



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION  
FROM: Seimone Jurjis, Assistant City Manager/Community Development Director  
SUBJECT: Report of actions taken by the Community Development Director for the week ending February 23, 2024.

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**COMMUNITY DEVELOPMENT DIRECTOR  
OR ZONING ADMINISTRATOR ACTIONS**  
(Non-Hearing Items)

Item 1: Spanos Residence Staff Approval (PA2023-0246)  
Site Address: 2761 Bay Shore Drive

Action: Approved

Council District 2

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

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## **COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER**

**APPLICATION:** Spanos Residence (PA2023-0246)  
▪ Staff Approval for Substantial Conformance

**APPLICANT:** Hayer Architecture

**LOCATION:** 2761 Bay Shore Drive

**LEGAL DESCRIPTION** Lot 22 of Tract No. 1014 Unit One of Bay Shores

On **February 22, 2024**, the Community Development Director approved a Staff Approval (PA2023-0246) to allow changes to an approved project and found said changes to be minor and in substantial conformance with Coastal Development Permit (PA2022-0214). The proposed changes include the conversion of a deck to an enclosed 650 square-foot lounge on the second story of a single-unit dwelling. This approval is based on the findings and subject to the following conditions.

### **ZONING DISTRICT/GENERAL PLAN**

- **General Plan Land Use Plan Category:** RS-D (Single Unit Residential Detached)
- **Zoning District:** R-1 (Single-Unit Residential)
- **Coastal Land Use Plan Category:** RSD-B (Single Unit Residential Detached) – (6.0 – 9.9 DU/AC)
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

### **I. BACKGROUND AND PROPOSED CHANGES**

On March 2, 2023, the Zoning Administrator approved a Coastal Development Permit (PA2022-0214) to allow the demolition of an existing single-unit dwelling and construction of a new 1,977 square-foot two-story single-unit dwelling with a 616 square-foot deck and attached 669 square-foot two-car garage.

On July 19, 2023, Building Permit No. XR2023-0152 was issued for construction of the single-unit dwelling and on December 14, 2023, the applicant requested changes to the approved design. The proposed changes include enclosing the deck (i.e. upper exterior terrace) to create a 650 square foot lounge area. The change will not create a separate use from the single-unit dwelling.

## II. FINDINGS

Pursuant to Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new coastal development permit application. This staff approval is based on the following findings and facts in support of the findings.

### Finding:

A. *The changes are consistent with all applicable provisions of this Zoning Code.*

### Facts in Support of Finding:

1. The proposed change complies with applicable residential development standards of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) including, but not limited to, floor area limitation, setbacks, height, and parking.
  - a. The property is in the R-1 Zoning District that allows a maximum floor area limit that is twice the size of the buildable area pursuant to Section 21.18.030 (Residential Coastal Zoning Districts General Development Standards). The buildable area is 2,720 square feet and the maximum floor area limit is 5,440 square feet. The proposed floor area, including the proposed change, is 3,296 square feet and complies with this section.
  - b. The project provides the minimum required setbacks, which are 10-feet along the front property line abutting Bay Shore Drive, 3-feet along each side property line, and 10-feet along the rear property line abutting the alley.
  - c. The highest ridge for the sloped roof is 26-foot, 9-inches from established grade, which is less than the maximum allowed 29-feet for a sloped roof.
  - d. The project includes garage parking for a total of two vehicles, complying with the minimum two-car garage parking requirement for single-unit dwellings with less than 4,000 square feet of habitable floor area. The proposed habitable floor area, including the proposed change, is 2,627 square feet and would remain under 4,000 square feet of habitable space.
  - e. The property requires a minimum open volume that is 15% of the buildable area, or 408 square feet. The proposed change will decrease the amount of open volume that is provided. However, 939 square feet of open volume will still be provided after the change which complies with this standard.

Finding:

- B. *The changes do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.*

Facts in Support of Finding:

1. The project was categorically exempt from the requirements of CEQA under Class 3 (New Construction or Conversion of Small Structures), which exempts the demolition of up to three single-unit dwellings and construction of up to three single-unit dwellings in urbanized areas.
2. The proposed request is to construct an additional 650 square foot lounge for the single-unit dwelling. No new dwelling units are proposed, and the proposed change will not compromise the original Class 3 (New Construction or Conversion of Small Structures) exemption under the CEQA Guidelines.

Finding:

- C. *The changes do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The proposed change does not involve a feature that was specifically addressed or was the subject of a condition of approval for the coastal development permit. The proposed change includes the construction of a 650 square foot lounge on the second floor of the single-unit residence. The project is located within a private gated community that does not provide public access or views, and the proposed change is generally consistent with the approved height of the building. Therefore, the project would not impact the prior findings related to public access or views in the area.
2. The proposed change was not part of a specific consideration by the Zoning Administrator for approval.

Finding:

- D. *The changes do not result in an expansion or change in operational characteristics of the use.*

Fact in Support of Finding:

1. The prior coastal development permit approved the construction of a two-story single-unit dwelling and the proposed change will allow the enclosure of a deck on

the second story of the single-unit dwelling. No new units are proposed, and the addition of the lounge will not change the operational characteristics of the single-unit dwelling. Additionally, the lounge is within the same footprint of the approved coastal development permit and is not considered an expansion.

### **III. CONDITIONS OF APPROVAL**

1. All previous conditions of approval for Coastal Development Permit (PA2022-0214) shall remain in full force and effect.
2. The development authorized by this staff approval shall be in substantial conformance with the approved project plans (Attachment No. CD 3).
3. The Community Development Director may add to or modify conditions to this staff approval or revoke this staff approval upon determination that the addition, which is the subject of this staff approval, causes injury, or is detrimental to the public health, safety, peace, or general welfare of the community if the property is operated or maintained so as to constitute a public nuisance.
4. This approval does not relieve the applicant of compliance with other City or State requirements. The Applicant is required to obtain all applicable permits from the City Building Division and Fire Department. Prior to the issuance of any building, mechanical, and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of these conditions of approval shall be incorporated into the drawings approved for the issuance of permits.
5. *To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Spanos Residence including, but not limited to, Staff Approval (PA2023-0246)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.*

**APPEAL PERIOD:** An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the

action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Seimone Jurjis, PE, CBO, Assistant City Manager / Community Development Director

By:

Prepared by:



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Jenny Tran, Assistant Planner

LAW/jt

Attachments: CD 1 Vicinity Map  
CD 2 Resolution No. ZA2023-009  
CD 3 Project Plans

# **Attachment No. CD 1**

Vicinity Map

# VICINITY MAP



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Staff Approval  
(PA2023-0246)

**2761 Bay Shore Drive**



# **Attachment No. CD 2**

Resolution No. ZA2023-009

## RESOLUTION NO. ZA2023-009

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO (2)-STORY SINGLE-FAMILY RESIDENCE AND ATTACHED TWO (2)-CAR GARAGE LOCATED AT 2761 BAYSHORE DRIVE (PA2022-0214)**

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

#### SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Troy Weiland of Hayer Architecture, with respect to the property located at 2761 Bayshore Drive, requesting approval of a coastal development permit.
2. The lot at 2761 Bayshore Drive is legally described as Lot 22 of Tract No. 1014 Unit One of Bay Shores, in the City of Newport Beach.
3. The applicant requests a coastal development permit (CDP) to allow the demolition of an existing single-family residence and construction of a new 1,977-square-foot two (2)-story single-family residence with a 616-square-foot upper exterior terrace and attached 669-square-foot two (2)-car garage. The project includes a pool and a 2,311-square-foot landscape area, hardscape, walls, and drainage facilities. The project complies with all applicable development standards and no deviations are requested.
4. The subject property is designated RS-D (Single Unit Residential Detached) by the General Plan Land Use Element and is located within the R-1 (Single-Unit Residential) Zoning District.
5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RSD-B (Single Unit Residential Detached) – (6.0 – 9.9 DU/AC) and it is located within the R-1 (Single-Unit Residential) Coastal Zoning District.
6. A public hearing was held on March 2, 2023, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

#### SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment.

2. Class 3 exempts the demolition of up to three (3) single-family residences and construction of up to three (3) single-family residences in urbanized areas. The proposed project consists of the demolition of one (1) single-family residence and the construction of a new 1,977-square-foot two (2)-story single-family residence with a 616-square-foot upper exterior terrace and attached 669-square-foot two (2)-car garage.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

### SECTION 3. REQUIRED FINDINGS.

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

#### Finding:

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

#### Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
  - a. The maximum floor area limitation is 5,440-square-feet and the proposed floor area is 2,646-square-feet.
  - b. The proposed development provides the minimum required setbacks, which are 10-feet along the front property line abutting Bay Shore Drive, 3-feet along each side property line, and 10-feet along the rear property line abutting the alley.
  - c. The highest guardrail is 17-foot 5-inches, less than the maximum allowed 24-feet, from the established grade (13.34 feet NAVD88) and the highest ridge is 26-foot 9-inches, less than the maximum allowed 29-feet from the established grade, which complies with the maximum height requirements.
  - d. The project includes garage parking for a total of two (2) vehicles and a golf cart, complying with the minimum two (2)-car garage parking requirement for single-family residences with less than 4,000 square feet of habitable floor area.
2. The neighborhood is predominantly developed with one (1)- and two (2)- story, single-family residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.

3. The development is approximately 155-feet from the Newport Bay and is separated from the water by Bayshore Drive and a row of existing residential developments. The finished floor elevation of the first floor of the proposed structure is 14.0 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot (NAVD88) elevation standard for new structures. The identified distances from the coastal hazard areas coupled with the 14.0-foot NAVD88 finish floor elevation will help to ensure the project is reasonably safe for the economic life of the structure.
4. The property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.
5. The property is not located on the shoreline nor is it located within 100 feet of coastal waters. The project design addresses water quality with a construction erosion control plan and a post construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.
6. A priority Water Quality Management Plan (WQMP) has been prepared for the project by Thomas M. Ruiz dated, September 20, 2022. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a LID approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQMP before building permit issuance.
7. Proposed landscaping complies with Implementation Plan Section 21.30.075. A condition of approval is included that requires drought-tolerant species. Prior to the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.

Finding:

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

Fact in Support of Finding:

1. The project site is located between the nearest public road and the sea or shoreline in the private Bayshore community. The community was developed in 1941 as a 258-lot single-family gated community located on the Lido Channel southwest of Coast Highway and Newport Bay Bridge. The project replaces an existing single-family residence located on a standard R-1 lot with a new single-family residence. Therefore, the project does not involve

a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

2. No public vertical or lateral access is provided in the Bayshore community. Vertical and lateral access to the bay front is available adjacent to the Bayshore community at the Balboa Bay Club, approximately 1,400 feet west of the property. The project does not include any features that would obstruct access along these routes.
3. The project site is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public accessway, as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is in Castaways Park and is not visible from the site. As currently developed, the existing property and other residences along Bay Shore Drive are not located within the view shed of the park. Furthermore, an investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas; however, the project is located on an inland lot and will replace an existing single-family residence with a new single-family residence that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

#### SECTION 4. DECISION.

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment and the exceptions to the Class 3 exemption do not apply.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit (PA2022-0214), subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 Local Coastal Program (LCP) Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

**PASSED, APPROVED, AND ADOPTED THIS 2<sup>nd</sup> DAY OF MARCH, 2023.**



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Benjamin M. Zieba, AICP, Zoning Administrator

**EXHIBIT "A"****CONDITIONS OF APPROVAL****Planning Division**

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
3. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
  - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
  - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
4. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
5. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
6. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Coastal Development Permit.
7. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being

operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.

8. *Prior to issuance of building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
9. *Prior to issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
10. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
11. Before the issuance of the building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
12. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
13. This Coastal Development Permit shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
14. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Spanos Residence including but not limited to, Coastal Development Permit (PA2022-0214)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorney's fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.



**Building Division**

15. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
16. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
17. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
18. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
19. *Prior to the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
20. *Prior to the issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
21. *Prior to the issuance of building permits, the final WQMP shall be reviewed and approved by the Building Division. The implementation shall comply with the approved erosion control plan and WQMP and any changes could require separate review and approval by the Building Division.*
22. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.

23. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified periods unless the ambient noise level is higher:

Location	Between the hours of 7:00 AM and 10:00 PM		Between the hours of 10:00 PM and 7:00 AM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

24. *The applicant shall provide a minimum of 3-foot-deep door landing on both sides of the entrance door.*

**Public Works Department**

25. *No encroachments are permitted within the limits of the utility easement located at the rear of the property, including but not limited to, planters, gate swing, first floor eaves, and foundations.*

**Fire Department**

26. *A fire sprinkler system shall be provided for the single-family residence.*
27. *A three (3)-foot wide walkway shall be provided on at least one side of the lot from Bayshore Drive to the alley for Fire Department access.*

# **Attachment No. CD 3**

Project Plans

# SPANOS RESIDENCE

BAYSHORES COMMUNITY  
2761 BAYSHORE DRIVE



## ABBREVIATIONS

ADJ	ADJUSTABLE	DWG	DRAWING	INT	INTERIOR	S&P	SHELF & POLE
AFF	ABOVE FINISH FLOOR	EA	EACH	JT	JOINT	S	SINK
ALUM	ALUMINUM	ECP	EXTERIOR CEMENT PLASTER	JST	JOIST	SL	SLIDING
AB	ANCHOR BOLT	EW	EACH WAY	J BOX	JUNCTION BOX	SC	SOLID CORE
@	AT	ELEV	ELEVATION	LAM	LAMINATE	SPEC	SPECIFICATION
BC	BASE CABINET	EQ	EQUAL	LAW L	LAWATORY	SS	STAINLESS STEEL
BM	BEAM	EXIST, EX	EXISTING	MAS	MASONRY	STD	STANDARD
B	BIDET	EXP JT	EXPANSION JOINT	MAX	MAXIMUM	STOR	STORAGE
RK	BLOCK	EXP	EXPOSED	MECH	MECHANICAL	SQ	SQUARE
BD	BOARD	EXT	EXTERIOR	MTL	METAL	STRUCT	STRUCTURAL
BDJ	BOTTOM OF JOIST	FOS	FACE OF STUD	MIL	MILLIMETER	SUSP	SUSPENDED
BOV	BOTTOM OF WALL	FF	FINISH FLOOR	MIN	MINIMUM	T&G	TONGUE & GROOVE
CAB	CABINET	FG	FINISH GRADE	MTD	MOUNTED	TOCCNC	TOP OF CONCRETE
CLG	CEILING	FX	FIXTURE	NAT	NATURAL	TOC	TOP OF CURB
CL	CENTER LINE	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT	TOS	TOP OF SLAB
CEM	CEMENT	FJ	FLOOR JOIST	NO. #	NUMBER	TOW	TOP OF WALL
CL	CERAMIC	FLUOR	FLOUORESCENT	ONS	OBSCURED	TR	TRASH COMPACTOR
CER	CERAMIC	OC	FOOTING	ON	ON CENTERS	TC	TRASH ENCLOSURE
CLR	CLEAR	FAU	FORCED AIR UNIT	OD	OUTSIDE DIAMETER	T	TREAD
CW	COLD WATER	GI	GALVANIZED	OHC	OVERHEAD CABINET	TYP	TYPICAL
COL	COLUMN	GD	GARBAGE DISPOSAL	OJ	OVER	UNO	UNLESS OTHERWISE NOTED
COMP	COMPOSITION	GR	GRADE	PA	PLANTING AREA	VERT	VERTICAL
CONC	CONCRETE	GRF	GROUND FALL INTERRUPT	PLAS	PLASTER	VF	VERIFY IN FIELD
CONT	CONTINUOUS	GL	GLASS	PL	PLATE LINE	VS	VEGETABLE SINK
CONST	CONSTRUCTION	GR	GRADE	PR	PAIR	V	VOLT
CON JT	CONTROL JOINT	GA	GALUZE	PS	POUNDS PER SQUARE INCH	WH	WATER HEATER
DET	DETAIL	GYP BD	GYP SUM BOARD	PT	PRESSURE TREATED	WP	WATERPROOF
DI, D	DIAMETER	HD WD	HARD WOOD	PTD	PAINTED	WWM	WELDED WIRE MESH
DW	DISHWASHER	HDR	HEADER	RND	RADIUS	WOW	WOOD
DR	DOOR	HGT	HEIGHT	R	RISE	W	WITH
DF	DECOMPOSED GRANITE	HT	HEIGHT	RD	ROOF DRAIN	WO	WITHOUT
DLG, GL	DOUBLE GLAZED	HC	HOLLOW CORE	HJ	HOLLOW JOIST	WD	WOOD
DG	DOUGLAS FIR	HORIZ	HORIZONTAL	RO	ROUGH OPENING	WC	WATER CLOSET
DN	DOWN	HW	HOT WATER	SECT	SECTION		
DS	DOWNSPOUT	ID	INSIDE DIAMETER	SHT	SHEET		

## ENERGY

- HERS VERIFICATION IS REQUIRED. REFER TO THE TITLE 24 ENERGY PERFORMANCE REPORT FOR ITEMS REQUIRING HERS VERIFICATION.

## GENERAL NOTES

- RESIDENTIAL TRASH RECEPTACLES TO BE LOCATED IN WALLED RUBBISH AREA.
- COAST-BAYSHORE BUS TRANSIT STOP LOCATED 2 MILES FROM SITE.
- NO BIKE RACKS OR LOCKERS OTHER THAN OWNERS GARAGE STORAGE.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE UNOBTRUSIVE AND SHIELDED SUCH THAT NO LIGHT SHALL FALL EXCESSIVELY BEYOND SITE BOUNDARIES AND SHALL COMPLY WITH LOCAL LIGHTING POLLUTION ORDINANCE & CGBC.
- PROVIDE 1/4" PER FOOT (MIN) SLOPE AT ALL UPPER ROOF DECKS.
- ALL ROOF ASSEMBLIES SHALL BE CLASS A FIRE RESISTANCE RATED.

## CITY NOTES

- PROVIDE EVIDENCE OF THE 30-DAY NOTIFICATION FOR COMPLETE DEMOLITION OR EXCAVATION TO ADJOINING PROPERTIES AS REQUIRED BY NEMC SECTION 15.02.120.
- PROVIDE A PROJECT INFORMATION SIGN FOR PROJECTS REQUIRING FENCING (NEW STRUCTURE OR ADDITION AND REMODEL TO AN EXISTING STRUCTURE WITH A COMBINED FLOOR AREA EXCEEDING SEVENTY-FIVE (75) PERCENT OF THE FLOOR AREA OF THE PROPOSED STRUCTURE) IN DESIGNATED "HIGH DENSITY AREAS". PROJECT SIGN SHALL COMPLY WITH NEMC SECTION 15.60.030.

## CAL-OSHA NOTES

- A CONSTRUCTION PERMIT IS REQUIRED FOR CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER AND INTO WHICH A PERSON IS REQUIRED TO DESCEND. CONSTRUCTION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSEWORK MORE THAN THREE STORIES HIGH OR THE EQUIVALENT HEIGHT (36 FT.); DEMOLITION OF ANY BUILDING OR STRUCTURE OR DISMANTLING OF SCAFFOLDING OR FALSEWORK SYSTEMS MORE THAN THREE STORIES HIGH OR THE EQUIVALENT HEIGHT (36 FT.).
- 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 NEMC SECTION 15.02.095.

## GENERAL NOTES

- RESIDENTIAL TRASH RECEPTACLES TO BE LOCATED IN WALLED RUBBISH AREA.
- COAST-BAYSHORE BUS TRANSIT STOP LOCATED 2 MILES FROM SITE.
- NO BIKE RACKS OR LOCKERS OTHER THAN OWNERS GARAGE STORAGE.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE UNOBTRUSIVE AND SHIELDED SUCH THAT NO LIGHT SHALL FALL EXCESSIVELY BEYOND SITE BOUNDARIES AND SHALL COMPLY WITH LOCAL LIGHTING POLLUTION ORDINANCE & CGBC.
- PROVIDE 1/4" PER FOOT (MIN) SLOPE AT ALL UPPER ROOF DECKS.
- ALL ROOF ASSEMBLIES SHALL BE CLASS A FIRE RESISTANCE RATED.

## CALGREEN IRRIGATION NOTES

- AUTOMATIC IRRIGATION CONTROLLER(S) INSTALLED BY THE BUILDER SHALL BE IN PLACE FOR FINAL INSPECTION.
- CONTROLLERS SHALL BE WEATHER- OR SOIL- MOISTURE BASED THAT AUTOMATICALLY ADJUSTS IRRIGATION IN RESPONSE TO CHANGES IN PLANT NEEDS AS WEATHER CONDITIONS CHANGE.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

## SEPARATE PERMITS

- THE FOLLOWING ITEMS ARE SEPARATE SUBMITTALS & NOT A PART OF THIS PERMIT.
- SWIMMING POOL & SPA
  - GRADING PLANS & SITE WALLS
  - UPPER LEVEL TERRACE FIREPT
  - EMERGENCY GENERATOR
  - SHORING AT POOL EXCAVATION
- SITE WALLS, RETAINING WALLS, TRASH ENCLOSURES, CARPORTS, SITE LIGHTING, TEMPORARY POWER POLLS, EMERGENCY GENERATORS, GREASE INTERCEPTORS & SPRAY BOOTHS REQUIRE SEPARATE SUBMITTALS, APPROVALS AND PERMITS. THESE ITEMS MAY BE ON THE PLANS, BUT ARE NOT PART OF THE BUILDING APPROVAL.

## GENERAL FIRE NOTES

- SEE FIRE PROTECTION PLANS / SPECS UNDER SEPARATE PERMIT. THE PROJECT SHALL BE 100% SPRINKLERED WITH NFPA TYPE 130 RESIDENTIAL SYSTEM AND/OR AS GOVERNED BY CURRENTLY ADOPTED CPC SECTION 913, CPC FIRE PREVENTION AND PROTECTION CODE, AND AMENDMENTS AS LOCALLY ADOPTED.
- ANY REQUIRED APPROVALS MUST BE OBTAINED FROM THE FIRE AND HAZARD PREVENTION SERVICES BEFORE THE BUILDING IS OCCUPIED.
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET & DRY STANDPIPPERS, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS, BASSEMENT PIPE RIGS, AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND HAZARD PREVENTION SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. (CFC 1408, 1410, 1412, 1413).
- BUILDINGS UNDERGOING CONSTRUCTION ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14 (CFC 1401-1).
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (TITLE 19, SECT. 3108, 3201, CFC 904).
- FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC SECTION 903.
- AN APPROVED AUDIBLE SPRINKLER FLOW ALARM (BELL) SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. (CFC 903.4.2).
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE (CFC 903.4).
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC 505.1, FHPS P-06-6) NUMBERS SHALL BE 4" MINIMUM IN HEIGHT, 1/2" MIN. STROKE, AND OF A CONTRASTING COLOR.

## CONSTRUCTION NOTES

ALL CONSTRUCTION MATERIALS & INSTALLATION SHALL COMPLY WITH:

- THE 2022 CALIFORNIA BUILDING STANDARDS CODE, COR. TITLE 24
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELEVATOR AND SAFETY CODE
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen) CGBC
- 2022 BUILDING ENERGY EFFICIENCY STANDARDS (TITLE 24 PARTS 6 & 11)
- 2022 CALIFORNIA REFERENCED STANDARDS CODE

AMERICANS WITH DISABILITIES ACT (ADA) - MOST CURRENT EDITION AND ALL OTHER AMENDMENTS AND ORDINANCES OF LOCAL GOVERNING AUTHORITIES.

- IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE DESIGNER AND/OR OWNER, HE SHALL ASSUME ALL RESPONSIBILITY AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO. CONTRACTOR TO NOTIFY DESIGNER AND/OR OWNER OF ANY VARIANCES IN THE CONSTRUCTION DOCUMENTS.
- ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR SPECIFICATIONS.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S AND ENGINEERS JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES.
- GENERAL CONTRACTOR SHALL PROVIDE TO OWNER AT COMPLETION OF CONSTRUCTION ONE SET OF AS-BUILT DRAWINGS, INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING.

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES IN PLANS, REPORTS OR OTHER DOCUMENTS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF WORK.

- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- ALL LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER THOSE OF SMALLER SCALE.

- DIMENSIONS TO EXTERIOR FACES ARE TO OUTSIDE FACE OF SHEATHING OR EDGE OF CONCRETE UNLESS NOTED OTHERWISE ON DRAWINGS.
- DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD, TO STRUCTURE, TO CENTERLINE OR TO EDGE OF CONCRETE UNLESS NOTED OTHERWISE ON DRAWINGS.

- THE SOIL ENGINEER IS TO VERIFY THE SITE CONDITIONS ARE THE SAME AS ASSUMED IN THE SOIL REPORT. THE SOIL ENGINEER NEEDS TO VERIFY THE SOIL IS COMPACTED 95%. THE SOIL ENGINEER IS TO VERIFY THE FOOTINGS ARE CARRIED TO THE PROPER BEARING STRATA.

## PROJECT TEAM

**ARCHITECT**  
Hayer Architecture  
445 Marine View Drive, Suite 280  
Del Mar, CA 92014  
(858) 792-2800

**CONTRACTOR**  
Hill Construction Company  
4625 Alhambra Street  
San Diego, CA 92109  
(858) 272-2975

**STRUCTURAL ENGINEER**  
Patterson Engineering  
628 Fort Stockton Drive, Suite 201  
San Diego, CA 92103  
(858) 605-0927

**GEOTECHNICAL ENGINEER**  
Coast Geotechnical Inc.  
1300 W. Commonwealth Ave  
Fullerton, CA 92638  
(714) 870-1211

**CIVIL ENGINEER**  
Thomas M. Ruiz, Civil Engineer  
11 Thornbird  
Aliso Viejo, CA 92656  
(714) 580-7455

**LANDSCAPE ARCHITECT**  
Garden Studio Design  
2732 E. Coast Hwy Ste A  
Corona Del Mar, CA 92625  
(714) 334-0990

**BUILDING ENERGY ANALYSIS**  
Site 24 ASGP  
22546 Community St  
West Hills, CA 91304  
(818) 482-4882

## BUILDING DEPT NOTES

- GENERAL PLAN LAND USE: RSD
- ZONING DISTRICT: R-1
- COASTAL LAND USE PLAN: RSD B
- COASTAL ZONE DISTRICT: R-1
- GROSS SQ. FOOTAGE: 3,296 SQ. FT.
- PROPOSED BUILDING HEIGHT: 28'-0" (3)
- OCCUPANCY: R1 U
- CONSTRUCTION TYPE: V/B
- FIRE PROTECTION: SPRINKLERED
- NUMBER OF UNITS: ONE
- NUMBER OF FLOORS: TWO
- NUMBER OF BEDROOMS: TWO OFF-STREET, ENCLOSED
- PARKING SPACES: 1
- EXISTING LAND USE: ONE RESIDENTIAL UNIT
- PROPOSED LAND USE: ONE RESIDENTIAL UNIT
- FLOOD ZONE: X

## BUILDING DIVISION NOTES

- The project shall implement the following:
- Comply with liquefaction mitigation requirement.
  - Comply with Pool/Spa Safety requirement.
  - 3 feet minimum deep door landing required on both sides for doors.

## FIRE DIVISION NOTES

- The project shall implement the following:
- Fire sprinklers are required for the new residence.
  - A 9-foot wide fire department access way is required along one side yard from the street to the alley.

## GRADING EARTHWORK

RAW CUT:	60 C.Y.
RAW FILL:	6 C.Y.
OVER:	242 C.Y.

\*QUANTITIES DO NOT INCLUDE SWIMMING POOL OR FOOTINGS

## AREA TABULATIONS

SITE AREA	4,000 SF	0.092 ACRES
BUILDING AREA		
INTERIOR		
MAIN LEVEL	244 SF	
UPPER LEVEL	1,883 SF	
TOTAL HABITABLE	2,627 SF	
GARAGE   MECH   STG	669 SF	
GROSS FLOOR AREA	3,296 SF	
LOT COVERAGE	2,646 SF / 4,000 SF	66.15%
LANDSCAPE AREA		
HARDSCAPE	1,027 SF	
SOFTSCAPE	836 SF	
POOL	448 SF	
TOTAL LANDSCAPE AREA	2,311 SF	
BUILDABLE AREA CALCULATIONS		
BUILDABLE AREA: 80 X 34 =	2,720 SF	
FLOOR AREA LIMITATION: BA X 2 =	5,440 SF	
OPEN VOLUME REQUIRED: BA X 15% =	408 SF	
OPEN VOLUME PROVIDED:	408 SF	

## PERMITS

- THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS & ARE INCLUDED AS A PART OF THIS PERMIT.
- PHOTOVOLTAIC SOLAR ELECTRICAL SYSTEM
  - FIRE SPRINKLER SYSTEM
  - WOOD ROOF TRUSSES
  - SOUND ATTENUATION DESIGN FOR HVAC
- DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.
- PV SYSTEM IS A DEFERRED SUBMITTAL AND IS REQUIRED TO BE APPROVED AND INSTALLED PRIOR TO BUILDING FINAL. IT WILL NOT BE UNDER A SEPARATE PERMIT. SOLAR INSTALLER WILL BE REQUIRED TO SUBMIT A FULL SOLAR SUBMITTAL ACCORDING TO NEWPORT BEACH SOLAR GUIDELINES. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.

## SHEET INDEX

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T24.1	TITLE 24 ENERGY - CFIR
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T24.3	TITLE 24 ENERGY - MANDATORY MEASURES

## PROJECT INFORMATION

**OWNER:**  
DEAN SPANOS  
2761 BAYSHORE DRIVE  
NEWPORT BEACH, CA 92663

**PROJECT ADDRESS:**  
BAYSHORES COMMUNITY  
2761 BAYSHORE DRIVE  
NEWPORT BEACH, CA 92663

**APRIL 049-192-07**

**LEGAL DESCRIPTION:**  
LOT 22 OF TRACT NO. 1014, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 33, PAGE 31, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## PROJECT DESCRIPTION

**SCOPE OF WORK:**  
DEMOLITION OF EXISTING 2,200 S.F. SINGLE FAMILY DWELLING. CONSTRUCTION OF A NEW 2,627 SQ. FT. SINGLE FAMILY DWELLING WITH A 669 S.F. ATTACHED 2-CAR GARAGE. ASSOCIATED GRADING PLANS, SITE WALLS, FIRE SPRINKLERS, AND SWIMMING POOL, BY SEPARATE PERMIT.

## SPECIAL HAZARDS

- HIGH DENSITY AREA
- LIQUEFACTION

## VICINITY MAP



## PERMIT

plan check no.: REV2024-2488 REF: PC2023-0155

permit no.: -



# SPANOS RESIDENCE

BAY SHORES  
2761 BAYSHORE DRIVE  
NEWPORT BEACH, CA 92663

1/10/2023 CITY #1  
4/14/2023 CITY #2  
6/28/2023 CITY #3

08/01/2023 CONSTRUCTION SET

01/29/2024 PLAN CHANGE CITY #1

- PHASE**
- Concept
  - Preliminary
  - Design Dev.
  - Review
  - Plan Check

- FOR CONSTRUCTION**
- Construction
  - Other

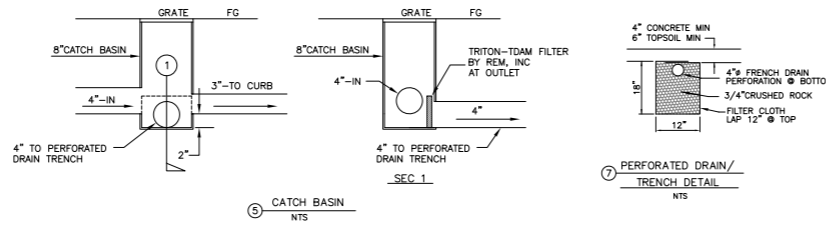
Key map

GENERAL NOTES / INDEX

T1

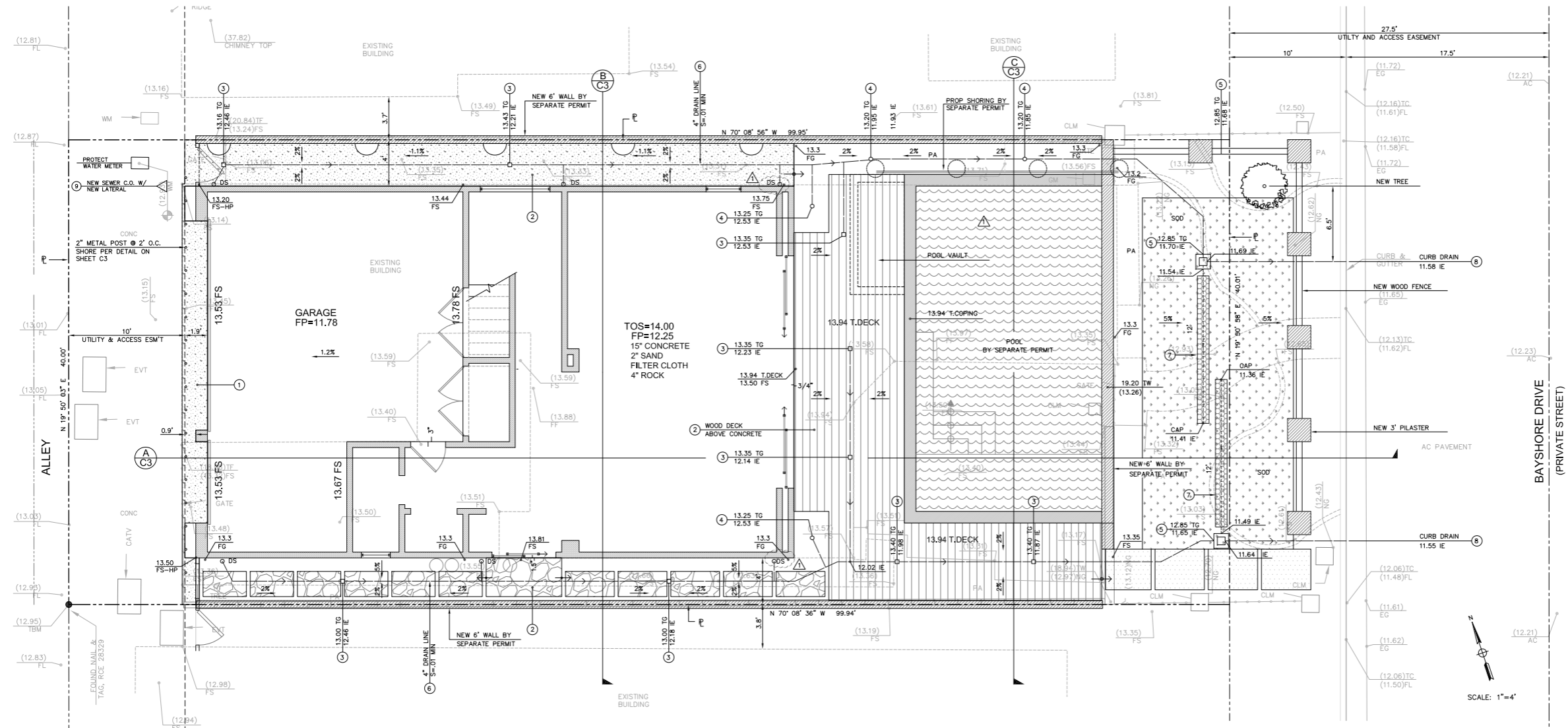
**CONSTRUCTION NOTES:**

- 1) CONSTRUCT 5" MIN CONCRETE DRIVEWAY.
- 2) CONSTRUCT 4" MIN CONCRETE WALK.
- 3) INSTALL 4" FLAT GRATE DRAIN
- 4) INSTALL 4" ATRIUM GRATE DRAIN
- 5) INSTALL 8" CATCH BASIN WITH FILTER INSERT PER DETAIL SHEET C2.
- 6) INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
- 7) INSTALL PERFORATED DRAIN TRENCH PER DETAIL SHEET C2.
- 8) INSTALL CURB DRAIN PER STD 184
- 9) INSTALL NEW SEWER CLEAN OUT W/ TRAFFIC COVER ON EXIST LATERAL PER STD 406.
- 10) INSTALL POOL VAULT SUMP PUMP PER DETAIL SHEET C2.
- 11) INSTALL 9" CATCH BASIN



**ABBREVIATIONS**

C.O.	CLEAN OUT
DS	DOWNSPOUT
EX	EXISTING
ED	EXTRA DEPTH FOOTING
ESM'T	EASEMENT
FD	FOUND
FL	FLOORLINE
FF	FINISH FLOOR
FP	FINISH PAD
FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
GF	GARAGE FINISH PAD
HP	HIGH POINT
I.P.	IRON PIPE
IE	INVERT ELEVATION
IP	INVERT
L&T	LEAD AND TACK
MON.	MONUMENT
N	NEW
R/W	RIGHT OF WAY
SDWK	SIDEWALK
T.B.M.	TEMPORARY BENCHMARK
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TOS	TOP OF SLAB
TS	TOP OF SEAL
TW	TOP OF WALL



DESIGNED:	ARCHITECT:	OWNER/DEVELOPER:	PREPARED BY:	SOILS ENGINEER/GEOLOGIST:	BENCHMARK:	LEGAL DESCRIPTION:	PRECISE GRADING PLAN	SHEET:
DRAWN: PA	HAYER ARCHITECTURE 445 MARINE VIEW, STE 23 DEL MAR, CA 92014 (658) 792-2800	MR. DEAN SPANOS 2761 BAYSHORE DRIVE NEWPORT BEACH, CA 92663	THOMAS M. RUIZ CIVIL ENGINEER 11 THORNBIRD ALISO VIEJO, CA 92656 714-580-7455	COAST GEOTECHNICAL INC. 1200 W. COMMONWEALTH AVE FULLERTON, CA 90638 PH: 714-870-1211 W.O. 629121-01 DECEMBER 29, 2021	OCS BENCHMARK NO: 3K-24A-82 ELEVATION: 19.353 FEET (NAVD88) YEAR LEVELLED 2015	LOT 22 OF TRACT NO. 1014, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 33, PAGE 31, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	2761 BAYSHORE DRIVE NEWPORT BEACH, CALIFORNIA	C2
1	2/6/24	ADDED DOWNSPOUTS						
NO. DATE REVISIONS DATE: 4/10/23								



THOMAS M. RUIZ  
2/6/24  
DATE







**SPANOS RESIDENCE**  
BAY SHORES  
2761 BAYSHORE DRIVE  
NEWPORT BEACH, CA 92663

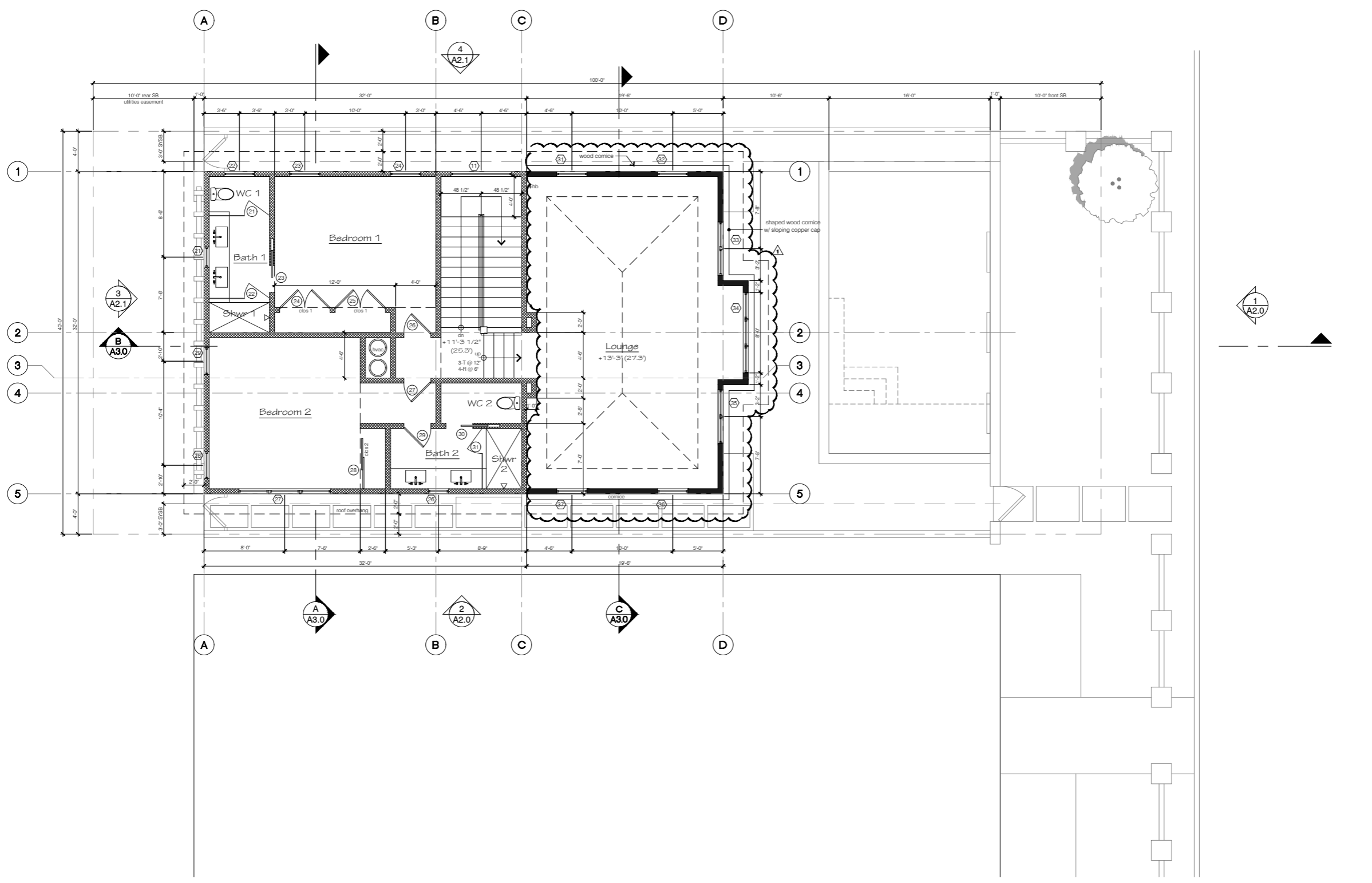
Issue date  
1/12/2023 CITY #1  
4/14/2023 CITY #2  
6/28/2023 CITY #3  
08/01/2023 CONSTRUCTION SET

Revisions  
A 01/28/2024 PLAN CHANGE CITY #1

PHASE  
 Concept  
 Preliminary  
 Design Dev.  
 Review  
 Plan Check

FOR CONSTRUCTION  
 Construction  
 Other

Key map



**FLOOR PLAN - UPPER LEVEL**  
SCALE: 1/4" = 1'-0"

KEY	
	2x6 WOOD STUD WALL
	CONCRETE WALL
	CONCRETE OR MORTAR
	ISOKERN FIREPLACE
	STONE VENEER
	AREA SEPARATION WALL PER CRC SECTION R302.5 & R302.6
	INDICATES TOP OF FINISH FLOOR MATERIAL SURFACE. CONTRACTOR SHALL VERIFY TOP OF STRUCTURAL SLAB (BELOW).
	ROOF DRAIN & OVERFLOW FROM ABOVE
	P.A. = PLANTING AREA
	T.O.W. = TOP OF WALL
	F.S. = FINISH SURFACE
	DOOR NUMBER
	WINDOW NUMBER
	BUILDING ELEVATION REFERENCE
	BUILDING SECTION REFERENCE
	WALL SECTION REFERENCE
	DETAIL REFERENCE

PLAN NOTES	
1. FINISH FLOOR HEIGHT INDICATES TOP OF FINISH FLOOR MATERIAL. CONTRACTOR SHALL VERIFY TOP OF STRUCTURAL SLAB FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.	2. FINISH FLOOR ELEVATION IS INDICATED ON THIS DRAWING AS: 14.0' AT MAIN LEVEL
3. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.	4. THE PROJECT SHALL COMPLY WITH LOCAL LIGHTING ORDINANCES.
5. STRAP WATER HEATER AT UPPER AND LOWER 1/3 OF VERTICAL HEIGHT. THE LOWER STRAP SHALL MAINTAIN 4" ABOVE THE	CONTROLS. MINIMUM OF 3/4" X 24-GAUGE STRAPS WITH 1/4" X 3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING. CPC 507.2
6. SEE SHEET G4, SECTION 4.303.1 FOR MAXIMUM PLUMBING FIXTURE FLOW RATES.	7. PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
8. THE PROPERTY IS SERVICED BY NATURAL GAS.	9. ALL GRADE AND FLATWORK SURFACES SHALL SLOPE AWAY FROM BUILDING AT MINIMUM 1/4" PER FOOT.
10. SEE REFLECTED CEILING & ELECTRICAL PLANS FOR SMOKE AND CARBON MONOXIDE DETECTOR	LOCATIONS & INFORMATION. DETECTORS SHALL COMPLY WITH R314 & R315.
11. THIS PROJECT REQUIRES INSTALLATION OF FIRE SPRINKLERS INSTALLED PER R313. SEE FIRE PROTECTION PLANS FOR MORE INFORMATION.	12. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC 307.2)
13. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED BELOW (CRC R702.4.2):	a. GLASS MAT GYPSUM BACKING PANEL b. FIBER-REINFORCED GYPSUM PANELS c. NONASBESTOS FIBER-CEMENT BACKER BOARD d. NONASBESTOS FIBER MAT-REINFORCED CEMENTITIOUS BACKER UNITS
14. ALL "FLOATING" HEARTHES, SHOWER BENCHES, VANITIES, OVERHANGING COUNTERTOPS, AND SHELVES SHALL HAVE SOLID BLOCKING PROVIDED IN FRAMED WALL OR AT CABINETRY. IN ADDITION, STEEL SUPPORT BRACKETS SHALL BE USED. LOCATION AND DETAILS PER INTERIOR DESIGNER.	15. ALL BATHROOM HARDWARE AND FIXTURES SHALL HAVE SOLID BLOCKING PROVIDED IN FRAMED WALL OR AT CABINETRY. LOCATION AND HEIGHTS PER INTERIOR DESIGNER.
16. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. [603.5.7 CPC]	17. R307.1.1 REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL. AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. 1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. 2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL REINFORCEMENT AND SHALL BE LOCATED
18. BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. 3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. 4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. 5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.	

AREA TABULATION	
EXISTING MAIN LEVEL	944 SF
UPPER LEVEL	1,683 SF
GARAGE   MECH   STG	669 SF
GROSS FLOOR AREA	3,296 SF

\*SEE SHEET T1 FOR MORE INFORMATION

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FLOOR PLAN - UPPER LEVEL

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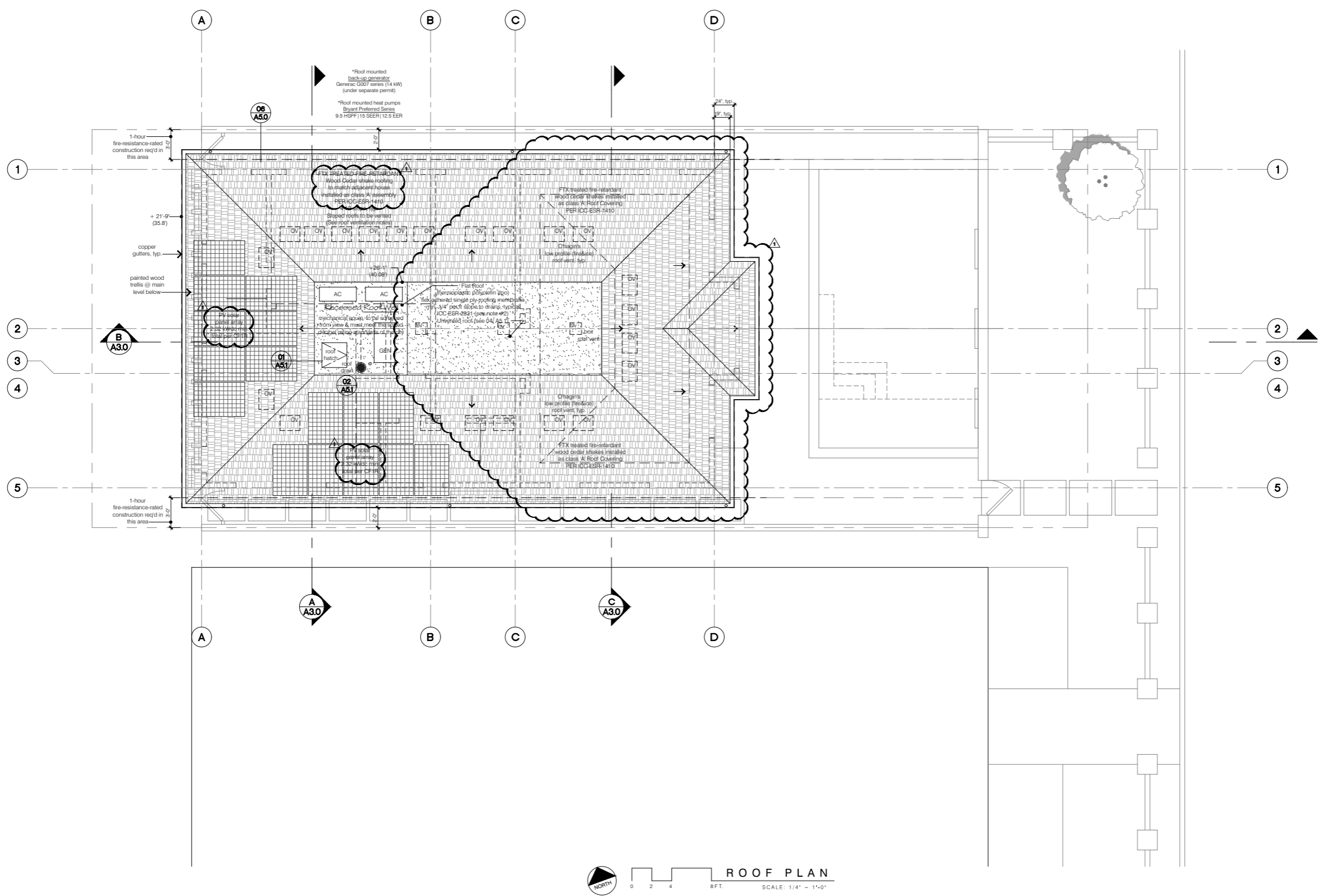
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key map



**ROOF PLAN NOTES**

1- ALL ROOF ASSEMBLIES SHALL BE "CLASS A" IN ACCORDANCE WITH THE CRC.

2- LOW-SLOPED ROOFING (1/4" PER FT. MIN.):  
THERMOPLASTIC POLYOLEFIN (TPO) FLEX ADHERED SINGLE PLY ROOFING MEMBRANE  
MANUFACTURER = FIRESTONE BUILDING PRODUCTS COMPANY  
ROOF COVERING CLASSIFICATION = "A"  
SYSTEM NO. = 5  
MEMBRANE = ULTRAPLY TPO NR 60 MIL  
COVER BOARD = 1/4" GP DENS DECK  
MASTER EVALUATION REPORT = ICC ESR-2831

3- SLOPED ROOF (4:12 PITCH):  
FTX TREATED FIRE-RETARDANT CEDAR SHAKE ROOFING  
MANUFACTURER = WESCO CEDAR | FSR TREATMENT, INC.  
ROOF COVERING CLASSIFICATION = "A"  
COVER BOARD = 1/4" GP DENS DECK OR ALTERNATIVELY A MINERAL SURFACE FIBERGLASS CAP SHEET  
MASTER EVALUATION REPORT = ICC-ESR-1410

4- ALL VENT OPENINGS (ATTIC, UNDERFLOOR, COMBUSTION AIR, ETC.) SHALL BE PROTECTED BY NONCOMBUSTIBLE, CORROSION RESISTANT METAL MESH THAT MEETS THE FOLLOWING REQUIREMENTS:  
- INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQ. IN.  
- THE DIMENSIONS OF THE MESH OPENINGS SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/4-INCH. PER CRC 806.1

5- OVERFLOW DRAINS TO BE CONNECTED TO INDEPENDENT DRAIN LINES FROM THE ROOF DRAIN LINES.

6- CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBECUE OR ANY OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. (CRC R327.11)

7- ROOF DRAINAGE TO BE CONNECTED TO ONSITE DRAINAGE SYSTEM. SEE CIVIL PLANS.

8- ROOF INSULATION:  
R-VALUES (PER TITLE 24)  
WALLS = R-21  
ROOFS = R-30 INSULATION IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING. U.N.O. (SEE ENERGY REPORT)

**ROOF CAVITY VENTILATION CALCS.**

MINIMUM ATTIC VENTILATION CALCULATIONS:  
UNVENTED ROOF ASSEMBLY AT DECK & ROOF WELL PER CRC R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES:  
AIR-IMPERMEABLE CLOSED CELL INSULATION IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING.

SLOPED ROOF AREAS TO USE A COMBINATION OF RIDGE, BOX & OHAGIN ROOF VENTS (72 SQ. IN. NET FREE VENT AREA) WITH SHINGLE-OVER METHOD.

**ROOF AREA CALC.**

FLAT ROOF AREA (MECHANICAL WELL | UNVENTED) : 87 SF  
SLOPED ROOF AREA VENTED : 1,800 SF

1,800 SF / 150 = 12.00 SF \* 144 = 1,728 SQ. IN.  
VENT AREA REQUIRED.

**KEY : ROOF PLAN**

METAL FASCIA:  
CUSTOM SHAPED 1/8" THICK ALUMINUM FASCIA / CAP. SLOPE TOP TO DRAIN TOWARD GUTTER. KYNAR FINISH, COLOR PER OWNER.

FLAT ROOF, CLASS A ASSEMBLY  
SEE ROOF PLAN NOTE # 2

ROOF OR DECK DRAIN WITH OVERFLOW

ROOF DRAIN & OVERFLOW PIPE TO PLAN BELOW / FROM ROOF ABOVE

METAL ROOF:  
CURVED, STANDING SEAM ALUMINUM W/ KYNAR FINISH, COLOR PER OWNER.

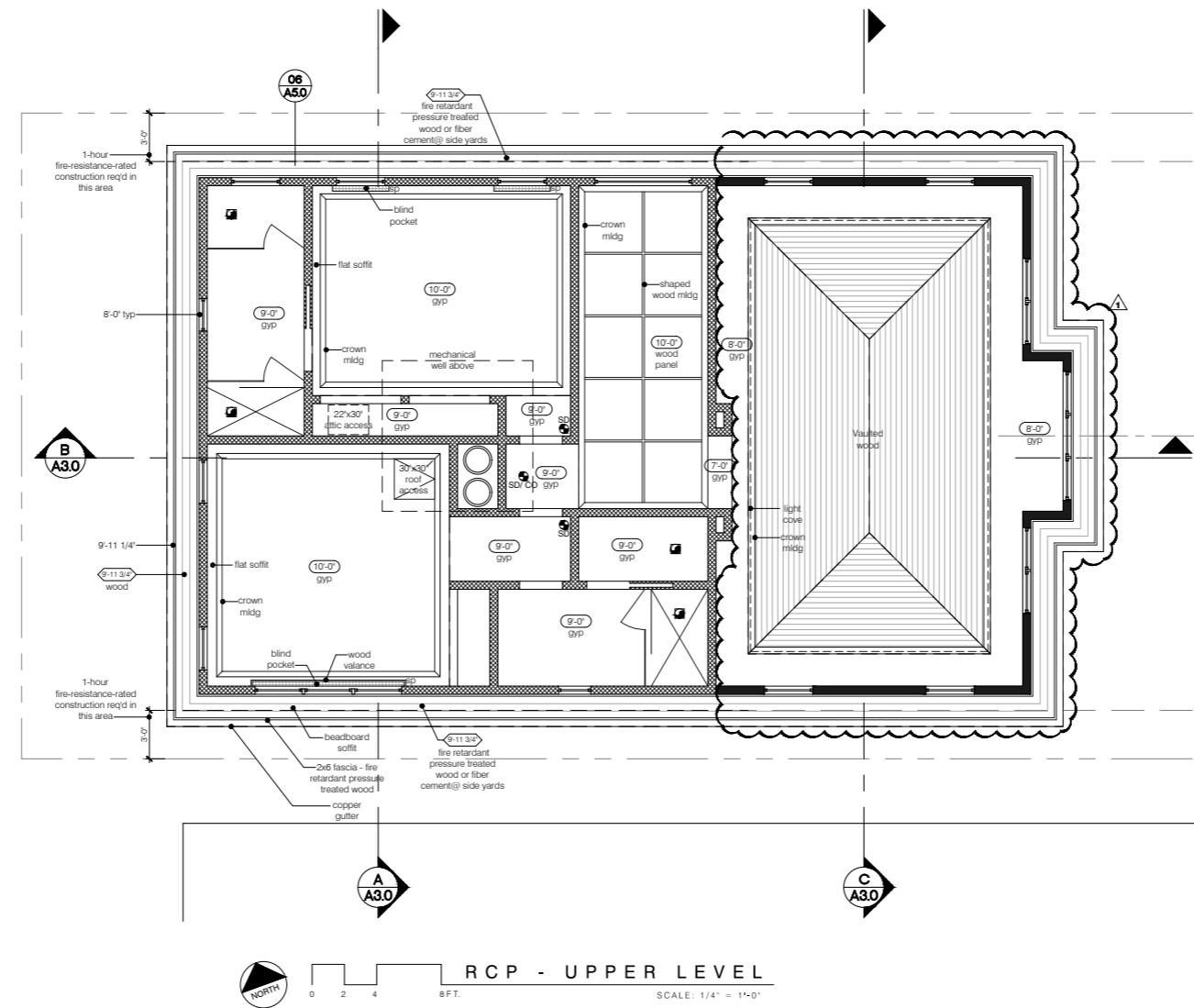
SLOPED ROOF:  
FTX TREATED FIRE-RETARDANT WOOD CEDAR SHAKES INSTALLED AS CLASS "A" ROOF COVERING PER ICC-ESR-1410

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ROOF PLAN

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REFLECTED CEILING PLAN - UPPER

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SEE SHEET A1.4 FOR  
NOTES & LEGEND



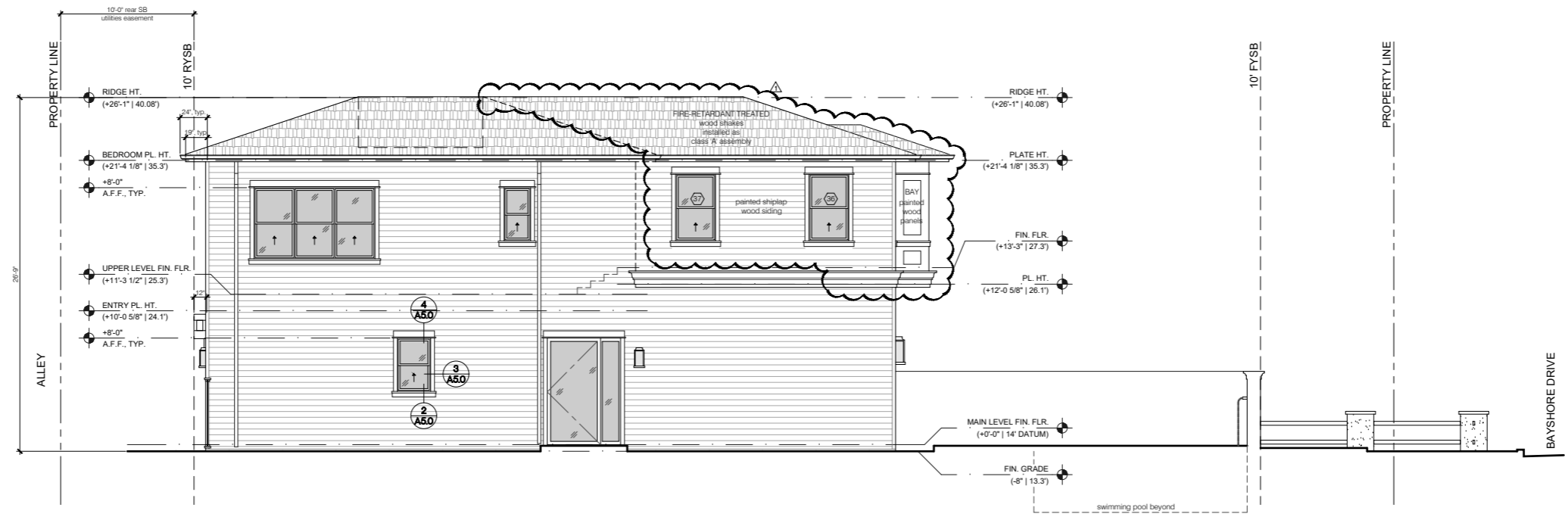


'SHEPHERD' WALL SCONCE  
BY SEAN LAVIN



\*ALL MATERIALS & COLORS TO MATCH ADJACENT HOUSE

BUILDING ELEVATION - EAST - FRONT 1  
0 2 4 8FT. (NO FOREGROUND WALLS SHOWN) SCALE: 1/4" = 1'-0"



BUILDING ELEVATION - SOUTH - LEFT 2  
0 2 4 8FT. SCALE: 1/4" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

sheet  
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SEE SHEET A2.1 FOR NOTES & LEGEND



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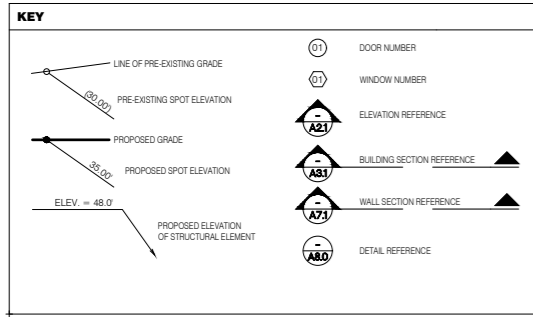
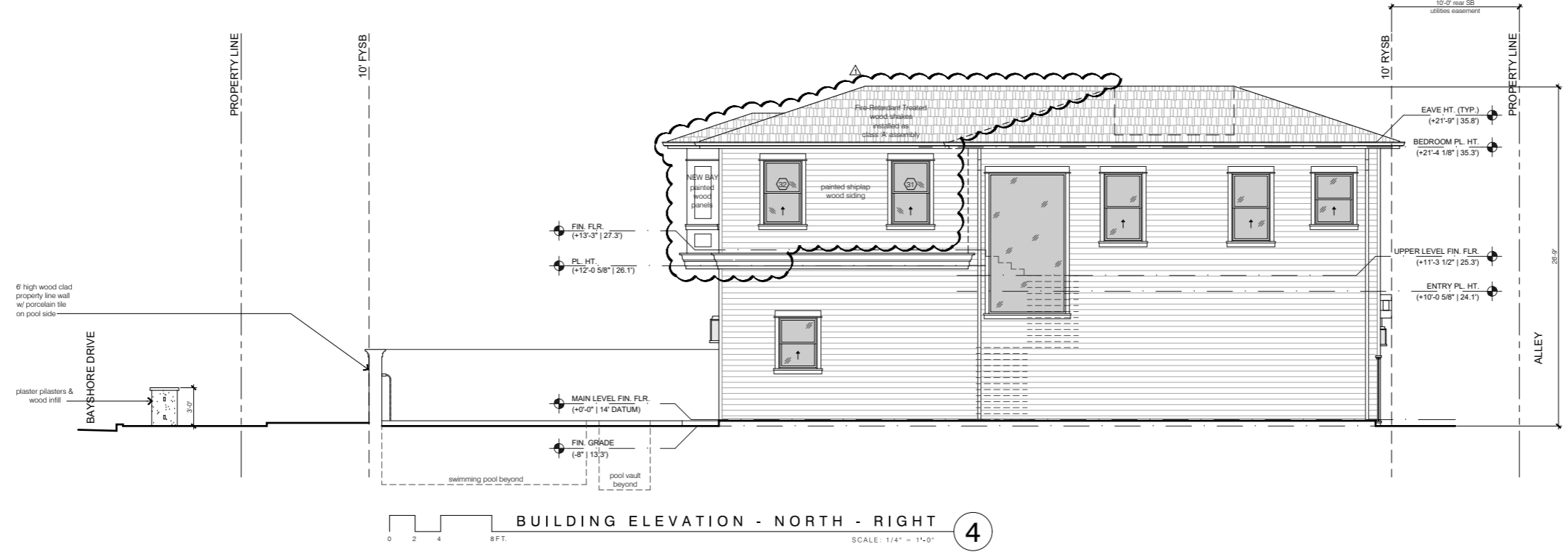
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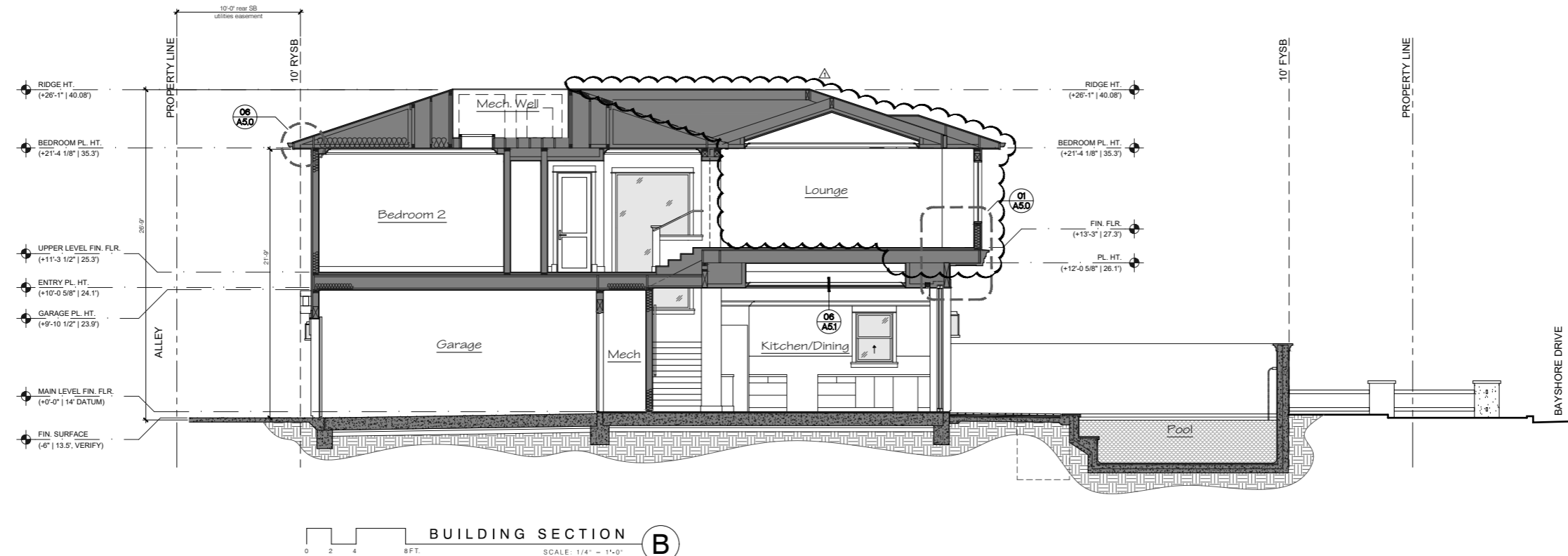
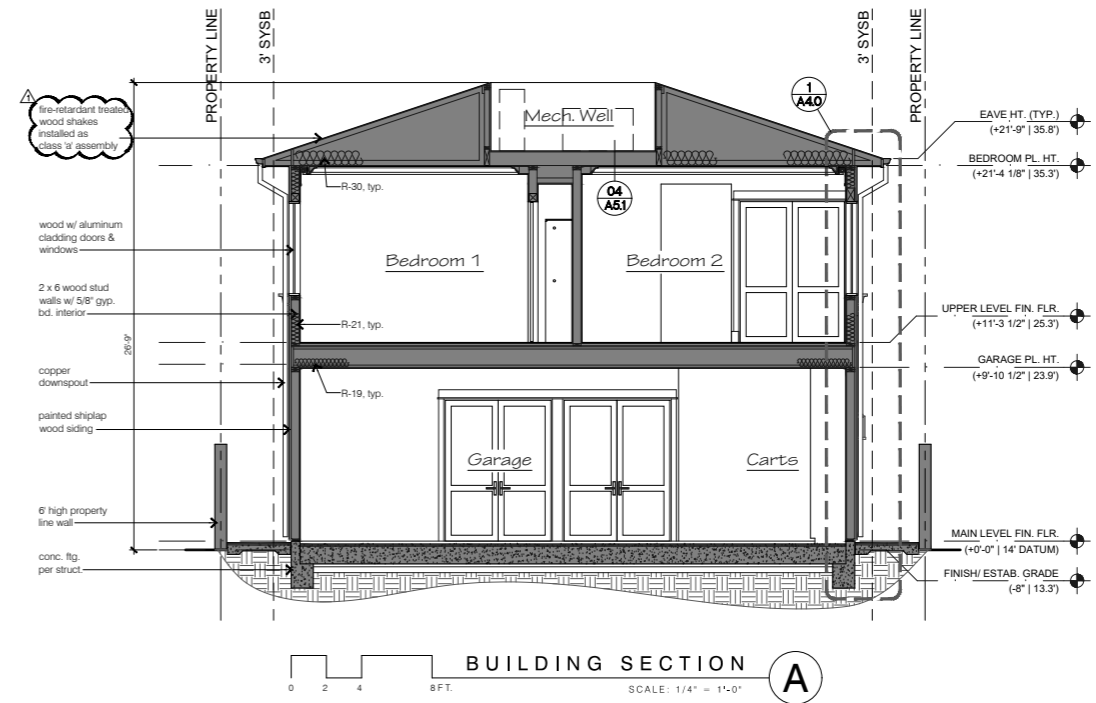
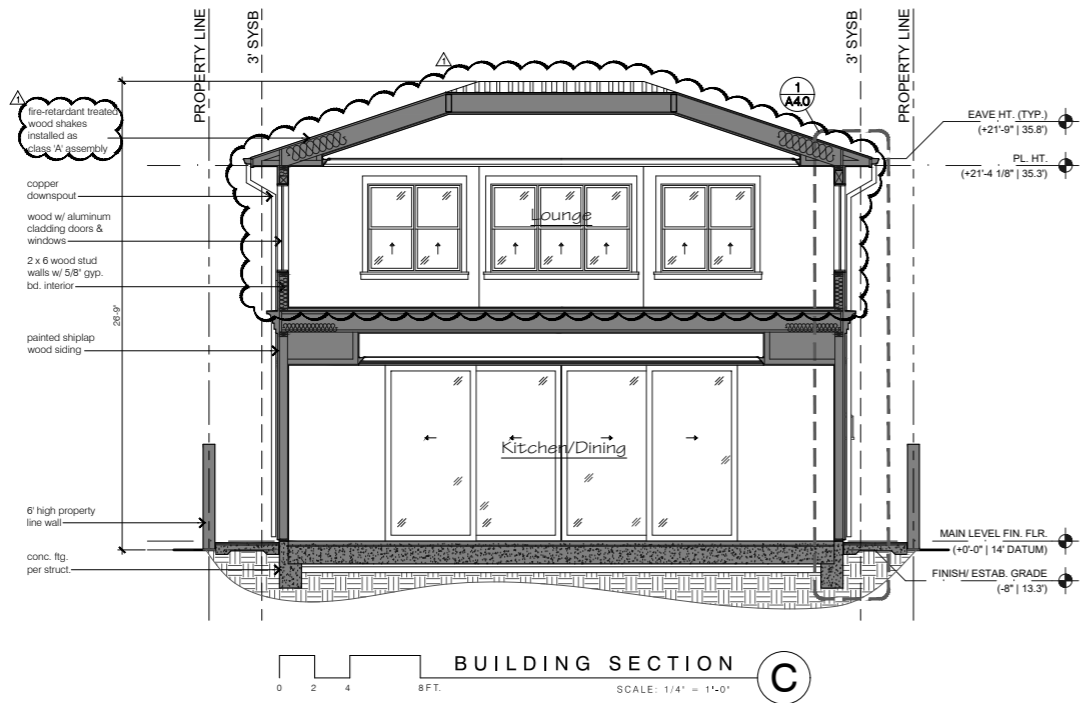


**ELEVATION & SECTION NOTES**

- INSULATION SHALL BE R-30 (CEILINGS) AND R-21 (WALLS) THROUGHOUT PER TITLE-24 ENERGY CALCS. SEE SHEETS T24.1 & T24.2 FOR CF-1R INFORMATION.
- FINISH FLOOR ELEVATION IS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THIS DRAWING AS: 0'-0" OR 0.00' EQUIVALENT TO SURVEYORS ELEVATION OF 14.0'
- CONTRACTOR SHALL VERIFY ALL SLAB AND FLOOR FRAMING ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND / OR INTERIOR DESIGNER PRIOR TO START OF CONSTRUCTION.
- IF DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR OR SUB-CONTRACTOR, EACH SHOULD NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR RESOLUTION.
- HERS VERIFICATION IS REQUIRED PER TITLE 24 REPORT.
- PLYWOOD SHALL BE CONTINUOUS ACROSS ANY WALL PLANE WHERE A SHEAR PANEL OCCURS.
- PARAPET REQUIREMENTS PER CRC R302.2.3:
  - PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL OR WALLS.
  - ON ANY SIDE ADJACENT TO A ROOF SURFACE, THE PARAPET SHALL HAVE NON-COMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, TO INCLUDE COUNTERFLASHING AND COPING MATERIALS.
  - WHERE THE ROOF SLOPES TOWARD THE PARAPET AT SLOPES GREATER THAN 2:12, THE PARAPET SHALL EXTEND TO THE SAME HEIGHT AS ANY PORTION OF THE ROOF WITHIN A DISTANCE OF 3 FEET, AND THE HEIGHT SHALL BE NOT LESS THAN 30 INCHES.
- FILL ALL NON-CONDITIONED, EXTERIOR CEILINGS WITH FIBERGLASS BATT INSULATION.
- All insulation materials shall have a flame-spread index not to exceed 450. (R302.10) Foam plastic materials shall have a flame-spread index not to exceed 75 and a smoke-developed index not to exceed 450. (R316.3) Wall & ceiling finishes shall have a flame-spread index not greater than 200 and smoke-developed index not greater than 450 (R302.9)
- Draft stopping shall be installed in combustible construction so concealed ( attic & / or floor-ceiling spaces) do not exceed 1,000 sq. ft. (R302.12) See sheet G1, notes E, 46 - 51 for draft stopping & fire blocking information.

- NUMBERED NOTES**
- EXTERIOR PLASTER WALLS: 'SENERGY' 3-COAT STUCCO FINISH OVER CORROSION RESISTANT LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE.
  - EXTERIOR STONE CLAD WALLS: LIMESTONE THINOUT VENEER, THICKNESS = 3/8" WEIGHT = 8 PSF. INSTALL PER REQUIREMENTS CONTAINED IN R703.12. NO SPECIAL ANCHORAGE OR SUPPORT REQUIREMENTS. REFER TO INTERIOR DESIGN MATERIAL SELECTION.
  - FLAT ROOF: CLASS A ASSEMBLY THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE, ULTRAPLY TPO #3 OR #5 BY FIRESTONE OR APPROVED EQUAL, IC50 ESR-2831 INSTALL PER MANUFACTURER INSTRUCTIONS.
  - FLAT ROOF CANOPY W/ INSET GUTTER: CUSTOM SHAPED 1/8" SHEET METAL FASCIA / CAP, KYNAR FINISH. NO FASTENERS TO BE VISIBLE.
  - EXTERIOR STONE PAVERS: MUD-SET LIMESTONE, COLOR PER ARCHITECT
  - EXTERIOR PLASTER SOFFIT: 'SENERGY' 3-COAT STUCCO FINISH OVER CORROSION RESISTANT LATH, 7/8" MIN. THICKNESS, FINE SAND TEXTURE, COLOR PER ARCHITECT
  - METAL ROOF: CUSTOM SHAPED CURVED STANDING SEAM METAL ROOF W/ KYNAR FINISH. NO FASTENERS TO BE VISIBLE
  - DOORS: CUSTOM UNITS PER DOOR SCHEDULE
  - WINDOWS: CUSTOM UNITS PER WINDOW SCHEDULE
  - CLERESTORY WINDOWS: CUSTOM FRAMELESS GLASS, CLEAR, LOW E, INSULATED GLAZING, BUTT GLAZED
  - VENTS & FLUES: ALL VENTS & FLUES FROM FAU, WATER HEATERS, WASTE VENTS, ETC. ARE TO BE CONCEALED BEHIND PARAPETS OR SHROUDS
  - GARAGE DOORS: CUSTOM SECTIONAL DOORS PER DOOR SCHEDULE
  - SITE WALL: MAXIMUM 6 FT. HIGH C.M.U. WALL W/ PLASTER OR STONE SURFACE PER LANDSCAPE PLANS. VERIFY COLOR SELECTION WITH ARCHITECT
  - GATES: CUSTOM UNITS. REFER TO LANDSCAPE SET. ALL SHOP DRAWINGS, DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
  - WATER RESISTIVE BARRIER: ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING W/ ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, W/ THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER-RESISTIVE BARRIER MANUFACTURERS INSTALLATION INSTRUCTIONS. CRC R703.2 WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE, VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. (CRC R703.2.3)
  - CHIMNEY CAP: CUSTOM 1 1/2" ALUMINUM CHIMNEY SHROUD PER DURAVENT DURACHIMNEY II PYRAMID SHROUD SPECIFICATIONS. OPEN ON TOP AND ALL FOUR SIDES BUILT OF NON-COMBUSTIBLE MATERIALS TO UL 103 LISTING REQUIREMENTS. KYNAR FINISH TO MATCH METAL FASCIA
  - BUILDING HEIGHT MEASUREMENT: BUILDING HEIGHT SHALL BE MEASURED FROM ESTABLISHED GRADE AS DETERMINED ON SHEET A1.0
  - HANDRAIL: CUSTOM HANDRAIL, ALL SHOP DRAWINGS, DETAILS, COLOR AND FINISH TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
  - TEMPERED GLASS GUARD RAIL: CUSTOM GLASS RAIL, ALL SHOP DRAWINGS, DETAILS, COLOR TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION
  - ADDRESS IDENTIFICATION: SEE GENERAL FIRE NOTES, #10 ON SHEET T

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EXTERIOR BUILDING ELEVATIONS  
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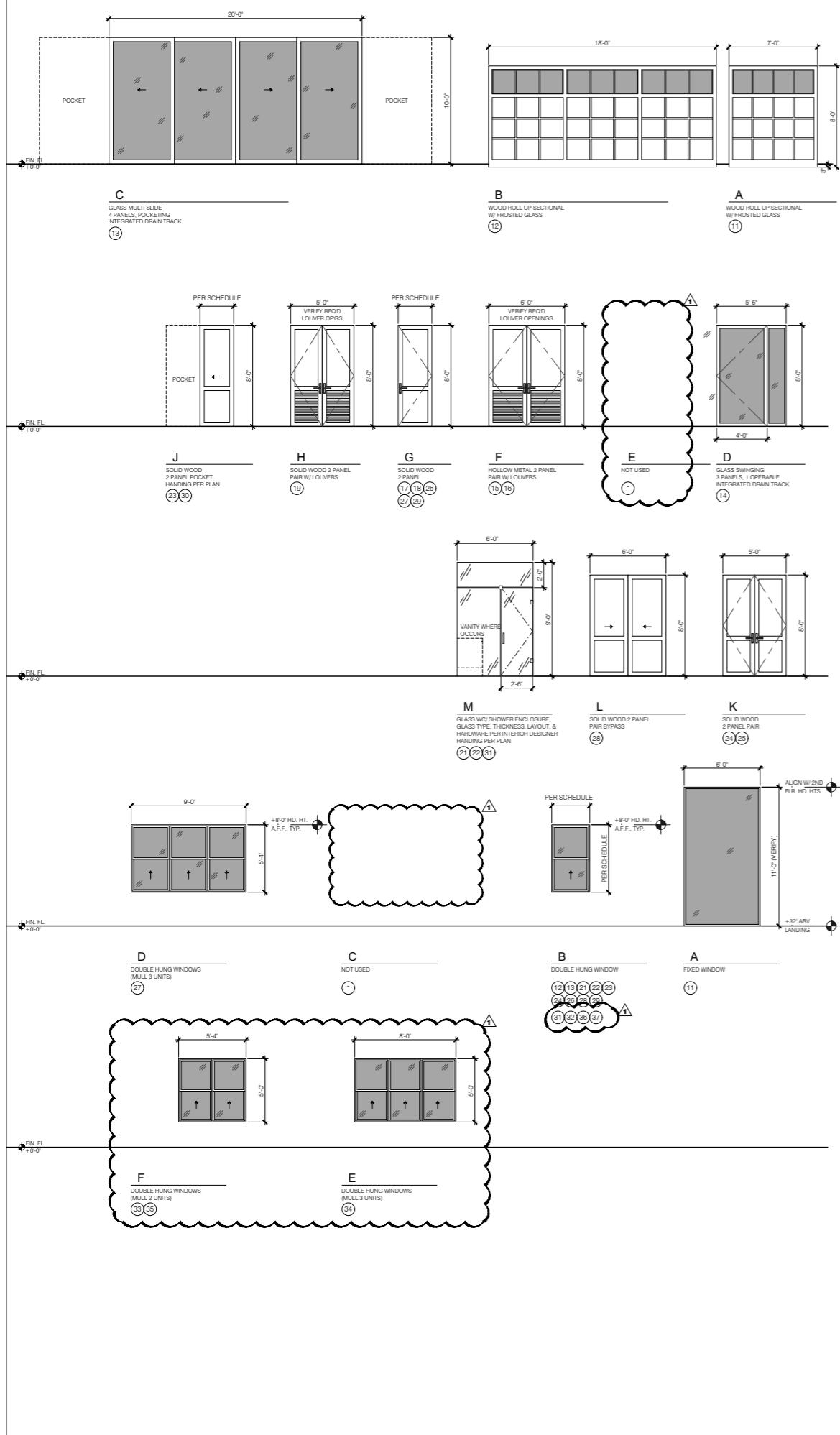
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BUILDING SECTIONS

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SEE SHEET A2.1 FOR NOTES & LEGEND

DOOR & WINDOW TYPES - Verify all Sizes & Configuration with Latest Available Interior Plan



DOOR SCHEDULE - Verify all Sizes & Configuration with Latest Available Interior Plan

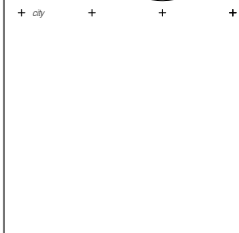
Floor	Door	Location	Size	Type	Material	Finish	Hardware	Energy	Notes																						
										Nominal Size (V.I.F.)	# of Panels	Thickness (inches)	DOOR TYPE	EXTERIOR	INTERIOR	90° CORNER SYSTEM	WOOD	WOOD/CLAD	W/ SOLID CORE	ALUMINUM	TEMP. GLASS	NSUL/ARGON FILL	LOW E/ DBL. LOW E	PAINT	STAIN	COPPER GLAD	ANODIZED	MFR. GLAD - KYNAR	SCREEN	SELF CLOSER	REMOTE CLOSER
MAIN LEVEL	11	CART GARAGE	7'-0" x 8'-0"	SEE TYPE						Overhead sectional wood w/ frosted glass																					
	12	GARAGE	18'-0" x 8'-0"	SEE TYPE						Overhead sectional wood w/ frosted glass																					
	13	DINING MEDIA	20'-0" x 10'-0"	4 PANELS						Weland / Andersen 95-side																					
	14	ENTRY	5'-0" x 8'-0"	2 PANELS						Marvin Ultimate narrow profile - 36" door																					
	15	STORAGE	6'-0" x 8'-0" PAIR	2 PANELS EA	1-3/4"					Lower Area per Manuf. Rctts																					
	16	MECHANICAL	6'-0" x 8'-0" PAIR	2 PANELS EA	1-3/4"					Lower Area per Manuf. Rctts																					
	17	GARAGE	3'-0" x 8'-0"	2 PANELS	1-3/4"																										
	18	POWDER	2'-6" x 8'-0"	2 PANELS	1-3/4"																										
	19	LAUNDRY	5'-0" x 8'-0" PAIR	2 PANELS EA	1-3/4"					Lower Area per Manuf. Rctts																					
	UPPER LEVEL	21	WC 1	6'-0" x 9'-0"	1/2"						2'-6" Glass Swinging w/ fixed saddle, frameless																				
22		SHOWER 1	6'-0" x 9'-0"	1/2"						2'-6" Glass Swinging w/ fixed saddle, frameless																					
23		BATH 1	3'-0" x 4'-0"	8'-0"						Pocket w/ Handle hardware																					
24		CLOSET 1	5'-0" x 8'-0" PAIR	2 PANELS EA	1-3/4"					Roller Catch																					
25		CLOSET 2	5'-0" x 8'-0" PAIR	2 PANELS EA	1-3/4"					Roller Catch																					
26		BEDROOM 1	2'-6" x 8'-0"	2 PANELS	1-3/4"																										
27		BEDROOM 2	2'-6" x 8'-0"	2 PANELS	1-3/4"																										
28		CLOSET 2	6'-0" x 8'-0"	2 PANELS EA	1-3/4"					Sliding Bypass																					
29		BATH 2	2'-6" x 8'-0"	2 PANELS	1-3/4"					Pocket w/ Handle hardware																					
30		WC 2	2'-6" x 8'-0"	2 PANELS	1-3/4"					2'-6" Glass Swinging w/ fixed saddle, frameless																					

WINDOW SCHEDULE - Verify all Sizes & Configuration with Latest Available Interior Plan

Floor	Window	Location	Size	Type	Frame / Sash	Finish	Glass	Head	Jamb	Jamb	Sill	Energy	Notes								
														Nominal Size (V.I.F.)	Head Height (A.F.F.)	WINDOW TYPE	WOOD	WOOD/ALUM. GLAD.	ALUMINUM	CONCEALED ALUM.	COPPER GLAD
MAIN LEVEL	11	STARWELL	6'-0" x 11'-0"	A								30	23	MARVIN ULTIMATE (ALIGN HEAD W/ WINDOWS 22 - 24)							
	12	KITCHEN	2'-0" x 4'-0"	8'-0"								30	23	MARVIN ULTIMATE							
	13	POWDER	2'-6" x 4'-0"	8'-0"								30	23	MARVIN ULTIMATE							
UPPER LEVEL	21	BATH 1	2'-0" x 4'-0"	8'-0"								30	23	MARVIN ULTIMATE							
	22	WC 1	2'-0" x 4'-0"	8'-0"								30	23	MARVIN ULTIMATE							
	23	BEDROOM 1	3'-0" x 5'-4"	8'-0"								30	23	MARVIN ULTIMATE							
	24	BEDROOM 1	3'-0" x 5'-4"	8'-0"								30	23	MARVIN ULTIMATE							
	25	BEDROOM 2	2'-0" x 4'-0"	8'-0"								30	23	MARVIN ULTIMATE							
	27	BEDROOM 2	9'-0" x 5'-4" (3 UNITS WIDE)	8'-0"								30	23	MARVIN ULTIMATE							
	28	BEDROOM 2	2'-6" x 5'-4"	8'-0"								30	23	MARVIN ULTIMATE							
	29	BEDROOM 2	2'-6" x 5'-4"	8'-0"								30	23	MARVIN ULTIMATE							
	31	LOUNGE	3'-0" x 5'-0"	7'-0"								30	23	MARVIN ULTIMATE							
	32	LOUNGE	3'-0" x 5'-0"	7'-0"								30	23	MARVIN ULTIMATE							

GENERAL DOOR & WINDOW NOTES

- ALL DOORS PER SPECIFICATIONS - DIVISION 8
- SIZES INDICATED ARE NOMINAL. CONTRACTOR SHALL VERIFY R.O. SIZES
- NOMINAL SIZE: IS SIZE OF TOTAL UNIT OR CLUSTER WHICH MAY INCLUDE MULTIPLE DOORS, LITES, TRANSOMS, JAMBS. REFER TO DOOR AND WINDOW TYPES AND ELEVATIONS.
- VERIFY DIRECTION OF OPERATION WITH PLANS AND ELEVATIONS
- ALL "CUSTOM" DOORS AND WINDOWS SHALL BE MANUFACTURED BY MARVIN OR APPROVED EQUAL. WOOD SPECIES AND FINISH PER ARCHITECT OR INTERIOR DESIGNER.
- ALL DOORS AND WINDOWS MAY HAVE APPLIED MULLIONS & MUNTINS IN LIEU OF SEPARATE LITES WHERE APPROVED BY ARCHITECT PRIOR TO ORDERING.
- ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MILL APPLIED STAIN FINISH ON EXTERIOR AND STAIN-GRADE INTERIOR SURFACES, U.N.O.
- ALL INTERIOR DOORS SHALL BE IN DESIGN AND WOOD SPECIES AS SPECIFIED BY INTERIOR DESIGNER.
- ALL DOOR HARDWARE SHALL BE SELECTED AND APPROVED BY INTERIOR DESIGNER.
- ALL DOORS AND WINDOWS SHALL HAVE EQUAL HEAD HEIGHT WHERE NOMINAL DIMENSIONS ARE EQUAL.
- SCREENS SHALL BE FIBERGLASS MESH W/ FRAMES TO MATCH DOORS AND WINDOWS.
- APPLY JIFFYSEAL AROUND ALL OPENINGS.
- CAULK ALL DOOR AND WINDOW JAMBS WITH GE SILICONE ACRYLIC, POLYSULFIDE, OR URETHANE AS REED. & DOOR MFRS SPECS.
- OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. THE DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (R302.5.1)
- GARAGE DOORS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS OR SHALL BE CONSTRUCTED OF WOOD MEMBERS NOT LESS THAN 1 1/2 INCHES NOMINAL THICKNESS. (ADDED 09-19-2005 BY O-19412 N.S.; EFFECTIVE 10-19-2005)
- SMART GLASS: PROVIDE SMART GLASS PANELS WHERE INDICATED ON PLANS & ELEVATIONS & AS INDICATED BY INTERIOR DESIGNER. ALL SUCH DOOR AND WINDOW PANELS SHALL BE TEMPERED GLAZING
- ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES, HARDWARE & FASTENERS SHALL BE DESIGNED, SELECTED AND INSTALLED FOR USE IN SALT AIR/ WATER ENVIRONMENT.
- ALL DOORS OVER 7 FT. PROVIDE 2 PAIR HINGES
- GENERAL CONTRACTOR SHALL VERIFY THAT ANY EGRESS WINDOW ASSEMBLY PROVIDES THE CORRECT SILL HEIGHT (44" MAX.), MINIMUM CLEAR OPENING DIMENSIONS (20' W x 24' H/ 5.7 SF), AND IS FULLY IN COMPLIANCE WITH THE CURRENT ADOPTED EDITION OF THE CALIFORNIA RESIDENTIAL CODE (R310), INTERNATIONAL BUILDING CODE, OR OTHER APPLICABLE FEDERAL, STATE OR LOCAL CODES WHICH APPLY.
- THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
- VELUX SKYLIGHTS: UNIFORM-ES REPORT #0199 "CLASS A", TYPE "FCM" (NON-OPERABLE); CURB & FLASHING BY OTHERS; SLOPE PER DETAILS.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH LANDINGS.
  - LANDING WIDTH SHALL BE NOT LESS THAN THE DOOR SERVED
  - LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL
  - THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" VERTICAL IN 12" HORIZONTAL (2%)
  - LANDINGS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD (7 3/4" AT INSWING DOORS).
- SAFETY GLAZING - THE FOLLOWING LOCATIONS SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS AND REQUIRE SAFETY GLAZING MATERIALS.
  - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
    - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
    - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
    - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
    - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
  - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE
  - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
  - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS
  - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING



Issue date: 1/10/2023 CITY #1  
4/14/2023 CITY #2  
6/28/2023 CITY #3  
08/01/2023 CONSTRUCTION SET

- Revisions: 01/29/2024 PLAN CHANGE CITY #1
- PHASE
- Concept
  - Preliminary
  - Design Dev.
  - Review
  - Plan Check
- FOR CONSTRUCTION
- Construction
  - Other



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**SPANOS RESIDENCE**  
2761 BAYSHORE DRIVE  
NEWPORT BEACH, CA 92663  
PROJECT #: 22100118

DESIGNER / ARCHITECT:

**hayer**  
architecture  
4425 MARINE VIEW AVE  
DANA POINT, CA 92614  
949 752 3800  
949 752 3802  
info@hayerarchitecture.com



**REVISIONS**

REV	REVISION	DATE
PCC		4/10/23
ARCH CHANGES		12/8/23
PCC		1/19/24

**DRAWING STATUS**

- INFORMATION DRAWINGS (NOT FOR CONSTRUCTION)
- PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)
- CHECK SET (NOT FOR CONSTRUCTION)
- PLAN CHECK DRAWINGS
- CONSTRUCTION DOCUMENTS
- OTHER RE-BUILD

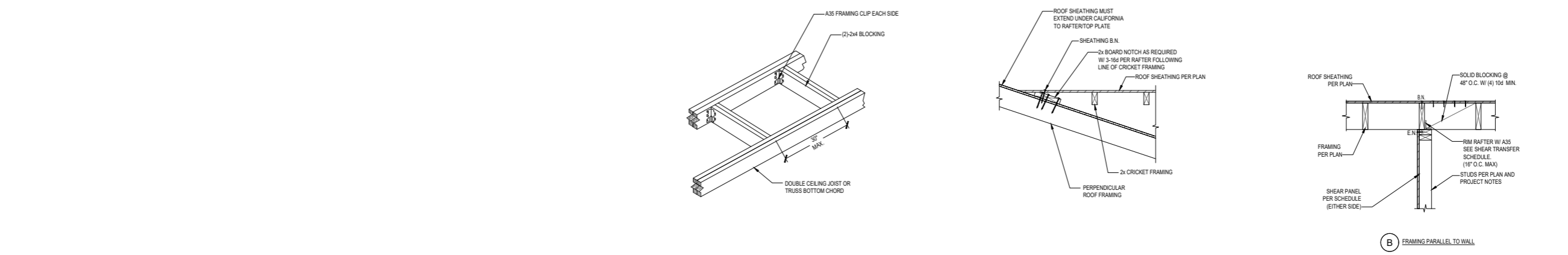
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TYPICAL  
ROOF DETAILS

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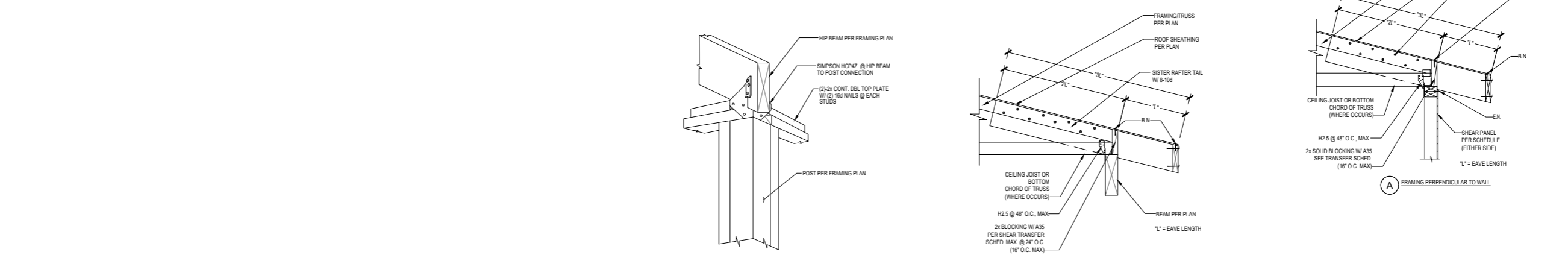
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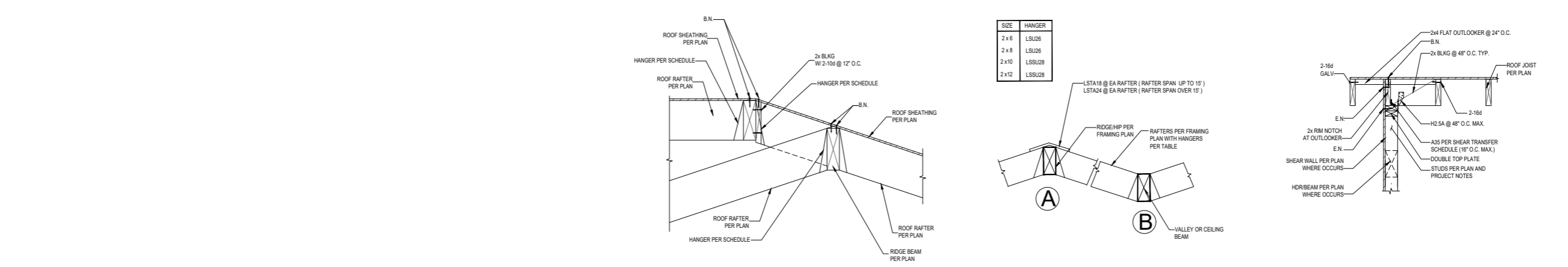
SHEET NO.  
**S220**



NOT-USED 13 N.T.S. NOT-USED 10 N.T.S. **FRAMING DETAIL 7** N.T.S. CAL-FILL SHEAR TRANSFER TYP. 4 N.T.S.



NOT-USED 14 N.T.S. NOT-USED 11 N.T.S. **TYPICAL HIP BEAM TO POST CONNECTION 8** N.T.S. **TYP. ROOF SHEAR TRANSFER DETAIL 5** N.T.S. **TYP. ROOF FRAMING DETAIL 2**



NOT-USED 15 N.T.S. NOT-USED 12 N.T.S. **ROOF FRAMING DETAIL 9** N.T.S. **RAFTER CONNECTION DETAIL 6** N.T.S. **SHEAR TRANSFER, GABLE END ROOF 3**

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**SPANOS RESIDENCE**  
 2761 BAYSHORE DRIVE  
 NEWPORT BEACH, CA 92663  
 PROJECT #: 22100118

DESIGNER / ARCHITECT:

**hayer**  
 architecture  
 4425 BAYVIEW STREET #102  
 SAN DIEGO, CA 92116  
 619.592.2800  
 619.592.2802  
 info@hayerarchitecture.com



**REVISIONS**

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- CONSTRUCTION DOCUMENTS
- OTHER AS-BUILT

**CONTENT**

FOUNDATION PLAN

DRAWN BY: CR

CHECKED BY: CKP

DATE: JANUARY 16, 2023

SHEET NO.

**S300**

LEGEND	
POST ABOVE	
STRUCTURAL WALLS ABOVE	
NON STRUCTURAL WALLS ABOVE	
CMU WALL ABOVE	
SHEAR WALL PER SHEAR PANEL SCHEDULE 12/S230 & PER DETAIL 2/S230, 3/S230	
HOLDOWN PER DETAIL 12/S200 & X/SXX	
FOOTING PER PLAN	
PAD FOOTING PER PLAN SEE SCHEDULE FOR ADDITIONAL INFORMATION	
STEP AREA	
WOOD STRONG WALL PER SHEET S471, S472 & S474	

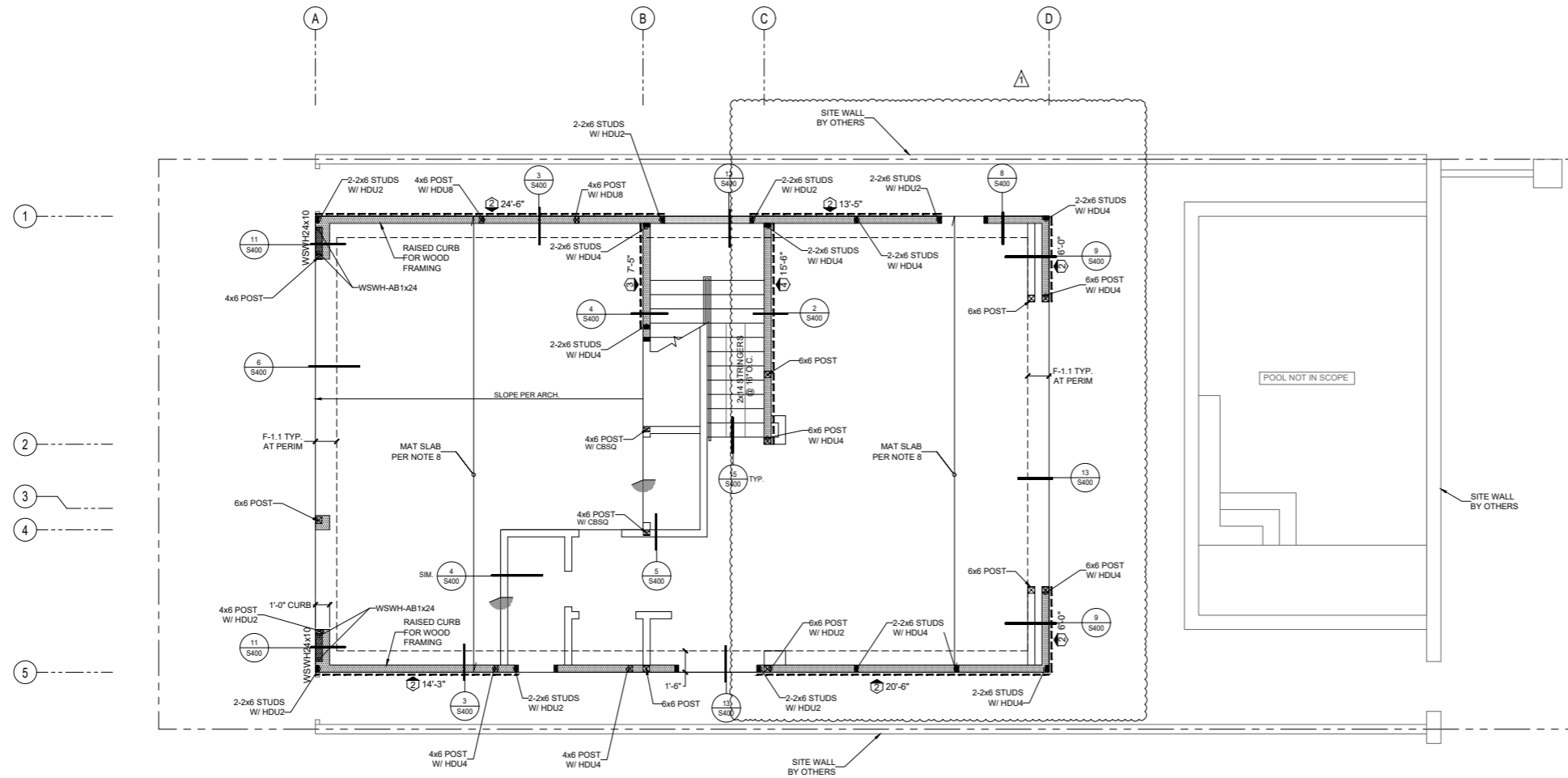
**FOUNDATION NOTES**

- HOLD-DOWNS MUST BE TIED INTO PLACE PRIOR TO CALLING FOR INSPECTION. FOR HOLD-DOWN DETAILS SEE 12/S200.
- THE SPECIAL INSPECTOR IS TO VERIFY THE DRILLING OF ANY HOLES, THE CLEANLINESS OF THE HOLE, THE MOISTURE IN THE HOLE, MIXING THE EPOXY, THE BRAND OF EPOXY AND THE PROPER MATERIAL FOR THE ASSEMBLY.
- SEE SHEET S101 FOR ADDITIONAL REQUIREMENTS FOR FOUNDATION SPECIAL INSPECTIONS.
- SEE SHEET S100 FOR ADDITIONAL FOUNDATION NOTES.
- ARCHITECTS DIMENSIONS TAKE PRECEDENCE. CONTACT THE ENGINEER WITH DISCREPANCIES.
- FOOTING TO BE SUPPORTED ON PROPERLY COMPETENT SOIL PER GEOTECHNICAL ENGINEER.
- SURFACE WATER SHALL DRAIN AWAY FROM BUILDING THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN FIRST 10 FEET SECTION R401.3.
- 15" MAT SLAB W/ #4@12" O.C., T&B, E.W. OVER A 15 MIL STEGO WRAP OR EQUAL (A QUALIFIED WATER PROOFING SPECIALIST SHOULD BE CONSULTED). THE VAPOR BARRIER SHOULD BE UNDERLAIN BY A CAPILLARY BREAK OF 4 INCHES OF 1/2 INCH OR LARGER CLEAN AGGREGATE. A HEAVY FILTER FABRIC (MIRAFI 140N) SHALL BE PLACED OVER THE GRAVELS PRIOR TO PLACEMENT OF THE VAPOR BARRIER. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

**WALL FOOTING SCHEDULE (1)**

TYPE	DIMENSION & REINFORCEMENT
F-1.1	18" WIDEX 24" DEEP CONT. CONC. FOOTING W/ (3)-#5 @ TOP & BOTTOM, TYP.

(1) DEPTH IS MEASURED INTO ENGINEERED COMPETENT MATERIAL PER SOIL REPORT.



**S300 FOUNDATION PLAN**  
 1/4" = 1'-0"  
 DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS.











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**REVISIONS**

REV	REVISION	DATE
1	ARCH CHANGES	4/10/23
2	ARCH CHANGES	12/8/23
3	ARCH CHANGES	1/19/24

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**CONTENT**

FLOOR FRAMING DETAILS

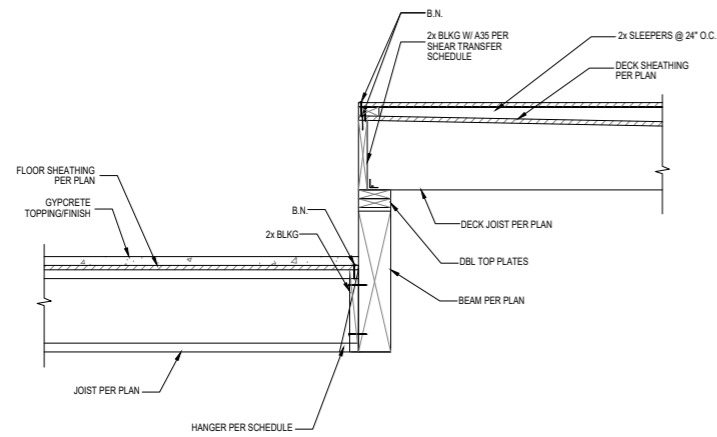
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DATE: JANUARY 16, 2023

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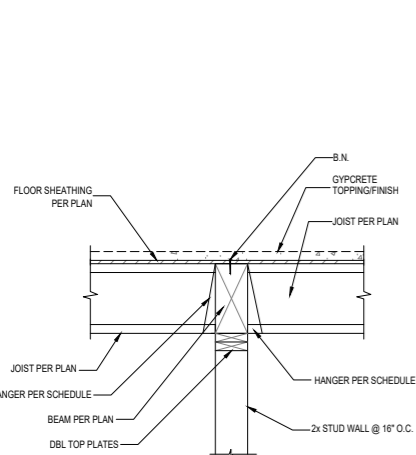
**S410**



FLOOR FRAMING DETAIL

10

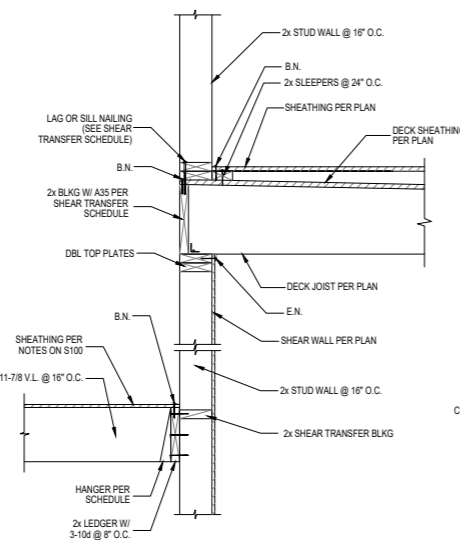
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FLOOR FRAMING DETAIL

14

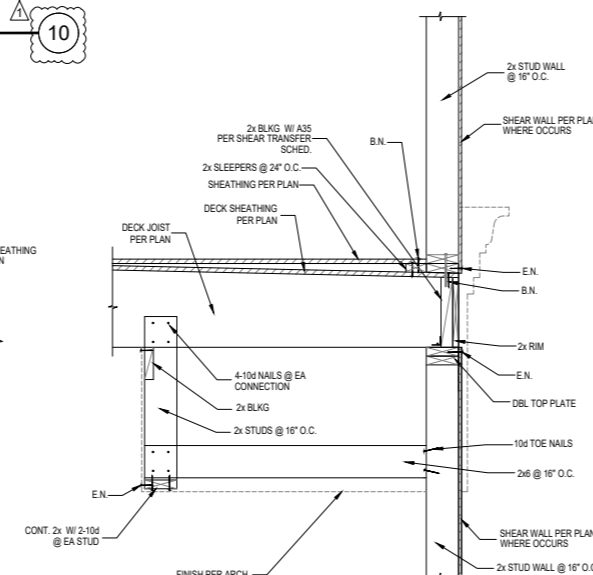
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FLOOR FRAMING DETAIL

11

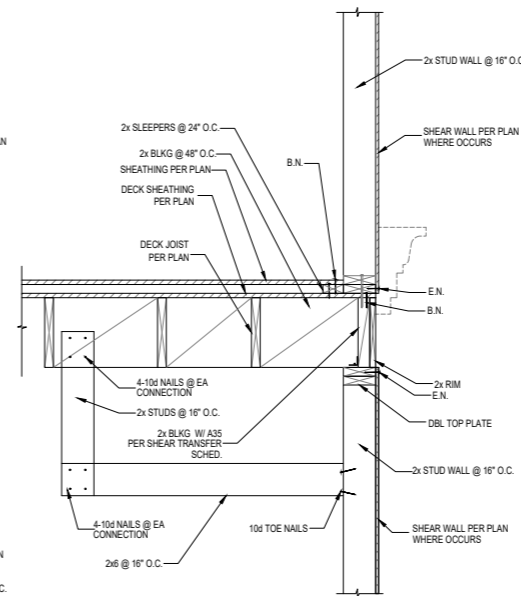
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FLOOR FRAMING DETAIL

8

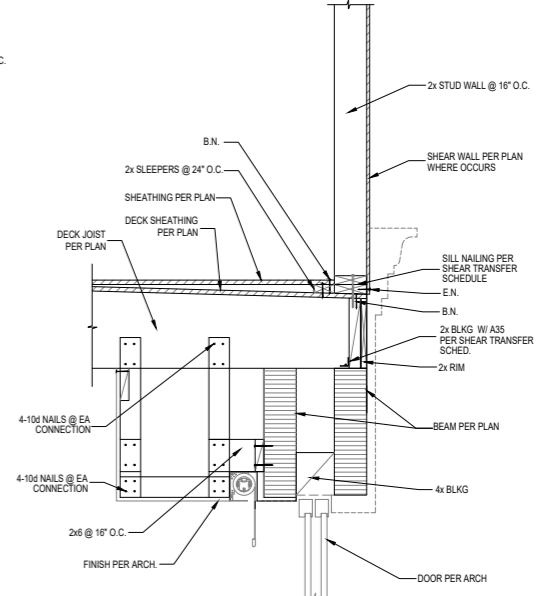
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FLOOR FRAMING DETAIL

5

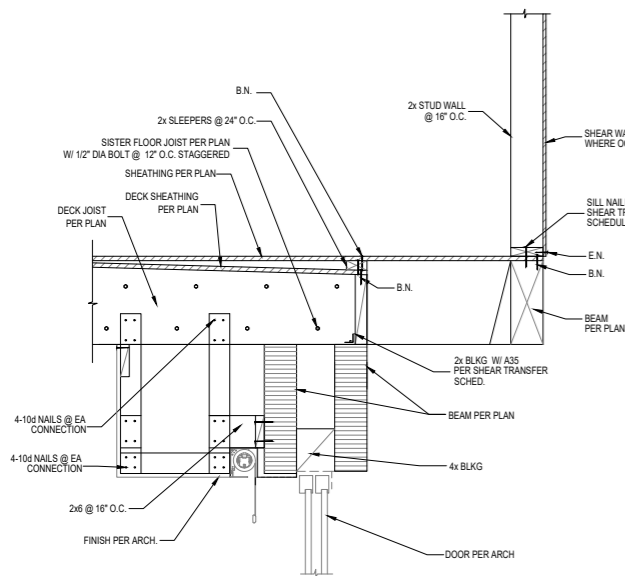
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FLOOR FRAMING DETAIL

2

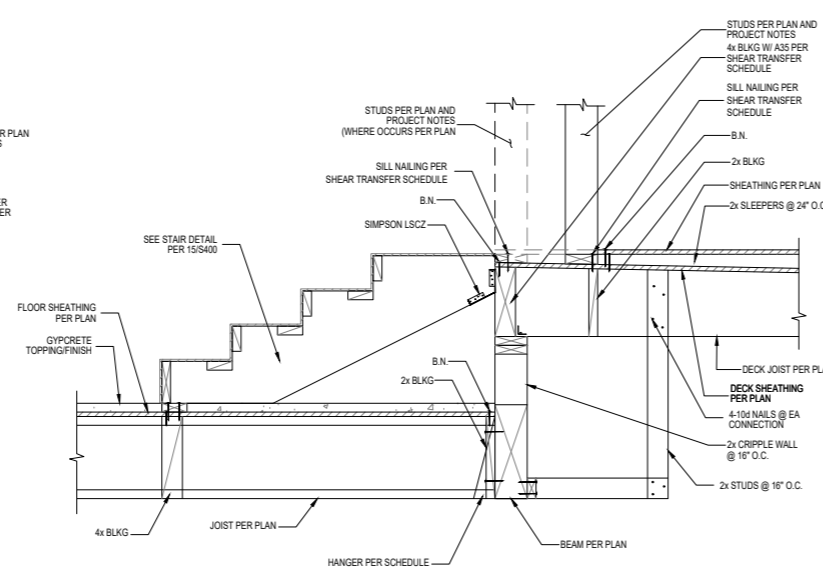
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FLOOR FRAMING DETAIL

15

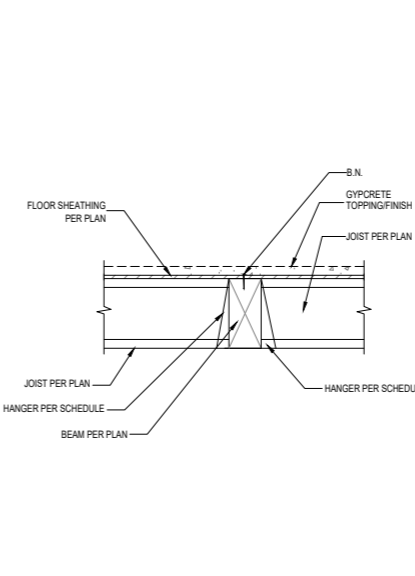
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FLOOR FRAMING DETAIL

9

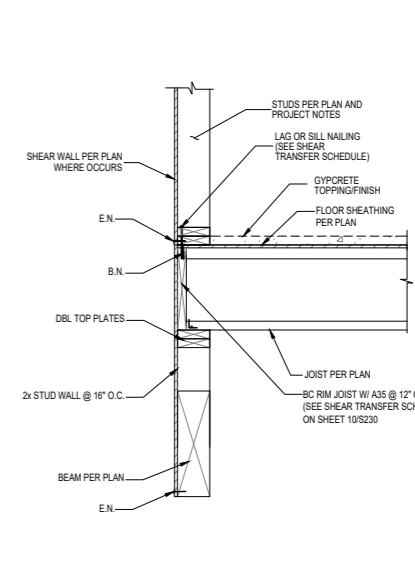
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FLOOR FRAMING DETAIL

6

N.T.S.



FLOOR FRAMING DETAIL

3

N.T.S.







TITLE 24 ASAP

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01E

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Bayshore Dr New Home

Calculation Date/Time: 2023-12-12T14:49:01-07:00

(Page 13 of 15)

Project Name: Bayshore Dr New Home

Calculation Description: Title 24 Analysis

Input File Name: Bayshore Dr\_Newport Beach New Home\_V6\_Final.ribd22x

Calculation Description: Title 24 Analysis

HVAC - DISTRIBUTION SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

INDOOR AIR QUALITY (IAQ) FANS		
01	02	03
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)
Sfam IAQVentRpt	96	0.35

HVAC DISTRIBUTION - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

COOLING VENTILATION		
01	02	03
Name	Airflow Rate (CFM/ft2)	Cooling Vent CF
WH Fan 1	0.04	43

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

PROJECT ADDRESS

REVISIONS

#	DATE	REVISION

DATE PROJECT #

SHEET DESCRIPTION

TITLE 24

SHEET #

T24.2

Registration Number: 423-P010223166A-000-000-0000000-0000

Registration Date/Time: 12/12/2023 13:54

HERS Provider: CHEERS

Registration Number: 423-P010223166A-000-000-0000000-0000

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