

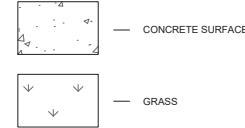
Attachment No. PC 5

Project Plans

INTENTIONALLY BLANK PAGE

LEGEND

- BLOCK WALL
- AC — ASPHALT PAVEMENT
- ACU — AIR CONDITION UNIT
- BS — BOTTOM STEP
- GA — GUY ANCHOR
- EG — EDGE OF GUTTER
- FF — FINISH FLOOR
- FFG — FINISH FLOOR GARAGE
- FL — FLOWLINE
- FS — FINISHED SURFACE
- FS — FINISHED SURFACE
- GM — GAS METER
- NG — NATURAL GROUND
- PA — PLANTER AREA
- PP — POWER POLE
- SDMH — STORM DRAIN MANHOLE
- SCO — SEWER CLEANOUT
- SMH — SEWER MANHOLE
- TC — TOP OF CURB
- TH — TOP OF HEDGE
- TS — TOP STEP
- TW — TOP OF WALL
- TWS — TOP OF WALL STEP
- WM — WATER METER
- () — EXISTING ELEVATION
- — SEARCHED, FOUND NOTHING; SET NOTHING
- ⊕ — TEMPORARY BENCHMARK SET ON A STORM DRAIN MANHOLE (SDMH) ELEVATION = 62.07 FEET



LINE	BEARING	LENGTH
L1	N49°24'15"W	117.89'

TITLE REPORT/EASEMENT NOTES

2516 AND 2518 BAYSIDE DRIVE
CORONA DEL MAR, CA 92625
(APN: 459-114-10)

NO TITLE REPORT PROVIDED

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1, IN BLOCK 331 OF CORONA DEL MAR, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE(S) 41 AND 42, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION

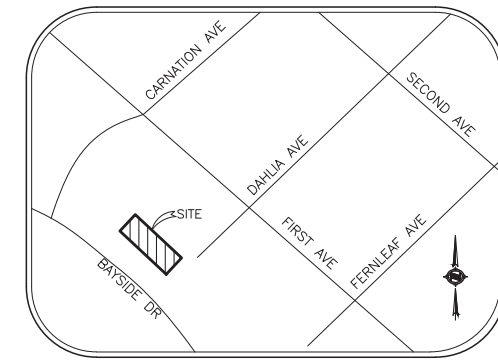
BENCHMARK NO. 3K-28A-68

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-28A68", SET IN THE SOUTHEASTERN CORNER OF A 4 FT. BY 3.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERN CORNER OF THE INTERSECTION OF BAYSIDE DRIVE AND CARNATION AVENUE, 19 FT. NORTHERLY OF THE CENTERLINE OF CARNATION AND 48 FT. EASTERLY OF THE CENTERLINE OF BAYSIDE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

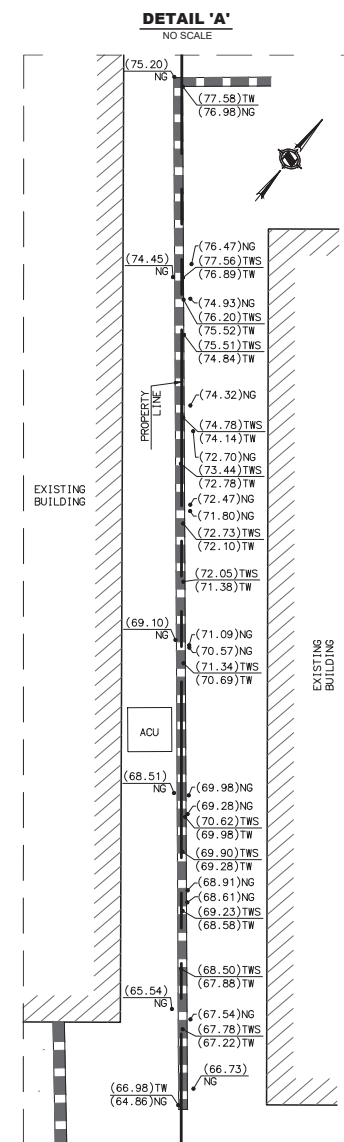
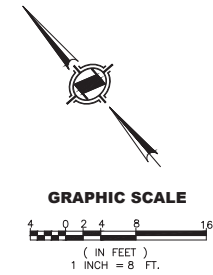
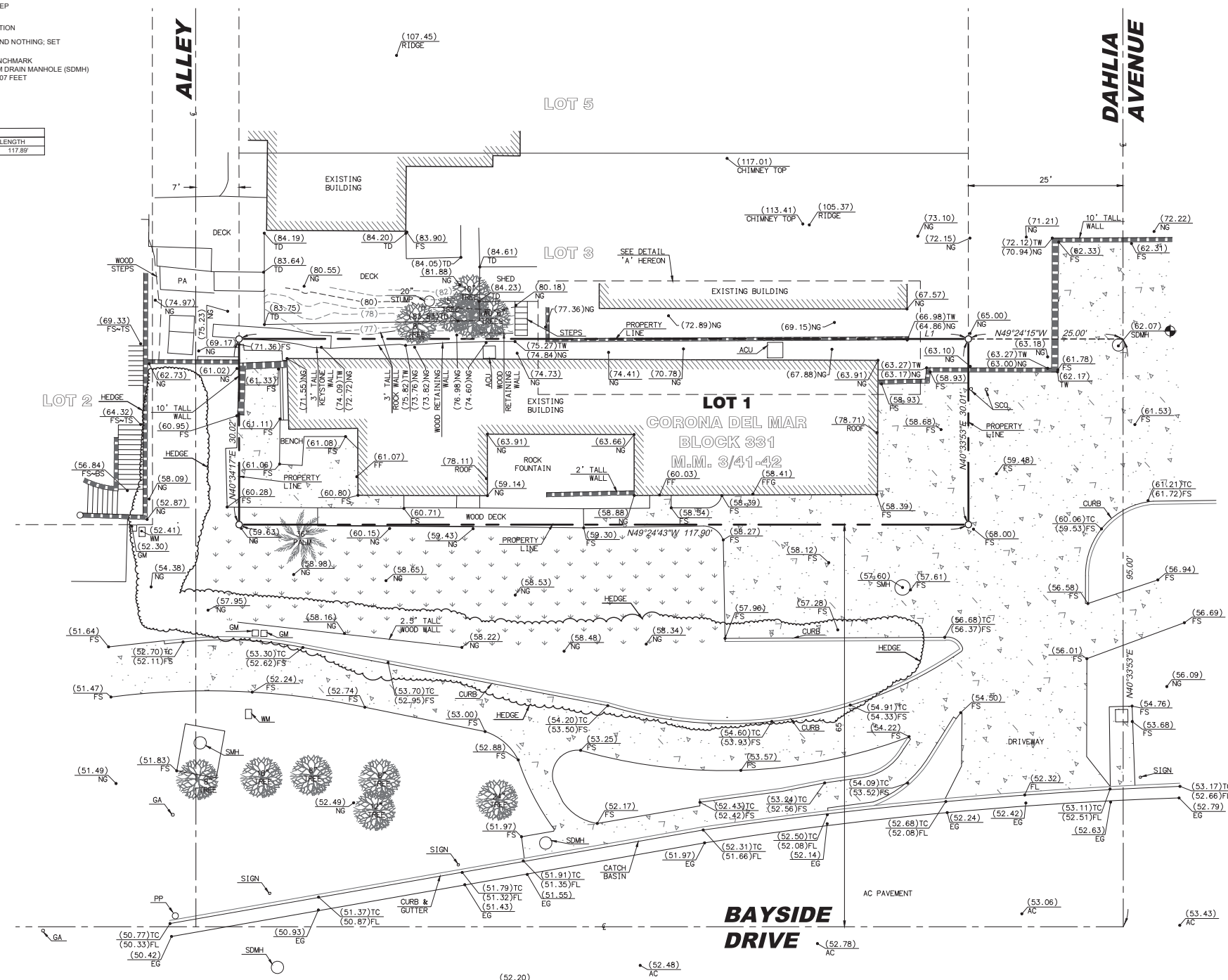
ELEVATION: 40.282 (NAV088), YEAR LEVELED 2011

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATIONS G.P.S. NO. 6292 AND G.P.S. NO. 6200 R1, BEING N40°35'00"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



VICINITY MAP
NO SCALE



DETAIL 'A'
NO SCALE

SURVEYOR'S NOTES

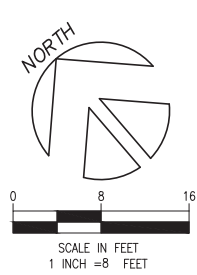
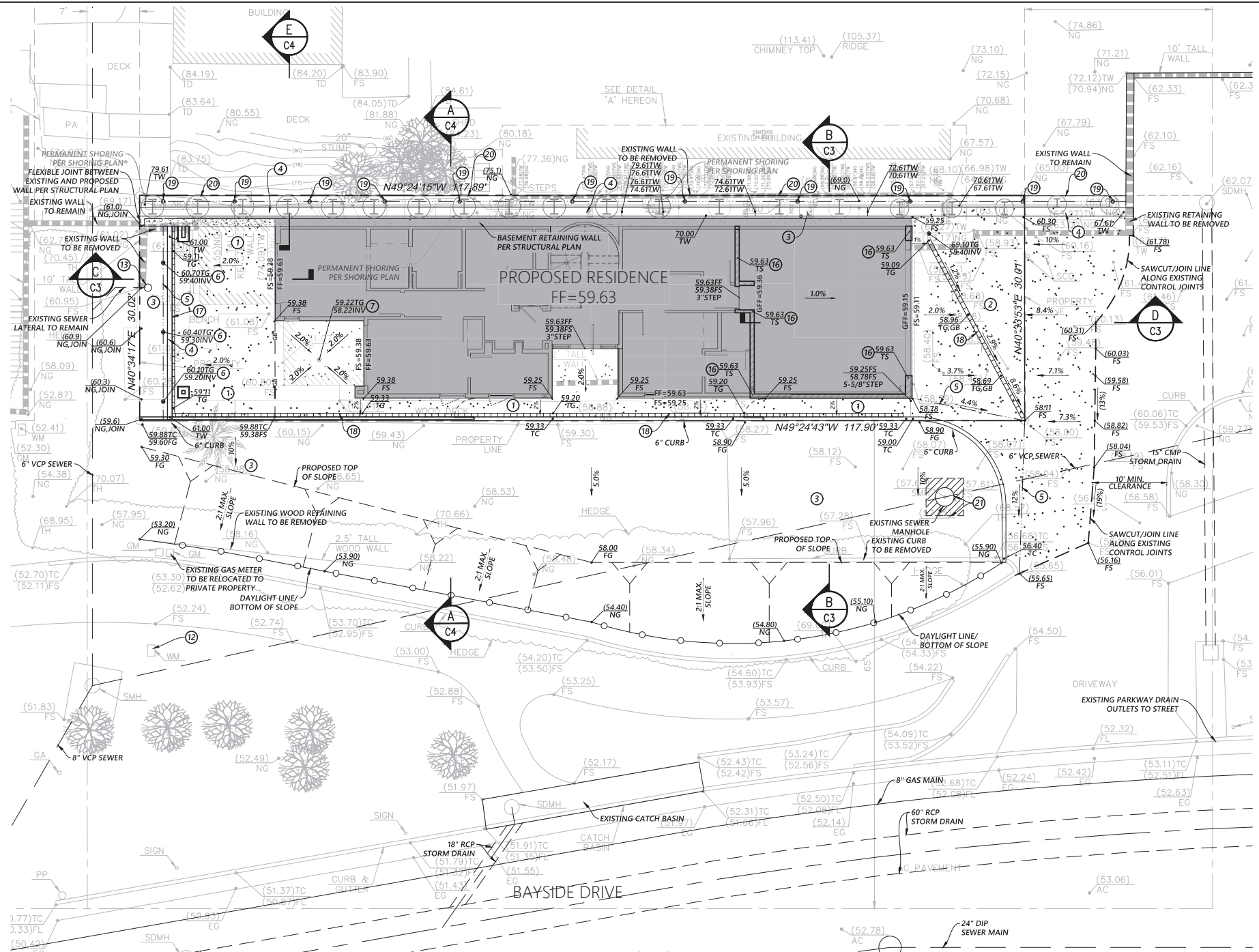
SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.
PLEASE CALL PAUL CRAFT @ 714-488-5006 TO SCHEDULE.



PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/26
DATE 3/24/2026

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

<p>PROJECT SURVEYOR APEX LAND SURVEYING INC. NEWPORT BEACH, CALIFORNIA 92646 PHONE: (714) 488-5006 FAX: (714) 333-4440 APEXLSI@GMAIL.COM</p>	<p>DATE: 6/14/2022 & 2/15/2026 SCALE: 1" = 8' DRAWN: J. A. H CHECKED: P. D. C.</p>	<p>NO. DESCRIPTION</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>APP'D</p>
<p>TOPOGRAPHIC MAP</p>					
<p>2516 AND 2518 BAYSIDE DRIVE CORONA DEL MAR, CA 92625 APN: 459-114-10</p>					
<p>SHEET NO. 1 OF 58</p>					



LEGEND

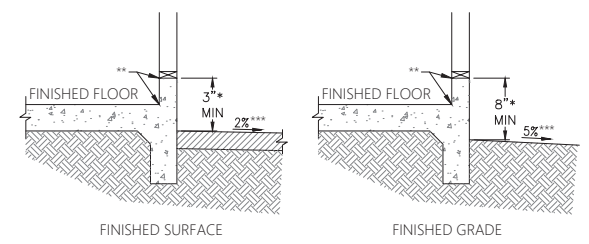
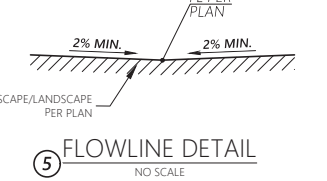
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
FF	FINISHED FLOOR ELEVATION
TG	TOP OF GRATE
TC	TOP OF COPING OR TOP OF CURB
TW	TOP OF WALL
TS	TOP OF RAILING
TR	TOP OF STEMWALL
FS	FINISHED SURFACE
FL	FLOW LINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
EG	EXISTING GRADE
NG	NATURAL GRADE
()	EXISTING SPOT ELEVATION
()	HARDSCAPE PER ARCH. PLAN
()	BIORETENTION AREA PER DETAIL ON SHEET C3
()	PROPERTY LINE AND LIMIT-OF-WORK
()	PROPOSED WALL
()	BUILDING STEMWALL
()	EXISTING ELEVATION: CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING
(102.6) OR 102.6	

CONSTRUCTION NOTES

- HARDSCAPE PER ARCHITECT'S PLAN.
 - DRIVEWAY PER ARCHITECT'S PLAN.
 - PLANTER AREA PER ARCHITECT'S PLAN.
 - PROPOSED RETAINING WALL PER ARCHITECT'S PLAN AND STRUCTURAL PLAN.
 - CONSTRUCT FLOWLINE PER DETAIL HEREON.
 - FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL HEREON.
 - FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL HEREON.
 - CONNECT DOWNSPOUT TO ONSITE STORM DRAIN SYSTEM PER DETAIL ON SHEET PER DETAIL ON SHEET C3.
 - IF EXISTING METER IS SUBSTANDARD, REMOVE AND REINSTALL 1-INCH WATER METER PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 502. PROTECT SERVICE LINE FROM METER TO WATER MAIN. METER AND SERVICE SIZE SHALL BE CONFIRMED BY MEP CONSULTANT.
 - FIELD VERIFY LOCATION AND CONDITION OF EXISTING SEWER LATERAL TO SATISFACTION OF CITY ENGINEER. REMOVE EXISTING CLEANOUT AND PROVIDE NEW SEWER CLEANOUT WITH TRAFFIC RATED BOX PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 406.
 - CONSTRUCT CONCRETE STEMWALL PER STRUCTURAL PLAN AND DETAIL HEREON.
 - 4-INCH WIDE NDS TRENCH DRAIN W/ LIGHT GRAY GRATE.
 - 6-INCH WIDE BOTTOMLESS TRENCH DRAIN PER DETAIL ON SHEET C3.
 - FURNISH & INSTALL 3" ATRIUM GRATE WITH REQUIRED FITTINGS PER DETAIL ON SHEET C4.
 - CONSTRUCT 18" WIDE CONCRETE RETAINING WALL V-DITCH PER DETAIL ON SHEET C4.
 - ADJUST EXISTING MANHOLE COVER ELEVATION TO GRADE PER DETAIL HEREON.
- **** ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- *** 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.

TRENCH AND EXCAVATION NOTE

- CONTRACTOR SHALL USE CITY STANDARD FORM '30-DAY NOTICE OF INTENT TO EXCAVATE' TO NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 30 DAYS PRIOR TO STARTING EXCAVATION OR SHORING. CITY STANDARD FORM CAN BE OBTAINED AT: <http://www.newportbeachca.gov/home/showdocument?id=17395>. PROOF OF CERTIFIED DELIVERY IS REQUIRED AT THE TIME OF PERMIT ISSUANCE.
- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND/OR UNDERPINNING.
- CONTINUOUS SPECIAL INSPECTION, PER SECTION 1705.6, SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.

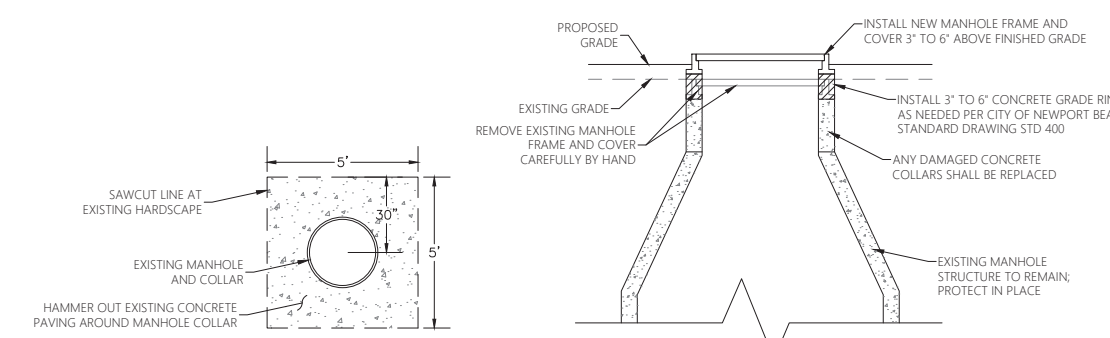


16 STEMWALL/ADJACENT GRADE DETAIL
NO SCALE

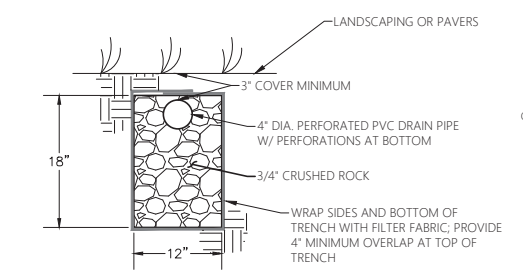
* VERTICAL DISTANCE MAY BE REDUCED PROVIDED THAT WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS ARE MADE OF NATURAL DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE SECTION 2301.11 AND UPWA U1.

** CONSTRUCT STEM WALL AS NECESSARY TO PROVIDE MINIMUM SEPARATION DISTANCE BETWEEN WOOD SHEATHING AND SURFACE PER CBC SECTION 2301.11

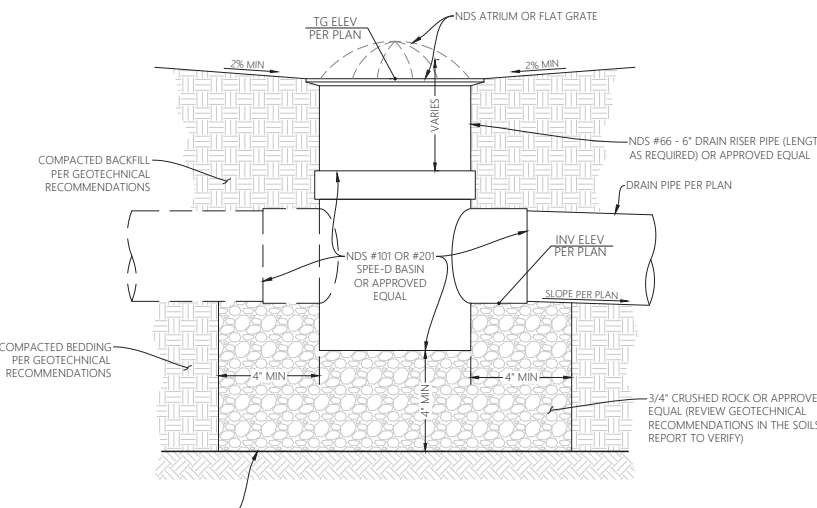
*** MINIMUM GRADE AWAY FROM FOUNDATION SHALL BE PER CALIFORNIA BUILDING CODE SECTION 1804.3. CONTRACTOR SHALL NOTIFY CIVILSCAPES ENGINEERING IF THERE ARE ANY CONFLICTS



21 MANHOLE GRADE ADJUSTMENT DETAIL
NO SCALE



15 PERFORATED DRAIN PIPE AND TRENCH
NO SCALE



6,7 NDS SPEE-D BASIN DETAIL
NO SCALE

CIVILSCAPES ENGINEERING
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
949.464.8115 info@civilscales.com

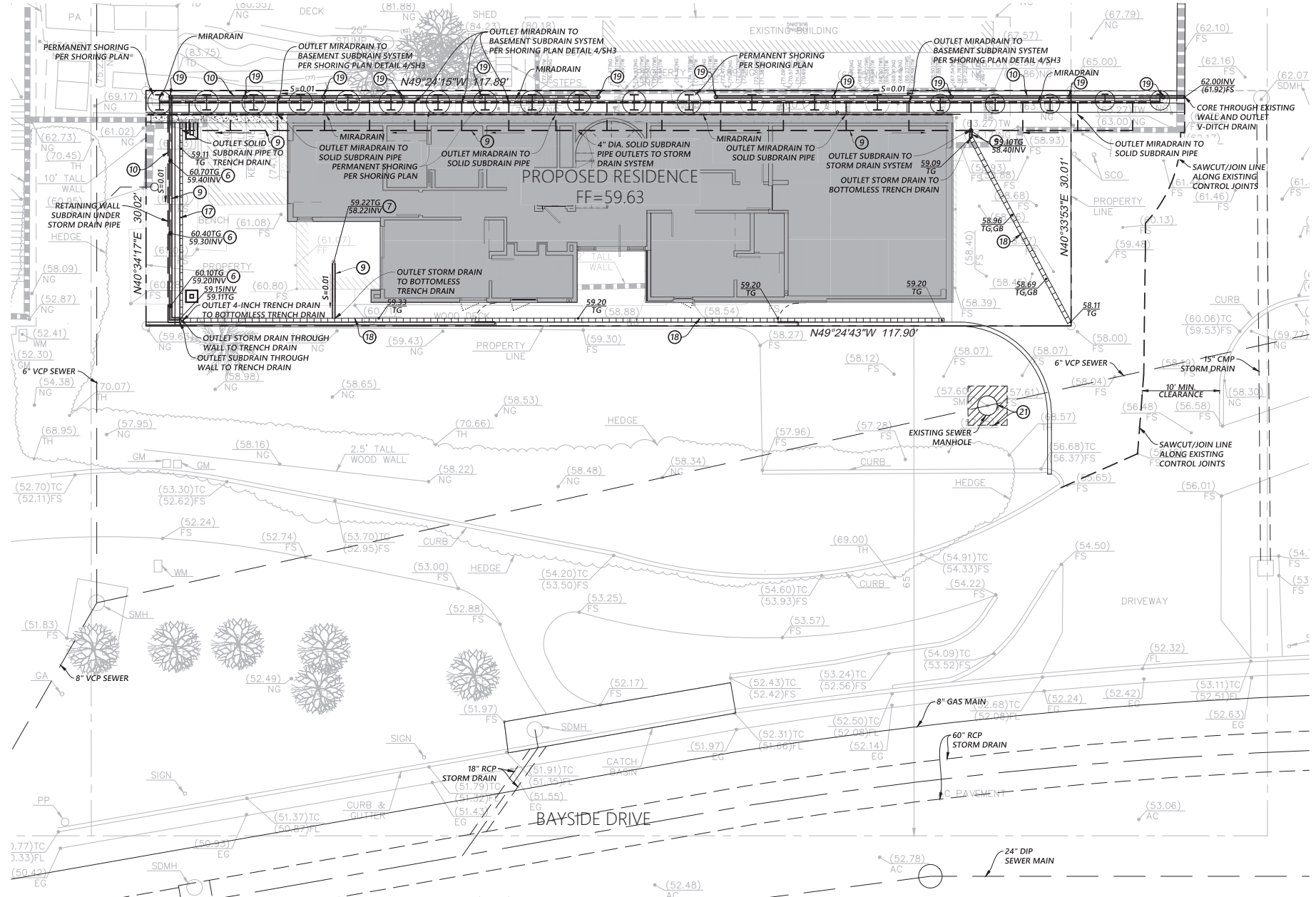
PRECISE GRADING PLAN FOR DAHLEH RESIDENCE
GRADING PLAN
2516 BAYSIDE DRIVE
CORONA DEL MAR, CA 92625

REVISIONS

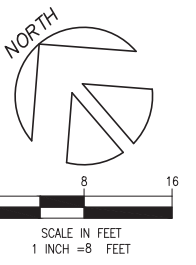
NO.	REVISION	DATE

JOB NO. 22037
DATE 3/17/2026
SHEET NO. **C2**
59 OF 7

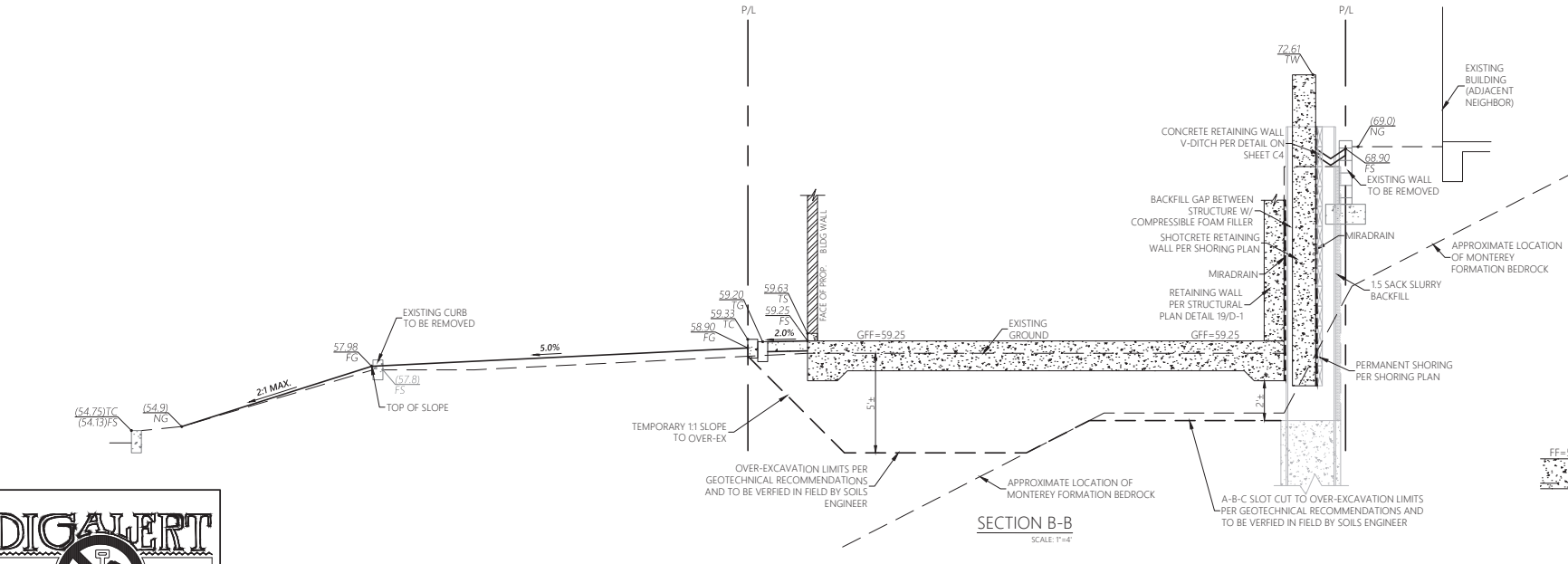
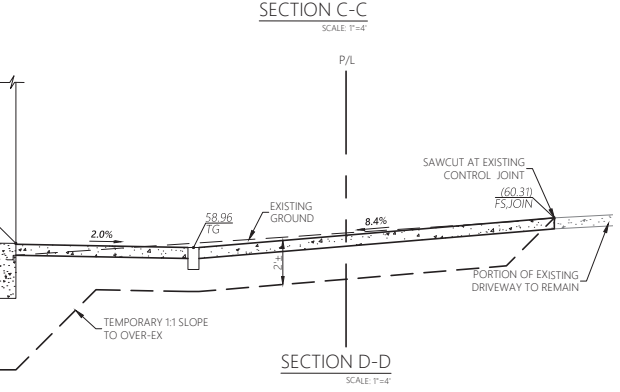
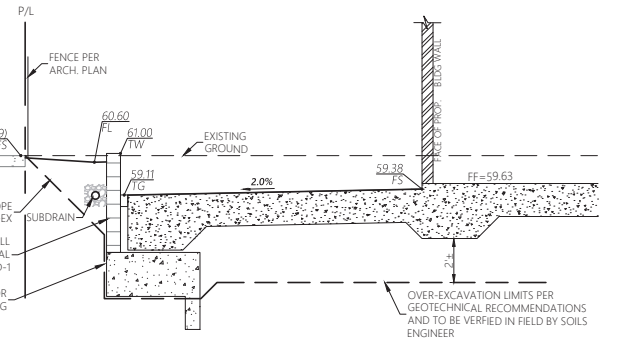
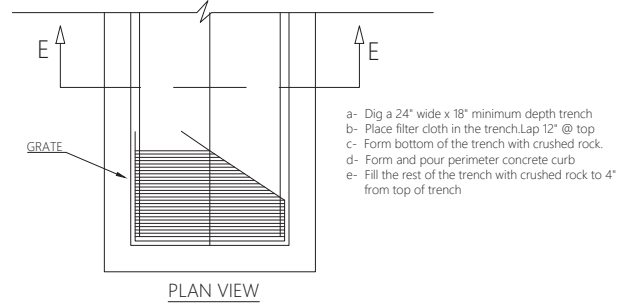
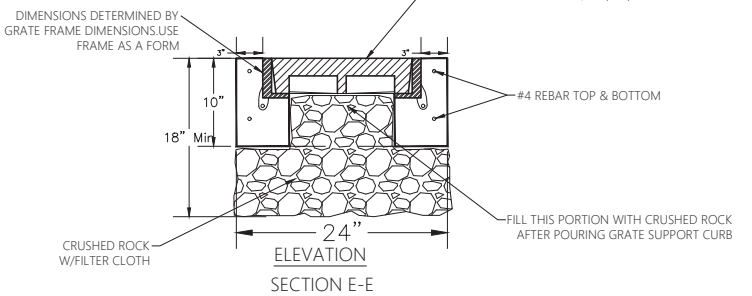




- ### LEGEND
- TOP OF SLOPE
 - TOP OF RETAINING WALL
 - FINISHED FLOOR ELEVATION
 - TOP OF GRATE
 - TOP OF COPING OR TOP OF CURB
 - TOP OF WALL
 - TOP OF RAILING
 - TOP OF STEMWALL
 - FINISHED SURFACE
 - FLOW LINE
 - FINISHED GRADE
 - GRADE BREAK
 - HIGH POINT
 - INVERT
 - GARAGE FINISHED FLOOR
 - EXISTING GRADE
 - NATURAL GRADE
 - EXISTING SPOT ELEVATION
- (102.6 OR 102.6)



- ### CONSTRUCTION NOTES
- 6 FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL ON SHEET C2.
 - 7 FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL ON SHEET C2.
 - 8 CONNECT DOWNSPOUT TO ONSITE STORM DRAIN SYSTEM PER DETAIL ON SHEET PER DETAIL HEREON.
 - 9 FURNISH & INSTALL 4-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
 - 10 FURNISH & INSTALL 4-INCH PERFORATED PVC SUBDRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
 - 11 NOT USED.
 - 14 FURNISH & INSTALL 3-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
 - 15 NOT USED.
 - 17 4-INCH WIDE NDS TRENCH DRAIN W/ LIGHT GRAY GRATE.
 - 18 6-INCH WIDE BOTTOMLESS TRENCH DRAIN PER DETAIL HEREON.
 - 19 FURNISH & INSTALL 3" ATRIUM GRATE WITH REQUIRED FITTINGS PER DETAIL ON SHEET C4.
 - 21 ADJUST EXISTING MANHOLE COVER ELEVATION TO GRADE PER DETAIL ON SHEET C2.

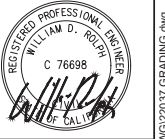


CIVILSCAPES ENGINEERING
 28052 CAMINO CAPISTRANO, STE 213
 LAGUNA NIGUEL, CA 92677
 949.464.8115 info@civilscales.com

**PRECISE GRADING PLAN
 FOR DAHLEH RESIDENCE
 STORM DRAIN PLAN**

2516 BAYSIDE DRIVE
 CORONA DEL MAR, CA 92625

NO.	REVISION	DATE



JOB NO. 22037
 DATE 3/17/2026
 SHEET NO.

C3
 SHEET NO. 3 OF 7



G:\Project\22037\2516 Bayside Dr. Cal\DWG\22037 GRADING.dwg

July 12, 2022

File No: 8634-00
Report No: R1-8634
Page: 8

The results of our on-site field investigation, as well as nearby investigations by us and others, indicate that the graded site will be directly underlain by Class D (Default) artificial fill over Class C and B soft to dense rock within the Monterey formation sandstone/siltstone bedrock. Foundations will be embedded in compacted fill. In consideration of the fill soils at the foundation levels, we recommend using a characterization of this property as a Class D (Default) Site Classification.

Secondary Seismic Hazards

Review of the Seismic Hazards Zones Map (CDMG, 1997/1998) for the Newport Beach Quadrangle, indicates the site is not located within a zone of required investigation for earthquake-induced liquefaction and is within a zone of required investigation for landslide (see Figures 7 and 8). This finding is in keeping with the results of our study. The landslide hazard has been eliminated by past development on this and adjoining properties, which included fill placement within the old ravine and cuts into the hillside with retaining wall construction.

Other secondary seismic hazards to the site include deep rupture, shallow ground cracking, lurching with lateral movement and settlement. With the absence of active faulting on-site, the potential for deep fault rupture is not present. The potential for shallow ground cracking to occur during an earthquake is a possibility at any site but does not pose a significant hazard to site development. The potential for seismically-induced lurching and settlement to occur is considered remote for the site. The potential for tsunami inundation at the site elevation is nil at the foundation levels.

CONCLUSIONS

- Proposed development is considered feasible from a geotechnical viewpoint provided the recommendations of this report are followed during design, construction, and maintenance of the subject property. Proposed development should not adversely affect, or be adversely affected by, adjacent properties, providing appropriate engineering design, construction methods and care are utilized during construction.
- The primary geotechnical considerations at the property will include the excavation for the partial basement level construction, shoring for site excavation and retaining walls, excavation to remove unsuitable soil materials, expansive soil considerations, drainage, subdrainage and property line constraints.
- There are no geotechnical constraints that would preclude the proposed construction if designed and constructed appropriately and in consideration of the property line, fill and slope conditions.
- The property is underlain by bedrock of the Monterey Formation. The bedrock is overlain by landslide debris and artificial fill. The landslide debris is overlain by artificial fill.
- The existing bedrock deposits are expected to be suitable for support of fill and new structures except where disturbed by excavation or demolition. The existing fill and

R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150 Newport Beach, CA 92660

July 12, 2022

File No: 8634-00
Report No: R1-8634
Page: 9

materials should be removed and replaced within the upper 5 feet as part of remedial grading. Bedrock materials should be removed to a depth of at least 2 feet below the foundation and replaced as engineered fill.

- The on-site materials have a medium expansion potential based upon the findings of our investigation.
- The expansive soil above the bedrock at the site should be addressed as part of the structural design, grading and construction. Generally, a mat slab with a thickened edge beam and extra reinforcement may be used for design of slabs and foundations on expansive soils. Maintaining the as-graded moisture content or pre-soaking of the subgrade soils is also required as part of the design.
- If existing retaining walls remain through subsequent construction, removal of backfill may be impractical. New foundations should extend to depths below any undecomposed backfill materials and to a sufficient depth to avoid surcharge of the adjacent walls or foundations.
- Retaining wall and foundation plans will require further review by this office and should be forwarded to us for review, as they are prepared, in order to provide specific load information for proposed walls and footings.
- No active faults are known to transect the site and, therefore, the site is not expected to be adversely affected by surface rupturing. It will, however, be affected by ground motions from earthquakes during the design life of the residence. The potential for seismically-induced liquefaction or landsliding affecting the proposed residence is considered to be very low.
- Groundwater is not expected to be a concern during construction. Suitable drainage elements need to be installed at retaining walls to mitigate possible transient seepage.
- Adverse surface discharge onto or off the site is not anticipated provided proper civil engineering design and post-construction site grading are implemented.
- Concentrated water infiltration into the on-site near surface soils is not practical or advisable due to low permeability rates in the fine-grained soils encountered during our field investigation.
- The proposed residence may be supported by a mat slab and foundation system designed in consideration of the expansive soil conditions and supported entirely within geotechnically approved recomacted fill materials. Shoring is anticipated along property line excavations.
- Monitoring of adjoining properties and shoring elements will be required as part of the construction.

R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150 Newport Beach, CA 92660

July 12, 2022

File No: 8634-00
Report No: R1-8634
Page: 10

RECOMMENDATIONS

Site Preparation and Grading

- General**
Site grading should be performed in accordance with the requirements of the City of Newport Beach, the recommendations of this report, and the Standard Grading Guidelines of Appendix D. All excavations should be supervised and approved in writing by a representative of this firm.
- Demolition and Clearing**
Deleterious materials, including materials from the demolition, organic materials and trash, should be removed and disposed of off-site. Subsurface elements of demolished structures should be completely removed, including any basements, foundations, septic tanks, cisterns, abandoned utility lines, etc.
- Subgrade Preparation**
Within at-grade slab areas for structures, excavations should be made to remove any soils disturbed by demolition, unsuitable fill and surficial materials where encountered within the building areas. A minimum removal depth of 5 feet is recommended in surficial soil areas to provide uniform bearing conditions below foundation and slab areas. Where bedrock material is encountered the removals may be reduced to a depth that provides 24-inches of compacted, engineered fill below footings. Removals should be followed by 6-inches of scarification and re-compaction. These remedial excavations should be made within the planned building footprint and the influence zone of footings. Excavations should extend to a depth that provides at least 24-inches of re-compacted fill below footings. Deeper excavations may be necessary to remove unsuitable materials, if encountered. Although not encountered in our exploratory borings, dry or porous native soil zones should be excavated to suitable materials if exposed during grading. Excavations should be replaced with compacted engineered fill. The horizontal limits of overexcavation should be outlined by the geotechnical engineer based on grading and foundation plans when these are available for review.
Shallow bedrock exposures may require specialized, heavy-duty equipment for on-site excavations. The density of the bedrock is expected to vary across the site. Plans for all earth retaining structures, drawn as part of the planned development, should be forwarded to the Geotechnical Engineer prior to excavation.

R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150 Newport Beach, CA 92660

July 12, 2022

File No: 8634-00
Report No: R1-8634
Page: 11

Subsurface materials are depicted on the Geotechnical Plot Plan, Figure 1, and in Cross-Sections A-A' and B-B', Figures 2 and 3. The cross-sections should be updated, if necessary, when preliminary grading plans are prepared.

Shoring is anticipated to be required to accomplish remedial grading and construction of new improvements due to the planned excavation depths, the presence of existing retaining walls and grade differences along adjoining lots.

Removals below significant hardscape improvements such as driveways, patios, and sidewalks should be sufficient to remove existing disturbed native and fill soil. Removal depths of 24-inches are expected to be adequate in yard areas; however, boundary conditions for removals under exterior improvements may be better addressed subsequent to demolition when excavation equipment can expose the site materials for evaluation and when improvement limits are identified on the plan.

Removals should be followed by 6-inches of scarification and recompaction. Excavations that require filling should be replaced with compacted engineered fill.

The depths of overexcavation should be reviewed by the Geotechnical Engineer or Geologist during the actual construction. Any surface or subsurface obstructions, or questionable material encountered during grading, should be brought immediately to the attention of the Geotechnical Engineer for recommendations.

4. Fill Soils

The on-site soils are anticipated to be suitable for use as compacted fill (but not as retaining wall backfill); however, silt, clay and diatomaceous materials may be difficult to moisture condition and utilize in the fill. The Contractor should plan on possible difficult mixing and compaction of the on-site materials. Uniform mixing and the use of a compactor that provides a broad, uniform weight, such as with track-mounted equipment or a sheepsfoot roller (preferred over narrow tire wheel rolling) will generally be more efficient for compaction. Fine-grained materials will also impact the expansion potential of the foundation soils. Fill soils should be free of debris, organic matter, cobbles and concrete fragments greater than 6-inches in diameter.

Soils imported to the site for use as fill below foundation and slab areas should be predominantly granular, non-expansive, non-plastic and approved by the Geotechnical Engineer prior to importing.

On-site materials should be placed at above optimum moisture content and compacted under the observation and testing of the Soil Engineer. Moisture contents should be maintained in the time period between completion of grading and construction of the foundation and slab. In our experience, periodic watering of the exposed graded surface soils will help to maintain moisture, minimize tension cracks and reduce the effort required for pre-soaking.

R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150 Newport Beach, CA 92660

July 12, 2022

File No: 8634-00
Report No: R1-8634
Page: 12

The recommended minimum density for compacted material is 90 percent of the maximum density as determined by ASTM D1557.

- Shrinkage and Bulking**
Shrinkage losses for existing fill materials are expected to be on the order of 3 percent. Additional clearing losses from demolition could result in volume reductions for available fill soils. Some bulking of bedrock materials is likely to occur. The volume change due to bulking will be dependent on overexcavation depths, the field moisture content at the time of grading and the conditions during fill compaction.
- Expansive Soils**
Expansion tests should be performed during grading to determine the expansion potential of the processed fill materials. On-site surface soils encountered during our investigation were determined to be silts with a medium expansion potential.
- Compaction Standard**
Fill materials should be placed at above optimum moisture content and compacted under the observation and testing of the Soil Engineer. The recommended minimum density for compacted material is 90 percent of the maximum density as determined by ASTM D1557. The recommended moisture content is above optimum per the recommendations herein.
- Temporary Construction Slopes**
Temporary slopes exposing onsite materials should be cut in accordance with Cal/OSHA Regulations. It is anticipated that the exposed onsite earth materials may be classified as Type B soil overlying Stable Rock. The fill materials appear to be relatively stiff/medium dense below this site and are expected to be stable at expected cut angles. Temporary cuts of 1:1 (horizontal: vertical) above the bedrock are expected to be appropriate for fill and colluvium/terrace deposits. Per usual City of Newport Beach requirements, excavation cuts should be above a 1:1 or flatter plane extending downward from the property line unless shoring is installed. The material exposed in temporary excavations should be evaluated by the contractor and geotechnical consultant during excavation and construction.
Shoring should be anticipated where space limitations preclude temporary slope layback and should be anticipated for portions of retaining walls constructed along and near the side property margins. This applies to exterior retaining walls as well as house structure subterranean retaining walls. Lateral support of adjacent public and private property improvements should be maintained during grading and construction. The use of

R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150 Newport Beach, CA 92660

July 12, 2022

File No: 8634-00
Report No: R1-8634
Page: 13

lagging or plates between shoring elements will be required for basement excavations. Excavations should be reviewed by the Geologist as these materials are exposed.

The safety and stability of temporary construction slopes and cuts is deferred to the General Contractor, who should implement the safety practices as defined in Section 1541, Subchapter 4, of Cal/OSHA TB Regulations (2006). The Geotechnical Consultant makes no warranties as to the stability of temporary cuts. Soil conditions may vary locally and the Contractor(s) should be prepared to remedy local instability if necessary. Contract Documents should be written in a manner that places the Contractor in the position of responsibility for the stability of all temporary excavations. Stability of excavations is also time dependent. Unsupported cuts should not be allowed to dry out and should not be left open for extended time periods.

- Adjacent Property Assessments and Monitoring**
The proposed excavations into hard or dense bedrock materials will cause vibrations and sound pressure (noise) that may be potentially disturbing to occupants of neighboring properties. If appropriate equipment and experienced operators and contractors perform the excavations, it is unlikely that such vibrations will be sufficient to promote structural damage in the vicinity.
The following measures may be considered in order to reduce the potential risks of damage, and perceived damage, to adjoining improvements:
 - Visual inspections and walk-throughs of each of the adjacent properties should be arranged in order to document pre-existing conditions and damages.
 - Measurements of all existing damages observed, including crack lengths, widths and precise locations should be made.
 - Photographs should be taken to accompany written notes that refer to damages or even lack of damages. Video may also be considered; however, videos that attempt to show these types of damages are often lacking in detail.
 - Floor level surveys of nearby structures may be considered especially if pre-existing damage is evident.
 - Vibrations from construction equipment may be monitored with portable seismographs during excavation into bedrock materials. Vibration monitoring is, therefore, highly recommended during demolition and installation of shoring.
 - Surveys to monitor lateral and vertical position of adjacent improvements and shoring elements is recommended.
 - It is recommended that the Project Geologist be on-site during excavation in order to evaluate conditions as the project advances.
 - Please note that these activities require coordination with your contractor and some activities may not be part of our normal scope of work unless requested.

Construction activities, particularly excavation equipment, produce vibrations that can be felt by occupants of adjoining properties. People will often be annoyed by the noise and

R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150 Newport Beach, CA 92660

July 12, 2022

File No: 8634-00
Report No: R1-8634
Page: 14

vibration caused by construction activities, which prompts them to personally perform detailed inspections of their property for damage. Pre-existing damage, that previously went unnoticed, can be unfairly attributed to current construction activities, particularly when pre-construction property inspections are not performed. At that point, it may be difficult to determine what caused the damage, especially damages such as wall separations, cracks in drywall, stucco and masonry. Other common problems that may be scrutinized can include uneven doors, sticking windows, tile cracks, leaning patio posts, fences, gates, etc. Implementation of measures such as those listed above can help avoid conflicts by monitoring construction activities that may be problematic as well as provide valuable data to defend against unwarranted claims.

Foundation Design - Design of Footings

- General**
It is anticipated that foundation elements for the residence will bear in compacted fill and will utilize a mat slab foundation system.
The prepared subgrade materials are expected to be primarily derived from bedrock with medium expansion potential. When removed, mixed and replaced as compacted fill the materials are expected to be in the medium expansion range; however, this will depend on the distribution of these materials on the site. The following recommendations are based on the geotechnical data available and are subject to revision based on conditions actually encountered in the field.
Foundations and slabs should be designed for the intended use and loading by the structural engineer. Our recommendations are considered to be generally consistent with the standards of practice. They are based on both analytical methods and empirical methods derived from experience with similar geotechnical conditions. These recommendations are considered the minimum necessary for the likely soil conditions and are not intended to supersede the design of the Structural Engineer or criteria of governing agencies.
- Mat Slab Foundation System**
A mat slab foundation system is recommended for the slab-on-grade construction at the site. The allowable bearing capacity for a mat slab type system founded on the prepared subgrade should not exceed 1,400 pounds per square foot. This value may be increased by one-third for short-term wind or seismic loading. A minimum slab thickness of 18-inches is recommended. A continuous perimeter thickened edge to a minimum depth of 24-inches is recommended to reduce lateral moisture transfer below the slab. For design of a mat foundation system, a modulus of subgrade reaction of 100 pounds per cubic inch may be considered. Actual thickness, depths and widths of the foundation and slab system should be governed by code requirements and the structural engineering design.

R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150 Newport Beach, CA 92660



CIVILSCAPES 28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
ENGINEERING 949.464.8115 info@civilscapes.com

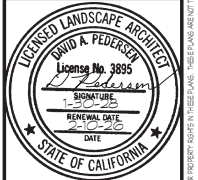
**PRECISE GRADING PLAN
FOR DAHLEH RESIDENCE
GEOTECHNICAL NOTES**
2516 BAYSIDE DRIVE
CORONA DEL MAR, CA 92625

REVISIONS		
NO.	REVISION	DATE



JOB NO. 22037
DATE 3/17/2026
SHEET NO.

C5
SHEET NO. 5 OF 7



PLANTING
 PLAN

DATE: 2-17-26
 DRAWN BY: D.P.

SHEET NO.

8

OF 9

03

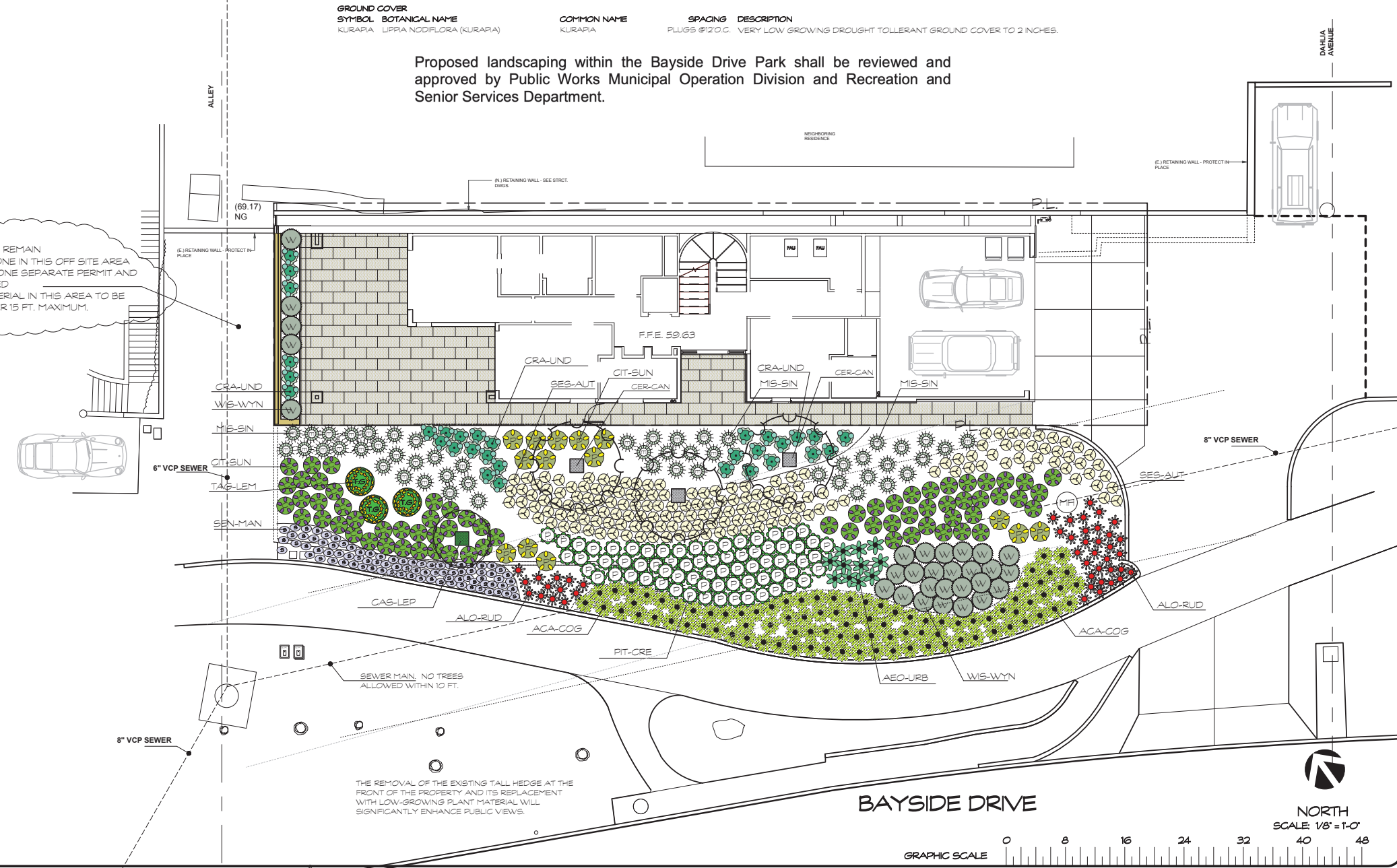
TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
	CAS-LEP	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	42" BOX	SEMI-EVERGREEN TREE TO 25 FT. W/ LOW SPREADING PENDULOUS FORM. COMPOUND LEAVES AND LONG SPIKES OF YELLOW FLOWERS.
	CER-CAN	CERCIS CANADENSIS	FOREST PANSY	24" BOX	DECIDUOUS TREE TO 20 FT. W/ ROUND HEAD AND ROSE PINK FLOWERS, PURPLE FOLIAGE AND REDDISH BRANCHES.

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
	ACA-COG	ACACIA COGNATA	COUSIN ITT	FIVE GAL	EVERGREEN MOUNDING SHRUB TO 30". W/ A 4" SPREAD. NARROW 2 INCH LONG PENDULOUS LEAVES.
	AEO-URS	AECONIUM URBICUM	SALAD BOWL AECONIUM	FIVE GAL	LARGE GREEN SUCCULENT LEAVES IN ROSETTS UP TO 2 FT. ACROSS. REGULAR WATERING 3 FT. WIDE BY 18" TALL.
	ALO-RUD	ALOE RUDIKOPPE	LITTLE GEM ALOE	ONE GAL	LOW GROWING LUSH GREEN ALOE THAT BLOOMS ALL YEAR IN BOTH FULL SUN TO PART SHADE.
	CIT-SUN	CISTUS X SUNSET	SUNSET ROCKROSE	15 GAL	COMPACT, EVERGREEN SHRUB TO 3' X 4' WITH ATTRACTIVE GRAY GREEN FOLIAGE. BRIGHT ROSE FLOWERS.
	CRA-UND	CRASSULA UNDULATIFOLIA	BLUE WAVE	FIVE GAL	COMPACT DENSE SMALL SUCCULENT TO 3FT. W/ TWISTED BLUSH GREY LEAVES.
	BLA-DEC				
	MS-SIN	MISCANTHUS SINENSIS	YAKU JIMA	FIVE GAL	ORNAMENTAL GRASS TO 4 FT.
	PHL-FRU	PHLOMIS FRUTICOSA	JERUSALEM SAGE	FIVE GAL	SMALL EVERGREEN PERENNIAL WITH GRAY GREEN LEAVES AND YELLOW FLOWERS, DROUGHT TOLERANT.
	PIT-CRE	PITOSPORIUM CREAM DE MINT DWARF	DWARF VAREGATED PIT.	15 GAL	MOUNDING VAREGATED GRAY GREEN SHRUB TO 30". SUN OR SHADE.
	SEN-MAN	SENECIO MANDRALISCAE	BLUE PICKLE	ONE GAL	SUCCULENT PERENNIAL WITH WAXY BLUE FOLIAGE TO 12" HIGH. MASS PLANT AS GROUND COVER.
	SES-AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	ONE GAL	GRASS TO 20" TALL BEARS SPIKE-LIKE SILVER-WHITE (TURNING GOLDEN) FLOWER TASSLES
	TAG-LEM	TARGETES LEMMONII	MEXICAN MARIGOLD	FIVE GAL	MOUNDING 4 FT. SHRUB WITH WIDER SPREAD AND FRAGRANT FINELY DIVIDED FOLIAGE AND BRILLIANT ORANGE-YELLOW FLOWERS IN FALL AND WINTER.
	WE-WYN	WSTRINGIA WYNYABIE	HIGHLIGHT	FIVE GAL	EVERGREEN SHRUB TO 3 FT. WITH SMALL WHITE FLOWERS CREAM MARGINED BLENDER GRAY FOLIAGE

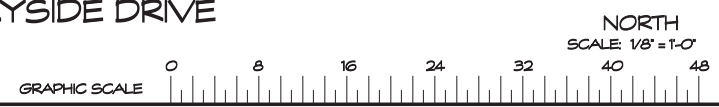
GROUND COVER	SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	DESCRIPTION
	KUR-APA	LIPPIA NODIFLORA (KURAPIA)	KURAPIA	PLUGS @12" O.C.	VERY LOW GROWING DROUGHT TOLLERANT GROUND COVER TO 2 INCHES.

Proposed landscaping within the Bayside Drive Park shall be reviewed and approved by Public Works Municipal Operation Division and Recreation and Senior Services Department.

EXISTING HEDGE TO REMAIN
 NO WORK TO BE DONE IN THIS OFF SITE AREA
 IF LANDSCAPE IS DONE SEPARATE PERMIT AND
 SUBMITTAL REQUIRED
 ALL EX. PLANT MATERIAL IN THIS AREA TO BE
 MAINTAIN BY OWNER 15 FT. MAXIMUM,
 BY OWNER



BAYSIDE DRIVE



THE REMOVAL OF THE EXISTING TALL HEDGE AT THE FRONT OF THE PROPERTY AND ITS REPLACEMENT WITH LOW-GROWING PLANT MATERIAL WILL SIGNIFICANTLY ENHANCE PUBLIC VIEWS.

SEWER MAIN. NO TREES ALLOWED WITHIN 10 FT.

8" VCP SEWER

6" VCP SEWER

8" VCP SEWER

(69.17) NG

F.F.E. 59.63

ALLEY

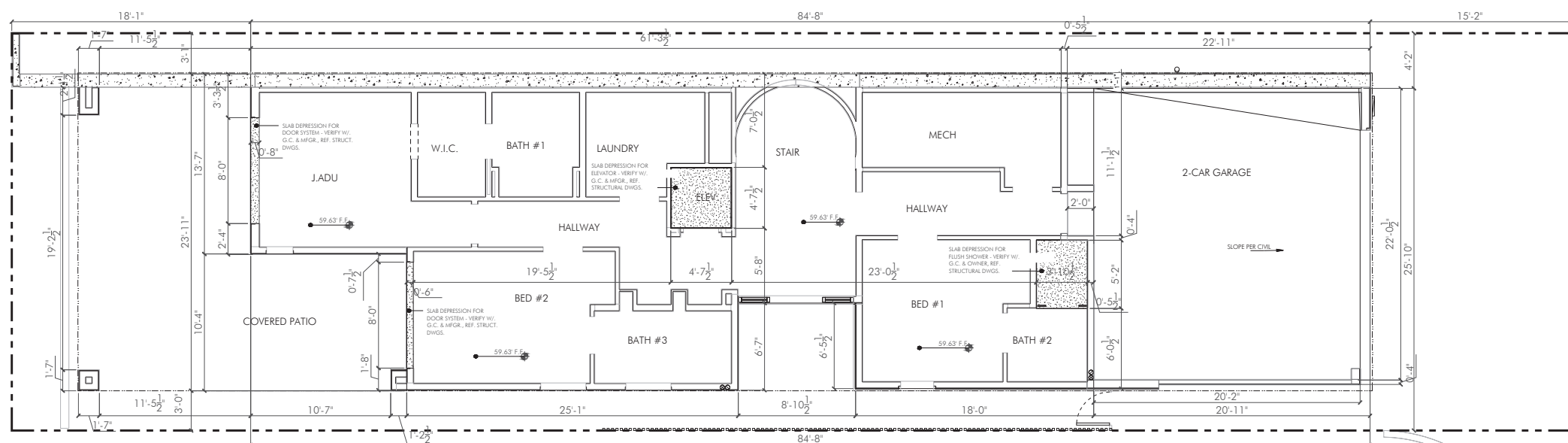
DAHLIA AVENUE

NEIGHBORING RESIDENCE

RETAINING WALL - PROTECT IN PLACE

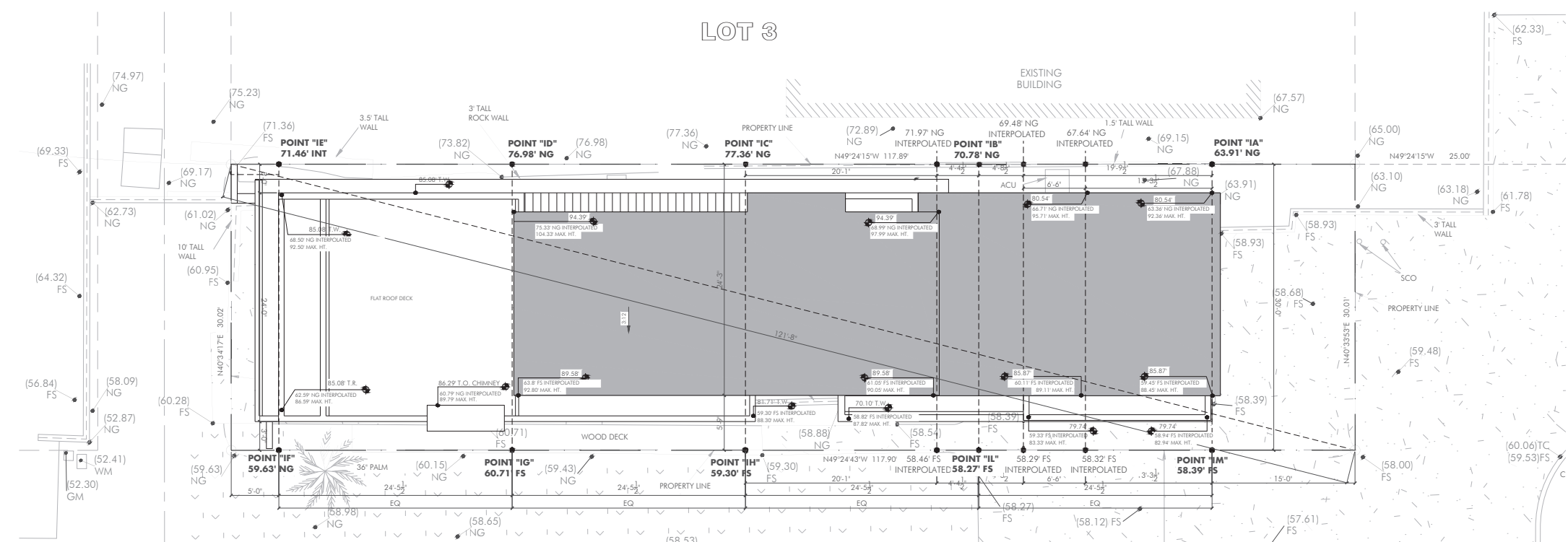
RETAINING WALL - SEE STRICT ENGINEER

RETAINING WALL - PROTECT IN PLACE



1 SLAB EDGE PLAN
1/4" = 1'-0"

HIGH POINT ON WEST SID	71.36'
LOW POINT ON EAST SIDE	58.00'
DIFFERENCE	13.36'
DISTANCE	121.66'
PERCENT CHANGE	11.00%



2 WARPED GRADE PLANE EXHIBIT
3/16" = 1'-0"

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS CONSISTENT WITH THE CONSTRUCTION DOCUMENTS. GENERAL CONTRACTOR TO REVIEW AND APPROVE ALL FINAL SHOP DRAWINGS PRIOR TO FABRICATION & POURING. (REF. #18, A7.1-1.1)
ARCHITECT & STRUCTURAL ENGINEER TO REVIEW SHOP DWGS. FOR DESIGN CONFORMITY TO THE CONSTRUCTION DOCUMENTS PRIOR TO FABRICATION & POURING. (REF. #14, A7.1-1.1)

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (I.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITINGS FOR ANY CLARIFICATION OF NOTED DIMENSIONS NOT SCALE PLAN.

WATERPROOFING AND DAMPROOFING NOTES:
RAB 1. CONCRETE AND MASONRY FOUNDATION DAMPROOFING
EXCEPT WHERE REQUIRED BY SECTION RAB 2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPROOFED FROM THE HEIGHT OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE FINISHED FLOOR, TO THE FINISHED FLOOR. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 MM) PORTLAND CEMENT PATCHES APPLIED TO THE EXTERIOR OF THE WALL. PATCHES SHALL BE DAMPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. BITUMINOUS COATING.
2. THREE POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT.
3. ONE EIGHTH INCH (32 MM) COAT OF SUBERACRACKING CHEMIST COMPLYING WITH ASTM C887.
4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION RAB 2.
5. OTHER APPROVED METHODS OR MATERIALS.

EXCEPTION: PATCHING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPLIED FOR DIRECT APPLICATION TO THE MASONRY CONCRETE WALLS SHALL BE DAMPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION RAB 2 TO THE EXTERIOR OF THE WALL.

RAB 2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING
IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED FROM THE HEIGHT OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE FINISHED FLOOR, TO THE FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. TWO RAY HOT ASPHALT FELT.
2. FIFTY FIVE POUND (25 KG) ROLL ROOFING.
3. 5/16 INCH (7.9 MM) POLYETHYLENE.
4. 5/16 INCH (7.9 MM) POLYETHYLENE.
5. FORTY LBS (18 KG) POLYMER MODIFIED ASPHALT.
6. SIXTY LBS (27 KG) FLEXIBLE POLYMER CEMENT.
7. ONE EIGHTH INCH (32 MM) CEMENT BASED, FIBER REINFORCED, WATERPROOF COATING.
8. SIXTY LBS (27 KG) MASONRY FLEXI-LOK APPLIED OVER SYNTHETIC RUBBER.

ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

EXCEPTION: ORGANIC SOLVENT BASED PRODUCTS SUCH AS HYDROCARBONS, CHLORINATED HYDROCARBONS, KETONES AND ESTERS SHALL NOT BE USED FOR JOINT SEALING WITH EXPANDED POLYSTYRENE FOAM MATERIAL. USE OF PLASTIC ROOFING CEMENTS, ACRYLIC COATINGS, LATEX COATINGS, HONOLULU AND PARKING TO SEAL JOINTS IS PERMITTED. COATING ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200°F (93°C).

SLAB ON GRADE NOTE (SEE 650)
SLAB PREPARATION: THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED.
FILL: FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ENSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.
BASE: A 4-INCH THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST FURNACE SLAG PAVING A 2-INCH (51 MM) SEIVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE.
EXCEPTION: A BASE COURSE IS NOT REQUIRED WHERE THE CONCRETE SLAB IS INSTALLED ON WELL DRAINED OR SAND GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE RAB 1.
VAPOR RETARDER: A MINIMUM 15 MIL (0.38 MM) VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS SHALL BE APPLIED TO ALL WALLS AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.
EXCEPTION: THE VAPOR RETARDER IS NOT REQUIRED FOR THE FOLLOWING:
1. GARAGES, UTILITY BUILDINGS AND OTHER UNHEATED ACCESSORY STRUCTURES.
2. FOR UNHEATED STORAGE ROOMS HAVING AN AREA OF LESS THAN 75 SQUARE FEET (6.9 M2) AND CARPORTS.
3. DRIVEWAYS, PATIOS AND OTHER PATIOS NOT DESIGNED TO BE ENCLOSED AND HEATED AT A LATER DATE.
4. WHERE APPROVED BY THE BUILDING OFFICIAL, BASED ON LOCAL SITE CONDITIONS.

CAPILLARY BREAK: WHEN A VAPOR RETARDER IS REQUIRED, A CAPILLARY BREAK SHALL BE INSTALLED IN ACCORDANCE WITH FOLLOWING CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5:
A 4-INCH THICK (102 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE WOOD JOIST WHICH WILL CROSS BEARING, JOIST AND CURBING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.

REINFORCEMENT SUPPORT: WHERE PROVIDED IN SLAB-ON-GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UP TO ONE THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

UNDER FLOOR & CRAWL SPACE NOTES:
OPENINGS FOR UNDER FLOOR VENTILATION THROUGH FOUNDATION OR EXTERIOR WALLS SUBORDINATING THE UNDER FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (93 LITERS) FOR EACH 100 SQUARE FEET (9.3 M2) OF UNDER FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH EXTERNAL CORNER OF THE UNDER FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED (ICC R408.2).
1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
3. CAST IRON GRILL OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK UNITS.
5. WIREWIRE CLOTH OF 16 GAGE (1.6 MM) WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM) THICK.
EXCEPTION:
1. THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE REDUCED TO 1/1,500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL.
2. WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET (914 MM) OF EACH EXTERNAL CORNER OF THE UNDER FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.

UNLIMITED CRAWL SPACE: FOR UNLIMITED UNDER FLOOR SPACES, THE FOLLOWING ITEMS SHALL BE PROVIDED (ICC R408.3):
1. EXPOSED EARTH SHALL BE COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES (152 MM) AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6 INCHES (152 MM) UP THE STEEL WALL AND SHALL BE ATTACHED AND SEALED TO THE STEEL WALL OR INSULATION.
2. ONE OF THE FOLLOWING SHALL BE PROVIDED FOR THE UNDER FLOOR SPACE:
2.1. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.035 L/S) FOR EACH 50 SQUARE FEET (4.6 M2) OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).
2.2. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.035 L/S) FOR EACH 50 SQUARE FEET (4.6 M2) OF UNDER FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).
2.3. PERMITS IN EXISTING STRUCTURES COMPLYING WITH THE CALIFORNIA MECHANICAL CODE, IF UNDER FLOOR SPACE IS USED AS A FLENUM.
2.4. DEMONSTRATION SIZED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

A SLAB EDGE NOTES

ROOM NAME	ROOM TAG
10.00	SPOT ELEVATION
?	KEYNOTE TAG
△	REVISION TAG
WALL FRAMING - REF. A.2.0 DIMENSION PLANS FOR SIZING AND DIMENSIONS	
CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT. REF. STRUCT. DWGS. FOR REBAR/RETAINING CONCRETE WALLS PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION RAB 1 & RAB 2. REF. SOILS REPORT, WATERPROOFING & DAMPROOFING NOTES ON SHEET T.1-1. EXPOSED SUBURBS TO HAVE TROWEL SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O. PROVIDE SAMPLE FOR ARCH. APPROVAL.	
SLAB FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS. FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/ MFG. OR FABRICATOR. SHOWER DEPRESSION TO BE VERIFIED W/ I.D.	
STRUCTURAL STEEL COLUMN - PER STRUCT. REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED - ARCH. TO APPY. PAINT COLOR FOR EXPOSED STEEL COLUMNS	
STRUCTURAL WOOD POST/COLUMN - PER STRUCT. REF. STRUCT. DWGS. - PAINT, STAIN AND SEAL AS REQUIRED - ARCH. TO APPY. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.	
VERTICAL STORM DRAIN PIPE IN WALL / OVERFLOW - MET. PIPE PER CHAPTER 11 OF CFC. SEE PER TABLE 11.03.1 (MIN. 2" DIA. PIPE TYP. 3" DIA. PIPE) - SEE CIVIL DWGS. FOR TERMINATION DTLS. ARI. OR B.W. GROUND. VERIFY ALL TERMINATION POINTS, TYP. AND DETAILS W/ CITY PRIOR TO POURING THE CONCRETE SLAB	
DRAINAGE	

B ANNOTATION LEGEND

_____	WALL FRAMING - REF. A.2.0 DIMENSION PLANS FOR SIZING AND DIMENSIONS
_____	CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT. REF. STRUCT. DWGS. FOR REBAR/RETAINING CONCRETE WALLS PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION RAB 1 & RAB 2. REF. SOILS REPORT, WATERPROOFING & DAMPROOFING NOTES ON SHEET T.1-1. EXPOSED SUBURBS TO HAVE TROWEL SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O. PROVIDE SAMPLE FOR ARCH. APPROVAL.
_____	SLAB FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS. FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/ MFG. OR FABRICATOR. SHOWER DEPRESSION TO BE VERIFIED W/ I.D.
_____	STRUCTURAL STEEL COLUMN - PER STRUCT. REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED - ARCH. TO APPY. PAINT COLOR FOR EXPOSED STEEL COLUMNS
_____	STRUCTURAL WOOD POST/COLUMN - PER STRUCT. REF. STRUCT. DWGS. - PAINT, STAIN AND SEAL AS REQUIRED - ARCH. TO APPY. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.
_____	VERTICAL STORM DRAIN PIPE IN WALL / OVERFLOW - MET. PIPE PER CHAPTER 11 OF CFC. SEE PER TABLE 11.03.1 (MIN. 2" DIA. PIPE TYP. 3" DIA. PIPE) - SEE CIVIL DWGS. FOR TERMINATION DTLS. ARI. OR B.W. GROUND. VERIFY ALL TERMINATION POINTS, TYP. AND DETAILS W/ CITY PRIOR TO POURING THE CONCRETE SLAB
_____	DRAINAGE

C KEYNOTES

DAHLEH RESIDENCE
2516/2518 BAYSIDE DR, CORONA DEL MAR, CA 92625

SCALE: _____
DATE: 04-07-2026
SHEET NUMBER: _____

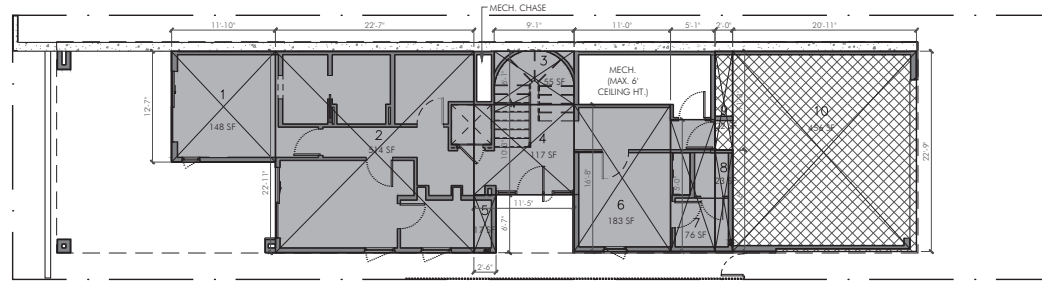
A-05

FOR COMMERCIAL COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS, THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER UNLESS THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF HORST ARCHITECTS.

HORST architects
949 494 9569
3875 Forest Ave, Laguna Beach, CA 92653

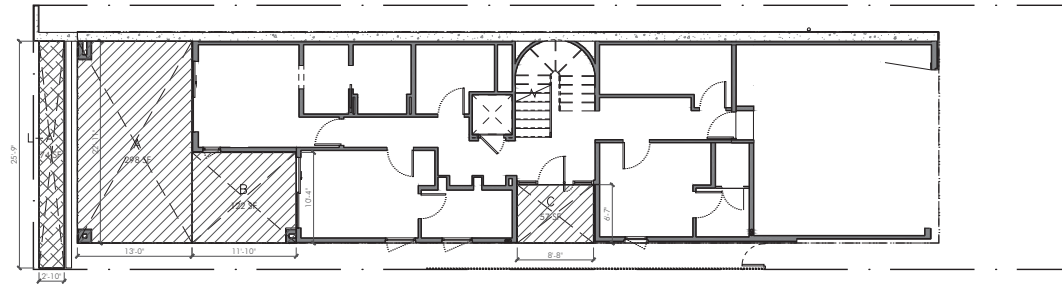
CITY SUBMITTAL 01: 12/01/25
CITY SUBMITTAL 02: 02/17/26
CITY SUBMITTAL 03: 04/07/26

HORST ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF HORST ARCHITECTS.



FIRST FLOOR AREA

LIVING	
1	148 SF
2	514 SF
3	55 SF
4	117 SF
5	17 SF
6	183 SF
7	76 SF
8	23 SF
TOTAL LIVING 1131 SF	
GARAGE	
9	22 SF
10	456 SF
TOTAL GARAGE 478 SF	
GRAND TOTAL 1610 SF	



FIRST FLOOR OPEN AREA

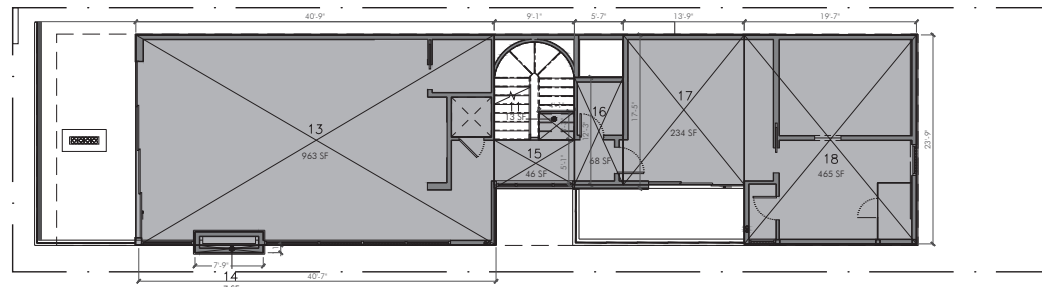
A	298 SF
B	122 SF
C	63 SF
GRAND TOTAL 478 SF	

LANDSCAPE AREA

L.A	74 SF
(74 SF < 500 SF -- WELO NOT REQUIRED)	

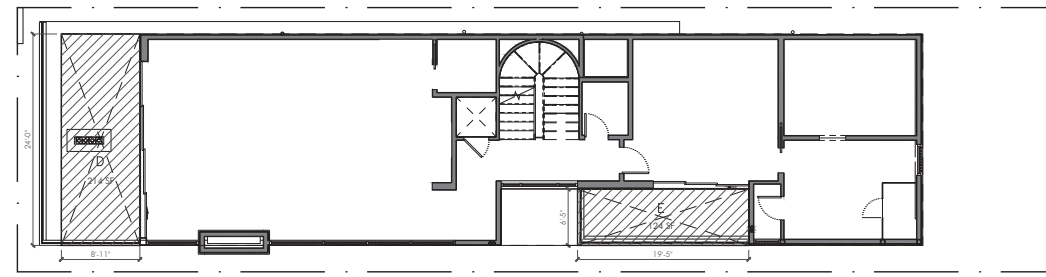
1 FIRST LEVEL AREA PLAN

4 FIRST LEVEL OPEN AREA



SECOND FLOOR AREA

LIVING	
13	13 SF
13	963 SF
14	7 SF
15	46 SF
16	68 SF
17	234 SF
18	465 SF
GRAND TOTAL 1766 SF	

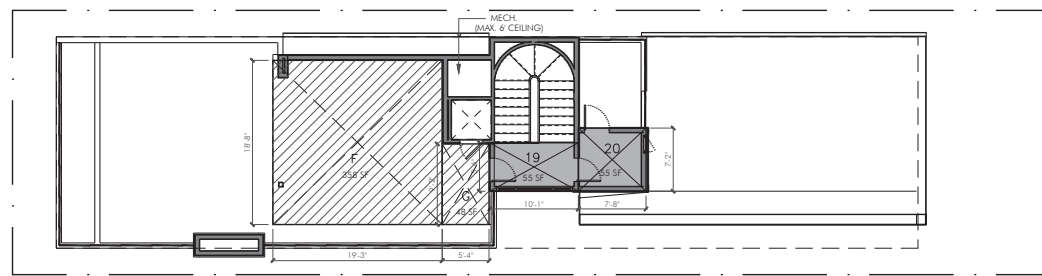


SECOND FLOOR OPEN AREA

D	214 SF
E	124 SF
GRAND TOTAL 338 SF	

2 SECOND LEVEL AREA PLAN

5 SECOND LEVEL OPEN AREA

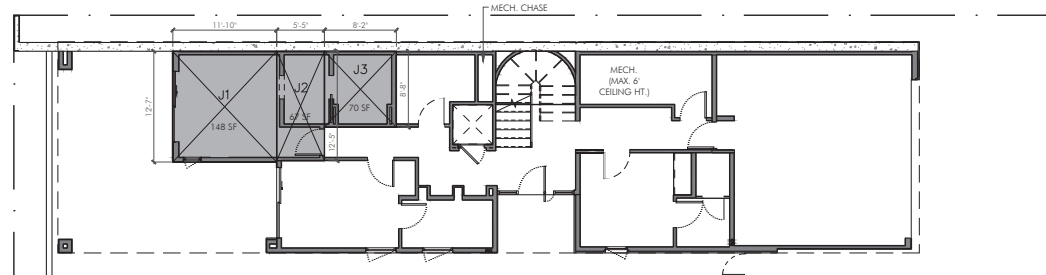


THIRD FLOOR AREA

LIVING	
19	55 SF
20	55 SF
GRAND TOTAL 110 SF	

THIRD FLOOR COVERED DECK AREA

F	358 SF
G	48 SF
GRAND TOTAL 406 SF	



JADU AREA PLAN

J1	148 SF
J2	67 SF
J3	70 SF
GRAND TOTAL 285 SF	

3 THIRD LEVEL AREA PLAN

6 JADU AREA PLAN (FIRST LEVEL)

DAHLEH RESIDENCE
2516/2518 BAYSIDE DR, CORONA DEL MAR, CA 92625

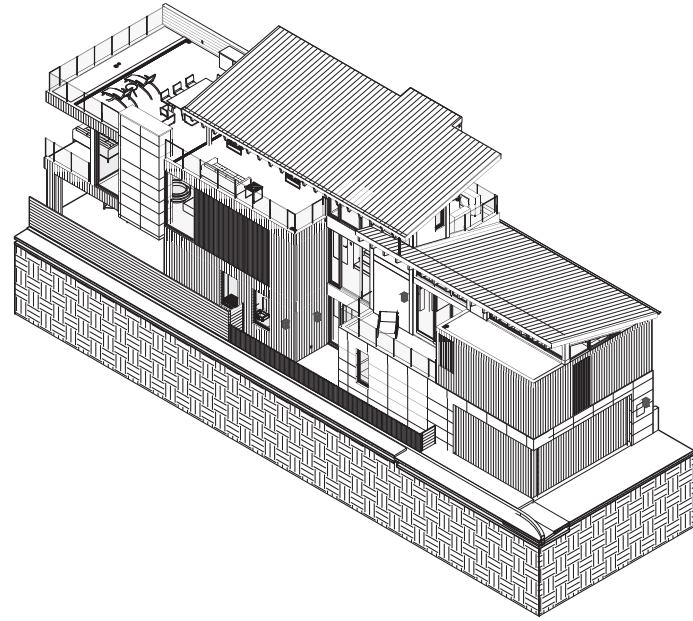


CITY SUBMITTAL 01: 12/01/25
CITY SUBMITTAL 02: 02/17/26
CITY SUBMITTAL 03: 04/07/26

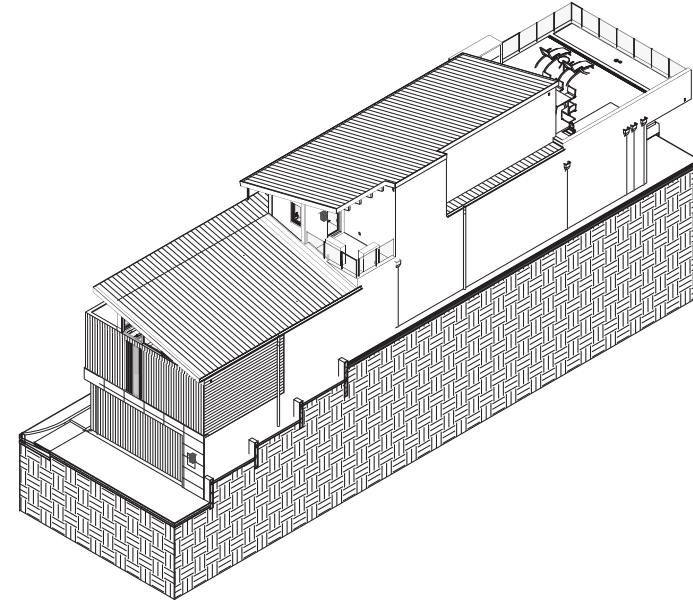
SCALE: 1/8" = 1'-0"
PLOT DATE: 04-07-2026
SHEET NUMBER:

A-02

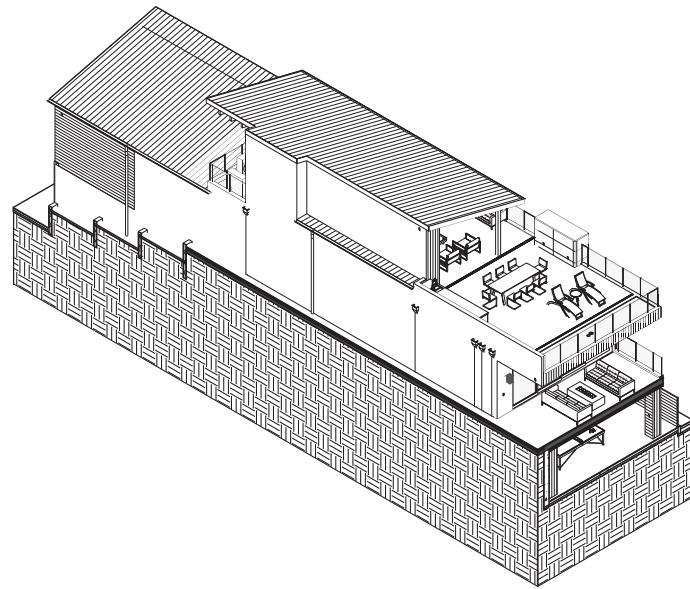
HORST ARCHITECTS EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF HORST ARCHITECTS.



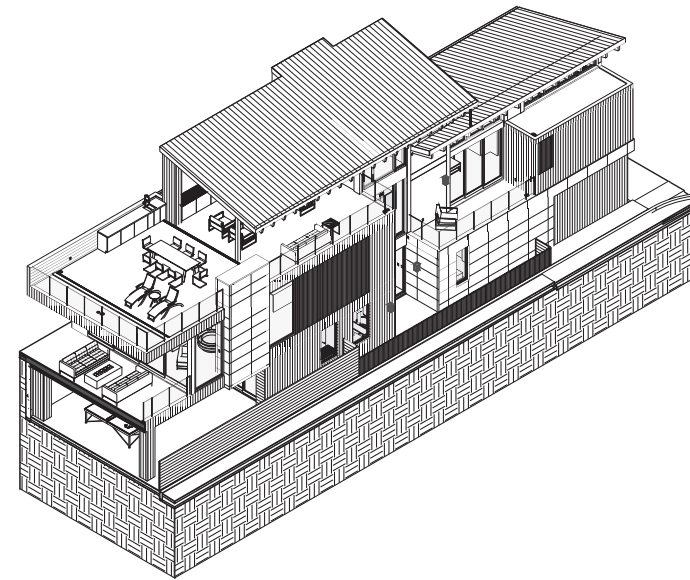
② AXONOMETRIC - S



① AXONOMETRIC - E



④ AXONOMETRIC - N



③ AXONOMETRIC - W

DAHLEH RESIDENCE
25116/25118 BAYSIDE DR, CORONA DEL MAR, CA 92625



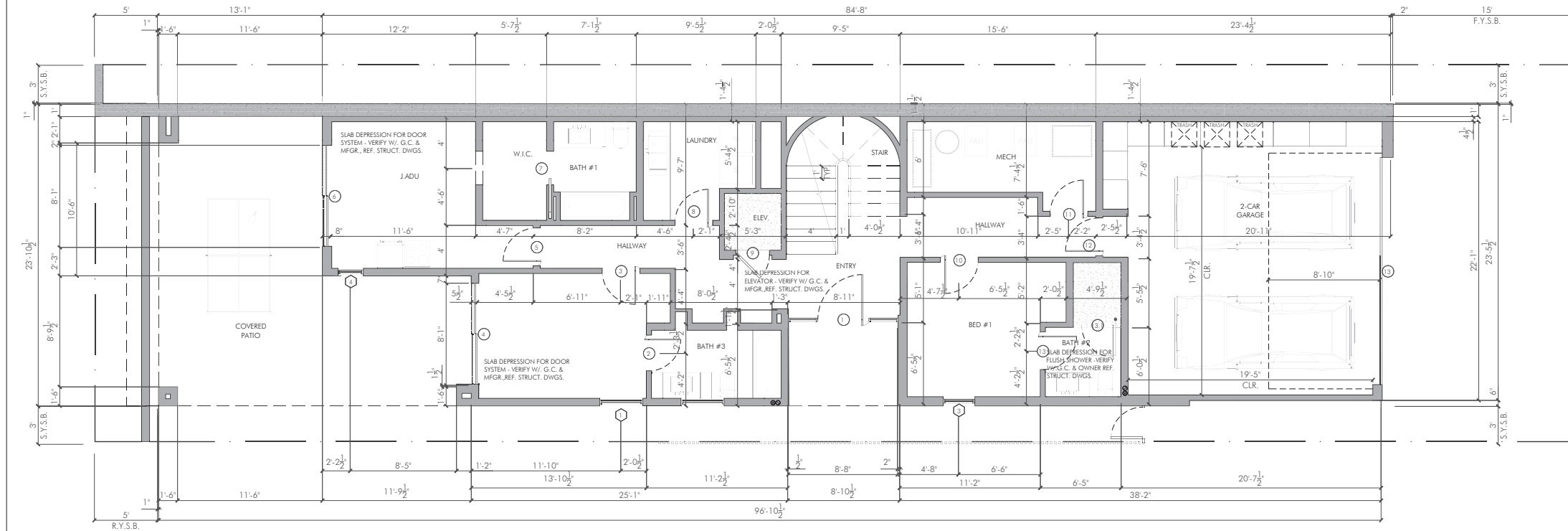
CITY SUBMITTAL 01: 12/01/25
CITY SUBMITTAL 02: 02/17/26
CITY SUBMITTAL 03: 04/07/26

SCALE
PLAT DATE
SHEET NUMBER

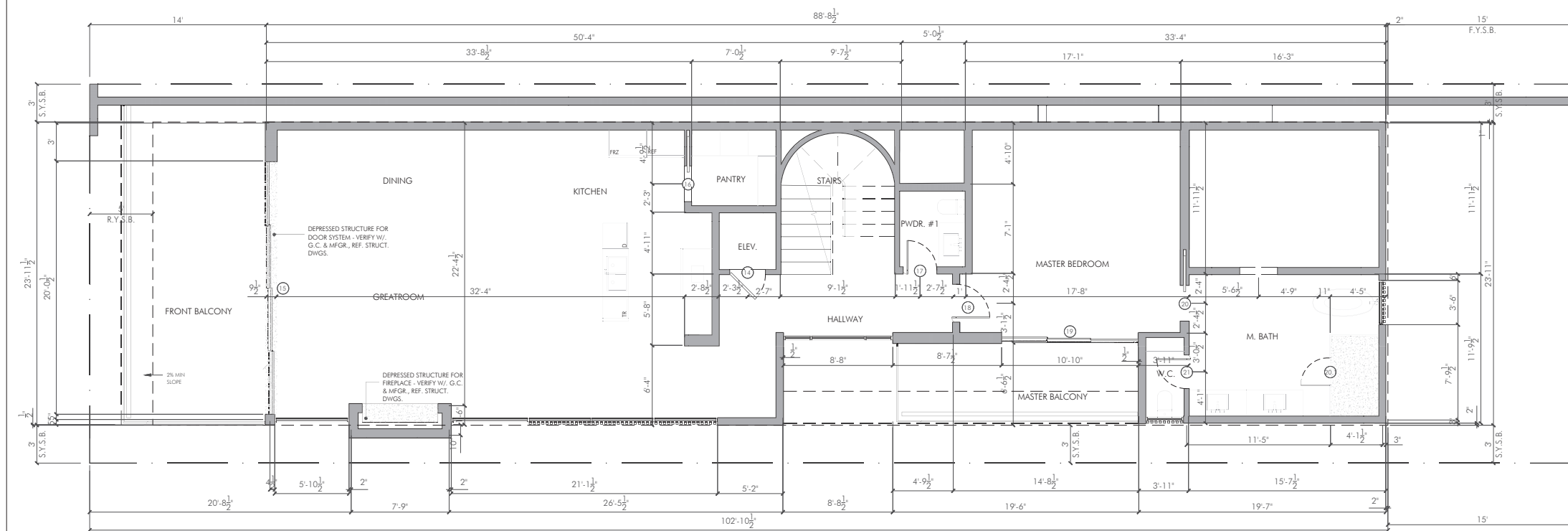
SCALE
PLAT DATE: 04-07-2026
SHEET NUMBER

A-169

1 FIRST LEVEL DIMENSION PLAN



2 SECOND LEVEL DIMENSION PLAN



ROUGH FRAMING:
 ALL EXTERIOR WALLS TO BE FRAMED W/ 2x6 STUD MIN. U.I.N.O.
 USE 2x6 MINIMUM STUDS FOR PLUMBING WALLS.
 SECOND AND THIRD FLOOR FLOOR JOISTS TO BE 1-1/2" EXPOSED EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" RYWOOD DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFG. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-2.0 FOR TYP. RECESSED CONDITIONS.

WOOD OR WOODBASED PRODUCTS: (ICC EBC 137 REF. 8.7.1.1 FOR MORE INFO)
 PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AIA 101:
 1. IN GROUND SPACES OR UNDEGRADED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (203 MM) TO EXPOSED GROUND.
 2. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
 3. SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
 4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING A CLEARANCE OF LESS THAN 1/2 INCH (12.7 MM) ON TOP, SIDES AND ENDS.
 5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 8 INCHES (203 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
 6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, SHALL BE SEPARATED FROM SUCH SURFACES BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE PERMEABLE FLOOR TOPPING.
 7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED WOOD RETAINER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.
 8. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING ELEMENTS WHERE THESE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.
 9. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROTECTED NOT LESS THAN 1 INCH (25.4 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

A | GENERAL NOTES

ROOM NAME	ROOM TAG
10.00'	SPOT ELEVATION
○	DOOR TAG
◇	WINDOW TAG
◇	WINDOW WALL TAG
△	REVISION TAG
▬	2x4 STUD WALL
▬	2x6 STUD WALL
▬	2x8 STUD WALL
▬	2x10 STUD WALL
▬	EXT. POCKET DOOR WALL - TYP. 2x6 EXT. FRAM. AND 2x4 INTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE SILL PLATE U.I.N.O. MIN. AIR SPACE DOOR POCKET TO BE RECESSED W/ DOOR MFG. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFG. INSTRUCTION AND/OR USTN. - SEE EXT. WALL DETAILS AND STRUCT. DWGS.
▬	CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.I.N.O. PER STRUCT. - REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION 909.1 & 909.2 (SEE SOFTS REPORT), WATERPROOFING & DAMPROOFING NOTES ON SHEET 1-1.1 - EXPOSED SURFACES TO HAVE TROWEL SMOOTH FINISH WITH A LIGHT GRAY COLOR U.I.N.O. - PROVIDE SAMPLE FOR ARCH. APPROVAL
▬	SLAB FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/ MFG. OR FABRICATOR - SHOWER DEPRESSION TO BE VERIFIED W/ I.D. SEE SHEET AD-2.0 FOR THE TYPICAL RECESSED OF DOORS AND WINDOWS, VERIFY ALL RECESSING W/ MFG.
▬	STRUCTURAL STEEL COLUMN PER STRUCT. - REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED - ARCH. TO APPLY COLOR FOR EXPOSED STEEL COLUMN
▬	STRUCTURAL WOOD POST/COLUMN COL. - PER STRUCT. - REF. STRUCT. DWGS. - PAINT, STAIN AND SEAL AS REQUIRED - ARCH. TO APPLY. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL
▬	KITCHEN RANGE W/ EXHAUST HOOD - AS SELECTED PER I.D. VERIFY W/ I.D. & OWNER - PROVIDE POWER AND GAS AS REQUIRED - 3" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (ICC EBC 920.3.2) EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 100 CFM AND VENT TO OUTDOOR - HOOD DUCTS TO BE OF METAL WITH SNATCH INTERIOR FINISH PER SECTION 909.3.3 OF CBC
▬	KITCHENBAR SINK - AS SELECTED PER I.D. VERIFY W/ I.D. & OWNER - SINK TO COMPLY W/ REQUIREMENT OF SECTION 402.0 OF CBC AND HAVE A MAX FLOOR RATE OF 1.8 GPM @ 80 PSI PER SECTION 4.203.1 OF CALIFORNIA - TRAP AND VENT FOR SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CBC
▬	VANITY SINK - AS SELECTED PER I.D. VERIFY W/ I.D. & OWNER - LAVATORY TO HAVE 2" MIN. CLEAR SPACE IN FRONT OF IT (ICC 402.3) W/ AMMARBAN FLOW RATE OF 1.2 GPM @ 80 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.203.1 OF CALIFORNIA
▬	WASHER W/ DRYER (D) / STACKED (D) - AS SELECTED PER I.D. VERIFY W/ I.D. & OWNER - PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYER VENT SHALL BE OF A RIGID METALIC MATERIAL AND HAVE A BACKDRAFT DAMPER (ICC 504.4) AND SHALL NOT EXCEED 14 FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW. SUBTRACT 3 FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T.1.1.
▬	TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CBC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL PER FLUSH (ICC 411.2) WATER CLOSETS CLR. TO BE 2'-0" IN HEIGHT AND 1'-0" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION (ICC 402.4 & 402.7) - REF. CALIFORNIA NOTES ON SPTS. FOR MIN. FLOOR RATE
▬	FRERFACE - FACTORY-BUILT DIRECT VENT GAS FRERFACE W/ SEALED COMBUSTION (CALGREEN 4.505) - FACTORY-BUILT FRERFACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURERS INSTALLATION INSTRUCTIONS. (ICC K105.4)
▬	A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 207.3 OF CALIFORNIA - SELECTED, VERIFY W/ OWNER. SEE TRO. SEE TRO ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ. D. - INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFG. INSTRUCTION
▬	FAN - PROVIDE GAS S.D., POWER AND VENTING AS REQ. BY MFG. - INSTALL PER MFG. INSTRUCTION
▬	RECESSED MAIN SERVICE PANEL - 400 AMP MAX. BIANITANI 3" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION - GC TO COORDINATE W/ UTILITY COMPANY
▬	ROOF/DECK DRAIN - PER CHAPTER 11 OF CBC - SEE THE DRAIN AND RING PER TABLE 1103.1 AND 1103.2 OF CBC - ROOF DRAIN SHALL HAVE DOWNS TRAINER (ICC 1102.2) - REF. DETAIL 6 & 7 AND 1-0
▬	OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CBC - COPPER OR S.G. - INSTALL PER MFG. INSTRUC. - SCORE TOWARD IN WALL DRAIN INLETS - SLOPE AND SIZE PER TABLE 1103.3 OF CBC - REF. DET. 6 & 7 AND 1-0
▬	VERTICAL STEAM DRAIN PIPE (IN WALL) / OVERFLOW - MET. PIPE PER CHAPTER 11 OF CBC - SEE PER TABLE 1103.1 (MIN. 2" DIA. PIPE & TYP. 3" DIA. PIPE) - SEE CIVL DWGS. FOR TERMINATION DETS. ABV. OR BEV. GROUND. VERIFY ALL TERMINATION POINTS, TIE AND DETAIL W/ CIVL FROM TOP TO POURING THE CONCRETE SLAB

B | KEYNOTES

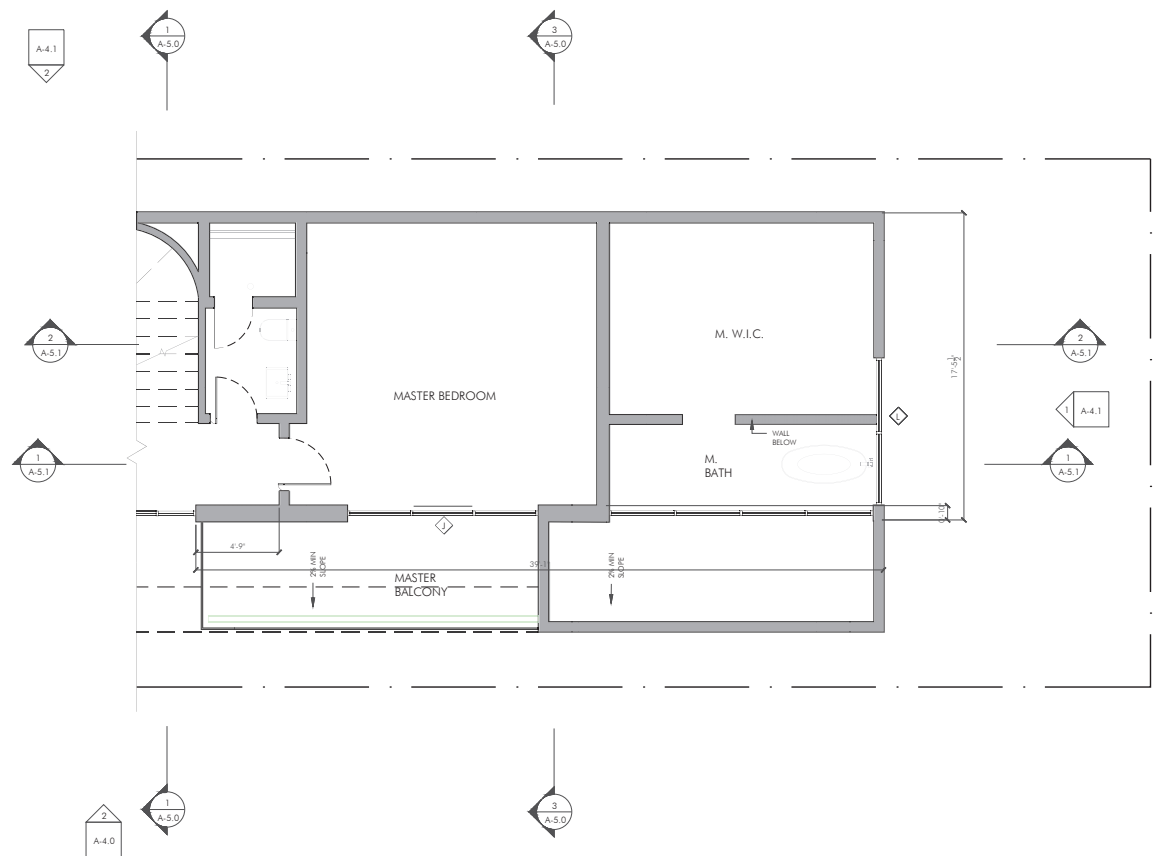
DAHLEH RESIDENCE
 2516/2518 BAYSIDE DR, CORONA DEL MAR, CA 92625



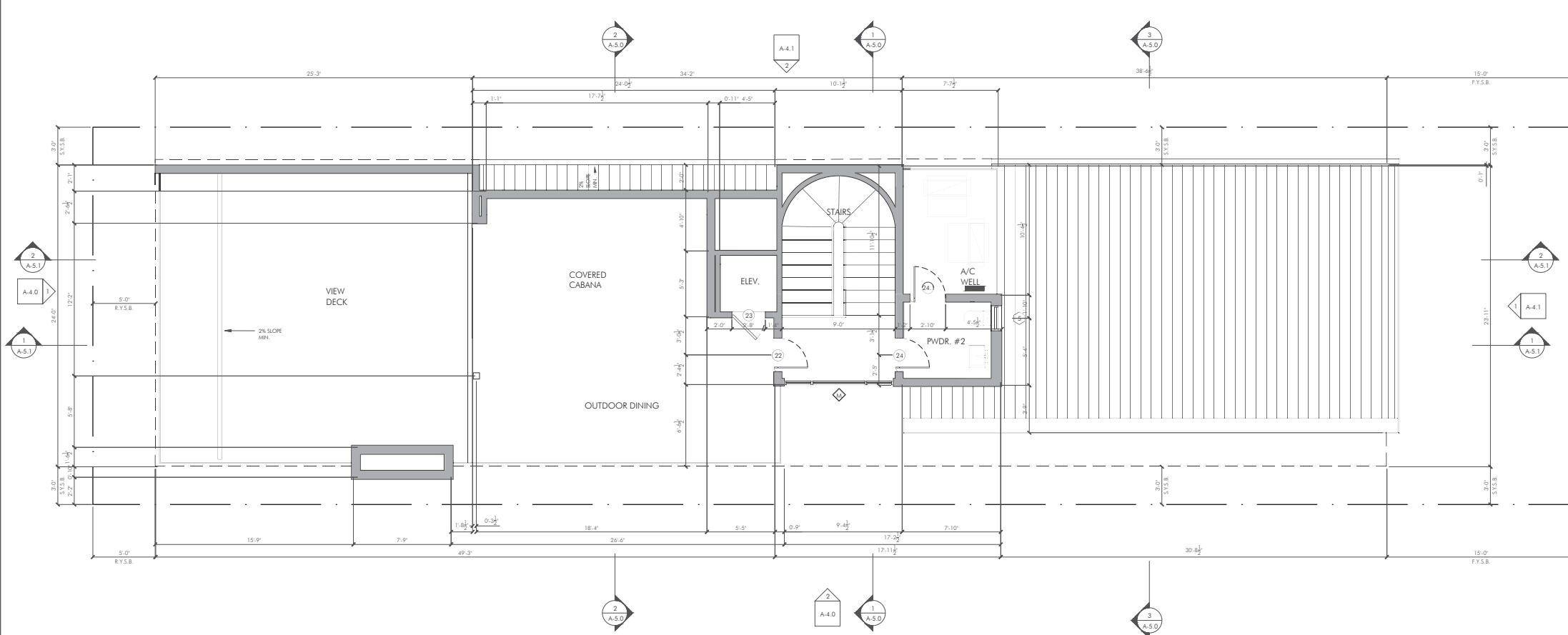
CITY SUBMITTAL 01: 12/01/25
 CITY SUBMITTAL 02: 02/17/26
 CITY SUBMITTAL 03: 04/07/26

SCALE: 1/4" = 1'-0"
 PLOT DATE: 04-07-2026
 SHEET NUMBER: A-20

2 SECOND LEVEL TRANSOM WINDOW PLAN



1 ROOF DECK DIMENSION PLAN



GENERAL NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING EXCEPT WALLS OR FACE OF STRUCTURE IF (0.5) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND WINDOW PARTINGS ARE DIMENSIONS TO FACE OF STRUCTURE IF (0.5) U.N.O. CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS DO NOT SCALE PLAN.

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUDS MIN. U.N.O. USE 2X6 MINIMUM STUDS FOR PLUMBING WALL SECOND AND THIRD FLOOR FRYWOOD TO BE 1" X 8" ENTIRE EXTERIOR TO BE SHEATHED WITH 1/2" PLYWOOD DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFG. ROUGH OPENINGS MAY NEED TO BE ENLARGED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHEET AD-2.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY (R09.1).

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING APPROX. SUPPORTS FOR CIP. THE FLOOR WATER CLOSETS WITH CONCRETE TANKS SHALL COMPLY WITH ASME A112.4.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS (IPC 402.4).
2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1.024 SQ. INCHES (7' 1 1/2" FT.) OR MORE FROM TOP OF THRESHOLD TO 7" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (IPC 408.6)
3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (IPC 507.1.3)
4. ANCHOR OR STRAP THE WATER HEATER TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (IPC 507.2)
WOOD OR WOODBASED PRODUCTS NOTE: (IPC 813.1 REF. 8 / I.T. 1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWWA U1:
1. IN CRACK SPACES OR UNIMAGINATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES TO EXPOSED GROUND, WOOD GRIDDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLLARS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.
2. WOOD FRAMING MEMBERS, INCLUDING COLLARS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
3. SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GRIDDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOP, SIDES AND ENDS.
5. WOOD SINGING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING WITH A CLEARANCE OF LESS THAN 8 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLAB, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER, THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE PERMEABLE FLOOR TOPPING.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR BARRIER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.
8. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.
9. WOOD COLLARS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25.4 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PER AN IMPERVIOUS MOISTURE BARRIER.

A GENERAL NOTES

ROOM NAME	ROOM TAG
10.00	SPOT ELEVATION
1	DOOR TAG
1	WINDOW TAG
1	WINDOW WALL TAG
1	REVISION TAG
2X4 STUD WALL	
2X6 STUD WALL	STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFG. INSTRUCTION AND/OR LISTING. SEE EXT. WALL DETAILS AND STRUCT. DWGS.
2X8 STUD WALL	
2X10 STUD WALL	
EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRAM. AND 2X4 INTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O. MIN. AIR SPACE DOOR POCKET TO BE VERIFIED W/ DOOR MFG. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFG. INSTRUCTION AND/OR LISTING. SEE EXT. WALL DETAILS AND STRUCT. DWGS.	
CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION R40.1 & R40.2. REF. SOILS REPORT. WATERPROOFING & DAMPROOFING NOTES ON SHEET T-1.1. EXPOSED SURFACES TO HAVE TROUSLES SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O. PROVIDE SAMPLE FOR ARCH. APPROVAL.	
SLAB FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS. FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/ MFG. OR FABRICATOR. SHOWER DEPRESSION TO BE VERIFIED W/ I.D. SEE SHEET AD-2.0 FOR THE TYPICAL RECESSION OF DOORS AND WINDOWS, VERIFY ALL RECESSION W/ MFG.	
STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS., PAINT AND SEAL AS REQUIRED. - ARCH. TO APPR. COLOR FOR EXPOSED STEEL COLUMN.	
STRUCTURAL WOOD POST/COLUMN/COLU. - PER STRUCT., REF. STRUCT. DWGS., PAINT, STAIN AND SEAL AS REQUIRED. - ARCH. TO APPR. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.	
KITCHEN RANGE W/ EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - PROVIDE POWER AND GAS AS REQUIRED. 3" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ANY. COOKING TOP (IPC 900.3). EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 100 CFM AND VENT TO OUTDOOR. HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER SECTION 909.3 OF CFC.	
KITCHEN SINK - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - SINK TO COMPLY W/ REQUIREMENT OF SECTION 420.0 OF CFC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 40 PSI PER SECTION 4.203.1 OF CALIFORNIA. TRAP AND VENT FOR SINK SH- AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CFC.	
VANITY SINK - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - LAVATORY TO HAVE 2" MIN. CLEAR SPACE IN FRONT OF IT (IPC 402.3.5) W/ MINIMUM FLOW RATE OF 1.2 GPM @ 40 PSI AND MAX. FLOW RATE OF 2.8 GPM @ 20 PSI PER SECTION 4.203.1 OF CALIFORNIA.	
WASHER (H) / DRYER (D) / STACKED (H/D) - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER. PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED. THE CLOTHES DRYER VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (IPC 504.4) AND SHALL NOT BE OVER 14 FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2 FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.	
TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CFC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL PER FLUSH (IPC 411.2). WATER CLOSET CLR. TO BE 5'-3" IN FRONT AND 1" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (IPC 402.4 & CFC 420.1). REF. CALGREEN NOTES ON T-501S FOR MAX FLOW RATE.	
FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/ SEALED COMBUSTION (CALGREEN 4.503). FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CFC 81004.1)	
A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CFC AS SELECTED, VERIFY W/ OWNER, SEE TRS, SEE 1.24 ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS RE. D. - INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFG. INSTRUCTION.	
FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQD. BY MFG. - INSTALL PER MFG. INSTRUCTION.	
RECESSED MAIN SERVICE PANEL - ADD 6" MIN. MAINTENANCE 3" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION. - GC TO COORDINATE W/ UTILITY COMPANY.	
ROOF DRAIN - PER CHAPTER 11 OF CFC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CFC. - ROOF DRAIN SHALL HAVE DOWN STRAINER (CFC 1102.2). - REF. DETAIL 8 & 7/AD-1.0	
OVERFLOW OR ENERGY DRAIN - PER CHAPTER 11 OF CFC - COPES OR EQ. INSTALL PER MFG. INSTRUC. SLOPED TOWARD IN-WALL DRAIN INLETS - SLOPE AND SIZE PER TABLE 1103.3 OF CFC. - REF. DET. 8 & 7/AD-1.0	
VERTICAL STORM DRAIN PIPE IS HORIZ. OVERFLOW - MIN. PER CHAPTER 11 OF CFC, SIZE PER TABLE 1103.1 (MIN. 3" DIA. PER TYP. 3" DIA. PIPE). - SEE CHL DWGS. FOR TERMINATION DTLS. AND/OR S.W. GRADING. VERIFY ALL TRANSITION POINTS, TYPE AND DETAILS W/ CHL PRIOR TO POURING THE CONCRETE SLAB.	

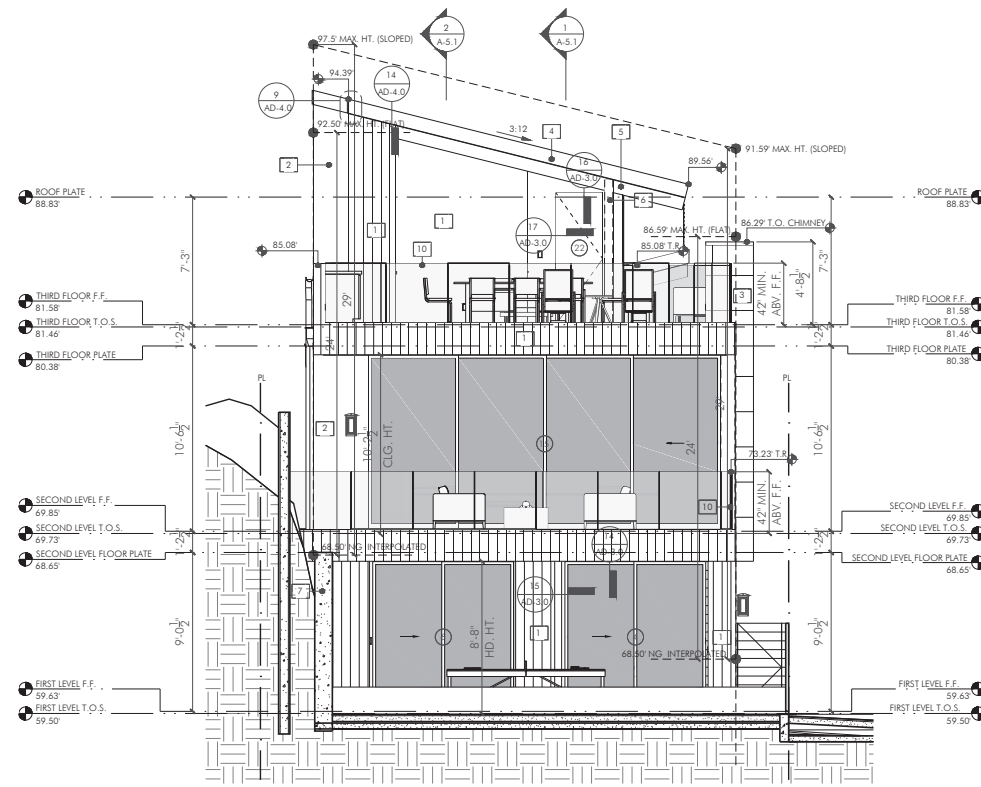
B KEYNOTES

DAHLEH RESIDENCE
2516/2518 BAYSIDE DR, CORONA DEL MAR, CA 92625

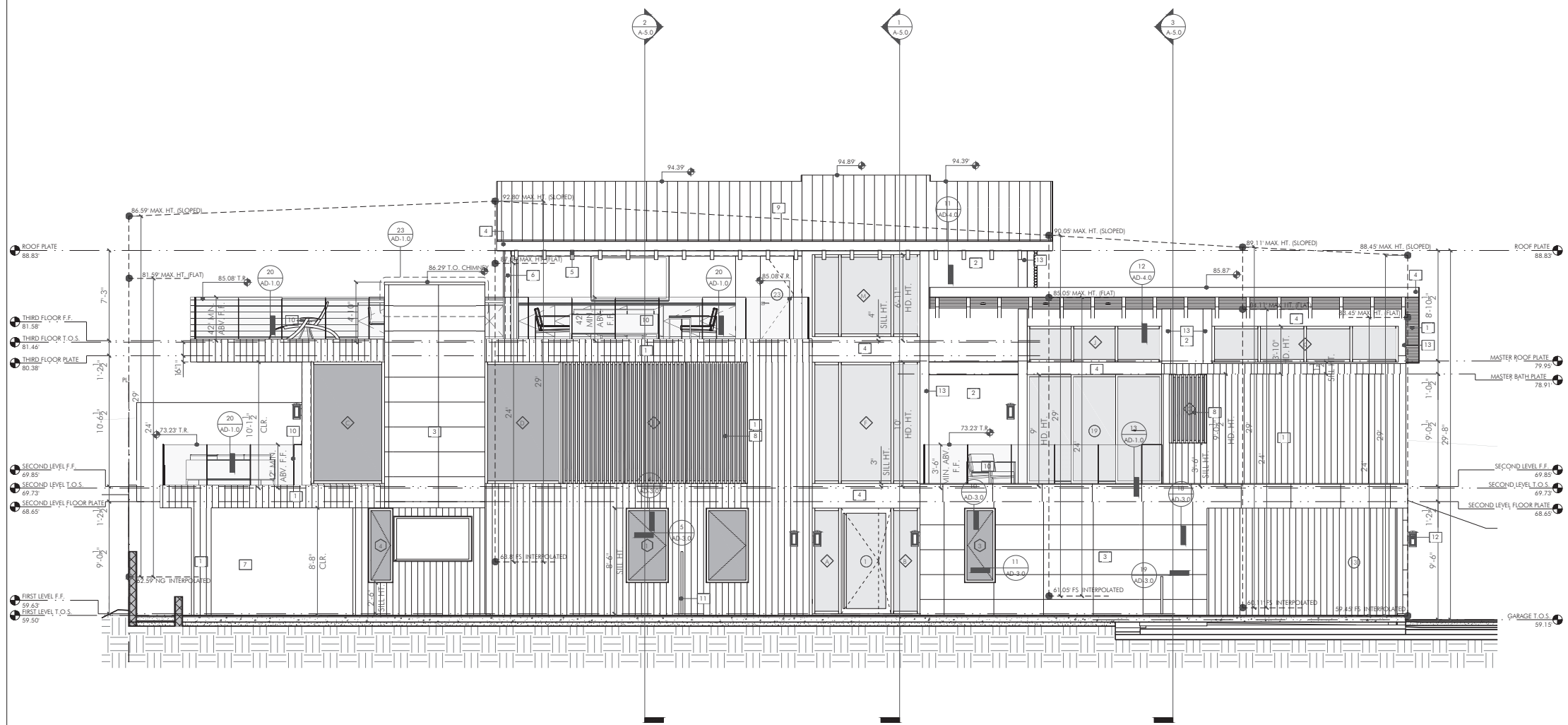
1/4" = 1'-0"

04-07-2026

A-2-3



1 EAST ELEVATION



2 SOUTH ELEVATION

- WINDOWS & DOORS:**
- AUTHORIZED DEALER PRODUCTS LISTED BELOW:
 SUPPLIER: ASSOCIATED BUILDING SUPPLY
 ADDRESS: STONE HILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
 CONTACT: JOE YOUNIAN
 PHONE: 949-472-2119
 FAX: 949-444-2100
 EMAIL: JYOUNIAN@ASSOCIATED.COM
 WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM
- ALUMINUM CLAD WINDOWS & PATIO DOORS
 MANUFACTURER: JELD-WEN WINDOWS & DOORS
 PRODUCT: CUSTOM COLLECTION
 ADDRESS: 2290 LAKEPORT BLVD. P.O. BOX 1329, SEASIDE FALLS, OREGON 97101
 PHONE: 541-885-7412 OR 800-535-3936
 FAX: 541-884-3331
 WEB: WWW.JELD-WEN.COM
- MULTI SLIDE DOORS & STONEWORK
 MANUFACTURER: WESTERN WINDOW SYSTEMS
 PRODUCT: SERIES 600 & STONEWORK SYSTEMS
 ADDRESS: 5021 S. 205TH ST., PLYMOUTH, AZ 85040
 PHONE: 877-268-1300
 WEB: WWW.WESTERNWINDOWSYSTEMS.COM
- FRAMA, TRIM & PANELING
 MANUFACTURER: AZEK EXTERIORS
 PRODUCT: PAINTED BLACK VERIFY W/ OWNER
 COLOR: ARCH. TO APPV. PROFILES & COLOR
- VERTICAL WOOD SIDING
 MANUFACTURER: DELTA HILLS WOODS
 PRODUCT: ACCORDIA - SMOOTH - NATIVE
 ADDRESS: 116 LAPEL CHANNEL DR., 1/4" REVEAL W/ SQUARE EDGE, ARCH. TO APPV.
 CODE: REF. DTL. 1.6AD-1.0
- EXTERIOR STONE / MASONRY VENEER
 SUPPLIER: SHERRINE SCOTT COMMODITIES
 STONE TYPE: TBD
 COLOR: TO BE APPROVED BY ARCH. & OWNER
 APPLICATION: SIZE VARIES - STAGGERED RUNNING BOND - VARYING STONE SIZES
 THICKNESS: 1" - 1.5" NOMINAL
 WEIGHT: ~4 LBS/S.F.
- PRE-CAST CONCRETE PANEL
 SUPPLIER: TBD
 COLOR: LIGHT GRAY, TO BE APPROVED BY ARCH. & OWNER
 APPLICATION: LARGE FORMAT
 THICKNESS: 1" - 1.5" NOMINAL
 WEIGHT: ~6 LBS/S.F.
- EXTERIOR ACH PANELING
 MANUFACTURER: ALUCOROND OR EQUITV.
 PRODUCT: ACH METAL PANELING
 COLOR: BLACK
 APPLICATION: REF. DTL. 1.6AD-1.0
 PANEL REVEAL SIZE: 60" VERTICAL
- STUCCO
 MANUFACTURER: LA HABRA, PARELUSA
 ADDRESS: 2911 ORANGE GROVE RD., ORANGE, CA 92665
 PHONE: 714-627-1700
 COLOR: WHITE, ARCH. TO APPROVE
 TEXTURE: SMOOTH WALL, TROWELED EDGES, NO BULLNOSE, VERTICAL FLOAT LEVEL TO 1/8" IN 10'
 APPLICATION: PROVIDE EXPANSION JOINTS STUCCO REVEALS, WIDTH TO BE DETERMINED, LOCATIONS TO BE SPECIFIED AND FIELD REVEAL BY ARCH.
 CODE: MIN. 7/8" THK. O/ MIN. 2 LAYERS GRADE D PAPER
- STANDING SEAM METAL ROOFING
 MANUFACTURER: CUSTOM-BILT METALS
 ADDRESS: 15133 SERNA BONITA LN, CHINO, CA 91710
 PHONE: 909-644-1887
 PRODUCT: STANDING SEAM METAL
 COLOR: ULTRACOLOR - KYNAR FINISH - REFLECTANCE: 0.35 (EMITTANCE: 0.75)
 APPLICATION: USE CONTINUOUS 16" OR 18" PANS - VERIFY W/ ARCH. SIZE & LOCN. OF SEAMS (NO TRANSVERSE SEAMS)
 WEIGHT: APPROX. 2.95
 CODE: ICC: #E9R-2048
- FLAT ROOFING (CLASS A)
 PRODUCT: PRO MEMBRANE, CLASS A
 MANUFACTURER: EVERGUARD
 ADDRESS: US LISTING - 81130A-1
 COLOR: ENERGY GRAY, TO BE APPVD. BY OWNER & ARCH.
 MIN. 2 YEARS AGED, SOLAR REFLECTANCE OF 0.63 & MIN. THERMAL EMITTANCE OF 0.75 OR
 2 YEAR AGED 98% OF AT LEAST 75
 APPLICATION: INSTALLATION PER MFG'R REQUIREMENTS
- CUTTERS:
 MATERIAL: METAL - ALUM. PAINTED KYNAR (VERIFY W/ ROOFING MFG'R)
 SHAPE: HALF ROUND (S) (VERIFY W/ ARCH)
- GARAGE DOORS:
 SUPPLIER: RANCH HOUSE DOORS
 ADDRESS: WWW.RANCHHOUSEDOORS.COM
 STYLE: CUSTOM
 MATERIAL: CUSTOM BULLET, WOOD & GLASS
- WATERPROOF DECK MEMBRANE:
 MANUFACTURER: WESTCOAT
 ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
 PRODUCT: AFX WALKING DECK (CLASS A)
 APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
 CODE: US E8-587
- FLASHING & WEATHERSTRIPPING
 PROVIDE CORROSION-RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING, MIN. 24 GAUGE COPPER (14 OZ.) SHEETS U.S.A. IN CRC OR MFG. INSTALLATION GUIDELINES. ALL METAL IN CONTACT TO BE OF SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/ ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING ABOVE PRIOR TO INSTALLATION.

A | MATERIAL SPECIFICATIONS

1. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.
2. REF. ROOF PLAN (A-3) FOR ALL FLAT RITE HTS. & RIDGE HTS.

B | GENERAL NOTES

1. VERTICAL WOOD PANELING, REVEAL AS SEL. FINISH AS SELECTED - REF. MATERIAL SCHEDULE SHT. A-4.0
2. STUCCO FINISH - MIN. 7/8" THK. W/ DIA. LATH, COLOR AS SEL. - REF. MAT. SCHEDULE A-4.0
3. PRE-CAST CONCRETE PANEL - REF. MAT. SCHEDULE SHT. A-4.0
4. KYNAR PAINTED ALUMINUM - REF. MAT. SCHEDULE A-4.0
5. 4x6 DECO. TIMBER RAFTER - SHARPED TAIL AS OCCURS (ARCH. TO APPV. PROFILE), SEALED, PAINT AS SEL.
6. UNPOURED STEEL ALUMINUM SIZE PER STRUCT. DWGS., PAINT AND SEAL AS REQ'D.
7. (N) CONCRETE RETAINING WALL
8. DECORATIVE WOOD SCREEN, PAINT & SEAL AS SE. - ARCH. TO APPV. - SIZE & CONN. PER STRUCT.
9. STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A-4.0
10. EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 1.6AD-1.0
11. (N) WOOD GRADE AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
12. EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY MAY BE PROVIDED PER ELECTRICAL NOTE #33
13. BRAKE METAL - MATCH DOOR/WINDOW FRAME, ARCH. TO APPV. REF. MAT. SCHEDULE A-4.0

C | KEYNOTES

HORST ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER UNLESS THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF HORST ARCHITECTS.

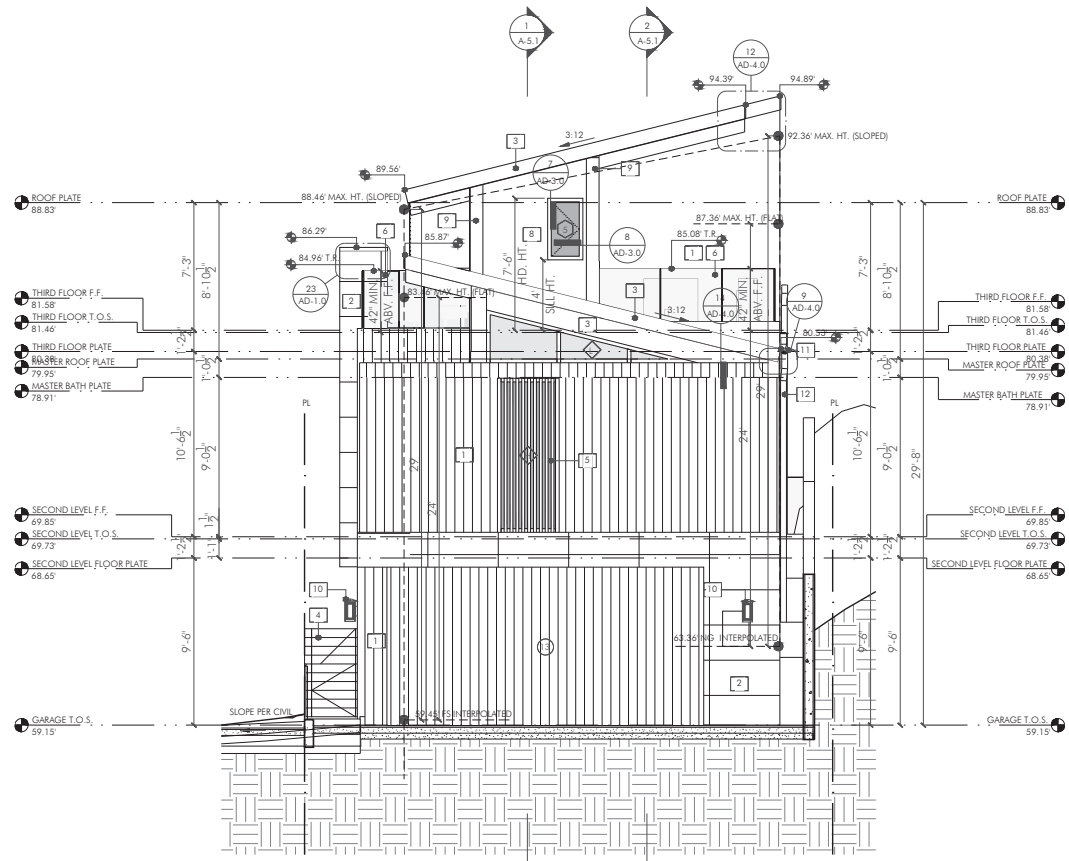
DAHLEH RESIDENCE
 2516/2518 BAYSIDE DR, CORONA DEL MAR, CA 92625



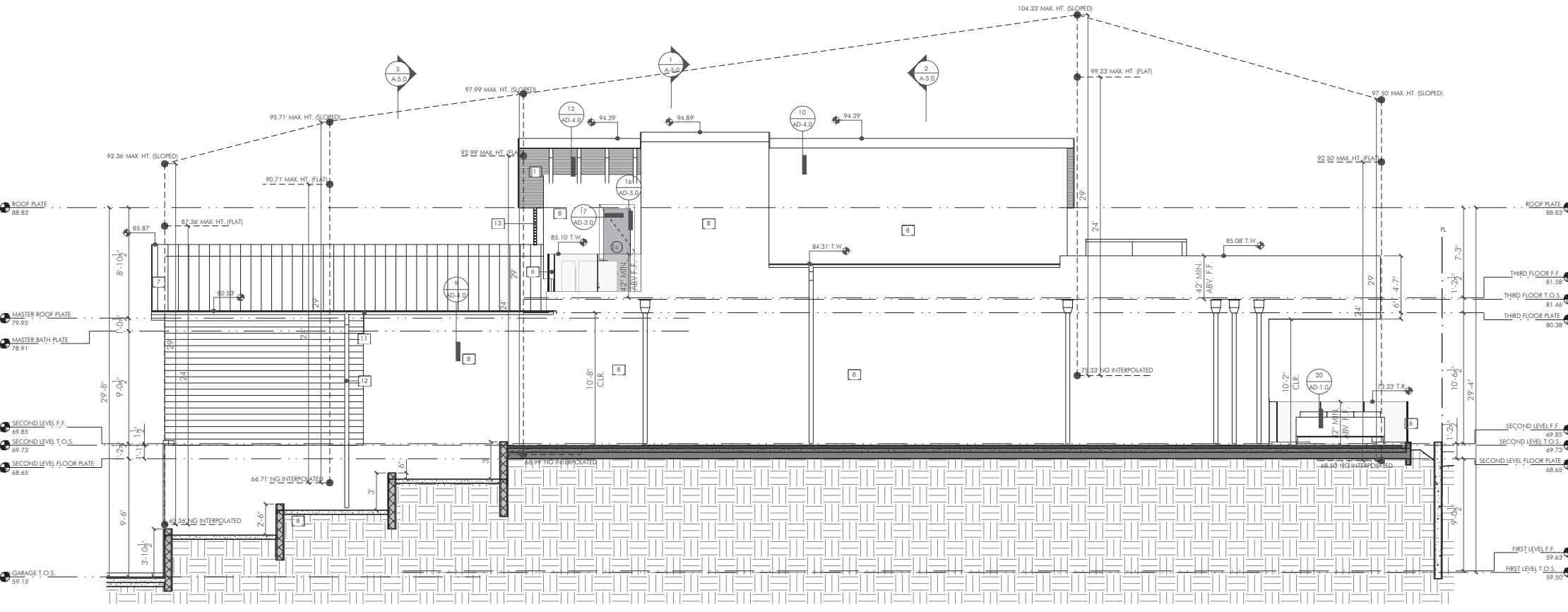
CITY SUBMITTAL 01: 1201/25
 CITY SUBMITTAL 02: 02/17/26
 CITY SUBMITTAL 03: 04/07/26

SCALE: 1/4" = 1'-0"
 PLOT DATE: 04-07-2026
 SHEET NUMBER:

A-4.0



1 WEST ELEVATION



2 NORTH ELEVATION

WINDOWS & DOORS
 AUTHORIZED DEALER (PRODUCTS LISTED BELOW)
 SUPPLIER: ASSOCIATED BUILDING SUPPLY
 ADDRESS: STONE HILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
 CONTACT: JOE YOUNAN
 PHONE: 949-472-2319
 FAX: 949-466-1150
 EMAIL: JOYOUNAN@ASSOCIATED.COM
 WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

ALUMINUM CLAD WINDOWS & PATIO DOORS
 MANUFACTURER: JELD-WEN WINDOWS & DOORS
 PRODUCT: CUSTOM COLLECTION
 ADDRESS: 2250 LAKEPORT BLVD. P.O. BOX 1329, KAMATH FALL, OREGON 97601
 PHONE: 541-885-7412 OR 800-333-3936
 FAX: 541-884-2351
 WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & STONEFRONT
 MANUFACTURER: WESTERN WINDOW SYSTEMS
 PRODUCT: SERIES 600 S STONEFRONT SYSTEMS
 ADDRESS: 5621 S. 25TH ST., PHOENIX, AZ 85040
 PHONE: 877-268-1300
 WEB: WWW.WESTERNWINDOWSYSTEMS.COM

FASCIA, TRIM & PANELING
 MANUFACTURER: AZEK EXTERIORS
 COLOR: PAINTED BLACK VERIFY W/ OWNER
 APPLICATION: ARCH. TO APPV. PICKLES & COOK

VERTICAL WOOD SIDING
 MANUFACTURER: BETA MILLWORKS
 COLOR: ACCOYA - SMOOTH - NATIVE
 APPLICATION: 1/4" REVEAL W/ SQUARE EDGE, ARCH. TO APPV.
 CODE: REF. DTL. 1A-ND-1.0

EXTERIOR STONE / MASONRY VENER
 SUPPLIER: SANDRINE SCOTT COMMODITIES
 STONE TYPE: TRIO
 COLOR: BEIGE, TO BE APPROVED BY ARCH. & OWNER
 APPLICATION: SIZE VARIES - STAGGERED RUNNING BOND - VARYING STONE SIZES
 THICKNESS: 1" - 1.5" NOMINAL
 WEIGHT: < 4 LBS/S.F.

PRE-CAST CONCRETE PANEL
 SUPPLIER: TBD
 COLOR: LIGHT GRAY, TO BE APPROVED BY ARCH. & OWNER
 APPLICATION: LARGE FORMAT
 THICKNESS: 1" - 1.5" NOMINAL
 WEIGHT: < 6 LBS/S.F.

EXTERIOR ACM PANELING
 MANUFACTURER: ALUCORON DR EGVV
 PRODUCT: ACM METAL PANELING
 COLOR: BLACK
 APPLICATION: REF. DTL. 1A-ND-1.0
 PANEL REVEAL SIZE: .60" VERTICAL

STUCCO
 MANUFACTURER: LA HABRA, PAREISA
 ADDRESS: 2911 ORANGE GROVE RD., ORANGE, CA 92665
 PHONE: 714-437-1700
 COLOR: WHITE, ARCH. TO APPROVE
 TEXTURE: SMOOTH WALL, TROWELED EDGES, NO BULLNOSE, VERTICAL FLOAT LEVEL TO 1/8" IN 10'
 APPLICATION: PROVIDE EXPANSION JOINTS STUCCO REVEALS, WIDTH TO BE DETERMINED, LOCATIONS TO BE SPECIFIED AND FIELD VERIFIED BY ARCH.
 CODE: MIN. 7/8" THK. G/ MIN. 2 LAYERS GRADE D PAPER

STANDING SEAM METAL ROOFING
 MANUFACTURER: CUSTOM BILT METALS
 ADDRESS: 13133 SERA BONITA LN, CHINO, CA 91710
 PHONE: 909-644-1587
 PRODUCT: STANDING SEAM METAL
 COLOR: ULTRA COOL, KYNAR FINISH - REFLECTANCE: 0.35 | EMITTANCE: 0.75
 APPLICATION: USE CONTINUOUS 14" OR 18" PANS - VERIFY W/ ARCH. SIZE & LOCN. OF SEAMS (NO TRANSVERSE SEAMS)
 WEIGHT: APPROX. 2 PSF
 CODE: ICC: #EIR 2048

FLAT ROOFING (CLASS IV)
 PRODUCT: TPO MEMBRANE, CLASS IV
 MANUFACTURER: EVERGLARE
 COLOR: US LISTING - #130A-1
 ENERGY GRAY, TO BE APPROV. BY OWNER & ARCH.
 MIN. 3 YEAR AGED; SOLAR REFLECTANCE OF 0.63 & MIN. THERMAL EMITTANCE OF 0.75 OR 3 YEAR AGED SR OF AT LEAST 75.
 APPLICATION: INSTALLATION PER MFG REQUIREMENTS

CUTTERS
 MATERIAL: METAL - ALUM. PAINTED KYNAR (VERIFY W/ ROOFING MFG)
 SHAPE: HALF ROUND (S) (VERIFY W/ ARCH)

GARAGE DOORS
 SUPPLIER: RANCH HOUSE DOORS
 WEB: WWW.RANCHHOUSEDOORS.COM
 STYLE: CUSTOM
 MATERIAL: CUSTOM BUILT, WOOD & GLASS

WATERPROOF DECK MEMBRANE
 MANUFACTURER: WESTCOAT
 ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
 PRODUCT: ALX WALKING DECK (CLASS IV)
 APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
 CODE: US E8-587

FLASHING & WEATHERSTRIPPING
 PROVIDE CORROSION RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING. MIN. 24 GAUGE COPPER (16 OZ) SHEETS L.U.D. IN CRC OR INFOR. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/ ARCHITECT ANY UNCOMMON/UNUSUAL ENVIRONMENTAL WATERPROOFING AREA PRIOR TO INSTALLATION.

1. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.
 2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

A | MATERIAL SPECIFICATIONS

1. VERTICAL WOOD PANELING, REVEAL AS SEL. FINISH AS SELECTED - REF. MATERIAL SCHEDULE SHT. A-4.0
 2. PRE-CAST CONCRETE PANEL - REF. MAT. SCHEDULE SHT. A-4.0
 3. KYNAR PAINTED ALUMINUM - REF. MAT. SCHEDULE A-4.0
 4. (N) WOOD GATE - AS SELECTED (MAX. 6" HT. ABOVE NATURAL GRADE)
 5. DECORATIVE IRON SCREEN, PAINT & SEAL AS SEL. - ARCH. TO APPV. - SIZE & COLOR PER STRUCT.
 6. EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - 1/4" MAX. SPHERE OPENING, REF. DTL-4/AD-1
 7. STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A-4.0
 8. STUCCO FINISH - MIN. 7/8" THK. W/ DIA. LATH, COLOR AS SEL., REF. MAT. SCHEDULE A-4.0
 9. BRAKE METAL - MATCH DOOR/WINDOW FRAME. ARCH. TO APPV. REF. MAT. SCHEDULE A-4.0
 10. EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY MAY BE PROVIDED PER ELECTRICAL NOTE #33
 11. GUTTER - ALUMINUM W/ KYNAR FINISH. SHAPE AS SEL. - PROVIDE SHOP DIVGS. TO ARCH.
 12. DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EGVV. AS SEL. (ARCH. TO APPROVE)
 13. ARCHITECTURAL RAIN CHAIN - TIE INTO GUTTER - ARCH. TO APPV.

B | GENERAL NOTES

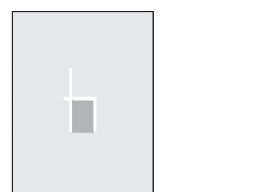
1. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.
 2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

CITY SUBMITTAL 01: 12/01/25
 CITY SUBMITTAL 02: 02/17/26
 CITY SUBMITTAL 03: 04/07/26

SCALE: 1/4" = 1' - 0"
 PLOT DATE: 04-07-2026
 SHEET NUMBER: A-4.1

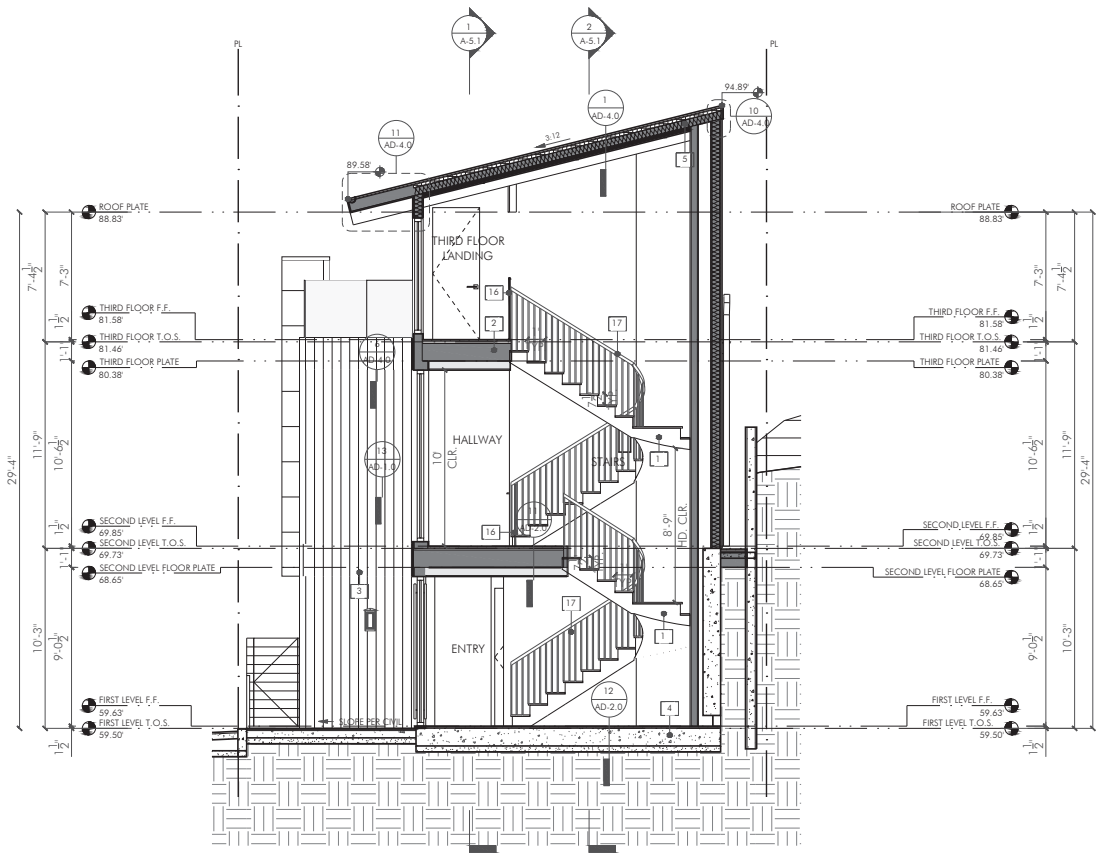
HORNET ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER UNLESS THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF HORNET ARCHITECTS.

DAHLEH RESIDENCE
 2516/2518 BAYSIDE DR, CORONA DEL MAR, CA 92625

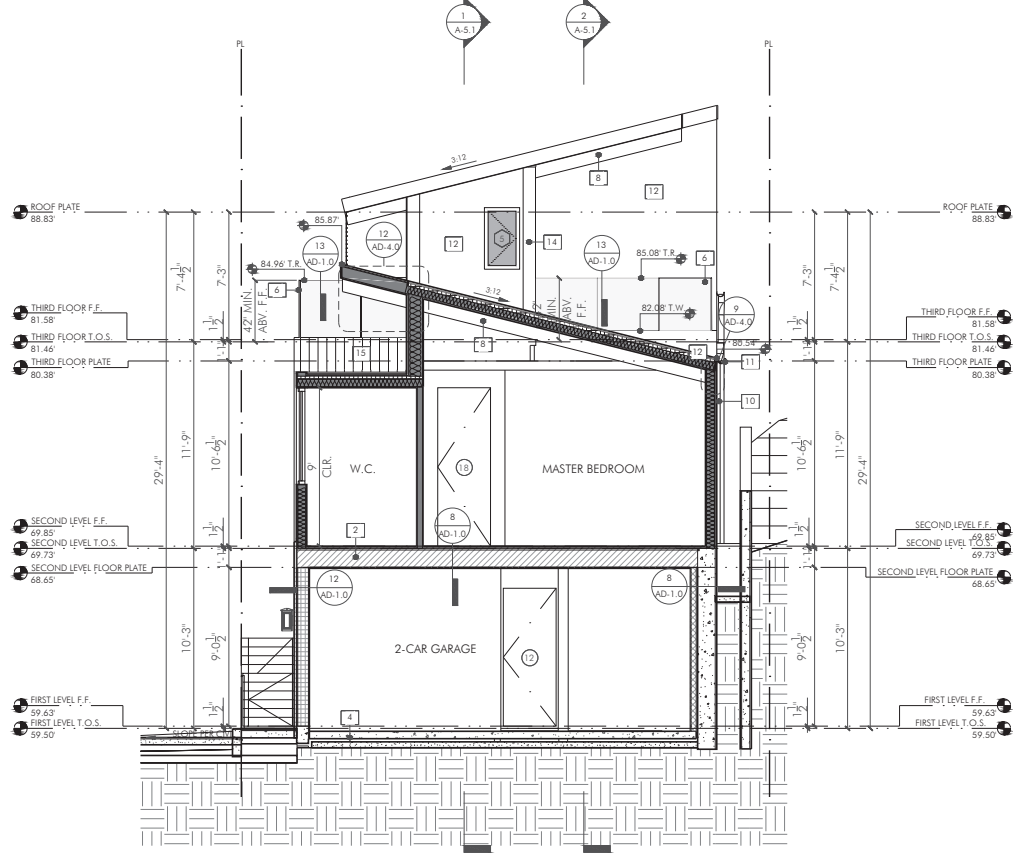


CITY SUBMITTAL 01: 12/01/25
 CITY SUBMITTAL 02: 02/17/26
 CITY SUBMITTAL 03: 04/07/26

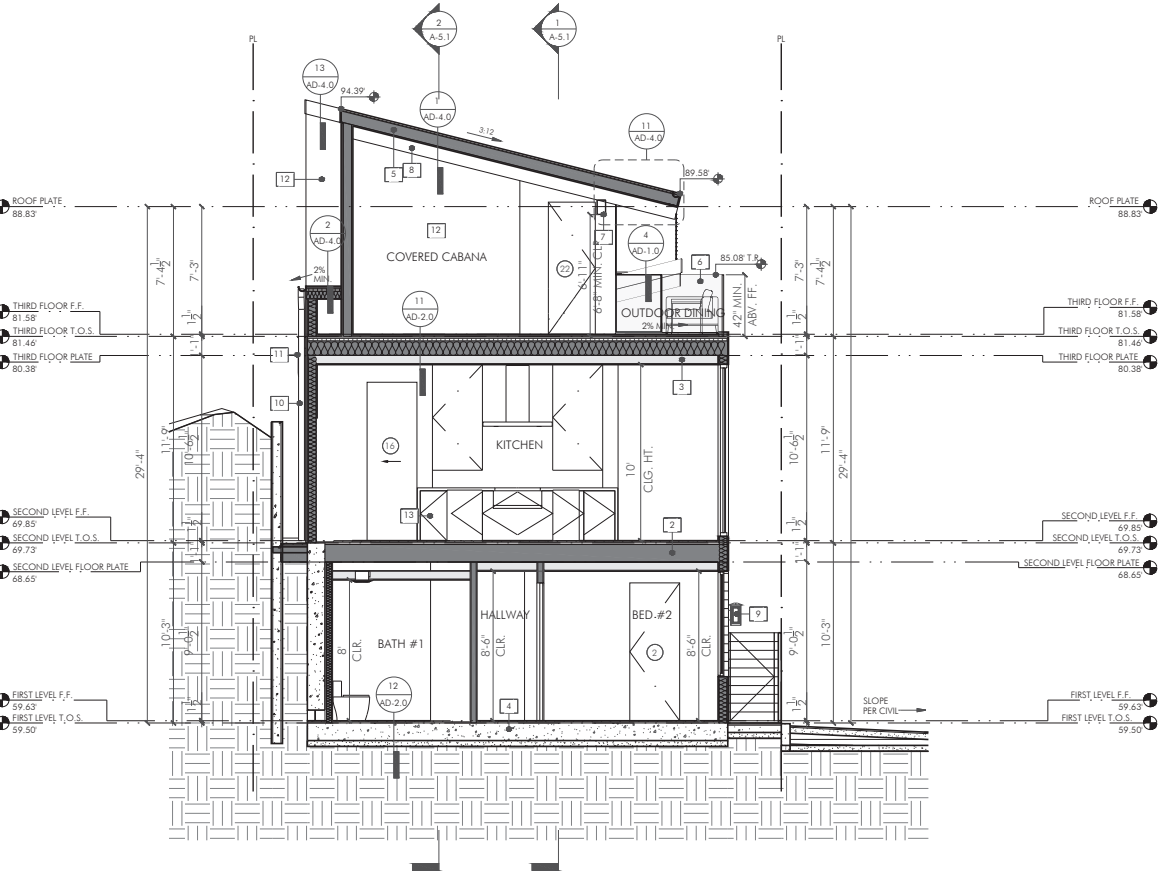
SCALE: 1/4" = 1' - 0"
 PLOT DATE: 04-07-2026
 SHEET NUMBER: A-4.1



1 TRANSVERSE SECTION 1



3 TRANSVERSE SECTION 3



2 TRANSVERSE SECTION 2

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

FIRE BLOCKS
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

FIRE BLOCK CONSTRUCTION
FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER. FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED FLEXIBLE MATERIALS.

DRAFT STOPS
DRAFT STOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

FLOOR-CEILING ASSEMBLIES
DRAFT STOPS SHALL BE INSTALLED IN FLOOR-CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

ATTICS
DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER USES.

DRAFT STOP CONSTRUCTION
DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH TYPE 2-24 PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

A FIRE-BLOCKING & DRAFT STOP NOTES

EXTERIOR WALL: 2 x 4 CONST. OR LARGER	8-13 MIN. 8-20 MIN.
BASED FLOOR:	8-30 MIN.
ROOF:	8-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION.
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME.
*TOTAL R-VALUE INCLUDING THE RIDGID AND SPRAYED AIR-IMPREGNABLE INSULATION WHERE OCCURS FOR UNVENTED ASSEMBLY.

ALWAYS CHECK THE INSULATION SCHEDULE FOR CONFORMANCE WITH THE TITLE 24 REPORT

B INSULATION SCHEDULE

ROOM NAME	ROOM TAG
↑ A-5.0	ELEVATION / SECTION INDICATOR
1 AD-1.0	CALL-OUT TAG
10.00'	SPOT ELEVATION
1	KEYNOTE TAG
1	DOOR / WINDOW / WINDOW WALL TAG
1	REVISION TAG
[Symbol]	FIRE RATED CEILING ASSY - REF. DTLS. 8/AD-1.0
[Symbol]	1-HR RATED B/T CONDITION - REF. DTLS. 8/AD-1.0
[Symbol]	1-HR RATED EXT CONDITION - REF. DTLS. 12/AD-1.0
[Symbol]	CONCRETE WALL/POUR DECK PER STRUCT. REF. STRUCT. DWGS. - FOR SLAB ON GRADE PROVIDE BASE PER R202.2 AND VAPOR BARRIER PER R202.2.3 W/ CAPILLARY BREAK. SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.
[Symbol]	UNVENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT. REF. STRUCT. DWGS. - UNVENTED ASSEMBLY TO COMPLY W/ SECTION R804.5 OF CBC. AIR IMPERMEABLE VALLE PER TABLE R905.5 OF CBC.
[Symbol]	VENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT. REF. STRUCT. DWGS. - PROVIDE CROSS-VENTILATION PER SECTION R804 OF CBC. SEE ROOF PLAN SHEET A-3.0 FOR ATTIC VENT CALC AND MORE INFO.
[Symbol]	INSULATED BUILDING ENVELOPE - 2X STUDS PER PLAN. SEE DIMENSION PLAN FOR MORE INFO. INSULATION PER INSULATION SCHEDULE AND T-24 ENERGY REPORTS.

C ANNOTATION LEGEND

- STAIRS - MAX. 7/32" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
- FLOOR JOISTS - REF. STRUCT.
- CEILING FRAMING - REF. STRUCT.
- CONCRETE SLAB ON GRADE - REF. STRUCT.
- ROOF RAFTERS - REF. STRUCT.
- EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING - REF. DTL. 4/AD-1.0
- EXPOSED STEEL BEAM SIZE PER STRUCT. DWGS., PAINT AND SEAL AS REQD. - COORDINATE W/ INTERIOR.
- 4X10 TIMBER BEAM, REF. STRUCT. DWGS.
- EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY MAY BE PROVIDED PER ELECTRICAL NOTE #33
- DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EQUIV. - AS SEL. (ARCH. TO APPROVE)
- GUTTER - ALUMINUM W/ KYNAR FINISH, SHAPE AS SEL. - PROVIDE SHOP DWGS. TO ARCH.
- STUCCO FINISH - MIN. 7/8" THK. W/ DIA. LATH, COLOR AS SEL. - REF. MAT. SCHEDULE A-4.0
- KITCHEN ISLAND - BASE CABINET, COUNTER, AND APPLIANCES PER I.D. - VERIFY SIZE W/ I.D. & OWNER
- BRASS METAL - HATCH DOOR/WINDOW FRAME, ARCH. TO APPV. REF. MAT. SCHEDULE A-4.0
- VERTICAL WOOD PANELING, REVEAL AS SEL. FINISH AS SELECTED - REF. MATERIAL SCHEDULE SHT. A-4.0
- INTERIOR GLASS GUARDRAIL - MIN. 42" HIGH - MATERIAL AS SELECTED, <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
- INTERIOR STAIR MOUNTED HANDRAIL - 34'-38" ABV. NOSING, REF. DTL. 4/AD-1.0

D KEYNOTES

HORST ARCHITECTS EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER UNLESS THEY BEING ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF HORST ARCHITECTS.

DAHLEH RESIDENCE
2516/2518 BAYSIDE DR, CORONA DEL MAR, CA 92625



CITY SUBMITTAL 01: 12/01/25
CITY SUBMITTAL 02: 02/17/26
CITY SUBMITTAL 03: 04/07/26

SCALE: 1/4" = 1'-0"
PLOT DATE: 04-07-2026
SHEET NUMBER

A-5.0

INTENTIONALLY BLANK PAGE