

APPLY MEANS AND METHODS TO CAUSE THE LEAST AND MINIMUM AMOUNT OF DISTURBANCE TO EXISTING STONE VENEER, PROVIDE A 1 1/4" DEEP GROOVE INTO THE EXISTING STONE VENEER, ABOVE THE LEDGER BOARD. GROOVE SHOULD HAVE A SLIGHT UPWARD SLANT INTO THE WALL TO LOCK FLASHING INTO PLACE AND PREVENT WATER FROM POOLING INSIDE CUT.

INSTALL CONTINUOUS SEALANT & 24 GA. STAINLESS STEEL, HEAVY DUTY REGLET METAL FLASHING WITH DRIP EDGE IN STONE CUT. ENSURE GAP IS CLEANED AND DRY BEFORE INSTALLING FLASHING AND SEALANT. PROVIDE A SMALL HEM/WEDGE ON THE UPPER EDGE OF THE FLASHING AND SLIDE/INSERT EDGE INTO CUT LINE OF EXISTING STONE VENEER TO SECURE IN PLACE. FORM REGLET AT EDGE OF CUT LINE TO NOT CREATE A LEDGE. EXTEND FLASHING DOWN AND OUT OVER BLOCKING. SEAL GAP BETWEEN FLASHING AND STONE BY PROVIDING A CONTINUOUS HIGH-QUALITY ADHESIVE EXTERIOR POLYURETHANE OR SILICONE MASONRY CAULKING.

SECURE FLASHING W/ QUALIFIED OXIDANT-RESISTANT 'TYPE' 316 FASTENERS OR COATED MASONRY FASTENERS WITH RUBBER WASHER 24" O.C. APPLY SEALANT AS REQ'D. VERIFY FASTENERS/ANCHORS ARE GALVANIC COMPATIBLE WITH FLASHING MATERIAL TO PREVENT GALVANIC CORROSION.

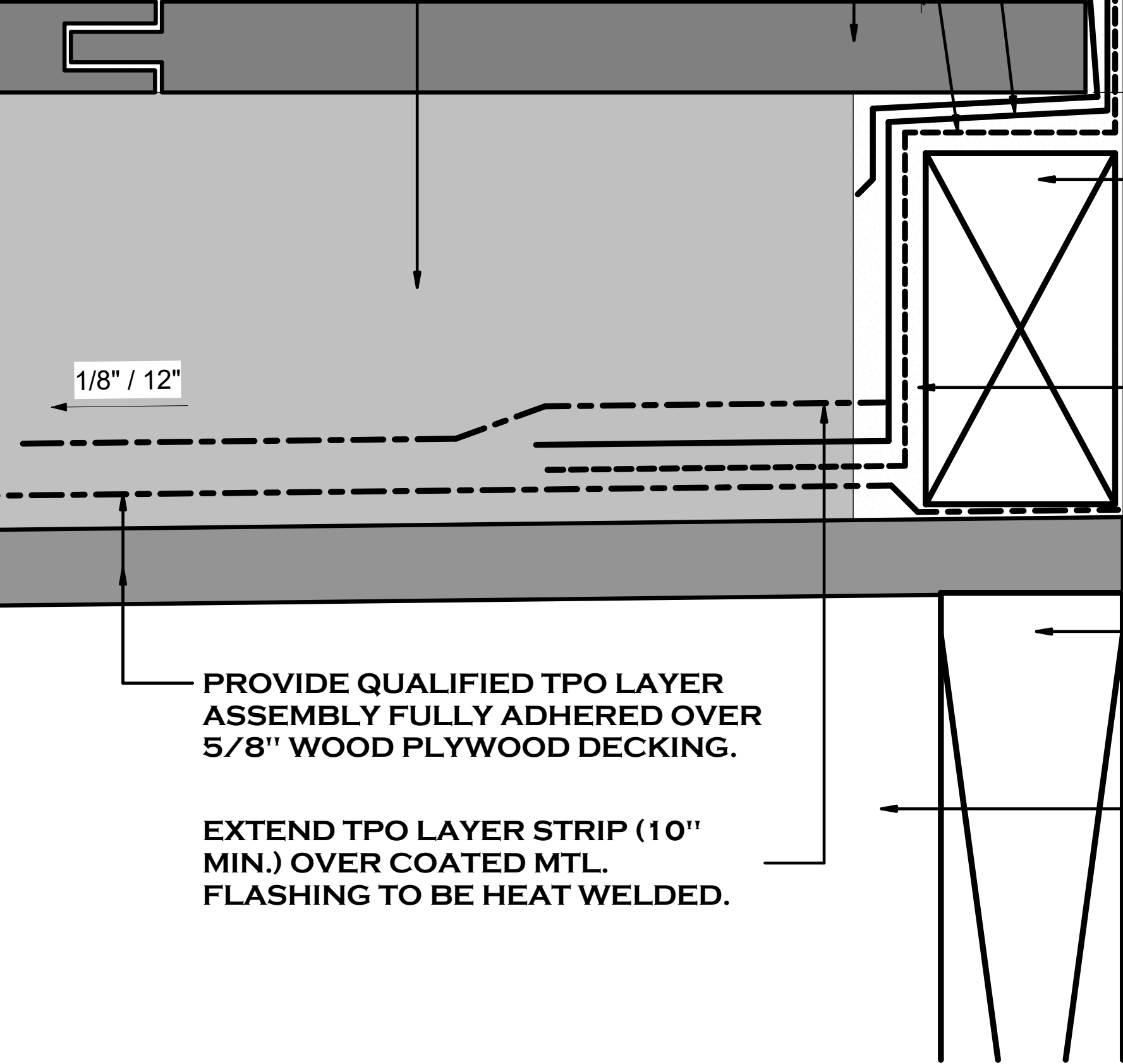
CONTINUOUS BEAD OF URETHANE SEALANT AT COATED MTL. FLASHING BEHIND REGLET FLASHING.

INSTALL COATED METAL FLASHING UP VERTICAL WALL AND OVER WATERPROOF MEMBRANE, FASTENED TO MASONRY W/ QUALIFIED MASONRY FASTENERS. EXTENDED DOWN AND OUT OVER THE TOP OF BLOCKING AND OVER TPO.

APPLY SELF-ADHERING WATERPROOF MEMBRANE TAPE (ICE & WATER SHIELD) OVER P.T. BLOCKING, (UNDERNEATH FLASHING) AND OVER TPO.

PROVIDE 1X COMPOSITE WOOD DECKING OVER WEATHER TREATED TAPERED 2X6 SLEEPERS.

TAPERED 2X6 PRESSURE TREATED SLEEPERS OR COMPOSITE-FIBERGLASS LUMBER OVER INDUSTRIAL TPO ROOF ASSEMBLY. DO NOT PENETRATE TPO LAYER. PROVIDE BLOCKING/BRIDGING BETWEEN SLEEPERS FOR FRAME STABILITY. DO NOT DAMAGE FLASHING ASSEMBLY WHEN LAYING DOWN SLEEPERS.



EXISTING EXTERIOR STONE VENEER WALL TO REMAIN. THICKNESS OF EXISTING STONE IS 12'-16"

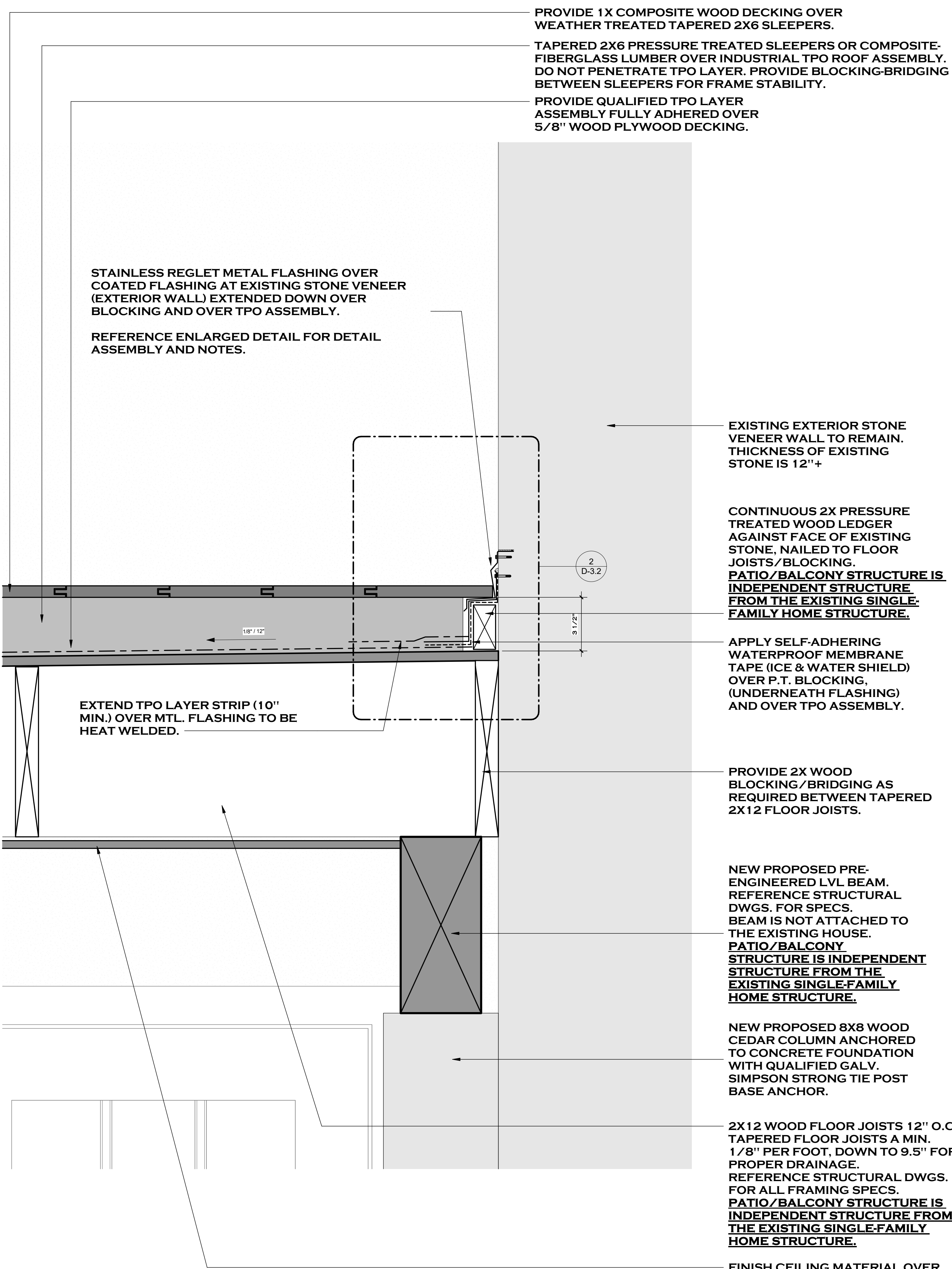
COATED MASONRY FASTENER WITH RUBBER WASHER 24" O.C. APPLY SEALANT AS REQUIRED.

CONTINUOUS 2X PRESSURE TREATED WOOD LEDGER AGAINST FACE OF EXISTING STONE, NAILED TO FLOOR JOISTS/BLOCKING.

INDUSTRIAL TPO MATERIAL APPLIED VERTICALLY UP THE FACE AND OVER THE LEDGER.

PROVIDE 2X WOOD BLOCKING/BRIDGING AS REQUIRED BETWEEN TAPERED 2X12 FLOOR JOISTS.

2X12 WOOD FLOOR JOISTS 12" O.C. TAPERED FLOOR JOISTS A MIN. 1/8" PER FOOT, DOWN TO 9.5" FOR PROPER DRAINAGE. REFERENCE STRUCTURAL DRAWINGS FOR ALL FRAMING SPECS.



PROVIDE 1X COMPOSITE WOOD DECKING OVER WEATHER TREATED TAPERED 2X6 SLEEPERS.

TAPERED 2X6 PRESSURE TREATED SLEEPERS OR COMPOSITE-FIBERGLASS LUMBER OVER INDUSTRIAL TPO ROOF ASSEMBLY. DO NOT PENETRATE TPO LAYER. PROVIDE BLOCKING-BRIDGING BETWEEN SLEEPERS FOR FRAME STABILITY.

PROVIDE QUALIFIED TPO LAYER ASSEMBLY FULLY ADHERED OVER 5/8" WOOD PLYWOOD DECKING.

STAINLESS REGLET METAL FLASHING OVER COATED FLASHING AT EXISTING STONE VENEER (EXTERIOR WALL) EXTENDED DOWN OVER BLOCKING AND OVER TPO ASSEMBLY.

REFERENCE ENLARGED DETAIL FOR DETAIL ASSEMBLY AND NOTES.

EXISTING EXTERIOR STONE VENEER WALL TO REMAIN. THICKNESS OF EXISTING STONE IS 12"+

CONTINUOUS 2X PRESSURE TREATED WOOD LEDGER AGAINST FACE OF EXISTING STONE, NAILED TO FLOOR JOISTS/BLOCKING. PATIO/BALCONY STRUCTURE IS INDEPENDENT STRUCTURE FROM THE EXISTING SINGLE-FAMILY HOME STRUCTURE.

APPLY SELF-ADHERING WATERPROOF MEMBRANE TAPE (ICE & WATER SHIELD) OVER P.T. BLOCKING, (UNDERNEATH FLASHING) AND OVER TPO ASSEMBLY.

PROVIDE 2X WOOD BLOCKING/BRIDGING AS REQUIRED BETWEEN TAPERED 2X12 FLOOR JOISTS.

NEW PROPOSED PRE-ENGINEERED LVL BEAM. REFERENCE STRUCTURAL DWGS. FOR SPECS. BEAM IS NOT ATTACHED TO THE EXISTING HOUSE. PATIO/BALCONY STRUCTURE IS INDEPENDENT STRUCTURE FROM THE EXISTING SINGLE-FAMILY HOME STRUCTURE.

NEW PROPOSED 8X8 WOOD CEDAR COLUMN ANCHORED TO CONCRETE FOUNDATION WITH QUALIFIED GALV. SIMPSON STRONG TIE POST BASE ANCHOR.

2X12 WOOD FLOOR JOISTS 12" O.C. TAPERED FLOOR JOISTS A MIN. 1/8" PER FOOT, DOWN TO 9.5" FOR PROPER DRAINAGE. REFERENCE STRUCTURAL DWGS. FOR ALL FRAMING SPECS. PATIO/BALCONY STRUCTURE IS INDEPENDENT STRUCTURE FROM THE EXISTING SINGLE-FAMILY HOME STRUCTURE.

FINISH CEILING MATERIAL OVER STRUCTURAL FLOOR JOISTS. COORDINATE W/ OWNER.

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PROJECT DESCRIPTION:

INTERIM REVIEW ONLY.
PRELIMINARY DRAWING
FOR OWNER AND OHP
COORDINATION ONLY.
DOCUMENT INCOMPLETE,
NOT INTENDED FOR
PERMIT AND/OR
CONSTRUCTION

PROJECT:

2-STORY PATIO & WOOD DECK RESIDENTIAL ADDITION

134 EAST AGARITA AVENUE
SAN ANTONIO, TEXAS 78212

REVISIONS:

SHEET TITLE
**BALCONY FLASHING
@ EXISTING
EXTERIOR WALL -
STONE VENEER -
OPTION 1**

DATE

PROJECT NO.

DRAWN BY.

CHECKED BY.

SHEET NUMBER

D-3.2

PRELIMINARY DRAWINGS
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ENLARGED DETAIL @ WALL FLASHING

12" = 1'-0"

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FLASHING DETAIL @ FACE OF EXISTING EXTERIOR WALL -

3" = 1'-0"