Attachment No. PC 6

Project Plans

WIENTIONALLY BLANK PACE

general notes

- GENERAL NOTES APPLY TO EVERY SHEET
 ALL DIMENSIONS ARE ACTUAL, AND ARE FROM FINISH FACE
- OF WALLS OR BUILDING LAYOUT LINES UNLESS NOTED OTHERWISE.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS ARE EXISTING TO T.O. PLYWOOD OR CONCRETE SLAB ON GRADE
- 4. ALL WOOD IN CONTACT WITH CONCRETE SHALL
- BE TREATED. THIS INCLUDES PLATES AND PLYWOOD.

 5. CEILING HEIGHTS AS SHOWN IN REFLECTED CEILING PLANS ARE FROM FINISH FLOOR OF SCHEDULED ROOM. (T.O. PLYWOOD SUB-FLOOR OR CONCRETE SLAB)
- THESE DRAWINGS ARE NOT TO BE SCALED
- THESE PLANS HAVE BEEN DEVELOPED TO INDICATE A GENERAL SCOPE OF WORK TO BE PERFORMED. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS TO DETERMINE THE TOTAL SCOPE OF EXISTING CONDITIONS AND THE WORK REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE CONTRACT
 DOCUMENTS, AND CONFORMANCE WITH ALL APPLICABLE
 CODES AND THE HIGHEST INDUSTRY STANDARDS. COSTS OF THE WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BID. CHANGE ORDERS FOR OBVIOUS, VISIBLE OR
- 8. CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCIES OR CONFLICTS WITHIN THE CONTRACT DOCUMENTS PRIOR TO BID FOR A CLARIFICATION. IF A CLARIFICATION IS NOT MADE IN WRITING THE GREATER QUANTITY AND HIGHER QUALITY OF WORK SHALL BE BID.

FORESEEABLE CONDITIONS SHALL NOT BE ALLOWED

- . ALL ASPECTS AND ITEMS NOT SPECIFICALLY MENTIONED BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED IN THE CONTRACTORS BID.
- 10. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ESTABLISH QUANTITIES BASED UPON THOSE CONDITIONS
- . ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE NOTED.
- 12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THIS CONSTRUCTION. THE JOB SITE SHALL BE KEPT CLEAN AND EREE OF WASTE MATERIALS
- ALL PIPING, CONDUIT AND DUCTS SHALL BE
 CONCEALED WITHIN WALLS, UNDERGROUND, OR IN ARCHITECT APPROVED UTILITY SPACES. OTHERWISE ON DRAWINGS. EXPOSED ITEMS MUST BE IN A LOCATION APPROVED BY ARCHITECT
- 4. NO ASBESTOS OR PCB CONTAINING MATERIAL SHALL BE USED ON THIS PROJECT.
- 15. NOT USED

 16. ALL RATED DETAIL ASSEMBLIES SHALL BE
- APPROVED BY UL, ICC, FM, USG OR ANSI. ALL INTERIOR PARTITIONS AND FLOORS TO BE INSULATED FOR ACOUSTICAL PRIVACY, WITH ACOUSTICAL BATTS.
- 18. ALL MATERIALS TO BE INSTALLED PER DRAWINGS. IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, SUBSTITUTIONS ARE ALLOWED WITH OWNER AND ARCHITECT'S APPROVAL ONLY.
- 19. PROVIDE PROTECTIVE CONSTRUCTION FENCING (BETWEEN 72" AND 84 IN HEIGHT) ALONG THE PEDESTRIAN WALKWAY (SOUTH ELEVATION) PROVIDE ADDITIONAL PROTECTIVE FENCING IN ADDITION TO THE EXISTING FENCES ALONG THE REMAINING PROPERTY LINES AS REQUIRED

public works notes

- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY
- 2. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6
- 3. A PUBLIC WORKS DEPARTMENT ENCROACHMENT 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 IMPROVEMENTS SURROUNDING THE SITE IS DAWAGED BY THE PRIVATE WORK, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, INHASINCULINE ARE DEEMED SUBSIANDARD, A NEW 1-INCH WALEN SERVICE, WALEN MELIKE BUA, SEWER LATERAL AND/OR CLEANOLT WITH BOX AND LID MILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID 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 AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT-OF-WAY
- 4. 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
- 5. ALL WORK RELATED TO WASTEWATER IN THE PURLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN 'A' LICENSED GENERAL ENGINEERING CONTRACTOR.

deferred submittals

THE FOLLOWING PLANS WILL BE SUBMITTED BY OTHERS UNDER SEPARATE PERMIT; ARCHITECT + ENGINEER OF RECORD TO REVIEW, CERTIFY AND APPROVE DRAWINGS PRIOR TO SUBMITTAL:

--- ELEVATION INFO

 $\widehat{\mathbb{A}}$

(01)

WINDS PRIOR 10 SUBMITIAL: -FIRE SPRINKLER DRAWINGS (SPRINKLERS SHALL COMPLY WITH NFPA 13) (*OBTAIN FIRE SPINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION) -air conditioning condenser sound attenuation design; contractor shall determine exact condenser specification and provide sound level data per city requirements condensers shall be located on the roof within the mechanical well -SOLAR SYSTEM BY OTHERS UNDER SEPARATE PLAN REVIEW AND PERMIT; SYSTEM SHALL HAVE MINIMUM CAPACITY OF ______ kWdc

symbols legend

BUILDING FLEVATION ELEVATION MARK

DETAIL MARK A6.0 GLASS FLEVATION REF. SHEET A5.1

DOOR NUMBER REF. SHEET A5.0

general notes

MAX. ALLOWABLE BLDG. HEIGHT: 31' (TO PEAK OF SLOPED ROOF)
ACTUAL BUILDING HEIGHT: 28'-4 1/2" (FROM AVG. GRADE TO ROOF PEAK)

NOT REQUIRED SINCE EXPANDED ICENYNE INSULATION TO BE USED

FIRE SPRINKLERS:

E SPRINKLERS.

FIRE SPRINKLERS ARE REQUIRED WITHIN THIS STRUCTURE AND SHALL
BE SUBMITTED AS A DEFERRED SUBMITTAL UNDER A SEPARATE PERMIT;
NFPA 13 FIRE SPRINKLERS REQUIRED

project data

FIRE ALARM SYSTEMS: SMOKE ALARM AND SMOKE DETECTORS TO BE PROVIDED THROUGHOUT STRUCTURES; PROVIDE FIRE ALARM MONITORING SYSTEM; SYSTEM SHALL BE IN COMPLIANCE WITH NFPA 72 AND CHAPTER 9 OF 2022 CFC

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE-SIGN PROFESSIONAL IN RESPONSIBLE CHARGE: BERC AUST ARCHITECT SHALL SERVE AS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT AND SHALL BE RESPONSIBLE FOR REVENING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPARIBILITY WITH THE DESIGN OF THE BUILDING COMPARIBILITY WITH THE DESIGN OF THE BUILDING

GENERAL NOTES:
ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH
DOES NOT RELEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO
OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE
RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD
CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT

A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATION DEEPER THAN 5^{\prime} AND FOR SHORING AND UNDERPINNING

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 CALGREEN CODE

THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095

project data

SETBACKS:
SOUTH PROPERTY LINE (FRONT):
NORTH PROPERTY LINE (REAR):
EAST PROPERTY LINE (SIDE):
WEST PROPERTY LINE (SIDE):

LOT SQUARE FOOTAGE: 8.813 S.F.

| PROPOSED FLOOR AREA: | EXISTING 1st FLOOR (TO REMAIN) | 2,697 S.F. | PROPOSED 1st FLOOR (NEW) | 1,076 S.F. | PROPOSED 2nd FLOOR (NEW) | 633 S.F. | PROPOSED TOTAL LUVABLE AREA | 4,406 S.F.

FLOOR AREA LIMIT: 8,813 S.F. LOT AREA: 0.5 x LOT AREA = 4,407 S.F. 4,406 S.F. <= 4,406 S.F. ALLOWABLE = 0.K.

SIGNAGE:

-MOTEL SIGNAGE TO BE SUBMITTED UNDER A COMPREHENSIVE SIGN PROGRAM

KKING:
7 PARKING SPACES TO BE PROVIDED AS PART OF THIS PROJECT,
INCLUDING (1) VAN ACCESSIBLE PARKING SPACE AND ACCESS AISLE;
50° AMGLE OF PARKING PROPOSED (EXISTING AT 55°)
9 ENSITING SPACES EXIST, ALTHOUGH THE EXISTING SPACES ARE
SUB-STANDARD WIDTH (VARYING FROM 6°-6" TO 8"-6") AND
NO HANDICAP ACCESSIBLE PARKING GURRENTLY EMISTS

project data

6302 W. COAST HIGHWAY NEWPORT BEACH, CALIFORNIA 92663

PROJECT DESCRIPTION:

REMODEL AND ADDITION TO EXISTING 3,289 S.F. MOTEL;

DEMOLITION OF 592 S.F. OF EXISTING STRUCTURE;

CONSTRUCTION OF 1,709 S.F. NEW 2 STRY STRUCTURE.

INCLUDING 3 MOTEL ROOMS AND LOBBY/COFFEE BAR

APPLICABLE CODES:
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLIMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ELECTRICAL
201 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CONSTRUCTION TYPE: *TYPE V-B (NFPA-13D)
*NEWLY CONSTRUCTED BUILDING SHALL COMPLY WITH CHAPTER
11B OF CBC AND CHAPTER 11B-224; TRANSIENT LODGING

OCCUPANCY GROUP:

sheet index

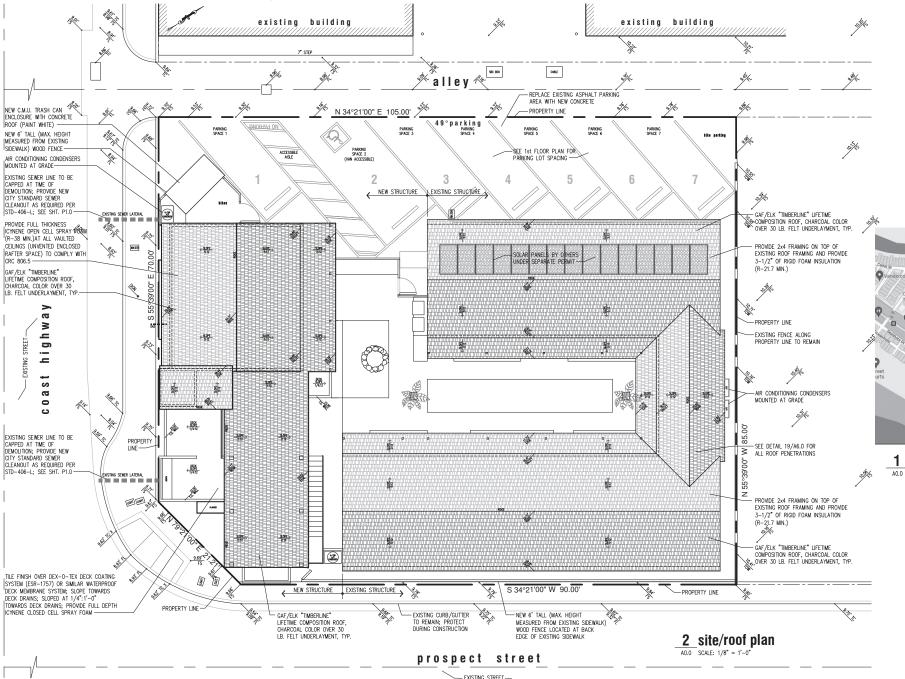
TOPOGRAPHIC SURVEY PRECISE GRADING & DRAINAGE PLAN EROSION CONTROL PLAN

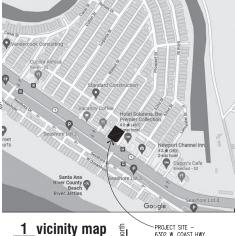
1st FLOOR PLAN 2nd FLOOR PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS BUILDING SECTIONS

pine knot motel

6302 w. coast highway











NEWPORT BEACH, CA 92663 TEL 949.524.0562 ENERGY CALCULATIONS: RICK MAURER TITLE 24, INC. 7544 E. SANDHILL TRAIL ORANGE, CA 92869 TEL 714.771.1507 FAX 714.771.2939

PROPERTY OWNER: 6302 INVESTMENT LLC

CIVIL ENGINEER: TOAL ENGINEERING, INC. 139 AVENIDA NAVARRO SAN CLEMENTE, CA 92672 TEL 949.492.8586

ARCHITECT: ERIC AUST ARCHITECT 62 BALBOA COVES NEWPORT BEACH, CA 92663 TEL 949.637.5220

STRUCTURAL ENGINEER: ESI/FME, INC. CONTACT: SCOTT ROSS 1800 E. 16TH STREET SANTA ANA, CA 92701 TEL 714.835.2800 FAX 714.835.2819

GEOTECHNICAL ENGINEER: R McCARTHY CONSULTING, INC. CONTACT: ROBERT McCARTHY 23 CORPORATE PLAZA, SUITE 150 NEWPORT BEACH, CA 92660 TEL 949.629.2539

09 august 2023 © copyright 2023 job #2113



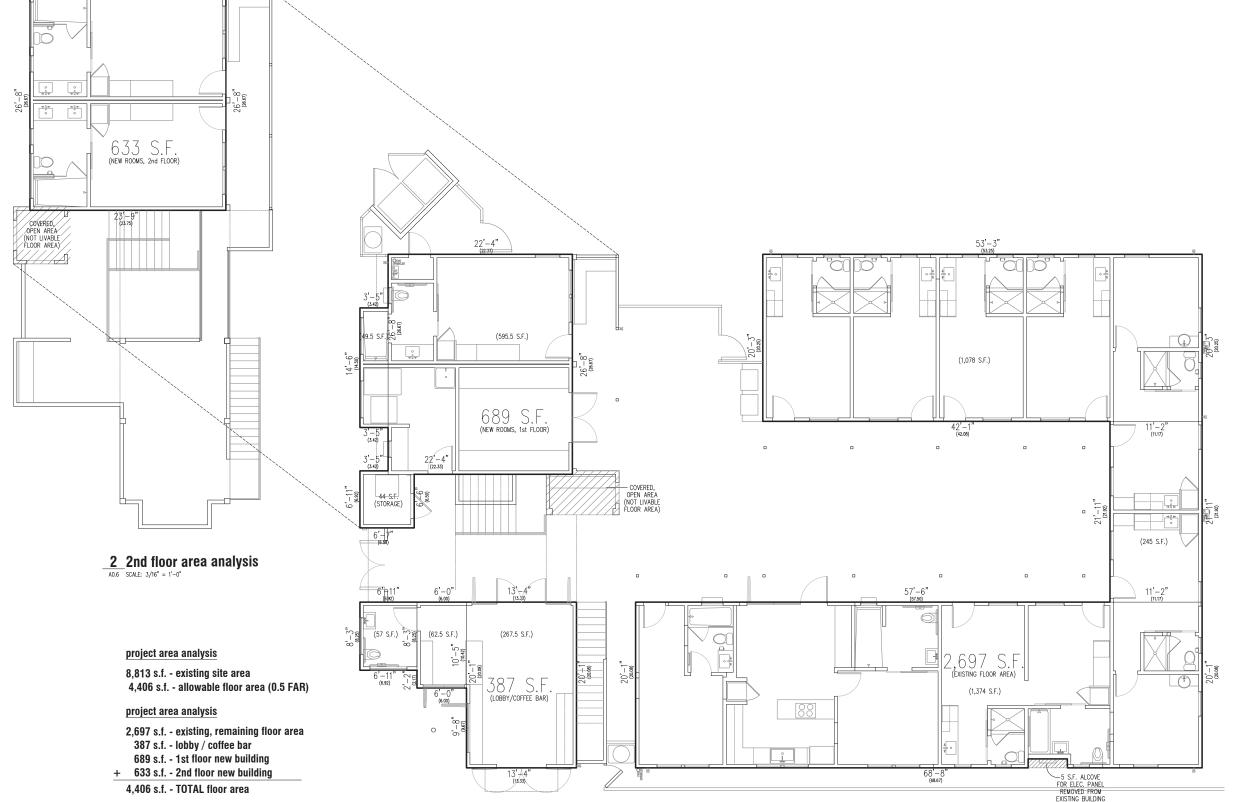
62 balboa coves newport beach, california 92663 tel 949.637.5220

floor area analysis

pine knot motel

6302 w. coast highway newport beach, california





23'-9"



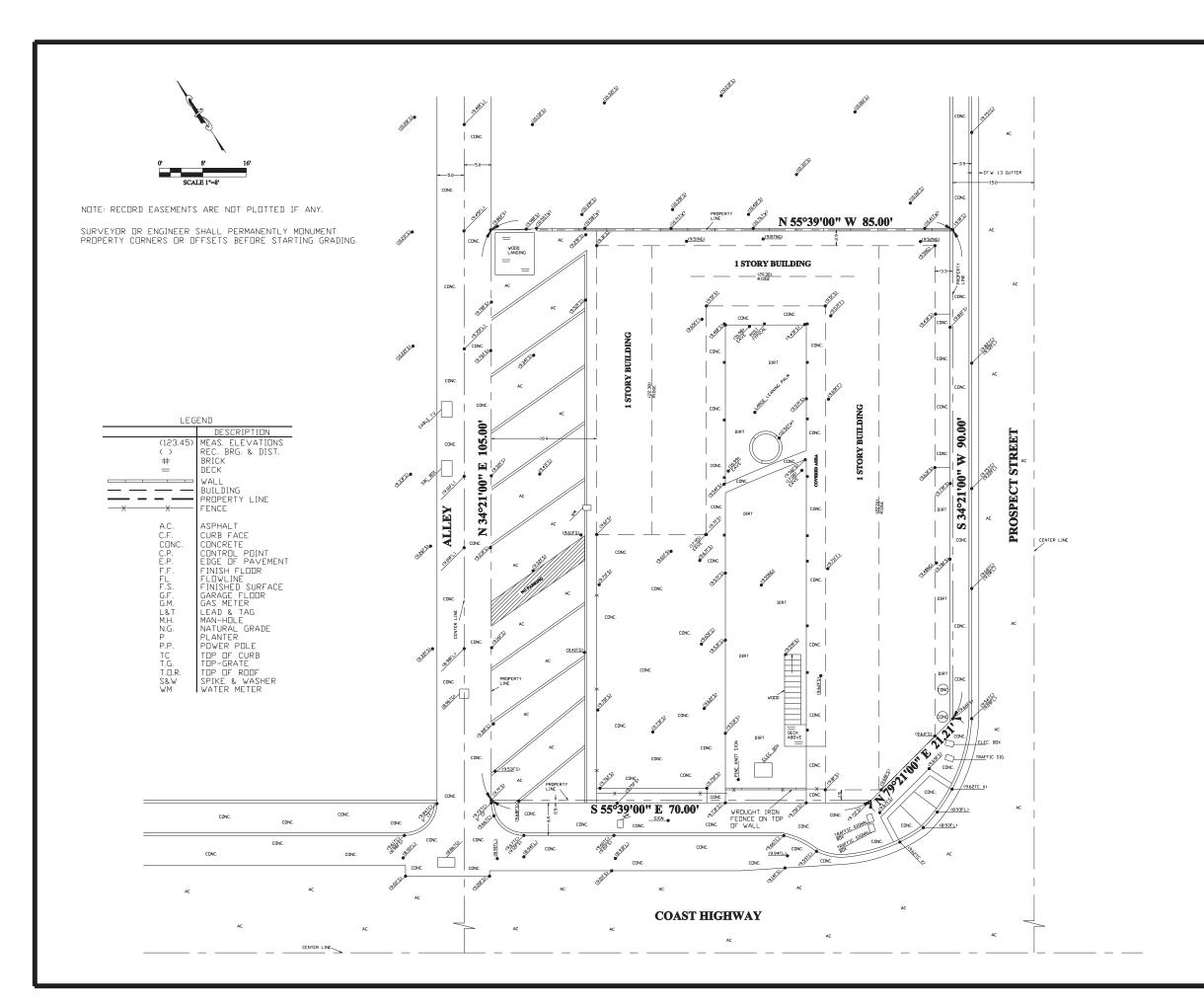


09 august 2023 © copyright 2023 job #2113

eric aust

62 balboa coves newport beach, california 92663 tel 949.637.5220

1 1st floor area analysis





ADDRESS OF PROJECT

6302 W. COAST HIGHWAY NEWPORT BEACH, CA

OWNER

Pine Kno

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST ONE—HALF OF LOT 3, AND ALL OF LOTS 4, 5 AND 6 IN BLOCK 3 OF THE SEASHORE COLONY TRACT AS RECORDED IN BOOK 7, PAGE 25 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF AND LOT 3 AS SHOWN ON THE MAP RECORDED IN BOOK 7, PAGE 25 OF MISCELLANEOUS MAPS.

BEGINNING AT THE EAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, SOUTH 35' 20' 17" WEST, 15.00 FEET TO THE EAST CORNER OF THE SOUTHWESTERLY 15.00 FEET OF LOT 3 AS DESCRIBED IN BOOK 377, PAGE 29 OFFICIAL RECORDS OF ORANGE COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 15.00 FEET OF LOT 3, NORTH 54' 38' 04" WEST, 15.00 FEET; THENCE NORTH 80' 21' 07" EAST, 21.21 FEET TO THE EAST CORNER OF SAID LOT 3, SAID CORNER BEING THE POINT OF BEGINNING PER DEED TO THE CITY OF NEWPORT BEACH, RECORDED MARCH 30, 1992 AS INSTRUMENT NO. 1992—196782 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 100 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS PROVIDED IN INSTRUMENTS OF RECORD.

APN 045-084-09

BENCH MARK

BENCH MARK #1J-58-80 DATUM: NAVD88 ELEVATION: 9.274

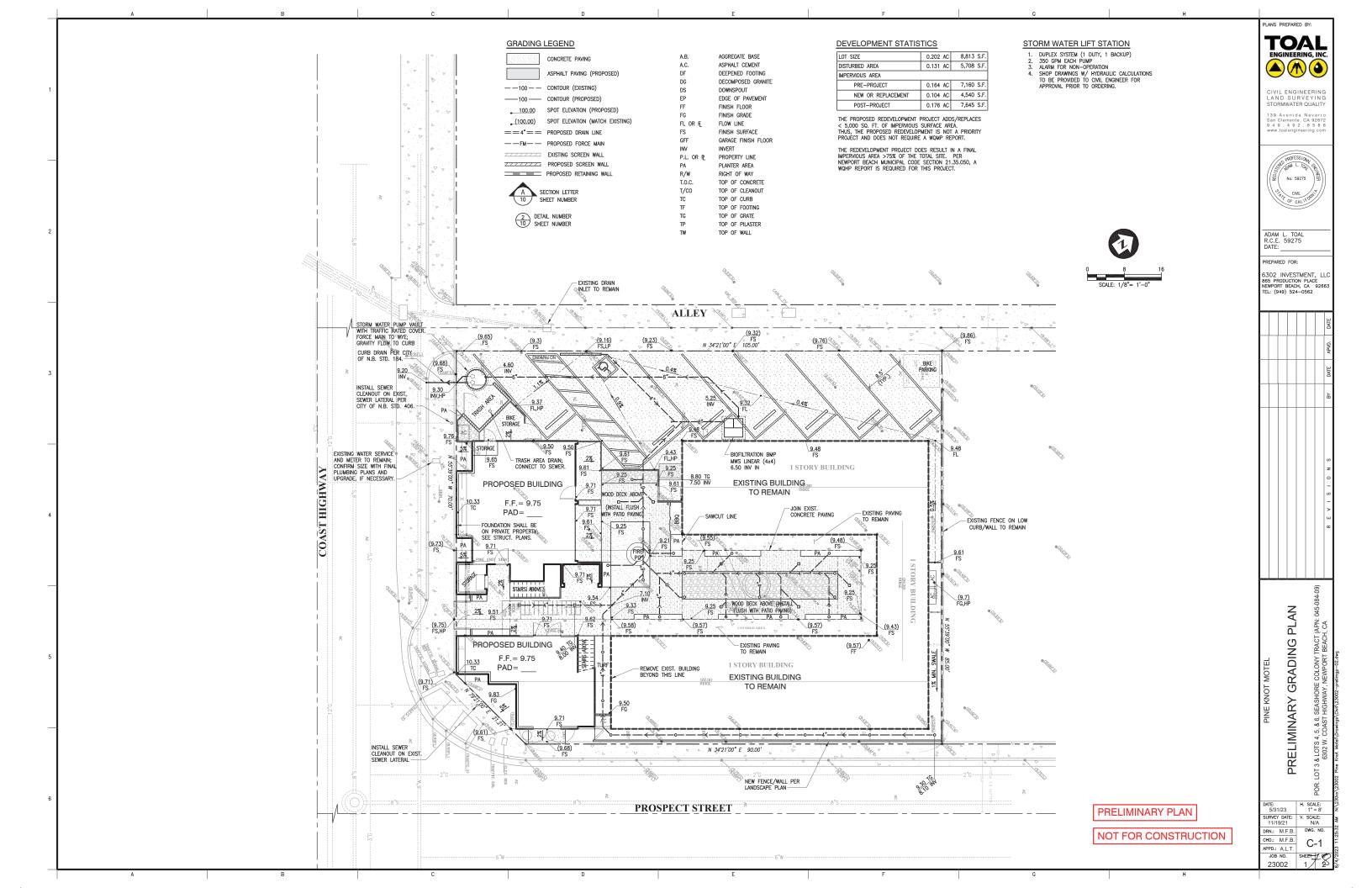
TOPOGRAPHIC SURVEY

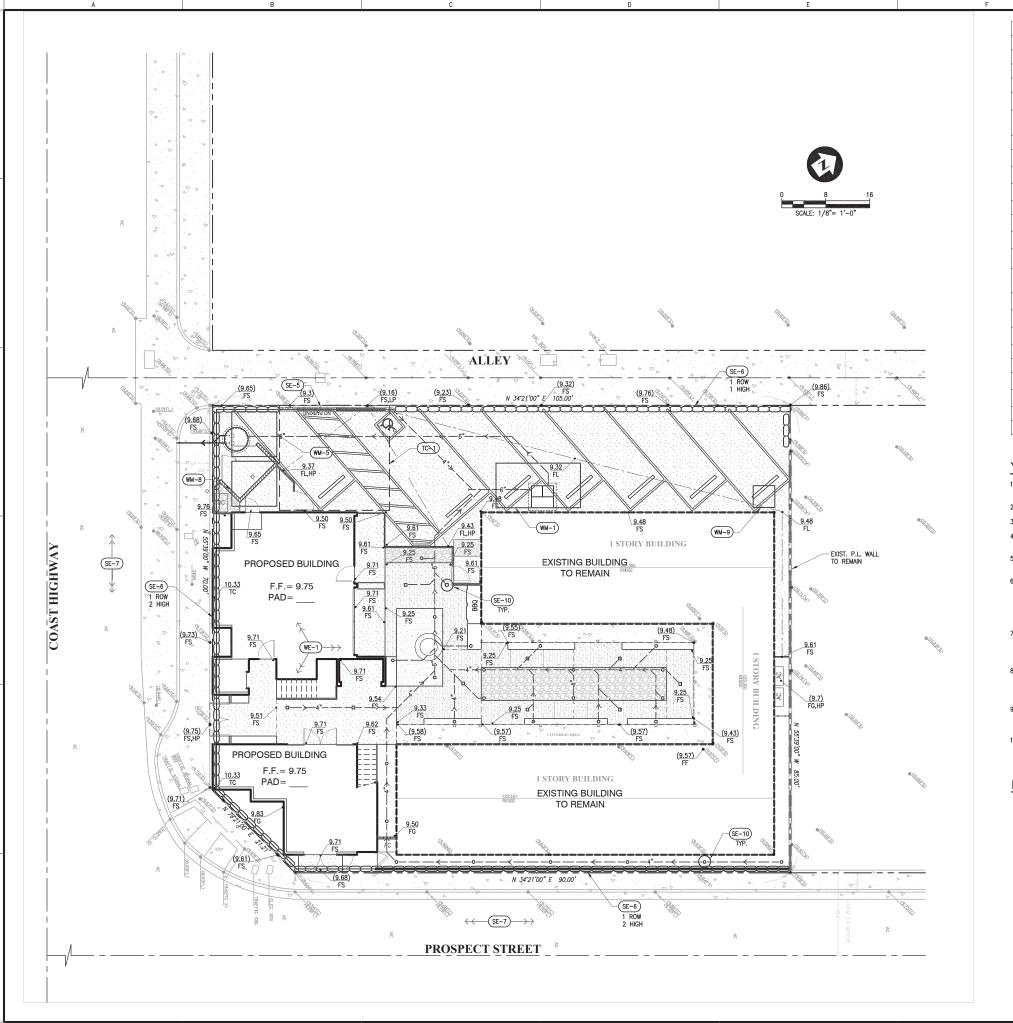
JDB: 82-63 DATE: 11/19/21

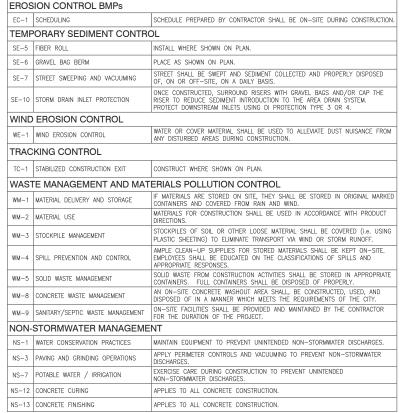
RdM SURVEYING INC.

RUN MIEDEMA L.S. 4653 23016 LAKE FUREST DRIVE #409 LAGUNA HILLS, CA 92653 (949) 858-2924 UFFICE (949) 422-1869 CELL RDMSURVEYING@CDX.NET









YEAR-ROUND BMP REQUIREMENTS

- WHERE APPROPRIATE, SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS, AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FROM STORMS.
- 2. WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED AND MAINTAINED
- 3. BMPs TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED
- 4. APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.
- APPROPRIATE NON-STORM WATER BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
- 6. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPs (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED AS SOON AS PRACTICAL FOR ALL COMPLETED SLOPES OR SLOPES IN NON-ACTIVE AREAS. THESE BMPs MUST BE MAINTAINED THROUGHOUT THE YEAR. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMPs SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.
- 7. A DISTURBED AREA THAT IS NOT COMPLETED, BY THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA), SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMPs (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMPs MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS, AND SLOPES.
- 8. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMPs NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON—SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT
- 9. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).
- 10. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPs PRIOR TO A PREDICTED RAINSTORM.

NOTE

THE LOCATION AND TYPE OF EROSION AND SEDIMENT CONTROL MEASURES TO BE USED WILL CHANGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE CONTROLS NECESSARY TO PREVENT NON-STORMWATER, SEDIMENT, AND CONTAMINATED RUNOFF DISCHARGES FROM THE SITE AT ALL TIMES.

LEGEND

(XX-X) BMP DESIGNATION IN CALIFORNIA STORMWATER BMP HANDBOOK -CONSTRUCTION, LATEST EDITION, BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

GRAVEL BAG BERM (SE-6) FIBER ROLL

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

TOAI

CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY

139 Avenida Navarro San Clemente, CA 92672 9 4 9 . 4 9 2 . 8 5 8 5



ADAM L. TOAL R.C.E. 59275 DATE:

REPARED FOR:

6302 INVESTMENT, LLC 865 PRODUCTION PLACE NEWPORT BEACH, CA 92663 TEL: (949) 524-0562

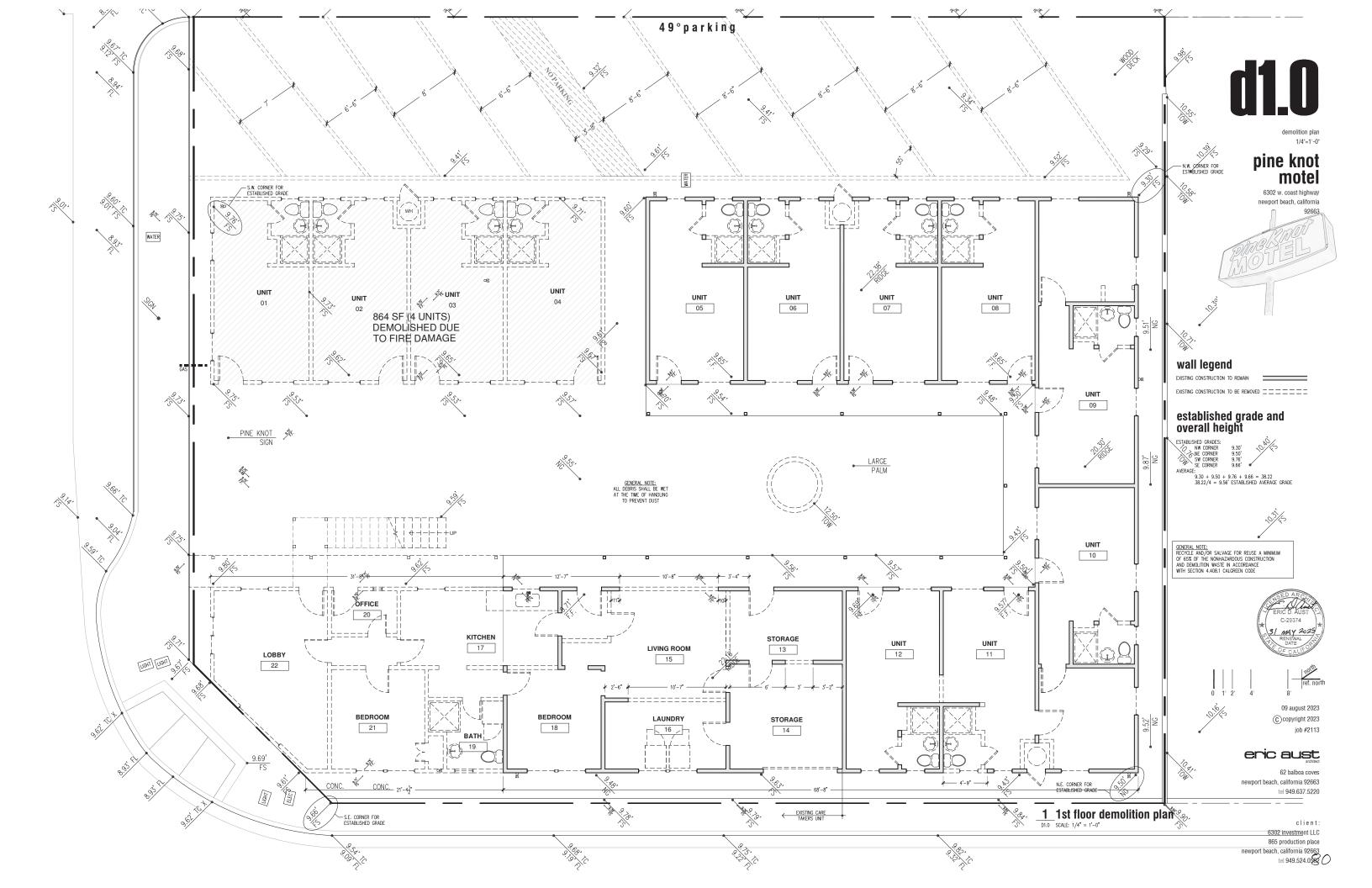
				APVD.
				DATE
				Α
				S N O I S I S
			$\overline{}$	

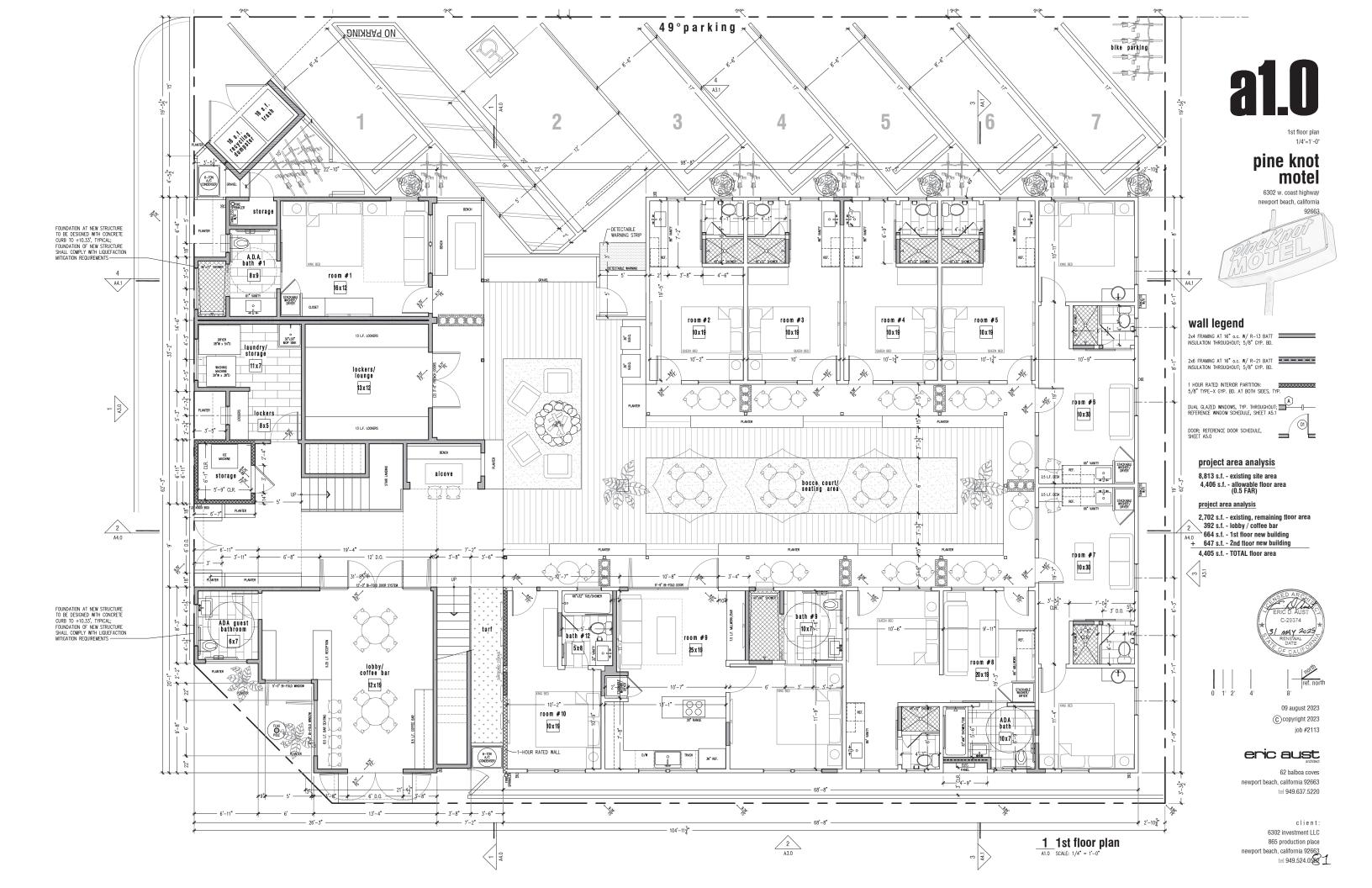
PLAN CONTROL **EROSION**

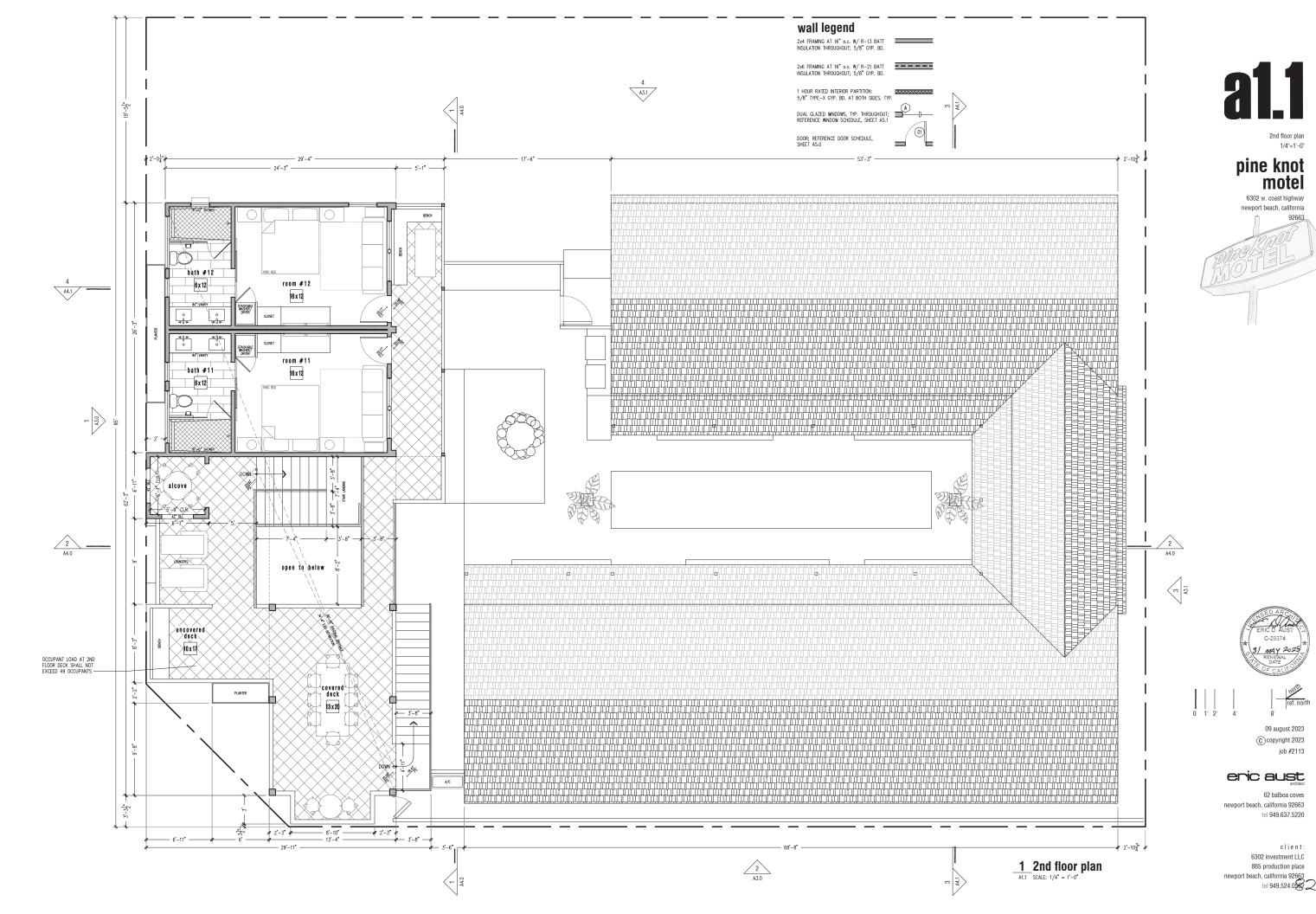
H. SCALE: 1" = 8' 5/31/23 DWG. NO. RN.: M.F.B. CHD.: M.F.B. C-2 APPD.: A.L.T.

JOB NO. SHEET 7 95 23002 2 2

THIS SHEET FOR EROSION CONTROL ONLY





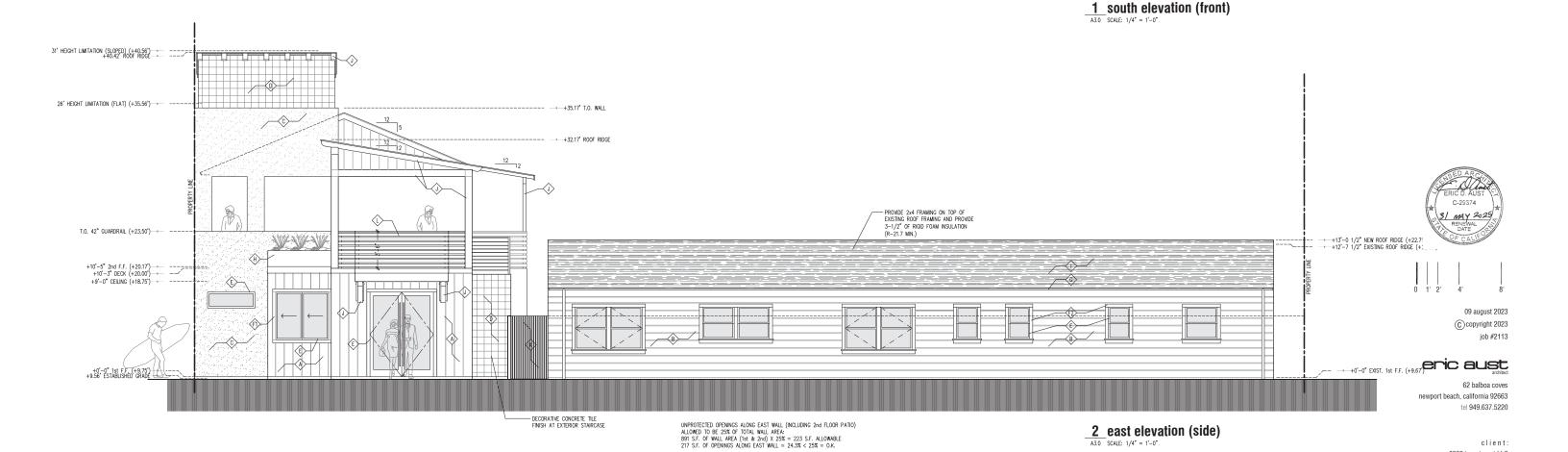


ESTABLISHED GRADES: NW CORNER 9.30' NE CORNER 9.50' SW CORNER 9.76' SE CORNER 9.66' AVERAGE: 38.22/4 = 9.56' ESTABLISHED AVERAGE GRADE materials SYMBOL MATERIAL DESCRIPTION VERTICAL SIDING 1/2" AP.A. RATED PLYWOOD SHEATHING WITH NICKEL GAP (1/8") OVER TYVEK BUILDING WRAP OVER 1/2" AP.A. RATED PLYWOOD SHEATHING WITH BEIGE PAINTED FINISH ----31' HEIGHT LIMITATION (SLOPED) (+40.56') +40.42' ROOF RIDGE ---HEIGHT CERTIFICATION INSPECTION SHALL BE REQUIRED FOR THIS PROJECT $\langle B \rangle$ EXISTING SIDING EXISTING SIDING; PATCH AND REPAIR AS REQUIRED; PAINT BLACK 23 COAT SMOOTH STUCCO; COLOR TO BE INTEGRAL LIGHT BEIGE/WHITE COLORED (TO BE APPROVED BY OWNER) PROVIDE WERLEX 'BASEX' POLYMER-MODIFIED BASE COAT ANTI-FRACTURE MEMBRANE OVER BROWN COAT DECORATIVE CONCRETE TILE INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYVEK STUCCOWARP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING; 15 LBS/S.F. MAX. ANDERSEN 100 SERIES BLACK (TIBREX' WINDOW WITH WHITE INTERIOR FINISH; REFERENCE WINDOW SCHEDULE, SHEET A5.1 ANDERSEN A-SERIES BLACK ALUMINUM CLAD DOORS; REF. DOOR SCHEDULE, SHEET A5.0 **©** D TILE pine knot +34.71' ROOF RIDGE----⟨E⟩ WINDOW/DOOR motel **(F1)** TRIM (PAINT) i-1/2" SMOOTH 5/4 HARDIE TRIM; PAINT TRIM WHITE, TYP. + +32.17' ROOF RIDGE 6302 w. coast highway F2> TRIM (PAINT) 3-1/2" SMOOTH 5/4 HARDIE TRIM; PAINT TRIM BLACK TO MATCH SIDING, TYP. newport beach, california <u>©</u> 4" SOUARE CONTINUOUS METAL GUTTERS AND DOWNSPOUTS (BLACK METAL TO MATCH ROOF, TYP.) 92663 GUTTER +9'-0" 2nd FL. PLATE HT. (+29.17')---- $\langle H \rangle$ STEEL PLANTER STEEL PLANTER BOX; PAINT BLACK \Diamond ROOF SHINGLES GAF/ELK "TIMBERLINE" LIFETIME COMPOSITION ROOF, CHARCOAL COLOR OVER 30 LB. FELT UNDERLAYMENT, TYP. **(**1) TIMBER PAINTED (WHITE) WOOD CORBEL AND BEAM K FENCE/GATE 2x2 VERTICAL WOOD FENCE AT 2" O.C.; PAINT WHITE HARDIE TRIM $3-1/2^*$ 4/4 SMOOTH 5" O.C. (PAINTED WHITE) OVER 4x4 POSTS (PAINTED WHITE); PROVIDE 5/4 SMOOTH HARDIE TRIM CAP ⟨L⟩ PERFORATED MITL MCNICHOLS PERFORATED METAL, 20 GAUGE; 1/4" ROUND-INDENTED (SMALL COLLAR) ON 1" STRAIGHT CENTERS; PAINT BLACL +10'-5" 2nd F.F. (+20.17')-----+10'-3" DECK (+ €\ +9'-0" CEILING (+18.75')---+9'-0" CEILING (⟨J>-C.M.U. TRASH CAN ENCLOSURE WITH CONCRETE ROOF (PAINT WHITE) established grade and overall height ESTABLISHED GRADES: NW CORNER NE CORNER SW CORNER SE CORNER **--⟨c⟩**-1 SE CONTROL. AVERAGE: 9.30 + 9.50 + 9.76 + 9.66 = 38.22 38.22/4 = 9.56 ESTABLISHED AVERAGE GRADE

established grade and

c lient:
6302 investment LLC
865 production place
newport beach, california 92663
tel 949.524.0

overall height



materials SYMBOL MATERIAL DESCRIPTION AVERTICAL SIDING IXIO TRUEXTERIOR SHIPLAP SIDING WITH NICKEL GAP (1/8") OVER TYVEK BUILDING WRAP OVER 1/2" AP.A. RATED PLYWOOD SHEATHING WITH BEIGE PAINTED FINISH B EXISTING SIDING EXISTING SIDING; PATCH AND REPAIR AS REQUIRED; PAINT BLACK EASING SURNCY, PAICH AND REPART AS REQURECY, PAINT BEACK 3 COAT SMOOTH STUCCC; COLOR TO BE INTEGRAL LIGHT BEIGE/WHITE COLORED (TO BE APPROVED BY OWNER) PROVIDE MERLEX 'BASEA' POLYMER-MODIFIED BASE COAT ANTI-PRACTURE MEMBRANE OVER BROWN COAT DECORATIVE CONCRETE TILE INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYPEK STUCCOWARP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING; 15 LBS/S.F. MAX. ANDERSEN TOO SERIES BLACK TIBBEX' WINDOW WITH WHITE INTERIOR FINISH; REFERENCE WINDOW SCHEDULE, SHEET AS.1 ANDERSEN A-SERIES BLACK ALUMINUM CLAD DOORS; REF. DOOR SCHEDULE, SHEET AS.1 ⟨¢⟩ STUCCO D TILE ⟨E⟩ WINDOW/DOOR **(F1)** 3-1/2" SMOOTH 5/4 HARDIE TRIM; PAINT TRIM WHITE, TYP. **₹**2> 3-1/2" SMOOTH 5/4 HARDIE TRIM; PAINT TRIM BLACK TO MATCH SIDING, TYP. TRIM (PAINT) G GUTTER 4" SQUARE CONTINUOUS METAL GUTTERS AND DOWNSPOUTS (BLACK METAL TO MATCH ROOF, TYP.) STEEL PLANTER STEEL PLANTER BOX; PAINT BLACK ROOF SHINGLES GAF/ELK "TIMBERLINE" LIFETIME COMPOSITION ROOF, CHARCOAL COLOR OVER 30 LB. FELT UNDERLAYMENT, TYP. $\langle \hat{\mathbf{j}} \rangle$ TIMBER PAINTED (WHITE) WOOD CORBEL AND BEAM ⟨K⟩ FENCE/GATE 2x2 VERTICAL WOOD FENCE AT 2" O.C.; PAINT WHITE



6302 w. coast highway newport beach, california

92663

+15.86' T.O. ROOF

+0'-0" EXIST. 1st F.F. (+9.67')

established grade and overall height

GUARDRAIL HARDIE TRIM 3-1/2" 4/4 SMOOTH 5" O.C. (PAINTED WHITE) OVER 4x4 POSTS (PAINTED WHITE); PROVIDE 5/4 SMOOTH HARDIE TRIM CAP

WONGHOLDS PERFORATED METAL, 20 GAUGE; 1/4" ROUND-INDENTED (SMALL COLLAR) ON 1" STRAIGHT CENTERS;
PAINT BLACL

ESTABLISHED GRADES:

NW CORNER 9.30'

NE CORNER 9.50'

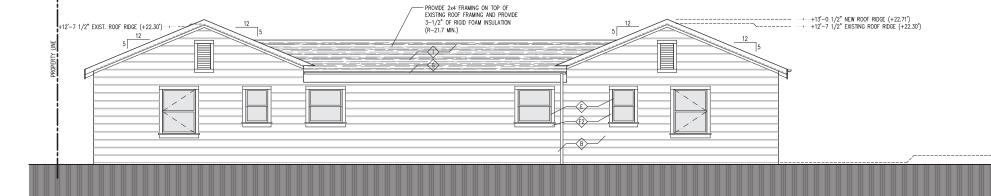
SW CORNER 9.76'

SE CORNER 9.66'

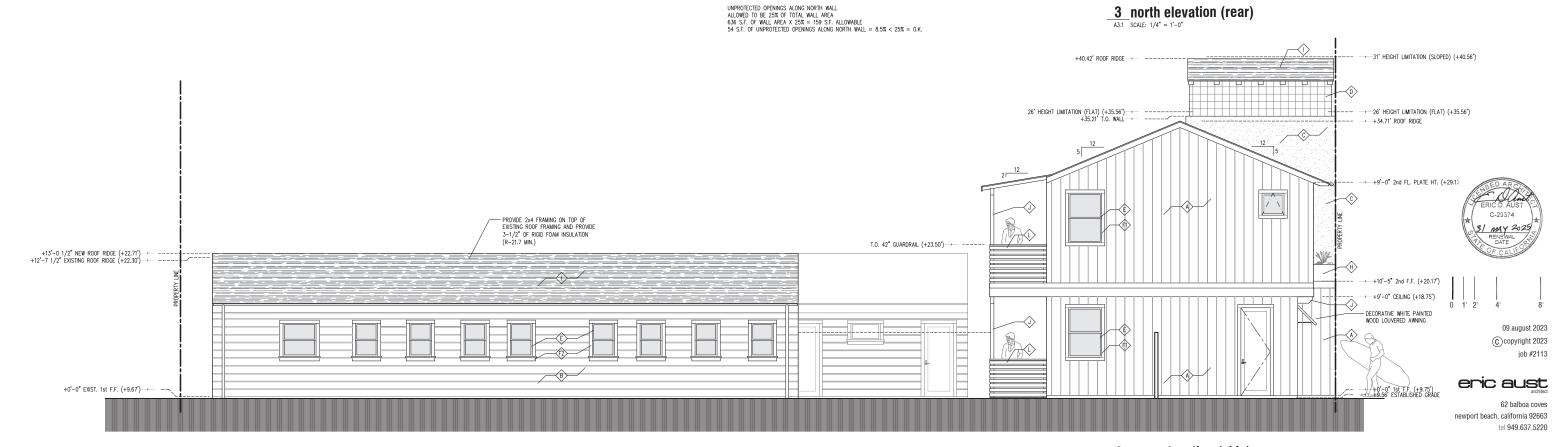
SE CURNER 9.00

AVERAGE:
9.30 + 9.50 + 9.76 + 9.66 = 38.22
38.22/4 = 9.56' ESTABLISHED AVERAGE GRADE

HEIGHT_CERTIFICATION_INSPECTION_SHALL_BE_ REQUIRED_FOR_THIS_PROJECT_



3 north elevation (rear)



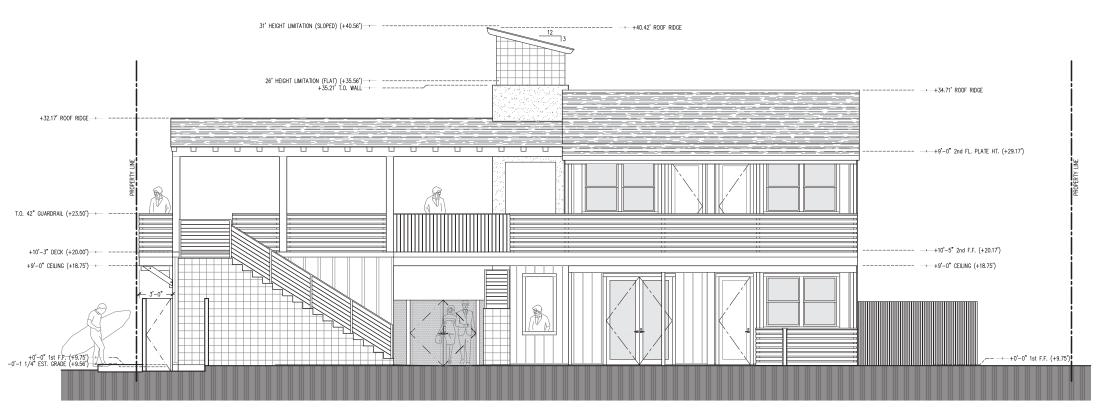
4 west elevation (side)



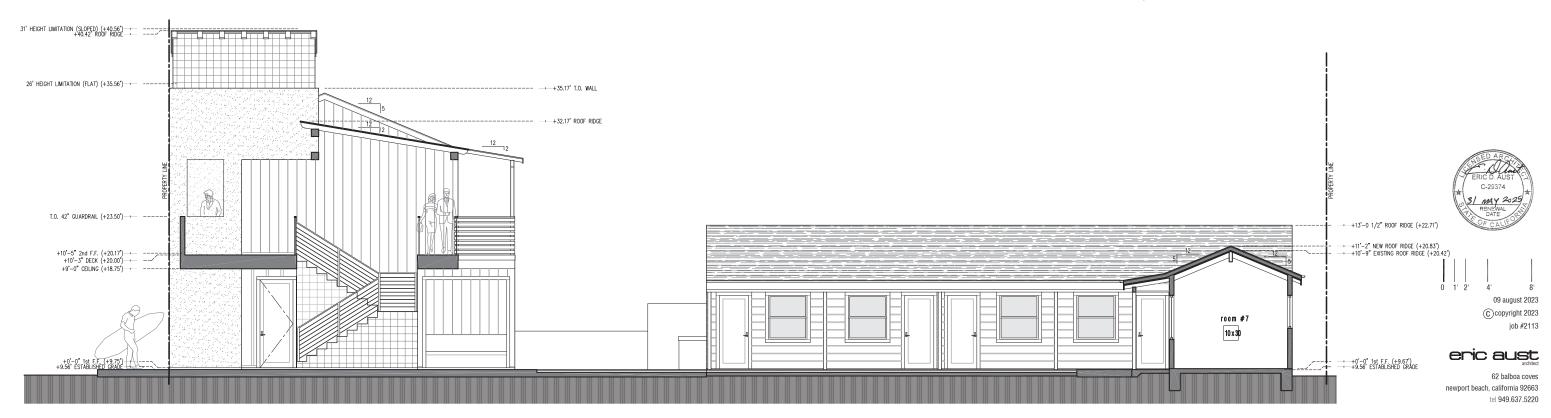
pine knot motel

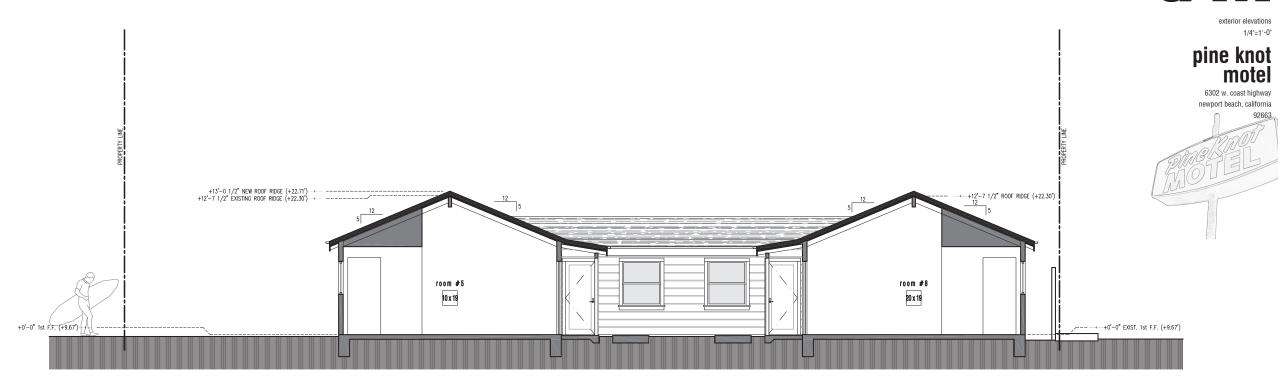
6302 w. coast highway





1 east/west building section SCALE: 1/4" = 1'-0"





3 east/west building section A4.1 SCALE: 1/4" = 1'-0"

