

321 IRVINE AVENUE RESIDENCE

HPC SUBMISSION . 11/13/2014

SUPPLEMENTAL INFORMATION

Salmela
architect

COEN+PARTNERS

RETAINING WALLS

edges and top: 1/2" chamfer

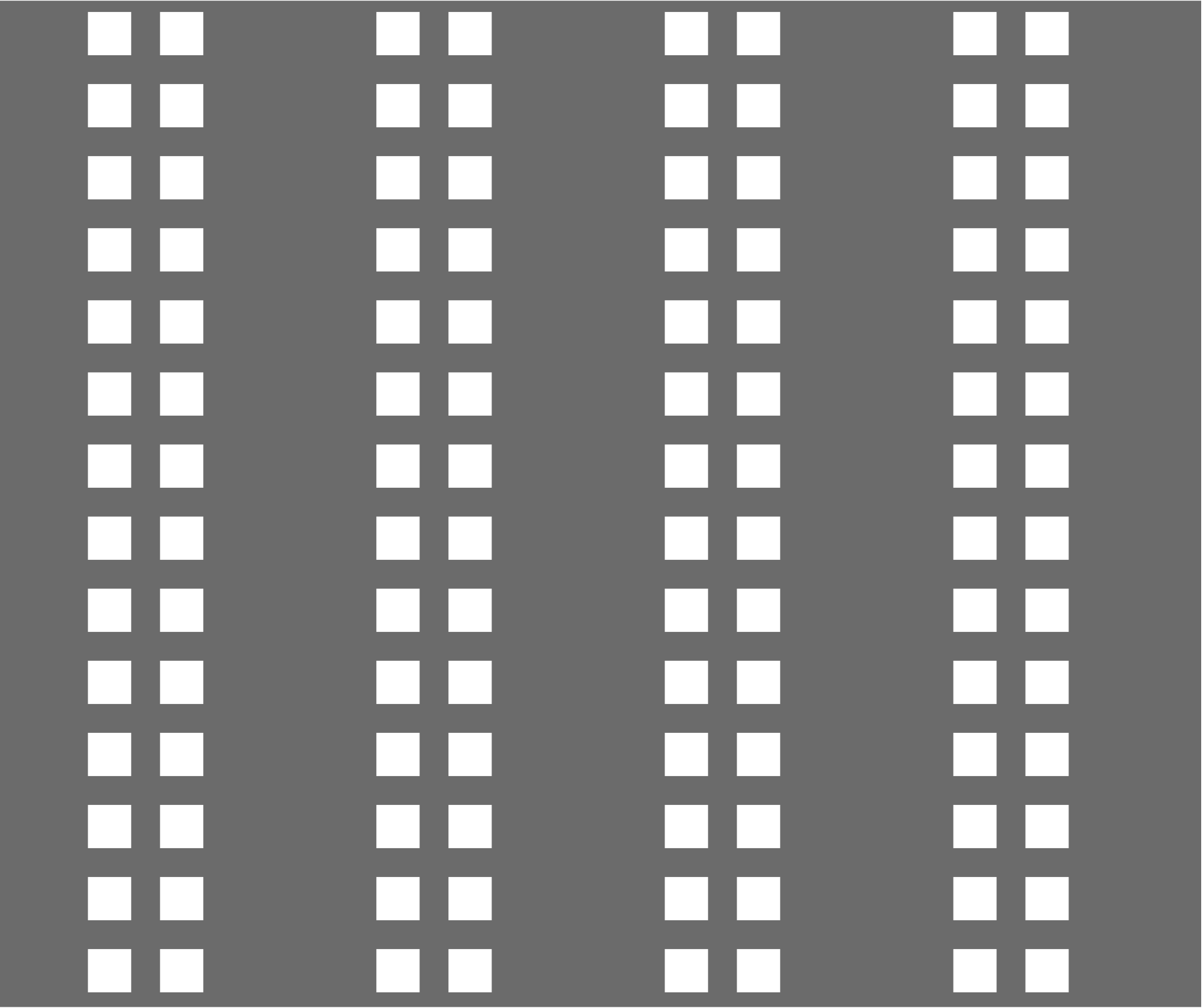


smooth face; natural concrete color



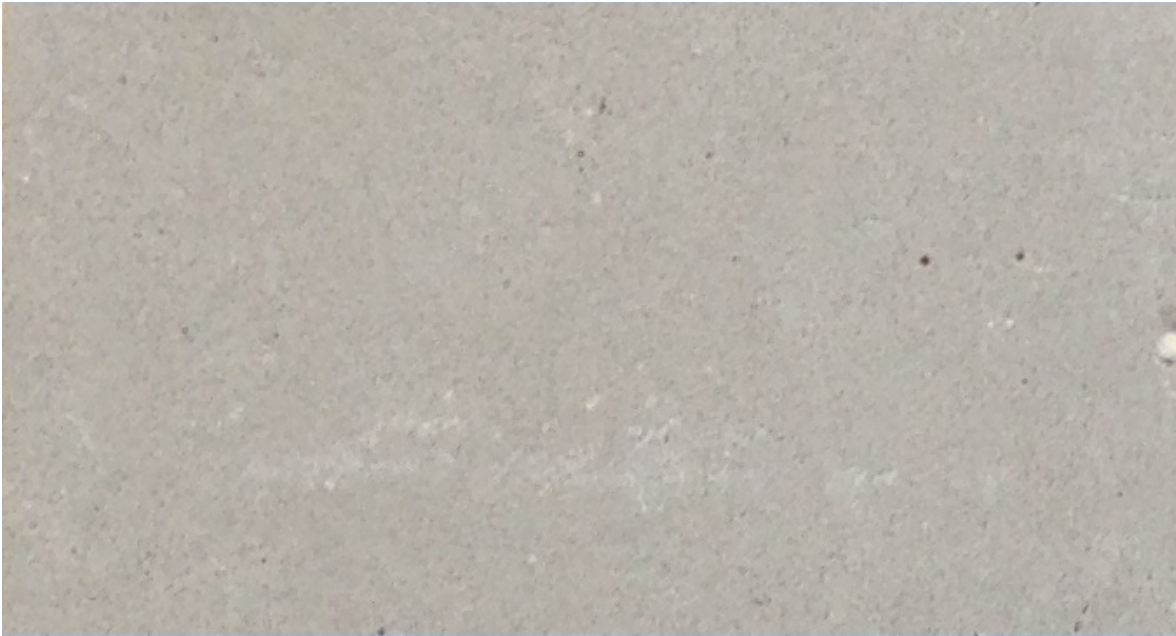
ZINC ART WALLS AND GATE

perforation pattern: actual size



ZINC ART WALLS AND GATE

concrete site walls and steps



aluminum window trim/flashings



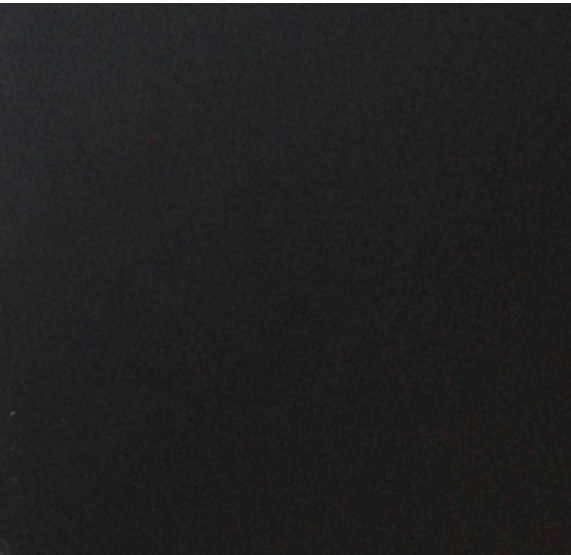
black stucco (traditional 3-part application)



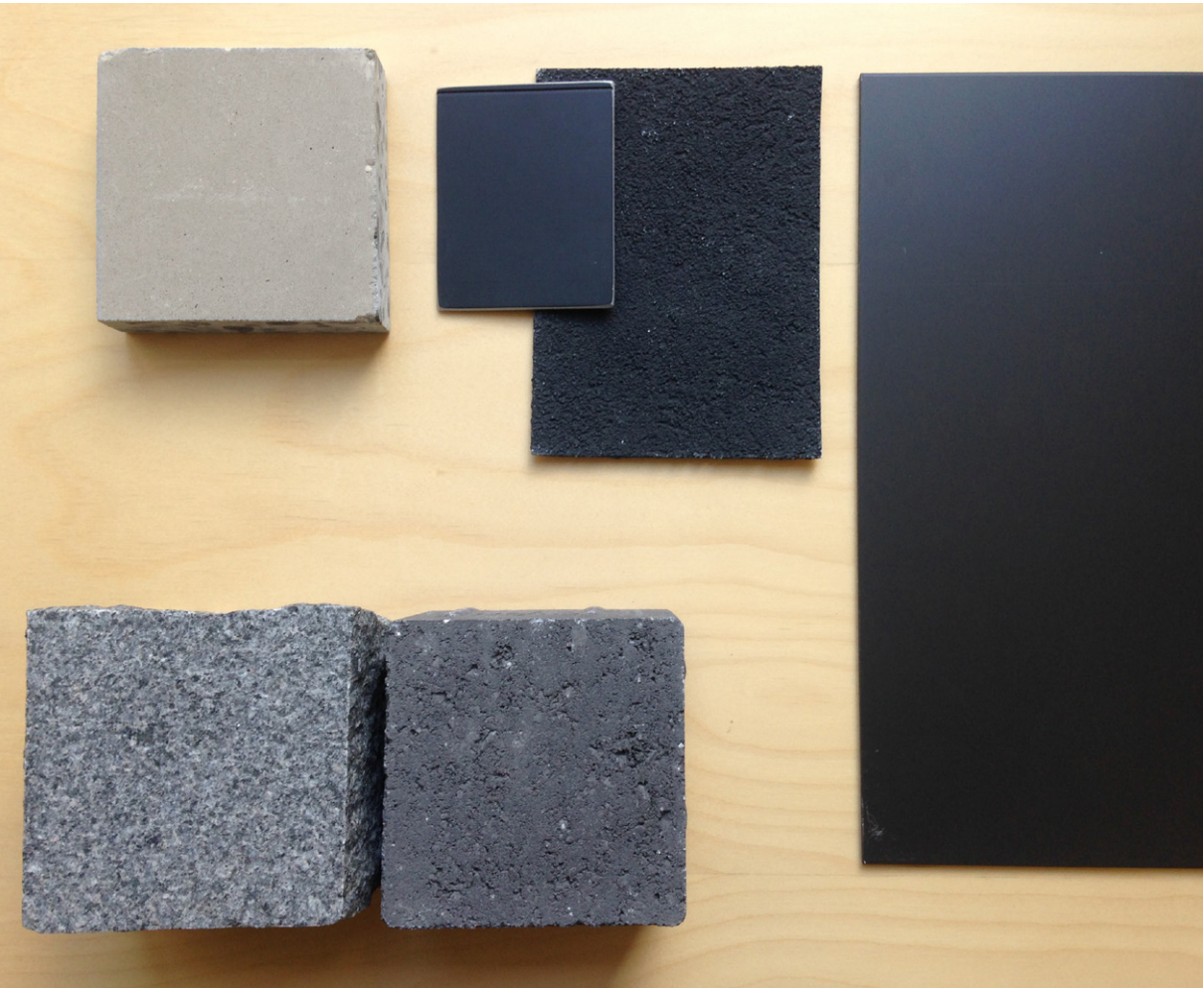
driveway/terrace paver option 1 & 2

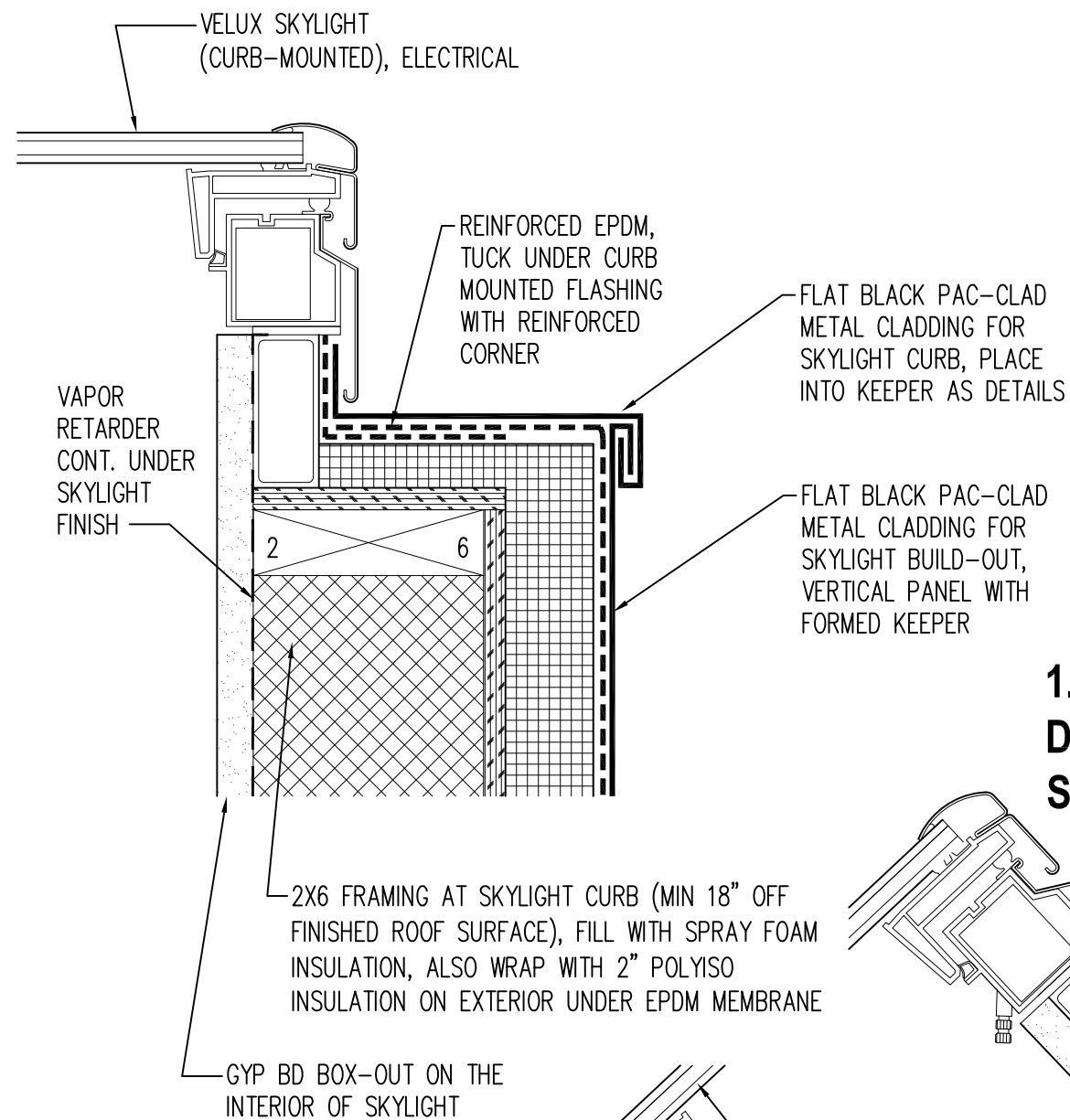


zinc perforated wall/gate



samples

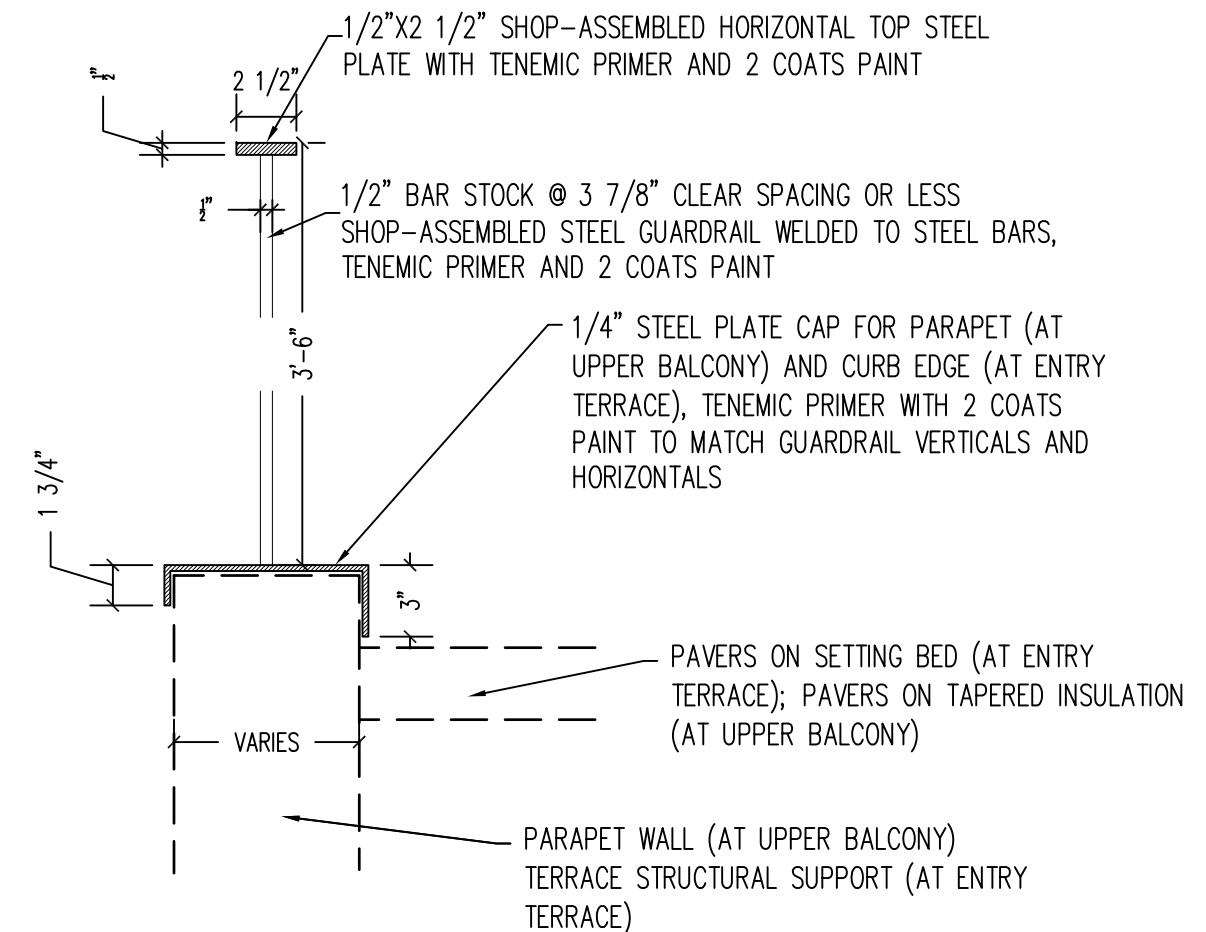
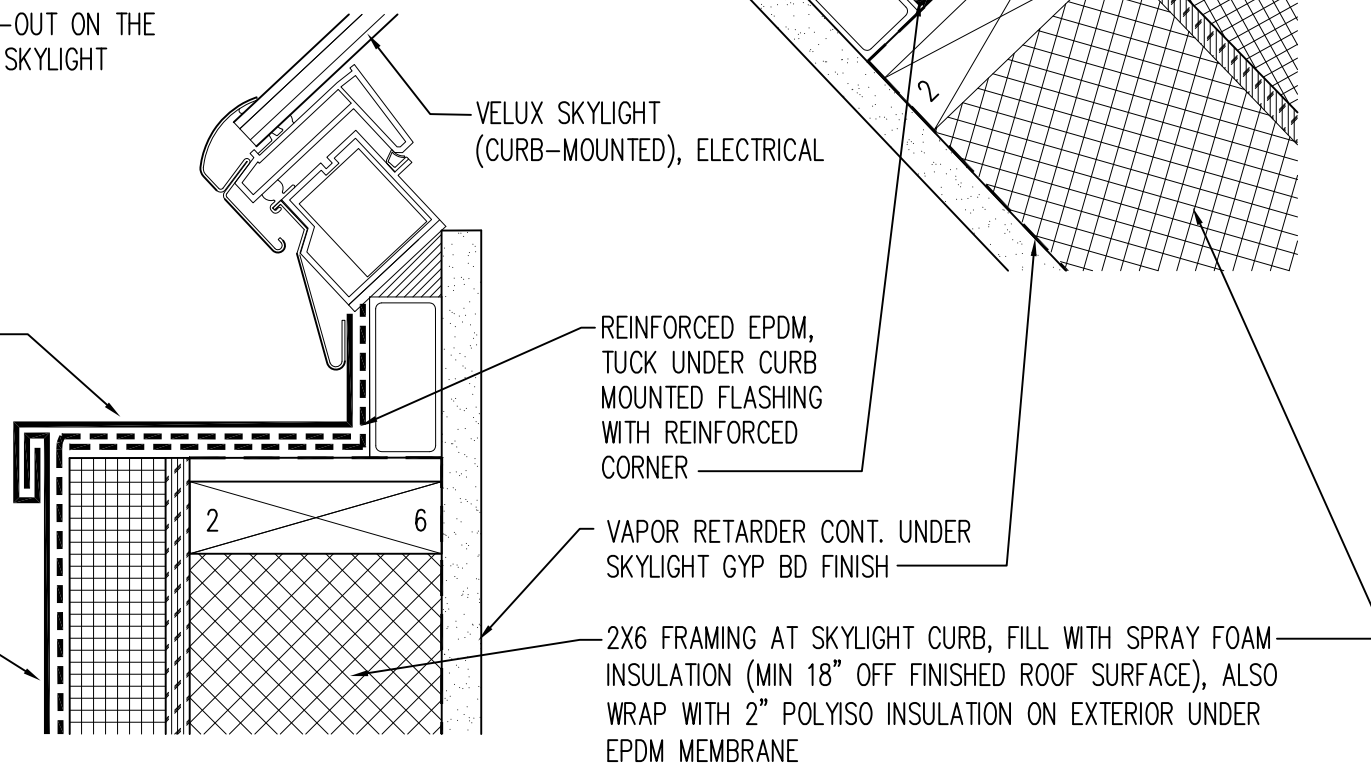




1. TYP SKYLIGHT DETAIL (ALL FOUR SIDES) 3"=1'-0"

FLAT BLACK PAC-CLAD METAL CLADDING FOR SKYLIGHT CURB, PLACE INTO KEEPER AS DETAILS

FLAT BLACK PAC-CLAD METAL CLADDING FOR SKYLIGHT BUILD-OUT, VERTICAL PANEL WITH FORMED KEEPER



2. TYP GUARDRAIL DETAIL 1 1/2"=1'-0"

NOTES:

- (1) TEST VERSION OF INSTALLATION SHALL BE MANUFACTURED AND TESTED FOR ADEQUATE STRENGTH & STIFFNESS IN GUARDRAIL, PER STRUCTURAL ENGINEERING REQUIREMENTS.
- (2) GUARDRAIL WILL BE MANUFACTURED / , ASSEMBLED IN SHOP WITH TENEMIC PRIMER AND ONE COAT PAINT. FINISH COAT OF PAINT WILL BE APPLIED ON SITE.
- (3) ALL WELDS WILL BE FULL PENETRATION WELDS, GROUND SMOOTH IN SHOP BEFORE FINISHING PROCESS

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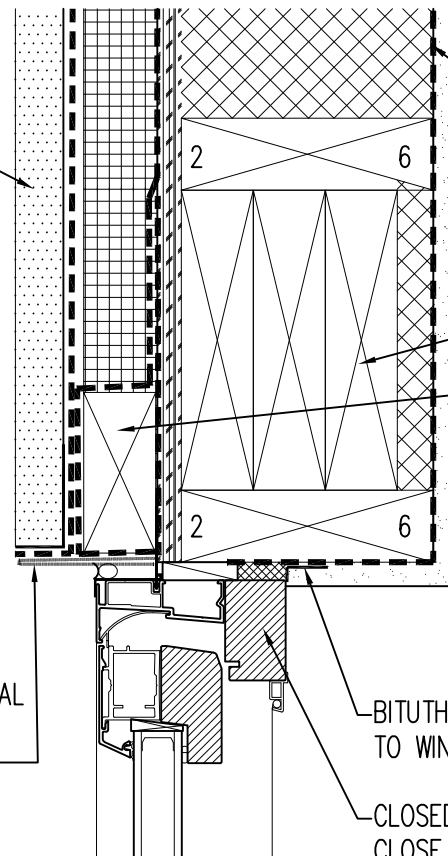
LILLY SCHAD
DETAILS

NOV 17, 2014

A702

3-PART CEMENTITIOUS STUCCO (INTGRAL COLOR) ON DRAINPLANE (AIR GAP), AND EDGE BEADS

2. TYP WDW HEAD



VAPOR RETARDER UNDER GYP BD FINISH, TYP.

3-PLY 2X8 HEADER

2X4 NAILER, WRAP FULLY ADHERED MEMBRANE STRIP FLASHING UNDER NAILER AND OVER NAILER. COVER FLASHING AROUND NAILER WITH BUILDING PAPER. ALL JOINTS TO BE TIGHT

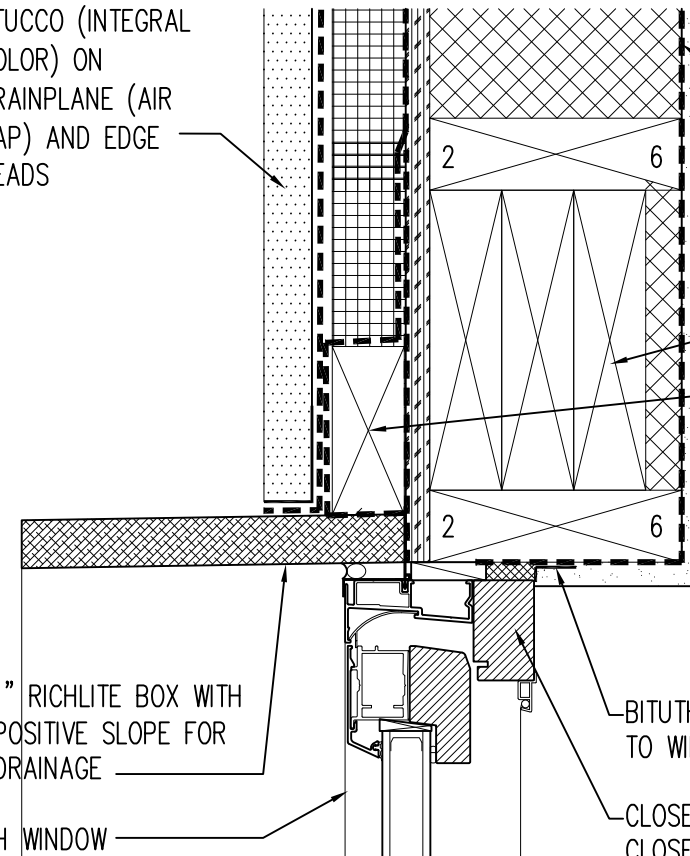
BITUTHENE TAPE TO SEAL OFF VAPOR RETARDER TO WINDOW CONT WITHOUT ANY LEAKS

CLOSED CELL FOAM TO CLOSE OFF WINDOW R.O.

BLACK PAC CLAD METAL EDGE WITH POSITIVE SLOPE FOR DRAINAGE

3-PART CEMENTITIOUS STUCCO (INTEGRAL COLOR) ON DRAINPLANE (AIR GAP) AND EDGE BEADS

2. TYP WDW HEAD (SOUTH FACADE)



VAPOR RETARDER UNDER GYP BD FINISH, TYP.

3-PLY 2X8 HEADER

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BITUTHENE TAPE TO SEAL OFF VAPOR RETARDER TO WINDOW CONT WITHOUT ANY LEAKS

CLOSED CELL FOAM TO CLOSE OFF WINDOW R.O.

1" RICHLITE BOX WITH POSITIVE SLOPE FOR DRAINAGE

H WINDOW

H WINDOW

METAL BLACK PAC CLAD EDGE WITH POSITIVE SLOPE FOR DRAINAGE

3-PART CEMENTITIOUS STUCCO (INTEGRAL COLOR) ON DRAINPLANE (AIR GAP) AND SILL FLASHING OVER EDGE BEAD

EXPANDING CLOSED CELL FOAM TO SEAL OF ROUGH OPENING, TYP + BITUTHENE TAPE

PAINTED SILL

2X4 NAILER, WRAP FULLY ADHERED MEMBRANE STRIP FLASHING UNDER NAILER AND OVER NAILER. COVER FLASHING AROUND NAILER WITH BUILDING PAPER. ALL JOINTS TO BE TIGHT

2. TYP WDW SILL

1" RICHLITE BOX WITH POSITIVE SLOPE FOR DRAINAGE

3-PART CEMENTITIOUS STUCCO (INTEGRAL COLOR) ON DRAINPLANE (AIR GAP) AND SILL FLASHING OVER EDGE BEAD

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LILLY SCHAD
WINDOW DETAILS

3"=1'-0" NOV 17, 2014

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