



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 15, 2019
Agenda Item No. 4

SUBJECT: Fluter-Collins Residence (PA2019-097)
▪ Coastal Development Permit No. CD2019-023

SITE LOCATION: 2104 East Ocean Front

APPLICANT: Brandon Architects

OWNER: Fluter Properties

PLANNER: Liane Schuller, Planning Consultant
949-644-3200, lschuller@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** RS-D (Single-Unit Residential Detached)
- **Zoning District:** R-1 (Single-Unit Residential)
- **Coastal Land Use Category:** RSD-C (Single-Unit Residential Detached) (10.0-19.9 DU/AC)
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

PROJECT SUMMARY

A request for a coastal development permit to allow the demolition of an existing single-family residence and construction of a new 3,603-square-foot, single-family residence with an attached 587-square-foot, three-car garage. The proposed project complies with all applicable development standards including height, setbacks, and floor area limits. No development is proposed seaward of the private property. No deviations are requested.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2019-023 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the R-1 (Single-Unit Residential) Coastal Zoning District, which provides for detached single-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required, and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a single-family residence. The neighborhood is predominantly developed with two-story, single-family residences. Some newer structures include a third story, which is allowed subject to certain development standards. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed project will conform to all applicable development standards, including floor area limit, setbacks, and height, as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	10 feet	10 feet
Side	3 feet each	3 feet each
Rear	0 feet	7 inches
Allowable Floor Area	4,412 square feet	4,190 square feet
Allowable 3rd Floor Area	331 square feet	331 square feet
Open Volume Area	331 square feet	331 square feet
Parking	3 enclosed	3 enclosed
Height	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

Hazards

- The property is an oceanfront lot that is separated from the ocean by sandy beach with an average width of more than 500 feet. A Coastal Hazards and Wave Runup Study was prepared for the project by GeoSoils, Inc., dated April 22, 2019. The report concludes that the long-term shoreline erosion rate is small, if any long-term erosion occurs at all, and it is unlikely that the mean high tide line will reach within 300 feet of the property over the life of the structure. A beach width of 200 feet is recognized by coastal engineers as sufficiently wide enough to protect landward

development. The GeoSoils study also concludes that coastal hazards, including wave runoff and overtopping, will not impact the property over the next 75 years and there is no anticipated need for a shore protection device over the life of the proposed development.

- The finished floor elevation of the first floor of the proposed living area is 17.50 North American Vertical Datum of 1988 (NAVD 88), which exceeds the minimum 9.0 (NAVD 88) elevation standard for new structures and exceeds the minimum requirements for sea level rise (10.1 feet NAVD 88).
- Pursuant to Newport Beach Municipal Code (NBMC) Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
- The property is located in an area known for the potential for seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

Water Quality

- The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff with permeable surfaces, and the use of post-construction best management practices to minimize the project's adverse impact on coastal water.
- The project design addresses water quality during construction with a construction erosion control plan. All new construction resulting from the project will tie into an existing post-construction drainage system that includes features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access

- The project site is located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to use and/or view the coast and nearby recreational facilities. The existing residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-family residence with a new single-family residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.
- The project is designed and sited so as not block or impede existing public access opportunities and occurs within the confines of private property. Existing coastal access conditions will not be affected by the project. Coastal access is currently provided and will continue to be provided by street ends throughout the neighborhood with access to the beach and water.
- The project site is not located adjacent to a coastal view road or coastal viewpoint identified by Local Coastal Program maps. The project site may be located within the viewshed of distant public viewing areas; however, the project will replace an existing single-family residence with a new single-family residence that complies with all applicable Local Coastal Program (LCP) development standards. It will also maintain a building envelope consistent with the existing and anticipated neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.
- Unpermitted development (i.e. landscaping, hardscape) exists seaward of the private property on a portion of the City's public right-of-way and the City's property (the public beach). The unpermitted development is the subject of an ongoing enforcement action by the California Coastal Commission. Condition of Approval No. 25 is included in the draft Resolution, requiring the property owner(s) to agree to and cooperate with the City and California Coastal Commission for: 1) the removal of any unpermitted development located seaward of the property and within the prolongation of the side property lines of the subject property, and 2) the restoration of the affected area consistent with a restoration plan approved by the City and Coastal Commission.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment. The Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures.

The proposed project is the demolition of an existing single-family residence and construction of a new 3,601-square-foot, single-family residence and attached three-car garage.

PUBLIC NOTICE

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

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:


Liane Schuller
Planning Consultant

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2019-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2019-023 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 2104 EAST OCEAN FRONT (PA2019-097)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Brandon Architects, with respect to property located at 2104 East Ocean Front, and legally described as Lot 2, Block E, Tract 518 requesting approval of a coastal development permit.
2. The applicant proposes to demolish an existing single-family residence and construct a new 3,603-square-foot, single-family residence with an attached 587-square-foot, three-car garage.
3. The subject property is located within the R-1 (Single-Unit Residential) Zoning District and the General Plan Land Use Element category is RS-D (Single-Unit Residential Detached).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RSD-C (Single Unit Residential Detached) (10.0 - 19.9 DU/AC) and the Coastal Zoning District is R1 (Single-Unit Residential).
5. A public hearing was held on August 15, 2019 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. Class 3 includes the construction of a single-family residence in a residential zone. The proposed project includes the demolition of an existing single-family residence and construction of a new 3,603-square-foot, single-family residence with an attached 587-square-foot, three-car garage.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Coastal Development Permits) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. Conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The proposed structure conforms to all applicable development standards including, but not limited to, floor area limitation, setbacks, height, and parking:
 - a. The maximum floor area limitation is 4,412 square feet and the proposed gross floor area is 4,190 square feet.
 - b. The proposed development will provide the required setbacks, which are 10 feet along the front property line abutting the beach, 3 feet along the side property lines, and 0 feet along the rear property line abutting the alley.
 - c. The highest guardrail or flat roof is no more than 24 feet, measured from established grade at every point as required by Zoning Code Section 20.30.050(B)(3) and the highest ridge is no more than 29 feet from established grade, which complies with the maximum height limitation.
 - d. The project includes enclosed garage parking for three vehicles, which complies with the minimum three-space parking requirement for single-family residences with more than 4,000 square feet of livable floor area.
2. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood's pattern of development and expected future development consistent with applicable development standards as the neighborhood is predominantly developed with two- and three-story, single-family residences.
3. The property is an oceanfront lot that is separated from the ocean by sandy beach with an average width of more than 500 feet. A Coastal Hazards and Wave Runup Study was prepared for the project by GeoSoils, Inc., dated April 22, 2019. The report concludes that the long-term shoreline erosion rate is small, if any long-term erosion occurs at all, and it is unlikely that the mean high tide line will reach within 300 feet of the property over the life of the structure. A beach width of 200 feet is recognized by coastal engineers as sufficiently wide to protect landward development. The GeoSoils study also concludes that coastal hazards, including wave runup and overtopping, will not impact the property over the next 75 years and there is no anticipated need for a shore protection device over the life of the proposed development.

4. Pursuant to Newport Beach Municipal Code (NBMC) Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
5. The finished floor elevation of the first floor of the proposed structure is 17.50 North American Vertical Datum of 1988 (NAVD 88), which exceeds the minimum 9.0 (NAVD 88) elevation standard for new structures and exceeds the minimum requirements for sea level rise (10.1 feet NAVD 88).
6. The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and the CBC prior to building permit issuance.
7. A post-construction drainage system will be installed that includes drainage and percolation features designed to retain dry weather and minor rain runoff on-site to ensure the project does not impact water quality. Any water not retained on-site is directed to the City's storm drain system.
8. The project design addresses water quality with a construction erosion control plan that outlines temporary best management practices (BMPs) to be implemented during construction to minimize erosion and sedimentation, and to minimize pollution of runoff derived by construction chemicals and materials. No water quality impacts to coastal waters are anticipated based upon the location and elevation of the property.
9. New landscaping will be verified for compliance with NBMC Section 21.30.075 (Landscaping). A condition of approval is included that requires drought-tolerant and prohibits invasive species. Prior to issuance of the building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
10. The property is not located near coastal view roads and is not located near any identified public viewpoints; therefore, the project will not negatively impact public coastal views.

Finding:

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

Facts in Support of Finding:

1. The project site is located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to use and/or view the coast and nearby recreational facilities. The proposed residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project includes the replacement of an existing single-family residence with a new single-family residence. The project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.
2. The project is designed and sited so as not to block or impede existing public access opportunities and occurs within the confines of private property. Existing coastal access conditions will not be affected by the proposed development. Coastal access is currently provided and will continue to be provided by street ends throughout the neighborhood with access to the beach and water.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2019-023, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

Rosalinh Ung, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
3. Coastal Development Permit No. CD2019-023 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
4. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.
5. Prior to the issuance of building permit, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors and assigns.
6. Prior to the issuance of a building permit, the property owner shall sign a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgements, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development. The letter shall be scanned into the plan set prior to building permit issuance.
7. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
8. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.

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9. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
 10. Prior to the issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A," shall be incorporated into the Building Division and field sets of plans.
 11. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
 12. No demolition or construction materials, equipment debris or waste shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain, or result in impacts to environmentally sensitive habitat areas, streams, wetland or their buffers.
 13. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
 14. This Coastal Development Permit does not authorize any development seaward of the private property.
 15. Construction staging, storage and/or access is not allowed to occur on or from the adjacent sandy beach.
 16. The applicant is responsible for compliance with the Migratory Bird Treaty Act. In compliance with the (MBTA), grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of Native Birds pursuant to MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.

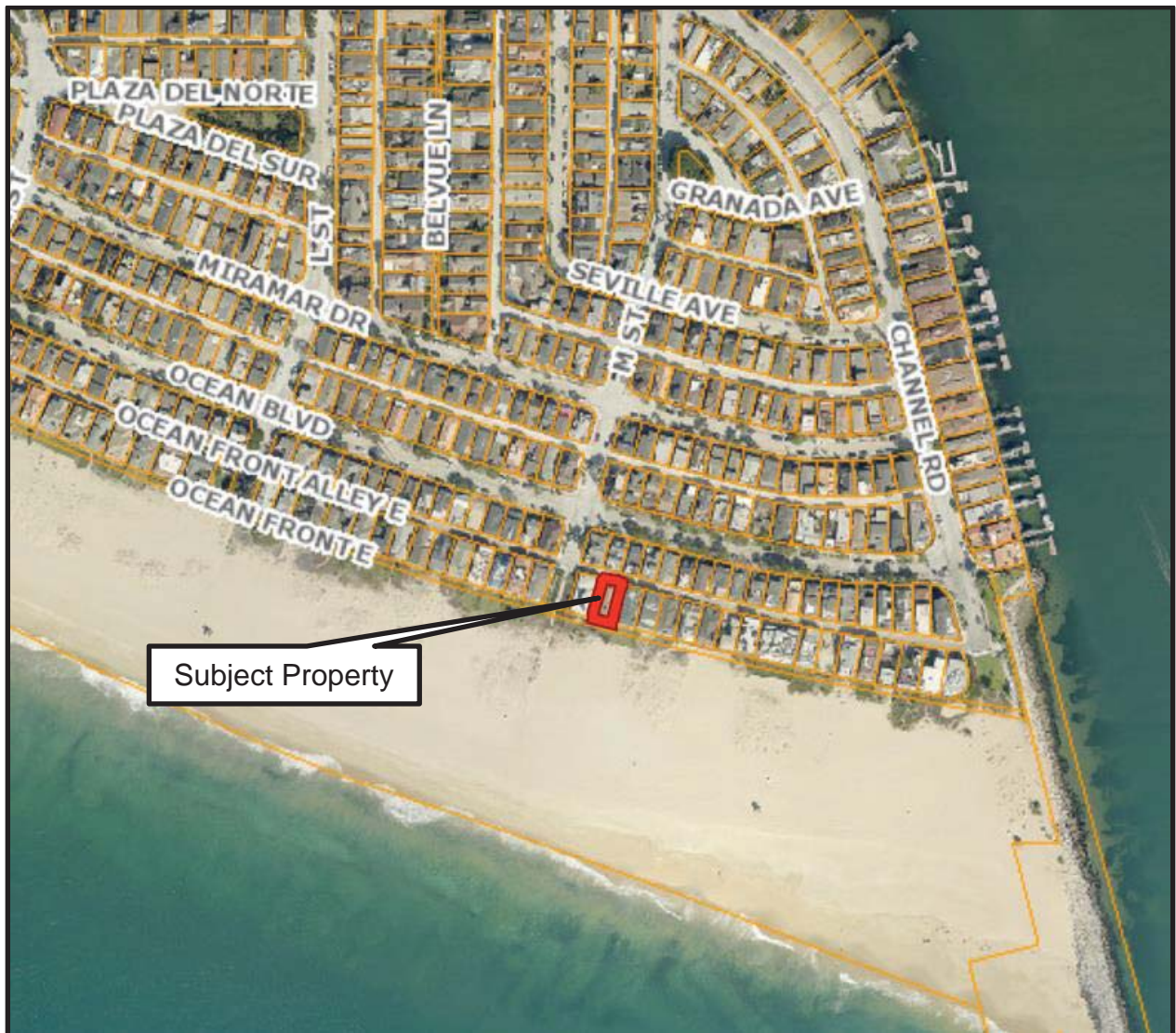
17. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
18. Prior to issuance of a building permit, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the coastal development permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this coastal development permit.
19. Prior to issuance of a building permit, the applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.
20. Prior to the issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species and water-efficient irrigation design. The plans shall be approved by the Planning Division.
21. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
22. Prior to issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
23. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far as far away from storm drain systems or receiving waters as possible.
24. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
25. At such time as directed by the City or the California Coastal Commission, the applicant shall agree to and cooperate with both agencies for: 1) the removal of any unpermitted development located seaward of the property and within the prolongation of the side property lines of the subject property, and 2) the restoration of the affected area consistent with a restoration plan approved by the City and Coastal Commission.

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26. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Flutter-Collins Residence including, but not limited to Coastal Development Permit No. CD2019-023 (PA2019-097). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. CD2019-023
PA2019-097

2104 East Ocean Front

Attachment No. ZA 3

Project Plans



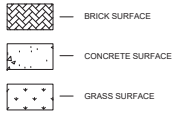
OCEAN RESIDENCE

2104 E. OCEANFRONT, NEWPORT BEACH, CA 92661

PROJECT DESCRIPTION:
THE SUBJECT PROPERTY IS LOCATED IN NEWPORT BEACH, CA IN THE AREA KNOWN AS THE BALBOA PENINSULA SOUTH OF BALBOA BLVD. AT THE END OF THE PENINSULA ON EAST OCEANFRONT. THE LOT IS APPROXIMATELY 38' WIDE BY 80' DEEP. IT IS ZONED R-1 (SINGLE FAMILY RESIDENCE) AND IS APPROXIMATELY 3,005 S.F. CLIENT PROPOSES TO DEMOLISH THE EXISTING SINGLE FAMILY STRUCTURE AND BUILD A NEW 3-STORY SINGLE FAMILY RESIDENCE WITH VIEW DECK AND AN ATTACHED 3-CAR GARAGE APPROXIMATELY 4,189 S.F. INCLUDING 587 S.F. OF THE GARAGE. THE PROGRAM INCLUDES BUT NOT LIMITED TO THE FOLLOWING: LARGE KITCHEN W/ THE EAT-IN ISLAND, GREAT ROOM, LOUNGE, DINING AREA, POWDER ROOM, LAUNDRY, MASTER SUITE, MASTER BATH, MASTER WALK-IN CLOSET, 3 SECONDARY BEDROOMS, BONUS ROOM, 3 BATHROOMS, AMPLE OUTDOOR SPACES PROVIDED IN THE FORM OF THE YARD (OCEANFRONT), BALCONIES AND A VIEW DECK ON THE THIRD FLOOR WITH THE OCEAN VIEWS. THE PROJECT IS OF TRANSITIONAL DESIGN AND THE EXTERIOR MATERIALS WILL BE OF HIGH QUALITY AND HIGH DURABILITY WHICH CONSIST OF THE COMPOSITE SHINGLE SIDING, BRICK VENEER, MIXED WOOD PANELING, SMOOTH STUCCO FINISH, AND METAL AND SHINGLE ROOFING THAT ACCENTUATED BY EXPOSED STEEL AND DECORATIVE WOOD TRIMS.

<div> <div> <div>ALUMINUM</div> <div>CONCRETE</div> <div>EARTH</div> <div>GYPSUM - PLASTER</div> <div>INSULATION - RIGID</div> <div>MASONRY - BRICK/STONE</div> <div>MASONRY - CONCRETE BLOCK</div> <div>PLYWOOD / GLU-LAM TIMBER</div> <div>SAND</div> <div>STEEL</div> <div>WOOD</div> </div> <div> <div>1. REVISIT: SITE FOR SPECIAL INSPECTION BY ENGINEER OF RECORD</div> <div>2. REVISIT: VERIFICATION REQUIRED, REF. 1-2N ENERGY CALCULATIONS</div> </div> </div>	<div> <div>1. LANDSCAPE PLAN, BBQ, FIRE RY, ACCESSORY STRUCTURES, MASONRY OR CONCRETE WALLS, FENCES, RETAINING WALLS OVER 4' FT. HIGH FROM THE BOTTOM OF THE FOUNDATION TO THE TOP OF WALL, UNDER SEPARATE SUBMITTAL (PER CALIF. PERMITS)</div> <div>2. POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.</div> <div>3. SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER AIR STD. 375 SOUND LEVEL, NOT TO EXCEED OSHA (OSHA WITH TIE-IN, BUNA WITH TIE-IN AND REQUIRING CONSULTATION) LOCATION OR REQUIREMENT TO BE AT LEAST 4' FROM PROPERTY LINE OR GARAGE.</div> <div>4. A CALIF. OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHIELDING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.</div> <div>5. FIRE SPRINKLER REQUIRED. CONTRACTOR TO SUBMIT FIRE SPRINKLER DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO SUBMITTING TO CITY. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.</div> <div>6. GLASS GUARDRAILS</div> <div>7. CUSTOM BRIGHT & DARK UNDER SEPARATE PERMIT - C.G. TO SUBMIT STRUCTURAL DESIGN & DETAILS. APPROX. SHOP DRAWING PRIOR TO FABRICATION.</div> <div>NOTE: SUBMITTED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND SENT BACK PRIOR TO SUBMITTAL TO LOCAL AGENCY.</div> <div>C.A. & NOTE: CHRISTOPHER BRANDON, PRINCIPAL ARCHITECT IS THE DESIGN PROFESSIONAL, IRRESPONSIBLE CHANGE OF THE PROJECTS RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING ARCHITECTS AND ENGINEERS, FOR COMPLIANCE WITH THE DESIGN OF THE BUILDING. (N.B.C. 15.02.01.0)</div> </div>	<div> <div>1.800.227.2800</div> <div>1.714.695.0246</div> <div>1.800.427.3000</div> <div>1.949.644.3011</div> <div>1.800.790.2355</div> <div>1.949.644.3311</div> <div>1.949.644.3300</div> <div>1.949.644.3304</div> <div>1.949.644.3275</div> <div>1.949.644.3288</div> <div>1.949.644.3255</div> <div>1.949.644.3106</div> <div>1.714.834.3882</div> </div>	<div> <div>ARCHITECT:</div> <div>BRANDON ARCHITECTS, INC.</div> <div>100 HALLS DR. STE. 211</div> <div>COSTA MESA, CA 92626</div> <div>P: 714.754.4040</div> <div>WWW.BRANDONARCHITECTS.COM</div> <div>STRUCTURAL ENGINEER:</div> <div>FURBER-HANDMAN, LLC, NO. C3640</div> <div>ESQ. INC.</div> <div>1000 E. 10TH ST. STE. B</div> <div>SAN JOSE, CA 95128</div> <div>P: 714.833.2620</div> <div>P: 714.833.2610</div> <div>GENERAL CONTRACTOR:</div> <div>TBD</div> <div>SURVEYOR:</div> <div>APPEL LAND SURVEYING, INC.</div> <div>PAUL CRUMP, LLC, NO. 8518</div> <div>1000 W. 10TH ST. STE. 100</div> <div>NEWPORT BEACH, CA 92660</div> <div>P: 714.833.4440</div> <div>P: 714.833.4440</div> <div>INTERIOR DESIGNER:</div> <div>TBD</div> </div>	<div> <div>OWNER:</div> <div>RUSSELL FLUTER & JIM COLLINS</div> <div>500 FULTON STREET</div> <div>2025 W. BALBOA BLVD.</div> <div>NEWPORT BEACH, CA 92661</div> <div>CIVIL ENGINEER:</div> <div>FORREST ENGINEERING & SURVEYING</div> <div>2231 BROOKHURST ST., SUITE 203</div> <div>HAWTHORNE BEACH, CA 92646</div> <div>P: 714.863.6703</div> <div>LANDSCAPE DESIGNER:</div> <div>NA</div> <div>SCALE ENGINEER:</div> <div>COAST GEOTECHNICAL, INC.</div> <div>1000 W. 10TH ST. STE. 100</div> <div>NEWPORT BEACH, CA 92660</div> <div>P: 714.833.4440</div> <div>P: 714.833.4440</div> <div>TITLE 24 CONSULTANT:</div> <div>HERITAGE ENERGY GROUP</div> <div>1000 W. 10TH ST. STE. 100</div> <div>NEWPORT BEACH, CA 92660</div> <div>P: 714.833.4440</div> <div>P: 714.833.4440</div> </div>	<div> <div>1.800.227.2800</div> <div>1.714.695.0246</div> <div>1.800.427.3000</div> <div>1.949.644.3011</div> <div>1.800.790.2355</div> <div>1.949.644.3311</div> <div>1.949.644.3300</div> <div>1.949.644.3304</div> <div>1.949.644.3275</div> <div>1.949.644.3288</div> <div>1.949.644.3255</div> <div>1.949.644.3106</div> <div>1.714.834.3882</div> </div>	<div> <div>1.800.227.2800</div> <div>1.714.695.0246</div> <div>1.800.427.3000</div> <div>1.949.644.3011</div> <div>1.800.790.2355</div> <div>1.949.644.3311</div> <div>1.949.644.3300</div> <div>1.949.644.3304</div> <div>1.949.644.3275</div> <div>1.949.644.3288</div> <div>1.949.644.3255</div> <div>1.949.644.3106</div> <div>1.714.834.3882</div> </div>	<div> <div>1.800.227.2800</div> <div>1.714.695.0246</div> <div>1.800.427.3000</div> <div>1.949.644.3011</div> <div>1.800.790.2355</div> <div>1.949.644.3311</div> <div>1.949.644.3300</div> 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- LEGEND**
- BLOCK WALL
 - AC — ASPHALT PAVEMENT
 - AD — AIR CONDITION UNIT
 - AD — AREA DRAIN
 - BS — BOTTOM OF STEP
 - CATV — CABLE TV BOX
 - CL — CENTERLINE
 - EG — EDGE OF GUTTER
 - EVT — ELECTRICAL VAULT
 - FF — FINISHED FLOOR
 - FFG — FINISHED FLOOR GARAGE
 - FL — FLOWLINE
 - FS — FINISHED SURFACE
 - GM — GAS METER
 - NG — NATURAL GROUND
 - TC — TOP OF CURB
 - TS — TOP OF STEP
 - WM — WATER METER
 - () — EXISTING ELEVATION
 - — FOUND MONUMENT
 - — SEARCHED, FOUND NOTHING, SET NOTHING
 - ⊕ T.B.M. — TEMPORARY BENCHMARK SET ON A WATER METER (WM) ELEVATION = 12.93 FEET



TITLE REPORT/EASEMENT NOTES

2104 E. OCEANFRONT
NEWPORT BEACH, CA 92661
(APN: 048-282-39)

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 2, BLOCK E OF TRACT NO. 518, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 17, PAGES 33 TO 36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 7.5 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER, AS MEASURED ALONG SAID NORTHEASTERLY LINE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 2, SAID POINT BEING 6.84 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT AS MEASURED ALONG SAID SOUTHWESTERLY LINE.

BENCHMARK INFORMATION

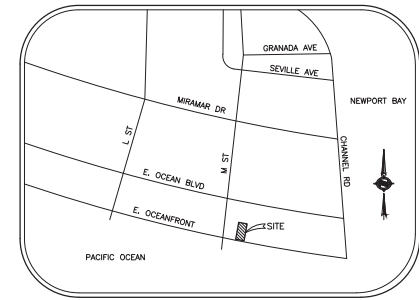
BENCHMARK NO. NB14-4-71

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NB14-4-71" SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF F STREET AND BALBOA BOULEVARD, 81 FT. SOUTHEASTERLY OF THE CENTERLINE OF F STREET AND 27.3 FT. NORTHEASTERLY OF THE CENTERLINE OF BALBOA BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 7.828 FEET (NAVD88), YEAR LEVELED 1989

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF M STREET HAVING A BEARING OF N14°37'50"E PER RECORD OF SURVEY NO. 2015-1032, R.S.B. 28435.



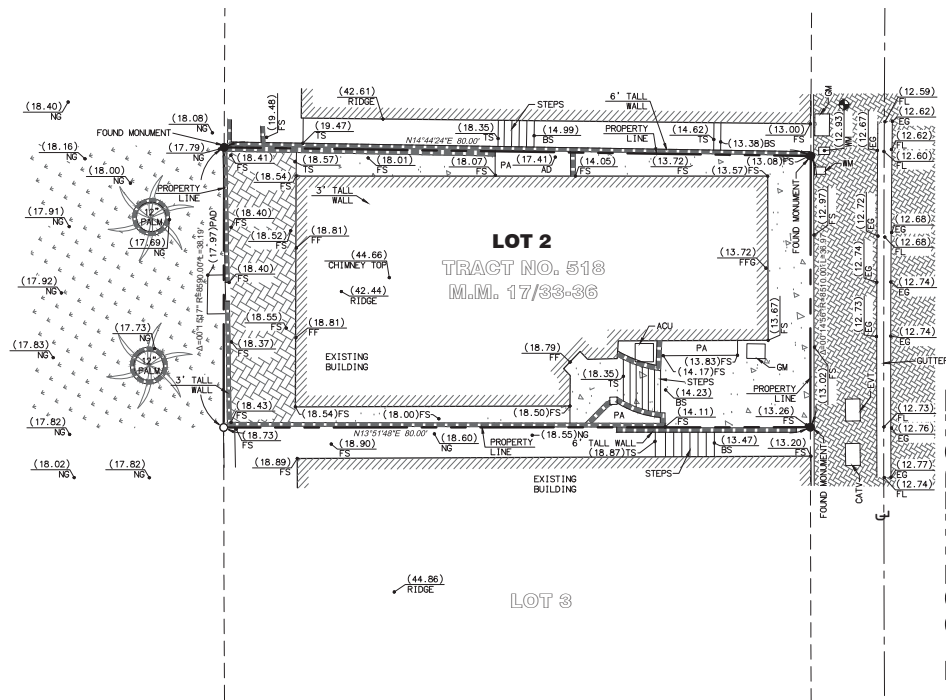
VICINITY MAP
NO SCALE



GRAPHIC SCALE

(IN FEET)
1 INCH = 8 FT.

PACIFIC OCEAN



E. OCEANFRONT

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 12/31/20

5/24/2019
DATE

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.

NO.	DESCRIPTION	REVISIONS	DATE	APP'D	P. D. C.
1					

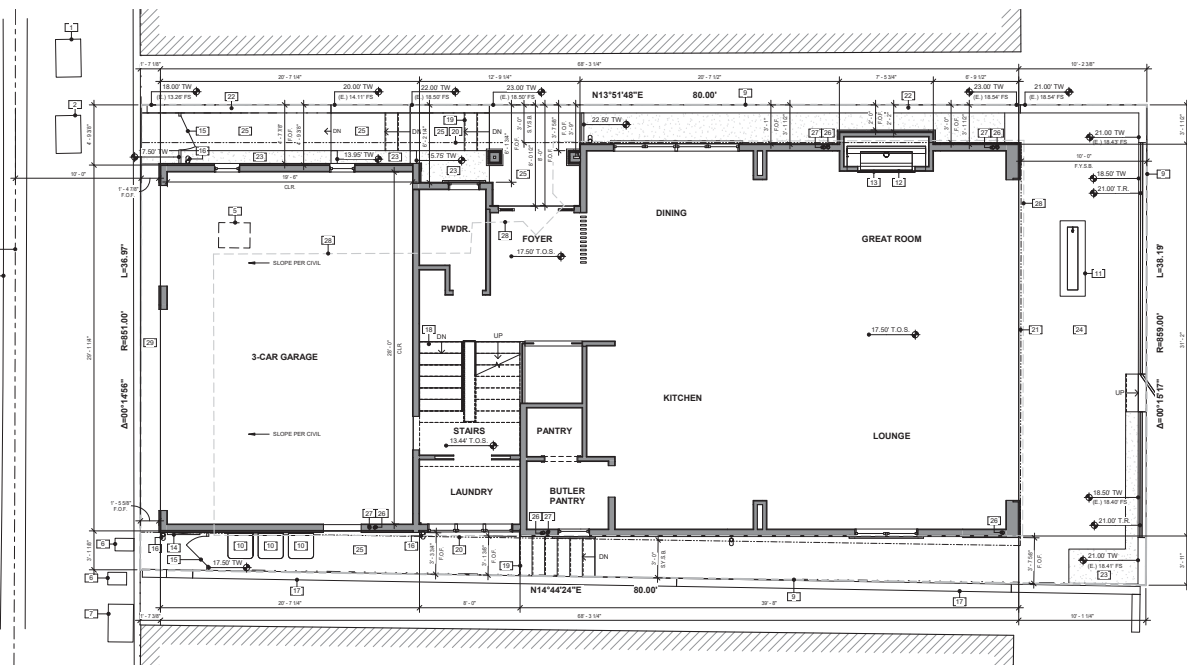
APEX LAND SURVEYING INC.
HUNTINGTON BEACH, CALIFORNIA 92646
PHONE: (714) 488-5006 FAX: (714) 333-4440
APEX.LAND@GMAIL.COM

DATE	SCALE	DRAWN	CHECKED
5/24/2019	1" = 8'	A. R. H.	P. D. C.

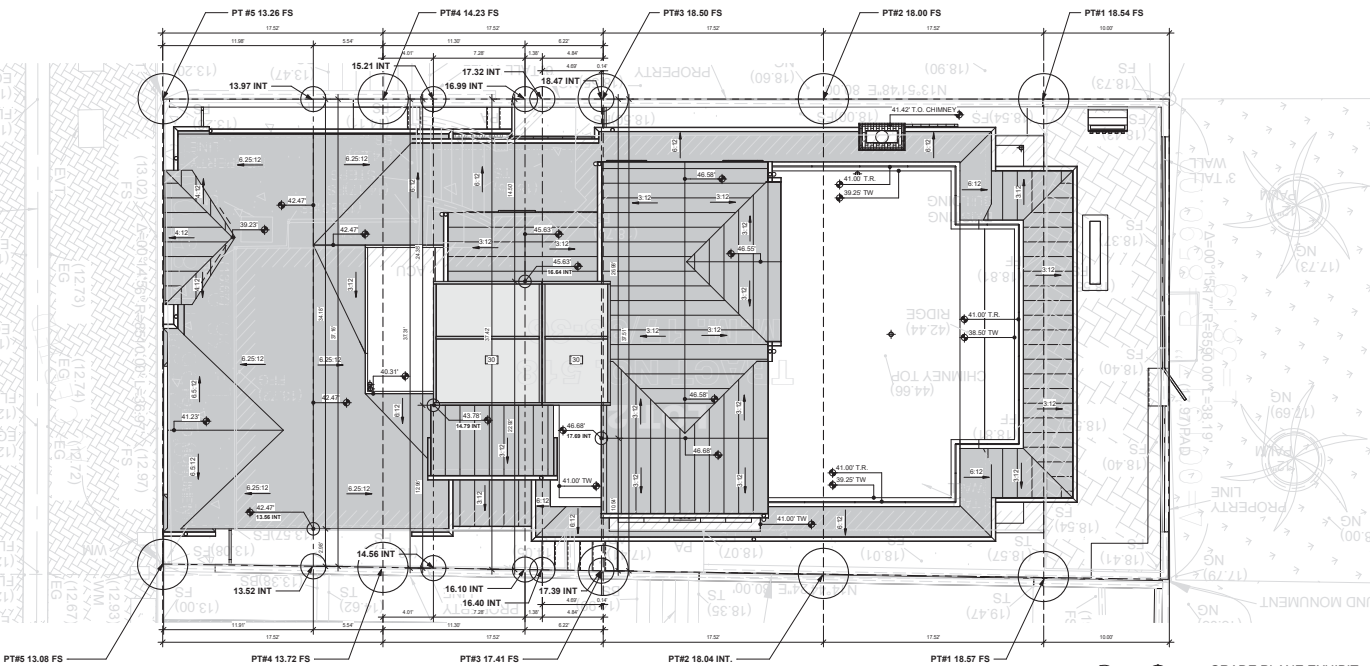
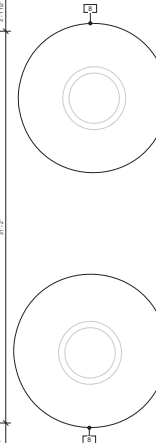
TOPOGRAPHIC MAP
2104 E. OCEANFRONT,
NEWPORT BEACH, CA 92661
(APN: 048-282-39)

SHEET TITLE	PROJECT	SHEET NO.
TOPOGRAPHIC MAP	2104 E. OCEANFRONT, NEWPORT BEACH, CA 92661 (APN: 048-282-39)	1 OF 1

PROJECT NO. 19022



PACIFIC OCEAN



2 GRADE PLANE EXHIBIT
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"

[illegible]

GENERAL NOTE:
SEE SHEET A-3 FOR ROOF PLAN INFORMATION NOT SHOWN ON THIS SHEET (INCLUDING BUT NOT LIMITED TO PROJECTION DIMENSIONS).

DIMENSION NOTE:
ALL DIMENSIONS TO FACE OF SHEATHING (E.G. WALLS) OR FACE OF STRUCTURE (I.E. S.O.S. UNLESS NOTED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF THESE DIMENSIONS. DO NOT SCALE PLANS.

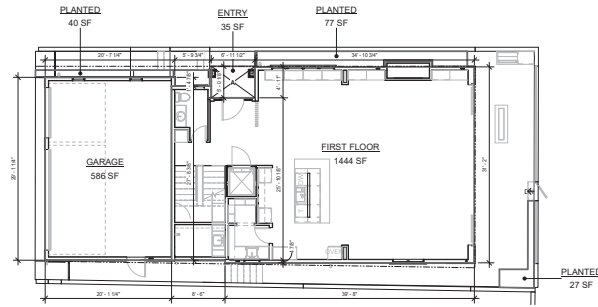
C.N.S. NOTES:

1. ILLUSION OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE THE APPLICANT OF THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH ORDINANCES OR RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS AND PERMITS FROM THE CITY OF NEWPORT BEACH. THE APPLICANT'S CONSENT TO THESE RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS AND PERMITS FROM THE CITY OF NEWPORT BEACH IS A NECESSARY CONDITION TO COMPLETION OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
2. THE APPLICANT'S CONSENT TO THESE RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS AND PERMITS FROM THE CITY OF NEWPORT BEACH IS A NECESSARY CONDITION TO COMPLETION OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
3. THE APPLICANT'S CONSENT TO THESE RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS AND PERMITS FROM THE CITY OF NEWPORT BEACH IS A NECESSARY CONDITION TO COMPLETION OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

LANDSCAPE NOTES:

1. EXISTING VEGETATION TO BE REMOVED BY THE CITY OF NEWPORT BEACH.
2. APPLICABLE REF. PREPARED LANDSCAPE PLAN FOR ALL HARDSCAPE & PLANTING.

[illegible]



FIRST FLOOR PLAN

EXTERIOR AREA

A 8'-11.12" X 5'-0.18" = 34.86 SF
TOTAL EXTERIOR/OPEN SPACE = 34.86 SF

LEGAL DESCRIPTION

LOT 2, TRACT NO. 316, CITY OF NEWPORT BEACH,
COUNTY OF ORANGE, STATE OF CALIFORNIA

LOT INFORMATION:

ZONED: R-1
SITE AREA: 3,304.91 S.F. BUILDABLE AREA: 3,200.10 S.F.
TOTAL ALLOWABLE AREA: 2 + 3,200.10 S.F. = 4,402.20 S.F.
THIRD FLOOR MAX ALLOWABLE AREA: 0.13 X 3,204.10 S.F. = 338.91 S.F.
MIN REQD. OPEN SPACE: 0.13 X 3,204.10 S.F. = 338.91 S.F.

EXISTING BUILDING INFORMATION:

EXISTING SINGLE FAMILY RV GARAGE TO BE DEMOLISHED
APPR. EXISTING S.F. = 3,005 S.F.

ZONING INFORMATION:

FRONT SETBACK: 10 FT. (ADD 15' @ THIRD FLOOR)
REAR SETBACK: 3 FT. (ADD 10' @ THIRD FLOOR)
LEFT SETBACK: 3 FT. (ADD 2' @ THIRD FLOOR)
RIGHT SETBACK: 3 FT. (ADD 2' @ THIRD FLOOR)

BUILDING AREA SCHEDULE

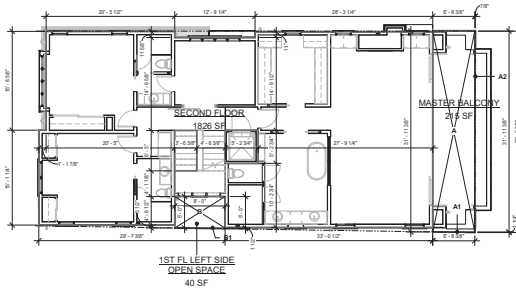
Name	AREA	COMMENTS
FIRST FLOOR	1444 SF	
SECOND FLOOR	1626 SF	
THIRD FLOOR	331 SF	
TOTAL LIVING	3601 SF	
GARAGE	586 SF	
TOTAL GARAGE	586 SF	
GRAND TOTAL	4188 SF	

OUTDOOR AREA SCHEDULE

NAME	AREA	COMMENTS
ENTRY	35 SF	COVERED OPEN SPACE
1ST FL LEFT SIDE OPEN SPACE	40 SF	OPEN SPACE
MASTER BALCONY	216 SF	COVERED OPEN SPACE
2ND FL LEFT SIDE OPEN SPACE	40 SF	OPEN SPACE
GRAND TOTAL	331 SF	2,300.81 S.F.

LANDSCAPE AREA SCHEDULE

NAME	AREA	COMMENTS
PLANTED	144 SF	
GRAND TOTAL	144 SF	



SECOND FLOOR PLAN

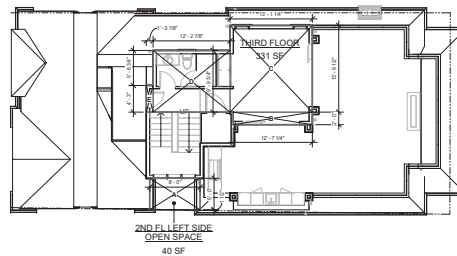
EXTERIOR AREA

A 31'-11.30" X 8'-8.30" = 273.86 SF
A1 2'-1.14" X 8'-8.30" = 18.92 SF
A2 8'-0" X 8'-8.30" = 68.04 SF
B 8'-0" X 8'-8.30" = 68.04 SF
B1 8'-0" X 8'-8.30" = 68.04 SF

TOTAL EXTERIOR/OPEN SPACE = 336.80 SF

2 SECOND FLOOR AREA PLAN

1/8" = 1'-0"



THIRD FLOOR PLAN

EXTERIOR AREA

A1 8'-0" X 8'-8.30" = 68.04 SF
A 8'-0" X 8'-8.30" = 68.04 SF

TOTAL EXTERIOR/OPEN SPACE = 40.50 SF

LIVING AREA

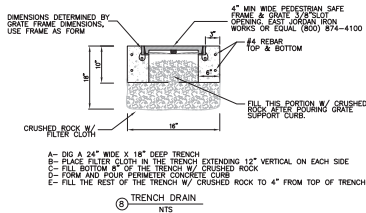
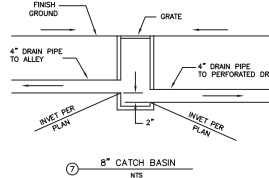
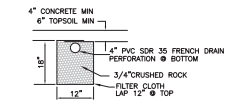
B 12'-9.14" X 2'-0" = 25.20 SF
C 12'-9.12" X 12'-1.14" = 140.73 SF
D 12'-2.78" X 9'-9.34" = 120.10 SF
E 4'-3.7" X 3'-0.78" = 11.50 SF

TOTAL LIVING = 330.50 SF

3 THIRD FLOOR AREA PLAN

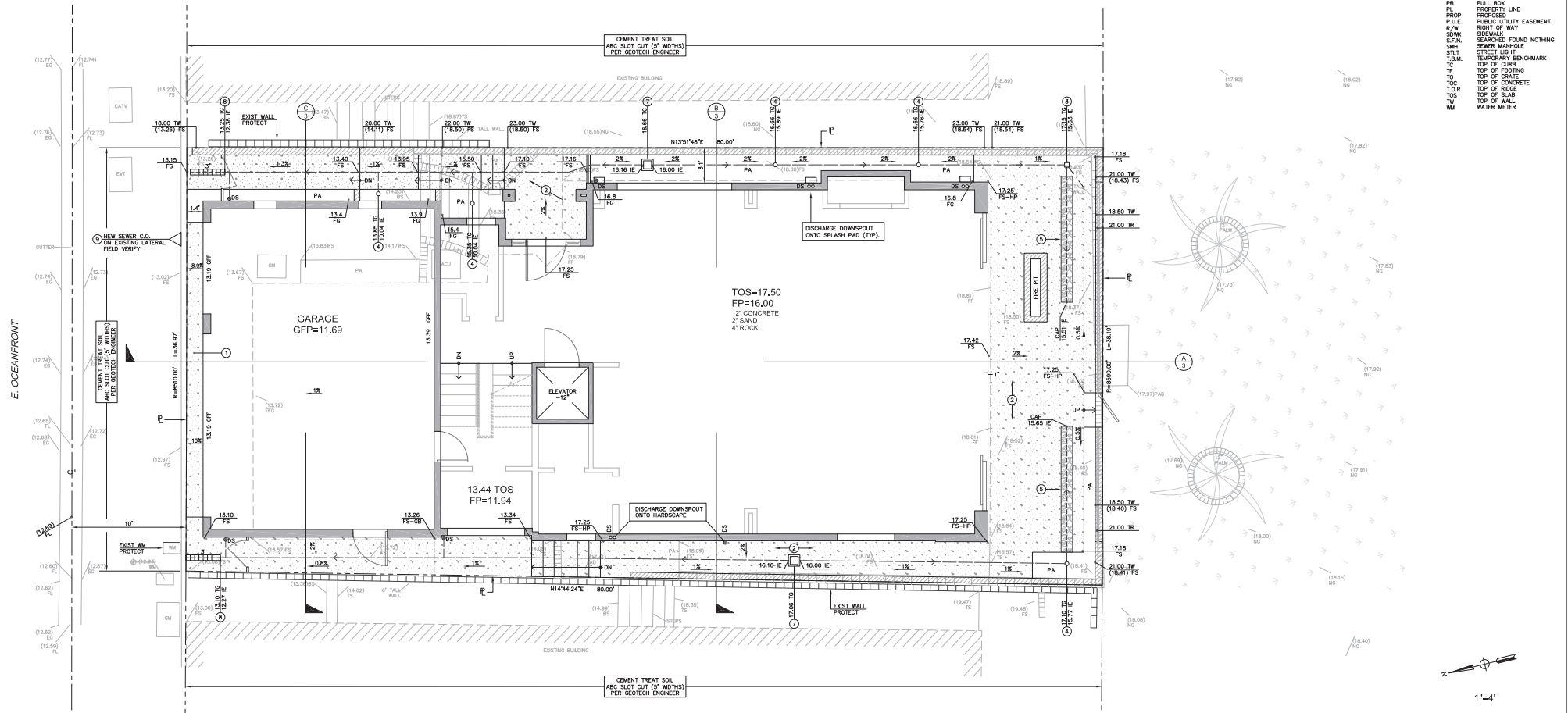
1/8" = 1'-0"


- ① CONSTRUCT 6" MIN CONCRETE DRIVEWAY
- ② CONSTRUCT HARDSCAPE PER LANDSCAPE.
- ③ INSTALL 4" FLAT GRATE DRAIN
- ④ INSTALL 4" ATRIUM GRATE DRAIN
- ⑤ INSTALL PERFORATED DRAIN TRENCH PER DETAIL SHEET C2
- ⑥ INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.001 MIN
- ⑦ INSTALL 8" CATCH BASIN PER DETAIL, SHEET C2
- ⑧ INSTALL TRENCH DRAIN PER DETAIL, SHEET C2
- ⑨ INSTALL NEW SEWER DECLEANOUT WITH TRAFFIC COVER PER CNB STD PLAN 406-L ON EXISTING SEWER LATERAL. FIELD VERIFY.

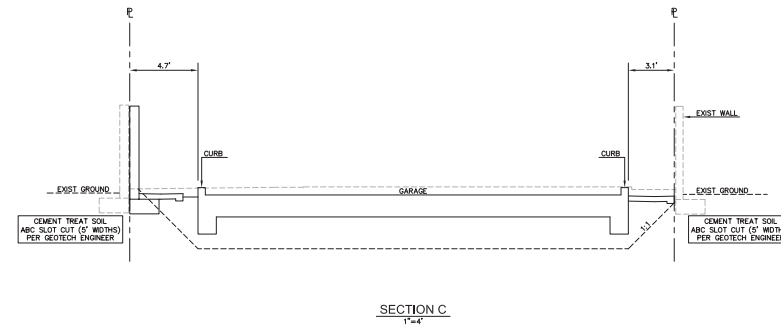


ABBREVIATIONS

ARCH	ARCHITECTURAL
ASPH	ASPHALT
B.F.P.	BASEMENT FINISH FLOOR
B.S.P.	BASEMENT SLAB
BSPT	BSPT BY SEPARATE PERMIT
CC	CONCRETE
CONC	CONCRETE
CG	COARSE-GRAINED GRANITE
CS	CRACK
DS	DOWNSPOUT
E	ELECTRIC
EMH	ELECTRIC MANHOLE
EXP	EXPANDED
EW	EASEMENT
EXST	EXISTING
FL	FOUND
FIN	FINISH
FG	FINISH GRADE
FL	FINISH FLOOR
FL	FLOWLINE
FL	FINISH FLOOR
FS	FINISH SURFACE
GR	GRASS
GM	GARAGE FINISH FLOOR
GP	GRASSY PAVED PAD
QF	QAS GAGE
QF	QAS GAGE
HP	HIGH POINT
HP	HIGH POINT
IR	IRON PIPE
LE	LEAD
MANH	MANHOLE
MD	MATERIAL
NTD	NOTHING
NG	GROUND
PA	PLANTER AREA
PL	PROPERTY LINE
PROP	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
RA	RAILROAD
SEW	SEWER
SEW	SEWER MANHOLE
SEW	SEWER MANHOLE
SEW	SEWER MANHOLE
T.M.B.	TEMPORARY BENCHMARK
TF	TOP OF FOOTING
TF	TOP OF FOOTING
TF	TOP OF CONCRETE
TF	TOP OF CONCRETE
TF	TOP OF SLAB
TF	TOP OF SLAB
W	WATER METER



			ARCHITECT:	OWNER/DEVELOPER:	PREPARED BY:		SOLIS ENGINEER/GEOLOGIST:	BENCHMARK:	LEGAL DESCRIPTION:	PRECISE GRADING 2104 E. OCEANFRONT NEWPORT BEACH, CALIFORNIA	SHEET: C2
			BRANDON ARCHITECTS 15 KALMUS DR. SUITE C-1 COSTA MESA, CA 92626 (714) 754-0400	RUSS FLUTER & JIM COLLINS C/O WILCO FLOOR PROPERTIES 2022 W. BALBOA BLVD. NEWPORT BEACH, CA 92663 (714) 754-0400	FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST., STE 203 HUNTINGTON BEACH, CA 92646 (714) 969-0470 JN 9805		COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92633 PH: 714-470-1211 W.O. 572319-01 DATE: MAY 9, 2019	LOT 2, BLOCK E OF TRACT NO. 518, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 17, PAGES 33 TO 36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.			
			DRAWN: MJ					ELEVATION: 7.628 FEET (NAVODNS)			
			CHECKED: TR					YEAR LEVELED 1989			
			DATE: 6/20/19				THOMAS M. RUIZ	DATE			
NO.	DATE	REVISIONS									



EROSION CONTROL

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

BMP FACTS SHEET

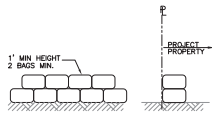
- WM-1. MATERIAL DELIVERY AND STORAGE**
PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAMMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.
- WM-2. MATERIAL USE**
HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS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

BMP FACTS SHEET

- ALL BMP'S SHALL BE IN ACCORDANCE WITH MODEL BMP'S FROM THE CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CABMP.HANDBOOKS.COM
- EC-1. CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BAGS SHOULD BE 24" WIDE AND 10" HIGH MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #56-8.**
- EC-2. CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #56-9.**
- EC-3. CONSTRUCT MATERIALS STORAGE ARE IN ACCORDANCE WITH BMP FACTS SHEET #56-1.**
- EC-4. EXISTING WALL TO REMAIN, PROTECT IN PLACE.**

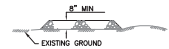
EROSION CONTROL LEGEND

PLACE GRAVEL BAGS AND FENCE WITH WIND SCREEN



GRAVEL BAG DETAIL

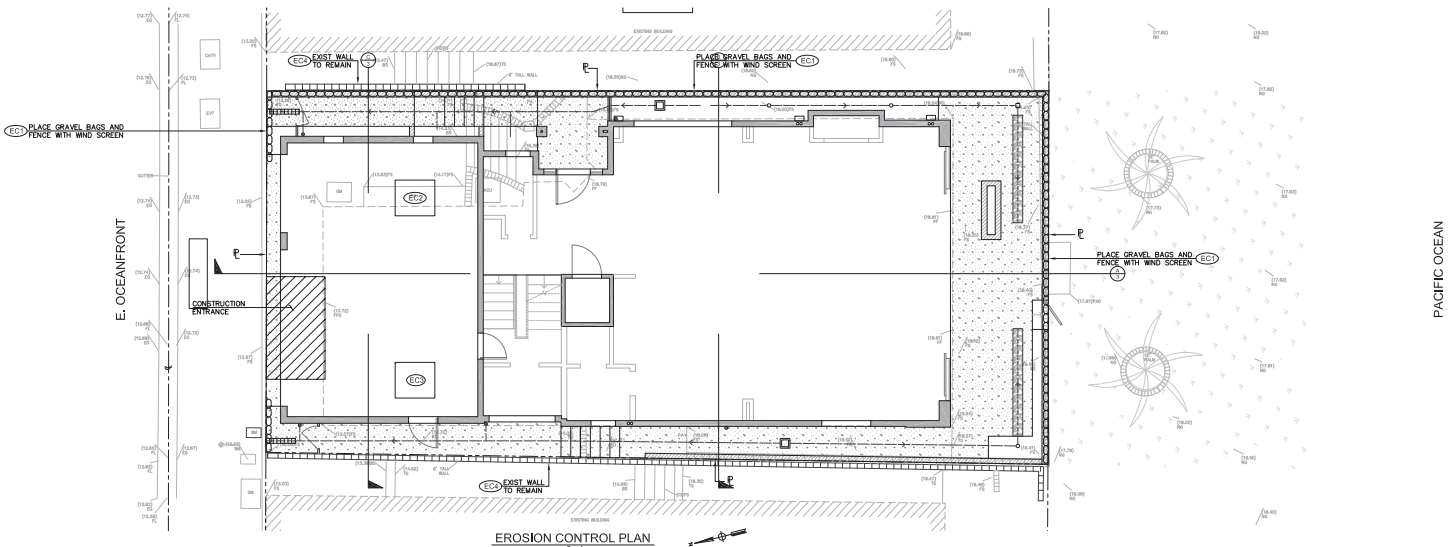
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PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND STREET

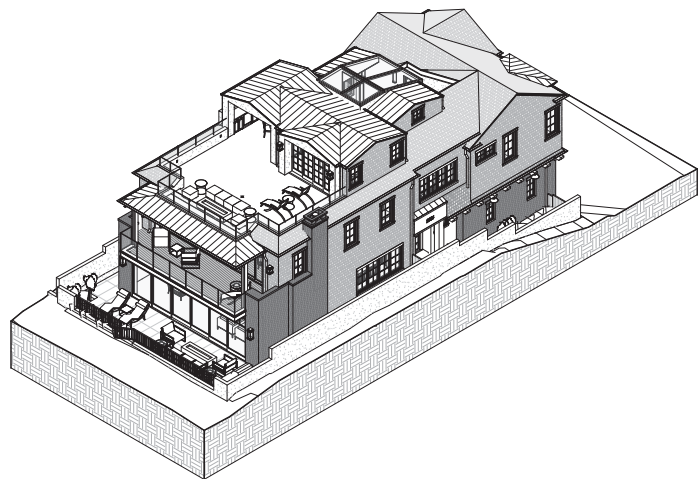
CONSTRUCTION ENTRANCE

NTS

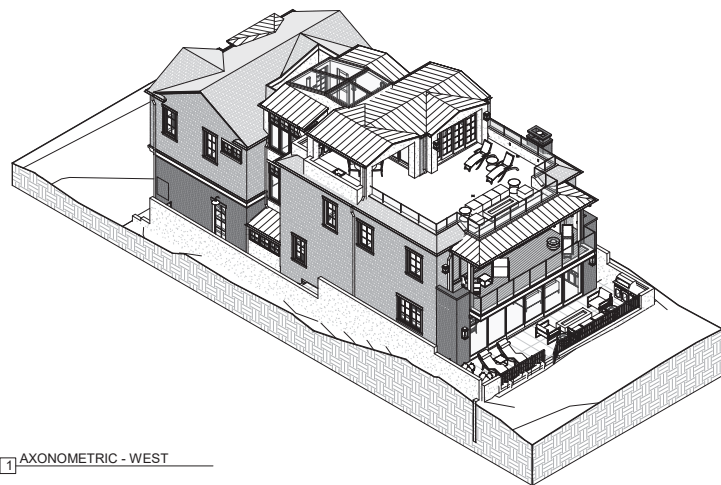


EROSION CONTROL PLAN

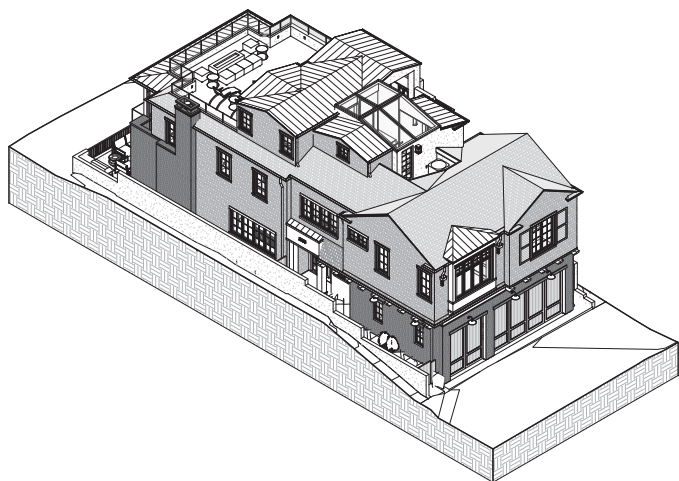
			ARCHITECT: BRANDON ARCHITECTS 151 KALAMUS DR. SUITE G-1 COSTA MESA, CA 92626 (714) 754-0040		OWNER/DEVELOPER: RUSS FLUTER & JIM COLLINS C/O FLUTER PROPERTIES HUNTINGTON BEACH, CA 92646 NEWPORT BEACH, CA 92663		PREPARED BY: FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST., STE 203 HUNTINGTON BEACH, CA 92646 (714) 963-6793 JN 9805		 THOMAS M. RUIZ		SOILS ENGINEER/GEOLGIST: COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92633 PH: 714-470-1211 W.O. 572519-01 DATE: MAY 9, 2019		BENCHMARK: BENCHMARK NO: NB14-71 ELEVATION: 7.826 FEET (NAV08) YEAR LEVELED 1989		LEGAL DESCRIPTION: LOT 2, BLOCK E OF TRACT NO. 518, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 17, PAGES 33 TO 36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.		EROSION CONTROL PLAN CONSTRUCTION POLLUTION PREVENTION 2104 E. OCEANFRONT NEWPORT BEACH, CA		SHEET: C4		
DRAWN: MJ		CHECKED: TR		DATE: 6/20/19																	
NO.		DATE		R E V I S I O N S																	



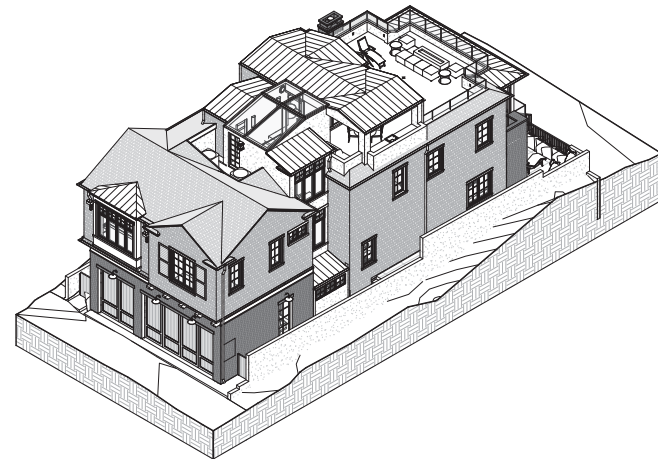
3 AXONOMETRIC - SOUTH



1 AXONOMETRIC - WEST

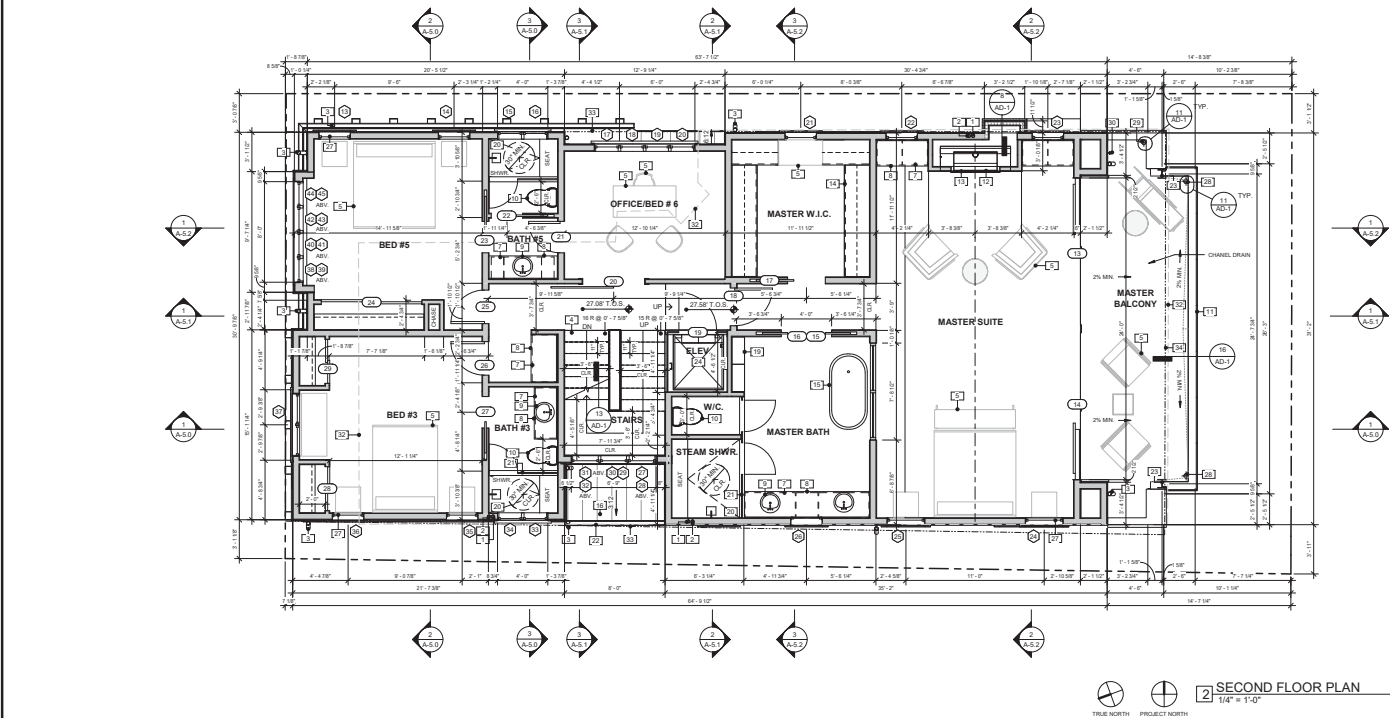
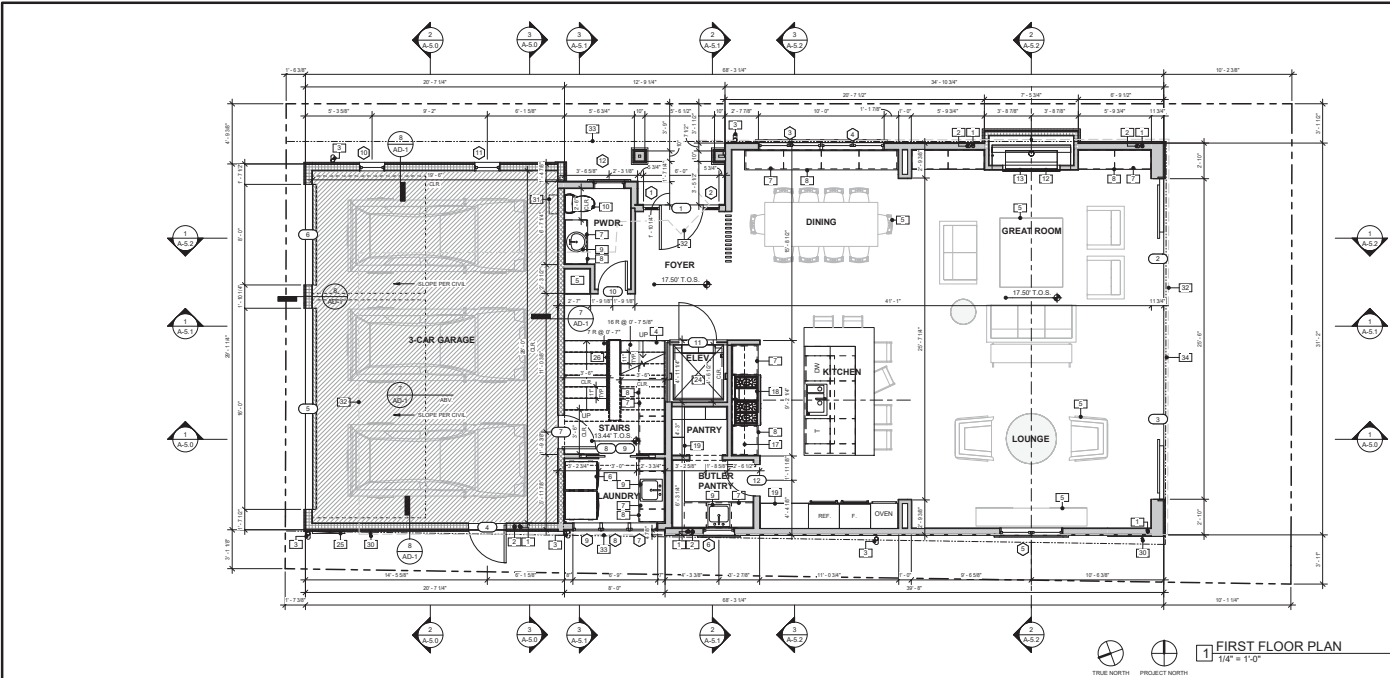


4 AXONOMETRIC - EAST



2 AXONOMETRIC - NORTH

PROJECT NAME OCEAN RESIDENCE	
STATUS CDP	
BRANDON ARCHITECTS 1111 12TH AVENUE, SUITE 100 NEWPORT BEACH, CA 92661 TEL: 949.224.1212 WWW.BRANDONARCHITECTS.COM	
OWNERS: RUSSELL & JIM COLLINS 2024 W. BALBOA BLVD NEWPORT BEACH, CA 92661	
OCEAN RESIDENCE 2104 E. OCEANFRONT NEWPORT BEACH, CA 92661	
PROJECT MANAGER/ARCHITECT RYAN MICHAEL, AIA	
DOCUMENT VALID UPON	
ORIGINAL SIGNATURE	
3-DIMENSIONAL VIEWS THESE DRAWINGS ARE THE PROPERTY OF BRANDON ARCHITECTS. CONSULTING ARCHITECTS AND ENGINEERS. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BRANDON ARCHITECTS IS STRICTLY PROHIBITED. BRANDON ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT AGREES TO HOLD BRANDON ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY BRANDON ARCHITECTS, ITS OFFICERS, EMPLOYEES, AGENTS OR SUBCONTRACTORS, IN CONNECTION WITH THE PREPARED AND/OR PROVIDED INFORMATION.	
NO.	REVISION DATE
JOB NO. 201904 DATE 07/02/2019 SHEET NO.	
A-1.0	



MECHANICAL VENTILATION NOTE:

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2-2019 SECTION 4. WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE-BUILDING VENTILATION. MIN. REQUIRED RATE OF VENTILATION (CFM) FOR CONTINUOUS WHOLE-BUILDING VENTILATION, MIN. REQUIRED RATE OF VENTILATION (CFM) FOR EACH 100 S.F. OF CONDITIONED FLOOR AREA PLUS 0.3 CFM FOR EACH OCCUPANT. ONE OCCUPANT PER BEDROOM +1). VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR.

2. PROVIDE IN KITCHEN/LAUNDRY EXHAUST SYSTEM VENTED TO OUTDOORS WITH MIN. 100 CFM PART OF WHOLE-BUILDING VENTILATION REQUIREMENT.

CALCULATIONS:
UNIT: 3,000 S.F.
(0.01) 3,000 S.F. x 1.75 CFM x OCC. (BED) +10 = 300 CFM (17.5 A.S. + 10.0) CFM REQ'D.

KEYNOTE LEGEND	
1	CONCRETE - IN WALL FLOOR AND REEF COOL DUCTS & DETAILS
2	POUR CONCRETE REEF FLOOR
3	CONCRETE - CORRELATION WITH FLOOR FINISH OR EQUIV. REF. MAY BECHD. A-10.1. AS SEL. (ARCH)
4	STAIRS - MIN. 7.5" FREE MIN. OF FLOOR FINISH AND ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE (SEE 100 S.F. REF. 100 S.F. REQ'D)
5	STAIRS - MIN. 7.5" FREE MIN. OF FLOOR FINISH AND ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE (SEE 100 S.F. REF. 100 S.F. REQ'D)
6	STAIRS - MIN. 7.5" FREE MIN. OF FLOOR FINISH AND ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE (SEE 100 S.F. REF. 100 S.F. REQ'D)
7	STAIRS - MIN. 7.5" FREE MIN. OF FLOOR FINISH AND ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE (SEE 100 S.F. REF. 100 S.F. REQ'D)
8	STAIRS - MIN. 7.5" FREE MIN. OF FLOOR FINISH AND ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE (SEE 100 S.F. REF. 100 S.F. REQ'D)
9	STAIRS - MIN. 7.5" FREE MIN. OF FLOOR FINISH AND ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE (SEE 100 S.F. REF. 100 S.F. REQ'D)
10	STAIRS - MIN. 7.5" FREE MIN. OF FLOOR FINISH AND ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE (SEE 100 S.F. REF. 100 S.F. REQ'D)

STAIRWAY NOTE:
ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD ROPS OF NOT LESS THAN 1 FOOT CANDLE PER IRC R303.7

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED WITH 2 X 6 STUDS SECOND AND THIRD FLOOR PLYWOOD TO BE 1/2" ENTIRE EXTERIOR TO BE SHEATHED WITH 1/2" PLYWOOD WEIR VERIFICATION REQUIRED. REFERENCE 2-4.1

PLAN LEGEND	
	FIRE RATED CEILING ASSY. REF. DTL. 7/AD-1
	EXT. FIRE RATED PARTITION REF. DTL. 5/AD-1
	INT. FIRE RATED PARTITION REF. DTL. 7/AD-1
	NEW WALL - 2 x 6 STUDS @ 16" O.C.
	NEW WALL - 2 x 4 STUDS @ 16" O.C.
	WALL W/ STONE VENEER - 2 x 6 STUDS @ 16" O.C.
	CONCRETE RETAINING WALL - REF. STRUCTURAL
	CONCRETE MASONRY WALL - 6" CMU U.N.O.
	DOUBLE WALL CONSTRUCTION - 2 x 4 MIN. STAGGERED STUD @ 16" O.C.
	WINDOW - REFERENCE SCHEDULE
	DOOR - REFERENCE SCHEDULE
	CABINET - BUILT IN CASEWORK
	FURNITURE - FOR PRESENTATION PURPOSES ONLY
	FIREPLACE - PREFAB GAS-ONLY APPLIANCE
	PLUMBING FIXTURE - SINK (AS SELECTED)
	PLUMBING FIXTURE - TOILET (AS SELECTED)
	LIGHTING FIXTURE - REFERENCE ELECTRICAL PLANS
	DOOR TAG - REFERENCE SHEET A-7.0
	WINDOW TAG - REFERENCE SHEET A-7.0
	KEYNOTE TAG - REFERENCE KEYNOTE LEGEND THIS SH.

PROJECT NAME
OCEAN RESIDENCE

STATUS
CDP

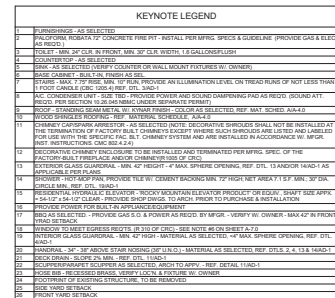
OWNER
BRANDON ARCHITECTS
1111 11TH AVE. S. #100
SEASIDE, CA 92082

PROJECT MANAGER/ARCHITECT
RYAN MCNEIL, AIA

DOCUMENT VALID UPON
ORIGINAL SIGNATURE

DATE
07/02/2019






















SHEET NO.
A-2.0



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

STAIRWAY NOTE:
ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1
FOOT CANDLE PER CRC R303.7

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED WITH 2 X 6 STUDS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH 1/2" PLYWOOD
*HERS VERIFICATION REQUIRED, REFERENCE T.34.1



	FIRE RATED CEILING ASSY. REF. DTL. 7/A-1
	EXT. FIRE RATED PARTITION REF. DTL. 5/A-1
	INT. FIRE RATED PARTITION REF. DTL. 7/A-1
	NEW WALL - 2 x 6 STUDS @ 16" O.C.
	NEW WALL - 2 x 4 STUDS @ 16" O.C.
	WALL W/ STONE VENEER - 2 x 6 STUDS @ 16" O.C.
	CONCRETE RETAINING WALL - REF. STRUCTURAL
	CONCRETE MASONRY WALL - 6" CMU U.N.O.
	DOUBLE WALL CONSTRUCTION - 2 x 4 MIN. STAGGERED STUD @ 16" O.C.
	WINDOW - REFERENCE SCHEDULE
	DOOR - REFERENCE SCHEDULE
	CABINET - BUILT IN CASEWORK
	COLUMN-REF. STRUCTURAL DWGS.
	FURNITURE - FOR PRESENTATION PURPOSES ONLY
	FIREPLACE - PREFAB GAS-ONLY APPLIANCE
	PLUMBING FIXTURE - SINK (AS SELECTED)
	PLUMBING FIXTURE - TOILET (AS SELECTED)
	LIGHTING FIXTURE - REFERENCE ELECTRICAL PLANS
	DOOR TAG - REFERENCE SHEET A-7.0
	WINDOW TAG - REFERENCE SHEET A-7.0
	KEYNOTE TAG - REFERENCE KEYNOTE LEGEND THIS SH

PLAN LEGEND

[illegible]





	1 HR. FLOOR SYSTEM REF. DTL. 7/AID-1
	1 HR. FIRE RATED PARTITION REF. DTL. 7/AID-1
	EXTERIOR FIRE RATED PARTITION REF. DTL. 5/AID-1
	INSULATED SYS. REF. INSULATION SCHEDULE THIS SHT.
	NEW WALL - 2 x 6 STUDS @ 16" O.C. U.N.O.
	NEW WALL - 2 x 4 STUDS @ 16" O.C. U.N.O.
	WALL W/ STONE VENEER - 2x STUDS @ 16" O.C. U.N.O.
	CONCRETE RETAINING WALL - REF. STRUCTURAL

