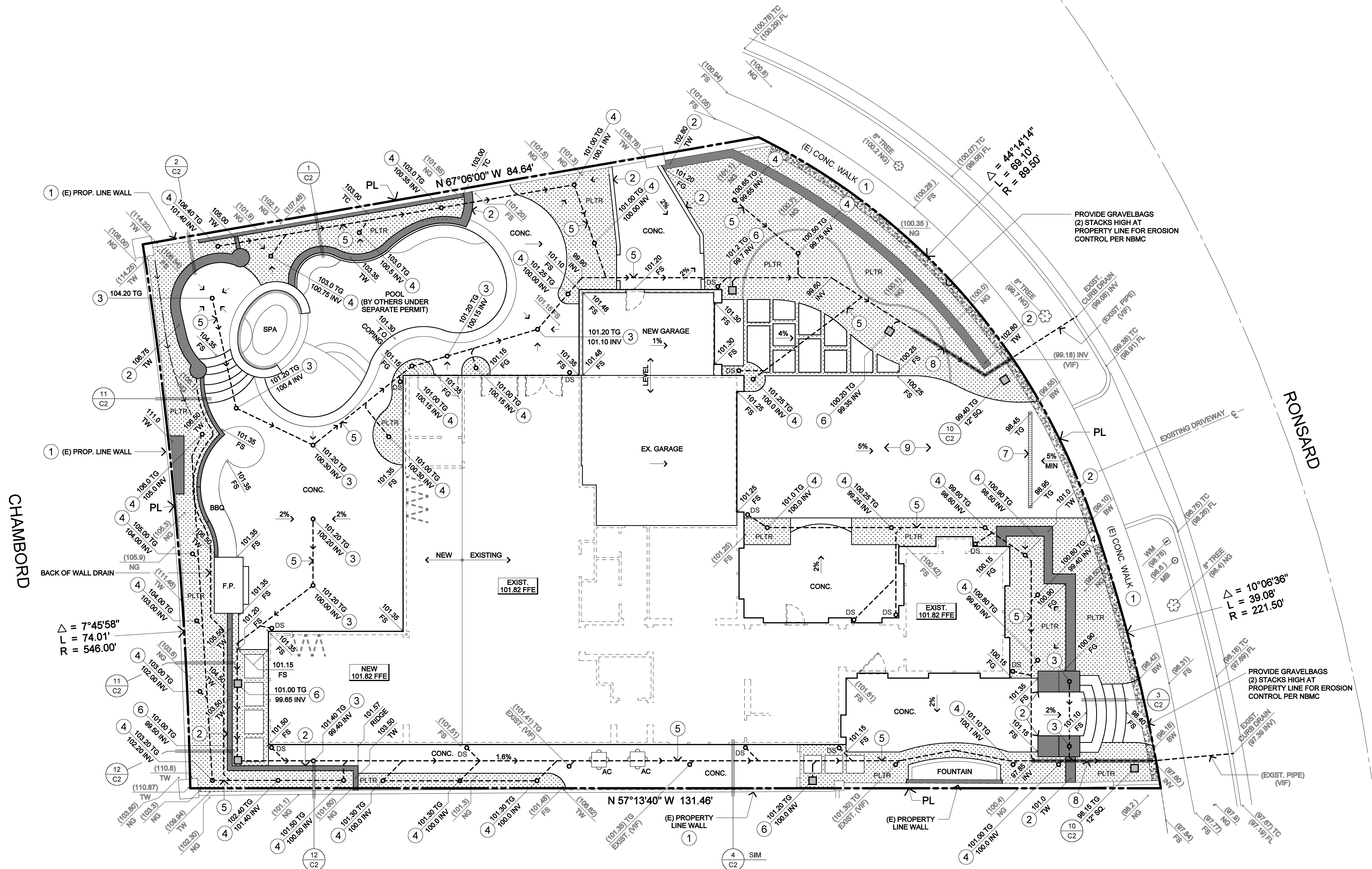


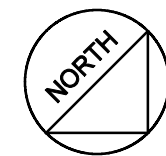
OWENS C1 GRADING PLAN



SEE LANDSCAPE PLAN
FOR MORE INFORMATION

ALL EXISTING AND/OR NEW ROOF DOWNSPOUTS SHALL
BE CONNECTED TO UNDERGROUND DRAINAGE SYSTEM

ALL RETAINING WALLS, POOL AND
SPA UNDER SEPARATE PERMIT



1/8" = 1'-0"

Construction Keynotes

- 1 PROTECT EXISTING IN PLACE
- 2 CONSTRUCT CMU WALL PER
PER LANDSCAPE PLAN
- 3 INSTALL 4"Ø DRAIN INLET
PER DETAIL
- 4 INSTALL 4"Ø ATTRIUM DRAIN
INLET PER DETAIL
- 5 INSTALL 4"Ø PVC SDR 35 DRAIN
LINE @ MIN. 1% SLOPE
- 6 INSTALL 12" SQ. DRAIN INLET
PER DETAIL
- 7 INSTALL 12" WIDE TRENCH
DRAIN PER DETAIL
- 8 INSTALL MIN. 15 LF OF
PERFORATED DRAIN/TRENCH
PER DETAIL
- 9 CONSTRUCT 6" CONCRETE SLAB
W/ #3 @ 16" O.C. E.W.

Site Data

LOT AREA	=	9768 SF
BLDG FOOTPRINT	=	3383 SF
HARDSCAPE	=	4068 SF
LANDSCAPE	=	1817 SF
POOL/SPA	=	500 SF

NOTE:
SURVEYOR SHALL PERMANENTLY
MONUMENT PROPERTY CORNERS
OR OFFSETS BEFORE STARTING
THE GRADING OPERATION.

EARTHWORK QUANTITIES
CUT VOLUME = 100 CU. YDS.
FILL VOLUME = 100 CU. YDS.
IMPORT = 0
EXPORT = 0

Legend

BW BACK OF WALK
TC TOP OF CURB
FL FLOW LINE
FS FINISHED SURFACE
NG NATURAL GRADE
FG FINISH GRADE
FF FINISH FLOOR ELEV.
(E) EXISTING
GFF GARAGE FINISH FLOOR
TD TOP OF DRAIN ELEV.
TW TOP OF WALL
INV INVERT ELEVATION
HP HIGH POINT
SCO SEWER CLEAN OUT
GB GRADE BREAK
WM WATER METER
TG TOP OF GRATE ELEV.
EA EDGE OF ALLEY
BM BENCHMARK
TS TOP OF STEP
TSW TOP OF STEMWALL
PLTR PLANTER

PLANTING AREA
SLOPE TO DRAINS
2% MIN. TYP

DRAIN - SIZE PER PLAN

4"Ø DRAIN INLET

DOWNSPOUT
PROVIDE SPLASH BLOCK
@ LANDSCAPED AREAS (U.N.O.)

NEW WALL

WATER LINE

SEWER LINE

4"Ø PVC DRAINLINE

PERFORATED DRAIN LINE

EXISTING SPOT ELEVATION

PROPOSED ELEVATION

PROPERTY LINE

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Sheet Title

Grading Plan

REMODEL / ADDITION PLANS FOR:
MICHAEL & ORLINA OWENS
PROJECT ADDRESS:
18 RONSARD
NEWPORT COAST, CALIFORNIA

RCE Project #

Plot Date 4/2/2015

Revisions

C1