

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802
(562) 590-5071



Th15b

A-5-NPB-18-0006 (NICHOLSON CONSTRUCTION)

DECEMBER 12, 2019

EXHIBITS

Table of Contents

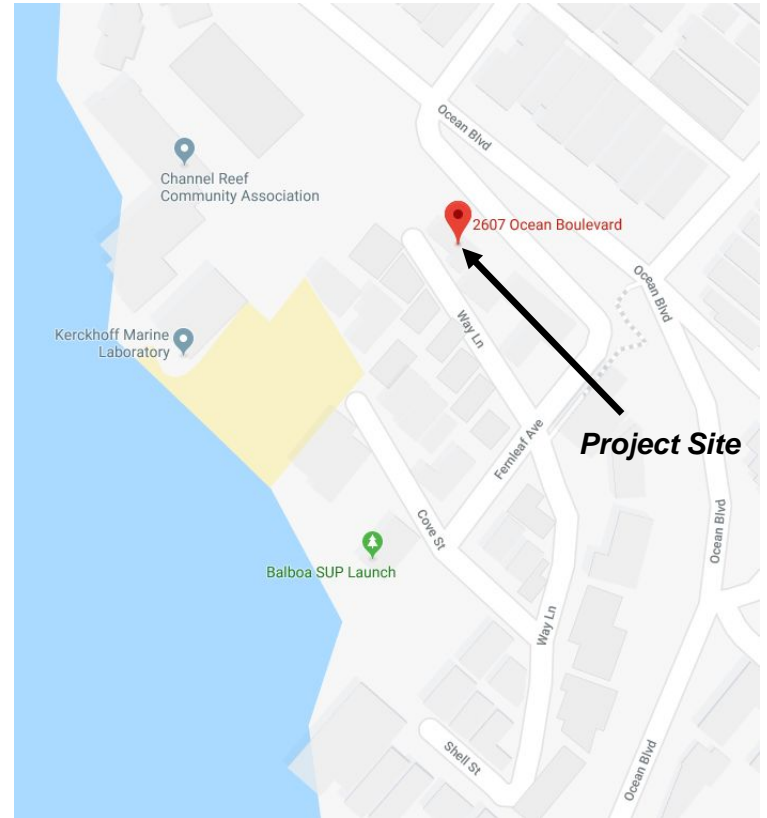
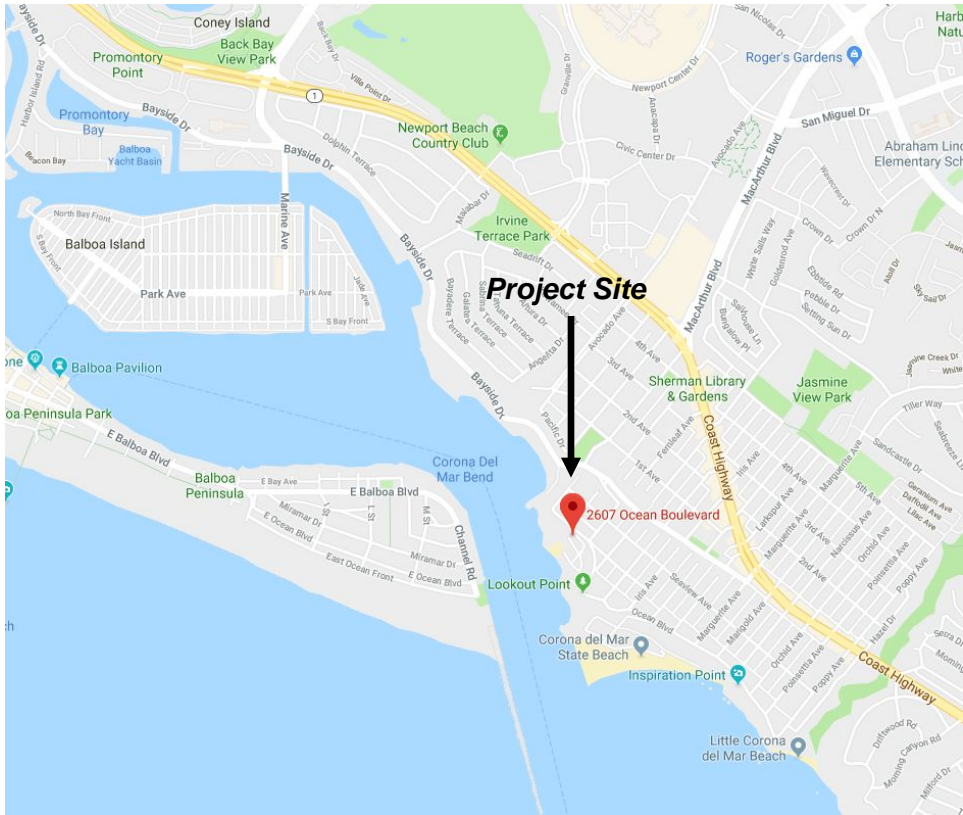
Exhibit No. 1 – Location Map

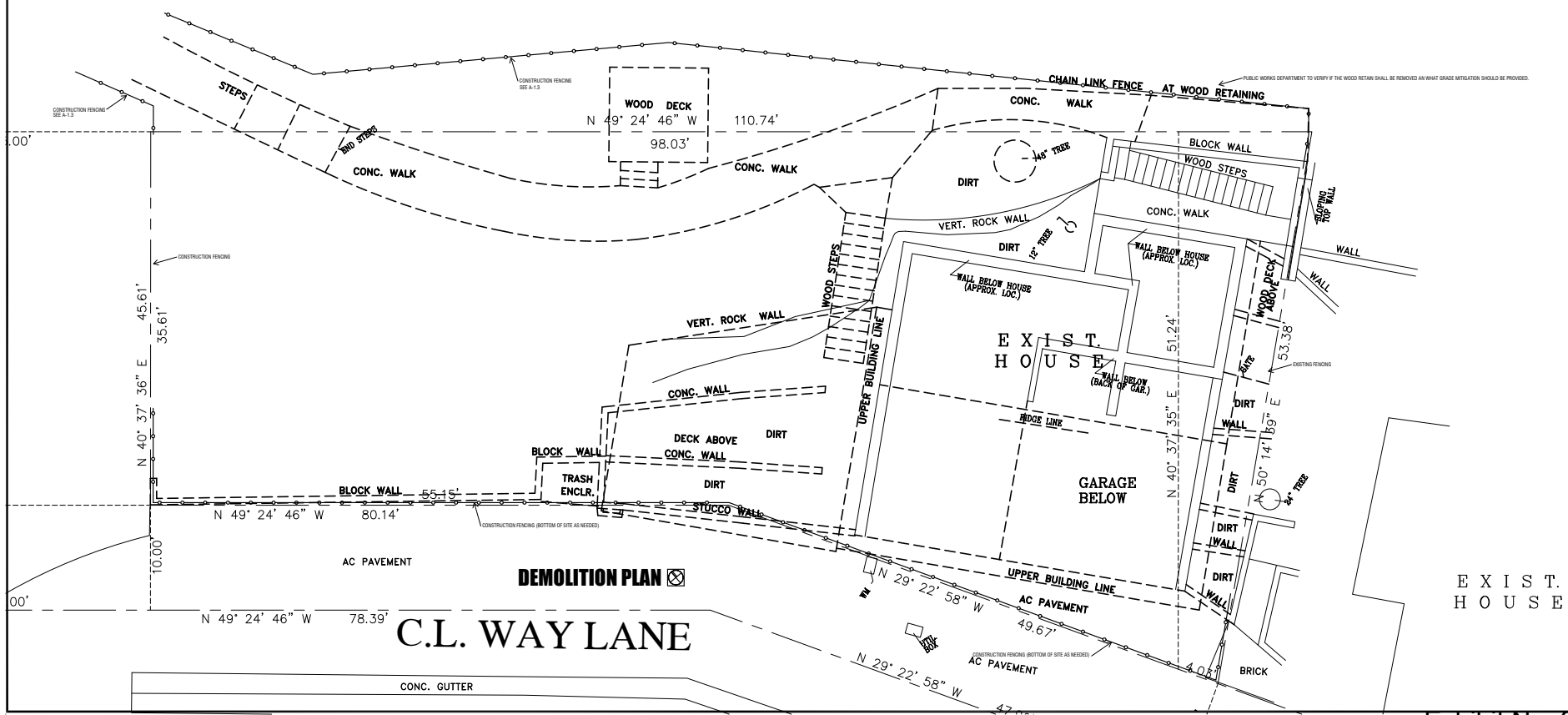
Exhibit No. 2 – Project Plans

Exhibit No. 3 – Revised Project Plans

Exhibit No. 4 – Grading Plans

Exhibit No. 5 – Foundation Plans



[illegible]

1. EMPLOY NEWPORT BEACH STANDARD EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.

2. A PUBLIC WORKS DEPT. ENDOCRONMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPT. PERMIT CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPT. INSPECTION, ANY OF THE EXISTING PAVT. IMPROVEMENTS SURROUNDING THE SITE ARE DAMAGED BY THE PRIVATE WORK, NEW CONCRETE SIDEWALK, CURB, GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED AND 1-% PAID BY THE OWNER. SUE DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

3. A CIV ENDOCRONMENT PERMIT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

1. 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. THE CONTRACTOR SHALL CONTACT THE COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

2. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, AND ENCRoACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPT.

PROPERTY LINE

EXISTING STRUCTURE TO BE REMOVED

ALL WORK AND MATERIALS SHALL CONFORM STRICTLY TO THE 2016 C.R.C.; 2016 C.B.C.; 2016 C.P.C.; 2016 C.E.C.; 2016 C.M.C.; 2016 CEES (CA ENERGY); 2016 C.G. (CAL GREEN); AND ALL OTHER FEDERAL, STATE AND LOCAL CODE. NEWPORT BEACH MUNICIPAL CODE (NBMC); AND ALL OTHER FEDERAL, STATE AND LOCAL CODE.

Plot Date: 11/17/17

START DATE:	6/14/16
SCALE:	1/4" = 1'-0"
CONTENT	

DEMO (A1.2)

[illegible]

PROVIDE: (2830) 100 CFM PER (F) (X 7.5 X 6.0) = 68.00 CFM MIN. EXHAUST FAN, 1 SCFM PERMANENTLY ON WITH A NOTE ON THE SWITCH STATING "VENTILATION CONTROL" CONTINUOUS OPERATION REQUIRED WHEN THE HOUSE IS IN USE." SEE SECOND FLOOR PLAN FOR WHOLE HOUSE EXHAUST FAN. PROVIDE: (2830) 100 CFM PER (F) (X 7.5 X 6.0) = 68.00 CFM MIN. AT KITCHEN VENT. HOOD. LOCAL EXHAUST SYSTEM INCLUDING OUTDOORS SHALL HAVE A MINIMUM EXHAUST FLOW OF 100 CFM. BEES 1500CU. DTD 5 TO 1524) & ASHRAE STD. 62.2 SEE FIRST FLOOR PLAN FOR KITCHEN VENT. HOOD.

PREMANUFACTURED GAS BURNING PREPLACE.

PROVIDE CLEARANCE TO COMBUSTIBLES PER MANUFACTURER AND CODE.

INSTALL PER MANUFACTURERS INSTALLATION SPECIFICATIONS.

CONTRACTOR TO PROVIDE FIELD INSPECTIONS WITH COPY OF LISTING BY LISTING APPROVED LISTING AGENCY (ICC-ES, WANNICK-HERSHY, INTERTEK).

ELECTRIC MARQUEE K&M, CSA LISTED AND TESTED UNDER:

ANZI Z21-88-2009 / CSA 2.3-2009 STANDARDS.

NET GLAZING SHALL BE 8% OF THE FLOOR AREA		CRC R303.1
NET VENTILATION SHALL BE 4% OF THE FLOOR AREA		
GAME ROOM/BAR 541 S.F.	43.28 S.F. WNDW AREA REQ'D 21.64 OPERABLE WNDW AREA REQ'D	48 S.F. PROVIDED 48 S.F. PROVIDED
BEDROOM 172 S.F.	13.76 S.F. WNDW AREA REQ'D 6.88 OPERABLE WNDW AREA REQ'D	15.75 S.F. PROVIDED 15.75 S.F. PROVIDED

NOTE: VERIFY OVERALL DIMENSIONS PRIOR TO STARTING WORK.
NOTIFY ARCHITECT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCY.

ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF STUD U.N.O.
ALL EXTERIOR DIMENSIONS SHOWN ARE TO EXT. FACE OF STUD U.N.O.
OVERALL EXTERIOR DIMENSIONS ARE TO EXT. FACE OF SHTS / FOOTING AS INDICATED

EXISTING WALL TO REMAIN

DEMOLISH AND REMOVE EXISTING WALL. REMOVALS ONLY
(SEE STRUCTURAL DRAWING)

NEW INTERIOR 2x4 STUD WALL FRAMING AT 19" O.C. U.N.O.

-5/8" OLYMPIAN BOARD "OUTER" OLYMPIAN BOARD AT MINIMUM
WALL. PLY WOOD RESISTANT "INNER" OLYMPIAN BOARD (WHEN
BOARD NOT ACCEPTABLE IN DIMENSION OR TUB SURROUNDING)
PROVIDE 5/8" TYP. "O" OLYMPIAN BOARD AT GARAGE TO
HOUSE

HOUSE WATERPROOF MEMBRANE "BUILDING PAPER" BELOW
ALL EXTERIOR WALL FINISHES

2x4 FRAMING AT 19" O.C. U.N.O. (SEE STRUCTURAL
DRAWING) PROVIDE R'10 TO EARTH SEPARATION OR PRESSURE
TREATED WOOD.

WOOD LOCATED ON CONCRETE SLAB SHALL BE PRESSURE
TREATED.

NEW EXTERIOR 2x4 STUD WALL FRAMING AT 19" O.C. U.N.O.

EXTERIOR WALLS (BOTH WOOD SIDING TO HAVE 1" O.C.
PLYWOOD AT EXTERIOR SIDE. PROVIDE TWO LAYERS GRADE
BOARD OVER ALL WOOD BASE SHEATHING. 1" SHOW FOR
MINIMUM 1/2" MINIMUM OVERLAP)

EXTERIOR FINISH - SEE STRUCT. DWGS

EXTERIOR WALLS (WITH EXTERIOR PLASTER): TO HAVE WOOD STRIP Furring AT EXTERIOR SIDE. PROVIDE TWO LAYERS GRADE PAPER OVER ALL WOOD BASE SHEATHING. 1" SHOW FOR EXTERIOR FINISH - SEE STRUCT. DWGS

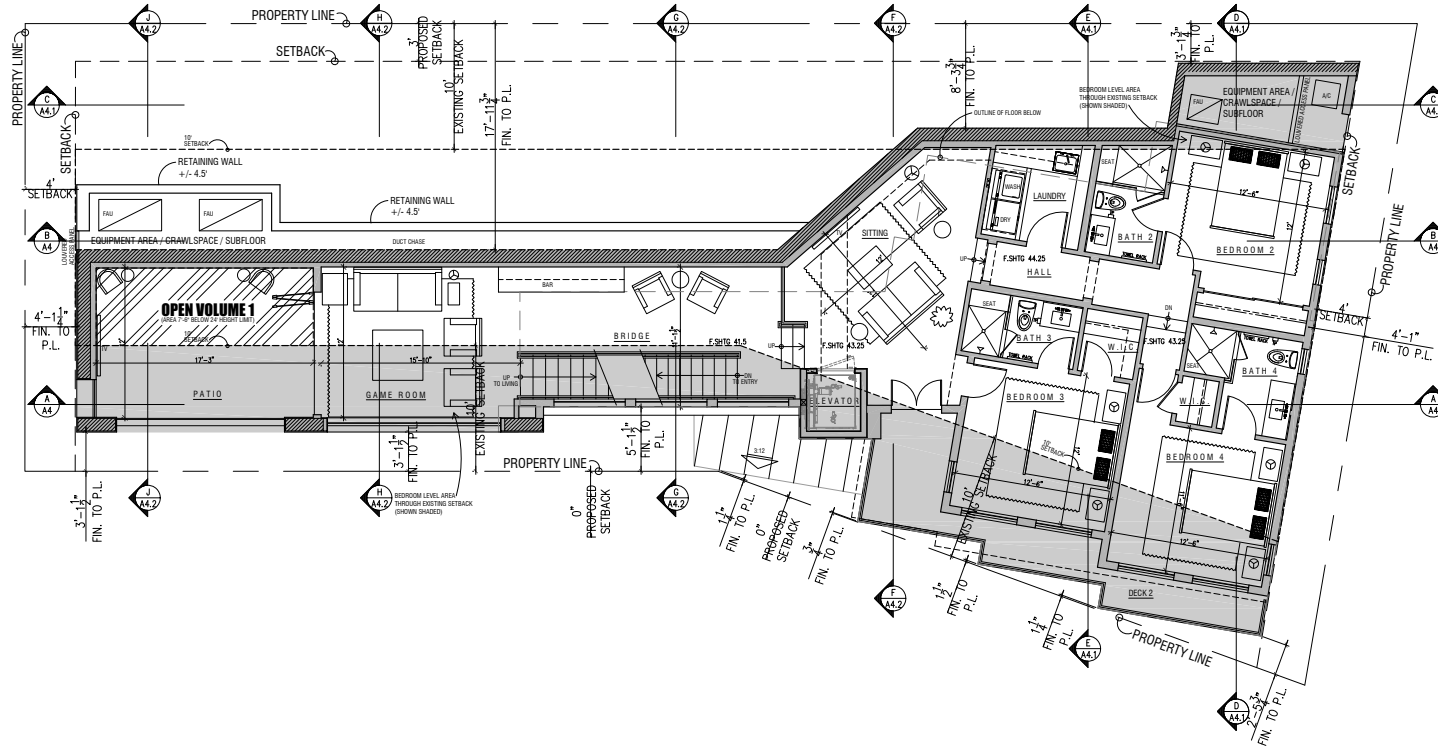
NEW 2ND STUD WALL FRAMING AT 16" O.C. U.N.D. - SEE NOTES ABOVE.

NEW 2ND STUD WALL FRAMING AT 16" O.C. U.N.D. - SEE NOTES ABOVE.

NEW 2ND STUD WALL FRAMING AT 16" O.C. U.N.D. - SEE NOTES ABOVE.

CONCRETE BLOCK WALL

Exhibit No. 2
Page 4 of 13



BEDROOM LEVEL FLOOR PLAN

OCEAN BLVD

18-26 CONCRETE BLOCK WALL

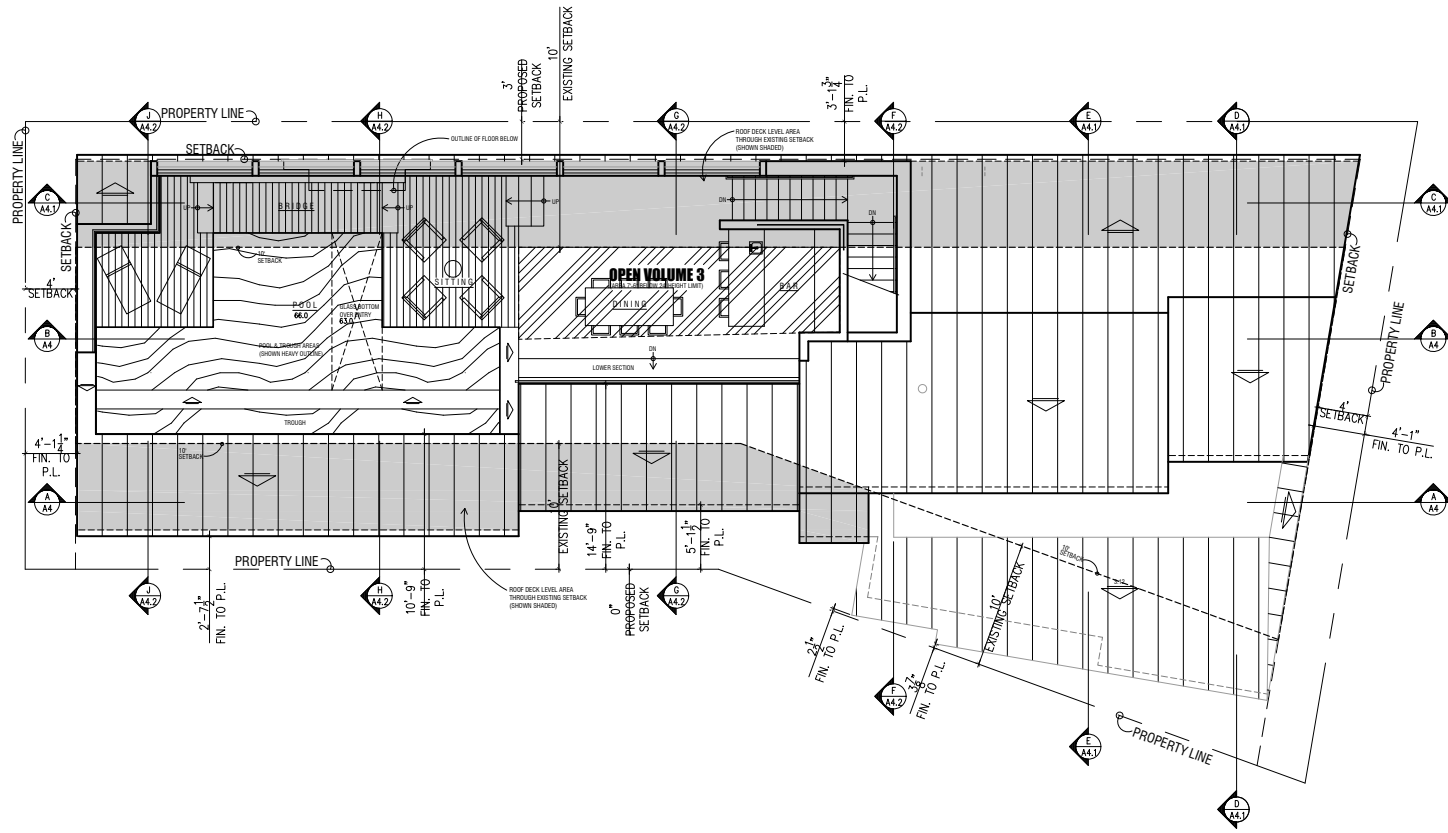


[illegible]

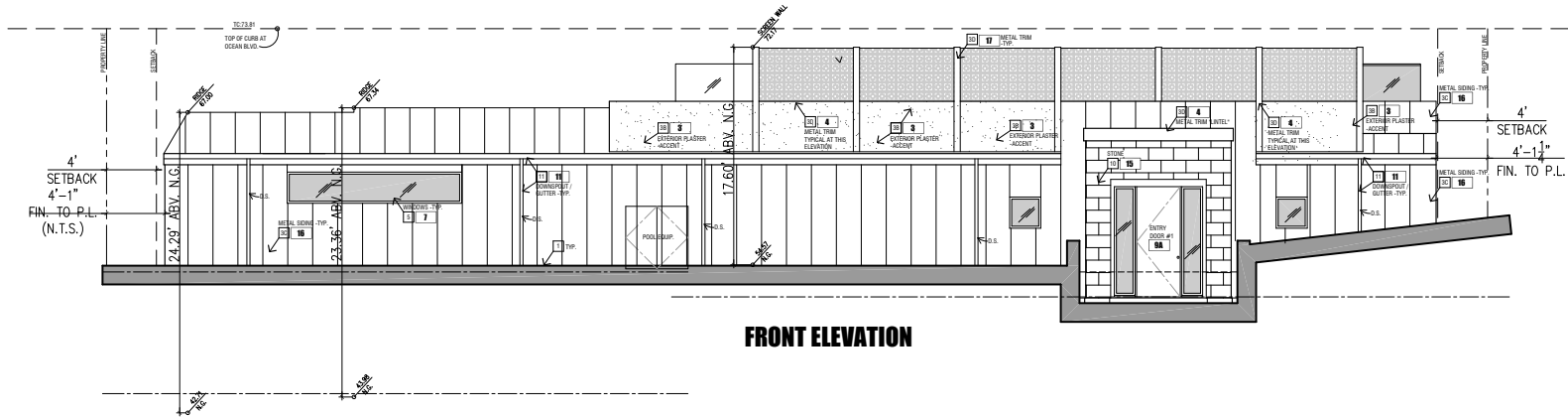
NET GLAZING SHALL BE 8% OF THE FLOOR AREA		CRC R303.1
NET VENTILATION SHALL BE 4% OF THE FLOOR AREA		
GAME ROOM/BAR	43.28 S.F. WINDOW AREA REQ'D	48 S.F. PROVIDED
541 S.F.	21.64 OPERABLE WINDOW AREA REQ'D	48 S.F. PROVIDED
BEDROOM	13.76 S.F. WINDOW AREA REQ'D	15.75 S.F. PROVIDED
172 S.F.	6.88 OPERABLE WINDOW AREA REQ'D	15.75 S.F. PROVIDED

NOTE: VERIFY OVERALL DIMENSIONS PRIOR TO STARTING WORK.
NOTIFY ARCHITECT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCY.

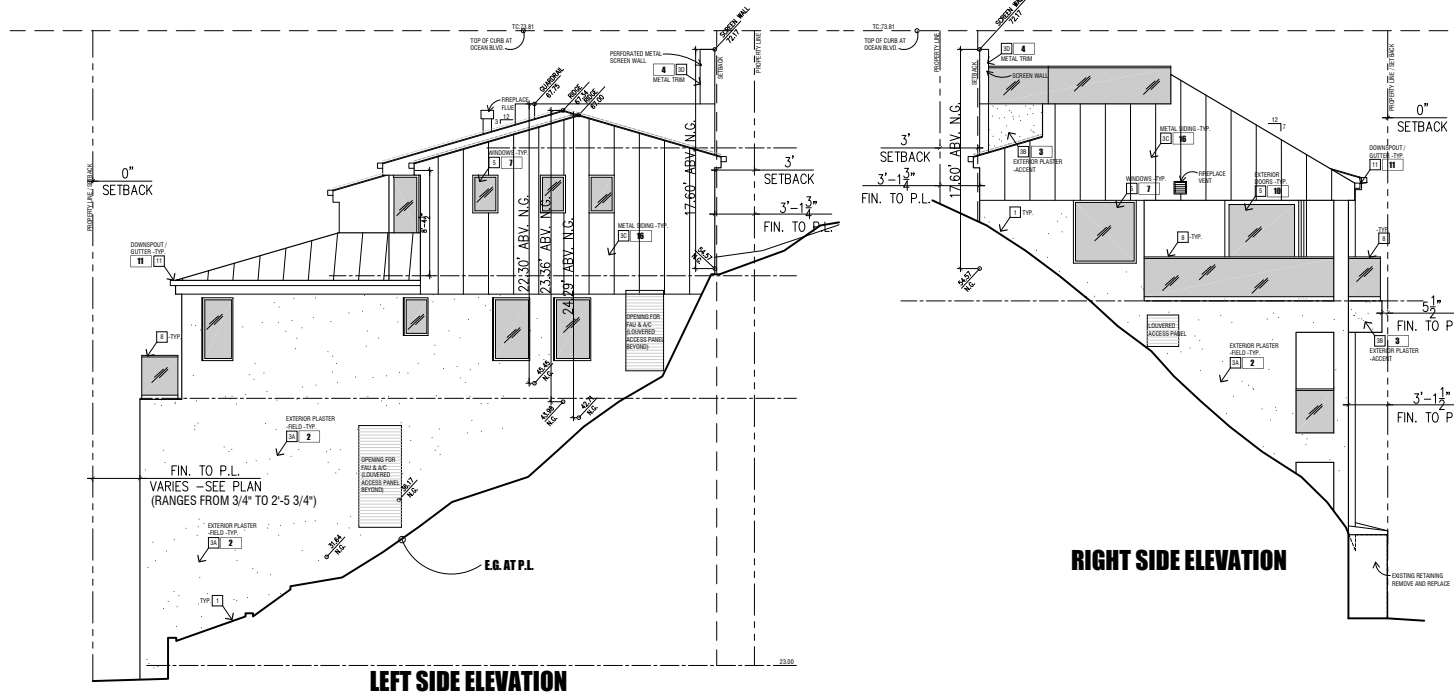
ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF STUD UNLD.

[illegible]

OCEAN BLVD



FRONT ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

KEY NOTES- ELEVATIONS

1. MAINTAIN MIN. 18" TO FINISH TOP OF ROOF SURFACE MIN. CLEARANCES PER CEC 901.017. SLOPE FROM GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL 10.
2. NEW ROOFING 1/2" W/ 15% FELT AND 15% SHEETING. SEE MATERIAL AND COLORS LEGEND- THIS SHEET.
3. EXTERIOR PLASTER (FIELD) METAL LATH ABUILDING PAPER STUCCO STEEL TROWEL FINISH-TYP. SEE SPECIFICATIONS BELOW.
4. EXTERIOR PLASTER (ACCENT) METAL LATH ABUILDING PAPER STUCCO STEEL TROWEL FINISH-TYP. SEE SPECIFICATIONS BELOW.
5. EXTERIOR PLASTER (ACCENT) METAL LATH ABUILDING PAPER STUCCO STEEL TROWEL FINISH-TYP. SEE SPECIFICATIONS BELOW.
6. METAL SIDING. SEE MATERIAL AND COLORS LEGEND- THIS SHEET.
7. METAL TRIM. SEE MATERIAL AND COLORS LEGEND- THIS SHEET.
8. METAL FLASHING. SEE MATERIAL AND COLORS LEGEND- THIS SHEET.
9. DOORS AND WINDOWS. TYP. SEE MATERIAL AND COLORS LEGEND- THIS SHEET.
10. DECORATIVE AT THE VENTILATION. SEE ROOF PLAN.
11. STONE. SEE SPECIFICATIONS BELOW.
12. CONNECT DOWNSPUTS TO SUBPUMP SYSTEM. SEE CIVIL PLAN.
13. MATERIAL CALLOUT. SEE MATERIAL AND COLORS LEGEND- THIS SHEET.

GENERAL NOTES- ELEVATIONS

1. PROVIDE ADDRESS ON BUILDING PER N.B.C. 10.12.10.
2. SEE ROOF PLAN SHEET FOR ROOF VENTILATION CALCULATIONS.

MATERIAL SPECIFICATIONS

MATERIAL AND COLORS LEGEND FOR BUILDING AND HARDSCAPE

NO.	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	COLOR NUMBER	COMMENTS
1	ROOF	STANDING SEAM METAL	BERNARD	DARK BRONZE	---	---
2	WALLS-ACCENT	EXTERIOR PLASTER	WILKEX	WILKEX	P-100	---
3	WALLS-ACCENT	EXTERIOR PLASTER	WILKEX	WILKEX	P-100	---
4	METAL TRIM	CORRUGATED RESIST. METAL	---	MATCH (1) ROOF	---	---
5	FLASHING	CORRUGATED RESIST. METAL	---	MATCH (1) ROOF	---	---
6	WOOD TRIM	W/ WOOD	---	MATCH (1) ROOF	---	---
7	WINDOWS	ALUMINUM	BERNARD	WILKEX	P-100	---
8	GARAGE DOOR	CORRUGATED RESIST. METAL	---	MATCH (1) ROOF	---	CONTINGENTARY 01
9	ENTRY DOOR #1	CORRUGATED RESIST. METAL	---	MATCH (1) ROOF	---	---
10	ENTRY DOOR #2	CORRUGATED RESIST. METAL	---	MATCH (1) ROOF	---	---
11	EXTERIOR DOORS	ALUMINUM	BERNARD	WILKEX	P-100	---
12	DOWNSPUTS	CORRUGATED RESIST. METAL	---	MATCH (1) ROOF	---	---
13	PRONT GATES	N/A	---	---	---	---
14	DRIVEWAY	N/A	---	---	---	---
15	HARDSCAPE	TRAVERTINE	---	---	---	---
16	STONE	TRAVERTINE	---	---	---	---
17	METAL SCREEN	METAL	---	MATCH (1) ROOF	---	---

2607 OCEAN BLVD.
CORONA DEL MAR, CA 92625
Tel: 949. 279. 4723
Fax: 949. 279. 4899
www.tealearchitecture.com

**TEALE
ARCHITECTURE**



2607 OCEAN
2607 OCEAN BLVD.
CORONA DEL MAR, CA 92625

EXTERIOR ELEVATIONS

Plot Date: 12/06/17
DATE: 6/14/18
SCALE: 1/4" = 1'-0"
SHEET

A-3

UPDATED CROSS-SECTIONS TO REFLECT
CHANGES TO THE HEIGHT AND EXTERIOR
ELEVATIONS OF PROPOSED HOME.

SECTION A-A

KEY NOTES - SECTIONS

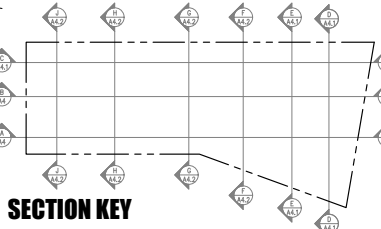
1. 2x FLOOR / ROOF JOISTS - SEE FRAMING PLAN
2. BEAM PER STRUCTURAL
3. CONCRETE FOUNDATION AND FOOTINGS - SEE FOUNDATION PLAN
4. CONCRETE SLAB w/ REINFORCING STEEL - SEE SFP MEMBRANE. SEE A-1 AND STRUCT. FOR SLAB INFO.
5. 3/4" CEILING JOISTS @ 16" o.c.
6. DOORS AND WINDOWS - SEE PLAN - TYPICAL
7. 2x4 STUDS @ 16" o.c. (TYPICAL U.S.G.)
8. 2x6 STUDS @ 16" o.c.
9. 2x4 P.D.F. MID BELL
10. FLOOR JOISTS @ 16" o.c. - SEE FRAMING PLAN
11. EXTERIOR PLASTER w/ METAL LATH w/ BUILDING PAPER - SEE SPECIFICATIONS - SFT A.3
12. EXTERIOR WOOD Siding w/ BUILDING PAPER - SEE SPECIFICATIONS - SFT A.3
13. SHARD - 4" WIDE 40-MINUTE FIRE-RATED POCKET - MAX. SPACE 3-7/8" BETWEEN
14. 1/2" PLYWOOD ROOF SHEATHING - SEE TITLE 24 FOR RADIANT BARRIER - AS OCCURS
15. 1-1/2" T&G PLYWOOD SUBFLOOR
16. FLOOR SCANS - SEE FRAMING PLAN
17. LIGHTING - SEE PLAN
18. STAIRS - SEE PLAN FOR RISE AND RUN
19. HANDRAIL - 34" TO 38" ABOVE KICKING
20. 2x4 SOLID BLOCKING
21. 5-15 P.S. BATT WALL INSULATION AT 2x4 WALLS - SEE TITLE 24
22. R-21 INSULATION
23. PROVIDE GREATER THAN 6-1/2" JOIST SPACE
24. R-30 INSULATION
25. PROVIDE GREATER THAN 15-1/2" JOIST SPACE
26. ROOFING OVER WATERPROOF MEMBRANE - SEE ROOF PLAN AND ELEVATIONS
27. TRANSITION FROM SLAB TO FINISH GRADE OR FINISH SURFACE MIN. CLEARANCES PER CIRC R302.11. SLOPE FINISH GRADE OR FINISH SURFACE AWAY FROM BUILDING - SEE DETAIL
28. 5/8" TYPE "X" GYPSON BOARD AT WALLS THROUGHOUT GARAGE TO HOUSE
29. 5/8" TYPE "X" GYPSON BOARD AT CEILING. PROVIDE 2 LAYERS 5/8" TYPE "X" GYPSON BOARD AT CEILING WHEN TRUSS JOISTS ARE USED - 1/4" MIN. GYPSON BOARD ENTIRE GARAGE WHERE TYPE "X" NOT REQUIRED BY CODE
30. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, FLOOR, CEILING SURFACE AND ANY BOTTOM PROTECTORS ON THE ENCLOSED SPACE WITH 1/2-INCH (1/2") MIN. GYPSON BOARD. CIRC R302.7
31. DOOR - SEE TECH MATERIAL - NOTE ON SHEET A-2.2
32. FIRE BLOCK @ 12-24" o.c. HORIZONTAL AND VERTICAL - PER CIRC R302.11
33. WATERPROOFING - INSTALL BELOW GRADE WATERPROOF MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PROTECTION BOARD FROM BACKFILL. INSTALL FINISH GRADE BEHIND RETAINING WALL PER SOILS REPORT. SEE DETAIL

GENERAL NOTES - SECTIONS

1. PROVIDE FIRE BLOCKS @ 12-24" o.c. BOTH VERTICALLY AND HORIZONTALLY PER CIRC R302.11
2. CONCEALED WALL SPACE NOT TO EXCEED 10 FEET MAXIMUM HORIZONTALLY - CIRC R302.11
3. WHERE LIGHT WEIGHT CONCRETE IS CALLED OUT, INSTALL w/ WATERPROOF MEMBRANE w/ PLYWOOD SHEATHING.

NOTE TO STRUCT. ENG'R

PROVIDE 1" FLOOR SHEATHING UNLESS NOTED OTHERWISE.
FOR SHEAR WALLS GREATER THAN SFT LONG USE 4" LESS THAN THE MEASURED LENGTH FOR CALCULATION PURPOSES WHEREVER POSSIBLE.



SECTION KEY

2607 Ocean Blvd.
Corona Del Mar, CA 92625
Tel: 949. 379. 4723
Fax: 949. 379. 4899
tealearchitecture.com

TEALE
ARCHITECTURE

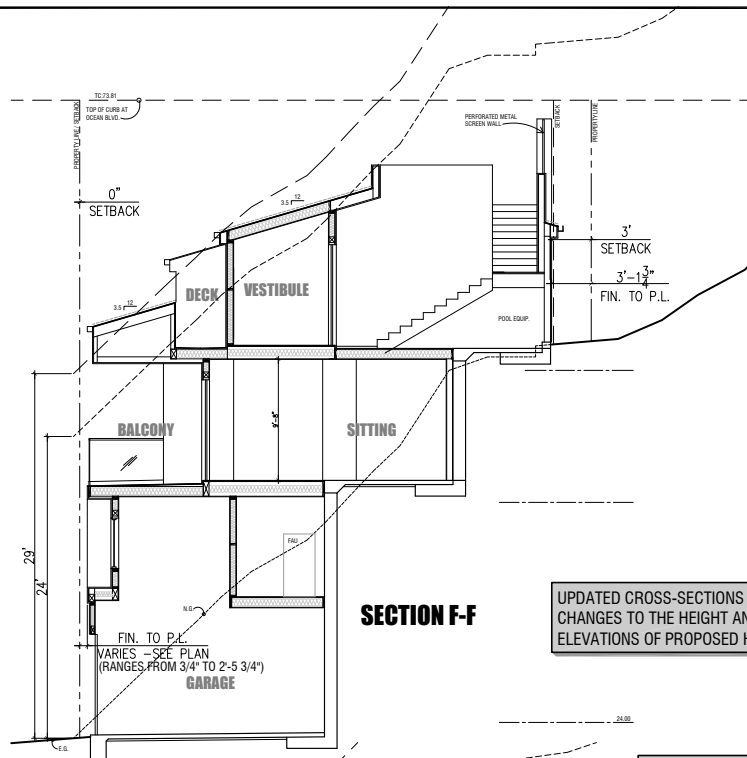


2607 OCEAN
2607 OCEAN BLVD.
CORONA DEL MAR, CA 92625

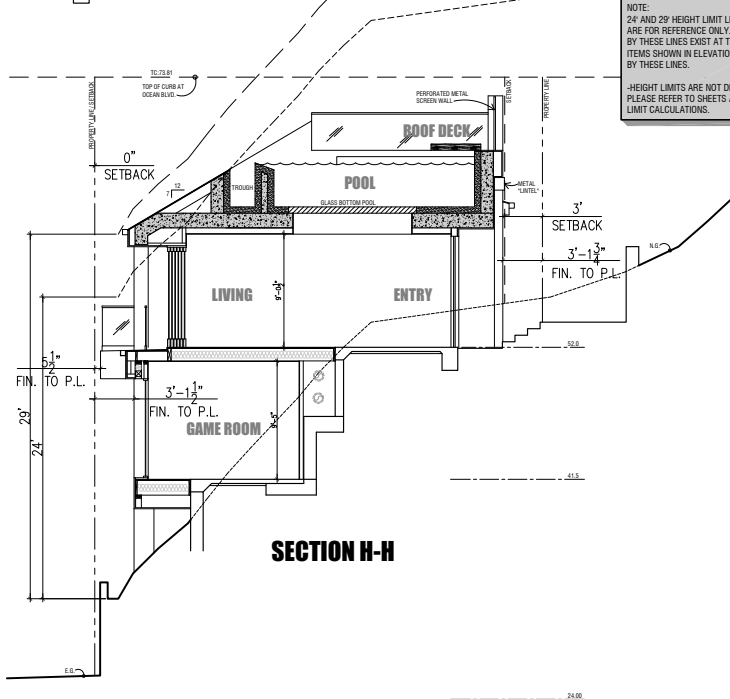
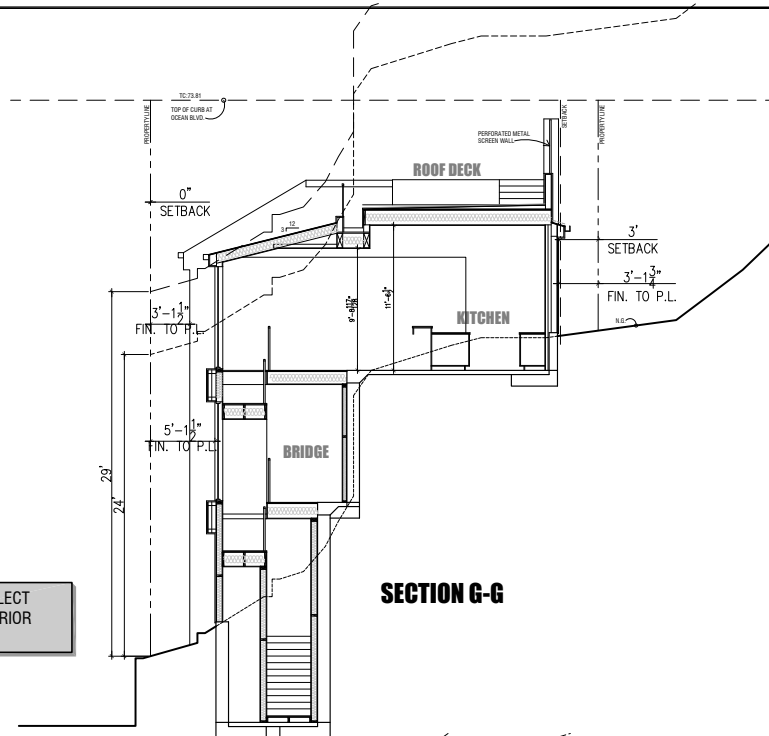
BUILDING SECTIONS

Plot Date: 12/06/17
SHEET NO.: 5/14/16
SCALE: 1/8" = 1'-0"
SHEET

A-4

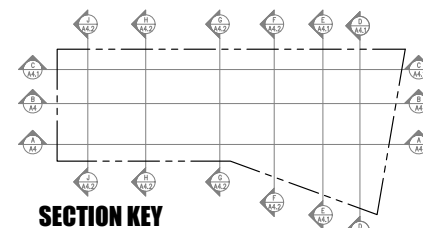
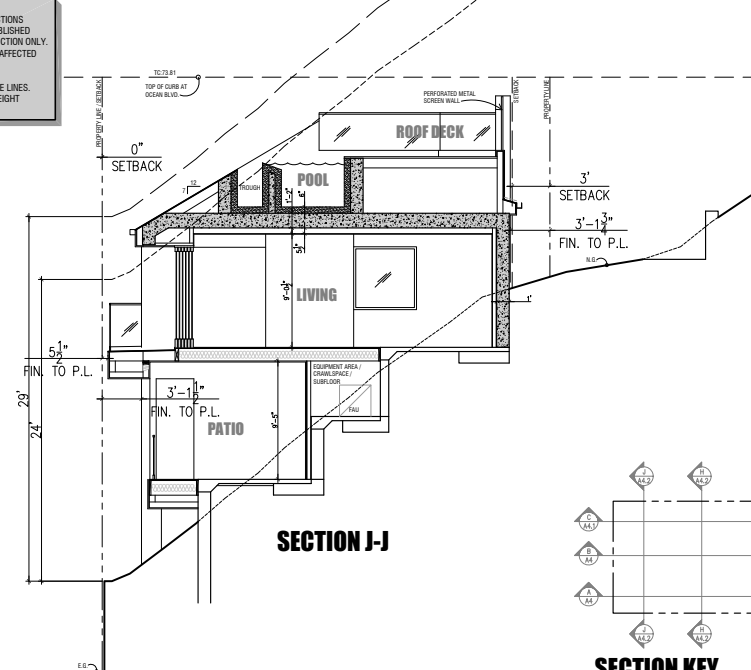


UPDATED CROSS-SECTIONS TO REFLECT
CHANGES TO THE HEIGHT AND EXTERIOR
ELEVATIONS OF PROPOSED HOME.



NOTE:
24' AND 29' HEIGHT LIMIT LINES SHOWN ON SECTIONS
ARE FOR REFERENCE ONLY. THE HEIGHTS ESTABLISHED
BY THESE LINES EXIST AT THAT PARTICULAR SECTION ONLY.
ITEMS SHOWN IN ELEVATION BEYOND ARE NOT AFFECTED
BY THESE LINES.

-HEIGHT LIMITS ARE NOT DETERMINED BY THESE LINES.
PLEASE REFER TO SHEETS A-2.4 & A-2.5 FOR HEIGHT
LIMIT CALCULATIONS.



- ## KEY NOTES -SECTIONS

1. **BEAM/FRAM. JOISTS** - SEE FRAMING PLAN
 2. **FLYER** - SEE DETAIL
 3. **CONCRETE FOUNDATION AND FOOTINGS**
 SEE FOUNDATION PLAN
 4. **CONCRETE SLAB ON REINFORCED STEEL**
 SEE FOUNDATION PLAN. SEE A-1 AND DETAIL FOR SLAB EDGE
 5. **2x4 CEILING JOISTS @ 19"o.c.**
 6. **DOORS AND WINDOWS** - SEE PLAN-TYPICAL
 7. **2x6 STUDS @ 19"o.c.** (TYPICAL UNLESS NOTED)
 8. **2x6 STUDS @ 19"o.c. AND 12"o.c.**
 9. **FLOOR JOISTS** - SEE PLAN
 10. **FLOOR BEAM** - SEE FRAMING PLAN
 11. **CEILING** - SEE PLAN
 12. **STEE. PL. PLAN FOR ROSE AND RUN**
 13. **1" x 3" RTT ABOVE WINDOW**
 14. **1" x 3" RTT ABOVE WINDOW**
 15. **1" x 3" RTT ABOVE WINDOW**
 16. **1" x 3" RTT ABOVE WINDOW**
 17. **1" x 3" RTT ABOVE WINDOW**
 18. **1" x 3" RTT ABOVE WINDOW**
 19. **1" x 3" RTT ABOVE WINDOW**
 20. **1" x 3" RTT ABOVE WINDOW**
 21. **1" x 3" RTT ABOVE WINDOW**
 22. **1" x 3" RTT ABOVE WINDOW**
 23. **1" x 3" RTT ABOVE WINDOW**
 24. **1" x 3" RTT ABOVE WINDOW**
 25. **1" x 3" RTT ABOVE WINDOW**
 26. **1" x 3" RTT ABOVE WINDOW**
 27. **1" x 3" RTT ABOVE WINDOW**
 28. **1" x 3" RTT ABOVE WINDOW**
 29. **1" x 3" RTT ABOVE WINDOW**
 30. **1" x 3" RTT ABOVE WINDOW**
 31. **1" x 3" RTT ABOVE WINDOW**
 32. **1" x 3" RTT ABOVE WINDOW**
 33. **1" x 3" RTT ABOVE WINDOW**
 34. **1" x 3" RTT ABOVE WINDOW**
 35. **1" x 3" RTT ABOVE WINDOW**
 36. **1" x 3" RTT ABOVE WINDOW**
 37. **1" x 3" RTT ABOVE WINDOW**
 38. **1" x 3" RTT ABOVE WINDOW**
 39. **1" x 3" RTT ABOVE WINDOW**
 40. **1" x 3" RTT ABOVE WINDOW**
 41. **1" x 3" RTT ABOVE WINDOW**
 42. **1" x 3" RTT ABOVE WINDOW**
 43. **1" x 3" RTT ABOVE WINDOW**
 44. **1" x 3" RTT ABOVE WINDOW**
 45. **1" x 3" RTT ABOVE WINDOW**
 46. **1" x 3" RTT ABOVE WINDOW**
 47. **1" x 3" RTT ABOVE WINDOW**
 48. **1" x 3" RTT ABOVE WINDOW**
 49. **1" x 3" RTT ABOVE WINDOW**
 50. **1" x 3" RTT ABOVE WINDOW**
 51. **1" x 3" RTT ABOVE WINDOW**
 52. **1" x 3" RTT ABOVE WINDOW**
 53. **1" x 3" RTT ABOVE WINDOW**
 54. **1" x 3" RTT ABOVE WINDOW**
 55. **1" x 3" RTT ABOVE WINDOW**
 56. **1" x 3" RTT ABOVE WINDOW**
 57. **1" x 3" RTT ABOVE WINDOW**
 58. **1" x 3" RTT ABOVE WINDOW**
 59. **1" x 3" RTT ABOVE WINDOW**
 60. **1" x 3" RTT ABOVE WINDOW**
 61. **1" x 3" RTT ABOVE WINDOW**
 62. **1" x 3" RTT ABOVE WINDOW**
 63. **1" x 3" RTT ABOVE WINDOW**
 64. **1" x 3" RTT ABOVE WINDOW**
 65. **1" x 3" RTT ABOVE WINDOW**
 66. **1" x 3" RTT ABOVE WINDOW**
 67. **1" x 3" RTT ABOVE WINDOW**
 68. **1" x 3" RTT ABOVE WINDOW**
 69. **1" x 3" RTT ABOVE WINDOW**
 70. **1" x 3" RTT ABOVE WINDOW**
 71. **1" x 3" RTT ABOVE WINDOW**
 72. **1" x 3" RTT ABOVE WINDOW**
 73. **1" x 3" RTT ABOVE WINDOW**
 74. **1" x 3" RTT ABOVE WINDOW**
 75. **1" x 3" RTT ABOVE WINDOW**
 76. **1" x 3" RTT ABOVE WINDOW**
 77. **1" x 3" RTT ABOVE WINDOW**
 78. **1" x 3" RTT ABOVE WINDOW**
 79. **1" x 3" RTT ABOVE WINDOW**
 80. **1" x 3" RTT ABOVE WINDOW**
 81. **1" x 3" RTT ABOVE WINDOW**
 82. **1" x 3" RTT ABOVE WINDOW**
 83. **1" x 3" RTT ABOVE WINDOW**
 84. **1" x 3" RTT ABOVE WINDOW**
 85. **1" x 3" RTT ABOVE WINDOW**
 86. **1" x 3" RTT ABOVE WINDOW**
 87. **1" x 3" RTT ABOVE WINDOW**
 88. **1" x 3" RTT ABOVE WINDOW**
 89. **1" x 3" RTT ABOVE WINDOW**
 90. **1" x 3" RTT ABOVE WINDOW**
 91. **1" x 3" RTT ABOVE WINDOW**
 92. **1" x 3" RTT ABOVE WINDOW**
 93. **1" x 3" RTT ABOVE WINDOW**
 94. **1" x 3" RTT ABOVE WINDOW**
 95. **1" x 3" RTT ABOVE WINDOW**
 96. **1" x 3" RTT ABOVE WINDOW**
 97. **1" x 3" RTT ABOVE WINDOW**
 98. **1" x 3" RTT ABOVE WINDOW**
 99. **1" x 3" RTT ABOVE WINDOW**
 100. **1" x 3" RTT ABOVE WINDOW**

- ### GENERAL NOTES - SECTIONS
1. PROVIDE FIRE BLOCKS @ 10'-0" o.c. BOTH VERTICALLY AND HORIZONTALLY PER CRC R302.11
 2. CONCEALED WALL SPACE NOT TO EXCEED 10 FEET INTERVAL HORIZONTALLY. CRC R302.11
 3. WHERE "LIGHT-WEIGHT CONC" IS CALLED OUT, INSTALL A WATERPROOF MEMBRANE w/ PLYWOOD SHEATHINGS.

NOTE TO STRUCT. ENG'R

PROVIDE 1" FLOOR SHEATHING UNLESS NOTED OTHERWISE.
FOR SHEAR WALLS GREATER THAN 5FT LONG USE 6" LESS THAN THE MEASURED LENGTH FOR CALCULATION PURPOSES WHEREVER POSSIBLE.

2607 OCEAN
2607 OCEAN BLVD.
CORONA DEL MAR, CA. 92

BUILDING SECTIONS

Plot Date: 12/06/17

START DATE: 6/14/16

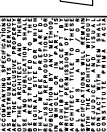
DOSE: 1/4" - 1/2"

NAME

A-4.2

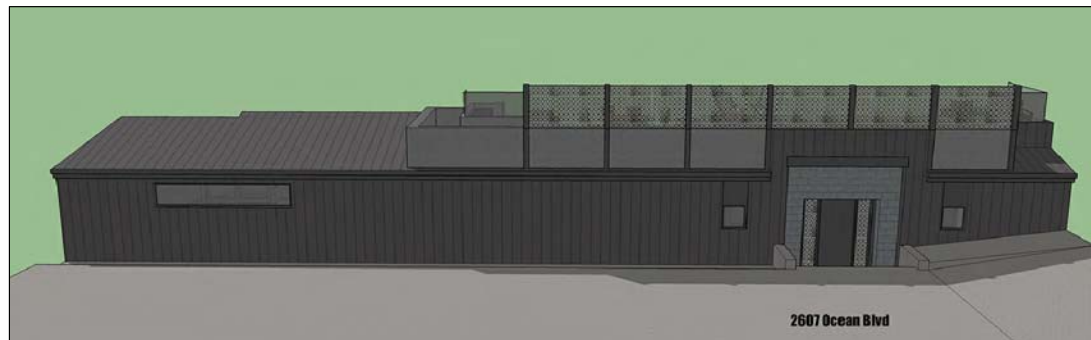
600 Bristol Street
Building A, Suite 203
West Mesa, AZ 85203
Tel: 602.678.9123
Fax: 602.274.4833
info@crabtree.com

ARCHITECTURE FEATURE

[illegible]



CLOSE-UP OF LIVING & GAME ROOM DECKS



LOOKING DOWN FROM OCEAN BLVD

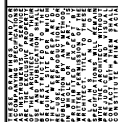


FROM ABOVE WAY LANE



FROM WAY LANE

TEALE
2600 Bristol Street
Building A, Suite 250
Costa Mesa, CA 92626
Tel: 949. 375. 8122
Fax: 949. 374. 4025

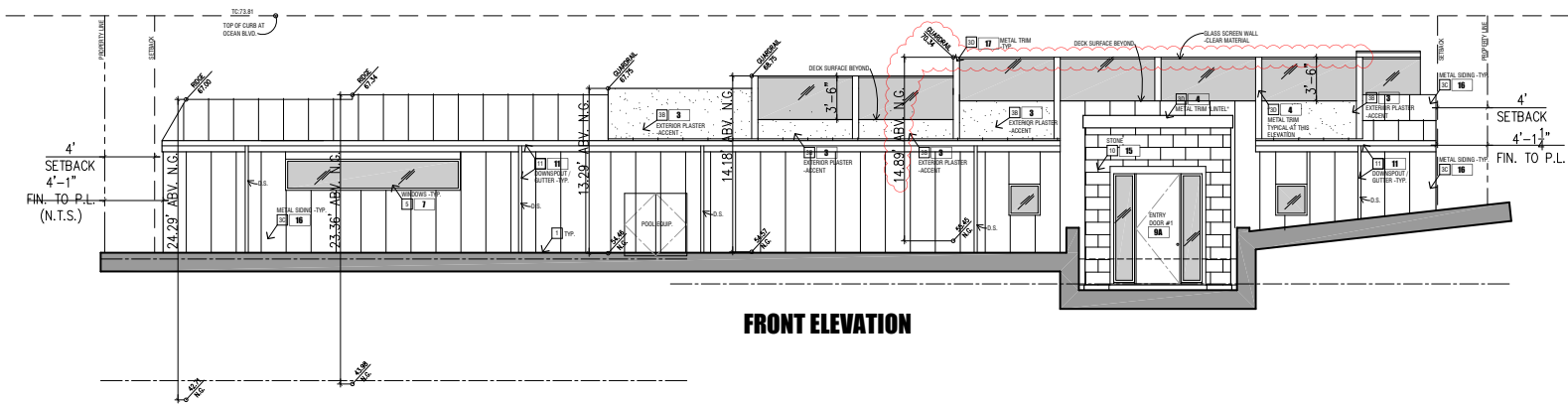


2607 OCEAN
2607 OCEAN BLVD.
CORONA DEL MAR, CA. 92

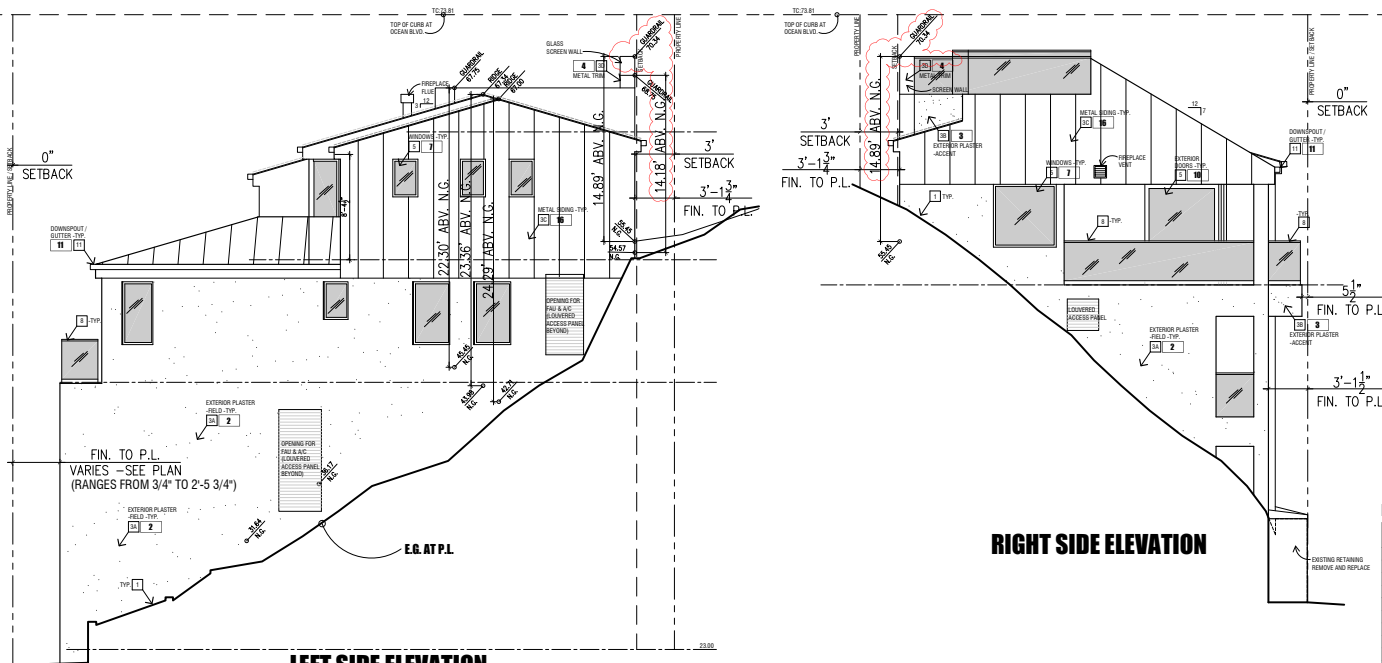
3-D IMAGES

Plot Date: 11/28/17
START DATE: DATE
SCALE: NO SCALE
UNIT:

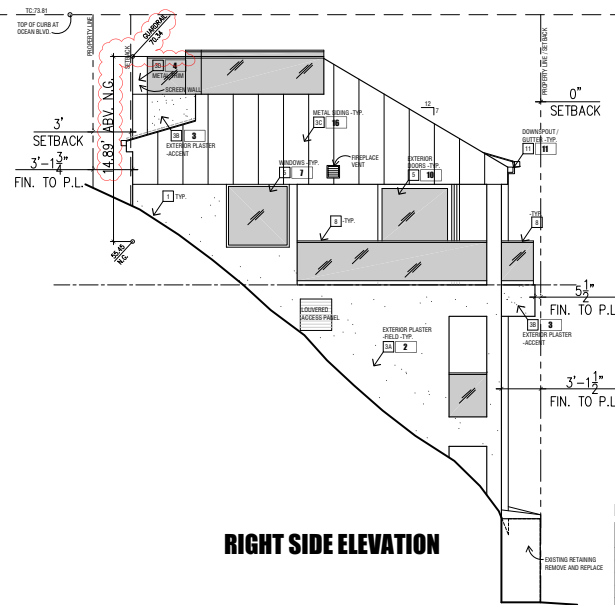
3D



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

KEY NOTES - ELEVATIONS

1. MAINTAIN MIN. 18" TO FINISH TOP OF ROOF SURFACE MIN. CLEARANCES PER OGC 0107. SLOPE FROM GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL 10.
2. NEW ROOFING 1/2" W/ 1/2" FELT AND 1/2" SHEETING. SEE MATERIAL AND COLORS LEGEND - THIS SHEET.
3. EXTERIOR PLASTER (FIELD) METAL LATH + BUILDING PAPER. STUCCO TILES, TROWEL FINISH - TYP. SEE SPECIFICATIONS BELOW.
4. 2 LAYER GRADE 0 PAPER (FELT) 1/4" WOOD SHEAR WALLS.
5. EXTERIOR PLASTER (ACCENT) METAL LATH + BUILDING PAPER. STUCCO TILES, TROWEL FINISH - TYP. SEE SPECIFICATIONS BELOW.
6. ALUMINUM GRADE 0 PAPER (FELT) 1/4" WOOD SHEAR WALLS.
7. METAL SIDING. SEE MATERIAL AND COLORS LEGEND - THIS SHEET.
8. METAL TRIM. SEE MATERIAL AND COLORS LEGEND - THIS SHEET.
9. METAL FLASHING. SEE MATERIAL AND COLORS LEGEND - THIS SHEET.
10. DOORS AND WINDOWS. TYP. SEE MATERIAL AND COLORS LEGEND - THIS SHEET.
11. DECORATIVE AT THE VENTILATION. SEE ROOF PLAN.
12. STONE. SEE SPECIFICATIONS BELOW.
13. CONNECT DOWNSPUTS TO SUBURBAN SYSTEM. SEE CIVIL PLANS.
14. MATERIAL CALLOUT. SEE MATERIALS AND COLORS LEGEND - THIS SHEET.

GENERAL NOTES - ELEVATIONS

1. PROVIDE ADDRESS ON BUILDING PER N.B.C. 10.0210.
2. SEE ROOF PLAN SHEET FOR ROOF VENTILATION CALCULATIONS.

MATERIAL SPECIFICATIONS

MATERIAL AND COLORS LEGEND FOR BUILDING AND HARDSCAPE

NO.	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	COLOR NUMBER	COMMENTS
1	ROOF	STANDARD LEAN METAL	BERNARD	DARK BRONZE	---	---
2	WALLS - FIELD	EXTERIOR PLASTER	QUARRY BRAND	MONTAGNY GREY	---	---
3	WALLS - ACCENT	EXTERIOR PLASTER	MIRALUX	P-100	---	---
4	METAL TRIM	CORROSION RESIST. METAL	---	MATCH (1) ROOF	---	---
5	FLASHING	CORROSION RESIST. METAL	---	MATCH (1) ROOF	---	---
6	WOOD TRIM	ONE WOOD	---	MATCH (1) ROOF	---	---
7	WINDOWS	ALUMINUM	BERNARD WINDOW SYSTEMS	MATCH (1) ROOF	---	---
8	GARAGE DOOR	CORROSION RESIST. METAL	---	MATCH (1) ROOF	---	CONTINGENTARY 01
9A	ENTRY DOOR #1	CORROSION RESIST. METAL	CUSTOM	MATCH (1) ROOF	---	---
9B	ENTRY DOOR #2	CORROSION RESIST. METAL	CUSTOM	MATCH (1) ROOF	---	---
10	EXTERIOR DOORS	ALUMINUM	BERNARD WINDOW SYSTEMS	MATCH (1) ROOF	---	---
11	BUTTERS	CORROSION RESIST. METAL	---	MATCH (1) ROOF	---	---
12	FRONT GATES	N/A	---	---	---	---
13	DRIVEWAY	N/A	---	---	---	---
14	HARDSCAPE	N/A	---	---	---	---
15	STONE	TRAVERTINE	TRISTONE	TITANIUM	---	---
16	METAL SIDING	MATCH (1) ROOF	---	---	---	---
17	METAL SCREEN	METAL	---	MATCH (1) ROOF	---	---

2607 Ocean Blvd.
Corona Del Mar, CA 92625
Tel: 949. 279. 4723
Fax: 949. 279. 4899
tealearchitecture.com

TEALE
ARCHITECTURE



2607 OCEAN
2607 OCEAN BLVD.
CORONA DEL MAR, CA 92625

EXTERIOR ELEVATIONS

Plot Date: 10/21/19
DATE: 5/14/16
SCALE: 1/4" = 1'-0"
SHEET

A-3

O. BOX 1768, NEWPORT BEACH, CA 92659-1768
CITY OF NEWPORT BEACH - BUILDING DEPARTMENT

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE

PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCING ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

- [illegible]

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

[illegible][illegible]

REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND GENERAL SITE DIMENSIONS.

REFER TO ARCHITECTURAL PLANS FOR ANY SECTIONS SHOWN HEREON.

MAINTAIN A MIN. OF 15' FALL AWAY FROM BUILDING ON CONC. 2% MIN. ON FINISH GRADE.

[illegible]

IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL, NO LONGER, BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE ACCURACY OF THE STAKES LOCATED FOR ANY PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.

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 THE PROJECT. THIS RESPONSIBILITY SHALL BE MAINTAINED THROUGHOUT THE PROJECT, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING BUT NOT LIMITED TO, THE LIABILITY OF DESIGN PROFESSIONAL, ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

(FOR PERMIT PURPOSES ONLY)

CUT	320	CU. YDS.	OVEREX.	0	CU. YDS.
FILL	20	CU. YDS.			

NOTE: ANY EXCAVATION FOR WALL
SHOOTING HAS NOT BEEN CALCULATED.
SHOOTING HAS NOT BEEN CALCULATED.
GREEN CALCULATED.



RECEIVED
MAR 26 1968
12-31-17
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

LOT AREA:
4,237.62 SQ. FT.
0.10 AC.

BASIS OF BEARINGS :
U.10 AC.
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF
WAY LANE, BEING N 29° 22'58" W AS SHOWN ON RECORD OF SURVEY
NO. 2009-1150, B.S.B. 27624.

SOILS ENGINEER:
PETRA GEOTECHNICAL, INC.
3190 AIRWAY LOOP DRIVE, SUITE 200
COSTA MESA, CA 92626
PH. # (714) 549-8971

PROPERTY OWNER:
NICHOLSON CONSTRUCTION
1 CORPORATE PLAZA SUITE 110
NEWPORT BEACH, CA 92660
407-756-8393

BENCHMARK:
COUNTY OF ORANGE BENCHMARK NO. N04-26-74
IN TOP OF A CATCH BASIN AT THE INTERSECTION OF
HELIOTROPE AVE. AND OCEAN BLVD.
ELEV. +67.254 (NAD83)
ESTABLISHED AN ELEVATION ON SPICE & WASHIER
AT THE CENTERLINE INTERSECTION

GRADING PLAN
FOR

2607 OCEAN BLVD.
NEWPORT BEACH, CA

ONE SHOWN CAN BE USED FOR 1000-1100, 1600-2000, 2000-2500.

