CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

Th14b

CDP 5-21-0739(Greer)

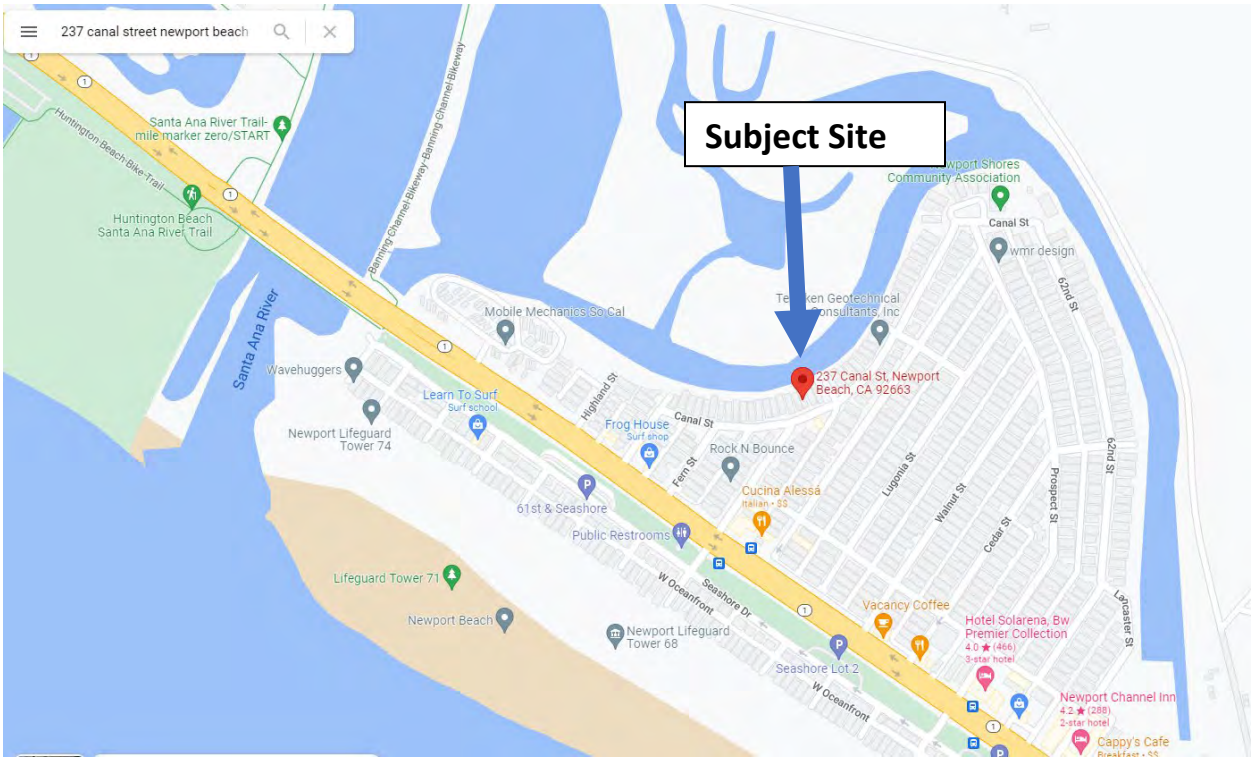
June 9, 2022

EXHIBITS

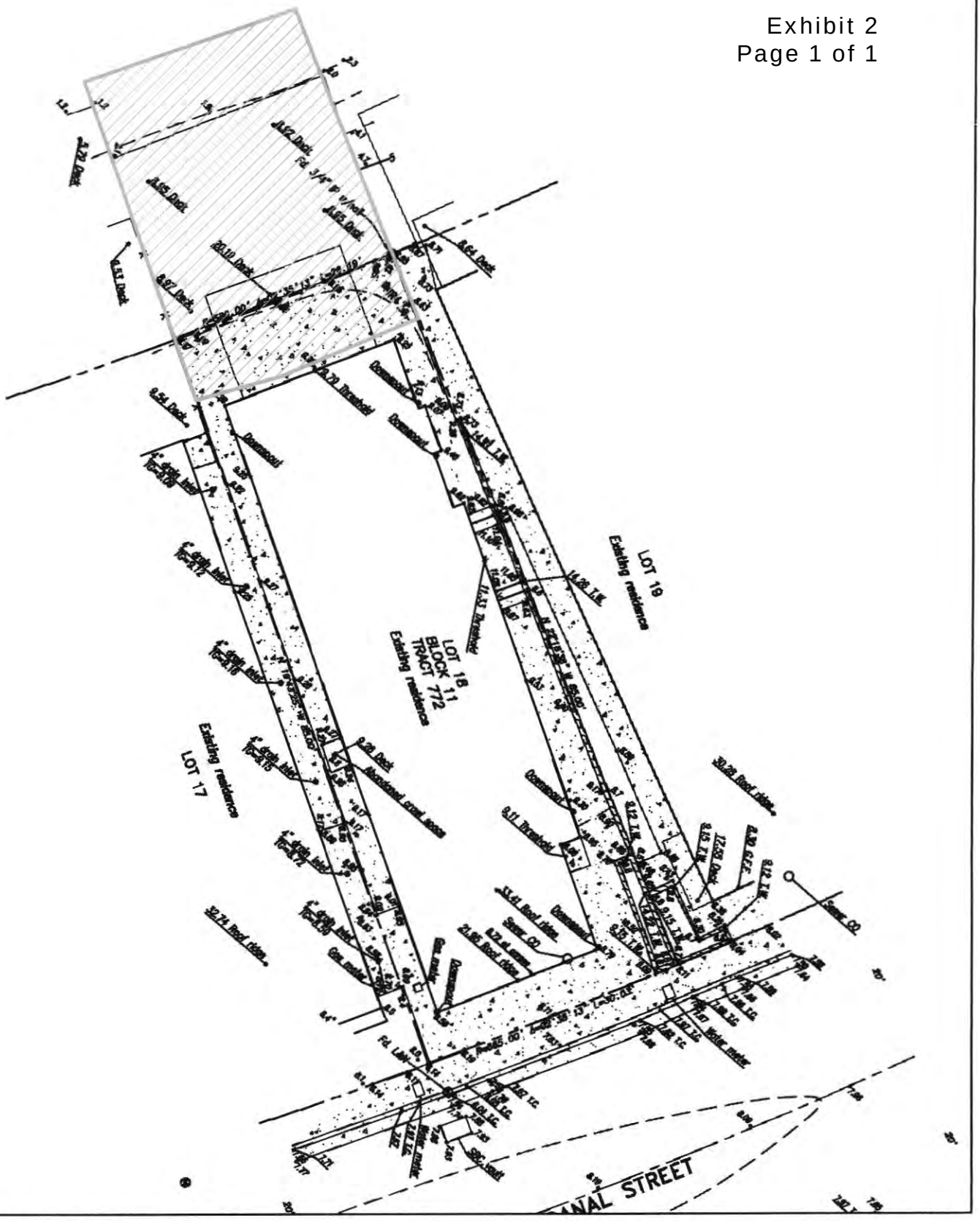
Table of Contents

EXHIBIT 1 – Vicinity Map/Aerial Photo
EXHIBIT 2 – Coastal Commission Boundary Determination
EXHIBIT 3 – Demolition Plan
EXHIBIT 4 – Project Architectural Plans
EXHIBIT 5 – Preliminary Grading Plan, Erosion Control, and WQMP
EXHIBIT 6 – Landscape Plan

VICINITY MAP/AERIAL PHOTO
237 Canal Street, Newport Beach, Orange County







Boundary Determination 11-2021
237 Canal Street, Newport Beach
APN 045-055-45
Orange County

Coastal Commission Permit Jurisdiction

N

CALIFORNIA COASTAL COMMISSION

For illustrative purposes only.

DR 09/2021

d1.0

demolition plan
1/4"=1'-0"

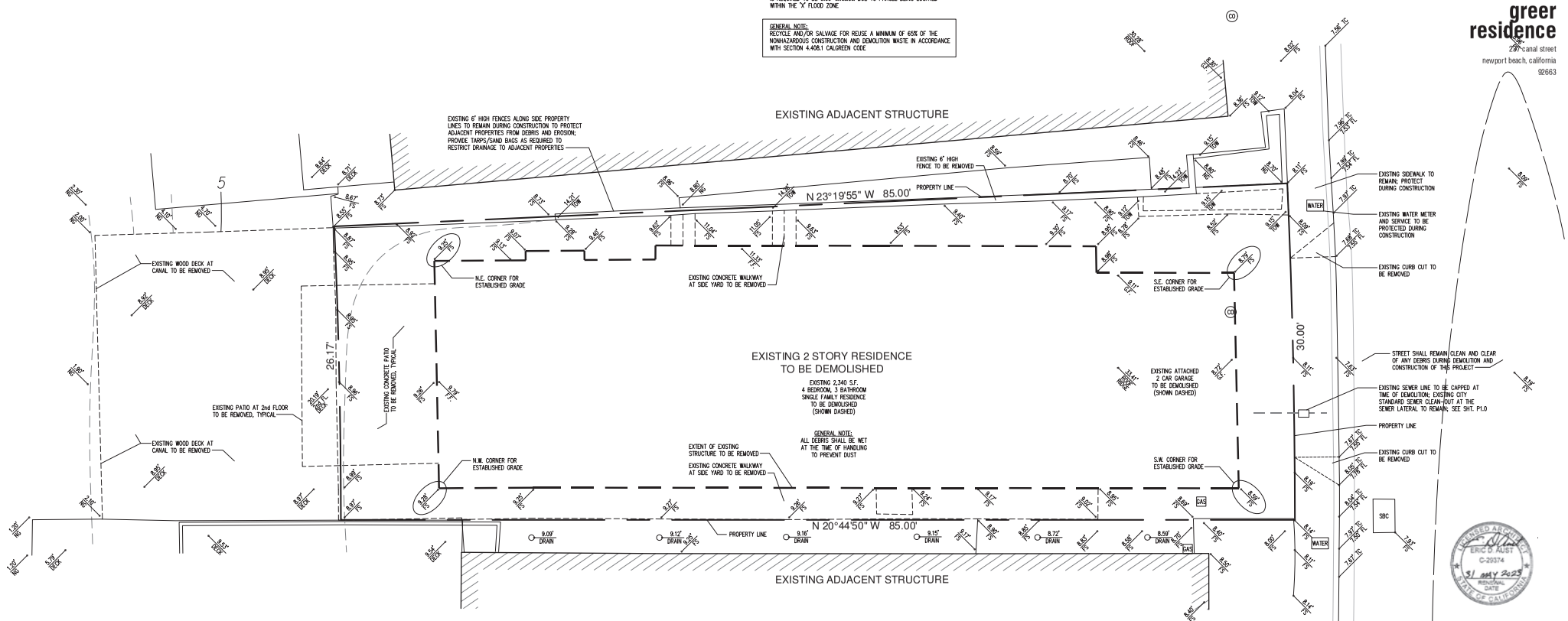
established grade and overall height

ESTABLISHED GRADES:
NW CORNER 9.28'
NE CORNER 9.25'
SW CORNER 8.59'
SE CORNER 8.79'

AVERAGE:
9.28 + 9.25 + 8.59 + 8.79 = 35.91
35.91/4 = 8.98' ESTABLISHED AVERAGE GRADE

*PER CITY OF NEWPORT BEACH REGULATIONS, FINISH FLOOR IS REQUIRED TO BE 9.00' MINIMUM DUE TO PARCEL BEING LOCATED WITHIN THE "X" FLOOD ZONE

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



wall legend

EXISTING 1 STORY, SINGLE FAMILY RESIDENCE TO BE DEMOLISHED

EXISTING ADJACENT STRUCTURE TO REMAIN

1 demolition plan
D1.0 SCALE: 1/4" = 1'-0"

0 1' 2' 4' north ref. north

17 march 2022

© copyright 2022

greer residence

263 cedar street
newport beach, california
92663

eric aust
architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
michael + michele greer
263 cedar street
newport beach, california 92663
tel 949.548.5907

Exhibit 3
Page 1 of 1

greer residence



newport beach, california 92663 **237 canal street** eric aust architect **15 december 2021**

construction document submittal

alliance 24 title
energy calculations
140 "B" street, suite 5-276
davis, california 95616
tel 530.902.4387

R McCarthy consulting
geotechnical engineer
23 corporate plaza, suite 150
newport beach, california 92660
tel 949.629.2539

toal engineering
grading + drainage engineer
139 avenida navarro
san clemente, california 92672
tel 949.492.8586

esi/fme, inc.
structural engineer
1800 e. 16th street
santa ana, california 92701
tel 714.835.2800
fax 714.835.2819

michael + michele greer
client
263 cedar street
newport beach, california 92633
tel 949.548.5907

REGISTERED ARCHITECT ERIC D AUST C-29374 RENEWAL DATE 31 MAY 2023 STATE OF CALIFORNIA

eric aust architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

deferred submittals

THE FOLLOWING PLANS WILL BE SUBMITTED BY OTHERS UNDER SEPARATE PERMIT;
ARCHITECT + ENGINEER OF RECORD TO REVIEW, CERTIFY AND APPROVE DRAWINGS PRIOR TO SUBMITTAL:
- FIRE SPRINKLER DRAWINGS (SPRINKLERS SHALL COMPLY WITH NFPA 13D)
  (*OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION)
- AIR CONDITIONING CONDENSER SOUND ATTENUATION DESIGN; CONTRACTOR SHALL DETERMINE EXACT CONDENSER SPECIFICATION AND PROVIDE SOUND LEVEL DATA PER CITY REQUIREMENTS
  CONDENSERS SHALL BE LOCATED WITHIN THE MECHANICAL ALCOVE AT THE ROOF/3rd FLOOR

public works notes

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY
2. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6
3. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED BY THE PRIVATE WORK, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, 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.
4. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN 'A' LICENSED GENERAL ENGINEERING CONTRACTOR.
5. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN 'A' LICENSED GENERAL ENGINEERING CONTRACTOR.

symbols legend

BUILDING ELEVATION REF. SHEET A3.0 — X / A3.0
ELEVATION MARK — ELEVATION INFO
DETAIL MARK — X / A6.0
GLASS ELEVATION REF. SHEET A5.0 — (A)
DOOR NUMBER REF. SHEET A5.0 — (01)

project data

EXISTING HOUSE AREA:
EXISTING TOTAL LIVABLE AREA: 2,340 S.F.
(TO BE DEMOLISHED)

PROPOSED FLOOR AREA:
PROPOSED 1st FLOOR 1,028 S.F.
PROPOSED 2nd FLOOR 1,404 S.F.
PROPOSED 3rd FLOOR 322 S.F. +
PROPOSED TOTAL LIVABLE AREA 2,754 S.F.

GARAGE AREA:
PROPOSED TWO CAR GARAGE AREA 421 S.F.

FLOOR AREA LIMIT:
1,658 S.F. BUILDABLE LOT AREA;
2x BUILDABLE LOT AREA = 3,316 S.F.
3,175 S.F. (2,754 + 421) < 3,316 S.F. ALLOWABLE = O.K.

ALLOWABLE 3rd FLOOR AREA:
ALLOWABLE AREA SHALL BE 20% OF BUILDABLE LOT AREA
1,658 S.F. BUILDABLE LOT x 0.20 = 332 S.F. MAX. 3rd FLOOR AREA

322 S.F. 3rd FLOOR AREA <= 332 S.F. ALLOWABLE = O.K.

ALLOWABLE 3rd FLOOR AREA (INCLUDING COVERED AREAS):
ALLOWABLE AREA SHALL BE 50% OF BUILDABLE LOT AREA
1,658 S.F. BUILDABLE LOT x 0.50 = 829 S.F. MAX. 3rd FLOOR AREA

654 S.F. 3rd FLOOR ROOFED AREA <= 829 S.F. ALLOWABLE = O.K.

OPEN SPACE REQUIREMENT:
15% OF BUILDABLE LOT AREA TO BE OPEN SPACE
1,658 S.F. BUILDABLE LOT x 0.15 = 249 S.F. OPEN SPACE REQ'D

125 S.F. (1st FLOOR AT REAR PATIO)
125 S.F. (2nd FLOOR AT REAR PATIO) +
250 S.F. OPEN SPACE

250 S.F. OPEN SPACE >= 249 S.F. = O.K.

ROOF VENTILATION:
NOT REQUIRED SINCE EXPANDED ICENYNE INSULATION TO BE USED

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
ERIC AUST ARCHITECT SHALL SERVE AS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT AND SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING; (CBC APPENDIX CHAPTER 1, 106.3.4)

GENERAL NOTES:
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

PROJECT INFORMATION SIGN:
PROVIDE A PROJECT INFORMATION SIGN AND CONSTRUCTION FENCING DUE TO LOCATION WITHIN "HIGH DENSITY AREA"; PROJECT SIGN SHALL COMPLY WITH N.B.M.C. SECTION 15.60.030; SEE SHEET A0.5 FOR REQUIRED FORM

project data

PROJECT NAME:
GREER RESIDENCE
237 CANAL STREET
NEWPORT BEACH, CALIFORNIA 92663

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING 4 BEDROOM, 3 BATH 2,340 S.F. HOUSE;
PROJECT TO CONSIST OF A NEW 2,754 S.F. SINGLE FAMILY RESIDENCE WITH 421 S.F. ATTACHED, ENCLOSED 2 CAR GARAGE AND CONTAINS 4 BEDROOMS AND 4-1/2 BATHROOMS

APPLICABLE CODES:
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE (TITLE-24)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CONSTRUCTION TYPE:
TYPE V-B SPRINKLERED (NFPA-13D)

OCCUPANCY GROUP:
R3
U (ATTACHED GARAGE)

ZONING:
R-1 SINGLE-UNIT RESIDENTIAL

ASSESSOR'S PARCEL NO.:
A.P.N.: 045-055-45

PARKING REQUIREMENTS:
2 COVERED PARKING SPACES PROVIDED IN AN ATTACHED, COVERED GARAGE

SETBACKS:	ALLOWABLE	PROPOSED
SOUTH PROPERTY LINE (FRONT/STREET):	5'	5'-0 1/2"
NORTH PROPERTY LINE (FRONT/CANAL):	5'	10'-11"
EAST PROPERTY LINE (SIDE):	3'	3'-0 1/4"
WEST PROPERTY LINE (SIDE):	3'	3'-0"

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

BUILDING HEIGHT:
MAX. ALLOWABLE BUILDING HEIGHT: 29' (TO PEAK OF SLOPED ROOF) (+38.00')
ACTUAL BUILDING HEIGHT: 28'-11 1/2" (FROM EST. GRADE TO ROOF PEAK) (+37.96')

LOT SQUARE FOOTAGE:
2,389 S.F.

LANDSCAPE AREA:
12 S.F.

NON-PERMEABLE AREA:
2,377 S.F.

project consultants

PROPERTY OWNER:
MR. + MRS. MICHAEL GREER
263 CEDAR STREET
NEWPORT BEACH, CA 92663
TEL 949.548.5907

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

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

SURVEYOR:
RAM SURVEYING, INC.
23016 LAKE FOREST DRIVE #409
LAGUNA HILLS, CA 92653
TEL 949.858.2924

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

ENERGY CALCULATIONS:
ALLIANCE 24 TITLE
140 "B" STREET, SUITE 5-276
DAVIS, CA 95616
TEL 530.753.7510

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

sheet index

A0.0	SITE/ROOF PLAN + PROJECT DATA
A0.6	FLOOR AREA ANALYSIS
TP-01	TOPOGRAPHIC SURVEY
C-1	PRECISE GRADING PLAN TITLE SHEET
C-2	EROSION CONTROL PLAN
W-1	WATER QUALITY MANAGEMENT PLAN
D1.0	DEMOLITION PLAN
A1.0	1st + 2nd FLOOR PLANS
A1.1	3rd FLOOR + ROOF PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS + BUILDING SECTIONS
A3.2	BUILDING SECTIONS
S1	FOUNDATION PLAN
FD1	FOUNDATION DETAILS
HFX1	ANCHORAGE DETAILS - HFX PANELS
HFX2	FRAMING DETAILS - HFX PANELS
L1.0	LANDSCAPE PLAN

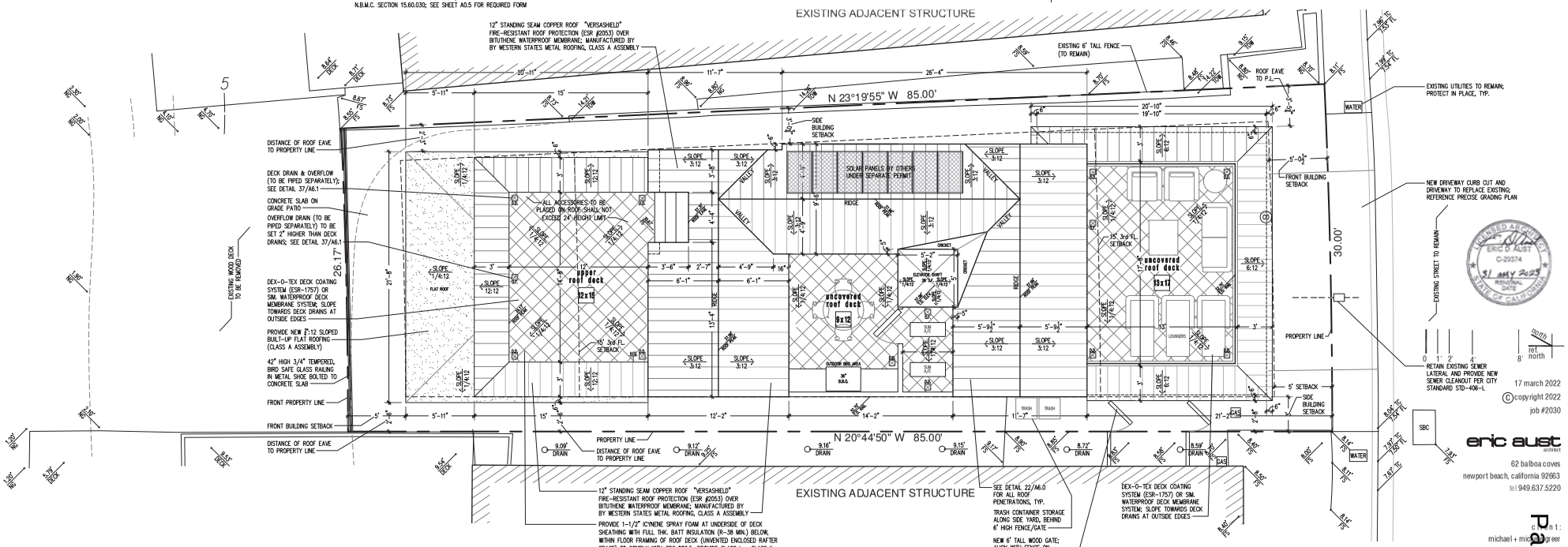
a0.0

site plan + project data
1/4"=1'-0"

greer residence
237 canal street
newport beach, california
92663



1 vicinity map
A0.0 NOT TO SCALE
north



2 site/roof plan
A0.0 SCALE: 1/4" = 1'-0"
north

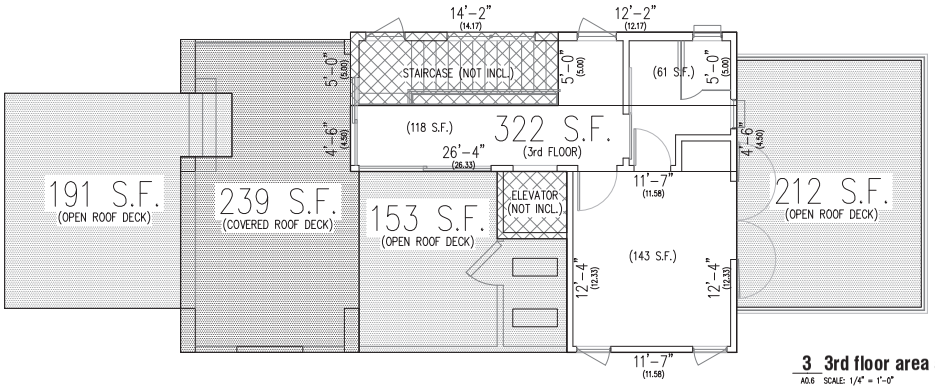
LICENSED ARCHITECT ERIC D. AUST C-29374 31 MAY 2023 REGISTERED PROFESSIONAL STATE OF CALIFORNIA

0 1' 2' 4' 8'

17 march 2022
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job #2030

eric aust
architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
michael + mrs. greer
263 cedar street
newport beach, california 92663
tel 949.548.5907



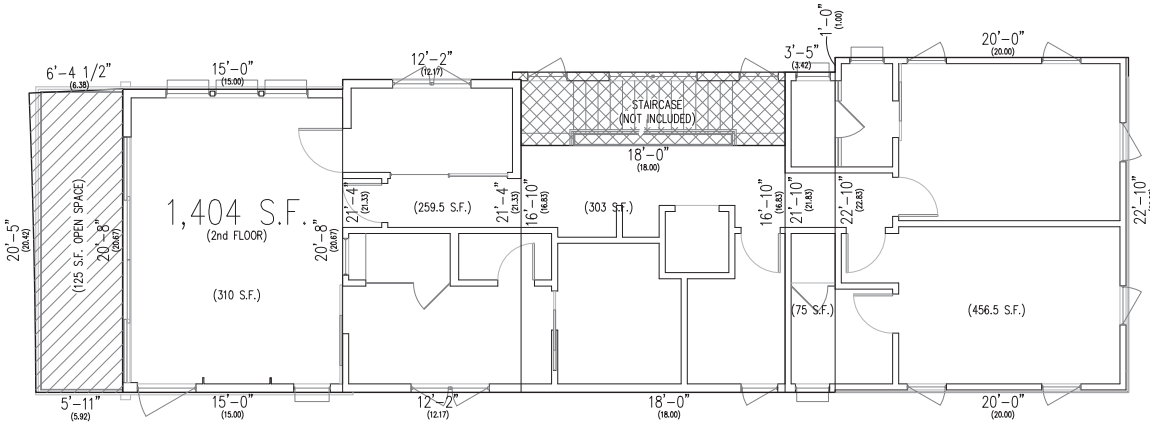
3 3rd floor area analysis
A0.6 SCALE: 1/4" = 1'-0"

ALLOWABLE 3rd FLOOR AREA:
ALLOWABLE AREA SHALL BE 20% OF BUILDABLE LOT AREA
1,658 S.F. BUILDABLE LOT x 0.20 = 332 S.F. MAX. 3rd FLOOR AREA

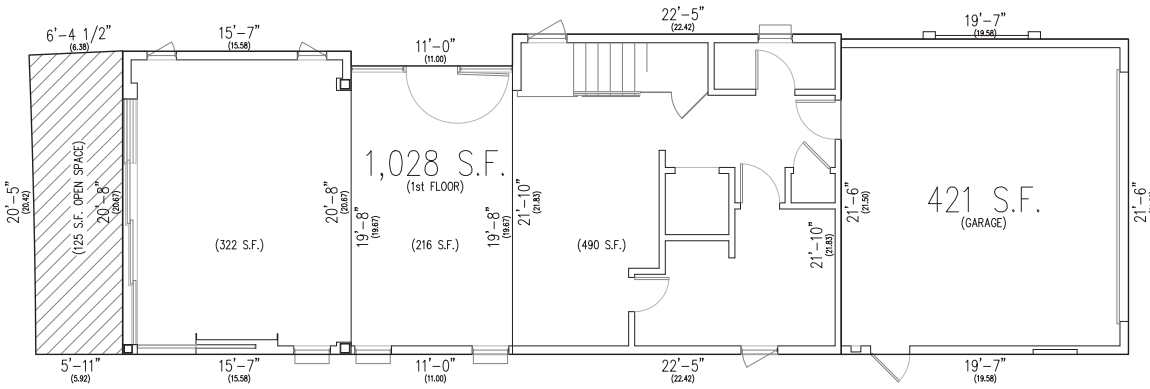
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1,658 S.F. BUILDABLE LOT x 0.50 = 829 S.F. MAX. 3rd FLOOR AREA

654 S.F. 3rd FLOOR ROOFED AREA <= 829 S.F. ALLOWABLE = O.K.



2 2nd floor area analysis
A0.6 SCALE: 1/4" = 1'-0"



1 1st floor area analysis
A0.6 SCALE: 1/4" = 1'-0"

project area analysis

2,389 s.f. lot area

1,658 s.f. buildable lot area

2 x 1,658=3,316 s.f. allowable

project area analysis

1,028 s.f. 1st floor (livable)
1,404 s.f. 2nd floor (livable)
+ 322 s.f. 3rd floor (livable)
2,754 s.f. total livable

421 s.f. garage

3,175 s.f. total floor area
(141 SF. UNDER ALLOWABLE)

open space provided

125 s.f. 1st floor (at rear patio)
+ 125 s.f. 2nd floor (at master deck)
250 s.f. total open space (249 req'd)

a0.6

floor area analysis plans
1/4"=1'-0"

greer residence
237 canal street
newport beach, california
92663

LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2023
RENEWAL DATE
STATE OF CALIFORNIA

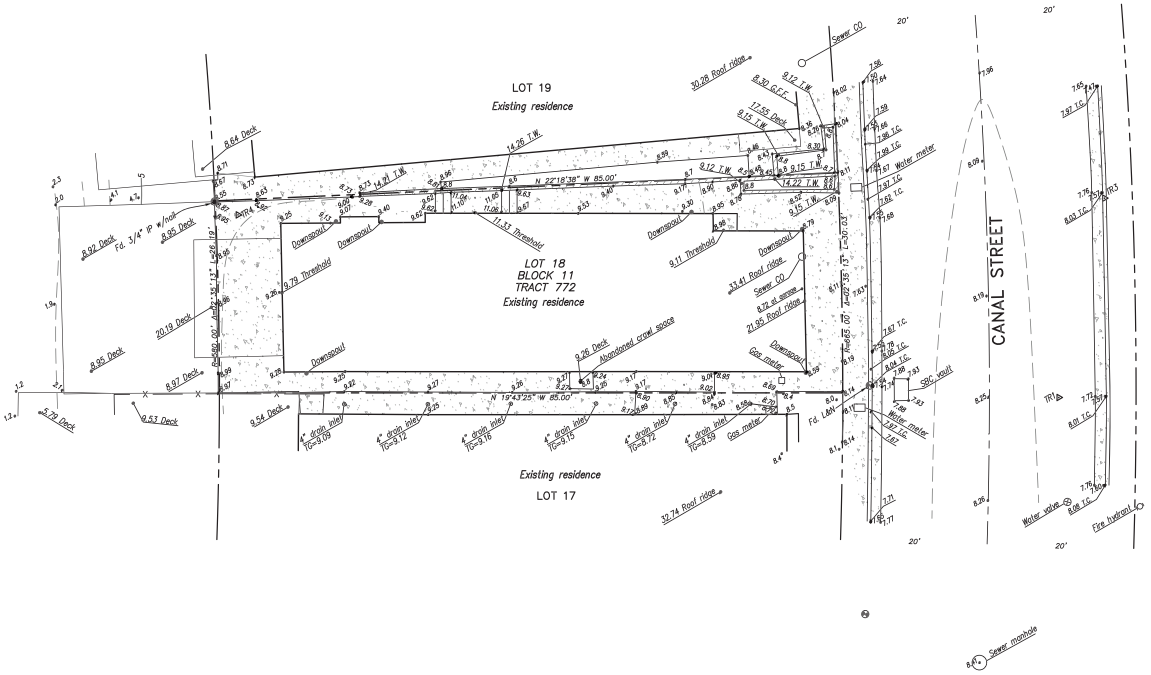
0 1' 2' 4' 8'
north
ref. north

17 march 2022
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job #2030

eric aust architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
michael + missy greer
263 canal street
newport beach, california 92663
tel 949.675.5907

Exhibit 4
Page 3 of 9



SCALE: 1/8"=1'

LEGEND

	GRADE BREAK LINE
5	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	PROPERTY LINE
-X-X-	FENCE
	MSE WALL
	CONCRETE SURFACE
	MASONRY WALL
	WOOD WALL
	ROCK WALL
F.F.	FINISHED FLOOR
F.S.	FINISHED SURFACE
T.G.	TOP OF GRATE
INV	INVERT OF PIPE
T.C.	TOP OF CURB
E.P.	EDGE OF PAVEMENT
T.W.	TOP OF WALL
	FOUND MONUMENT
	SURVEY CONTROL POINT

BENCHMARK NOTE:
OCSBM 1-J-58-80
ELEV=9.274
NAVD88 DATUM, 2005 ADJ.

EASEMENT NOTE

PER A PRELIMINARY TITLE REPORT BY NORTH AMERICAN TITLE, ORDER NO. 92002-20-10337, DATED: 8/6/20, NO PLOTTABLE EASEMENTS EXIST ON SUBJECT SITE

PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

LICENSED LAND SURVEYOR
VIKTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

VIKTOR P. MEUM
P.L.S. 8682
DATE: 6-3-2021

PREPARED FOR:
MICHAEL AND MICHELE GREER

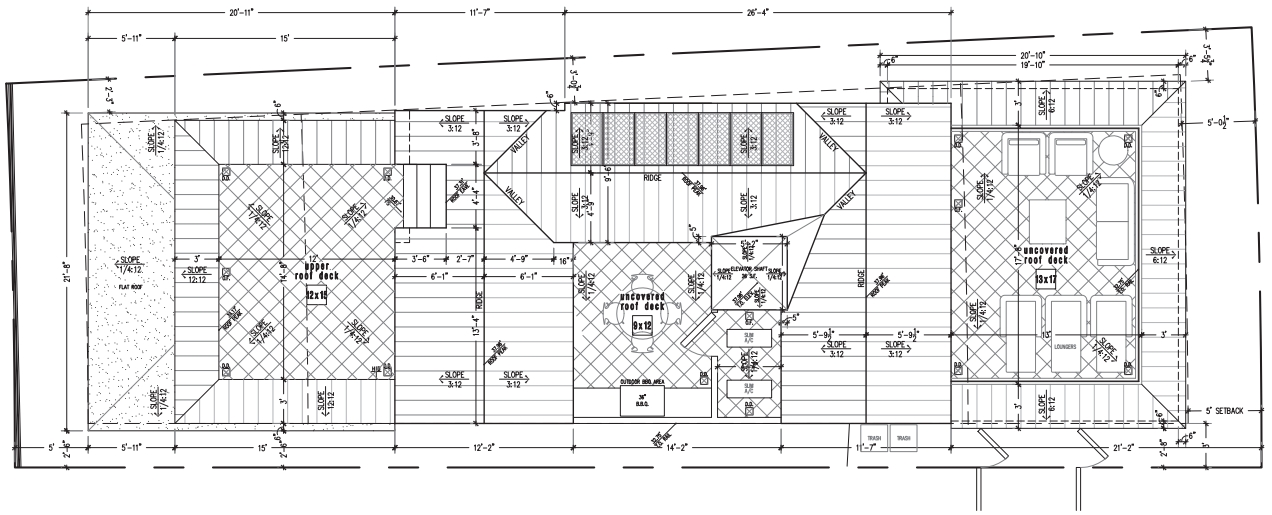
REVISIONS	BY	DATE	APPD.	DATE

TOPOGRAPHIC AND BOUNDARY SURVEY

LOT 18, BLOCK 11, TRACT 772, APN 045-055-45
237 CANAL STREET, NEWPORT BEACH, CALIFORNIA

DATE: 10-13-20	H. SCALE: 1/8"=1'
SURVEY DATE: 9-23-20	V. SCALE: -
DRN.: MSF	DWG. NO.
CHD.: -	
APPD.: VM	SHT. 1 OF 1
JOB NO. 20200	

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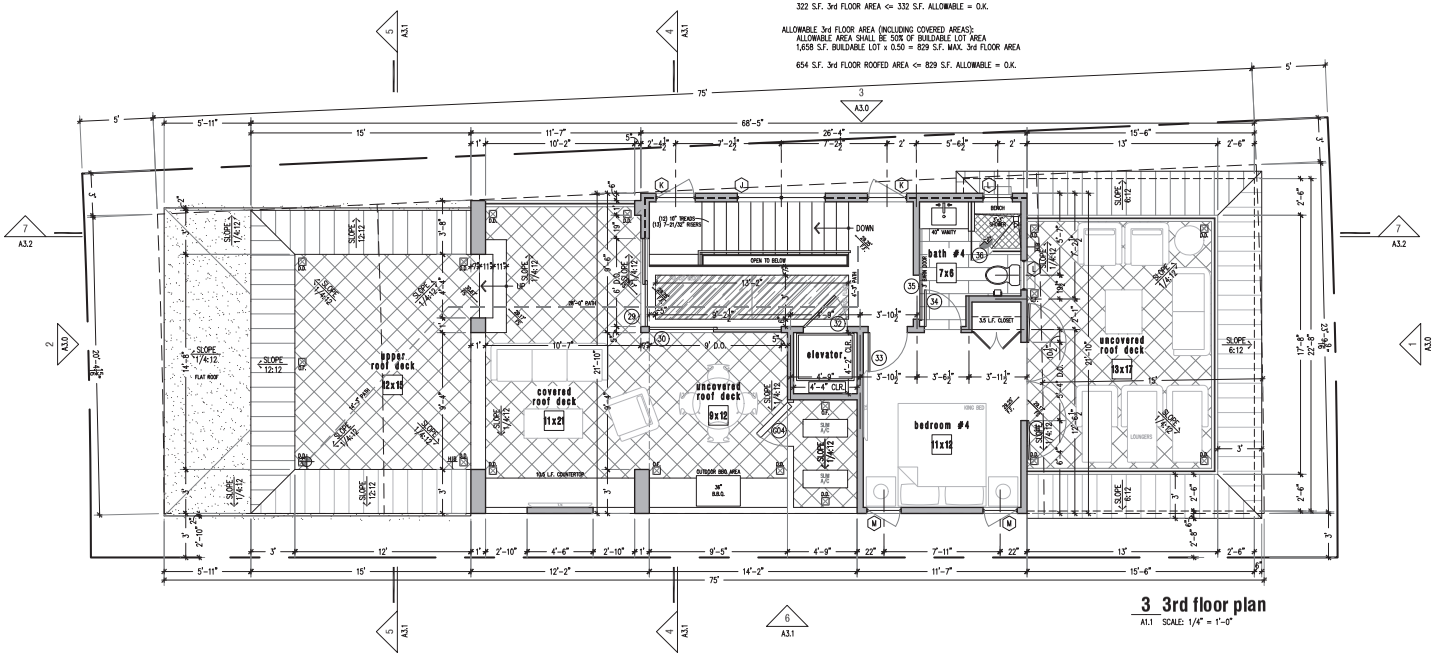
4 roof plan
A1.1 SCALE: 1/4" = 1'-0"

ALLOWABLE 3rd FLOOR LIVABLE AREA:
ALLOWABLE AREA SHALL BE 20% OF BUILDABLE LOT AREA
1,658 S.F. BUILDABLE LOT x 0.20 = 332 S.F. MAX. 3rd FLOOR AREA

322 S.F. 3rd FLOOR AREA <= 332 S.F. ALLOWABLE = O.K.

ALLOWABLE 3rd FLOOR AREA (INCLUDING COVERED AREAS):
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654 S.F. 3rd FLOOR ROOFED AREA <= 829 S.F. ALLOWABLE = O.K.



3 3rd floor plan
A1.1 SCALE: 1/4" = 1'-0"

a1.1

3rd floor + roof plans
1/4"=1'-0"

greer residence

237 canal street
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project area analysis

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1,028 s.f. 1st floor (livable)
1,418 s.f. 2nd floor (livable)
+ 322 s.f. 3rd floor (livable)
2,768 s.f. total livable

421 s.f. garage

3,189 s.f. total floor area
(127 S.F. UNDER ALLOWABLE)

open space provided

125 s.f. 1st floor (at rear patio)
+125 s.f. 2nd floor (at master deck)
250 s.f. total open space (249 req'd)

wall legend

2x4 FRAMING AT 16" o.c. W/ R-15 BATT INSULATION THROUGHOUT; 5/8" GYP. BD.

2x6 FRAMING AT 16" o.c. W/ R-21 BATT INSULATION THROUGHOUT; 5/8" GYP. BD.

1 HOUR RATED INTERIOR PARTITION: 5/8" TYPE-X GYP. BD. AT BOTH SIDES, TYP.

DUAL GLAZED WINDOWS, TYP. THROUGHOUT; REFERENCE WINDOW SCHEDULE, SHEET A5.1

DOOR; REFERENCE DOOR SCHEDULE, SHEET A5.0

LICENSED ARCHITECT ERIC S AUST C-29374 31 MAY 2023 RENEWAL DATE STATE OF CALIFORNIA

0 1' 2' 4' 8' north ref. north

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established grade and overall height

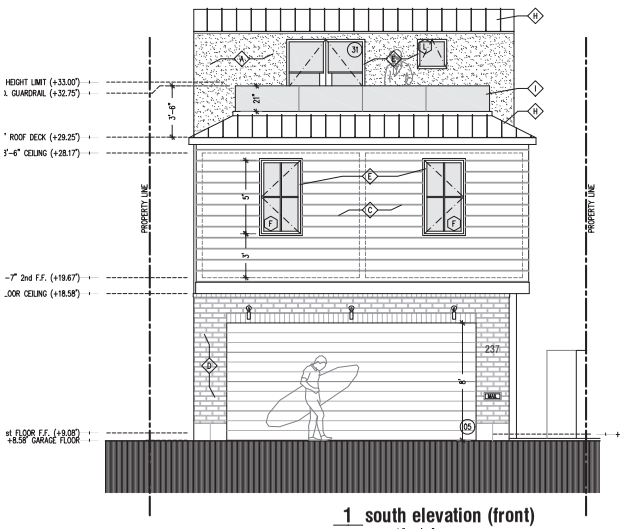
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35.91/4 = 8.98' ESTABLISHED AVERAGE GRADE

*PER CITY OF NEWPORT BEACH REGULATIONS, FINISH FLOOR IS REQUIRED TO BE 9.00' MINIMUM DUE TO PARCEL BEING LOCATED WITHIN THE "X" FLOOD ZONE

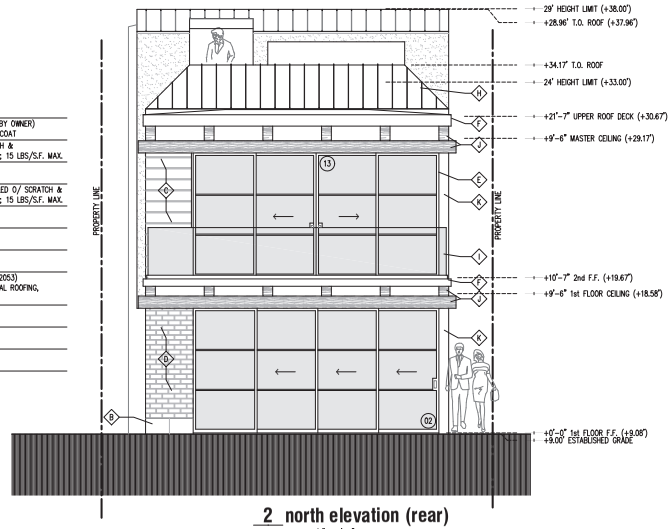
HEIGHT CERTIFICATION INSPECTION SHALL BE REQUIRED FOR THIS PROJECT

materials

SYMBOL	MATERIAL	DESCRIPTION
A	STUCCO	3 COAT SMOOTH STUCCO; COLOR TO BE INTEGRAL LIGHT BEIGE/WHITE COLORED (TO BE APPROVED BY OWNER) PROVIDE MERLEX 'BASEX' POLYMER-MODIFIED BASE COAT ANTI-FRACTURE MEMBRANE OVER BROWN COAT
B	STONE VENEER	3/4" THICK SMOOTH LIMESTONE AT BASE OF WALL (AND AROUND FOUNTAIN) INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYVEK STUCCOWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING; 15 LBS/S.F. MAX.
C	HORIZ. SIDING	HARDIEPANEL ARTISAN SQUARE CHANNEL SIDING (9" EXPOSURE) OVER TYVEK BUILDING WRAP OVER 1/2" A.P.A. RATED PLYWOOD SHEATHING WITH WHITE PAINTED FINISH
D	BRICK VENEER	1/2" THICK ARTO "NORMAN THIN BRICK", 3x11; COLOR: RICE (TO BE APPROVED BY OWNER) INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYVEK STUCCOWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING; 15 LBS/S.F. MAX.
E	WINDOW/DOOR	'EUROLINE STEEL WINDOWS & DOORS' BLACK STEEL WINDOWS/DOORS (OR APPROVED EQUAL)
F	TRIM (PAINT)	WINDSORONE WOOD TRIM; PAINT ALL TRIM WHITE TO MATCH SIDING
G	GUTTER	4" SQUARE CONTINUOUS COPPER GUTTERS AND DOWNSPOUTS
H	METAL ROOF	12" STANDING SEAM COPPER ROOF OVER "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION (ESR #2053) OVER BITUTHENE WATERPROOF MEMBRANE; COPPER ROOF MANUFACTURED BY WESTERN STATES METAL ROOFING, CLASS A ASSEMBLY; U.L. #40094; ROOF TO BE 12" WIDE, 24 GAUGE COPPER
I	GLASS RAILING	3/4" THK. TEMPERED, LAMINATED FRAMELESS GLASS GUARDRAIL WITH ST. STEEL SHOE
J	STAINED WOOD	CLEAR STAINED LIGHT COLOR OAK BEAM (GARAGE DOOR TO MATCH)
K	METAL TRIM	24 GA. (OR BETTER) BLACK METAL TRIM AT COLUMN TO MATCH DOORS/WINDOWS



1 south elevation (front)
A3.0 SCALE: 1/4" = 1'-0"



2 north elevation (rear)
A3.0 SCALE: 1/4" = 1'-0"



3 east elevation (side/entry)
A3.0 SCALE: 1/4" = 1'-0"

a3.0

exterior elevations
1/4"=1'-0"

greer residence

237 canal street
newport beach, california
92663

LICENSED ARCHITECT
ERIC D AUST
C-29374
31 MAY 2023
RENEWAL DATE
STATE OF CALIFORNIA

0 1' 2' 4' 8'

17 march 2022
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job #2030

eric aust architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
michael + miss greer
263 canal street
newport beach, california 92663
tel 949.675.5907

Exhibit 4
Page 6 of 9

established grade and overall height

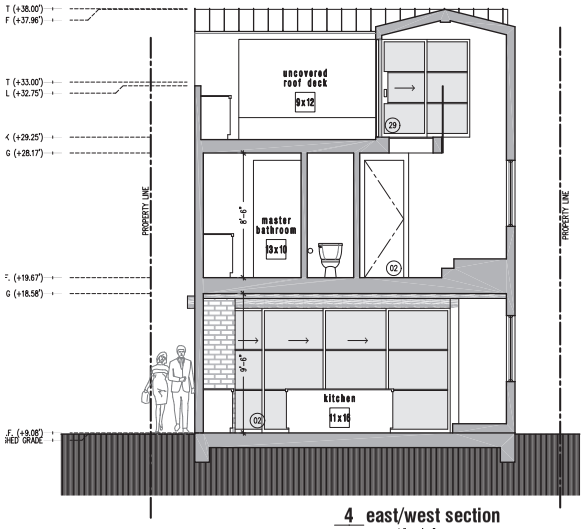
ESTABLISHED GRADES:
NW CORNER 9.28'
NE CORNER 9.25'
SW CORNER 8.59'
SE CORNER 8.79'
AVERAGE:
9.28 + 9.25 + 8.59 + 8.79 = 35.91
35.91/4 = 8.98' ESTABLISHED AVERAGE GRADE

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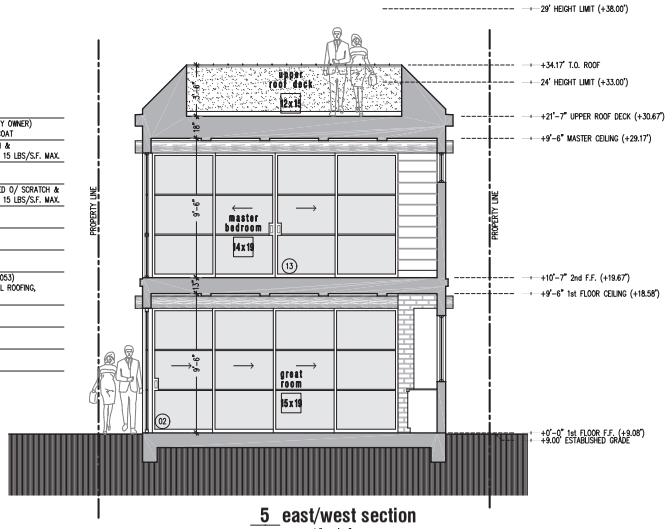
HEIGHT CERTIFICATION INSPECTION SHALL BE REQUIRED FOR THIS PROJECT

materials

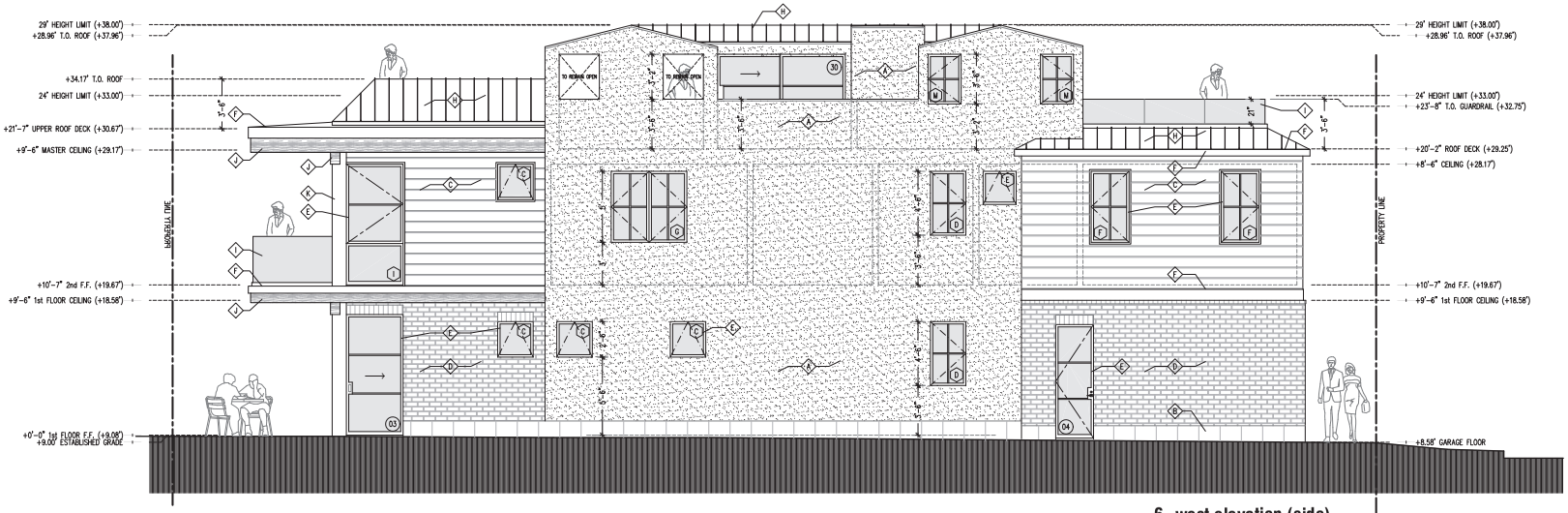
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4 east/west section
A3.1 SCALE: 1/4" = 1'-0"



5 east/west section
A3.1 SCALE: 1/4" = 1'-0"



6 west elevation (side)
A3.1 SCALE: 1/4" = 1'-0"

a3.1

exterior elevations/sections
1/4"=1'-0"

greer residence

237 canal street
newport beach, california
92663

LICENSED ARCHITECT
ERIC D AUST
C-29374
31 MAY 2023
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0 1' 2' 4' 8'

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architect
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tel 949.637.5220

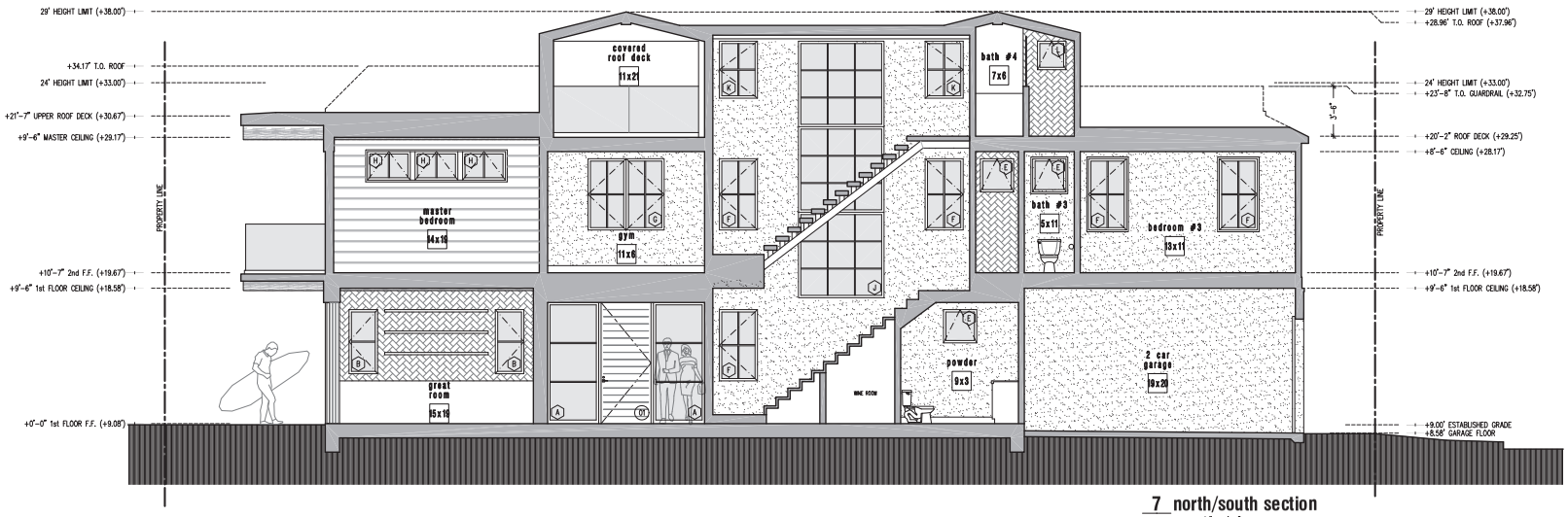
client:
michael + missy greer
263 canal street
newport beach, california 92663
tel 949.675.5907

Exhibit 4
Page 7 of 9

a3.2

building sections
1/4"=1'-0"

greer residence
237 canal street
newport beach, california
92663



7 north/south section
A3.1 SCALE: 1/4" = 1'-0"

established grade and overall height

ESTABLISHED GRADES:
NW CORNER 9.28'
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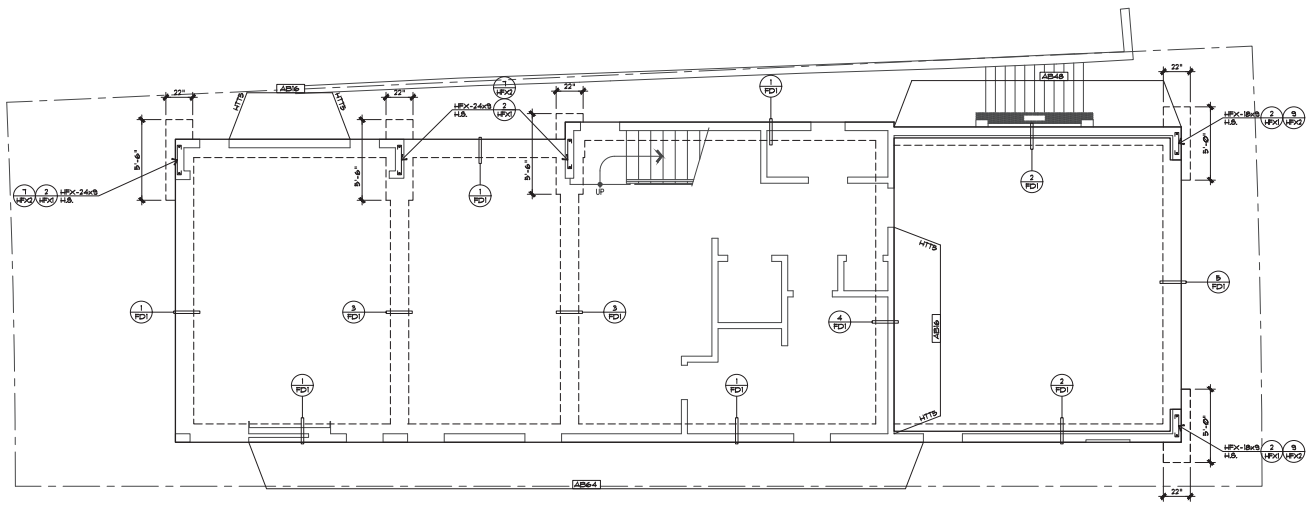
LICENSED ARCHITECT ERIC D AUST C-29374 31 MAY 2023 RENEWAL DATE STATE OF CALIFORNIA

0 1' 2' 4' 8'

17 march 2022
©copyright 2022
job #2030

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newport beach, california 92663
tel 949.637.5220

client:
michael + missy greer
263 canal street
newport beach, california 92663
tel 949.675.5907



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 EXTERIOR WALLS AND INTERIOR BEARING WALLS ARE TO BE SECURED WITH 5/8" DIAMETER BY 12" LONG ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE (OR WITH HAGA ANCHORS WHEN A.B.'s ARE NOT FEASIBLE) WITH A MAXIMUM SPACING OF 72" 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 WALL 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 PROVIDED BETWEEN THE NUT AND WASHER. WASHER TO BE INSTALLED WITHIN 1/2" OF THE SHEATHED SIDE OF THE PLATE.
   A STANDARD CUT WASHER MAY BE USED AT NON-SHEAR WALL LOCATIONS.
   A 5/8" DIA x 8" SIMPSON TITEN HD ANCHOR MAY BE USED AT MIS-PLACED OR MISSING CAST-IN-PLACE SILL PLATE ANCHOR BOLTS.
2. ALL INTERIOR NON-SHEAR NON-BEARING WALLS ARE TO BE SECURED WITH SHOT PINS INSTALLED PER MANUFACTURERS RECOMMENDATIONS, U.N.O.
   STRUCTURAL ENGINEERS CALCULATIONS GOVERN IN ALL CASES.
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 BORA-CARE BORATE (SBX) OR DISODIUM OCTABORATE TETRAHYDRATE (DOT).
5. ALL HOLDOWN ANCHORS & POST BASES SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
6. PROVIDE #4 BARS @ 6'-0" O.C. E.W. 3" CLEAR FROM BOTTOM OF CONCRETE, AT ALL PAD FOOTINGS, U.N.O.

SOIL INFORMATION:

1. FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT ARE AS RECOMMENDED WITHIN THE OWNER/DEVELOPER'S SOILS ENGINEERS 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 IS CURRENT AND PLAN REQUIREMENTS ARE CONSISTENT WITH ANY UPDATED SOIL REPORTS.

HARDWARE LEGEND

AB64 : 5/8" DIA. X 12" ANCHOR BOLTS AT 64" O.C.
AB56 : 5/8" DIA. X 12" ANCHOR BOLTS AT 56" O.C.
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.
AB 4 : 5/8" DIA. X 12" ANCHOR BOLTS AT 4" O.C.
2AB : (2) 5/8"DIA X 12" ANCHOR BOLTS.
3AB : (3) 5/8" DIAX 12" ANCHOR BOLTS.
2-¾ : PROVIDE A TOTAL OF 2 ¾ AT TOP AND 2 ¾ AT BOTTOM OF FOOTING, 5' PAST EACH HOLDOWN ANCHOR.
3-¾ : PROVIDE A TOTAL OF 3 ¾ AT TOP AND 3 ¾ AT BOTTOM OF FOOTING, 5' PAST EACH HOLDOWN ANCHOR.
4-¾ : PROVIDE A TOTAL OF 4 ¾ AT TOP AND 4 ¾ AT BOTTOM OF FOOTING, 5' PAST EACH HOLDOWN ANCHOR.
5-¾ : PROVIDE A TOTAL OF 5 ¾ AT TOP AND 5 ¾ AT BOTTOM OF FOOTING, 5' PAST EACH HOLDOWN ANCHOR.

HTT5 : (1) SIMPSON HTT5 PER POST w/66TB24.
HDU5 : (1) SIMPSON HDU5-SD625 PER POST w/66TB24.
HDU8 : (1) SIMPSON HDU8-SD625 PER POST w/66TB28/34 (MONO/2-POUR)
HDU11 : (1) SIMPSON HDU11-SD625 PER POST w/66Tx30.

NOTE:
SEE 6/FD1 FOR 66TB/6B INSTALLATION

REVISIONS
1.
2.
3.
4.

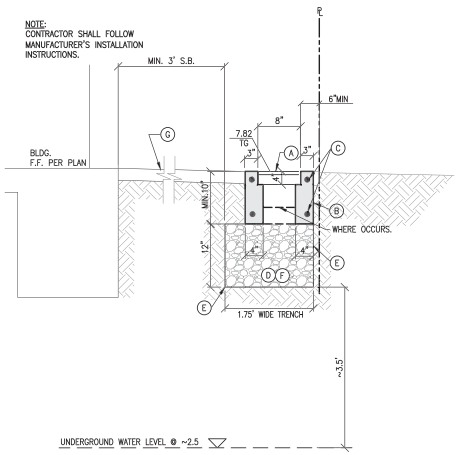
ESI/FME INC.
STRUCTURAL ENGINEERS
1200 E. 16TH ST. STE. B
SANTA ANA, CA 92701
PHONE: 714-558-2600
FAX: 714-558-2688

Greer Residence
3237 Canal Street
Newport Beach, Ca

Foundation Plan

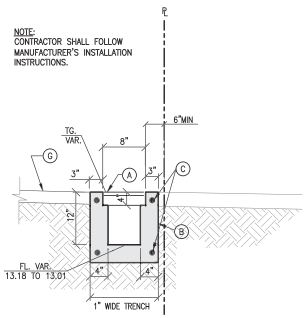
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DRAWN: RF
JOB NO. M133

S1



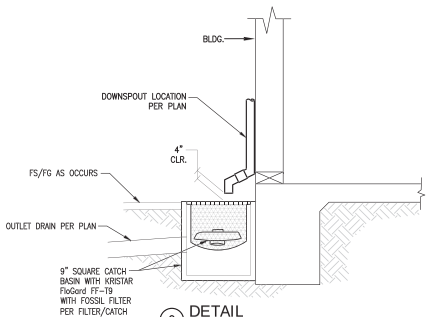
(A) 8" WIDE TRAFFIC RATED FRAME AND GRATE WITH 3/8" SLOT OPENINGS.
(B) FORM AND POUR PERIMETER CONCRETE CURB 10" DEEP BY 6" WIDE.
(C) INSTALL #4 REBAR TOP AND BOTTOM (TYPICAL).
(D) INSTALL CRUSHED ROCK 3/4" DIA.
(E) INSTALL MIRAFI FABRIC TYPE 140 N OR EQUIVALENT AROUND GRAVEL.
(F) CRUSHED ROCK TO BE 21" WIDE BY 12" DEEP
(G) CONCRETE HARDSCAPE

(8) DETAIL
BOTTOMLESS CONCRETE CHANNEL DRAIN W/ INFILTRATION TRENCH

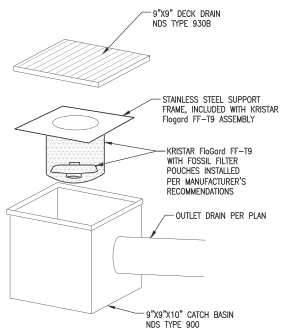


(A) 8" WIDE TRAFFIC RATED FRAME AND GRATE WITH 3/8" SLOT OPENINGS.
(B) FORM AND POUR PERIMETER CONCRETE.
(C) INSTALL #4 REBAR TOP AND BOTTOM (TYPICAL).
(G) CONCRETE DRIVEWAY.

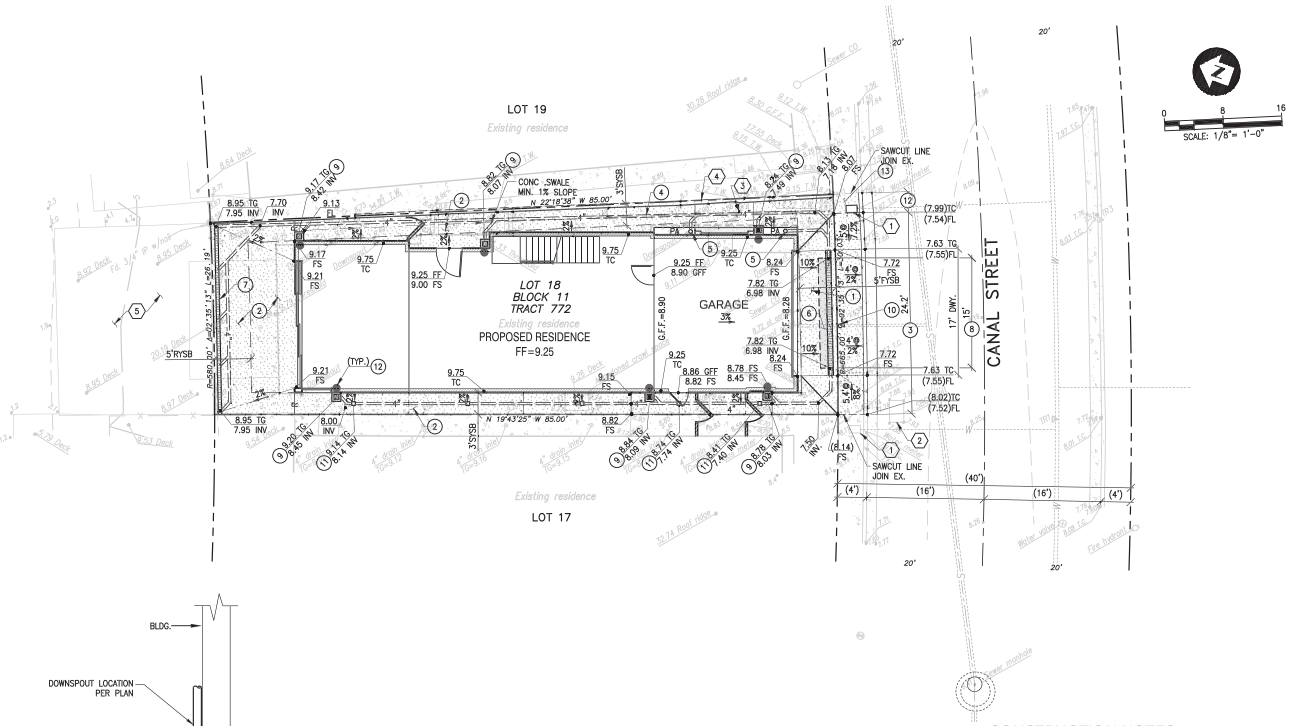
(7) DETAIL
CONCRETE CHANNEL DRAIN



(9) DETAIL
DOWNSPOUT OUTLET
NOT TO SCALE



(9) DETAIL
CATCH BASIN/FILTER ASSEMBLY
NOT TO SCALE



ADDITIONAL NOTES

1. ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM OTHERWISE NOTED HEREON.
2. FOR BUILDING FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.
3. ALL RECOMMENDATIONS IN THE SOILS REPORT PREPARED BY R MCCARTHY CONSULTING, INC. (DATED MARCH 8, 2021) AND ALL ADDENDUM, ARE CONSIDERED A PART OF THESE PLANS.
4. PRIOR TO START OF CONSTRUCTION, PROPERTY LINES AND/OR CORNERS SHALL BE CLEARLY FLAGGED AROUND THE PROJECT.
5. PRIOR TO FINAL INSPECTION, WRITTEN CERTIFICATION SIGNED BY LICENSED SURVEYOR SHALL BE PROVIDED STATING ALL PROPERTY CORNERS ARE MONUMENTED PER THE REQUIREMENTS OF THE COUNTY SURVEYOR UNDER PROVISIONS OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
6. AN ENCROACHMENT PERMIT WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
7. STAGING OF ONSITE CONSTRUCTION IS NOT ALLOWED ON THE PROJECT FRONTAGE. ALL STAGING MUST BE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

EASEMENT NOTE

PER A PRELIMINARY TITLE REPORT BY NORTH AMERICAN TITLE, ORDER NO. 92002-20-10337, DATED: 8/6/20, NO PLOTTABLE EASEMENTS EXIST ON SUBJECT SITE

LEGEND

100	EXISTING CONTOUR	P.A.	PLANTER AREA
100	PROPOSED CONTOUR	F.P.	FIRE PIT
100.00	SPOT ELEVATION		GRADING LIMITS
	PROPOSED CONCRETE PAVING	T.G.B.	TOP OF GRADE BEAM
FM	PROP. FORCE MAIN	L.P.	LOW POINT
4"	PROPOSED STORM DRAIN	PAD	PROPOSED PAD ELEVATION
SUB	PROP. SUBDRAIN	T/SLAB	PROPOSED TOP OF SLAB
	PROPOSED BEARING/RETAINING WALL	FS	PROPOSED FINISHED SURFACE
	EXISTING SCREEN WALL	FG	PROPOSED FINISHED GROUND
	PROPOSED SCREEN WALL	TFE	TOP OF FENCE
	PROPOSED RETAINING WALL	F.F.	PROPOSED FINISHED FLOOR
P.L.	PROPERTY LINE	INV	INVERT OF PIPE
TW	TOP OF WALL	TG	TOP OF GRATE
TF	TOP OF FOOTING	TFE	TOP OF FENCE
BW	BOTTOM OF WALL	W.F.	WATER FEATURE

CONSTRUCTION NOTES

(1) CONSTRUCT CONCRETE DRIVEWAY.
(2) CONSTRUCT HARDSCAPE.
(3) RECONSTRUCT DRIVEWAY APPROACH PER CITY OF NEWPORT BEACH STD.163 TYPE II.
(4) INSTALL 4" PVC SCH 40 OR SDR 35 PIPE DRAIN SYSTEM.
(5) INSTALL 6" ATRIUM DRAIN NDS 90 (OR EQUAL) W/ RISER & ADAPTOR.
(6) CONSTRUCT 15' LONG INFILTRATION(15'L.x1.5'WX1'H.) TRENCH PER CITY STANDARD.
(7) INSTALL 8" WIDE CONCRETE CHANNEL DRAIN W/ TRAFFIC RATED FRAME AND GRATE W/ 3/8" SLOT OPENINGS PER DETAIL HEREON.
(8) INSTALL 8" WIDE BOTTOMLESS CONCRETE CHANNEL DRAIN W/ TRAFFIC RATED FRAME AND GRATE PER DETAIL HEREON.
(9) INSTALL 9" SQUARE CATCH BASIN WITH KRISTAR FloGard FF-T9 WITH FOSSIL FILTER PER FILTER/CATCH BASIN ASSEMBLY DETAIL ON SHT. C-1.
(10) INSTALL SEWER CLEANOUT W/ TRAFFIC RATED GRATE PER CITY OF NEWPORT BEACH STD. STD-406.
(11) INSTALL 6" DECK DRAIN NDS 920B (OR EQUAL) W/ RISER & ADAPTOR.
(12) RECONSTRUCT CONCRETE CURB & GUTTER PER CITY OF NEWPORT BEACH STD.182 TYPE A.
(13) RECONSTRUCT CONCRETE SIDEWALK PER CITY OF NEWPORT BEACH STD.180.

DISPOSITION NOTES

(1) EXIST. WATER METER TO REMAIN, PROTECT IN PLACE.
(2) EXIST. UTILITY VAULT TO REMAIN. PROTECT IN PLACE.
(3) A PORTION OF EXIST. WALL TO BE REMOVED.
(4) EXIST. WALL TO REMAIN. PROTECT IN PLACE.
(5) EXIST. DECK TO REMAIN. PROTECT IN PLACE.

DEVELOPMENT STATISTICS

LOT SIZE	0.055 AC	2,389 S.F.
DISTURBED AREA	0.055 AC	2,389 S.F.
IMPERVIOUS AREA		
PRE-PROJECT	0.054 AC	2,361 S.F.
NEW OR REPLACEMENT	0.054 AC	2,369 S.F.
POST-PROJECT	0.054 AC	2,369 S.F.

NOT FOR CONSTRUCTION
PRELIMINARY PLAN

PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.492.9588
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER ADAM L. TOAL No. 59275 CIVIL STATE OF CALIFORNIA

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

PREPARED FOR:
GREER FAMILY
263 CEDAR STREET
NEWPORT BEACH, CA 92663
TEL: (949)548-5907

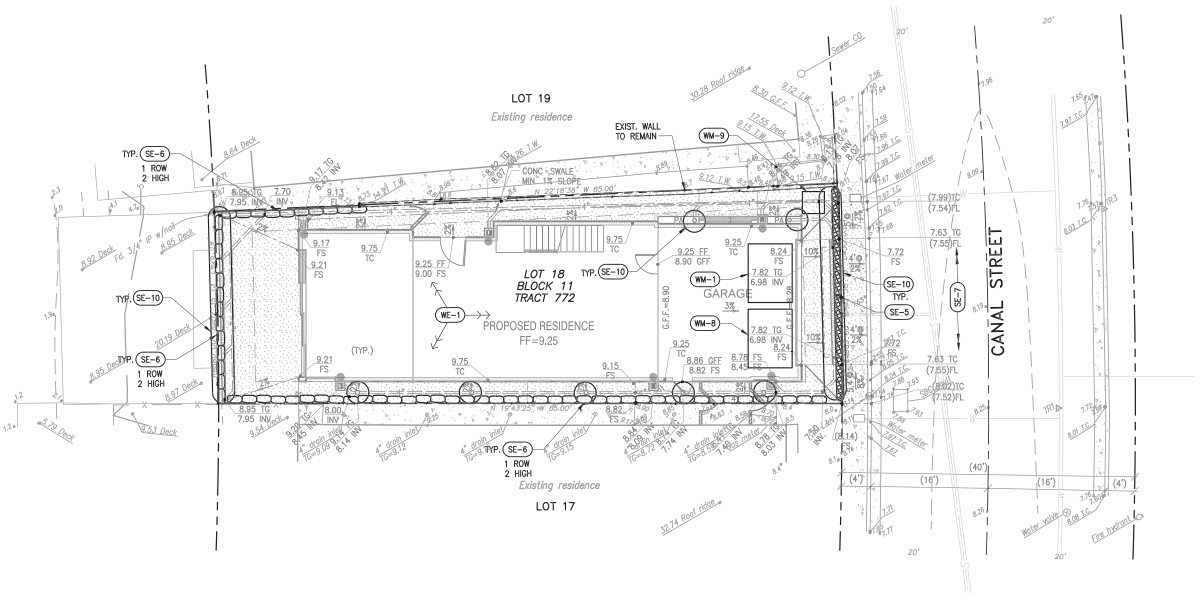
REVISIONS	BY	DATE

GREER RESIDENCE
PRELIMINARY GRADING PLAN
LOT 18, TRACT 772
237 CANAL STREET, NEWPORT BEACH, CA.

DATE: 6/8/21	H. SCALE: 1"=8'
SURVEY DATE: SEP 2020	V. SCALE: N/A
DRN.: A.A.	DWG. NO.
CHD.: A.T.	C-1
APPD.: A.T.	
JOB NO. 20200	SHEET 1 OF 2

6/9/2021 8:43:01 PM W:\2020\20200\Drawings\Cad\20200-gp-02.dwg

Exhibit 5
Page 1 of 3



EROSION CONTROL BMPs		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPORARY SEDIMENT CONTROL		
SE-5	FIBER ROLL	INSTALL WHERE SHOWN ON PLAN.
SE-6	GRAVEL BAG BERM	PLACE AS SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEPT AND SEDIMENT COLLECTED AND PROPERLY DISPOSED OF, ON OR OFF-SITE, ON A DAILY BASIS.
SE-10	STORM DRAIN INLET PROTECTION	PLACE AS SHOWN ON PLAN
WIND EROSION CONTROL		
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE FROM ANY DISTURBED AREAS DURING CONSTRUCTION.
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTIONS.
WM-2	MATERIAL DELIVERY AND STORAGE	IF MATERIALS ARE STORED ON SITE, THEY SHALL BE STORED IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND.
WM-3	STOCKPILE MANAGEMENT	MATERIAL STOCKPILE SHALL BE SURROUNDED BY A TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENTS OF THE CITY.
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	ON-SITE FACILITIES SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
NON-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-7	POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

YEAR-ROUND BMP REQUIREMENTS

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

NOTE

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

LEGEND

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

GRAVEL BAG BERM (SE-6)

FIBER ROLL (SE-5)

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

PLANS PREPARED BY:

TOAL ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.9588
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER ADAM L. TOAL No. 59275 CIVIL STATE OF CALIFORNIA

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

PREPARED FOR:

GREER FAMILY
263 CEDAR STREET
NEWPORT BEACH, CA 92663
TEL: (949)548-5907

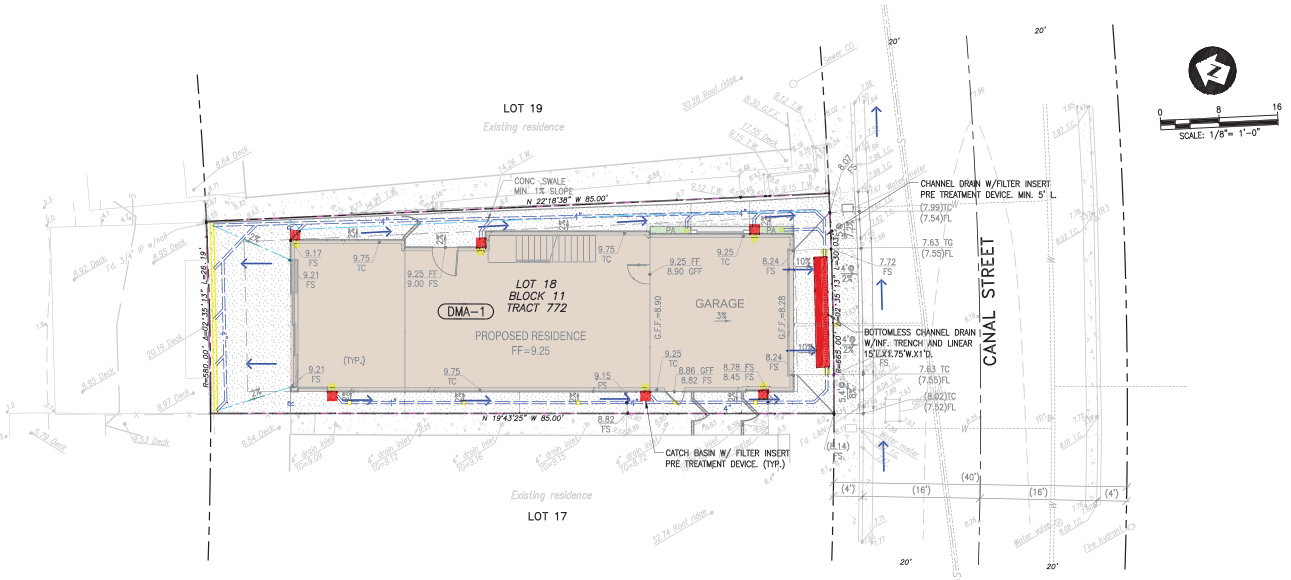
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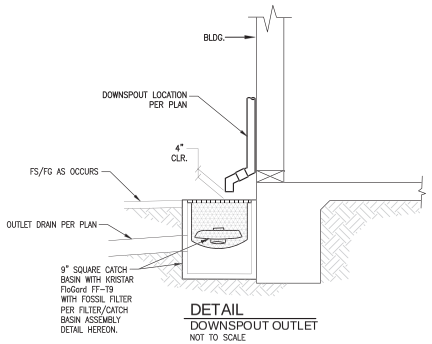
GREER RESIDENCE
CONSTRUCTION POLLUTION PREVENTION PLAN

LOT 18, TRACT 772
237 CANAL STREET, NEWPORT BEACH, CA.

DATE:	6/8/21	H. SCALE:	1"=5'
SURVEY DATE:	SEP 2020	V. SCALE:	N/A
DRN.:	W.C.	DWG. NO.	
CHD.:	A.T.		C-2
APPD.:	A.T.		
JOB NO.	20200	SHEET	2
		OF	2

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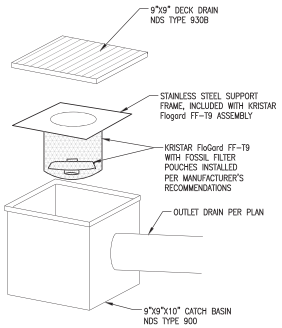




DETAIL
DOWNSPOUT OUTLET
NOT TO SCALE

WQMP LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED HARDSCAPE
- RUNOFF FLOW DIRECTION
- INLET/ CHANNEL DRAIN
- INFILTRATION TRENCH, DOWNSPOUT FILTER
- DOWNSPOUT
- DRAINAGE SYSTEM



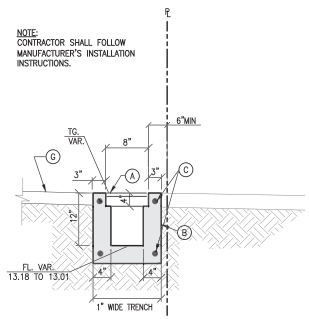
DETAIL
PRE TREATMENT DEVICE
CATCH BASIN W/ FILTER INSERT

BMP TABLE

DMAs	DMA-1
TOTAL AREA (ac)	0.0550
IMPERVIOUS (s.f.)	2,369
PERVIOUS (s.f.)	20
IMP.	0.99
C	0.89
d(in.)	0.7
DCV (cf)	124.4

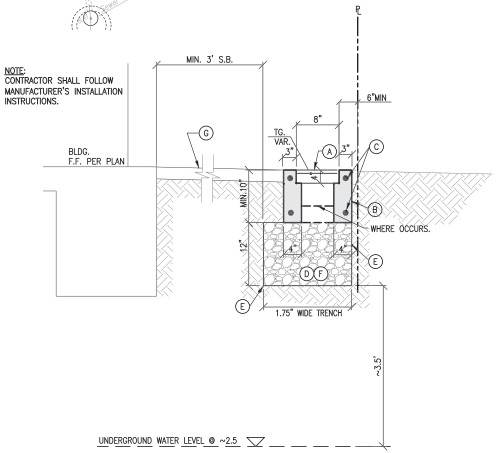
DEVELOPMENT STATISTICS

LOT SIZE	0.055 AC	2,389 S.F.
DISTURBED AREA	0.055 AC	2,389 S.F.
IMPERVIOUS AREA		
PRE-PROJECT	0.054 AC	2,361 S.F.
NEW OR REPLACEMENT	0.054 AC	2,369 S.F.
POST-PROJECT	0.054 AC	2,369 S.F.



(A) 8" WIDE TRAFFIC RATED FRAME AND GRATE WITH 3/8" SLOT OPENINGS,
(B) FORM AND POUR PERIMETER CONCRETE CURB.
(C) INSTALL #4 REBAR TOP AND BOTTOM (TYPICAL).
(G) CONCRETE DRIVEWAY.

DETAIL
CONCRETE CHANNEL DRAIN



(A) 8" WIDE TRAFFIC RATED FRAME AND GRATE WITH 3/8" SLOT OPENINGS.
(B) FORM AND POUR PERIMETER CONCRETE CURB 10" DEEP BY 6" WIDE.
(C) INSTALL #4 REBAR TOP AND BOTTOM (TYPICAL).
(D) INSTALL CRUSHED ROCK 3/4" DIA.
(E) INSTALL MIRAFI FABRIC TYPE 140 N OR EQUIVALENT AROUND GRAVEL.
(F) CRUSHED ROCK TO BE 21" WIDE BY 12" DEEP
(G) CONCRETE HARDSCAPE

DETAIL
BOTTOMLESS CONCRETE CHANNEL DRAIN
W/ INFILTRATION TRENCH

PLANS PREPARED BY:
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DATE:

PREPARED FOR:
GREER FAMILY
263 CEDAR STREET
NEWPORT BEACH, CA 92663
TEL: (949)548-5907

REVISIONS	BY	DATE	APVD.	DATE

GREER RESIDENCE
WATER QUALITY MANAGEMENT PLAN
LOT 18, TRACT 772
237 CANAL STREET, NEWPORT BEACH, CA.

DATE: 6/8/21	H. SCALE: 1"=8'
SURVEY DATE: SEP 2020	V. SCALE: N/A
DRN.: A.A.	DWG. NO.
CHD.: A.T.	W-1
APPD.: A.T.	
JOB NO. 20200	SHEET 1 OF 1

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landscape general notes

1. PLANTING SCHEDULE (1 WEEK)
2. 90% COVERAGE IN 90 DAYS; REPEAT AS NECESSARY
3. MAINTAIN PLANTS & REPLACE AS REQUIRED TO ENSURE CONTINUES COMPLIANCE WITH LANDSCAPE PLAN
4. ALL LIGHTING TO BE DOWNWARD, NOT IMPACTING ADJACENT WETLANDS
5. WATER SUPPLY FOR ALL LANDSCAPING SHALL BE PROVIDED BY EXISTING WATER SERVICE FROM CITY OF NEWPORT BEACH
6. ALL LANDSCAPE AREA SHALL HAVE SOIL WITH COMPOST RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES (UNLESS CONTRA-INDICATED BY A SOIL TEST)
7. ALL PLANTS INDICATED ARE DROUGHT TOLERANT AND COMPLIANT WITH CALIFORNIA COASTAL COMMISSION REQUIREMENTS. IF SUBSTITUTES ARE PROPOSED, INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLAN FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
8. A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
9. NO TURF TO BE INSTALLED AS PART OF THIS PROJECT.
10. IRRIGATION SYSTEM:
    a. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
    b. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
    c. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
    d. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
    e. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC802-2014, "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
11. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

I AGREE TO COMPLY WITH REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO

ERIC AUST

plant list

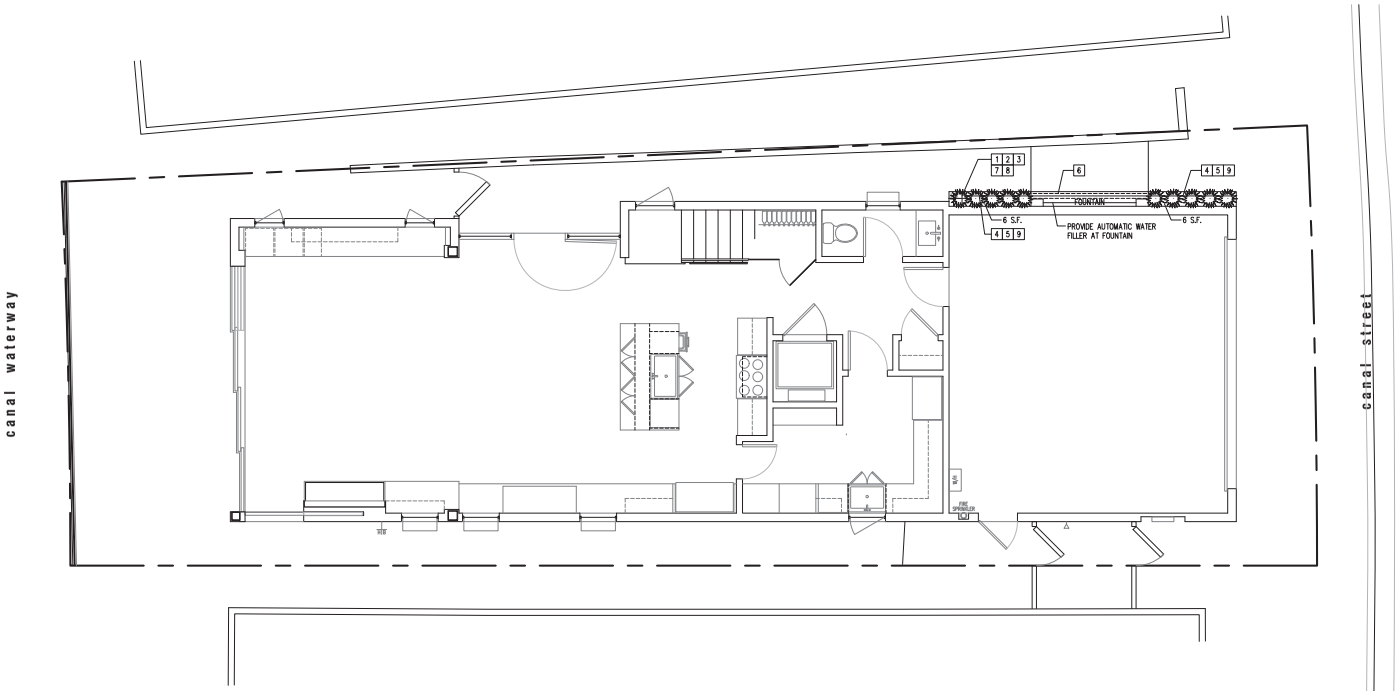
	MUHLENBERGIA RIGENS	1 GAL.

landscape irrigation notes

1. IRRITROL ELECTRIC ANTI-SIPHON 3/4" VALVE, TYP. (TIE INTO HOSE BIB)
2. IRRITROL RAIN DIAL IRRIGATION TIMER
3. RAINBIRD PRO-075-RBY 3/4" PRESSURE REGULATING FILTER
4. DRIP NETAFIM 12 TECHLINE 1/2" TUBING 0.9 G.P.H. WITH 12" SPACING
5. ALL DRIP FITTINGS TO BE NETAFIM (END CAPS, TEES AND ELBOWS, FLUSH VALVES, COUPLINGS, ADAPTERS, ETC.)
6. ------ INDICATES 3" P.V.C. SLEEVE UNDERNEATH CONCRETE SLAB ON GRADE TO PROVIDE ACCESS FOR IRRIGATION TUBING
7. PROVIDE VALVE BOX AT IRRIGATION VALVES
8. ALL P.V.C. PIPE AND FITTINGS TO BE SCHEDULE 40
9. ALL DRIP TUBING TO BE APPLIED TO PLANT DRIP LINES AND ROOT BALLS OF PLANTS

landscape area

12 S.F. TOTAL LANDSCAPED AREA
(ALL PLANT MATERIAL AREA; NO TURF)



1 landscape / irrigation plan
L1.0 SCALE: 1/4" = 1'-0"

L1.0

landscape / irrigation plan
1/4"=1'-0"

greer residence
237 canal street
newport beach, california
92663

LICENSED ARCHITECT
ERIC D AUST
C-29374
31 MAY 2023
RENEWAL DATE
STATE OF CALIFORNIA

0 1' 2' 4' 8'

north
ref north

17 march 2022
© copyright 2022
job #2030

eric aust architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
michael + michele greer
263 cedar street
newport beach, california 92663
tel 949.548.5907

Exhibit 6
Page 1 of 1