



DESIGN INTENT · CONTRACTOR BRIEF · 14 OCT 2026

BANDS, WOOD AND FINISHES

What must be built, exactly as drawn: the gray bands, the wood volume, the columns, the railings and the four finishes.

BANDS MISSING

2

Garage · balcony

CORNERS TO TURN

3

Garage · balcony · roof

FINISHES

4

White · gray · wood · black

CHANGES W/O
APPROVAL

0

Written approval first

RULE

BUILD IT EXACTLY AS DRAWN.

All design is intentional. Do not alter without approval.

Diego Torres · Designer / Architect · Sightline

Two bands are missing

The gray C-frame has no bottom; the balcony has no band.



01

GARAGE BAND

Not built. Add it: same projection as the vertical gray leg.

02

BALCONY BAND

Not built. Only the ZIP rim shows. Add it full length.

03

CORNERS

Both bands turn the corner, flat and full depth.

DO-NOT-ALTER GATE

Every depth, corner, overlap, material and color is deliberate. No change, addition or removal without the designer's written approval.

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Ten rules that hold the design

Numbers on the rendering match the list.



1

GARAGE BAND AND SOFFIT

Bottom leg of the gray C-frame. Same projection as the vertical leg. Flat soffit over the garage door.

3

BANDS TURN EVERY CORNER

Garage, balcony and roof bands. Returns flat and full depth. A band cut at the corner looks stuck on.

5

WOOD OVERLAPS THE C-FRAME

See zoom: keep the shadow gap between gray leg and wood. Passes behind the leg; reappears inside the C. Small projection as drawn. Turns the balcony corner.

7

COLUMNS IN SHEET METAL

Balcony corner column; column under the volume. Black.

9

GRAY C-FRAME

Roof band, vertical leg, garage band: one C. Gray frames, white walls, wood volume, black metal.

2

BALCONY BAND

Full length of the balcony front. Same gray. Top sloped under metal flashing.

4

WOOD VENEER VOLUME

Faces and underside in wood veneer. One material wraps the volume.

6

THREE WINDOWS IN BALANCE

The bands frame the group. No garage band: the windows float on blank wall.

8

RAILINGS STOP AT COLUMNS

Never cross a column. The column stays one vertical line.

10

RAILINGS SET BACK

Posts on the solid deck structure, behind the band. Never on the band face or top: the band is softer.

Two ways to build the bands

Same look either way. Choose by depth and load.

UP TO 12" DEEP, NO LOAD

A · EIFS

Usually lower cost

DEEPER, OR CARRIES LOAD

B · Framed

Usually higher cost

TOP SLOPE, BOTH

1/4" per ft min.

Under metal flashing

OPTION A

EIFS foam band

HOW

Shop-cut EPS foam, glued to the wall, mesh and finish coats.

COST

One trade. No framing, lath or cure time.

SUPPLY

Florida shops: [C3 Foam & Precast](#), [New Foam Design](#), [Royal Foam](#).

LIMITS

Up to 12" thick ([Sto DTL 72.20.70](#)). Over sheathing: drainage EIFS ([Sto DTL 52s.04](#)).

OPTION B

Framed band, stucco

HOW

Wood or metal framing, sheathing, lath, stucco.

COST

Framing, lath and stucco crews; cure time.

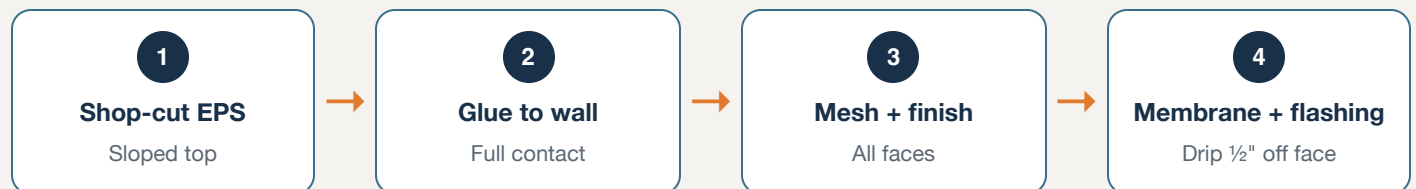
SUPPLY

Built on site.

LIMITS

Engineer checks attachment to the wall.

OPTION A · BUILD SEQUENCE



BOTH OPTIONS

- Same gray finish and depth as the C-frame.
- Top sloped 1/4" per ft min., under metal flashing ([FBC 1507.4.2](#)).
- Full returns at every corner.

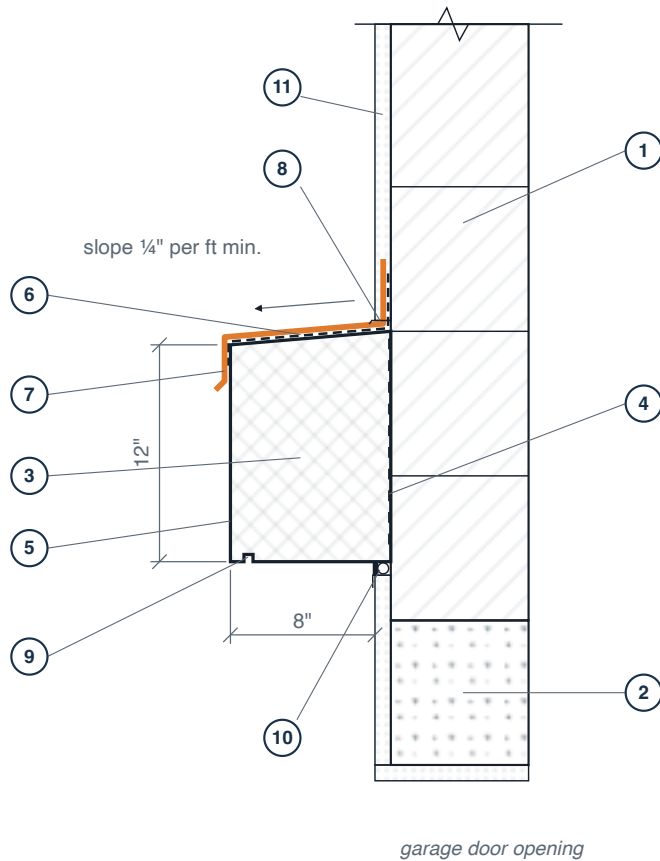
RAILING GATE · TAG 10

Railing posts sit on the solid deck structure, set back behind the band. Never on the band face or top: the band is softer, and holes in its flashing let water in.

Band over the garage door

EIFS band on CMU. 8" deep × 12" high. Flashing shown in orange.

CONCEPT SECTION · NOT FOR CONSTRUCTION



- 1 CMU wall, existing.
- 2 Precast lintel, existing.
- 3 EPS band, 8" × 12", shop-cut, top sloped outward.
- 4 EIFS adhesive, full contact on CMU.
- 5 Base coat, reinforcing mesh, finish coat on all faces. High-impact mesh here.
- 6 Self-adhered membrane over the foam top, 3" up the wall.
- 7 Metal flashing: 4" up-leg, 2" front drop, hemmed drip 1/2" off the face, continuous cleat.**
- 8 Stucco above laps the up-leg; weep screed 1/2" above the flashing.
- 9 Drip groove, 3/4" back from the face.
- 10 3/4" joint: backer rod and sealant; casing bead on the stucco.
- 11 Stucco on CMU (field finish).

WHY THESE CHOICES

- Foam bands up to 12" thick, glued into solid substrate: [Sto DTL 72.20.70](#).
- Bare EIFS tops need a 1:2 slope; flashing allows 1/4" per ft: [Sika/Parex spec](#).
- 1/4" per ft is the Florida minimum for low-slope metal: [FBC 1507.4.2](#).

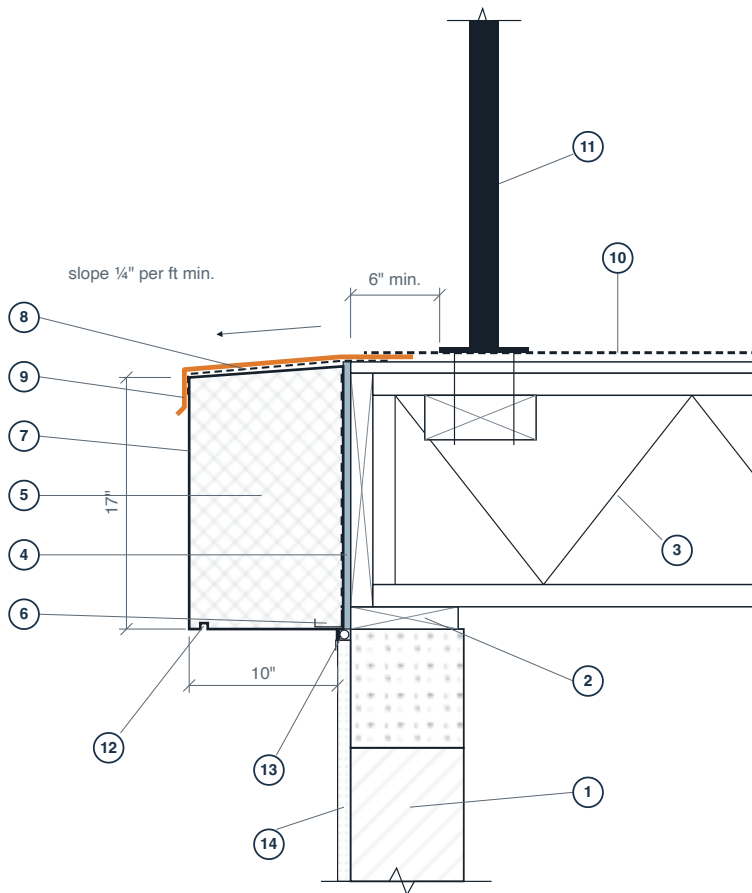
CHECK BEFORE BUILDING

Sizes are read from the rendering. Check against the elevations. EIFS maker approves before building; engineer too, if needed.

Band under the balcony railing

Drainage EIFS band on ZIP sheathing. 10" deep × 17" high. Railing set back.

CONCEPT SECTION · NOT FOR CONSTRUCTION



- 1 CMU wall and bond beam, existing.
- 2 Treated sill plate, existing.
- 3 Floor framing and rim, existing.
- 4 ZIP sheathing, seams taped, existing.
- 5 EPS band, 10" × 17", shop-cut, top sloped outward.
- 6 Drainage EIFS: adhesive in vertical ribbons; starter track with weeps at the bottom.
- 7 Base coat, reinforcing mesh, finish coat on all faces.
- 8 Self-adhered membrane over the foam top.
- 9 **Metal flashing: 4" flange onto the deck, 2" front drop, hemmed drip 1/2" off the face, continuous cleat.**
- 10 Deck membrane laps over the flashing flange.
- 11 **Railing post set back on the deck: base plate through-bolted to solid blocking, 6" min. from the deck edge. Never on the band. Seal per membrane maker.**
- 12 Drip groove, 3/4" back from the face.
- 13 3/4" joint at the CMU line: backer rod and sealant.
- 14 Stucco on CMU (field finish).

Not known yet: deck drainage (over the edge or to a drain).

WHY THESE CHOICES

- Band over sheathing uses drainage EIFS: [Sto DTL 52s.04](#).
- Joint at the CMU line keeps wood and masonry movement apart.
- Band is glued to the ZIP only; railing posts bolt to blocking, not to the band.

RAILING GATE · KEYNOTE 11

Post on the deck, 6" min. back from the edge, through-bolted to solid blocking. No post on the band.

One change moves the problem

Simple, exact geometry keeps it clean and keeps cost down.

01

SIMPLE

Four finishes only. Fewer trades, joints and flashings.

02

EXACT

Depths, corner returns and overlaps are fixed. Nothing added.

03

APPROVED

Any change goes to the designer first, in writing.

IF THE CONTRACTOR...

Skips the garage band



The C-frame leg ends in mid-air.

Cuts a band at a corner



Raw end; extra cap and flashing.

Stops the wood at the gray leg



A seam splits the volume.

Runs a railing across a column



The vertical line breaks.

Fixes a railing on the band



Holes in the flashing; weak anchor.

Adds a new material



New joints; colors out of balance.

...THE RESULT

06 / COLORS AND MATERIALS

LIGHTEST

SUPER WHITE

Walls. [Benjamin Moore OC-152](#). #F1F2EE · LRV 87.4.

LIGHT

GRAY

C-frame and bands.
Screen sample #CEC4C2.

MID

WOOD VENEER

Floating volume. Screen
sample #C38B64.

DARKEST

BLACK

Columns, railings, window
frames, garage door.
#262022.

- **Balance:** white field, light gray frame, one warm wood, black accents.
- **Gray:** light enough to stay quiet; dark enough to read the frame.
- **Samples:** screen colors; confirm on physical samples.
- Not known yet: gray paint name, wood veneer product.

BEFORE YOU BUILD

ALL DESIGN IS INTENTIONAL. DO NOT ALTER.

Every depth, corner, overlap, material and color is deliberate. One change creates problems elsewhere.

QUESTIONS

Ask the designer first, in writing.

CHANGES

None without written approval.

SIZES

Checked on the elevations. EIFS maker approves; engineer if needed.

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SIGHTLINE / DESIGN INTENT

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