Custom Residence

1921 Sabrina Terrace
Corona Del Mar • California • 92625

Abbreviations

AB	Anchor Bolt	DIM	Dimension	MECH	Mechanical
AC	Air Conditioning	DR	Drawing	MAX	Maximum
ACOU	Acoustical	D.F.	Drinking Fountain	MET	Metal
AD	Area Drain	EA	Each	MIN	Minimum
ADJ	Adjustable	ELEC	Electrical	(N)	New
ADJT	Adjacent	ELEV	Elevation	NIC	Not In Contract
AL	Aluminum	EQUIP	Equipment	N.T.S.	Not To Scale
ALT	Alternate	EX	Existing	NAT	Natural
APPRX	Approximate	EXP. JT.	Expansion Joint	OC	On Center
ARCH	Architect	EXT	Exterior	OPG	Opening
ASB	Asbestos	EQ	Equal	OD	Outside Dim
ASP	Asphalt	FOF	Face Of Finish	OH	Overhrad
ASBO	As Selected By Owner	FOC	Face Of Concrete	PLAS	Plaster
BD	Board	FOS	Face Of Stud	PLPG	Plate
BUILD	Building	FIN	Finish	PG	Paint Grade
BL	Block	FP	Fire Proof	PR	Pair
BLK	Blocking	FS	Finish Surface	RAD	Radius
BM	Beam	FT	Foot	REQ	Required
BOT	Bottom	FTG	Footing	RD	Roof Drain
BED	Bedroom	F.D.C.	Fire Department Connection	RM	Room
BRK	Bracket	GI	Galvanized	REV	Revised
CAB	Cabinet	G.I.	Galvanived Iron	RWD	Redwood
CB	Catch Basin	GA	Gauge	RO	Rough
CM	Cement	GL	Glass	R.O.	Rough Opening
CER	Ceramic	GYP	Gypsum	REG	Register
C. I.	Cast Iron	GC	General Contractor	SCH	Schedule
CLG	Ceiling	HDWR	Hardware	SECT	Section
CA	Calking	HWD	Hardwood	SIM	Similar
CL	Center Line	HT	Height	STD	Standard
CLOS	Closet	HC	Hollow Core	STL	Steel
CLR	Clear	HM	Hollow Metal	STR	Structural
CEM	Concrete Masonry Unit	HORIZ	Horizontal	SUSP	Suspended
CTR	Counter	HB	Hose Bibb	TEL	Telephone
COL	Column	HVAC	Heating Venting Ac	TEMP	Temporary
CONC	Concrete	IN	Inch	T&G	Tongue And Groove
COND	Condition	ID	Inside Dim.	TC	Top Of Curb/Concrete
CONN	Connection	INSUL	Insulation	TS	Top Of Slab
CONST	Construction	INT	Interior	TYP	Typical
CONT	Continuous	INV	Invert	TW	Top Of Wall
CONTR	Contractor	JT	Joint	VTR	Vent Thru Roof
COR	Corridor	KIT	Kitchen	VERT	Vertical
CT	Center	LAV	Lavatory	VT	Vinyl Tile
CTSK	Countersunk	LIN. FT.	Linear Foot	WC	Water Closet
CL	Center Line	LINOL	Linoleum	WH	Water Heater
C.T.	Ceramic Tile	LG	Long	WT	Weight
CLR	Clear	LAM	Laminated	WD	Wood
DET	Detail	LT	Light	WWM	Welded Wire Mesh
DIA	Diameter	MB	Machine Bolt	WI	Wrought Iron
				WS	Weather Strip

Symbols

Revision — 1

Section Line
Section Designation
Sheet Number — B / A6

Detail Key
Detail Designation
Sheet Number — 3 / A14

Datum

Owner / Client

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Newport Beach, CA 92663
(949) 300-5152

Consultants

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CIVIL ENGINEER:
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SURVEYOR:
Apex Land Surveying, Inc.
Huntington Beach, CA 92646
(714) 488-5006
Contact: Paul Craft

Project Data

Legal Description

Lot :	Lot 123
Tract :	2813
APN :	050-343-04

Site General

Approximate Site Area:	11,200 sq ft
Proposed Coverage: 53.53% (Including eaves)	5,995 sq ft

Proposed

Entry Level	4,512 sq ft
Lower Level	5,354 sq ft
Total Livable	9,866 sq ft
Garage	687 sq ft

Planning

Zoned	R S-D, Single Unit Residential Detached

Building

Occupancy	R - 3 / U
Type of Construction	Type V, Sprinklered In accordance with NFPA 13D
Number of Stories	1, plus basement

Scope of Work

New 9,866 sf single family residence and 687 sf garage with landscape and hardscape improvements which include a spa, and fire feature.

Notes

1. All gutters to be concealed within building walls.
2. The maximum time to complete construction on a project is limited to three years from the date of the permit for all permits issued after August 21, 2019 as required by NBMC section 15.02.095.

Codes

This Project Shall Comply With The Following Codes:

2019 CBC	2019 CPC
2019 CEC	2019 CRC
2019 CMC	

2019 California Energy Code
2019 California Green Building Standards Code
Chapter 15 of the Newport Beach Municipal Code (NBMC)

Deferred Submittals

Note: Deferred submittals to be reviewed by the project architect or engineer of record and certified prior to submittal for plan check or approval by the city.

Fire Sprinklers:	Obtain fire sprinkler permit prior to calling for roof sheathing inspection.
Sound Transmission Control:	Submit sound attenuation design for exterior A/C equipment. Submit sound attenuation design for A/C equipment per ARI STD. 275. Sound level not to exceed 50 dba (55 dba with timer; 65 dba with timer and neighbor's consent) per section 10.26.045 of the NBMC. Location of measurement to be at adjacent property patio or opening.

Sheet Index

Architectural

Energy Calculations

Structural

Survey

Civil

Mechanical

Electrical

Plumbing

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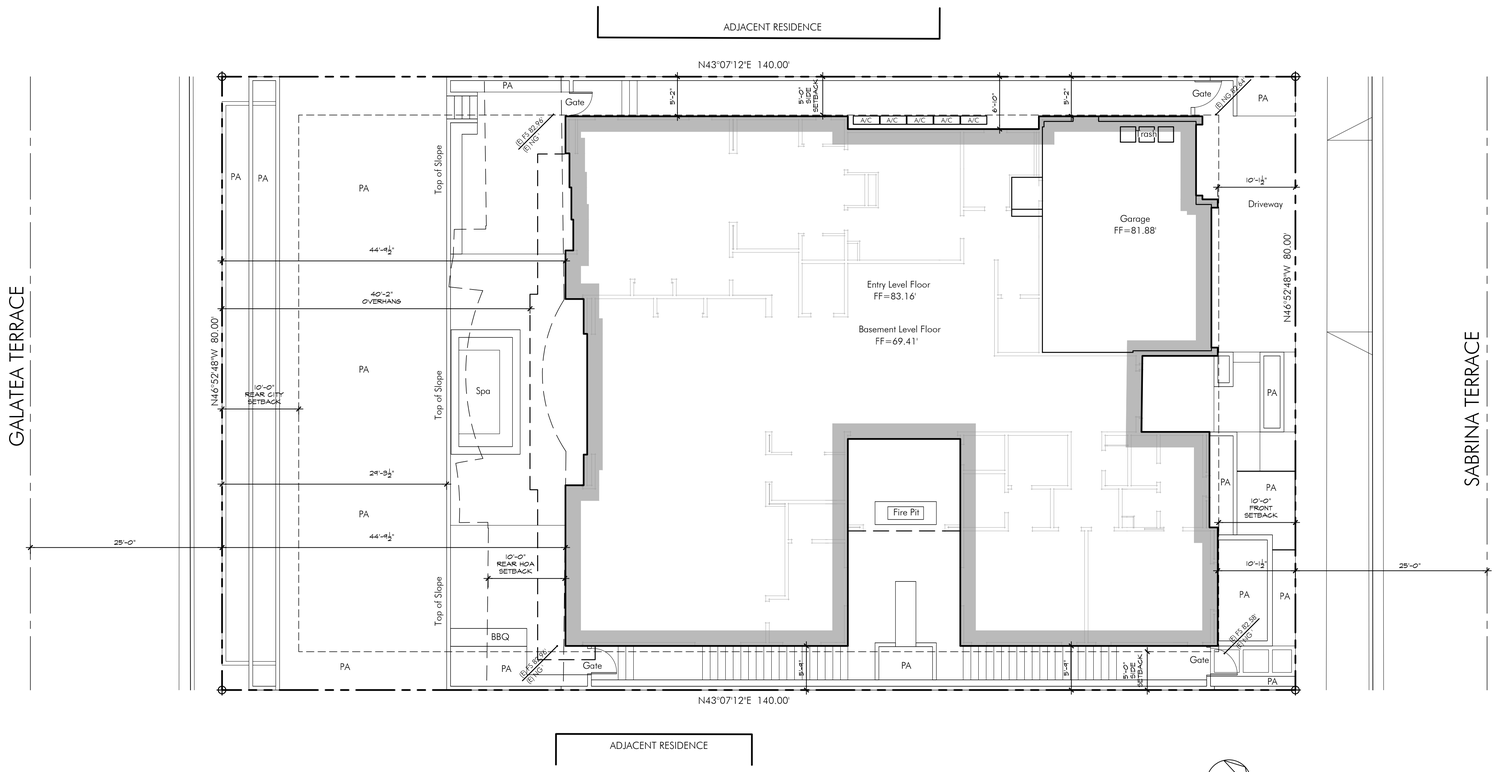
CUSTOM RESIDENCE
1921 SABRINA TERRACE • IRVINE TERRACE
CORONA DEL MAR • CA • 92625

Cover Sheet

Job Number -
Scale -
Date 2-12-21

C1



SITE PLAN

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

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

2019 SWIMMING POOL & SPA RESIDENTIAL MINIMUM CONSTRUCTION REQUIREMENT

ENCLOSURE, BARRIER & DROWNING PREVENTION

1. Every pool and/or spa shall be fully enclosed by a barrier. Pool Barrier shall comply with the following (NBMC 15.09, ISPSC 305.2.1 through 305.3.3):
   a. 5 ft or greater height above grade, measured from outside of the pool area.
   b. Minimum 45 inches spacing of horizontal members when placed on the outside of the fence.
   c. Maximum 4 inch spacing of vertical members.
   d. Decorative cutouts shall not exceed 1.75 inches wide.
   e. Maximum 2 inch vertical clearance between the bottom of the fence and ground.
   f. Maximum 1.75 inch square chain link mesh, unless provided with slats fastened at the top and bottom which reduce the openings to 1.75 inches or less.
   g. Diagonal members shall form openings of 1.75 inches or less.
   h. Gates shall have self-closing, and self-latching mechanisms. Latch mechanism shall be at least 60 inches above the ground.
   i. All gates shall swing out of the pool area in the direction leading to a public way.

2. Prior to pre-plaster approval and filling pool/spa, at least two drowning prevention safety measure as noted in #3 below shall be permanently installed (CBC 3109.2 (115922)).

3. Two drowning prevention safety features shall be provided. Identify the drowning prevention safety feature to be utilized for this pool installation (CBC 3109.2 (115922)).
   a. Intermediate pool enclosure between the house and pool.
   b. Removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
   c. All doors providing direct access to the pool/spa area from the residence shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor.
   d. The residence shall be equipped with exit alarms on all doors providing direct access to the pool/spa. Door alarms shall comply with the following:
      i. Door alarms shall be listed and labeled in accordance with UL 2017. (CBC 3109.4.1.8 Item 1).
      ii. Alarm shall produce an audible warning when the door and/or its screen, are opened.
      iii. The alarm shall sound continuously for a minimum of 30 seconds within 7 seconds after the door is opened, at a sound pressure level of not less than 85 dBA when measured inside the dwelling at 10 ft from the alarm.
      iv. The alarm shall automatically reset under all conditions.
      v. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. The deactivation shall last not more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.
      vi. Alarms shall be permanently secured by screws or epoxy.
   e. An ASTM Specifications F1346-91 (reapproved 2010) approved safety pool cover.
      i. Product Manufacturer:
      ii. Product Name:
      iii. ASTM testing agency approval letter.
   f. Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. For purposes of this article, "swimming pool alarms" shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

4. Safety glazing is required in fences, doors and windows, where the glass is within 5 ft of the pool/spa/hot tub's edge and less than 60 inches above grade (CBC 2406.4.5 & CRC R308.4.5).

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CUSTOM RESIDENCE
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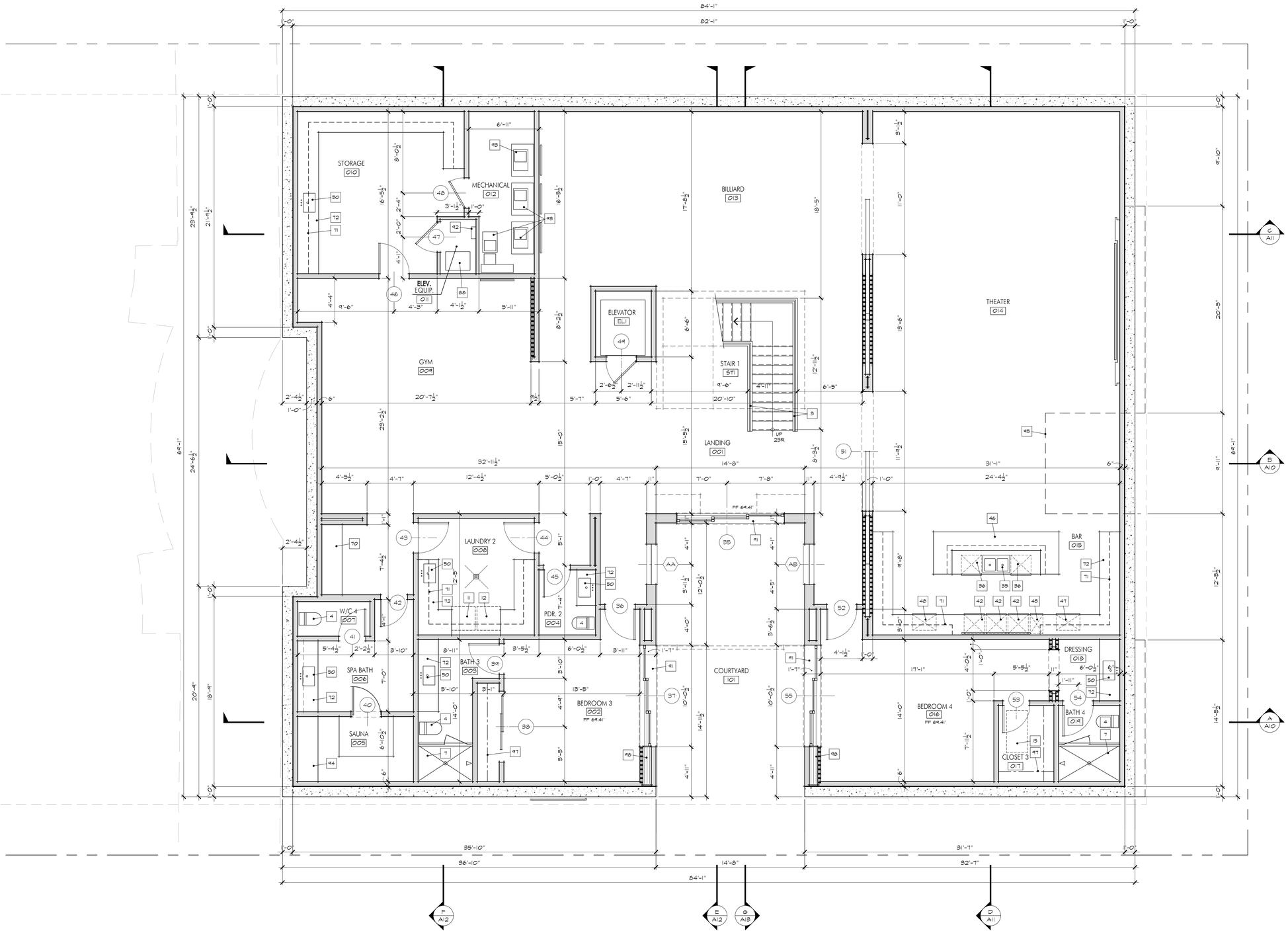
Site Plan

Job Number -
Scale
Date 2-12-21

SP1



Floor Plan Reference Notes

PLAN CHECK NOTES:

1. 42" high guardrail (closed railing). (CBC 1013.2)
2. 42" high guardrail (open railing). (CBC 1013.2) See gen. note #10, 11, #12.
3. Metal handrail, 34" to 38" high above nose of tread. (CBC 1012.2) See general note #1
4. Water closet provide 30" min. clear width and 24" min. clearance measured from front edge of bowl to any obstruction. (CPC 407.6)
5. 22 x 30 minimum attic access with 30" minimum headroom. (CBC 1204.2) Provide weatherstrip
6. 4 inch diameter dryer vent.
7. Shower w/ shatterproof enclosure - walls: stone. Midset over fiber cement or glass mat gypsum backers to 70" min. above drain inlet at tub w/shower. (CBC 1210.3)
8. Garage side of walls & ceiling shall be protected with (1) layer of 5/8" type 'x' gypsum board. (CBC 406.1.4#1)
9. Tankless water heater location.
10. Vertical standing fan coil mechanical unit - 110v equipped with a setback thermostat that meets the requirements of CEES 110.2 (c)
11. Washer space - provide recessed valves.
12. Dryer space - provide natural gas, cold water connection, & vent to outside air. See gen. note #4 # 6.
13. -
14. Void chase or duct chase w/ draft stop @ 10'-0" vert. max - typ.
15. Fan coil "fancave style" mechanical unit in ceiling space with a setback thermostat that meets the requirements of CEES 110.2 (c) unit has it's own access panel which flushes with ceiling surface.
16. Stone paver 6"
17. By: Fl-Deck Systems, Inc. ESR-2097. Installation shall be in accordance w/ manufacturer's specifications (ASTM 4L-497-97) - slope 1/4" per foot. To drain. Over 3/4" plywood over 2x sleepers at 16" o.c. over structural sheathing and joists, per struct. plans. See plan for indication of slope direction.
18. Indicates deck drain - 3" min. dia. size per cpc 1015, table 11-h.
19. -
20. Indicates overflow drain - 3" min. dia. min. 2" above deck drain inlet. size per cpc 1015, table 11-h
21. Indicates 4" wide skate drain.
22. 36" direct vent fireplace, "echelon" by: majestic - ul report #4109-18 and 22-58-2014. Provide metal or glass doors. Combustion air, intake, and a flue damper. Fireplace shall be "gas only" and "direct vent".
23. 42" high glass railing (safety glass) with continous top rail. See general note #11.
24. -

KITCHEN:

35. 36" sink with garbage disposal
36. 24" dishwasher.
37. 30" refrigerator, provide cold water connection.
38. 30" freezer, provide cold water connection.
39. 30" wide double oven, provide natural gas connection.
40. 48" wide natural gas range w/ 48" wide 1200 cfm hood above. Vent to outside air. See sheet - for more information.
42. Undercounter refrigerator
43. Bar sink.
44. 36" high island countertop
45. 8" wide undercounter ice maker
46. 42" high bar countertop
47. Electric warming drawer
48. Microwave oven, drawer-type

BATHROOMS/LAUNDRY:

50. Lavatory - per interior designer.
51. Free standing tub - per interior designer.

CABINETS:

70. Built-in cabinet or shelving - per interior designer.
71. Upper cabinet - per interior designer.
72. Base cabinet - per interior designer.

MISCELLANEOUS:

88. Indicates face of exterior wall below.
89. Knee space
91. Indicates natural stone veneer. See exterior elevations
93. Elevator equipment
94. Exterior shelf.
95. Soffit above (see ceiling plan)
97. Stone/ marble at threshold
98. Electrical equipment
99. Mechanical equipment.
94. Sauna, provide 220v electrical
95. Indicates face of exterior wall above.
96. Top of retaining wall - see exterior elevations & landscape plans
97. Shelf and pole at closet
98. Pocket for exterior door.
99. Decorative hearth

Floor Plan General Notes

1. All dimensions are to face of stud or retaining wall, u.n.o.
2. Exterior stoops shall not have a slope greater than 1/4" per foot. (C.B.C. 1008.1.4)
3. All exterior shelves shall have a slope of not less than 1/4" rise per foot of run away from house.
4. Provide back-draft dampers at dryer vent, hood vent and exhaust fans.
5. Install decorative fireplace surround per c.b.c. and manufacturer's installation requirements. Provide protection and clearance for combustible materials.
6. Max. 14 ft². Length for dryer vent. Dryer vent shall be terminated at the side of the house a minimum of 6" above ground. (c.m.c. 504.3.2)
7. Gutters and downspouts to connect to area drain system.
8. Maximum flow rate standards set by the california energy commission.
   A. Water closets - 1.28 gallons per flush . c. kitchen faucets - 1.8 gpm @ 60 psi
   B. Showerheads - 2.0 gpm @ 60 psi . d. Lavatory sink faucets - 1.5 gpm @ 60 psi
9. Where open railings occur, openings between balusters / rails / intermediates shall be less than 4 inches or 4 3/8 inches at open side of stairs. (CBC 1015.3)
10. All handrails shall be continuous the full length of the stairs. Handgrip portion of all handrails shall be not less than 1.25" nor more than 2" in gross sectional dimension, or the shape shall provide an equivalent gripping surface. (CBC 1012.4 ex 3)
11. Guardrails / handrails at stairs, decks & landings shall be adequate to support a concentrated load of 200 pounds applied at a right angle to the top rail. (CBC 2407)
12. Provide approved fire sprinkler system throughout including garage. Submit plans to the fire authority for approval prior to installation. (c.b.c. 903.2.7, 903.2.8, 903.3, and city of dana point amendments)
13. A door may swing over a landing that is not more than 0.5 inches in height below the threshold. (CBC 1008.1.6)
14. See door and window schedule, sheet dws for more information.
15. Provide 26 gauge steel duct in garage if it penetrates 1-hr. separation.
16. At doors provide a minimum landing the width of the door, and 36" minimum extending from the face of door. (CBC 1008.1.5)
17. A door may open on the top step of a flight of stairs or an exterior landing, provided the door does not swing over the top step or exterior landing and the landing is not more than 1.75 inches below the top of the threshold. (CBC 1008.1.4 ex 2, ex3)
18. Doors that provide direct access to the swimming pool shall be provided with an approved pool alarm or approved barrier per city pool ordinance.
19. Unvented gas log heaters shall not be used in a factory built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use.
20. All bedrooms, basements or rooms used for sleeping shall have emergency rescue windows or doors. (CRC R310.1).
   A. Minimum net clear opening of 5.1 sq. ft.
   B. Minimum net clear opening of 5 sq. ft. at grade level floor
   C. Minimum net clear opening width of 20 inches.
   D. Minimum net clear height of 24 inches.
   E. Windowsill height of not more than 44 inches above the floor.
21. Landings or floors at required egress doors shall not be more than 1 1/2" lower than the top of door threshold.
22. Exterior landings or floors shall not be more than 7 3/4" below the top of a door threshold provided the door does not swing over the landing or floor.

Floor Plan Wall Legend

	4" wood stud wall		1 1/2" steel stud wall
	6" wood stud wall		2 1/2" steel stud wall

RETAINING WALL PER STRUCTURAL PLANS, PROVIDE TREMCO PARASEAL LM HORIZENTONITE SHEET MEMBRANE PER CC ESR-2243 PER SPEC. SHEETS OR EQUAL AS SELECTED BY CONTRACTOR.

Square Footages

LIVABLE:	
ENTRY LEVEL	4,512 S.F.
LOWER LEVEL	5,354 S.F.
TOTAL LIVABLE	9,866 S.F.
GARAGES	687 S.F.

Abbreviations

F.O.S.	FACE OF STUD	F.S.	FINISHED SURFACE
F.O.F.	FACE OF FRAMING	T. RAIL	TOP OF RAIL
F.IN.	FINISHED FACE	-	-
T.R.	TOP OF ROOF	-	-

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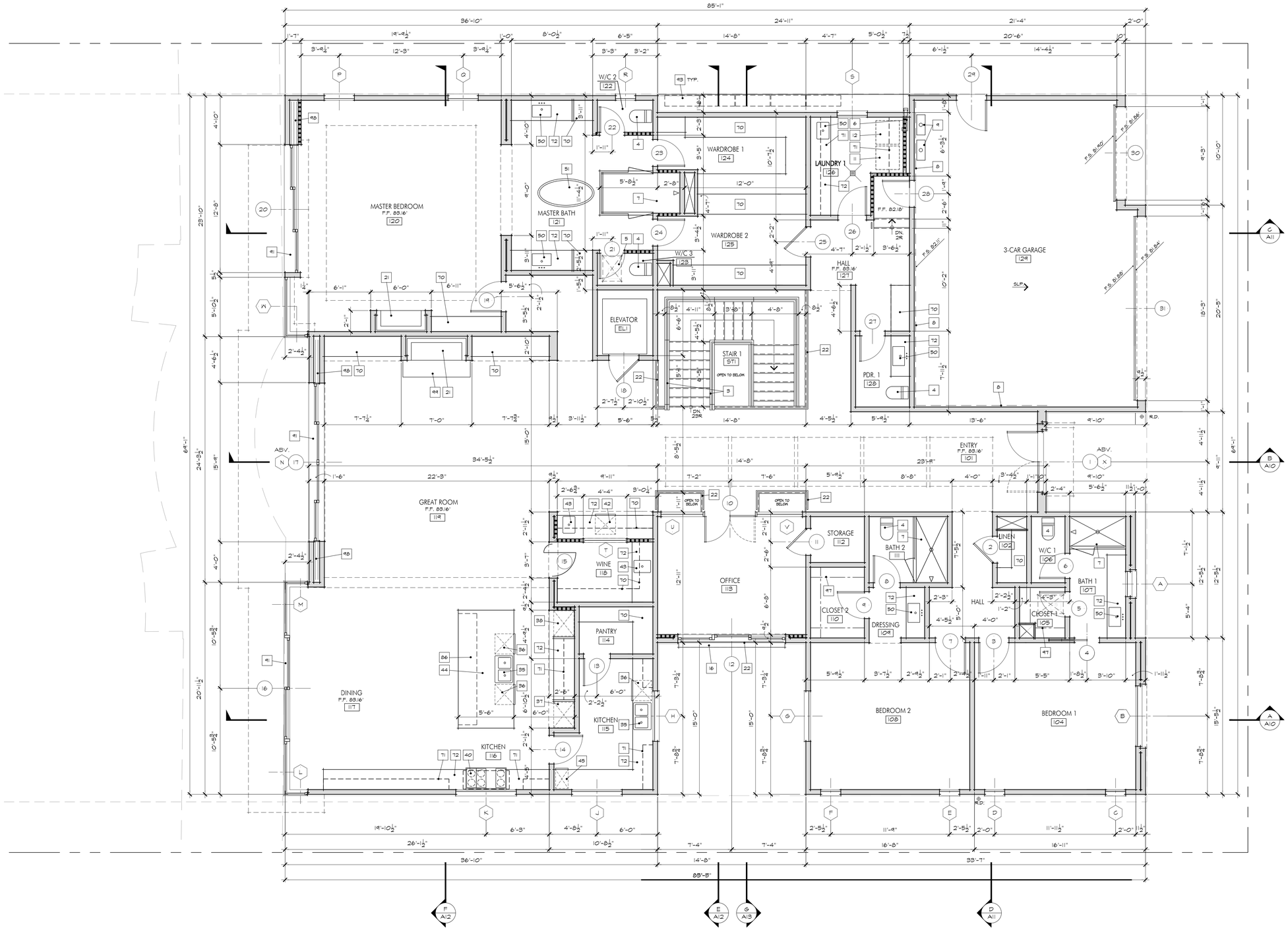
Lower Level Floor Plan

Job Number -
Scale
Date 2-12-21

A1



Floor Plan Reference Notes

PLAN CHECK NOTES:

1. 42" HIGH GUARDRAIL (CLOSED RAILING). (CBC 1013.2) .
2. 42" HIGH GUARDRAIL (OPEN RAILING). (CBC 1013.2) SEE 6EN. NOTE #10. 11, &12.
3. METAL HANDRAIL, 34" TO 38" HIGH ABOVE NOSE OF TREAD. (CBC 1012.2) SEE GENERAL NOTE #11
4. WATER CLOSET PROVIDE 30" MIN. CLEAR WIDTH AND 24" MIN. CLEARANCE MEASURED FROM FRONT EDGE OF BOWL TO ANY OBSTRUCTION. (CPC 407.6)
5. 22 x 30 MINIMUM ATTIC ACCESS WITH 30" MINIMUM HEADROOM. (CBC 1204.2) PROVIDE WEATHERSTRIP
6. 4 INCH DIAMETER DRYER VENT.
7. SHOWER W/ SHATTERPROOF ENCLOSURE - WALLS, STONE MUDSET OVER FIBER CEMENT OR GLASS MAT GYPSUM BACKERS TO 70" MIN. ABOVE DRAIN INLET AT TUB W/SHOWER. (CBC 1210.3)
8. GARAGE SIDE OF WALLS & CEILING SHALL BE PROTECTED WITH (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD. (CBC 406.1.4A)
9. TANKLESS WATER HEATER LOCATION
10. VERTICAL STANDING FAN COIL MECHANICAL UNIT - 110V EQUIPPED WITH A SETBACK THERMOSTAT THAT MEETS THE REQUIREMENTS OF CEES 110.2 (C)
11. WASHER SPACE - PROVIDE RECESSED VALVES.
12. DRYER SPACE = PROVIDE NATURAL GAS, COLD WATER CONNECTION, & VENT TO OUTSIDE AIR. SEE 6EN. NOTE #4 & 6.
13. -
14. VOID CHASE OR DUCT CHASE W/ DRAFT STOP @ 10'-0" VERT. MAX.- TYP.
15. FAN COIL "PANCAKE STYLE" MECHANICAL UNIT IN CEILING SPACE WITH A SETBACK THERMOSTAT THAT MEETS THE REQUIREMENTS OF CEES 110.2 (C) UNIT HAS IT'S OWN ACCESS PANEL WHICH FLUSHES WITH CEILING SURFACE.
16. STONE PAVER @ BY: FU-DECK SYSTEMS, INC, ESR-2097. INSTALLATION SHALL BE IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS. (ASTM IC-957-07) - SLOPE 1/4" PER FOOT. TO DRAIN. OVER 3/4" PLYWOOD OVER 2X SLEEPERS AT 16" O.C. OVER STRUCTURAL SHEATHING AND JOISTS, PER STRUCT. PLANS. SEE PLAN FOR INDICATION OF SLOPE DIRECTION.
17. INDICATES DECK DRAIN - 3" MIN. DIA. SIZE PER CPC 1105, TABLE 11-1.
18. -
19. INDICATES OVERFLOW DRAIN - 3" MIN. DIA. MIN. 2" ABOVE DECK DRAIN INLET. SIZE PER CPC 1105, TABLE 11-1
20. INDICATES 4" WIDE GRATE DRAIN.
21. 36" DIRECT VENT FIREPLACE, "ECHELON" BY: MAJESTIC - UL REPORT #L13078 AND #21.88-2014. PROVIDE METAL OR GLASS DOORS, COMBUSTION AIR INTAKE, AND A FLUE DAMPER. FIREPLACE SHALL BE "GAS ONLY" AND "DIRECT VENT"
22. 42" HIGH GLASS RAILING (SAFETY GLASS) WITH CONTINOUS TOP RAIL. SEE GENERAL NOTE #11.
23. -

KITCHEN:

35. 36" SINK WITH GARBAGE DISPOSAL
36. 24" DISHWASHER
37. 30" REFRIGERATOR. PROVIDE COLD WATER CONNECTION.
38. 30" FREEZER. PROVIDE COLD WATER CONNECTION.
39. 30" WIDE DOUBLE OVEN. PROVIDE NATURAL GAS CONNECTION.
40. 48" WIDE NATURAL GAS RANGE W/ 48" WIDE 100 CFM HOOD ABOVE. VENT TO OUTSIDE AIR. SEE SHEET - FOR MORE INFORMATION.
42. UNDERCOUNTER REFRIGERATOR
43. BAR SINK.
44. 36" HIGH ISLAND COUNTERTOP
45. 15" WIDE UNDERCOUNTER ICE MAKER
46. 42" HIGH BAR COUNTERTOP
47. ELECTRIC WARMING DRAWER
48. MICROWAVE OVEN, DRAWER-TYPE

BATHROOMS/LAUNDRY:

50. LAVATORY - PER INTERIOR DESIGNER.
51. FREE STANDING TUB - PER INTERIOR DESIGNER.

CABINETS:

70. BUILT-IN CABINET OR SHELVING - PER INTERIOR DESIGNER.
71. UPPER CABINET - PER INTERIOR DESIGNER.
72. BASE CABINET - PER INTERIOR DESIGNER.

MISCELLANEOUS:

85. INDICATES FACE OF EXTERIOR WALL BELOW.
86. KNEE SPACE
87. INDICATES NATURAL STONE VENEER. SEE EXTERIOR ELEVATIONS
88. ELEVATOR EQUIPMENT.
89. EXTERIOR SHELF.
90. SOFFIT ABOVE (SEE CEILING PLAN)
91. STONE/ MARBLE AT THRESHOLD
92. ELECTRICAL EQUIPMENT.
93. MECHANICAL EQUIPMENT.
94. SAUNA. PROVIDE 220V ELECTRICAL.
95. INDICATES FACE OF EXTERIOR WALL ABOVE.
96. TOP OF RETAINING WALL - SEE EXTERIOR ELEVATIONS & LANDSCAPE PLANS
97. SHELF AND POLE AT CLOSET
98. POCKET FOR EXTERIOR DOOR.
99. DECORATIVE HEARTH

Floor Plan General Notes

1. ALL DIMENSIONS ARE TO FACE OF STUD OR RETAINING WALL U.N.O.
2. EXTERIOR STOOPS SHALL NOT HAVE A SLOPE GREATER THAN 1/4" PER FOOT. (C.B.C. 1008.1.4)
3. ALL EXTERIOR SHELVES SHALL HAVE A SLOPE OF NOT LESS THAN 1/4" RISE PER FOOT OF RUN AWAY FROM HOUSE.
4. PROVIDE BACK-DRAFT DAMPERS AT DRYER VENT, HOOD VENT AND EXHAUST FANS.
5. INSTALL DECORATIVE FIREPLACE SURROUND PER C.B.C. AND MANUFACTURER'S INSTALLATION REQUIREMENTS. PROVIDE PROTECTION AND CLEARANCE FOR COMBUSTIBLE MATERIALS.
6. MAX. 14 FT. LENGTH FOR DRYER VENT. DRYER VENT SHALL BE TERMINATED AT THE SIDE OF THE HOUSE A MINIMUM OF 6" ABOVE GROUND. (C.M.C. 504.3.2)
7. GUTTERS AND DOWNSPOUTS TO CONNECT TO AREA DRAIN SYSTEM.
8. MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION. A. WATER CLOSETS - 1.28 GALLONS PER FLUSH C. KITCHEN FAUCETS - 1.8 GPM @ 60 psi B. SHOWERHEADS - 2.0 GPM @ 80 psi D. LAVATORY SINK FAUCETS - 1.5 GPM @ 60 psi
9. WHERE OPEN RAILINGS OCCUR, OPENINGS BETWEEN BALUSTERS / RAILS / INTERMEDIATES SHALL BE LESS THAN 4 INCHES OR A 5/8 INCHES AT OPEN SIDE OF STAIRS. (CBC 1013.3)
10. ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1.25" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. (CBC 1012.4 EX 3)
11. GUARDRAILS / HANDRAILS AT STAIRS, DECKS & LANDINGS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT A RIGHT ANGLE TO THE TOP RAIL. (CBC 2407)
12. PROVIDE APPROVED FIRE SPRINKLER SYSTEM THROUGHOUT INCLUDING GARAGE. SUBMIT PLANS TO THE FIRE AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION (C.B.C. 903.2.1, 903.2.8, 903.3, AND CITY OF DANA POINT AMENDMENTS).
13. A DOOR MAY SWING OVER A LANDING THAT IS NOT MORE THAN 0.5 INCHES IN HEIGHT BELOW THE THRESHOLD. (CBC 1008.1.6)
14. SEE DOOR AND WINDOW SCHEDULE SHEET DWS FOR MORE INFORMATION.
15. PROVIDE 26 GAUGE STEEL DUCT IN GARAGE IF IT PENETRATES 1HR. SEPERATION.
16. AT DOORS PROVIDE A MINIMUM LANDING THE WIDTH OF THE DOOR AND 36" MINIMUM EXTENDING FROM THE FACE OF DOOR. (CBC 1008.1.5)
17. A DOOR MAY OPEN ON THE TOP STEP OF A FLIGHT OF STAIRS OR AN EXTERIOR LANDING PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP OR EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 1.75 INCHES BELOW THE TOP OF THE THRESHOLD. (CBC 1008.1.4 EX 2, EX3)
18. PROVIDE DIRECT ACCESS TO THE SWIMMING POOL SHALL BE PROVIDED WITH AN APPROVED POOL ALARM OR APPROVED BARRIER PER CITY POOL ORDINANCE.
19. UNVENTED GAS LOG HEATERS SHALL NOT BE USED IN A FACTORY BUILT FIREPLACE UNLESS THE FIREPLACE SYSTEM HAS BEEN SPECIFICALLY TESTED, LISTED AND LABELED FOR SUCH USE.
20. ALL BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS. (CRC R310.).
    A. MINIMUM NET CLEAR OPENING OF 5.1 SQ. FT.
    B. MINIMUM NET CLEAR OPENING OF 5 SQ. FT. AT GRADE LEVEL FLOOR
    C. MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.
    D. MINIMUM NET CLEAR HEIGHT OF 24 INCHES.
    E. WINDOWSILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
21. LANDINGS OR FLOORS AT REQUIRED EMRESS DOORS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF DOOR THRESHOLD.
22. EXTERIOR LANDINGS OR FLOORS SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF A DOOR THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

Square Footages

LIVABLE:	
ENTRY LEVEL	4,512 S.F.
LOWER LEVEL	5,354 S.F.
TOTAL LIVABLE	9,866 S.F.
GARAGES	687 S.F.

Abbreviations

F.O.S.	FACE OF STUD	F.S.	FINISHED SURFACE
F.O.F.	FACE OF FRAMING	T. RAIL	TOP OF RAIL
F.FIN.	FINISHED FACE	-	-
T.R.	TOP OF ROOF	-	-

Floor Plan Wall Legend

- 4 X 4 WOOD STUD WALL
- 6 X 6 WOOD STUD WALL
- 1 1/2" STEEL STUD WALL
- 2 1/2" STEEL STUD WALL
- RETAINING WALL PER STRUCTURAL PLANS. PROVIDE TROYCO PARASEAL LS HOPEDENTATE SHEET MEMBRANE PER ICC ESR-2843 PER SPEC. SHEETS OR EQUAL AS SELECTED BY CONTRACTOR.

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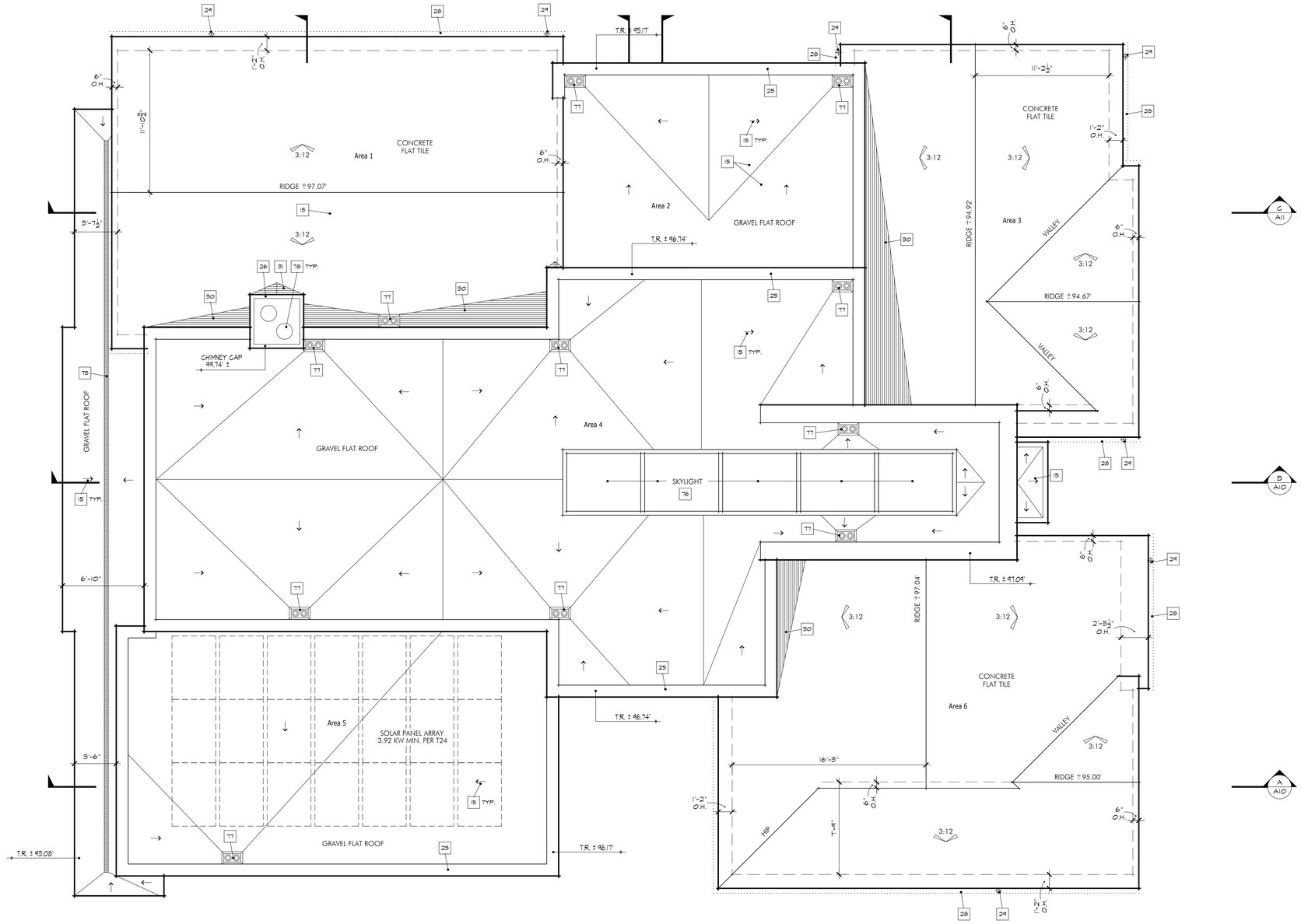
CUSTOM RESIDENCE

1921 SABRINA TERRACE • IRVINE TERRACE
CORONA DEL MAR • CA • 92625

Entry Level
Floor Plan

Job Number -
Scale
Date 2-12-21

A2



Roof Ventilation

VENTING AREA RATIO = 1/150

Reference	Ventable ? Y/N	Square Footage	Venting Square Inches Required	Venting Square Inches Provided	Method of Ventilation Provided	
					2' Wide Soffit Vent @ 8 sq. Inch PLF	Venting Ridge Flashing @ 36 sq. Inch PLF
Area 1	N	0	0	0	NONE	NONE
Area 2	N	0	0	0	NONE	NONE
Area 3	N	0	0	0	NONE	NONE
Area 4	N	0	0	0	NONE	NONE
Area 5	N	0	0	0	NONE	NONE
Area 6	N	0	0	0	NONE	NONE

Notes:
1. ROOF/DECK JOIST AREAS REQUIRED TO BE INSULATED AND ARE NOT VENTABLE DUE TO LACK OF VENTILATION DEPTH SHALL BE INSULATED WITH EQUIVALENT SPRAY FOAM AT THE UNDERSIDE OF ROOF/DECK SHEATHING MEETING R-VALUE PER TITLE-24 REQUIREMENTS.

Typical Roof Material

Flat Roof: MINERAL CAP SHEET, CLASS "A" GLASKAP CR BY: JOHNS MANVILLE OR EQUAL

Sloped Roof: CONCRETE FLAT TILE
BY: BORAL - CEDARLITE 600, AUTUMWOOD
INSTALL PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS.
ESR-

Roof Notes

1. ATTIC VENTING: OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8 INCH OPENINGS.
2. PROVIDE RADIANT BARRIER AT ALL ROOFS WITH AN ATTIC.

Roof Notes

ROOF REFERENCE:

1. -
2. -
3. -

TYPICAL FINISHES:

15. B FLAT ROOF, SLOPE 1/4" MINIMUM. BY: CARLISLE
MODEL: SURE-SEAL EPDM LOOSE LAID BALLASTED ROOFING SYSTEM, ESR-1463
GRAVEL - COLOR: PER OWNER. MAX. SLOPE: 2:12 PITCH
16. A CONCRETE FLAT TILE BY: BORAL COLOR: CEDARLITE 600, AUTUMWOOD
17. -
18. -
19. -

EXTERIOR METAL:

25. - COPPER CAP FLASHING
26. - DECORATIVE KYNAR COATED SHROUD.
27. - COPPER FLASHING.
28. - COPPER GUTTER

29. - COPPER ROUND DOWNSPOUT LOCATION
30. - COPPER CRICKET
31. - COPPER SADDLE FLASHING

EXTERIOR TRIM:

40. -
41. -
42. -

MISCELLANEOUS:

75. 4" WIDE CHANNEL W/ DRAINS. TIE INTO SUB-DRAIN SYSTEM.
76. SKYLIGHT - VELUX LCN PROFILE SYSTEM. U-factor = 0.31 , SHGC = 0.32
77. 3" DIAMETER ROOF DRAIN & 3" DIAMETER OVERFLOW DRAIN.
TIE ROOF DRAIN INTO SUBDRAIN SYSTEM. INLET OF OVERFLOW DRAIN TO BE 2" ABOVE ROOF DRAIN INLET. PIPE OVERFLOW DRAIN SEPARATE FROM ROOF DRAIN.
78. DIRECT VENT TERMINATION CAP

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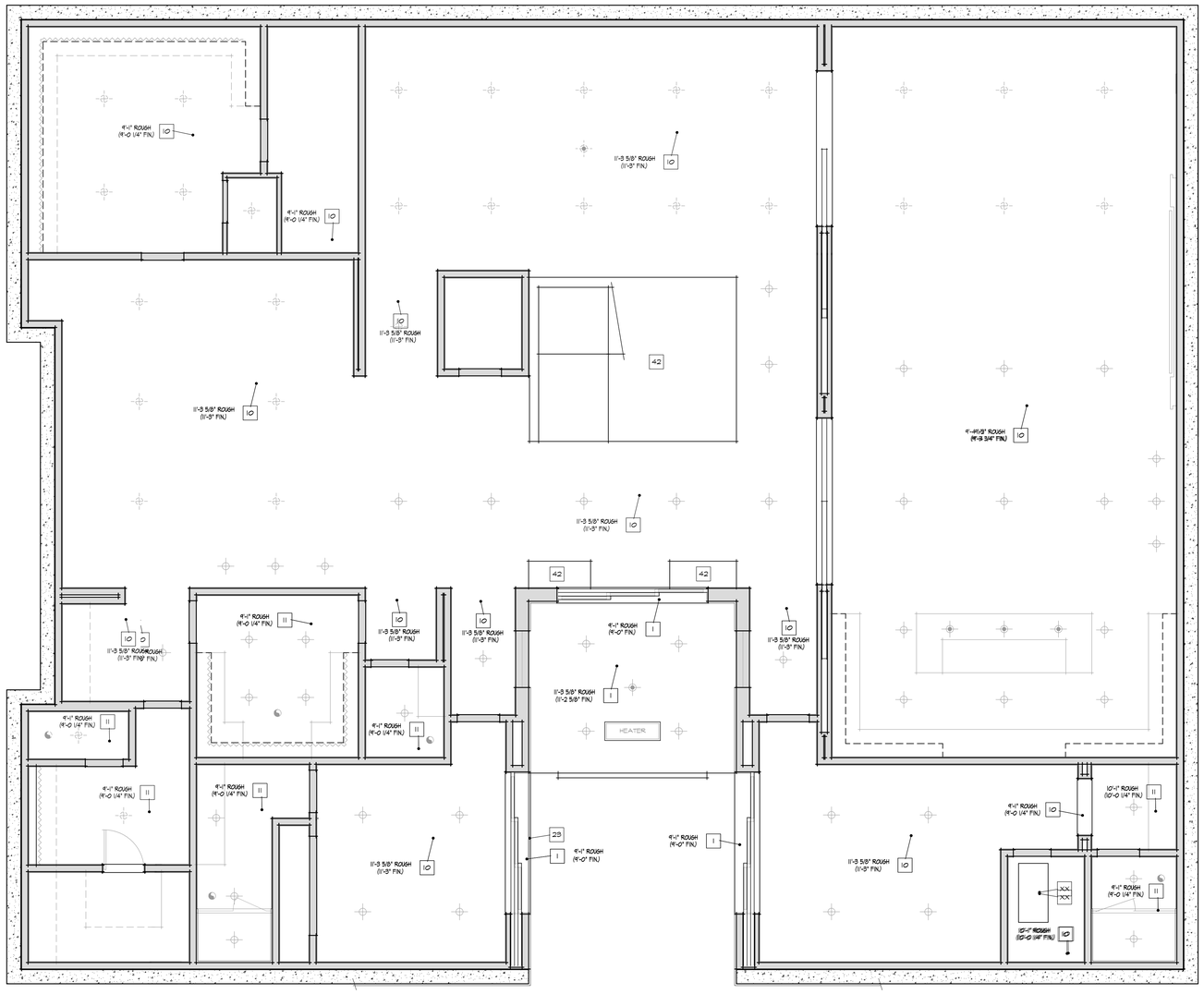
CORONA DEL MAR • CA • 92625

Roof Plan

Job Number -
Scale
Date 2-12-21

A3



Ceiling Plan Reference Notes

TYPICAL EXTERIOR FINISHES:

1. G - TYPICAL PLASTER o/ HI-RIBBED LATH & UNDERLAYMENT
2. V - KYNAR COATED METAL CLADDING
3. B - NATURAL LIMESTONE VENEER
4. - 1 X STAIN GRADE O/ 5/8" GYPSUM SHEATHING

TYPICAL INTERIOR FINISHES:

10. - 5/8" TYPE "X" GYP. BRD. AT CEILING.
11. - 5/8" TYPE "X" GYP. BRD. (PURPLE BOARD) AT CEILING.
12. - 5/8" TYPE "X" GYP. BRD. AT ALL WALLS CEILINGS AT USABLE SPACE
13. - 1 X STAIN GRADE O/ 5/8" TYPE "X" GYP. BRD.

EXTERIOR METAL:

20. - 1 1/2" WIDE PAINTED METAL VENT SCREED
21. - STAINLESS TRIM AT RECESSED HEATER
22. - RECESSED METAL DOOR TRACK
23. - KYNAR COATED METAL CLADDING O/ STRUCTURAL BEAM/COLUMN

TRIMS:

30. - 1 1/2" (NOMINAL) EDGE OF WOOD TRIM
21. -
22. - RECESSED METAL DOOR TRACK
23. - STONE EDGE

MISCELLANEOUS:

40. - SKYLIGHT ABOVE - SEE ROOF PLAN
41. - INDICATES LIGHT/ CEILING FIXTURE, SEE UTILITY PLANS
42. - OPEN TO ABOVE
43. - FACE OF CABINET
44. - POCKET DOOR TRACK

SHADING:

50. - SHADE DEVICE
51. - SHADE VALANCE BY OTHERS.

Ceiling Plan General Notes

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.
2. ALL CEILING HEIGHTS ARE MEASURED FROM FINISHED FLOOR SURFACE.

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 5" IN THICKNESS (4 MAX. 30 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 3/4" GALVANIZED CORROSION RESISTANT, 0.030" THICK, WALL TIES. (ALT. 0.148 DIA. WIRE - #8 B.W. GAGE) USE 8d RING SHANK NAIL, MIN. 1-1/2" PENETRATION INTO THE STUD, TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE LIP OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. - #8 B.W. GAGE. JOINT REINFORCEMENT TO BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS:
MINIMUM OF ONE LAYER 15# FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
FOR PLASTER, SIDING, AND VENEER OVER WOOD BASE SHEATHING:
TWO LAYERS OF GRADE D OR 60 MINUTE GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.

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CUSTOM RESIDENCE
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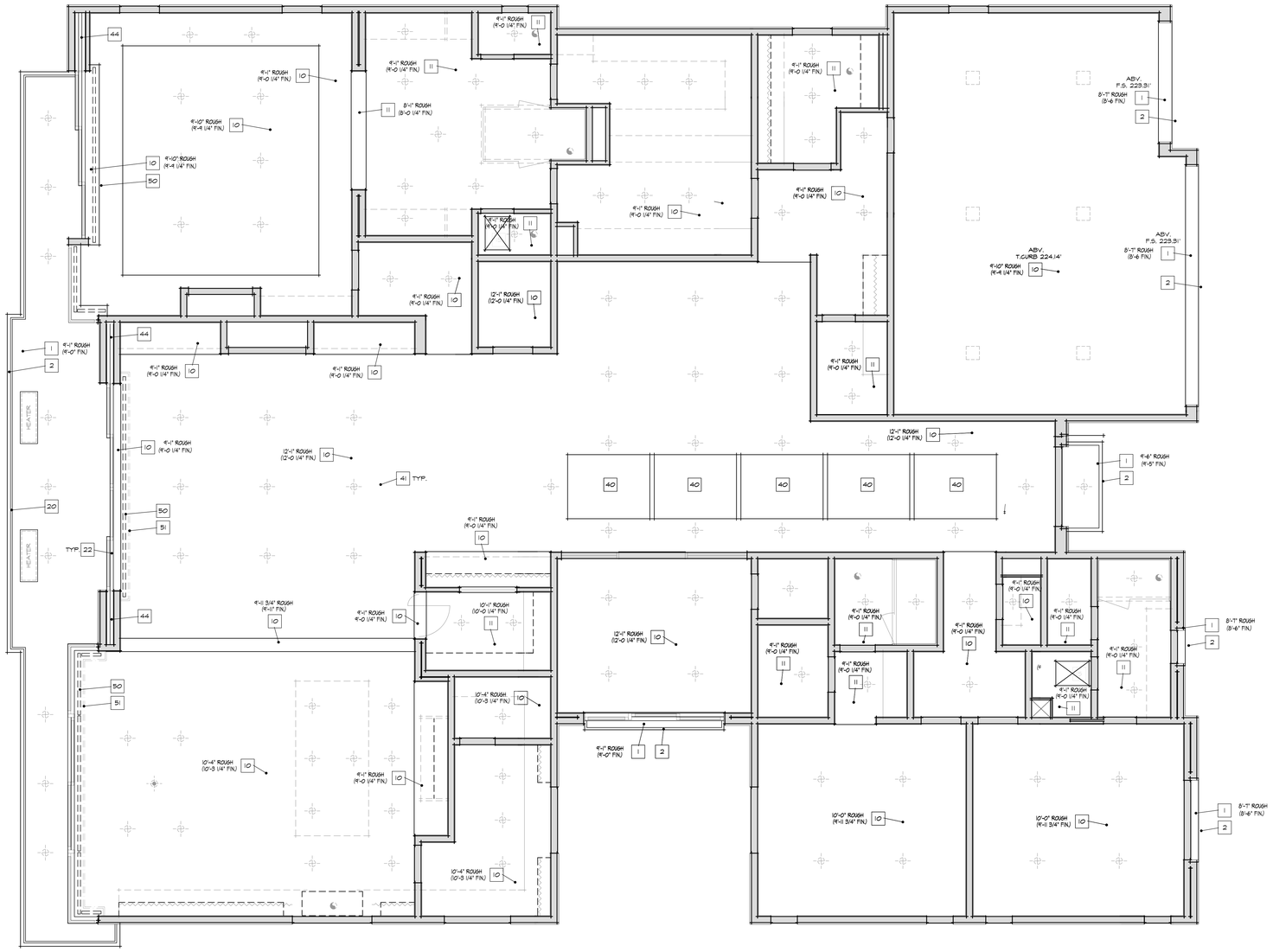
Lower Level
Ceiling Plan

Job Number -
Scale
Date 2-12-21

A4



Ceiling Plan Reference Notes

TYPICAL EXTERIOR FINISHES:

1. C - TYPICAL PLASTER o/ HI-RIBBED LATH & UNDERLAYMENT
2. V - KYNAR COATED METAL CLADDING
3. B - NATURAL LIMESTONE VENEER
4. - I X STAIN GRADE O/ 5/8" GYPSUM SHEATHING

TYPICAL INTERIOR FINISHES:

10. - 5/8" TYPE "X" GYP. BRD. AT CEILING.
11. - 5/8" TYPE "X" GYP. BRD. (PURPLE BOARD) AT CEILING.
12. - 5/8" TYPE "X" GYP. BRD. AT ALL WALLS CEILINGS AT USABLE SPACE
13. - I X STAIN GRADE O/ 5/8" TYPE "X" GYP. BRD.

EXTERIOR METAL:

20. - I 1/2" WIDE PAINTED METAL VENT SCREED
21. - STAINLESS TRIM AT RECESSED HEATER
22. - RECESSED METAL DOOR TRACK
23. - KYNAR COATED METAL CLADDING O/ STRUCTURAL BEAM/COLUMN

TRIMS:

30. - I 1/2" (NOMINAL) EDGE OF WOOD TRIM
21. -
22. - RECESSED METAL DOOR TRACK
23. - STONE EDGE

MISCELLANEOUS:

40. - SKYLIGHT ABOVE - SEE ROOF PLAN
41. - INDICATES LIGHT/ CEILING FIXTURE, SEE UTILITY PLANS
42. - OPEN TO ABOVE
43. - FACE OF CABINET
44. - POCKET DOOR TRACK

SHADING:

50. - SHADE DEVICE
51. - SHADE VALANCE BY OTHERS.

Ceiling Plan General Notes

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.
2. ALL CEILING HEIGHTS ARE MEASURED FROM FINISHED FLOOR SURFACE.

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 5" IN THICKNESS (4 MAX. 50 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 3/4" GALVANIZED CORROSION RESISTANT, 0.050" THICK, WALL TIES. (ALT. 0.148 DIA. WIRE -#8 B.W. GAGE) USE 8d RING SHANK NAIL, MIN. 1-1/2" PENETRATION INTO THE STUD, TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE LIP OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. - #4 B.W. GAGE. JOINT REINFORCEMENT TO BE CONTINUOS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS:
MINIMUM OF ONE LAYER 15# FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
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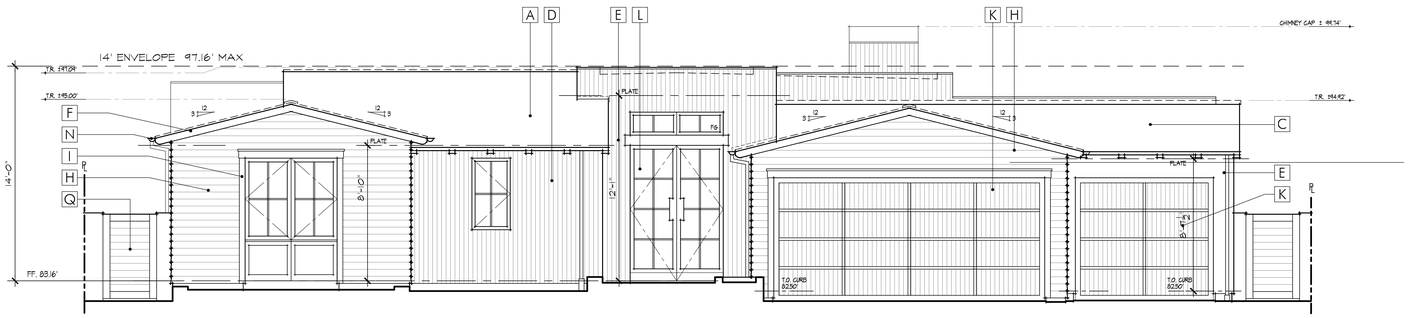
CUSTOM RESIDENCE
1921 SABRINA TERRACE • IRVINE TERRACE
CORONA DEL MAR • CA • 92625

Entry Level
Ceiling Plan

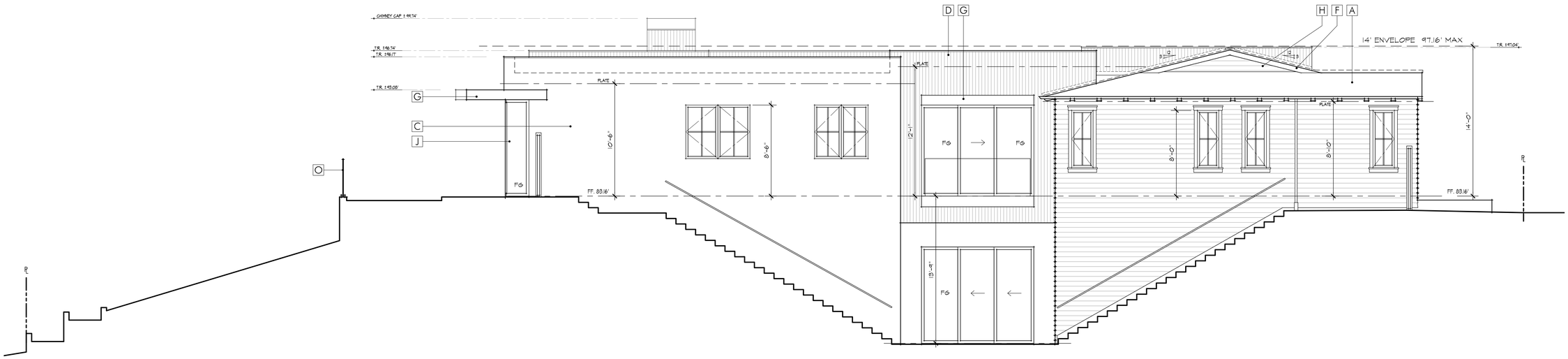
Job Number -
Scale
Date 2-12-21

A5



FRONT ELEVATION

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



SOUTH ELEVATION

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

Materials And Color Legend For Building And Hardscape

NO.	ITEM	MATERIAL	MFR.	COLOR NAME	COLOR NUMBER	COMMENTS
A	ROOF - PITCHED	CONCRETE FLAT TILE	BORAL	CEDARLITE 600 - AUTUMNWOOD		18" SPACING
B	ROOF - FLAT	GRAVEL	-	-		
C	WALLS - FIELD	SMOOTH PLASTER	LA HABRA	DOVE GREY		
D	WALLS - FIELD	LOST COAST REDWOOD	-	SEA STORM	-	SHIPLAP 5 1/2" EXPOSURE
E	WALLS - FIELD	BRICK	-	NATURAL		
F	FASCIA	WOOD - PAINTED	-	-	-	-
G	EYEBROW TRIM	KYNAR COATED METAL	-	BRONZE	-	-
H	WALLS - FIELD	LOST COAST REDWOOD	-	SEA STORM	-	LAP SIDING 5 1/2" EXPOSURE
I	WOOD TRIM	WOOD - PAINTED	-	-	-	-
J	WINDOWS	METAL	FLEETWOOD	BRONZE		LOW "E" GREY TINT GLAZING
K	GARAGE DOOR	LOST COAST REDWOOD	-	SEA STORM		
L	ENTRY DOOR	STEEL/GLASS	-	BRONZE		LOW "E" GREY TINT GLAZING
M	EXTERIOR DOORS	METAL	FLEETWOOD	BRONZE		
N	GUTTER	EXPOSED COPPER	-	-		
O	RAILINGS	GLASS	-	CLEAR		
P	GARDEN WALLS	SMOOTH PLASTER	LA HABRA	DOVE GREY		
Q	GATES	LOST COAST REDWOOD	-	SEA STORM		
R	DRIVEWAY		-			
S	HARDSCAPE		-			
T	ACCENT DOORS	LOST COAST REDWOOD	-	SEA STORM	-	-

Elevation Notes

GENERAL NOTES:

A. REFER TO DETAIL 9/D2.0 FOR TYPICAL FLASHING AT WALL OPENINGS.
B. REFER TO DETAIL 1/D3.0 AND 2/D3.0 FOR TYPICAL WEEP SCREED AT BOTTOM OF PLASTERED WALLS.
C. -

ELEVATION REFERENCE:

1. INDICATES NEW FINISHED GRADE OR FINISHED SURFACE.
2. INDICATES PROPERTY LINE.
3. -
4. HOUSE STREET NUMBER SHALL BE VISIBLE AND LEGIBLE FROM THE STREET. (MINIMUM 4" HIGH X 1" WIDE) CRC R319

TYPICAL EXTERIOR FINISHES:

15. - ZINC STANDING SEEM ROOFING.
16. - 3/4" THICK MAX. NATURAL STONE VENEER o/ 3/4" MUDSET o/ PLASTER BROWN COAT.
17. - EXTERIOR SMOOTH PLASTER - COLOR: LIGHT SAND
18. -

EXTERIOR METAL:

25. I -
26. - DECORATIVE ZINC SHROUD.
27. - ZINC FLASHING.
28. D METAL TRELLIS
29. - COPPER WEEP SCREED. LOCATE A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS.
30. D KYNAR COATED METAL TO MATCH WINDOW FRAME COLOR.

EXTERIOR TRIM:

40. - WOOD TRIM
41. - PLASTER CAP
42. - WOOD CLADDING

MISCELLANEOUS:

75. A/C CONDENSOR LOCATION.
76. CUSTOM WOOD SECTION GARAGE DOORS
77. LIGHT FIXTURE - PROVIDE J-BOX.
78. +42" HIGH CUSTOM GLASS GUARDRAIL - DETAIL PER "DEFERRED SUBMITTAL"
79. LANDSCAPE WALL PER GRADING AND LANDSCAPE PLANS
80. SPANDREL PANEL
81. 34" - 38" HIGH HANDRAIL - REFER TO DETAIL
82. CUSTOM SKYLIGHT BY "AGRALIGHT", ICC ESR-2415. PROVIDE AUTOMATIC NIGHT SHADES
83. -

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 5" IN THICKNESS (& MAX. 50 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 3/4" GALVANIZED CORROSION RESISTANT, 0.050" THICK, WALL TIES. (ALT. 0.148 DIA. WIRE =#8 B.W. GAGE) USE 8d RING SHANK NAIL, MIN. 1-1/2" PENETRATION INTO THE STUD. TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE LIP OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. = #8 B.W. GAGE. JOINT REINFORCEMENT TO BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS.
MINIMUM OF ONE LAYER 15# FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
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CUSTOM RESIDENCE
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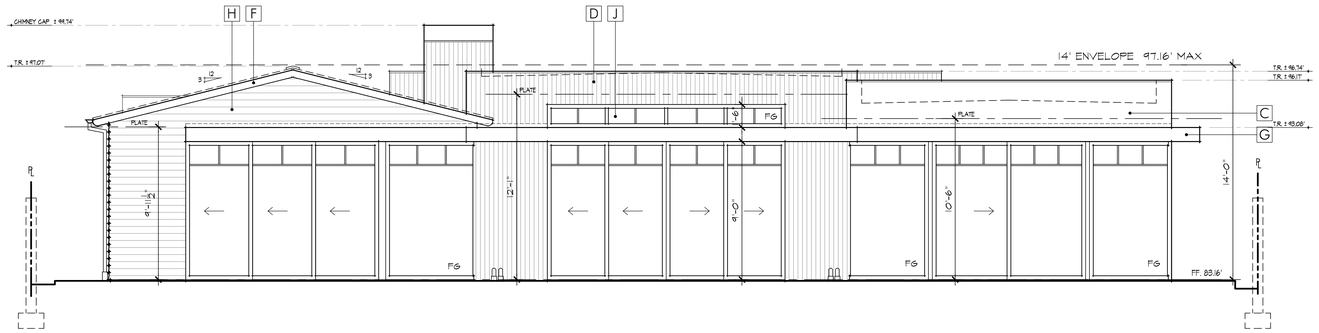
Exterior Elevations

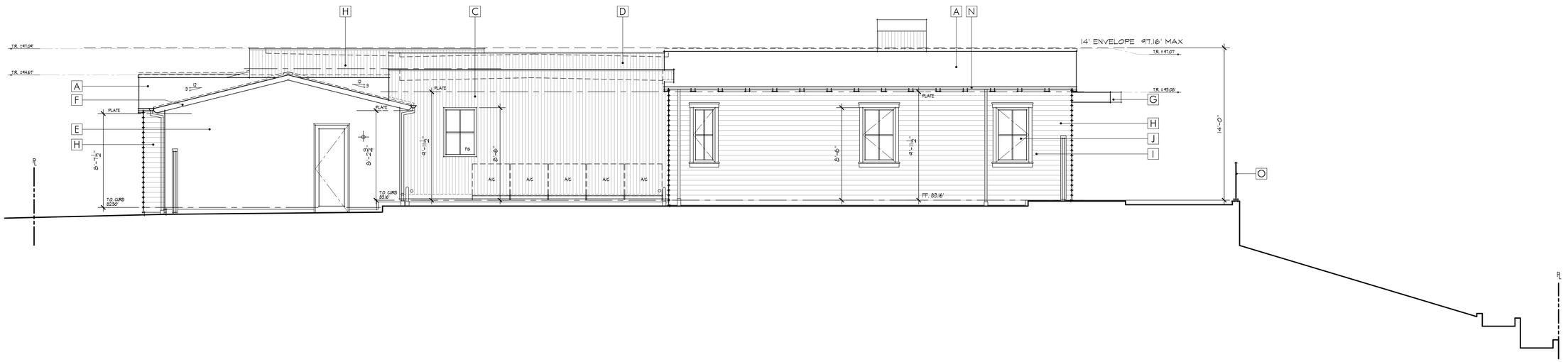
Job Number -
Scale
Date 2-12-21

A8



REAR ELEVATION

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



NORTH ELEVATION

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

Materials And Color Legend For Building And Hardscape

NO.	ITEM	MATERIAL	MFR.	COLOR NAME	COLOR NUMBER	COMMENTS
A	ROOF - PITCHED	CONCRETE FLAT TILE	BORAL	CEDARLITE 600 - AUTUMNWOOD		18" SPACING
B	ROOF - FLAT	GRAVEL	-	-		
C	WALLS - FIELD	SMOOTH PLASTER	LA HABRA	DOVE GREY		
D	WALLS - FIELD	LOST COAST REDWOOD	-	SEA STORM	-	SHIPLAP 3 1/2" EXPOSURE
E	WALLS - FIELD	BRICK	-	NATURAL		
F	FASCIA	WOOD - PAINTED	-	-	-	-
G	EYEBROW TRIM	KYNAR COATED METAL	-	BRONZE	-	-
H	WALLS - FIELD	LOST COAST REDWOOD	-	SEA STORM	-	LAP SIDING 5 1/2" EXPOSURE
I	WOOD TRIM	WOOD - PAINTED	-	-	-	-
J	WINDOWS	METAL	FLEETWOOD	BRONZE		LOW 'E' GREY TINT GLAZING
K	GARAGE DOOR	LOST COAST REDWOOD	-	SEA STORM		
L	ENTRY DOOR	STEEL/GLASS	-	BRONZE		LOW 'E' GREY TINT GLAZING
M	EXTERIOR DOORS	METAL	FLEETWOOD	BRONZE		
N	GUTTER	EXPOSED COPPER	-	-		
O	RAILINGS	GLASS	-	CLEAR		
P	GARDEN WALLS	SMOOTH PLASTER	LA HABRA	DOVE GREY		
Q	GATES	LOST COAST REDWOOD	-	SEA STORM		
R	DRIVEWAY		-			
S	HARDSCAPE		-			
T	ACCENT DOORS	LOST COAST REDWOOD	-	SEA STORM	-	-

Elevation Notes

GENERAL NOTES:

A. REFER TO DETAIL 9/D2.0 FOR TYPICAL FLASHING AT WALL OPENINGS.
B. REFER TO DETAIL 1/D3.0 AND 2/D3.0 FOR TYPICAL WEEP SCREED AT BOTTOM OF PLASTERED WALLS.
C. -

ELEVATION REFERENCE:

1. INDICATES NEW FINISHED GRADE OR FINISHED SURFACE.
2. INDICATES PROPERTY LINE.
3. -
4. HOUSE STREET NUMBER SHALL BE VISIBLE AND LEGIBLE FROM THE STREET. (MINIMUM 4" HIGH X 1" WIDE) CRC R319

TYPICAL EXTERIOR FINISHES:

15. - ZINC STANDING SEEM ROOFING.
16. - 3/4" THICK MAX. NATURAL STONE VENEER o/ 3/4" MUDSET o/ PLASTER BROWN COAT.
17. - EXTERIOR SMOOTH PLASTER - COLOR: LIGHT SAND
18. -

EXTERIOR METAL:

25. I -
26. - DECORATIVE ZINC SHROUD.
27. - ZINC FLASHING.
28. D METAL TRELLIS
29. - COPPER WEEP SCREED. LOCATE A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS.
30. D KYNAR COATED METAL TO MATCH WINDOW FRAME COLOR.

EXTERIOR TRIM:

40. - WOOD TRIM
41. - PLASTER CAP
42. - WOOD CLADDING

MISCELLANEOUS:

75. A/C CONDENSOR LOCATION.
76. CUSTOM WOOD SECTION GARAGE DOORS
77. LIGHT FIXTURE - PROVIDE J-BOX.
78. +42" HIGH CUSTOM GLASS GUARDRAIL - DETAIL PER "DEFERRED SUBMITTAL"
79. LANDSCAPE WALL PER GRADING AND LANDSCAPE PLANS
80. SPANDRAL PANEL
81. 34" - 38" HIGH HANDRAIL - REFER TO DETAIL
82. CUSTOM SKYLIGHT BY "ACRALIGHT", ICC ESR-2415. PROVIDE AUTOMATIC NIGHT SHADES
83. -

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 5" IN THICKNESS (4 MAX. 50 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 3/4" GALVANIZED CORROSION RESISTANT, 0.050" THICK, WALL TIES. (ALT. 0.148 DIA. WIRE =#8 B.W. GAGE) USE 8d RING SHANK NAIL MIN. 1-1/2" PENETRATION INTO THE STUD, TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE L/P OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. = #8 B.W. GAGE. JOINT REINFORCEMENT TO BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS:
MINIMUM OF ONE LAYER 15# FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
FOR PLASTER, SIDING, AND VENEER OVER WOOD BASE SHEATHING:
TWO LAYERS OF GRADE D OR 60 MINUTE GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.

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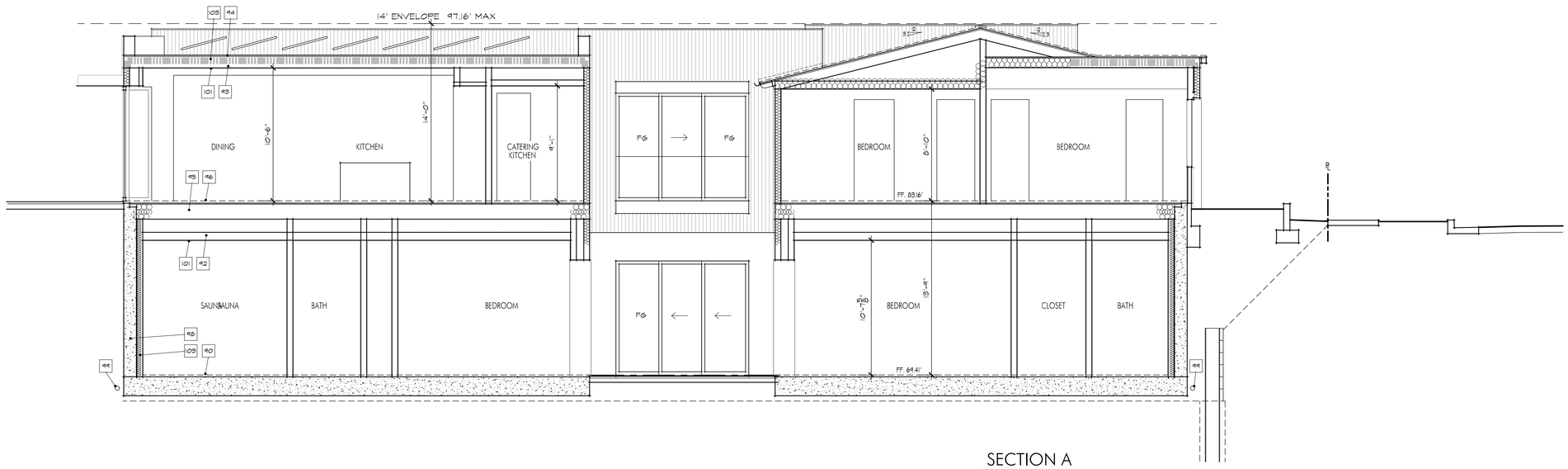
CUSTOM RESIDENCE
1921 SABRINA TERRACE • IRVINE TERRACE
CORONA DEL MAR • CA • 92625

Exterior Elevations

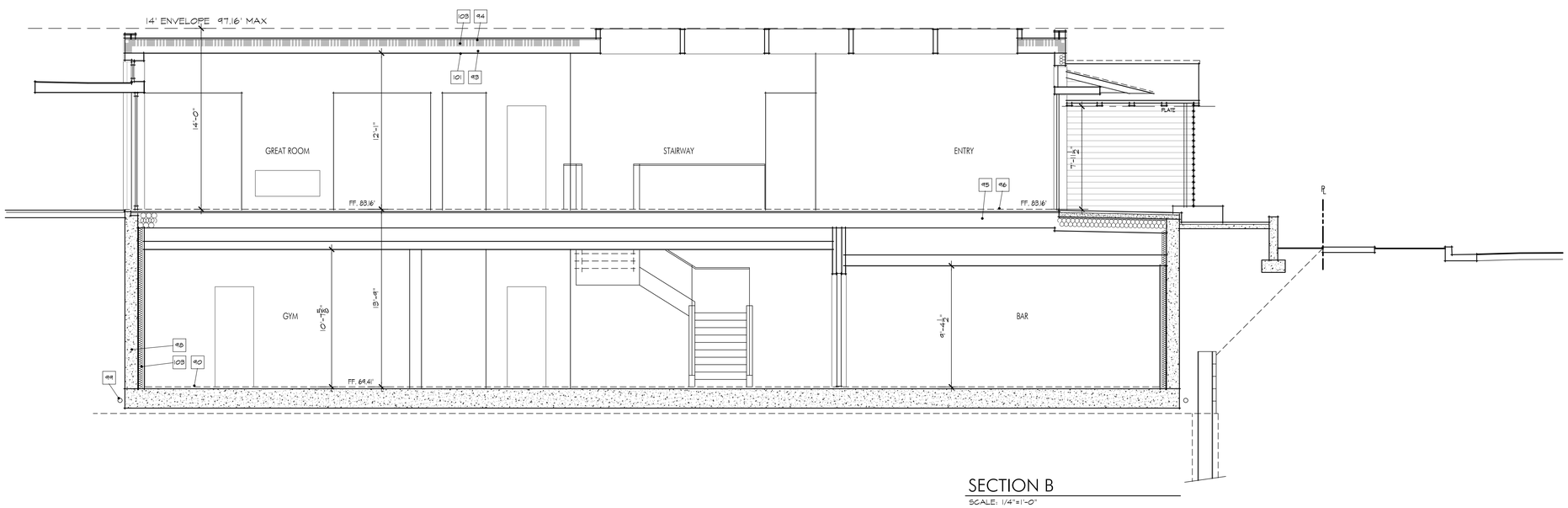
Job Number -
Scale -
Date 2-12-21

A9



SECTION A

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



SECTION B

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

Section Notes

90. 1 3/4" FLOOR "SANDWICH" OVER CONCRETE HOUSE SLAB, SEE FOUNDATION PLAN
91. CONCRETE GARAGE SLAB, SEE FOUNDATION PLAN
92. CEILING FRAMING, SEE STRUCTURAL PLANS/NOTES FOR SIZE AND SPACING
93. ROOF FRAMING, SEE FRAMING PLAN FOR SIZE AND SPACING
94. ROOF SHEATHING, SEE FRAMING PLAN
95. FLOOR FRAMING, SEE FRAMING PLAN
96. 2 1/4" FLOOR "SANDWICH" OVER 1 1/8" T&G SHEATHING GLUED AND SCREWED.
97. 4" THK. HARDROCK CONCRETE PLACED O/ GARAGE FLOOR FRAMING, SLOPED 2% MIN.
98. CONCRETE RETAINING WALL PER STRUCTURAL PLANS, PROVIDE TREMCO PARASEAL LG HOPE-BENTONITE SHEET MEMBRANE PER ICC ESR-2043 PER SPEC. SHEETS OR EQUAL, AS SELECTED BY CONTRACTOR.
99. SUB-DRAIN SYSTEM: SUB-DRAINS SHALL BE INSTALLED PER SOILS REPORT. SUB-DRAIN SYSTEM SHALL BE INSTALLED BEHIND RETAINING WALLS AND AT A MINIMUM THEY SHALL CONSIST OF FOUR-INCH DIAMETER SCH 40 OR SDR 35 PERFORATED PIPE SURROUND WITH ONE CUBIC FOOT , PER LINEAL PIPE FOOT, OF 3/4-INCH GRAVEL. THE GRAVEL SHALL BE WRAPPED IN FILTER FABRIC. OUTLET PIPES SHALL BE SOLID PIPE OF SIMILAR MATERIAL.
100. STONE PAVERS PLACED ON ADJUSTABLE SUPPORT SYSTEM O/ DECKING BY, PLI-DECK SYSTEMS, INC, ESR-2097. INSTALLATION SHALL BE IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS. (ASTM RC-1851-97) - SLOPE 1/4" PER FOOT, TO DRAIN. OVER 3/4" PLYWOOD OVER 2X SLEEPERS AT 16" O.C. OVER STRUCTURAL SHEATHING AND JOISTS, PER STRUCT. PLANS. SEE PLAN FOR INDICATION OF SLOPE DIRECTION.
101. (1) LAYER 5/8", TYPE "X" GYP. BRD., THROUGHOUT
102. GARAGE SIDE OF WALLS & CEILING SHALL BE PROTECTED WITH (1) LAYER OF 5/8" TYPE"X" GYP. BRD.
103. INSULATION:

• AT ROOF W/ VENTED ATTIC OR VENTED JOIST BAYS, MIN. 1" CLEAR ABOVE.	→	R-30 BATT INSULATION
• AT NON-VENTED FLAT ROOF OR DECK OVER INTERIOR CONDITIONED SPACE.	→	R-5 SPRAY FOAM AT UNDERSIDE OF ROOF/DECK SHEATHING, PLUS R-25 BATT INSULATION BELOW
• AT EXTERIOR STUD WALLS, WALL BETWEEN GARAGE AND RESIDENCE	→	R-21 BATT INSULATION
• AT STUDS ADJACENT TO EXTERIOR RETAINING WALLS	→	R-13 BATT INSULATION
• NOTE: INSULATE ALL INTERIOR WALLS WITH R-15 AND R-30 AT INTERIOR FLOORS		

104. OVERHANG/PARAPET ASSEMBLY - REFER TO DETAIL.
105. EXTERIOR FINISH PER ROOF PLAN.

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 3" IN THICKNESS (4 MAX. 30 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 5/4" GALVANIZED CORROSION RESISTANT, 0.030" THICK, WALL TIES. (ALT. 0.148 DIA. WIRE #8 B.W. GAGE) USE 8d RING SHANK NAIL, MIN. 1-1/2" PENETRATION INTO THE STUD, TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE LIP OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. - #8 B.W. GAGE. JOINT REINFORCEMENT TO BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS:
MINIMUM OF ONE LAYER #4 FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
FOR PLASTER, SIDING, AND VENEER OVER WOOD BASE SHEATHING:
TWO LAYERS OF GRADE D OR 60 MINUTE GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.

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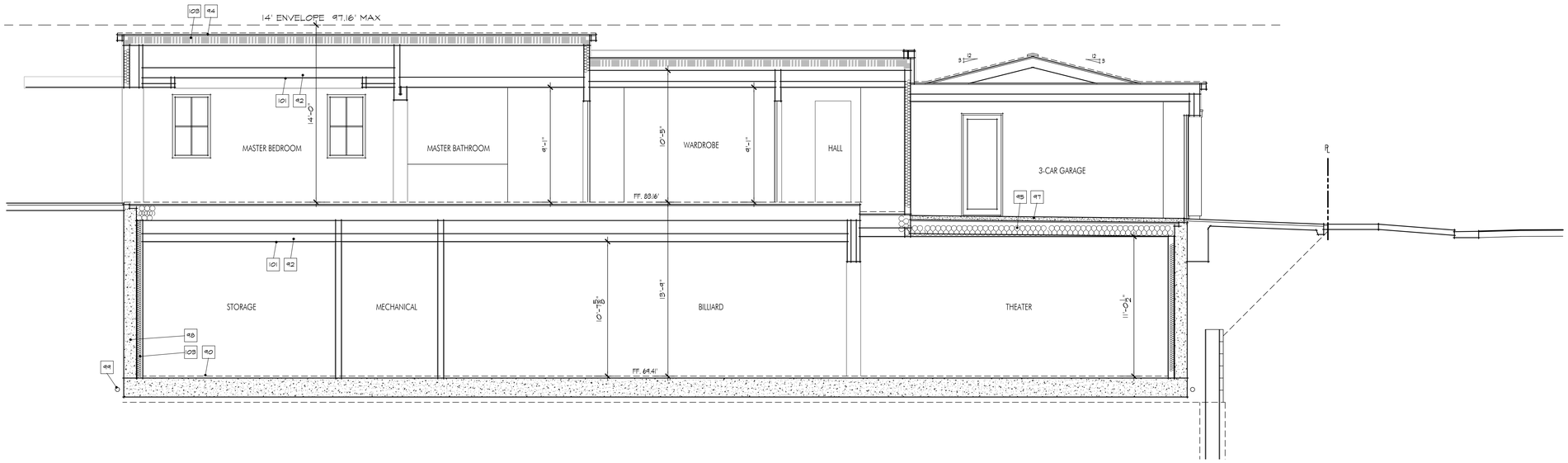
Sections

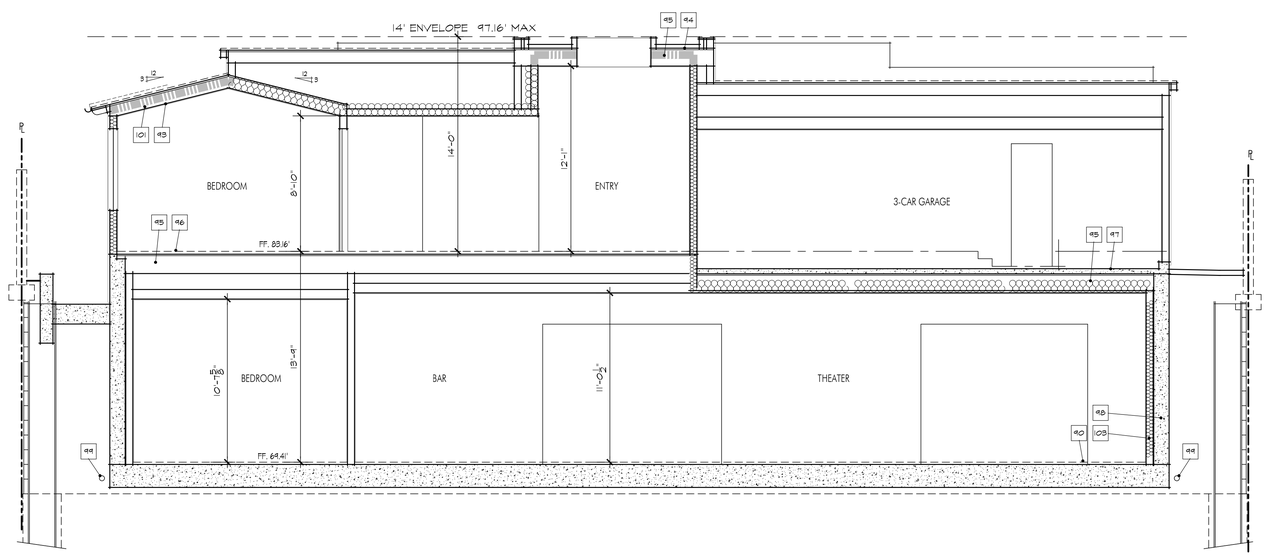
Job Number -
Scale
Date 2-12-21

A10



SECTION C

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



SECTION D

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

Section Notes

40. 1 3/4" FLOOR "SANDWICH" OVER CONCRETE HOUSE SLAB, SEE FOUNDATION PLAN
41. CONCRETE GARAGE SLAB, SEE FOUNDATION PLAN
42. CEILING FRAMING, SEE STRUCTURAL PLANS/NOTES FOR SIZE AND SPACING
43. ROOF FRAMING, SEE FRAMING PLAN FOR SIZE AND SPACING
44. ROOF SHEATHING, SEE FRAMING PLAN
45. FLOOR FRAMING, SEE FRAMING PLAN
46. 2 1/4" FLOOR "SANDWICH" OVER 1 1/8" T&G SHEATHING GLUED AND SCREWED.
47. 4" THK. HARDROCK CONCRETE PLACED O/ GARAGE FLOOR FRAMING, SLOPED 2% MIN.
48. CONCRETE RETAINING WALL PER STRUCTURAL PLANS, PROVIDE TREMCO PARASEAL LG HOPE/BENTONITE SHEET MEMBRANE PER LC ESR-2843 PER SPEC. SHEETS OR EQUAL, AS SELECTED BY CONTRACTOR.
49. SUB-DRAIN SYSTEM: SUB-DRAINS SHALL BE INSTALLED PER SOILS REPORT. SUB-DRAIN SYSTEM SHALL BE INSTALLED BEHIND RETAINING WALLS AND AT A MINIMUM THEY SHALL CONSIST OF FOUR-INCH DIAMETER SCH 40 OR SDR 35 PERFORATED PIPE SURROUND WITH ONE CUBIC FOOT , PER LINEAL PIPE FOOT, OF 3/4-INCH GRAVEL. THE GRAVEL SHALL BE WRAPPED IN FILTER FABRIC. OUTLET PIPES SHALL BE SOLID PIPE OF SIMILAR MATERIAL.
100. STONE PAVERS PLACED ON ADJUSTABLE SUPPORT SYSTEM O/ DECKING BY: PLI-DECK SYSTEMS, INC, ESR-2097. INSTALLATION SHALL BE IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS. (ASTM RC-457-87) - SLOPE 1/4" PER FOOT. TO DRAIN. OVER 3/4" PLYWOOD OVER 2X SLEEPERS AT 16" O.C. OVER STRUCTURAL SHEATHING AND JOISTS, PER STRUCT. PLANS. SEE PLAN FOR INDICATION OF SLOPE DIRECTION.
101. (1) LAYER 5/8", TYPE "X" GYP. BRD., THROUGHOUT
102. GARAGE SIDE OF WALLS & CEILING SHALL BE PROTECTED WITH (1) LAYER OF 5/8" TYPE"X" GYP. BRD.
103. INSULATION:

• AT ROOF W/ VENTED ATTIC OR VENTED JOIST BAYS, MIN. 1" CLEAR ABOVE. →	R-30 BATT INSULATION
• AT NON-VENTED FLAT ROOF OR DECK OVER INTERIOR CONDITIONED SPACE. →	R-30 SPRAY FOAM AT UNDERSIDE OF ROOF/DECK SHEATHING.
• AT EXTERIOR STUD WALLS, WALL BETWEEN GARAGE AND RESIDENCE →	R-21 BATT INSULATION
• AT STUDS ADJACENT TO EXTERIOR RETAINING WALLS →	R-13 BATT INSULATION
• NOTE: INSULATE ALL INTERIOR WALLS WITH R-15 AND R-30 AT INTERIOR FLOORS	

104. OVERHANG/PARAPET ASSEMBLY - REFER TO DETAIL.
105. EXTERIOR FINISH PER ROOF PLAN.

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 3" IN THICKNESS (1 MAX. 30 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 3/4" GALVANIZED CORROSION RESISTANT, 0.030" THICK, WALL TIES. (ALT. 0.148 DIA. WIRE -#8 B/K CASE) USE 8d RING SHANK NAIL MIN. 1-1/2" PENETRATION INTO THE STUD, TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE LIP OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. - #8 B/K CASE. JOINT REINFORCEMENT TO BE CONTINOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS:
MINIMUM OF ONE LAYER 15# FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
FOR PLASTER, SIDING, AND VENEER OVER WOOD BASE SHEATHING:
TWO LAYERS OF GRADE D OR 60 MINUTE GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.

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CUSTOM RESIDENCE

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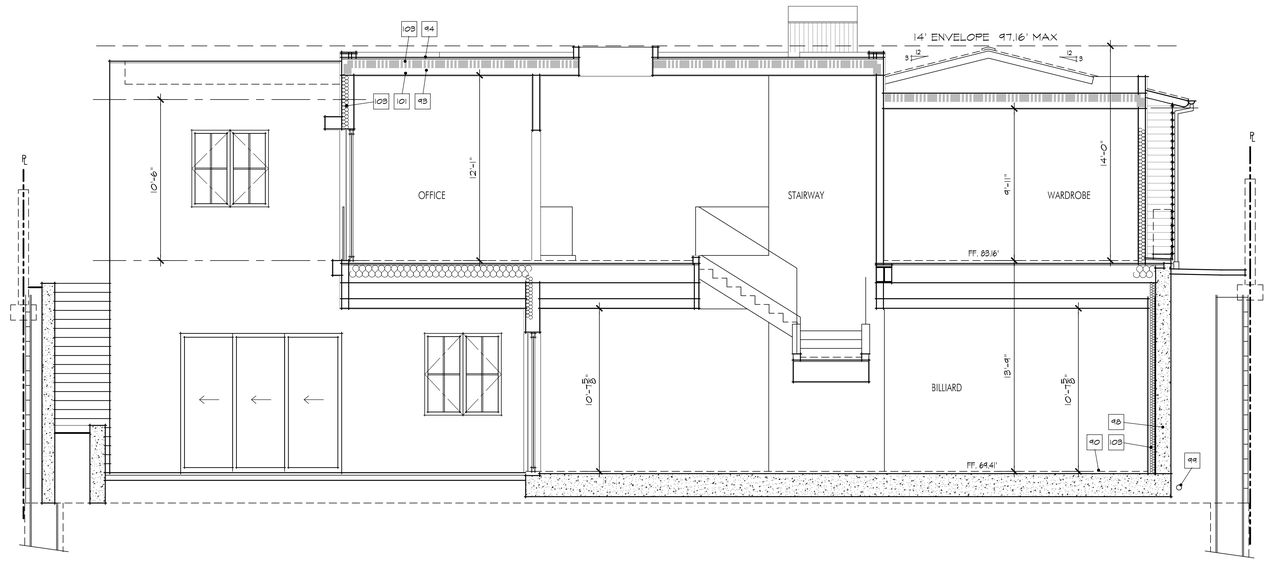
Sections

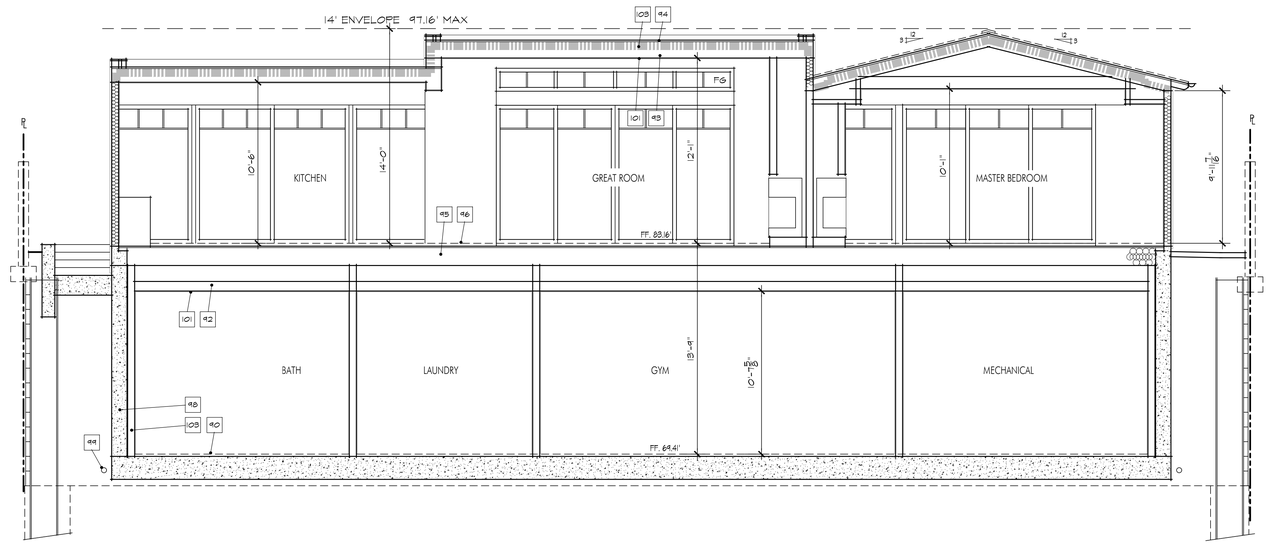
Job Number -
Scale
Date 2-12-21

A11



SECTION E

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



SECTION F

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

Section Notes

40. 1 3/4" FLOOR "SANDWICH" OVER CONCRETE HOUSE SLAB, SEE FOUNDATION PLAN
41. CONCRETE GARAGE SLAB, SEE FOUNDATION PLAN
42. CEILING FRAMING, SEE STRUCTURAL PLANS/NOTES FOR SIZE AND SPACING
43. ROOF FRAMING, SEE FRAMING PLAN FOR SIZE AND SPACING
44. ROOF SHEATHING, SEE FRAMING PLAN
45. FLOOR FRAMING, SEE FRAMING PLAN
46. 2 1/4" FLOOR "SANDWICH" OVER 1 1/8" T&G SHEATHING GLUED AND SCREWED.
47. 4" THK. HARDROCK CONCRETE PLACED O/ GARAGE FLOOR FRAMING, SLOPED 2% MIN.
48. CONCRETE RETAINING WALL PER STRUCTURAL PLANS, PROVIDE TREMCO PARASEAL LG HOPE/BENTONITE SHEET MEMBRANE PER ICC ESR-2843 PER SPEC. SHEETS OR EQUAL, AS SELECTED BY CONTRACTOR.
49. SUB-DRAIN SYSTEM: SUB-DRAINS SHALL BE INSTALLED PER SOILS REPORT. SUB-DRAIN SYSTEM SHALL BE INSTALLED BEHIND RETAINING WALLS AND AT A MINIMUM THEY SHALL CONSIST OF FOUR-INCH DIAMETER SCH 40 OR SDR 35 PERFORATED PIPE SURROUND WITH ONE CUBIC FOOT , PER LINEAL PIPE FOOT, OF 3/4-INCH GRAVEL. THE GRAVEL SHALL BE WRAPPED IN FILTER FABRIC. OUTLET PIPES SHALL BE SOLID PIPE OF SIMILAR MATERIAL.
100. STONE PAVERS PLACED ON ADJUSTABLE SUPPORT SYSTEM O/ DECKING BY: PLI-DECK SYSTEMS, INC, ESR-2097. INSTALLATION SHALL BE IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS. (ASTM RC-457-87) - SLOPE 1/4" PER FOOT. TO DRAIN. OVER 3/4" PLYWOOD OVER 2X SLEEPERS AT 16" O.C. OVER STRUCTURAL SHEATHING AND JOISTS, PER STRUCT. PLANS. SEE PLAN FOR INDICATION OF SLOPE DIRECTION.
101. (1) LAYER 5/8", TYPE 'X' GYP. BRD., THROUGHOUT
102. GARAGE SIDE OF WALLS & CEILING SHALL BE PROTECTED WITH (1) LAYER OF 5/8" TYPE'X" GYP. BRD.
103. INSULATION:

• AT ROOF W/ VENTED ATTIC OR VENTED JOIST BAYS, MIN. 1" CLEAR ABOVE. →	R-30 BATT INSULATION
• AT NON-VENTED FLAT ROOF OR DECK OVER INTERIOR CONDITIONED SPACE. →	R-30 SPRAY FOAM AT UNDERSIDE OF ROOF/DECK SHEATHING.
• AT EXTERIOR STUD WALLS, WALL BETWEEN GARAGE AND RESIDENCE →	R-21 BATT INSULATION
• AT STUDS ADJACENT TO EXTERIOR RETAINING WALLS →	R-13 BATT INSULATION
• NOTE: INSULATE ALL INTERIOR WALLS WITH R-13 AND R-30 AT INTERIOR FLOORS	

104. OVERHANG/PARAPET ASSEMBLY - REFER TO DETAIL.
105. EXTERIOR FINISH PER ROOF PLAN.

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 3" IN THICKNESS (± MAX. 30 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 3/4" GALVANIZED CORROSION RESISTANT, 0.030" THICK, WALL TIES. (ALT. 0.148 DIA. WIRE -#8 B.W. GAGE) USE 8d RING SHANK NAIL, MIN. 1-1/2" PENETRATION INTO THE STUD, TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE LIP OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. - #8 B.W. GAGE. JOINT REINFORCEMENT TO BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS.
MINIMUM OF ONE LAYER ISH FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
FOR PLASTER SIDING, AND VENEER OVER WOOD BASE SHEATHING: TWO LAYERS OF GRADE D OR 60 MINUTE GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.

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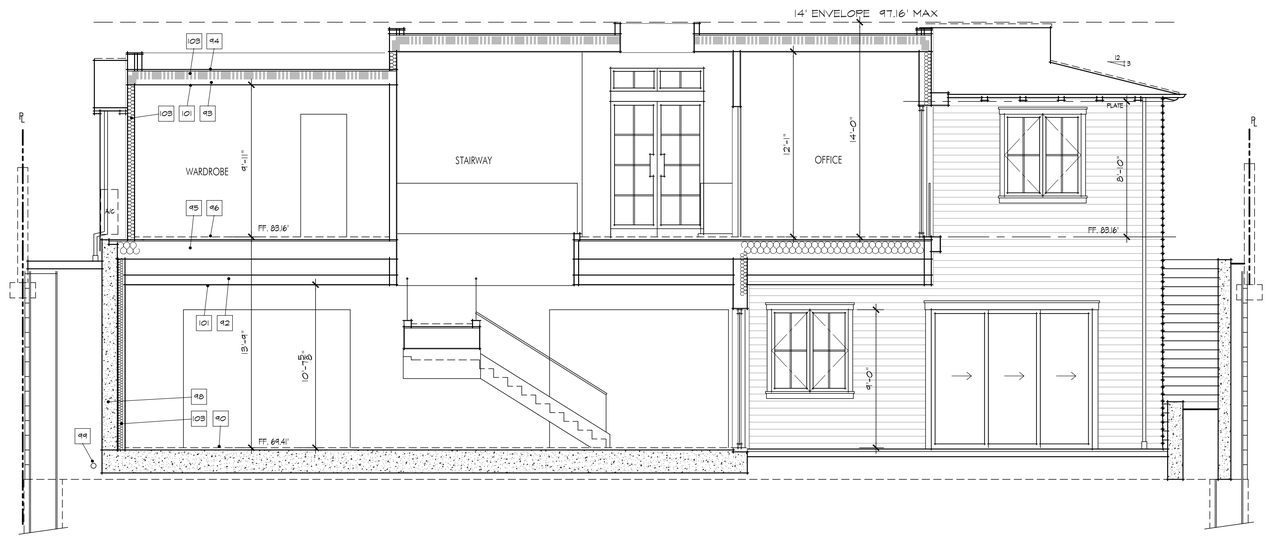
Sections

Job Number -
Scale
Date 2-12-21

A12



SECTION G

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

Section Notes

40. 1 3/4" FLOOR "SANDWICH" OVER CONCRETE HOUSE SLAB, SEE FOUNDATION PLAN
41. CONCRETE GARAGE SLAB, SEE FOUNDATION PLAN
42. CEILING FRAMING, SEE STRUCTURAL PLANS/NOTES FOR SIZE AND SPACING
43. ROOF FRAMING, SEE FRAMING PLAN FOR SIZE AND SPACING
44. ROOF SHEATHING, SEE FRAMING PLAN
45. FLOOR FRAMING, SEE FRAMING PLAN
46. 2 1/4" FLOOR "SANDWICH" OVER 1 1/8" T&G SHEATHING GLUED AND SCREWED.
47. 4" THK. HARDROCK CONCRETE PLACED O/ GARAGE FLOOR FRAMING, SLOPED 2% MIN.
48. CONCRETE RETAINING WALL PER STRUCTURAL PLANS, PROVIDE TREMCO PARASEAL LG HOPE/BENTONITE SHEET MEMBRANE PER ICC ESR-2843 PER SPEC. SHEETS OR EQUAL, AS SELECTED BY CONTRACTOR.
49. SUB-DRAIN SYSTEM. SUB-DRAINS SHALL BE INSTALLED PER SOILS REPORT. SUB-DRAIN SYSTEM SHALL BE INSTALLED BEHIND RETAINING WALLS AND AT A MINIMUM THEY SHALL CONSIST OF FOUR-INCH DIAMETER SCH 40 OR SDR 35 PERFORATED PIPE SURROUND WITH ONE CUBIC FOOT , PER LINEAL PIPE FOOT, OF 3/4-INCH GRAVEL. THE GRAVEL SHALL BE WRAPPED IN FILTER FABRIC. OUTLET PIPES SHALL BE SOLID PIPE OF SIMILAR MATERIAL.
100. STONE PAVERS PLACED ON ADJUSTABLE SUPPORT SYSTEM O/ DECKING BY: PLI-DECK SYSTEMS, INC, ESR-2097. INSTALLATION SHALL BE IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS. (ASTM RC-457-87) - SLOPE 1/4" PER FOOT. TO DRAIN. OVER 3/4" PLYWOOD OVER 2X SLEEPERS AT 16" O.C. OVER STRUCTURAL SHEATHING AND JOISTS, PER STRUCT. PLANS. SEE PLAN FOR INDICATION OF SLOPE DIRECTION.
101. (1) LAYER 5/8", TYPE 'X' GYP. BRD., THROUGHOUT
102. GARAGE SIDE OF WALLS & CEILING SHALL BE PROTECTED WITH (1) LAYER OF 5/8" TYPE'X' GYP. BRD.

103. INSULATION:

• AT ROOF W/ VENTED ATTIC OR VENTED JOIST BAYS, MIN. 1" CLEAR ABOVE. →	R-30 BATT INSULATION
• AT NON-VENTED FLAT ROOF OR DECK OVER INTERIOR CONDITIONED SPACE. →	R-30 SPRAY FOAM AT UNDERSIDE OF ROOF/DECK SHEATHING.
• AT EXTERIOR STUD WALLS, WALL BETWEEN GARAGE AND RESIDENCE →	R-21 BATT INSULATION
• AT STUDS ADJACENT TO EXTERIOR RETAINING WALLS →	R-13 BATT INSULATION
• NOTE: INSULATE ALL INTERIOR WALLS WITH R-15 AND R-30 AT INTERIOR FLOORS	

104. OVERHANG/PARAPET ASSEMBLY - REFER TO DETAIL.
105. EXTERIOR FINISH PER ROOF PLAN.

NATURAL STONE VENEER ATTACHMENT:

STONE VENEER NOT EXCEEDING 3" IN THICKNESS (# MAX. 30 LBS. PER S.F.) TO BE ANCHORED TO STUD WALL WITH 22 GA. X 3/4" GALVANIZED CORROSION RESISTANT, 0.030" THICK, WALL TIES. (ALT. 0.148 DIA WIRE -#8 B.W. GAGE) USE 8d RING SHANK NAIL, MIN. 1-1/2" PENETRATION INTO THE STUD. TIES TO BE SPACED SO AS TO SUPPORT NOT MORE THAN 24" O.C. HORIZONTALLY. TIES TO HAVE LIP OR HOOK ON EXTENDED LEG THAT WILL ENGAGE A HORIZONTAL JOINT REINFORCEMENT WIRE HAVING 0.148 DIA. - #8 B.W. GAGE. JOINT REINFORCEMENT TO BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

PLASTER, SIDING, VENEER UNDERLAYMENT:

FOR PLASTER AND VENEER OVER STUDS.
MINIMUM OF ONE LAYER #8 FELT FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, SHALL BE APPLIED OVER STUDS OF EXTERIOR WALLS.
FOR PLASTER SIDING, AND VENEER OVER WOOD BASE SHEATHING: TWO LAYERS OF GRADE D OR 60 MINUTE GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.

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Sections

Job Number -
Scale
Date 2-12-21

A13

Door Schedule

REF	WIDTH	HEIGHT	TYPE	THK.	TYPE	REMARKS	U-FACT	SHGC
1	6'-1"	8'-10"	PR. 3'-0 1/2"	-	-	TE, METAL/GLASS	0.30	0.22
2	2'-6"	8'-0"	S.C.	1 3/4"	-	-	-	-
3	3'-0"	8'-0"	S.C.	1 3/4"	-	-	-	-
4	2'-6"	8'-0"	S.C. POCKET	1 3/4"	-	-	-	-
5	2'-6"	8'-0"	S.C.	1 3/4"	-	-	-	-
6	2'-6"	8'-0"	S.C.	1 3/4"	-	-	-	-
7	3'-0"	8'-0"	S.C.	1 3/4"	-	-	-	-
8	2'-8"	8'-0"	S.C.	1 3/4"	-	-	-	-
9	2'-8"	8'-0"	S.C.	1 3/4"	-	-	-	-
10	PR 2'-6"	8'-6"	INTERIOR FRENCH	1 3/4"	-	TE	-	-
11	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
12	10'-6"	8'-6"	(3) PANEL 'OXO' SLIDER	-	-	TE	0.30	0.22
13	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
14	2'-10"	8'-6"	S.C.	1 3/4"	-	-	-	-
15	3'-3"	9'-0"	GLASS PIVOT DOOR	-	-	TE	-	-
16	10'-0"	9'-0"	(2) PANEL 'XO' SLIDER	-	-	TE	0.30	0.22
17	15'-6"	9'-0"	(4) PANEL 'OXXO' POCKET MULTI-SLIDE	-	-	TE	0.30	0.22
18	3'-0"	8'-0"	S.C.	1 3/4"	-	-	-	-
19	3'-0"	8'-0"	S.C.	1 3/4"	-	-	-	-
20	12'-6"	9'-0"	(3) PANEL POCKET MULTI-SLIDE	-	-	TE	0.30	0.22
21	2'-6"	8'-6"	S.C.	1 3/4"	-	-	-	-
22	2'-6"	8'-6"	S.C.	1 3/4"	-	-	-	-
23	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
24	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
25	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
26	2'-10"	8'-6"	S.C.	1 3/4"	-	-	-	-
27	2'-6"	8'-6"	S.C.	1 3/4"	-	TE	-	-
28	2'-8"	8'-6"	S.C.	1 3/4"	-	TIGHT FITTING, SELF-CLOSING, SC	-	-
29	3'-0"	8'-0"	S.C.	1 3/4"	-	-	-	-

REF	WIDTH	HEIGHT	TYPE	THK.	TYPE	REMARKS	U-FACT	SHGC
30	8'-11"	7'-11 1/2"	(4) PANEL SECTIONAL	-	-	-	-	-
31	17'-8"	7'-11 1/2"	(4) PANEL SECTIONAL	-	-	-	-	-
32	-	-	-	-	-	-	-	-
33	-	-	-	-	-	-	-	-
34	-	-	-	-	-	-	-	-
35	10'-6"	9'-0"	(3) PANEL 'OXX' SLIDER	-	-	TE	0.30	0.22
36	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
37	9'-10 1/2"	9'-0"	(3) PANEL POCKET MULTI-SLIDE	-	-	TE	0.30	0.22
38	7'-0"	8'-6"	S.C. WARDROBE	1 3/4"	-	-	-	-
39	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
40	2'-10"	8'-6"	FRENCH	1 3/4"	-	TE	0.30	0.22
41	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
42	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
43	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
44	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
45	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
46	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
47	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
48	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
49	3'-0"	8'-0"	S.C.	1 3/4"	-	-	-	-
50	10'-10 1/2"	9'-0"	POCKET DOOR	-	-	-	-	-
51	11'-8"	9'-0"	POCKET DOOR	-	-	-	-	-
52	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
53	2'-8"	8'-6"	S.C.	1 3/4"	-	-	-	-
54	3'-0"	8'-6"	S.C.	1 3/4"	-	-	-	-
55	9'-10 1/2"	9'-0"	(3) PANEL POCKET MULT-SLIDE	-	-	TE	0.30	0.22

Door Notes

1. ALL EXTERIOR GLAZED DOORS ARE TO BE TEMPERED DUAL GLAZED - LOW -E (U.N.O.) .
2. ALL EXTERIOR SLIDING AND FRENCH DOORS TO BE METAL FRAMED TYPE.
3. DOOR HEIGHTS ARE MEASURED ABOVE FINISHED FLOORS UNDERCUTS TO BE COORDINATED WITH OWNER.
4. PROVIDE KERF CUT ON DOOR FRAMES COORDINATE MILLWORK DETAIL WITH INTERIOR DESIGNER
5. REFER TO ENERGY CALCULATIONS FOR ADDITIONAL REQUIREMENTS
6. OBSCURE GLAZING TYPE SHALL BE COORDINATED WITH OWNER.
7. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

TE TEMPERED
OBS OBSCURE GLAZING
DG DUAL GLAZED
S.C. SOLID CORE
PR. PAIR

Window Schedule

REF	WIDTH	HEIGHT	TYPE	TYPE	REMARKS	U-FACT	SHGC
A	2'-6"	4'-8"	CASEMENT	-	TE, OBS	0.30	0.22
B	6'-0"	5'-4"	DBL. CASEMENT	-	-	0.30	0.22
C	2'-0"	5'-4"	CASEMENT	-	-	0.30	0.22
D	2'-0"	5'-4"	CASEMENT	-	-	0.30	0.22
E	2'-0"	5'-4"	CASEMENT	-	-	0.30	0.22
F	2'-0"	5'-4"	CASEMENT	-	-	0.30	0.22
G	5'-0"	5'-4"	DBL. CASEMENT	-	-	0.30	0.22
H	5'-0"	5'-0"	DBL. CASEMENT	-	TE	0.30	0.22
J	6'-0"	5'-0"	DBL. CASEMENT	-	TE	0.30	0.22
K	5'-0"	5'-0"	DBL. CASEMENT	-	TE	0.30	0.22
L	8'-2'-3" L=5'-3"	9'-0"	BUTT GLAZED FIXED	-	TE	0.30	0.22
M	8'-8'-3" L=2'-3"	9'-0"	BUTT GLAZED FIXED	-	TE	0.30	0.22
N	15'-6"	1'-6"	FIXED	-	-	0.30	0.22
P	3'-0"	5'-0"	CASEMENT	-	-	0.30	0.22
Q	3'-0"	5'-0"	CASEMENT	-	-	0.30	0.22
R	2'-0"	5'-0"	CASEMENT	-	TE, OBS	0.30	0.22
S	3'-0"	4'-6"	FIXED	-	OBS	0.30	0.22
T	3'-2"	5'-0"	INTERIOR FIXED	-	-	-	-
U	4'-2"	9'-0"	INTERIOR FIXED	-	TE	-	-
V	4'-2"	9'-0"	INTERIOR FIXED	-	TE	-	-
W	8'-2'-3" L=5'-10 1/2"	9'-0"	BUTT GLAZED FIXED	-	TE	0.30	0.22
X	6'-1"	1'-6"	DBL. FIXED	-	TE	0.30	0.22
AA	5'-0"	6'-0"	DBL. CASEMENT	-	-	0.30	0.22
AB	5'-0"	6'-0"	DBL. CASEMENT	-	-	0.30	0.22

REF	WIDTH	HEIGHT	TYPE	TYPE	REMARKS	U-FACT	SHGC
AQ							
AR							
AS							
AT							
AV							
AW							
AX							
AY							
AZ							
BA							
BB							
BC							
BD							
BE							
BF							
BG							
BH							
BJ							
BK							
BL							
BM							
BN							
BP							
BQ							
BR							
BS							
BT							
BV							
BW							
BX							
BY							
BZ							
CA							
CB							
CG							
CD							
CE							

Window Notes

1. WINDOW TYPE: METAL FRAMED.
2. ALL WINDOW GLAZING TO BE DUAL GLAZED.
3. REFER TO ENERGY CALCULATIONS FOR ADDITIONAL REQUIREMENTS.
4. OBSCURE GLAZING TYPE SHALL BE SELECTED WITH OWNER.
5. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

TE TEMPERED
OBS OBSCURE GLAZING, OWNER TO SELECT
SPAN SPANDRAL GLAZING

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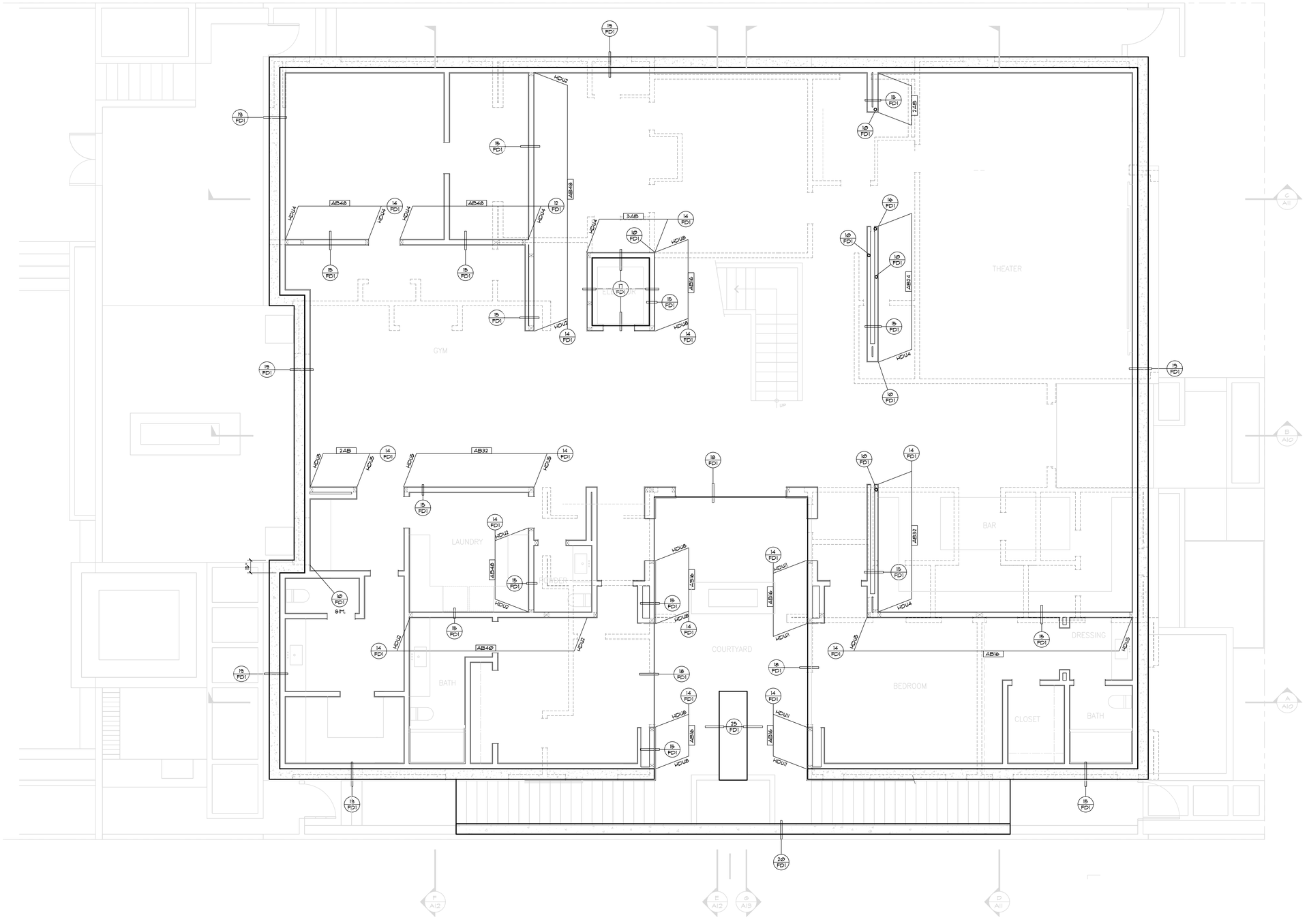
CUSTOM RESIDENCE
1921 SABRINA TERRACE • IRVINE TERRACE
CORONA DEL MAR • CA • 92625

Door & Window Schedules

Job Number -
Scale
Date 2-12-21

-
-

DWS



FOUNDATION PLAN

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

FOUNDATION NOTES:

ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTS DRAWINGS
ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO COMMENCING OF WORK.

1. ALL BEARING & SHEAR WALLS ARE TO BE SECURED WITH 5/8" DIAMETER BY 10" LONG ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE WITH A MAXIMUM SPACING OF 48" O.C. U.N.O.
   THERE SHALL BE A MINIMUM OF TWO ANCHORS PER PIECE OF FOUNDATION PLATE WITH ONE BOLT LOCATED WITHIN 12" MAX. & 4-1/2" MIN. OF EA. END OF EA. PIECE. SHEAR WALLS BOLTS SHALL HAVE A PROPERLY SIZED NUT AND A 3"x3"x.229" WASHER. THE WASHER MAY BE SLOT CUT PROVIDED A STANDARD CUT WASHER IS PROVIDE BETWEEN THE NUT AND WASHER. WASHER TO BE INSTALLED WITHIN A 1/2" OF THE SHEATHED SIDE OF THE PLATE.
   A STANDARD CUT WASHER MAY BE USED AT NON-SHEAR WALL LOCATIONS.
2. FOR ALL INTERIOR NON-SHEAR WALLS USE SIMPSON 0.145" DIAMETERS * 3" LONG PDP POWDER ACTUATED ANCHORS @ 24" O/C (ESR #2138 OR EQUAL)
3. INSTALL ALL SIMPSON (OR APPROVED EQUAL) FOUNDATION HARDWARE PER MANUFACTURERS RECOMMENDATIONS. DEEPEN FOOTING WHERE NECESSARY TO PROVIDE ANCHOR EMBEDMENT AT HOLDOWN LOCATIONS.
4. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUG FIR OR REDWOOD WITH SODIUM BORATE (SBX) OR DISODIUM OCTABORATE TETRAHYDRATE (DOT).

NOTE:

WHEN REQUIRED BY LOCAL BUILDING DEPARTMENT ALL ANCHOR BOLTS AND HOLDOWN BOLTS TO BE SET IN PLACE PRIOR TO CITY FOUNDATION INSPECTION

SOIL INFORMATION:

1. FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT ARE AS RECOMMENDED WITHIN THE OWNER/DEVELOPER'S SOILS ENGINEERS REPORT. SOILS ENGINEER TO PROVIDE FOUNDATION INSPECTOR AS OUTLINED IN LATEST SOIL REPORT.
2. OWNER/DEVELOPER AND SUBCONTRACTORS ARE TO REVIEW THE SOILS REPORT PRIOR TO COMMENCING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER AND SUBCONTRACTOR TO VERIFY THAT THE REPORT DATE ABOVE IS CURRENT AND PLAN REQUIREMENTS ARE CONSISTANT WITH ANY UPDATED SOIL REPORTS. ESI/FME IS TO BE SUPPLIED WITH ALL UPDATED REPORTS.

NON-SHADED FTG. 1 STORY
12" WIDE x12" DEEP FTG.
w/ 1-#4 TOP & BOTTOM CONT.

15" WIDE x 24" DEEP FTG.
w/ 2-#5 TOP & BOTTOM CONT.

MAT SLAB:
15" THICK MAT SLAB W/#5 BARS @ 12" O/C, E/W @ TOP & BOTTOM, OVER 3" WASTE SLAB, OVER WATER PROOFING MEMBRANE, OVER 3" WASTE SLAB, OVER 3/4" GRAVEL.

ANCHOR BOLT LEGEND:

AB48 : 5/8" DIA. X 12" ANCHOR BOLTS AT 48" O.C.
AB40 : 5/8" DIA. X 12" ANCHOR BOLTS AT 40" O.C.
AB32 : 5/8" DIA. X 12" ANCHOR BOLTS AT 32" O.C.
AB24 : 5/8" DIA. X 12" ANCHOR BOLTS AT 24" O.C.
AB16 : 5/8" DIA. X 12" ANCHOR BOLTS AT 16" O.C.
AB 8 : 5/8" DIA. X 12" ANCHOR BOLTS AT 8" O.C.

2AB : (2) 5/8" DIA X 12" ANCHOR BOLTS.
3AB : (3) 5/8" DIA. x 12" ANCHOR BOLTS.

2-#4 : PROVIDE A TOTAL OF 2 #4 AT TOP AND 2 #4 AT BOTTOM OF FOOTING, 3" PAST POSTS.
3-#4 : PROVIDE A TOTAL OF 3 #4 AT TOP AND 3 #4 AT BOTTOM OF FOOTING, 3" PAST POSTS.

HTT4 : (1) SIMPSON HTT4 PER POST.
HTT5 : (1) SIMPSON HTT5 PER POST.
HDU2 : (1) SIMPSON HDU2-SDS2.5 PER POST.
HDU5 : (1) SIMPSON HDU5-SDS2.5 PER POST.
HDU8 : (1) SIMPSON HDU8-SDS2.5 PER POST.
HDQ8 : (1) SIMPSON HDQ8-SDS3 PER POST.
HDU11 : (1) SIMPSON HDU11-SDS2.5 PER POST.
HDU14 : (1) SIMPSON HDU14-SDS2.5 PER POST.

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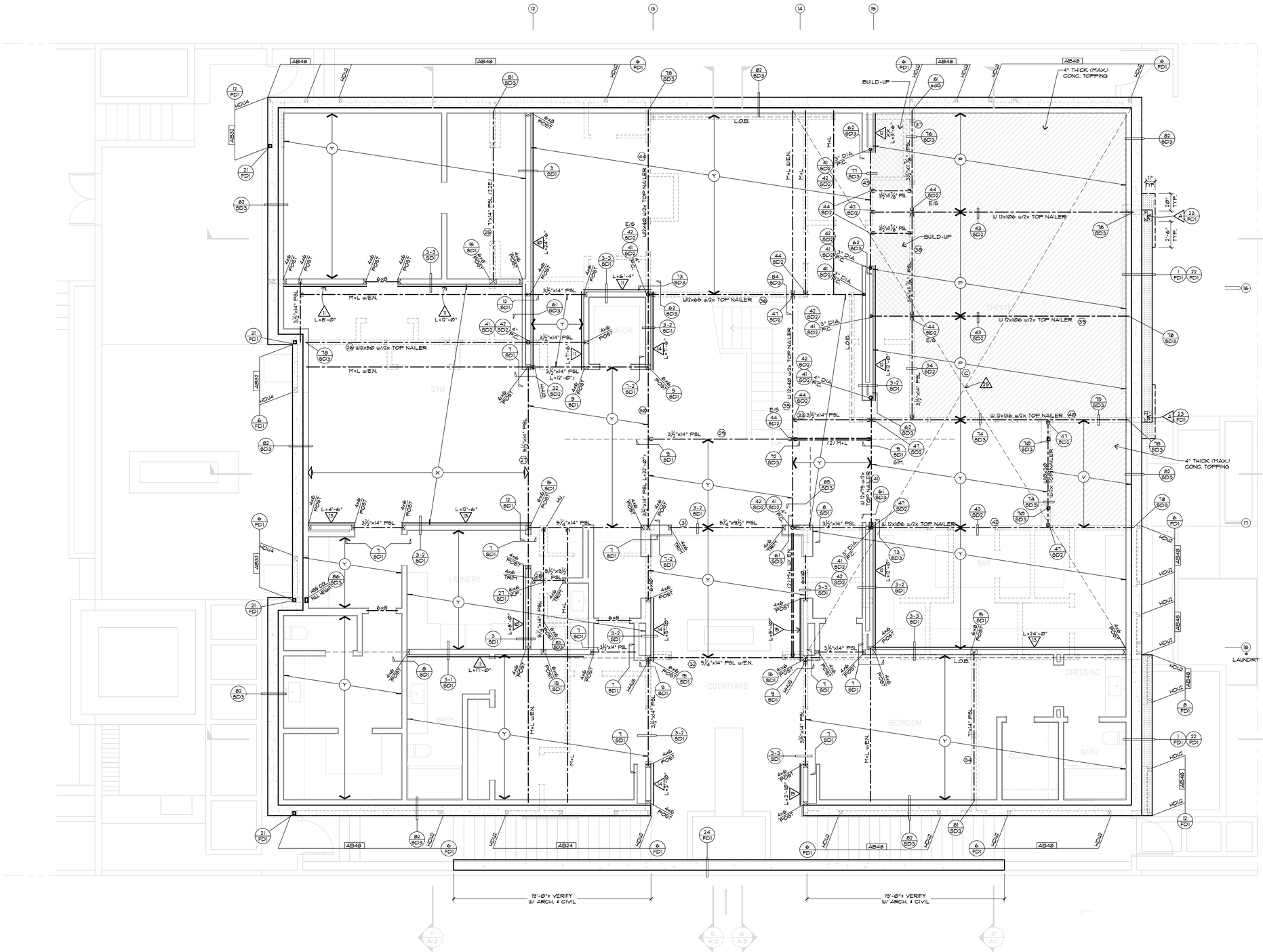
REGISTERED PROFESSIONAL ENGINEER
RICHARD M. FOX
No. 36840
CIVIL
STATE OF CALIFORNIA

CUSTOM RESIDENCE

1921 SABRINA TERRACE
CORONA DEL MAR CA 92625

FOUNDATION PLAN

DRAWN	
CHECKED	
DATE	07/17/2020
JOB NO.	L055
SHEET	S1
SHEET:	OF:



BASEMENT FRAMING PLAN

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

LATERAL SHEAR NOTES:

(2019 CBC, SDPWS-2015 ; SEISMIC DESIGN CATEGORY D & E)

(TABLE 4.3A, AFPA SDPWS-2015)

#	VERTICAL:	FRAMING MEMBERS DOUGLAS FIR-LARCH AT 16" O.C
10.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 6" O.C AT EDGES AND 12" O.C AT FIELD	.....260 PLF
11.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 4" O.C AT EDGES AND 12" O.C AT FIELD	.....350 PLF
12.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 3" O.C AT EDGES AND 12" O.C AT FIELD	.....490 PLF
13.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD	.....640 PLF
14.	1/2"(OR 15/32) WOOD STRUCTURAL PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD	.....770 PLF
15.	1/2"(OR 15/32) STRUCT. I WOOD PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD	.....870 PLF

#	HORIZONTAL: (3/8" @ CEILING LIDS, 15/32" @ ROOF SHTG) (3/8" PANEL VALUES AND NAILING BELOW MAY BE USED FOR 15/32" PANELS)	FRAMING MEMBERS DOUGLAS FIR-LARCH AT 24" O.C
20.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....240 PLF
21.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....320 PLF
22.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD	.....480 PLF
23.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD	.....545 PLF

#	HORIZONTAL:	FRAMING MEMBERS DOUGLAS FIR-LARCH AT 16" O.C
24.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....320 PLF
25.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....425 PLF
26.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD	.....640 PLF
27.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD	.....730 PLF

NOTES:

A. WOOD STRUCTURAL PANEL- MATERIAL APPROVED BY APA, PFS/TECO OR PITTSBURG TESTING LABORATORIES. THESE VALUES ARE FOR DOUG-FIR LARCH OR SOUTHERN PINE, OTHER LUMBER SPECIES MAY DIFFER IN SHEAR CAPACITIES.

B. PROVIDE 2X BLOCKING AT HORIZONTAL WOOD STRUCTURAL PANEL PANEL JOINTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X WHEN NAILING IS 2.5" O.C. OR LESS.

C. WHERE WOOD STRUCTURAL PANEL IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR WIDER AND NAILS STAGGERED ON EACH SIDE.

D. FOR SHEAR WALLS 12 TO 19, USE THE FOLLOWING:
1) USE 3x MEMBER @ PANEL JOINTS & HORIZONTAL BLOCKING
2) EDGE NAILING SHALL BE STAGGERED

E. 10d SHORT BOX NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS @ SHEAR WALLS ONLY.

F. REQUIRED STEEL PLATE WASHERS AT SHEAR WALLS ONLY (WHEN ANCHOR BOLTS ARE USED: 3" x 3" x .229" STEEL PLATE WASHERS ARE REQUIRED ON EACH ANCHOR BOLT (SDPWS SECT. 4.3.6.4.3) WASHER MAY BE SLOT CUT PROVIDED A STANDARD CUT WASHER IS PROVIDED BETWEEN THE WASHER AND NUT. WASHER TO BE INSTALLED WITHIN 1/2" OF SHEATHED SIDE OF PLATE.

G. A STANDARD CUT WASHER MAY BE USED AT ALL NON-SHEAR WALL LOCATIONS WITH ANCHOR BOLTS.

HORIZONTAL:
ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE I OR EXTERIOR

ROOF: JOIST SPACING EQUAL TO OR LESS THAN 24" O.C: 15/32"WOOD STRUCTURAL PANEL PII 32/16, WITH 8d'S AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
HORIZONTAL DIAPHRAGM VALUES FOR 3/8" WOOD STRUCTURAL PANELS MAY BE USED FOR 15/32" WOOD STRUCTURAL PANELS. U.N.O.

FLOOR: * JOIST SPACING EQUAL TO OR LESS THAN 16" O.C: 19/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 32/16, w/10d's AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
JOIST SPACING EQUAL TO OR LESS THAN 20" O.C: 19/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 40/20, w/10d's AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
JOIST SPACING EQUAL TO OR LESS THAN 24" O.C: 23/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 48/24, w/10d's AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
* PANEL EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH BLOCKING NOT REQUIRED WHEN LIGHTWEIGHT CONCRETE IS PLACED OVER SUBFLOOR.

FRAMING LEGEND:

- INDICATES SPAN AND DIRECTION OF ROOF JOISTS AND RAFTERS
- INDICATES SPAN AND DIRECTION OF TRUSSES
- INDICATES SPAN AND DIRECTION OF FLOOR JOISTS
- INDICATES SPAN AND DIRECTION OF CEILING JOISTS
- INDICATES SPAN AND DIRECTION OF DECK JOISTS (SLOPED AS REQUIRED)

A 2X6 AT 12" O.C
B 2X6 AT 16" O.C
C 2X6 AT 24" O.C
D 2X8 AT 12" O.C
E 2X8 AT 16" O.C
F 2X8 AT 24" O.C
G 2X10 AT 12" O.C
H 2X10 AT 16" O.C
J 2X10 AT 24" O.C
K (2)2X10 AT 16" O.C
L 2X12 AT 12" O.C
M 2X12 AT 16" O.C
N 1 3/4" x 11 7/8" M=L @ 16" O.C.
P 1 3/4" x 11 7/8" M=L @ 12" O.C.
T TRUSS AT 24" O.C

I-JOIST TABLE		
MARK	SPACING	SIZE & MANUFACTURER' OPTIONS
Q-	I-JOIST @ 12" O.C.	o) 9 1/2" TJI / 230
R-	I-JOIST @ 16" O.C.	
S-	I-JOIST @ 19.2" O.C.	
U-	I-JOIST @ 12" O.C.	o) 11 7/8" TJI / 360
V-	I-JOIST @ 16" O.C.	o) 11 7/8" TJI / 560
W-	I-JOIST @ 19.2" O.C.	
X-	I-JOIST @ 12" O.C.	o) 14" TJI / 360
Y-	I-JOIST @ 16" O.C.	o) 14" TJI / 560
Z-	I-JOIST @ 19.2" O.C.	

G=L INDICATES (1) 1 3/4" x 11 7/8" GANGLAM LVL 1.8 E
GLB GLULAM BEAM
M=L INDICATES (1) 1 3/4" x 11 7/8" MICROLAM 1.9E
PSL= INDICATES PARALLAM 2.0E
LSL=TIMBERSTRAND 1.55E

(#) HEADERS AND BEAMS, REFER TO ENGINEERING CALCS.

▮▮▮▮▮ INDICATES INTERIOR BEARING WALL

NOTE: APPLY SHEAR PRIOR TO FRAMING OF △ & PERPENDICULAR WALL AND/OR BOX-OUTS. (WHERE APPLICABLE)

FRAMING NOTES LEGEND	SPN=SOLE PLATE NAILING
MARK: DESCRIPTION	NAILS= 16d BOX
SPN12: 16d SOLE PLATE NAILING @ 12" O.C.	
SPN10: 16d SOLE PLATE NAILING @ 10" O.C.	
SPN8: 16d SOLE PLATE NAILING @ 8" O.C.	
SPN6: 16d SOLE PLATE NAILING @ 6" O.C.	
SPN4: 16d SOLE PLATE NAILING @ 4" O.C.	
SPN3: 16d SOLE PLATE NAILING @ 3" O.C. STAGGERED	
SPN2: 16d SOLE PLATE NAILING @ 2" O.C. STAGGERED	

XX = INDICATES LATERAL ENHANCEMENT. WALL NOT CONSIDERED IN LATERAL ANALYSIS.

◯ SHEAR WALL GRID LINE REFERENCE STRUCTURAL CALCS

HARDY FRAME SCHEDULE
- FIELD VERIFY ALL HFX HEIGHTS, SPECIAL ORDER CUSTOM HEIGHT AS REQUIRED - ALL HFX'S ON SLAB MUST BE INSTALLED ON DRY PACK, (NOT WOOD SILL PLATE)

HFX #	HFX SIZE
1	HFX 12 x 8 x 1-3/4 STD.

NOTE:
FOR FOUNDATION NOTES AND ADDITIONAL INFORMATION SEE SHEET 'S1'

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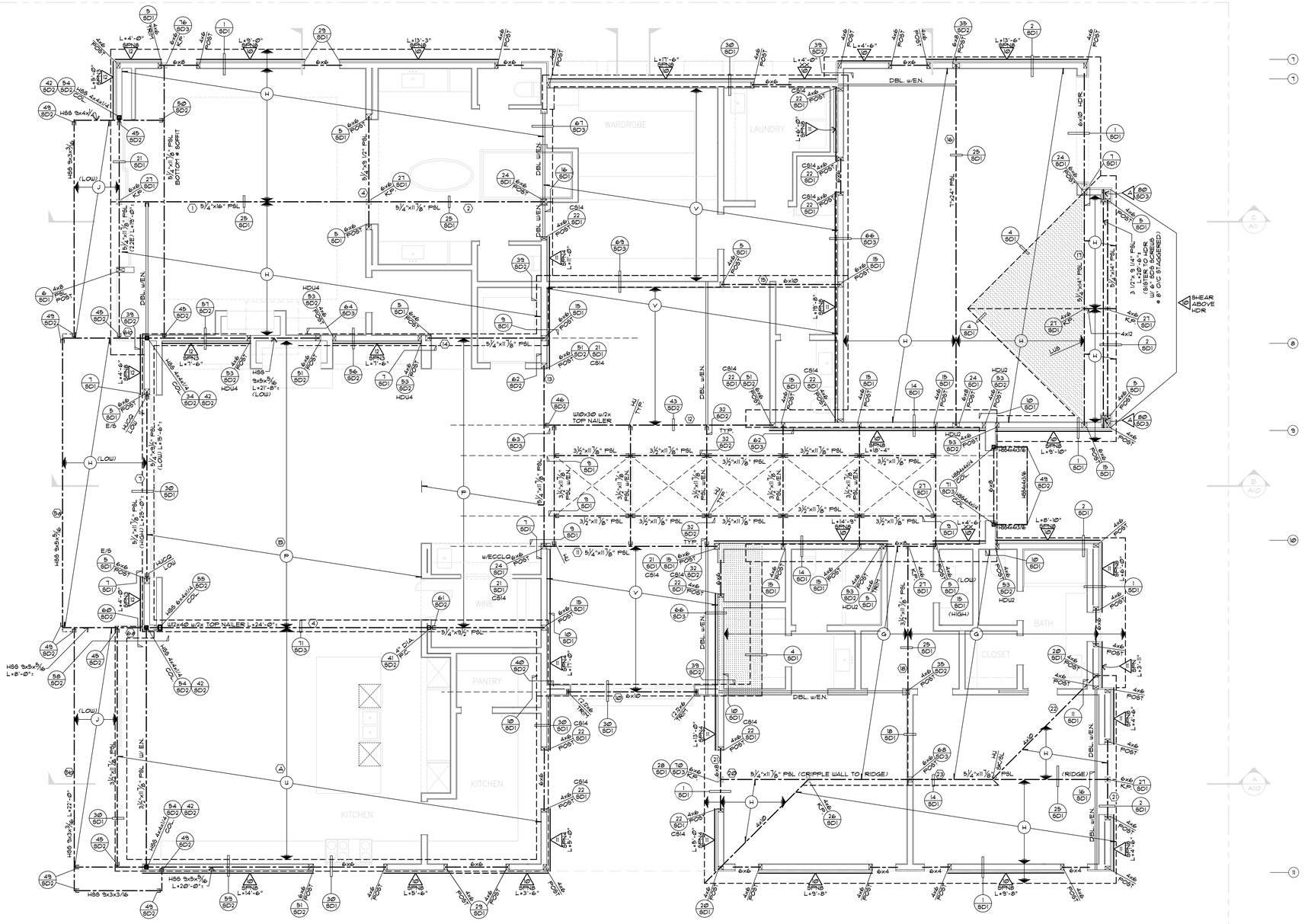
CUSTOM RESIDENCE
1921 SABRINA TERRACE
CORONA DEL MAR CA 92625

BASEMENT FRAMING PLAN

DRAWN	
CHECKED	
DATE	07/17/2020
JOB NO.	L055
SHEET	S2
SHEET:	OF:



ROOF FRAMING PLAN

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

LATERAL SHEAR NOTES:

(2019 CBC, SDPWS-2015 ; SEISMIC DESIGN CATEGORY D & E)

(TABLE 4.3A, AFPA SDPWS-2015)

#	VERTICAL:	FRAMING MEMBERS DOUGLAS FIR-LARCH AT 16" O.C
10.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 6" O.C AT EDGES AND 12" O.C AT FIELD	.....260 PLF
11.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 4" O.C AT EDGES AND 12" O.C AT FIELD	.....350 PLF
12.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 3" O.C AT EDGES AND 12" O.C AT FIELD	.....490 PLF
13.	3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD	.....640 PLF
14.	1/2"(OR 15/32) WOOD STRUCTURAL PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD	.....770 PLF
15.	1/2"(OR 15/32) STRUCT. I WOOD PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD	.....870 PLF

#	HORIZONTAL: (3/8" @ CEILING LIDS, 15/32" @ ROOF SHTG) (3/8" PANEL VALUES AND NAILING BELOW MAY BE USED FOR 15/32" PANELS)	FRAMING MEMBERS DOUGLAS FIR-LARCH AT 24" O.C
20.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....240 PLF
21.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....320 PLF
22.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD	.....480 PLF
23.	BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD	.....545 PLF

#	HORIZONTAL:	FRAMING MEMBERS DOUGLAS FIR-LARCH AT 16" O.C
24.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....320 PLF
25.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD	.....425 PLF
26.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD	.....640 PLF
27.	BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD	.....730 PLF

NOTES:

A. WOOD STRUCTURAL PANEL- MATERIAL APPROVED BY APA, PFS/TECO OR PITTSBURG TESTING LABORATORIES THESE VALUES ARE FOR DOUG-FIR LARCH OR SOUTHERN PINE, OTHER LUMBER SPECIES MAY DIFFER IN SHEAR CAPACITIES.

B. PROVIDE 2X BLOCKING AT HORIZONTAL WOOD STRUCTURAL PANEL PANEL JOINTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X WHEN NAILING IS 2.5" O.C. OR LESS.

C. WHERE WOOD STRUCTURAL PANEL IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR WIDER AND NAILS STAGGERED ON EACH SIDE.

D. FOR SHEAR WALLS 12 TO 19, USE THE FOLLOWING:
1) USE 3x MEMBER @ PANEL JOINTS & HORIZONTAL BLOCKING
2) EDGE NAILING SHALL BE STAGGERED

E. 10d SHORT BOX NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS @ SHEAR WALLS ONLY.

F. REQUIRED STEEL PLATE WASHERS AT SHEAR WALLS ONLY (WHEN ANCHOR BOLTS ARE USED: 3" x 3" x .229" STEEL PLATE WASHERS ARE REQUIRED ON EACH ANCHOR BOLT (SDPWS SECT. 4.3.6.4.3) WASHER MAY BE SLOT CUT PROVIDED A STANDARD CUT WASHER IS PROVIDED BETWEEN THE WASHER AND NUT. WASHER TO BE INSTALLED WITHIN 1/2" OF SHEATHED SIDE OF PLATE.

G. A STANDARD CUT WASHER MAY BE USED AT ALL NON-SHEAR WALL LOCATIONS WITH ANCHOR BOLTS.

HORIZONTAL:
ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE I OR EXTERIOR

ROOF: JOIST SPACING EQUAL TO OR LESS THAN 24" O.C: 15/32"WOOD STRUCTURAL PANEL PII 32/16, WITH 8d'S AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
HORIZONTAL DIAPHRAGM VALUES FOR 3/8" WOOD STRUCTURAL PANELS MAY BE USED FOR 15/32" WOOD STRUCTURAL PANELS. U.N.O.

FLOOR: * JOIST SPACING EQUAL TO OR LESS THAN 16" O.C: 19/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 32/16, w/10d's AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
JOIST SPACING EQUAL TO OR LESS THAN 20" O.C: 19/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 40/20, w/10d's AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
JOIST SPACING EQUAL TO OR LESS THAN 24" O.C: 23/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 48/24, w/10d's AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
* PANEL EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH BLOCKING NOT REQUIRED WHEN LIGHTWEIGHT CONCRETE IS PLACED OVER SUBFLOOR.

FRAMING LEGEND:

- INDICATES SPAN AND DIRECTION OF ROOF JOISTS AND RAFTERS
- INDICATES SPAN AND DIRECTION OF TRUSSES
- INDICATES SPAN AND DIRECTION OF FLOOR JOISTS
- INDICATES SPAN AND DIRECTION OF CEILING JOISTS
- INDICATES SPAN AND DIRECTION OF DECK JOISTS (SLOPED AS REQUIRED)

A	2X6 AT 12" O.C
B	2X6 AT 16" O.C
C	2X6 AT 24" O.C
D	2X8 AT 12" O.C
E	2X8 AT 16" O.C
F	2X8 AT 24" O.C
G	2X10 AT 12" O.C
H	2X10 AT 16" O.C
J	2X10 AT 24" O.C
K	(2)2X10 AT 16" O.C
L	2X12 AT 12" O.C
M	2X12 AT 16" O.C
N	1 3/4" x 11 7/8" M=L @ 16" O.C.
P	1 3/4" x 11 7/8" M=L @ 12" O.C.
T	TRUSS AT 24" O.C

I-JOIST TABLE

MARK	SPACING	SIZE & MANUFACTURER OPTIONS
Q-	I-JOIST @ 12" O.C.	a) 9 1/2" TJI / 230
R-	I-JOIST @ 16" O.C.	
S-	I-JOIST @ 19.2" O.C.	
U-	I-JOIST @ 12" O.C.	a) 11 7/8" TJI / 360 b) 11 7/8" TJI / 560
V-	I-JOIST @ 16" O.C.	
W-	I-JOIST @ 19.2" O.C.	
X-	I-JOIST @ 12" O.C.	a) 14" TJI / 360 b) 14" TJI / 560
Y-	I-JOIST @ 16" O.C.	
Z-	I-JOIST @ 19.2" O.C.	

G=L INDICATES (1) 1 3/4" x 11 7/8" GANGLAM LVL 1.8 E
GLB GLULAM BEAM
M=L INDICATES (1) 1 3/4" x 11 7/8" MICROLAM 1.9E
PSL= INDICATES PARALLAM 2.0E
LSL=TIMBERSTRAND 1.55E

(F) HEADERS AND BEAMS, REFER TO ENGINEERING CALCS.

▮▮▮▮▮ INDICATES INTERIOR BEARING WALL

NOTE: APPLY SHEAR PRIOR TO FRAMING OF
△ × PERPENDICULAR WALL AND/OR BOX-OUTS. (WHERE APPLICABLE)

FRAMING NOTES LEGEND SPN=SOLE PLATE NAILING
MARK: DESCRIPTION NAILS= 16d BOX

SPN12: 16d SOLE PLATE NAILING @ 12" O.C.
SPN10: 16d SOLE PLATE NAILING @ 10" O.C.
SPN8: 16d SOLE PLATE NAILING @ 8" O.C.
SPN6: 16d SOLE PLATE NAILING @ 6" O.C.
SPN4: 16d SOLE PLATE NAILING @ 4" O.C.
SPN3: 16d SOLE PLATE NAILING @ 3" O.C. STAGGERED
SPN2: 16d SOLE PLATE NAILING @ 2" O.C. STAGGERED

XX = INDICATES LATERAL ENHANCEMENT. WALL NOT CONSIDERED IN LATERAL ANALYSIS.

◯ SHEAR WALL GRID LINE REFERENCE STRUCTURAL CALCS

HARDY FRAME SCHEDULE

- FIELD VERIFY ALL HFX HEIGHTS, SPECIAL ORDER CUSTOM HEIGHT AS REQUIRED
- ALL HFX'S ON SLAB MUST BE INSTALLED ON DRY PACK, (NOT WOOD SILL PLATE)

HFX #	HFX SIZE
1	HFX 12 x 8 x 1 1/8 STD.

REVISIONS	BY

ESI/FME, INC.
STRUCTURAL ENGINEERS
1800 E. 16TH ST. STE. B
SANTA ANA, CA 92701
(714) 835-1600
FAX: 714-835-2819

REGISTERED PROFESSIONAL ENGINEER
RICHARD MARK ESSER
No. 36840
CIVIL
STATE OF CALIFORNIA

CUSTOM RESIDENCE
1921 SABRINA TERRACE
CORONA DEL MAR CA 92625

DRAWN	
CHECKED	
DATE	07/17/2020
JOB NO.	L055
SHEET	S3
SHEET:	OF:

LEGEND

▬▬	—	BLOCK WALL
-□-□-□-	—	WROUGHT IRON FENCE (WIF)
AC	—	ASPHALT PAVEMENT
CATV	—	CABLE TV BOX
℄	—	CENTERLINE
EG	—	EDGE OF GUTTER
FF	—	FINISH FLOOR
FFG	—	FINISH FLOOR GARAGE
FH	—	FIRE HYDRANT
FL	—	FLOWLINE
FS	—	FINISHED SURFACE
GM	—	GAS METER
NG	—	NATURAL GROUND
SLPB	—	STREET LIGHT PULL BOX
TC	—	TOP OF CURB
WIF	—	WROUGHT IRON FENCE
WM	—	WATER METER
WV	—	WATER VALVE
( )	—	EXISTING ELEVATION
○	—	SEARCHED FOUND NOTHING, SET NOTHING
TBM	—	TEMPORARY BENCH MARK SET ON A WATER METER (WM) ELEVATION = 81.61 FEET

— CONCRETE SURFACE

— GRASS

TITLE REPORT/EASEMENT NOTES

1921 SABRINA TERRACE
CORONA DEL MAR, CA 92625
APN: 050-343-04

NO TITLE REPORT PROVIDED.

LEGAL DESCRIPTION

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

LOT 123 OF TRACT NO. 2813, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 94, PAGES 45 TO 47 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION

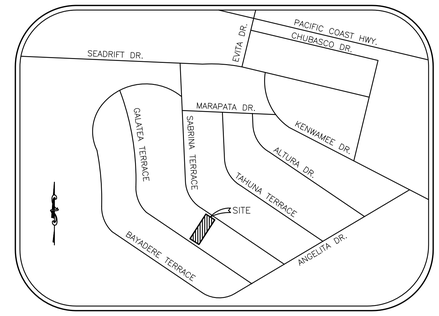
BENCHMARK NO: 3K-46-91

DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-46-91", SET IN THE WESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND NEWPORT CENTER DRIVE, 65 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 185 FT. NORTHWESTERLY OF THE CENTERLINE OF NEWPORT CENTER DRIVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK

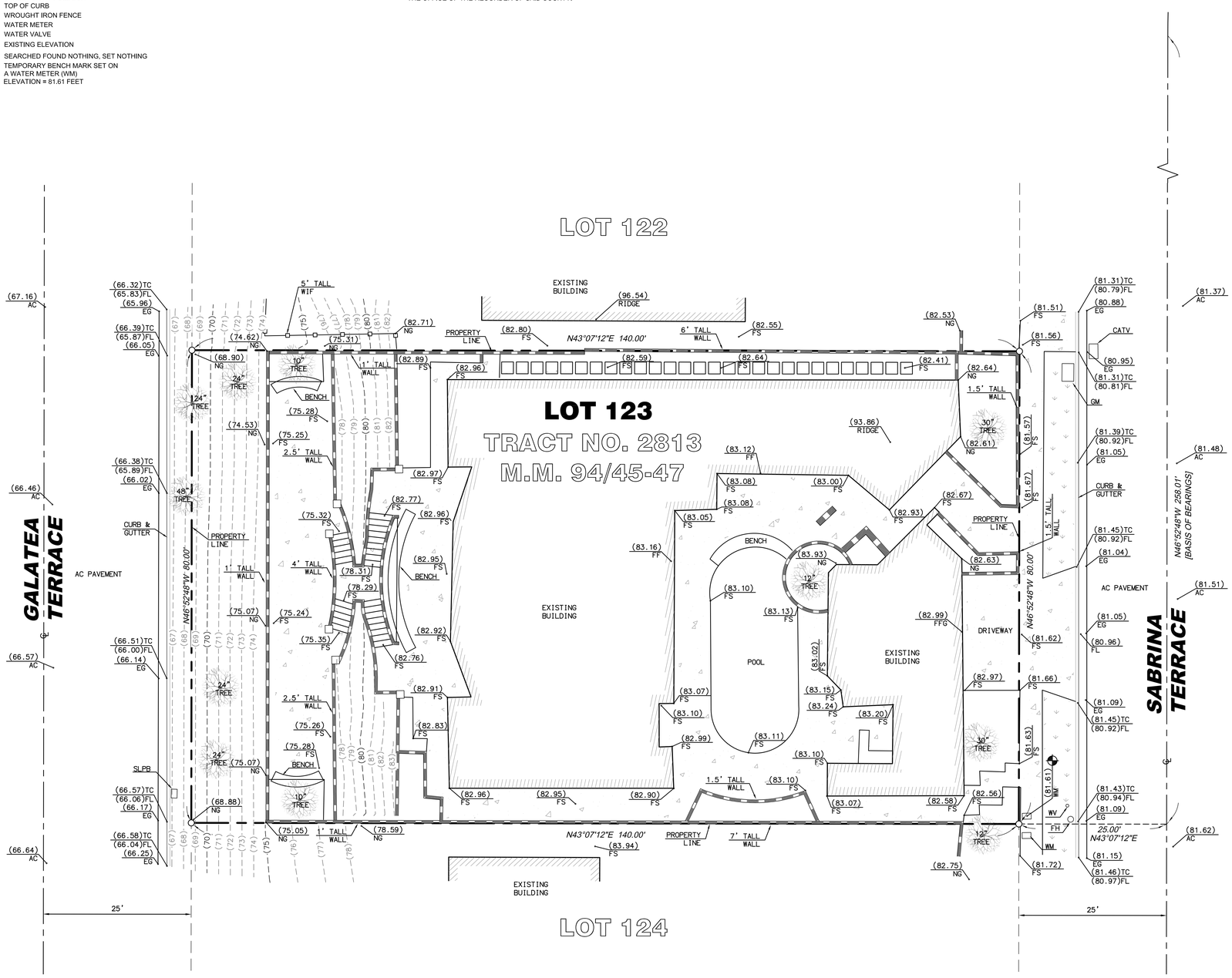
ELEVATION: 95.484 FEET (NAVD88), YEAR LEVELED 1991

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE CENTERLINE OF SABRINA TERRACE BEING N46°52'48"W AS SHOWN ON TRACT NO. 2813, M.M. 94/45-47, RECORDS OF ORANGE COUNTY.



VICINITY MAP
NO SCALE



GRAPHIC SCALE

4 0 2 4 8 16
(IN FEET)
1 INCH = 8 FT.

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.

PROFESSIONAL LAND SURVEYOR
PAUL DOMINICK CRAFT
No. 8516
Exp. 12/31/18
STATE OF CALIFORNIA

PAUL D. CRAFT, P.L.S. 8516 DATE
LICENSE RENEWAL DATE 12/31/18

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

PROJECT SURVEYOR

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

DATE	SCALE	DRAWN	CHECKED
5/18/2017	1" = 8'	J. A. H	P. D. C.

SHEET TITLE: TOPOGRAPHIC SURVEY

PROJECT: 1921 SABRINA TERRACE
CORONA DEL MAR, CA 92625
APN: 050-343-04

SHEET NO. 1 OF 1

JN: 17044

CITY OF NEWPORT BEACH, CALIFORNIA
COUNTY OF ORANGE

PRECISE GRADING PLAN

1921 SABRINA TERRACE
CORONA DEL MAR, CA 92625
APN: 050-343-04

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
2. DUST SHALL BE CONTROLLED BY WATERING AND/OF JUST PALLIATIVE.
3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING CONSTRUCTION PERIOD.
4. 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.
5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
6. THE STAMPED SET OF THE APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
8. APPROVED SHORING, DRAINAGE PROVISION AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
9. CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
10. 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.
11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDINGS AND SLOPE AREAS.
12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
13. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC (SDR 35) WITH GLUED JOINTS.
14. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE, SHALL BE ALLOWED TO ENTER STREETS CURBS, GUTTERS OR STORM DRAINS. ALL MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE.

GRADING NOTES

1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
2. FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
3. ALL FILLS SHALL BE COMPACTED THROUGHOUT TO THE MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TEST 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.
4. 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.
5. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
9. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT THE MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLATWORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
10. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
11. 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 GEOLOGISTS SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
12. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATIONS AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
13. 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.
14. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
15. 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 BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE — CALL 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTES TO OWNER, CONTRACTOR, & ARCHITECT

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT IS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. NO UTILITY SEARCH WAS CONDUCTED. A UTILITY SEARCH BY THE CONTRACTOR SHALL BE CONDUCTED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND ON THE SITE AND TO NOTIFY THE OWNERS OF THE UTILITIES IMMEDIATELY UPON THEIR DISCOVERY.
3. EARTHWORK AND OTHER CONSTRUCTION ITEM QUANTITIES SHOWN ON THESE PLANS ARE ESTIMATES FOR PERMITTING PURPOSES ONLY AND SHALL NOT USED FOR CONSTRUCTION COST ESTIMATES OR FOR BIDDING PURPOSES. THE CONTRACTOR SHALL DEVELOP OWN QUANTITIES FOR BIDDING PURPOSES.
4. A SOILS INVESTIGATION MUST BE MADE BY A QUALIFIED SOILS ENGINEER AND/OR GEOLOGIST. SOIL AND EARTH ACCEPTABILITY ARE NOT UNDER PURVIEW OR THE RESPONSIBILITY OF THE DESIGN ENGINEER FOR THIS PLAN. CIVILSCAPES ENGINEERING DOES NOT TEST OR OBSERVE SOIL CONDITIONS PRIOR TO, DURING OR AFTER CONSTRUCTION AND HAS NO RESPONSIBILITY FOR SOILS (EARTH) STRUCTURES.
5. ALL RETAINING WALL DESIGNS ARE TO BE BUILT PER STRUCTURAL ENGINEER'S PLAN AND PER SEPARATE PLAN AND PERMIT.
6. REFER TO SOILS REPORT FOR GRADING RECOMMENDATIONS.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATION, PROTECT ALL EXISTING UTILITIES, AND DOWNSTREAM DRAIN.
8. TOPOGRAPHIC SURVEY SHOWN HEREON FOR REFERENCE PURPOSES ONLY.
9. TOPOGRAPHIC SURVEY PREPARED BY: APEX LAND SURVEYING INC., HUNTINGTON BEACH, CA 92646
10. VERIFY EXISTING TOPOGRAPHIC ELEVATIONS AND NOTIFY CIVILSCAPES ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
11. NO UTILITY SEARCH WAS CONDUCTED. CONTRACTOR SHALL PROTECT UTILITIES OR STRUCTURES FOUND ON THE SITE AND NOTIFY CIVILSCAPES ENGINEERING OF ANY CONFLICTS.
12. EXTERIOR FOUNDATIONS WALLS SHALL COMPLY WITH THE DETAILS AS SHOWN BELOW:
13. PAD ELEVATION IS ASSUMED TO BE BASED ON ARCHITECTURAL FLOOR PLAN WITH AT LEAST 5" THICK CONCRETE AND 4" THICK BASE WITH VAPOR BARRIER PER SOILS REPORT. CONTRACTOR TO VERIFY WITH LATEST APPROVED SOILS REPORT AND STRUCTURAL ENGINEER FOR EXACT SLAB RECOMMENDATIONS.
14. 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 AN OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, 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.
15. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
16. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN 'A' LICENSED GENERAL ENGINEERING CONTRACTOR.
17. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN 'A' LICENSED GENERAL ENGINEERING CONTRACTOR.
18. REMOVE ALL EXISTING LANDSCAPE ELEMENTS.
19. REMOVE EXISTING NON-GRASS PARKWAY ELEMENTS BETWEEN SIDEWALK AND CURB. REPLACE WITH SOD TO MATCH EXISTING AS REQUIRED.
20. REFER TO SOILS REPORT FOR GRADING RECOMMENDATIONS AND OVER-EXCAVATION REMOVALS AND COMPACTION REQUIREMENTS.
21. PIPE MATERIAL MAY BE SUBSTITUTED IF APPROVED BY ENGINEER.
22. INCLUDE ALL REQUIRED JOINTS AND FITTINGS. PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
23. UTILITIES SHALL BE CONSTRUCTED AND INSTALLED PER CALIFORNIA PLUMBING CODE AND CITY PLUMBING CODE. SERVICE LINES AND METER SIZES SHALL BE CONFIRMED BY PLUMBING ENGINEER OR CONTRACTOR PRIOR TO CONSTRUCTION.
24. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, ASTM D 2321, AND SOILS REPORT.
25. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
26. CONTRACTOR SHALL VERIFY ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES

30-DAY NOTICE

CONTRACTOR SHALL, USE THE CITY STANDARD FORM '30-DAY NOTICE OF INTENT TO EXCAVATE' TO, NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 30 DAYS PRIOR TO STARTING EXCAVATION OR SHORING. CITY STANDARD FORM CAN BE OBTAINED AT: HTTP://WWW.NEWPORTBEACHCA.GOV/HOME/SHOWDOCUMENT?ID=17395. PROOF OF CERTIFIED DELIVERY IS REQUIRED AT THE TIME OF PERMIT ISSUANCE.

EROSION CONTROL NOTES

1. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM PAVED SURFACES. AREAS UPON STARTING OPERATIONS, AND PERIODICALLY THEREAFTER.
2. SEDIMENT CONTROL MEASURES (I.E. GRAVEL BAGS OR EQUIVALENT) SHALL BE IMPLEMENTED AT THE PERIMETER OF ALL DISTURBED SOIL AREAS TO CONTROL RUN-ON AND RUN-OFF.
3. GRAVEL BAGS AND NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES, WHEN RAIN IS IMMINENT. A STAND-BY CREW SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON.
4. MATERIALS AND WASTE WITH THE POTENTIAL TO POLLUTE URBAN RUN-OFF SHALL BE USED IN ACCORDANCE WITH LABEL DIRECTIONS AND SHALL BE STORED IN A MANNER THAT EITHER PREVENTS CONTACT WITH RAINFALL OR CONTAINS CONTAMINATED RUN-OFF FOR TREATMENT AND DISPOSAL.

CC&R'S

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.

PUBLIC WORKS NOTES

1. PRIOR TO PERFORMING AND WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
2. 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, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
3. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
4. CONTRACTOR REMOVE ALL EXISTING DECORATIVE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
5. ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A MAXIMUM GROWTH CHARACTERISTIC OF 36-INCHES.

OWNER

SABRINA TERRACE PROPERTIES, LLC
428 OLD NEWPORT BLVD
NEWPORT BEACH, CA 92663
949.300.5152

ARCHITECT

C.J. LIGHT ASSOCIATES
1401 QUAIL STREET, SUITE 120
NEWPORT BEACH, CA 92660
949.851.8345

CIVIL ENGINEER

WILL ROLPH
CIVILSCAPES ENGINEERING, INC.
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
949.464.8115
WILL@CIVILSCAPES.COM

SURVEYOR

APEX LAND SURVEYING, INC.
HUNTINGTON BEACH, CA 92646
714.488.5006
apexlsinc@gmail.com

GEOTECHNICAL CERTIFICATION

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS REPORT FOR THIS PROJECT

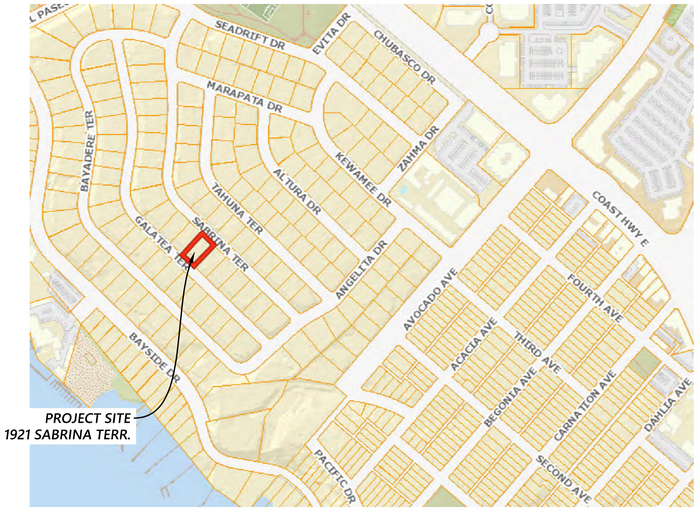
ENTITLED: GEOTECHNICAL INVESTIGATION

FILE No.: 8172-00

DATED: NOVEMBER 5, 2019

FIRM NAME: R MCCARTHY CONSULTING, INC.

BY: _____ DATE: _____
ENGINEERING GEOLOGIST



VICINITY MAP

NO SCALE

SHEET INDEX

SITE DATA:

SITE ADDRESS: 1921 SABRINA TERRACE, CORONA DEL MAR, CA
APN: 050-343-04
GENERAL PLAN LAND USE: RS-D SINGLE-UNIT RESIDENTIAL DETACHED
ZONING DISTRICT: R-1 SINGLE-UNIT RESIDENTIAL
FRONT SETBACK: 10-FT
COASTAL ZONE: YES
CABLE: SPECTRUM
SANITATION DISTRICT AREA: CNB
WATER DISTRICT: NB
WATER METER ZONE: 4-520

EARTHWORK QUANTITIES

RAW CUT	3,140	CUBIC YARDS
RAW FILL	30	CUBIC YARDS
OVER EXCAVATION	855	CUBIC YARDS
SHRINKAGE 5%±	40	CUBIC YARDS
NET	3,070	CUBIC YARDS (EXPORT)

LEGAL DESCRIPTION

LOT 123 OF TRACT MAP NO. 2813, BK 94, PG 45-47, MM.

APN: 050-343-04

SOILS ENGINEER

REFER TO GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION:

R MCCARTHY CONSULTING, INC.
23 CORPORATE PLAZA, SUITE 150,
NEWPORT BEACH, CA 92660
949.629.2539
info@rmccarthyconsulting.com

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

PRECISE GRADING PLAN
FOR PROPOSED RESIDENCE
TITLE SHEET
1921 SABRINA TERRACE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER
WILLIAM D. ROLPH
C 76698
CIVIL
STATE OF CALIFORNIA

JOB NO. 20004

DATE 2/12/2021

SHEET NO. C1

SHEET NO. 1 OF 7

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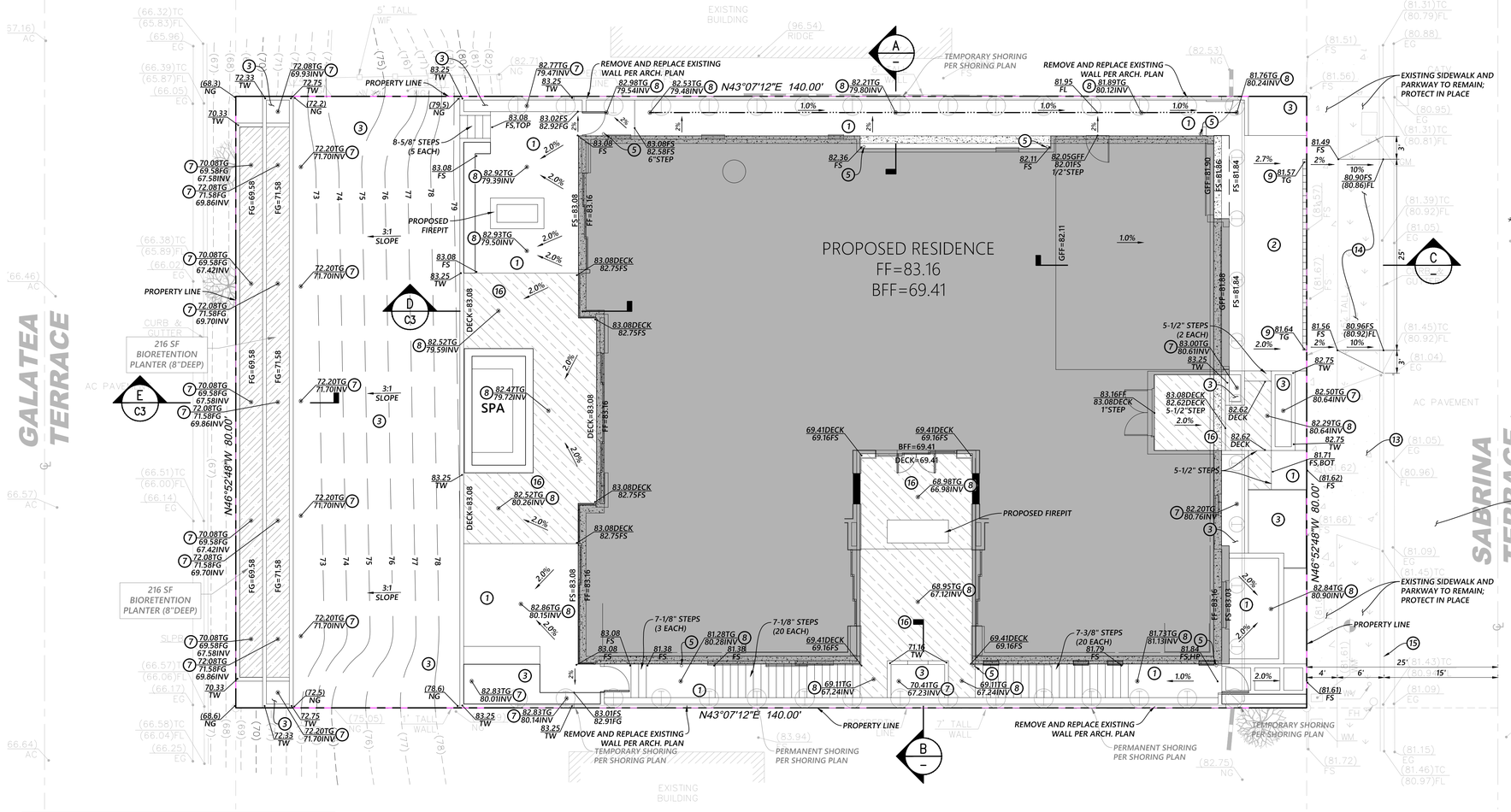


CONSTRUCTION NOTES

1. HARDSCAPE PER ARCHITECT'S PLAN.
2. DRIVEWAY PER ARCHITECT'S PLAN.
3. PLANTER AREA PER ARCHITECT'S PLAN.
4. WALL OR FENCE PER ARCHITECT'S PLAN.
5. CONNECT DOWNSPOUT TO ONSITE STORM DRAIN SYSTEM PER DETAIL ON SHEET C3.
6. FURNISH & INSTALL 4-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
7. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL ON SHEET C3.
8. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL ON SHEET C3.
9. NDS TRENCH DRAIN W/LIGHT GREY GRATE.
10. CONSTRUCT SIDEWALK & PRIVATE DRAIN THROUGH CURB PER CITY OF NEWPORT BEACH STANDARD DRAWING STD-184-L.

**** 11. IF EXISTING METER IS SUBSTANDARD, REMOVE AND REINSTALL 1-INCH WATER METER PER CITY OF NEWPORT BEACH STANDARD DRAWING STD-502-L. PROTECT SERVICE LINE FROM METER TO WATER MAIN. METER AND SERVICE SIZE SHALL BE CONFIRMED BY MEP CONSULTANT.

*** 12. FIELD VERIFY LOCATION AND CONDITION OF EXISTING SEWER LATERAL TO SATISFACTION OF CITY ENGINEER. REMOVE EXISTING CLEANOUT AND PROVIDE NEW SEWER CLEANOUT WITH TRAFFIC RATED BOX PER CITY OF NEWPORT BEACH STANDARD DRAWING STD-406-L.

13. CONSTRUCT PLUG FOR ABANDONED DRIVEWAY PER CITY OF NEWPORT BEACH STD 165-L; PROVIDE PLANTING MATERIAL PER LANDSCAPE ARCHITECT'S PLAN.
14. CONSTRUCT DRIVEWAY APRON PER CITY OF NEWPORT BEACH STD 162-L.
15. ABANDON AND PLUG EXISTING CURB CORE; RECONSTRUCT CURB AND GUTTER PER CITY OF NEWPORT BEACH STD 182-L.
16. FLAT PERMEABLE THERMORY DECKING INSTALLED ON 2X4 JOISTS PER MANUFACTURER'S SPECS. OVER SLOPED CONCRETE HARDSCAPE PER LANDSCAPE ARCHITECT'S PLAN.

*** ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

**** ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

SABRINA TERRACE IS ON THE CITY OF NEWPORT BEACH STREET/ALLEY-CUT MORATORIUM LIST. TRENCHING INTO SAID STREETS WILL REQUIRE EXTENSIVE REPAIR WORK. DETAILS OF SUCH REPAIR WORK MAY BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

LEGEND

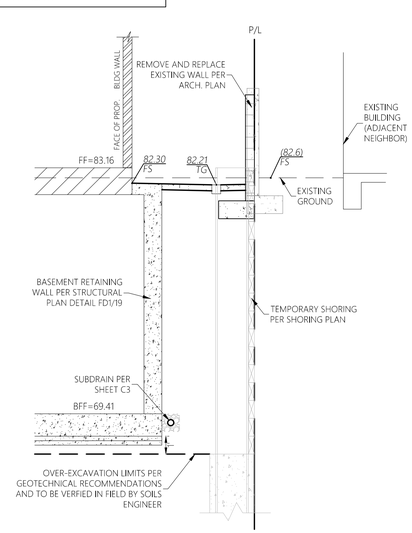
TS	TOP OF STEM WALL
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
FF	FINISHED FLOOR ELEVATION
TG	TOP OF GRATE
TC	TOP OF COPING OR TOP OF CURB
PA	PLANTER AREA
TW	TOP OF WALL
LS	LANDSCAPE
FS	FINISHED SURFACE
FL	FLOW LINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
EG	EXISTING GRADE
( )	EXISTING SPOT ELEVATION
	PROPERTY LINE AND LIMIT-OF-WORK
	PROPOSED WALL
(102.6) OR 102.6	EXISTING ELEVATION; CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING

NORTH

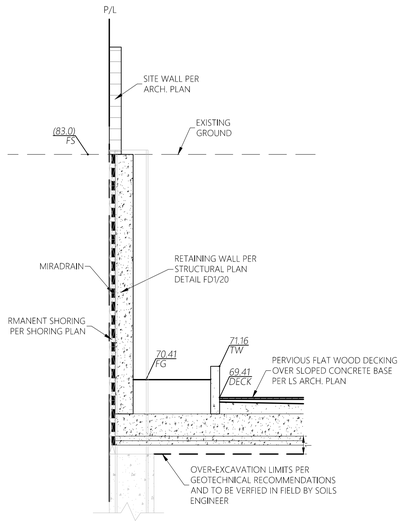
0 8 16

SCALE IN FEET
1 INCH =8 FEET

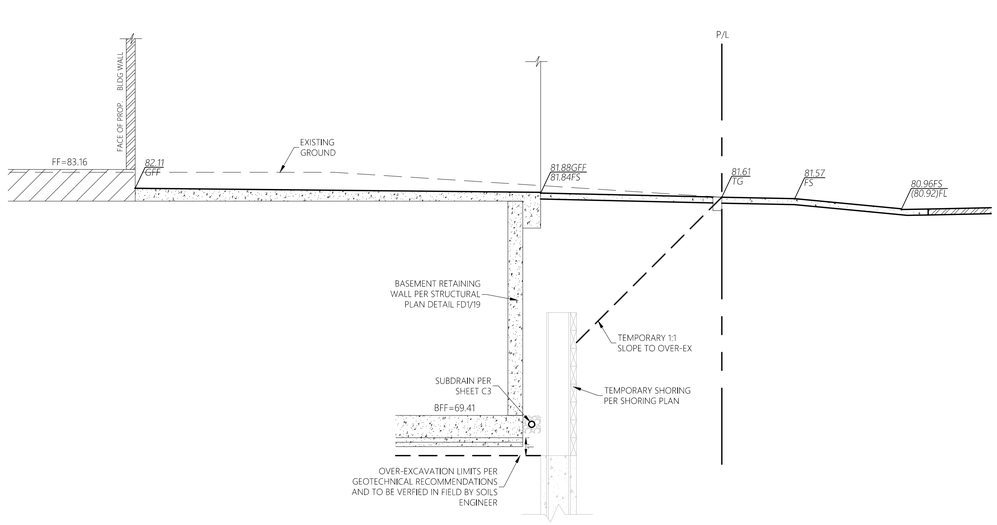
SABRINA TERRACE AND GALATEA TERRACE ARE ON THE CITY OF NEWPORT BEACH STREET/ALLEY-CUT MORATORIUM LIST. TRENCHING INTO SAID STREETS WILL REQUIRE EXTENSIVE REPAIR WORK. DETAILS OF SUCH REPAIR WORK MAY BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.



SECTION A-A
SCALE: 1"=4'



SECTION B-B
SCALE: 1"=4'



SECTION C-C
SCALE: 1"=4'

DIGALERT
DIAL BEFORE YOU DIG | TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE CALL 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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

PRECISE GRADING PLAN FOR PROPOSED RESIDENCE
GRADING PLAN
1921 SABRINA TERRACE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER
WILLIAM D. ROSEN
C 76698
CIVIL CALIFORNIA

JOB NO. 20004

DATE 2/12/2021

SHEET NO. **C2**

SHEET NO. 2 OF 7

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