

1. SURVEYOR SHALL PERMANENTLY MONUMENT PROPERTY BOUNDARIES OF LOT 2 BEFORE STARTING GRADING.
2. ALL WORK SHALL CONFORM TO CHAPTER 5 OF THE NORTHERN BEACH MUNICIPAL CODE (NBMC). THE PROJECT SOLDS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT DISEASE SHALL BE FOLLOWED.
3. DUST SHALL BE CONTROLLED BY WATERING AND/OR WIND BREAKS.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
NIGHT HOURS ARE LIMITED FROM 1:00 AM TO 6:30 PM SATURDAYS FROM 1:00 AM TO 6:00 PM ON SATURDAYS AND NO WORK ON SUNDAYS OR HOLIDAYS PER SECTION 0-20.28 OF THE NBMC.
5. NOISE EXHAUSTION DELIVERY AND REMOVAL SHALL BE CONTROLLED TO EXCEED SECTION 0-20.29 OF THE NBMC.
6. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES.
7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
8. APPROVED DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATIONS.
9. CLOSING OFF SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
10. HAIL ROUTES FOR IMPORT AND EXPORT OF MATERIALS SHALL BE DEVELOPED BY THE PROJECT ENGINEER AND PROCEDURES SHALL CONFORM TO CHAPTER 15 OF THE NBMC.
11. POST CONSTRUCTION SHALL BE MAINTAINED AWAY FROM ALL DRAINAGE AND SLOPE AREAS.
12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMEDIAL EROSION CONTROL DEVICES ON SITE AT THE APPROPRIATE TIMES, RESULTING IN DAMAGE TO THE CONSTRUCTION SITE CLEANUP DESPITE:
 - a. ALL PLASTIC DRAINAGE PIPE SHALL CONSIST OF PVC OR ABS, 18" AND 24" AND EITHER ASTM 2108, ASTM D2151, ASTM D2152, OR ASTM D2159.
 - b. NO PLASTIC CEMENT SOIL MIXTURE, OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS GRADING OR EROSION CONTROL DEVICES SHALL BE MAINTAINED. ALL DEBRIS SHALL BE REMOVED FROM THE SITE PER NBMC 13.20.02.

1. AN AS-BUILT PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING LOCATIONS AND ELEVATIONS OF FIELD AND SURFACE GRADE, SURFACE ELEVATIONS, DRAINAGE PATTERNS AND LOCATIONS AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. THE AS-BUILT PLAN SHALL BE REVIEWED BY THE CITY ENGINEER. THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF CUT AND/FILL, MOVED DURING THE GRADING OPERATION.
2. A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER INCLUDING LOCATIONS AND ELEVATIONS OF FIELD AND SURFACE TESTS, SAMPLINGS OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THE EFFECTS OF GRADING ON THE SOILS. THE SOILS ENGINEERING INVESTIGATION REPORT, THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE GRADING AND THE SOILS. THE SOILS ENGINEER'S WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
3. A GEOLOGICAL GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST INCLUDING THE DEPENDABLE AND NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON DISCLOSURES INCORPORATED. GRADING OF THE SOILS ENGINEERING AND GEOLOGICAL INVESTIGATION REPORT, THE GEOLOGIST SHALL PROVIDE WRITTEN APPROVAL AS THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS ANTICIPATED BY THE GEOLOGICAL FACTORS.

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL PUBLIC ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
2. A CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL EXISTING AND PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT SHALL BE GRANTED A BUILDING PERMIT. BY THE TIME OF A PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER AND ALLEY SIDEWALK PAVEMENT SHALL BE REQUIRED AND 100% PAID BY THE OWNER. NO OTHER DAMAGE TO EXISTING PUBLIC IMPROVEMENTS SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT.
4. IF THERE IS AN ABANDONED EXISTING PRIVATE DRIVEWAY, SHALL BE PERK STD-165-4.
5. THE PORTION OF THE PRIVATE SUB-DRAIN SYSTEM TO BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLY WITH PERK STD-165-4. CURED DRAINS SHALL COMPLY WITH STD-184-4.
6. ALL WORK RELATED TO MAINTENANCE IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED GENERAL ENGINEERING CONTRACTOR OR A LICENSED SENIOR ENGINEERING CONTRACTOR.

1. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
2. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

1. ALL EXISTING SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
2. FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90% RELATIVE COMPACTION UP TO THE FINISH SURFACE.
3. ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY THE METHOD DESCRIBED AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND BE SUFFICIENT TO CONFIRM THE PLACING OF THE COMPACTION EFFORT AFOOT IN THE FILL AREAS.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS SCARIFIED AND APPROVED BY THE SOILS ENGINEER BEFORE PLACING OF THE FILL.
5. FILLS SHALL BE KEPT OR BENCH TO COMPETENT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER. IF REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED:
7. ANY EXISTING IRRIGATION OR CISTERNS SHALL BE BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. ALL EXISTING EROSION CONTROL MEASURES SHALL BE REMOVED OR REBUILT BY THE SOILS ENGINEER.
9. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF POTENTIAL SLIDING AND FOR THE PRESENCE OR POSSIBILITY OF FUTURE ACCUMULATION OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE INSTALLED TO CONTROL EXCESS WATER AND THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
10. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
11. ALL EXISTING BACKFILLS SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUEST REPEATED COMPACTION TESTING TO BE PERFORMED OVER EXISTING BACKFILLS TO FACILITATE TESTING.
12. THE STOCKPILE OF EXCESS MATERIALS SHALL BE APPROVED BY THE CITY GRADING ENGINEER.
13. LANDSCAPING OF ALL SLOPES SHALL BE IN ACCORDANCE WITH THE CITY GRADING ENGINEER.
14. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEMS EXIST. SHOULD PROBLEMS OCCUR, AN INVESTIGATION OF THE CAUSE AND POTENTIAL GEOLOGICAL HAZARDS THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT TREATMENT TO THE GRADING ENGINEER FOR APPROVAL.
15. WHERE SLOPE STABILIZATION OF CUT AND NATURAL SLOPES IS DETERMINED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT A PROPOSED DESIGN, LOCATION AND CALCULATIONS FROM THE CITY GRADING ENGINEER TO CORROBORATION.
16. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND THE CONSTRUCTION OF THE BUTTRESS FILLS.
17. ALL CUT AND FILL PADS ARE BROUGHT TO NEAR GRADE. THE ENGINEERING GEOLOGIST SHALL DETERMINE IF, BEHIND THE EXPOSED, EXTENSIVELY FRACTURED OR FALTED AND NOT READILY REBUILT, IF CORROBORATION OF THE DESIGN BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER A COMPACTED FILL BLANKET WILL BE PLACED.
18. THE ENGINEERING GEOLOGIST SHALL PERFORM PERFORMANCE TESTING DURING GRADING.
19. NOTIFICATION OF NONCOMPLIANCE. IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE BUILDING ENGINEER, OR THE TESTING ENGINEER DETERMINE THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED TO THE CITY GRADING ENGINEER. THE CITY GRADING ENGINEER AND TO THE CITY GRADING ENGINEER. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE CITY GRADING ENGINEER FOR APPROVAL.

ANY VEGETATION AND DEMOLITION DEBRIS SHALL BE REMOVED AND HAILED FROM PROPOSED GRADING AREAS PRIOR TO THE START OF GRADING OPERATIONS. EXISTING VEGETATION SHALL NOT BE MIXED OR DISKED INTO THE SOILS. ANY REMOVED SOILS MAY BE REUTILIZED AS COMPACTED FILL ONCE ANY DELETERIOUS MATERIAL OR OVERSIZED MATERIALS (IN EXCESS OF EIGHT INCHES) IS REMOVED. GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE ATTACHED "SPECIFICATIONS FOR COMPACTED FILL OPERATIONS".

TEMPORARY UNSURCHARGED EXCAVATIONS ABOVE GROUNDWATER LEVELS IN THE EXISTING SITE MATERIALS LESS THAN 4 FEET HIGH MAY BE MADE AT A VERTICAL GRADIENT UNLESS COHESIONLESS SOILS ARE ENCOUNTERED. IN AREAS WHERE SOILS WITH LITTLE OR NO BINDER ARE ENCOUNTERED, WHERE ADVERSE GEOLOGICAL CONDITIONS ARE EXPOSED, OR WHERE EXCAVATIONS ARE ADJACENT TO EXISTING STRUCTURES, SHORING, SLOT-CUTTING OR FLATTER EXCAVATIONS MAY BE REQUIRED. THE TEMPORARY CUT SLOPE GRADIENTS GIVEN DO NOT PRECLUDE LOCAL RAVELING AND SLOUGHING.

ANCE WITH THE REQUIREMENTS OF CAL-GOCSHA AND OTHER PUBLIC AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ADEQUATE LATERAL SUPPORT FOR ALL ADJACENT IMPROVEMENTS AND STRUCTURES AT ALL TIMES DURING THE GRADING OPERATIONS AND CONSTRUCTION PHASE.

FOUNDATION DESIGN

ALL FOUNDATIONS SHALL BE DESIGNED UTILIZING A SAFE BEARING CAPACITY OF 1500 PSF FOR AN UNWEIGHTED DEPTH OF 24 INCHES AND APPROVED ENGINEERED FILL OVER COMPETENT NATIVE SOILS. A ONE-THIRD INCREASE MAY BE USED WHEN CONSIDERING SHORT TERM LOADING FROM MIND AND FORCES. ALL FOUNDATIONS SHALL BE REINFORCED WITH #4 BARS TOP AND BOTTOM AND BE REPRESENTATIVE OF THE FIRM SHALL RESPECT ALL FOUNDATION EXCAVATIONS PRIOR TO POURING CONCRETE.

RESULTANT PRESSURE CURVES FOR THE CONSOLIDATION TESTS ARE SHOWN ON PLATES B AND C. COMPUTATIONS UTILIZING THESE CURVES AND THE RECOMMENDED SAFE BEARING CAPACITIES REVEAL THAT THE FOUNDATIONS WILL EXPERIENCE SETTLEMENTS ON THE ORDER OF 3/4 INCH AND DIFFERENTIAL SETTLEMENTS OF LESS THAN 1/4 INCH.

LATERAL RESISTANCE

THE FOLLOWING VALUES MAY BE UTILIZED IN RESISTING LATERAL LOADS IMPOSED ON THE STRUCTURE. REQUIREMENTS OF THE CALIFORNIA BUILDING CODE SHOULD BE ADHERED TO WHEN THE COEFFICIENT OF FRICTION AND PASSIVE PRESSURES ARE COMBINED.

= 0.30
EQUIVALENT PASSIVE FLUID PRESSURE
= 250 LBS./CU.FT.
MAXIMUM PASSIVE PRESSURE

THE PASSIVE PRESSURE RECOMMENDATIONS ARE
VALID ONLY FOR APPROVED COMPACTED FILL
SOILS.

NO SCALE
SITE 01

9

IRON GRATE (TRAFFIC RATED)
SIZE PER GRADING PLAN

1'

PRECAST CONCRETE CATCH BASIN
SIZE PER GRADING PLAN

GRAVEL

1'

EXISTING CONC. WALL AT PROPERTY LINE

VARIES

PROPERTY LINE (VARIES)

PROPOSED GRADE

DRAIN PER PLAN

4" MIN. - 2" MAX.

EXISTING GRADE

5'-6" MAX.

1/4" MAX.

5' O.C.

TEMP. CUT LINE MAX. 4" VERTICAL CUT

NEN 8" CMU WALL
N/4" #5 @ 16" O.C. VERT.
7/4" @ 24" O.C. HORIZ.
(UNDER SEPARATE PERMIT)

NEN GRADE OR SURFACE
#5 @ 16" O.C.

BACK OF WALL DRAIN PER SOLS REPORT
CONNECT TO ON-SITE DRAINAGE PIPE

NOTES: (RETAINING WALL)
1. SPECIAL INSPECTION IS REQUIRED.
2. REFER TO SHEET SGN FOR MATERIAL SPECIFICATIONS (I.E. MASONRY, CONCRETE, AND REINFORCEMENT)

12'

4'-0"

#5 CONT.

#5 @ 12" O.C. @ T-B

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Catch Basin

NO SCALE
ORCHARDDB

5

The diagram illustrates the construction of a catch basin. The top plan view shows a rectangular grate with a width of 3 feet and a depth of 2 feet. The cross-section view shows a trench that is 24 inches wide and 18 inches deep. The trench is filled with crushed rock to a depth of 1 foot. A 6-inch wide filter cloth is placed on each side of the trench. A 4# rebar is shown at the top and bottom of the trench. The trench is surrounded by a concrete curb that is 2 feet wide. The drawing is labeled 'SECTION' and includes dimensions for the grate, trench, and curb.

6" MIN. WIDE PEDESTRIAN SAFE FRAME AND GRATE. 3/8" SLOT OPENING.
EAST JORDAN RON NORKS OR EQUAL
(800) 874-4100

DIMENSIONS DETERMINED BY GRATE
FRAME DIMENSIONS. USE FRAME AS FORM

4# REBAR TOP & BOTTOM

A. DIG A 24" WIDE X 18" DEEP TRENCH

B. PLACE FILTER CLOTH IN THE TRENCH
EXTENDING 12" VERTICAL ON EACH
SIDE

C. FILL BOTTOM 6" OF THE TRENCH WITH
CRUSHED ROCK

D. FORM AND POUR PERIMETER
CONCRETE CURB

E. FILL THE REST OF THE TRENCH WITH
CRUSHED ROCK TO 4" FROM THE TOP
OF THE TRENCH.

Diagram illustrating the elevations and slopes for a stormwater drainage structure:

- TOP OF DRAIN ELEVATION (TD) PER GRADING PLAN
- 1" MIN.
- 1" MIN.
- FINISH SURFACE, SLOPE TO DRAIN PER GRADING PLAN
- HARDSCAPE
- LANDSCAPE AREA SLOPE @ 2% MIN. TYP.
- INVERT ELEVATION (INV) PER GRADING PLAN
- 1% MIN.
- DRAIN PIPE PER PLAN PER GRADING PLAN

Diagram illustrating the elevations and slopes for a stormwater management structure:

- TOP OF DRAIN ELEVATION (TD) PER GRADING PLAN
- 1" MIN.
- 1" MIN.
- FINISH SURFACE, SLOPE TO DRAIN PER GRADING PLAN
- HARDSCAPE
- LANDSCAPE AREA SLOPE @ 2% MIN. TYP.
- INVERT ELEVATION (INV) PER GRADING PLAN
- 1% MIN. →
- DRAIN PIPE PER PLAN PER GRADING PLAN

Site Section @ Pool

NO SCALE
0/ENSOB

1

PROPERTY LINE

EXISTING CONC. WALL AT PROPERTY LINE

DRAIN PER PLAN

NEW GRADE

EXISTING GRADE

VARIES
4' MIN. - 8' MAX.

(UNDER SEPARATE PERMIT)
NEW MAX. 36" HIGH
CONC. WALL
1/4" #4 @ 24" O.C.
VERT. + HORIZ.

NEW GRADE

EXISTING GRADE

TEMP. CUT OUTLINE
MAX. 4' C&T, CUT

24"

(2) #5 @ T-B

12' MAX.

6" MAX.


6"

12"

Technical drawing of a handrail cross-section. The drawing shows a handrail with a top width of 12" and a bottom width of 12". The handrail is supported by a base with a 1" MAX. gap. The handrail is made of #4 BAR @ 12" O.C. and #4 BAR CONT. The handrail is attached to a wall with an expansion joint. The wall has a 1" MIN. gap. The handrail is made of #4 BAR AT EACH NOSE. The drawing is labeled "SEE GRADING PLAN" and "PROPERTY LINE WHERE OCCURS".

Diagram illustrating the proposed excavation and setbacks:

- SETBACK PER PLAN**: Indicated by a dimension line at the top.
- PROPOSED BUILDING LINE**: Indicated by a dashed line and an arrow.
- EXISTING ADJACENT BUILDING LINE**: Indicated by a dashed line and an arrow.
- NEW SLAB / FOOTING**: Indicated by a dimension line and an arrow pointing to the excavation area.
- EXISTING NATURAL GRADE**: Indicated by a dimension line and an arrow pointing to the ground level.
- PROPERTY LINE**: Indicated by a dashed line and an arrow.
- DEPTH OF OVER-EXCAVATION SEE SOILS REPORT**: Indicated by a dimension line and an arrow pointing to the excavation depth.
- CONTRACTOR TO PROTECT EXISTING WALLS AND/OR FENCES**: Indicated by a dimension line and an arrow pointing to the excavation area.
- CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL TEN DAYS PRIOR TO STARTING EXCAVATION WORK**: Indicated by a dimension line and an arrow pointing to the excavation area.

[illegible]

Site Details

NEWPORT COAST, CALIFORNIA

C2

C2