCING JOINT
22. PROPERTY LINE
23. CONCRETE 6" STEM WALL
24. FIRE MANUFACTURED, ENGINEERED ALUMINUM BALCONY WITH PICKET GUARDRAIL
25. STEEL STAIR AND LANDING
26. BRASS METAL REVEAL STRIP
- A* ALIGN

EXTERIOR MATERIAL LEGEND

| | |
|--|------------------------|
| | VERTICAL METAL PANEL |
| | HORIZONTAL METAL PANEL |
| | CEMENT BOARD 1 |
| | CEMENT BOARD 2 |
| | WARM METAL PANEL |
| | MASONRY VENEER 1 |
| | MASONRY VENEER 2 |
| | DURNISHED BLOCK |
| | BLURNISHED BLOCK |

GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 24.00 CIVIL P.F.E.
2. INTERIOR DIMENSIONS ONLY TO FACE OF STUDY ONE WALL OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS
4. ALL GIB WALLS AND CEILINGS TO BE PAINTED UNLESS NOTED OTHERWISE
5. ALL GIB WALLS TO HAVE PAINTED WOOD BASE UNLESS NOTED OTHERWISE
6. REFER TO A.201 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION
7. REFER TO A.201 FOR WINDOW TYPES
8. REFER TO A.201 FOR DOOR TYPES
9. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF 0'-0" GRADE ABOVE
10. CEILING HEIGHTS ARE INDICATED OFF OF ASSUMED FLOOR LEVEL
11. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING
12. ALL BEARING ELEVATIONS ARE LOCATED ON STRUCTURAL DRAWINGS

GNITSHOT
ARCHITECTURE
11001 02
2018 02 01

12th & Tuttle Building 1A

PRELIMINARY - NOT FOR CONSTRUCTION
BUILDING ELEVATIONS
A.201

ADDRESS

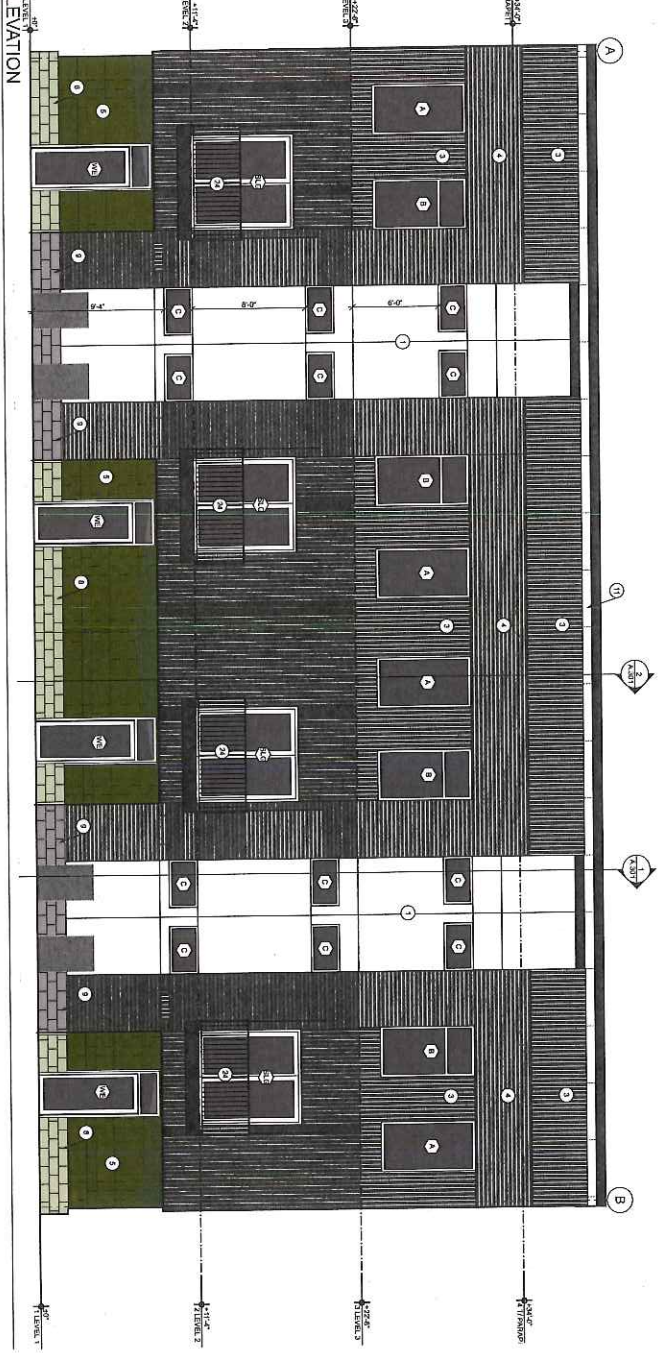
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2018 02 01

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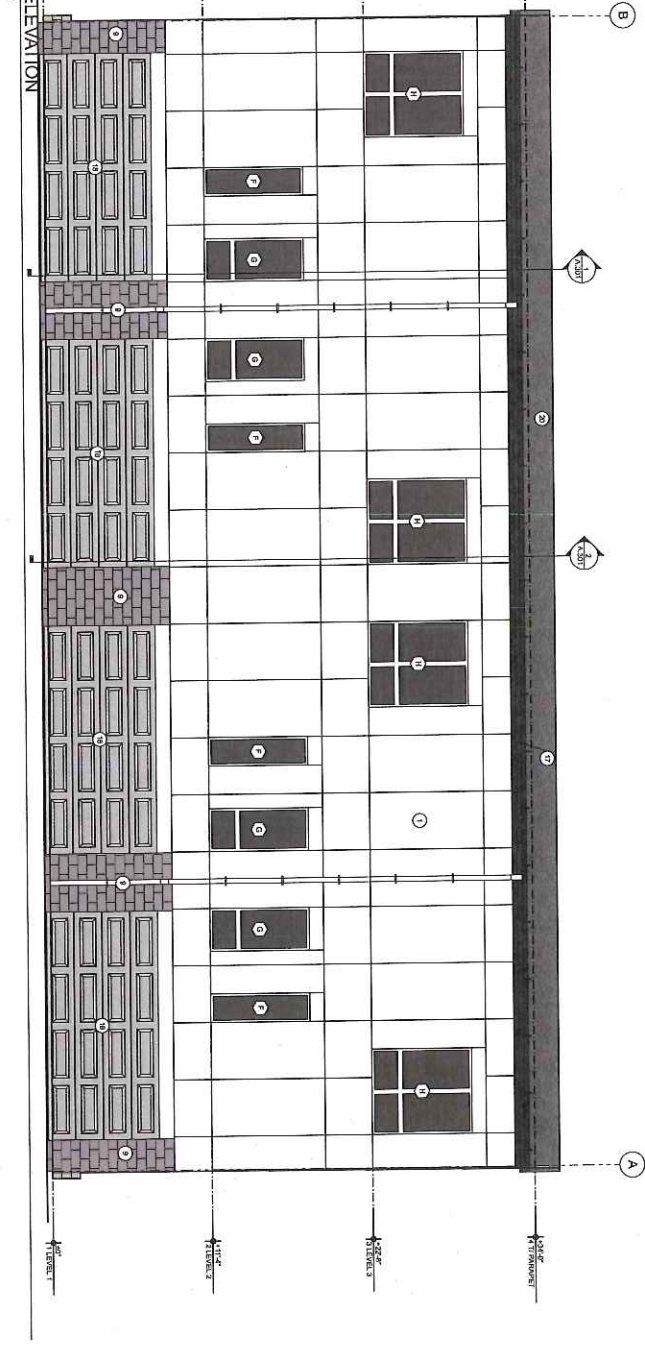
1416

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2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



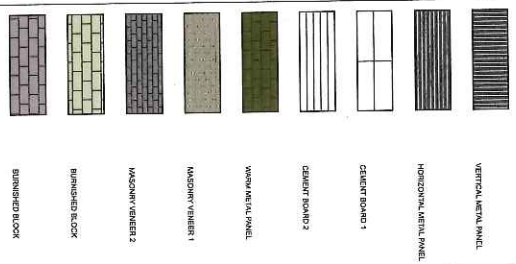
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION KEYNOTES

1. FIBER CEMENT PANELS - F201
2. FIBER CEMENT PANELS - F202
3. METAL PANELS - M101
4. METAL PANELS - M102
5. METAL PANELS - M103
6. MASONRY VENEER 1 - S101
7. MASONRY VENEER 2 - S102
8. MASONRY VENEER 3 - S103
9. MASONRY VENEER 4 - S104
10. MASONRY VENEER 5 - S105
11. PRE-FINISHED CONCRETE CLAMP - SEE A.XXX
12. PRE-FINISHED CONCRETE CLAMP - SEE A.XXX
13. PRE-FINISHED CONCRETE CLAMP - SEE A.XXX
14. ALUMINUM QUADRAL WITH 3/4" FRICKETS
15. ALUMINUM QUADRAL WITH 3/4" FRICKETS
16. ALUMINUM QUADRAL WITH 3/4" FRICKETS
17. PRE-FINISHED METAL GUTTER/DOWNSPOUT
18. PRE-FINISHED METAL SCOPPER
19. ASPHALT SHINGLES WITH ICE AND WATER SHIELD
20. ASPHALT SHINGLES WITH ICE AND WATER SHIELD
21. PROPERTY LINE
22. PROPERTY LINE
23. CONCRETE STEEL WALL WITH ROCKET QUADRAL
24. WITH ROCKET QUADRAL
25. STEEL STAIN AND LAMINA
26. BRICK (MILWAUKEE LOCAL STONE)
27. ALUMINA

EXTERIOR MATERIAL LEGEND



GENERAL NOTES

1. ARCHITECTURAL 1/4" = 1'-0" ON ALL.
2. WINDOW DIMENSIONS ARE TO FACE OF STUDY (ONE SIDE OF GLASS) - CORNER WALLS UNLESS NOTED OTHERWISE.
3. WINDOW DIMENSIONS ARE TO FACE OF STUDY (ONE SIDE OF GLASS) - CORNER WALLS UNLESS NOTED OTHERWISE.
4. ALL CORNER WALLS AND CORNERS TO BE FINISHED UNLESS NOTED OTHERWISE.
5. ALL CORNER WALLS TO HAVE FINISHED WOOD BASE UNLESS NOTED OTHERWISE.
6. REFER TO A.P. FOR HORIZONTAL AND VERTICAL ASSEMBLY.
7. REFER TO A.P. FOR WINDOW TYPES.
8. ALL WINDOW TYPES TO BE FINISHED UNLESS NOTED OTHERWISE.
9. ALL WINDOW TYPES TO BE FINISHED UNLESS NOTED OTHERWISE.
10. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR FINISH.
11. REFER TO A.P. FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCORE AND DRAINAGE DRAWINGS.
12. ALL ELEVATION DIMENSIONS LOCATED ON STRUCTURAL DRAWINGS.

PRELIMINARY - NOT FOR CONSTRUCTION

12TH & TUTTLE BUILDING 1B

ADDRESS

A.201

BUILDING ELEVATIONS

GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DEER MOHNE, IA 53500
T 319-241-0074



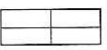






BAC

JHC

ELEVATION KEYNOTES

1. FIBER CEMENT PANELS - FCB1
2. FIBER CEMENT PANELS - FCB2
3. METAL PANEL 1 - MP1
4. METAL PANEL 2 - MP2
5. METAL PANEL 3 - MP3
6. MASONRY VENEER 1 - BMV1
7. MASONRY VENEER 2 - BMV2
8. MASONRY VENEER 3 - BMV3
9. MASONRY VENEER 4 - BMV4
10. PREFINISHED COPING CAP#1 SEE A.300
11. PREFINISHED COPING CAP#2 SEE A.300
12. PREFINISHED COPING CAP#3 SEE A.300
13. CONCRETE STAR + STOOP - REFER TO CIVIL
14. CONDENSER UNIT
15. ALUMINUM GUARDRAIL WITH 3/4" PICKETS
16. STEEL GUARDRAIL WITH 3/4" PICKETS
17. PRE-FINISHED METAL GUTTER AND DOWNSPOUT
18. GARAGE DOOR
19. PRE-FINISHED METAL SCUPPER
20. ASPHALT SHINGLES WITH ICE AND WATER SHIELD UNDERLAYMENT
21. MASONRY EXPANSION JOINT
22. PROPERTY LINE
23. CONCRETE STEM WALL
24. PRE-MANUFACTURED, ENGINEERED ALUMINUM BALCONY WITH PICKET GUARDRAIL
25. STEEL STAR AND LANDING
26. BRASS METAL REVEAL STRIP
- A = ALDIN

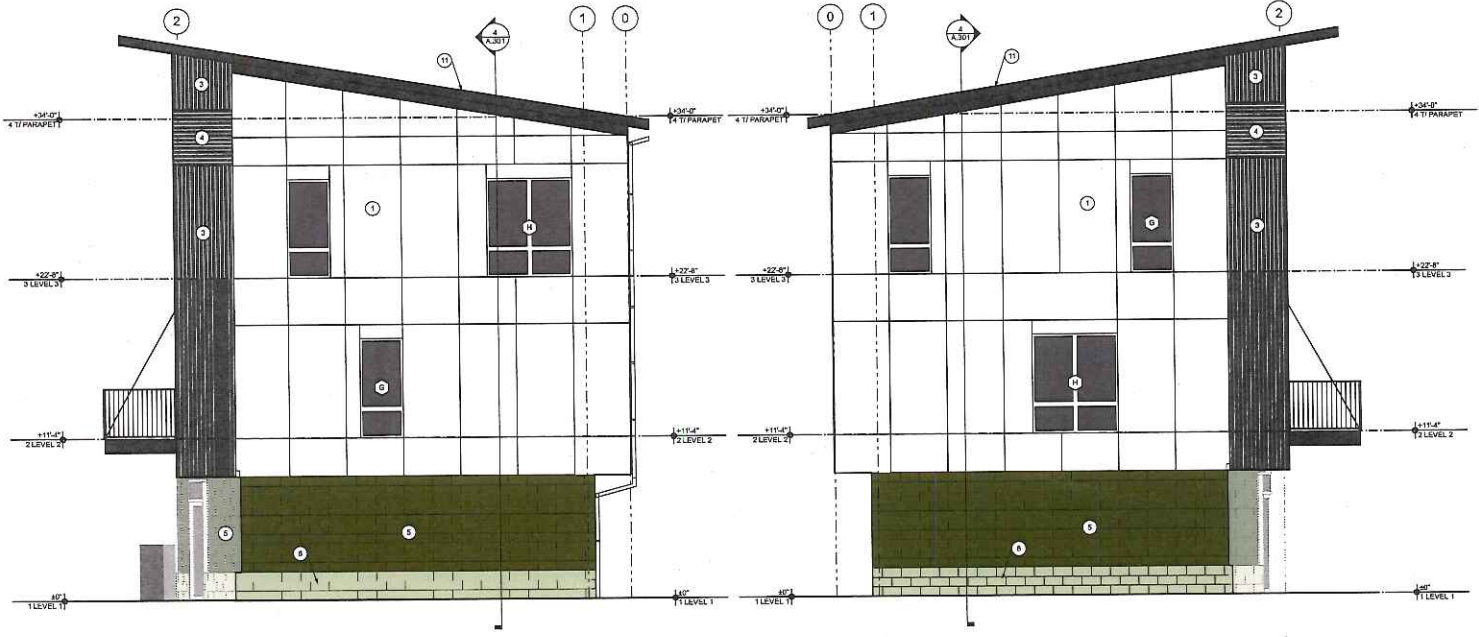
EXTERIOR MATERIAL LEGEND

-  VERTICAL METAL PANEL
-  HORIZONTAL METAL PANEL
-  CEMENT BOARD 1
-  CEMENT BOARD 2
-  WARM METAL PANEL
-  MASONRY VENEER 1
-  MASONRY VENEER 2
-  BURNISHED BLOCK
-  BURNISHED BLOCK

GENERAL NOTES

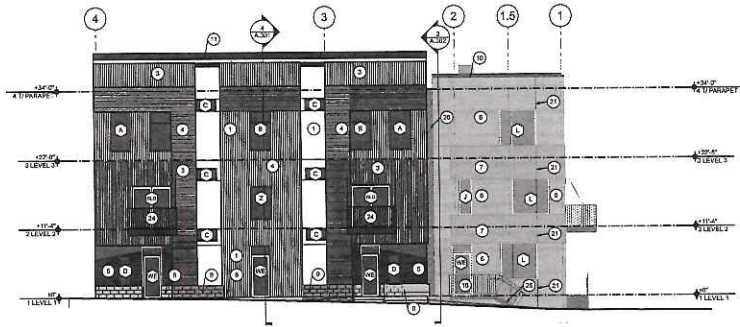
1. ARCHITECTURAL 0'-8" = 23.33 CIVIL FFE.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEAMING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE PAINTED WOOD BASE UNLESS NOTED OTHERWISE.
6. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
7. REFER TO A.501 FOR WINDOW TYPES.
8. REFER TO A.501 FOR DOOR TYPES.
9. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
10. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
11. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.
12. ALL BEARING ELEVATIONS ARE LOCATED ON STRUCTURAL DRAWINGS.

PRELIMINARY - NOT FOR CONSTRUCTION

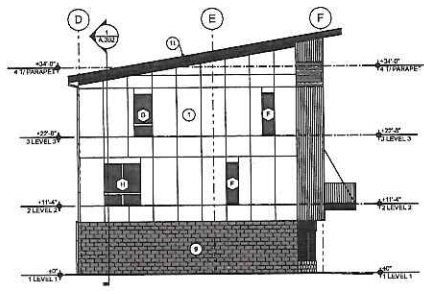


2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

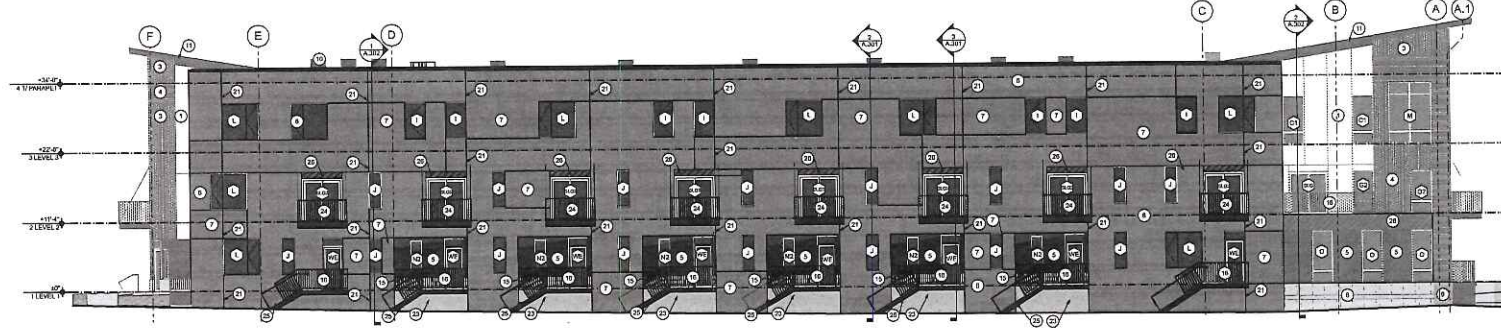
1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



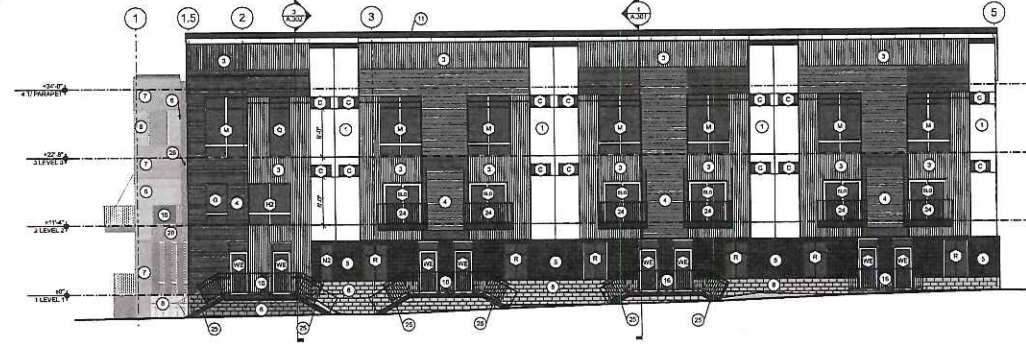
5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



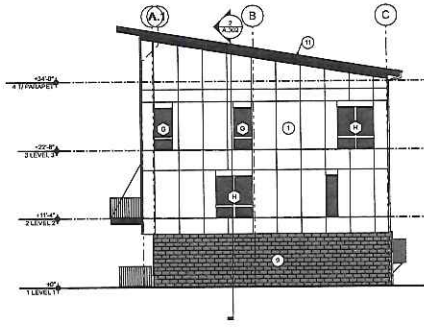
4 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. FIBER CEMENT PANELS - FC01
2. FIBER CEMENT PANELS - FC02
3. METAL PANEL 1 - MP1
4. METAL PANEL 2 - MP2
5. METAL PANEL 3 - MP3
6. MASONRY VENEER 1 - BV01
7. MASONRY VENEER 2 - BV02
8. MASONRY VENEER 3 - BV03
9. MASONRY VENEER 4 - BV04
10. PREFINISHED COPING CAPRI SEE A.200
11. PREFINISHED COPING COPING SEE A.200
12. PREFINISHED COPING CAPRI SEE A.200
13. CONCRETE SLAB - ST00P - REFER TO CIVIL
14. CONCRETE LINT
15. ALUMINUM GUARDRAIL WITH 3/4" PICKETS
16. STEEL GUARDRAIL WITH 3/4" PICKETS
17. PREFINISHED METAL GUTTER AND DOWNPOUT
18. GARAGE DOOR
19. PREFINISHED METAL SCUFFERS
20. SPRINK BRUNCLES WITH ICE AND WATER B-SHIELD UNDERLAMENT
21. MASONRY EXPANSION JOINT
22. PROPERTY LINE
23. CONCRETE STEM WALL
24. PRE MANUFACTURED ENGINEERED ALUMINUM BALCONY WITH PICKET GUARDRAIL
25. STEEL SPAN AND LANDING
26. BRICK METAL RISAL STIFF

EXTERIOR MATERIAL LEGEND

| | |
|--|------------------------|
| | VERTICAL METAL PANEL |
| | HORIZONTAL METAL PANEL |
| | CEMENT BOARD 1 |
| | CEMENT BOARD 2 |
| | WAVE METAL PANEL |
| | MASONRY VENEER 1 |
| | MASONRY VENEER 2 |
| | BURNISHED BLOCK |
| | UNBURNISHED BLOCK |

GENERAL NOTES

1. ARCHITECTURAL 8'-0" x 21'-0" CIVIL P/E
2. INTERIOR DIMENSIONS ARE TO FACE OF STUDY (ON) UNLESS OTHERWISE NOTED OTHERWISE
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUDY UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS
4. ALL GYW WALLS AND CEILING TO BE PAINTED UNLESS NOTED OTHERWISE
5. ALL GYW WALLS TO HAVE PAINTED WOOD BASE UNLESS NOTED OTHERWISE
6. REFER TO A.201 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION
7. REFER TO A.201 FOR WINDOW TYPES
8. REFER TO A.201 FOR DOOR TYPES
9. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF FINISHING ABOVE
10. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL
11. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND GENERAL
12. ALL BEARING ELEVATIONS ARE LOCATED ON STRUCTURAL DRAWINGS

GNITSHOT
 ARCHITECTURE
11 MANHATTAN
100 WEST 40TH STREET, NEW YORK, NY 10018

12TH & TUTTLE BUILDING 12A

PRELIMINARY - NOT FOR CONSTRUCTION

2017.12
10:02
2018.03.01

BUILDING ELEVATIONS

A.201










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ELEVATION KEYNOTES

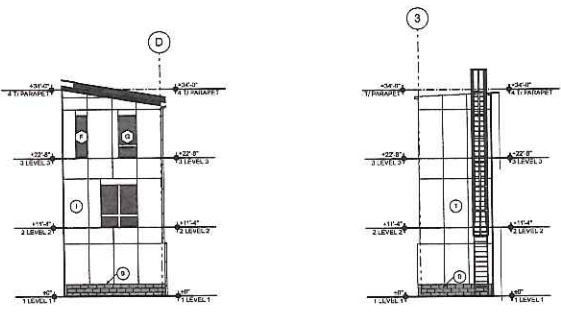
1. FIBER CEMENT PANELS - FCB1
2. FIBER CEMENT PANELS - FCB2
3. METAL PANEL 1 - MP1
4. METAL PANEL 2 - MP2
5. METAL PANEL 3 - MP3
6. MASONRY VENEER 1 - BV1
7. MASONRY VENEER 2 - BV2
8. MASONRY VENEER 3 - BV3
9. MASONRY VENEER 4 - BV4
10. 1/8" RILL INCHES COPING CAPRI. SEE A.XXX
11. PREFINISHED COPING CAPRI. SEE A.XXX
12. PREFINISHED COPING CAPRI. SEE A.XXX
13. CONCRETE STAIR - STOOD - REFER TO CIVIL
14. CONCRETE LIFT
15. ALUMINUM QUARTERAL WITH 3/4" PICKETS
16. STEEL QUARTERAL WITH 3/4" PICKETS
17. PRE-FINISHED METAL GUTTER AND DOWNSPOUT
18. GARAGE DOOR
19. PRE-FINISHED METAL SCOFFER
20. APPROX 2" BRICKS WITH ICE AND WATER SHEILD UNDERLAMENT
21. MASONRY BRICKWORK JOINT
22. PROPERTY LINE
23. CONCRETE STEEL WALL
24. PRE MANUFACTURED ENGINEERED ALUMINUM BALCONY WITH PICKET GUARDRAIL
25. STEEL BEAM AND LANDING
26. BRICK METAL BECAL STRIP
- A = ALIGN

EXTERIOR MATERIAL LEGEND

-  VERTICAL METAL PANEL
-  HORIZONTAL METAL PANEL
-  CEMENT BOARD 1
-  CEMENT BOARD 2
-  WARM METAL PANEL
-  MASONRY VENEER 1
-  MASONRY VENEER 2
-  BURNISHED BLOCK
-  BURNISHED BLOCK

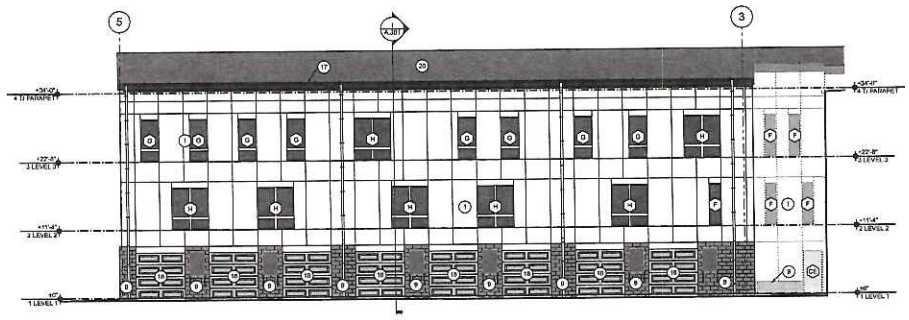
GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 3/16" CIVIL 1/8"
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE OF CORNER) - CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENING.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENING.
4. ALL GIRD WALLS AND CEILING TO BE PAINTED UNLESS NOTED OTHERWISE.
5. ALL CIVIL WALLS TO HAVE PAINTED WOOD BARE UNLESS NOTED OTHERWISE.
6. REFER TO A-201 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
7. REFER TO A-201 FOR WINDOW TYPES
8. REFER TO A-201 FOR DOOR TYPES.
9. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SLABING ABOVE.
10. CEILING HEIGHTS ARE INDICATED OFF OF ABOVE FLOOR LEVEL.
11. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPES AND DETAILS.
12. ALL BEARING ELEVATIONS ARE LOCATED ON STRUCTURAL DRAWINGS.

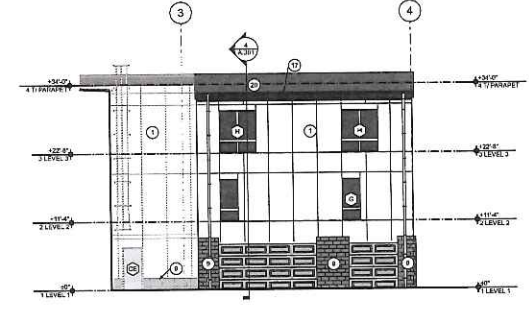


4 NORTH COURTYARD ELEVATION
 SCALE: 1/8" = 1'-0"

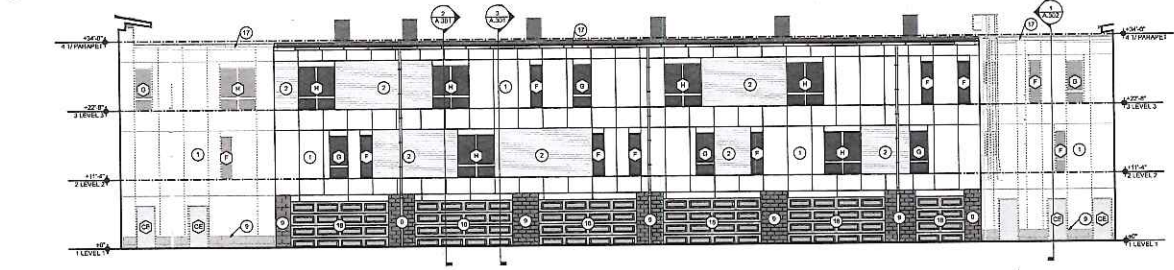
5 EAST COURTYARD ELEVATION
 SCALE: 1/8" = 1'-0"



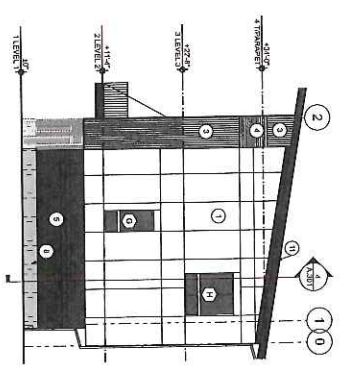
2 EAST PARKING LOT ELEVATION
 SCALE: 1/8" = 1'-0"



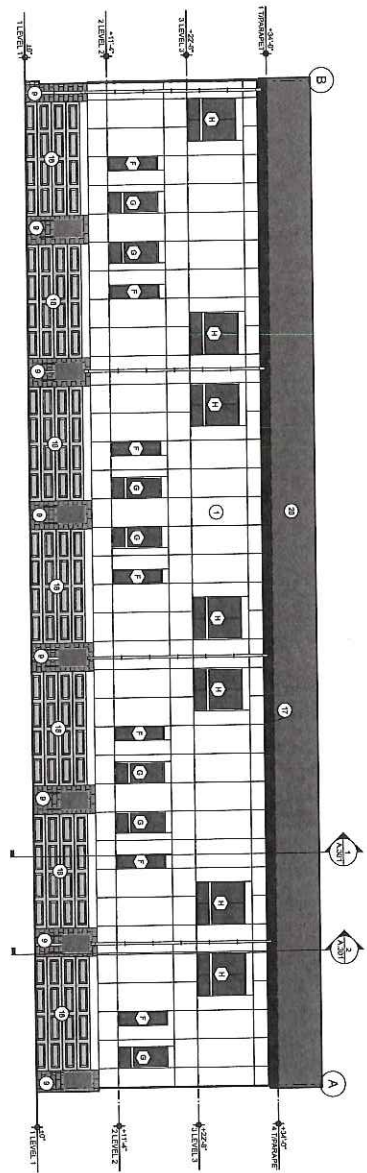
3 WEST PARKING LOT ELEVATION
 SCALE: 1/8" = 1'-0"



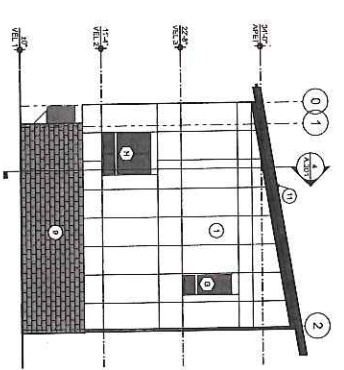
1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



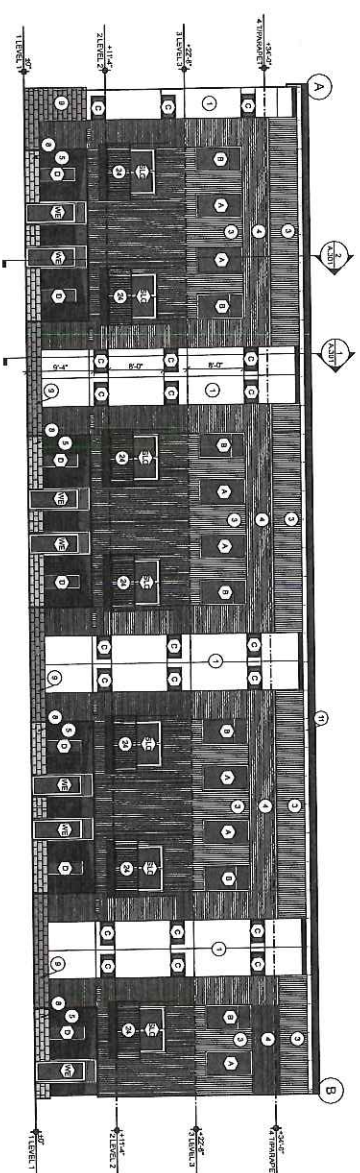
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

- ELEVATION KEYNOTES
1. FABRI CEMENT PANELS - FCB1
 2. FABRI CEMENT PANELS - FCB2
 3. FABRI CEMENT PANELS - FCB3
 4. METAL PANELS - 1875
 5. METAL PANELS - 1875
 6. MASONRY VENEER 1 - 3/8" X 6"
 7. MASONRY VENEER 2 - 3/8" X 6"
 8. MASONRY VENEER 3 - 3/8" X 6"
 9. MASONRY VENEER 4 - 3/8" X 6"
 10. MASONRY VENEER 5 - 3/8" X 6"
 11. MASONRY VENEER 6 - 3/8" X 6"
 12. MASONRY VENEER 7 - 3/8" X 6"
 13. CONCRETE FINISH - STUCCO - REFER TO CIVIL
 14. ALUMINUM QUADROCK WITH 3/4" PROFILES
 15. PRE-FINISHED METAL SCUPPER
 16. PRE-FINISHED METAL SCUPPER
 17. ASPHALT FINISHES WITH ICE AND WATER SHIELD
 18. PROPERTY LINE
 19. PROPERTY LINE
 20. PROPERTY LINE
 21. PROPERTY LINE
 22. PROPERTY LINE
 23. CONCRETE RETAIN WALL
 24. PRE-FINISHED METAL SCUPPER
 25. STEEL DRAIN AND LANDING
 26. BRICK METAL INVUAL STRIP
 27. BRICK METAL INVUAL STRIP
 28. BRICK METAL INVUAL STRIP
 29. BRICK METAL INVUAL STRIP
 30. BRICK METAL INVUAL STRIP
 31. BRICK METAL INVUAL STRIP
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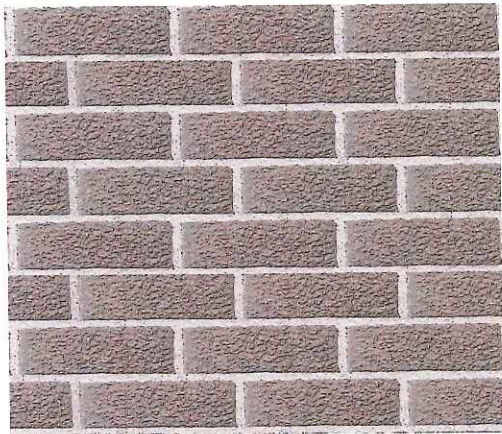
- EXTERIOR MATERIAL LEGEND
- VERTICAL METAL PANEL
 - HORIZONTAL METAL PANEL
 - CEMENT BOARD 1
 - CEMENT BOARD 2
 - VJWA METAL PANEL
 - MASONRY VENEER 1
 - MASONRY VENEER 2
 - BURNISHED BRICK
 - BURNISHED BRICK
 - BURNISHED BRICK

GENERAL NOTES

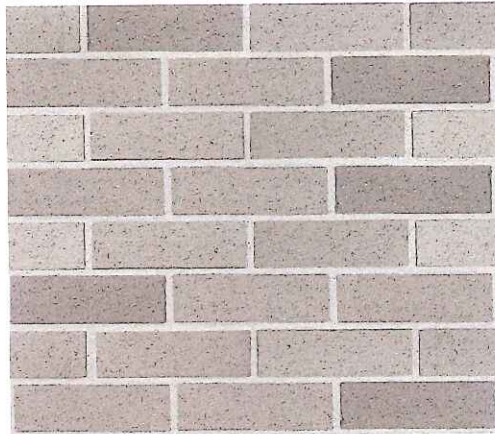
1. ARCHITECTURAL 1/8" = 1/8" ON CML LINE
2. FABRI CEMENT PANELS TO BE SET IN ONE OF THE THREE FABRI CEMENT WEDGES UNLESS NOTED OTHERWISE
3. FABRI CEMENT PANELS TO BE SET IN ONE OF THE THREE FABRI CEMENT WEDGES UNLESS NOTED OTHERWISE
4. ALL FABRI CEMENT PANELS TO BE SET IN ONE OF THE THREE FABRI CEMENT WEDGES UNLESS NOTED OTHERWISE
5. ALL FABRI CEMENT PANELS TO BE SET IN ONE OF THE THREE FABRI CEMENT WEDGES UNLESS NOTED OTHERWISE
6. REFER TO FABRI CEMENT WEDGES FOR MASONRY VENEER
7. REFER TO FABRI CEMENT WEDGES FOR MASONRY VENEER
8. ALL EXTERIOR WALLS TO EXTEND TO FINISH OF GRADE OR FINISH OF FOUNDATION
9. REFER TO FABRI CEMENT WEDGES FOR MASONRY VENEER
10. REFER TO FABRI CEMENT WEDGES FOR MASONRY VENEER
11. ALL SITE WORK NOTICED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF REQUIREMENTS
12. ALL EXTERIOR WALLS TO BE FINISHED UNLESS NOTED OTHERWISE
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BAC

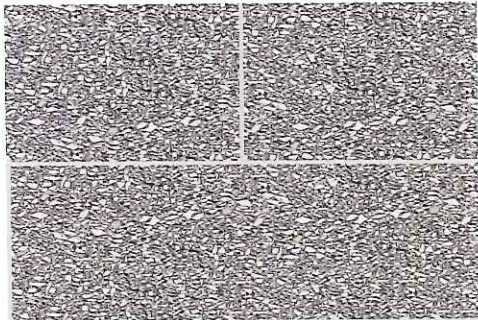
EXTERIOR MATERIALS



ABOVE - ACCENT MASONRY - TEXTURED GRAY BRICK



ABOVE - FIELD MASONRY - SMOOTH GRAY BRICK WITH MULTIPLE COLORS IN MIX

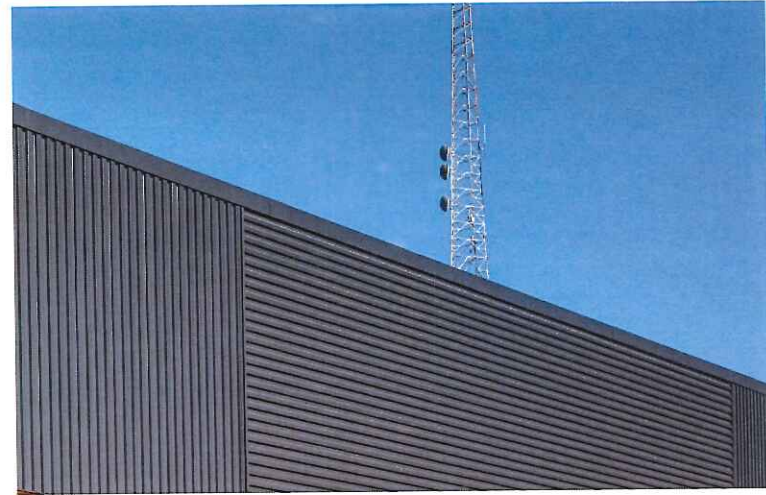


ABOVE - MASONRY BASE - GRAY BURNISHED BLOCK



ABOVE - MASONRY BASE - BEIGE BURNISHED BLOCK

NOT SHOWN - 'ARCTIC WHITE' CEMENT BOARD

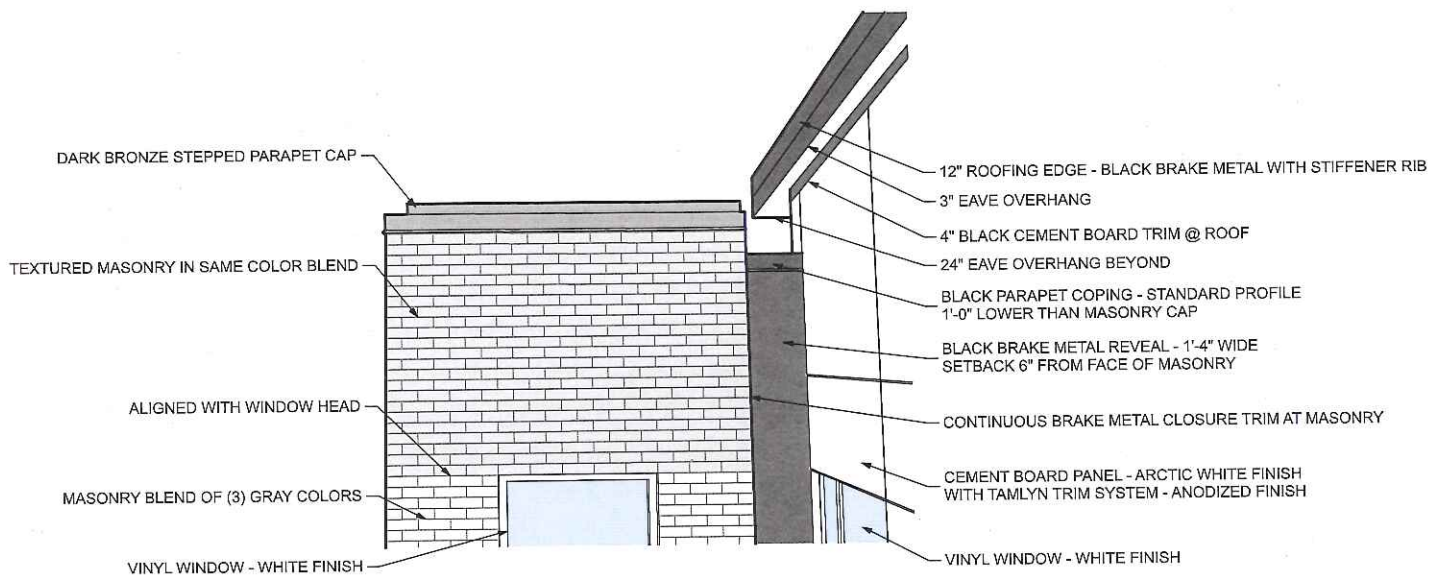


ABOVE - VERTICAL AND HORIZONTAL METAL PANEL - BLACK S-DECK PROFILE



LEFT - WARM MATERIAL - BRONZE ANODIZED METAL TILE

JWC



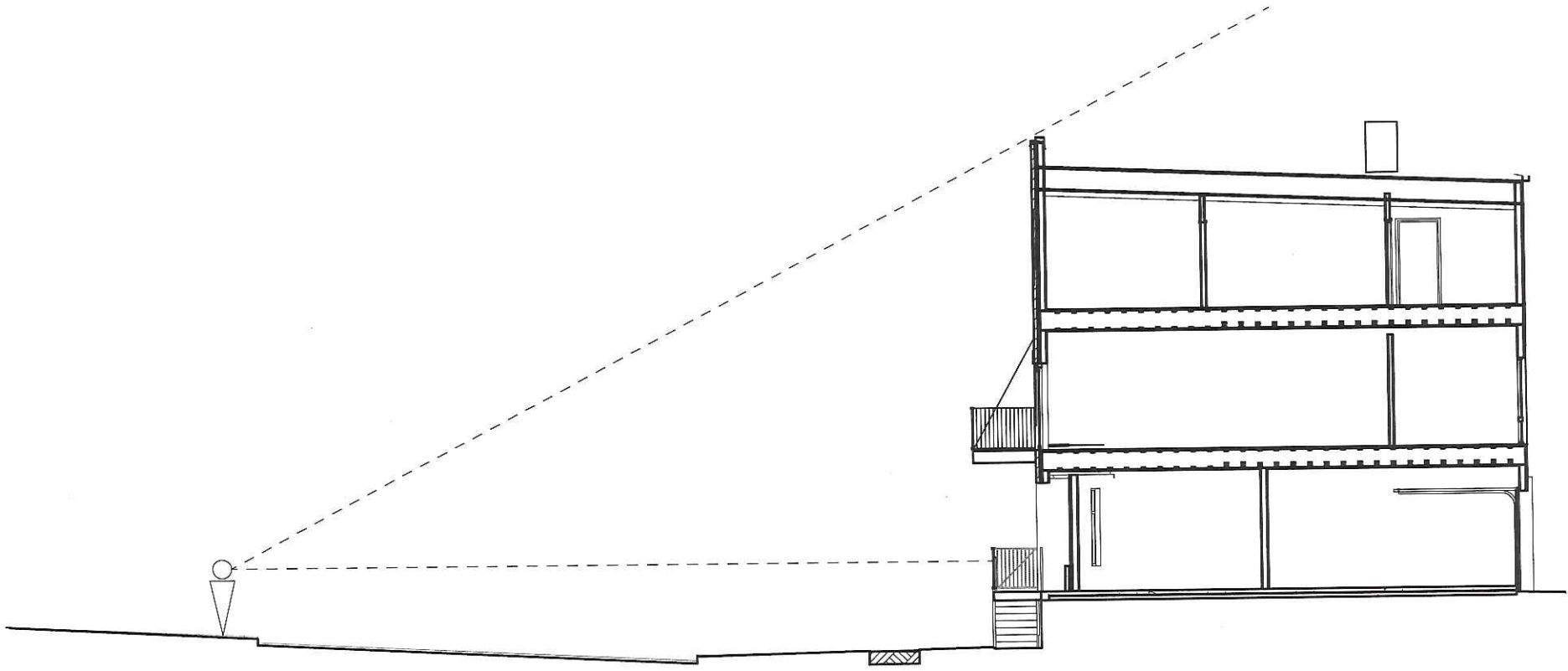
MASONRY TO CEMENT BOARD MASS

JAC



TUTTLE STREET ENTRY

34C



34C