

Template

These are examples of what is expected to be summarized on the Architectural Application to be submitted to the Architectural Committee. They should not have to be referred to the detailed plans to understand what you are proposing. The detailed plans must support what you are proposing.

All Applications MUST have samples of hardscape materials to be used and their specific color. Color brochures of all others is mandatory.

Example 1:

Major hardscape renovation including gates, fountains and interior and exterior garden walls (Landscape Architectural Plan submitted)

Project Detail List

All of these are supported by detailed drawings and examples of materials to be used were supplied

1. Existing interior garden walls (identified as item #2 on construction plan) to be demolished and replaced with:
 - a) New 16" (inches) high interior garden wall with stacked stone veneer and travertine cap (identified as item #10 on construction plan)
 - b) New 12" (inches) high interior garden wall with stacked stone veneer and travertine cap (identified as item #11 on construction plan)
 - c) New 12" (inches) high interior garden wall with stacked stone veneer and travertine cap (identified as item #12 on construction plan)
 - a) New 37" (inches) high X 8" (inches) wide stucco community wall with travertine cap (identified as item #15 on construction plan) color to match house color Dunn Edwards Dec 761 Cochise. Note: this new wall will be extending approximately 1ft further into their property line.
2. Existing exterior Community wall (identified as item #3 on construction plan) to be demolished and replaced with:
 - A. New 37" (inches) high X 8" (inches) wide stucco community wall with travertine cap (identified as item #15 on construction plan) color to match house color Dunn Edwards Dec 761 Cochise. Note: this new wall will be extending approximately 1ft further into their property line.
3. Install a new Carrier Performance 13 Compact Central Air Conditioner 38HDR to new location (identified as item #6 on construction plan) and remove existing air conditioning unit.
4. Existing 37" (inches) high exterior community wall to remain but request a change from previously approved limestone cap to travertine cap (identified as item #7 on construction plan)
5. Demolish existing interior stucco garden wall and replace with stacked stone veneer and travertine cap (identified as item #9 on construction plan)
6. Replace existing driveway with wash finish, saw cut control joints in a light tan color to match within the JCCA approved color palette (identified as item #16 on construction plan)
7. Replace existing side area walkway with concrete paving with wash finish (identified as item #17 on construction plan), in a light tan color to match within the JCCA approved color palette

- a. Banding around new walkway as indicated above will be travertine over reinforced concrete base (identified as item #18 on construction plan), example of travertine submitted.
8. Travertine paving with 12" (inch) wide travertine band over reinforced concrete base from driveway to 1st entry walkway section and front entryway (identified as item #19 on construction plan)
9. Travertine paving band (12" inches) wide over reinforced concrete base in areas identified as item #20 on construction plan.
10. Replace existing wood gate door in front patio entry walkway with a new wood gate door with horizontal slats painted an approved color within the JCCA color palette (identified as item #21 on construction plan and item B on second page of construction plan)
11. Install new 5' (foot) high rain glass across door with bronze frame to match front door style (identified as item #22 on construction plan), see item A on 2nd page of construction plan and picture in file.
12. Install 4" (inch) atrium planter drains (identified as item #24 on construction plan)
13. Install 3" (inch) square drain with brass cover (identified as item #25 on construction plan)
14. Venting for attic added and location of skylights adjusted to meet City of Newport Beach Building Code, skylights previously submitted and approved (identified in construction plan submitted)
15. Install new stacked stone wall with travertine cap gas fire pit, 12" (inch) high behind 16" (inch) high community wall, stucco to match existing house color and texture (identified as item C on second page of construction plan)
16. Replace existing fountain with Stone Forest blue/gray granite Water Table Fountain, 18" (inches) high X 48" (inches) wide X 24" (inches) deep (picture in file) (identified as item 23 on construction plan)
17. Install new rain gutter across front of home above garage painted same color as fascia (no gutter exists there today)
18. Replace existing address plaque with new bronze numbers in front of home

Example 2:

Complete renovation of front and rear patio hardscape (Landscape Architectural Plan submitted)

Project Detail List

All of these are supported by detailed drawings and examples of materials to be used were supplied

- Front Patio
 1. 11ft X 4 inch section of existing common wall to be raised to 6ft in a limited area behind the proposed new built in gas grill, stucco exterior and brick cap to match existing. (picture of new grill)
 2. Install new fountain (need picture of fountain, material and color)
 3. new built in stacked stone (San Lorenzo sawn veneer from cougar Stone) faced barbeque center to house a new BBQ unit with granitecounter (need example of material to be used)
 4. Hardscape material will be random squares and rectangle paving comprised of SAshtar Sun Dance from Cougar stone. Flagstone to be Sun Dance Flag. (Need example of material)

5. Extend hardscape to driveway
 6. Install new yard lighting (need pictures of proposed lighting)
 7. Remove existing stucco wall and wood arbor, patch garage wall to match existing stucco texture and color
 8. Remove and replace gate (need dimensions, material to be used and color as well as picture of proposed new gate)
- Rear Patio
 1. Hardscape material will be random squares and rectangle paving comprised of Ashlar Sun Dance from Cougar Stone. Flagstone to be Sun Dance flag. (need example of material)
 2. Install new fire trough with stacked stone face and pre-cast concrete cap (need example of materials)