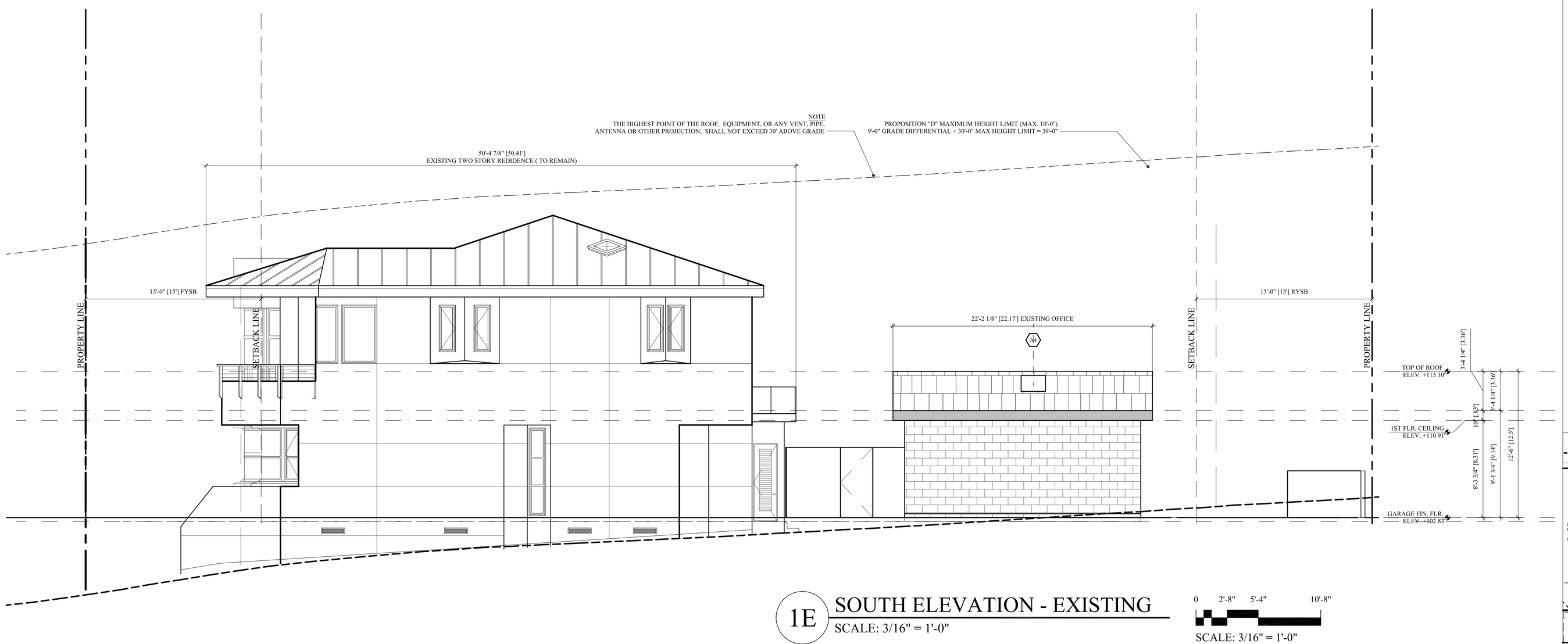
1P SOUTH ELEVATION - PROPOSED

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

0 2'-8" 5'-4" 10'-8"

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

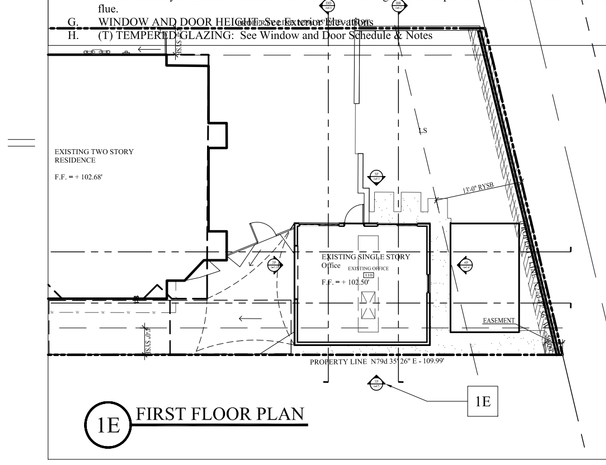


1E SOUTH ELEVATION - EXISTING

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

0 2'-8" 5'-4" 10'-8"

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



1E FIRST FLOOR PLAN

EXTERIOR ELEVATION FINISH KEYNOTES

EXTERIOR FINISH KEYNOTES 2018-21

1. **Stucco**: New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be Sand Finish or Synergy Fine "Texture" finish. Color **(A)** to be Expo Stucco **"Eggshell" #57,** Color **(B)** to be Expo Stucco **"Benavento" #224**. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color **(A)** #258 and Color **(B)** #122 (Verify color with Interior Designer color finish schedule)

1B. **Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont, Under One-layer Fortifiber Corp.; "Super Jumbo-Tex". Use "JIFFY SEAL" 140/60 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.

2. **Stucco Screed:** Weep screed# AMFWS-425-780 at balcony use #AMFWSP-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "J" termination, use AM66-EZ-780

3. **Stucco Expansion Screed:** Type "M" - AMCJM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications.

4. **Stucco Reveal:** 3/4" reveal and 3/4" ground by AMICO - Model # AMSR500--750- prime and Paint - Beige to match stucco

5. **Brick -"A":** Pacific Clay Modular Red Flash Face Brick " BRICK RED FLASHED" -Weight 3.8 lbs. each- Size - 3-5/8" X 2-1/4" X 7-5/8", - Provide sample for Architects and owner approval. Install per manufacturer's instructions. Anchored masonry veneer shall comply with the provision of CBC Sections 1405.6, 1405.7, 1405.8 and 1405.9

6. **Brick -"B":** Pacific Clay Modular Thin Brick " LIGHT IRON SPOT" -Weight .75 Lbs. Each- Size - 5/8" X 2-1/4" X 7-5/8", - Provide sample for Architects and owner approval. Install per manufacturer's instructions. Adhered masonry veneer per CBC section 1405. 10.1.4. Adhered masonry veneer installed with lath and mortar shall comply with the following. A nominal ½ inch-thick layout of mortar complying with the material requirements of Section 2103 and 2512.2 shall be applied.

7. **Wood & Door Trim:** 2 x 4 Clear DF , **Hardie** "Trim", or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (verify)

8. **Exterior Wood Siding -** 1 x 7.25 Lap Siding - Smooth Finish- with 6-inch exposure: **James Hardi** Cementitious Siding. **Hardie Trim** 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. ***Alternate:*** 2 x 10 Bevel Siding with 6" exposure, Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance.

9. **Exterior Metal Fascia System:** Material - 16 OZ. Copper or Dark Bronze Anodized Aluminum. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. System shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum sheathing. System shall have a minimum 10-year labor and material warranty.

10. **Exterior Wood Trellis/Beam Member:** 6 x 12, 6 x 10 or 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.

11. **Ornamental Columns:** By Chadsworth Inc. or approved equal. Tuscan Order, Polystone composite Columns , round , tapered , design 200, Class A, Type I Exterior Grade Finish, primed painted and sealed. To be fabricated and installed per detail.

12. **Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to follow Interior designer paint schedule and samples approved by architect or Interior Designer. Sherwin William or Dunn Edwards Paint - Semi Gloss - (4) Four exterior colors- each unit. Provide sample for Owner & Architects approval prior to application.

EXTERIOR ORNAMENT

13. **Guardrails:** "Colonial Style" custom picket railing system, - Constructed per guardrail details. System shall withstand a 200 lbs. load per linear foot. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Sherwin Williams". (See Interior Designers list for specific paint color)

14. **Handrail System:** All components shall be by **CRL**. - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.

ROOFING

15(a) **Roofing:** Asphalt Roofing - See Roofing notes.

15(b) **Membrane Roof -:** By **Carlisle - Sure-Weld Reinforced TPO Membrane -** See Roofing notes.

16. **Chimney Shroud:** Copper - See Roof Notes

17. **Roof Vents:** See Roof Notes

18. **Roof Eave Vents:** See Roof Notes

19. **Trellis/Beam Members**: Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.

20. **Fireplace / Exhaust**: 16 OZ Copper **-** See Unit detail and manufactures clearance instructions.

FENESTRATION

21. **Window System:** New Units, See Window Schedule and Notes.

22. **Doors:** New Units, See Door Schedule and Notes.

23. **Garage Door:** New Unit See Door Schedule and Notes

24. **Head Flashing:** All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.

ELECTRICAL/ MECHANICAL

25. **Light Fixture:** See electrical fixture schedule and notes

26. **Air Conditioner(s):** Screened with landscaping, See Mechanical Plan.

27. **Dryer Vent / Wall Vents:** Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop. See Mechanical Plan

SPECIALTIES

28. **New House Numbers:** 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.

UTILITIES

29. **Electric Service Panel / Meter**: Verify location with SDG&E, Prime and paint to match stucco color

30. **Gas Meter:** Verify location with SDG&E, Prime and paint to match stucco color

31. **Telephone / Cable Box:** Verify location with Utility, Prime and paint to match stucco color.

SITE

32. **Existing Grade**: See Site Notes

33. **Proposed Finish Grade**: See Site/ Hardscape Plan

34. **New Site Wall**: See Site Hardscape Plan

35. **Existing Site Wall**: See Site Plan for location and information

36. **New Finish Hardscape Level**: See Hardscape plan for more information

37. **New Site Fencing:** New wood fencing per detail

38. **Site Gates:** Per Door schedule or detail **-** finish per detail

EXTERIOR ELEVATION GENERAL NOTES

A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING (DIAPHRAGM (TOSS).
B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCHMARK OF ELEVATIONS, CITY BENCHMARK
C. ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2
D. SEE SHEET A-6.1 FOR BUILDING SECTIONS
E. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
F. FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the flue.
G. WINDOW AND DOOR HEADS: See Exterior Elevations
H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes

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LA JOLLA, CA 92037

REVISIONS
A Coastal Revision - 01/15/2020
B
C
D

PHASE CONSTRUCTION DOCUMENT - CDP

PROJECT NO. 2019-35

REVIEWED BY MRM

DRAWN BY FG / AP / MM

DATE 04-03-2020

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SHEET TITLE EXISTING / PROPOSED ELEVATIONS

A-5.1

SHEET OF

S:\Projects\2019 Projects\2019-35 5623 La Jolla Hermosa\CADD Drawings\Architecture\Coastal Phase\Sheets\A-5.1 - Elevations - Existing Garage.dwg Apr 02,2020-4:59pm