

Attachment G

Project Plans

ACACIA ATRIUM MEDICAL OFFICE CONDOS

20280 ACACIA STREET, NEWPORT BEACH, CA 92660



PROJECT DATA

ADDRESS	20280 ACACIA STREET, NEWPORT BEACH, CA 92660		
APN NUMBER	439-392-36		
LOT AREA	58,443 S.F. (APPROX. 1.34 ACRES) APPROX. 295' x 198'		
GENERAL PLAN DESIGNATION	MEDICAL OFFICE BUILDING		
SCOPE OF WORK	SUBDIVIDE INTO MEDICAL OFFICE CONDOS		
CURRENT USE	PROFESSIONAL OFFICE & MEDICAL OFFICE		
PROPOSED USE	MEDICAL OFFICE		
TYPE OF CONSTRUCTION	TYPE V-ONE HOUR : MAINTAIN AS EXISTING		
FIRE SPRINKLER	WET PIPE FIRE SPRINKLER; MAINTAIN AS EXISTING		
OCCUPANCY GROUP	B		
FLOOR AREA	27,931 S.F.		
FLOOR AREA BREAKDOWN	USE	AREA	
	1ST FLOOR OFFICE	9,466 S.F.	
	2ND FLOOR OFFICE	9,270 S.F.	
	3RD FLOOR OFFICE	9,195 S.F.	
BUILDING COVERAGE AREA	MAX. ALLOW	EXISTING	PROPOSED
	50%	42%	SAME AS EXISTING
SET BACK	EXISTING	PROPOSED	
FRONT YARD	85'-0"	SAME AS EXISTING	
SIDE	N 8'-5" / S 69'-11"	SAME AS EXISTING	
REAR	112'-0"	SAME AS EXISTING	
BUILDING HEIGHT	MAX. ALLOW	EXISTING	PROPOSED
STRUCTURE HEIGHT	37'-0"	37'-0"	SAME AS EXISTING
LANDSCAPE	MIN. ALLOW	EXISTING	PROPOSED
OVERALL SITE	N/A	20.0%	SAME AS EXISTING
PARKING	EXISTING	PROPOSED	
STANDARD 8'-6" x 18'-0"	104 SPACES	103 SPACES	
ACCESSIBLE 9'-0" X 18'-0"	5 SPACES	5 SPACES	
TOTAL SPACES	109 SPACES	108 SPACES	

VICINITY MAP



SHEET INDEX

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A-202	EXISTING 2ND FLOOR PLAN
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A-301	PROPOSED 1ST FLOOR PLAN
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A-303	PROPOSED 3RD FLOOR PLAN

SCOPE OF WORK

- COMMERCIAL OFFICE CONDO CONVERSION & TRACT MAP - DIVIDE SPACE INTO APPROXIMATELY 12 COMMERCIAL OFFICE CONDO UNITS
- CONDITIONAL USE PERMIT - PER SECTION 20.40.110(B) OF THE NEWPORT BEACH MUNICIPAL CODE, APPLY FOR A REDUCTION OF OFF-STREET PARKING

PARTICIPANTS

OWNER
CGM NEWPORT MED LLC.
17877 VON KARMAN AVENUE #388
IRVINE, CA 92614
PHONE : (949) 885-9878
CONTACT: GORDON LAU

DEVELOPER
CGM DEVELOPMENT, LLC
17877 VON KARMAN AVENUE #388
IRVINE, CA 92614
PHONE : (949) 885-9878
CONTACT: GORDON LAU

CIVIL
MICHAEL BAKER INTERNATIONAL
5 HUTTON CENTRE DRIVE, SUITE 100
SANTA ANA, CA 92707
PHONE : (949) 472-3505
CONTACT: TONY RAI

GENERAL NOTES

- PLANS APPROVAL AND PERMITS ARE FOR A CORE AND SHELL BUILDING ONLY WITH NO CERTIFICATE OF OCCUPANCY. SEPARATE PLANS REVIEW, APPROVAL, AND PERMITS ARE REQUIRED FOR TENANT IMPROVEMENTS. TENANT SHALL COMPLY WITH ALL CODE PROVISIONS GOVERNING PROPOSED USE AND OCCUPANCY. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO TENANT OCCUPYING THE SPACE.
- ALL UTILITIES SHALL BE UNDERGROUND. THE OWNER/DEVELOPER/BUILDER REQUIRING SUCH RELOCATION SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS WITH THE SERVICE PROVIDER AND/OR CITY FOR SUCH UNDERGROUND INSTALLATION AND FOR THE PAYMENT OF ALL RELATED COSTS.
- ALL ROOF-MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT STREETS, THE FREEWAY AND SURROUNDING PROPERTIES. SCREENING STRUCTURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN BUILDING SUBMIT PLANS, ELEVATIONS, AND CONSTRUCTION DETAILS FOR REVIEW AND APPROVAL BY PLANNING DEPARTMENT AND BUILDING DIVISION.

SUBMITTAL NOTES

- THE ARCHITECT OR ENGINEER OF RECORD SHALL SUBMIT COMPLETE PLANS, SPECIFICATIONS AND CALCULATIONS AS REQUIRED TO THE BUILDING OFFICIAL FOR APPROVAL FOR EACH DEFERRED ITEM.
- THE ARCHITECT OR ENGINEER OF RECORD SHALL REVIEW SUBMITTAL DOCUMENTS AND SHALL COUNTER SIGN DOCUMENTS WITH THE NOTATION THAT SAID DOCUMENTS HAVE BEEN REVIEWED AND ARE IN GENERAL CONFORMANCE WITH DESIGN REQUIREMENTS.
- NO DEFERRED PORTION OF PERMIT SHALL BE INSTALLED OR CONSTRUCTED UNTIL WRITTEN APPROVAL FROM BUILDING OFFICIAL HAS BEEN OBTAINED.
- ADDITIONAL PLAN CHECK AND/OR PERMIT FEES MAY BE DUE TO DEFERRED SUBMITTALS.
- THE CIVIL ENGINEER OF RECORD HAVE THOROUGHLY REVIEWED COUNTY RECORDING DESCRIPTION OF THE PROPERTY AND TO THE BEST OF THEIR KNOWLEDGE ALL EASEMENTS DEDICATIONS, UNDERGROUND UTILITIES, ETC HAVE BEEN INCORPORATED INTO PLANS.
- BLOCK WALLS, TRASH ENCLOSURE, LIGHT POLES, RETAINING WALLS, ETC. SHALL BE UNDER SEPARATE PLANS SUBMITTAL AND PERMIT ISSUANCE & COMMUNITY SERVICES DEPARTMENT APPROVAL.

INSPECTION NOTES

- CIVIL ENGINEER SHALL INSPECT ALL GRADE EFFORTS AND TAKE ALL HORIZONTAL CONTROL LINES PRIOR TO EXCAVATION.
- THERE SHALL BE A CAVITY INSPECTION ON ALL OPENED WALLS TO CHECK FOR FRAMING MEMBER CONDITIONS AND INSULATIONS.
- THERE SHALL BE AN INSPECTION OF THE MOISTURE BARRIER PRIOR TO INSTALLATION OF THE FINISHED MATERIAL.
- ALL OPENED WALL CAVITIES WITH DAMAGED INSULATION SHALL HAVE INSULATION REPLACED WITH R15 INSULATION.

CODE SUMMARY

ALL WORK PERTAINING TO AND ALL MATERIALS SUPPLIED FOR EXECUTING AND COMPLETING THIS CONTRACT SHALL COMPLY WITH PROVISIONS SPECIFIED IN THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO THOSE OF:

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2013 CALIFORNIA BUILDING CODE (CBC), VOL. 1 AND 2
PART 2, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
BASED ON THE 2013 INTERNATIONAL BUILDING CODE (IBC) WITH 2013 AMENDMENTS
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
PART 3, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
BASED ON THE 2011 NATIONAL ELECTRICAL CODE (NEC) WITH 2013 AMENDMENTS
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
PART 4, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
BASED ON THE 2012 UNIFORM MECHANICAL CODE (UMC) WITH 2013 AMENDMENTS
- 2013 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
BASED ON THE 2012 UNIFORM PLUMBING CODE (UPC) WITH 2013 AMENDMENTS
- 2013 CALIFORNIA ENERGY CODE (CEC)
PART 6, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2013 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC) WITH 2013 AMENDMENTS
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
PART 11, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2013 NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.

DEFERRED APPROVAL

- IF REQUIRED, AUTOMATIC SPRINKLERS PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. DESIGN AND INSTALLATIONS SHALL CONFORM TO NFPA 13 STANDARDS.
- GRADING, CIVIL ENGINEERING & SITE IMPROVEMENT DESIGN TO BE SUBMITTED BY CIVIL ENGINEER. ARCHITECT TO COORDINATE PERMIT PROCESS AS REQUIRED
- DECORATIVE GUARDRAILS AND THEIR ASSOCIATED SUPPORT ASSEMBLIES SHALL BE SUBMITTED BY OTHERS AND SEPARATELY PERMITTED BY THE GENERAL CONTRACTOR.
- FINAL LOCATION OF TENANT SPACE FURNISHINGS, FIXTURES, AND EQUIPMENT BY OTHERS UNDER SEPARATE SUBMITTAL AND PERMIT.
- BUILDING EXTERIOR SIGNAGE TO BE SUBMITTED BY OTHERS AND BE APPROVED BY THE CITY.
- IF REQUIRED, FIRE ALARMS SYSTEMS SHALL BE SUBMITTED BY OTHER AND PERMITTED BY OTHERS.
- SITE LIGHTINGS ARE TO BE SUBMITTED BY OTHERS AND PERMITTED BY OTHERS.

LEGAL DESCRIPTION :

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

PARCEL A:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT LL 91-036, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 18, 1991, AS INSTRUMENT NO. 91-507600 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 69 OF TRACT NO. 706 AS SHOWN ON A MAP RECORDED IN M. M. BOOK 21, PAGE 25, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE SOUTHWESTERLY 33 FEET OF SAID LOT 69 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 69; THENCE N 39° 48' 15" E, 33 FEET; THENCE S 50° 11' 45" E, 300 FEET; THENCE S 39° 48' 15" W, 33 FEET; THENCE N 50° 11' 45" W, 300 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOT 69, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY GAS, OIL AND/OR MINERALS WHICH MAY EXIST THEREUNDER OR THEREIN, AS RESERVED IN DEED DECEMBER 30, 1935 IN BOOK 796, PAGE 237 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM LOT 69, ALL OIL, GAS AND MINERALS BELOW A DEPTH OF 500 FEET AND WITHOUT ANY SURFACE RIGHT OF ENTRY BY DEED RECORDED APRIL 11, 1989 AS INSTRUMENT NO. 89-190308 OF OFFICIAL RECORDS.

PARCEL B:

PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT LL 91-036, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 18, 1991, AS INSTRUMENT NO. 91-507600 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY ONE-HALF OF LOT 68 OF TRACT NO. 706 AS SHOWN ON A MAP RECORDED IN M. M. BOOK 21, PAGE 25, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THE SOUTHWESTERLY 33 FEET OF LOT 69 OF SAID TRACT NO. 706, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 69; THENCE N 39° 48' 15" E, 33 FEET; THENCE S 50° 11' 45" E, 300 FEET; THENCE S 39° 48' 15" W, 33 FEET; THENCE N 50° 11' 45" W, 300 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOT 69, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY GAS, OIL AND/OR MINERALS WHICH MAY EXIST THEREUNDER OR THEREIN, AS RESERVED IN DEED DECEMBER 30, 1935 IN BOOK 796, PAGE 237 OF OFFICIAL RECORDS.

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APN: 439-392-36



ADVANCE GENERAL CONSTRUCTION
17528 E. ROWLAND STREET
CITY OF INDUSTRY, CA 91748
TEL: (626) 913-8500
FAX: (626) 913-0201
GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE

20280 ACACIA STREET
NEWPORT BEACH, CA 92660



TITLE SHEET, PROJECT DATA, & SHEET INDEX

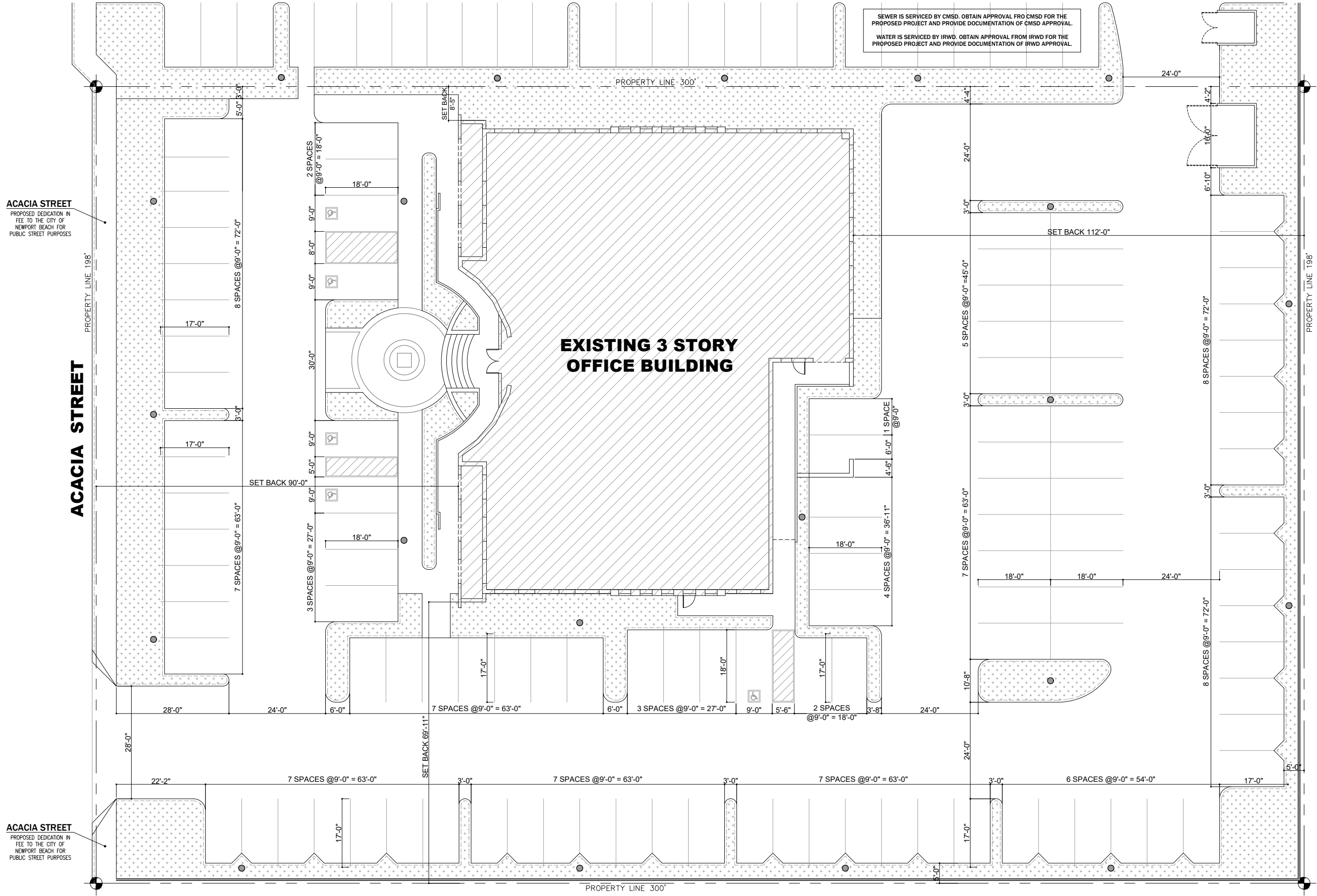
REVISIONS

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DESIGNER: PEICHIN LEE
SIGNATURE: _____
DRAFTSMAN: DANNY TSAI
DATE: 2024-12-18
JOBNO: _____
SCALE: 3/16" = 1'-0"

SHEET NO.

G-101



SEWER IS SERVICED BY CMSD. OBTAIN APPROVAL FROM CMSD FOR THE PROPOSED PROJECT AND PROVIDE DOCUMENTATION OF CMSD APPROVAL.
 WATER IS SERVICED BY IRWD. OBTAIN APPROVAL FROM IRWD FOR THE PROPOSED PROJECT AND PROVIDE DOCUMENTATION OF IRWD APPROVAL.

**EXISTING 3 STORY
OFFICE BUILDING**

EXISTING SITE PLAN



**ADVANCE
GENERAL CONSTRUCTION**
 17528 E. ROWLAND STREET
 CITY OF INDUSTRY, CA 91748
 TEL: (626) 913-8500
 FAX: (626) 913-0201
 GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
 20280 ACACIA STREET
 NEWPORT BEACH, CA 92660



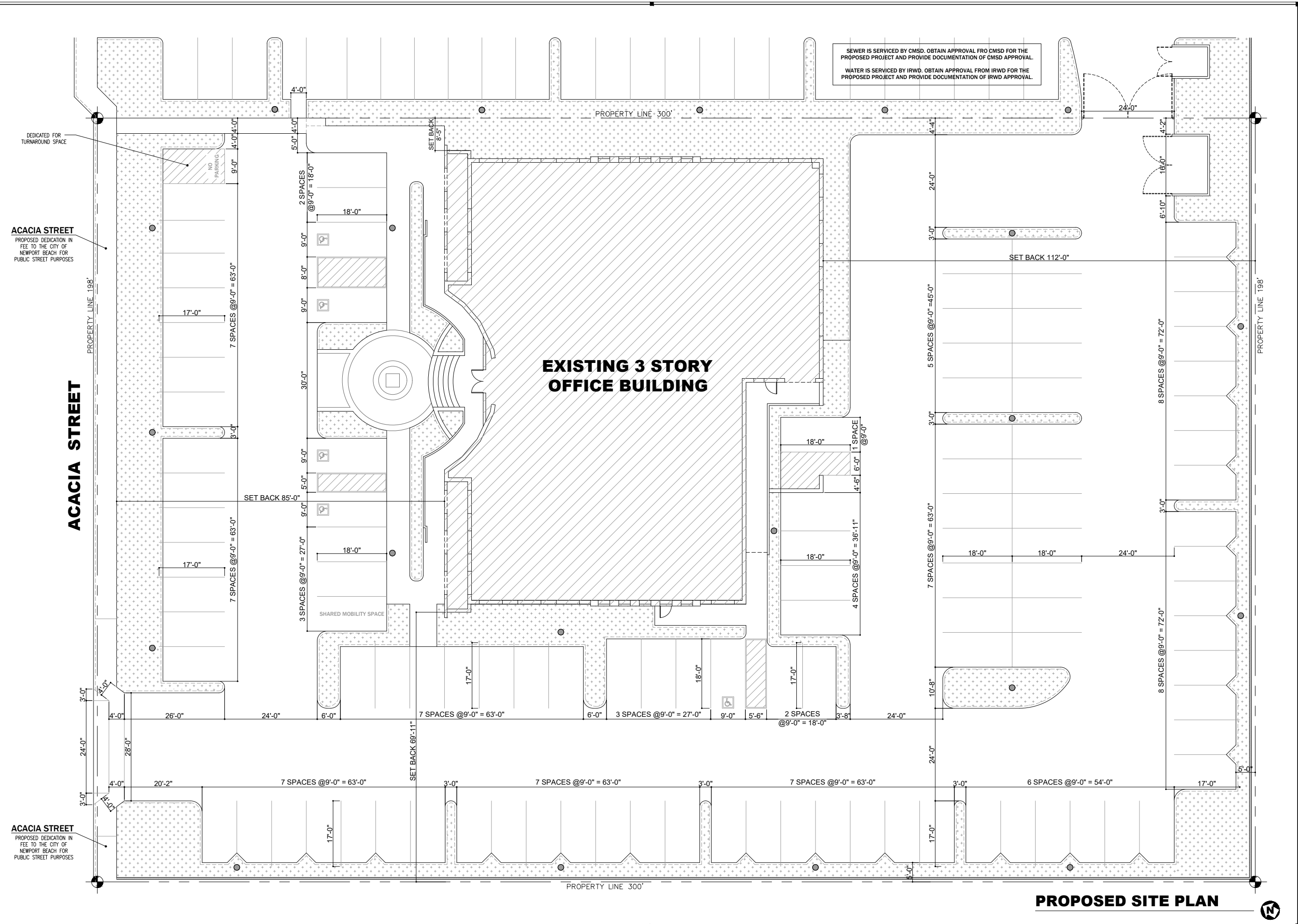
EXISTING SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER: PEICHIN LEE
 SIGNATURE: _____
 DRAFTSMAN: DANNY TSAI
 DATE: 2024-12-18
 JOBNO: _____
 SCALE: 3/16" = 1'-0"

SHEET NO.
A-101



SEWER IS SERVICED BY CMSD. OBTAIN APPROVAL FROM CMSD FOR THE PROPOSED PROJECT AND PROVIDE DOCUMENTATION OF CMSD APPROVAL.
 WATER IS SERVICED BY IRWD. OBTAIN APPROVAL FROM IRWD FOR THE PROPOSED PROJECT AND PROVIDE DOCUMENTATION OF IRWD APPROVAL.

**EXISTING 3 STORY
OFFICE BUILDING**

PROPOSED SITE PLAN



**ADVANCE
GENERAL CONSTRUCTION**
 17528 E. ROWLAND STREET
 CITY OF INDUSTRY, CA 91748
 TEL: (626) 913-8500
 FAX: (626) 913-0201
 GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
 20280 ACACIA STREET
 NEWPORT BEACH, CA 92660



PROPOSED SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER: PEICHIN LEE
 SIGNATURE:
 DRAFTSMAN: DANNY TSAI
 DATE: 2024-12-18
 JOBNO:
 SCALE: 3/16" = 1'-0"

SHEET NO.
A-102



**ADVANCE
GENERAL CONSTRUCTION**
17528 E. ROWLAND STREET
CITY OF INDUSTRY, CA 91748
TEL: (626) 913-8500
FAX: (626) 913-0201
GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
20280 ACACIA STREET
NEWPORT BEACH, CA 92660



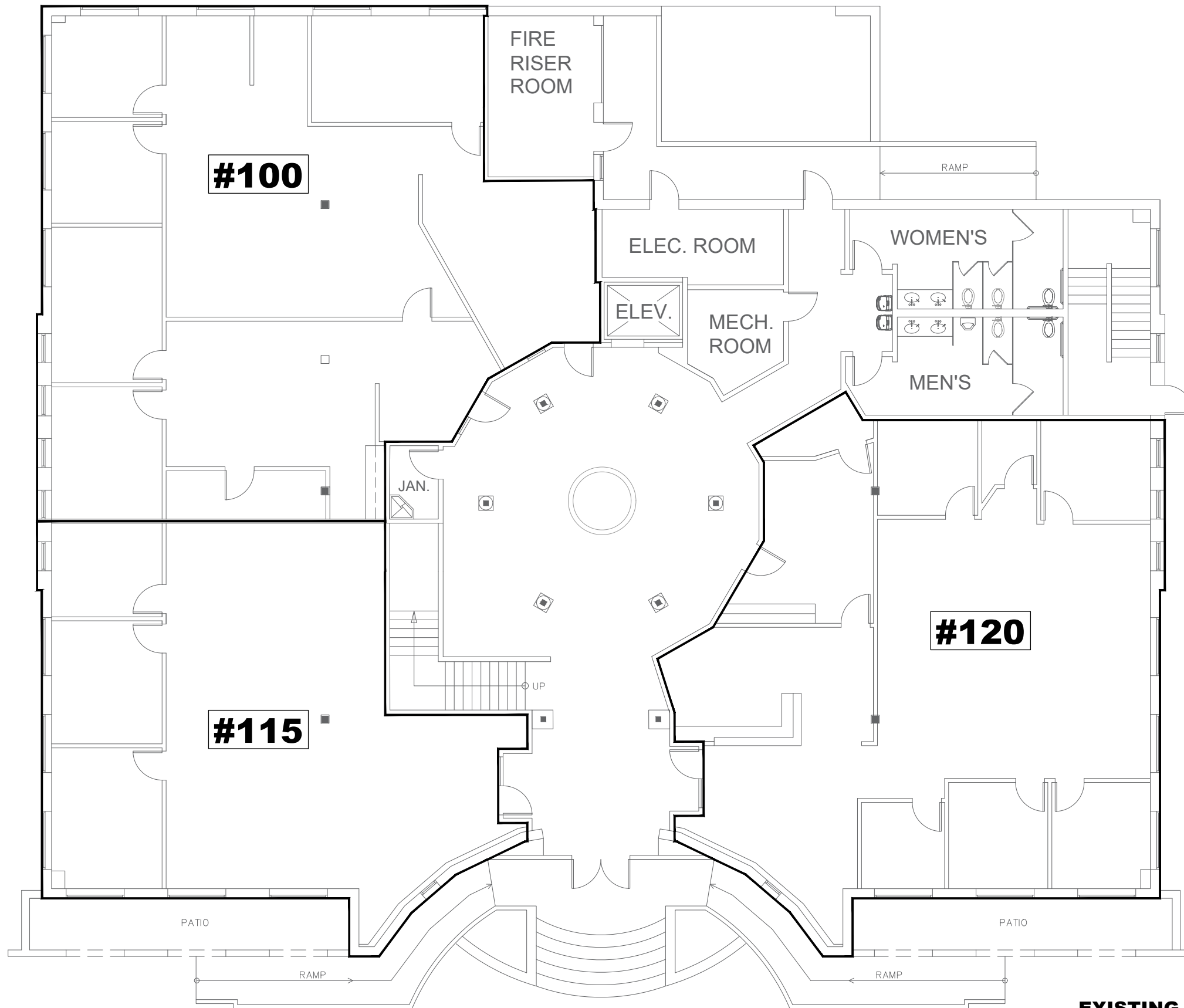
EXISTING 1ST FLOOR PLAN

SHEET TITLE:

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGNER: PEICHIN LEE
SIGNATURE: _____
DRAFTSMAN: DANNY TSAI
DATE: 2024-12-18
JOBNO: _____
SCALE: 3/16" = 1'-0"

SHEET NO.
A-201



EXISTING FIRST FLOOR PLAN





ADVANCE GENERAL CONSTRUCTION
 17528 E. ROWLAND STREET
 CITY OF INDUSTRY, CA 91748
 TEL: (626) 913-8500
 FAX: (626) 913-0201
 GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
 20280 ACACIA STREET
 NEWPORT BEACH, CA 92660



SHEET TITLE:

EXISTING 2ND FLOOR PLAN

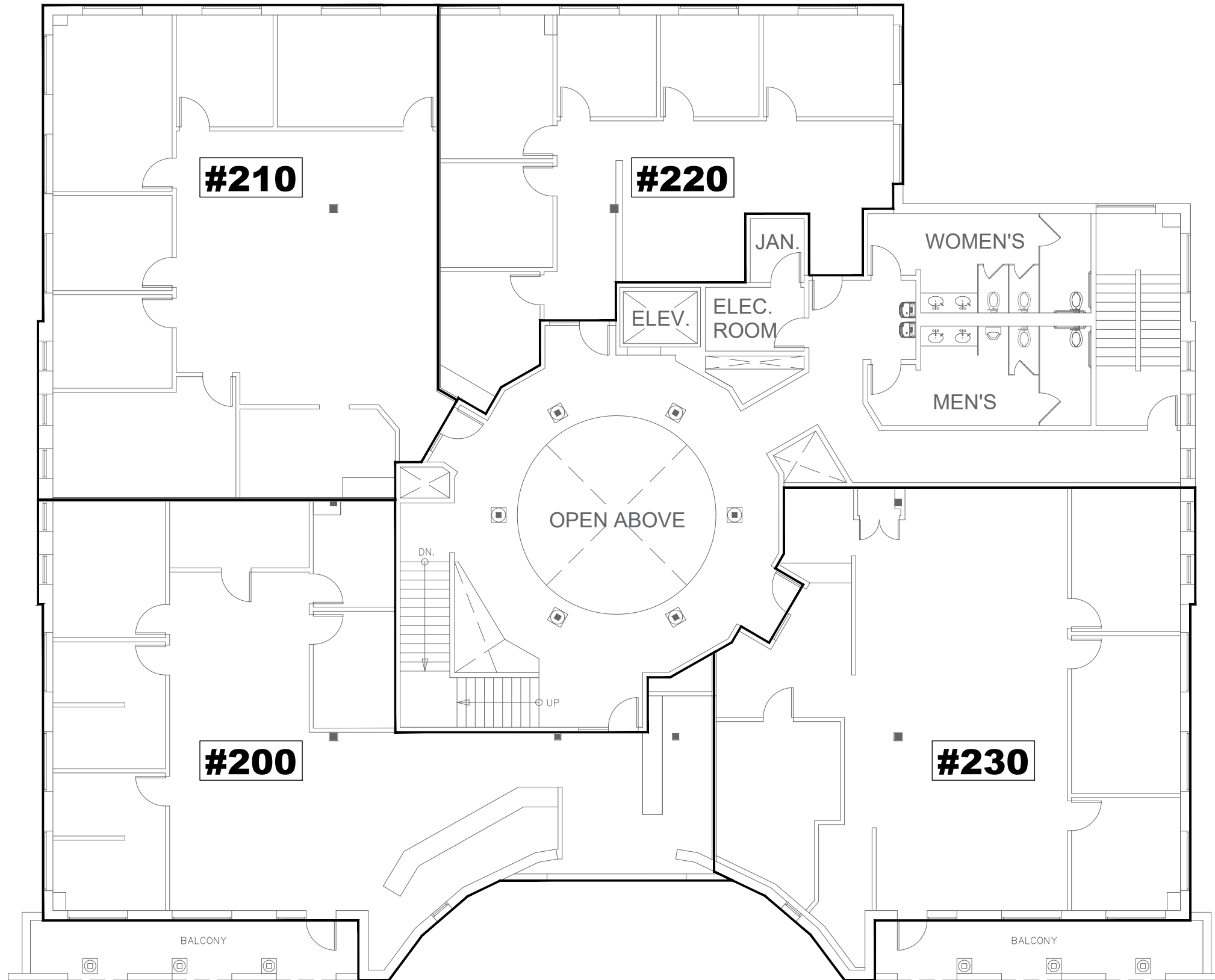
REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER: PEICHIN LEE
 SIGNATURE: _____
 DRAFTSMAN: DANNY TSAI
 DATE: 2024-12-18
 JOBNO: _____
 SCALE: 3/16" = 1'-0"

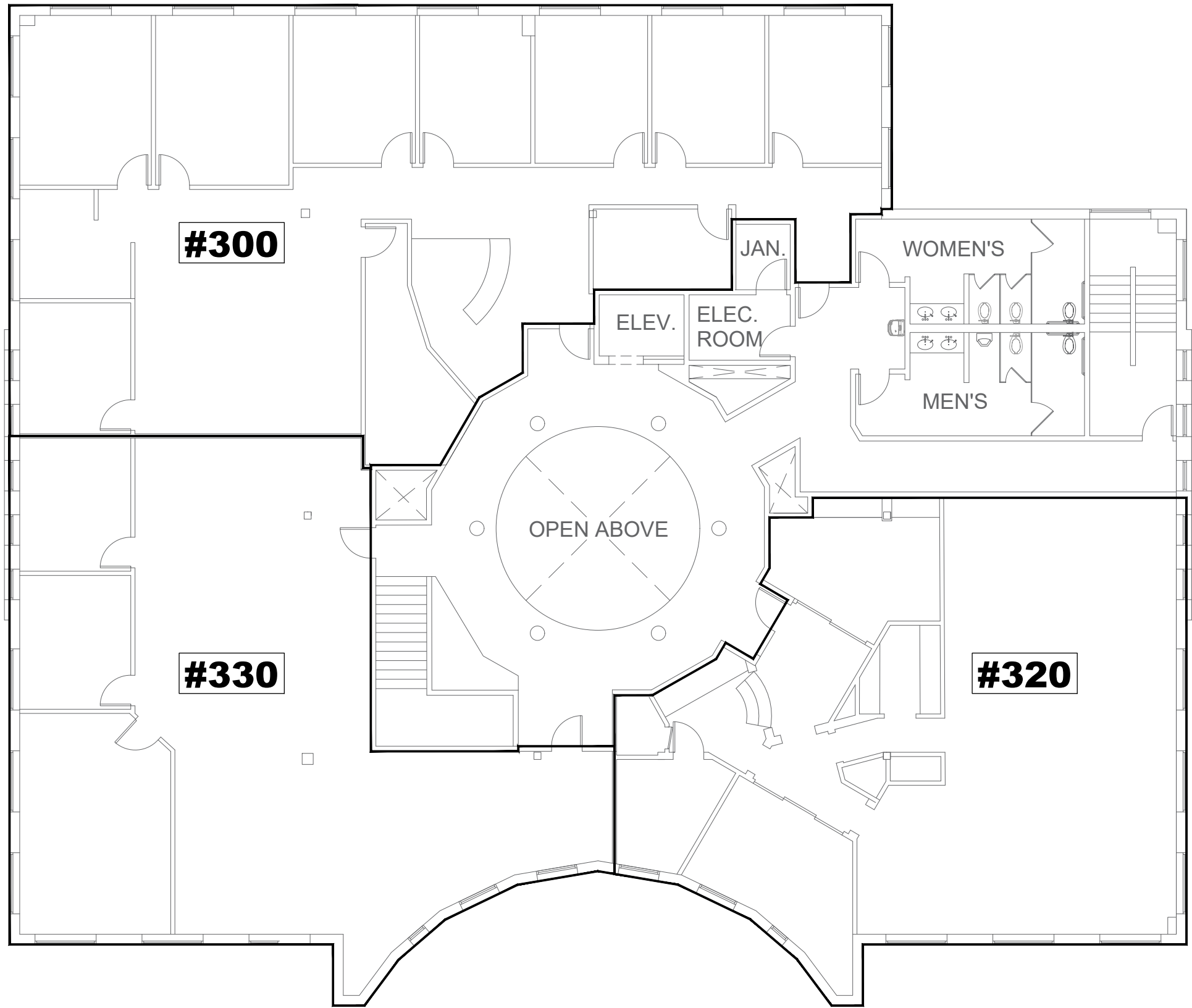
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A-202



EXISTING SECOND FLOOR PLAN





EXISTING THIRD FLOOR PLAN



ADVANCE GENERAL CONSTRUCTION
 17528 E. ROWLAND STREET
 CITY OF INDUSTRY, CA 91748
 TEL: (626) 913-8500
 FAX: (626) 913-0201
 GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
 20280 ACACIA STREET
 NEWPORT BEACH, CA 92660



EXISTING 3RD FLOOR PLAN

SHEET TITLE:

REVISIONS	
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DESIGNER: PEICHIN LEE
 SIGNATURE: _____
 DRAFTSMAN: DANNY TSAI
 DATE: 2024-12-18
 JOBNO: _____
 SCALE: 3/16" = 1'-0"

SHEET NO.
A-203



**ADVANCE
GENERAL CONSTRUCTION**
17528 E. ROWLAND STREET
CITY OF INDUSTRY, CA 91748
TEL: (626) 913-8500
FAX: (626) 913-0201
GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
20280 ACACIA STREET
NEWPORT BEACH, CA 92660



PROPOSED 1ST FLOOR PLAN

SHEET TITLE:

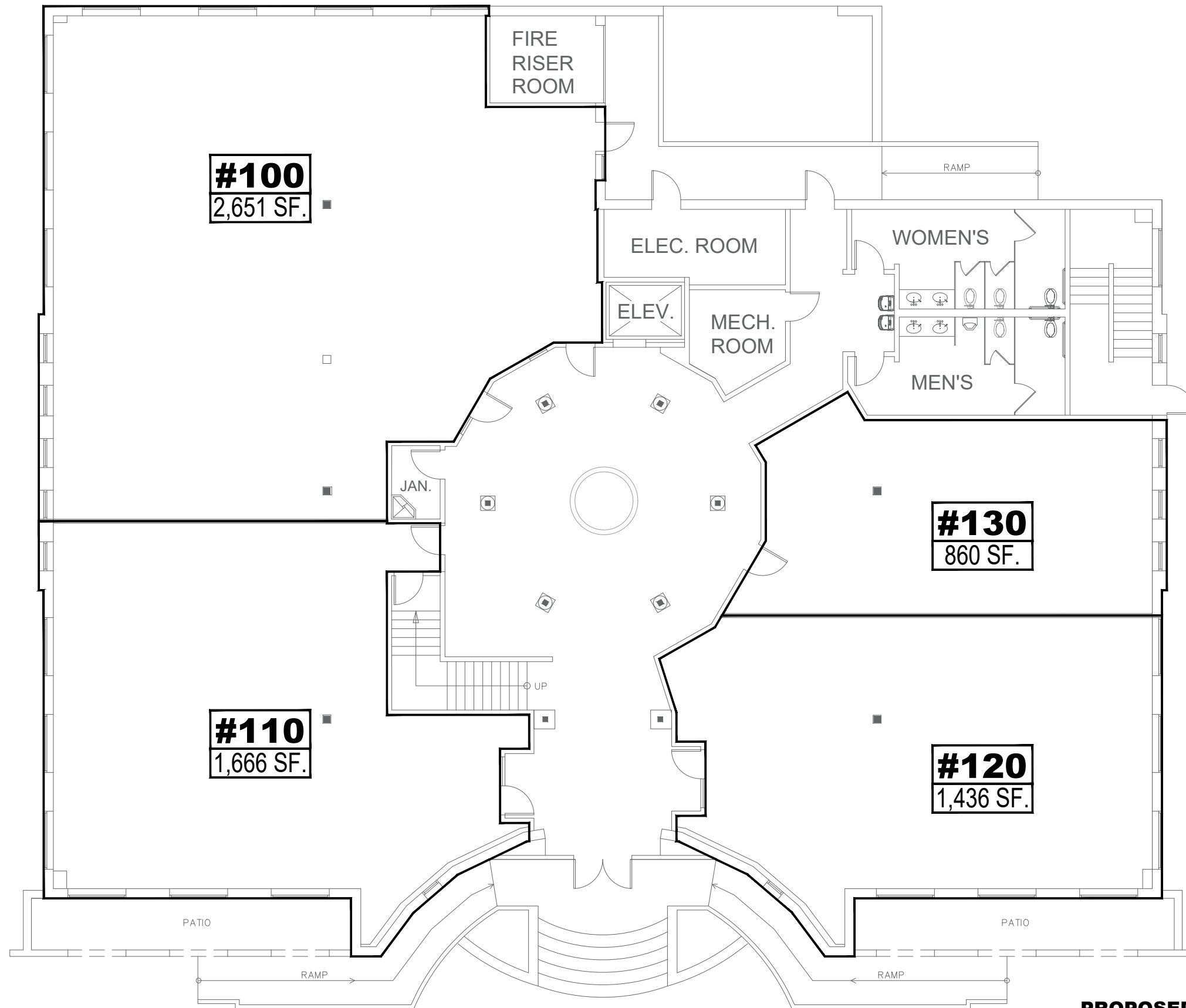
REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER: PEICHIN LEE
SIGNATURE: _____
DRAFTSMAN: DANNY TSAI
DATE: 2024-12-18
JOBNO: _____
SCALE: 3/16" = 1'-0"

SHEET NO.

A-301



PROPOSED FIRST FLOOR PLAN





ADVANCE GENERAL CONSTRUCTION
 17528 E. ROWLAND STREET
 CITY OF INDUSTRY, CA 91748
 TEL: (626) 913-8500
 FAX: (626) 913-0201
 GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
 20280 ACACIA STREET
 NEWPORT BEACH, CA 92660



PROPOSED 2ND FLOOR PLAN

SHEET TITLE:

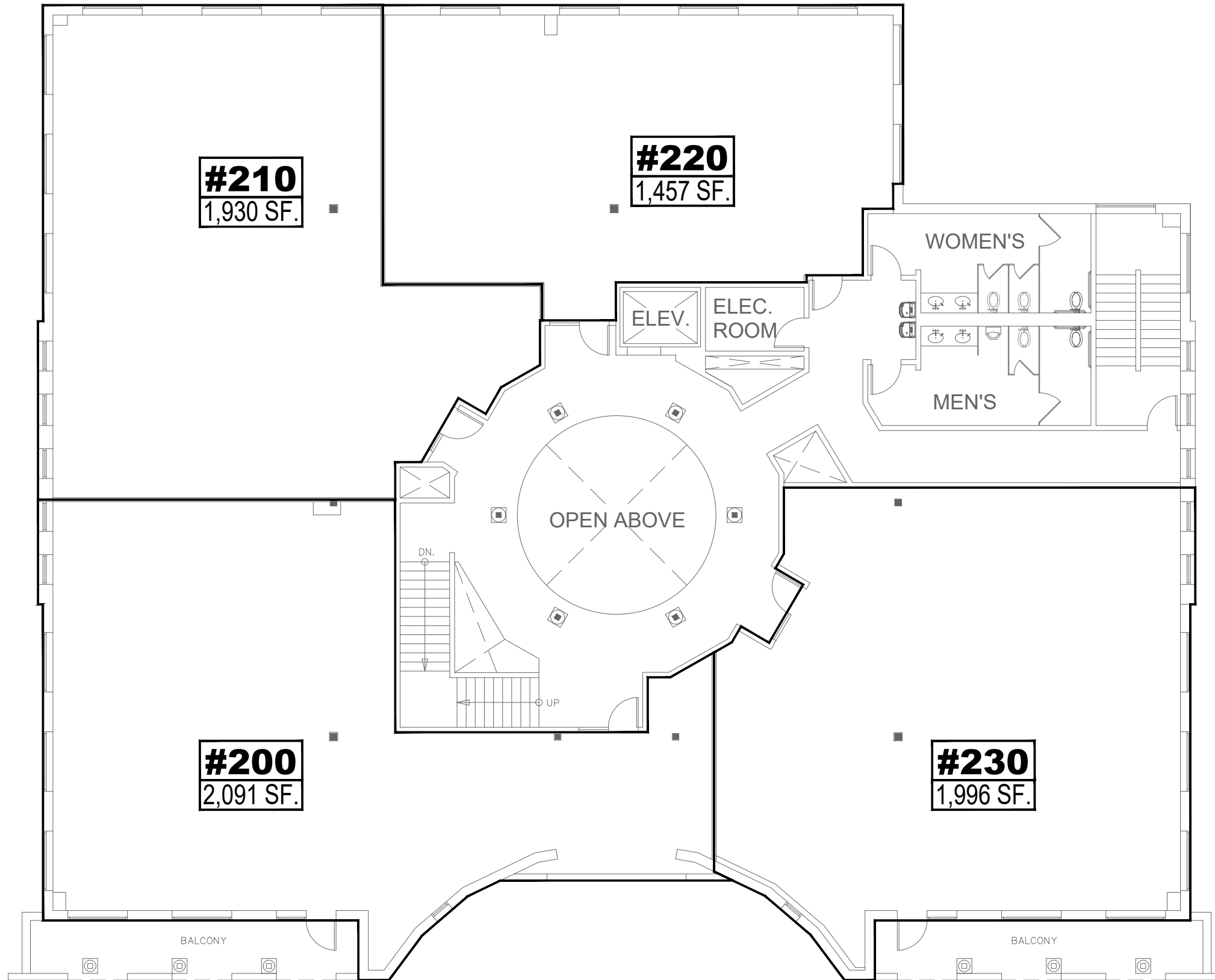
REVISIONS

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 SIGNATURE: _____
 DRAFTSMAN: DANNY TSAI
 DATE: 2024-12-18
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 SCALE: 3/16" = 1'-0"

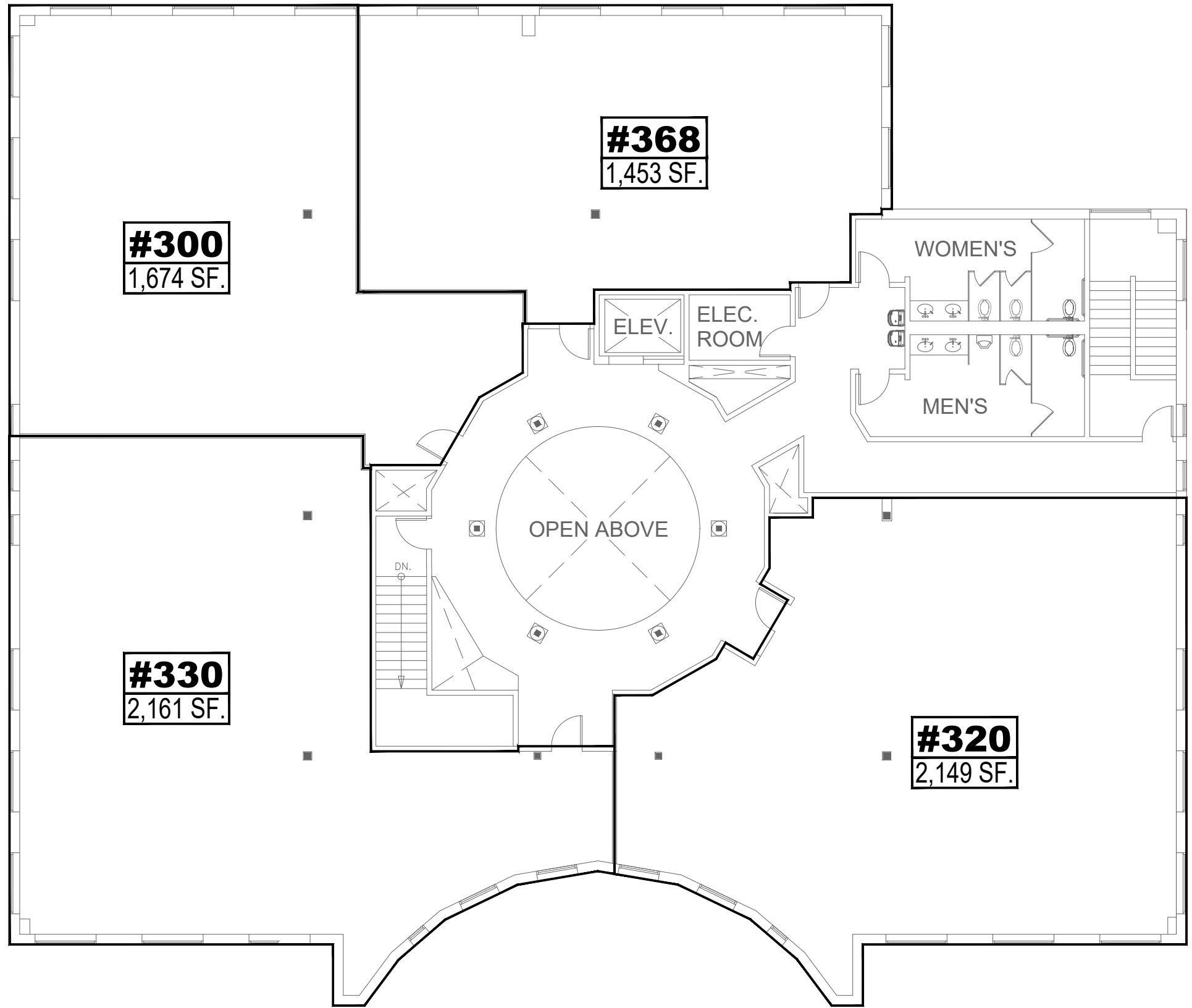
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A-302



PROPOSED SECOND FLOOR PLAN





PROPOSED THIRD FLOOR PLAN



ADVANCE GENERAL CONSTRUCTION
 17528 E. ROWLAND STREET
 CITY OF INDUSTRY, CA 91748
 TEL: (626) 913-8500
 FAX: (626) 913-0201
 GENERAL CONTRACTOR: #954683

ACACIA ATRIUM MEDICAL OFFICE
 20280 ACACIA STREET
 NEWPORT BEACH, CA 92660



PROPOSED 3RD FLOOR PLAN

SHEET TITLE:

REVISIONS

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DESIGNER: PEICHIN LEE
 SIGNATURE: _____
 DRAFTSMAN: DANNY TSAI
 DATE: 2024-12-18
 JOBNO:
 SCALE: 3/16" = 1'-0"

SHEET NO.

A-303

GENERAL GRADING NOTES

- ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
- DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
- WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
- NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
- THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
- APPROVED DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
- HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
- FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN FORFEITURE OF THE CONSTRUCTION SITE CLEANUP DEPOSIT.
- ALL PLASTIC DRAINAGE PIPE SHALL CONSIST OF PVC OR ABS PLASTIC AND EITHER ASTM 2751, ASTM D1527, ASTM D3034 OR ASTM D1785.
- NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS, STORM DRAINS OR THE BAY AND SENSITIVE POSTED AREAS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE. NBMC 17.32.020
- ACCESS ROADS, WATER MAINS, AND HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMUSTIBLES BEING BROUGHT TO THE SITE.
- GRADING PLAN (C3, C4) AND WATER PLAN (C8) REVIEW BY FIRE FOR ACCESS AND HYDRANT LOCATION ONLY. UNDERGROUND FIRE MAIN SHALL BE UNDER SEPARATE PLAN (C7, C8) AND PERMIT.
- CONTRACTOR SHALL SUBMIT A TRAFFIC ROUTE PLAN TO THE CITY OF NEWPORT BEACH TRAFFIC ENGINEER FOR REVIEW AND APPROVAL PRIOR TO GRADING.
- PRIOR TO THE START OF WORK, CONTRACTOR SHALL MAKE A VIDEO RECORD OF THE EXISTING ROADWAY PAVEMENT, SIDEWALK, AND CURB AND GUTTER CONDITION. IN THE EVENT THAT ANY EXISTING PUBLIC IMPROVEMENTS WITHIN THE BIRCH STREET RIGHT-OF-WAY IS DAMAGED BY THE NEWPORT HEIGHTS MEDICAL CAMPUS WORK, THE CONTRACTOR SHALL PROMPTLY MAKE THE REPAIRS TO THE SATISFACTION OF THE CITY ENGINEER. IN THE CASE OF ROADWAY PAVEMENT REPAIRS, A MINIMUM 2-INCH THICK FULL-WIDTH ROADWAY RECONSTRUCTION SHALL BE MADE.

REQUIRED INSPECTIONS

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

DOCUMENTATION

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

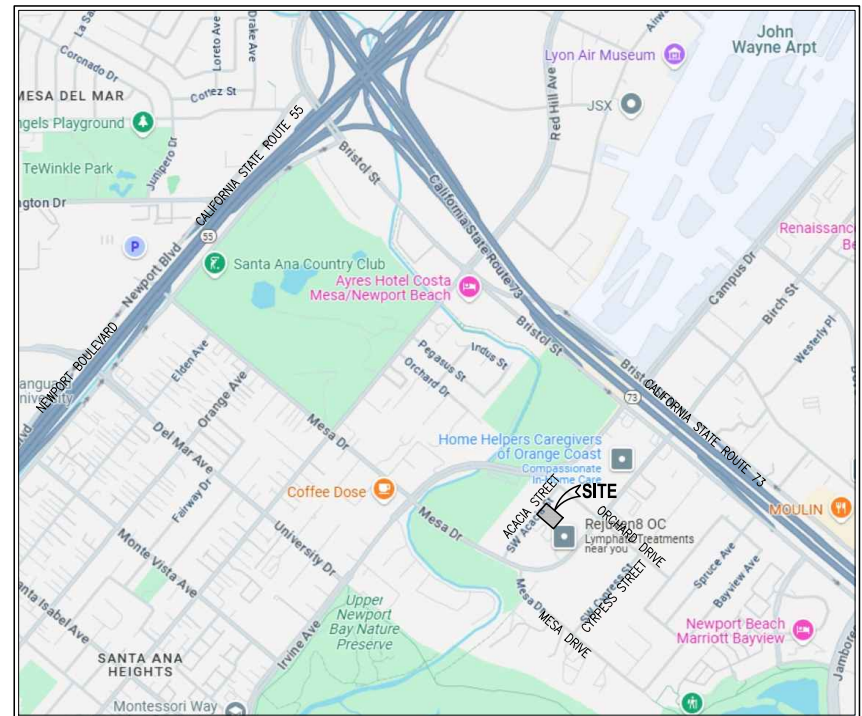
GENERAL FILLS/ CUTS

- GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
- AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
- FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
- ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY GRADING ENGINEER.
- LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.

PRECISE GRADING PLAN

FOR
CGM DEVELOPMENT, LLC
20280 ACACIA STREET
NEWPORT BEACH, CA

FOR REFERENCE ONLY. DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE BUILDING PERMIT.



VICINITY MAP
NOT TO SCALE

GENERAL FILLS/ CUTS (CONTINUED)

- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE CITY GRADING ENGINEER FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATION FROM THE CITY GRADING ENGINEER PRIOR TO CONSTRUCTION.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
- NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE CITY GRADING ENGINEER. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE CITY GRADING ENGINEER FOR APPROVAL.
- EXPOSED BOTTOM SURFACES IN EACH REMOVAL AREA SHOULD BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACING FILL.
- REMEDIAL GRADING SHALL BE PERFORMED TO REMOVE POTENTIALLY COLLAPSIBLE FILL AND POSSIBLE FILL SOILS FROM THE PROPOSED BUILDING AREA AND REPLACE THEM WITH COMPACTED STRUCTURAL FILL PER THE GEOTECHNICAL INVESTIGATION. THE DEPTH OF OVEREXCAVATION SHOULD BE SUFFICIENT TO REMOVE ALL EXISTING UNDOCUMENTED FILL AND POSSIBLE FILL SOILS.
- ADEQUATE MOISTURE CONTENT WITHIN ALL SUBGRADES AND NEW FILL SOILS SHALL BE MAINTAINED PER THE GEOTECHNICAL INVESTIGATION. ADDITIONAL EXPANSION INDEX TESTING SHALL BE CONDUCTED AT THE COMPLETION OF ROUGH GRADING TO VERIFY THE EXPANSION POTENTIAL OF THE AS-GRADED BUILDING PAD.

EXCAVATION AND FILL NOTES

- THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDING ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10-DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION. [CBC 3307.1]
- EXCAVATIONS FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOOTING OR FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOOTING OR FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. [CBC 1804.1]
- THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS, OR A CONTROLLED LOW-STRENGTH MATERIAL (CLSM) [CBC 1804.2]. FOR CLSM REQUIREMENTS SEE ITS DEFINITION IN CHAPTER 2 AND THE PROVISIONS OF CBC 1803.5.9.
- THE FILL MATERIAL SHALL NOT INCLUDE ORGANIC OR OTHER DELETERIOUS MATERIALS. [CBC J107.4]
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 12", OR AS INDICATED IN THE SOIL REPORT, (WHICHEVER IS SMALLER), IN ANY DIMENSION SHALL BE INCLUDED IN FILLS. [CBC J107.4]
- ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM 1557, MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12" IN DEPTH, OR AS INDICATED IN THE SOIL REPORT, WHICHEVER IS MORE CONSERVATIVE. [CBC J107.5]
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. [CBC J107.2]
- PROVIDE BENCHING WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL (20%) AND THE DEPTH OF THE FILL EXCEEDS 5', AND MUST BE IN ACCORDANCE WITH CBC FIGURE J107.3. [CBC J107.3]
- THE REQUIRED PERMANENT EROSION CONTROL DEVICES AND/OR METHODS SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL INSPECTIONS. [CBC J110.1].

UTILITIES AND SERVICE SYSTEMS

THE UNDERGROUND STORMWATER TREATMENT DEVICE AND CATCH BASINS ON THE PROJECT SITE SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY PRIOR TO THE FALL SEASON (OCTOBER) FIRST "FIRST FLUSH" STORM AND AFTER ALL MAJOR RAIN EVENTS. DURING THE RAINY SEASON, AN INSPECTION OF THE TREATMENT DEVICE SHALL BE CONDUCTED EVERY 30 DAYS AND CLEANED OUT WHEN NECESSARY. THE TREATMENT DEVICE AND CATCH BASINS SHALL BE CLEANED OUT AT THE END OF THE RAINY SEASON.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAIL SHEET
3	PRECISE GRADING PLAN

LEGEND

AC - ASPHALT CONCRETE	SMH - SEWER MANHOLE
BW - BACK OF WALK	ST - STREET
CB - CATCH BASIN	TC - TOP OF CURB
CF - CURB FACE	TF - TOP OF FOOTING
CONC - CONCRETE	TEL - TELEPHONE
EG - EDGE OF GUTTER	TG - TOP OF GRATE
EXIST. - EXISTING	TRW - TOP OF RETAINING WALL
FF - FINISHED FLOOR	SCD - SEWER CLEARDUIT
FL - FLOW LINE	P/L - PROPERTY LINE
FS - FINISHED SURFACE	C/L - CENTERLINE
GB - GRADE BREAK	
WM - WATER METER	FDH - FIRE HYDRANT
HP - HIGH POINT	RPP - REDUCED PRESSURE BACKFLOW ASSEMBLY
INV - INVERT	WM - WATER METER
PB - PULL BOX	
PA - PLANTER AREA	DDC - DOUBLE DETECTOR CHECK
R - RIDGE LINE	
MH - MANHOLE	PV - POST INDICATOR VALVE
PP - POWER POLE	FDC - FIRE DEPARTMENT CONNECTION
RD - ROOF DRAIN	FR - FIRE RISER
SD - STORM DRAIN	
LA - LANSCAPED AREA	
--- - RETAINING WALL	
--- - SCREEN WALL	

SITE AREA:

PROPERTY AREA: 1.365 ACRES
DISTURBED AREA: 0.024 ACRES

SITE ADDRESS

20280 ACACIA STREET
NEWPORT BEACH, CA 92660

OWNER / DEVELOPER:

CGM DEVELOPMENT, LLC
17877 VON KARMAN AVE., SUITE 388
IRVINE, CA 92614
PHONE: (949) 865-9878 X707
ATTN: ALLAN HSU

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

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

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

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

UNAUTHORIZED CHANGES AND USES

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

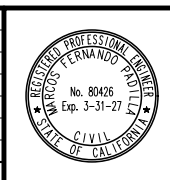
NOTE

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 DAMAGED BY THE PRIVATE WORK, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

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

NUMBER	DATE	DESCRIPTION	APPRO	DATE
REVISIONS				



WALDEN & ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

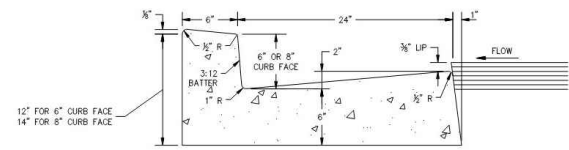
2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 660-0110 FAX: 660-0418

MARCOS F. PADILLA P.E. 80426

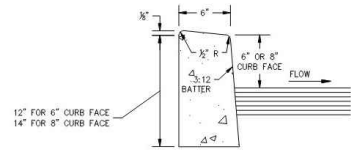
6/30/2025
DATE

PRECISE GRADING PLAN
TITLE SHEET
FOR
CGM DEVELOPMENT, LLC
20280 ACACIA STREET
NEWPORT BEACH, CA 92660

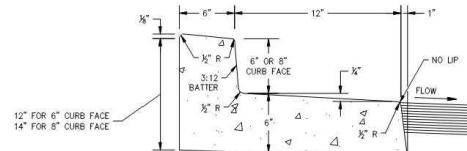
JOB NUMBER 2216-101-001
DATE: 6/30/2025
DRAWN: S.A.
CHECKED: M.P.
SHEET 1 OF 3



TYPE A PCC CURB AND GUTTER
(CURB FACE SHALL BE 8" UNLESS OTHERWISE NOTED)



TYPE B PCC CURB
(CURB FACE SHALL BE 6" UNLESS OTHERWISE NOTED)



TYPE C PCC CURB AND GUTTER

NOTES:

- GUTTER SURFACE WITHIN 4" OF FLOW LINE SHALL BE GIVEN A STEEL TROWEL. (APPLIES TO TYPE "A" CURB AND GUTTER).
- PERFORMED 3/8" THICK EXPANSION FILLER SHALL BE INSTALLED IN ALL TYPES OF CURB AT THE EC AND EC OF RETURNS, AT INTERVALS OF 60' BETWEEN RETURNS AND AT THE ENDS OF DRIVEWAYS. SIMILAR EXPANSION JOINTS SHALL BE INSTALLED IN ALL GUTTERS ADJOINING CURB. WEAKENED PLANE JOINTS SHALL BE FORMED AT INTERVALS OF 20' BETWEEN RETURNS. (APPLIES TO TYPES "A", "B", "C", AND "D" CURBS AND GUTTERS).
- IN SUPER ELEVATED SECTIONS THE GUTTER SLOPE SHALL FOLLOW THE CROSS SLOPE OF THE STREET PAVEMENT. (APPLIES TO TYPE "C" CURB AND GUTTER).
- CONCRETE SHALL BE 560-C-3250.

FORMER CITY STANDARD PLAN NUMBERS (2004 EDITION): STD 182-L AND STD 183-L

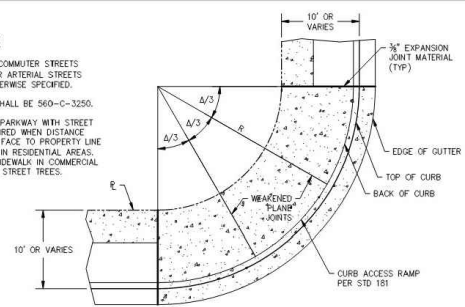
APP: *[Signature]* CITY ENGINEER 11/24/2020 DATE 11/24/2020 DATE
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI STANDARD DRAWING NO. 182
DATE: 11/3/2020 SHEET 1 OF 1

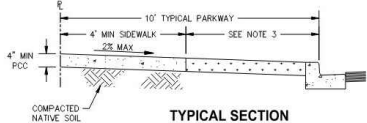
2 3 PCC CURB AND CURB & GUTTER DETAIL
NO SCALE

NOTES:

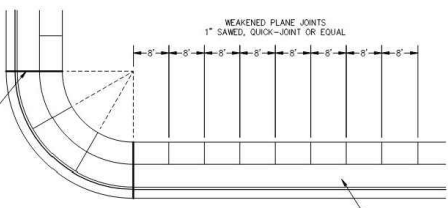
- R=25' FOR COMMUTER STREETS AND 35' FOR ARTERIAL STREETS UNLESS OTHERWISE SPECIFIED.
- CONCRETE SHALL BE 560-C-3250.
- LANDSCAPE PARKWAY WITH STREET TREES REQUIRED WHEN DISTANCE FROM CURB FACE TO PROPERTY LINE EXCEEDS 6' IN RESIDENTIAL AREAS. CONCRETE SIDEWALK IN COMMERCIAL AREAS WITH STREET TREES.



CURB RETURN AREA



TYPICAL SECTION



WEAKENED PLANE JOINTS & EXPANSION JOINTS

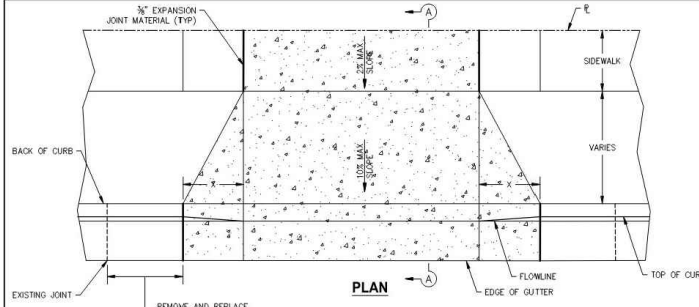
FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 180-L

APP: *[Signature]* CITY ENGINEER 11/24/2020 DATE 11/24/2020 DATE
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

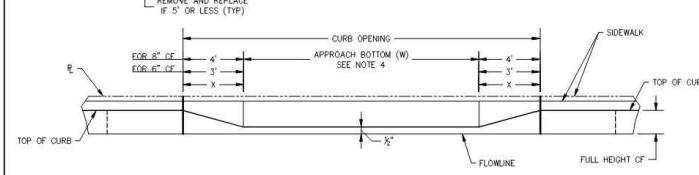
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DATE: 11/3/2020 SHEET 1 OF 1

5 SIDEWALK DETAIL
NO SCALE

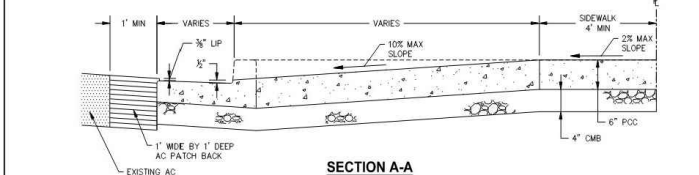
5 PCC SIDEWALK DETAIL
NO SCALE



PLAN



ELEVATION



SECTION A-A

NOTES:

- WHEN REMOVING EXISTING SIDEWALK AND CURB AND GUTTER, SAWCUT AND REMOVE TO NEAREST EXISTING JOINT WITHIN 5 FEET BEYOND CURB OPENING.
- SLOPED "X" AREAS AND SLOPE DRIVEWAYS SHALL HAVE A COARSE BROOM FINISH.
- CONCRETE SHALL BE 560-C-3250.
- "W" SHALL BE MINIMUM OF 24 FEET AND A MAXIMUM OF 35 FEET.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 160-L-A

APP: *[Signature]* CITY ENGINEER 11/24/2020 DATE 11/24/2020 DATE
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI STANDARD DRAWING NO. 160
DATE: 11/3/2020 SHEET 1 OF 1

6 COMMERCIAL DRIVEWAY APPROACH TYPE I
NO SCALE

6 PCC DRIVEWAY DETAIL
NO SCALE

CONSTRUCTION NOTES & QUANTITIES

ON-SITE GRADING			
NO.	DESCRIPTION	QUANTITY	UNIT
(P)	PROTECT EXISTING IMPROVEMENT IN PLACE.	--	--
(1)	CONSTRUCT AC/AB PAVING MATCHING EXISTING AC/AB THICKNESS. SUBGRADE SHALL BE COMPACTED TO 90% RELATIVE DENSITY AS DETERMINED BY ASTM D1557.	420	SF
(1B)	CONSTRUCT FULL DEPTH AC PAVEMENT SECTION MATCHING EXISTING AC/AB THICKNESS (W=1').	46	SF
(2)	CONSTRUCT 6" CF PCC CURB PER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 182 (TYPE "B") PER DETAIL ON SHEET 2.	35	LF
(3)	CONSTRUCT 6" CF PCC CURB & GUTTER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 182 (TYPE "A") PER DETAIL ON SHEET 2.	16	LF
(4)	CONSTRUCT 48" WIDE PCC V-GUTTER PER DETAIL ON SHEET 2.	18	LF
(5)	CONSTRUCT 4" THICK PCC SIDEWALK PER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 180 PER DETAIL ON SHEET 2.	150	SF
(6)	CONSTRUCT 6" THICK PCC DRIVEWAY PER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 160 PER DETAIL ON SHEET 2, MODIFIED PER PLAN. SEE PLAN FOR W AND X.	1	EA
(7)	RELOCATE EXISTING 24"X24" GRATED INLET TO NEW LOCATION SHOWN ON PLAN AND EXTEND OUTLET PIPE AS NEEDED.	1	EA

DEMOLITION NOTES			
NO.	DESCRIPTION	QUANTITY	UNIT
(1)	REMOVE EXISTING AC/AB PAVEMENT SECTION.	500	SF
(2)	REMOVE EXISTING PCC DRIVEWAY.	370	SF
(3)	REMOVE EXISTING PCC SIDEWALK.	30	SF
(4)	REMOVE EXISTING CURB.	40	LF
(5)	REMOVE EXISTING PCC V-GUTTER.	18	EA

* PAVEMENT SECTIONS ARE TO BE VERIFIED BY R-VALUE TEST ALONG WITH SOILS ENGINEER'S RECOMMENDATIONS AT TIME OF GRADING, OR MINIMUM GRADING CODE REQUIREMENTS.

FOR REFERENCE ONLY. DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE BUILDING PERMIT.

NUMBER	DATE	DESCRIPTION	APPRO	DATE
REVISIONS				



WALDEN & ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 660-0110 FAX: 660-0418
MARCOS F. PADILLA P.E. 80426 6/30/2025 DATE

**PRECISE GRADING PLAN
DETAIL SHEET**
FOR
CGM DEVELOPMENT, LLC
20280 ACACIA STREET
NEWPORT BEACH, CA 92660

JOB NUMBER 2216-101-001
DATE: 6/30/2025
DRAWN: S.A.
CHECKED: M.P.
SHEET 2 OF 3

FOR REFERENCE ONLY. DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE BUILDING PERMIT.

ACACIA STREET

CONSTRUCTION NOTES

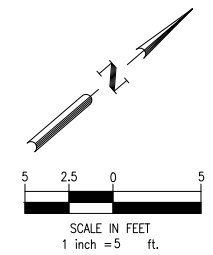
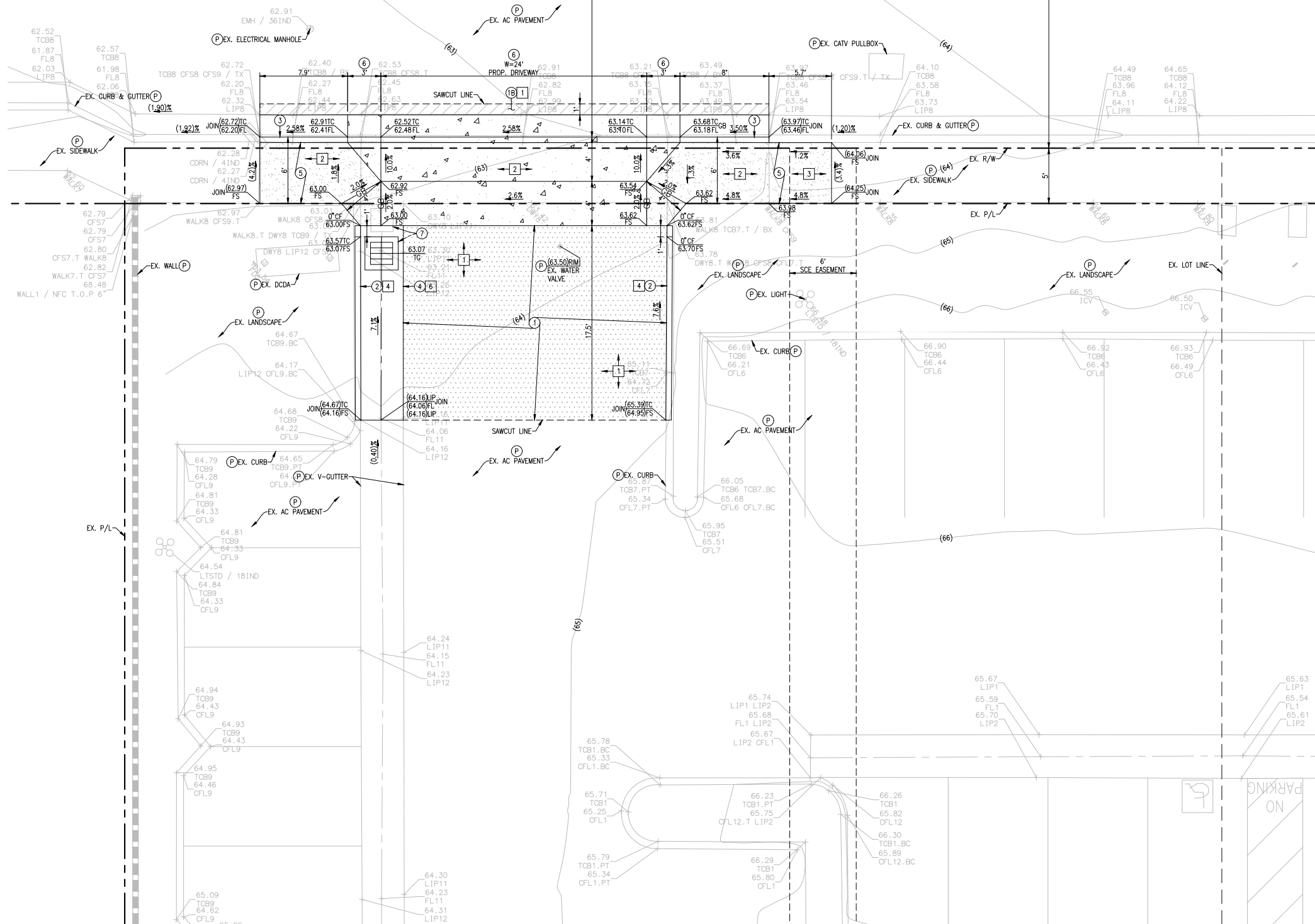
ON-SITE GRADING	
NO.	DESCRIPTION
(P)	PROTECT EXISTING IMPROVEMENT IN PLACE.
(1)	CONSTRUCT AC/AB PAVING MATCHING EXISTING AC/AB THICKNESS. SUBGRADE SHALL BE COMPACTED TO 90% RELATIVE DENSITY AS DETERMINED BY ASTM D1557.
(1B)	CONSTRUCT FULL DEPTH AC PAVEMENT SECTION MATCHING EXISTING AC/AB THICKNESS (W=1').
(2)	CONSTRUCT 6" OF PCC CURB PER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 182 (TYPE "B") PER DETAIL ON SHEET 2.
(3)	CONSTRUCT 6" OF PCC CURB & GUTTER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 182 (TYPE "A") PER DETAIL ON SHEET 2.
(4)	CONSTRUCT 48" WIDE PCC V-GUTTER PER DETAIL ON SHEET 2.
(5)	CONSTRUCT 4" THICK PCC SIDEWALK PER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 180 PER DETAIL ON SHEET 2.
(6)	CONSTRUCT 6" THICK PCC DRIVEWAY PER CITY OF NEWPORT BEACH DPW STANDARD DWG NO. 160 PER DETAIL ON SHEET 2, MODIFIED PER PLAN. SEE PLAN FOR W AND X.
(7)	RELOCATE EXISTING 24"x24" GRATED INLET TO NEW LOCATION SHOWN ON PLAN AND EXTEND OUTLET PIPE AS NEEDED.

DEMOLITION NOTES	
NO.	DESCRIPTION
(1)	REMOVE EXISTING AC/AB PAVEMENT SECTION.
(2)	REMOVE EXISTING PCC DRIVEWAY.
(3)	REMOVE EXISTING PCC SIDEWALK.
(4)	REMOVE EXISTING CURB.
(5)	REMOVE EXISTING PCC V-GUTTER.

NOTES:

- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR TO FIELD VERIFY EXISTING JOIN GRADES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

* PAVEMENT SECTIONS ARE TO BE VERIFIED BY R-VALUE TEST ALONG WITH SOILS ENGINEER'S RECOMMENDATIONS AT TIME OF GRADING, OR MINIMUM GRADING CODE REQUIREMENTS.



NUMBER	DATE	DESCRIPTION	APPROVED	DATE
REVISIONS				



WALDEN & ASSOCIATES
 CIVIL ENGINEERS
 LAND SURVEYORS
 PLANNERS
 2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
 (949) 664-0110 FAX: 660-0418
 Marcos F. Padilla P.E. 80426 6/30/2025
 DATE

PRECISE GRADING PLAN
PRECISE GRADING PLAN
 FOR
CGM DEVELOPMENT, LLC
20280 ACACIA STREET
 NEWPORT BEACH, CA 92660

JOB NUMBER 2216-101-001
DATE: 6/30/2025
DRAWN: S.A.
CHECKED: M.P.
SHEET 3 OF 3