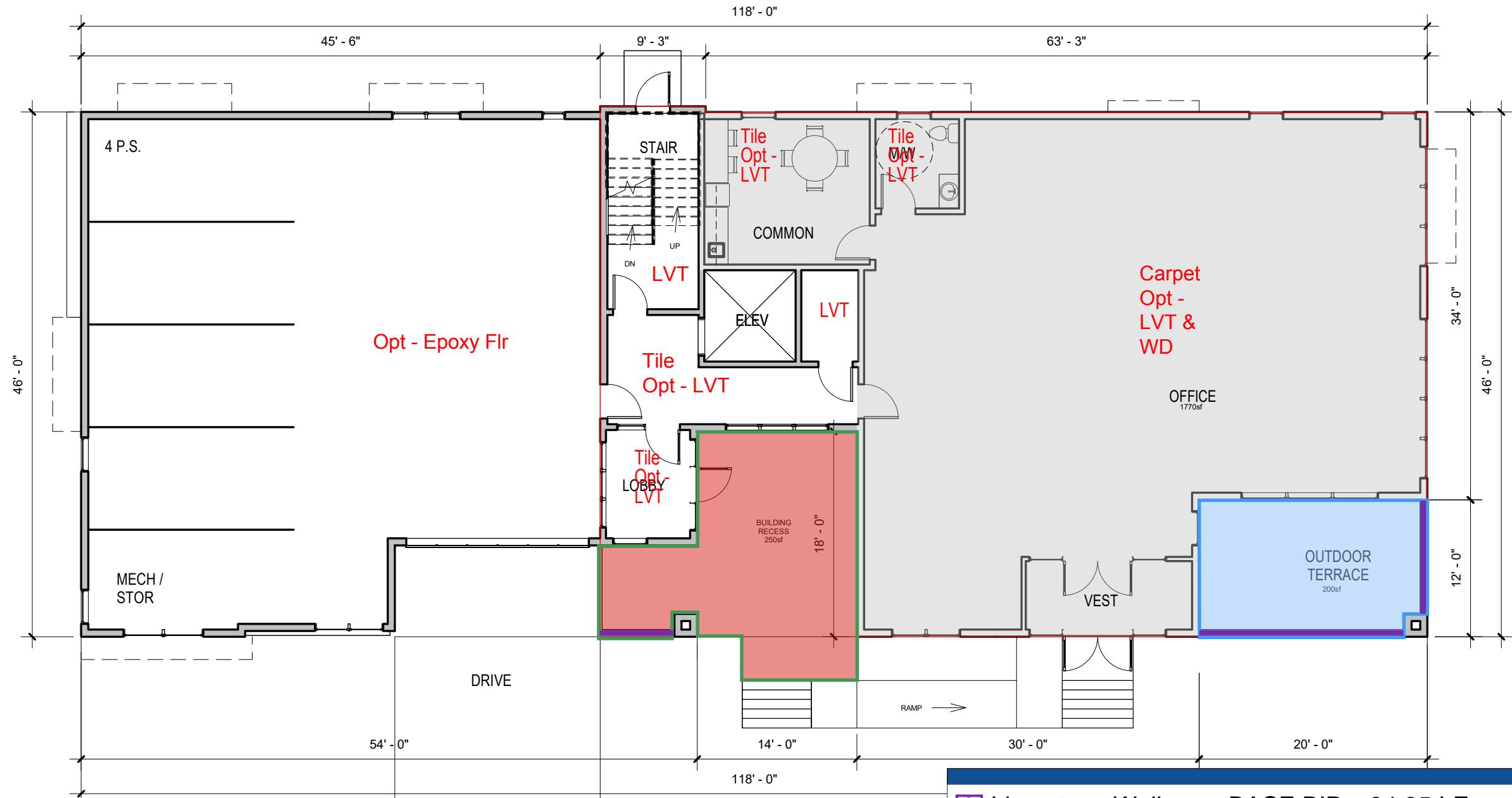


11.23.22

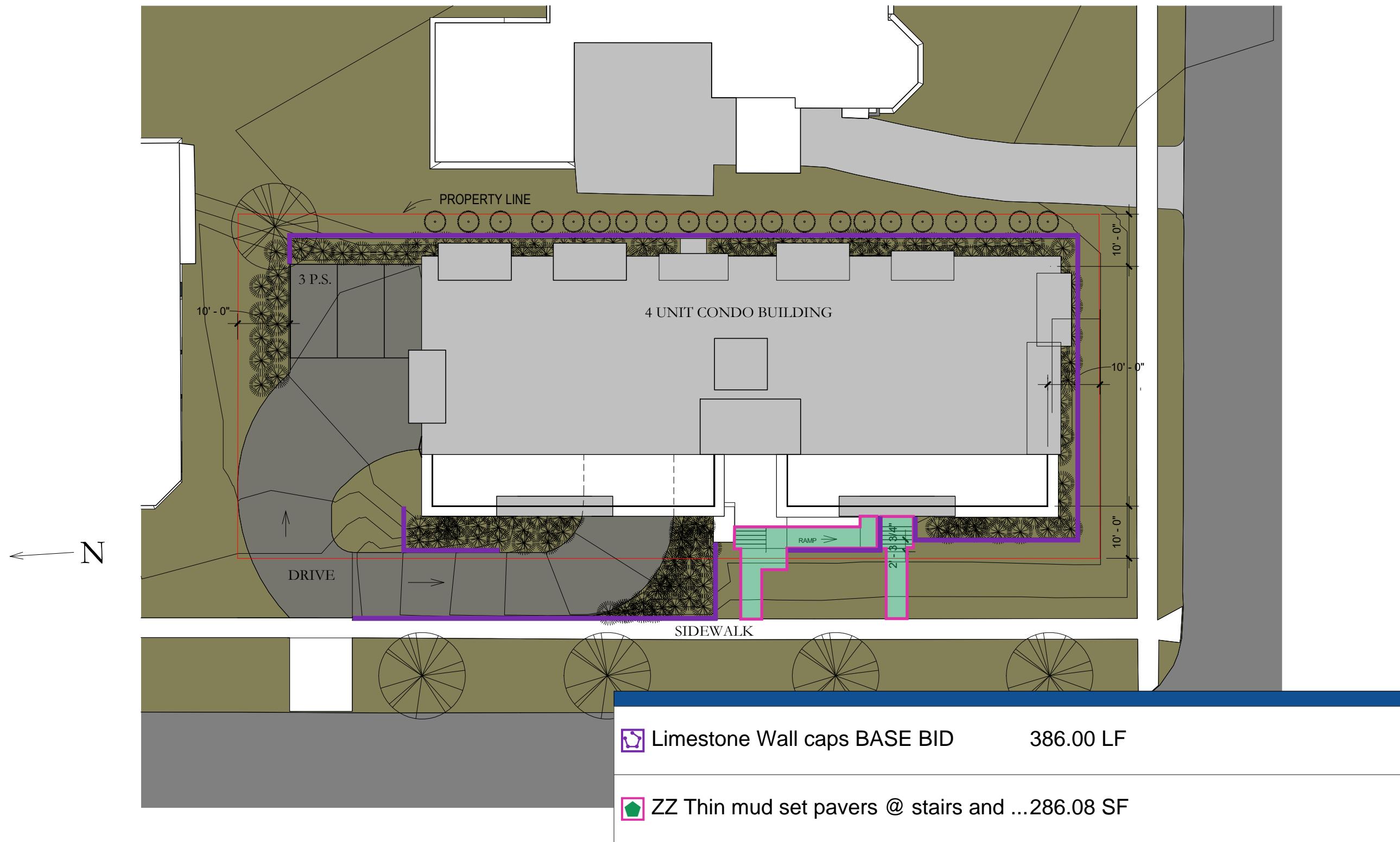


### MAIN LEVEL BUILDING PL

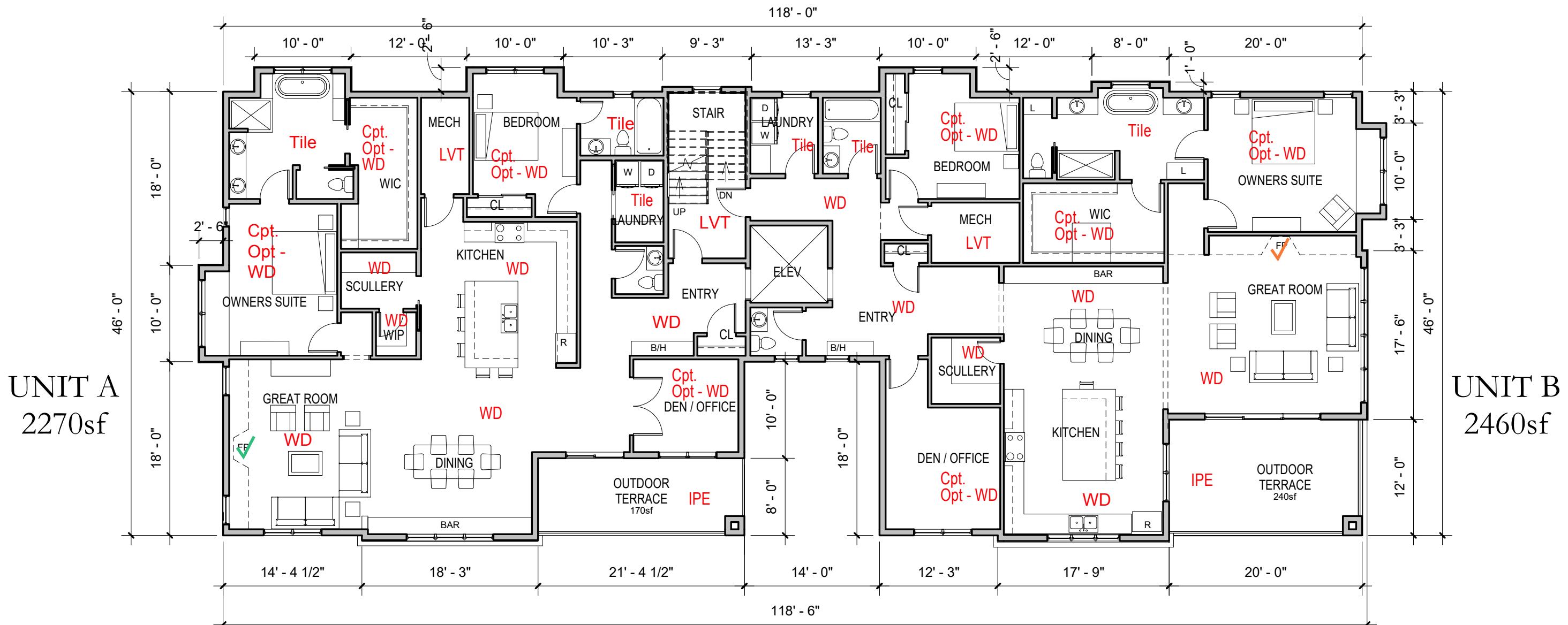
SCALE: 3/32"=1'-0"

47

11.23.22

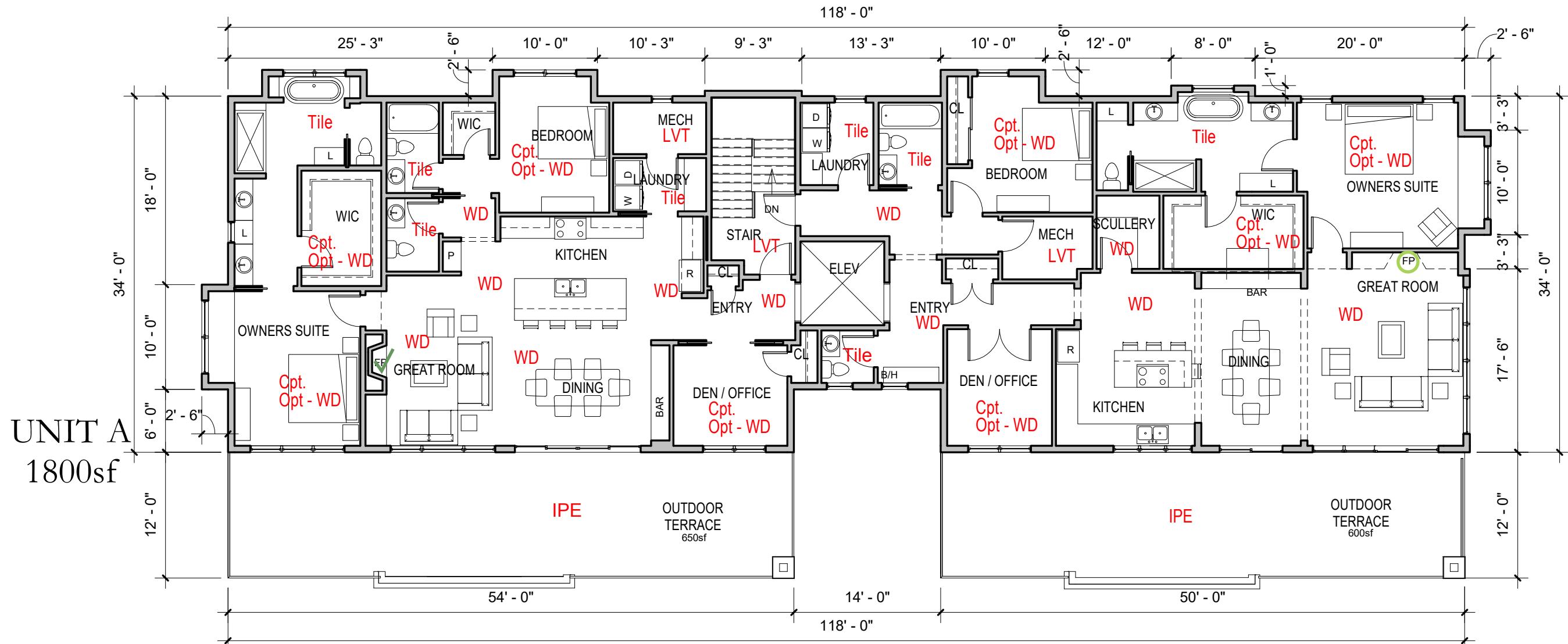


11.10.22



- |   |      |
|---|------|
| <input checked="" type="checkbox"/> ZZFireplace - Unit 1 (BASE BID) | 1 EA |
| <input checked="" type="checkbox"/> ZZFireplace - Unit 2 (BASE BID) | 1 EA |

4.26.22



ZZFireplace - Unit 3 (BASE BID) 1 EA

ZZFireplace - Unit 4 (BASE BID) 1 EA

### THIRD LEVEL BUILDING PLAN

SCALE: 3/32"=1'-0"

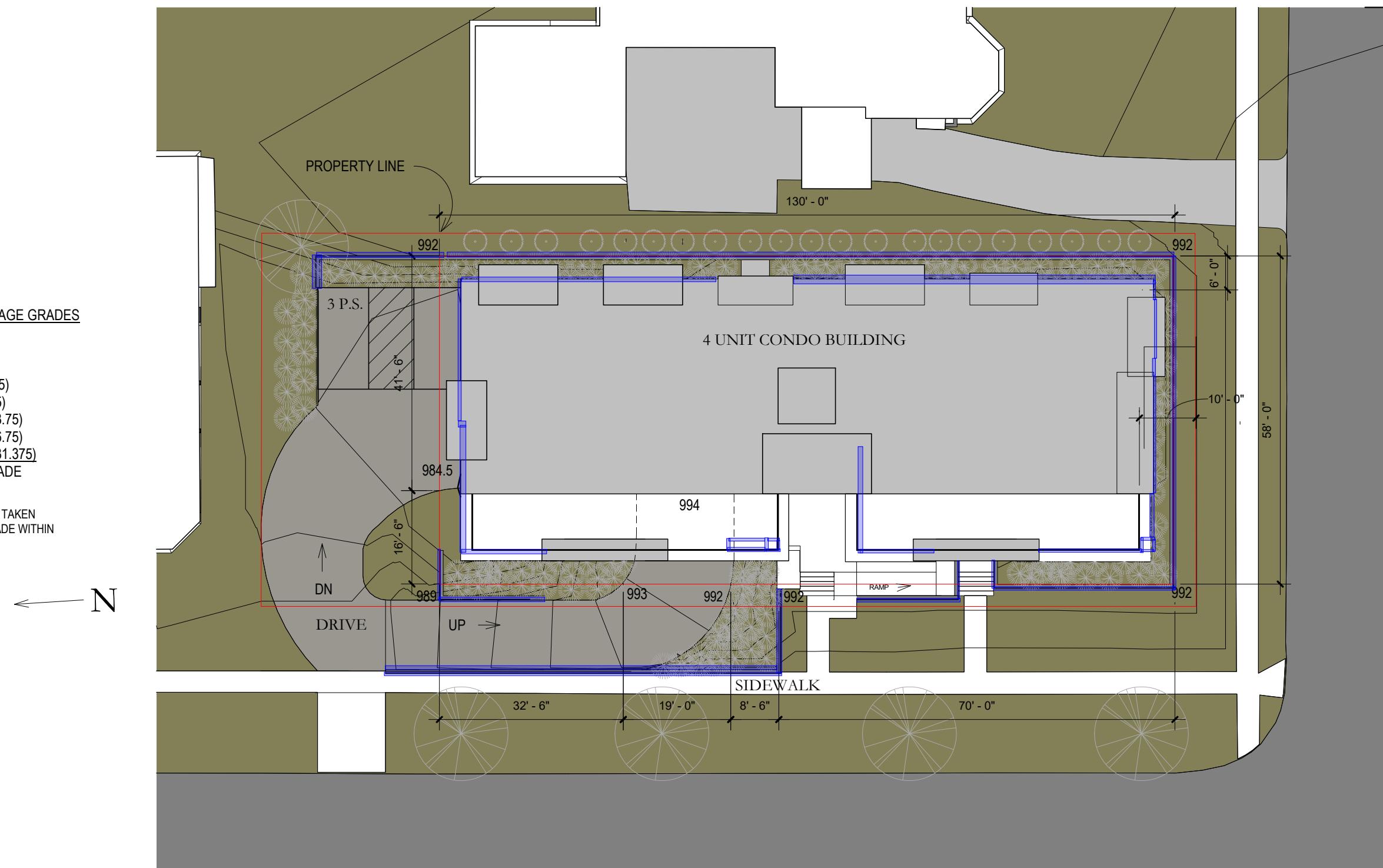
4070 GSF

5.16.22

PROPOSED AVERAGE GRADES

130' @ 992 (11960)  
58' @ 992 (5336)  
70' @ 992 (6440)  
8.5' @ 992.5 (786.25)  
19' @ 993.5 (1776.5)  
32.5' @ 991.5 (2973.75)  
41.5' @ 984.5 (3506.75)  
16.5' @ 986.75 (1431.375)  
991 AVERAGE GRADE

\*EACH DIMENSION IS TAKEN  
AS AN AVERAGE GRADE WITHIN  
THAT DIMENSION



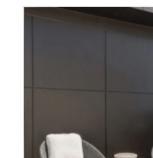
SITE PLAN - PROPOSED GRADES

SCALE: 1"=20'-0"

11.23.22



## MATERIAL SELECTIONS



HARDIE SMOOTH PANEL  
SW7069 IRON ORE



HARDIE SMOOTH PANEL  
SW7005 PURE WHITE



CUT STONE, CORONADO URBANA SMOOTH - SMOKE



STONE



BLACK SHEET METAL ROOFING



BLACK METAL RAILING



BOARD SIDING  
SW6258 TRICORN BLACK

11.23.22



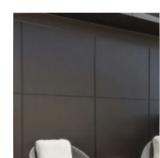
## GARAGE SIDE ELEVATION

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

Rtn

## MATERIALS

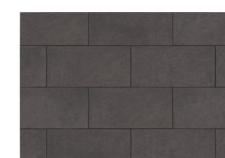
	Coronado manuf. stone BASE BID	48.89 SF
	Limestone Band BASE BID	92.24 LF
	Thin Stone Veneer BASE BID	1,019.62 SF
	ZZThin stone corner LF (BASE BID)	9.29 LF



HARDIE SMOOTH PANEL  
SW7069 IRON ORE



HARDIE SMOOTH PANEL  
SW7005 PURE WHITE



CUT STONE, CORONADO URBANA SMOOTH - SMOKE



STONE



BLACK SHEET METAL ROOFING



BLACK METAL RAILING



BOARD SIDING  
SW6258 TRICORN BLACK

11.23.22

## Bid Scope Outline

**Location:** Exterior cladding location per plan. (*BASE BID*)

- Thin-Stone Veneer per Architectural drawings. Provide square foot price for add/deduct of stone at exterior walls.

**Height:** (*BASE BID*)

- Masonry Contractor is to install stone to height Per Plan
- Masonry Contractor is to consult the General contractor on material selections and start and stop points

**Pattern:** (*BASE BID*)

- Random or per-plan Elevations

**Address Stone:** (*OPTION*)

- Option address stone

**Manufacture:** (*BASE BID*)

- \$15/SF materials allowance, \$18/LF materials allowance for corners.

**Mortar:** (*BASE BID*)

- Standard Gray Color Type S

**Joint Size:** (*BASE BID*)

- 3/8" brushed clean.

**Installation.** (*BASE BID*)

- Provide and install stone according to the manufacturer's specifications using mortared, scratch-coat, metal lath, weather-resistant barrier, and flashing method with weep screed according to code.
- Exterior masonry shall be installed over a double layer 60lb paper, metal lath, and base scratch coat.

**Sure-Cavity or Mortar:** (*BASE BID*)

- Drain mat or similar must be installed behind all masonry products.

**Weep:** (*BASE BID*)

- Provide and install weep screed 6" above grade, at all lintels and sills and any flashings.
- Above locations other than the foundation (windows, arches, openings, etc.) provide and install vinyl flashing pans and flashing channels as necessary to carry moisture to sides and away from such openings.
- Masonry weep holes are required above flashing in masonry cavity wall construction.
- Weep holes to be located in the head joints immediately above the flashing and spaced at 16" on-center.

**Flashing:** (*BASE BID*)

- Subcontractors are responsible for all integral flashing associated with all stonework.
- Adhere to "best practices for flashing details" and current building codes.

### Exterior & Interior Cut Stone Components:

**Scope:** (*BASE BID*)

## Bid Scope Outline

- Per Plan. Install and cement all components with proper stainless-steel fasteners as recommended by the supplier.

### Flashing: *(BASE BID)*

- Masonry Contractors are responsible for all integral flashing associated with all stonework.
- Adhere to “best practices for flashing details” and current building codes.

### Brick: *(BASE BID)*

- Per Plan

### Cut Stone Sills: *(BASE BID)*

- **Locations:** Per Plan
- **Thickness:** 2.5"
- **Material Type:** 2.5" Indiana Limestone with 1- 1-1/2" overhang.
- **Edge Detail:** Rock Face – verify before ordering
- **Chimney Cap:** Per plan
- **Column Base Tops:** 2.5" Indiana Limestone Sill
- **Interior Fireplaces Hearths:** Indiana Limestone
- **Deck Post Caps:** Per Plan

### Exterior Thin-Set Paving Stone: *(OPTION)*

- Mortar set Stone paver overlay with pricing per location. *(OPTION)*
- Per Plan
  - ML Outdoor Terrace
  - ML Front Entry
  - ML Stairs & Sidewalk

### Interior Stone Veneer: *(Allowance - \$TBD)*

Designs to be determined – \$5,000.00 allowance per fireplace included.

- **Locations:** *(BASE BID)* Per Plan – fireplaces in Units 1-4 Great Rooms

### Exterior Finish Siding, Soffit, Fascia, and Materials:

The siding contractor will supply and install all exterior trim materials and labor including siding, fascia, frieze boards, exterior window trim, install metal window extensions if needed, pergola, columns, deck posts, finish decking, wood railing cap, deck treads, and risers, 1x post wrap on exterior posts and all flashing per plan. Include 1x6 V-Groove paint-grade material on all covered ceilings.

### Soffit, Fascia, Exterior Trim, Siding:

#### House Wrap: *(BASE BID)*

- *Siding contractor to include a price to provide and install “drain-style” like Tyvek® DrainWrap™*