



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 13, 2026
Agenda Item No. 4

SUBJECT: One Twenty-Five Holdings, LLC Condominiums (PA2026-0118)
▪ Coastal Development Permit
▪ Tentative Parcel Map

SITE LOCATION: 125 and 125 ½ 43rd Street

APPLICANT: Thomas Decker

OWNER: One Twenty-Five Holdings, LLC/Scott Visner

PLANNER: Lindsey Moreno, Planning Technician
lmoreno@newportbeachca.gov , (949) 644-3204

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Two Unit Residential (RT)
- **Zoning District:** Two-Unit Residential (R-2)
- **Coastal Land Use Plan Category:** Two Unit Residential (RT-E (30.0-39.9 DU/AC))
- **Coastal Zoning District:** Two-Unit Residential (R-2)

PROJECT SUMMARY

A tentative parcel map and coastal development permit (CDP) to allow for two-unit residential condominiums. A duplex has been demolished, and a new 3,195-square-foot duplex with two enclosed parking garages totaling 426 square feet is currently under construction. No waivers of Title 19 (Subdivisions) are proposed. The tentative parcel map will allow each unit to be sold individually. A CDP is required because the property is located in the coastal zone.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving the Tentative Parcel Map and Coastal Development Permit No. PA2026-0118 (Attachment No. ZA 1).

DISCUSSION

Background and Setting

- The property is in the Two-Unit Residential (R-2) Coastal Zoning District. The R-2 District is intended to provide areas appropriate for residential development of up to two units (i.e., a duplex) on a single legal lot. The existing lot is relatively flat and was previously developed as a duplex (see Figure 1, below).



Figure 1: Oblique Aerial Image of Subject Property

- The property measures 30 feet wide, 85 feet deep, and is relatively flat. The neighborhood is predominantly developed with two- and three-story single- and two-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The property is located within the Categorical Exclusion Area within the Coastal Zone. Categorical Exclusion Order No. CEO20260015 was issued for the demolition of an existing duplex and construction of a new duplex. The existing duplex has been demolished, and a new duplex is under construction.

Tentative Parcel Map

- The Tentative Parcel Map is for two-unit residential condominium purposes. The RT and R-2 designations apply to a range of two-unit residential dwelling units such as duplexes and townhomes. As previously discussed, the property was previously developed as a duplex, which has been demolished. A new duplex is currently under construction. The proposed subdivision and improvements will continue to be consistent with the density of the RT and R-2 designations.
- The property is accessible from 43rd Street and the rear alleyway. Existing and proposed vehicular access is taken from the alley. The property is adequately served by all existing utilities to accommodate the two new dwelling units being constructed. The project does not alter the anticipated utility demand generated from the site.
- The project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the 43rd Street frontage, as needed. The utilities will be underground, consistent with Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC).

Coastal Development Permit

- Since the property is located within the Coastal Zone, the tentative parcel map requires an accompanying CDP. The proposed residence conforms to Title 21 (Local Coastal Program Implementation Plan) of the NBMC. The CDP meets the required findings found in NBMC Section 21.52.015(F) (Coastal Development Permits – Findings and Decision). The complete findings and facts in support are numbered in the draft resolution (Attachment No. ZA 1).
- The property is not located adjacent to a coastal view road, or public viewpoint as identified in the Coastal Land Use Plan (CLUP). The project does not have the potential to degrade the visual quality of the Coastal Zone or to result in significant adverse impacts to public view. The nearest coastal viewpoint is Channel Place Park, which is approximately 530 feet northeast of the Property. The Property and other residences along 43rd Street are not located within the view shed of the coastal viewpoint or public view road.
- The new duplex under construction, as authorized by Permit No. XR2025-3441, conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking, and is consistent with the policies of the General Plan. Each unit will be served by individual water meters, sewer laterals, cleanouts, fire risers, and separate garage parking.

- The project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- Vertical access to the nearby Public Beach is available adjacent to the site along 43rd Street. Lateral access to the beach is available to the southwest and at the end 43rd Street where there is an access point available via Seashore Drive, approximately 530 feet southwest of the Property. The Project does not include any features that would obstruct access along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, and all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The tentative parcel map and CDP is for a two-unit condominium subdivision and will conform to all development standards. Therefore, the Project is eligible for the Class 15 exemption.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

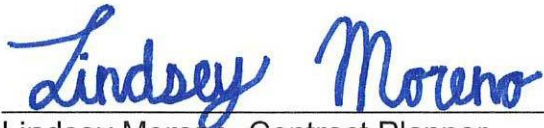
APPEAL PERIOD:

This action on the CDP shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code. The project site is not located

within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission.

The action on the Tentative Parcel Map shall become effective 10 days following the date this Resolution was adopted unless within such time and appeal is filed in accordance with the provisions of Title 19 (Subdivisions) of the NBMC.

Prepared by:



Lindsey Moreno, Contract Planner

DL/lm

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-####

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR TWO-UNIT RESIDENTIAL CONDOMINIUM PURPOSES LOCATED AT 125 43RD STREET (PA2026-0118)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Thomas E. Decker (Applicant) on behalf of One Twenty-Five Holdings, LLC (Owner) with respect to property located at 125 43rd Street and legally described as Lot 18 of Block 43 (Property), requesting approval of a tentative parcel map, and accompanying coastal development permit (CDP) for condominium purposes.
2. The Applicant requests a tentative parcel map and coastal development permit for a two-unit condominium. A duplex residence has been demolished, and a new duplex is currently under construction. The tentative parcel map will allow each unit to be sold individually. No waivers of Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. A CDP is required because the project is located in the coastal zone (Project).
3. The Property is designated Two Unit Residential (RT) by the General Plan Land Use Plan and is located within the Two-Unit Residential (R-2) Zoning District.
4. The Property is located within the Coastal Zone. The Coastal Land Use Plan category is Two Unit Residential (RT-E 30.0-39.9 DU/AC) and it is located within the Two-Unit Residential (R-2) Coastal Zoning District.
5. The Property is located within the Categorical Exclusion Area. Categorical Exclusion Order No. CEO20260015 was issued for the demolition of an existing duplex and construction of a new duplex. The tentative parcel map for condominium purposes requires an accompanying CDP. The Project conforms with Title 21 Local Coastal Program Implementation Plan in the NBMC.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was

not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project is for a two-unit condominium subdivision and will conform to all development standards. Therefore, the Project is eligible for the Class 15 exemption.

SECTION 3. REQUIRED FINDINGS.

Tentative Parcel Map

The Zoning Administrator determined the tentative parcel map is consistent with the legislative intent of the NBMC Title 19 (Subdivisions) and is approved based on the following findings per NBMC Section 19.12.070 (Required Findings for Action on Tentative Maps):

Finding:

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

1. The tentative parcel map is for two-unit residential condominium purposes. The RT and R-2 designations apply to a range of two-unit residential dwelling units such as duplexes and townhomes. The Property was previously developed as a duplex which has been demolished. A new duplex is currently under construction. The proposed subdivision and improvements will continue to be consistent with the density of the RT and R-2 designations.
2. The Property is not located within a specific plan area.

Finding:

- B. *The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for a two-unit condominium development because it is regular in shape and size. An existing duplex has been demolished, and a new duplex is currently under construction, which complies with all requirements of the NBMC Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan).
2. The Property is accessible from 43rd Street and the rear alleyway. Existing and proposed vehicular access is taken from the alley.
3. The Property is adequately served by all existing utilities to accommodate the two new dwelling units being constructed. The Project does not alter the anticipated utility demand generated from the Property.

Finding:

- C. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

1. The Property is located within an existing residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines. Section 2 of this Resolution is hereby incorporated by reference.

Finding:

- D. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. The Project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the 43rd Street frontage, as needed. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.
2. All improvements associated with the Project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per NBMC Section 19.28.010 (General Improvement Requirements) and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

- E. *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established*

by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Fact in Support of Finding:

1. The Public Works Department has reviewed the Project and determined that the design of the development will not conflict with easements acquired by the public at large, for access through, or use of the Property within the proposed development because no public easements are located on the Property.

Finding:

- F. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because the subject Property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The Property was previously developed for residential use and is located in a zoning district that permits residential uses.

Finding:

- G. That, in the case of a “land project” as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project, and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a “land project” as previously defined in Section 11000.5 of the California Business and Professions Code because the project site does not contain 50 or more parcels of land.
2. The Project is not located within a specific plan area.

Finding:

- H. *That, solar access, and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. The Tentative Parcel Map and any future improvements are subject to Title 24 of the California Building Code, which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The City's Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

- I. *That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The proposed two-unit condominiums will replace an existing duplex, which is consistent with the R-2 Zoning District and is an increase in residential density. Therefore, the tentative parcel map for condominium purposes will not negatively affect the City in meeting its regional housing need.

Finding:

- J. *That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. The Project wastewater is designed to discharge into the existing sewer system and complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. *For subdivisions lying partly or wholly within the Coastal Zone, the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter 3 of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the Coastal Zone and a CDP is therefore requested in conjunction with the proposed Tentative Parcel Map. The Project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings L and M for the Coastal Development Permit (below) are hereby incorporated by reference.

Coastal Development Permit

In accordance with Section 21.52.015(F) (Coastal Development Permits - Findings and Decision) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

- L. Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The Project is for a tentative parcel map for two-unit residential condominium purposes. A duplex has been demolished, and a new duplex is under construction. The duplex conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking. The proposed subdivision and improvements are consistent with the allowed density of the R-2 Coastal Zoning District.
2. The Property is not located adjacent to a coastal view road, or public viewpoint as identified in the Coastal Land Use Plan (CLUP). The Project does not have the potential to degrade the visual quality of the Coastal Zone or to result insignificant adverse impacts to public view. The nearest coastal viewpoint is Channel Place Park, which is approximately 530 feet northeast of the Property. The Property and other residences along 43rd Street are not located within the view shed of the coastal viewpoint or public view road.
3. The Property is not located in an area known for the potential of seismic activity. All projects are required to comply with the California Building Code and Building Division standards and policies, which include all required mitigation for seismic hazards.

Finding:

- M. Conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Facts in Support of Finding:

1. The Property is not located between the nearest public road and the sea or shoreline. As such, it is not necessary to evaluate consistency with the public access and public recreation policies of Chapter 3 of the Coastal Act.
2. Vertical access to the nearby Public Beach is available adjacent to the site along 43rd Street. Lateral access to the beach is available to the southwest and at the end 43rd Street where there is an access point available via Seashore Drive, approximately 530 feet southwest of the Property. The Project does not include any features that would obstruct access along these routes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Tentative Parcel Map and Coastal Development Permit filed as PA2026-0118, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
3. This action on the Coastal Development Permit shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code (NBMC). The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission.
4. The action on the Tentative Parcel Map shall become effective 10 days following the date this Resolution was adopted unless within such time and appeal is filed in accordance with the provisions of Title 19 (Subdivisions) of the NBMC.

EXHIBIT “A”**CONDITIONS OF APPROVAL****Planning Division**

1. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the Conditions of Approval.
2. After the recordation of the Parcel Map and prior to building permit final inspection, the Applicant shall apply for a building permit for a description change of the subject project development from “duplex” to “condominium.” The development will not be condominiums until this description change permit is final.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for the revocation of this tentative parcel map.
4. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 (Subdivisions) and Title 21 of the Newport Beach Municipal Code.
5. Prior to the approval of the final map, a “Purpose Statement” shall be added to the map to clarify that the map is for two residential condominium units and how common areas will be owned.
6. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney’s fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the City’s approval of One Twenty-Five Holdings, LLC/Scott Visner (Owner), but not limited to, Tentative Parcel Map and Coastal Development Permit No. PA2026-0118. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney’s fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of the City’s costs, attorney’s fees, and damages that which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Department

7. A parcel Map shall be recorded. The Map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
8. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
9. All improvements shall be constructed as required by Ordinance and the Public Works Department.
10. A Public Works Department encroachment permit shall be required for all work activities within the public right-of-way.
11. Reconstruction of the existing broken and/or otherwise damaged concrete sidewalk, curb and gutter along the 43rd Street frontage shall be required.
12. Reconstruction of the existing broken and/or otherwise damaged concrete alley panels along the alley frontage shall be required.
13. All existing overhead utilities shall be undergrounded.
14. All above ground improvements shall stay a minimum 5-foot clear of the alley setback.
15. Each unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover.
16. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way shall be required at the discretion of the Public Works Inspector.

Fire Department

17. The condominium units shall each be equipped with a residential fire sprinkler system complying with 2022 NFPA13D standards.
18. Each condominium shall have its own water meter and source to supply the fire sprinkler system.

Building Division

19. Prior to the recordation of the parcel map, separate utility services shall be required for each unit.

Attachment No. ZA 2

Vicinity Map

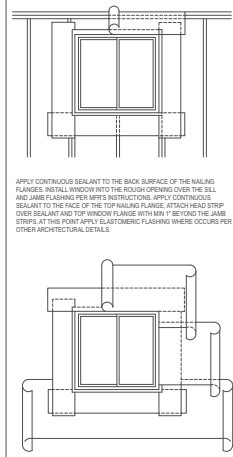
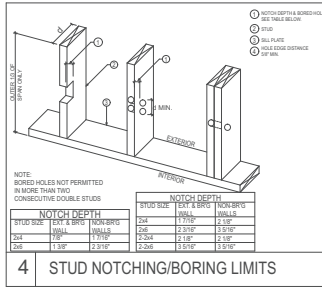
VICINITY MAP



Coastal Development Permit and
Tentative Parcel Map
(PA2026-0118)
125 and 125 ½ 43rd Street

Attachment No. ZA 3

Project Plans

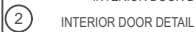
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Date: 5/6/26

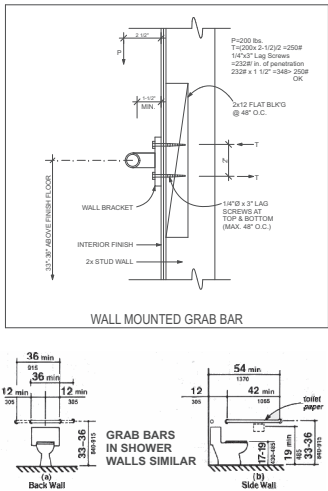
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SEE DETS. 13 & 15 ON THIS SHEET FOR HOUSING CRISIS ACT COMPLIANCE FORM

(8) PROJECT INFORMATION SIGN/NOISE ORDINANCE

(14) WATER HEATER SPECIFICATIONS



1 GRAB BAR REQUIREMENTS

NOTE:
GRAB BARS DO NOT HAVE TO BE INSTALLED. PROVIDE SOLID 2x8 BLOCKING FOR FUTURE GRAB BARS AT THESE LOCATION NOTED ABOVE. SEE NOTE 17(a) ON SHEET 2.

Housing Crisis Act Compliance for Demolitions
Community Development Department
Planning Division
100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915
(949) 644-3204 Telephone / (949) 644-3229 Facsimile
www.newportbeachca.gov

General Information

The Housing Crisis Act of 2019 (SB 330 [Chapter 654, Statutes of 2019] and SB 8 [Chapter 161, Statutes of 2021]) sets a temporary 10-year prohibition on reducing residential density when associated with the approval of a "housing development project", beginning January 1, 2020 and concluding on January 1, 2030. A "housing development project" is defined as: a residential project of one or more units; a mixed-use project with two-thirds of the floor area designated for residential use; or a transitional or supportive housing project. In addition, existing units that are defined as "protected" under the law (see below for qualifications) must be replaced with units that have an equivalent number of bedrooms, rents affordable at the same income category as the displaced tenant(s) (or if incomes are unknown, according to the proportion of lower income renter households in the jurisdiction), and displaced tenants must be provided relocation benefits. Therefore, concurrent with the application of a housing development project that involves the demolition of any residential unit(s), the property owner shall answer the questions below for Housing Crisis Act compliance.

Site Address: 125 43rd Street **Legal Description:** Lot 18 River Section Tract Block 43

1) Are you proposing to redevelop the site with a "housing development project"? ☒ Yes ☐ No
If no, stop here and sign certification.

2) Units proposed for demolition: 2 Units proposed for construction: 2
If a reduction in density is proposed, a demolition permit cannot be issued.

3) If you answer yes to any of the following questions, the unit(s) are considered "protected":
a. Currently, or within the last 5 years, are any of the units subject to a recorded occupancy ordinance, or law restricting rents to levels affordable to low- or very low-income households? ☐ Yes ☒ No
b. Currently, or within the last 5 years, are any of the units occupied by low- or very-low income households (see attachment for current income limits)? ☐ Yes ☒ No

If any of the units proposed for demolition meet the "protected" criteria, please provide a summary of units (i.e., apartment number, size, number of bedrooms, household size, and income level of tenant) and schedule a meeting with a planner to discuss replacement requirements. A demolition permit cannot be issued until an agreement is executed with the City guaranteeing the replacement of the protected units and tenant relocation benefits.

Property Owner Certification (required):
I, **Scott Visner**, hereby certify that I am the property owner of the above described property. I declare under the penalty of perjury, the facts, statements and information presented in this document are true and correct to the best of my knowledge and belief.

Scott Visner 12/19/25 661-714-1024
Signature Date Phone Number

¹ The City of Newport Beach does not have a local rent control ordinance. As such, the categories of "protected units" are limited to those stated above.
Updated 1/20/22

- FLOOR PLAN LEGEND**
- HOT WATER 80 GALLON ELECTRIC HOT WATER HEATING SYSTEM. LG INVERTER HEAT PUMP WATER HEATER (AQUAMAX) WITH RECIRCULATING PUMP WITH HOT WATER RETURN LINE. PROVIDE WATER TREATMENT SYSTEMATION PER 14**
 - HEAT PUMP: PROVIDE HEAT PUMP HVAC UNIT PER HVAC PLANS. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE TITLE 24 INFORMATION.**
 - HEAT PUMP ABOVE: PROVIDE HEAT PUMP HVAC UNIT PER HVAC PLANS WITH ACCESS PANEL. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE TITLE 24 INFORMATION.**
 - INVERTER MULTI-ZONE INVERTERS HEAT-PUMP SYSTEM. SET ON WATERPROOF DECK. INSTALL AND ANCHOR UNIT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE TITLE 24 INFORMATION.**
 - 51" PRE-FAB ELECTRIC FIREPLACE UNIT INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MODERN FLAMES ORION ELECTRIC FIREPLACE MODEL OR62-MULTI. SEE FACTORY-BUILT FIREPLACE NOTES ON THIS SHEET.**
 - 36" PRE-FAB DIRECT VENT FIREPLACE UNIT INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. OUTDOOR LIFESTYLES COURTYARD 36. (UL 3078). ANSI COMPLIANT. SEE FACTORY-BUILT FIREPLACE NOTES ON THIS SHEET.**
 - CAST "ARM" SINK WITH GARAGE DISPOSAL. PROVIDE "AIR" SWITCH.**
 - BUILT-IN 24" DISHWASHER.**
 - 48" DUEL FUEL RANGE WITH 48" VENTILATION HOOD ABOVE WITH 250 cfm VENTILATION EXHAUST FAN WITH # 2 DUCT TO EXTERIOR WITH BACKDRAFT DAMPER. VENT THROUGH EXTERIOR WALL. MINIMUM OF 7'-0" ABOVE FLOOR LEVEL.**
 - 36" DUEL FUEL RANGE WITH 36" VENTILATION HOOD ABOVE WITH 250 cfm VENTILATION EXHAUST FAN WITH # 2 DUCT TO EXTERIOR WITH BACKDRAFT DAMPER. VENT THROUGH EXTERIOR WALL. MINIMUM OF 7'-0" ABOVE FLOOR LEVEL.**
 - BUILT-IN 48" x 24" REFRIGERATOR/FREEZER.**
 - BUILT-IN 24" MICROWAVE OVEN.**
 - BUILT-IN 24" UNDERCOUNTER "DRAWER" MICROWAVE OVEN.**
 - CERAMIC TILE SHOWER WALLS TO CEILING OVER CEMENT PLASTER WITH SCHULTER KERDI WATERPROOF SYSTEM. PROVIDE "FRAMELESS" CLEAR TEMPERED GLASS SHOWER ENCLOSURE. SEE FLOOR PLAN NOTES ON THIS SHEET FOR MORE INFORMATION.**
 - 36" x 6" PRE-FAB TUB UNIT WITH CERAMIC TILE SHOWER WALLS TO CEILING OVER CEMENT PLASTER WITH SCHULTER KERDI WATERPROOF SYSTEM. PROVIDE "FRAMELESS" CLEAR TEMPERED GLASS SHOWER ENCLOSURE. SEE FLOOR PLAN NOTES ON THIS SHEET FOR MORE INFORMATION.**
 - STACKED WASHER & DRYER UNITS: WASHER UNIT. PROVIDE DRAIN SUPPLY AND DRAIN HOOK-UP. PROVIDE OVERFLOW PAN WITH DRAIN LINE TO EXTERIOR. DRYER UNIT. PROVIDE 1/2" DIA. DRYER VENT TO EXTERIOR WITH BACKDRAFT DAMPER. DRYER VENT SHALL NOT EXCEED 14'-0" WITHOUT VENT CLEANOUT ACCESS. TERMINATION OF DRYER VENT SHALL NOT BE CLOSER THAN 3 FT. TO ANY DOOR OR WINDOW OPENING IN EXTERIOR WALL.**
 - 42" HIGH WROUGHT IRON INTERIOR GUARDRAIL. PER 24**
 - 42" HIGH TEMPERED GLASS EXTERIOR GUARDRAIL. PER 24**
 - 42" HIGH EXTERIOR WALL WITH SHAPED CAP. PER 24**
 - 42" HIGH EXTERIOR STUCCO WALL.**
 - PROVIDE 5/8" TYPE "X" GYP. BD. ALL WALLS THROUGHOUT GARAGE. PROVIDE (2) LAYERS 5/8" TYPE "X" GYP. BD. AT CEILING THROUGHOUT GARAGE.**
 - PROVIDE 5/8" TYPE "X" GYP. BD. ALL WALLS & CEILING THROUGHOUT STORAGE AREA UNDER STAIRS.**
 - DECK: PROVIDE DECK/DECK WATERPROOF DECKING (ICC ESR-1157). SLOPE 2% TO DRAIN. PRE-FAB DECK DRAIN WITH OVERFLOW. PROVIDE DRAIN LINE FROM ROOF DRAIN TO STORM DRAIN SYSTEM. PROVIDE ADDITIONAL DRAIN LINE FROM OVERFLOW TO STORM DRAIN SYSTEM. PER 18**
 - OUTDOOR SHOWER: PROVIDE COLD WATER SUPPLY. PROVIDE DRAIN WITH CONNECTION TO STORM DRAIN SYSTEM.**

- FLOOR PLAN NOTES**
- PROVIDE LOW FLOOR TOILETS (1.28 GALLONS PER FLUSH)
 - TEMPERED GLASS PANELS SHALL BE ETCH-SANDBLASTED "SAFETY GLASS"
 - WINDOWS WITH A WINDOW SILL HEIGHT LESS THAN 60 INCHES ABOVE TUB AND/OR SHOWER FRESH FLOOR SURFACES ARE REQUIRED TO BE LESS THAN 5'-0" FT. A MINIMUM CLEAR 24" HEIGHT AND 36" WIDTH, AND A SILL HEIGHT NOT OVER 4" ABOVE FLOOR
 - EGRESS WINDOWS SHALL PROVIDE CLEAR OPENINGS. CASEMENT WINDOWS USED FOR EGRESS COMPLIANCE SHALL OPEN NO LESS THAN 90 DEGREES.
 - ALL GLASS DOORS AND WINDOWS TO HAVE A MAXIMUM "U" RATING OF 0.30 & SHGC OF 0.28
 - FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS
 - PROVIDE "SQUARE" CORNERS AT DRYWALL FINISH WITH "SMOOTH" TEXTURE THROUGHOUT.
 - PROVIDE CAST IRON PLUMBING WASTE LINES IN ALL WALLS ADJACENT TO LIVING AREAS
 - PROVIDE R-13 INSULATION AT ALL INTERIOR WALLS SURROUNDING POWDER ROOMS, ALL BATHROOMS, ALL BEDROOMS, ALL HALLWAYS, ALL LAUNDRY ROOM
 - PROVIDE 5/8" TYPE "X" GYP. BOARD AT ALL WALLS AND CEILINGS THROUGHOUT (EXCEPT AT AREAS TO RECEIVE CERAMIC TILE OR APPROVED EQUAL OVER CEMENT PLASTER AT WALLS OF SHOWER FROM FLOOR TO CEILING)
 - PROVIDE CERAMIC TILE OR APPROVED EQUAL OVER CEMENT PLASTER AT WALLS OF TUB/SHOWER FROM TOP OF TUB TO CEILING
 - PROVIDE CERAMIC TILE OR APPROVED EQUAL "SPRAY" OVER CEMENT PLASTER AT WALLS OF BATH/TUB (NO SHOWER) FOR A MINIMUM OF 12" ABOVE TOP OF TUB (TO WINDOW SILL HEIGHT)
 - NET AREA OF ALL SHOWERS TO BE MINIMUM OF 1.024 SQUARE INCHES AND ENCOMPASS A MINIMUM 60" CLEAR DIAMETER CIRCLE. PROVIDE 24" MINIMUM WITH DOOR.
 - CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, PER 2022 CIRC. MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION. SHOWERHEADS - 1.8 GPM, LAUNDRY FAUCETS - 1.8 GPM, SINK FAUCETS - 1.8 GPM.
 - SOLID HOLDER ALL PLUMBING WATER LINES TO TUB AND TUB-SHOWER UNITS IN LIEU OF 12" x 12" ACCESS PANEL
 - PROVIDE 2x4 FRAMING AT WALLS WITH PLUMBING WASTE LINES LARGER THAN 3" DIA
 - PROVIDE 26 GAUGE STEEL DUCT AT ONE-HOUR WALL PENETRATION BETWEEN RESIDENCE AND GARAGE, IF OCCURS.
 - THE OUTSWINGING DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1'-6" BELOW THE FLOOR ELEVATION PER 2022 CIRC. PROVIDE MINIMUM 36" LANDINGS.
 - PLUMBING FIXTURE FLOW RATES PER 2022 CAL. GREEN STANDARD REQUIREMENTS

- FACTORY-BUILT FIREPLACE NOTES**
- FACTORY-BUILT FIREPLACE, CHIMNEY FLUE AND SPARK ARRESTOR SHALL BE INSTALLED IN ACCORDANCE PER THE APPROVED LISTING REPORT AND PER THE MANUFACTURER INSTRUCTIONS.
 - INSTALLATION OF FACTORY-BUILT FIREPLACE SHALL BE INSTALLED IN ACCORDANCE PER THE APPROVED LISTING REPORT AND PER THE MANUFACTURER INSTRUCTIONS.
 - LISTED SPARK ARRESTOR SHALL MEET ALL THE REQUIREMENTS OF CBC 2113 B1. DECORATIVE CHIMNEY SHROUDS SHALL BE INSTALLED WHERE SUCH SHROUDS ARE ALLOWED PER APPROVED LISTING REPORT AND SHALL BE INSTALLED IN ACCORDANCE PER THE MANUFACTURER INSTRUCTIONS.
 - WOOD BURNING FIREPLACES ARE NOT PERMITTED. FIREPLACE SHALL BE FITTED WITH A PERMANENTLY ANCHORED DEDICATED GASEOUS FUEL (P.G.) BURNING FLAME WITH DECORATIVE CONCRETE LOGS IN COMPLIANCE WITH ACOM RULE #44.
 - PREFABRICATED FIREPLACE TO BEAT THE STAMP OF AN APPROVED TESTING LAB AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING AND THE MANUFACTURER INSTRUCTIONS.
 - FIREPLACE HEARTH EXTENSIONS FOR PREFABRICATED FIREPLACES TO BE ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - INDOOR DIRECT-VENT SEALED COMBUSTION TYPE FIREPLACE UNITS SHALL BE PER 2022 CAL. GREEN CODE SECTION 4.603.1.
 - FIREPLACE CHIMNEY SHALL EXTEND AT LEAST 2 FT. HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FT. BUT SHALL NOT BE LESS THAN 3 FT. ABOVE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
 - FIREPLACES MUST COMPLY WITH THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES (UL 127) ANSI & AQMD-445 COMPLIANT.

ALL GLASS DOORS AND WINDOWS TO HAVE MAXIMUM "U" RATING OF 0.30 & SHGC OF 0.28
FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS

SYM.	SIZE	TYPE	MATERIAL	REMARKS	HDR HT	QUANTITY
1	14'-0" x 8'-0"	OXIX Sliding Dr.	Clad Wood Frame/Dual Glazed	Temp'd Glass	8'-2"	1
(4)	Equal Glass Panels					
2	8'-0" x 5'-0" x 2'-0"	Bay Unit	Clad Wood Frame/Dual Glazed	w/Grills	8'-2"	1
(3)	2'-6" x 5'-0"	F.G.				
(2)	1'-6" x 5'-0"	Casement				
3	7'-6" x 5'-0"	OXIX Unit	Clad Wood Frame/Dual Glazed	w/Grills	8'-2"	1
(2)	2'-6" x 5'-0"	Casement				
(1)	2'-6" x 5'-0"	F.G.				
4	7'-6" x 2'-6"	OXIX Unit	Clad Wood Frame/Dual Glazed	w/Grills	7'-2"	1
(2)	2'-6" x 2'-6"	Awning				
(1)	2'-6" x 2'-6"	F.G.				
5	6'-0" x 6'-8"	Sliding Door	Clad Wood Frame/Dual Glazed	Temp'd Glass	6'-10"	1
6	5'-0" x 4'-0"	Unit	Clad Wood Frame/Dual Glazed	w/Grills	7'-2"	2
(2)	2'-6" x 4'-0"	Casement				
7	2'-6" x 5'-0"	Casement	Clad Wood Frame/Dual Glazed	w/Grills	8'-2"	1
8	2'-4" x 5'-0"	Casement	Clad Wood Frame/Dual Glazed	w/Grills	8'-2"	1
9	2'-4" x 4'-0"	Casement	Clad Wood Frame/Dual Glazed	w/Grills	6'-10"	1
10	2'-0" x 4'-0"	Casement	Clad Wood Frame/Dual Glazed	Temp'd Glass w/Grills	8'-2"	1
11	2'-0" x 4'-0"	Casement	Clad Wood Frame/Dual Glazed	Temp'd Glass w/Grills	6'-10"	1
12	2'-0" x 4'-0"	F.G.	Clad Wood Frame/Dual Glazed	Temp'd Glass w/Grills	See Stairs	1
13	2'-0" x 4'-0"	Casement	Clad Wood Frame/Dual Glazed	w/Grills	7'-2"	1
14	2'-0" x 2'-0"	Awning	Clad Wood Frame/Dual Glazed	w/Grills	7'-2"	1

ALL GLASS DOORS AND WINDOWS TO HAVE MAXIMUM "U" RATING OF 0.30 & SHGC OF 0.28
FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS

SYM.	SIZE	TYPE	MATERIAL	REMARKS	QUANTITY
A	8'-0" x 7'-0"	Sectional Roll-Up	Recessed Panel	Remote Controlled Door Opener with battery back-up (UL325)	2
B	3'-6" x 8'-0" x 15"	Dutch	Clad Wood Frame/Dual Glazed	Temp'd Glass w/Grills	1
C	3'-0" x 7'-0" x 15"	French	Clad Wood Frame/Dual Glazed	Temp'd Glass w/Grills	1
D	2'-8" x 7'-0" x 15"	S.C. Panel	Exterior Grade		2
E	2'-8" x 7'-0" x 15"	S.C. Panel	MDF 45-minute rated	Self-Closing & Self Latching Hardware	1
F	NOT USED				
G	2'-8" x 6'-8" x 15"	S.C. Panel	MDF		3
H	2'-8" x 6'-8" x 15"	Pocket S.C. Panel	MDF		2
J	2'-8" x 6'-8" x 15"	French	Clad Wood Frame/Dual Glazed	Temp'd Glass	2
K	2'-8" x 6'-8" x 15"	S.C. Panel	MDF		1
L	2'-10" x 7'-0" x 15"	S.C. Panel	MDF		2
M	2'-6" x 7'-0" x 15"	Pocket S.C. Panel	MDF		1
N	2'-10" x 6'-8" x 15"	S.C. Panel	MDF		2
P	2'-4" x 7'-0" x 15"	S.C. Panel	MDF		2
Q	2'-4" x 6'-8" x 15"	S.C. Panel	MDF		5
R	2'-4" x 6'-8" x 15"	Pocket S.C. Panel	MDF		1
S	5'-0" x 6'-8" x 15"	Bi-Pass	MDF		1
T	(P) 2'-0" x 5'-0"	P.G. Louver	Exterior Grade		1

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

This set of plans and specifications shall be used on the job site at all times and shall not be altered or changed in any way without the written permission of the Engineer. Any changes or alterations to these plans and specifications shall be made in writing and shall be signed by the Engineer. The Engineer shall not be responsible for the construction of the project if the contractor does not follow the plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and laws.

SCHEDULES/LEGENDS/NOTES

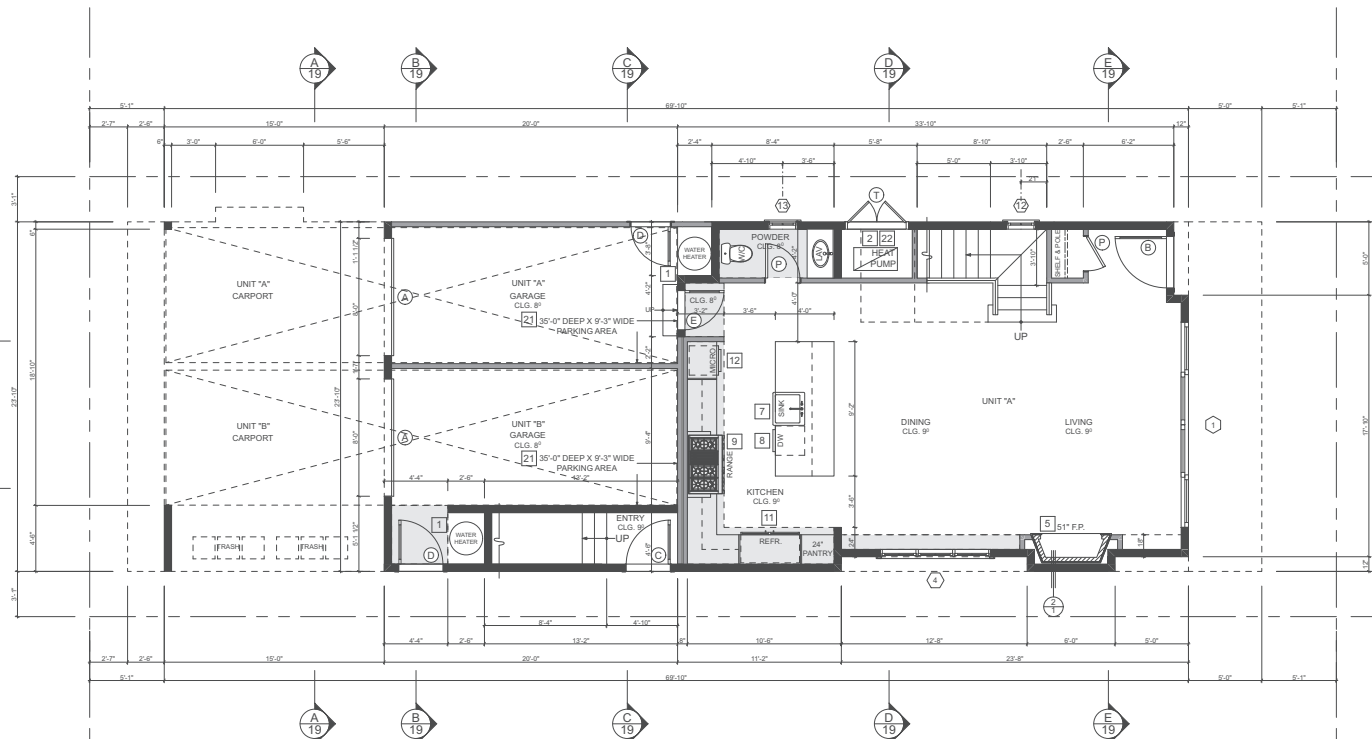
CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING S L L C
SCOTT VISNER
122 29th STREET
NEWPORT BEACH, CA 92663
(661) 714-1024

Date: 5/6/26
Scale: NOT TO SCALE
Drawn: CSH
Job: 125 43RD STREET
SHEET
5
OF 55 SHEETS



ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
12/19/25



FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEETS 16, 17 & 18
FOR 1-HR RATED ASSEMBLIES

FLOOR PLAN LEGEND NOTE

- (A) INDICATES DOOR (SEE SCHEDULE SHEET 9)
- (W) INDICATES WINDOW (SEE SCHEDULE SHEET 9)
- (1) INDICATES FLOOR PLAN LEGEND NOTE/SPECIFICATION (SEE SCHEDULE SHEET 9)
- (C) INDICATES CASED OPENING (SEE SCHEDULE SHEET 9)

SEE FLOOR PLAN NOTES ON SHEET 5

- INDICATES 2x6 STUD WALL (SEE FRAM'G PLAN SHT. 16)
- INDICATES 2x4 STUD WALL (SEE FRAM'G PLAN SHT. 16)
- INDICATES FURRED CEILING. SEE REFLECTED CEILING PLAN (SHEET 10)

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

This set of plans and specifications shall be used on the job site at all times and no person shall make any changes or alterations on these plans without written permission from the local jurisdiction or agencies. The stamping of these plans and specifications shall be held to permit or be an approval of the same under the applicable codes, any provisions of any local, state, or federal Ordinances or State law.

FIRST LEVEL FLOOR PLAN

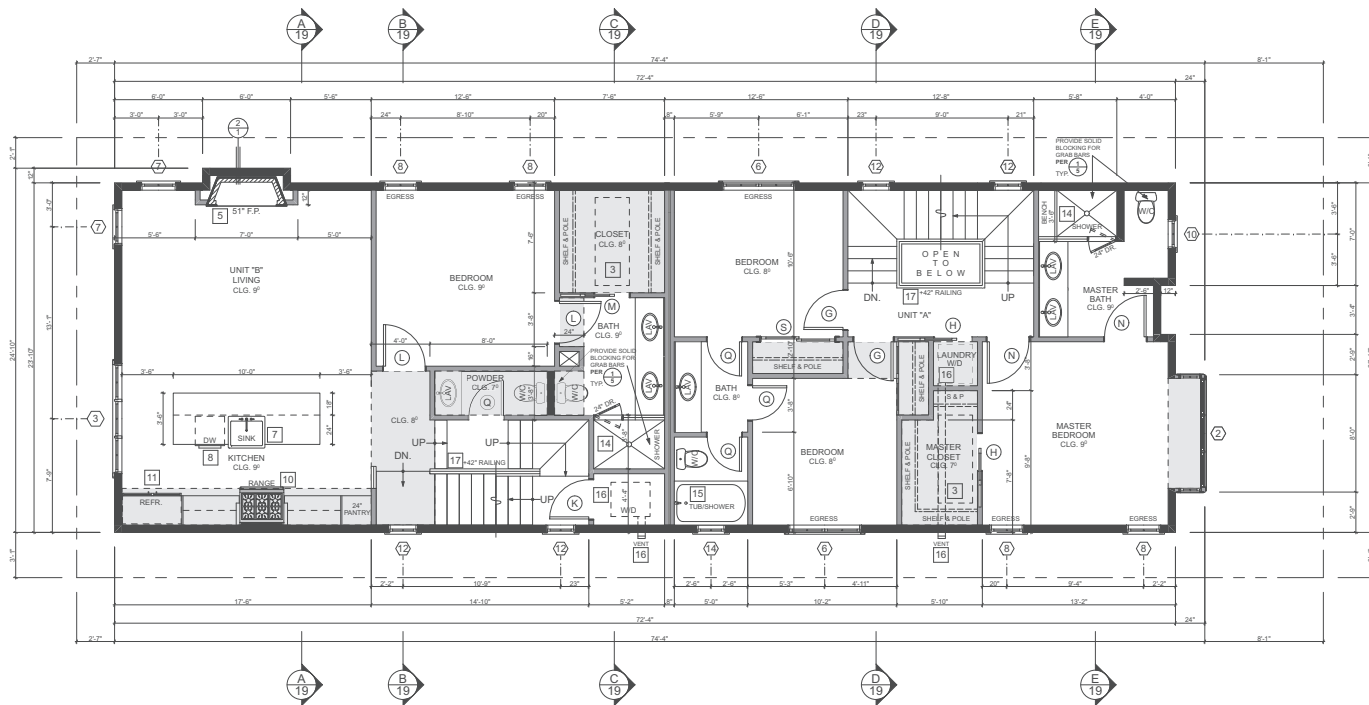
CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRIGH STREET, SUITE 5052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26
Scale: 1/4" = 1'-0"
Drawn: CSH

Job: 125 43RD STREET
SHEET
6
OF 55 SHEETS





SECOND LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS 16, 17 & 18
FOR 1-HR RATED ASSEMBLIES

FLOOR PLAN LEGEND NOTE

- (A) INDICATES DOOR (SEE SCHEDULE SHEET 9)
- (W) INDICATES WINDOW (SEE SCHEDULE SHEET 9)
- (1) INDICATES FLOOR PLAN LEGEND NOTE/SPECIFICATION (SEE SCHEDULE SHEET 9)
- (C) INDICATES CASED OPENING (SEE SCHEDULE SHEET 9)

SEE FLOOR PLAN NOTES ON SHEET 5

- INDICATES 2x6 STUD WALL (SEE FRAM'G PLAN SHT. 17)
- INDICATES 2x4 STUD WALL (SEE FRAM'G PLAN SHT. 17)
- INDICATES FURRED CEILING. SEE REFLECTED CEILING PLAN (SHEET 11)

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

This set of plans and specifications shall be used on the job site at all times and no changes or alterations shall be made without the written permission from the local Building Department. The stamping of these plans and specifications shall be held to permit or be an approval of the building department and the applicable codes, any provisions of any local Ordinances or State law.

SECOND LEVEL FLOOR PLAN

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRICH STREET, SUITE 5052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26

Scale: 1/4" = 1'-0"

Drawn: CSH

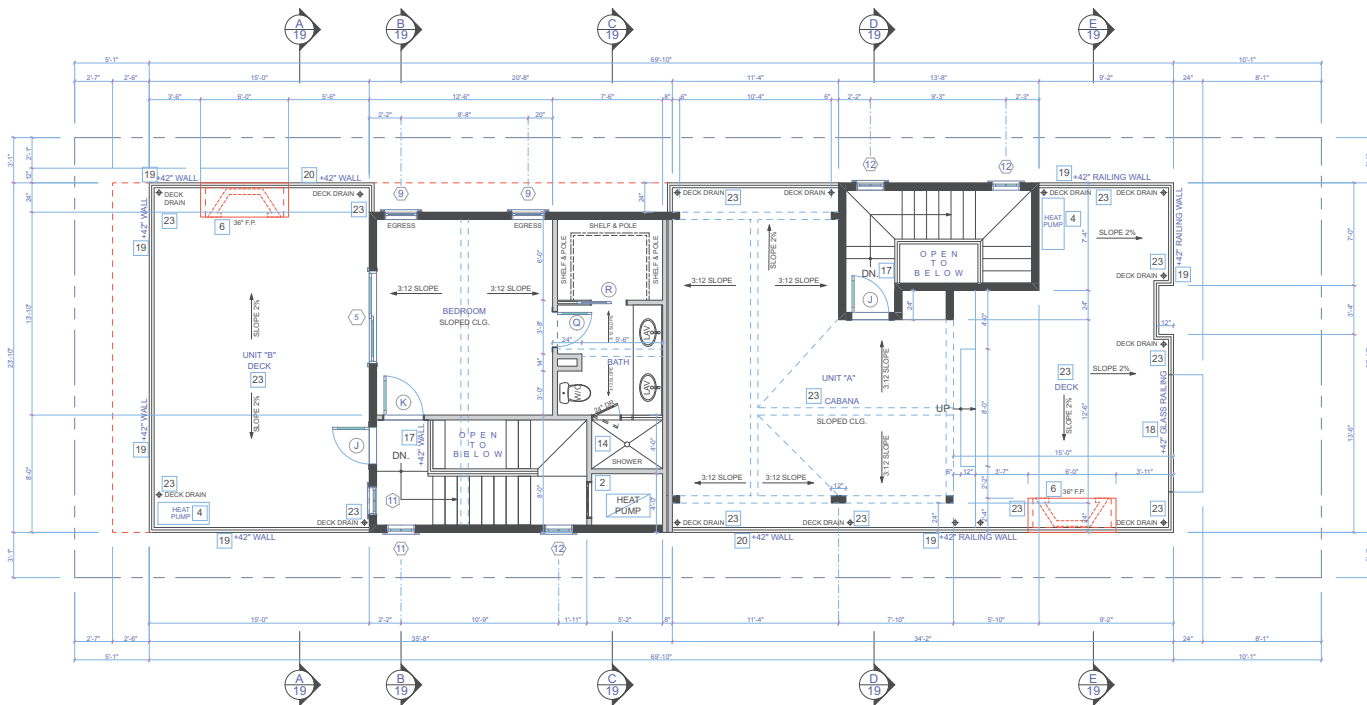
Job: 125 43RD STREET

SHEET

7

OF 55 SHEETS





THIRD LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEETS 16, 17 & 18
FOR 1-HR RATED ASSEMBLIES

FLOOR PLAN LEGEND NOTE

- (A) INDICATES DOOR (SEE SCHEDULE SHEET 9)
- (I) INDICATES WINDOW (SEE SCHEDULE SHEET 9)
- (1) INDICATES FLOOR PLAN LEGEND NOTE/SPECIFICATION (SEE SCHEDULE SHEET 9)
- (1) INDICATES CASED OPENING (SEE SCHEDULE SHEET 9)

SEE FLOOR PLAN NOTES ON SHEET 5

- INDICATES 2x6 STUD WALL (SEE FRAM'G PLAN SHT. 18)
- INDICATES 2x4 STUD WALL (SEE FRAM'G PLAN SHT. 18)
- INDICATES FURRED CEILING. SEE REFLECTED CEILING PLAN (SHEET 11)

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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THIRD LEVEL FLOOR PLAN

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRICH STREET, SUITE 5052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26

Scale: 1/4" = 1'-0"

Drawn: CSH

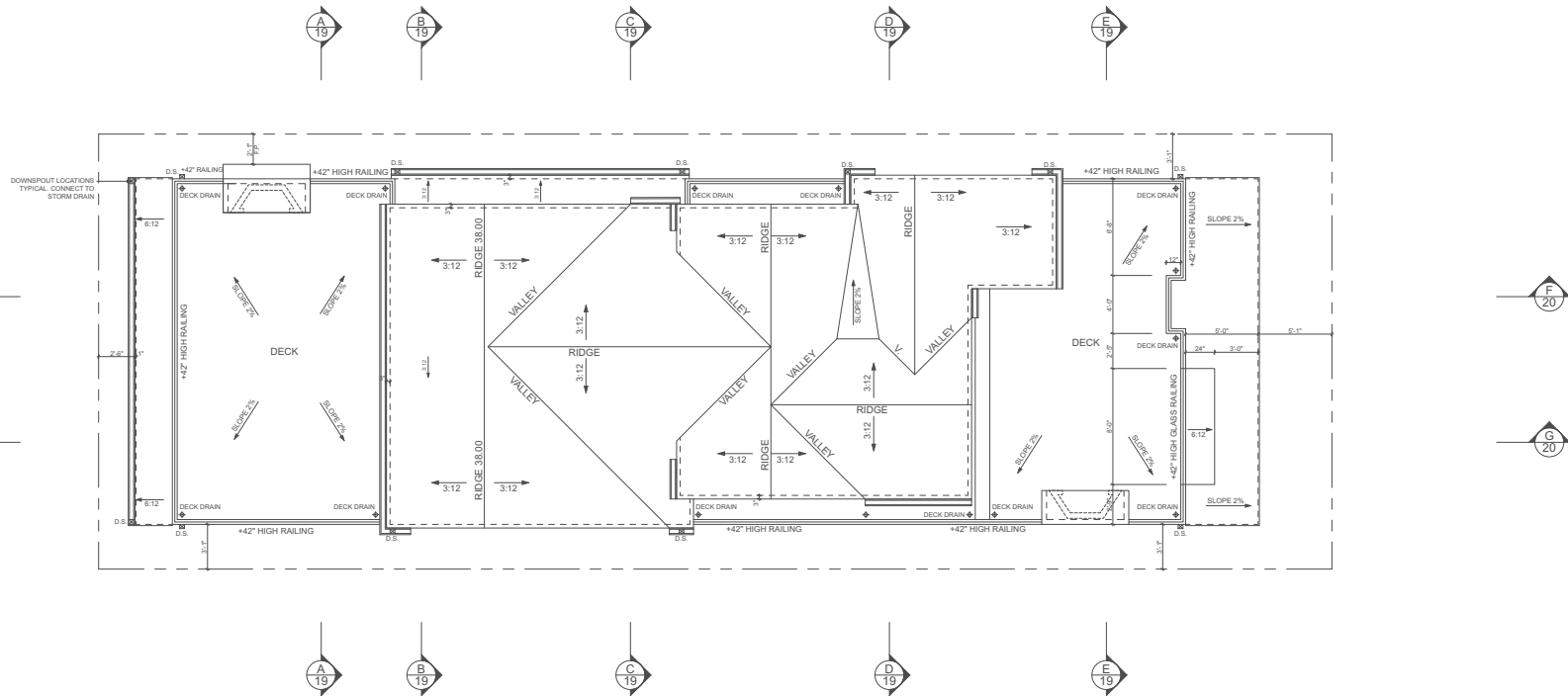
Job: 125 43RD STREET

SHEET

8

OF 55 SHEETS





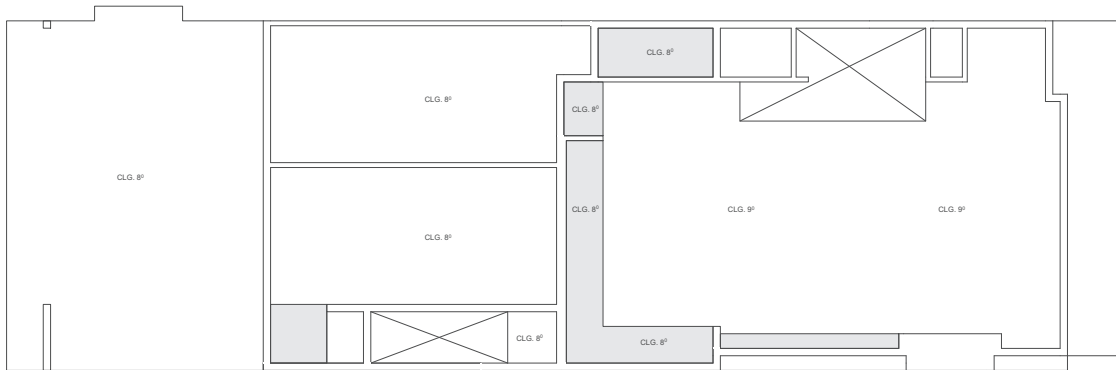
ROOF PLAN
SCALE: 1/4" = 1'-0"

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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CRACKS	ROOF PLAN
CONSTRUCTION SET	
125 43RD STREET, NEWPORT BEACH, CALIFORNIA CUSTOM RESIDENCE FOR: ONE TWENTY-FIVE HOLDING'S LLC SCOTT VISNER 1857 BRICH STREET, SUITE 5052 NEWPORT BEACH, CA 92660 (661) 714-1024	
Date: 5/6/26	
Scale: 1/4" = 1'-0"	
Drawn: CSH	
Job: 125 43RD STREET	
SHEET	
9	
OF 55 SHEETS	





FIRST LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



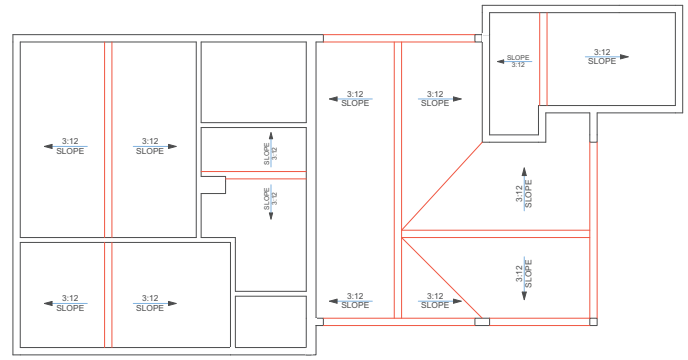
JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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FIRST LEVEL REFLECTED CEILING PLAN CONSTRUCTION SET	
125 43RD STREET, NEWPORT BEACH, CALIFORNIA CUSTOM RESIDENCE FOR: ONE TWENTY-FIVE HOLDING'S LLC SCOTT VISNER 1857 BRIGH STREET, SUITE 5052 NEWPORT BEACH, CA 92660 (661) 714-1024	
Date:	5/6/26
Scale:	1/4" = 1'-0"
Drawn:	CSH
Job:	125 43RD STREET
SHEET	10
OF	55 SHEETS



UPPER LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



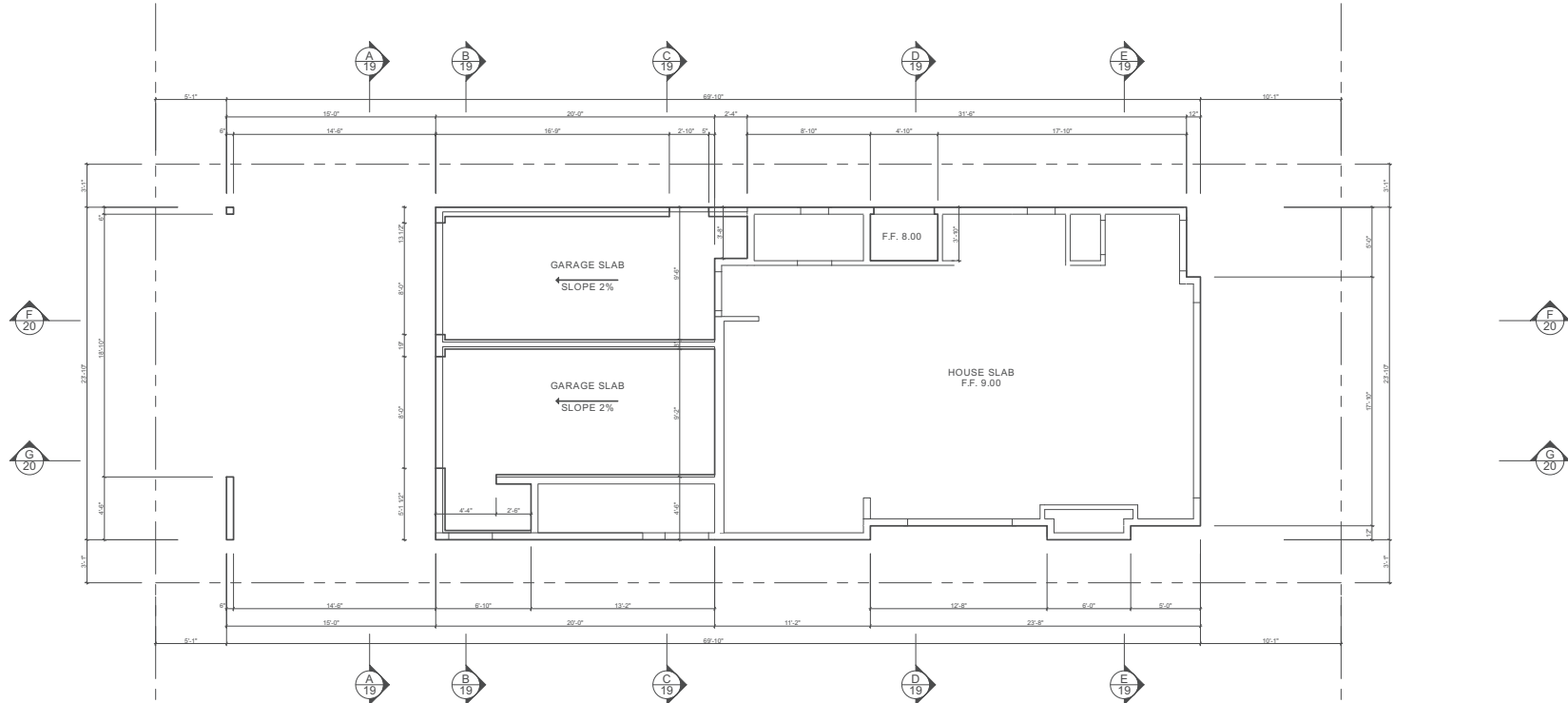
THIRD LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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CRACKS CIVIL ENGINEERING 3300 E. QUARTER STREET, SUITE 100 NEWPORT BEACH, CA 92660 (949) 440-1111 cra@cracks.com	
SECOND & THIRD LEVEL REFLECTED CEILING PLAN CONSTRUCTION SET	
125 43RD STREET, NEWPORT BEACH, CALIFORNIA CUSTOM RESIDENCE FOR: ONE TWENTY-FIVE HOLDING'S LLC SCOTT VISNER 1857 BRIGH STREET, SUITE 5052 NEWPORT BEACH, CA 92660 (661) 714-1024	
Date:	5/6/26
Scale:	1/4" = 1'-0"
Drawn:	CSH
Job:	125 43RD STREET
SHEET	11
OF	55 SHEETS





ARCHITECTURAL FOUNDATION PLAN

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

NOTE:
REFER TO STRUCTURAL FOUNDATION
PLAN ON SHEET S-1 BY ESI/FME

FOUNDATION NOTES

1. REFER TO THE SOILS INVESTIGATION REPORT BY COAST GEOTECHNICAL, JOB NO. 697025-01 DATED DECEMBER 19, 2023. SOIL BEARING VALUE OF 1,800 POUNDS PER SQUARE FOOT.
2. SEE SHEET SON STRUCTURAL GENERAL NOTES FOR FURTHER INFORMATION.
3. PROVIDE 3000 LB. TYPE V CONCRETE.
4. FOUNDATION FOOTINGS AT SLAB ON GRADE SHALL BE PLACED A MINIMUM OF 24" DEEP INTO COMPACT NATIVE SOIL OR COMPACTED FILL PER THE GEOTECHNICAL ENGINEER.
5. HOUSE MAT SLAB SHALL BE 12" THICK CONCRETE WITH #5 REBARS @ 12" O.C. EACH WAY TOP & BOTTOM OVER 2" SAND OVER 15 MIL STEGO WRAP VAPOR BARRIER (ASTM 1745) OVER MISCAL 140 FILTER FABRIC OVER 4" CRUSHED ROCK BASE.
6. GARAGE MAT SLAB SHALL BE 12" THICK CONCRETE WITH #5 REBARS @ 12" O.C. EACH WAY TOP & BOTTOM OVER 2" SAND OVER 15 MIL STEGO WRAP VAPOR BARRIER (ASTM 1745) OVER MISCAL 140 FILTER FABRIC OVER 4" CRUSHED ROCK BASE.
7. PROVIDE #5 REBARS @ 24" O.C. FROM FOOTING TO MAT SLAB.
8. PROVIDE 1/2" DIA x 12" ANCHOR BOLTS (A-36 STEEL) @ 6" O.C. MAX. AND 12" MIN. FROM CORNERS AND SPICES. PROVIDE 3" SQUARE 0.29" THICK WASHERS (A-36 STEEL) AT EACH ANCHOR BOLT. MINIMUM 2 A.B. PER WALL. 7" MIN. EMBEDMENT INTO FIRST POUR.
9. PROVIDE SHOT PINS AT 24" O.C. MAX. & 12" MIN. FROM CORNERS & SPICES AT ALL INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. PROVIDE SIMPSON 6147 DIA. POP (ICC ESR-2133).
10. RETRO-FIT MISSING ANCHOR BOLTS INTO EXISTING FOUNDATION WITH 5/8" DIA. ALL-THREAD WITH SIMPSON SET-UP EPOXY-TIE (ESR-2335) SPECIAL INSPECTION REQUIRED.
11. PER SOILS ENGINEER TO INSPECT AND CERTIFY THE FOLLOWING PRIOR TO POURING CONCRETE: FOOTING EXCAVATION AND DESIGN BEARING PRESSURE. ALL GRADING AND COMPACTING OF SUBGRADE. FOUNDATION HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
12. ALL WORK SHALL CONFORM TO THE 2022 CBC.
13. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT AS REQUIRED.
14. SURVEYOR TO FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE OFFICE OF COUNTY SURVEYOR. EVIDENCE OF PLANS SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
15. REFER TO THE GRADING PLANS BY TOM RUIZ - CIVIL ENGINEER.
16. HDU HOLD-DOWNS SHALL BE SIMPSON STRONG-TIE (ESR 2335).



4/22/2026



JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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ARCHITECTURAL FOUNDATION PLAN

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRICH STREET, SUITE 5052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26

Scale: 1/4" = 1'-0"

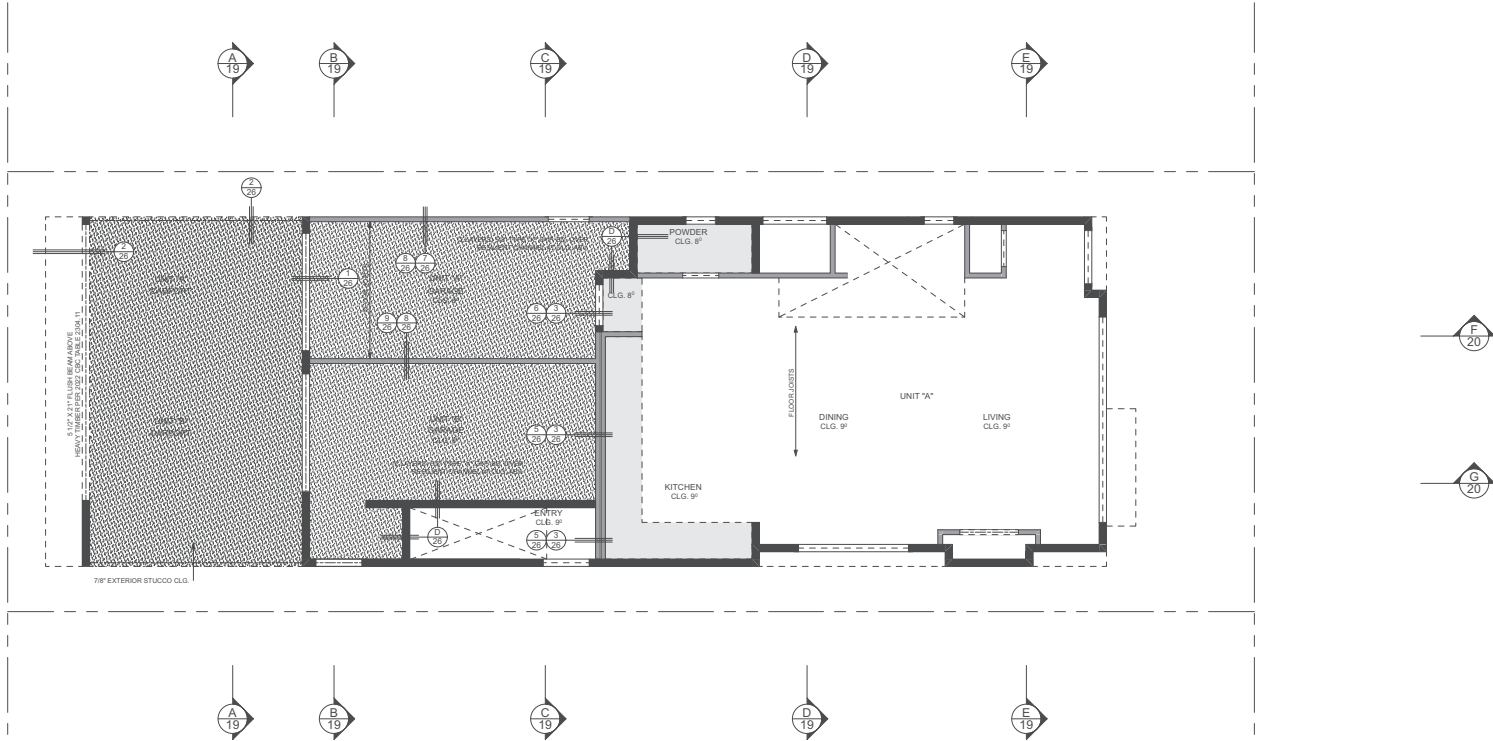
Drawn: CSH

Job: 125 43RD STREET

SHEET

15

OF 55 SHEETS



ARCHITECTURAL FLOOR FRAMING PLAN

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

NOTE:
REFER TO STRUCTURAL FLOOR FRAMING
PLAN ON SHEET S-1 BY ESI/FME

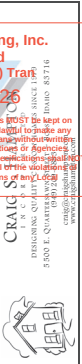
FRAMING NOTES:

1. REFER TO STRUCTURAL PLANS PREPARED BY ESI/FME ENGINEERING.
2. FLOOR SHEATHING TO BE 1/2" T&G PLYWOOD (UNLOCKED). GLUE PLYWOOD TO ALL FLOOR JOISTS AND BEAMS WITH CONSTRUCTION ADHESIVE.
3. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD (UNLOCKED).
4. SHADED WALLS ON PLAN INDICATE 2X6 STUDS @ 16" O.C. ALL OTHER WALLS TO BE 2X4 STUDS @ 16" O.C.
5. PROVIDE 16d SOLE PLATE NAILING @ 16" O.C. MINIMUM.
6. SEE SHEET S-1 FOR STRUCTURAL GENERAL NOTES FOR FURTHER INFORMATION.
7. SEE SHEET 3 FOR GENERAL CONSTRUCTION NOTES & DETAILS FOR FURTHER INFORMATION.
8. SEE SHEET 3 FOR FRAMING MEMBER NAILING PER 2019 CBC TABLE 2304.10.1 FASTENING SCHEDULE.
9. PROVIDE COPPER Z-BAR FLASHING AT ALL ROOF TO WALL INTERSECTIONS.
10. ALL WORK SHALL CONFORM TO THE 2019 CBC.
11. ALL NAILING INTO PTDF SHALL BE GALVANIZED.

INDICATES 2X6 STUD WALL

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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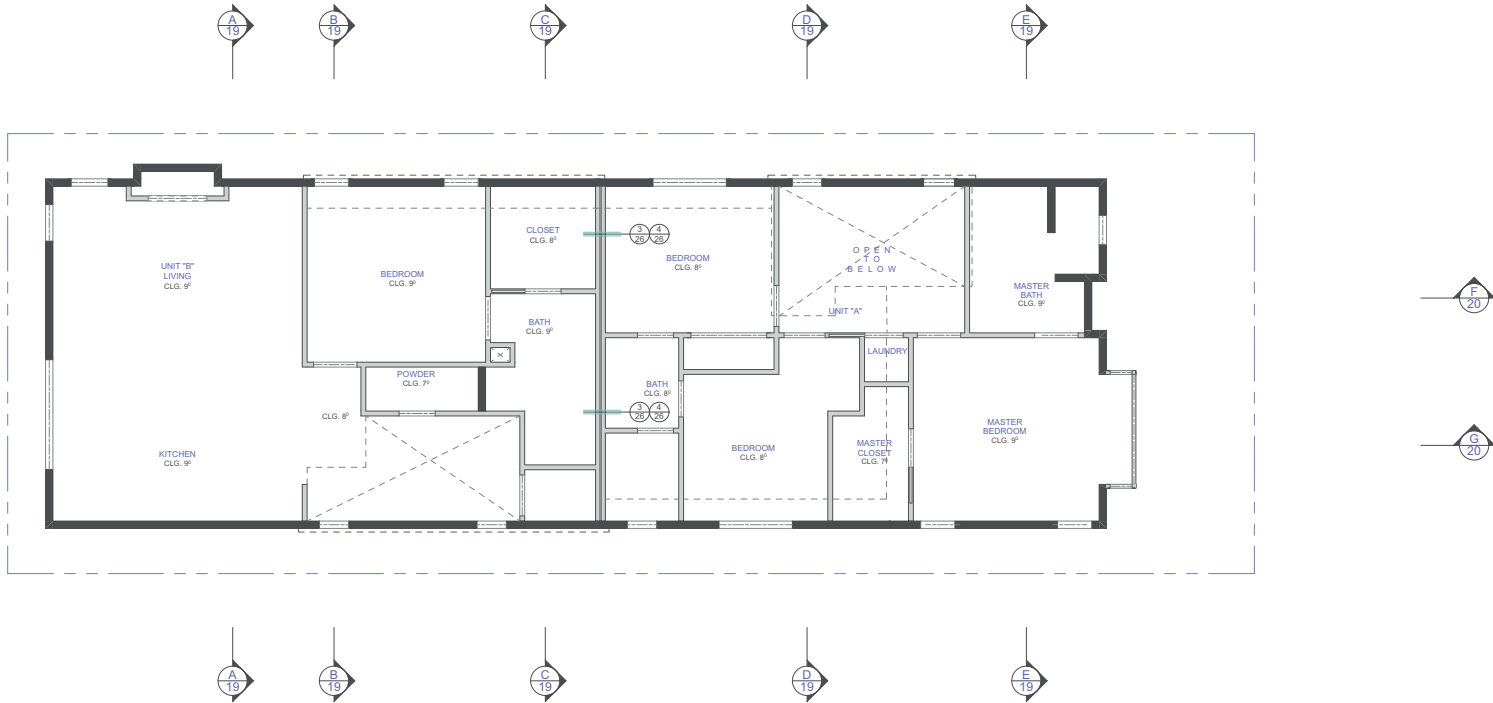


ARCHITECTURAL FIRST FLOOR FRAMING PLAN
CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRICH STREET, SUITE 5052
NEWPORT BEACH, CA 92660 (641) 714-1024

Date: 5/6/26
Scale: 1/4" = 1'-0"
Drawn: CSH
Job: 125 43RD STREET
SHEET
16
OF 55 SHEETS





ARCHITECTURAL SECOND LEVEL FRAMING PLAN

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

NOTE:
REFER TO STRUCTURAL FLOOR FRAMING
PLAN ON SHEET S-2 BY ESI/FME

- FRAMING NOTES:**
1. REFER TO STRUCTURAL PLANS PREPARED BY ESI/FME ENGINEERING.
 2. FLOOR SHEATHING TO BE 1/2" T&G PLYWOOD (UNLOCKED). GLUE PLYWOOD TO ALL FLOOR JOISTS AND BEAMS WITH CONSTRUCTION ADHESIVE.
 3. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD (UNLOCKED).
 4. SHADED WALLS ON PLAN INDICATE 2X6 STUDS @ 16" O.C. ALL OTHER WALLS TO BE 2X4 STUDS @ 16" O.C.
 5. PROVIDE 16d SOLE PLATE NAILING @ 16" O.C. MINIMUM.
 6. SEE SHEET S-1 FOR STRUCTURAL GENERAL NOTES FOR FURTHER INFORMATION.
 7. SEE SHEET 3 FOR GENERAL CONSTRUCTION NOTES & DETAILS FOR FURTHER INFORMATION.
 8. SEE SHEET 3 FOR FRAMING MEMBER NAILING PER 2019 CBC TABLE 2304.10.1 FASTENING SCHEDULE.
 9. PROVIDE COPPER Z-BAR FLASHING AT ALL ROOF TO WALL INTERSECTIONS.
 10. ALL WORK SHALL CONFORM TO THE 2019 CBC.
 11. ALL NAILING INTO PTDF SHALL BE GALVANIZED.
 12. DASHED LINE INDICATES 2x6 STUD WALL.
 13. THICK LINE INDICATES 2x4 STUD WALL.



JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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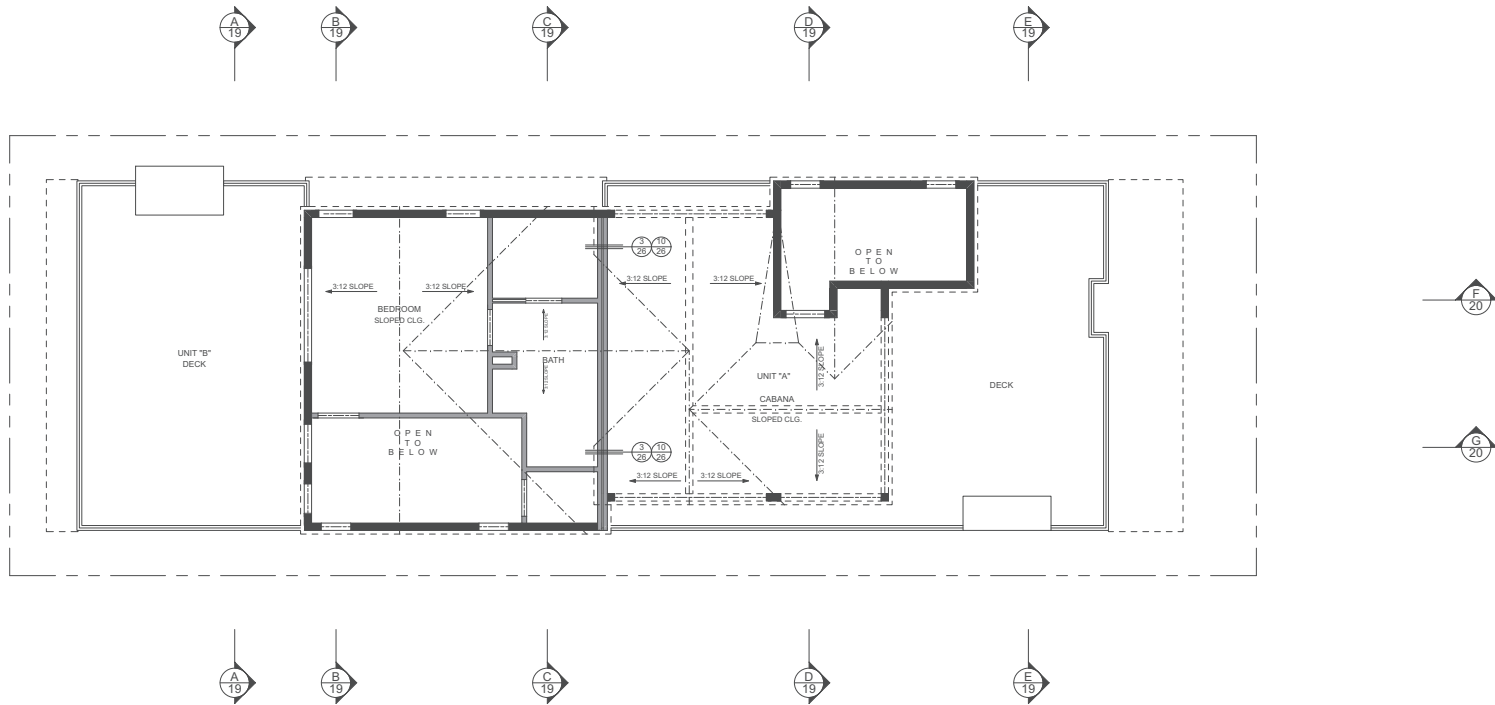


CRAIG S. KRAVITZ
REGISTERED PROFESSIONAL ARCHITECT
10000 E. QUARTERWAY, SUITE 200
NEWPORT BEACH, CA 92660
(949) 450-1100

ARCHITECTURAL SECOND LEVEL FRAMING
PLAN
CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRICH STREET, SUITE 3052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26
Scale: 1/4" = 1'-0"
Drawn: CSH
Job: 125 43RD STREET
SHEET
17
OF 55 SHEETS



ARCHITECTURAL THIRD LEVEL FRAMING PLAN

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

NOTE:
REFER TO STRUCTURAL ROOF FRAMING
PLAN ON SHEET S-2 BY ESI/FME

- FRAMING NOTES:**
1. REFER TO STRUCTURAL PLANS PREPARED BY ESI/FME ENGINEERING.
 2. FLOOR SHEATHING TO BE 1/2" T&G PLYWOOD (UNLOCKED). GLUE PLYWOOD TO ALL FLOOR JOISTS AND BEAMS WITH CONSTRUCTION ADHESIVE.
 3. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD (UNLOCKED).
 4. SHADED WALLS ON PLAN INDICATE 2X6 STUDS @ 16" O.C. ALL OTHER WALLS TO BE 2X4 STUDS @ 16" O.C.
 5. PROVIDE 16G SOLE PLATE NAILING @ 16" O.C. MINIMUM.
 6. SEE SHEET S-1 FOR STRUCTURAL GENERAL NOTES FOR FURTHER INFORMATION.
 7. SEE SHEET 3 FOR GENERAL CONSTRUCTION NOTES & DETAILS FOR FURTHER INFORMATION.
 8. SEE SHEET 3 FOR FRAMING MEMBER NAILING PER 2019 CBC TABLE 2304.10.1 FASTENING SCHEDULE.
 9. PROVIDE COPPER Z-BAR FLASHING AT ALL ROOF TO WALL INTERSECTIONS.
 10. ALL WORK SHALL CONFORM TO THE 2019 CBC.
 11. ALL NAILING INTO PTDF SHALL BE GALVANIZED.
- INDICATES 2X6 STUD WALL.
- INDICATES 2X4 STUD WALL.

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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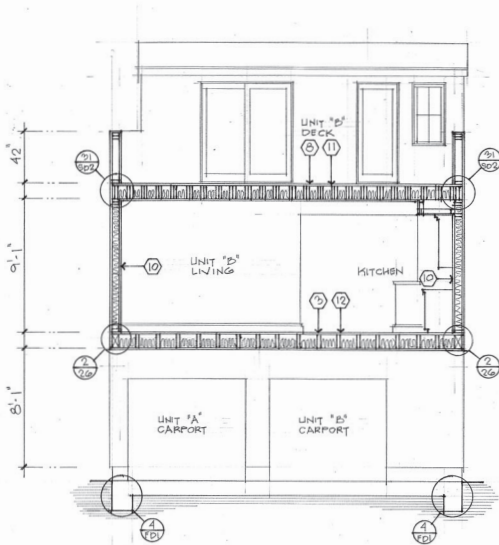
CRACKS
CRACKS & SINKS
DETERMINING QUANTITIES
3 AND 4 QUANTITIES
CRACKS & SINKS
CRACKS & SINKS

ARCHITECTURAL ROOF FRAMING
CONSTRUCTION SET

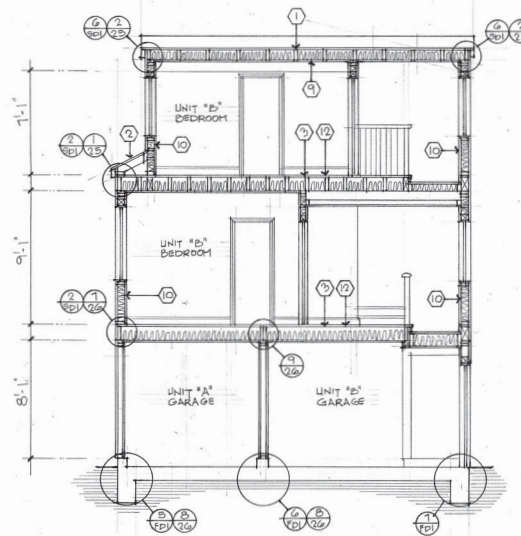
125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRICH STREET, SUITE 5052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26
Scale: 1/4" = 1'-0"
Drawn: CSH
Job: 125 43RD STREET
SHEET
18
OF 55 SHEETS

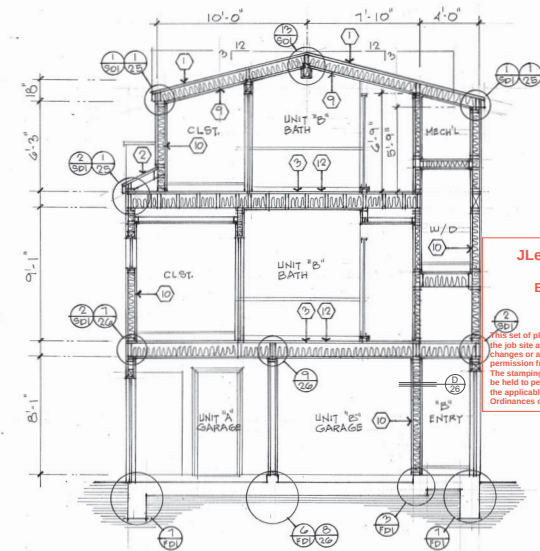




SECTION "A"



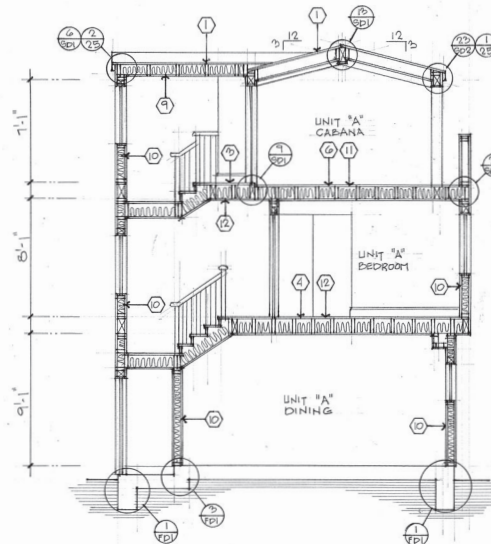
SECTION "B"



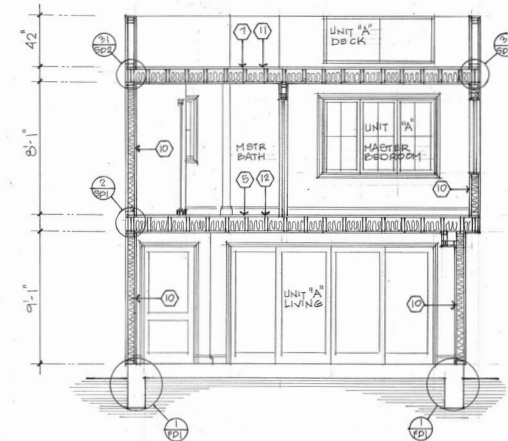
SECTION "C"

SECTIONS LEGEND

- 1 1/2" CDX PLYWOOD OVER 2x10 ROOF RAFTERS @ 24" O.C. PER PLAN
- 2 1/2" CDX PLYWOOD OVER 2x8 ROOF RAFTERS @ 24" O.C. PER PLAN
- 3 1/2" GYP/ORETE OVER 1 1/2" PLYWOOD OVER 1 1/2" PLYWOOD OVER 11 7/8" T&B-230 FLOOR JOISTS @ 16" O.C. PER PLAN
- 4 1/2" GYP/ORETE OVER 1 1/2" PLYWOOD OVER 1 1/2" PLYWOOD OVER 11 7/8" T&B-230 FLOOR JOISTS @ 16" O.C. PER PLAN
- 5 1/2" GYP/ORETE OVER 1 1/2" PLYWOOD OVER 1 1/2" PLYWOOD OVER 11 7/8" T&B-230 FLOOR JOISTS @ 16" O.C. PER PLAN
- 6 DEX-O-TEX WATERPROOF DECKING OVER 1 1/2" PLYWOOD OVER 1 1/2" x 11 7/8" MICROLAM DECK JOISTS @ 16" O.C. PER PLAN (BUILT-UP TO SLOPE 2% TO DRAIN)
- 7 DEX-O-TEX WATERPROOF DECKING OVER 1 1/2" PLYWOOD OVER 1 1/2" x 9 1/2" MICROLAM DECK JOISTS @ 16" O.C. PER PLAN (BUILT-UP TO SLOPE 2% TO DRAIN)
- 8 DEX-O-TEX WATERPROOF DECKING OVER 1 1/2" PLYWOOD OVER (2) 1 1/2" x 9 1/2" MICROLAM DECK JOISTS @ 12" O.C. PER PLAN (BUILT-UP TO SLOPE 2% TO DRAIN)
- 9 R-30 INSULATION IN ALL EXTERIOR UNVENTED RAFTER SPACE PER
- 10 R-21 INSULATION IN ALL EXTERIOR WALL SPACE
- 11 R-30 INSULATION IN ALL EXTERIOR UNVENTED FLOOR SPACE PER
- 12 R-19 INSULATION IN ALL EXTERIOR & INTERIOR FLOOR SPACE
- 13 2x4 STUD WALLS WITH R-13 INSULATION PER



SECTION "D"



SECTION "E"



JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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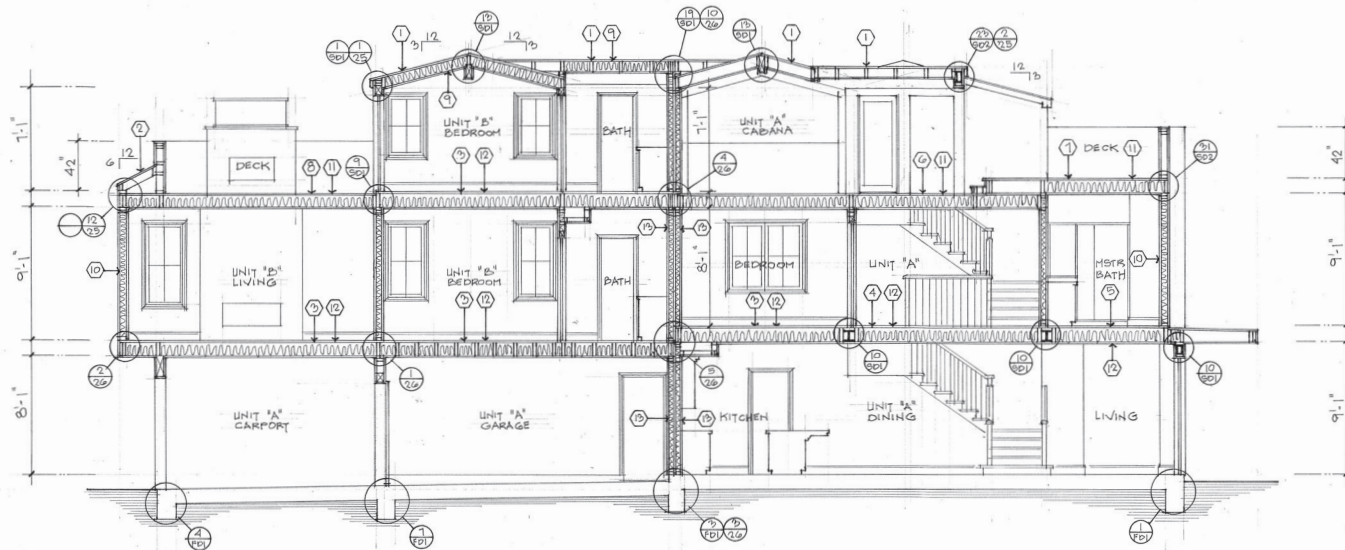
BUILDING SECTIONS A,B,C,D & E

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRICH STREET, SUITE 3052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26
Scale: 1/4" = 1'-0"
Drawn: CSH
Job: 125 43RD STREET

SHEET
19
OF 55 SHEETS

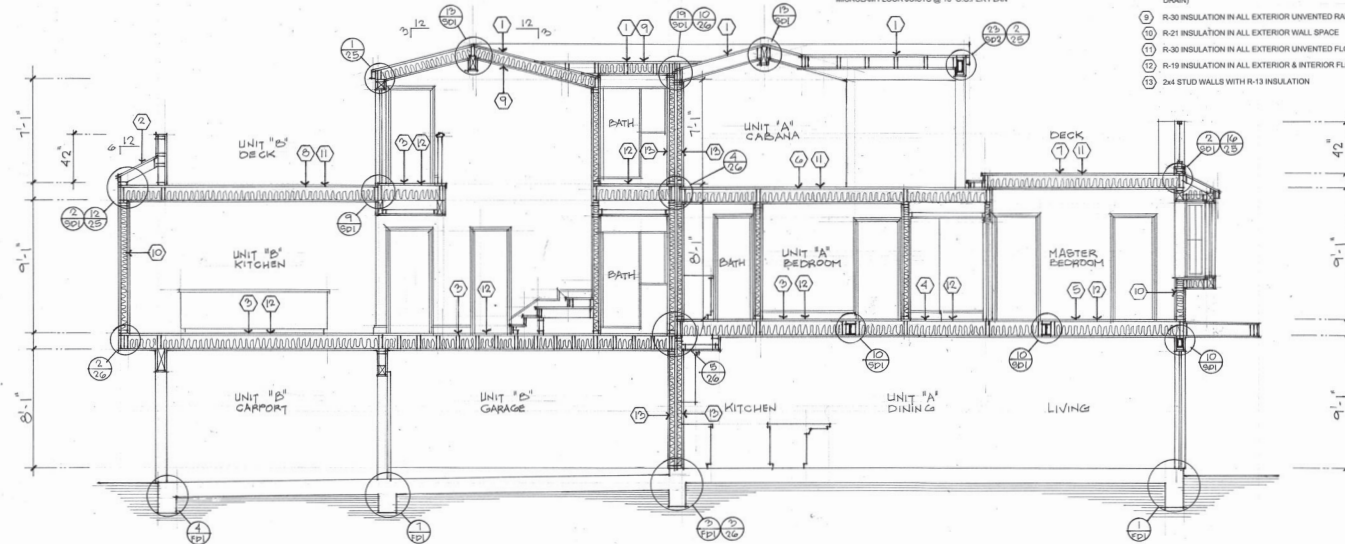


SECTION "F"

SECTIONS LEGEND

- 1 1/2" CDK PLYWOOD OVER 2x10 ROOF RAFTERS @ 24" O.C. PER PLAN
- 2 1/2" CDK PLYWOOD OVER 2x8 ROOF RAFTERS @ 24" O.C. PER PLAN
- 3 1/2" GYPSCRETE OVER 1 1/2" PLYWOOD OVER 1 1/2" PLYWOOD OVER 11 7/8" T-2-230 FLOOR JOISTS @ 16" O.C. PER PLAN (BUILT-UP TO SLOPE 2% TO DRAIN)
- 4 1/2" GYPSCRETE OVER 1 1/2" PLYWOOD OVER 11 7/8" T-2-230 FLOOR JOISTS @ 12" O.C. PER PLAN
- 5 1/2" GYPSCRETE OVER 1 1/2" PLYWOOD OVER 1 1/2" x 11 7/8" MICROLAM FLOOR JOISTS @ 16" O.C. PER PLAN

- 6 DECK-O-TEX WATERPROOF DECKING OVER 1 1/2" PLYWOOD OVER 1 1/2" x 11 7/8" MICROLAM DECK JOISTS @ 16" O.C. PER PLAN (BUILT-UP TO SLOPE 2% TO DRAIN) PER 2/25
- 7 DECK-O-TEX WATERPROOF DECKING OVER 1 1/2" PLYWOOD OVER 1 1/2" x 9 1/2" MICROLAM DECK JOISTS @ 16" O.C. PER PLAN (BUILT-UP TO SLOPE 2% TO DRAIN) PER 2/25
- 8 DECK-O-TEX WATERPROOF DECKING OVER 1 1/2" PLYWOOD OVER (2) 1 1/2" x 9 1/2" MICROLAM DECK JOISTS @ 12" O.C. PER PLAN (BUILT-UP TO SLOPE 2% TO DRAIN) PER 2/25
- 9 R-30 INSULATION IN ALL EXTERIOR UNVENTED RAFTER SPACE PER 2/25
- 10 R-21 INSULATION IN ALL EXTERIOR WALL SPACE PER 2/25
- 11 R-30 INSULATION IN ALL EXTERIOR UNVENTED FLOOR SPACE PER 2/25
- 12 R-19 INSULATION IN ALL EXTERIOR & INTERIOR FLOOR SPACE PER 2/25
- 13 2x4 STUD WALLS WITH R-13 INSULATION PER 2/26

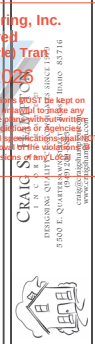


SECTION "G"



JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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BUILDING SECTIONS F & G
CONSTRUCTION SET

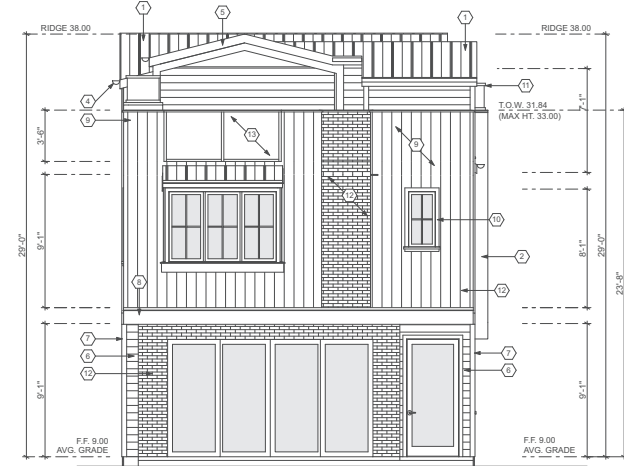
125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VISNER
3857 BRIGH STREET, SUITE 3052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26
Scale: 1/4" = 1'-0"
Drawn: CSH
Job: 125 43RD STREET
SHEET
20
OF 55 SHEETS

EXTERIOR ELEVATION LEGEND

- 1 ROOF SLOPE 3:12 & 6:12 CLASS "A" STANDING SEAM PAINTED GALVANIZED ROOF (24 GAUGE) (REBORO "DRELLOCK" (ICC ESR-3486) WITH FLASHING AND COUNTERFLASHING OVER GIE "VERSA-SHIELD" (ICC ESR-2053) FIRE-RESISTANT ROOF DECK PROTECTION.
- 2 1/2" EXTERIOR STUCCO WITH "SMOOTH" FINISH. PROVIDE TWO LAYERS OF GRADE D PAPER AT WALLS WITH EXTERIOR PLYWOOD.
- 3 26 GAUGE G.I. VENTED STUCCO SCREED. PER 1/25
- 4 G.I. ANODIZED BRONZE GUTTER OVER WINDSOR ONE 2x6 FASCIA BOARD. PER 1/25
- 5 G.I. ANODIZED BRONZE FLASHING OVER WINDSOR ONE 2x6 BARGE BOARD. PER 1/25
- 6 HARDIE PLANK 5/8" SMOOTH HORIZONTAL LAP SIDING WITH 7" EXPOSURE OVER 15# BUILDING PAPER (OR TYPICAL).
- 7 WINDSOR ONE (2) 1 1/2" x 3 1/2" CORNER BOARD TRIM OVER 15# BUILDING PAPER (OR TYPICAL). PER 1/25
- 8 G.I. FLASHING OVER WINDSOR ONE 2x6 TRIM.
- 9 TRUEX EXTERIOR 1x6 VERTICAL "NICKEL GAP" COMPOSITE SIDING OVER 15# BUILDING PAPER (OR TYPICAL).
- 10 WINDOW TRIM SURROUND:
 - a. HEAD - ANODIZED BRONZE FLASHING OVER WINDSOR ONE 2 x 4
 - b. JAMB - WINDSOR ONE 2 x 4
 - c. SILL - EXTENDED SILL WITH DRIP EDGE (STOOL) OVER WINDSOR ONE 2 x 4 (APRON)
- 11 G.I. ANODIZED BRONZE CHIMNEY CAP OVER PRE-FAB DIRECT VENT FLUE WITH APPROVED SPARK ARRESTOR.
- 12 BRICK VENEER: ADHERED VENEER ELIZABETH STONE (ESR-1215) PER 9/25 10/25 11/25
- 13 4" HIGH GLASS GUARDRAIL PER 10/25
- 14 2x ROOF SLOPE PAINTED GALVANIZED ROOF (24 GAUGE) WITH FLASHING AND COUNTERFLASHING OVER GIE "VERSA-SHIELD" (ICC ESR-2053) FIRE-RESISTANT ROOF DECK PROTECTION.

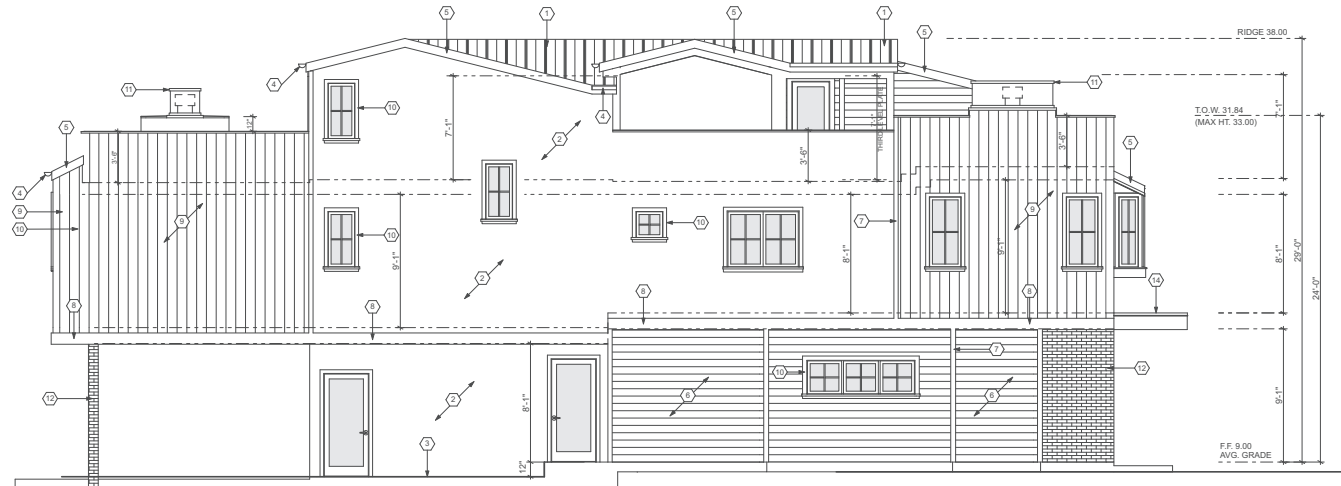
**HEIGHT CERTIFICATION REQUIRED



FRONT EXTERIOR ELEVATION

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

**HEIGHT CERTIFICATION REQUIRED



LEFT SIDE EXTERIOR ELEVATION

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

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

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CRACKS
KYLE TRAN
REGISTERED PROFESSIONAL ENGINEER
SINCE 1998
3 AND E. QUARTER STREET
NEWPORT BEACH, CA 92660
714.261.1111

EXTERIOR ELEVATIONS (FRONT & LEFT SIDE)
CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-FIVE HOLDING'S LLC
SCOTT VESNER
3857 BRICH STREET, SUITE 3052
NEWPORT BEACH, CA 92660 (661) 714-1024

Date: 5/6/26
Scale: 1/4" = 1'-0"
Drawn: CSH
Job: 125 43RD STREET

SHEET
21
OF 55 SHEETS



1	ROOF SLOPE: 2 IN 12 & 6 IN CLASS "A" STANDING SEAM PAINTED GALVANIZED ROOF (24 GAUGE) UNDERLAY: TPO/EPDM 36 IN CLASS "A" FLASHING AND COUNTERFLASHING OVER 24 GAUGE UNDERLAY: TPO/EPDM 36 IN CLASS "A" FLASHING AND COUNTERFLASHING OVER 24 GAUGE		
2	3" EXTERIOR STUCCO WITH "SMOOTH" FINISH PROVIDE TWO LAYERS OF GRADE D PAPER AT WALLS WITH INTERIOR PLV/WOOD.	PER	$\frac{7}{25}$
3	26 GAUGE G.I. VENTED STUCCO SCREED.	PER	$\frac{2}{25}$
4	G.I. ANODIZED BRIDGE GUTTER OVER <u>WINDSOR ONE</u> 24S FASCIA BOARD.	PER	$\frac{1}{25}$
5	G.I. ANODIZED BRIDGE FLASHING OVER <u>WINDSOR ONE</u> 24S BARGE BOARD.	PER	$\frac{1}{25}$
6	HARDER PLANK 6"X7" SMOOTH HORIZONTAL LAP SIDING WITH 2" EXPOSURE OVER 15B BUILDING PAPER (OR <u>TYVEK</u>)	PER	$\frac{7}{25}$
7	<u>WINDSOR ONE</u> (2) 1" X 4" X 3/8" CORNER BOARD TRIM OVER 15B BUILDING PAPER (OR <u>TYVEK</u>)	PER	$\frac{1}{25}$
8	G.I. FLASHING OVER <u>WINDSOR ONE</u> 24S TRIM.		
9	1/4" EXTERIOR 1x6 VERTICAL "NICKEL" GAP COMPOSITE SIDING OVER 15B BUILDING PAPER (OR <u>TYVEK</u>)		
10	WINDOW TRIM SURROUND:		
11	HEAD - ANODIZED BRIDGE FLASHING OVER <u>WINDSOR ONE</u> 2 1/4"		
12	JAMB - ANODIZED BRIDGE FLASHING OVER <u>WINDSOR ONE</u> 2 1/4"		
13	TAIL - EXTERIOR TRIM WITH DRIP EDGE (ETCOLO) OVER <u>WINDSOR ONE</u> 2 1/4" (APRON)		
14	G.I. ANODIZED BRIDGE CHIMNEY CAP OVER PRE-FAB DIRECT VENT FLUE WITH APPROVED SPARK ARRESTOR.	PER	$\frac{1}{25}$
15	BRICK VENEER: ADHERED VENEER <u>ELBODADO STONE</u> (ESR-1215)	PER	$\frac{1}{25}$
16	47" HIGH GLASS GLAZIAR	PER	$\frac{18}{25}$
17	26 ROOF SLOPE: PAINTED GALVANIZED ROOF (24 GAUGE) WITH FLASHING AND COUNTERFLASHING OVER <u>WINDSOR ONE</u> (ICC ESR-2003) PRE-RESISTANT ROOF DECK PROTECTION.		



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



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



CRAIG
INC.
DESIGNING QUALITY
5500 E. QUARTERSTOWN
(949) 449-1000
craig@cscc.com
WWW.CS.CC

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
 ONE TWENTY-FIVE HOLDING'S LLC
 SCOTT VISNER
 3857 BIRCH STREET, SUITE 5052
 NEWPORT BEACH, CA 92660
 (661) 714-1024

Date:	5/6/26
Scale:	1/4" = 1'-0"
Drawn:	CSH
Job:	125 43RD STREET
SHEET	

22
OF 55 SHEETS

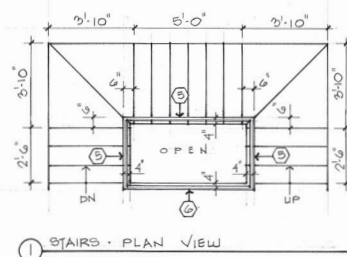
40

41

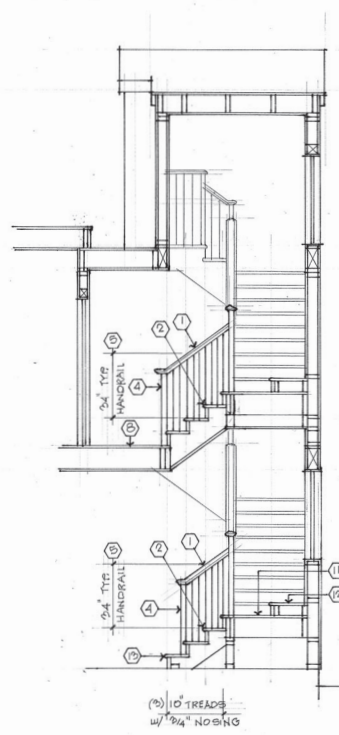
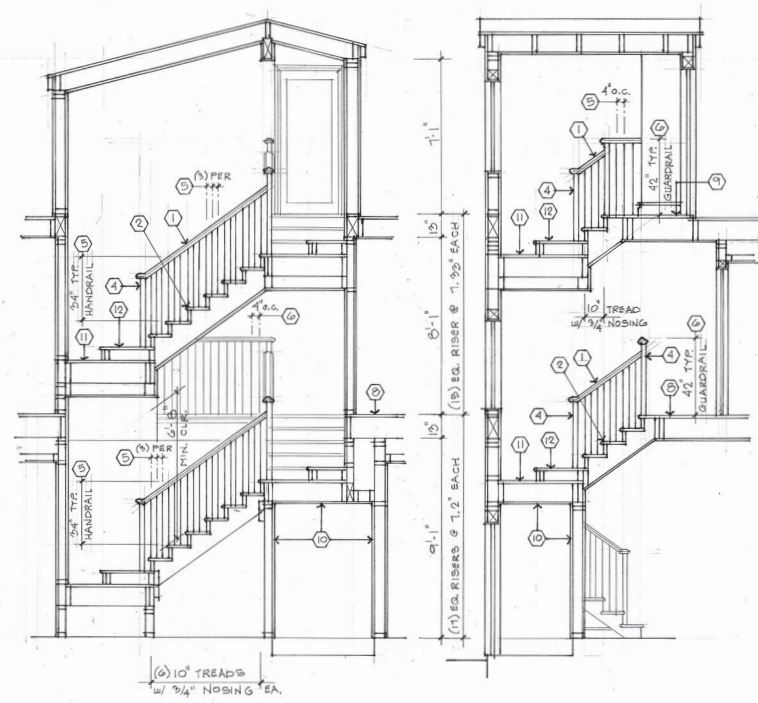
- STAIR GUARDRAIL CONSTRUCTION SHALL CONFORM TO 2022 CBC CAPABLE OF RESISTING A 200 LB LATERAL FORCE APPLIED AT ANY POINT WITH 50 LBS PER LINEAR FOOT FOR INTERMEDIATE GUARD COMPONENT BUT NOT REQUIRED TO BE CUMULATIVE.
- THE LARGEST RISE OR RUN IN EACH FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST RISE OR RUN BY MORE THAN 1/4".

STAIR GUARDRAIL CONSTRUCTION SHALL CONFORM TO 2022 CBC CAPABLE OF RESISTING A 200 LB LATERAL FORCE APPLIED AT ANY POINT WITH 50 LBS PER LINEAR FOOT FOR INTERMEDIATE GUARD COMPONENT BUT NOT REQUIRED TO BE CUMULATIVE.

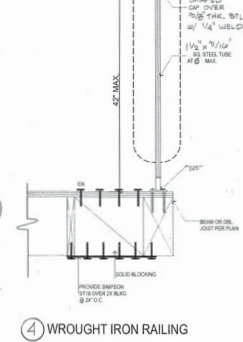
THE LARGEST RISE OR RUN IN EACH FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST RISE OR RUN BY MORE THAN 1/4".



① STAIRS - PLAN VIEW

UNIT "A" STAIR SECTION ISSUED
COMMUNITY DEVELOPMENT DEPT.

UNIT "A" STAIR SECTION



- STAIR GUARDRAIL CONSTRUCTION SHALL CONFORM TO 2022 CBC CAPABLE OF RESISTING A 200 LB LATERAL FORCE APPLIED AT ANY POINT WITH 50 LBS PER LINEAR FOOT FOR INTRAMEDIATE GUARD COMPONENT BUT NOT REQUIRED TO BE CUMULATIVE.
- THE LARGEST RISE OR RUN IN EACH FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST RISE OR RUN BY MORE THAN $\frac{1}{4}$ ".



GA FILE NO. FC 5189	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, INSULATION, GYPSUM PANELS Fire Design: One layer 5/8" proprietary type X gypsum panel or gypsum veneer base applied at right angles to resilient channels 24" o.c. @ 10" o.c. when full insulation is used; 12" o.c. when loose fill insulation is used with 1" Type S screws 12" o.c. Gypsum panel end joints located midway between continuous channels and fastened with 4" screws to additional pieces of channel 80" long isolated 2" back on either side of end joint. Resilient channels applied at right angles to 2 x 4 wood joists spaced a maximum of 24" o.c. with 1-1/4" Type S screws. Glass or mineral fiber batt insulation stapled to soffits or loose fill insulation applied directly over gypsum panel. Wood joists supporting 1/2" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.			
Sound Design: STC and STC rated with both joints and resilient channels spaced 16" o.c., 3-1/2" glass fiber insulation in joist bays. 5/8" proprietary gypsum floor topping poured over 1/2" proprietary sound reduction mat, with finish flooring of CAP, sheet vinyl, and engineered wood laminates.			
PROPRIETARY GYPSUM COMPONENTS United States Gypsum Company 5/8" Sheetrock® Brand Firecode® C Gypsum Panels Levelock® Brand Floor Underlayment			

A

GA FILE NO. WP 3115	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM PANEL PRODUCTS, WOOD STUDS Fire Design: One layer of proprietary 5/8" type X gypsum panel applied parallel or at right angles to both sides of 2 x 4 wood studs 16" o.c. with 1-3/8" Type W screws spaced 7" o.c. Vertical joints staggered 16" on each side. (LOAD-BEARING)			
Sound Design: Sound tested with 3-1/2" thick, glass fiber insulation batts friction fit into the stud cavities. Resilient channels 24" o.c. attached at right angles to ONE SIDE of the wood studs with 1-1/4" Type W screws.			
An additional layer of proprietary 5/8" type X gypsum panels applied to BOTH SIDES of the wood studs.			
PROPRIETARY GYPSUM PANEL PAROC® Gypsum 5/8" FLAME CURB® Type X			

B

GA FILE NO. WP 3116	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates 1" apart with 1-1/4" Type W screws, 6" o.c., 3-1/2" glass fiber insulation friction fit into stud space on both sides of the wall partition.			
Horizontal bracing required at mid-height. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC 5/8" Fireboard® Type X Gypsum Board			

C

GA FILE NO. WP 3117	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates 1" apart with 1-1/4" Type W screws, 6" o.c., 3-1/2" glass fiber insulation friction fit into stud space on both sides of the wall partition.			
Horizontal bracing required at mid-height. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC 5/8" Fireboard® Type X Gypsum Board			

D

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS (INCHES TO FACE)	4 HOUR	3 HOUR	2 HOUR	1 HOUR
15. Exterior or interior walls	15-1-10	2" x 4" wood studs at 16" with double top plates, single bottom plate, interior and exterior sides covered with 1/2" Type X gypsum wallboard and sheathing, respectively. Gypsum applied horizontally or vertically with vertical joints over studs, and finished with 1/2" Type X gypsum wallboard, spaced 12" on center. Cavity to be filled with 3 1/2" mineral wool insulation.	4	—	—	—	4 1/2
	15-1-11	2" x 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for exterior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	4	—	—	—	Varies

E

GA FILE NO. WP 3118	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates 1" apart with 1-1/4" Type W screws, 6" o.c., 3-1/2" glass fiber insulation friction fit into stud space on both sides of the wall partition.			
Horizontal bracing required at mid-height. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC 5/8" Fireboard® Type X Gypsum Board			

F

FIRE RATED & SOUND RATED ASSEMBLY LEGEND

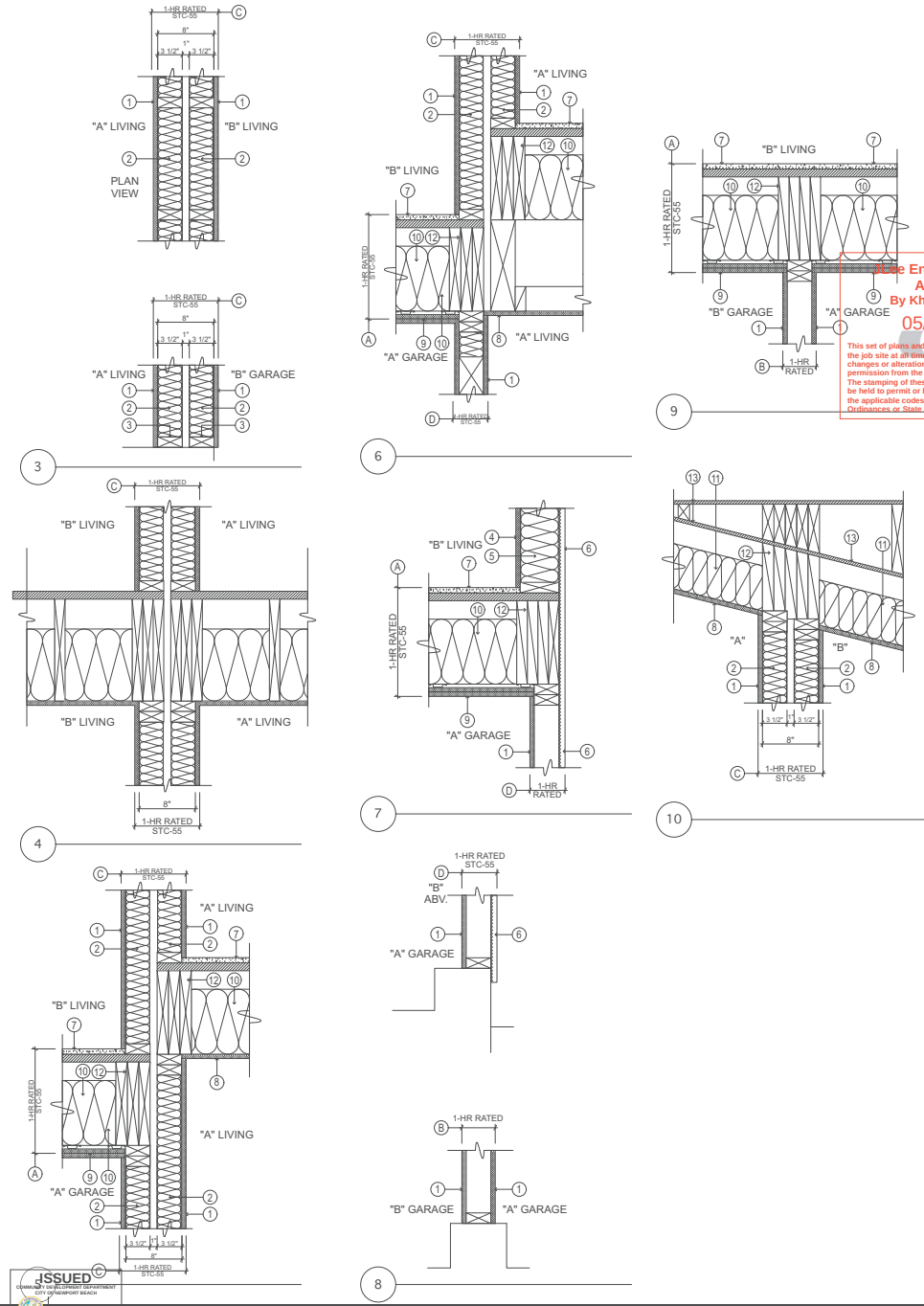
- 1 1/2" TYPE "X" GYPSUM BOARD OVER MINIMUM 2x4 STUDS @ 16" O.C.
- R-13 INSULATION
- 2x6 PTDF OVER ACOUSTICAL SEALANT
- 1/2" TYPE "X" GYPSUM BOARD OVER 2x6 STUDS @ 16" O.C.
- R-21 INSULATION
- 1/2" EXTERIOR STUCCO
- 1/2" GYPCRETE OVER 1 1/2" PLYWOOD OVER 1 1/2" TJI FLOOR JOISTS @ 16" O.C.
- 1/2" TYPE "X" GYPSUM BOARD
- (2) LAYERS 1/2" TYPE "X" GYPSUM BOARD OVER RESILIENT CHANNEL
- R-19 INSULATION
- R-30 INSULATION
- MINIMUM (4) 2x4 BLOCKING (HEAVY TIMBER PER 2022 CBC TABLE 2304.11)
- 1/2" CDX PLYWOOD OVER 2x10 RAFTERS @ 24" O.C.
- EXTERIOR FINISH MATERIAL PER PLAN
- 1/2" TYPE "X" GYPSUM BOARD OVER RESILIENT CHANNEL

NOTES:

1. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
2. ALL PENETRATIONS INTO SOUND-RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
3. ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1" THICK APPROVED RESILIENT MATERIAL. EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.
4. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED.
5. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT. WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY WITHIN A WALL.

NOTE:

1. ATTACH 1/2" GYPSUM BOARD TO WOOD STUDS WITH NO. 6 BUGLE HEAD DRYWALL SCREWS 1 1/2" LONG @ 7" O.C.



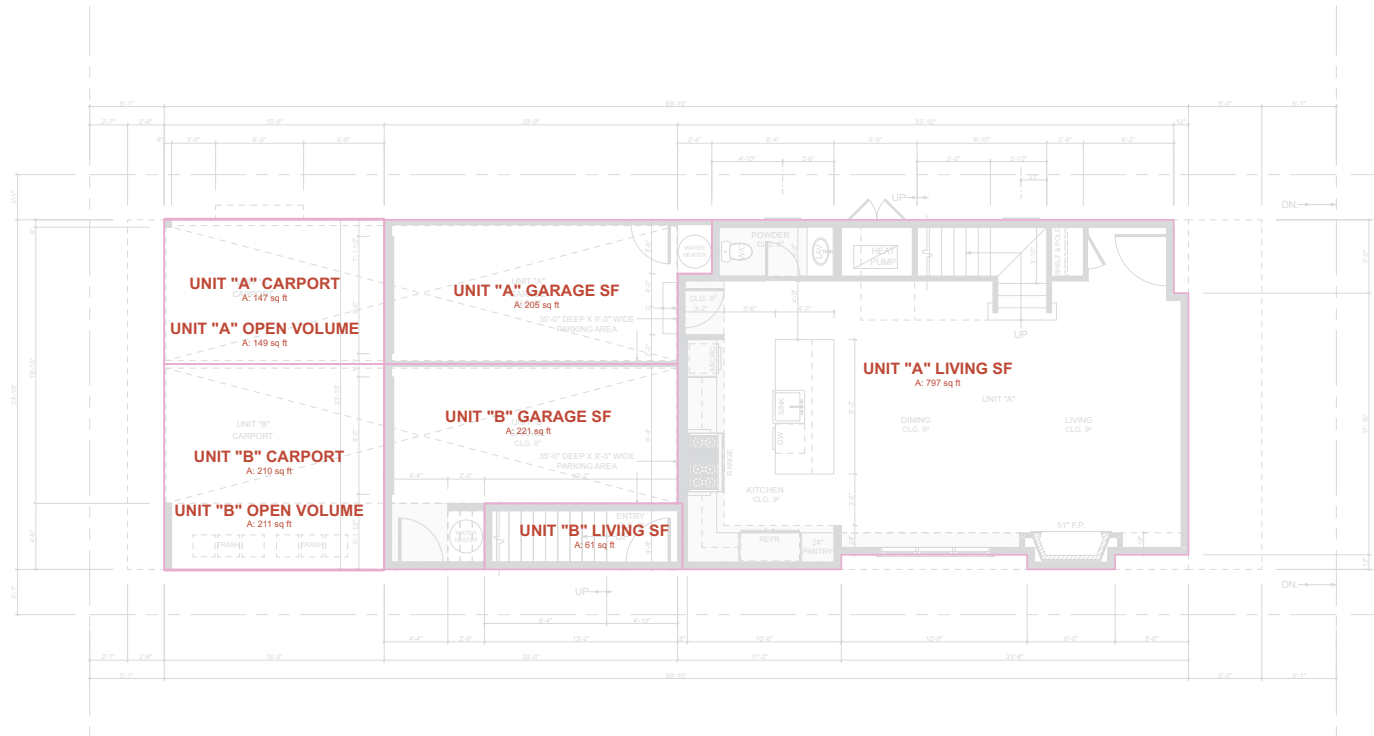
This set of plans and specifications shall be used on the job site at all times and no changes or alterations shall be made without the written permission from the Engineer. The Engineer shall be held to permit or be an approval of any changes or alterations to the applicable codes, any provisions of any local, state, or federal laws, ordinances or State law.



FIRE RATED DETAILS
 CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
 CUSTOM RESIDENCE FOR:
 ONE TWENTY-FIVE HOLDING'S LLC
 SCOTT VISNER
 3857 BRICH STREET, SUITE 5052
 NEWPORT BEACH, CA 92660

Date: 5/6/26
 Scale: 1/4" = 1'-0"
 Drawn: CSH
 Job: 125 43RD STREET
 SHEET
 26
 OF 55 SHEETS



FIRST LEVEL AREA CALCULATIONS
 SCALE: 1/4" = 1'-0"

JLee Engineering, Inc.
 Approved
 By Khoa (KYLE) Tran
 05/13/2026

This set of plans and specifications shall be kept on the job site at all times and shall be subject to make any changes or alterations on the project without written permission from the local, State or Federal Agencies. The stamping of these plans and specifications shall not be held to permit or be an approval of the project or the applicable codes, any provisions of any local, State or Federal Ordinances or State law.

CRAIG S. LEE REGISTERED PROFESSIONAL ARCHITECT 9 AND E. QUARTER STREET NEWPORT BEACH, CA 92663 (661) 714-1024	
FIRST LEVEL AREA CALCULATIONS	
CONSTRUCTION SET	
122 29 TH STREET, NEWPORT BEACH, CALIFORNIA CUSTOM RESIDENCE FOR: ONE TWENTY-TWO HOLDING'S LLC SCOTT VISNER 122 29 TH STREET NEWPORT BEACH, CA 92663 (661) 714-1024	
Date:	5/6/26
Scale:	1/8" = 1'-0"
Drawn:	CSH
Job:	122 43RD STREET
SHEET	27
OF	55 SHEETS





UNIT "B" GROSS SECOND LEVEL SF
A: 908 sq ft

UNIT "B" LIVING SF
A: 629 sq ft

UNIT "A" GROSS SECOND LEVEL SF
A: 819 sq ft

UNIT "A" SECOND LEVEL SF
A: 750 sq ft

SECOND LEVEL AREA CALCULATIONS

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

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

This set of plans and specifications shall be used on the job site at all times and no changes or alterations shall be made without the written permission from the local Building Department. The stamping of these plans and specifications shall be held to permit or be an approval of the building department and shall be subject to the applicable codes, any provisions of any local, state, or federal Ordinances or State law.

SECOND LEVEL AREA CALCULATIONS

CONSTRUCTION SET

122 29th STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING'S LLC
SCOTT VISNER
122 29th STREET
NEWPORT BEACH, CA 92663 (661) 714-1024

Date: 5/6/26

Scale: 1/8" = 1'-0"

Drawn: CSH

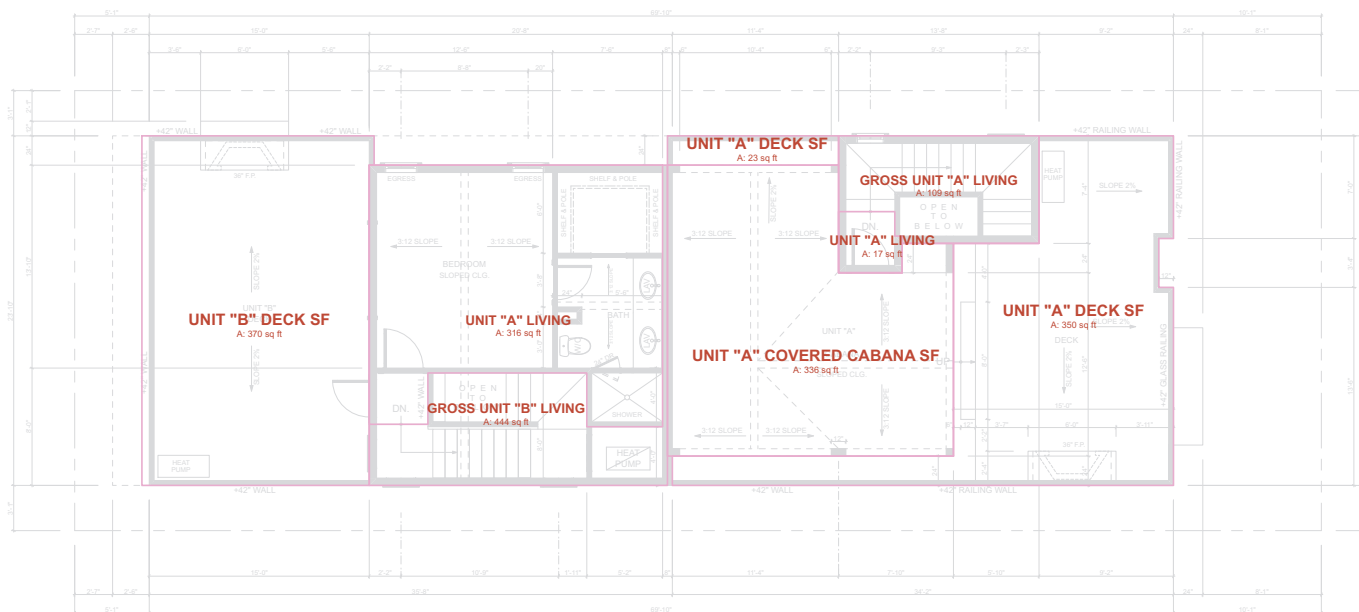
Job: 122 43RD STREET

SHEET

28

OF 55 SHEETS





THIRD LEVEL AREA CALCULATIONS
SCALE: 1/4" = 1'-0"

JLee Engineering, Inc.
Approved
By Khoa (KYLE) Tran
05/13/2026

This set of plans and specifications shall be used on the job site at all times and no changes or alterations shall be made without the written permission from the local Building & Agencies. The stamping of these plans and specifications shall be held to permit or be an approval of the applicable codes, any provisions of any local Ordinances or State law.



THIRD LEVEL AREA CALCULATIONS

CONSTRUCTION SET

122 29th STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING'S LLC
SCOTT VISNER
122 29th STREET
NEWPORT BEACH, CA 92663 (661) 714-1024

Date: 5/6/26
Scale: 1/8" = 1'-0"
Drawn: CSH
Job: 122 43RD STREET

SHEET
29
OF 55 SHEETS

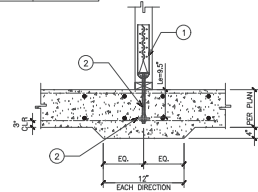




OF 55 SHEETS

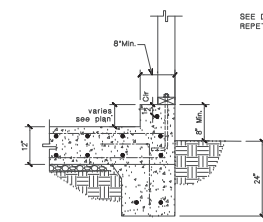
HOLDOWN	ROD DIAMETER
HDU2	5/8"
HDU4	5/8"
HDU5	5/8"
HDU8	7/8"
HDU11	1"
HDU14	1"

1. HOLDOWN PER PLAN w/ 4" SQ 3/8" THK WASHER AT END.
2. TREADED ROD PER TABLE w/ DIAMETER OF 3/4" TO TOP OF PLATE WASHER.
3. 4" SQ 3/8" THK WASHER w/ DOUBLE NUT



ES/FME
MAT-008

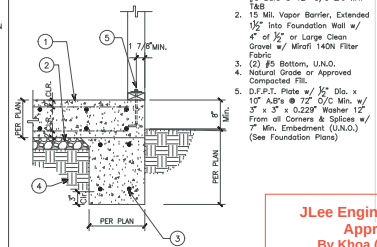
9 INTERIOR HOLDOWN



SEE DETAIL 1 FOR
REPETITIVE INFORMATION

ES/FME
FDN-005

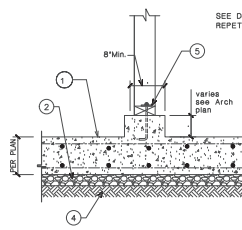
5 EXTERIOR GARAGE FOOTING



Note: See Soil Report For
Additional Requirement.

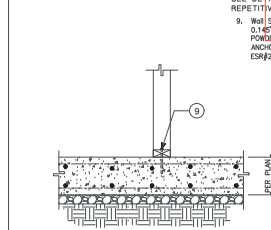
ES/FME
FDN-005

1 TYPICAL EXTERIOR FOOTING



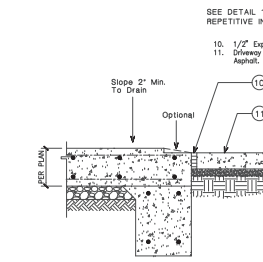
ES/FME
MAT-011

6 PARTY WALL (GARAGE)



ES/FME
MAT-002

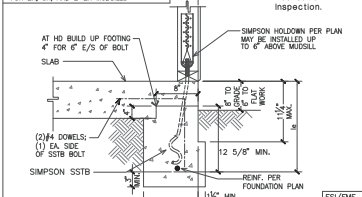
2 TYPICAL INTERIOR FOOTING



ES/FME
MAT-007

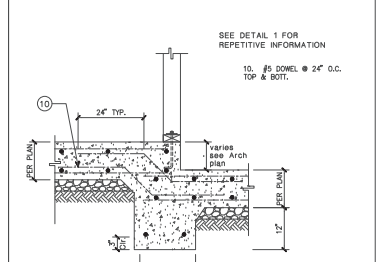
7 SLAB EDGE AT GARAGE

HOLDOWN	AS. DIA.	SSFB	W.
HDU2	5/8"	SSFB24	20 5/8"
HDU4/HT4	5/8"	SSFB24	20 5/8"
HDU5/HT5	5/8"	SSFB24	20 5/8"
HDU8	7/8"	SSFB34	28 7/8"
HDU11	1"	SSFB34	28 7/8"
HDU14	1"	SSFB30	24"



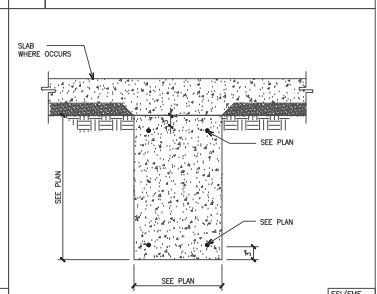
ES/FME
MAT-008

8 EXTERIOR HOLDOWN SSTB



ES/FME
MAT-003

3 HOUSE TO GARAGE FOOTING



ES/FME
MAT-004

4 GRADE BEAM



4/22/2026

JLee Engineering
Approved By
By Khoa (Jyle) Lee
05/13/2026



STRUCTURAL FOUNDATION DETAILS

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING'S LLC
SCOTT VISNER
122 29TH STREET
NEWPORT BEACH, CA 92663

Date: 5/6/26

Scale: NTS

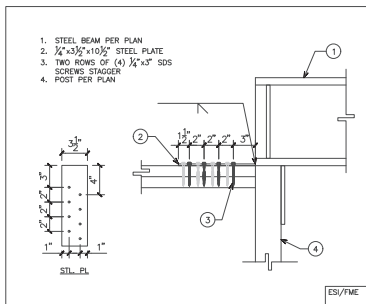
Drawn: ES/FME

Job: 125 43RD STREET

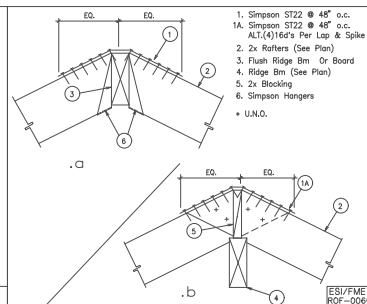
SHEET

FD1

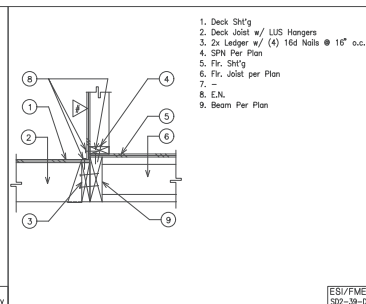
OF 55 SHEETS



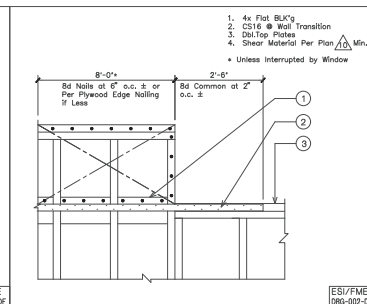
17 STL DRAG CONNECTION



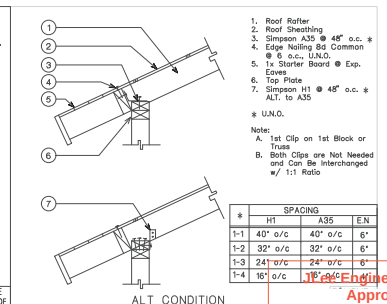
13 TE CONNECTION



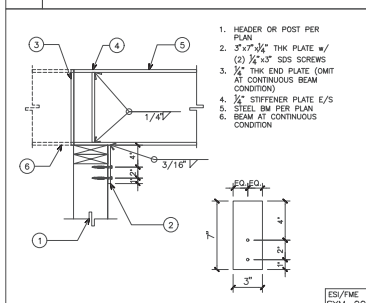
9 DECK CONNECTION



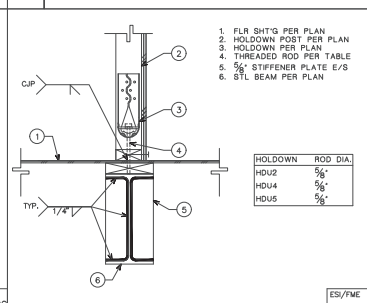
5 DRAG CONNECTION



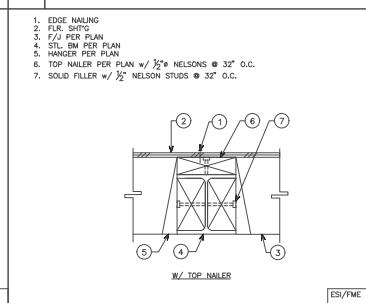
1 EAVE RAFTER SHEAR CONNECTION



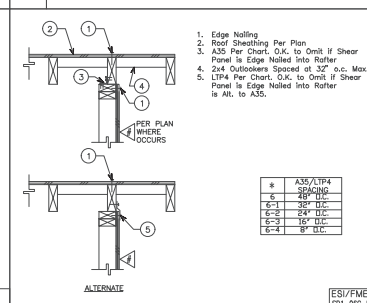
18 W-SHAPE TO POST CONNECTION



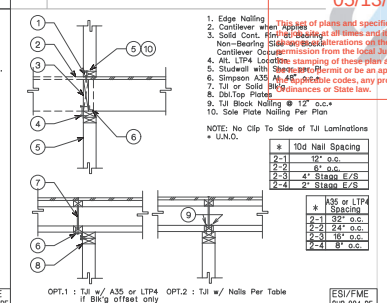
14 HOLDOWN



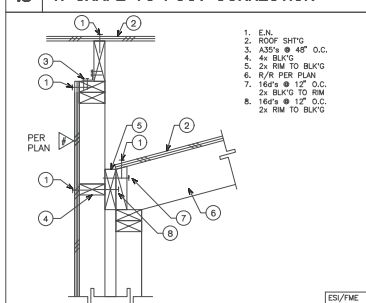
10 FL. STL BM



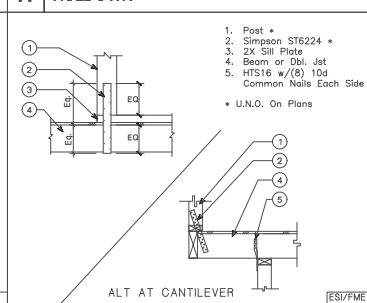
6 SHEAR TRANSFER



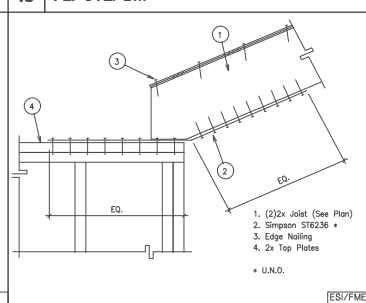
2 JOIST SHEAR CONNECTION



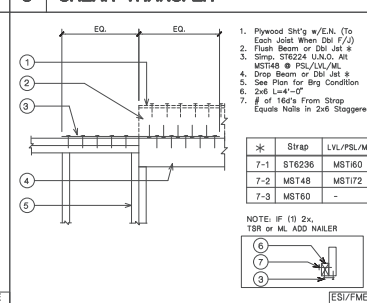
19 SHEAR TRANSFER @ PARTY WALL



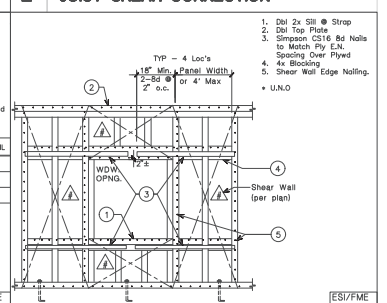
15 TIE DOWN CONNECTION



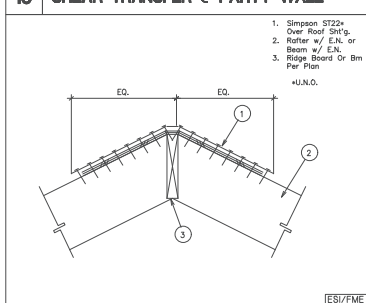
11 DRAG CONNECTION



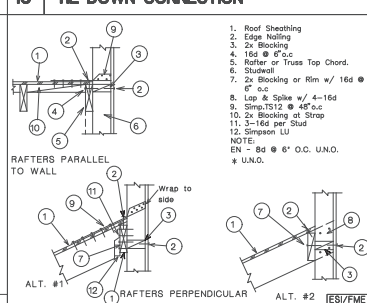
7 DRAG DETAIL



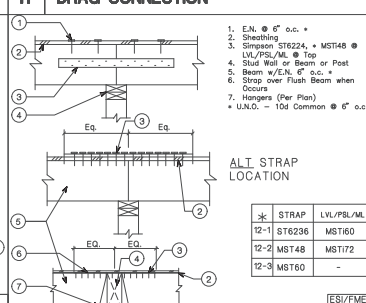
3 SPECIAL SHEAR AT WINDOW OPENING



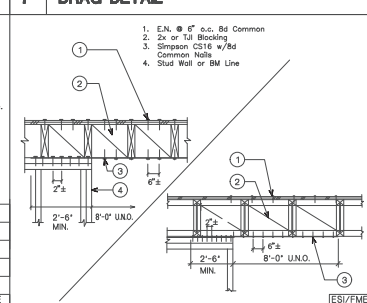
20 DRAG CONNECTION



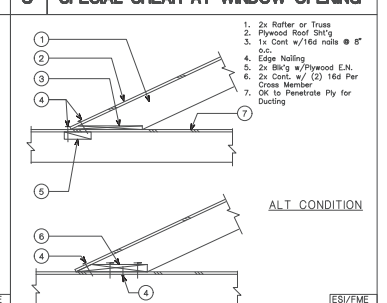
16 ROOF TO WALL SHEAR TRANSFER



12 DRAG STRUT CONNECTION



8 PERPENDICULAR DRAG STRUT



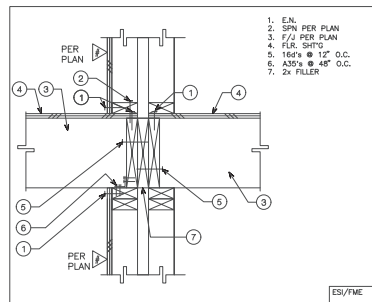
4 SHEAR TRANSFER @ CALIF FRAMING

ES/FME INC.
STRUCTURAL ENGINEERS
125 43RD STREET, NEWPORT BEACH, CALIFORNIA 92663
(661) 714-1024

APPROVED
By **Khoa (KYLE) Tran**
05/13/2024

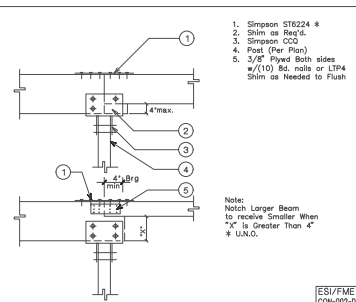
SD1

OF 55 SHEETS



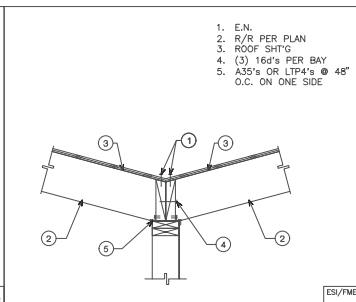
ES/FME

36 SHEAR TRANSFER @ PARTY WALL



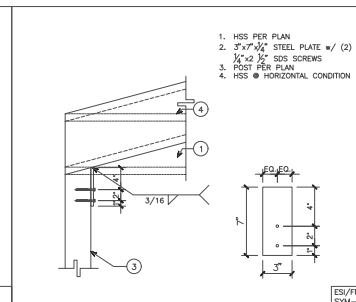
ES/FME

33 BEAM TO BEAM



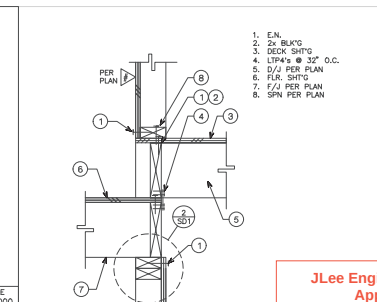
ES/FME

29 SHEAR TRANSFER



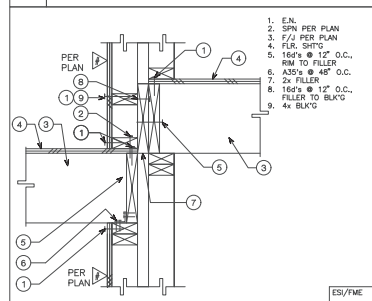
ES/FME

25 HSS TO POST CONNECTION



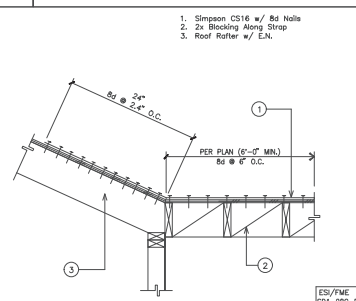
JLee Engineering
Approved
By Khoa (Kyle) Tran
05/13/2024

This set of plans and specifications shall be the basis for construction of the job site at all times and shall not be changed or altered without the written permission from the JLee Engineering or Agencies. The stamping of these plans and specifications shall NOT be held to permit or be an approval of the violations of the applicable codes, any provisions of local Ordinances or State law.



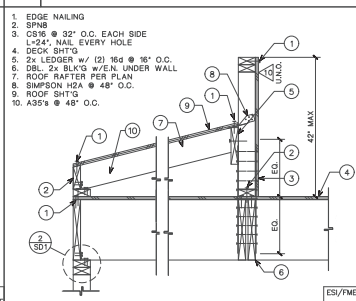
ES/FME

37 SHEAR TRANSFER @ PARTY WALL



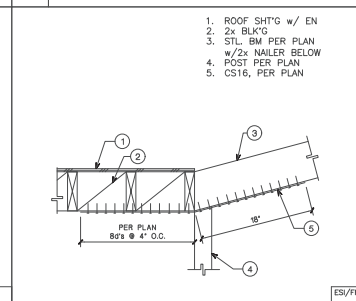
ES/FME

34 DRAG CONNECTION



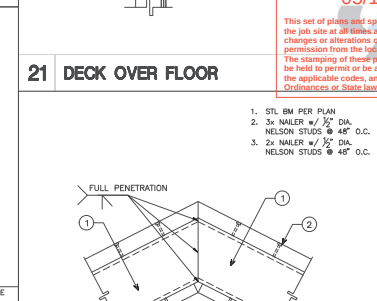
ES/FME

30 GUARDRAIL OFFSET



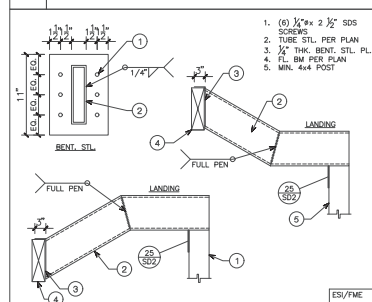
ES/FME

26 DRAG CONNECTION



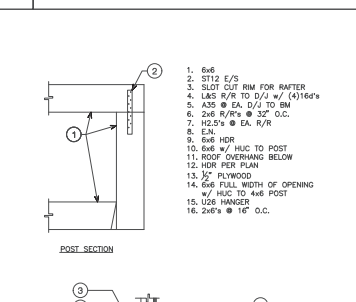
ES/FME

22 STL CONNECTION



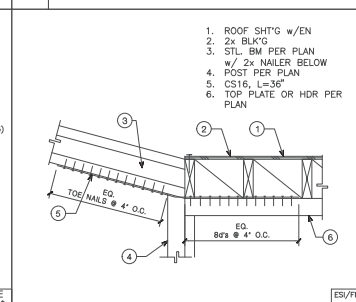
ES/FME

38 BENT STEEL @ STAIRS



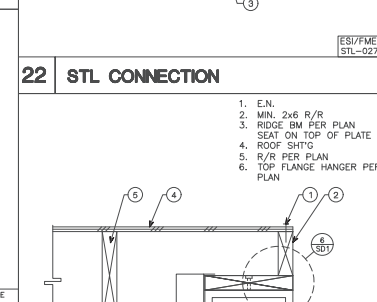
ES/FME

31 GUARDRAIL AT PERIMETER



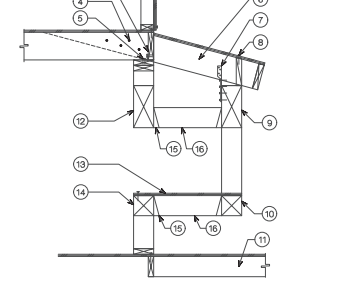
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27 DRAG CONNECTION



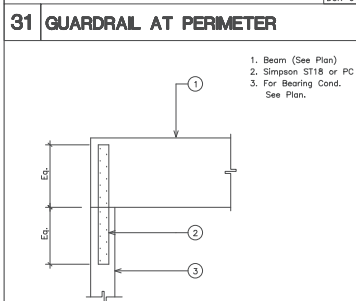
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23 STL HEADER



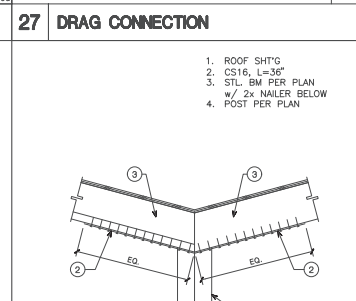
ES/FME

35 FLOATING WINDOW



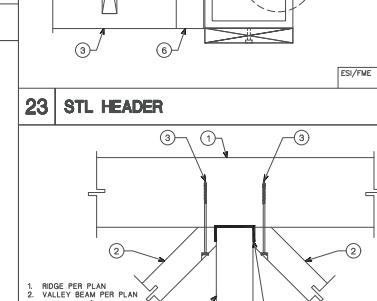
ES/FME

32 BM TO POST CONNECTION



ES/FME

28 DRAG CONNECTION



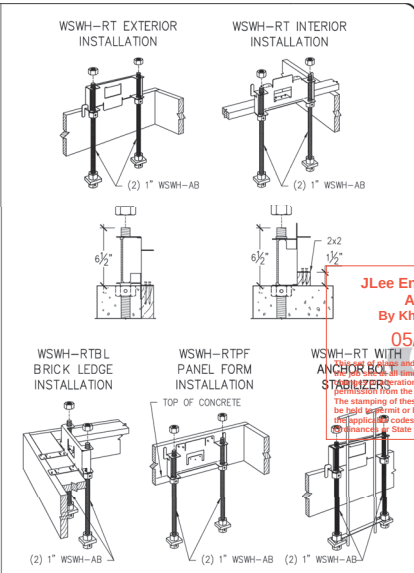
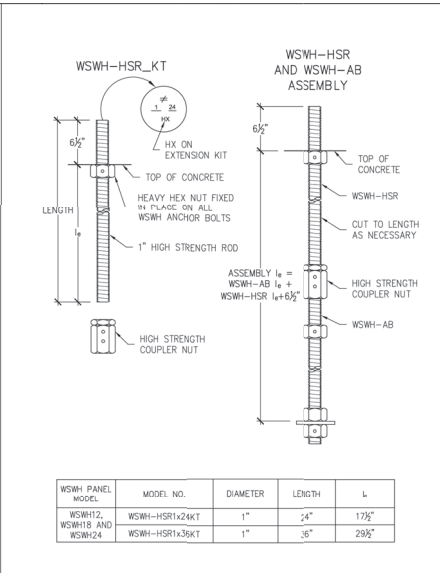
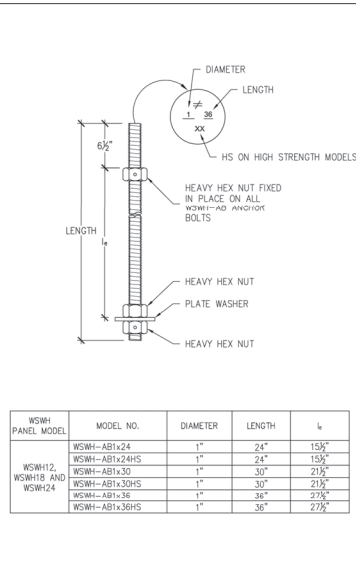
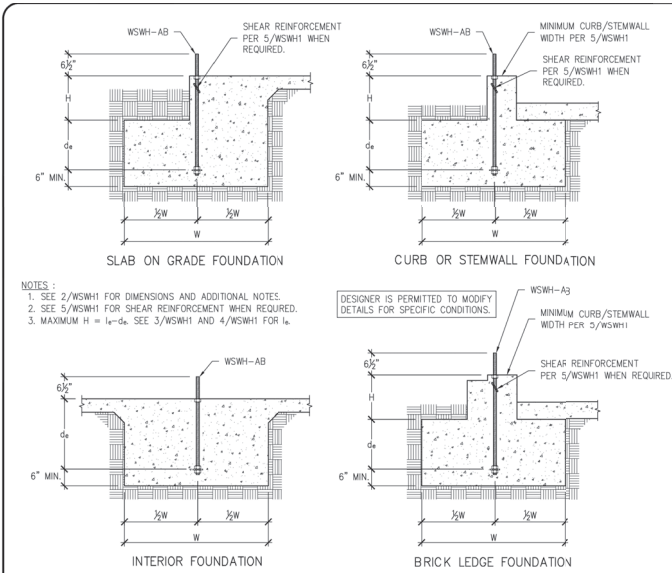
ES/FME

24 VALLEY TO DOUBLE RIDGE

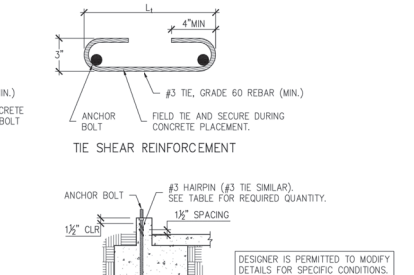
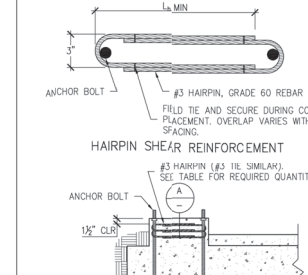
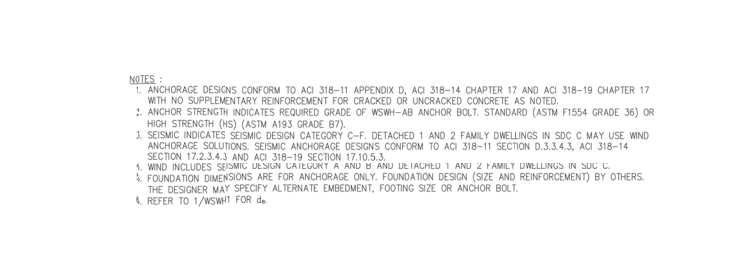
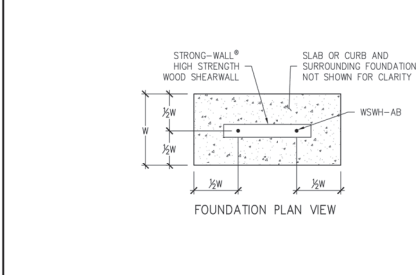
STRUCTURAL DETAILS
CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING'S LLC
SCOTT VISNER
122 29TH STREET
NEWPORT BEACH, CA 92663

Date: 5/6/26
Scale: NTS
Drawn: ES/FME
Job: 125 43RD STREET
SHEET
SD2
OF 55 SHEETS



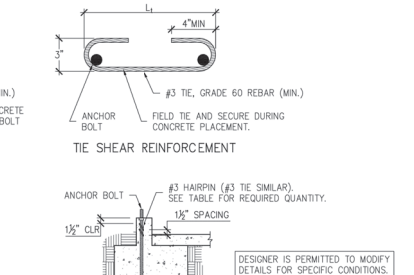
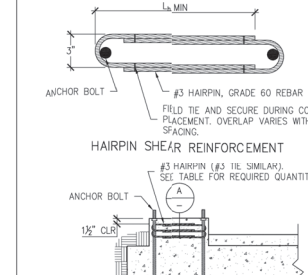
STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | **WSWH ANCHOR BOLTS** | **WSWH ANCHOR BOLT EXTENSION** | **WSWH ANCHOR BOLT TEMPLATES**



WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE				
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT	
SEISMIC	CRACKED	STANDARD	ASD ALLOWABLE UPLIFT (lbs)	W (in)
			16,000	33
			17,100	35
	UNCRAKED	STANDARD	34,000	52
			36,800	55
			16,000	28
WIND	CRACKED	STANDARD	17,100	30
			33,500	45
			36,800	48
	UNCRAKED	STANDARD	6,200	16
			11,400	24
			17,100	32

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE				
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT	
SEISMIC	CRACKED	STANDARD	ASD ALLOWABLE UPLIFT (lbs)	W (in)
			16,000	31
			17,100	33
	UNCRAKED	STANDARD	33,900	49
			36,800	52
			16,000	27
WIND	CRACKED	STANDARD	17,100	28
			34,000	43
			36,800	46
	UNCRAKED	STANDARD	5,500	14
			10,200	21
			17,100	30

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE				
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT	
SEISMIC	CRACKED	STANDARD	ASD ALLOWABLE UPLIFT (lbs)	W (in)
			16,000	27
			17,100	29
	UNCRAKED	STANDARD	34,700	44
			36,800	46
			16,000	23
WIND	CRACKED	STANDARD	17,100	25
			33,900	38
			36,800	40
	UNCRAKED	STANDARD	6,800	14
			11,600	20
			17,100	28



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000, 3,500, 4,000, 4,500 PSI				
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT	
SEISMIC	CRACKED	STANDARD	ASD ALLOWABLE UPLIFT (lbs)	W (in)
			16,000	31
			17,100	33
	UNCRAKED	STANDARD	33,900	49
			36,800	52
			16,000	27
WIND	CRACKED	STANDARD	17,100	28
			34,000	43
			36,800	46
	UNCRAKED	STANDARD	5,500	14
			10,200	21
			17,100	30

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE				
MODEL	l_a OR l_b (in)	SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in)	ASD ALLOWABLE SHEAR LOAD, V (lb.)
WSWH12	10%	(1) #3 TIE	6	1,080
		(2) #3 HAIRPINS ^{5,6}	6	770
WSWH18	15%	(1) #3 HAIRPINS ^{5,6}	6	1,080
		(2) #3 HAIRPINS ⁵	6	770
WSWH24	19%	(1) #3 HAIRPINS ^{5,6}	6	1,080
		(2) #3 HAIRPINS ⁵	6	770

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000, 3,500, 4,000, 4,500 PSI | **STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS**

REVISIONS

NO.	DATE	REVISIONS
1	03-26-2021	FIRST RELEASE 2018 IBC
2	03-16-2021	2021 IBC REVISIONS

JLee Engineering, Inc.
Approved By Khya (Kyle) Tran
05/18/2026

SIMPSON Strong-Tie
SIMPSON Strong-Tie
19555 W. Lee Pkwy
Houston, TX 77058
Tel: (800) 999-8999
Website: www.simpsonstrongtie.com

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

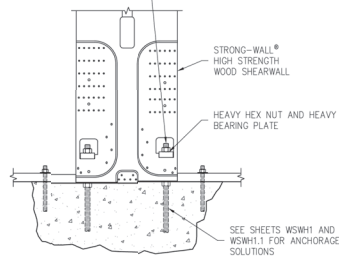
NAME
DATE: 03-16-2021
SCALE: N.T.S.
CHECKED: N.T.S.
SHEET: 1 OF 1
JOB NO.: WSWH1

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

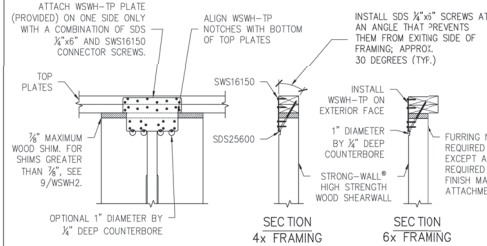
- NOTES:
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
 - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3/8" THICK.

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 1/2" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.

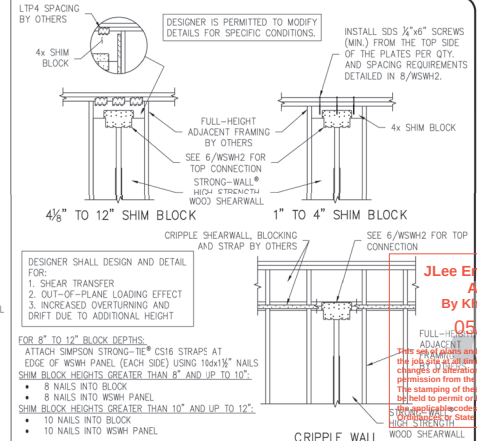


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MODEL NO.	FASTENER QUANTITY
WSWH12x7	14
WSWH18x7	26
WSWH12x8	4
WSWH18x8	8

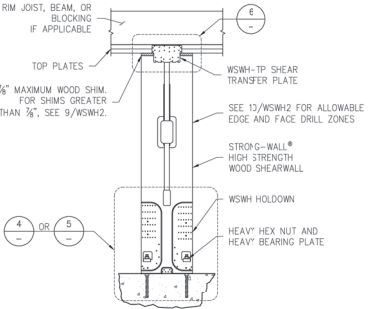


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



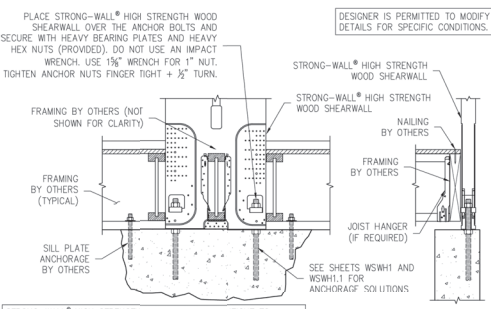
JLee Engineering, Inc.
Approved
By Khoa (K) Tran
05/13/2026

STRONG-WALL® WSWH MODELS



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

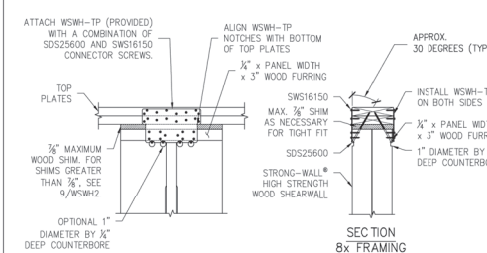
STANDARD INSTALLATION BASE CONNECTION



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

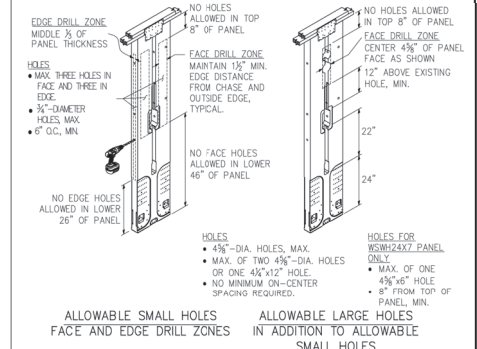
TOP CONNECTION

MODEL NO.	FASTENER QUANTITY
WSWH12x7	28
WSWH18x7	52
WSWH12x8	8
WSWH18x8	16

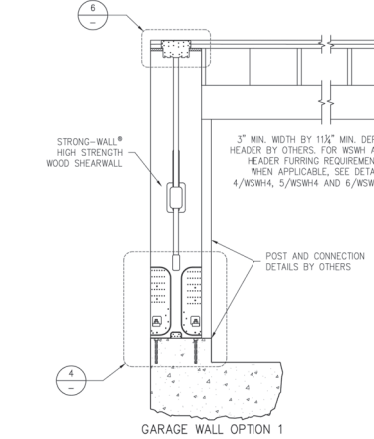


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

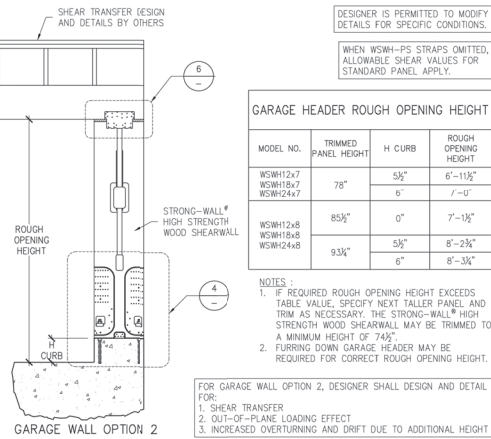
TOP OF WALL HEIGHT ADJUSTMENTS



SINGLE STORY WSWH ON CONCRETE



WOOD FLOOR SYSTEM BASE CONNECTION



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

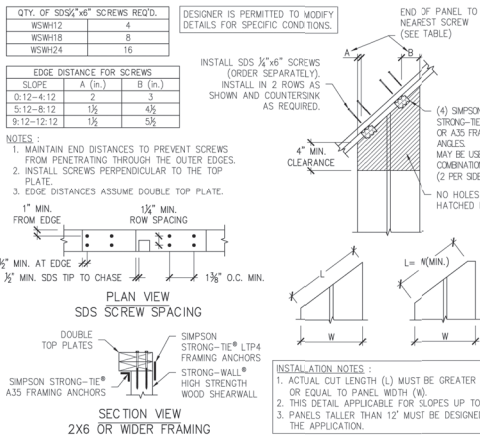
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7	78"	5 1/2"	6'-11 1/2"
WSWH18x7		5"	7'-0"
WSWH12x8			
WSWH18x8	85 1/2"	0"	7'-1 1/2"
WSWH24x8	93 1/2"	5 1/2"	8'-2 1/2"
		6"	8'-3 1/2"

- NOTES:
- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
 - FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:

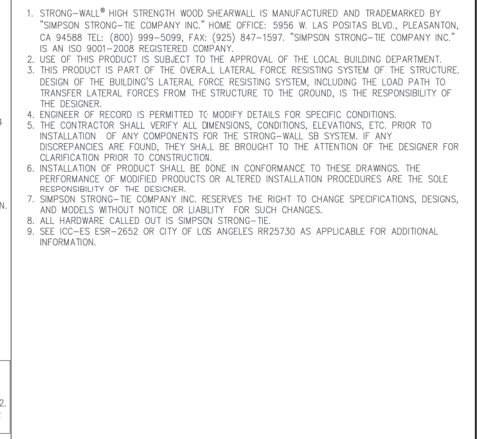
- SHEAR TRANSFER
- OUT-OF-PLANE LOADING EFFECT
- INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

BACK-TO-BACK TOP CONNECTION



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TRIM ZONE AND ALLOWABLE HOLES



ALTERNATE WSWH GARAGE FRONT OPTIONS

3

RAKE WALL

8

NOTES

11

REVISIONS	DATE	BY	CHK
1	11-20-2020	1	
2	09-16-2021		

SIMPSON Strong-Tie
Framing Details
Engineered Designs

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Simpson Strong-Tie Company
14455 W. Las Positas Blvd., Pleasanton, CA 94588
Tel: (800) 999-5099
Website: www.simpsonstrongtie.com

STRONG-WALL® WSWH
Framing Details
Engineered Designs

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NAME	DATE
SCALE	03-16-2021
CHECKED	N.T.S.
SHEET	
WSWH2	
OF SHEETS	
DWG NO.	

SHEET INDEX

M0.1 NOTES
M0.2 EQUIPMENT SCHEDULE
M0.3 UNIT A ENERGY COMPLIANCE
M0.4 UNIT A ENERGY COMPLIANCE
M0.5 UNIT A ENERGY COMPLIANCE
M0.6 UNIT B ENERGY COMPLIANCE
M0.7 UNIT B ENERGY COMPLIANCE
M0.8 2022 SINGLE-FAMILY RESIDENTIAL MANDATORY REQUIREMENTS SUMMARY
M2.1 FIRST LEVEL HVAC PLAN
M2.2 SECOND LEVEL HVAC PLAN
M2.3 THIRD LEVEL HVAC PLAN

CODE MINIMUM KITCHEN RANGE EXHAUST

DMELLING FLOOR AREA	HOOD OVER ELECTRIC RANGE CODE MINIMUM	HOOD OVER NATURAL GAS RANGE CODE MINIMUM	DOWNDRAFT OR EXHAUST FAN CODE MINIMUM
>1500	110 CFM	180 CFM	300 CFM
1000-1500	110 CFM	250 CFM	300 CFM
750-1000	130 CFM	280 CFM	300 CFM
<750	160 CFM	280 CFM	300 CFM

- CODE MINIMUMS BASED ON 2022 SINGLE FAMILY RESIDENTIAL MANDATORY MEASURES 150.0(C)(1)(C)
- RECOMMENDED MINIMUM IS 150 CFM PER LINEAR FOOT OF RANGE WIDTH.
- MAKEUP AIR IS REQUIRED FOR KITCHEN EXHAUST SYSTEMS EXCEEDING 400 CFM.
- FOR ADDITIONAL REQUIREMENTS SEE "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN INSTALLATION NOTES SHEET.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	LWT	LEAVING WATER TEMPERATURE
AD	ACCESS DOOR	M	MOTOR
AFF	ABOVE FINISHED FLOOR	MLWS	METAL LOUVER WITH WIRE MESH SCREEN
AHU	AIR HANDLING UNIT	MO	MASONRY OR WALL OPENING
AL	ACOUSTICAL LINING	NC	NORMALLY CLOSED
ALO	AUTOMATIC LOUVER DAMPER	NIC	NOT IN CONTRACT
BDD	BACKDRAFT DAMPER	NK	NECK SIZE
BI	BLACK IRON	NO	NORMALLY OPEN
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)	NTS	NOT TO SCALE
CAV	CONSTANT AIR VOLUME	OAI	OUTSIDE AIR INTAKE
CC	COOLING COIL	OBD	OPPOSED BLADE DAMPER
CD	CEILING DIFFUSER	P	PUMP
CHWR	CHILLED WATER RETURN	PC	PUMPED CONDENSATE
CHWS	CHILLED WATER SUPPLY	PHC	PRE HEAT COIL
CR(G)	CEILING REGISTER OR GRILLE	PRV	PRESSURE REDUCING VALVE
CWR	CONDENSER WATER RETURN	RA	RETURN AIR
CWS	CONDENSER WATER SUPPLY	RHC	REHEAT COIL
DB	DRY BULB TEMPERATURE	SA	SUPPLY AIR
EAT	ENTERING AIR TEMPERATURE	SD	SMOKE DAMPER
EJ	EXPANSION JOINT	SF	SQUARE FEET
EXH	EXHAUST	ST	SOUND TRAP
EWT	ENTERING WATER TEMPERATURE	S/S	STAINLESS STEEL
FAI	FRESH AIR INTAKE	TG	TRANSFER FAN
FC	FLEXIBLE CONNECTION	TR(G)	TOP REGISTER OR GRILLE
FCU	FAN COIL UNIT	UC	UNDERCUT DOOR (1")
FD	FLOOR DIFFUSER	UH	UNIT HEATER
FRD	FIRE DAMPER	UON	UNLESS OTHERWISE NOTED
FRM	FIRE PER MINUTE	V	VENTILATION
H	HUMIDIFIER	VAV	VARIABLE AIR VOLUME REGULATOR
HC	HEATING COIL	V	VOLUME DAMPER
HRC	HEAT RECOVERY COIL	VFD	VARIABLE FREQUENCY DRIVE
HRV	HEATING RECOVERY AND VENTILATING UNIT	VI	VIBRATION ISOLATOR
HWR	HOT WATER RETURN	WB	WET BULB TEMPERATURE
HWS	HOT WATER SUPPLY	WMS	WIRE MESH SCREEN
HX	HEAT EXCHANGER	WP	WEATHER PROOF
KW	KILOWATTS	W/SQ.FT	WATTS PER SQUARE FOOT
LAT	LEAVING AIR TEMPERATURE		

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	AIR EXHAUST IN-LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
	THERMOSTAT
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
	MITERED ELBOW WITH TURNING VANES
	DUCT TRANSITION (ROUND OR SQUARE)
	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	TITUS CT-480 3 26 N 00-000 0	1
CD	CEILING DIFFUSER	TITUS CT-480 3 26 N 00-000 0	1
HSR	HIGH SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	1
HSS	HIGH SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	1
TK	TOE KICK	TITUS CT-480 3 26 N 00-000 0	1
LSR	LOW SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	1
LSS	LOW SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	1
FD	FLOOR DIFFUSER	TITUS CT-480 6 26 N 00-000 H	1

1 PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

DUCT SYSTEM INSTALLATION

- Duct installation shall be in accordance with chapter 6 of the 2022 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
 - Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
 - Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
 - Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
 - Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
 - All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. TPR hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be painted and neat in appearance. All rectangular metal ducts 14 inches or wider and all exterior ducts shall be cross braced or braced to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of 6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM E-84, E-853, NEPA 90b, and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
 - Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture resistant outer jacket, and insulation having an overall R-value no less than 6. Foil covered duct shall be used in locations where moisture or condensation may be expected. Performance and assembly shall be in strict accordance with the manufacturer's instructions. The flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance and installation standards" shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or obstructions in the duct. Factory made flexible air ducts shall be installed according to their manufacturer's instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastic, sealants or other closure systems meeting applicable UL 181A and B requirements. Drawdowns used with flexible ducts shall be either galvanized steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawdowns must have a minimum tensile strength rating of 150 pounds and be tightened as recommended by the manufacturer.
 - Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft. The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
 - Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
 - Supply and return plenums shall be covered with insulation having a value of R-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriate specifications required by ASTM E-84, E-853, NEPA 90b, and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
 - Ductwork shall be installed so that it will not contact the ground.
 - Return air grill may be substituted, as desired, based on equal face area.
 - Boots shall be lined with acoustical lining.
 - Boots shall be lined with acoustical lining.
 - Flat ducts for wall registers shall be 3-1/4"x1/4" unless shown on the plans.
 - Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or etc vents).
 - Mechanical equipment and duct openings shall be protected during storage and rough installation per 2022 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
 - Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2022 CMC Section 317.1 using the ACCA Manual B method.
- Air for combustion**
- Air quantities shall be based on the 2022 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 2.0 square inch per 2000 BTU per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
 - Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.
- Gas lines**
- Piping shall be new, standard weight wrought iron or steel (exterior only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
 - Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
 - Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
 - Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.
- MAJOR EQUIPMENT INSTALLATION**
- Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
 - If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment fulfills all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
 - Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
 - Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
 - Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
 - Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.



Lee Engineering, Inc.
Approved By: Khoa (KYLE) NGUYEN
05/13/2026

This set of plans and specifications shall be read in conjunction with the project manual and all applicable codes, ordinances, and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes, ordinances, and regulations. The contractor shall be responsible for the accuracy of the information provided on these plans and for the accuracy of the information provided on the project manual.



MECHANICAL & VENTILATION NOTES

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING'S LLC
SCOTT VISHNER
122 29th STREET
NEWPORT BEACH, CA 92663

Date: 5/6/26
Scale: NOT TO SCALE
Drawn: MEG
Job: 125 43RD STREET
SHEET
M0.1
OF 55 SHEETS

HEAT PUMP WATER HEATERS							
MARK	LOCATION	GAL CAP	KBH IN	ELECT KW V/PH	RECOVERY AT 90° RISE	LBS FULL	MANUFACTURER AND MODEL
HP-A-1	GARAGE A	58	N/A	— 240/1	22.7 GPH	663	LG APHWCS01M
HP-A-2	GARAGE B	58	N/A	— 240/1	22.7 GPH	663	LG APHWCS01M

R-32 SPLIT SYSTEM HEATING & COOLING UNITS																
MARK	COOL KBH TC	HEAT KBH HIGH(47) LOW (17)	CFM	ESP	MOTOR HP V/PH	UNIT MCA	WT LBS	SEER2	EER2	HSPF2	LINE SIZE GAS	LIQ	MANUFACTURER AND MODEL	COMMENTS		
HP-A	38	42	27	—	—	230/1	22	243.6	19	12	10	—	SAMSUNG AM036FCMDCG/AA	① ⑤		
AH-A1	12	13.5	—	370	0.5	—	230/1	3.5	96	—	—	1/2	1/4	SAMSUNG AM012FEZDCG/AA	② ③ ④ ⑥	
AH-A2	15	17	—	490	0.5	—	230/1	1.29	60	—	—	1/2	1/4	SAMSUNG AM012FEZDCG/AA	② ③ ④ ⑥	
HP-B	38	42	27	—	—	230/1	22	243.6	19	12	10	—	SAMSUNG AM036FCMDCG/AA	① ⑤		
AH-B1	15	17	—	490	0.5	—	230/1	1.29	60	—	—	1/2	1/4	SAMSUNG AM012FEZDCG/AA	② ③ ④ ⑥	
AH-B2	12	13.5	—	370	0.5	—	230/1	3.5	96	—	—	1/2	1/4	SAMSUNG AM012FEZDCG/AA	② ③ ④ ⑥	

- ① MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES
② PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
③ PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS
④ PROVIDE FILTER RACKS AND MERV 13 FILTERS
⑤ ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES
⑥ EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION
⑦ PROVIDE MIN. ACCUUM THERMOSTAT ADAPTERS, 1 PER AH, TO BE POWERED BY DEDICATED 230V TO 24V TRANSFORMERS MOUNTED TO AH'S. TRANSFORMERS TO PLUG POWER 3RD PARTY THERMOSTATS.
⑧ 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL, STYLE WRING, WITH R, G, C, Y1, Y2, W1, W2.
⑨ FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL AQ10K-E1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR, AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.
⑩ SET DIPs AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSW1/2 INSIDE THE ADAPTERS.
⑪ PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM-A3000U.
- JLee Engineering, Inc.
Approved By Khoa (K) Tran
05/13/2024

These plans and specifications shall be used on the job site at all times and shall not be changed or altered without the written permission from the originator. Any changes or alterations shall be made in accordance with the applicable codes, any provisions of the Ordinance or State law.

FANS										
MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR HP	TIP SPEED	MOTOR HP V/PH	FAN RPM	MAX AMPS	WATTS
FF-1	POWDER	50	0.25"	---	0.4	NA	120/1	933	0.36	7.0
FF-2	MASTER BATH	80	0.25"	---	0.3	NA	120/1	908	0.36	9.2
FF-3	LAUNDRY BOOST	150	0.2"	---	—	NA	120/1	2600	0.58	78
FF-4	BATH A	80	0.25"	---	0.3	NA	120/1	908	0.36	9.2
FF-5	UNIT B LAUNDRY	50	0.25"	---	0.4	NA	120/1	933	0.36	7.0
FF-6	BATH B	80	0.25"	---	0.3	NA	120/1	908	0.36	9.2
FF-7	3RD FLOOR BATH B	80	0.25"	---	0.3	NA	120/1	908	0.36	9.2

- ① CEHc IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE
② PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPSSAM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE
③ PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506
④ FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER
⑤ WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

HEAT-ENERGY RECOVERY VENTILATORS										
MARK	CFM	ESP	HR % SRE	MOTOR ASE HP	V/PH	WATTS	MANUFACTURER MODEL	COMMENTS		
ERV-1	85	0.4	73	77	—	120/1	68	PANASONIC FV-10VEC2	① ②	
ERV-2	85	0.4	73	77	—	120/1	68	PANASONIC FV-10VEC2	① ②	

① CEHc IAQ REQUIRED VENTILATION-DO NOT MODIFY
② UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING'S LLC
SCOTT VISNER
122 29th STREET
NEWPORT BEACH, CA 92663
(661) 714-1024

DATE: 5/6/26
SCALE: NOT TO SCALE
DRAWN: MEG
JOB: 125 43RD STREET
SHEET
M0.2
OF 55 SHEETS

PROFESSIONAL SEAL
Khoa Tran
EXPIRATION DATE: 5/6/26
5/6/26

MONTELEONE CONSULTING
28465 Central Expressway
817-972-6038 VOICEMAIL
817-959-4173 FAX
monteleoneconsulting.com
info@monteleoneconsulting.com

TITLE 24 ENERGY COMPLIANCE
CONSTRUCTION SET



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

C13R-PHF-01-E
(Page 1 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visnor Res.)_rbd22x

GENERAL INFORMATION			
01	Project Name	125 43rd St. Unit A (Visnor Res.)	
02	Room Title	125 43rd St. Unit A	
03	Project Location	125 43rd St. Unit A	
04	City	San Jose, CA	
05	Zip code	95128	
06	Climate Zone	5	
07	Building Type	Single Family	
08	Project Status	Newly Constructed	
09	Number of Stories	2	
10	Number of Bedrooms	3	
11	Penetration Average U-Factor	0.3	
12	Glass Percentage (%)	20.05%	
13	ADU Conditioned Floor Area	1725	
14	Fuel Type	Natural Gas	
15	No. Ducting Units	1	

COMPLIANCE RESULTS			
01	Building Complies with Computer Performance		
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a DEC approved HERS provider.		
03	This building incorporates one or more Special Features shown below:		

Registration Number: 425-PH01070905A-000-000-0000000-000
 HERS Provider: CHEERS
 Report Version: 2022.0.000
 Report Generated: 2025-11-15 10:29:31
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

C13R-PHF-01-E
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Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visnor Res.)_rbd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (BTU/h)(ft ² ·yr)	Standard Design TDV Energy (BTU/h)(ft ² ·yr)	Proposed Design Source Energy (BTU/h)(ft ² ·yr)	Proposed Design TDV Energy (BTU/h)(ft ² ·yr)	Margin (Btus)	Margin (Btus)
Space Heating	3	13.41	0.55	3.85	2.45	9.52
Space Cooling	0.22	7.74	0.32	11.9	-0.1	-4.36
IAQ Ventilation	0.75	7.94	0.88	9.31	-0.13	-1.37
Water Heating	1.39	14.96	0.89	9.78	0.5	5.18
Self-Utilization/Recycling Credits			0	0	0	0
Efficiency Compliance Total	5.36	46.05	2.64	34.88	2.72	9.17
Photovoltaics	-1.71	-0.8	-1.71	-0.655		
Battery		0		0		
Flexibility		0		0		
Indoor Lighting	0.78	7.89	0.78	7.89		
Appl. & Cooling	3.51	34.50	3.52	34.58		
Plug Loads	8.17	59.17	8.17	59.17		
Outdoor Lighting	0.59	1.75	0.19	1.75		
TOTAL COMPLIANCE	11.3	64.49	8.59	56.32		

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

C13R-PHF-01-E
(Page 5 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visnor Res.)_rbd22x

HERS FEATURES SUMMARY						
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the Building Tables below. Registered CP20s and CP30s are required to be completed in the HERS Registry.						
- Indoor air quality ventilation - Kitchen range hood - Indoor Airflow - Fan Efficiency (VAV/CM) - Verified heat pump rated heating capacity - Duct leakage testing - Ducts located entirely in conditioned space confirmed by duct leakage testing						
BUILDING - FEATURES INFORMATION						
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
125 43rd St. Unit A (Visnor Res.)	1725	1	3	3	0	1
ZONE INFORMATION						
Zone Name	Zone Type	MECH System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Drain
Entire First Level	Conditioned	Heat Pump1	797	9	Drain Sys 1	New
Entire Second Level	Conditioned	Heat Pump1	819	8.39	Drain Sys 1	New
Entire Third Floor	Conditioned	Heat Pump1	1109	8	Drain Sys 1	New
OPaque SURFACES						
Name	Zone	Construction	Asiathm	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)
FWall	Entire First Level	1-21 Wall	133	Front	211.5	140
UWall	Entire First Level	1-21 Wall	223	Left	31.5	38.8

Registration Number: 425-PH01070905A-000-000-0000000-000
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Project Name: 125 43rd St. Unit A (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

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(Page 2 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visnor Res.)_rbd22x

ENERGY DESIGN RATINGS			
Standard Design	Energy Design Ratings		Compliance Margins
	Source Energy (kBtu/h)	Efficiency EDR (EUI/ft ² ·yr)	Total EUI (EUI/ft ² ·yr)
Standard Design	42.7	50.8	31.8
Proposed Design	325	40.2	29

Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
 Building complies when source energy, efficiency, total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.

- Standard Design PV Capacity: 2.40 kWp
- PV System reduced to 2.40 kWp (a factor of 2.586) to achieve Standard Design PV PV rating

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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C13R-PHF-01-E
(Page 4 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visnor Res.)_rbd22x

ENERGY USE INTENSITY											
Standard Design (Btus/ft ² ·yr)		Proposed Design (Btus/ft ² ·yr)		Margin(Btus/ft ² ·yr)		Margin Percentage					
Gross EUI ^a		16.31	13.23	3.1		18.98					
Net EUI ^b		7.66	6.56	1.1		40.47					
Notes											
1. Gross EUI is Energy Use Total (not including PV) Total Building Area.											
2. Net EUI is Energy Use Total (including PV) Total Building Area.											
REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWp)	Exception	Module Type	Array Type	Power Electronics	OH	Asiathm (deg)	OH Input	Array Angle (deg)	Tilt (° in 12)	Inverter Eff (%)	Annual Solar Access (%)
2.6	NA	Standard (16.17%)	Fixed	none	104	150-270	n/a	n/a	<17.12	96	98
REQUIRED SPECIAL FEATURES											
The following are features that must be installed as conditions for meeting the modeled energy performance for this computer analysis.											
- Indoor air quality, balanced fan - IAQ Ventilation System: Heat Recovery: minimum 75.5% and 77.5% ASHRAE - IAQ Ventilation System: supply outside air: 148, 188, and 197 CFM each according to ASHRAE Reference Manual - IAQ Ventilation System: fresh outdoor air: 148, 188, and 197 CFM each according to ASHRAE Reference Manual - Window overhang and/or fin - Non-standard duct location (any location other than WSF) - Northeast Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed											

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Project Name: 125 43rd St. Unit A (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

C13R-PHF-01-E
(Page 6 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visnor Res.)_rbd22x

01	02	03	04	05	06	07	08
Name	Zone	Construction	Asiathm	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
FWall	Entire First Level	1-21 Wall	313	Back	1	0	90
FWall	Entire First Level	1-21 Wall	43	Right	28.5	18	90
FWall2	Entire Second Level	1-21 Wall	1387	Front	211.5	48	90
FWall2	Entire Second Level	1-21 Wall	223	Left	31.2	57.3	90
FWall2	Entire Second Level	1-21 Wall	43	Right	31.2	46	90
FWall3	Entire Third Floor	1-21 Wall	131	Front	166	0	90
FWall3	Entire Third Floor	1-21 Wall	223	Left	29.4	17.8	90
FWall3	Entire Third Floor	1-21 Wall	313	Back	166	0	90
FWall3	Entire Third Floor	1-21 Wall	43	Right	39.4	0	90
Partition Wall	Entire First Level	1-21 Wall	n/a	n/a	35	18.7	n/a
Partition Wall1	Entire First Level	1-21 Wall	n/a	n/a	403	0	n/a
Partition Wall2	Entire Second Level	1-21 Wall	n/a	n/a	18.6	0	n/a
Partition Floor1	Entire Second Level	8-10 Floor No Crawlspace	n/a	n/a	39	n/a	n/a
Partition Floor2	Entire Second Level	8-10 Floor No Crawlspace	n/a	n/a	73	n/a	n/a
Partition Floor3a	Entire Second Level	8-10 Floor No Crawlspace	n/a	n/a	1	n/a	n/a
Partition Floor3b	Entire Third Floor	8-10 Floor No Crawlspace	n/a	n/a	139	n/a	n/a
UWall1	Garage	8-0 Garage Wall	223	Left	166	0	90
UWall4	Garage	8-0 Garage Wall	313	Back	166	0	90
FWall4	Garage	8-0 Garage Wall	43	Right	17.6	0	90
OPaque SURFACES - CATHEDRAL CEILING							
Name	Zone	Construction	Asiathm	Orientation	Area (ft ²)	Roof Refl. (ft ²)	Roof Emittance
Fat Roof	Entire First Level	Fat 8-10 Roof	0	n/a	24	0	0.1

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Lee Engineering, Inc.
 Approved By Khoa (K) Lee
 05/13/2025
 This stamp is valid only if the engineer is on the job site at all times and the work is done in accordance with the California Building Code. Any changes or alterations on the plan must be written and approved by the engineer. The stamping of these plans and specifications shall NOT be made by permit or be an indication of compliance with applicable codes, or provisions of the California Building Code, or any other applicable codes or laws.



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 CONSTRUCTION SET

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 CUSTOM RESIDENCE FOR:
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 SCOTT VISNER
 122 29th STREET
 NEWPORT BEACH, CA 92663

Date: 5/6/26
 Scale: NOT TO SCALE
 Drawn: MEG
 Job: 125 43RD STREET
 SHEET
 M0.3
 OF 55 SHEETS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visner Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

CFIR-PHF-01-E (Page 7 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asmth	Orientation	Area (ft²)	Slab Area (ft²)	Roof Area (ft²)	Roof Perimth	Roof Slope	Roof Finish
Roof2	Entire Second Level	R-30 Roof	0	N/A	435.6	0	0	0.1	0.85	No
FloorRoof2	Entire Second Level	Flat R-30 Roof	0	N/A	287	0	0	0.1	0.85	No
FloorRoof3	Entire Third Floor	R-30 Roof	0	N/A	112.2	0	0	0.1	0.85	No
FloorRoof4	Garage	R-0 Garage Roof	0	N/A	430	0	0	0.1	0.85	No

PERITRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Asmth	Orientation	Area (ft²)	Height (ft)	U-Factor	J-Factor Source	SHGC	SHGC Source	Exterior Shading		
B	Window	FWall	Front	133	3.5	8	1	28	0.3	NFRC	0.26	NFRC	Bag Screen
1	Window	FWall	Front	133	3.4	8	1	112	0.3	NFRC	0.26	NFRC	Bag Screen
4	Window	UWall	Left	133	3.5	8	1	10.4	0.8	NFRC	0.26	NFRC	Bag Screen
13/12	Window	RWall	Right	43	1	1	1	10.4	0.8	NFRC	0.26	NFRC	Bag Screen
102	Window	FWall	Front	133	3.5	8	1	48	0.3	NFRC	0.26	NFRC	Bag Screen
2/102/W/14	Window	UWall	Left	223	1	1	1	57.3	0.3	NFRC	0.26	NFRC	Bag Screen
4/12/122	Window	RWall	Right	43	1	1	1	46	0.3	NFRC	0.26	NFRC	Bag Screen
7	Window	UWall	Left	223	1	1	1	17.8	0.3	NFRC	0.26	NFRC	Bag Screen

Registration Number: 425-PH01070905A-000-000-0000000-0000
 Project Name: 125 43rd St. Unit A (Visner Res.)
 Calculation Date/Time: 2025-11-15T10:22:34-08:00
 Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x
 Report Version: 2022.0.0.0
 Schema Version: rev 20220901
 Report Generated: 2025-12-15 10:29:31

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visner Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

CFIR-PHF-01-E (Page 9 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuum R-value	U-Factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 2x6 Exterior Finish: 3 Coat Stucco
R-0 Garage Roof	Cathedral Ceilings	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.478	Roofing: 5 PSF (Normal Gable) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-0 2x6 Inside Finish: Gypsum Board
Flat R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: 5 PSF (Normal Gable) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 2x10 Inside Finish: Gypsum Board
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Metal Tile) Tile Cap: present Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 2x10 Inside Finish: Gypsum Board
R-21 Walls	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 2x6 Other Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 2x10

Registration Number: 425-PH01070905A-000-000-0000000-0000
 Project Name: 125 43rd St. Unit A (Visner Res.)
 Calculation Date/Time: 2025-11-15T10:22:34-08:00
 Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x
 Report Version: 2022.0.0.0
 Schema Version: rev 20220901
 Report Generated: 2025-12-15 10:29:31

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visner Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

CFIR-PHF-01-E (Page 11 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compass Distribution	Compass Distribution Type	Recirculation Control	Exhaust Return Water Heat Recovery
Drift Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Heating Efficiency Type	HSP/HSP2/HP2/Cop	Cap 47	Cooling Efficiency Type	SEER/SEER2/ER/ER2/2/CER
Heat Pump System 1	Multi-split air-cooled	1	HSP2	10	42000	EEER/SEER2	19

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Verified SEER/SEER2	Verified Heating Cap 47	Verified HSP/HSP2	Verified Heating Cap 47	HERS Verification
Heat Pump System 1-Heat Pumping	Required	0	Not Required	Not Required	No	No	Yes

Registration Number: 425-PH01070905A-000-000-0000000-0000
 Project Name: 125 43rd St. Unit A (Visner Res.)
 Calculation Date/Time: 2025-11-15T10:22:34-08:00
 Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x
 Report Version: 2022.0.0.0
 Schema Version: rev 20220901
 Report Generated: 2025-12-15 10:29:31

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visner Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

CFIR-PHF-01-E (Page 8 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x

01		02				03				04			
Name		Area of Wall/Floor				Area (ft²)				U-Factor			
E		Entire				13.3				0.3			

OVERHANGS AND FINES														
01		02	03	04	05	06	07	08	09	10	11	12	13	14
Window		Overhang				Left Fin				Right Fin				
		Depth	Dist Up	Left Extent	Right Extent	Flag Int.	Depth	Top Up	Dist L	Bed Up	Depth	Top Up	Dist R	Bed Up
B		6	3	4	0	0	0	0	0	0	0	0	0	0
1		3	3	4	0	0	0	0	0	0	0	0	0	0

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuum R-value	U-Factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: No Insul / 2x6 Exterior Finish: 3 Coat Stucco

Registration Number: 425-PH01070905A-000-000-0000000-0000
 Project Name: 125 43rd St. Unit A (Visner Res.)
 Calculation Date/Time: 2025-11-15T10:22:34-08:00
 Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x
 Report Version: 2022.0.0.0
 Schema Version: rev 20220901
 Report Generated: 2025-12-15 10:29:31

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visner Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

CFIR-PHF-01-E (Page 10 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuum R-value	U-Factor	Assembly Layers
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 2x10 Ceiling below Finish: Gypsum Board

01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compass Distribution	HERS Verification
DrHW Sys 1	Domestic Hot Water (DHW)	Standard	DrHW Heater 1	1	N/A	None	N/A

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Zone	Duct Inlet Air Source	Duct Outlet Air Source
DrHW Heater 1	1	51	SI	AFHWCS01M (58 gal)	TenZone	Garage	Garage

Registration Number: 425-PH01070905A-000-000-0000000-0000
 Project Name: 125 43rd St. Unit A (Visner Res.)
 Calculation Date/Time: 2025-11-15T10:22:34-08:00
 Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x
 Report Version: 2022.0.0.0
 Schema Version: rev 20220901
 Report Generated: 2025-12-15 10:29:31

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit A (Visner Res.)

Calculation Date/Time: 2025-11-15T10:22:34-08:00

CFIR-PHF-01-E (Page 12 of 14)

Calculation Description: Title 24 Analysis

Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned zone	Conditioned zone	N/A	N/A	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hera-dit

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low-leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hera-dit	Yes	5.0	Required	Not Required	Not Required	2x6x12x10	Not Required	No

01	02	03	04	05	06	07	08
Name	Type	Number of Units	Verified SEER/SEER2	Verified Heating Cap 47	Verified HSP/HSP2	Verified Heating Cap 47	HERS Verification
HVAC Fan 1	HVAC Fan	1	Not Required	Not Required	Not Required	Not Required	Yes

01	02	03	04	05	06	07	08
Name	Type	Number of Units	Verified SEER/SEER2	Verified Heating Cap 47	Verified HSP/HSP2	Verified Heating Cap 47	HERS Verification
HVAC Fan 1-hera-dit	Required	0	Not Required	Not Required	No	No	Yes

Registration Number: 425-PH01070905A-000-000-0000000-0000
 Project Name: 125 43rd St. Unit A (Visner Res.)
 Calculation Date/Time: 2025-11-15T10:22:34-08:00
 Input File Name: 25-640 125 43rd St. Unit A (Visner Res.)_rbd22x
 Report Version: 2022.0.0.0
 Schema Version: rev 20220901
 Report Generated: 2025-12-15 10:29:31



Lee Engineering, Inc.
 Approved By Khoa (K) Lee
 05/13/2026
 This set of plans and specifications was prepared by Lee Engineering, Inc. at all times and no other person was involved in the preparation or execution of these plans and specifications. The stamping of these plans and specifications shall not be held to permit or be an assumption of the applicability of codes, or provisions of Ordinances or State law.



TITLE 24 ENERGY COMPLIANCE
 CONSTRUCTION SET

125 43rd STREET, NEWPORT BEACH, CALIFORNIA
 CUSTOM RESIDENCE FOR:
 ONE TWENTY-TWO HOLDING'S LLC
 SCOTT VISNER
 122 29th STREET
 NEWPORT BEACH, CA 92663
 (661) 714-1024

Date: 5/6/26
 Scale: NOT TO SCALE
 Drawn: MEG
 Job#: 125 43RD STREET
 SHEET
 M0.4
 OF 55 SHEETS





CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD				Calculation Date/Time:	2025-12-10T15:47:25+08:00	F218-PDF 01-01 (Page 1 of 2)
Project Name: 125 43rd St. Unit B (Visner Res.)				Input File Name: 25-641 125 43d St. Unit B (Visner Res.)f218x22		
Calculation Description: Title 24 Analysis						
GENERAL INFORMATION						
01	Project Name	125 43rd St. Unit B (Visner Res.)				
02	Location	125 43rd St.				
03	Address	125 43rd St.				
04	City	Newport Beach	05	Software Version	2022	
06	Zip code	92660	07	Software Version	EnergyPlus 9.6.0	
08	Climate Zone	3	09	Front Orientation (deg/Cardinal)	133	
10	Subslab Type	Single Insly	11	Number of Dwelling Units	1	
12	Project Scope	Partially Constructed	13	Number of Bedrooms	2	
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3	
16	Existing Cond. Floor Area (ft²)	n/a	17	Ponding/Average U-factor	0.3	
18	Total Cond. Floor Area (ft²)	1453	19	Gleaze Percentage (%)	10.15%	
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a	
22	Floor Type	As Indicated	23	No Ductwork Using	n/a	
COMPLIANCE RESULTS						
01	Building Complies with Computer Performance					
02	This building incorporates features that require field testing and/or verification by a certified NRE under the supervision of a CEE approved NRE provider.					
03	This building incorporates one or more special Features shown below					
Registration Number: 425-PD10107058A-000-000-000000-000				Registration Date/Time: 12/10/2025 08:33		HHS Provider: CHERRIES
Note: This document has been generated using a third-party software tool (EnergyPlus) licensed by the California Energy Commission (CEC).						This document is not intended for legal purposes. It is provided as a reference only.
CA Building Energy Efficiency Standards - 2022 Residential Compliance				Report Version: 2022.8.000		Report Generated: 2025-12-10 10:36:35

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 125 43rd St. Unit 8 (Vianer Res.) Calculation Date/Time: 2025-11-15T10:45:00-08:00 Calculation Description: Table 24 Analysis Input File Name: 25-641.125 43rd St. Unit 8 (Vianer Res.)rbd22x				C19A-001-01 (Page 3 of 12)	
ENERGY USE SUMMARY					
Energy Use	Standard Design Source Energy (kBtu/yr) [kBtu/yr]	Standard Design 12V Energy per ft² (kBtu/yr) [kBtu/yr]	Proposed Design Source Energy (kBtu/yr) [kBtu/yr]	Proposed Design 12V Energy per ft² (kBtu/yr)	Margin (kBtu/yr)
Space Heating	3.3	34.74	3.26	8.25	2.04
Space Cooling	0.34	15.11	0.49	15.1	-0.13
IAQ Ventilation	0.72	9.66	1.07	11.37	-0.35
Water Heating	1.46	16.12	1.02	11.7	0.44
Self Utilization/Portability Credit			0	0	0
Efficiency Compliance Total	5.82	56.61	5.84	47.42	1.98
Photovoltaics	-1.8	-50.87	-1.8	-50.85	
Battery			0	0	
Flexibility			0	0	
Indirect Lighting	0.83	8.37	0.83	8.37	
Appl. & Cooking	2.85	34.38	2.34	34	
Plug loads	3.27	35.61	3.77	35.63	
Outdoor Lighting	0.19	1.78	0.19	1.78	
TOTAL COMPLIANCE	11.32	79.28	9.12	76.75	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Unit 8: 225 43rd St, Unit 8 (Visnor Res.)
Calculation Date/Time: 2025-11-15T10:25:41-0800
Input File Name: 25-611-125 43rd St, Unit 8 (Visnor Res.)@b2x2x

C318 (Page 1 of 12)
Summary Description: Title 24 Analysis

HERS Feature Summary
The following table lists the features that must be field verified by a certified HERS Rater as a condition for meeting the required energy performance for this computer analysis. Additional detail is provided in the following tables below. Registered CPDs and CPDs are required to be completed to the HERS Register.

- Indoor air quality ventilation
- Robust energy modeling
- Minimum ACH50
- For Energy Efficiency Metrics
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION						
Q1	Q2	Q3	Q4	Q5	Q6	Q7
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
125 43rd St, Unit 8 (Visnor Res.)	5413	1	2	3	0	1

ZONE INFORMATION						
Q1	Q2	Q3	Q4	Q5	Q6	Q7
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Entire Third Level	Conditioned	Heat Pump 1	1444	8	DHW Sec 1	new
Entire Second Level	Conditioned	Heat Pump 1	608	8	DHW Sec 1	new
Entire Third Floor	Conditioned	Heat Pump 1	444	8	DHW Sec 1	new

OUTDOOR SURFACES						
Q1	Q2	Q3	Q4	Q5	Q6	Q7
Name	Zone	Construction	Asphalt	Other	Gross Area (ft²)	Window and Door (ft²)
Entire First Level	Unconditioned	2-21 Wall	233	14ft	18.7	18.7
Entire Second Level	Unconditioned	2-21 Wall	233	14ft	34.5	18

Registration Number: 425-019707050A-000-0000000-000
04/2022, the owner has been notified of this requirement. Please refer to the HERS Register for more information.

Registration Date/Time: 10/19/2025 08:53
Schedule Version: 2022.0001
Registration Generated: 2025-12-15 10:26:06

HERS Performance: C318
This certificate is not valid unless the HERS Rater is a registered HERS Rater. This certificate is not valid unless the HERS Rater is a registered HERS Rater.

CERTIFICATE OF COMPLIANCE – RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St. Unit B (Vanner Res.)

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2025-10-15T10:25:45-08:00

Input File Name: 25-641.125 43rd St. Unit B (Vanner Res.)_r0422x

C181-PHF-01-01

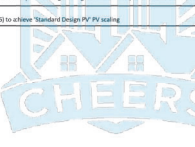
(Page 2 of 12)

ENERGY DESIGN RATINGS					
	Energy Design Ratings			Compliance Margins	
	Source Energy (kBtu)	Efficiency EDR (%)(Efficiency)	Total EDR (%)(Total)	Source Energy (%)(L)	Efficiency EDR (%)(Efficiency)
Standard Design	378	49.6	36.9		
Proposed Design	31	45.6	34.8	0.8	4
RESULT: PASS					

Efficiency EDR includes improvements like a better building envelope and more efficient equipment

Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.21 kWDC
- PV System required to be 2.25 kWDC (a factor of 1.2442) to achieve Standard Design PV rating



Registration Number: 428-PH0107028A-000-000-000000-000

CA Building Energy Efficiency Standards – 2022 Residential Compliance

Registration Date/Time: 12/16/2025 08:33

Report Version: 2022.0.000

Scheme Version: ver 2022/0001

HSRIS Provider: CHERRIES

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Report Generated: 2025-10-15 10:25:45

[illegible]

PROJECT INFORMATION: RESIDENTIAL PERFORMANCE CALCULATION METHOD					Calculation Date/Time: 2025-11-25T10:45:00:00	C316 (Per 01-25)		
Project: 125 43rd St. Unit B (Visnor Res.)					Input File: 25-641 125 43rd St. Unit B (Visnor Res.)_rbd22a	(Page 6 of 12)		
Calculation Description: Title 24 Analysis								
UNITS SUMMARY								
01	02	03	04	05	06	07	08	
Name	Zone	Construction	AdjRoof	Orientation	Green Area (m²)	Window and Door Area (m²)	Tilt (deg)	
EW462	Entire Second Floor	R-21 Wall	313	Back	136.6	50	n/a	
EW462	Entire Second Floor	R-21 Wall	41	Right	38.5	25.8	n/a	
EW463	Entire Third Floor	R-21 Wall	313	Back	147.4	57.4	n/a	
EW463	Entire Third Floor	R-21 Wall	223	Left	162.7	57.8	n/a	
EW463	Entire Third Floor	R-21 Wall	313	Back	130.8	57.8	n/a	
EW463	Entire Third Floor	R-21 Wall	41	Right	38.2	18.6	n/a	
Partition W01	Entire First Level	R-21 Wall	n/a	n/a	128.4	0	n/a	
Partition W01	Entire First Level	R-21 Wall	n/a	n/a	31.3	0	n/a	
Partition W01	Entire First Level	R-21 Wall	n/a	n/a	n/a	0	n/a	
Partition W02	Entire First Level	R-21 Wall	n/a	n/a	n/a	0	n/a	
Partition W02	Entire First Level	R-21 Wall	n/a	n/a	n/a	0	n/a	
Related H001	Entire Second Floor	R-19 Floor No Ceiling	n/a	n/a	42	n/a	n/a	
Partition Floor2	Entire Second Floor	R-19 Floor No Ceiling	n/a	n/a	6	n/a	n/a	
Partition Floor2	Entire Second Floor	R-19 Floor No Ceiling	n/a	n/a	426	n/a	n/a	
Partition Floor2	Entire Second Floor	R-19 Floor No Ceiling	n/a	n/a	488	n/a	n/a	
UW04	Entire Third Floor	R-19 Single Wall	223	Left	546	0	n/a	
UW04	Entire Third Floor	R-19 Single Wall	313	Back	546	0	n/a	
UW04	Entire Third Floor	R-19 Single Wall	41	Right	175.6	0	n/a	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St, Unit B (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:25:41-08:00

CF1R-PHF-01-E

(Page 7 of 12)

Calculation Description: Title 24 Analysis

Input File Name: 25-641 125 43rd St, Unit B (Visnor Res.)rbd22x

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Altitude	Orientation	Area (ft²)	Slab Area (ft²)	Roof Area (ft²)	Roof Perimeter (ft)	Roof Slope	Roof Type
Roof	Entire Third Floor	8.30 Roof	D	N/A	457.2	0	0	0.1	0.85	No

WATER HEATING - HEAT PUMP

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Altitude	Width (ft)	Height (ft)	Area (ft²)	U-Factor	J-Factor	SHGC	SHGC Source	Exterior Shading	
D	Window	W004F	Left	223	1	18.7	0.3	NFRC	0.26	NFRC	Rug Screen		
2121	Window	W004F	Left	223	1	18.7	0.3	NFRC	0.26	NFRC	Rug Screen		
3/7	Window	W004F	Right	313	1	32.0	0.3	NFRC	0.26	NFRC	Rug Screen		
7/218	Window	W004F	Right	43	1	35.8	0.3	NFRC	0.26	NFRC	Rug Screen		
12/11	Window	W004F	Left	223	1	17.8	0.3	NFRC	0.26	NFRC	Rug Screen		
1/1	Window	W004F	Right	313	1	32.0	0.3	NFRC	0.26	NFRC	Rug Screen		
2/19	Window	W004F	Right	43	1	35.8	0.3	NFRC	0.26	NFRC	Rug Screen		

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Length	Edge Insul. R-value and Length	Corrupted Fraction	Heated
Slab on Grade	Entire First Level	81	13.2	none	0	87%	No
Slab on Grade	Garage	438	53	none	0	0%	No

Registration Number: 425-PH01070908A-000-000-0000000-000
 Registration Date/Time: 12/16/2025 08:33
 HERS Provider: CHEERS
 Project Name: 125 43rd St, Unit B (Visnor Res.)
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 Input File Name: 25-641 125 43rd St, Unit B (Visnor Res.)rbd22x
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 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St, Unit B (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:25:41-08:00

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Calculation Description: Title 24 Analysis

Input File Name: 25-641 125 43rd St, Unit B (Visnor Res.)rbd22x

01	02	03	04	05
Name	System Type	Distribution Type	Water Heater Name	Number of Units
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1

WATER HEATING - HEAT PUMP

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (B)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	N/A	None	N/A	DHW Heater 1 (1)

WATER HEATING - HEAT PUMP

Name	Pipe Insulation	Parallel Piping	Compact Distribution	Type	Recirculation Control	Recovery
DHW Sps 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St, Unit B (Visnor Res.)

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Calculation Description: Title 24 Analysis

Input File Name: 25-641 125 43rd St, Unit B (Visnor Res.)rbd22x

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (ft³)	Verified Duct Location	Verified Duct Design	Verified Duct Installation	Deeply Buried Ducts	Low Leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hen-run	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	Not Required

HVAC - INAN SYSTEMS

01	02	03	04	05	06	07	08	09
Name	Type	Model	Manufacturer	Capacity (Watts/CFM)	Capacity (Watts/CFM)	Capacity (Watts/CFM)	Capacity (Watts/CFM)	Capacity (Watts/CFM)
HVAC Fan 1	HVAC Fan			1.58				

HVAC INAN SYSTEMS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (B)
HVAC Fan 1-hen-run	HVAC Fan	Standard	DHW Heater 1	1	N/A	None	N/A	DHW Heater 1 (1)

INDOOR AIR QUALITY (IAQ) RANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (Watts/CFM)	IAQ Fan Type	Includes Heat Recovery?	Includes Fresh Air Intake?	Includes Fresh Air Intake?	Includes Fresh Air Intake?	Includes Fresh Air Intake?
Slab on Grade	85	0.8	Not Required	Yes	73 / 77	Yes	Yes	Yes

Registration Number: 425-PH01070908A-000-000-0000000-000
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 Project Name: 125 43rd St, Unit B (Visnor Res.)
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 125 43rd St, Unit B (Visnor Res.)

Calculation Date/Time: 2025-11-15T10:25:41-08:00

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Calculation Description: Title 24 Analysis

Input File Name: 25-641 125 43rd St, Unit B (Visnor Res.)rbd22x

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul. R-value	Interior / Exterior Continuous Insul.	U-Factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-0	None / None	0.347	Inside Finish: Gypsum Board; Ceiling / Frame: no Insul. / 2x6 Exterior Finish: 1/2" Gypsum Board

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul. R-value	Interior / Exterior Continuous Insul.	U-Factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.069	Inside Finish: Gypsum Board; Ceiling / Frame: R-21 / 2x6 Exterior Finish: 1/2" Gypsum Board

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul. R-value	Interior / Exterior Continuous Insul.	U-Factor	Assembly Layers
Flat R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R-30	None / None	0.037	Roofing: 5 PSF (Normal Graft); Roof Deck: Wood Siding/Sheathing/Insulating Ceiling / Frame: R-30 / 2x10 Inside Finish: Gypsum Board

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul. R-value	Interior / Exterior Continuous Insul.	U-Factor	Assembly Layers
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R-30	None / None	0.036	Roofing: 5 PSF (Normal Graft); Roof Deck: Wood Siding/Sheathing/Insulating Ceiling / Frame: R-30 / 2x10 Inside Finish: Gypsum Board

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul. R-value	Interior / Exterior Continuous Insul.	U-Factor	Assembly Layers
R-21 Walls	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.064	Inside Finish: Gypsum Board; Ceiling / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul. R-value	Interior / Exterior Continuous Insul.	U-Factor	Assembly Layers
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Insulating Ceiling / Frame: R-19 / 2x10

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul. R-value	Interior / Exterior Continuous Insul.	U-Factor	Assembly Layers
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Insulating Ceiling / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

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Calculation Description: Title 24 Analysis

Input File Name: 25-641 125 43rd St, Unit B (Visnor Res.)rbd22x

HVAC Equipment Schedule							
01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	Cap 17	Cooling Efficiency Type	Cap 17	SEER2	SEER2	SEER2	SEER2	SEER2	SEER2
Heat Pump System 1	Multi-split HP-dualist	1	16.9	10	20.0	27.000	27.000	27.000	27.000	27.000	27.000	27.000

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified SEER2	Verified SEER2	Verified SEER2	Verified SEER2	Verified SEER2	Verified SEER2
Heat Pump System 1-hen-run	Required	0	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1 HERS det

Registration Number: 425-PH01070908A-000-000-0000000-000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Description: Title 24 Analysis

Input File Name: 25-641 125 43rd St, Unit B (Visnor Res.)rbd22x

I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Michael Hafner	Documentation Author Signature: 
Company: Monsieur's Energy Service	Signature Date: 12/15/2025

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	Cap 17	Cooling Efficiency Type	Cap 17	SEER2	SEER2	SEER2	SEER2	SEER2	SEER2
Heat Pump System 1	Multi-split HP-dualist	1	16.9	10	20.0	27.000	27.000	27.000	27.000	27.000	27.000	27.000

HVAC HEAT PUMPS - HERS VERIFICATION

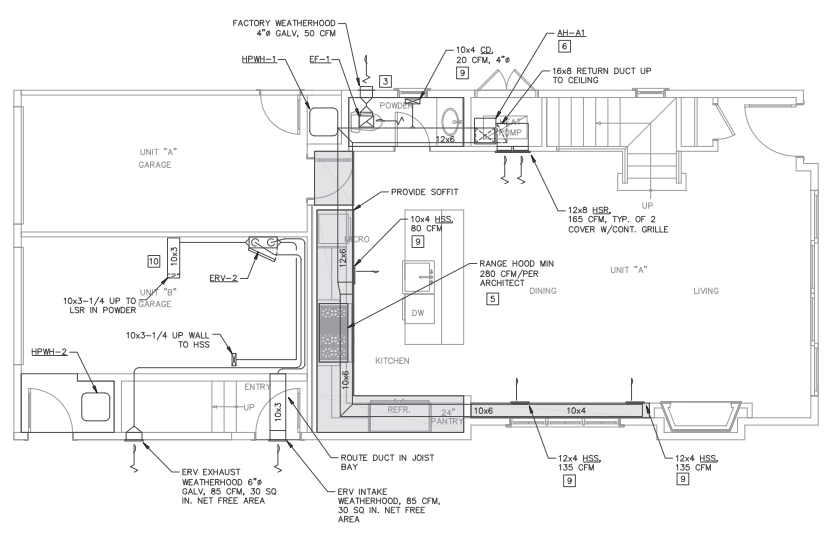
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified SEER2	Verified SEER2	Verified SEER2	Verified SEER2	Verified SEER2	Verified SEER2
Heat Pump System 1-hen-run	Required	0	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Supply Return	Supply Return	Supply Return	Duct Leakage	HERS Verification	
Air Distribution System 1	Conditioned space entirely	Non-Verified	R-6	R-6	Conditioned zone	Conditioned zone	N/A	N/A	No Bypass Duct	Sealed and Tested	

Registration Number: 425-PH01070908A-000-000-0000000-000
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1 FIRST LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"



SHEET NOTES

- CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
- CONTRACTOR SHALL HAVE A COMPLETED FORM OF 2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
- PER CMC 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
- ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION.
- RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE HOOD SPECIFICATION TBD BY OWNER/ARCH. SEE "CODE MINIMUM KITCHEN RANGE EXHAUST" SCHEDULE FOR REQUIREMENTS. DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(O)1G OF THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2022 CMC 504.3. SEE TABLE 150.0-H IN "RESIDENTIAL KITCHEN RANGE EXHAUST AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
- A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9.
B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS' INSTALLATION REQUIREMENTS.
C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS.
D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS.
- CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURERS REQUIREMENTS. MAINTAIN MIN 5' CLEARANCE FROM CLOTHES DRYER VENT OUTLET.
PROVIDE MIN (2) 90 TURNS FOR SOUND ATTENUATION.
- UNLESS OTHERWISE NOTED ALL ACCESSIBLE SUPPLY BRANCHES SHALL HAVE MANUAL CONTROL DAMPERS FOR BALANCING. WHERE INACCESSIBLE ALL SUPPLY GRILLES SHALL HAVE FACTORY ORB (OPPOSED BLADE DAMPER) FOR VOLUME BALANCING.
- ALL DUCTS PENETRATING GARAGE WALLS OR CEILING SHALL BE MINIMUM 26 GAUGE SHEET METAL.

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS BALANCED/EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHTSUIT. A PROGRAM APPROVED BY ACCA MANUAL J

MANUAL D: DUCTS ARE SIZED USING A CONSTANT FRICTION RATE WITH AN ACCA APPROVED DUCTULATOR

MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDELINES PROVIDED IN MANUAL S HANDBOOK

JLee Engineering
Approved
By Khoa (KYLE) NGUYEN
05/13/2025

This set of plans and specifications shall be used on the job site at all times and shall not be altered without written permission from the local, state or federal agencies. Any changes or alterations shall be made in writing and shall NOT be held to permit or be an approval of the original plans. The undersigned shall NOT be held responsible for any errors or omissions in the plans or specifications or the applicable codes, any provisions of the local, state or federal agencies or State law.



MONTEREY CONSULTING
28465 Central Expressway
817-975-6038 VOICE
817-959-4173 FAX
montereyconsulting.com

LOWER LEVEL HVAC PLAN

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
ONE TWENTY-TWO HOLDING'S LLC
SCOTT VISNER
122 29th STREET
NEWPORT BEACH, CA 92663 (661) 714-1024

Date: 5/6/26
Scale: NOT TO SCALE
Drawn: MEG
Job: 125 43RD STREET
SHEET
M2.1
OF 55 SHEETS



SHEET NOTES

- 1 CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
- 2 CONTRACTOR SHALL HAVE A COMPLETED FORM C2FR-MCM-27H-01 ON-SITE AT THE TIME OF INSPECTION.
- 3 PER CM 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
- 4 ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CM 504.4. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE PROTECTIVE PROTECTION.
- 5 RANGE HOOD SHALL NOT BE TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. RANGE EXHAUST TERMINATION BY THE OUTSIDE SHALL BE IN ACCORDANCE WITH RANGE EXHAUST SCHEDULE FOR REQUIREMENTS, DUCT INSTALLATION AND TERMINATION SIZE PER §150.0(C)(10) OF THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2022 CM 504.3. SEE CM 504.3-H IN "THERMAL PROTECTION, INSULATION, VAPOR BARRIERS AND MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
- 6 A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CM 802.9
B. PROVIDE ACCESS TO CONDENSATE DRAIN LINE
C. PROVIDE CONDENSATE PUMP AND DISCHARGE PIPING
D. PROVIDE INSTALLATION REQUIREMENTS
E. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
F. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
- 7 CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURER REQUIREMENTS. MAINTAIN MIN 5" CLEARANCE FROM CLOTHES DRYER VENT OUTLET.
- 8 PROVIDE MIN (2) 90 TURNS FOR SLOTTED ATTENUATION.
- 9 UNLESS OTHERWISE NOTED ALL ACCESSIBLE SUPPLY BRANCHES SHALL HAVE MANUAL CONTROL DAMPERS FOR FLOW. WHERE INACCESSIBLE ALL SUPPLY GRILLES SHALL HAVE FACTORY OAD (OPPOSED BLADE DAMPER) FOR VOLUME BALANCING.
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JLee Engineering, Inc.
Approved
By Khoa (Kyle) Tran
05/13/2026

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ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED ERV
PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS
BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS
BALANCED/EXHAUST VENTILATION CALCULATION.

MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

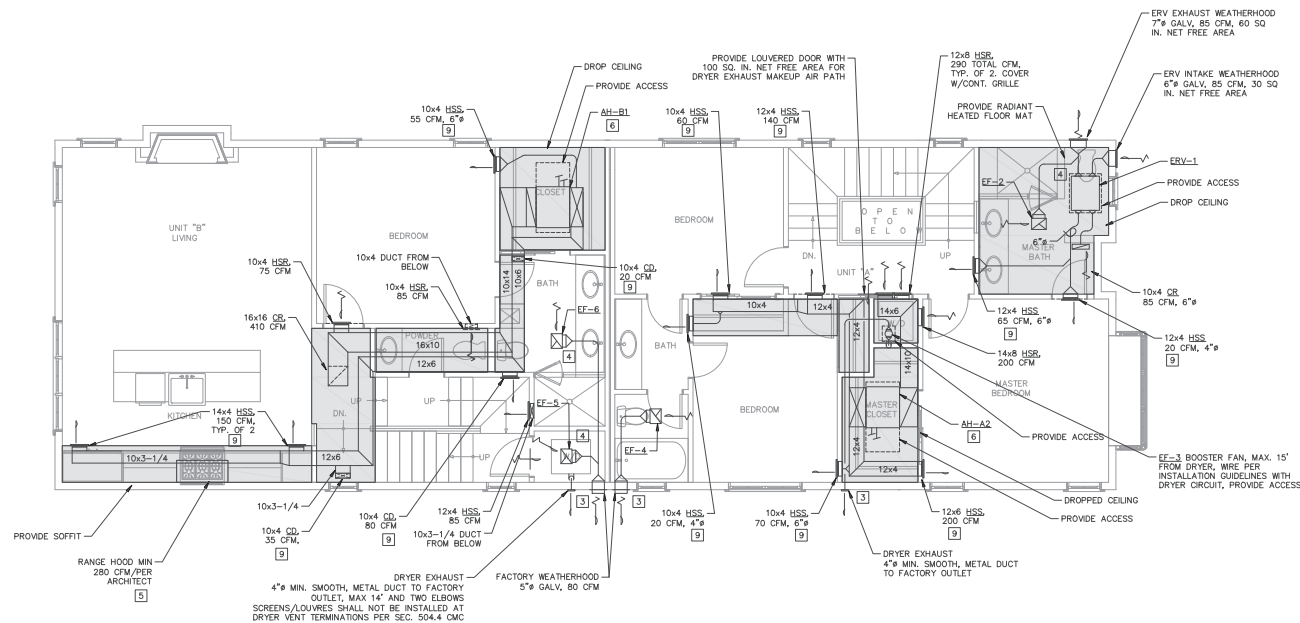
MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHTSUIE, A PROGRAM APPROVED BY ACCA

MANUAL J

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MANUAL J

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MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDELINES PROVIDED IN MANUAL S HANDBOOK



1 SECOND LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"

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



MONSIEUR VINCENT
CONSULTING INC.
 281465 Carmel, CA 95023
 831-372-8328 VOICE
 831-359-4173 FAX
 theorie@vincentgroup.com
 ca@lvmg4.com



UPPER LEVEL HVAC PLAN

CONSTRUCTION SET

125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
 ONE TWENTY-TWO HOLDING'S LLC
 SCOTT VISNER
 1222 29TH STREET
 NEWPORT BEACH, CA 92663
 (661) 714-1024

Date: 5/6/26

Scale: NOT TO SCALE

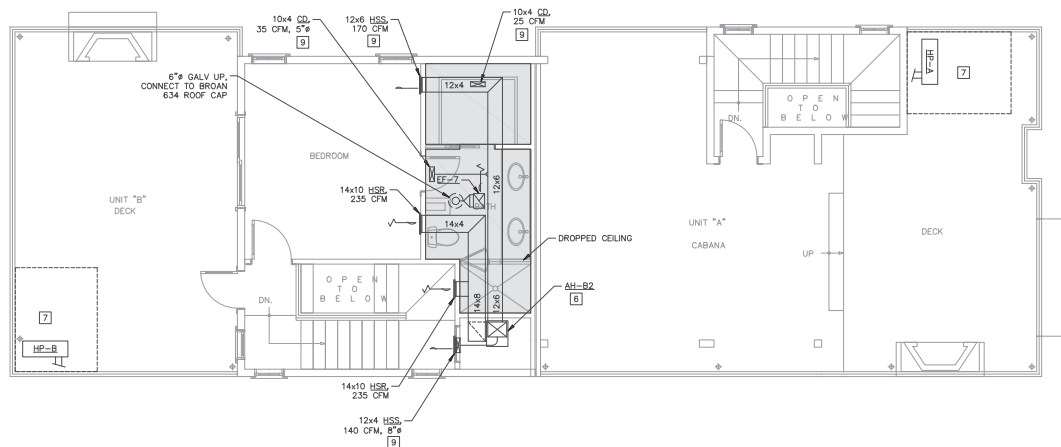
Drawn: MEG

Job: 125 43RD STREET

SHEET

M2.2

OF 55 SHEETS



1 THIRD LEVEL HVAC PLAN
SCALE: 1/4" = 1'-0"



SHEET NOTES

- 1 CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
- 2 CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
- 3 PER CM 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST FAN DUCTS TERMINATE NOT LESS THAN 3" FROM A PROPERTY LINE, 10' FROM A FORCED AIR INLET, 10' ABOVE A PUBLIC WALKWAY, AND 3' FROM OPENINGS INTO THE BUILDING.
- 4 ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPER. PER CM 504.1, WHERE EXHAUST FAN DUCTS ARE CONNECTED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE PROTECTION.
- 5 RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS, IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED, RANGE HOOD EXHAUSTION TWO BY OWNERS' OPTION. RANGE HOODS IN KITCHENS SHALL BE CAPABLE OF PROVIDING FOR REQUIRED EXHAUSTION AND TERMINATED PER CM 504.1(0)(10) OF THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2022 CM 504.3, SEE CM 504.1-H IN "TESTING AND COMMISSIONING" RANGE EXHAUST MAKE-UP AIR REQUIREMENTS (2025)" IN THE INSTALLATION NOTES FOR SIZING GUIDELINES.
- 6 A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CM 802.9
B. PROVIDE ACCESS TO ALL CLEARANCES REQUIREMENTS FOR MANUFACTURERS INSTALLATION REQUIREMENTS
C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
D. PROVIDE FILTER DRAIN & FILTER FOR ALL UNITS
- 7 CONDENSER COORD EXACT LOCATION W/ ARCH. UNIT SHALL HAVE CLEARANCES PER MANUFACTURERS REQUIREMENTS. MAINTAIN MIN 5" CLEARANCE FROM CLOTHES DRYER VENT OUTLET
- 8 PROVIDE MIN (2) 90 TURNS FOR SMOOTH RANGE EXHAUST
- 9 UNLESS OTHERWISE NOTED ALL ACCESSIBLE SUPPLY BRANCHES SHALL HAVE MANUAL CONTROL, DAMPERS FOR BALANCING, WHERE INACCESSIBLE ALL SUPPLY GRILLS SHALL BE REMOVED (OPPOSED TO DAMPERS) FOR VOLUME BALANCING
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PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.2 FOR CONTINUOUS
BALANCED/EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS
BALANCED/EXHAUST VENTILATION CALCULATION.

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125 43RD STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR:
 ONE TWENTY-TWO HOLDING'S LLC
 SCOTT VISNER
 122 29TH STREET
 NEWPORT BEACH, CA 92663
 (661) 714-1024

Date: 5/6/26

Scale: NOT TO SCALE

Drawn: MEG

Job #: 16 #100 STREET

SHEET

M2 2

1412.2

OF 55 SHEETS

[illegible]

66

"THIS PV PLAN IS INTENDED FOR DESIGN AND TRADE COORDINATION ONLY AND SHALL NOT SERVE AS THE PERMITTED SET OF DRAWINGS. PERMIT SHALL BE DEFERRED AND IT SHALL BE THE RESPONSIBILITY OF THE LICENSED CONTRACTOR TO SECURE A PERMIT AS PART OF THEIR BID PACKAGE."

2.82 KW ROOF MOUNTED SOLAR PHOTOVOLTIC SYSTEM USING (6) MAXEON SOLAR 470W PANELS WITH ENPHASE INTEGRATED MICROINVERTERS, WITH A PROJECTED OUTPUT OF 4,472 KWH'S PER YEAR

2.35 KW ROOF MOUNTED SOLAR PHOTOVOLTIC SYSTEM USING (5) MAXEON SOLAR 470W PANELS WITH ENPHASE INTEGRATED MICROINVERTERS, WITH A PROJECTED OUTPUT OF 3,727 KWH'S PER YEAR

JLee Engineering, Inc.
Approved
By Khoa (Kyle) Tran
05/13/2026

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Compliance	CA Rule 21.656, 16.176-168, UL 61010-1, UL 746-1/IEEE517, FCC Part 15 Class B, ICES-0002 Class B, CAN/CSA C22.2 No. 1071-01
Certifications	This product is UL listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2220 section 690.12 and C22.2-2018. IEC 61281 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions. (1) No enforced DC/AC ratio. See the compatibility calculator at https://info.enphase.com/module-compatibility (2) Maximum continuous input DC current is 10A (3) Nominal voltage to define the current is extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

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 NEWPORT BEACH, CA 92663
 (661) 714-1024

Job: 125 43RD STREET
SHEET

OF 55 SHEETS

67

PRECISE GRADING PLAN
125 43RD STREET
NEWPORT BEACH, CALIFORNIA

- ## DOCUMENTATION

- AN AS-BUILT GRADING PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, A GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE STRUCTURES. THE CIVIL ENGINEER SHALL PROVIDE A WRITTEN STATEMENT OF THE WORK WITHIN THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF YARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
2. THE 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 TO THE WRITER FOR APPROPRIATE DISCLOSURE OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
3. 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 THE RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN, HE/SH/ SHE/ SHALL PROVIDE WRITTEN APPROVAL AS TO THE ACCURACY OF THE SITE INFORMATION FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 2.
3. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE QUANTITIES SHOWN ON THESE PLANS AS PART OF HIS BID AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
4. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWPORT BEACH BUILDING CODE OF THE LATEST EDITIONS, AS AMENDED TO DATE, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
6. CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" AT 1-800-422-4133 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15

2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
3. 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.
4. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

1. 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.

2. 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.

2. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
3. FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
4. 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 OF VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
5. 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.
6. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
7. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
8. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.

ARCH	ARCHITECTURAL
CLEAN	CLEAN OUT
CONC	CONCRETE
DC	DECOMPOSED GRANITE
DR	DRIVE
DWV	DRAINAGE
EL	ELECTRICAL
EP	EASEMENT OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
EG	EXISTING GROUND
FL	FLOOR
FS	FINISH FLOOR
FOUR	FOUR
FL	FIRE HYDRANT
FLW	FLOWING
FR	FRESH
FS	FRESH SURFACE
GB	GRASS
GM	GAS METER
GH	GRASS
IE	INVERT ELEVATION
IRK	IRON PIPE
LE	LEAK
LET	LEAK AND TACK
MAN	MANHOLE
MRK	MARK
NTG	NOTHING
NG	NEARBY GROUND
PA	PLASTER AREA
PL	PLUMB
PRDP	PROPOSED
PR	PROPERTY LINE
PRP	PROPOSED
RS	RIGHT-OF-WAY EASEMENT
SDWK	SEWER
SM	SEWER MANHOLE
STL	STEEL
TBM	TEMPORARY BENCHMARK
TO	TOP OF CURB
TD	TOP OF DECK
TEL	TELEPHONE
TF	TOP OF FOOTING
TFN	TOP OF FENCE
TOG	TOP OF GRATE
TS	TOP OF SLAB
TOF	TOP OF FLASHER
FW	WALL
WM	WROUGHT IRON
WT	WATER METER

3. CONSTRUCT 5" MIN CONCRETE DRIVEWAY, #3 BARS AT 18" O.C. EACH WAY.
4. CONSTRUCT 4" MIN CONCRETE HARDCAPE, #3 BARS AT 18" O.C. EACH WAY.
5. INSTALL 4" FLAT GRATE DRAIN
6. INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
7. INSTALL PERFORATED DRAIN TRENCH PER DETAIL, SHEET C2.
8. INSTALL TRENCH DRAIN PER DETAIL, SHEET C2.
9. INSTALL CURB DRAIN PER STD 184.
10. INSTALL SEWER CLEANOUT ON LOW LATERAL PER STD 406.
11. INSTALL SEWER CLEANOUT ON EXISTING LATERAL PER STD 406. FIELD VERIFICATION REQUIRED.
12. INSTALL NEW WATER METER AND SERVICE PER STD 502

RAW CUT:	15 CY
RAW FILL:	62 CY
OVER-X($\pm 3'$):	180 CY

C1	TITLE SHEET
C2	PRECISE GRADING PLAN
C3	SECTIONS
C4	EROSION CONTROL PLAN
C5	SOILS REPORT RECOMMENDATIONS
C6	TOPOGRAPHIC SURVEY

SURVEYOR SHALL PERMANENTLY MONUMENT PROPERTY
CORNERS OR OFFSETS BEFORE STARTING GRADING.



1. AN ENCRACEMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY I-6.
2. A PUBLIC WORKS DEPARTMENT ENCRACEMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC UTILITY OR SUBURBING (A) IS NOT IN ACCORD WITH THE NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEE/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED UNSUBSTANTIAL, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER MAIN, AND SEWER CLEANOUT SHALL BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SUE DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT-OF-WAY.
3. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, AN ENCRACEMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
4. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY AN C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
5. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
6. SEPARATE PERMIT FOR WALLS AND FENCES SHALL BE OBTAINED AT THE SAME TIME AS THE BUILDING PERMIT.
7. 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 OR REFERENCED TO DETERMINE THE APPLICANT'S OBLIGATIONS TO THE COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.




BENCHMARK:
BENCHMARK NO: NB2-7-77
ELEV=8.565 (NAVD88)
YEAR LEVELED 2015

LEGAL DESCRIPTION:
LOT 17 OF TRACT MAP NO. 3813 IN THE CITY
OF NEWPORT BEACH, CA.
APN: 423-022-17

TITLE SHEET
125 43RD STREET
NEWPORT BEACH, CALIFORNIA

1 SHEET

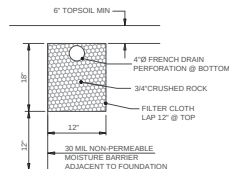
SHEET

C1

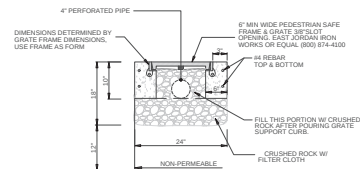
OF 55 SHEETS

68

3. CONSTRUCT 6" MIN CONCRETE DRIVEWAY, #3 BARS AT 18" O.C. EACH WAY.
4. CONSTRUCT 4" MIN CONCRETE HARDSCAPE, #3 BARS AT 18" O.C. EACH WAY.
5. INSTALL 4" FLAT GRADE DRAIN
6. INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
7. INSTALL PERFORATED DRAIN TRENCH PER DETAIL, SHEET C2. (14 LF REQUIRED)
8. INSTALL TRENCH DRAIN PER DETAIL, SHEET C2.
9. INSTALL CURB DRAIN PER STD 184.
10. INSTALL SEWER CLEANOUT ON NEW LATERAL PER STD 406.
11. INSTALL SEWER CLEANOUT ON EXISTING LATERAL PER STD 406. FIELD VERIFY
12. INSTALL NEW WATER METER AND SERVICE PER STD 502
13. 19 LF OF INFILTRATION REQUIRED TO MEET 15% DISPERSED IMPERVIOUS SURFACE



5 PERFORATED DRAIN/
TRENCH DETAIL
NTS

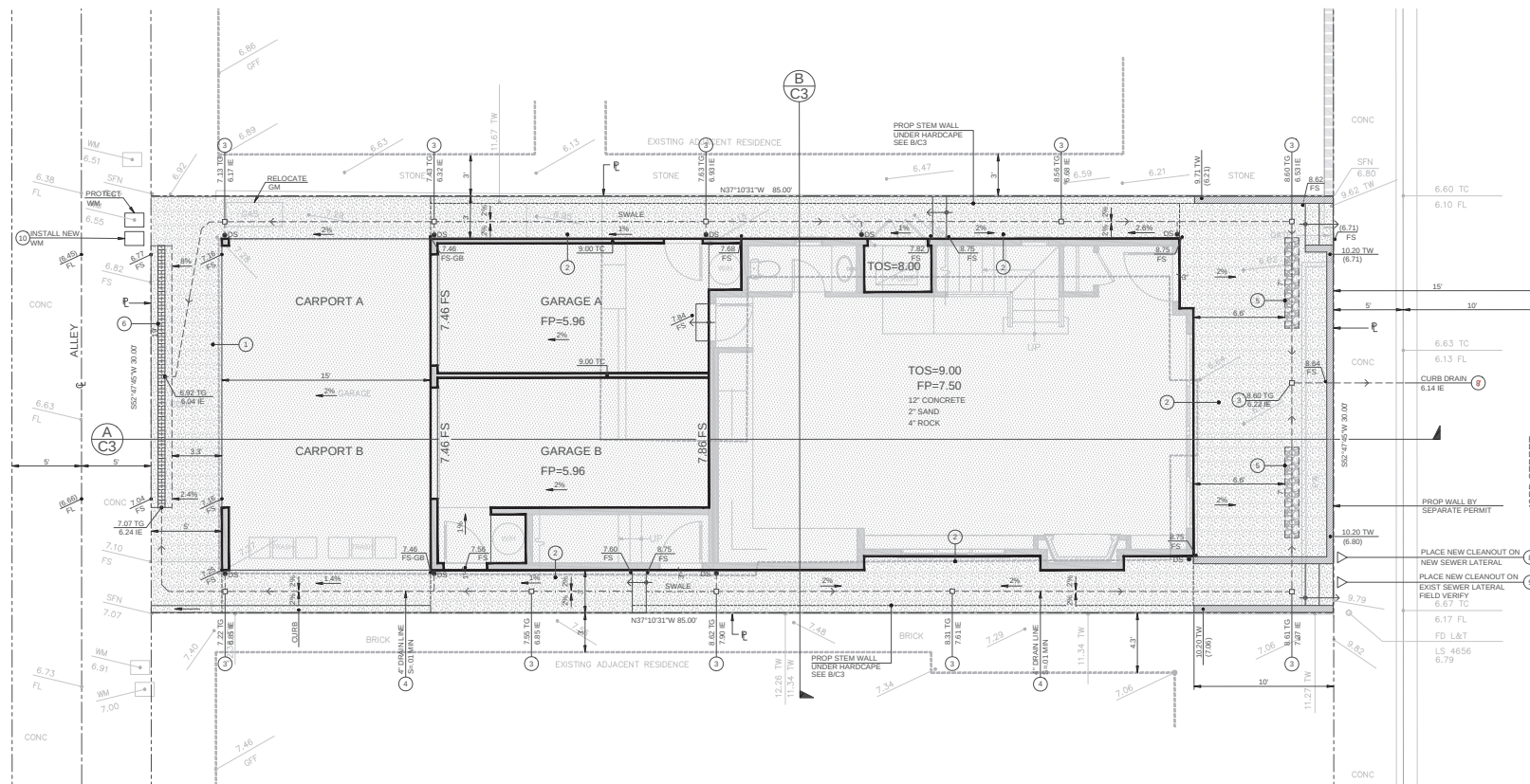


- DIG A 24" WIDE X 18" DEEP TRENCH
- PLACE FILTER CLOTH IN THE TRENCH EXTENDING 12" VERTICAL ON EACH SIDE
- FILL BOTTOM 8" OF THE TRENCH W/ CRUSHED ROCK
- FORM AND POUR PERIMETER CONCRETE CURB
- FILL THE REST OF THE TRENCH W/ CRUSHED ROCK TO 4" FROM TOP OF TRENCH

⑤ TRENCH DRAIN
NTS

ARCH	ARCHITECTURAL
CLEAN	CLEAN OUT
CONC	CONCRETE
DO	DECOMPOSED GRANITE
DR	DRIVEWAY
DWY	DRIVEWAY
EL	ELEVATION
EDGE	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
EG	EXISTING GROUND
FIN	FINISH
FR	FRESH FILL
FL	FLOORLINE
FP	FRESH PAVEMENT
FS	FRESH SURFACE
GB	GRASS
GM	GAS METER
IN	INVERT
IN	INVERT ELEVATION
IR	IRON PIPE
LE	LEAD
LET	LET
MANH	MANHOLE
MCN	MANHOLE
NG	NOTHING
NO	NOTHING
PA	PAVED GROUND
PL	PLANTER AREA
PL	PROPERTY LINE
PROP	PROPOSED
PUE	PUBLIC UTILITY
RHW	RIGHT OF WAY
SEWK	SEWER
SEW	SEWER MANHOLE
ST	STREET
TBM	TEMPORARY BENCHMARK
TEL	TOP OF CURB
TEL	TOP OF CURB
TEL	TELEPHONE
TS	TOP OF NOTHING
TNS	TOP OF NOTHING
TS	TOP OF FENCE
TS	TOP OF SLAB
TS	TOP OF SLAB
TS	TOP OF WALL
W	WALL
WM	WROUGHT IRON

ANY CHANGES TO THE HARDSCAPE / LANDSCAPE MUST BE INDICATED ON A REVISED PRECISE GRADING PLAN, APPROVED BY THE CITY, AND MAY TRIGGER A WATER QUALITY MANAGEMENT PLAN (WQMP) CONSISTENT WITH THE MODEL WQMP, EXHIBIT 7.II.



JLee Engineering, Inc.
Approved
By Eddie Aguirre
05/11/2022

This set of plans and specifications **MUST** be kept on the job site at all times and it is unlawful to make any changes or alterations on these plans without written permission from the local Jurisdictions or Agencies. The stamping of these plan and specifications shall **NOT** be held to permit or be an approval of the violations of the applicable codes, any provisions of any Local Ordinances or State law.



4/22/2026



1"=4'

			ARCHITECT: CRAIG S. HAMPTON, INC. 5600 E. QUARTERSAWN ST BOISE, ID 83716 (949) 209-8883		OWNER/DEVELOPER: ONE TWENTY-FIVE HOLDINGS, LLC SCOT VISNER 3857 BIRCH STREET, SUITE 5050 NEWPORT BEACH, CA 92660 (866) 714-1024		PREPARED BY: FORNERT ENGINEERING & SURVEYING, INC. 2231 BROOKHURST ST., STE 203 HUNTINGTON BEACH, CA 92646 (714) 964-4763				SOLS' ENGINEER/GEOLOGIST: COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92633 PH: 714-670-1211 V.O. 697025-01 DATED: DECEMBER 19, 2025		BENCHMARK: NOB2-777 ELEV=8.566 (NAVD88) YEAR LEVELED 2015		LEGAL DESCRIPTION: LOT 17 OF TRACT MAP NO. 3813 IN THE CITY OF NEWPORT BEACH, CA.		PRECISE GRADING PLAN 125 43RD STREET NEWPORT BEACH, CALIFORNIA		SHEET C2 OF 55 SHEETS	
NO. DATE REVISIONS			DRAWN: JG		CHECK'D: TR		DATE: 12/17/25		4/22/26											



ISSUED
JULY 21, 2026
CITY OF NEWPORT BEACH

SOILS ENGINEER/GEOLOGIST:
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211
W.O. 697025-01
DATED: DECEMBER 19, 2025

BENCHMARK:
BENCHMARK NO: NB2-7-77
ELEV=8.565 (NAVD88)
YEAR LEVELED 2015

LEGAL DESCRIPTION: LOT 17 OF TRACT MAP NO. 3813 IN THE CITY OF NEWPORT BEACH, CA. APN: 423-022-17
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PRECISE GRADING PLAN
125 43RD STREET
NEWPORT BEACH, CALIFORNIA

SHEET
C2
OF 55 SHEETS

69

EROSION CONTROL

1. IN CASE OF EMERGENCY, CALL SCOTT VISNER AT (661) 714-1024
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR Dewatering OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES, AS NEEDED, SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESTABILIZING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHALL BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE THE BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY. IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION, A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOGS SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL. (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOIL OR DENIED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
20. ADDITIONAL BMP'S WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

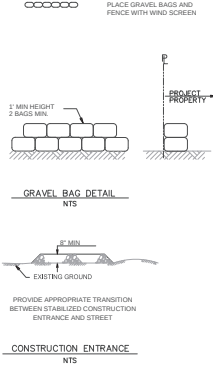
BMP FACTS SHEET

- WM-1 MATERIAL DELIVERY AND STORAGE**
PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THE AREA.
- WM-2 MATERIAL USE**
HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.
- WM-4 SPILL PREVENTION AND CONTROL**
IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.
- WM-5 SOLID WASTE MANAGEMENT**
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.
- WM-6 HAZARDOUS WASTE MANAGEMENT**
HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.
- WM-7 CONTAMINATED SOIL MANAGEMENT**
PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL AND HEAVILY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY.
- WM-8 CONCRETE WASTE MANAGEMENT**
STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON SITE SHALL SET UP, BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAMINANT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT**
UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- TC-1 STABILIZED CONSTRUCTION ENTRANCE**
A STABILIZED ENTRANCE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.
- SE-1 SILT FENCE**
SE-3 SEDIMENT TRAP
SE-8 GRAVEL BAGS
ERODED SEDIMENTS MUST BE RETAINED ON SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IF OTHER EROSION CONTROL BMP'S ARE DEEMED SUFFICIENT.

BMP FACTS SHEET

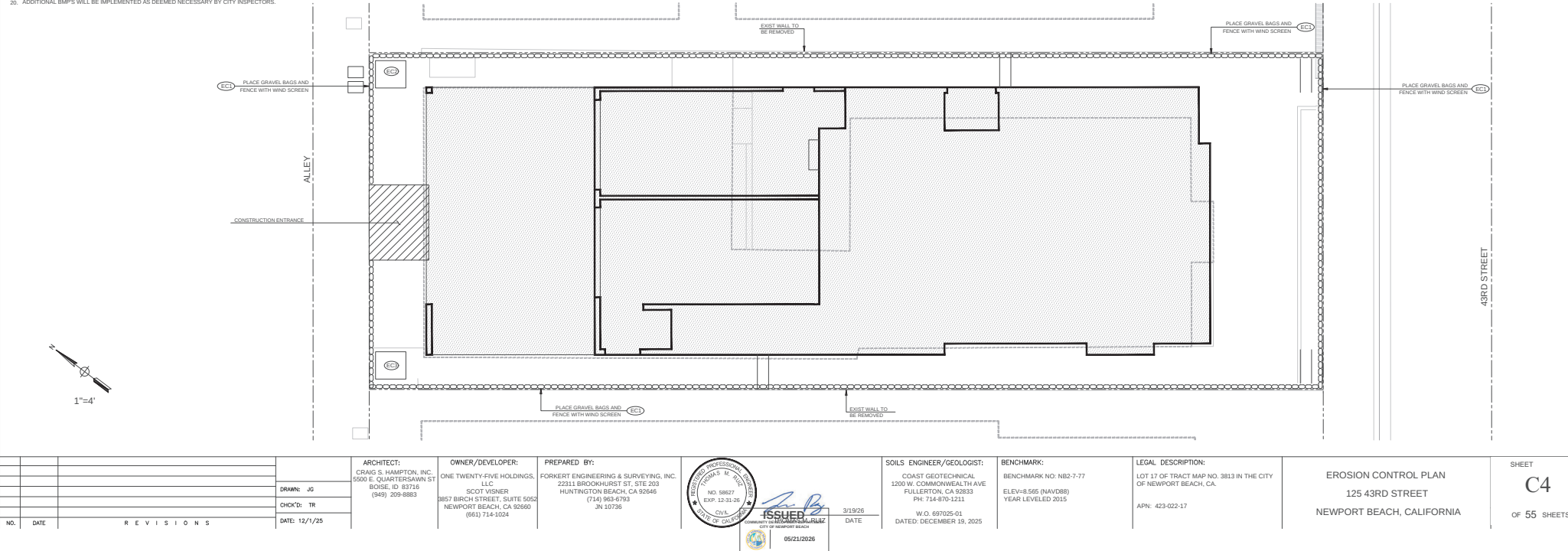
- ALL BMP'S SHALL BE IN ACCORDANCE WITH MODEL BMP'S FROM THE CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CAIBMPHANDBOOKS.COM
- EC-1** CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BAGS SHOULD BE 24" WIDE AND 10" HIGH. MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #SE-8.
- EC-2** CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.
- EC-3** CONSTRUCT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.
- EC-4** EXISTING WALL TO REMAIN. PROTECT IN PLACE.

EROSION CONTROL LEGEND



JLee Engineering, Inc.
Approved
By Eddie Aguirre
05/14/2026

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		ARCHITECT: CRAIG S. HAMPTON, INC. 5500 E. QUARTERS AVE BOISE, ID 83716 (949) 209-8883		OWNER/DEVELOPER: ONE TWENTY-FIVE HOLDINGS, LLC SCOTT VISNER 3857 BIRCH STREET, SUITE 5002 NEWPORT BEACH, CA 92660 (661) 714-1024		PREPARED BY: FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST. STE 203 HUNTINGTON BEACH, CA 92646 (714) 963-6793 JN 10736		  ISSUED FOR RECORD COMBINED FOR RECORD BEACH 06/21/2026		SOILS ENGINEER/GEOLOGIST: COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92633 PH: 714-870-1211 W.O. 697025-01 DATED: DECEMBER 19, 2025		BENCHMARK: BENCHMARK NO. NB2-7-77 ELEVY=8.565 (NAV88) YEAR LEVELED 2015		LEGAL DESCRIPTION: LOT 17 OF TRACT MAP NO. 3813 IN THE CITY OF NEWPORT BEACH, CA. APN: 423-022-17		EROSION CONTROL PLAN 125 43RD STREET NEWPORT BEACH, CALIFORNIA		SHEET C4 OF 55 SHEETS	
NO.	DATE	R E V I S I O N S																	
		DRAWN: JG								3/19/26									
		CHECKED: TR																	
		DATE: 12/1/25																	

COAST GEOTECHNICAL, INC.

Our Twenty-Five Holdings, LLC
Geotechnical Engineering Investigation 8 W. O. 697025-01
December 15, 2022

If the risk associated with this foundation system is not acceptable to the client, the client has the option of utilizing alternate designs that could decrease the risk of damage to the structure to a level they perceive as acceptable. Some of these designs could consist of soil modifications, grout consolidation, stone columns, pile placed below liquefiable soils, and other methods. Additional geotechnical exploration and/or analysis would be required to provide geotechnical design recommendations for these mitigation measures, and would be at the request of the client under separate contract.

Development of the site as proposed is considered feasible from a soils engineering standpoint, provided that the recommendations stated herein are incorporated in the design and are implemented in the field. The proposed grading and/or construction will not have an adverse effect on adjacent property or vice versa, provided site work is performed in accordance with the guidelines of project geotechnical reports, approved plans, applicable codes, industry standards, City inspections, and required geotechnical observation and testing.

The following recommendations are subject to change based on review of final foundation and grading plans.

PROPOSED GRADING

Grading plans were not available at the time this report was prepared. It is anticipated that grading will consist mainly of over-excavation and recompaction for uniform support of the foundations and slabs.

GENERAL GRADING NOTES

All existing structures shall be demolished and all vegetation and debris shall be stripped and hauled from the site. The entire grading operation shall be done in accordance with the attached "Specifications for Grading".

Any fill material to the site shall not have an expansion index greater than 20, and shall be tested and approved by our laboratory. Samples must be submitted 48 hours prior to import.

Grading and/or foundation recommendations are subject to modification upon review of final plans by the Geotechnical Engineer. Please submit plans to COAST GEOTECHNICAL, Inc. when available.

GRADING RECOMMENDATIONS

Removal and recompaction of existing earth materials will be required to provide adequate support for foundations and site improvements. Earthwork for foundation support shall include the entire building pad and shall extend a minimum of three feet outside exterior footing lines.

Based on in place densities and consolidation tests, soils found at a depth of three feet below existing grade and deeper have adequate geotechnical properties to provide adequate support of

COAST GEOTECHNICAL, INC.

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proposed fills and the structure as such, removals to a depth of three feet below existing grade or to one foot below proposed footing bottoms, whichever is greater, are anticipated; however, field observations made at the time of grading shall determine final removal limits.

To provide adequate support along property lines excavations shall be sloped at a 1:1 (H:V) gradient from property line down to the excavation bottom. As fill soils are placed the grading contractor shall bench into the 1:1 construction cut to final grade. Temporary excavations along property lines are shown on Plans 4.

During earthwork operations, a representative of COAST GEOTECHNICAL, INC. shall be present to verify compliance with these recommendations. Subsequent to approval of the excavation bottom, the area shall be scarified six inches, moisture conditioned as needed, and compacted to a minimum of 90% relative compaction.

Fill soils shall be placed in six to eight inch loose lifts, moisture conditioned as needed, and compacted to a minimum of 90% relative compaction. This process shall be utilized to finish grade. Due to the curing nature of the on-site sands, it is highly recommended that the upper two feet of fill be mixed with Portland cement to mitigate the potential for curing of the foundation excavation.

Grading for landscape areas shall consist of removal and recompaction of loose surficial soils. Removal depths are estimated at one to two feet. Earthwork shall be performed in accordance with previously specified methods.

FOUNDATIONS - RESIDENCE

The residence is recommended to be supported by a mat foundation.

The mat foundation may utilize an allowable bearing value of 1,800 pounds per square foot. This value is for dead plus live load and may be increased by 1/3 for total including seismic and wind loads where allowed by code. Calculations are provided on Plate G. The structural engineer's reinforcing requirements should be followed if more stringent.

The structural engineer should design the thickness and reinforcement requirements for the mat foundation for the building based on the anticipated loading conditions. The mat foundation slab should be at least twelve inches thick, with perimeter footing a minimum of 24 inches below the lowest adjacent grade. A modulus of subgrade reaction of 100 psi may be used in the design of the mat foundation. Calculations are provided in Plate H. Reinforcement shall be determined by the structural engineer.

All foundation bottoms shall be observed and approved by COAST GEOTECHNICAL, Inc. prior to placement of the capillary break.

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Our Twenty-Five Holdings, LLC
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FOUNDATIONS - SECONDARY STRUCTURES

Property line walls, planter walls, and other incidental foundations may utilize conventional foundation design.

Continuous spread footings or isolated pads placed a minimum depth of 24 inches below lowest adjacent grade may utilize an allowable bearing value of 1,500 pounds per square foot. This value is for dead plus live load and may be increased 1/3 for total including seismic and wind loads where allowed by code.

Where isolated pads are utilized, they shall be tied in two directions into adjacent foundations with grade beams.

Footing excavations shall be observed by a representative of COAST GEOTECHNICAL, Inc., prior to placement of steel or concrete to verify compacted soil conditions. If unacceptable soil conditions are exposed mitigation will be recommended.

Foundations shall be reinforced with a minimum of four #5 bars, two top and two bottom. The structural engineer's recommendations for reinforcement shall be utilized where more severe.

LATERAL DESIGN

Lateral restraint at the base of footings and on slabs may be assumed to be the product of the dead load and a coefficient of friction of 0.35. Passive pressure on the face of footings may also be used to resist lateral forces. A passive pressure of zero at the surface of finished grade, increasing at the rate of 300 pounds per square foot of depth to a maximum value of 3,000 pounds per square foot, may be used for compacted fill at this site. Calculations are provided on Plate H. If passive pressure and friction are combined when evaluating the lateral resistance, then the value of the passive pressure should be limited to 2/3 of the values given above.

FLOOR SLABS

Due to liquefaction potential at the subject site, it is recommended that a mat foundation be used for the proposed structure. The minimum thickness of the mat slab is twelve inches.

Slab on grades shall be designed in accordance with 2022 CBC codes.

Site slabs are non-plastic.

Slab on grade areas shall be supported on engineered fill compacted to a minimum of 90% relative compaction and exhibiting proper moisture content. Subgrade soils should be kept moist prior to casting the slab. However, if the soils at grade become disturbed during construction, they should be brought to approximately optimum moisture content and related to a firm, existing condition prior to placing concrete. COAST GEOTECHNICAL, Inc. to verify adequacy of subgrade prior to placement of vapor barrier or capillary break.

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Geotechnical Engineering Investigation 11 W. O. 697025-01
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Section 4.505.2.1 of the California Green Code requires the use of a capillary break between the slab subgrade and vapor barrier. The capillary break material shall comply with the requirements of the local jurisdiction and shall be a minimum of four inches in thickness. Geotechnically cover-close used is acceptable; however, some localities require the use of four inches of gravel (100-inch or larger clean aggregate). If gravels are used, a heavy filter fabric (Dfmat 140N) shall be placed over the gravelly prior to placement of the recommended vapor barrier to minimize puncturing of the vapor barrier. Additionally, a vibratory plate should be used over the gravel prior to placement of the recommended filter fabric to smooth out any sharp protrusions and consolidate the gravel.

Slab areas should be underlain by a vapor retarder consisting of an engineered plastic film (as described by ASTM-E-1745). In areas where a moisture sensitive floor covering will be used under where moisture infiltration is not desirable, a vapor barrier with a permeance of less than 0.01 perms (consistent with ACT 302.28-00) such as 15 mil. Seng Wrap Vapor Barrier, or equivalent, should be considered, and a qualified vapor proofing specialist should be consulted. The vapor barrier should be underlain by the above described capillary break materials and filter cloth. The capillary break materials should be compacted to a uniform condition prior to placement of the recommended filter cloth and vapor barrier. The vapor barrier should be properly lapped and sealed.

SEISMIC DESIGN

Based on the 2022 CBC and ASCE7-16, the following seismic design parameters are provided. These seismic design values were determined utilizing latitude 33.620045 and longitude - 117.979763 and from the ASCE 7 Hazard Report Design Tool. Data output is attached in Appendix B. The site class D-Detail was assigned to site earth materials.

- Site Class = D-Detail
- Mapped 0.2 Second Spectral Response Acceleration, $S_s = 1.38g$
- Mapped One Second Spectral Response Acceleration, $S_1 = 0.49g$
- Site Coefficient from Table 16.13(ASCE7), $F_a = 1.2$
- Site Coefficient from Table 16.13(ASCE7), $F_v = 1.805$
- Maximum Design Spectral Response Acceleration for short period, $S_{u0} = 1.66g$
- Maximum Design Spectral Response Acceleration for one-second period, $S_{u1} = 0.89g$
- P_h Design Spectral Response Acceleration for short period, $S_{u0} = 1.10g$
- P_h Design Spectral Response Acceleration for one-second period, $S_{u1} = 0.59g$

The F_v , S_{u0} , and S_{u1} are calculated based on Table 11.4.2 of ASCE7-16 as shown on Plate X. Since S_1 is more than 0.2, the project structural engineer shall perform required calculations to make sure that a site response analysis is not required according to 11.4.8 of ASCE7-16.

SETTLEMENT

The maximum total post-construction static settlement is anticipated to be on the order of 1/2 inch. Differential settlements are expected to be less than 1/2 inch, measured between adjacent structural

COAST GEOTECHNICAL, INC.

Our Twenty-Five Holdings, LLC
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December 15, 2022

elements over a distance of 40 feet. Seismic induced settlements are addressed under previous sections.

SUBSIDENCE & SHRINKAGE

Subsidence over the site is anticipated to be negligible. Shrinkage of reworked materials should be in the range of 5 to 10 percent.

EXPANSIVE SOILS

Results of expansion tests indicate that the near surface soils have a very low expansion potential.

UTILITY LINE BACKFILLS

All utility line backfills, both interior and exterior, shall be compacted to a minimum of 90% relative compaction and shall require testing at a maximum of two-foot vertical intervals.

Utility lines shall be placed at appropriate depths. Shallow pipes can be damaged by the forces imposed by compacting backfill soils. If shallow pipes are not capable of withstanding the forces of backfill compaction, sherry backfill will be recommended.

HARDSCAPE AND SLABS

Hardscape and slab subgrade areas shall exhibit a minimum of 90% relative compaction to a depth of at least one foot. Deeper removal and recompaction may be required if unacceptable conditions are encountered. These areas require testing prior to placing concrete. Hardscape shall be at least four inches thick and reinforced with #3 bars on 18 inch centers both ways.

CHEMICAL ANALYSIS

The onsite soils have soluble sulfate content of 60 ppm. Based on the current ACI 318-19 Table 19.3.1.1, this is negligible classification (S0) to sulfate corrosion. Concrete with type II cement, compressive strength of 3,500 psi will be utilized in construction.

DRAINAGE

Positive drainage should be planned for the site. Drainage should be directed away from structures via non-erectible conduits to suitable disposal area. The structure should utilize roof drains and down spouts tied directly to yard drainage.

Pipes used for storm/water drainage should be stout enough to withstand the force of compaction of the soils above. This force can be considerable, causing some weaker pipes to collapse. Drainage pipes shall have a smooth interior. Pipes with a corrugated interior can cause the buildup of debris material, which can impede or block the flow of site waters and, as such, are not recommended. All storm/water drainage pipes should be in conformance with the requirements of Table 1102.5 of the California Plumbing Code.

COAST GEOTECHNICAL, INC.

Our Twenty-Five Holdings, LLC
Geotechnical Engineering Investigation 13 W. O. 697025-01
December 15, 2022

Utilized floorboards, plaster, and laves should not be contacted against the perimeter of the foundation. If such landscaping (against the perimeter of a structure) is planned, it should be properly drained and lined or provided with an underground moisture barrier. Irrigation should be kept to a minimum.

The 2022 CBC recommends five percent slope away from structures for landscape areas within ten feet of the residence. Hardscape areas shall be sloped a minimum of two percent where within ten feet of the residence unless allowed otherwise by the building official. Minimum drainage shall be one percent for landscape areas and two percent for all other areas.

We do not recommend the use of bottomless trench drains to conform with infiltration best management practice (BMP) such as infiltration trenches, infiltration basins, dry wells, permeable pavements or similar systems designed primarily to percolate water into the subsurface soils within three feet of foundations. Due to the physical characteristics of the site earth materials, infiltration of waters into the subsurface earth materials has a risk of adversely affecting below grade structures, building foundations and slabs, and landscape improvements. From a geotechnical viewpoint surface drainage should be directed to the street.

The WQMP requirement shall be addressed by the Civil Engineer.

ENGINEERING CONSULTATION, TESTING & OBSERVATION

We will be pleased to provide additional input with respect to foundation design once methods of construction have been determined.

Grading and foundation should be reviewed by this office prior to commencement of grading so that appropriate recommendations, if needed, can be made.

Areas to receive fill shall be observed when unsuitable materials have been removed and prior to placement of fill. Fill shall be observed and tested for compaction as it is placed.

SUPPLEMENTAL CONSULTING

During construction, a number of reviews by this office are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. Although not all possible geotechnical observation and testing services are required. The following site reviews are advised, some of which will probably be required by the City of Newport Beach:

- Grading and excavations review for rain structures
- Foundation excavations
- Slab subgrade compaction testing prior to placement of the capillary break or waste slab
- Slab and placement, primary and apartment structures
- Compaction of utility trench backfill
- Hardscape subgrade compaction

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AGENCY REVIEW

All soil, geologic and structural aspects of the proposed development are subject to the review and approval of the governing agency(s). It should be recognized that the governing agency(s) can dictate the manner in which the project proceeds. They could approve or deny any aspect of the proposed improvements and/or could dictate which foundation and grading options are acceptable. Supplemental geotechnical consulting in response to agency requests for additional information could be required and will be charged on a time and materials basis.

LIMITATIONS

This report presents recommendations permitting to the subject site based on the assumption that the subsurface conditions do not deviate appreciably from those disclosed by our exploratory excavations. Our recommendations are based on the technical information, our understanding of the proposed construction, and our experience in the geotechnical field. We do not guarantee the performance of the project, only that our engineering work and judgments meet the standard of care of our profession at this time. In view of the general conditions in the area, the possibility of different local soil conditions may exist. Any deviation or unexpected condition observed during construction should be brought to the attention of the Geotechnical Engineer. In this way, any supplemental recommendations can be made with a minimum of delay necessary to the project.

If the proposed construction will differ from our present understanding of the project, the existing information and possibly new factors may have to be evaluated. Any design changes and the finished plan should be reviewed by the Geotechnical Consultant. Of particular importance would be extending development to new areas, changes in structural loading conditions, postponed development for more than a year, or changes in ownership.

This report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project, and incorporated into the plans and that the necessary steps are taken to see that the construction and subcontractors carry out such recommendations in the field.

This report is subject to review by the controlling authorities for this project.

We appreciate this opportunity to be of service to you.

Respectfully submitted:
COAST GEOTECHNICAL, INC.

Michael H. Chen
RCE 54011

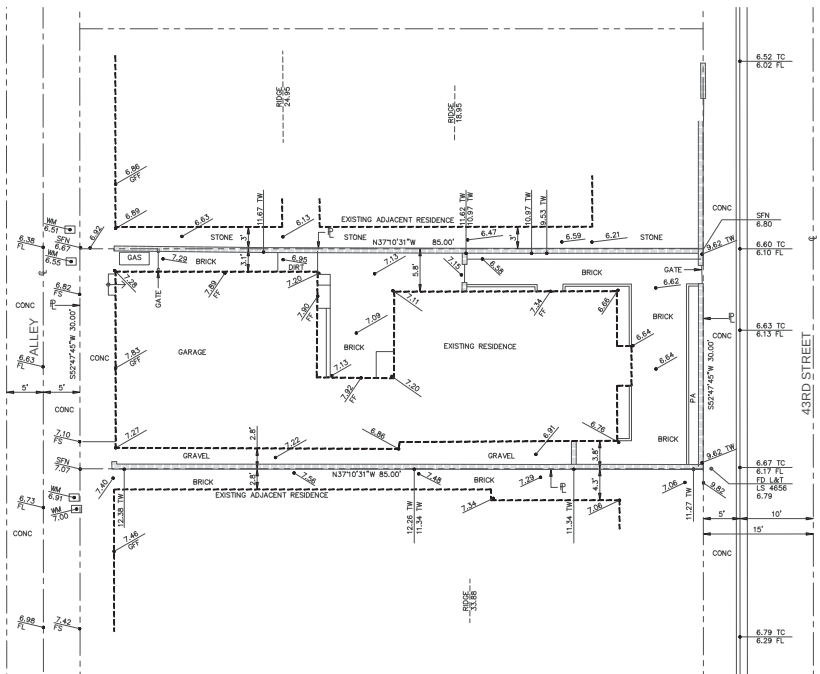


David Hume
Staff Geologist

		ARCHITECT:	OWNER/DEVELOPER:	PREPARED BY:		SOILS ENGINEER/GEOLGIST:	BENCHMARK:	LEGAL DESCRIPTION:	SOILS REPORT RECOMMENDATIONS	SHEET	
		CRAIG S. HAMPTON, INC. 5500 E. QUARTERSAWN ST BOISE, ID 83716 (949) 209-8883	ONE TWENTY-FIVE HOLDINGS, LLC 3857 BIRCH STREET, SUITE 5052 NEWPORT BEACH, CA 92660 (951) 714-1024	FORKEST ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST., STE 203 HUNTINGTON BEACH, CA 92646 (714) 963-6793 JN 10736		COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92633 PH: 714-870-1211 W.O. 697025-01 DATED: DECEMBER 19, 2025	BENCHMARK NO. NB2-7-77 ELEV.=8.565 (NAV/88) YEAR LEVELED 2015	LOT 17 OF TRACT MAP NO. 3813 IN THE CITY OF NEWPORT BEACH, CA. APN: 423-022-17	125 43RD STREET NEWPORT BEACH, CALIFORNIA	C5	
R E V I S I O N S											
		DRAWN: JC									
		CHK'D: TR									
		DATE: 12/1/25									OF 55 SHEETS

ABBREVIATIONS

AD	AREA DRAIN
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOW LINE
FF	FINISH FLOOR
PH	FIRE HYDRANT
PP	FINISH PAD
FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
HI	HANDHOLE
HP	HIGH POINT
IP	IRON PIPE
IE	INVERT ELEVATION
ICV	IRRIGATION CONTROL VALVE
OG	ORIGINAL GROUND
PA	PLANTER AREA
PL	PROPERTY LINE
PROP	PROPOSED
L&T	LEAD AND TACK
MON.	MONUMENT
NTD	NOTHING
R/W	RIGHT OF WAY
SDWK	SIDE WALK
S.F.N.	SEARCHED FOUND NOTHING
SL	STREET LIGHT
SPK	SPRINKLER
SMH	SEWER MANHOLE
T.B.M.	TEMPORARY BENCHMARK
TC	TOP OF CURB
TF	TOP OF FOOTING
TFN	TOP OF FENCE
TO	TOP OF GRADE
TOC	TOP OF CONCRETE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE



JLee Engineering, Inc.
Approved
By Eddie Aguirre
05/14/2026

This set of plans and specifications MUST be kept on the job site at all times and it is unlawful to make any changes or alterations of these plans without written permission from the local Jurisdictions or Agencies. The stamping of these plans and specifications shall NOT be held to permit or be an approval of the violations of the applicable codes, any provisions of any Local Ordinances or State law.



1"=8'

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING

TOPOGRAPHIC SURVEY
125 43RD STREET
NEWPORT BEACH, CA

SHEET:
SHEET
C6
OF 55 SHEETS

NO.	DATE	REVISIONS

DESIGNED:	
DRAWN:	JG
CHECKED:	TR
DATE:	9/8/25

OWNER:
MR. SCOTT VISNER
125 HOLDINGS LLC
125 43RD STREET
NEWPORT BEACH, CA 92663

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10736



BASIS OF BEARING:
THE CENTER LINE OF 43RD STREET BEING S52°47'45"E AS SHOWN ON TRACT MAP 3813.

BENCHMARK:
BENCHMARK NO: NB2-7-77
ELEV=8.565 (NAVD88)
YEAR LEVELED 2015

LEGAL DESCRIPTION:
LOT 17 OF TRACT MAP NO. 3813 IN THE CITY OF NEWPORT BEACH, CA.

APN: 423-022-17

05/21/2026