

# **Attachment No. PC 4**

Project Plans

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- THESE DRAWINGS ARE THE PROPERTY OF MANZER AND ASSOCIATES AND ARE NOT TO BE USED FOR ANY OTHER THAN THE LOCATION SHOWN HEREON.
- NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF MANZER AND ASSOCIATES OR THE ENGINEER WHOSE SIGNATURE APPEARS HEREON.
- DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.
- NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.
- REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
- DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND TO THE OWNER. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED BY THE OWNER PRIOR TO THE INSTALLATION OF ANY WORK. ALL DIMENSIONS ARE TO BE ROUGH UNLESS OTHERWISE NOTED. MANZER AND ASSOCIATES' DRAWINGS SHALL GOVERN OVER STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS.
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER OTHER RULES, REGULATIONS, AND ORDINANCES COVERING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR BOTH TO BRING TO THE ATTENTION OF MANZER AND ASSOCIATES AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: 2022 CALIFORNIA BUILDING CODE (CBC).
- THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- NO ALTERNATE OR SUBSTITUTE MATERIALS, EQUIPMENT, ETC. WILL BE ALLOWED WITHOUT EXPRESS PERMISSION FROM OWNER.
- THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN A PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK.

**ADDITIONAL NOTES:**

- ALL EXISTING PLUMBING FIXTURES MUST BE UPGRADED PURSUANT TO CALIFORNIA CIVIL CODE, SECTIONS 1101.1-1101.8 IF THE FLOW RATES EXCEED THE FOLLOWING CONSUMPTION LIMITS:
- ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH
  - ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH
  - ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE
  - ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE

- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.
- THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMG SECTION 15.02.095
- PROVIDE CLASS B FIRE CONSTRUCTION FOR NEW AND RECONSTRUCTED STRUCTURES (NBMG 15.04.120)
- NEW AC UNIT PER ARI STD 275 UNDER DEFERRED SUBMITTALS. (NBMG 10.26.045)
- ALL DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

Ø	AT	LAV.	LAVATORY
A.B.	ANCHOR BOLT	L.P.	LOW POINT
A.C.T.	ACOUSTICAL CEILING	MAS.	MASONRY
A.F.C.	ABOVE FINISH CEILING	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MIN.	MINIMUM
A.S.R.	AUTOMATIC SPRINKLER RISER	M.O.	MAIN OPENING
		MR.	MIRROR
		MTL.	METAL
BD.	BOARD	(N)	NEW
BLKS	BLOCKING	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
CL.	CENTERLINE	O.C.	ON CENTER
CLG.	CEILING	O.F.D.	OVERFLOW DRAIN
CONC.	CONCRETE	O.H.	OVERHEAD
CONT.	CONTINUOUS	OPNG.	OPENING
CPT.	CARPET	OPF.	OPPOSITE
CTRSK.	COUNTERSINK	O/	OVER
Ø	DIAMETER	PROPL.	PROPERTY LINE
DIA.	DIAMETER	P.G.	PLATE GLASS
DN.	DOWN	PLAS.	PLASTER
DR.	DOOR	PLUMB.	PLUMBING
DWG.	DRAWING	PLYWD.	PLYWOOD
(E)	EXISTING	FT.	PAINT
EXIST.	EXISTING	RAD.	RADIUS
EACH	EACH	R.B.	RESILIENT BASE
E.A.	EACH FACE	R.D.	ROOF DRAIN
EL.	ELEVATION	RE.	REFERENCE
E.M.	EACH WAY	REINF.	REINFORCEMENT
EXP.	EXPANSION	REQ'D	REQUIRED
F.D.	FLOOR DRAIN	R.O.	ROUGH OPENING
F.F.	FINISH FLOOR	RM.	ROOM
FIN.	FINISH(ED)	S.C.	SOLID CORE
FLR.	FLOOR	SCHED.	SCHEDULE
F.O.M.	FACE OF MASONRY	STL.	STEEL
F.O.S.	FACE OF STUD	STRUCT.	STRUCTURAL
F.R.	FIRE RETARDANT	STD.	STANDARD
F.S.	FLOOR SINK	SUSP.	SUSPENDED
F.T.	FIRE TREATED	T.G.	TEMPERED GLASS
GA.	GAUGE	THK.	THICK, THICKNESS
GYP. BD.	GYPSUM BOARD	T.O.	TOP OF
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED STEEL	T.O.S.	TOP OF SHEATHING
GL.	GLASS	TYF.	TYPICAL
HDWR.	HARDWARE	U.N.O.	UNLESS NOTED OTHERWISE
HG.	HIGH	W.	WITH
H.M.	HOLLOW METAL	WO	WITHOUT
H.P.	HIGH POINT	WD.	WOOD
HT.	HEIGHT	WP.	WATERPROOF
INCAND.	INCANDESCENT		
INSUL.	INSULATION		

OWNER	POITEVIN RESIDENCE 2441 CRESTVIEW DRIVE NEWPORT BEACH, CA 92663
DESIGNER & PROJECT MGMT.	MANZER AND ASSOCIATES 24275 PONCHARTRAIN LANE LAKE FOREST, CA 92630  CONTACT: BRUCE MANZER (714) 720-4394 BRUCE@MANZERANDASSOCIATES.COM
CIVIL ENGINEERING	ABI ENGINEERING CONSULTANTS, INC. 1701 E EDINGER AVE SANTA ANA, CA 92705 888-220-5546
STRUCT. ENGINEER	DCA AND ASSOCIATES DAVID CHOI 1327 LOMA AVENUE LONG BEACH, CALIFORNIA 90804 562-382-8040

**PROJECT SCOPE OF WORK:**

- DEMOLISH EXISTING SINGLE-LEVEL RESIDENCE AND TWO-CAR GARAGE.
- CONSTRUCT A NEW 3,160.9 SF TWO-LEVEL LIVING RESIDENCE
- NEW 461.4 SF ROOF DECK
- NEW 2.5 CAR GARAGE
- NEW 782.2 SF ADU

SCOPE OF WORK	SCALE	1
	-	

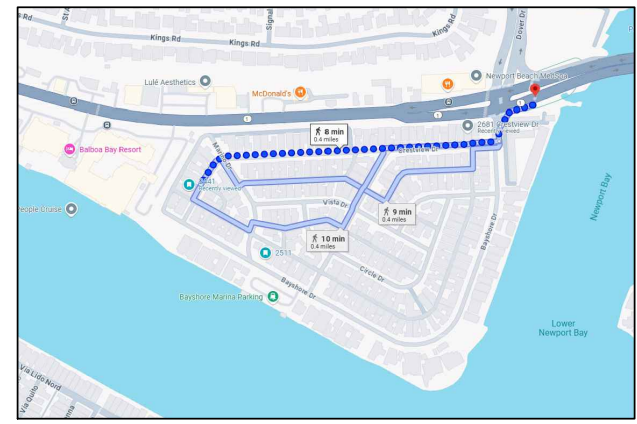
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TITLE 24:	T-24.1 T-24.2 T-24.3 T-24.4 T-24.5 T-24.6 T-24.7	RESIDENTIAL T24 SHEET RESIDENTIAL T24 SHEET RESIDENTIAL T24 SHEET RESIDENTIAL T24 SHEET RESIDENTIAL T24 SHEET - ADU RESIDENTIAL T24 SHEET - ADU RESIDENTIAL T24 SHEET - ADU
SOILS & CIVIL:	C-1 C-2 C-3 C-4 C-5	TITLE SHEET & GENERAL NOTES DEMOLITION PLAN GRADING PLAN CROSS SECTION EROSION CONTROL PLAN
STRUCTURAL:	S-1.0 S-1.1 S-2.0 S-2.1 S-2.2 S-2.3 S-3.0 S-3.1 S-3.2 S-3.3 S-3.4 S-3.5 S-4.0 S-4.1 S-5.0 S-5.1 S-5.2 S-6.0 S-6.1 S-6.2 S-6.3 NSWH1 NSWH2	STRUCTURAL NOTES STRUCTURAL NOTES FOUNDATION PLAN FLOOR / LOW ROOF FRAMING PLAN ROOF / ROOF DECK FRAMING PLAN ROOF FRAMING PLAN TYPICAL DETAILS TYPICAL DETAILS TYPICAL DETAILS TYPICAL DETAILS TYPICAL DETAILS TYPICAL DETAILS FOUNDATION DETAILS FOUNDATION DETAILS FLOOR FRAMING DETAILS FLOOR FRAMING DETAILS FLOOR FRAMING DETAILS ROOF / ROOF DECK DETAILS ROOF / ROOF DECK DETAILS ROOF / ROOF DECK DETAILS ROOF / ROOF DECK DETAILS TYP. STRONGWALL NSWH DETAILS TYP. STRONGWALL NSWH DETAILS

ABBREVIATIONS	SCALE	10
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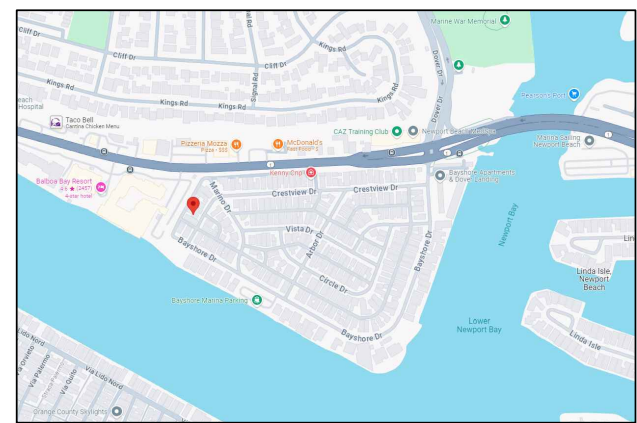
PROJECT DIRECTORY	SCALE	5
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**BUILDING DATA:**

APN:	049 - 171 - 05
OCCUPANCY:	R3/ U1
TYPE OF CONSTRUCTION:	V-B (W/ AUTOMATIC SPRINKLER SYSTEM)
ZONE:	R-1 - SINGLE FAMILY DETACHED
FRONT SETBACK:	10'-0"
SIDE YARD SETBACKS:	4'-0" (3'-0" CITY)
REAR ALLEY SETBACK:	5'-0"
LOT AREA:	4,000 SQ. FT.
EXISTING BUILDING FOOTPRINT:	1,827 SQ. FT.
EXISTING FIRST FLOOR:	1,442 SQ. FT.
EXISTING GARAGE:	+ 405 SQ. FT.
GROSS SQ. FOOTAGE:	1,847 SQ. FT.
PERMISSIBLE BUILDABLE AREA:	2,720 SQ. FT.
PERMISSIBLE FLOOR AREA LIMIT:	5,440 SQ. FT.
PROPOSED FIRST LEVEL:	1,787.4 SQ. FT.
PROPOSED SECOND LEVEL:	1,247.9 SQ. FT.
PROPOSED DECK ACCESS:	+ 125.6 SQ. FT.
PROPOSED LIVING AREA S.F.:	3,160.9 SQ. FT.
PROPOSED GARAGE:	+ 602.0 SQ. FT.
PROPOSED GROSS FLOOR AREA:	3,762.9 SQ. FT.
MAX. FLOOR AREA LIMIT: 2,720 x 2 =:	5,440 SQ. FT.
PROPOSED ADU:	782.2 SQ. FT.
* PARKING FOR ADU NOT REQUIRED PER 20.48.200.F.8(d)(ii) & 21.48.200.F.8(d)(ii)	
PROPOSED COURTYARD:	183.1 SQ. FT.
PROPOSED PRIVATE ROOF DECK:	461.4 SQ. FT.



**TRANSIT MAP - STOP ID: 4933**



GENERAL NOTES	SCALE	15
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**BUILDING CODES:**

CALIFORNIA BUILDING CODE	(CBC)	2022
CALIFORNIA RESIDENTIAL CODE	(CRC)	2022
CALIFORNIA PLUMBING CODE	(CPC)	2022
CALIFORNIA MECHANICAL CODE	(CMC)	2022
CALIFORNIA ELECTRICAL CODE	(CEC)	2022
CALIFORNIA GREEN BUILDING STANDARD CODE	(CGBS)	2022
CALIFORNIA ENERGY CODE	(CE)	2022
CALIFORNIA FIRE CODE	(CFC)	2022
TITLE 24 ENERGY STANDARDS	(T-24)	2022
CHAPTER 15   NEWPORT BEACH MUNICIPAL CODE	(NBMG)	2022

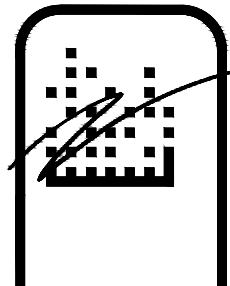
CODE INFORMATION	SCALE	16
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BUILDING DATA	SCALE	12
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AERIAL MAP	SCALE	8
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SHEET INDEX	SCALE	4
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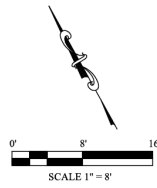


**MANZER + ASSOCIATES**  
24275 PONCHARTRAIN LN  
LAKE FOREST, CA 92630  
  
949-768-6546  
FAX: 949-655-4387

PROPOSED IMPROVEMENTS TO THE:  
**POITEVIN RESIDENCE**  
2441 CRESTVIEW DRIVE  
NEWPORT BEACH, CA 92663

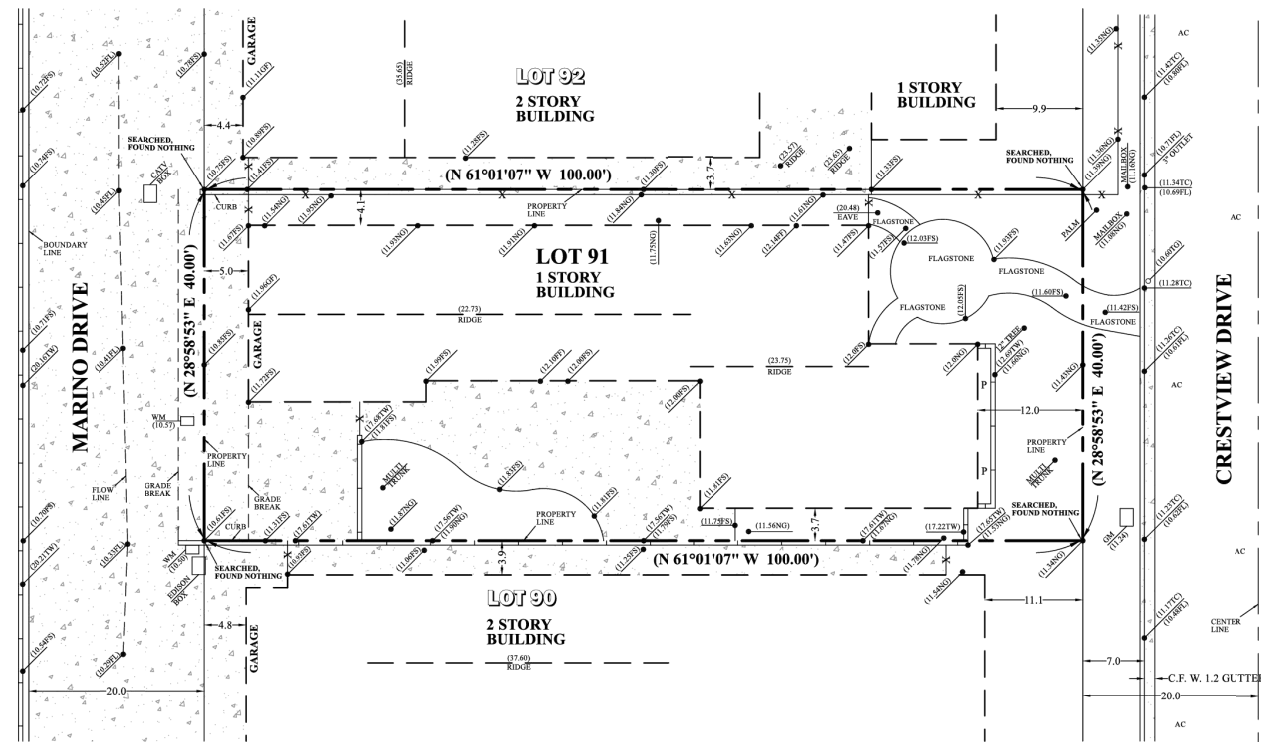
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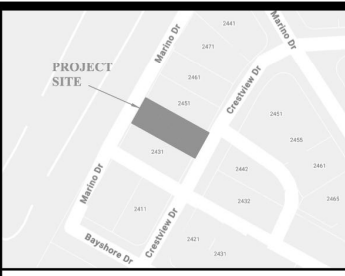


**SURVEY NOTES**

1. ALL MEASUREMENTS SHOWN HEREON ARE TO EXISTING EXTERIOR FINISHED SURFACE.
2. THE ONLY EASEMENTS SHOWN, IF ANY, ARE PER THE TRACT MAP OF SUBJECT PROPERTY. THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.
3. SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSE'S BEFORE STARTING GRADING.



LEGEND	DESCRIPTION
(123.45)	MEASURED ELEVATIONS
( )	RECORD BERING & DISTANCE
#	BRICK
4	CONCRETE
—	DECK
—	WALL
—	BUILDING
—	CENTER LINE
—	PROPERTY LINE
—	FENCE
⊙	BENCH MARK
AC	ASPHALT
CF	CURB FACE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GF	GARAGE FLOOR
GM	GAS METER
L&T	LEAD & TAG
MH	MAN HOLE
NG	NATURAL GRADE
P	PLANTER
PP	POWER POLE
TC	TOP OF CURB
TW	TOP OF WALL
TG	TOP OF GRATE
TOR	TOP OF ROOF
S&W	SPIKE & WASHER
WM	WATER METER
WV	WATER VALVE



**VICINITY MAP**  
NOT TO SCALE

**ADDRESS OF PROJECT**

2441 CRESTVIEW DRIVE  
NEWPORT BEACH, CA

**PREPARED FOR**

BRUCE MANZER

**LEGAL DESCRIPTION**

LOT 91 OF TRACT NO. 1140

APN 049-171-05

**BENCH MARK**

BENCH MARK #3K-24A-82  
DATUM: NAVD8S  
ELEVATION: 16.96

**TOPOGRAPHIC SURVEY**

JOB: 97-5      DATE: 11/4/24

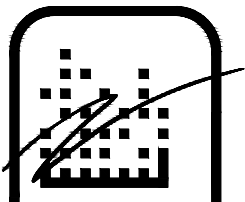


**RDM SURVEYING INC.**

RON MIEDEMA L.S. 4653  
23016 LAKE FOREST DRIVE #409  
LAGUNA HILLS, CA 92653  
(949) 858-2924 OFFICE  
(949) 422-1869 CELL  
RDMSURVEYING@COX.NET



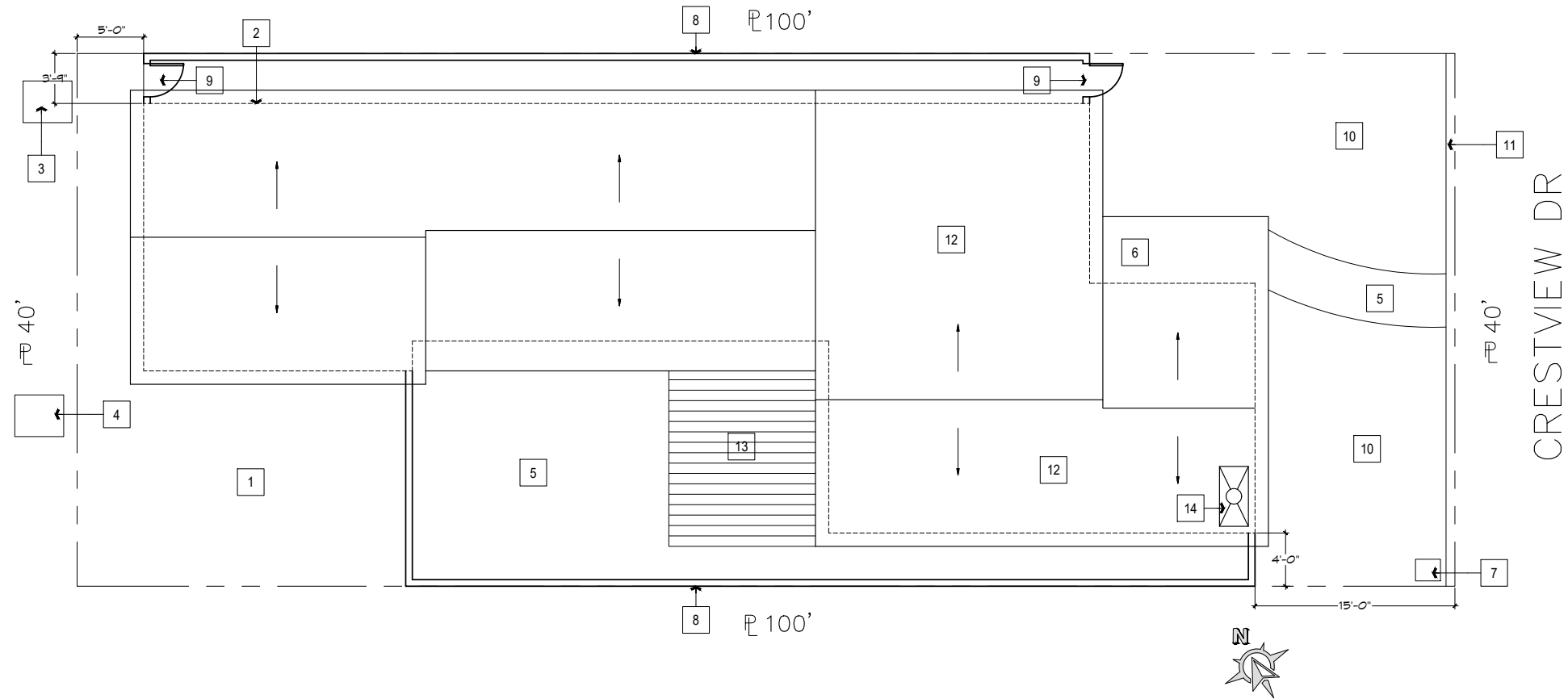
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**MANZER + ASSOCIATES**  
24275 PONCHARTRAIN LN  
LAKE FOREST, CA 92630  
949-768-6546  
FAX: 949-655-4387

PROPOSED IMPROVEMENTS TO THE:  
**POITEVIN RESIDENCE**  
2441 CRESTVIEW DRIVE  
NEWPORT BEACH, CA 92663

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A-0.3</b>



**SITE PLAN KEY NOTES:**

- 1. REMOVE EXISTING CONCRETE DRIVEWAY
- 2. EXISTING ELECTRIC SERVICE
- 3. EXISTING ELECTRICAL BOX
- 4. EXISTING WATER METER
- 5. EXISTING HARDSCAPE
- 6. EXISTING ENTRY
- 7. EXISTING INGROUND GAS METER
- 8. EXISTING 6-FOOT HIGH FENCE.
- 9. EXISTING 3'-0" GATENEX PATIO SLAB TO ADJOIN WITH EXISTING
- 10. EXISTING LANDSCAPING
- 11. EXISTING CURB AND GUTTER
- 12. EXISTING 3:12 PITCH ROOF WITH COMPOSITION ROOFING
- 13. EXISTING PATIO COVER
- 14. EXISTING FIREPLACE

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 949-768-6546  
 FAX: 949-855-4387

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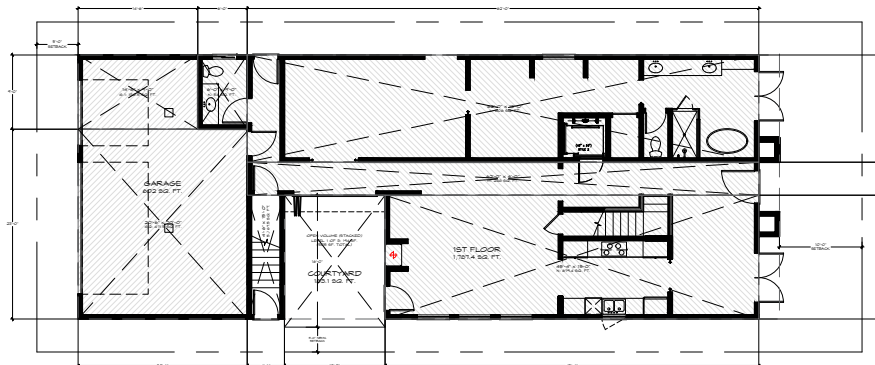
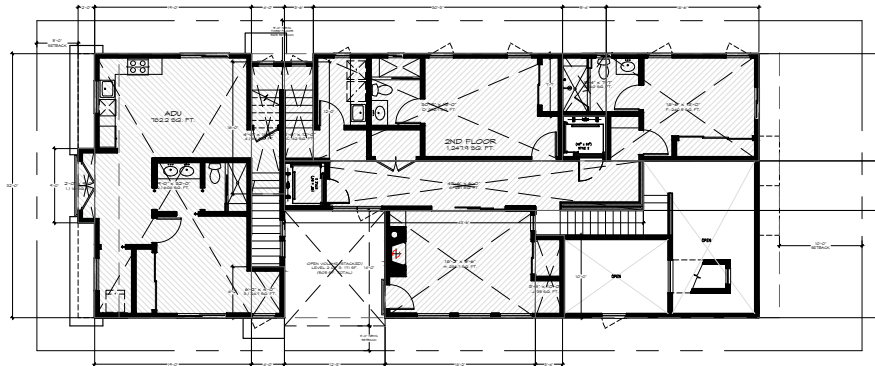
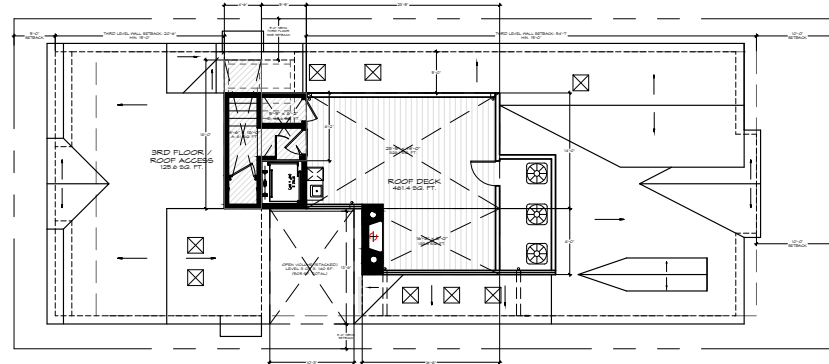
**FLOOR AREA CALCULATION**

<b>3RD FLOOR</b>		
A	81	SQ. FT.
B	+ 44.6	SQ. FT.
	125.6	SQ. FT.
<b>2ND FLOOR</b>		
C	42	SQ. FT.
D	392.7	SQ. FT.
E	40	SQ. FT.
F	240.5	SQ. FT.
G	261	SQ. FT.
H	236.7	SQ. FT.
J	+ 35	SQ. FT.
	1,247.4	SQ. FT.
<b>1ST FLOOR</b>		
K	54	SQ. FT.
L	806	SQ. FT.
M	248	SQ. FT.
N	+ 679.4	SQ. FT.
	1,787.4	SQ. FT.
<b>ADU (2ND FLOOR)</b>		
1	18	SQ. FT.
2	608	SQ. FT.
3	24.7	SQ. FT.
4	64	SQ. FT.
5 (1ST FLOOR)	+ 67.5	SQ. FT.
	782.3	SQ. FT.
<b>GARAGE</b>		
G.1	130.5	SQ. FT.
G.2	+ 471.5	SQ. FT.
	602	SQ. FT.

**OPEN VOLUME CALCULATION**

BUILDABLE AREA: 2,560 x 15% = 384 SQUARE FEET REQUIRED

1ST LEVEL:	194	SQ. FT.
2ND LEVEL:	171	SQ. FT.
3RD LEVEL:	140	SQ. FT.
<b>TOTAL OPEN VOLUME AREA PROVIDED:</b>	<b>505</b>	<b>SQ. FT.</b>



**MANZER + ASSOCIATES**  
 24275 PONCHARTRAIN LN  
 LAKE FOREST, CA 92630  
 949-768-6546  
 FAX: 949-855-4387

PROPOSED IMPROVEMENTS TO THE:  
**POITEVIN RESIDENCE**  
 2441 CRESTVIEW DRIVE  
 NEWPORT BEACH, CA 92663

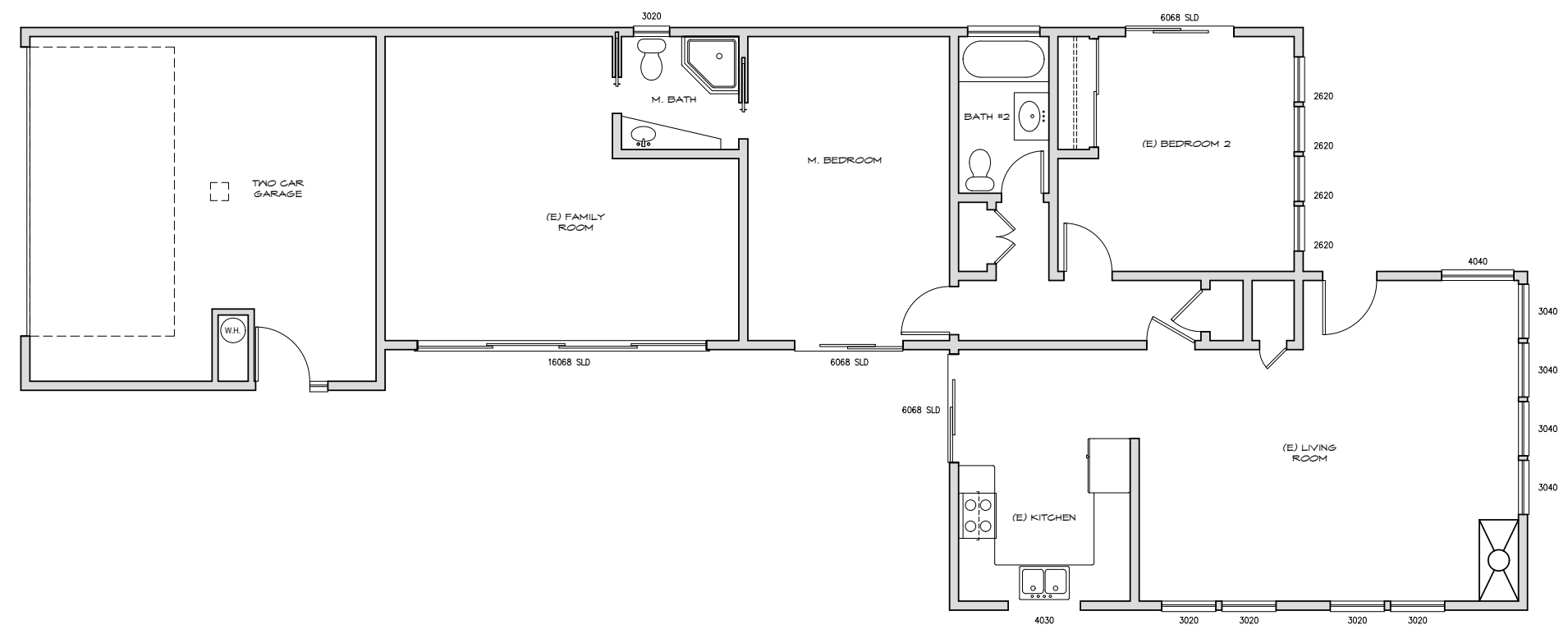
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REVISIONS	BY



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 24275 PONCHARTRAIN LN  
 LAKE FOREST, CA 92630  
 949-768-6546  
 FAX: 949-855-4387

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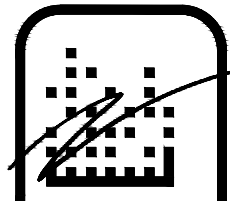


**LEGEND**

- NEW 2x4 WOOD STUD WALL @ 16" ON CENTER
- EXISTING WALL TO REMAIN
- DEMO WALL
- HALF WALL
- DOOR TAG
- WINDOW TAG
- KEY NOTE TAG
- 110V SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS TO BE HARDWIRED WITH BATTERY BACKUP
- COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS. HARDWIRED WITH BATTERY BACKUP

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-2.0

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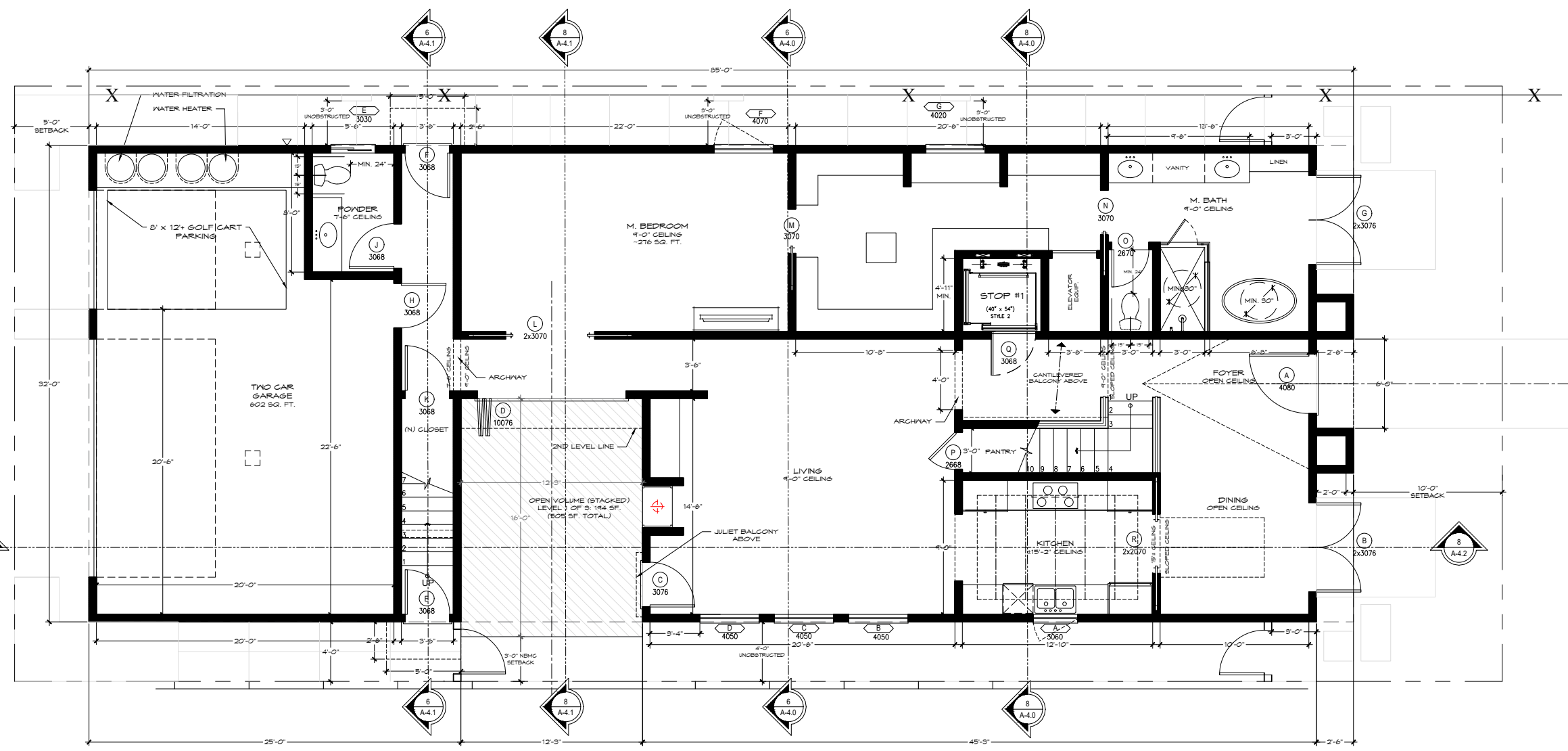


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DRAWN

**A-2.1**



**LEGEND**

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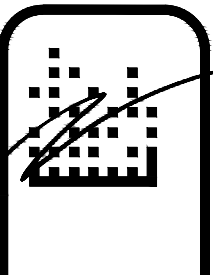
PROPOSED 1ST FLOOR PLAN

SCALE  
 1/4" = 1'-0" 8

KEY NOTES & LEGEND

SCALE  
 - 4

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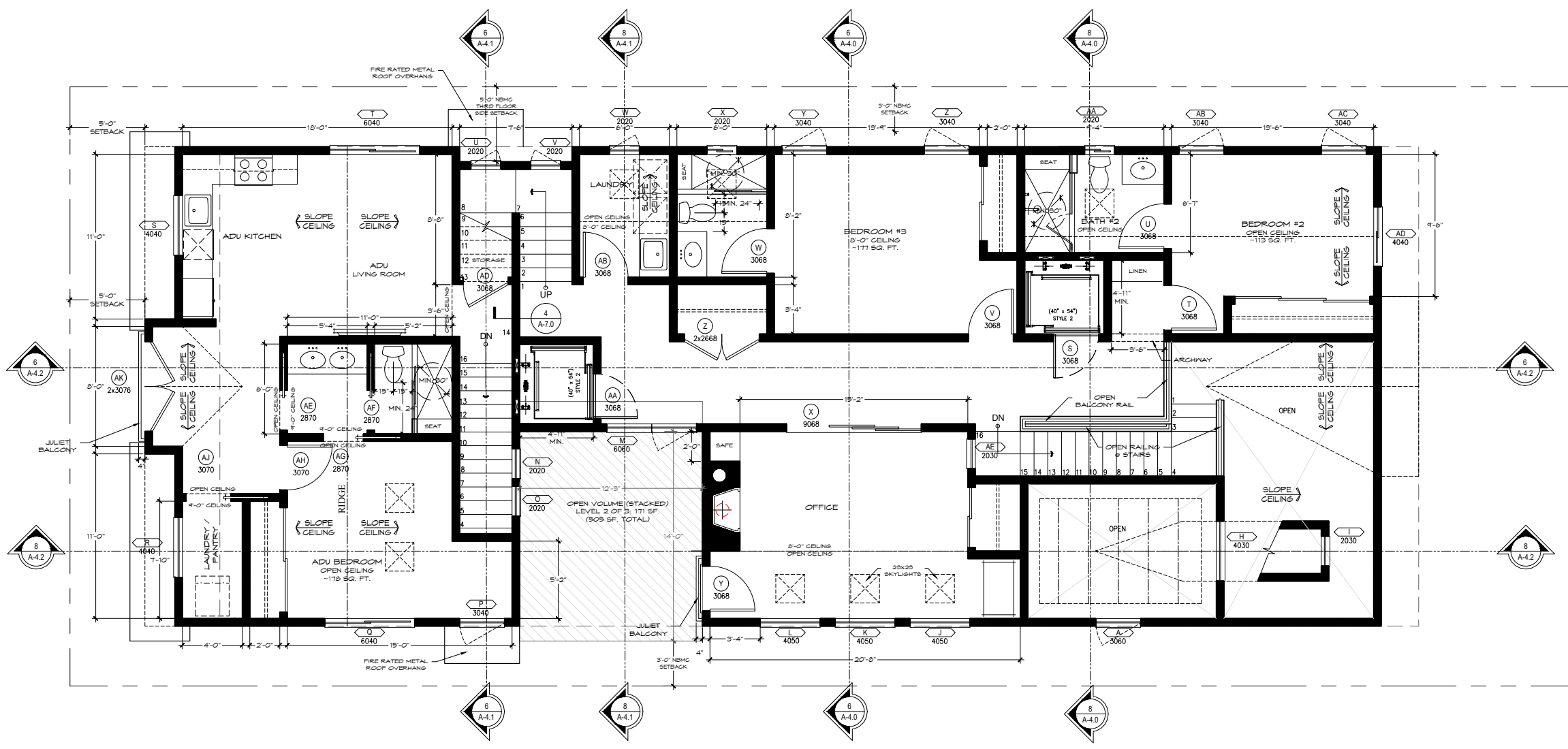


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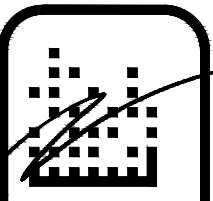
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**A-2.2**  
 54



- LEGEND**
- NEW 2x4 WOOD STUD WALL @ 16" ON CENTER
  - EXISTING WALL TO REMAIN
  - DEMO WALL
  - HALF WALL
  - DOOR TAG
  - WINDOW TAG
  - KEY NOTE TAG
  - 110V SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS TO BE HARDWIRED WITH BATTERY BACKUP
  - COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS. HARDWIRED WITH BATTERY BACKUP

REVISIONS	BY

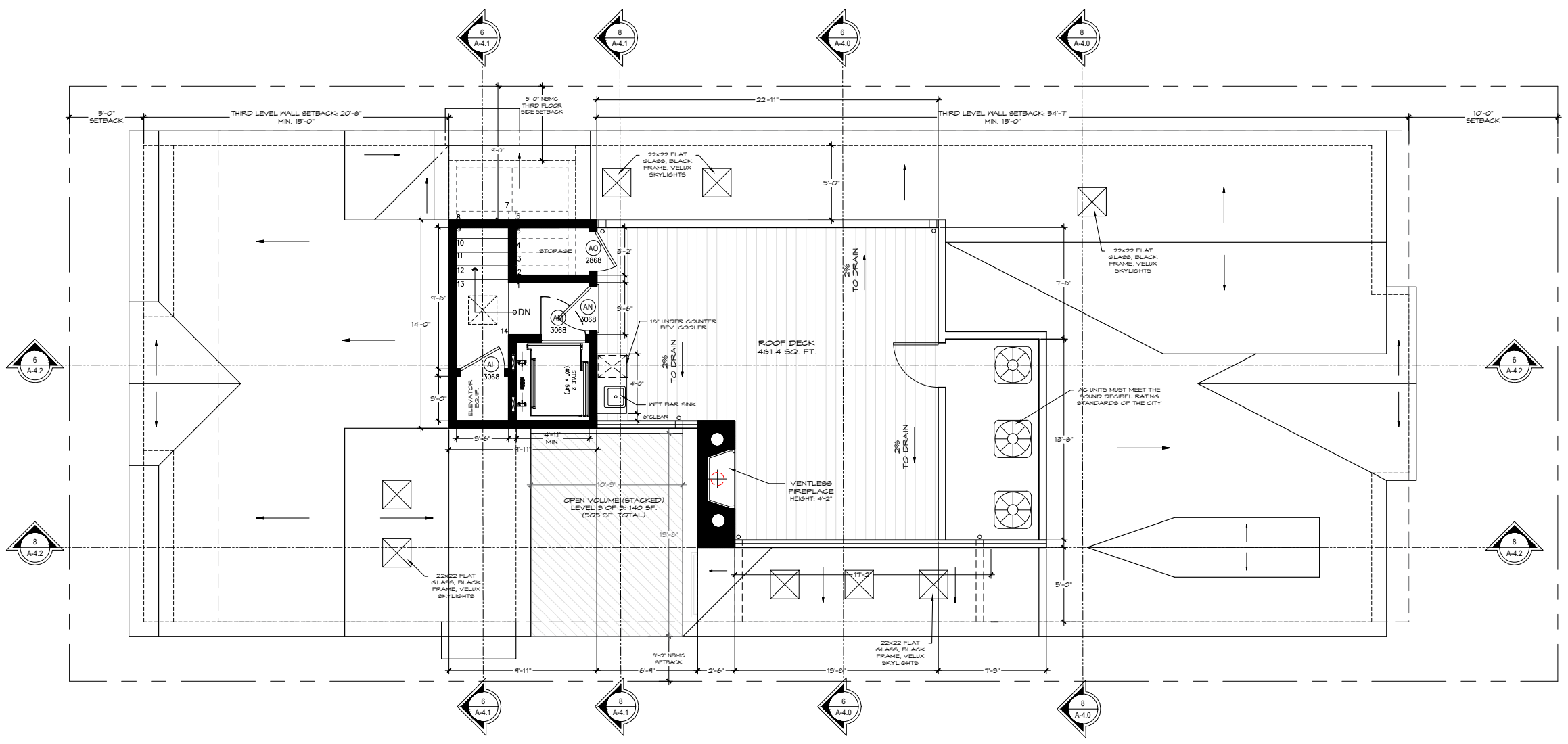


MANZER + ASSOCIATES  
 24275 PONCHARTRAIN LN  
 LAKE FOREST, CA 92630  
 949-768-6546  
 FAX: 949-655-4387

PROPOSED IMPROVEMENTS TO THE:  
**POITEVIN RESIDENCE**  
 2441 CRESTVIEW DRIVE  
 NEWPORT BEACH, CA 92663

DRAWN

A-2.3



**LEGEND**

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REVISIONS	BY



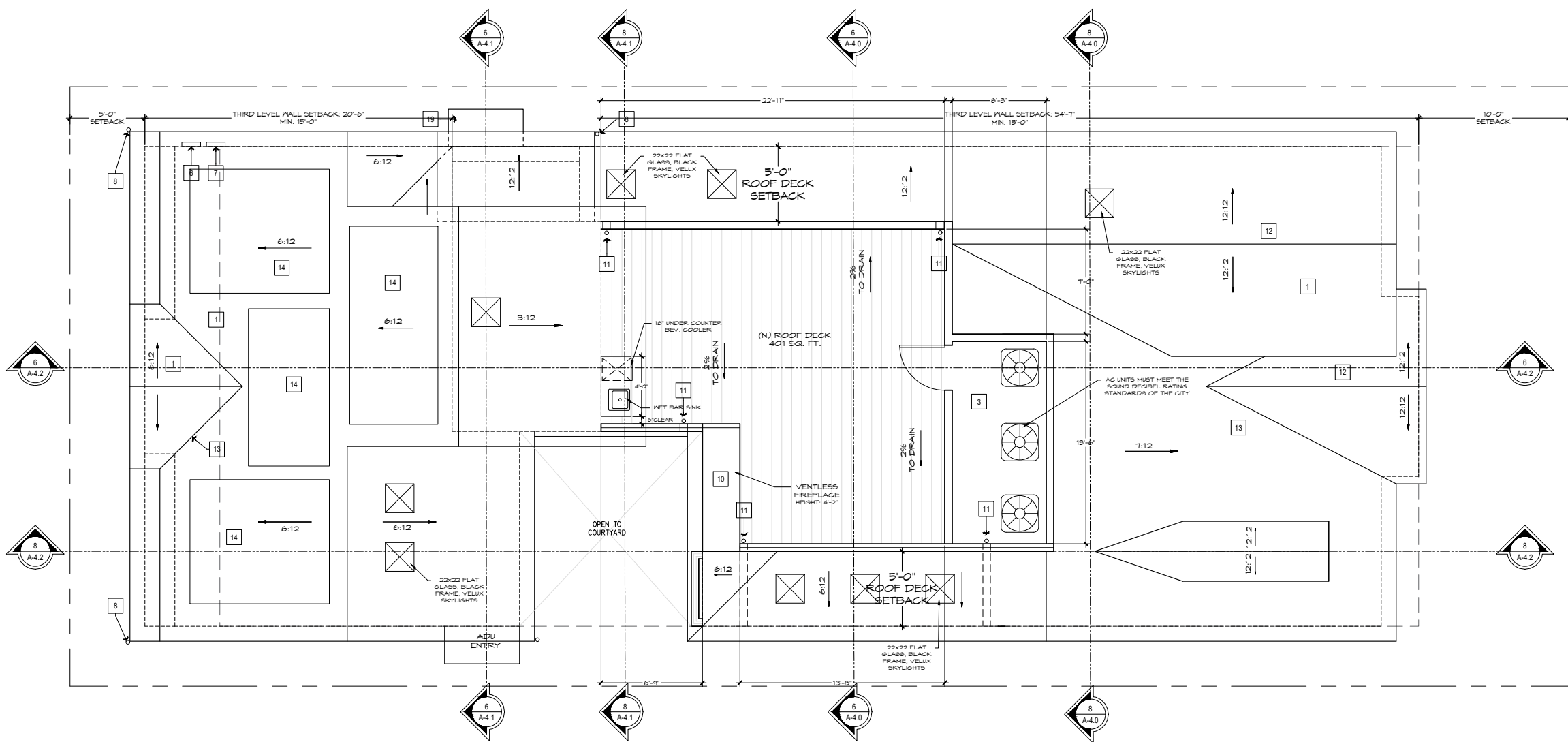
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**PROPOSED IMPROVEMENTS TO THE:  
 POITEVIN RESIDENCE**  
 2441 CRESTVIEW DRIVE  
 NEWPORT BEACH, CA 92663

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

A-2.4

56



- |  |  |
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| <ul style="list-style-type: none"> <li>1. NEW 6:12 PITCH ROOF - SIMULATED SLATE - BLACK</li> <li>2. NEW 3:12 PITCH ROOF SIMULATED SLATE - BLACK</li> <li>3. SCREENED AC UNITS ON ROOF DECK</li> <li>4. 42" HIGH PLASTER GUARDRAIL WITH STONE CAP</li> <li>5. 3-FOOT WIDE WOOD GATE.</li> <li>6. NEW 100 AMP ELECTRICAL METER - ADU</li> <li>7. NEW 200 AMP ELECTRICAL METER</li> <li>8. GUTTER AND DOWNSPOUT - COPPER</li> <li>9. NEW DECTOTEX WATERPROOFING - ICC-ES 1751 OVER 1.5" LIGHTWEIGHT CONCRETE DECKING SLOPE TO DRAIN</li> <li>10. DIRECT VENT GAS FIREPLACE- ICC - ESR- 2316</li> <li>11. 2X3" THROUGH THE WALL SCUPPER 2" ABOVE 3" DRAIN.</li> <li>12. RIDGE</li> <li>13. VALLEY</li> <li>14. SOLAR PANELS- UNDER SEPARATE PERMIT.</li> <li>15. MILGARD - BRONZE DIVIDED LITE WINDOWS AND EXTERIOR</li> </ul> | <p><b>DOORS</b></p> <ul style="list-style-type: none"> <li>16. SMOOTH EXTERIOR PLASTER - WHITE</li> <li>17. BRICK VENEER - WHITE.</li> <li>18. WHITE STONE - WHITE</li> <li>19. FIRE RATED - METAL OVERHANG</li> <li>20. SHUTTERS - CHARLESTON GREEN</li> <li>21. SIMULATED DARK WOOD SECTIONAL DOORS</li> <li>22. COPPER LANTERN</li> <li>23. WROUGHT IRON BALCONY RAILING - BLACK POWDER COATED</li> </ul> |
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MANZER + ASSOCIATES  
 24275 PONCHARTRAIN LN  
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| <ol style="list-style-type: none"> <li>1. NEW 6:12 PITCH ROOF - BRAVA SIMULATED SLATE - LIGHT ARENDALE (GRAPHITE GRAY)</li> <li>2. NEW 12:12 PITCH ROOF - BRAVA SIMULATED SLATE - LIGHT ARENDALE (GRAPHITE GRAY)</li> <li>3. SCREENED AC UNITS ON ROOF DECK</li> <li>4. 42" HIGH PLASTER GUARDRAIL WITH STONE CAP</li> <li>5. 3-FOOT WIDE WOOD GATE.</li> <li>6. NEW 100 AMP ELECTRICAL METER - ADU</li> <li>7. NEW 200 AMP ELECTRICAL METER</li> <li>8. GUTTER AND DOWNSPOUT - COPPER</li> <li>9. NEW DECTOTEX WATERPROOFING - ICC-ES 1157 OVER 1.5" LIGHTWEIGHT CONCRETE DECKING SLOPE TO DRAIN</li> <li>10. DIRECT VENT GAS FIREPLACE- ICC - ESR- 2316</li> <li>11. 2X3" THROUGH THE WALL SCUPPER 2" ABOVE 3" DRAIN.</li> <li>12. RIDGE</li> <li>13. VALLEY</li> <li>14. SOLAR PANELS- UNDER SEPARATE PERMIT.</li> <li>15. MILGARD - BRONZE DIVIDED LITE WINDOWS AND EXTERIOR DOORS</li> <li>16. SMOOTH EXTERIOR PLASTER - WHITE</li> <li>17. BRICK VENEER - WHITE.</li> <li>18. WHITE STONE - WHITE</li> </ol> | <ol style="list-style-type: none"> <li>19. FIRE RATED - METAL OVERHANG</li> <li>20. SHUTTERS - CHARLESTON GREEN</li> <li>21. SIMULATED DARK WOOD SECTIONAL DOORS</li> <li>22. COPPER LANTERN</li> <li>23. WROUGHT IRON BALCONY RAILING - BLACK POWDER COATED</li> </ol> |
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**LEGEND**

- NEW 2X4 WOOD STUD WALL @ 16" ON CENTER
- EXISTING WALL TO REMAIN
- DEMO WALL
- HALF WALL
- DOOR TAG
- WINDOW TAG
- KEY NOTE TAG

PROPOSED IMPROVEMENTS TO THE:  
**POITEVIN RESIDENCE**  
 2441 CRESTVIEW DRIVE  
 NEWPORT BEACH, CA 92663

PROPOSED EAST - FRONT ELEVATION

SCALE	8	KEY NOTES & LEGEND	SCALE	4
1/4" = 1'-0"				

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-3.0



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 24275 PONCHARTRAIN LN  
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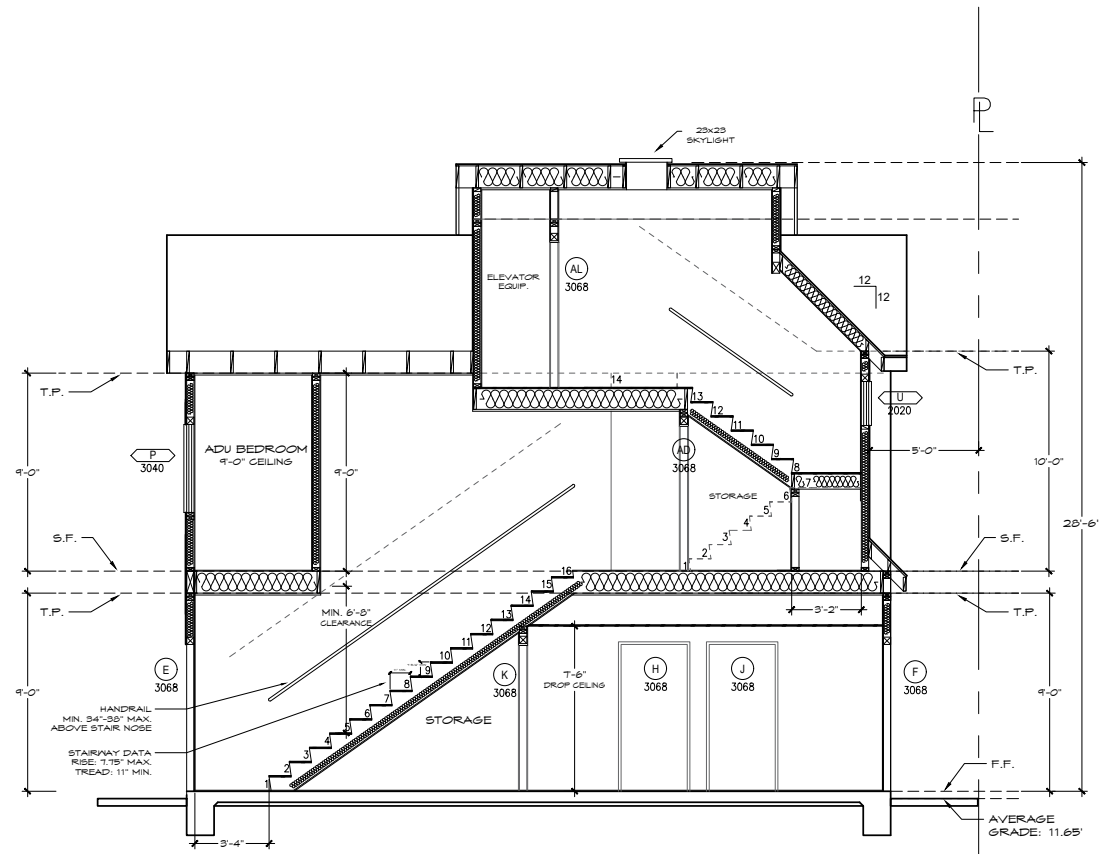
**LEGEND**

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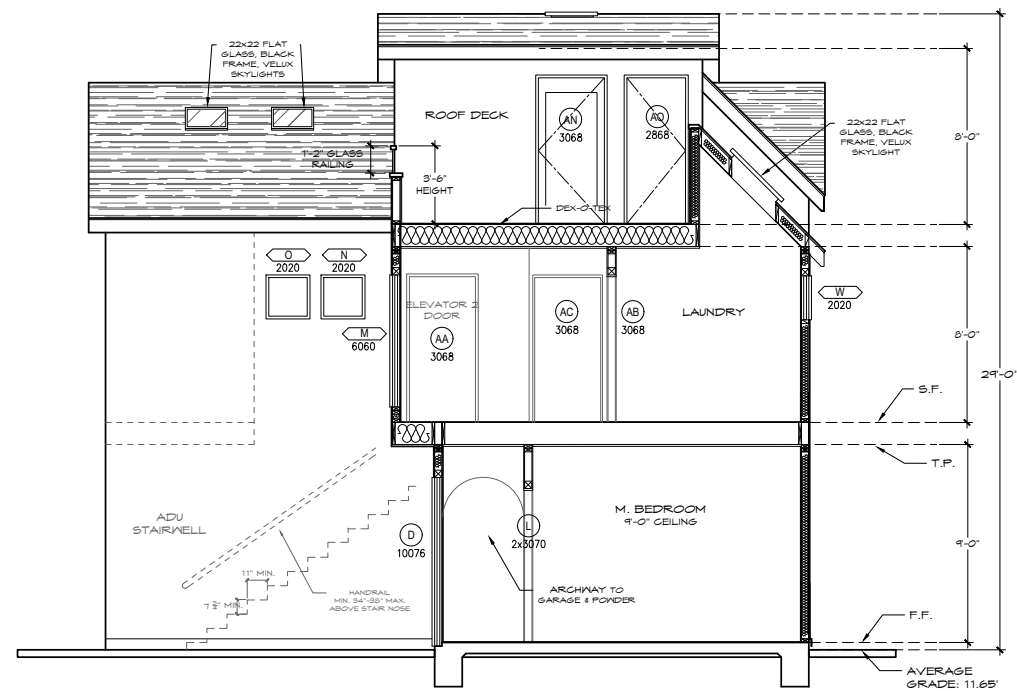






SECTION

SCALE	6
1/4" = 1'-0"	



SECTION

SCALE	8
1/4" = 1'-0"	

KEY NOTES & LEGEND

SCALE	4
-	

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MANZER + ASSOCIATES  
 24275 PONCHARTRAIN LN  
 LAKE FOREST, CA 92630  
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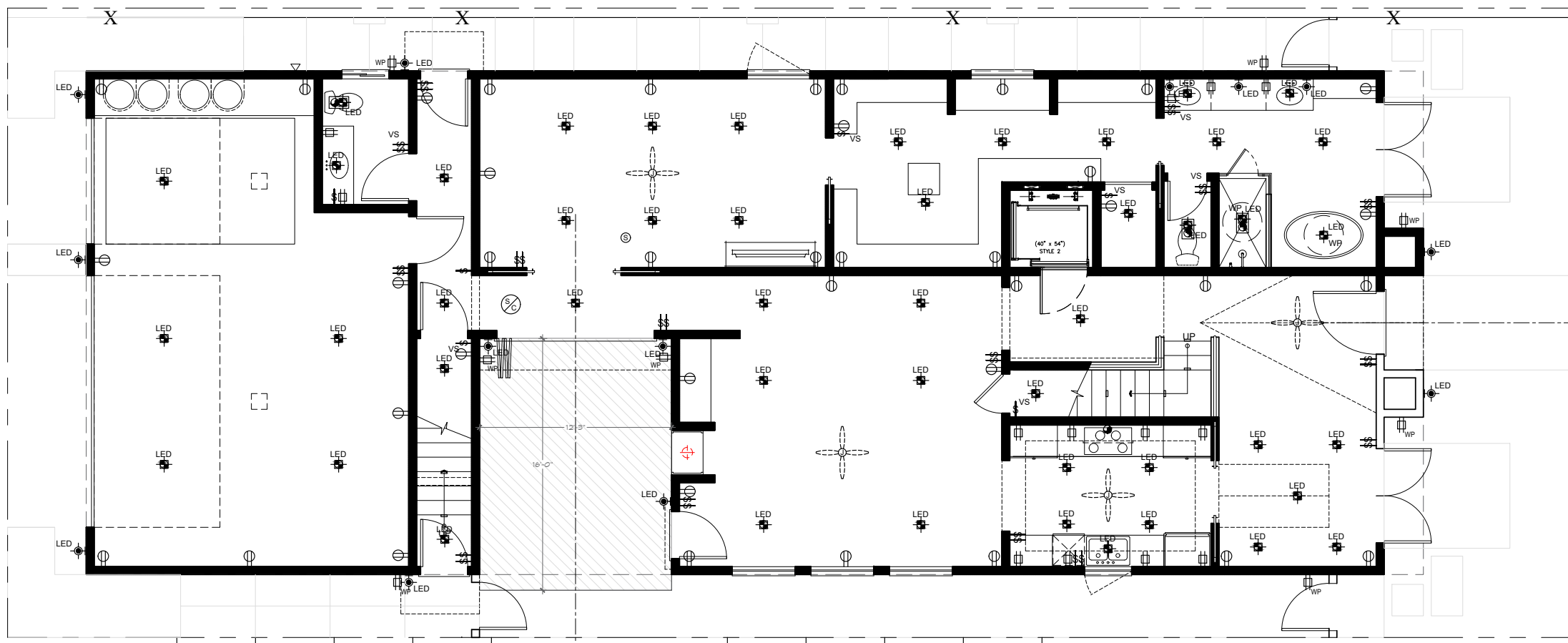
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SHEET

A-4.1







FOR EXTERIOR LIGHTING, LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER CEC 150.2(d):  
 (I) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS BI OR C) BELOW; AND  
 (II) CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR PATH; OR  
 (III) CONTROLLED BY ONE OF THE FOLLOWING METHODS:  
 (1) PHOTOCONTROL AND AUTOMATIC THE SWITCH CONTROL;  
 (2) ASTRONOMICAL TIME CLOCK;  
 (3) ENERGY MANAGEMENT CONTROL SYSTEM.

**ELECTRICAL NOTES & SYMBOLS**

- SWITCH
- SWITCH W/ DIMMER
- SWITCH W/ VACANCY SENSOR
- AFCI DUPLEX OUTLET
- GFCI DUPLEX
- PENDANT LIGHT
- WALL MOUNTED LED LIGHT - SCONCE
- LED CAN LIGHT
- LED CAN LIGHT - WATERPROOF
- STAIRWAY LIGHTING
- EXHAUST FAN (250 CFM MIN.) KITCHEN
- COMBINATION EXHAUST FAN & LED, TO BE CONTROLLED SEPARATELY (CEC 150.2(d) & 150.0(k))
- 110V SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS. INTERCONNECTED HARDWIRED WITH BATTERY BACKUP - STANDARD ANSI/UL 217
- COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS. HARDWIRED WITH BATTERY BACKUP - STANDARD ANSI/UL 2034
- TV OUTLET W/ RG-6 COAXIAL CABLE
- FUEL GAS
- CEILING FAN

WHOLE BUILDING VENTILATION FAN. SIZE & DUCTED PER ASHRAE 62.2-2007. 1 SONE MAX. SEE CR-1R & MR-1 FOR ADDITIONAL INFO. (FAN IS SWITCHED SEPARATELY FROM THE LIGHTING. THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.)

**NOTES:**  
 HUMIDITY EXHAUST FAN IS REQUIRED IN BATHROOMS CONTAINING A SHOWER. FAN SHALL BE IN ACCORDANCE WITH THE DIVISION 4.5 OF THE C&B&C

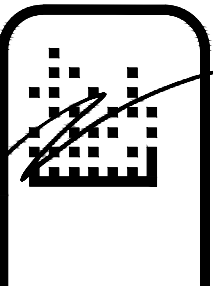
- A. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO THE OUTSIDE
- B. FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL REMOVE SWITCH CONTROLLING FAN FROM DRAWING

THE RANGE HOOD OVER THE STOVE TO BE USED TO MEET MIN. VENTILATION RATE OF 250 CFM, BUT RANGE HOOD MUST VENT TO THE OUTSIDE. RECIRCULATING RANGE HOODS CANNOT BE USED. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. THIS LOCAL EXHAUST FAN MAY OPERATE CONTINUOUSLY OR INTERMITTENTLY.

**LEGEND**

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**GENERAL NOTES**

- PLEASE NOTE ON PLAN: "ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT."
- PLEASE NOTE ON PLAN: "PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT."
- ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
- DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
- WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
- NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
- THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
- APPROVED SHORING, DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
- HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
- FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
- ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLUED JOINTS.
- NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

**EROSION CONTROL**

- TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
- EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
- BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

**REQUIRED INSPECTIONS**

- A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
- A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

**GRADING FILLS/CUTS**

- GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
- AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
- FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
- ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
- LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
- NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

**DOCUMENTATION**

- AN AS-BUILT GRADING PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, AS GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. HE/SHE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF YARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
- A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS. SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
- A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST, INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS AFFECTED BY GEOLOGIC FACTORS.

**NOTICE TO CONTRACTOR**

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, AND THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS."

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

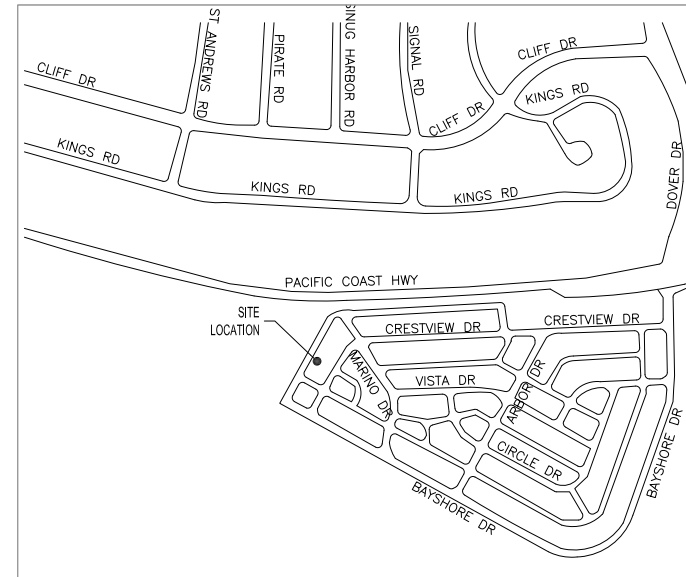
THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, AND AN INTERNATIONAL DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

UNAUTHORIZED CHANGES & USES  
CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE COUNTY ENGINEER.

**EARTHWORK QUANTITIES**

THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND IS FOR BONDING AND PLAN CHECK PURPOSES ONLY, THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND FINISH ROUGH GRADE ELEVATIONS, THE CALCULATION MAKES NO PROVISIONS FOR STRIPPING OR SUBEXCAVATION. FOR THIS REASON AND BECAUSE OF VARIABLES SUCH AS COMPACTION, THE VOLUME OF DIRT MOVED IN THE FIELD WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME, THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO DETERMINE FOR HIMSELF THE QUANTITY OF EARTHMOVING THAT WILL BE REQUIRED TO ROUGH GRADE THIS JOB.

EARTHWORK QUANTITY TABLE	CUT (C.Y.)	FILL (C.Y.)
ROUGH GRADE	14	2
EXPORT		12



VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

NUMBER	TITLE
C-1	TITLE SHEET AND GENERAL NOTES
C-2	DEMOLITION PLAN
C-3	GRADING PLAN
C-4	CROSS SECTIONS
C-5	EROSION CONTROL PLAN

**ARCHITECT & RESPONSIBLE AGENT**  
MANZER + ASSOCIATES  
24275 PONCHARTAIN LN  
LAKE FOREST, CALIFORNIA 92630  
TEL: 949-768-6546 FAX: 949-855-4387

**SOILS ENGINEER**  
ABI ENGINEERING CONSULTANTS, INC.  
1701 E. EDINGER AVE., #A9  
SANTA ANA, CALIFORNIA 92705  
TEL: (888) 202-5596

**CIVIL ENGINEER**  
ABI ENGINEERING CONSULTANTS, INC.  
1701 E. EDINGER AVE., #A9  
SANTA ANA, CALIFORNIA 92705  
TEL: (888) 202-5596

**OWNER**  
POITEVIN  
2441 CRESTVIEW DRIVE  
NEWPORT BEACH CALIFORNIA 92663

**SITE ADDRESS**  
2441 CRESTVIEW DRIVE, NEWPORT BEACH, CALIFORNIA 92663

**LEGAL DESCRIPTION**  
LOT 91 OF TRACT NO. 1140

APN 049-171-05

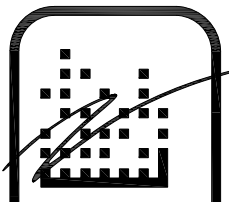
**BENCHMARK**

BENCHMARK #3K-24A-82  
DATUM: NAVD88  
ELEVATION: 16.96



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SANTA ANA, CALIFORNIA 92705  
TEL: (888) 220-5596 FAX: (714) 866-4171

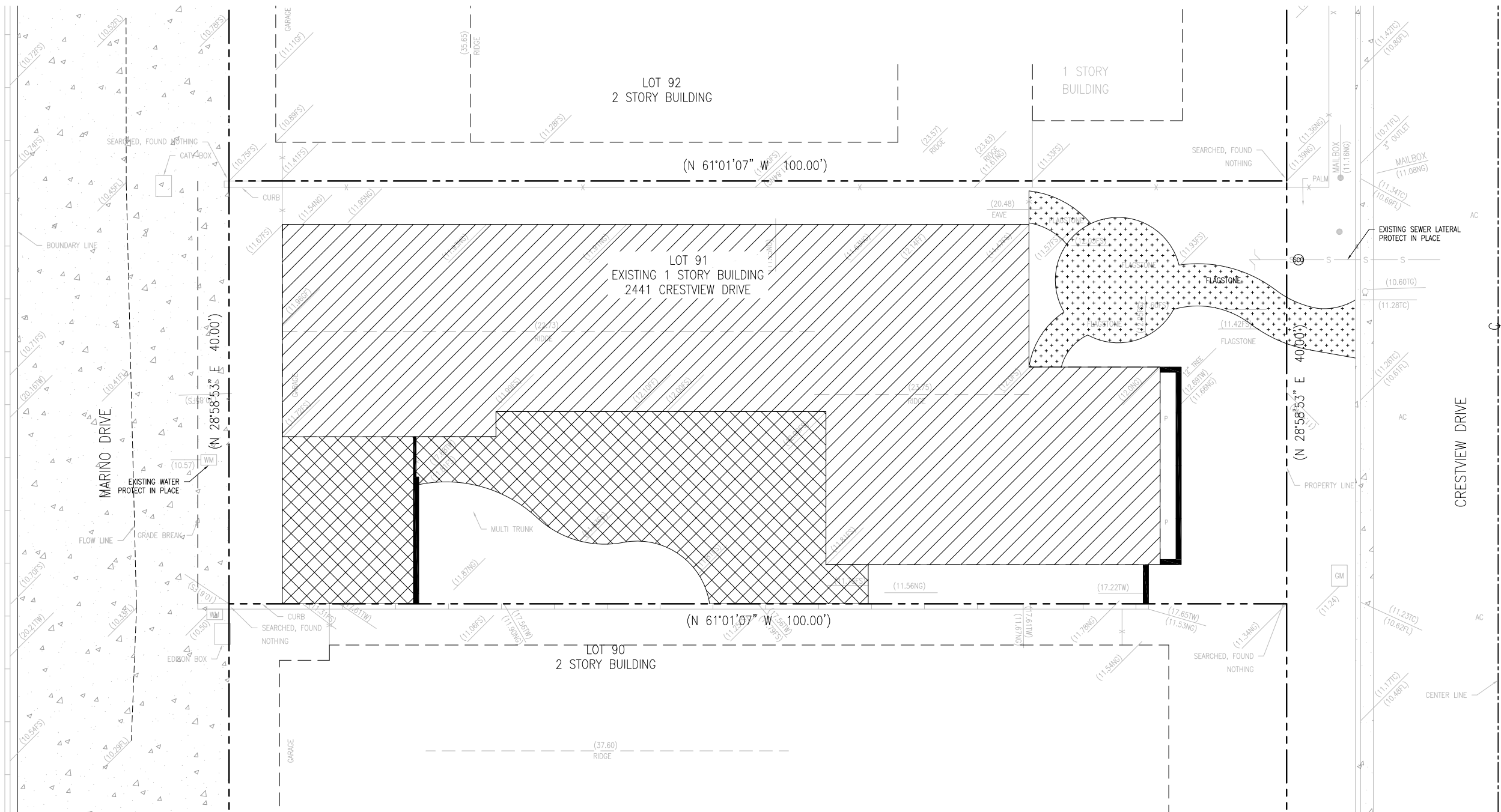
REVISIONS	BY



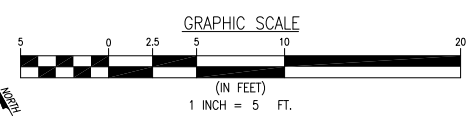
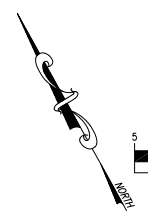
**MANZER + ASSOCIATES**  
24275 PONCHARTAIN LN  
LAKE FOREST, CA 92630  
949-768-6546  
FAX: 949-855-4387

**DRAINAGE PLAN FOR:**  
**POITEVIN RESIDENCE**  
**2441 CRESTVIEW DRIVE**  
**NEWPORT BEACH, CALIFORNIA 92663**

DRAWN	
CHECKED	
DATE	2026/02/25
SCALE	
JOB NO.	
SHEET	C-1
OF	

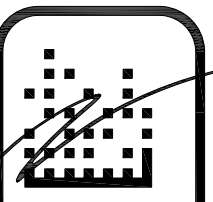


- DEMOLITION LEGEND**
- PROPERTY LINE
  - CENTER LINE
  - ▨ EXISTING CONCRETE DRIVEWAY TO BE DEMOLISH. (687 SQ.FT.)
  - ▧ EXISTING BUILDING TO BE DEMOLISH. (1810 SQ.FT.)
  - EXISTING WALL TO BE DEMOLISH. (42 LF)
  - ⊕ EXISTING FLAGSTONE TO BE DEMOLISH. (215 SQ.FT.)



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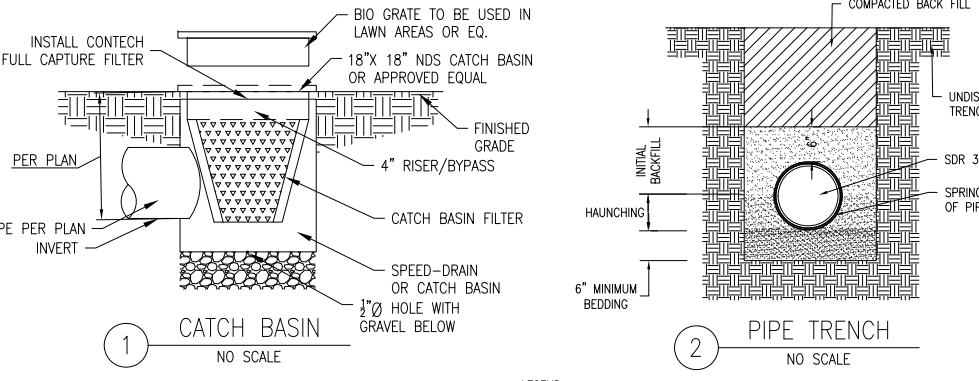
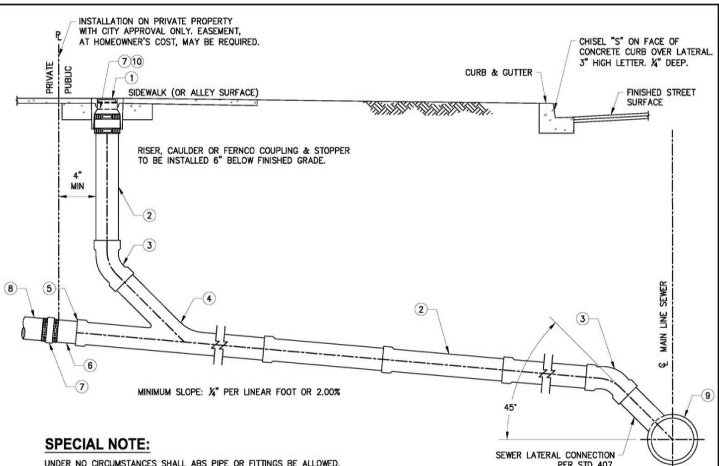
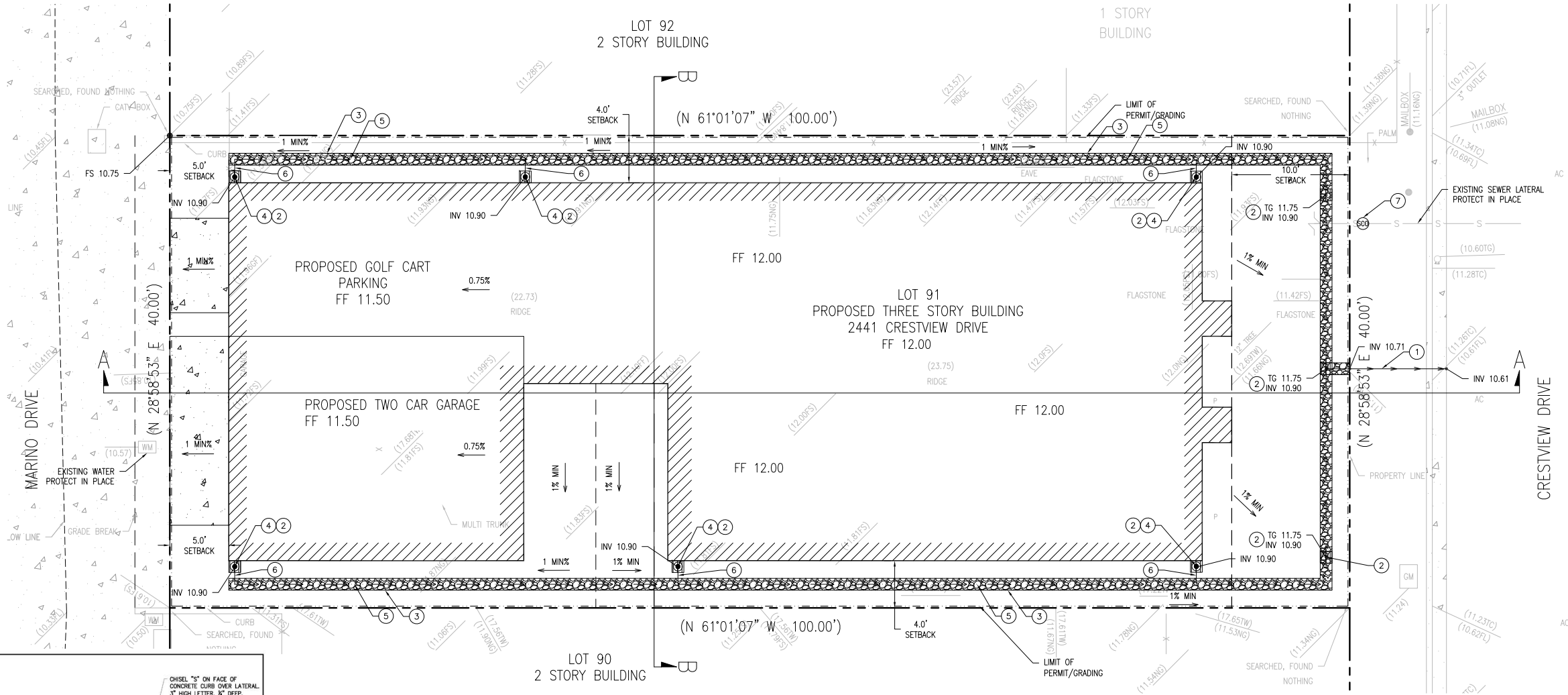
REVISIONS	BY



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 LAKE FOREST, CA 92630  
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DRAINAGE PLAN FOR:  
**POITEVIN RESIDENCE**  
**2441 CRESTVIEW DRIVE**  
**NEWPORT BEACH, CALIFORNIA 92663**

DRAWN
CHECKED
DATE 2026/02/25
SCALE
JOB NO.
SHEET C-2



CONSTRUCTION NOTES		
NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT PRIVATE DRAIN THROUGH CURB PER CITY OF NEWPORT BEACH DEPARTMENT PUBLIC WORKS STANDARD DRAWING NUMBER 184, SEE DETAIL ON SHEET C-4	8 LF
2	CONSTRUCT 18"x18" NDS CATCH BASIN WITH FILTER AND HYDROCARBON BOOM (2" DIAMETER) PER DETAIL 1 ON SHEET C-3 OR APPROVED EQUAL	9 EA
3	CONSTRUCT 12" WIDE X 18" DEEP TRENCH WITH CRUSHED ROCKS PER CITY OF NEWPORT BEACH DEPARTMENT PUBLIC WORKS STANDARD DRAWING NUMBER 184, SECTION B-B ON SHEET C-4	223 LF
4	CONSTRUCT DOWNSPOUT DISCHARGE CONNECTION TO THE CATCH BASIN	6 EA
5	CONSTRUCT 3" PERFORATED SDR35 DRAIN PIPE UNLESS OTHERWISE NOTED TRENCHING PER CITY OF NEWPORT BEACH DEPARTMENT PUBLIC WORKS STANDARD DRAWING NUMBER 184, SECTION B-B ON SHEET C-4	223 LF
6	CONSTRUCT 3" SDR35 SOLID DRAIN PIPE @ MIN. 0.5% SLOPE, UNLESS OTHERWISE NOTED TRENCHING PER CITY OF NEWPORT BEACH DEPARTMENT PUBLIC WORKS STANDARD DRAWING NUMBER 184, DETAIL 2 ON SHEET C-3	9 LF
7	CONSTRUCT NEW SEWER CLEANOUT ON THE EXISTING SEWER LATERAL PER THE CITY OF NEWPORT BEACH STANDARD DRAWING 406. SEE DETAIL ON SHEET C-3.	1 EA

- SPECIAL NOTE:**  
UNDER NO CIRCUMSTANCES SHALL ABS PIPE OR FITTINGS BE ALLOWED. ALL SEWER LATERALS SHALL BE INSPECTED BY THE CITY AND BE REPLACED TO MEET CURRENT CITY STANDARDS IF NECESSARY.
- GENERAL NOTES:**
- FOR SLOPE LESS THAN 1/8" PER FOOT, A 6" LATERAL SHALL BE USED WITH A MINIMUM SLOPE = 1/8" PER FOOT.
  - CLEANOUT MAY BE INSTALLED ON PRIVATE PROPERTY SIDE OF PROPERTY LINE AT SPECIAL REQUEST BY HOMEOWNER AND APPROVAL BY CITY.
  - SEWER CLEANOUT COVERS SHALL BE BROOKS PRODUCTS NO. 41T OR J&R NO. 4T MARKED SEWER.
  - CLEANOUT COVERS PLACED IN SIDEWALKS MAY BE BROOKS PRODUCTS NO. 1-RB AND NO. 1-R (CONCRETE COVER) OR J&R NO. 1-R BY SPECIAL PERMISSION ONLY.
  - SEWER CLEANOUT RISER PIPE MATERIAL SHALL BE VCP WHEN EXISTING SEWER MAIN IS VCP AND SDR-35 PVC PIPE SHALL BE USED WHEN THE SEWER MAIN IS PVC.
  - PVC SHALL BE SDR-35 PER ASTM 3034.
  - SEWER PIPE AND FITTINGS SHALL BE BEDDED WITH 3/4" CRUSHED ROCK MATERIAL PER STD 323. IN AREAS OF GROUND WATER OR TIDE WATER, 3/4" CRUSHED ROCK SHALL BE USED.
  - USE GENERAL NOTES #1 & #2 FROM STD 407.
  - SADDLE TYPE CONNECTIONS TO SEWER MAINS ARE PROHIBITED, EXCEPT BY SPECIAL PERMISSION FROM THE CITY.
  - GLUE OR SOLVENT JOINTS ARE PROHIBITED.
  - CITY OF EXISTING LATERAL WILL BE REQUIRED WHEN USING THE ALTERNATIVE SET-UP.
  - IF SERVICED BY OTHER AGENCY, MUST USE AGENCY'S STANDARD.
  - LATERAL SIZE (4" OR 6") SHALL MATCH EXISTING LATERAL SIZES ASSOCIATED WITH CONNECTION.
- CONSTRUCTION NOTES:**
- INSTALL SEWER CLEANOUT COVER PER APPLICABLE PORTIONS OF STD 513. TRIANGULAR COVER WITH "S" ON TOP.
  - 4" (OR 6") VCP (OR SDR-35 PVC) SEWER PIPE WITH GASKET, INTEGRAL BELL AND SPIGOT JOINTS.
  - 4" (OR 6") VCP (OR SDR-35 PVC) 45° BEND.
  - 4"x4" (OR 6"x6") VCP (OR SDR-35 PVC) WYE BRANCH FITTING.
  - 4" (OR 6") ABS STOPPER (WHERE LATERALS ARE STUBBED).
  - 4" (OR 6") SHORT PIECE, VCP (OR SDR-35 PVC), 6" LONG.
  - 4" (OR 6") RUBBER MECHANICAL BANDED SEAL CLAMP, MISSION CLAY ADJUSTABLE REPAIR COUPLING (TYPE 2) OR CITY-APPROVED EQUAL.
  - 4" (OR 6") PRIVATE SEWER PIPE.
  - 4"x4" (OR 6") WYE BRANCH FITTING, VCP OR SDR-35 PVC.
  - INSTALL ABS STOPPER IN RUBBER COUPLING, USE MISSION CLAY PRODUCTS STOPPER OR APPROVED EQUAL.
  - SIDEWALK REPLACEMENT SHALL BE IN FULL PANEL.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 406-L

APP: *John M. Hall* 11/24/2020 DATE: 11/24/2020 NO. 1 DATE: 11/24/2020 DESCRIPTION OF REVISIONS

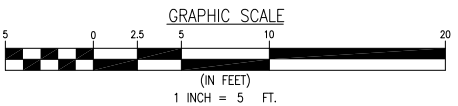
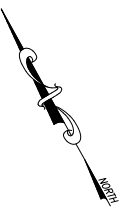
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI DATE: 11/3/2020

STANDARD DRAWING NO. 406 SHEET 1 OF 1

**SEWER LATERAL WITH CLEANOUT**

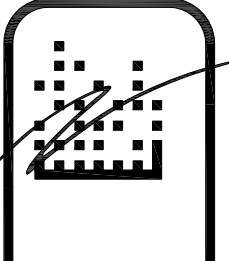
- LEGEND:**
- PROPERTY LINE
  - - - CENTER LINE
  - (xxx.xx) EXISTING ELEVATION
  - - - - - PROPOSED PERFORATED DRAIN PIPE
  - - - - - PROPOSED DRAIN PIPE
  - FLOW DIRECTION
  - - - - - LIMIT OF PERMIT/GRADING
  - DOWNSPOUT
  - CATCH BASIN
  - AC ASPHALT CONCRETE
  - EP EDGE OF PAVEMENT
  - FC FINISHED CONCRETE
  - FF FINISHED FLOOR
  - FG FINISHED GRADE
  - FL FINISHED GRADE
  - FLW FLOWLINE
  - FS FINISHED SURFACE
  - NG NATURAL GRADE
  - TC TOP OF CURB
  - TW TOP OF WALL
  - TG TOP OF GRATE



PREPARED BY:  
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REVISIONS	BY



**MANZER + ASSOCIATES**  
24275 PONCHARTRAIN LN  
LAKE FOREST, CA 92630  
949-768-6546  
FAX: 949-855-4387

DRAINAGE PLAN FOR:  
**POITEVIN RESIDENCE**  
**2441 CRESTVIEW DRIVE**  
**NEWPORT BEACH, CALIFORNIA 92663**

DRAWN: \_\_\_\_\_

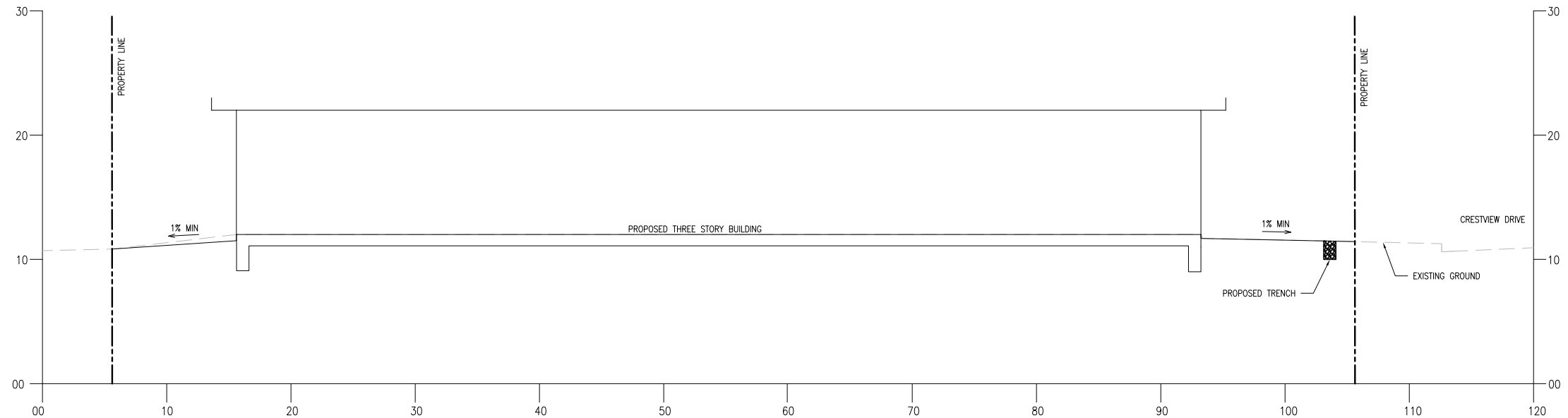
CHECKED: \_\_\_\_\_

DATE: 2026/02/25

SCALE: \_\_\_\_\_

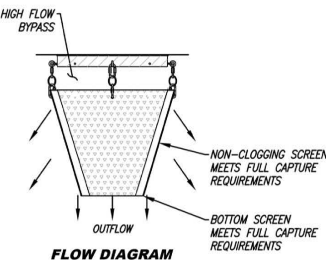
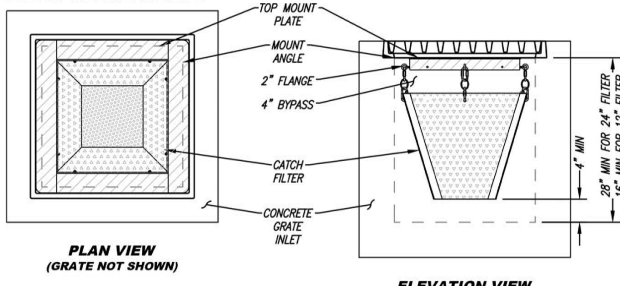
JOB NO.: \_\_\_\_\_

SHEET: C-3



SECTION A-A  
SCALE: 1" = 5'

**CONTECH FULL CAPTURE FILTER**  
FOR USE IN GRATE INLETS



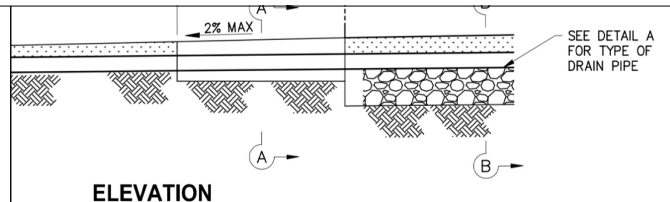
MODEL #	TREATMENT FLOW RATE (CFS)	BYPASS FLOW (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-GRATE-FULL 12-12-12	1.04	1.24	0.15
BIO-GRATE-FULL 18-18-12	1.78	2.79	0.33
BIO-GRATE-FULL 24-24-12	2.70	4.96	0.59
BIO-GRATE-FULL 24-40-12	3.70	6.35	0.88
BIO-GRATE-FULL 24-24-24	7.31	4.96	1.22
BIO-GRATE-FULL 24-40-24	9.53	6.35	1.82
BIO-GRATE-FULL 36-36-24	11.93	7.74	2.73

- INSTALLATION NOTES:**
- ALL HARDWARE, FLANGE, FRAME, AND SCREENS SHALL BE STAINLESS STEEL.
  - OPTIONAL HYDROCARBON BOOM SHALL BE 2-INCH DIAMETER.
  - SEE PERFORMANCE REPORTS IN MANUFACTURER'S SPECIFICATIONS.
  - OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE - CONTACT CONTECH FOR MORE INFORMATION.
  - BASED ON 37% OPEN AREA.
  - CONSIDERS A SAFETY FACTOR OF 2.0.
  - CONSIDERS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
  - STORAGE CAPACITY BASED ON THE BASKET HALF FULL.
  - CONCRETE STRUCTURES SOLD SEPARATELY.

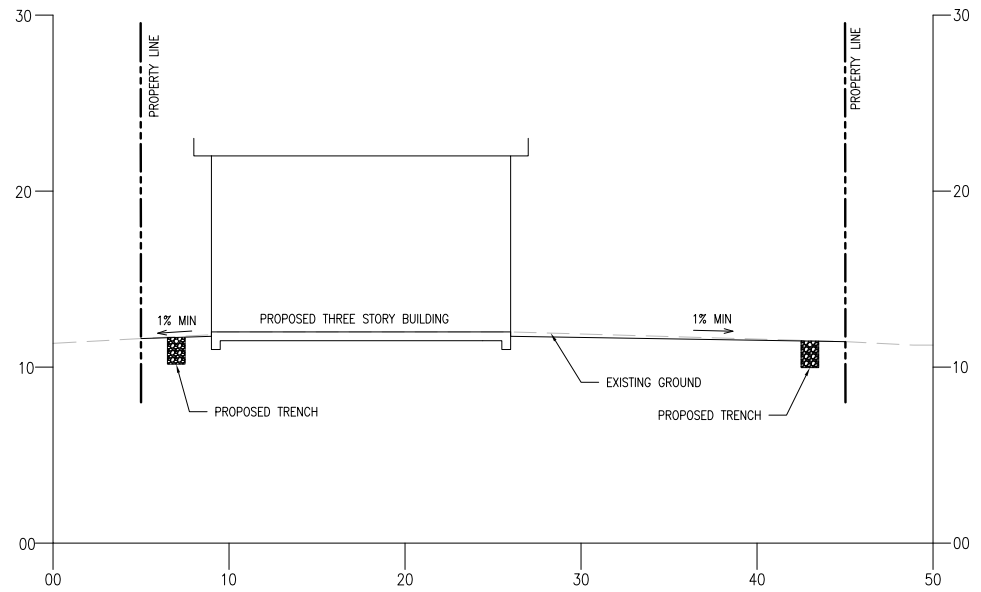
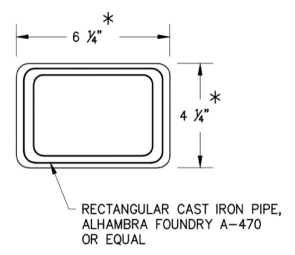
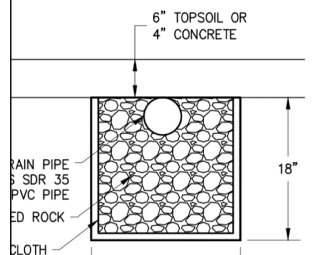
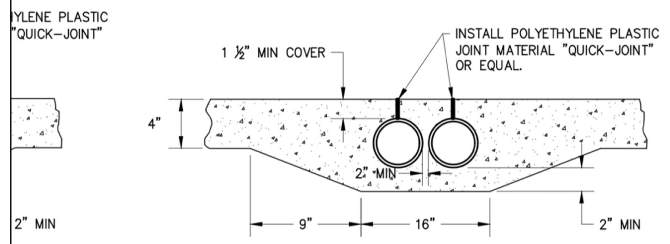
NOT TO SCALE  
PROPRIETARY AND CONFIDENTIAL:  
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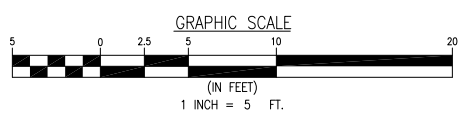
**GRATE INLET FILTER FULL CAPTURE STANDARD DETAIL**



MAY REQUIRE AN ENERGY REDUCER.  
THE CURB FACE UNLESS APPROVED BY THE CONSTRUCTION ENGINEER.  
REMOVED, JOIN TO THE NEAREST JOINT.



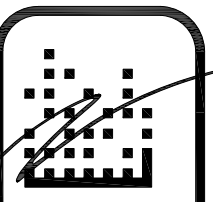
SECTION B-B  
SCALE: 1" = 5'



PREPARED BY:  
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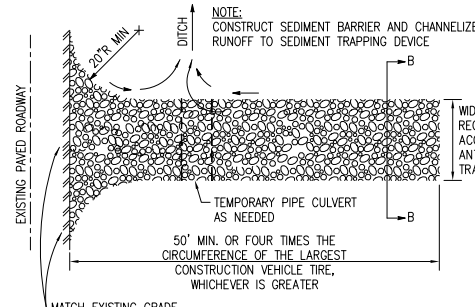
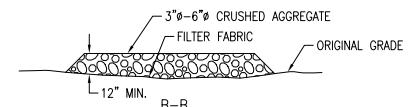
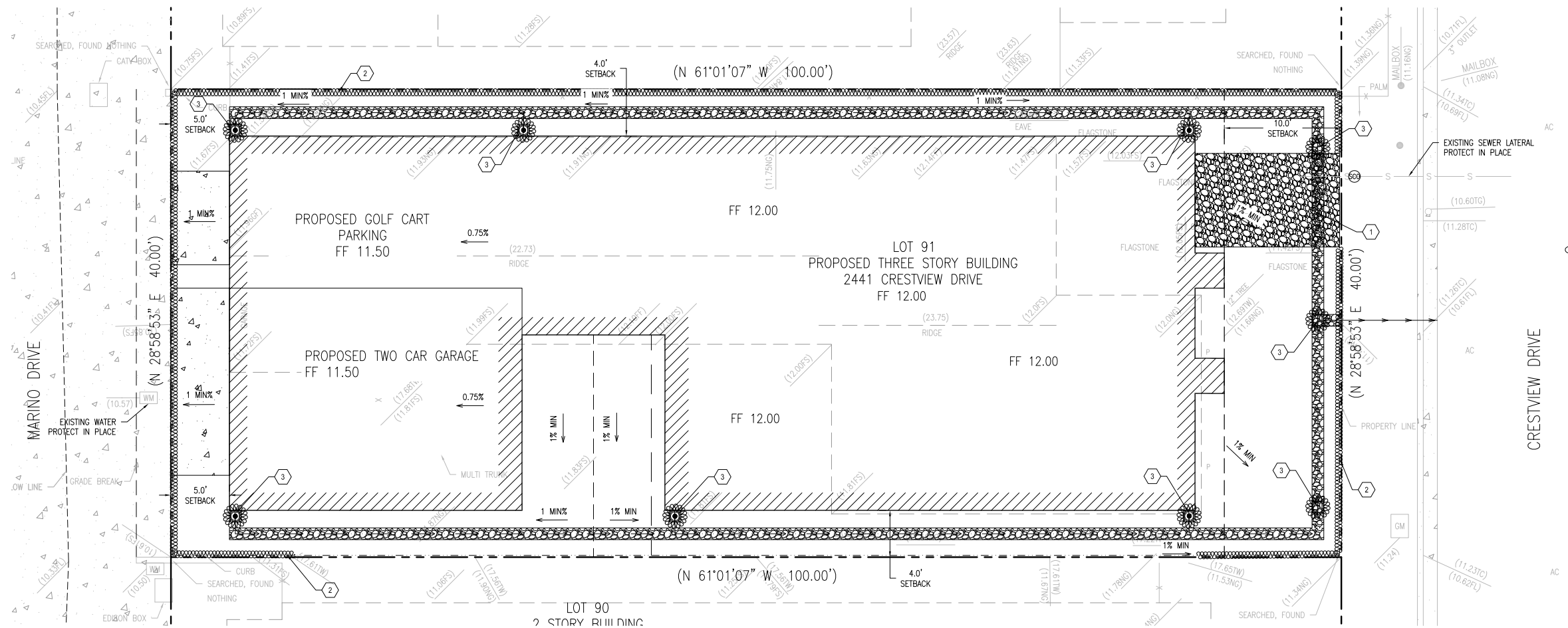
REVISIONS	BY



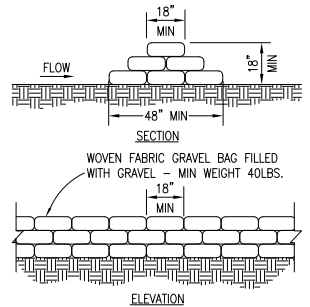
MANZER + ASSOCIATES  
24275 PONCHARTRAIN LN  
LAKE FOREST, CA 92630  
949-768-6546  
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DRAINAGE PLAN FOR:  
**POITEVIN RESIDENCE**  
**2441 CRESTVIEW DRIVE**  
**NEWPORT BEACH, CALIFORNIA 92663**

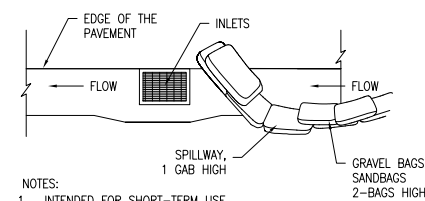
DRAWN	
CHECKED	DATE
	2026/02/25
	SCALE
JOB NO.	SHEET
	C-4



1 STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL  
NO SCALE



2 GRAVEL BAG BERM DETAIL  
NO SCALE



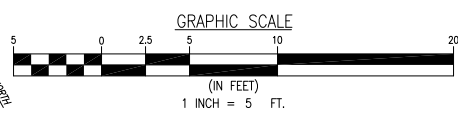
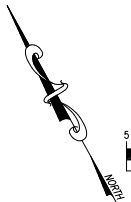
- NOTES:
1. INTENDED FOR SHORT-TERM USE.
  2. USE TO INHIBIT NON-STORM WATER FLOW.
  3. ALLOW TO PROPER MAINTENANCE AND CLEANUP.
  4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
  5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.
  6. PROTECTION CAN BE EFFECTIVE EVEN IF IT IS NOT IMMEDIATELY ADJACENT TO THE INLET PROVIDED THAT THE INLET PROTECTED FROM POTENTIAL SOURCES OF POLLUTION.

3 STORM DRAIN INLET PROTECTION DETAIL  
NO SCALE

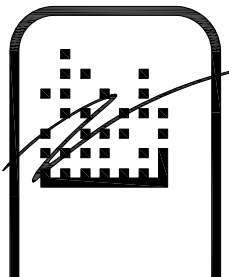
EROSION CONTROL LEGEND:

- [Symbol] STABILIZED CONSTRUCTION ENTRANCE/EXIT
- [Symbol] GRAVEL BAG BERM/SILT FENCE/FIBER ROLL
- [Symbol] INLET PROTECTION

EROSION CONTROL NOTES		
NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 1 ON SHEET C-5	1 EA
2	CONSTRUCT GRAVEL BAG BERM (SE-10) ROLLS PER DETAIL 2 ON SHEET C-5	193 LF
3	CONSTRUCT GRAVEL BAG BERM INLET PROTECT (SE-10) PER DETAIL 3 ON SHEET C-5	9 EA



REVISIONS	BY



MANZER + ASSOCIATES  
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LAKE FOREST, CA 92630  
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DRAINAGE PLAN FOR:  
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SHEET	C-5