08_Plans

SEASHORE VILLAGE
NEWPORT BEACH, CA

APPROVED BY:

Planning Commission — City Council

As Submitted — As Modified

Refer to: Resolution No. 2008-53 — Approval Letter

# of Pgs Approved: 18 Date: 6/10/08

LEGAL OWNER

Seashore Village, LLC
1550 North 40th Street, #10
Mesa, AZ 85205
(480) 218-6966

LEGAL DESCRIPTION

Lots 104, Tract 2013,
City of Newport Beach,
County of Orange, State of California

DESIGN DATA

BUILDING CODE:	2001 CBC, 2001 CMC, 2001 CPC, 2001 CEC, & T24-6
USE ZONE:	MFR
OCCUPANCY GROUP:	R-3 / U-1
CONSTRUCTION TYPE:	V – N
BUILDING USE:	Single Family Dwellings & Duplexes With Attached Garage

SQUARE FOOTAGE

Plan A	Qty
Livable - 2888sq.ft	
Garage - 360sq.ft	
Total - 3248sq.ft	6
Plan B	
Livable - 2437sq.ft	
Garage - 360sq.ft	
Total - 2797sq.ft	6
Plan C	
Unit A	6
Livable - 1635sq.ft	
Garage - 201sq.ft	
Unit B	6
Livable - 1534sq.ft	
Garage - 236sq.ft	
Total - 3606sq.ft	
Total	
Livable - 50964sq.ft	
Garage - 6942sq.ft	
Units	24

Parking	Qty
Plan A - 2 Garage	12
Plan B - 2 Garage	12
Plan C	
Unit A - 1 Garage	6
- 1 Carport	6
Unit B - 1 Garage	6
- 1 Carport	6
Guest	
Standard	14
Handicapped	1

Lot Area — 65,108sq.ft
Floor Area Limit– 1.10- Allowable – 1.75
Building Coverage- 23,652sq.ft. = 36.3%
Landscaping — 18,390sq.ft. = 28.24%
Paving — 23,066sq.ft. = 35.42 %

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

ABBREVIATIONS

A.B.	ANCHER BOLT
A/C	AIR CONDITIONING
ADJ.	ADJACENT
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BLT-IN	BUILT-IN
B.S.	BAR SINK
CABT.	CABINET
C.I.	CAST IRON
C.J.	CEILING JOIST
CLG.	CEILING
CNTR.	COUNTER
CNTRTP.	COUNTERTOP
C.O.	CASED OPENING
CONT.	CONTINUOUS
C.R.	CURTAIN ROD
CSMT. WDW.	CASEMENT WINDOW
C.T.	CERAMIC TILE
D.	DRYER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.S.	DOWNSPOUT
DTL.	DETAIL
D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
E.W. OR E/W	EACH WAY
FAU	FORCED AIR UNIT
F.G.	FINISH GRADE
F.G.	FIXED GLASS
F.G.	FUEL GAS
FIN.	FINISH
FIN. FLR.	FINISH FLOOR
F.J.	FLOOR JOIST
FL.	FLUSH
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.O.	FINISH OPENING
F.O.C.	FACE OF CURB
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.P.	FIBERGLASS REINFORCED POLYESTER
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GYP. BRD.	GYPSUM BOARD
G.D.	GARBAGE DISPOSAL
G.D.O.	GARAGE DOOR OPERATOR
G.I.	GALVANIZED IRON
G.F.I.	GROUND FAULT INTERUPT
GL.	GLASS
GR.	GRADE
GRND.	GROUND
GLB.	GLUE LAMINATED BEAM
H.D.	HOLDOWN
H.C.	HOLLOW CORE
HDR.	HEADER
HT.	HEIGHT
HTR.	HEATER
INSUL.	INSULATION
INT.	INTERIOR
JAL.	JALOUSIE
L.	LAVATORY
LAM.	LAMINATED
LAM. PLAS.	LAMINATED PLASTIC
L.F.	LINEAL FEET/FOOT
LUM.	LUMINOUS
LVR.	LOUVER
MAR.	MARBLE
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MFGR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.G.	NATURE GRADE
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C. OR O/C	ON CENTER
O.H.	OVERHEAD
OPNG.	OPENING
OSA	OUTSIDE AIR
P.B.	PUSH BUTTON
P.C.	PORTLAND CEMENT
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNLG.	PANELING
POL.	POLISHED
PPG.	POLISHED PLATE GLASS
PR.	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PVC	POLY. VINYL CHLORIDE
R.	RISER
RAD.	RADIUS
R.A.G.	RETURN AIR GRILLE
RECPT.	RECEPTACLE
REF.	REFERENCE
REFRIG.	REFRIGERATOR
REINF.	REINFORCING
REQ'D.	REQUIRED
REV.	REVERSED
REV.	REVERSING/REVERSE
R.J.	ROOF JOIST
RO	ROUGH
RO-IN	ROUGH-IN
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
RWD	REDWOOD
S.	SINK
S.C.	SOLID CORE
SCH	SCHEDULE
SECT.	SECTION
SEL.	SELECT
SHT.	SHEET
SHTHG.	SHEATHING
SHWR.	SHOWER
SL.	SLIDING
SPL.	SPLASH
S & P	SHELF AND POLE
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.	SERVICE SINK
STD.	STANDARD
SW.	SWITCH
T.	TREAD
T & B	TOP AND BOTTOM
T.C.	TRASH COMPACTOR
TEL.	TELEPHONE
TEMP.	TEMPERED
T.& G.	TONGUE AND GROOVE
T.O.C.	TOP OF CURB
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PAVING
T.O.S.	TOP OF SLAB
T.W.	TOP OF WALL
T.V.	TELEVISION
UNFIN.	UNFINISHED
U.	URINAL
VAN.	VANITY
VEN.	VENEER
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
VIN.	VINYL
V.PRF.	VAPORPROOF
W.	WASHER
W/	WITH
W.C	WATER CLOSET
WD	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
WT.	WEIGHT

ROOM/AREA ABBREVIATIONS

B.	BATH
BR.	BEDROOM
BRM.	BROOM
CLG.	CLOSET
DIN.	DINING
DR.	DRESSING
ENT.	ENTRY
FAM.	FAMILY
GAR.	GARAGE
KIT.	KITCHEN
LAU.	LAUNDRY
LIB.	LIBRARY
LIN.	LINEN
LIV.	LIVING
M.B.	MASTER BATH
M. BR.	MASTER BEDROOM
PTRY.	PANTRY
PW. R.	POWDER ROOM
RTR.	RETREAT
SER.	SERVICE
STO.	STORAGE
WR	WARDROBE

SYMBOLS

- SURFACE MOUNTED INCANDESCENT CEILING LIGHT FIXTURE
- RECESSED INCANDESCENT CEILING LIGHT FIXTURE
- RECESSED MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT WALL LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT *CEILING LIGHT FIXTURE*
- RECESSED FRACTIONAL HP EGHAUST FAN, SWITCHED CONTROLLED
- RECSSSED ELECTRICAL CEILING HEATER, SWITCHED CONTROLLED
- RECESSED COMBINATION HEATER/ EXHAUST FAN, SWITCHED CONTROLLED
- 120V DUPLEX CONVENIENCE RECEPTACLE AT 12" ABOVE FLOOR
- 120V OR 240V, AS NOTED, CONVENIECE RECEPTACLE WITHIN CABINET
- 240V SINGLE CONVENIECE RECEPTACLE, VERIFY HEIGHT
- 120V DUPLEX CONVENIECE RECEPTACLE, SWITCHED CONTROLLED, 1/2 HOT
- 120V OR 240V, AS NOTED, WATERPROOF DUPLEX RECEPTACLE WITH GFI
- TWO - POLE LIGHT SWITCH AT +42" ABOVE FLOOR UNLESS NOTED OTHERWISE.
- THREE -WAY LIGHT SWITCH
- FOUR -WAY LIGHT SWITCH
- TELEPHONE JACK AT 12" ABOVE FLOOR. UNLESS NOTED OTHERWISE.
- TELEVISION ANTENNA/ CABLE JACK AT 12" ABOVE FLOOR
- DOOR CHIMES
- DOOR CHIME PUSH - BUTTON
- THERMOSTAT, VERIFY LOCATION WITH HEATING LAYOUT
- SPEAKER OUTLET, VERIFY HEIGHT
- SPEAKER VOLUME CONTROL OUTLET, 42" ABOVE FLOOR
- JUCTION BOX, WITH COVER OR ADAPTOR *AS REQUIRED*
- SMOKE DETECTOR, I.C.B.O. APPROVED
- INTERCOM, MASTER UNIT, VERIFY HEIGHT
- INTERCOM, REMOTE UNIT, VERIFY HEIGHT
- LOOSE KEY VALVE
- HOSE BIBB
- HOSE BIBB WITH SHUT- OFF VALVE
- FUEL GAS OUTLET
- WOOD, ROUGH, CONTINUOUS MEMBER
- WOOD, ROUGH, NON-CONTINUOUS MEMBER
- FIBERGLASS BATT INSULATION
- STEEL MEMBER IN SECTION
- DIFFERENTIAL IN FLOOR LEVELS OR FINISH SURFACES
- WOOD OR METAL STUD WALL
- WOOD OR METAL STUD WALL, THERMAL OR SOUND INSULATION
- BRICK OR CONCRETE BLOCK WALL OR VENEER

DESIGN TEAM

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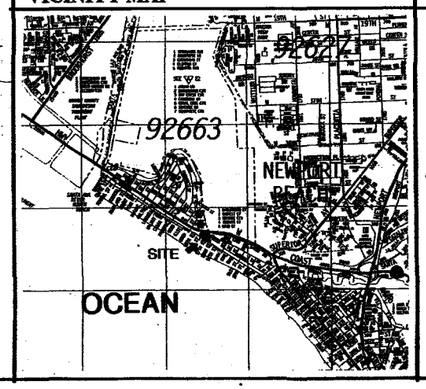
VICINITY MAP



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Todd Schoeler

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Architecture & Planning

job # 207-007

sheet # C-1

SEASHORE VILLAGE
PLAN B
PLANTATION & CRAFTSMAN

SEASHORE VILLAGE
PLAN A
PLANTATION & CRAFTSMAN

SEASHORE VILLAGE
PLAN C
PLANTATION & CRAFTSMAN

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

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Todd Schooler & Associates, Inc.
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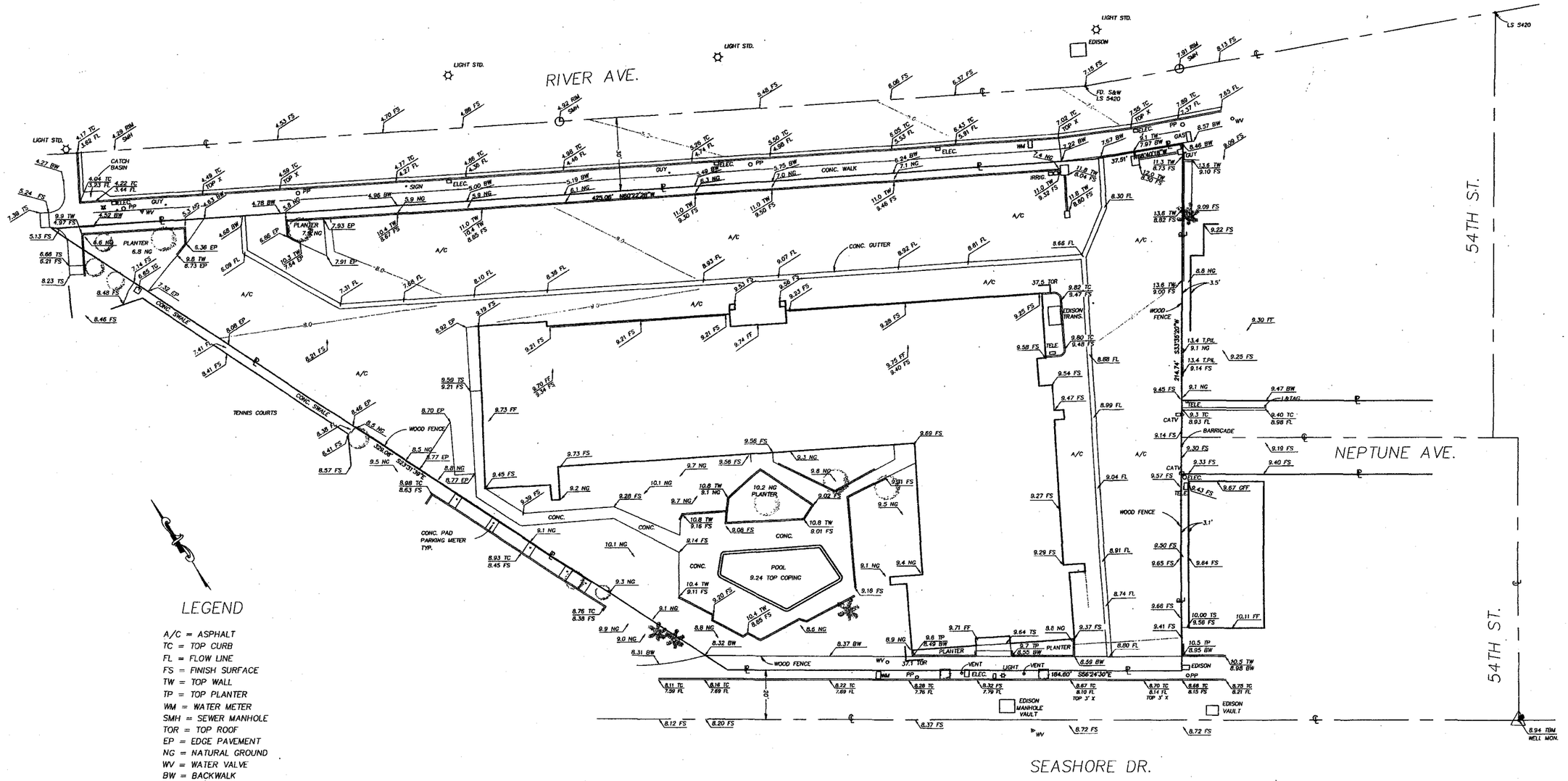
job # 207-001

sheet # C-2



LEGEND

A/C = ASPHALT
TC = TOP CURB
FL = FLOW LINE
FS = FINISH SURFACE
TW = TOP WALL
TP = TOP PLANTER
WM = WATER METER
SMH = SEWER MANHOLE
TOR = TOP ROOF
EP = EDGE PAVEMENT
NG = NATURAL GROUND
WV = WATER VALVE
BW = BACKWALK
FF = FINISH FLOOR
TS = TOP STEP

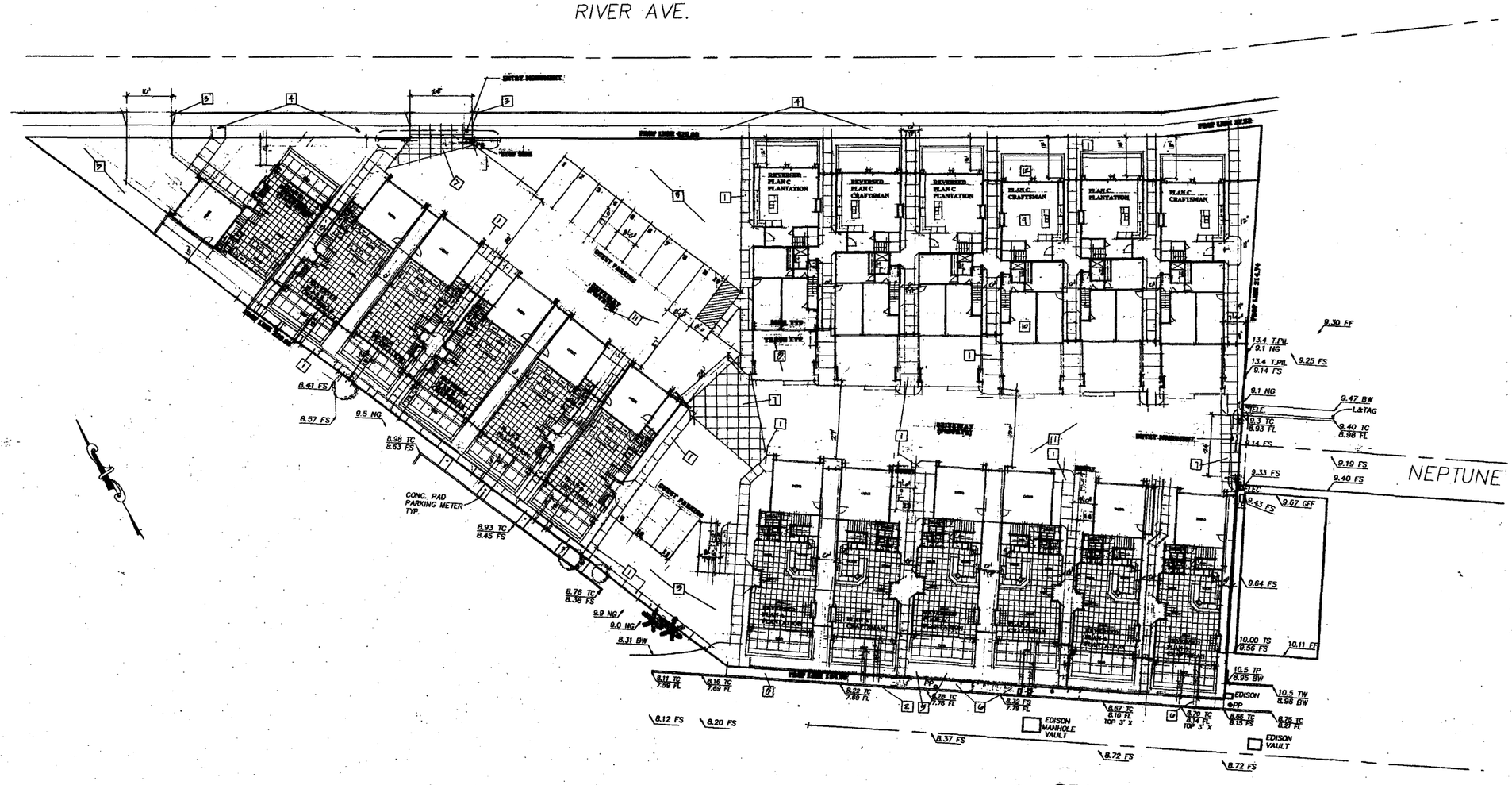
SU-1

TOPOGRAPHIC MAP

16 SCALE	LOT 104 TRACT NO. 3813	
JUNE 05		

5515 RIVER AVE. NEWPORT BEACH CA.

SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA.
OCS BENCHMARK W-766 NGVD29 DATUM ELEV. = 7.261



The calculation for impervious surfaces are as follows.

Lot area	65108 sq.ft.
Existing landscape	9393 sq.ft. 14.4%
Existing impervious surfaces	55710 sq.ft.
Building Coverage- 23,652sq.ft. = 36.3%	
Landscaping —— 18,390sq.ft. = 28.24%	
Paving —— 23,066sq.ft. = 35.42 %	

The open space calculation is as follows.

Allowable open space	170.6' x 28'x 6'= 28,661 cu.ft.
Actual open space	= 675,416 cu.ft.

SITE PLAN KEYNOTES

1. New 5" thick concrete walkway.
2. Existing curb & gutter to remain.
3. New driveway approach per city standard.
4. Existing concrete sidewalk to remain.
5. Landscape area.
6. New city sidewalk per city standard.
7. Grassblast paver system.
8. New 5" thick concrete driveway.
9. Area of residence.
10. Area of garage.
11. AC paving over gravel base.
12. 5" thick concrete patio.

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SITE PLAN SCALE 1/16": 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

Todd Schleder

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Job # 207-001

sheet # A-1

SWEET SHADE

Stenocarpus sinuata,
Firewheel Tree

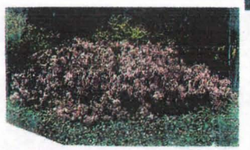
BRISBANE BOX

NEW ZEALAND CHRISTMAS TREE

LANTANA

LAVENDER

PRIVET



INDIAN HAWTHORNE

ROSEMARY

MAUVE CLUSTERS

RIVER AVE.

REQUIRED STREET TREE:
QUEEN PALM (SYAGRUS ROMANZOFFIANUM)

SHRUBS & GROUND COVER

LAWN

LAWN

TREE SCREEN:
BRISBANE BOX

REVERSED PLAN C PLANTATION

REVERSED PLAN C CRAFTSMAN

REVERSED PLAN C PLANTATION

PLAN C CRAFTSMAN

PLAN C PLANTATION

PLAN C CRAFTSMAN

GUEST PARKING

DRIVEWAY

CONC. PAD PARKING METER TYP.

LAWN TREES:
SWEETSHADE
SYCAMORE
CHITALPA

GRAVEL, TYPICAL

PAVING, TYPICAL

TELE.

ELEC.

NEPTUNE

EDISON PP

EDISON MANHOLE VAULT

EDISON VAULT

NORTH

0 8 16 32'

PATIO TREES:
WATER GUM (TRISTANIOPSIS LAURINA)
WINDMILL PALM (TRACHYCARPUS FORTUNEI)
FIREWHEEL TREE (STENOCARPUS SINUATUS)
STRAWBERRY TREE (ARBUTUS UNEDO)
INDIAN HAWTHORNE (RHAPHIOLEPIS "MAJESTIC BEAUTY"

SEASHORE DR.

PLANT LEGEND – COMMON AREAS

		MATURE HEIGHT	MATURE SPREAD
HYMENOSPORUM FLAVUM Sweet Shade	36" BOX	15-20'	10-15'
LOPHOSTEMON CONFERTUS Brisbane Box	15 GAL	20-30'	10-15'
METROSIDEROS EXCELSUS New Zealand Christmas Tree – street tree	24" BOX	30'	30'
LANTANA MONTEVIDENSIS Lantana	5 GAL	1 ½"	3'+'
LAVANDULA "HIDCOTE GIANT" Lavender	5 GAL	2'	3'
LIGUSTRUM TEXANUM Privet	5 GAL	6'	2-4'
NANDINA DOMESTICA Nandina	5 GAL	2'	6'
RHAPHIOLEPIS "BALLERINA" Indian Hawthorne	5 GAL	3'	3'
RHAPHIOLEPIS "SPRINGTIME" Indian Hawthorne	5 GAL	3-4'	3-5'
ROSMARINUS "MISS JESSUP'S UPRIGHT" Rosemary or "TUSCAN BLUE"	5 GAL	4'	1 ½ - 2'
ROSMARINUS "KEN TAYLOR" Rosemary	5 GAL	1-2'	4'
SCAEVOLA "MAUVE CLUSTERS" Mauve Clusters	5 GAL	1'	3'
GAZANIA "SUNRISE YELLOW " Gazania	FLATS @ 12" O. C.	ground cover all shrub areas	
"MARATHON" FESCUE GRASS Turf Grass	SODDED		

IRRIGATION NOTES

1. COMMON AREAS SHALL RECEIVE AUTOMATIC SPRINKLER SYSTEM WITH PLANTING ZONES SEPARATED BY EXPOSURE (NORTH/EAST VERSUS SOUTH/WEST) AND CULTURAL REQUIRMENTS (LAWN VERSUS SHRUBS).
2. COMMON AREAS IRRIGATION SYSTEM SHALL BE PROTECTED BY A REDUCED PRESSURE BACKFLOW PREVENTER.
3. THE SYSTEM SHALL BE OPERATED BY AN ELECTRIC AUTOMATICE SPRINKLER CONTROLLER WITH A RAIN SHUT-OFF DEVICE.
4. ALL PRIVATE YARD AREAS SHALL BE IRRIGATED BY A BUBBLER IRRIGATION SYSTEM.
5. PRIVATE YARD AREAS SHALL BE CONTROLLED BY AN AUTOMATIC SPRINKLER CONTROLLER FOR EACH UNIT.

PRELIMINARY LANDSCAPE PLAN - SITE PLAN

SCALE 1/16": 1'-0"

3-12-07

LICENSED LANDSCAPE ARCHITECT PETER G. WEISBROD Lic. No. 1252 REN 8-30-07 STATE OF CALIFORNIA

CITY OF NEWPORT BEACH APPROVED

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

LAND ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
1620 THURSTON DRIVE
LAGUNA BEACH, CA 92651
TEL & FAX: (949) 497-7507

1176

Todd Schooler

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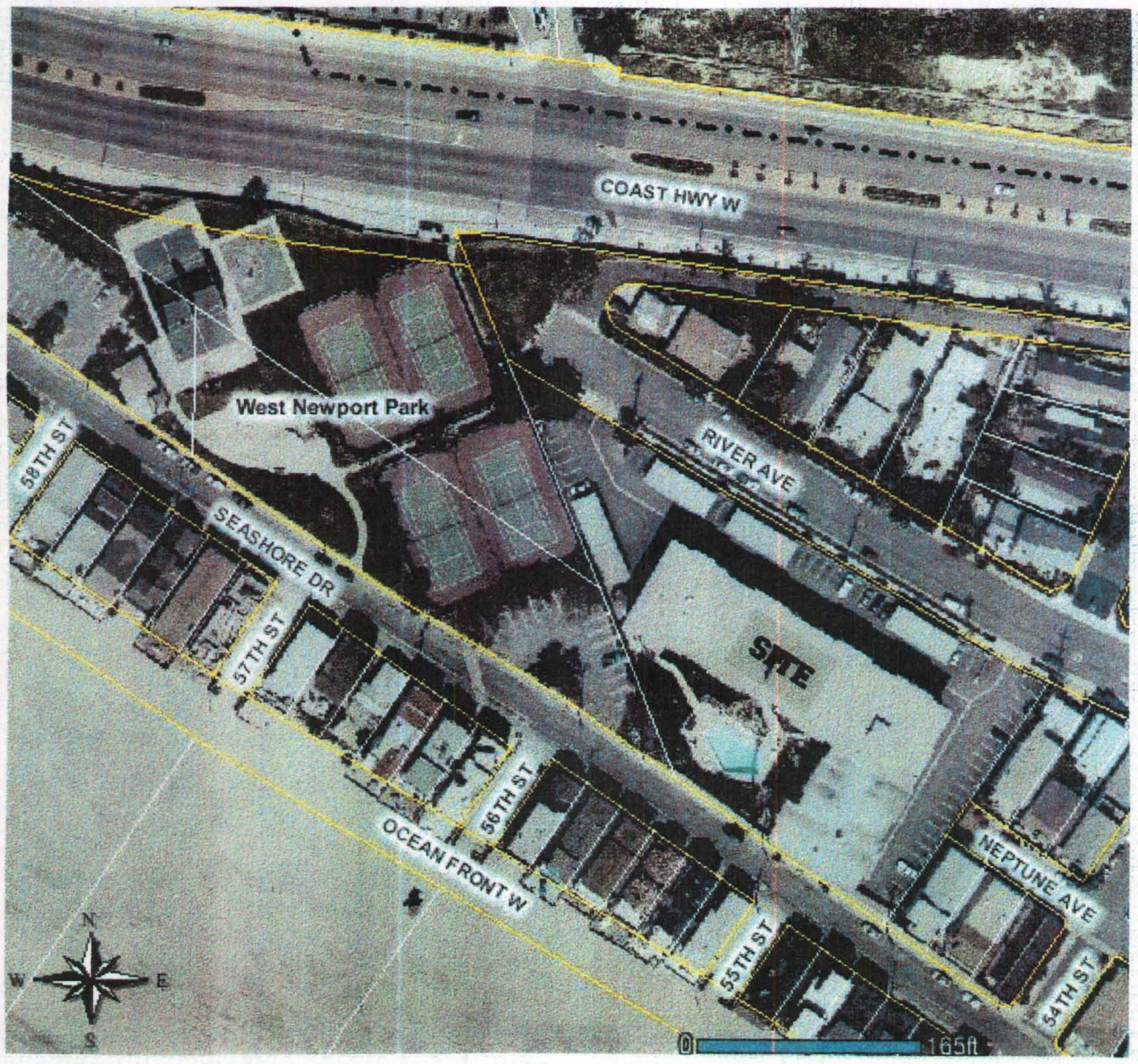
7-6-07 PLSCA

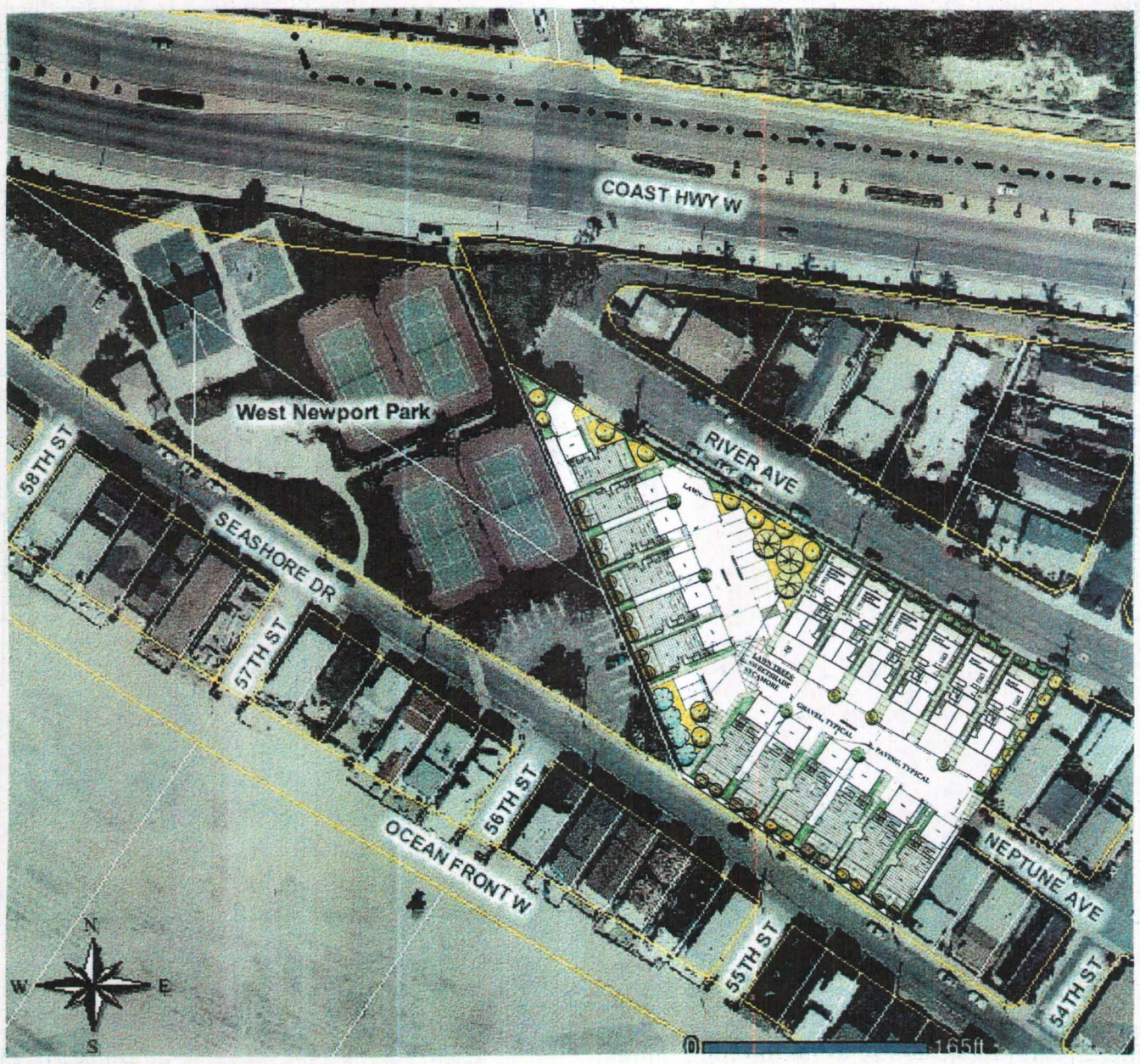
Job # 207-001

sheet # PL-1

EXISTING



PROPOSED



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5515 RIVER AVENUE
NEWPORT, CA

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

PRELIMINARY GRADING PLAN
LOT 104, TRACT 3813
NEWPORT BEACH, CA

PREPARED FOR TODD SCHOOLER

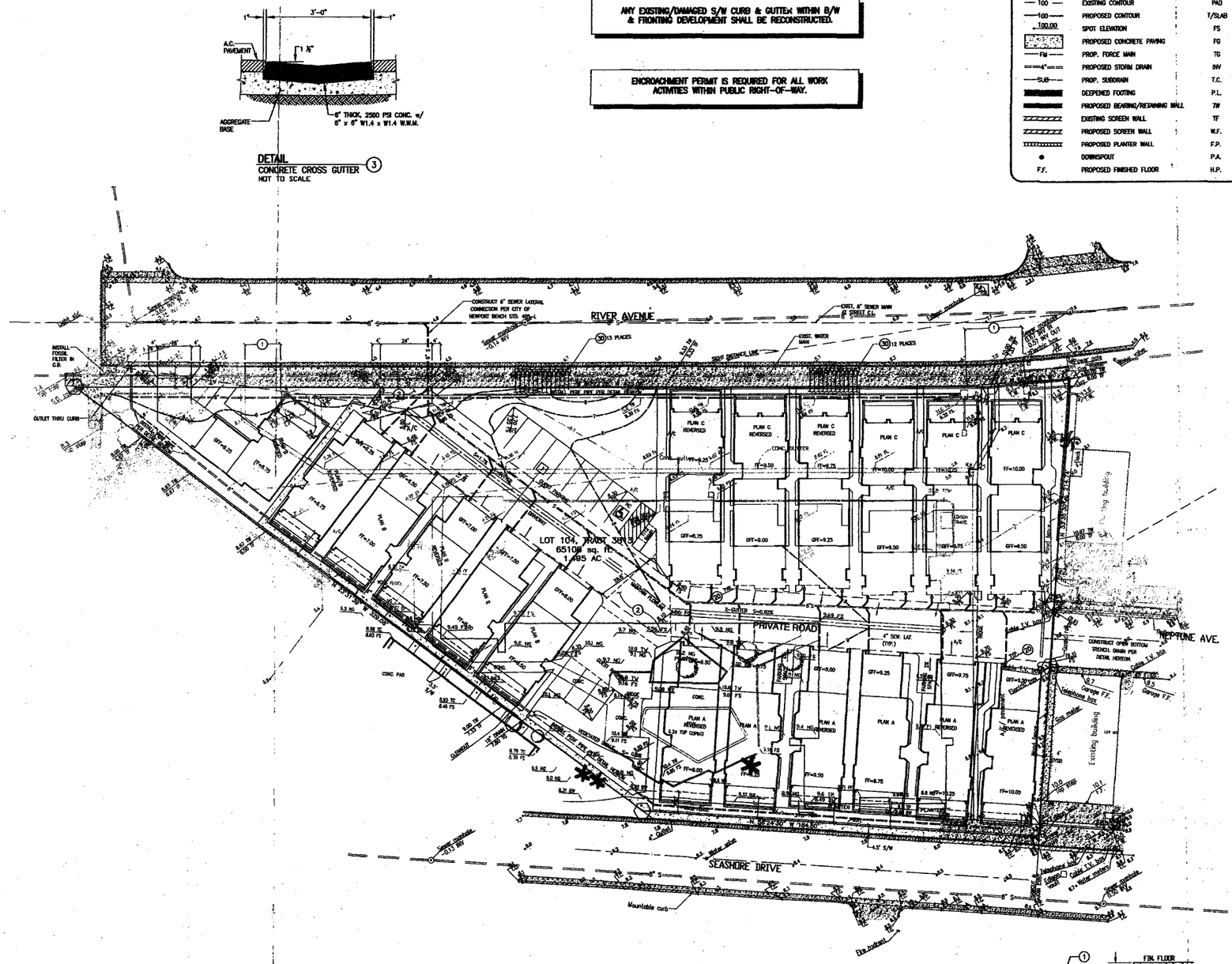
SCALE: 1"=20'

ANY EXISTING/DAMAGED S/W CURB & GUTTER WITHIN R/W & FRONTING DEVELOPMENT SHALL BE RECONSTRUCTED.

ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN PUBLIC RIGHT-OF-WAY.

LEGEND

— 100 —	EXISTING CONTOUR	PAD	PROPOSED PAD ELEVATION
—100—	PROPOSED CONTOUR	T/SLAB	PROPOSED TOP OF SLAB
100.00	SPOT ELEVATION	FS	PROPOSED FINISHED SURFACE
	PROPOSED CONCRETE PAVING	FG	PROPOSED FINISHED GROUND
—FM—	PROP. FORCE MAIN	TG	TOP OF GRATE
═══4"═══	PROPOSED STORM DRAIN	INV	INVERT OF PIPE
—SUB—	PROP. SUBDRAIN	T.C.	TOP OF CURB
	DEEPENED FOOTING	P.L.	PROPERTY LINE
	PROPOSED BEARING/RETAINING WALL	TW	TOP OF WALL
	EXISTING SCREEN WALL	TF	TOP OF FOOTING
	PROPOSED SCREEN WALL	W.F.	WATER FEATURE
	PROPOSED PLANTER WALL	F.P.	FIRE PIT
●	DOWNSPOUT	P.A.	PLANTER AREA
F.F.	PROPOSED FINISHED FLOOR	H.P.	HIGH POINT



EASEMENTS

[1] PROPOSED 24' WIDE INGRESS, EGRESS & PUBLIC UTILITIES EASEMENTS TO CITY OF NEWPORT BEACH.

WATER SERVICE

(30) CONSTRUCT 1" WATER SERVICE PER CITY OF NEWPORT BEACH STD. 502-L.

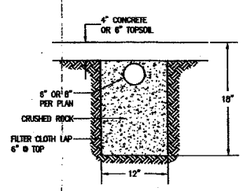
SEWER CONSTRUCTION NOTES

(20) CONSTRUCT 4" SEWER CLEANOUT & SEWER LATERAL PER CITY OF NEWPORT BEACH STD. 406-L (W/TRAFFIC RATED COVER).

CONSTRUCTION NOTES

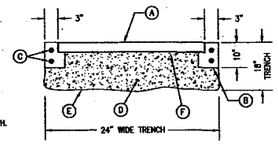
(1) REMOVE EXIST. CURB CUT PER CITY OF NEWPORT BEACH STD. 165-L.
(2) GROUTLESS PAVERS PER DETAIL HEREON.
(3) CONSTRUCT 3' WIDE CONC. GUTTER PER DETAIL HEREON.

DETAIL
CONCRETE CROSS GUTTER (3)
NOT TO SCALE

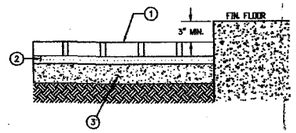


DETAIL
PERFORATED DRAIN TRENCH (XX)
NOT TO SCALE

(A) INSTALL 8" WIDE TRAFFIC RATED FRAME AND GRATE WITH 3/8" SLOT OPENINGS, NDS TYPE 837 OR EQUIV. PH. 800-726-1994
(B) FORM AND POUR PERIMETER CONCRETE CURB 10" DEEP BY 6" WIDE.
(C) INSTALL #4 REBAR TOP AND BOTTOM (TYPICAL).
(D) INSTALL CRUSHED ROCK 3/4" TO 1" DIA.
(E) INSTALL MIRAFI FABRIC TYPE 140 N OR EQUIV. AROUND GRAVEL.
(F) FILL REST OF TRENCH WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH.



CROSS SECTION
TRENCH DRAIN (XX)
NOT TO SCALE



(1) 2" GROUTLESS INTERLOCKING PAVING SYSTEM.
(2) 1" SAND BED.
(3) 4"-6" GRAVEL BASE.

GROUTLESS PAVER DETAIL
NOT TO SCALE

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY

7-9-07

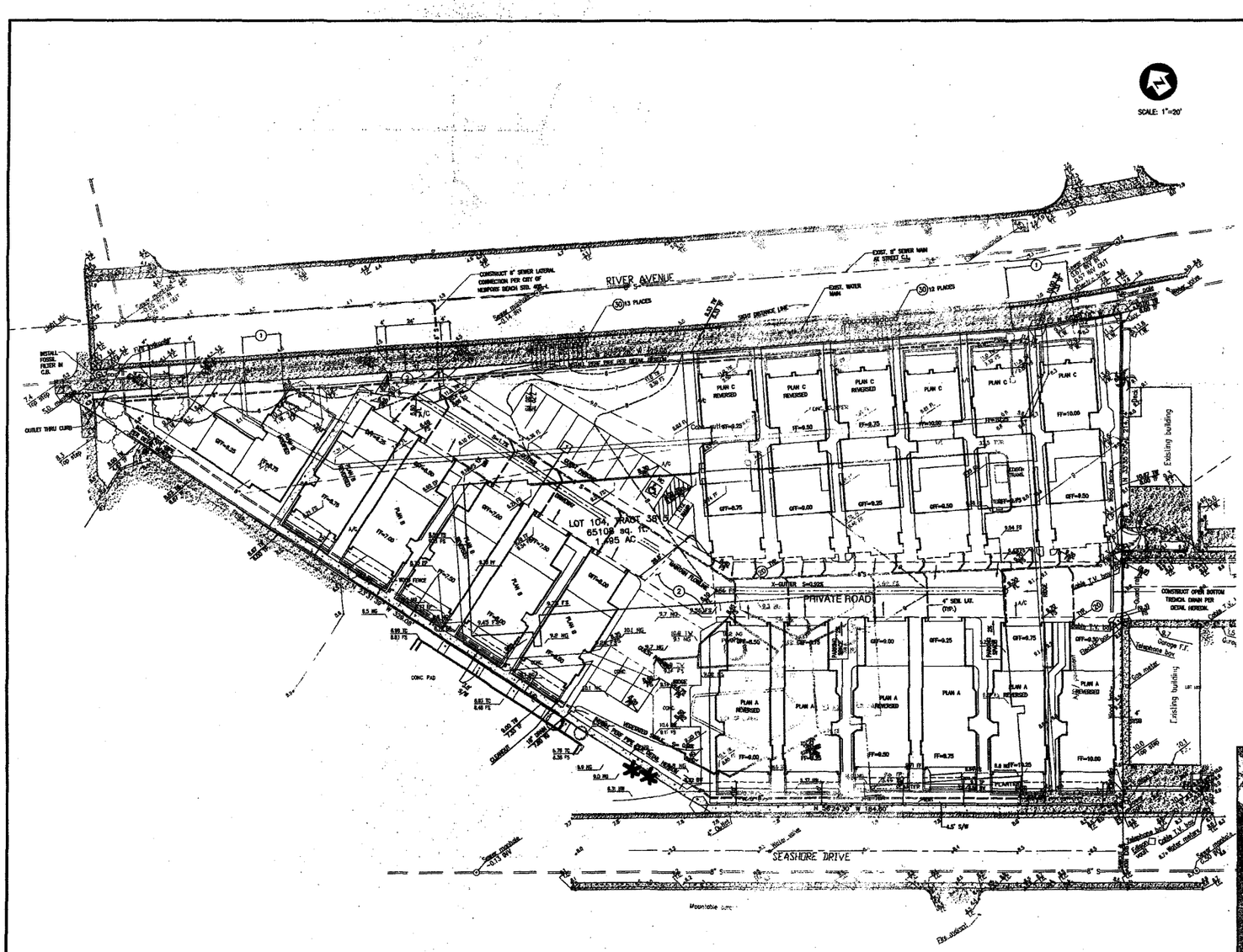
H. SCALE: 1"=20' | DATE: 4/9/07
V. SCALE: N/A | DRN.: B.R.
DATE OF SURVEY: - | CHD.: C.R.
DR. FILE - | APPD.: R.R.T.

REVISIONS

NO.	DATE	BY	DATE	APPD.

TOAL ENGINEERING, INC.
Civil Engineers, Land Planners, Land Surveyors
1139 Avenida Navarro, San Clemente, California 92672
Ph: 949-492-8586 Fax: 949-496-8828

SHEET 1 OF 1
JOB NO. 13295



SITE DATA

OWNER/SUBDIVIDER: TODD SCHOOLER

ENGINEER: TOAL ENGINEERING, INC.
139 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
PH: (949) 492-8586

OLAV S. MEUM LS 4384 — DATE

GENERAL PLAN LAND USE DESIGNATION:	RM (MULTI-FAMILY RESIDENTIAL)
EXISTING LAND USE:	APARTMENT BUILDINGS
TOTAL AREA:	65,108 SQ. FT. (1.495 AC)
EXISTING ZONING:	RM (MULTI-FAMILY RESIDENTIAL)
CONTOUR INTERVAL:	N/A
PROPOSED GRADING:	N/A
MAXIMUM SLOPE GRADIENT:	N/A
NUMBER OF PARCELS:	1 (24 UNITS)
UTILITIES:	
GAS SERVICE:	THE GAS COMPANY
ELECTRIC SERVICE:	SOUTHERN CALIFORNIA EDISON
SEWER:	CITY OF NEWPORT BEACH
WATER:	NEWPORT BEACH WATER DISTRICT
TELEPHONE SERVICE:	PACIFIC BELL
TELEVISION SERVICE:	COX COMMUNICATIONS

NOTES:

1. SUBJECT PROPERTY IS LOCATED WITHIN THE NEWPORT BEACH UNIFIED SCHOOL DISTRICT.

LEGAL DESCRIPTION:

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING LOT 104 OF TRACT 3813, AS SHOWN ON A MAP RECORDED IN BOOK 162, PAGES 11 THROUGH 19 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

STATEMENT OF OWNERSHIP

I, _____, DO HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT I HAVE CONSENTED TO ITS SUBDIVISION.

_____ DATE

VICINITY MAP
NOT TO SCALE

EASEMENTS

1 PROPOSED 24' WIDE INGRESS, EGRESS & PUBLIC UTILITIES EASEMENTS TO CITY OF NEWPORT BEACH.

TENTATIVE TRACT MAP NO. 17194

TENTATIVE TRACT MAP
LOT 104, TRACT 3813
NEWPORT BEACH, CALIFORNIA

PREPARED FOR: TODD SCHOOLER

H. SCALE: 1"= 20'	DATE: 04/07
V. SCALE: N/A	DRN.: A.K.S.
DATE OF SURVEY: -	CHK.: C.R.
Bm. FIELD: -	APP'D.: O.M.

REVISIONS | BY | DATE | APP'D. | DATE

TOAL ENGINEERING, INC.
Civil Engineers, Land Planners, Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-8625

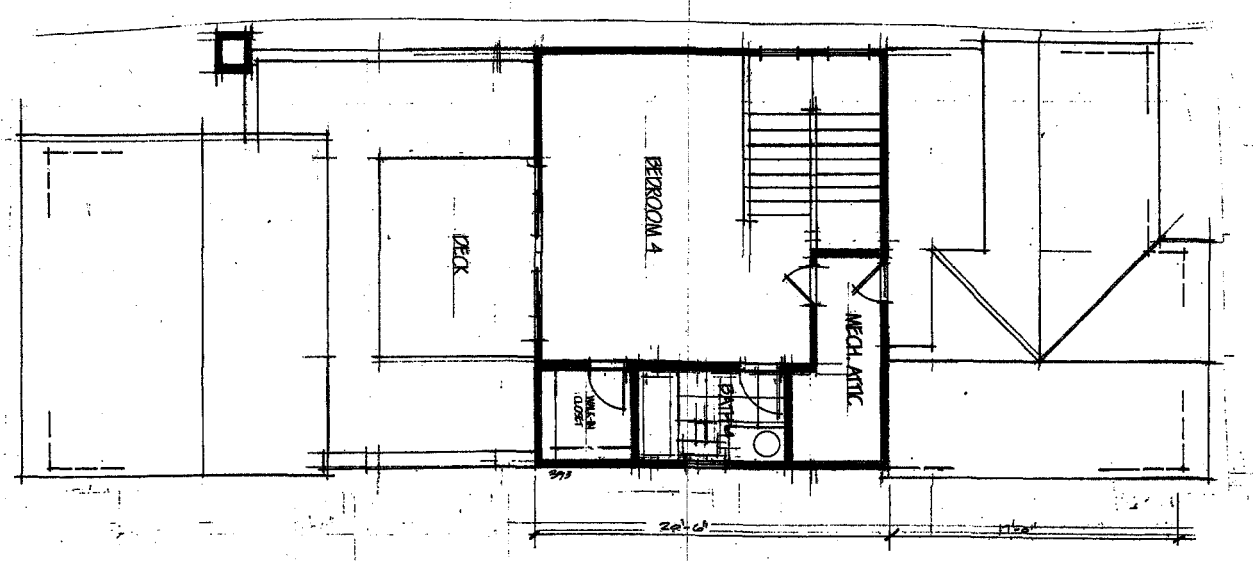
SHEET 1 OF 1
JOB NO. 13295

SEASHORE VILLAGE

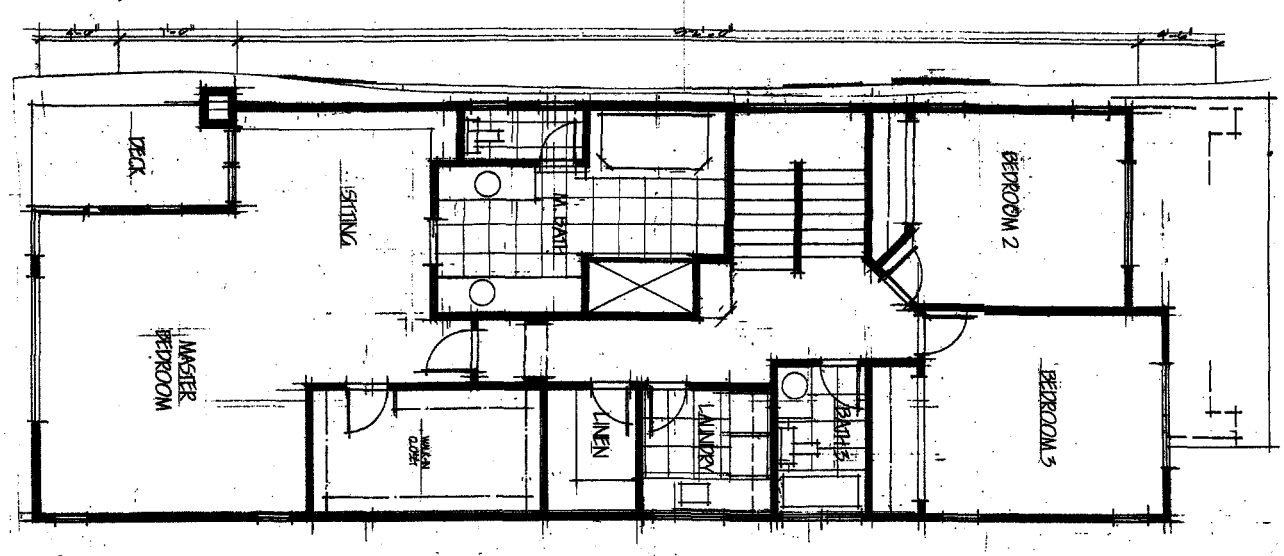
PLAN A

PLANTATION & CRAFTSMAN

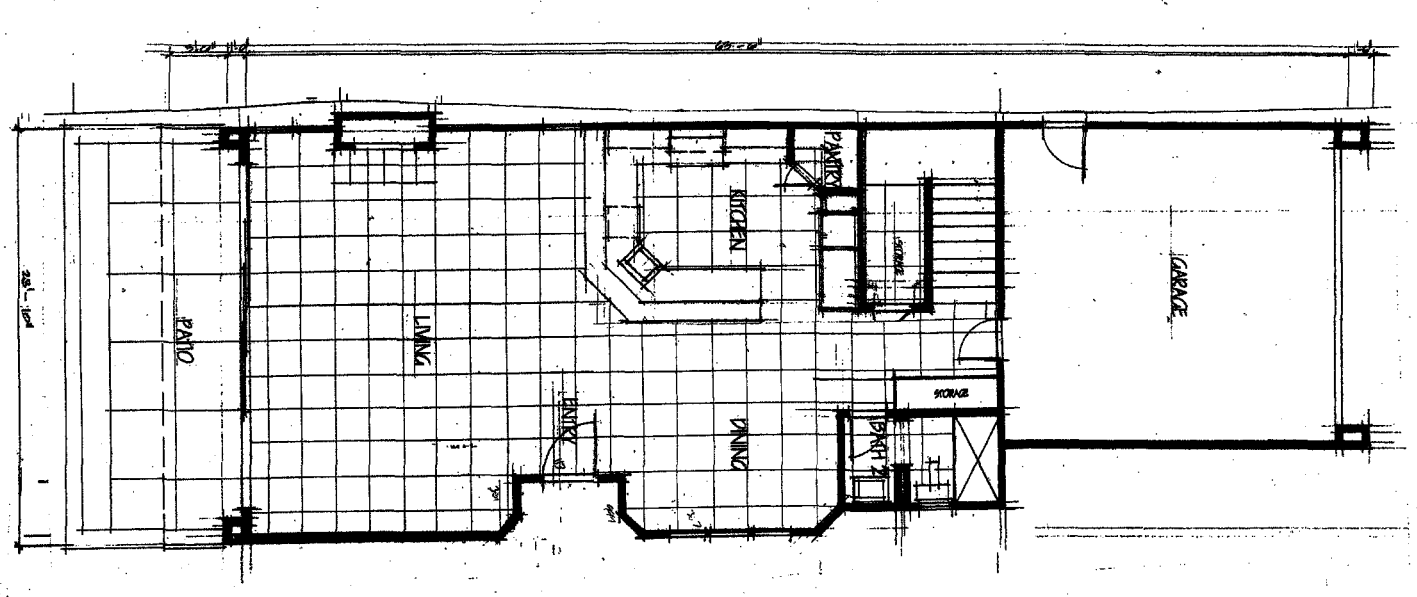
THIRD FLOOR PLAN SCALE 1/4"=1'-0"



SECOND FLOOR PLAN SCALE 1/4"=1'-0"



FIRST FLOOR PLAN SCALE 1/4"=1'-0"



PAGE 10 OF 28

PLAN A

Livable - 2888sq.ft
Garage - 360sq.ft
Total - 3248sq.ft

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Todd Schooler

sheet # A-2

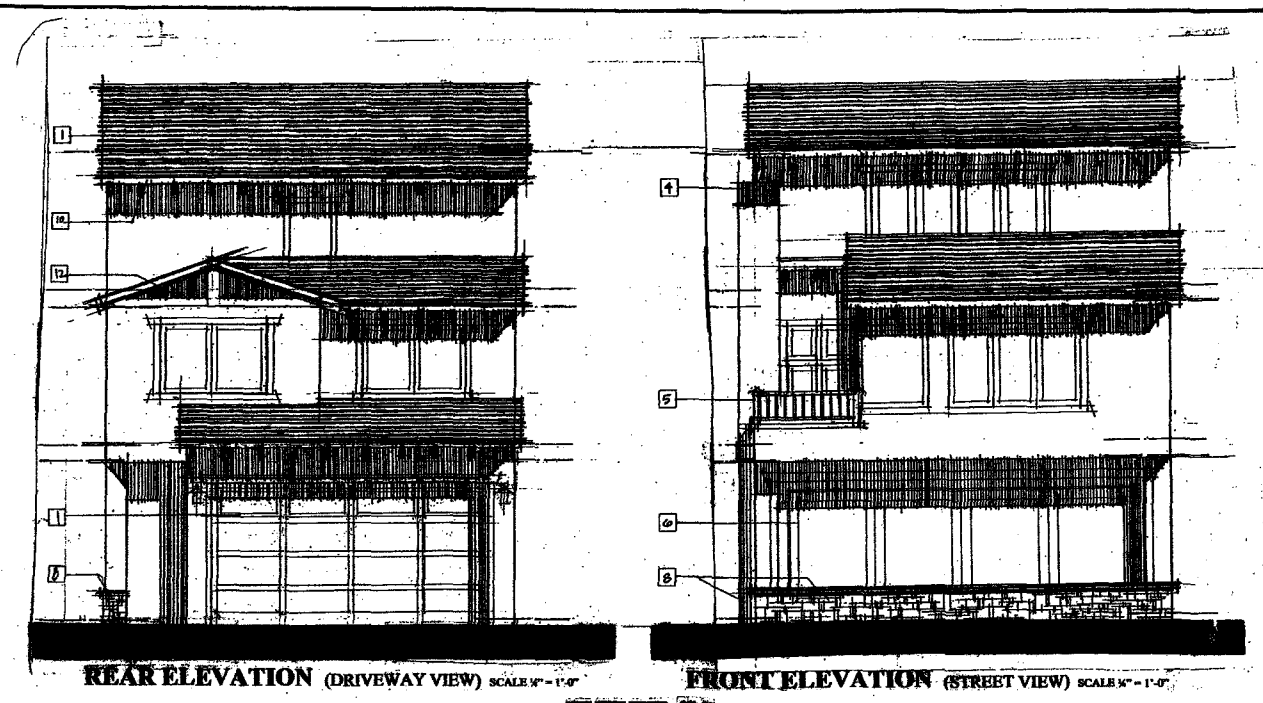
job # 287-001

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

PLAN A
CRAFTSMAN

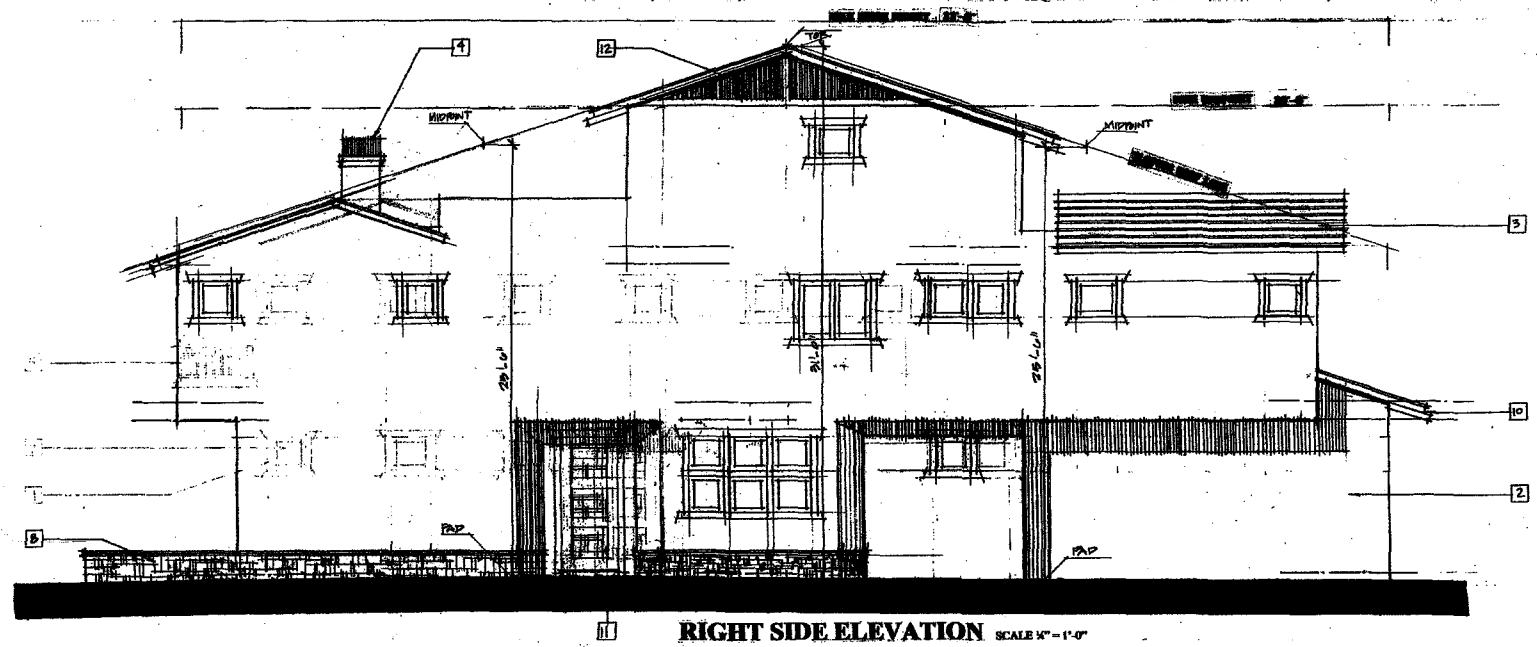


REAR ELEVATION (DRIVEWAY VIEW) SCALE 1/4" = 1'-0"

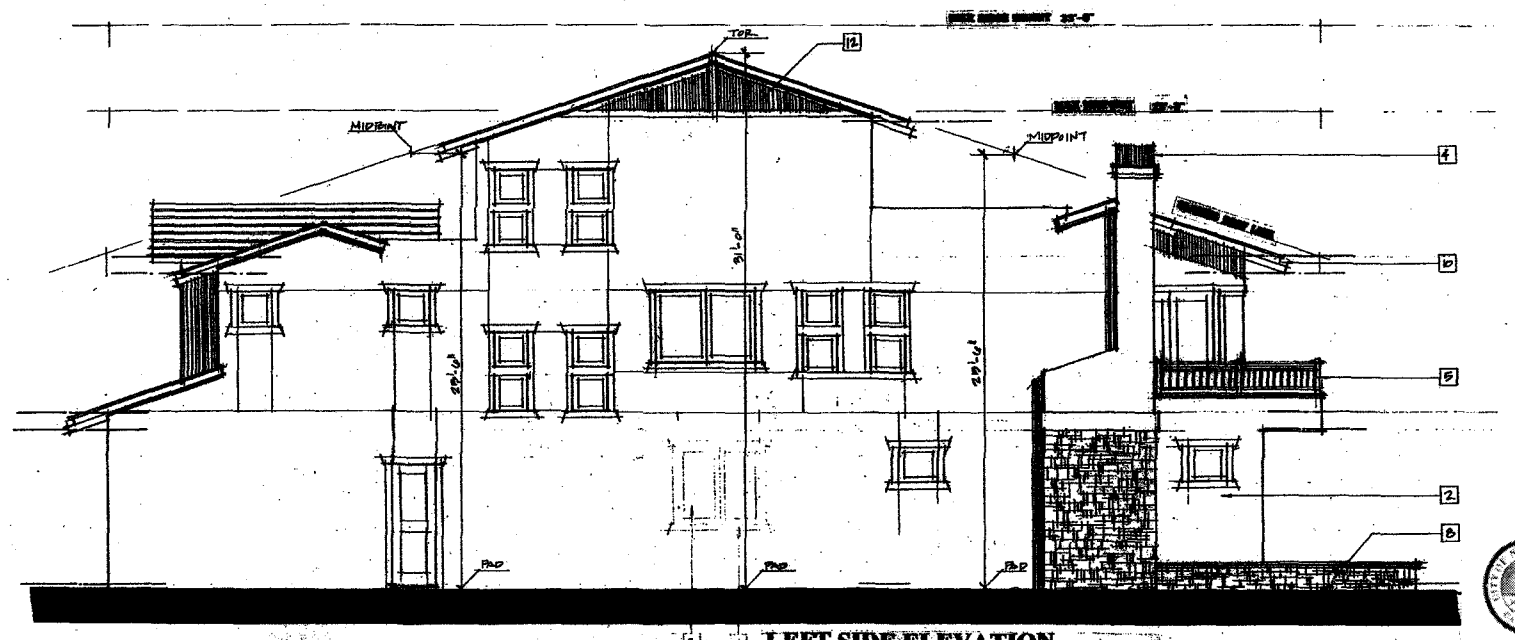
FRONT ELEVATION (STREET VIEW) SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'- 0" above the nearest 10'- 0" of roof.
5. Vinyl Guardrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Cultured Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x6" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. Palm attic vent w/ decorative lattice.



RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schreder

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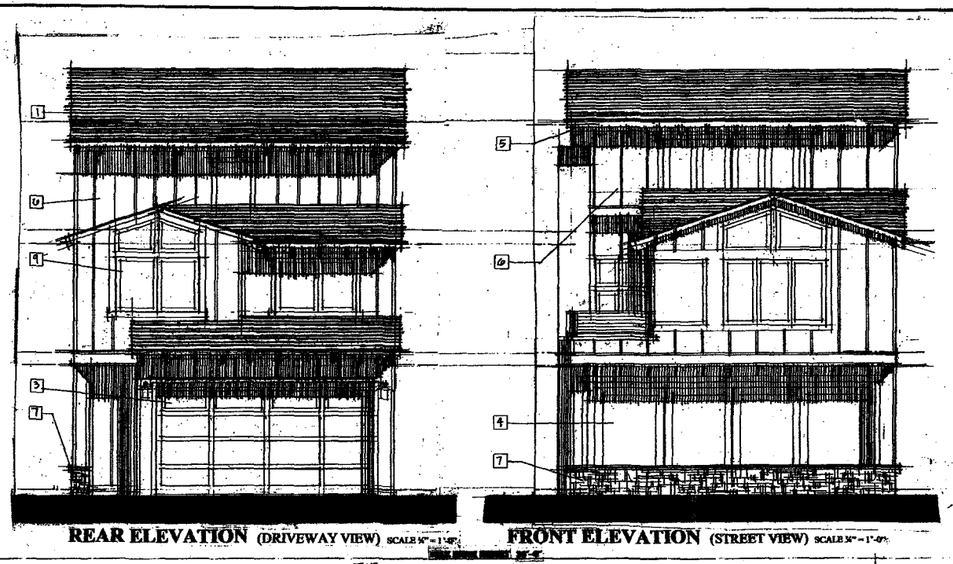
job # 1207-001

sheet # A-2.2

PLAN A
PLANTATION

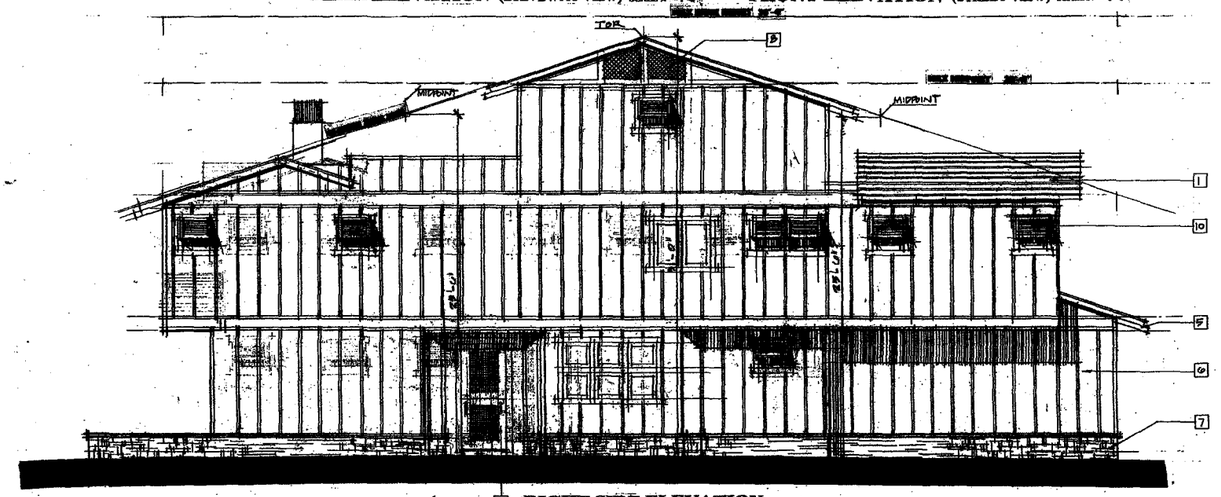


REAR ELEVATION (DRIVEWAY VIEW) SCALE 1/4" = 1'-0"

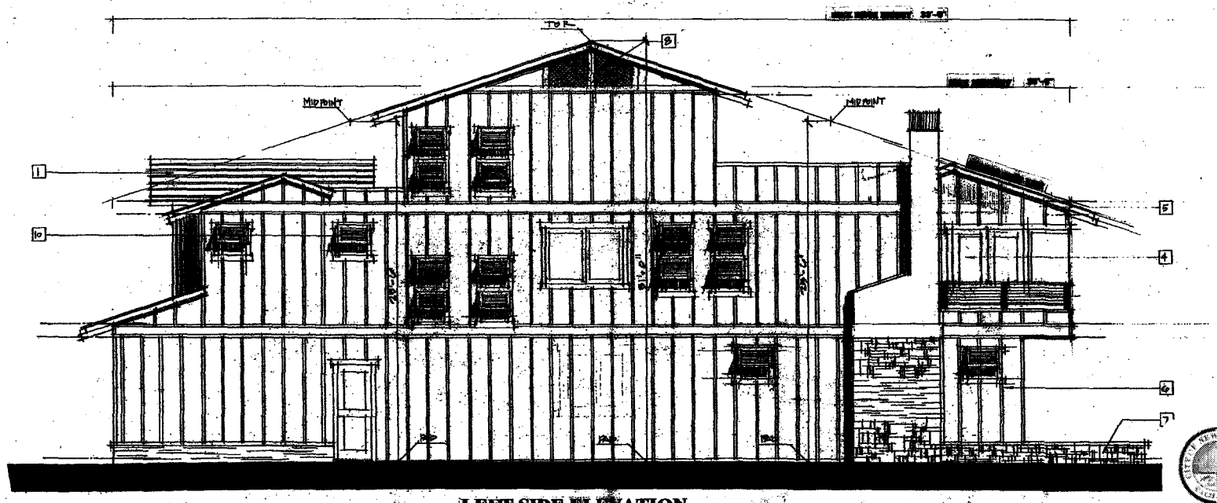
FRONT ELEVATION (STREET VIEW) SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Roof Material Eagle flat concrete tile.
2. Mahogany wood entry door.
3. Wood roll-up garage door. Paint to match roof eaves.
4. Clad wood sliding doors with 2x decorative trim.
5. 4x6 decorative eave rafters with 2 x 4 fascia.
6. Batt & board wood siding.
7. Cultured stone veneer.
8. False attic vent with decorative lattice.
9. White vinyl windows w/2x decorative.
10. Louvered window shutters.



2 RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ. 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schlecker

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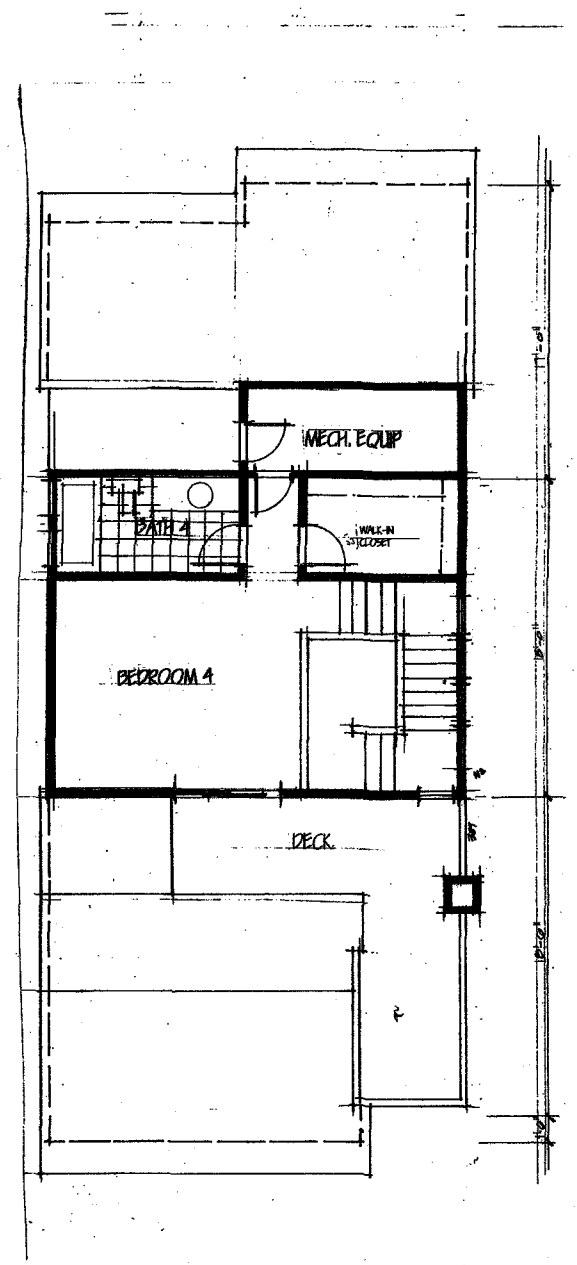
Architects & Planners

Job # 1267-06b

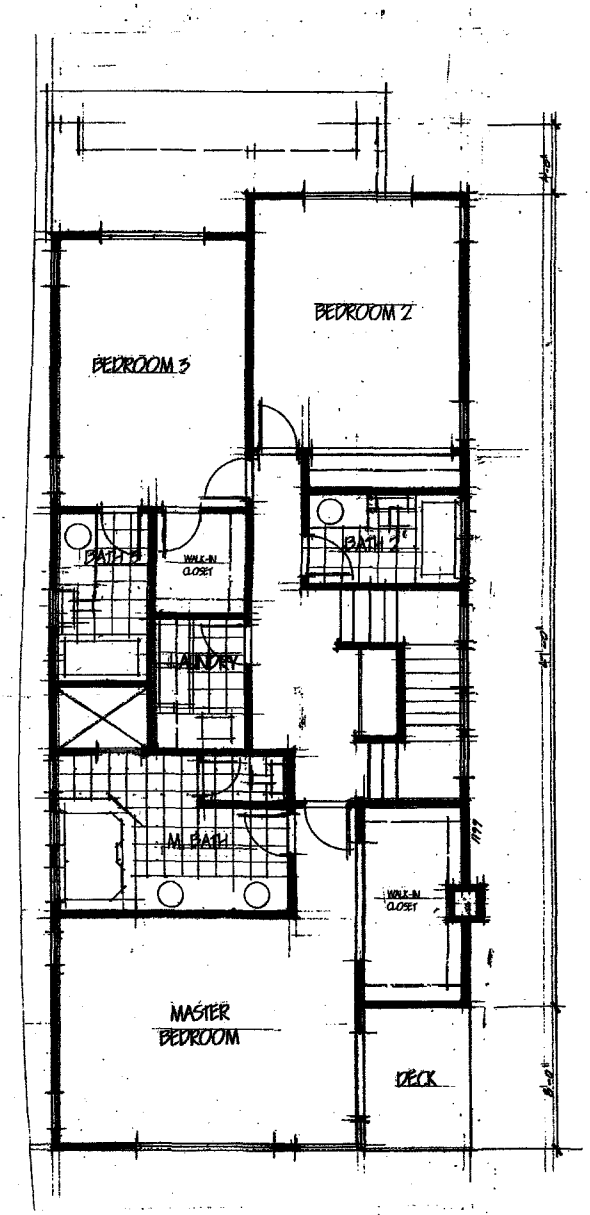
sheet # A-2.3

SEASHORE VILLAGE

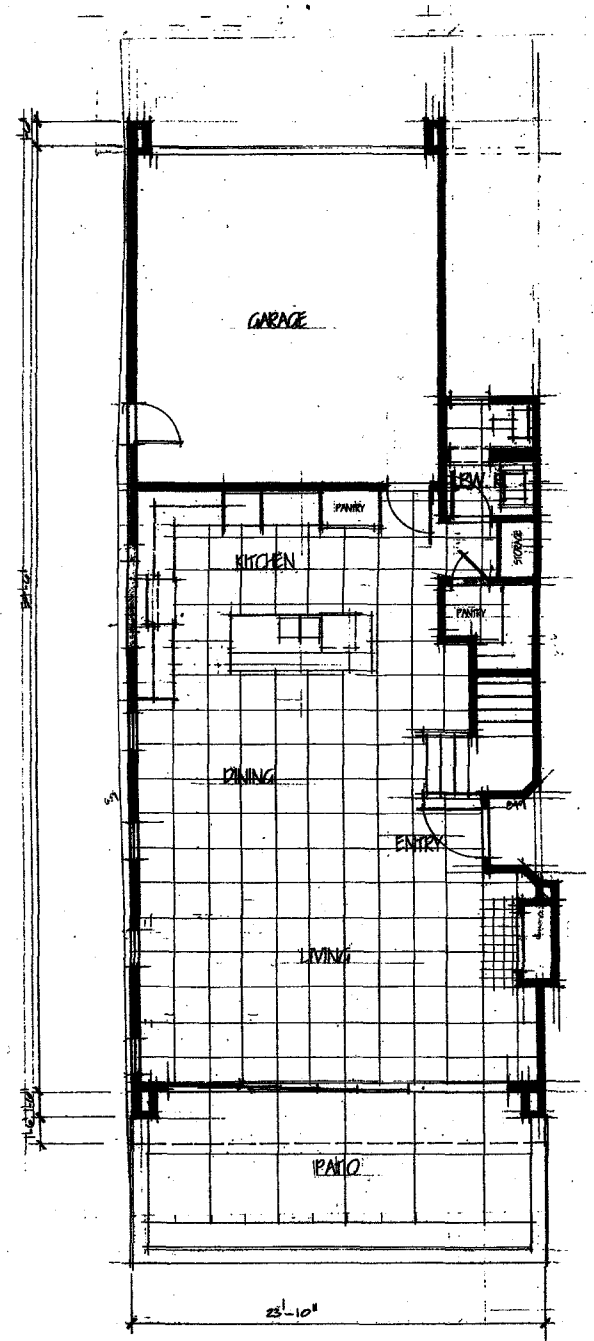
PLAN B
PLANTATION & CRAFTSMAN



THIRD FLOOR PLAN SCALE 1/4"= 1'-0"



SECOND FLOOR PLAN SCALE 1/4"= 1'-0"



FIRST FLOOR PLAN SCALE 1/4"= 1'-0"

PLAN B

Livable - 2437sq.ft
Garage - 360sq.ft
Total - 2797sq.ft

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

Todd Schooler

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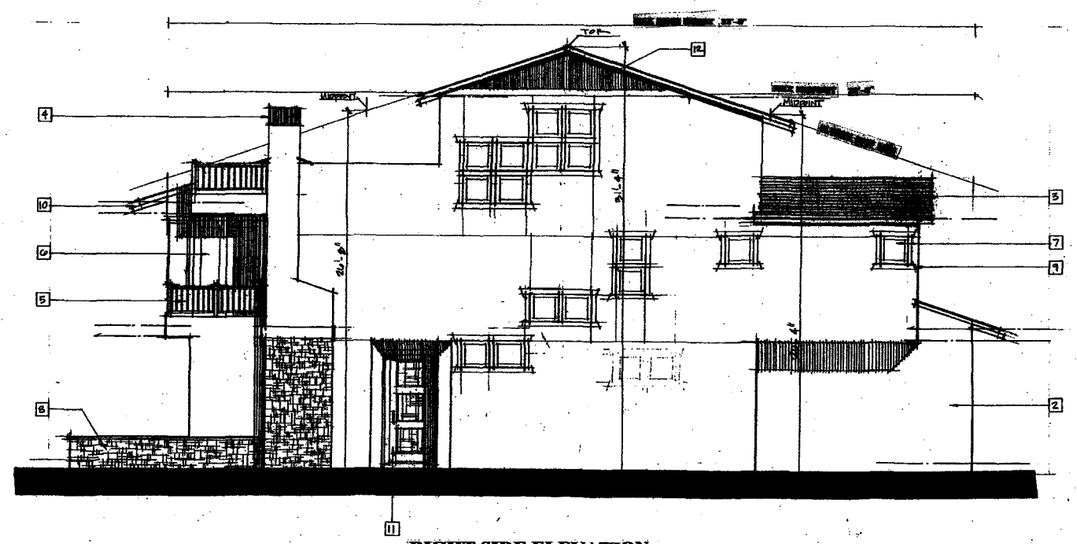
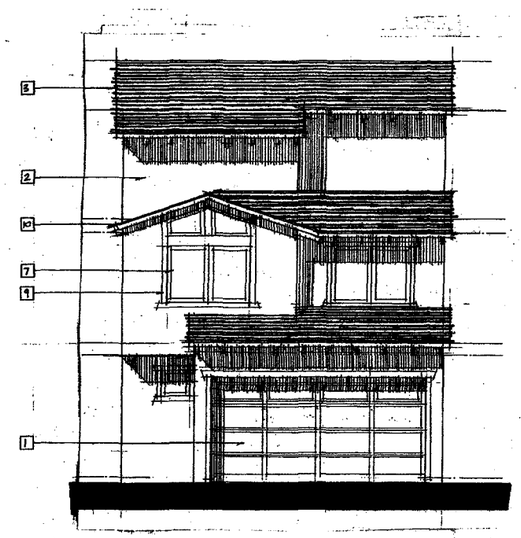
Job # 267-001

sheet # A-3

PLAN B
CRAFTSMAN



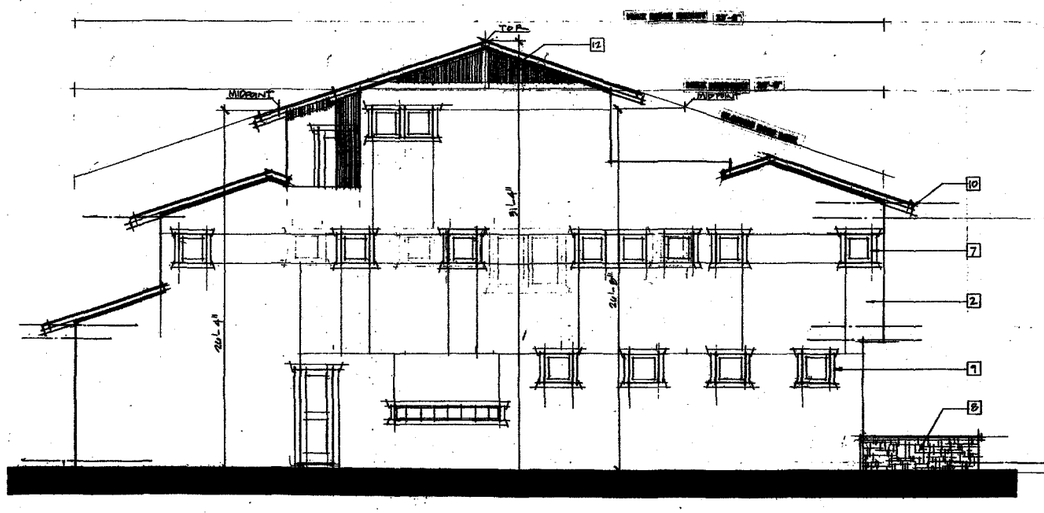
RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



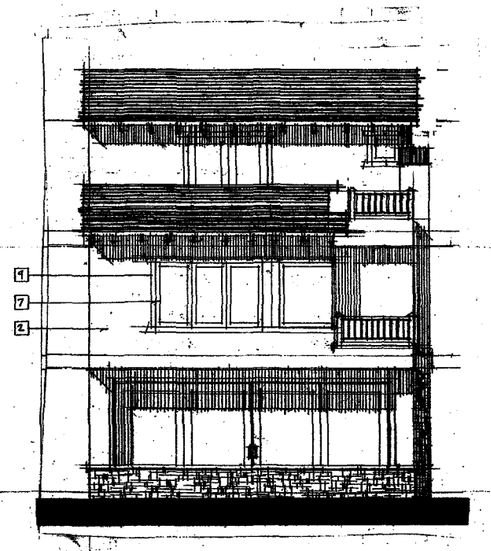
REAR ELEVATION (DRIVEWAY VIEW) SCALE ¼" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'- 0" above the nearest 10'- 0" of roof.
5. Vinyl Guardrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Colored Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x6" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. False attic vent w/ decorative lattice.



LEFT SIDE ELEVATION SCALE ¼" = 1'-0"



FRONT ELEVATION (STR

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schreiber

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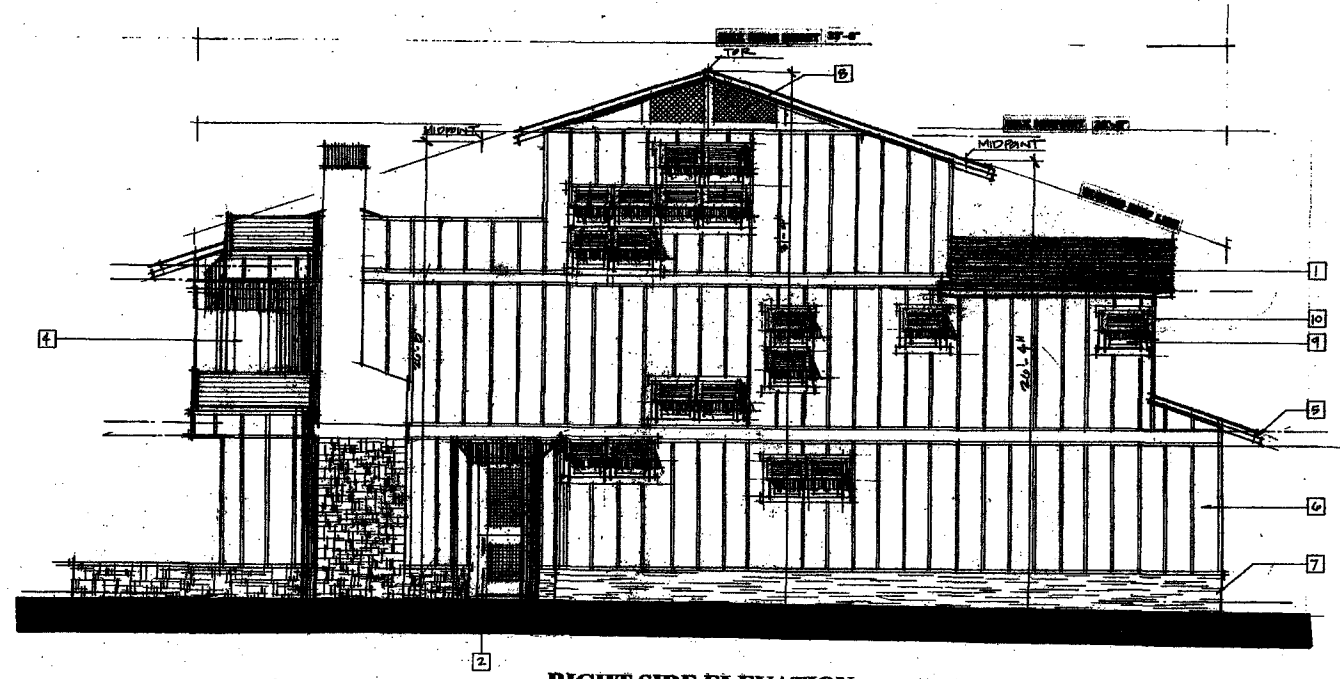
Architects & Planners

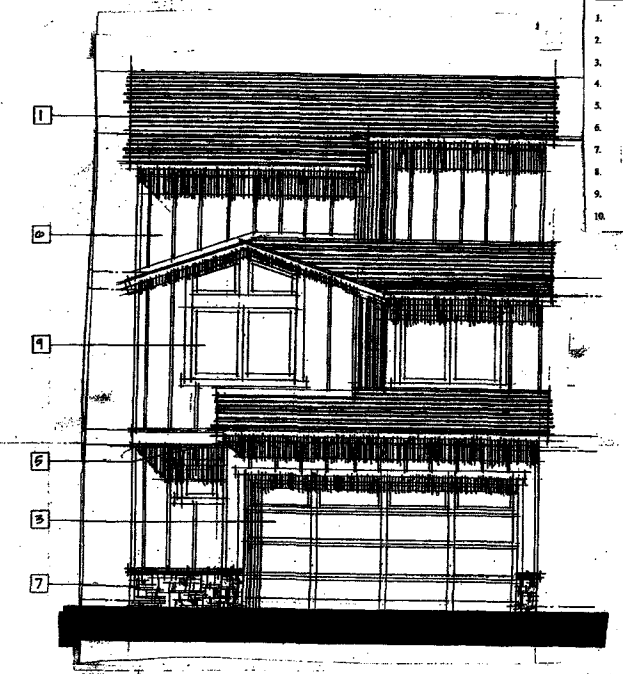
Job # 287-001

sheet # A-3.2

PLAN B
PLANTATION



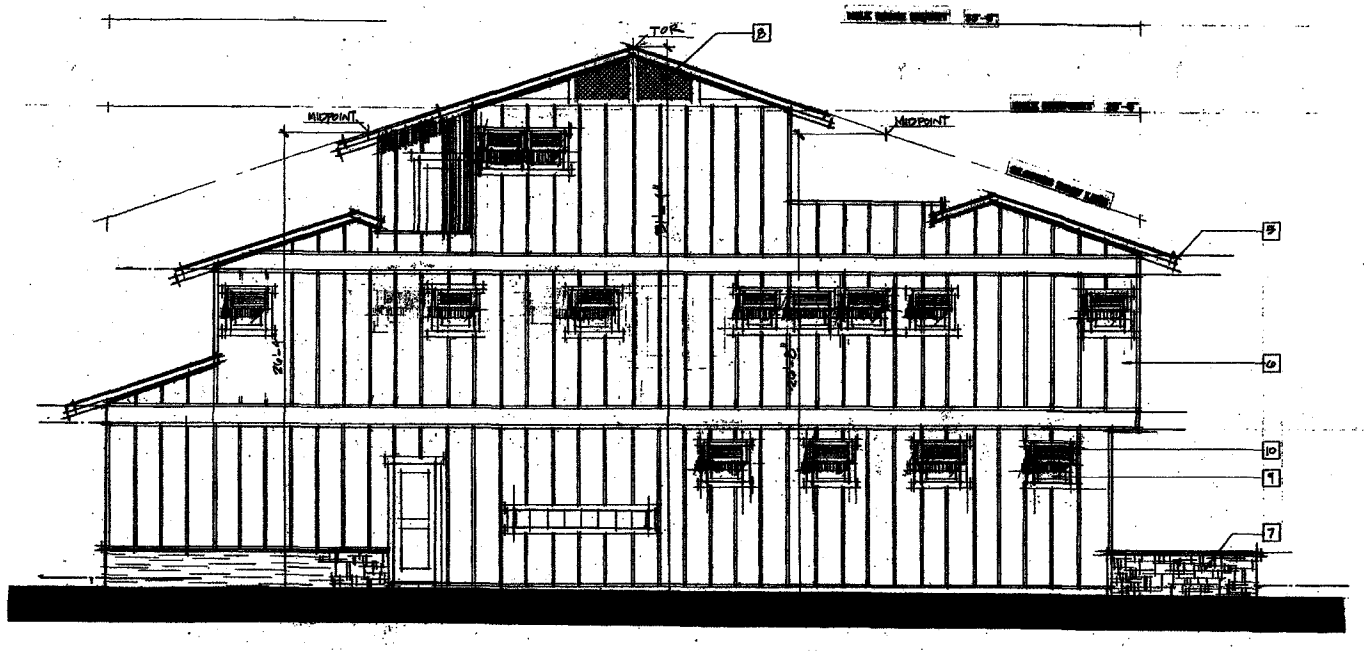
RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"



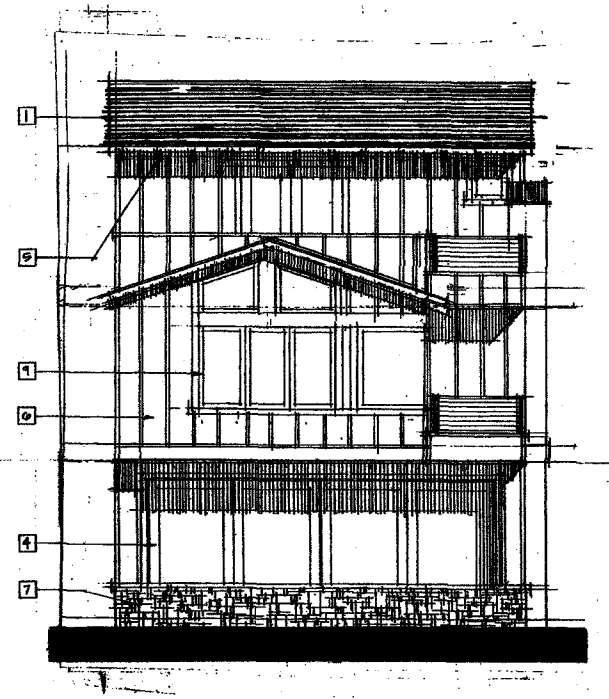
REAR ELEVATION (DRIVEWAY VIEW) SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Roof Material Eagle flat concrete tile.
2. Mahogany wood entry door.
3. Wood roll-up garage door. Paint to match roof eaves.
4. Clad wood sliding doors with 2x decorative trim.
5. 4x6 decorative eave rafters with 2 x 4 fascia.
6. Batt & board wood siding.
7. Cultured stone veneer.
8. Faux attic vent with decorative lattice.
9. White vinyl windows w/2x decorative.
10. Louvered window shutters.



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"



FRONT ELEVATION SCALE 1/4" = 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schooler

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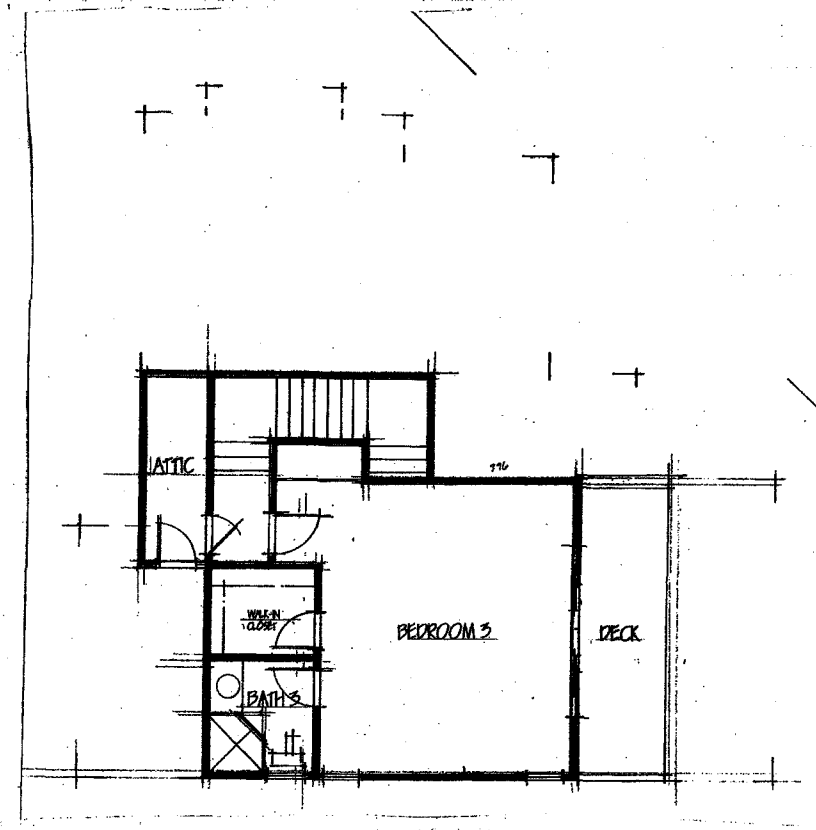
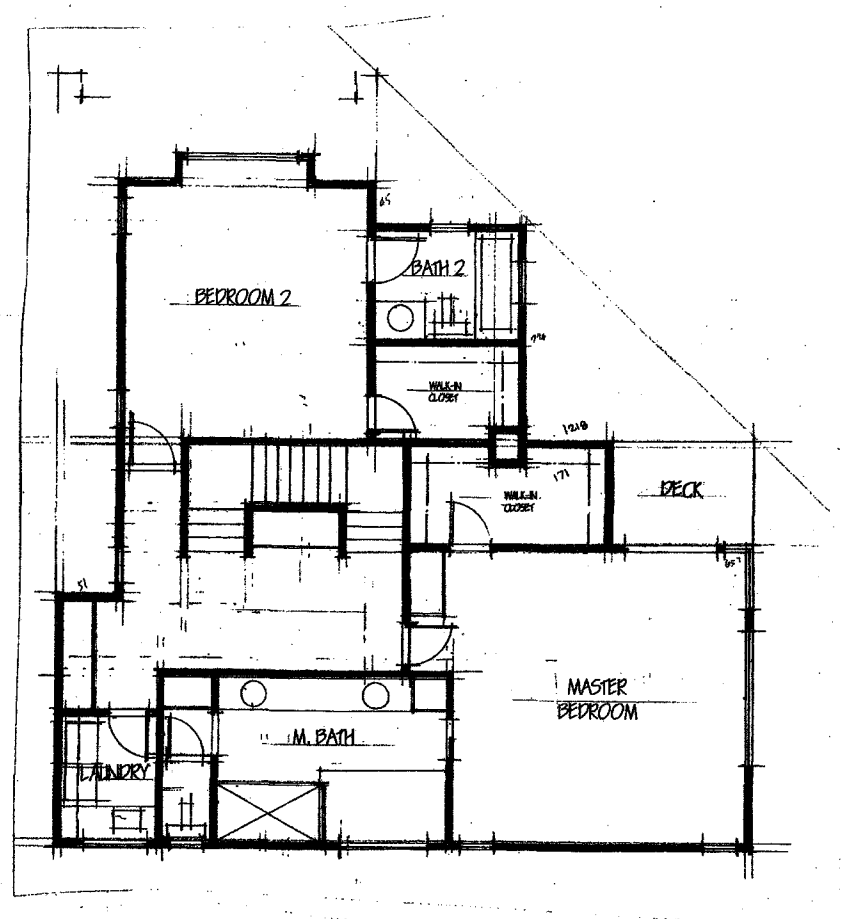
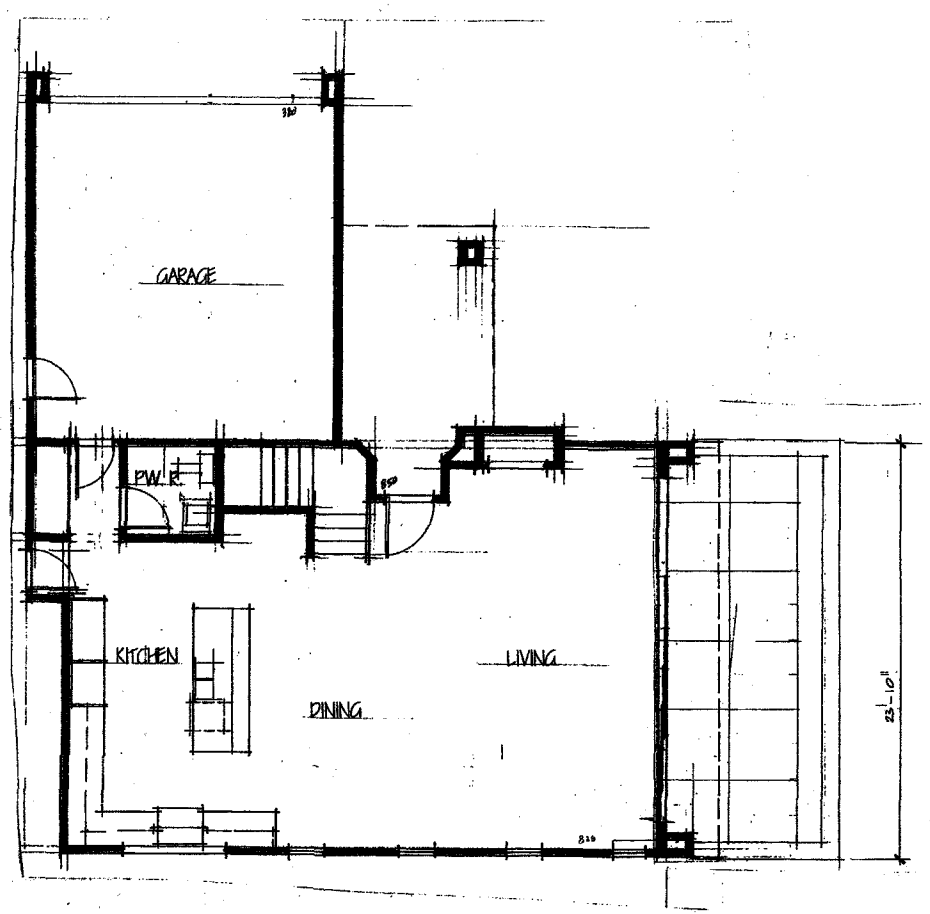
Job # 287-001

sheet # A-3.3







PLAN B ALTERNATE

Livable - 2437sq.ft
Garage - 360sq.ft
Total - 2797sq.ft

PAGE 17 OF 28

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schooler

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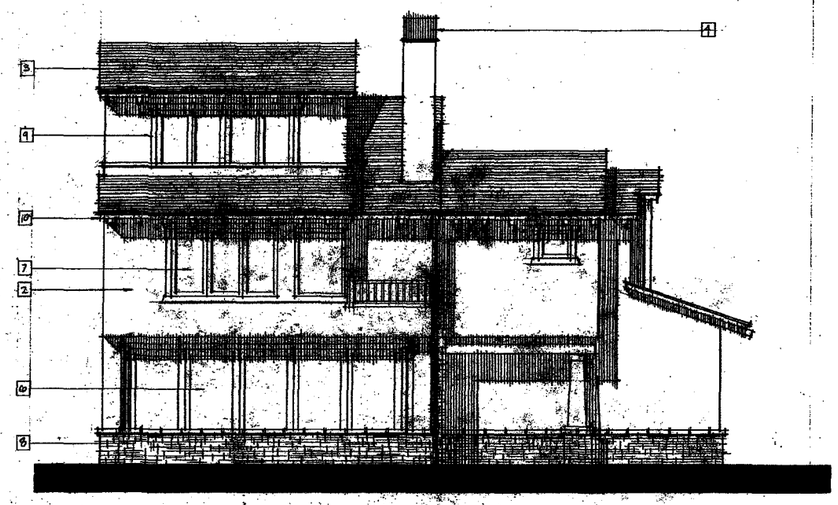
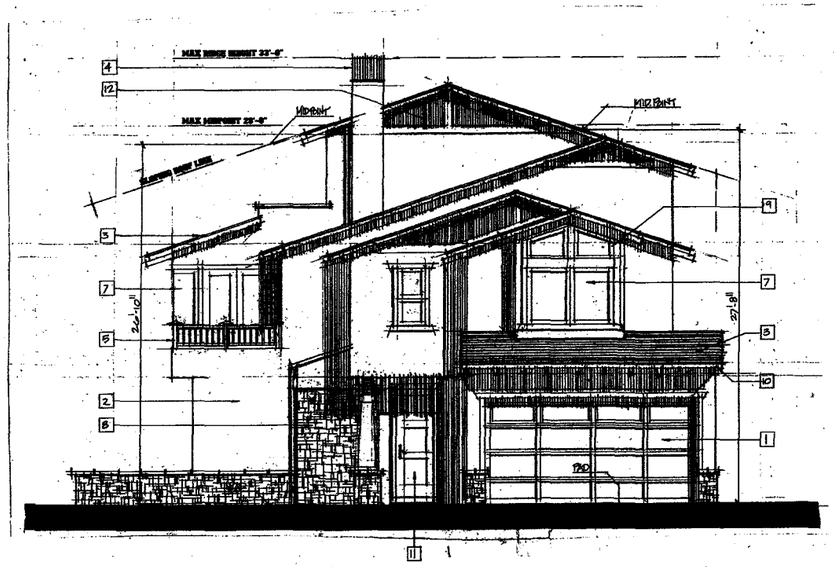
Job # 207-001

sheet # A-3.4



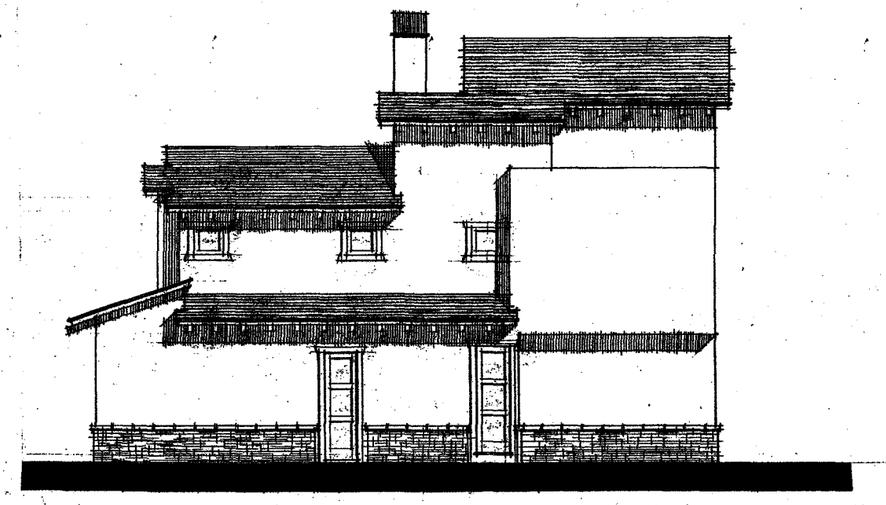
EAST ELEVATION SCALE 1/4"=1'-0"



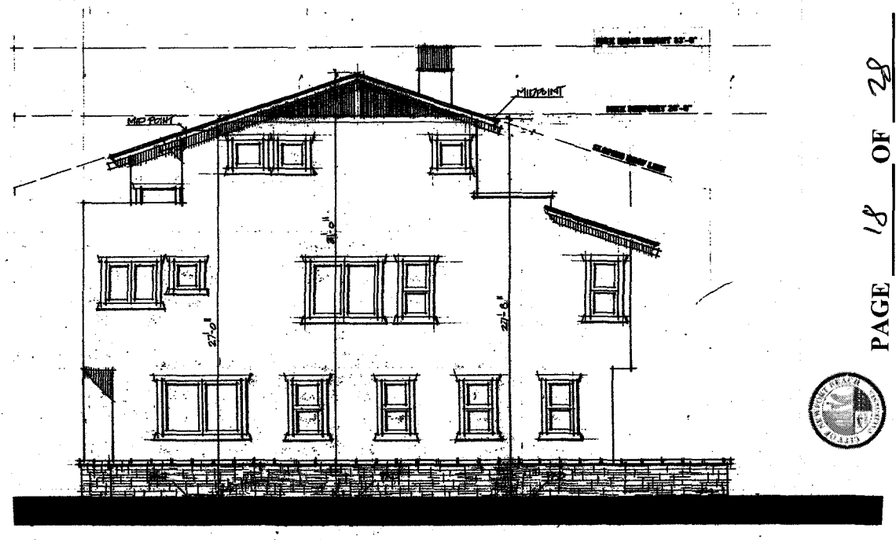
NORTH ELEVATION SCALE 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'- 0" above the nearest 10'- 0" of roof.
5. Vinyl Guardrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Cultured Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x4" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. False attic vent w/ decorative lattice.



WEST ELEVATION SCALE 1/4"= 1'-0"



SOUTH ELEVATION SCALE 1/4"= 1'-0"

PAGE 18 OF 28

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
NEVIS NEWPORT, LLC
650 W. HUNTINGTON DRIVE, #201
ARCADIA, CA 91007

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schreiber
Architects + Planners

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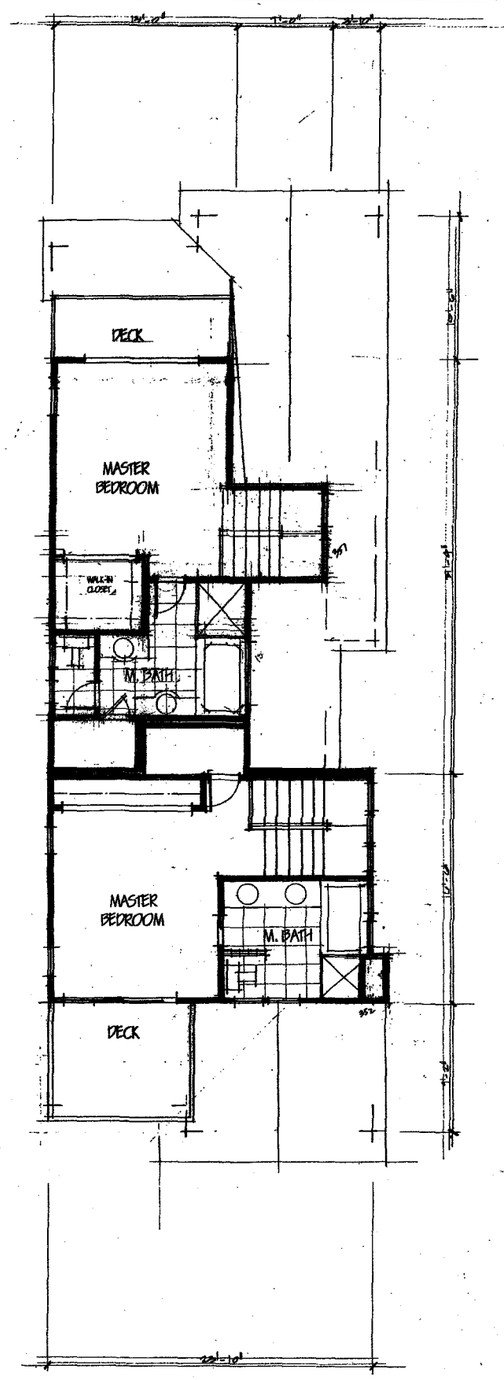
Architects & Planners

job # 205-004

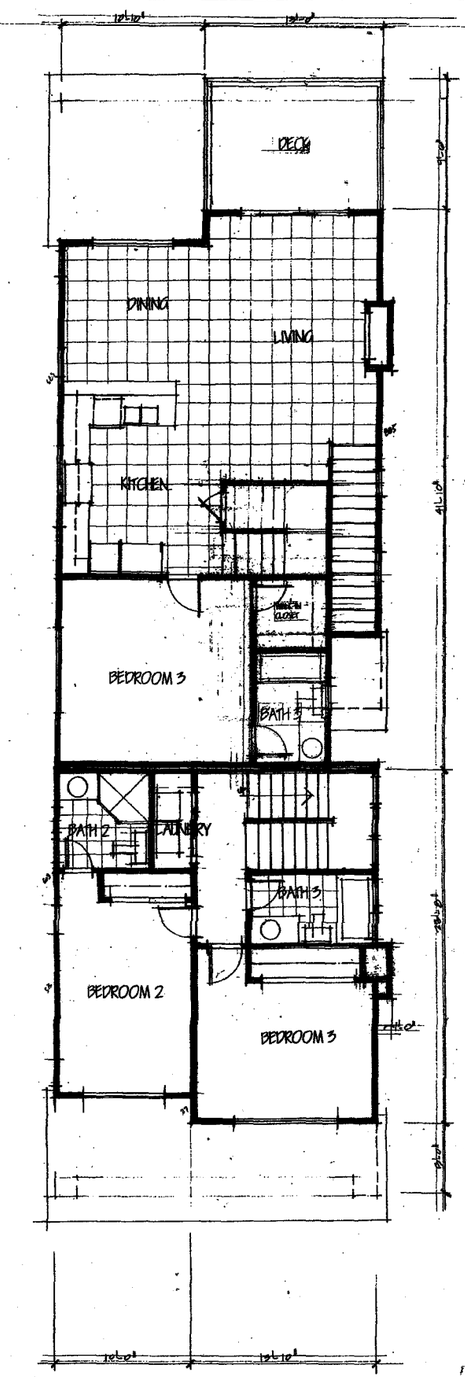
sheet # A-3.5

SEASHORE VILLAGE

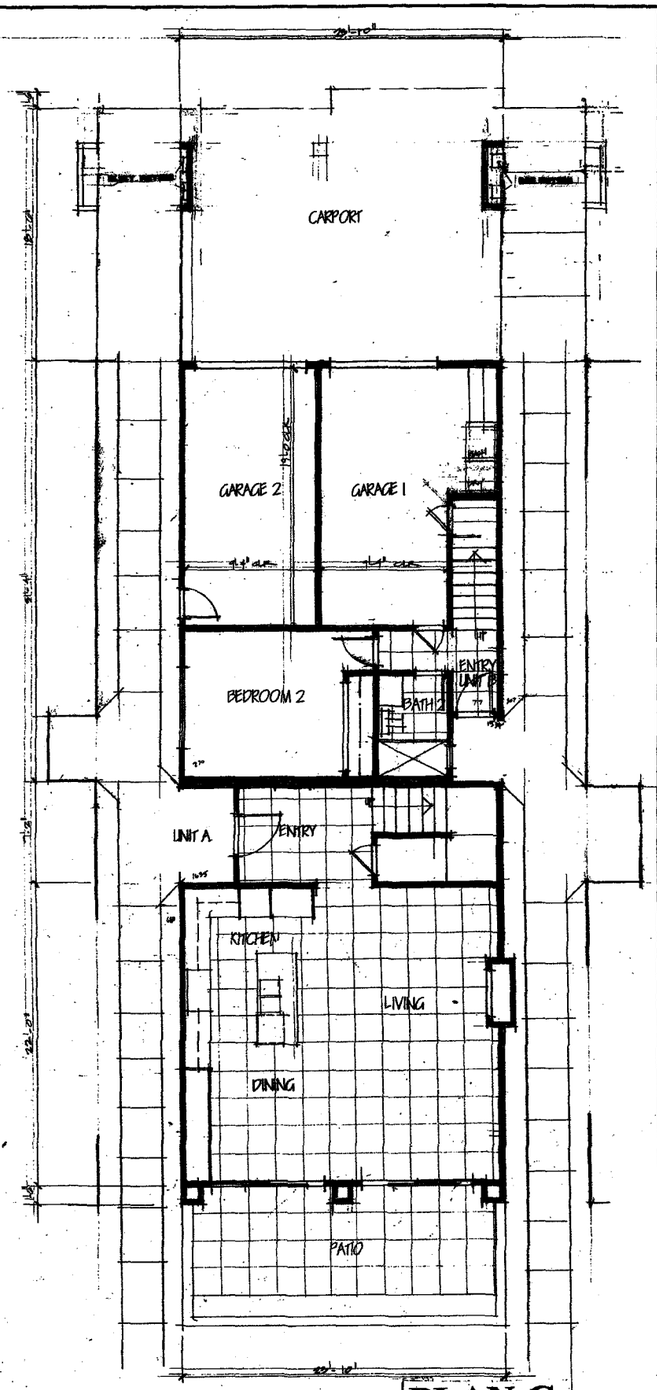
PLAN C
PLANTATION & CRAFTSMAN



THIRD FLOOR PLAN SCALE 1/4"=1'-0"



SECOND FLOOR PLAN SCALE 1/4"=1'-0"



FIRST FLOOR PLAN SCALE 1/4"=1'-0"

PLAN C

Unit A
Livable - 1635sq.ft
Garage - 201sq.ft
Unit B
Livable - 1534sq.ft
Garage - 236sq.ft
Total - 3606sq.ft

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schneider

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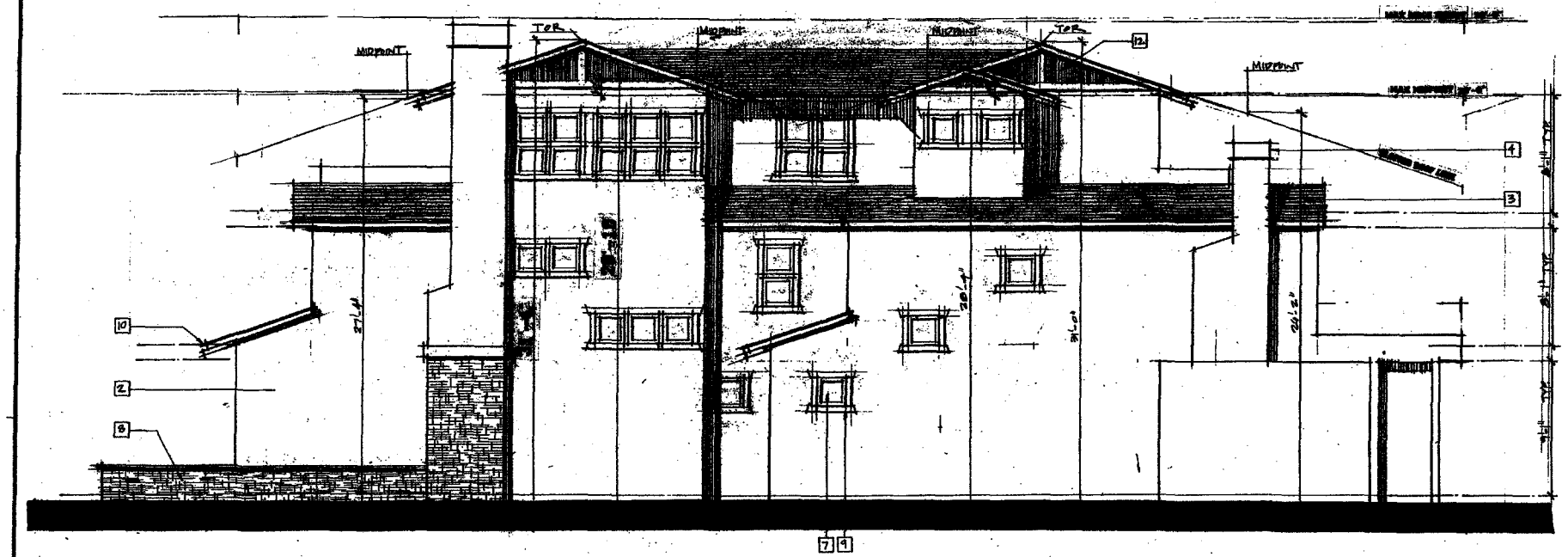
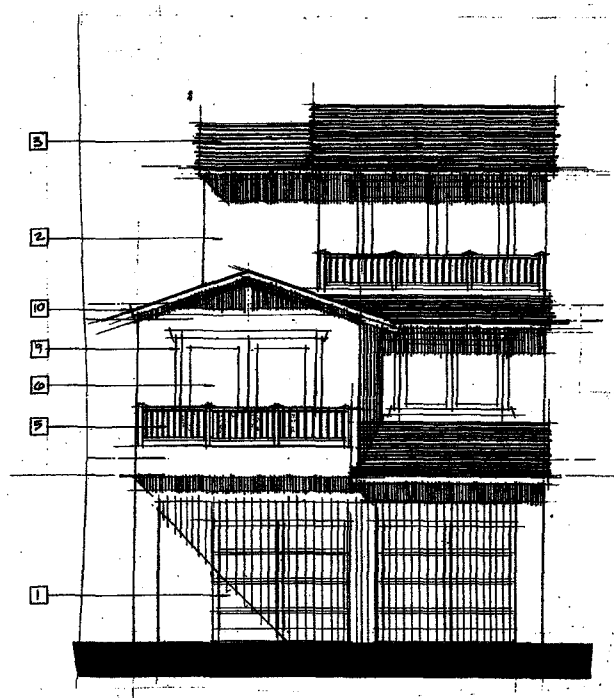
Job # 3 207-601

Sheet # A-4

PLAN C
CRAFTSMAN



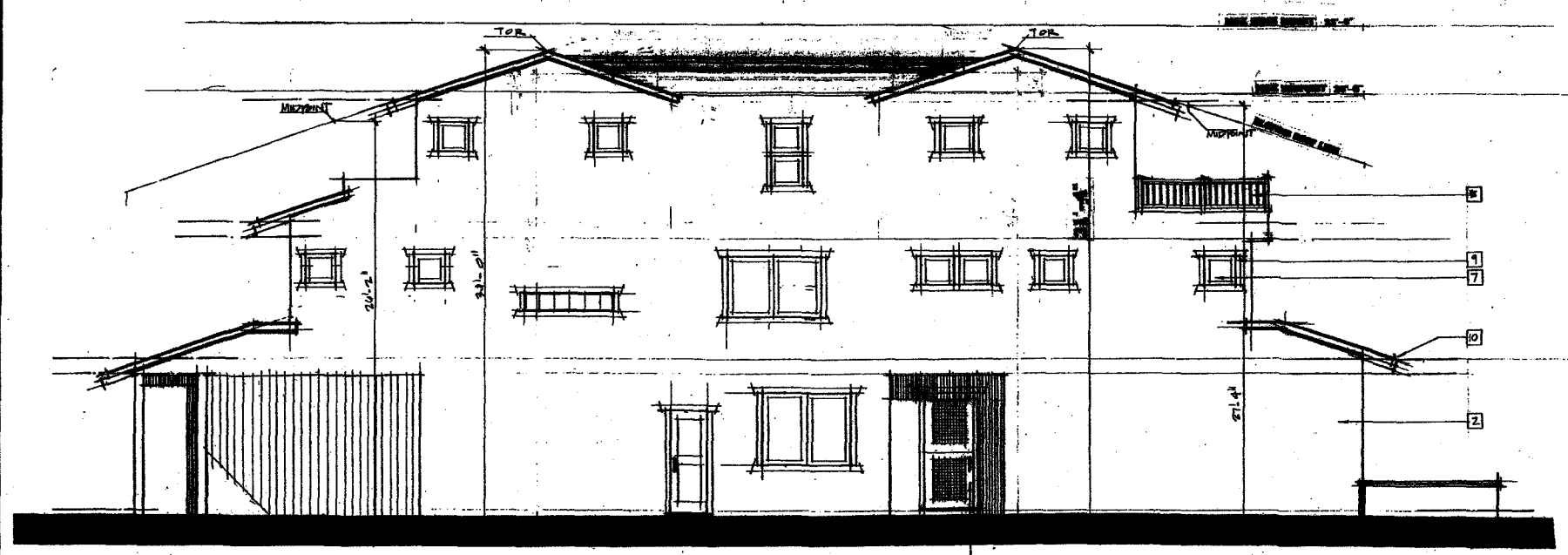
RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"



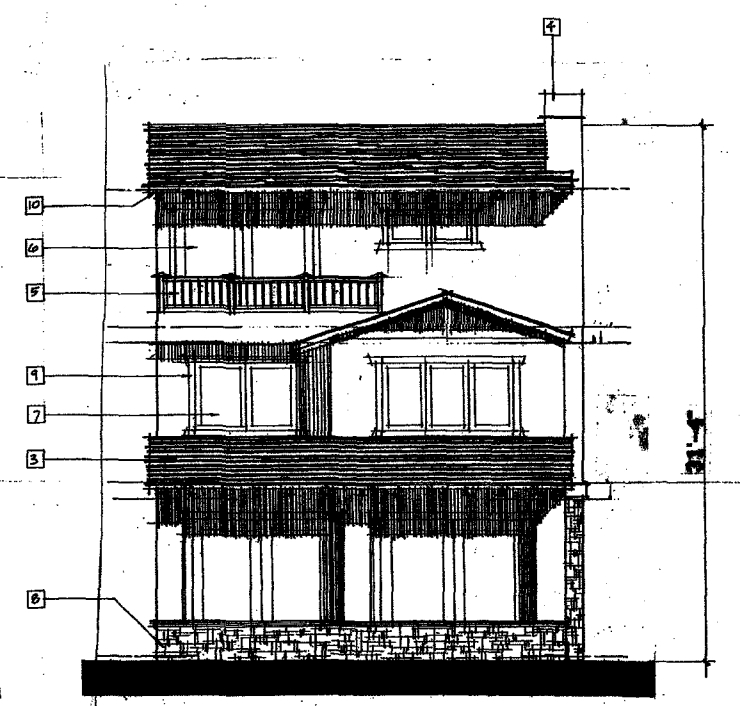
REAR ELEVATION (DRIVEWAY VIEW) SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'-0" above the nearest 10'-0" of roof.
5. Vinyl Gunrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Cultured Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x8" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. False attic vent w/ decorative lattice.



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE 1/4" = 1'-0"

PAGE 21 OF 28

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schreiber

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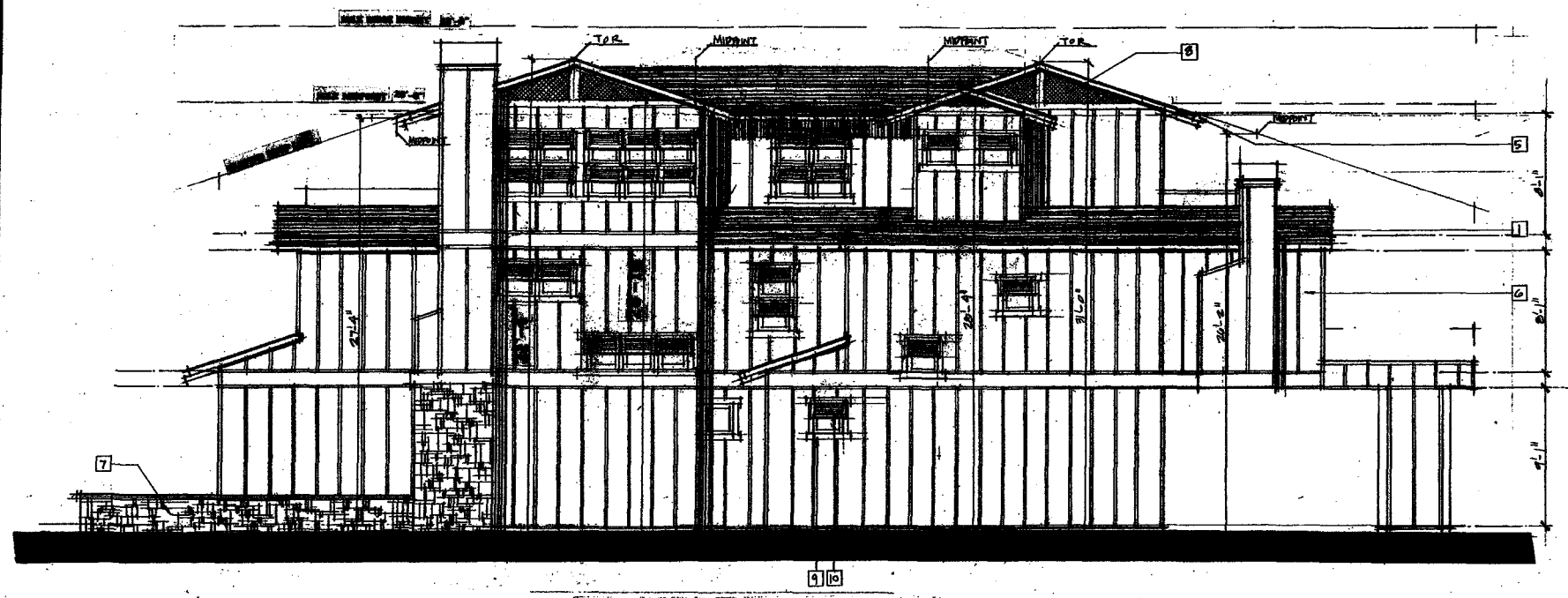
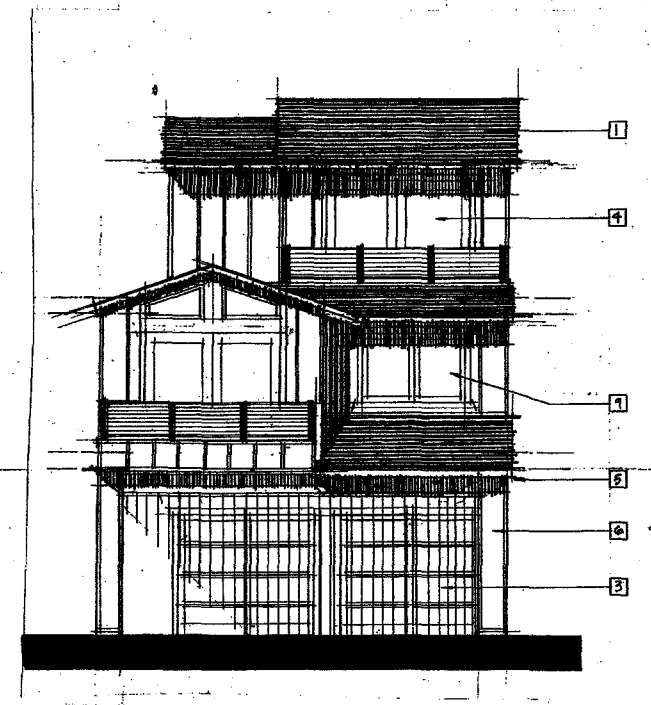
job # : 207-001

sheet # A-4.2

PLAN C
PLANTATION



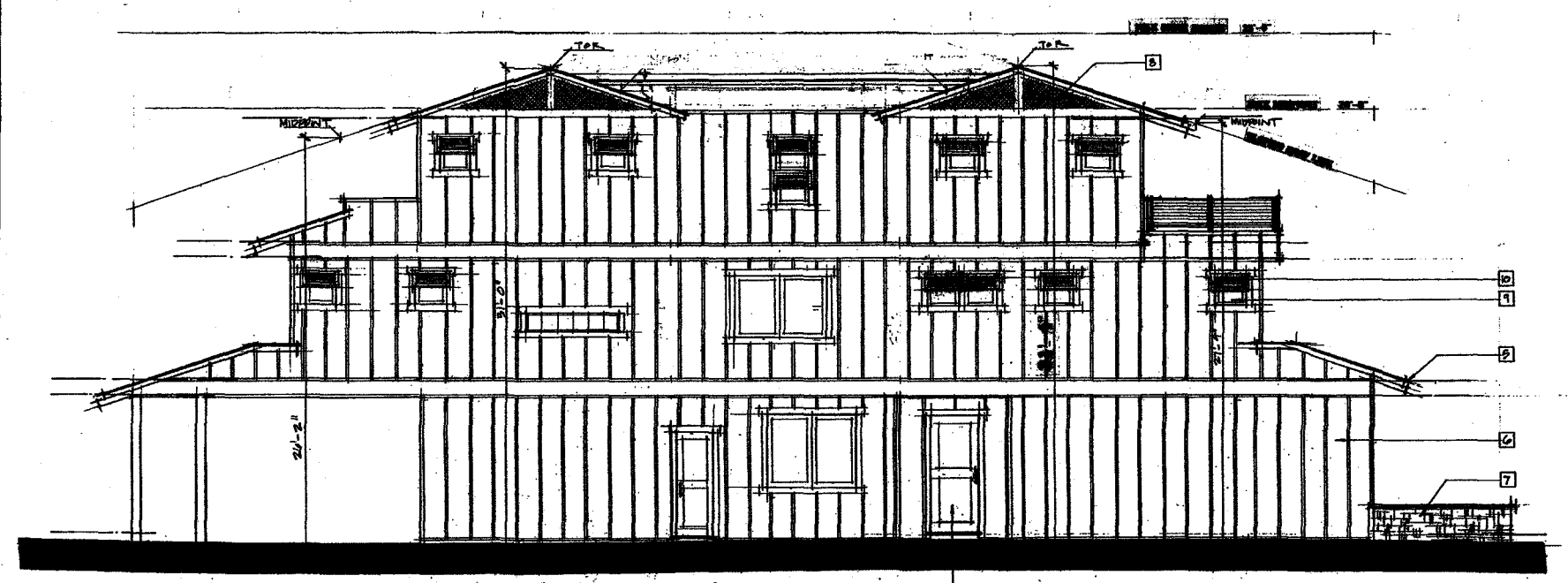
RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"



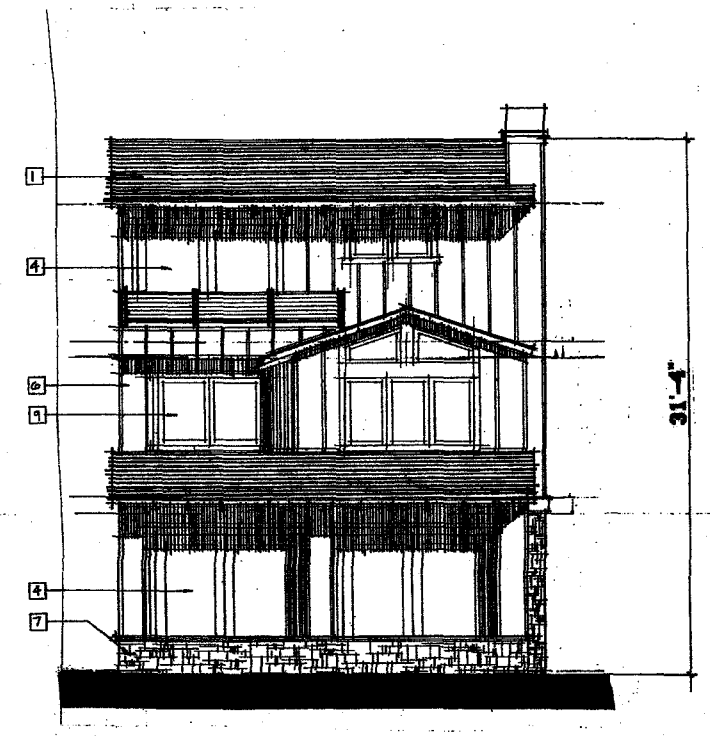
REAR ELEVATION (DRIVEWAY VIEW) SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Roof Material Eagle flat concrete tile.
2. Mahogany wood entry door.
3. Wood roll-up garage door. Paint to match roof eaves.
4. Clad wood sliding doors with 2x decorative trim.
5. 4x6 decorative eave rafters with 2 x 4 fascia.
6. Batt & board wood siding.
7. Cultured stone veneer.
8. False attic vent with decorative lattice.
9. White vinyl windows w/2x decorative.
10. Louvered window shutters.



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE 1/4" = 1'-0"

PAGE 22 OF 28

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schooler

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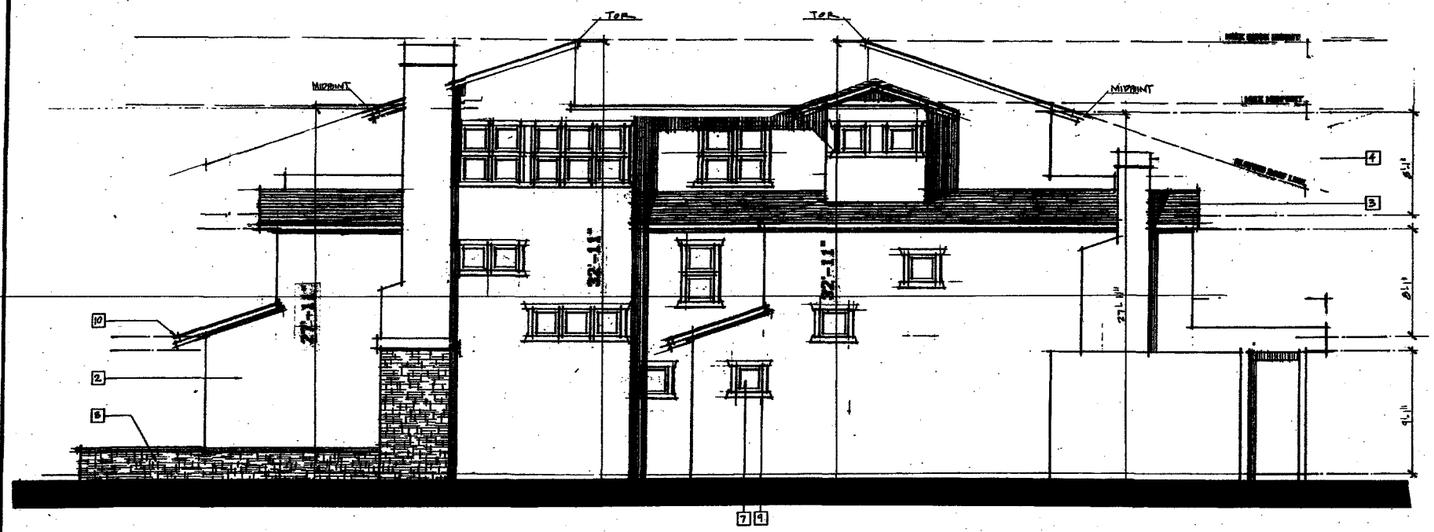
Job # 207-001

sheet # A-4.3

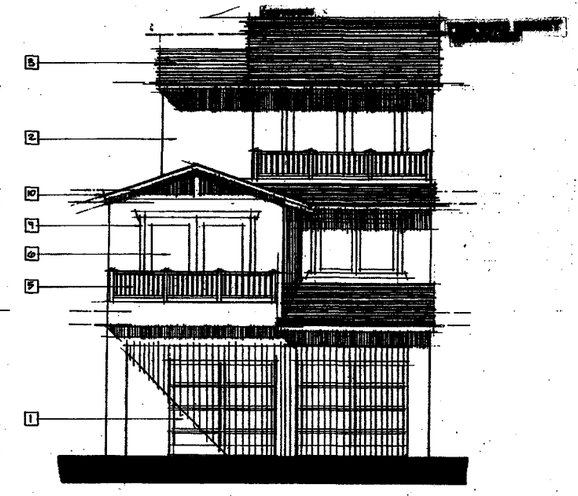
HEIGHT LIMIT OVERLAY

CONFORMING STRUCTURE

PLAN C
CRAFTSMAN



RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"

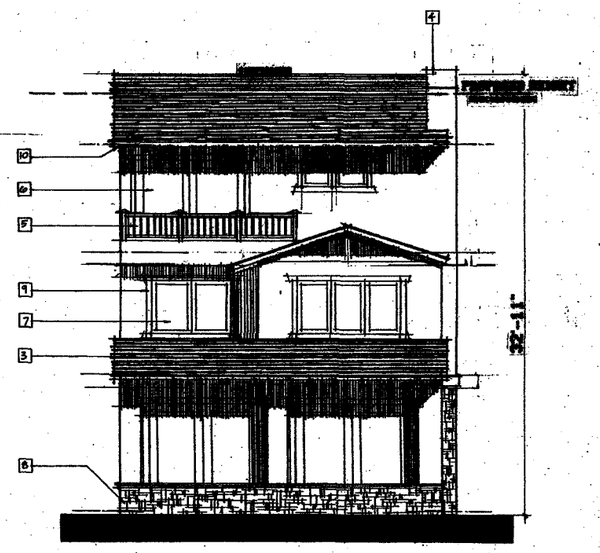


REAR ELEVATION (DRIVEWAY VIEW) SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2' - 0" above the tallest 10'- 0" of roof.
5. Vinyl Guardrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Cultured Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x6" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. False attic vent w/ decorative lattice.

LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE 1/4" = 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Rockit Kitchen + Bar

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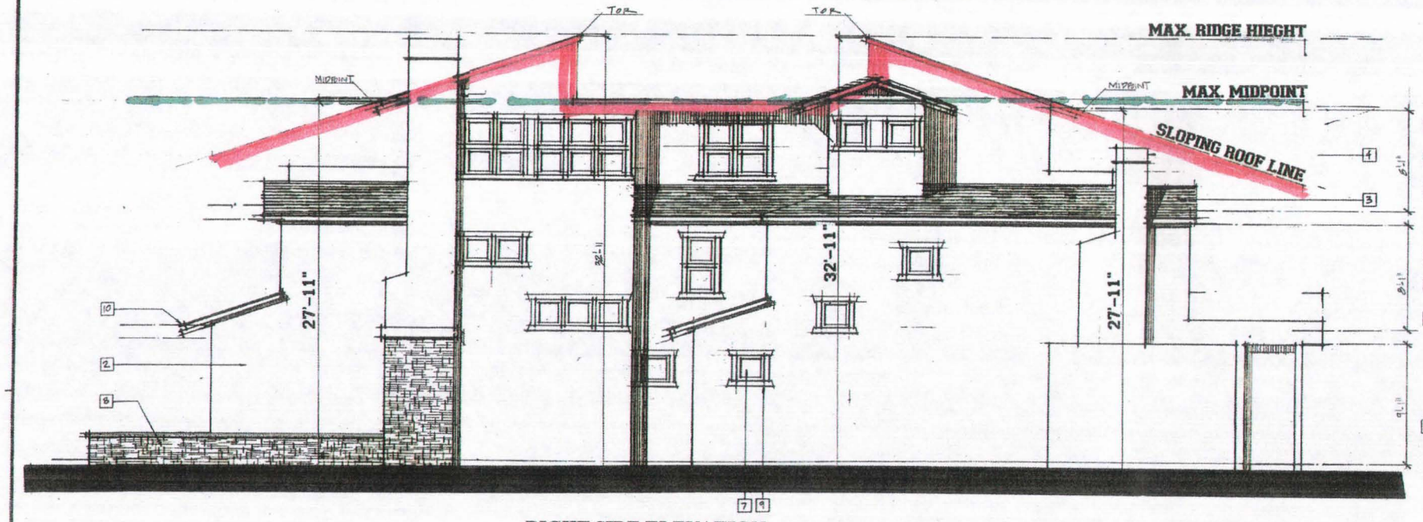
Job # 707-001

Sheet # A-4.2

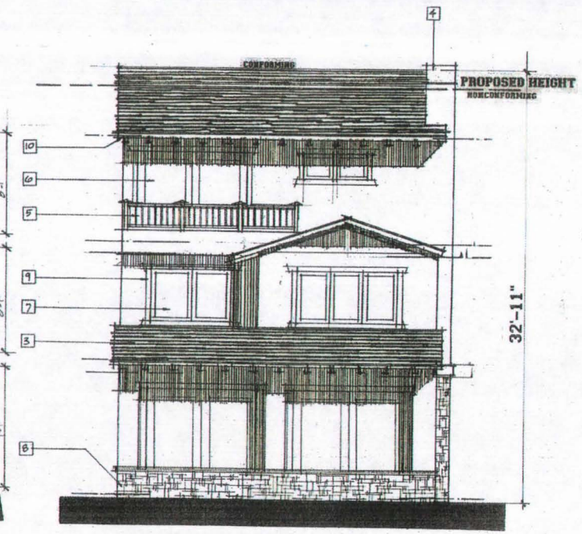
HEIGHT LIMIT OVERLAY

CONFORMING STRUCTURE



RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"

PLAN C
CRAFTSMAN



FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
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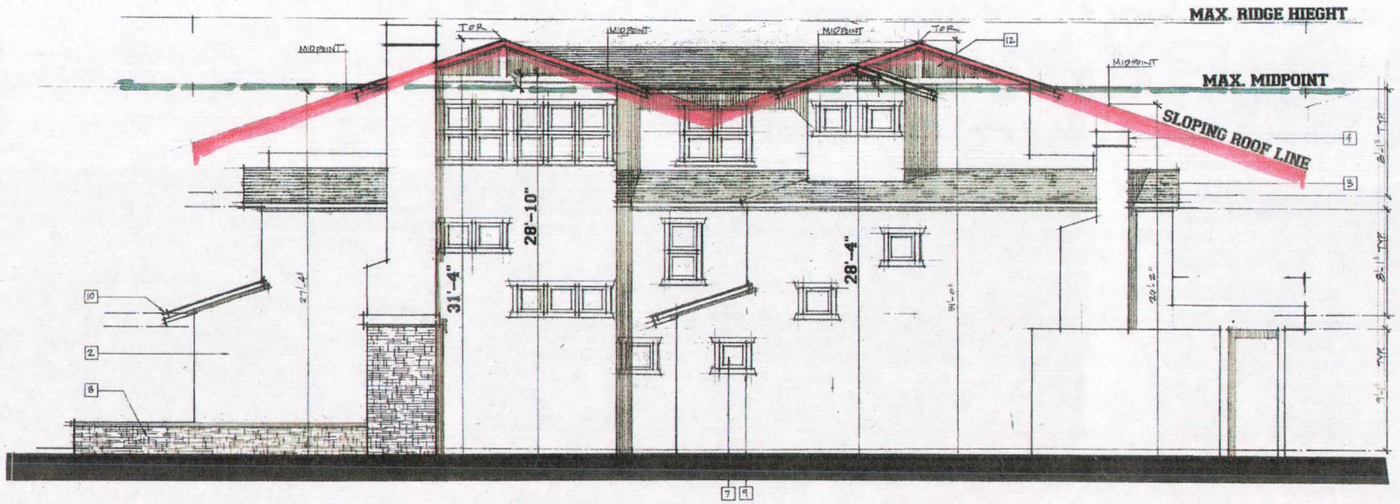
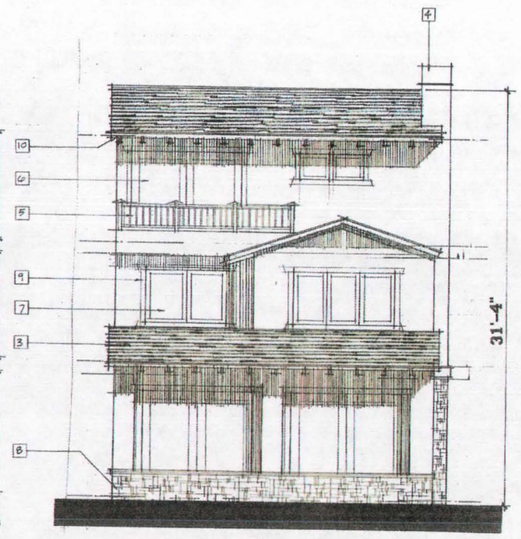
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical
10. 2"x4" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door
12. False attic vent w/ decorative lattice.

PROPOSED NONCONFORMING STRUCTURE



RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

Todd Schooler

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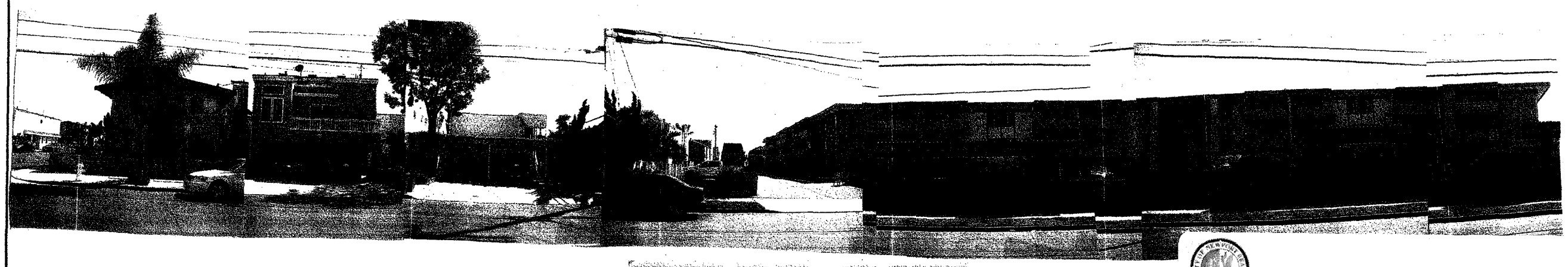
Job # 207-001

sheet # ALTERNATE A-4.2

PROPOSED STREET SCENE (SEASHORE)

PROPOSED STREET SCENE (RIVER)

EXISTING STREET SCENE (SEASHORE)



EXISTING STREET SCENE (RIVER)

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

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Architecture • Planning • Building

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job #

sheet #
SS-1

SEASHORE VILLAGE
NEWPORT BEACH, CA

LEGAL OWNER

Seashore Village, LLC
1550 North 40th Street, #10
Mesa, AZ 85205
(480) 218-6966

LEGAL DESCRIPTION

Lots 104, Tract 3813,
City of Newport Beach.
County of Orange, State of California

DESIGN DATA

BUILDING CODE:	2001 CBC, 2001 CMC, 2001 CPC, 2001 CEC, & T24-6
USE ZONE:	MFR
OCCUPANCY GROUP:	R-3 / U-1
CONSTRUCTION TYPE:	V – N
BUILDING USE:	Single Family Dwellings & Duplexes With Attached Garage

SQUARE FOOTAGE

Plan A	Qty
Livable - 2888sq.ft	
Garage - 360sq.ft	
Total - 3248sq.ft	6
Plan B	
Livable - 2437sq.ft	
Garage - 360sq.ft	
Total - 2797sq.ft	6
Plan C	
Unit A	6
Livable - 1635sq.ft	
Garage - 201sq.ft	
Unit B	6
Livable - 1534sq.ft	
Garage - 236sq.ft	
Total - 3606sq.ft	
Total	
Livable - 50964sq.ft	
Garage - 6942sq.ft	
Units ----------	24

Parking	Qty
Plan A - 2 Garage	12
Plan B - 2 Garage	12
Plan C	
Unit A - 1 Garage	6
- 1 Carport	6
Unit B - 1 Garage	6
- 1 Carport	6
Guest	
Standard ----------	14
Handicapped ------	1

Lot Area ---------- 65,108sq.ft
Floor Area Limit-- 1.10- Allowable – 1.75
Building Coverage- 23,652sq.ft. = 36.3%
Landscaping ------- 18,390sq.ft. = 28.24%
Paving ------------ 23,066sq.ft. = 35.42 %

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

APPROVED BY:
Planning Commission / City Council
As Submitted / As Modified
Refer to ____ Resolution ____ Approval Letter
# of Pgs Approved: ____ Date: ____

ABBREVIATIONS

A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
ADJ.	ADJACENT
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
BLT-IN	BUILT-IN
B.S.	BAR SINK
CABT.	CABINET
C.I.	CAST IRON
C.J.	CEILING JOIST
CLG.	CEILING
CNTR.	COUNTER
CNTRTP.	COUNTERTOP
C.O.	CASED OPENING
CONT.	CONTINUOUS
C.R.	CURTAIN ROD
CSMT. WDW.	CASEMENT WINDOW
C.T.	CERAMIC TILE
D.	DRYER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.S.	DOWNSPOUT
DTL.	DETAIL
D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
ELE.V.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
E.W. OR E/W	EACH WAY
FAU	FORCED AIR UNIT
F.G.	FINISH GRADE
F.G.	FIXED GLASS
F.G.	FUEL GAS
FIN.	FINISH
FIN. FLR.	FINISH FLOOR
F.J.	FLOOR JOIST
FL.	FLUSH
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.O.	FINISH OPENING
F.O.C.	FACE OF CURB
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.P.	FIBERGLASS REINFORCED POLYESTER
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GYP. BRD.	GYPSUM BOARD
G.D.	GARBAGE DISPOSAL
G.D.O.	GARAGE DOOR OPERATOR
G.I.	GALVANIZED IRON
G.F.I.	GROUND FAULT INTERUPT
GL.	GLASS
GR.	GRADE
GRND.	GROUND
GLB.	GLUE LAMINATED BEAM
H.D.	HOLDOWN
H.C.	HOLLOW CORE
HDR.	HEADER
HT.	HEIGHT
HTR.	HEATER
INSUL.	INSULATION
INT.	INTERIOR
JAL.	JALOUSIE
L.	LAVATORY
LAM.	LAMINATED
LAM. PLAS.	LAMINATED PLASTIC
L.F.	LINEAL FEET/FOOT
LUM.	LUMINOUS
LVR.	LOUVER
MAR.	MARBLE
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MFGR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
M.O.	MASONRY OPENING
MTD.	MOUTED
MTL.	METAL
N.G.	NATURE GRADE
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C. OR O/C	ON CENTER
O.H.	OVERHEAD
OPNG.	OPENING
OSA	OUTSIDE AIR
P.B.	PUSH BUTTON
P.C.	PORTLAND CEMENT
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNLG.	PANELING
POL.	POLISHED
PPG.	POLISHED PLATE GLASS
PR.	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PVC	POLY VINYL CHLORIDE
R.	RISER
RAD.	RADIUS
R.A.G.	RETURN AIR GRILLE
RECPT.	RECEPTACLE
REF.	REFERENCE
REFRIG.	REFRIGERATOR
REINF.	REINFORCING
RE/S	RE-SAWN
REQ'D.	REQUIRED
REV.	REVERSED
REV.	REVISION/REVISE
R.J.	ROOF JOIST
RO.	ROUGH
RO-IN	ROUGH-IN
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
RWD	REDWOOD
S.	SINK
S.C.	SOLID CORE
SCH.	SCHEDULE
SECT.	SECTION
SEL.	SELECT
SHT.	SHEET
SHTHG.	SHEATHING
SHWR.	SHOWER
SL.	SLIDING
SPL.	SPLASH
S & P	SHELF AND POLE
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.	SERVICE SINK
STD.	STANDARD
SW.	SWITCH
T.	TREAD
T & B	TOP AND BOTTOM
T.C.	TRASH COMPACTOR
TEL.	TELEPHONE
TEMP.	TEMPERED
T & G	TONGUE AND GROOVE
T.O.C.	TOP OF CURB
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PAVING
T.O.S.	TOP OF SLAB
T.W.	TOP OF WALL
T.V.	TELEVISION
UNFIN.	UNFINISHED
U.	URINAL
VAN.	VANITY
VEN.	VENEER
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
VIN.	VINYL
V.PRF.	VAPORPROOF
W.	WASHER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
WT.	WEIGHT

ROOM/AREA ABBREVIATIONS

B.	BATH
BR.	BEDROOM
BRM.	BROOM
CLO.	CLOSET
DIN.	DINING
DR.	DRESSING
ENT.	ENTRY
FAM.	FAMILY
GAR.	GARAGE
KIT.	KITCHEN
LAU.	LAUNDRY
LIB.	LIBRARY
LIN.	LINEN
LIV.	LIVING
M.B.	MASTER BATH
M. BR.	MASTER BEDROOM
PTRY.	PANTRY
PW. R.	POWDER ROOM
RTR.	RETREAT
SER.	SERVICE
STO.	STORAGE
W/R	WARDROBE

SYMBOLS

- SURFACE MOUNTED INCANDESCENT CEILING LIGHT FIXTURE
- RECESSED INCANDESCENT CEILING LIGHT FIXTURE
- RECESSED MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT WALL LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- RECESSED FRACTIONAL HP EXHAUST FAN, SWITCHED CONTROLLED
- RECESSED ELECTRICAL CEILING HEATER, SWITCHED CONTROLLED
- RECESSED COMBINATION HEATER/ EXHAUST FAN, SWITCHED CONTROLLED
- 120V DUPLEX CONVENIECE RECEPTACLE AT 12" ABOVE FLOOR
- 120V OR 240V, AS NOTED, CONVENIECE RECEPTACLE WITHIN CABINET
- 220 240V SINGLE CONVENIECE RECEPTACLE, VERIFY HEIGHT
- 120V DUPLEX CONVENIECE RECEPTACLE, SWITCHED CONTROLLED, 1/2 HOT
- WP GFI 120V OR 240V, AS NOTED, WATERPROOF DUPLEX RECEPTACLE WITH GFI
- TWO - POLE LIGHT SWITCH AT +42" ABOVE FLOOR. UNLESS NOTED OTHERWISE.
- THREE -WAY LIGHT SWITCH
- FOUR -WAY LIGHT SWITCH
- PH TELEPHONE JACK AT 12" ABOVE FLOOR. UNLESS NOTED OTHERWISE.
- TV TELEVISION ANTENNA/ CABLE JACK AT 12" ABOVE FLOOR
- DOOR CHIMES
- PB DOOR CHIME PUSH - BUTTON
- T THERMOSTAT, VERIFY LOCATION WITH HEATING LAYOUT
- SP SPEAKER OUTLET, VERIFY HEIGHT
- V SPEAKER VOLUME CONTROL OUTLET, 42" ABOVE FLOOR
- J JUCTION BOX, WITH COVER OR ADAPTOR AS REQUIRED
- S SMOKE DETECTOR, I.C.B.O. APPROVED
- ICM INTERCOM, MASTER UNIT, VERIFY HEIGHT
- ICR INTERCOM, REMOTE UNIT, VERIFY HEIGHT
- LOOSE KEY VALVE
- HB HOSE BIBB
- HB BOV HOSE BIBB WITH SHUT- OFF VALVE
- FG FUEL GAS OUTLET
- WOOD, ROUGH, CONTINUOUS MEMBER
- WOOD, ROUGH, NON-CONTINUOUS MEMBER
- FIBERGLASS BATT INSULATION
- STEEL MEMBER IN SECTION
- DIFFERENTIAL IN FLOOR LEVELS OR FINISH SURFACES
- WOOD OR METAL STUD WALL
- WOOD OR METAL STUD WALL, THERMAL OR SOUND INSULATION
- BRICK OR CONCRETE BLOCK WALL OR VENEER

DESIGN TEAM

ARCHITECT
TODD SCHOOLER & ASSOCIATES, INC.
301 EAST 17TH STREET SUITE 204
COSTA MESA, CALIFORNIA 92627
PHONE: 949/646-8805

ENERGY CONSULTANT
SOUTHLAND
8592 LA CASITA AVENUE
FOUNTAIN VALLEY, CA 92708
PHONE: 714/848-3756

GEOTECHNICAL CONSULTANT
EGA CONSULTANTS
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COSTA MESA, CALIFORNIA 92627
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ENTITLEMENT CONSULTANT
THE SULLY GROUP INC.
161 FASHION LANE, # 116
TUSTIN, CA. 92780
PHONE: 714/665-1101

CIVIL CONSULTANT
TOAL ENGINEERING, INC.
139 AVENIDE NAVARRO
SAN CLEMENTE, CALIFORNIA 92672
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STRUCTURAL CONSULTANT
ESUFME, INC., STRUCTURAL ENGINEERS
1800 E. 16TH STREET
SANTA ANA, CALIFORNIA 92701
PHONE: 714/835-2800

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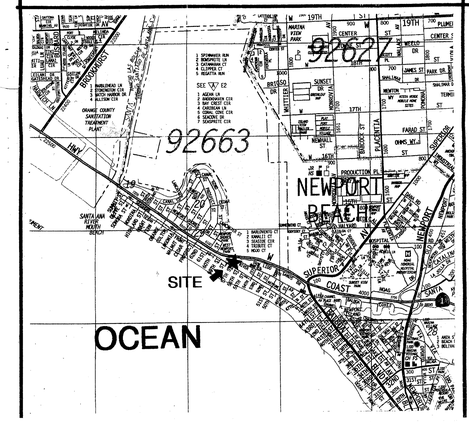
VICINITY MAP



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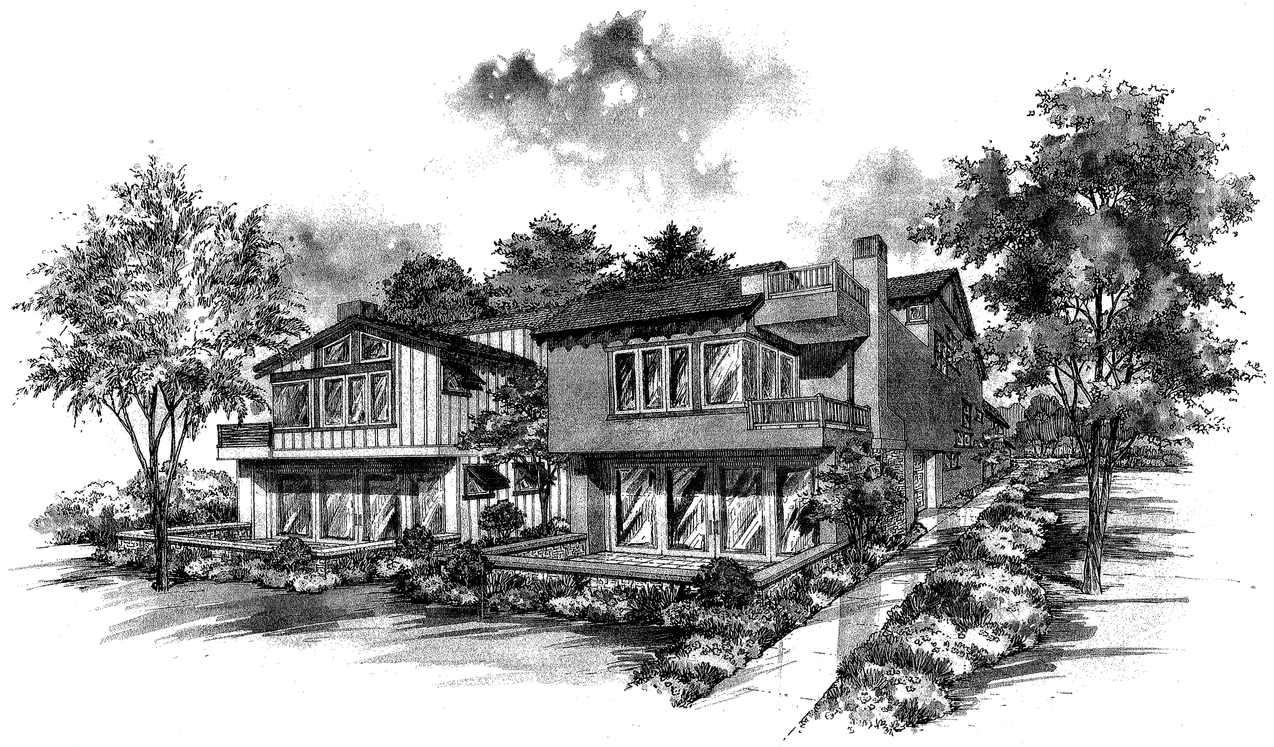
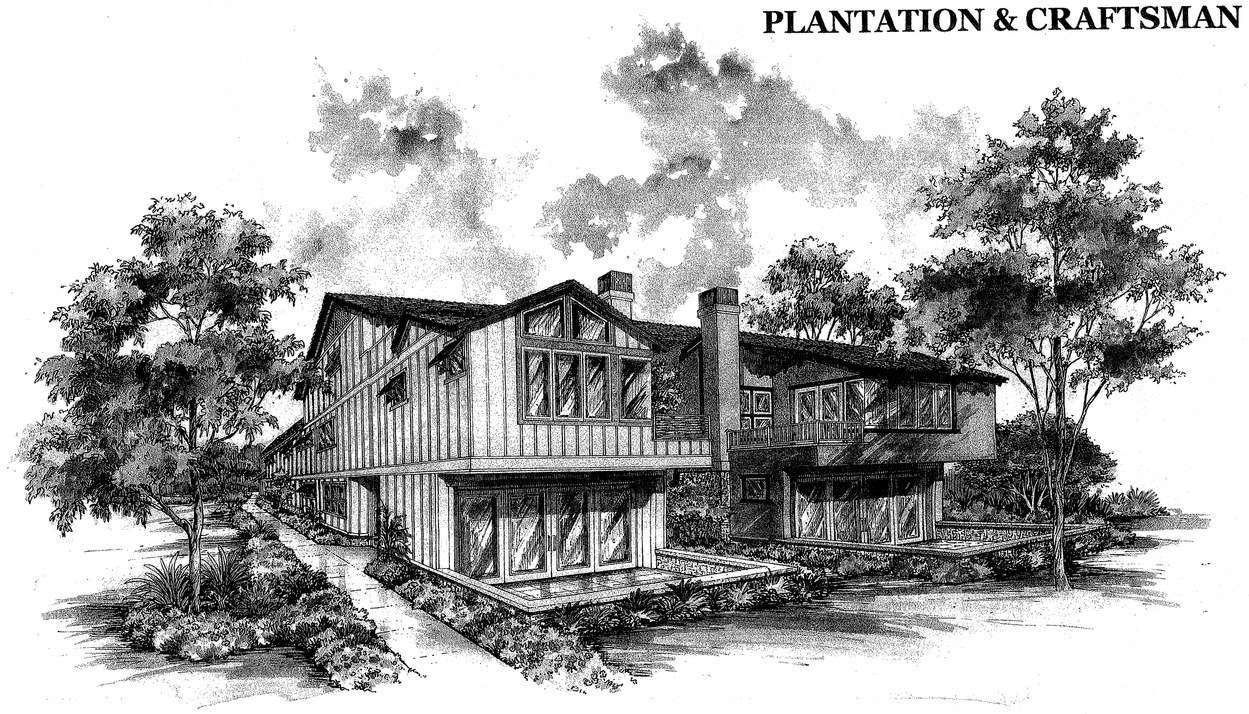
621202

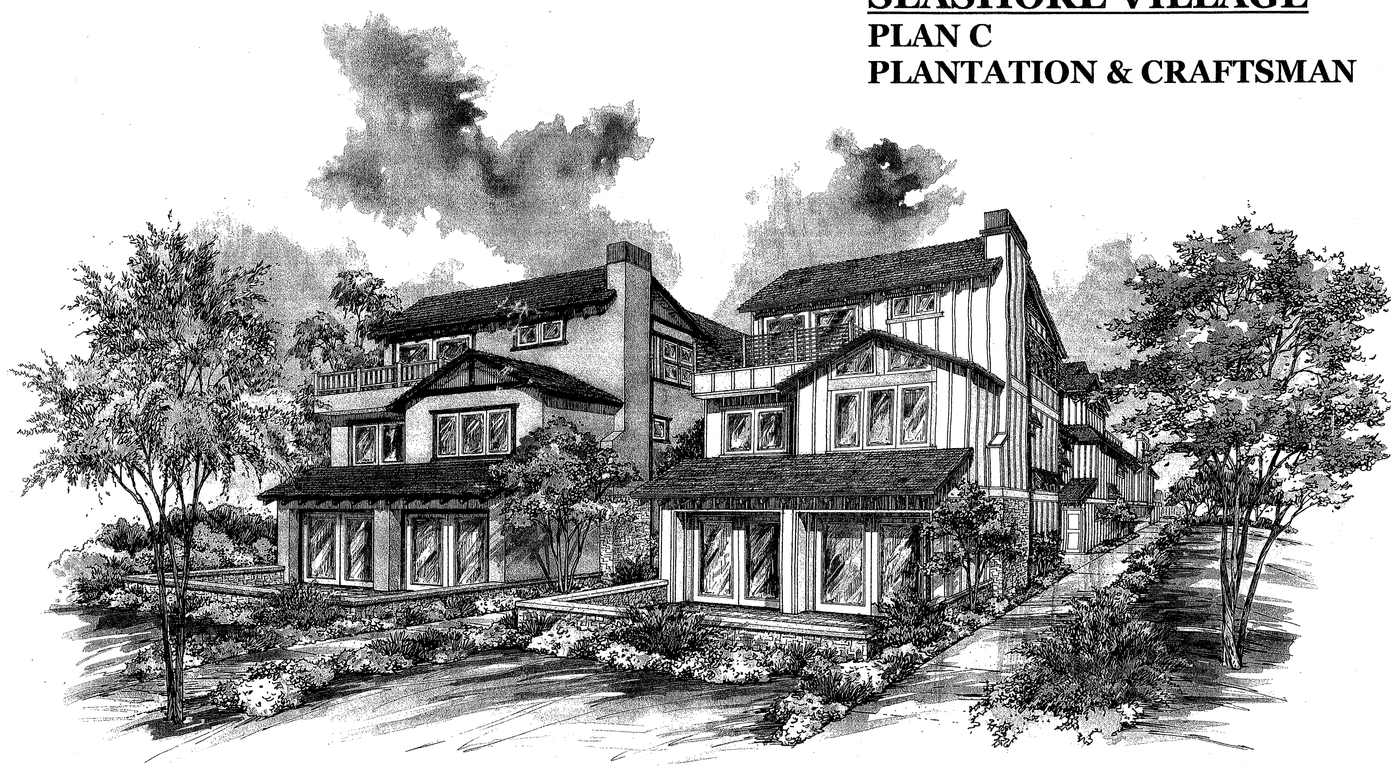
SEASHORE VILLAGE
PLAN B
PLANTATION & CRAFTSMAN



SEASHORE VILLAGE
PLAN A
PLANTATION & CRAFTSMAN



SEASHORE VILLAGE
PLAN C
PLANTATION & CRAFTSMAN



A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

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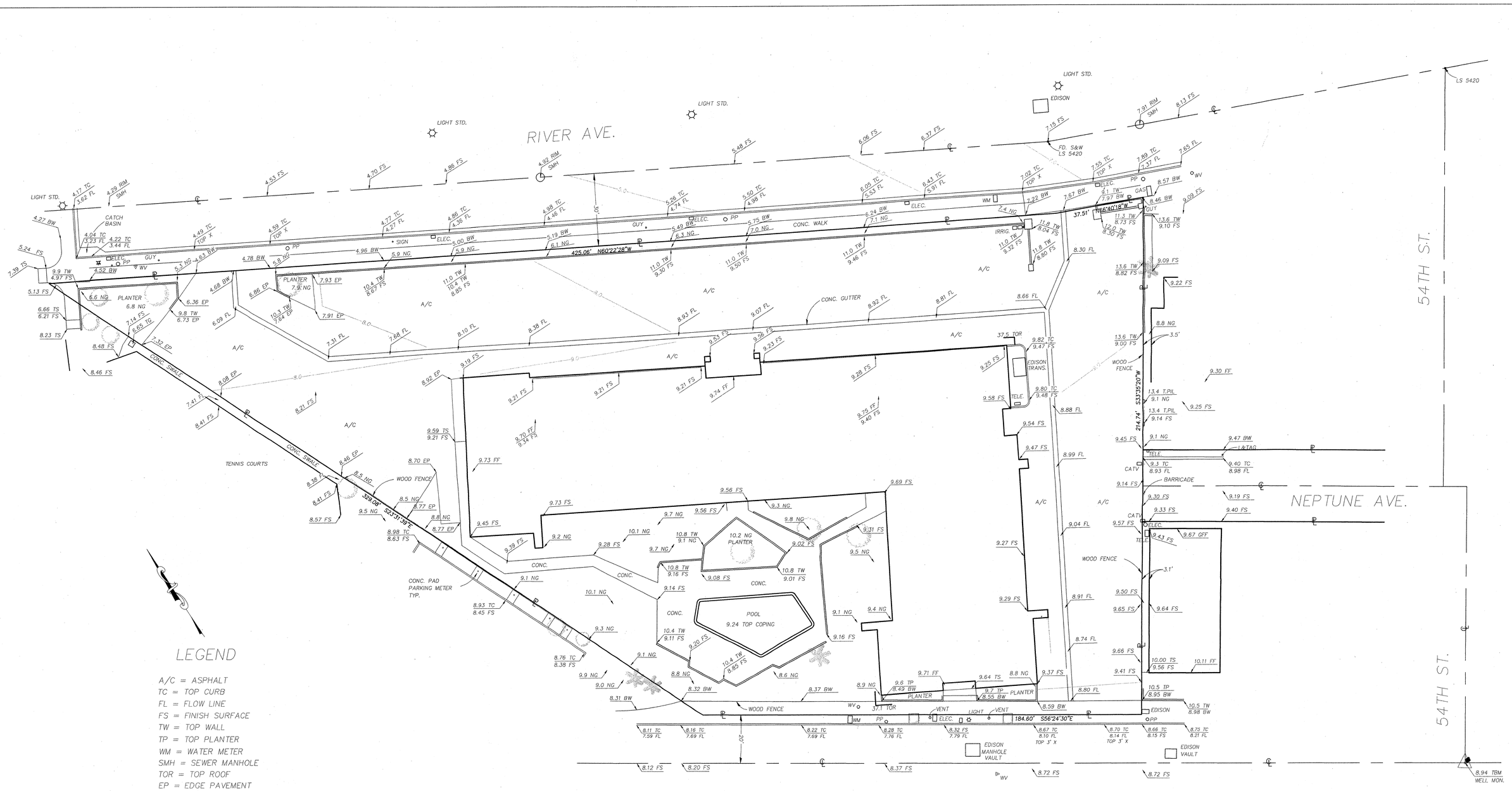


LEGEND

A/C = ASPHALT
TC = TOP CURB
FL = FLOW LINE
FS = FINISH SURFACE
TW = TOP WALL
TP = TOP PLANTER
WM = WATER METER
SMH = SEWER MANHOLE
TOR = TOP ROOF
EP = EDGE PAVEMENT
NG = NATURAL GROUND
WV = WATER VALVE
BW = BACKWALK
FF = FINISH FLOOR
TS = TOP STEP

LICENSED LAND SURVEYOR — JAMES S. REITER — EXP. 12-31-08 — STATE OF CALIFORNIA

SU-1

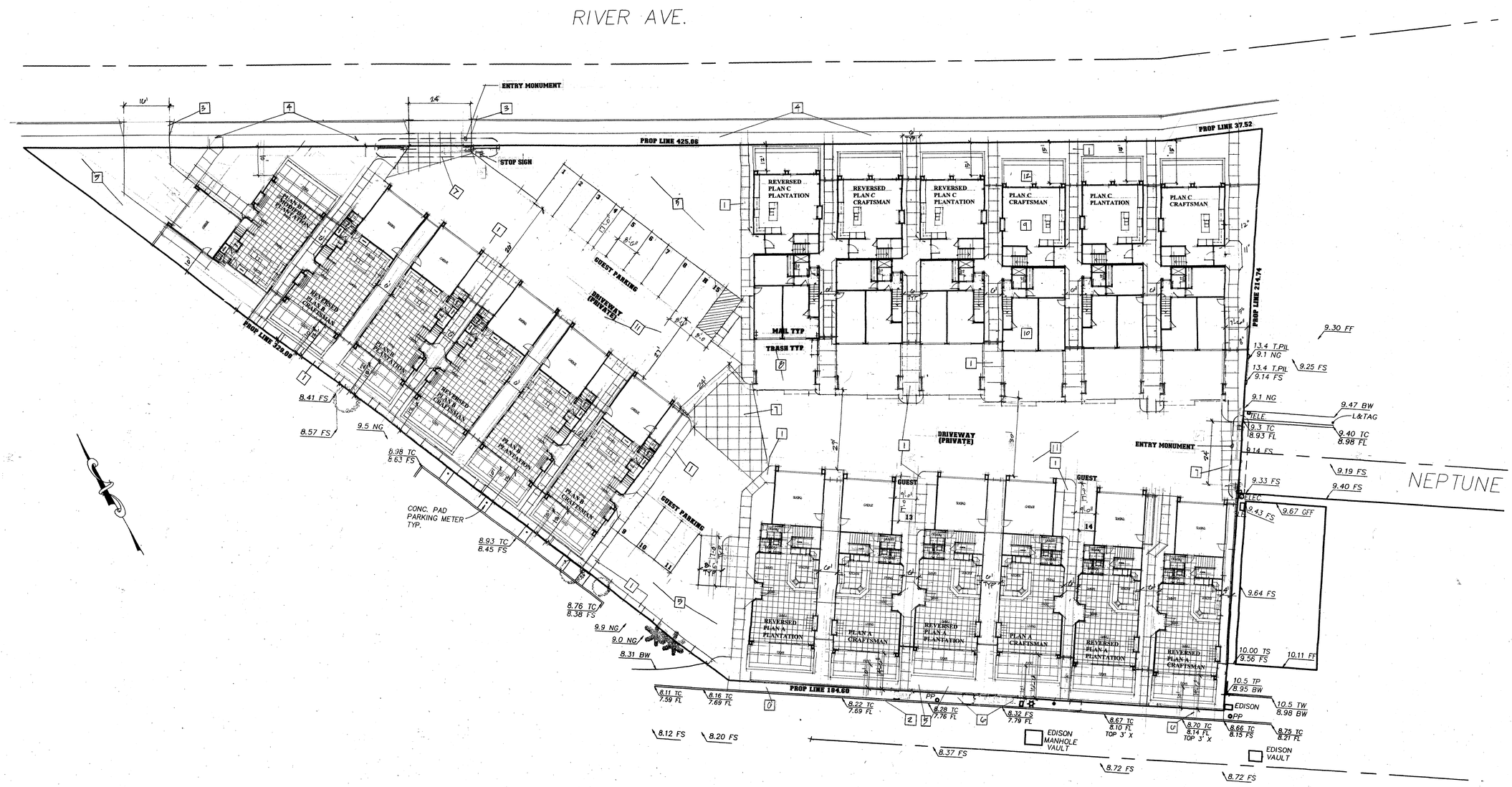
TOPOGRAPHIC MAP

16 SCALE	LOT 104 TRACT NO. 3813
JUNE 05	

5515 RIVER AVE. NEWPORT BEACH CA.

SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA.
OCS BENCHMARK W-766 NGVD29 DATUM ELEV. = 7.261

3/11/2008



The calculation for impervious surfaces are as follows.

Lot area	65108 sq.ft.
Existing landscape	9393 sq.ft. 14.4%
Existing impervious surfaces	55710 sq.ft.
Building Coverage-	**23,652sq.ft. = 36.3%**
Landscaping ------	**18,390sq.ft. = 28.24%**
Paving ----------	**23,066sq.ft. = 35.42 %**

The open space calculation is as follows.

Allowable open space	170.6' x 28'x 6'= 28,661 cu.ft.
Actual open space	= 675,416 cu.ft.

SITE PLAN KEYNOTES

1. New 5" thick concrete walkway.
2. Existing curb & gutter to remain.
3. New driveway approach per city standard.
4. Existing concrete sidewalk to remain.
5. Landscape area.
6. New city sidewalk per city standard.
7. Groutless paver system.
8. New 5" thick concrete driveway.
9. Area of residence.
10. Area of garage.
11. AC paving over gravel base.
12. 5" thick concrete patio.

SITE PLAN SCALE 1/16": 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

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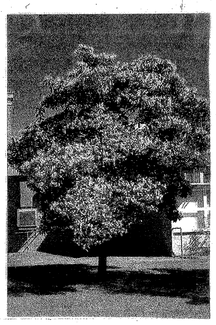
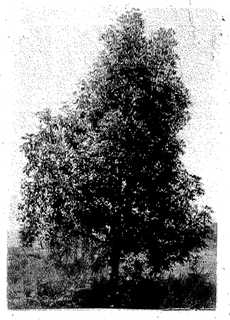


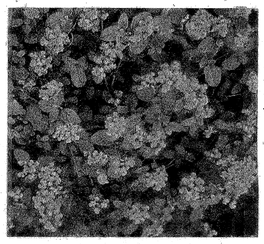
SWEET SHADE

Stenocarpus sinuata,
Firewheel Tree



BRISBANE BOX

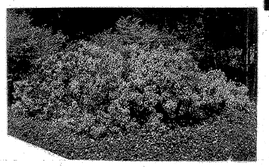
NEW ZEALAND CHRISTMAS TREE



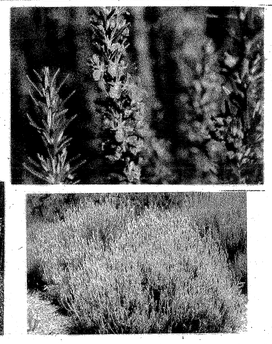
LANTANA

LAVENDER

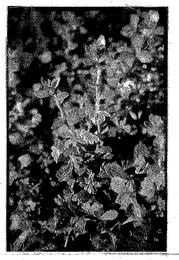
PRIVET



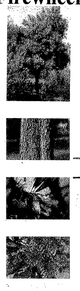
INDIAN HAWTHORNE



ROSEMARY



MAUVE CLUSTERS



RIVER AVE.

REQUIRED STREET TREE:
QUEEN PALM (SYAGRUS ROMANZOFFIANUM)

SHRUBS & GROUND COVER

LAWN

LAWN

TREE SCREEN:
BRISBANE BOX

REVERSED PLAN C PLANTATION
REVERSED PLAN C CRAFTSMAN
REVERSED PLAN C PLANTATION
PLAN C CRAFTSMAN
PLAN C PLANTATION
PLAN C CRAFTSMAN

GUEST PARKING
DRIVEWAY
GUEST PARKING
CONC. PAD PARKING METER TYP.

LAWN TREES:
SWEETSHADE &
SYCAMORE
CHITALPA

GRAVEL, TYPICAL
PAVING, TYPICAL

TELE.
TELEC.
NEPTUNE
EDISON PP
EDISON MANHOLE VAULT
EDISON VAULT
SEASHORE DR.

PATIO TREES:
WATER GUM (TRISTANIOPSIS LAURINA)
WINDMILL PALM (TRACHYCARPUS FORTUNEI)
FIREWHEEL TREE (STENOCARPUS SINUATUS)
STRAWBERRY TREE (ARBUTUS UNEDO)
INDIAN HAWTHORNE (RHAPHIOLEPIS "MAJESTIC BEAUTY"

NORTH
0 8' 16' 32'

PLANT LEGEND – COMMON AREAS

		MATURE HEIGHT	MATURE SPREAD
HYMENOSPORUM FLAVUM Sweet Shade	36" BOX	15-20'	10-15'
LOPHOSTEMON CONFERTUS Brisbane Box	15 GAL	20-30'	10-15'
METROSIDEROS EXCELSUS New Zealand Christmas Tree – **street tree**	24" BOX	30'	30'
LANTANA MONTEVIDENSIS Lantana	5 GAL	1 ½''	3'+'
LAVANDULA "HIDCOTE GIANT" Lavender	5 GAL	2'	3'
LIGUSTRUM TEXANUM Privet	5 GAL	6'	2-4'
NANDINA DOMESTICA Nandina	5 GAL	2'	6'
RHAPHIOLEPIS "BALLERINA" Indian Hawthorne	5 GAL	3'	3'
RHAPHIOLEPIS "SPRINGTIME" Indian Hawthorne	5 GAL	3-4'	3-5'
ROSMARINUS "MISS JESSUP'S UPRIGHT" Rosemary or "TUSCAN BLUE"	5 GAL	4'	1 ½ - 2'
ROSMARINUS "KEN TAYLOR" Rosemary	5 GAL	1-2'	4'
SCAEVOLA "MAUVE CLUSTERS" Mauve Clusters	5 GAL	1'	3'
GAZANIA "SUNRISE YELLOW " Gazania	FLATS @ 12" O. C.	ground cover **all shrub areas**	
"MARATHON" FESCUE GRASS Turf Grass	SODDED		

IRRIGATION NOTES

1. COMMON AREAS SHALL RECEIVE AUTOMATIC SPRINKLER SYSTEM WITH PLANTING ZONES SEPARATED BY EXPOSURE (NORTH/EAST VERSUS SOUTH/WEST) AND CULTURAL REQUIRMENTS (LAWN VERSUS SHRUBS).
2. COMMON AREAS IRRIGATION SYSTEM SHALL BE PROTECTED BY A REDUCED PRESSURE BACKFLOW PREVENTER.
3. THE SYSTEM SHALL BE OPERATED BY AN ELECTRIC AUTOMATICE SPRINKLER CONTROLLER WITH A RAIN SHUT-OFF DEVICE.
4. ALL PRIVATE YARD AREAS SHALL BE IRRIGATED BY A BUBBLER IRRIGATION SYSTEM.
5. PRIVATE YARD AREAS SHALL BE CONTROLLED BY AN AUTOMATIC SPRINKLER CONTROLLER FOR EACH UNIT.

PRELIMINARY
LANDSCAPE PLAN - SITE PLAN

SCALE 1/16": 1'-0"

3-12-07

LICENSED LANDSCAPE ARCHITECT PETER G. WEISBROD Lic. No. 1252 REN: 8-30-07 STATE OF CALIFORNIA

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

LAND ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
1620 THURSTON DRIVE
LAGUNA BEACH, CA 92651
TEL & FAX: (949) 497-7507

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Architecture & Planning

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7-6-07 TAB/GS

Job # 207-001

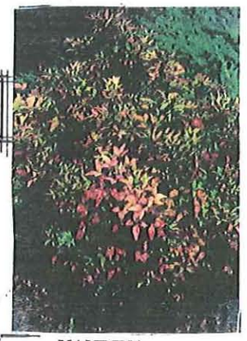
sheet # PL-1

3/11/2008

STRAWBERRY TREE

LEMON BOTTLEBRUSH

INDIAN HAWTHORNE



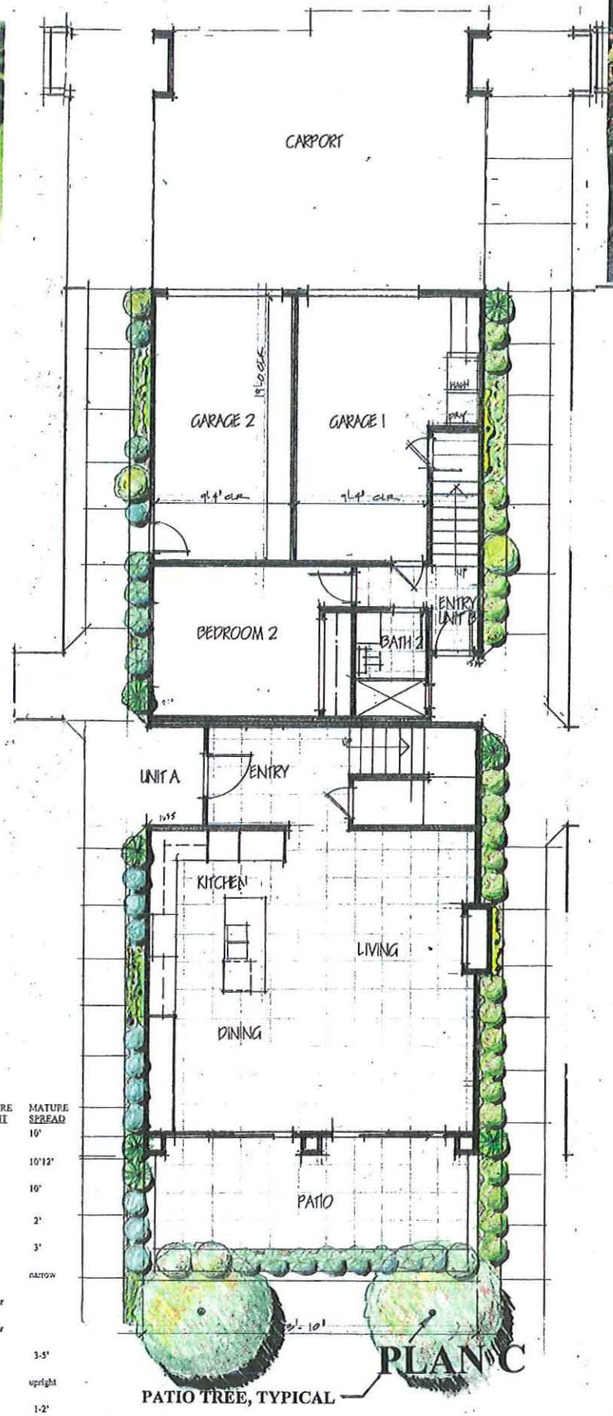
NANDINA

SWORD FERN

BIRD OF PARADISE

LILY-OF-THE-NILE

COMMON THYME



PLAN C

PLAN B

PLAN A

PATIO TREE, TYPICAL

PRIVATE YARD PLANTING, TYPICAL

PLANT LEGEND – PRIVATE AREAS

		MATURE HEIGHT	MATURE SPREAD
ARBUTUS UNEDO Strawberry Tree	24"	10-15'	10'
CALLISTEMON CITRINUS Lemon Bottlebrush	24" box	10-14'	10'12'
RHAPHIOLEPIS "MAJESTIC BEAUTY" Indian Hawthorne	24" BOX	15'	10'
AGAPANTHUS "PETER PAN" Lily-of-the-Nile	1 GAL	2'	2'
AZALEA INDICA Azalea	5 GAL	3'	3'
NEPHROLEPIS CORDIFOLIA Sword Fern	1 GAL	2-3'	narrow
PHOTINIAxFRASERI Photinia	5 GAL	espalier	
PITTOSPORUM TOBIRA Pittosporum	5 GAL	espalier	
RHAPHIOLEPIS "SPRINGTIME" Indian Hawthorne	5 gal	3-5'	3-5'
STRELITZIA REGINAE Bird of Paradise	5 GAL	3-5'	upright
THYMUS VULGARIS Common Thyme	1 GAL	1'	1-2'

PRELIMINARY
LANDSCAPE PLAN - PRIVATE YARDS

3-12-07

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SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

LAND ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
1610 THURSTON DRIVE
LAGUNA BEACH, CA 92651
TEL & FAX: (949) 497-7507

LICENSED LANDSCAPE ARCHITECT
PETER G. WEISBROD
Lic. No. 1252
REN 8-31-07
STATE OF CALIFORNIA

4175

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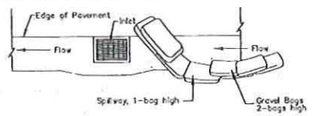
Job # 207-001

sheet # PL-2

PAGE 26 OF 28

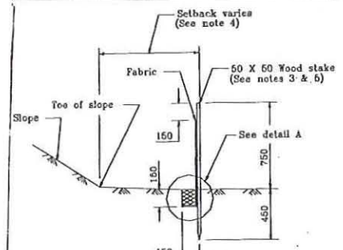
Storm Drain Inlet Protection — SC-10



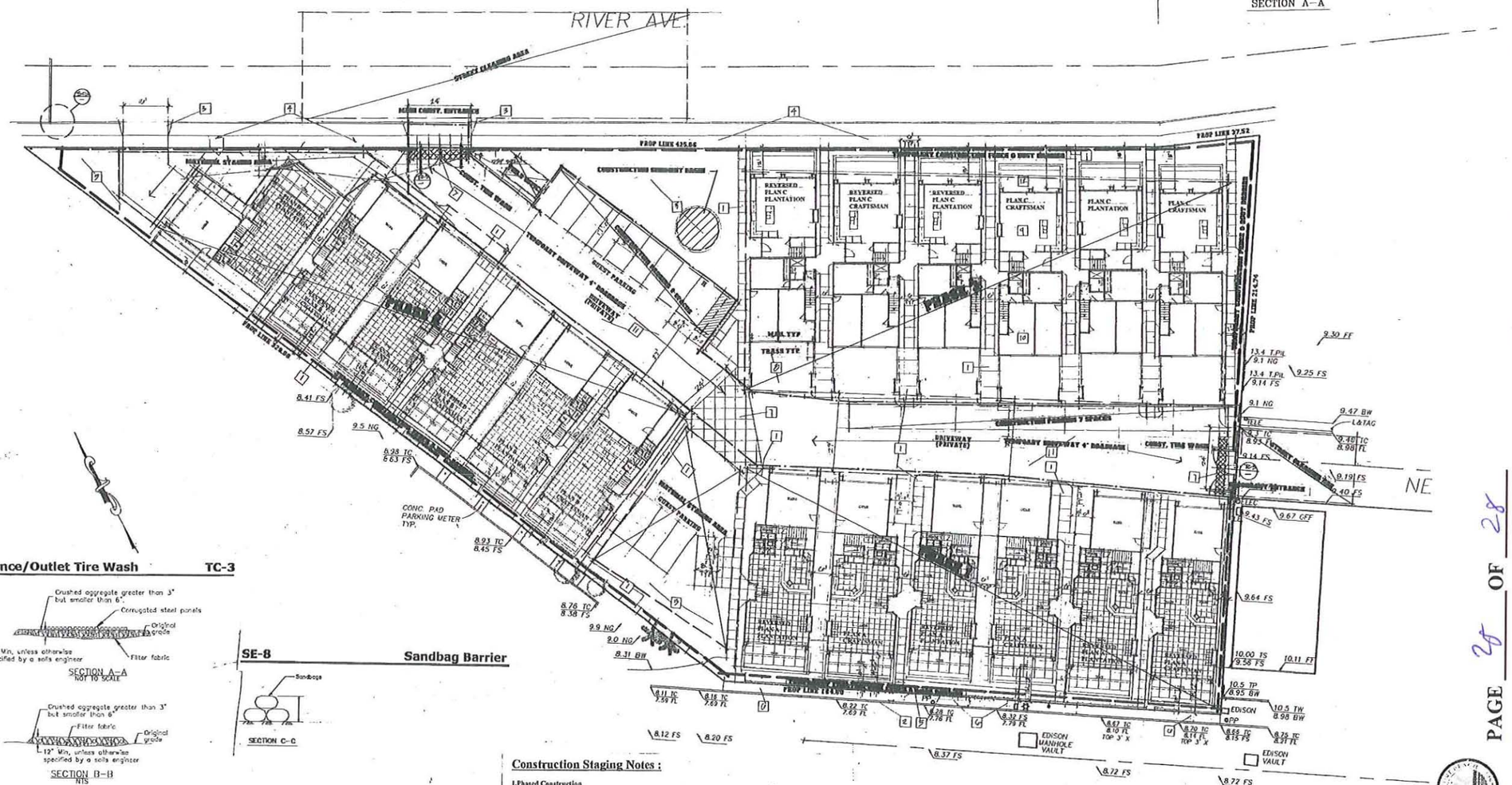
TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

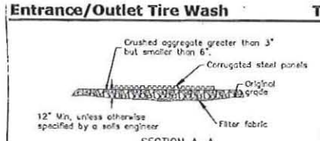
Silt Fence — SC-1



SECTION A—A

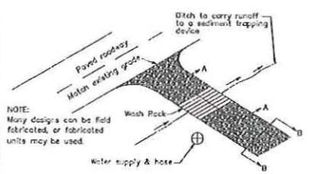


Entrance/Outlet Tire Wash — TC-3



SECTION A—A
NOT TO SCALE

SECTION B—B
NTS



NOTE:
Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH
NOT TO SCALE

SE-8 Sandbag Barrier

SECTION C-C

Construction Staging Notes :

1.Phased Construction
A. Construction trades shall rotate work, providing services on a single phase of the project at a time

B. Construction trades shall start work on Phase 1,2,or 3 after temporary driveway, fence & control measures have been installed

2.Construction Sediment Basin
A. Construct 24"deep x 16' dia. Temporary lined gravel pit.

B. All construction clean-up shall be done in construction sediment basin.

C. All overflow shall drain to temporary Driveway.

3. Construction hours & days shall be per City of Newport Beach requirements.
4. Construction noise levels shall be within City of Newport Beach standards
5. All material deliveries shall be unloaded on site.
6. Construction primary entrance shall be taken from River Ave.
7. Street sweeping shall be provided as shown a minimum of once a week or as required
8. Construction parking shall be per staging plan on site.

The calculation for impervious surfaces are as follows.

Lot area	65108 sq.ft.	
Existing landscape	9393 sq.ft.	14.4%
Existing impervious surfaces	55710 sq.ft.	
Proposed landscape	20987 sq.ft.	32.2%
Proposed impervious surfaces	44121 sq.ft.	

The open space calculation is as follows.
Allowable open space 170.6' x 28'x 6'= 28,661 cu.ft.
Actual open space = 675,416 cu.ft.

SITE PLAN KEYNOTES

1. New 5" thick concrete walkway.
2. Existing curb & gutter to remain.
3. New driveway approach per city standard.
4. Existing concrete sidewalk to remain
5. Landscape area.
6. New city sidewalk per city standard.
7. Grandeur pavers system.
8. New 5" thick concrete driveway.
9. Area of roofdeck.
10. Area of garage.
11. AC paving over gravel base.
12. 5" thick concrete patio.

CONSTRUCTION STAGING & WATER QUALITY CONTROL PLAN

SCALE 1/16": 1'-0"

PAGE 26 OF 28

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
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1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

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Todd Schroder

job # 1207-001

sheet # CS-1

RIVER AVE.

54TH ST.

NEPTUNE AVE.

SEASHORE DR.

PARKING

EXISTING BUILDING
54 UNITS 40,743 SQ.FT.

PARKING

PARKING

TENNIS COURTS

CONC. SWALE

CONC. PAD PARKING METER TYP.

WOOD FENCE

POOL
9.24 TOP COPING

PLANTER

425.00' N60°22'28"W

184.60' S56°24'30"E

214.24' S33°35'20"W

320.00' S33°35'38"E

LIGHT STD

EDISON MANHOLE VAULT

EDISON VAULT

LEGEND

A/C = ASPHALT
TC = TOP CURB
FL = FLOW LINE
FS = FINISH SURFACE
TW = TOP WALL
TP = TOP PLANTER
WM = WATER METER
SMH = SEWER MANHOLE
TOR = TOP ROOF
EP = EDGE PAVEMENT
NG = NATURAL GROUND
WV = WATER VALVE
BW = BACKWALK
FF = FINISH FLOOR
TS = TOP STEP

Demolition Staging Notes:

1. An asbestos assessment report shall be obtained and filed with the city prior to removal.
2. All asbestos shall be removed per city and state requirements by an approved contractor.
3. Construction demolition shall start after asbestos removal is complete.
4. Demolition dust shall be mitigated per City of Newport Beach requirements.
5. Street sweeping shall be provided daily or as required.
6. Demolition noise levels shall be within the City of Newport Beach standards.
7. Demolition hours & days shall be per City of Newport Beach requirements.
8. Demolition contractor shall submit a safety plan.
9. All debris transport trucks shall be loaded on site.
10. Debris transport trucks shall follow the approved truck route
11. No trespassing signs shall be posted at all strategic locations and 24 hour security shall be in place until construction security fence is in place.

VICINITY/ROUTE MAP

DEMOLITION PLAN **DP-1**

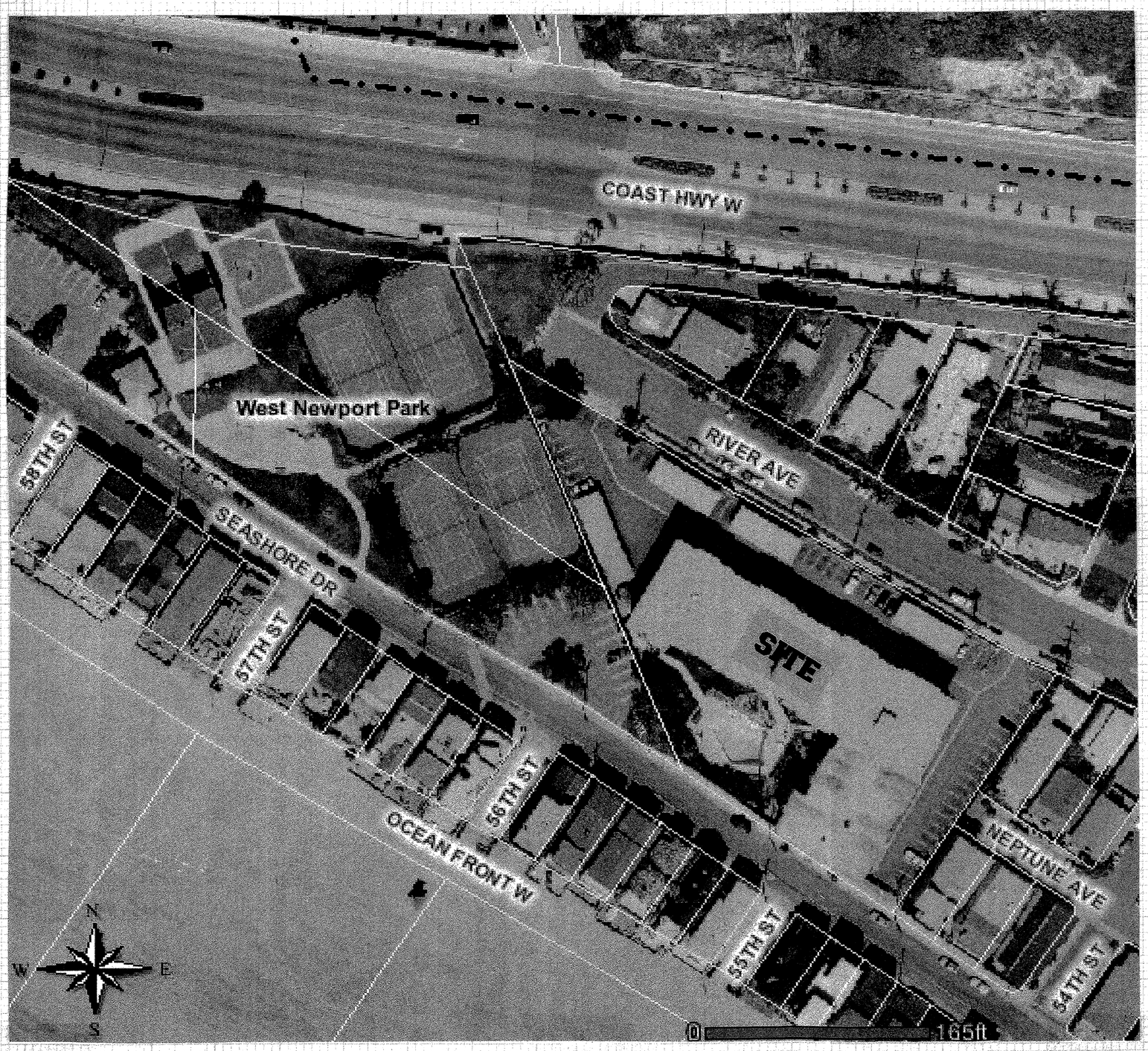
TOPOGRAPHIC MAP

16 SCALE | LOT 104 TRACT NO. 3813
JUNE 05

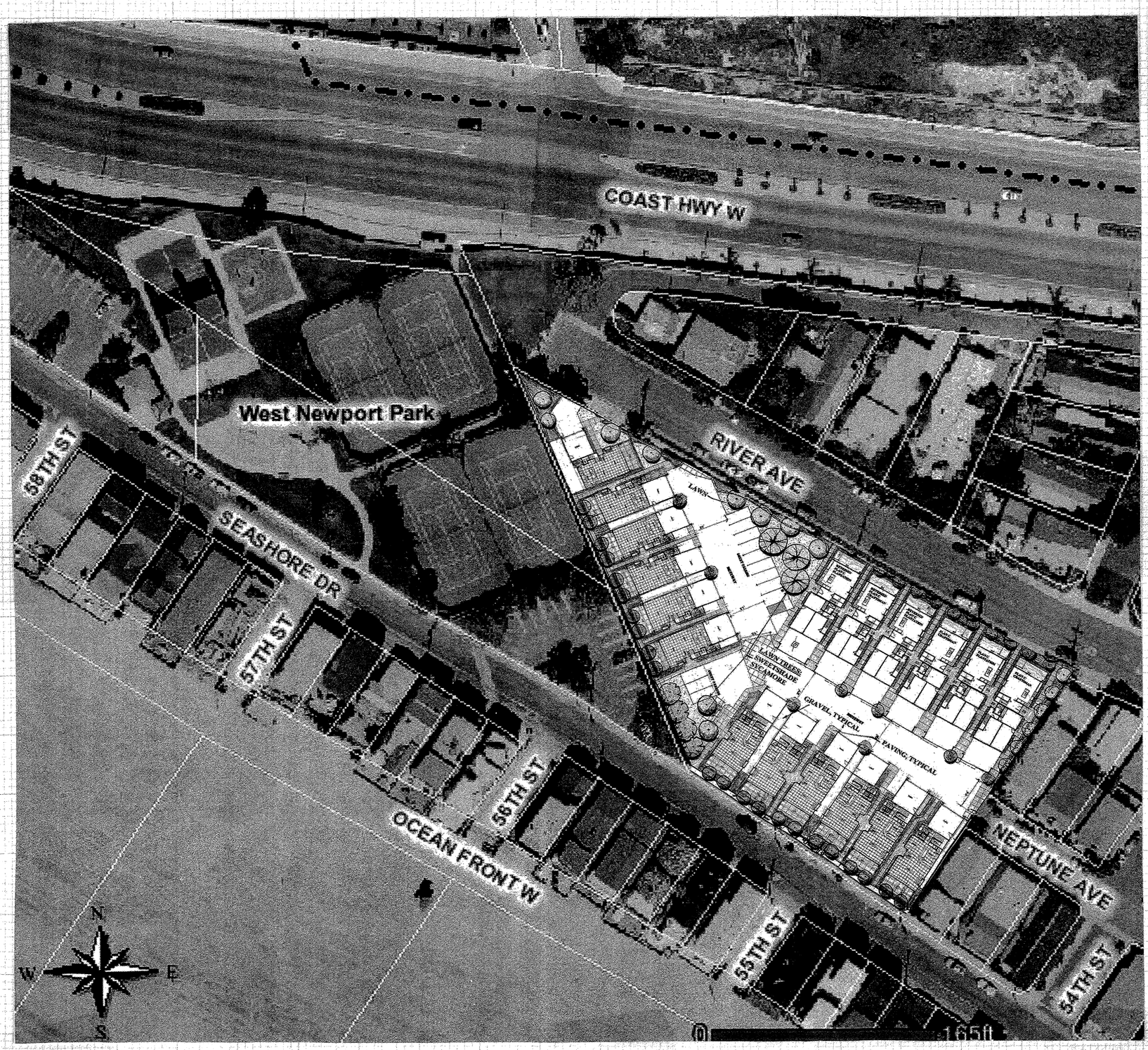
5515 RIVER AVE. NEWPORT BEACH CA.

SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA.
OCS BENCHMARK W-766 NGVD29 DATUM ELEV. = 7.261

EXISTING



PROPOSED



sheet # AR-1

job # 207-001

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949 6468805 • FAX 949 6468862

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

3/11/2008

PRELIMINARY GRADING PLAN
LOT 104, TRACT 3813
NEWPORT BEACH, CA

PREPARED FOR TODD SCHOOLER

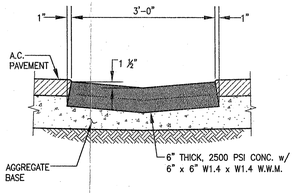
SCALE: 1"=20'

ANY EXISTING/DAMAGED S/W CURB & GUTTER WITHIN B/W & FRONTING DEVELOPMENT SHALL BE RECONSTRUCTED.

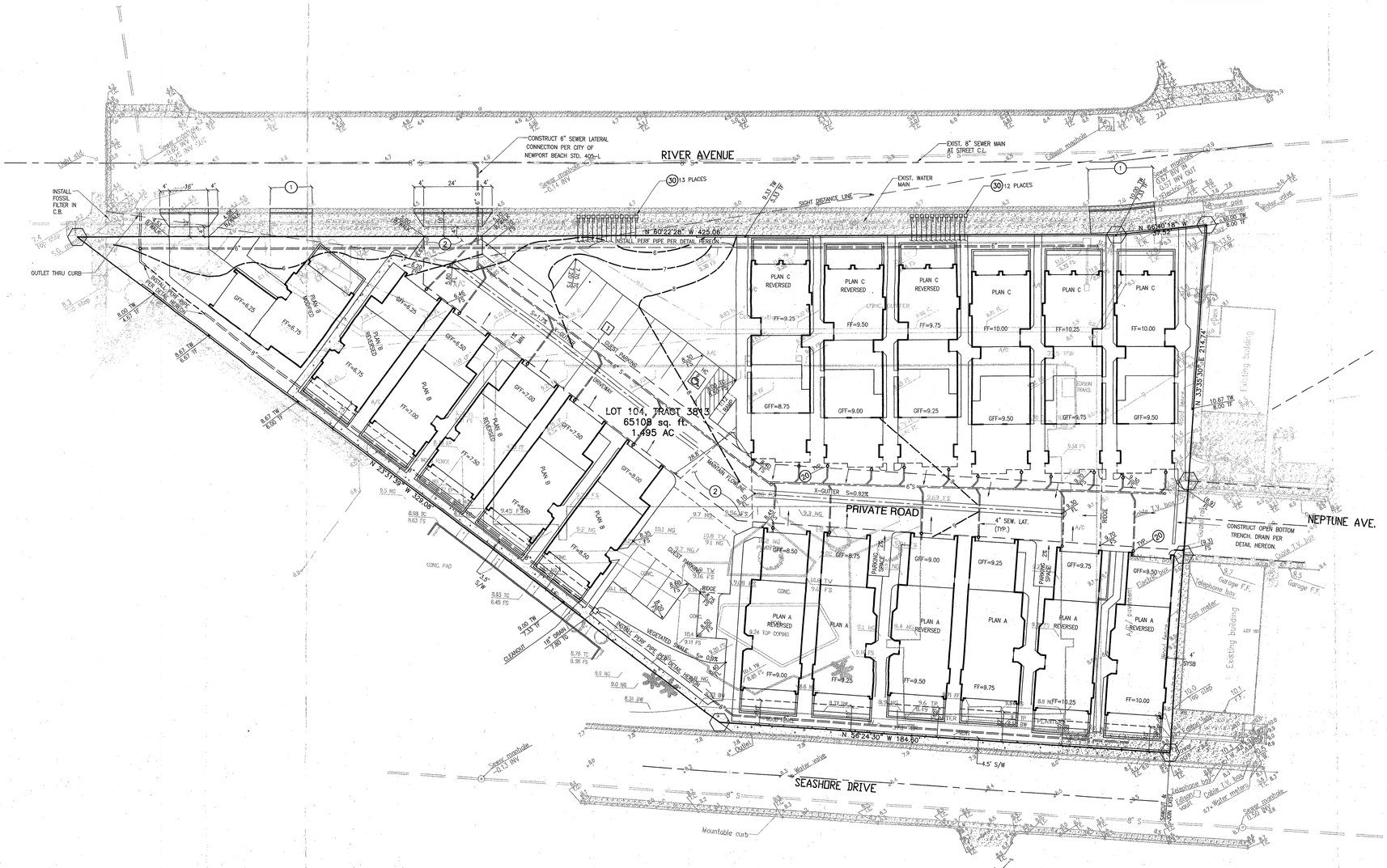
ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN PUBLIC RIGHT-OF-WAY.

LEGEND

100	EXISTING CONTOUR	PAD	PROPOSED PAD ELEVATION
100	PROPOSED CONTOUR	T/SLAB	PROPOSED TOP OF SLAB
100.00	SPOT ELEVATION	FS	PROPOSED FINISHED SURFACE
	PROPOSED CONCRETE PAVING	FG	PROPOSED FINISHED GROUND
FM	PROP. FORCE MAIN	TG	TOP OF GRATE
4"	PROPOSED STORM DRAIN	INV	INVERT OF PIPE
SUB	PROP. SUBDRAIN	T.C.	TOP OF CURB
	DEEPENED FOOTING	P.L.	PROPERTY LINE
	PROPOSED BEARING/RETAINING WALL	TW	TOP OF WALL
	EXISTING SCREEN WALL	TF	TOP OF FOOTING
	PROPOSED SCREEN WALL	W.F.	WATER FEATURE
	PROPOSED PLANTER WALL	F.P.	FIRE PIT
●	DOWNSPOUT	P.A.	PLANTER AREA
F.F.	PROPOSED FINISHED FLOOR	H.P.	HIGH POINT



DETAIL
CONCRETE CROSS GUTTER (3)
NOT TO SCALE



EASEMENTS

1 PROPOSED 24' WIDE INGRESS, EGRESS & PUBLIC UTILITIES EASEMENTS TO CITY OF NEWPORT BEACH.

WATER SERVICE

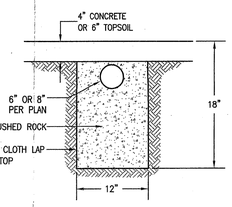
30 CONSTRUCT 1" WATER SERVICE PER CITY OF NEWPORT BEACH STD. 502-L.

SEWER CONSTRUCTION NOTES

20 CONSTRUCT 4" SEWER CLEANOUT & SEWER LATERAL PER CITY OF NEWPORT BEACH STD. 406-L (W/TRAFFIC RATED COVER).

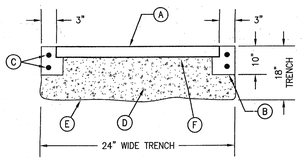
CONSTRUCTION NOTES

1 REMOVE EXIST. CURB CUT PER CITY OF NEWPORT BEACH STD. 165-L.
2 GROUTLESS PAVERS PER DETAIL HEREON.
3 CONSTRUCT 3' WIDE CONC. GUTTER PER DETAIL HEREON.

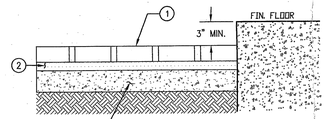


DETAIL
PERFORATED DRAIN TRENCH (XX)
NOT TO SCALE

(A) INSTALL 8" WIDE TRAFFIC RATED FRAME AND GRATE WITH 3/8" SLOT OPENINGS, NDS TYPE 837 OR EQUIV. PH. 800-726-1994
(B) FORM AND POUR PERIMETER CONCRETE CURB 10" DEEP BY 6" WIDE.
(C) INSTALL #4 REBAR TOP AND BOTTOM (TYPICAL).
(D) INSTALL CRUSHED ROCK 3/4" TO 1" DIA.
(E) INSTALL MIRAFI FABRIC TYPE 140 N OR EQUIV. AROUND GRAVEL.
(F) FILL REST OF TRENCH WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH.



CROSS SECTION
TRENCH DRAIN (XX)
NOT TO SCALE



1 2" GROUTLESS INTERLOCKING PAVING SYSTEM.
2 1" SAND BED.
3 4"-6" GRAVEL BASE.

GROUTLESS PAVER DETAIL (2)
NOT TO SCALE

7-9-07
REGISTERED PROFESSIONAL ENGINEER CALEB RIOS No. 57561 CIVIL STATE OF CALIFORNIA

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY

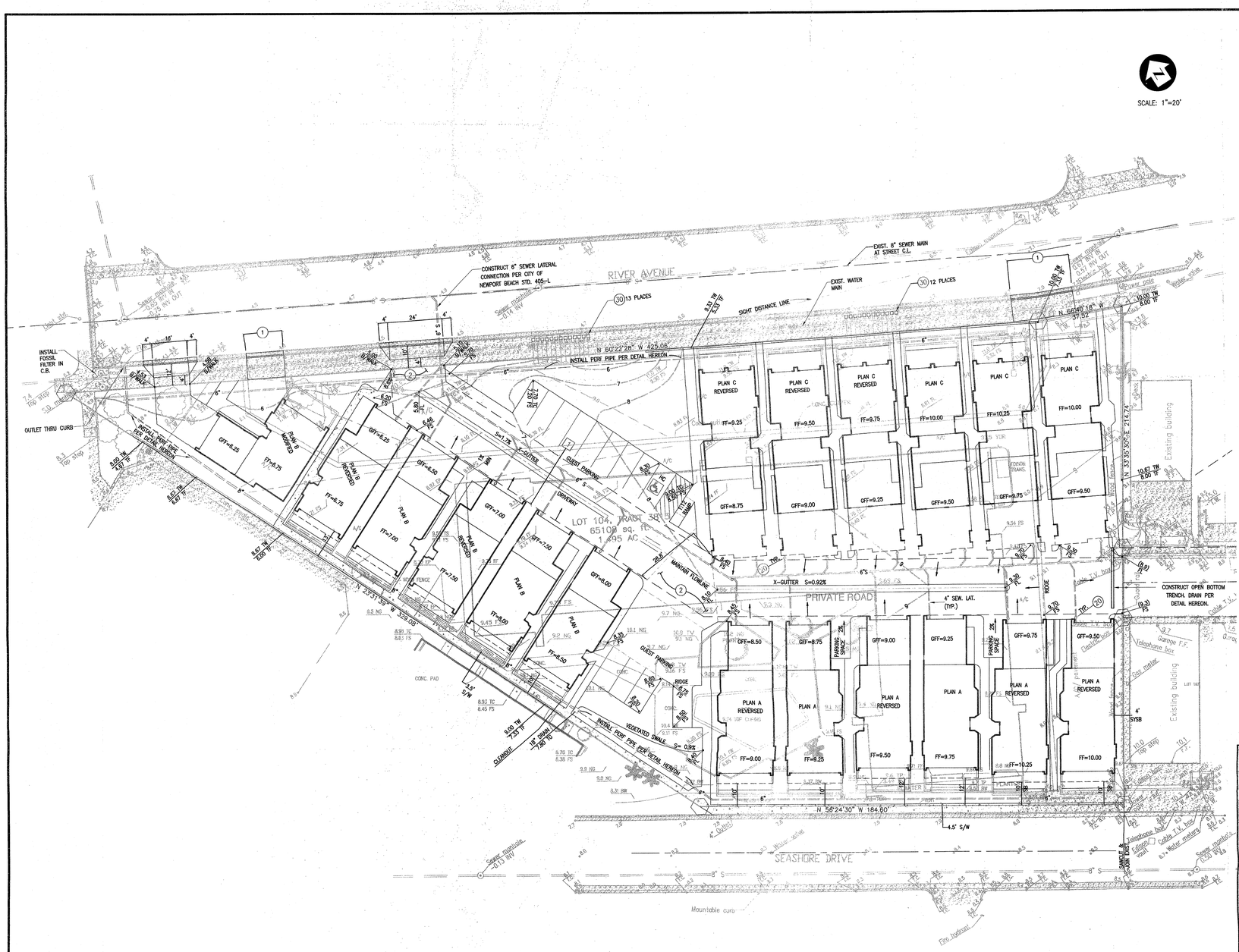
H. SCALE:	1"=20'
V. SCALE:	N/A
DATE OF SURVEY:	–
DR. FILE	–
DATE:	4/9/07
DRN.:	B.R.
CHD.	C.R.
APPD.	R.R.T.

REVISIONS	BY	DATE	APVD.	DATE

TOAL ENGINEERING, INC.
Civil Engineers, Land Planners, Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-8625

SHEET 1 OF 1
JOB NO. 13295

3/11/2008



SITE DATA

OWNER/SUBDIVIDER: TODD SCHOOLER

ENGINEER:

TOAL ENGINEERING, INC.
139 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
PH: (949) 492-8586

LICENSED LAND SURVEYOR — OLAV S. MEUM — EXPIRES 9-30-07 — NO. 4384 — STATE OF CALIFORNIA

OLAV S. MEUM LS 4384 — DATE 7-9-07

GENERAL PLAN LAND USE DESIGNATION:	RM (MULTI-FAMILY RESIDENTIAL)
EXISTING LAND USE:	APARTMENT BUILDINGS
TOTAL AREA:	65,108 SQ. FT. (1.495 AC)
EXISTING ZONING:	RM (MULTI-FAMILY RESIDENTIAL)
CONTOUR INTERVAL:	N/A
PROPOSED GRADING:	N/A
MAXIMUM SLOPE GRADIENT:	N/A
NUMBER OF PARCELS:	1 (24 UNITS)
UTILITIES:	
GAS SERVICE:	THE GAS COMPANY
ELECTRIC SERVICE:	SOUTHERN CALIFORNIA EDISON
SEWER:	CITY OF NEWPORT BEACH
WATER:	NEWPORT BEACH WATER DISTRICT
TELEPHONE SERVICE:	PACIFIC BELL
TELEVISION SERVICE:	COX COMMUNICATIONS

NOTES:

1. SUBJECT PROPERTY IS LOCATED WITHIN THE NEWPORT BEACH UNIFIED SCHOOL DISTRICT.

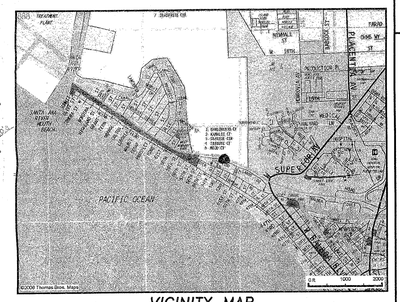
LEGAL DESCRIPTION:

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING LOT 104 OF TRACT 3813, AS SHOWN ON A MAP RECORDED IN BOOK 162, PAGES 11 THROUGH 19 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

STATEMENT OF OWNERSHIP

I, _____, DO HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT I HAVE CONSENTED TO ITS SUBDIVISION.

_____
DATE



VICINITY MAP
NOT TO SCALE

TENTATIVE TRACT MAP NO. 17194

TENTATIVE TRACT MAP
LOT 104, TRACT 3813
NEWPORT BEACH, CALIFORNIA

PREPARED FOR TODD SCHOOLER

H. SCALE: 1"= XX'	DATE: 04/07
V. SCALE: N/A	DRN.: A.M.S.
DATE OF SURVEY: -	CHD.: C.R.
DR. FILE: -	APPD.: O.M.

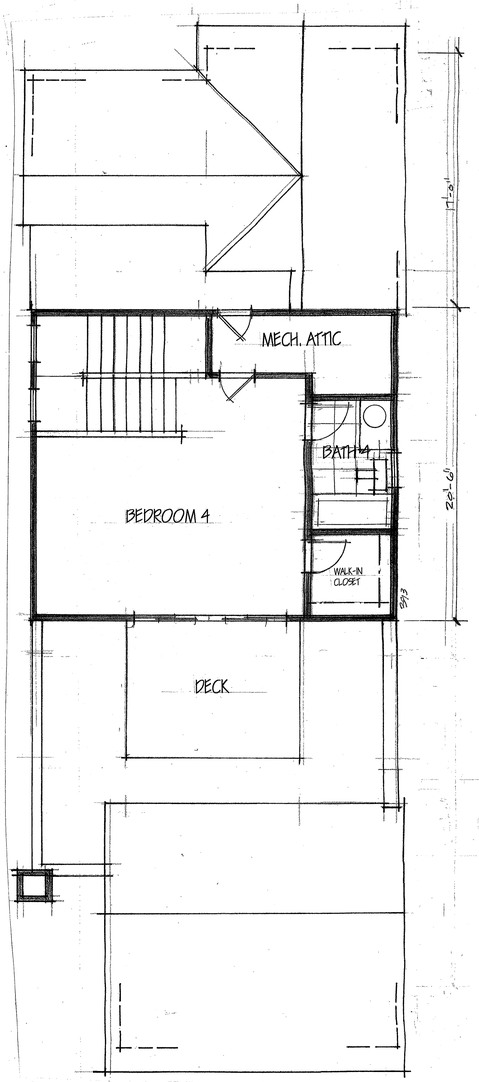
REVISIONS	BY	DATE	APVD.

TOAL ENGINEERING, INC.
Civil Engineers, Land Planners, Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-8625

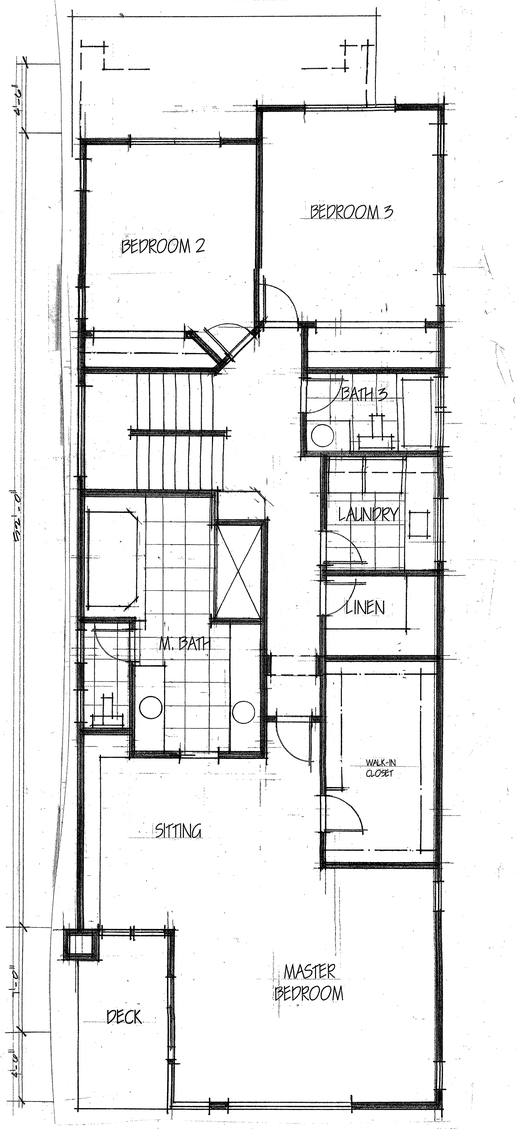
SHEET 1 OF 1

JOB NO. 13295

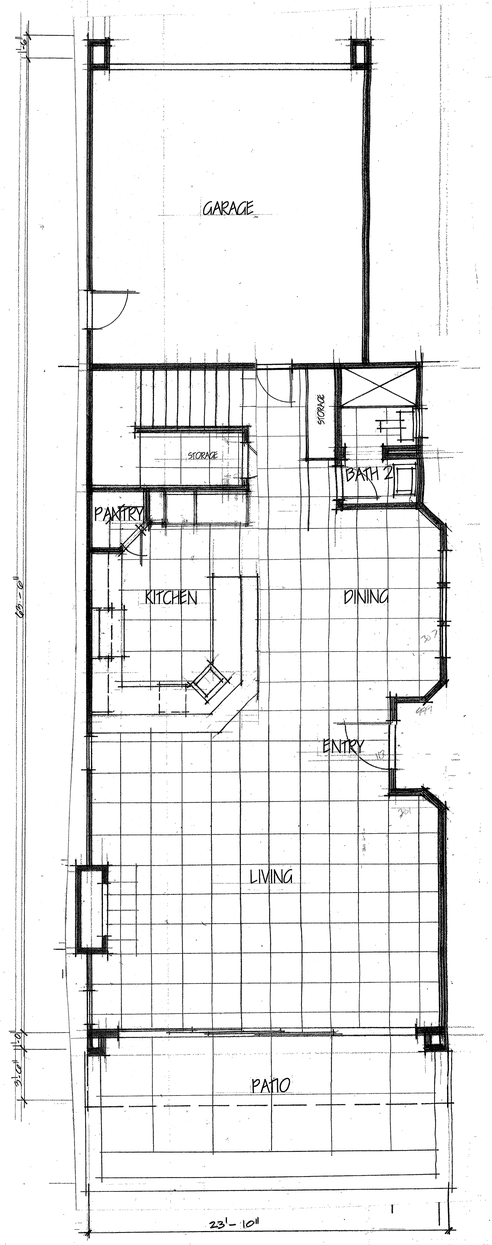
3/11/2008



THIRD FLOOR PLAN SCALE 1/4"= 1'-0"



SECOND FLOOR PLAN SCALE 1/4"= 1'-0"



FIRST FLOOR PLAN SCALE 1/4"= 1'-0"

PLAN A

Livable - 2888sq.ft
Garage - 360sq.ft
Total - 3248sq.ft

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

Todd Schooler & Associates, Inc.
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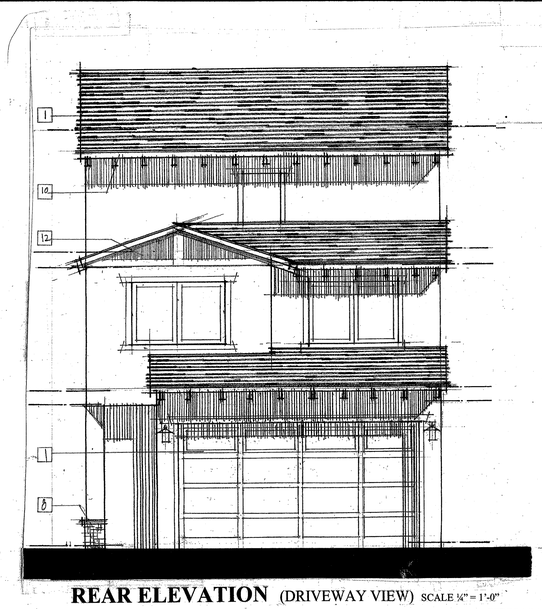
job # 207-001

sheet # A-2

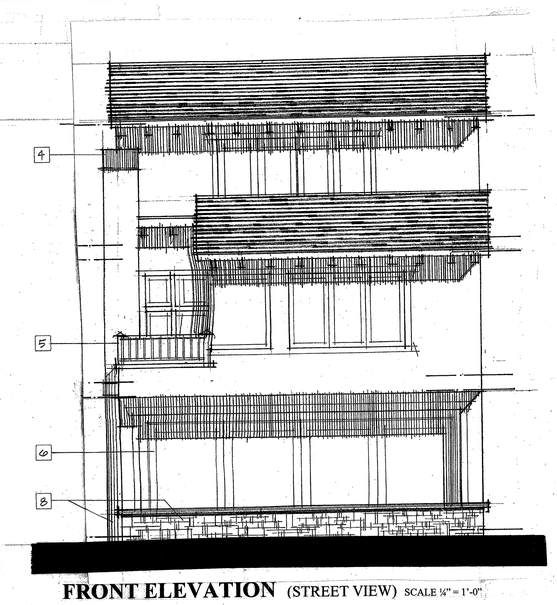
3/11/2008

621202

PLAN A
CRAFTSMAN

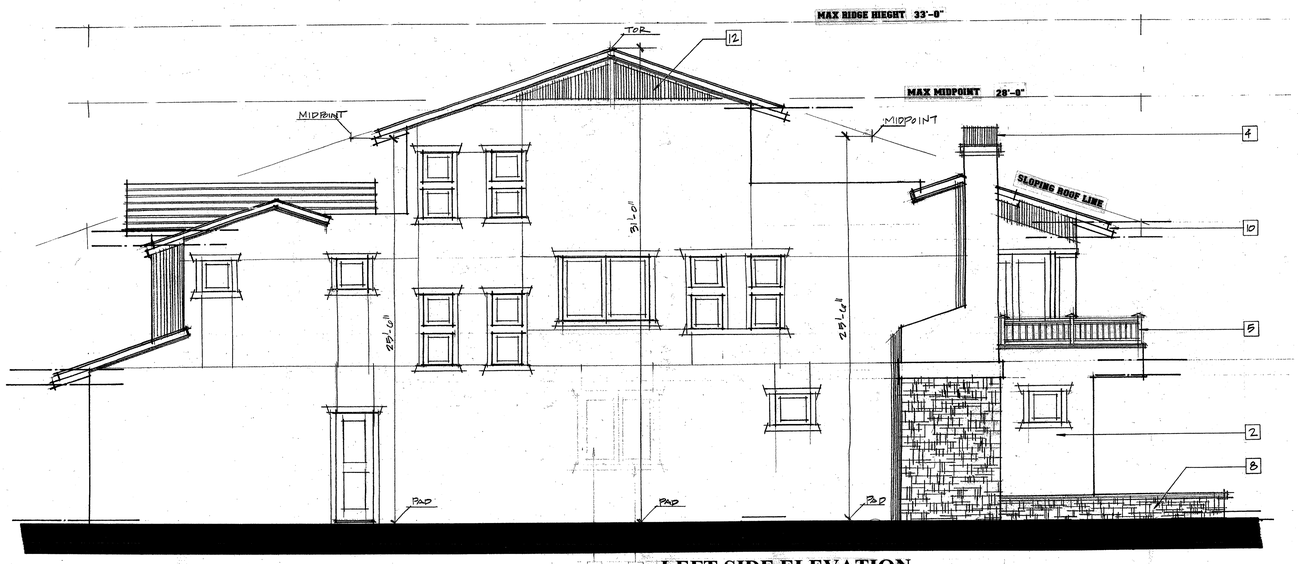


REAR ELEVATION (DRIVEWAY VIEW) SCALE ¼" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"

RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



LEFT SIDE ELEVATION SCALE ¼" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'- 0" above the nearest 10'- 0" of roof.
5. Vinyl Guardrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Cultured Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x4" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. False attic vent w/ decorative lattice.

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

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NEWPORT, CA

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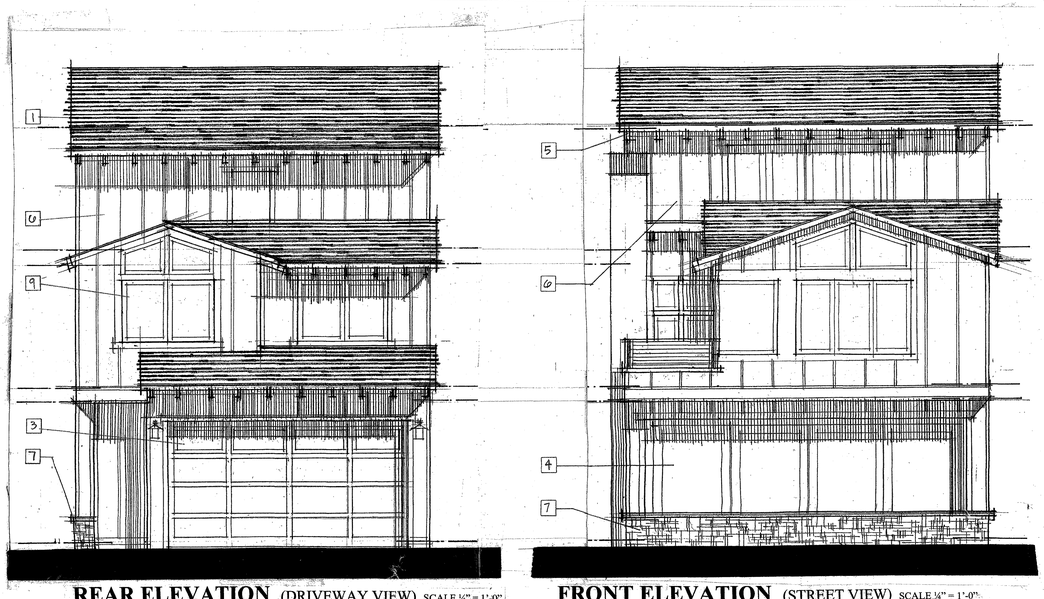
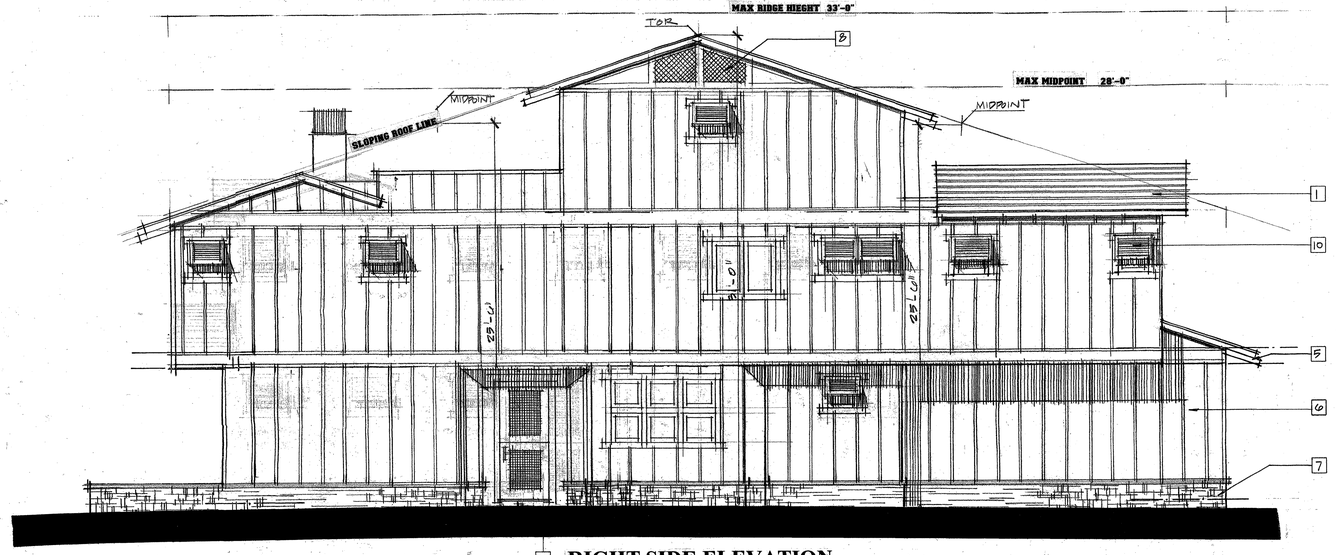
621202

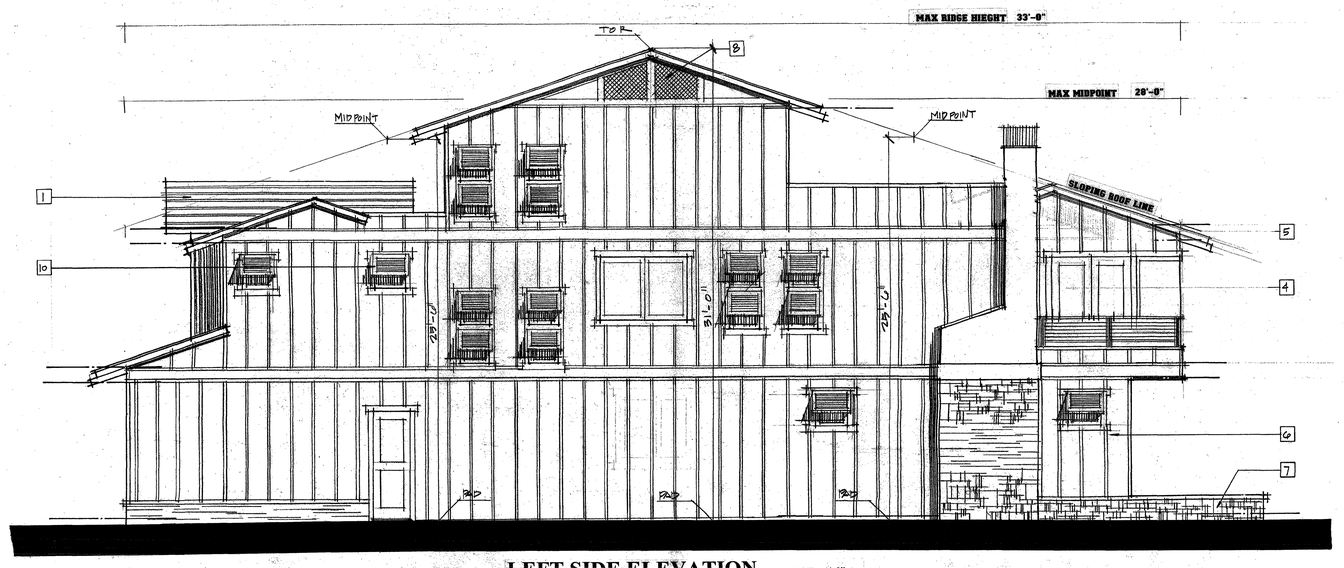


REAR ELEVATION (DRIVEWAY VIEW) SCALE ¼" = 1'-0"

FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"



RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



LEFT SIDE ELEVATION SCALE ¼" = 1'-0"

PLAN A
PLANTATION

EXTERIOR ELEVATION KEYNOTES

1. Roof Material Egale flat concrete tile.
2. Mahogany wood entry door.
3. Wood roll-up garage door. Paint to match roof eaves.
4. Clad wood sliding doors with 2x decorative trim.
5. 4x6 decorative eave rafters with 2 x 4 fascia.
6. Batt & board wood siding.
7. Cultured stone veneer.
8. False attic vent with decorative lattice.
9. White vinyl windows w/2x decorative.
10. Louvered window shutters.

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
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NEWPORT, CA

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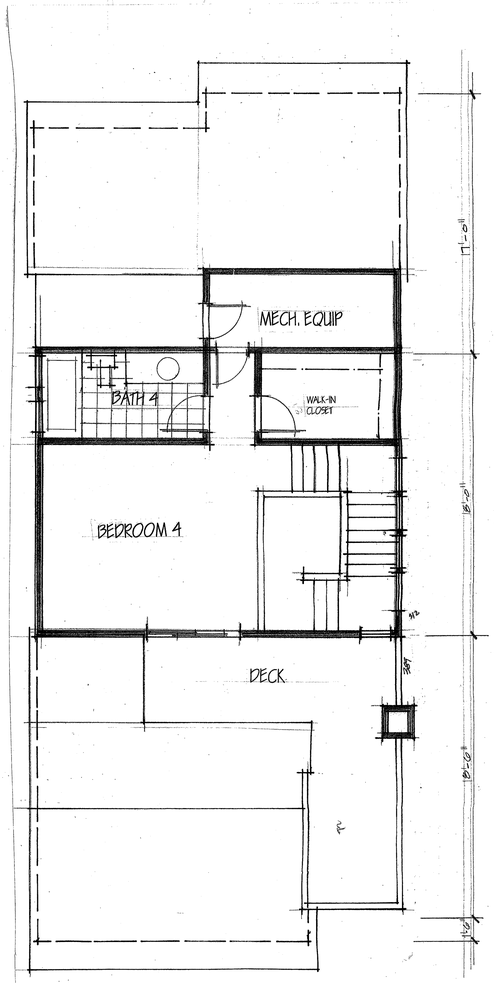
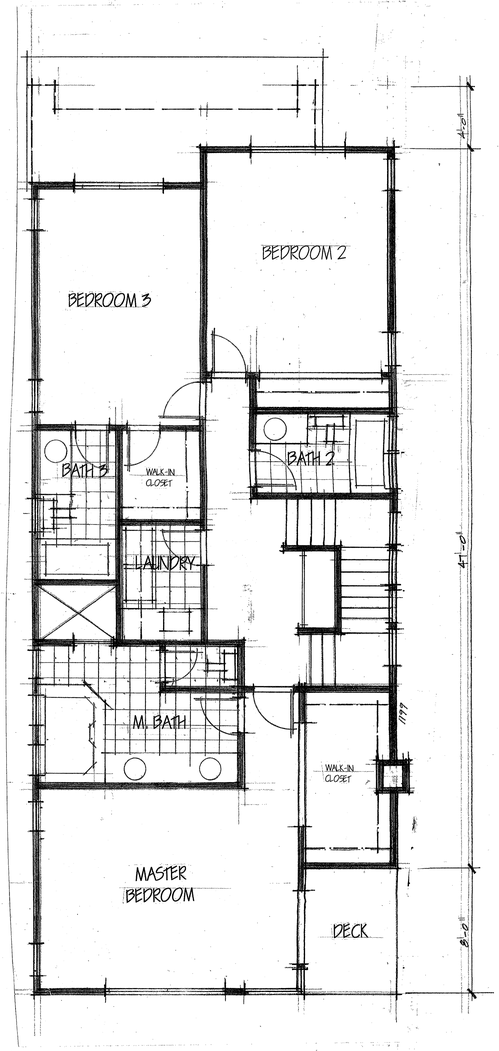
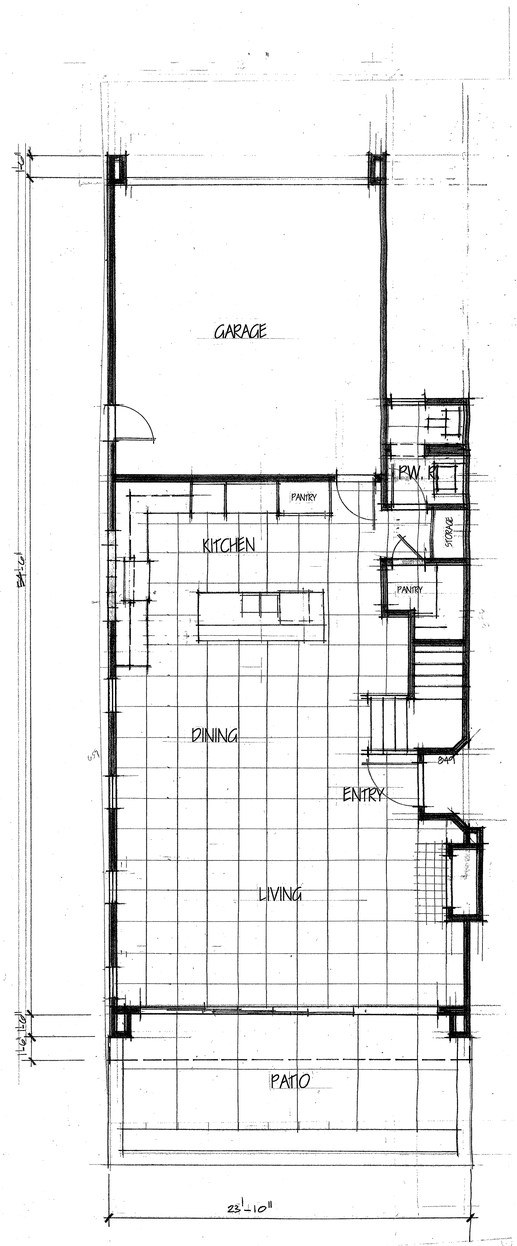


THIRD FLOOR PLAN SCALE 1/4"= 1'-0"



SECOND FLOOR PLAN SCALE 1/4"= 1'-0"



FIRST FLOOR PLAN SCALE 1/4"= 1'-0"

PLAN B

Livable - 2437sq.ft
Garage - 360sq.ft
Total - 2797sq.ft

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

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job # 207-001

sheet # A-3

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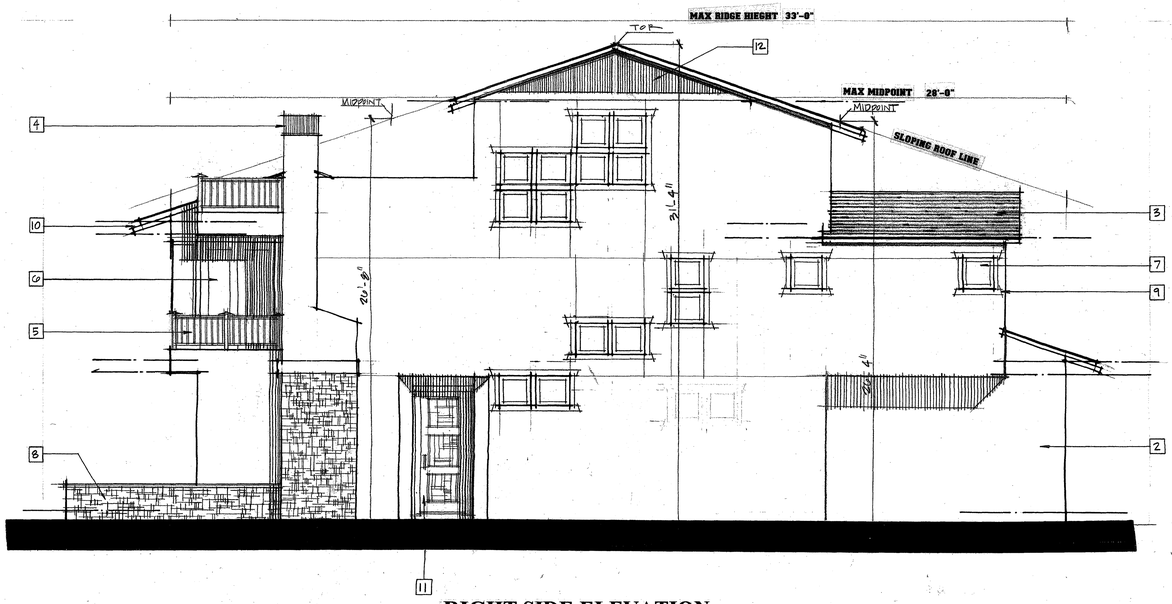
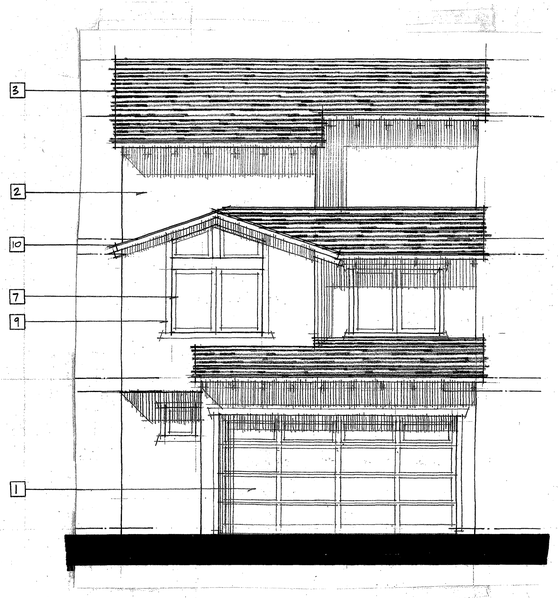
PLAN B
CRAFTSMAN



RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



REAR ELEVATION (DRIVEWAY VIEW) SCALE ¼" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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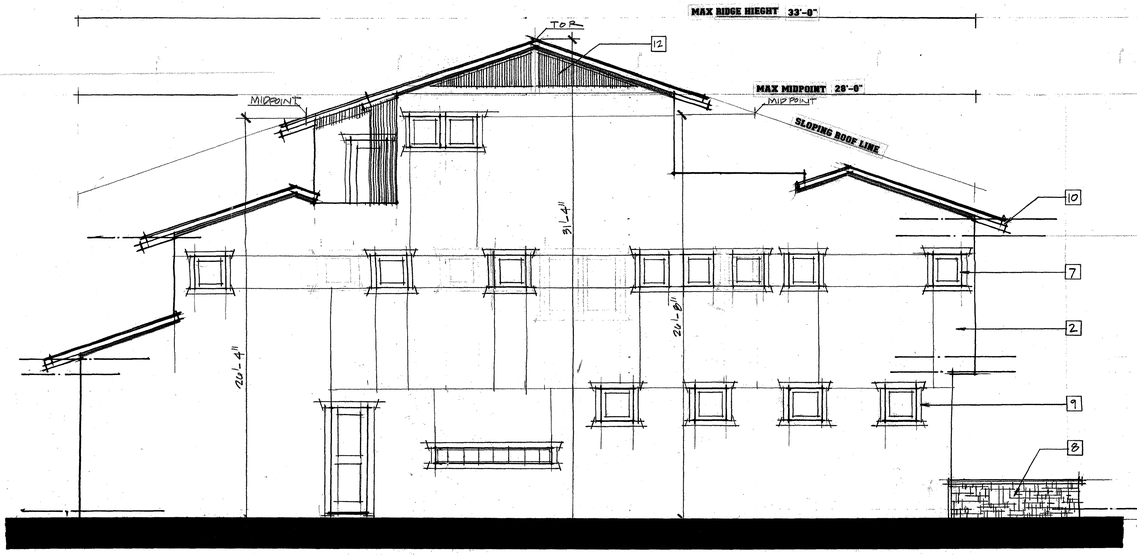
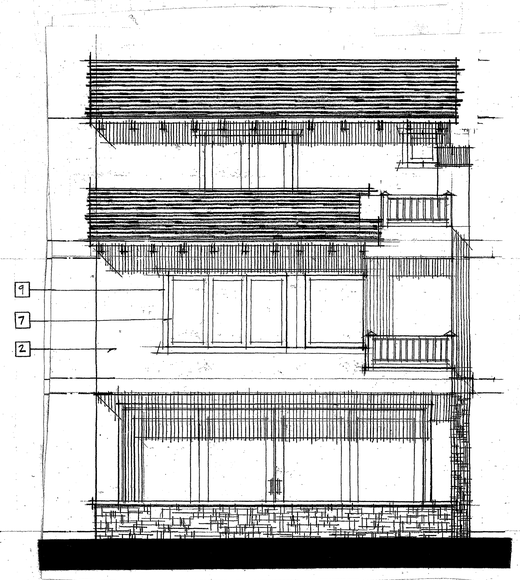
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'- 0" above the nearest 10'- 0" of roof.
5. Vinyl Guardrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Cultured Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x4" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. False attic vent w/ decorative lattice.



LEFT SIDE ELEVATION SCALE ¼" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

Todd Schooler & Associates
Architects • Planners • Builders
301 E. Fifth Street, Suite 2101 • Costa Mesa, CA • 92627
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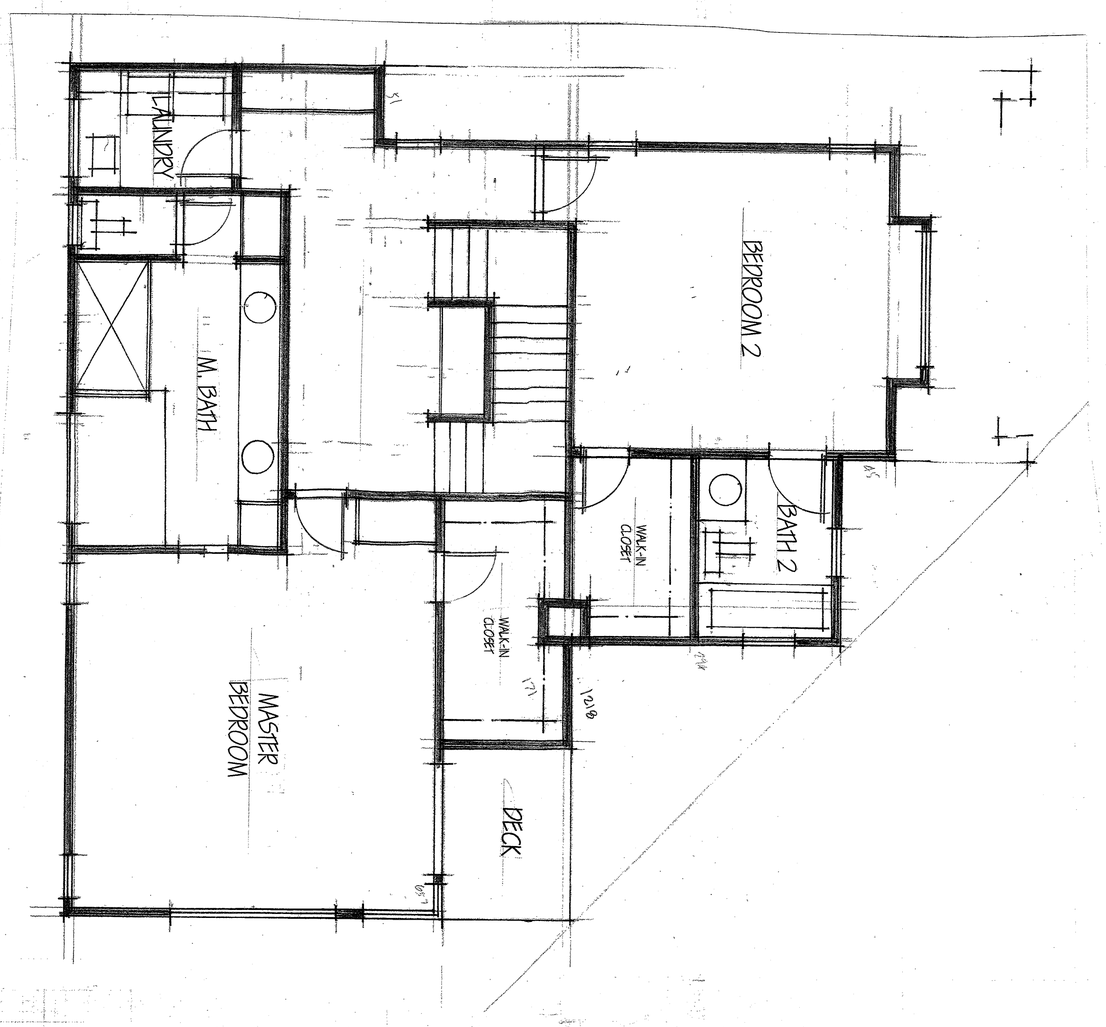
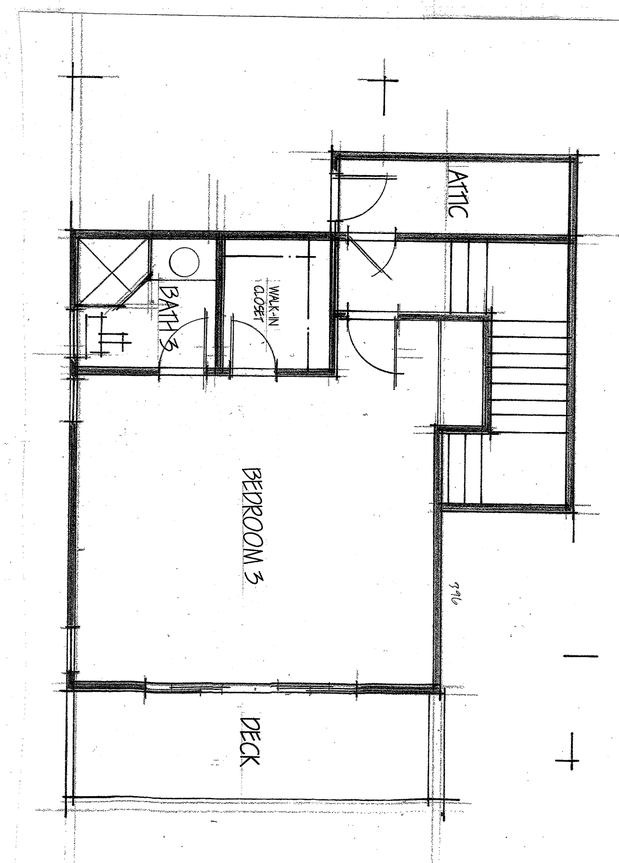
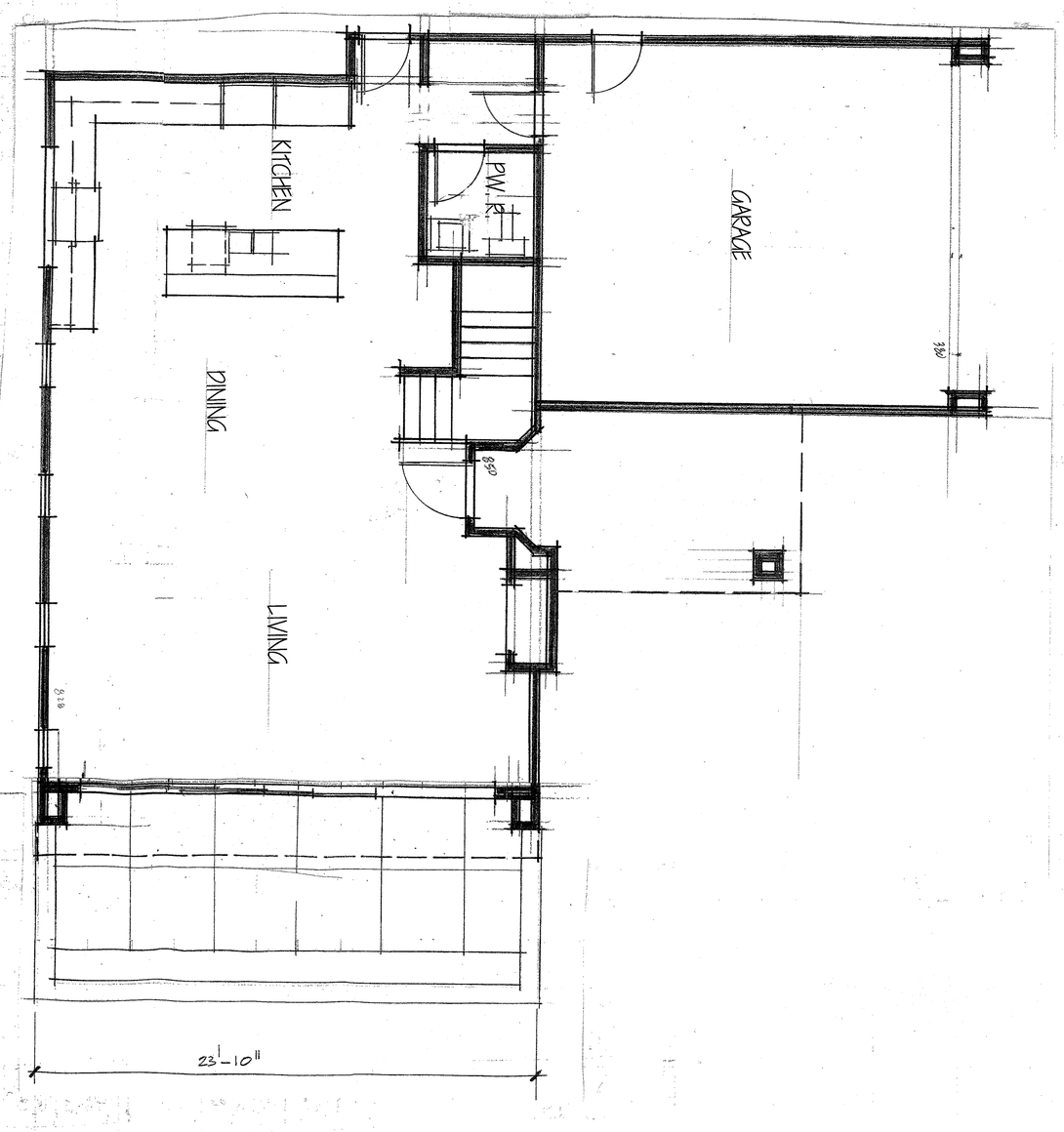
sheet # A-3.2

3/11/2008







PLAN B
ALTERNATE

Livable - 2437sq.ft
Garage - 360sq.ft
Total - 2797sq.ft

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sheet # A-3.4

job # 207-001

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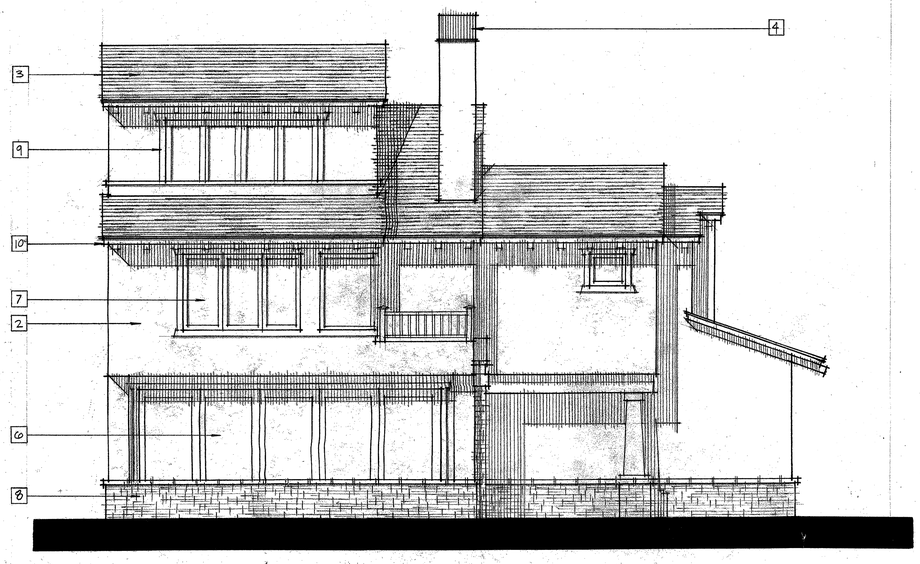
949 6468805 • FAX 949 6468862

Project Location :

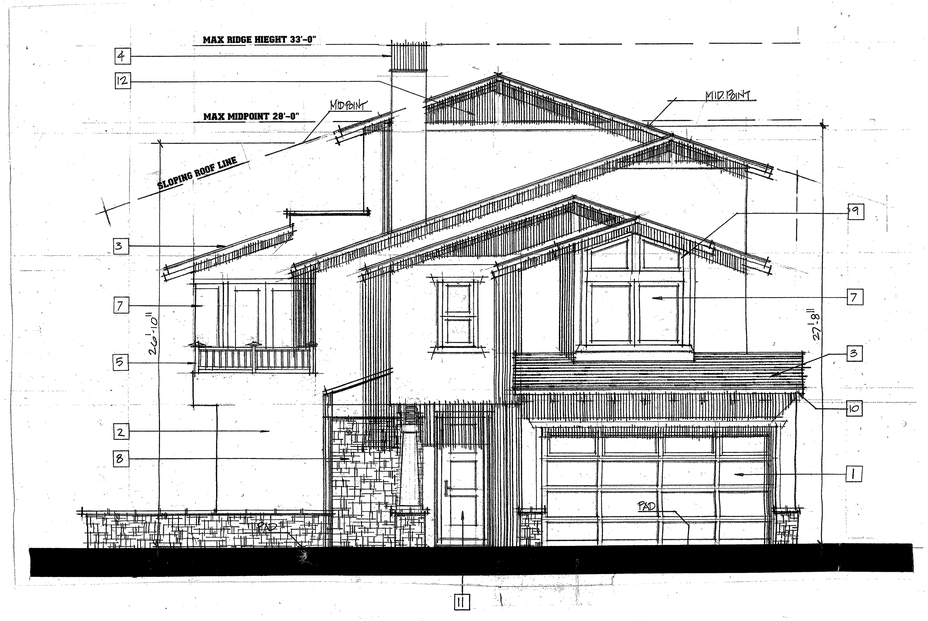
5515 RIVER AVENUE
NEWPORT, CA

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

3/11/2008



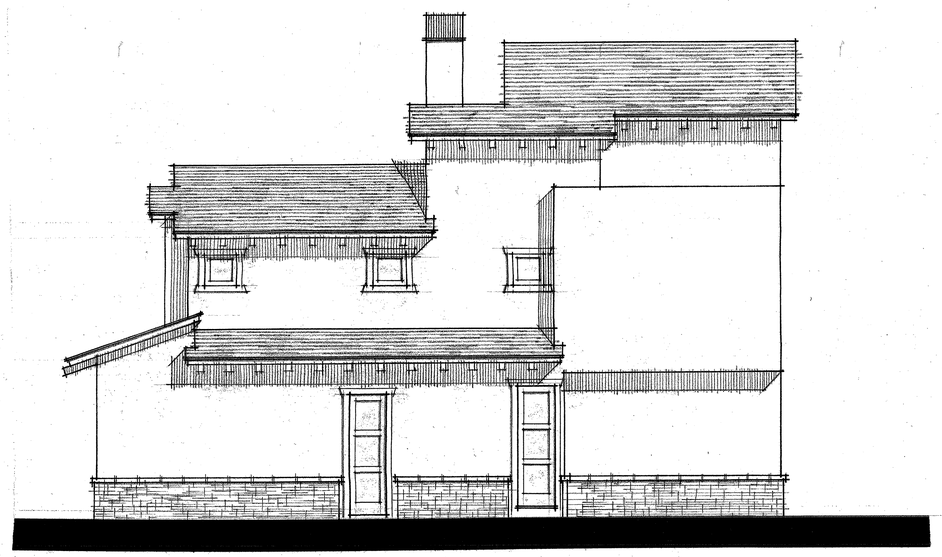
EAST ELEVATION SCALE 1/4"=1'-0"



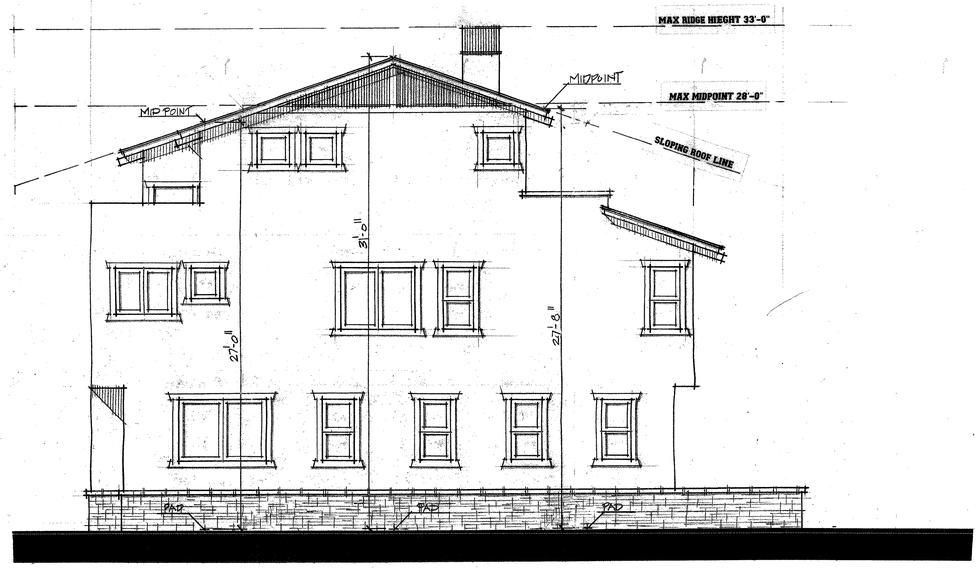
NORTH ELEVATION SCALE 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
3. Roof material – Eagle concrete shakes
4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'- 0" above the nearest 10'- 0" of roof.
5. Vinyl Guardrail.
6. Clad wood sliding doors.
7. Almond Vinyl windows
8. Cultured Stone veneer.
9. Wood trim to be 2"x 4" horizontal with 2"x 4" vertical.
10. 2"x4" fascia w/ 4"x 6" wood outlookers @ 32" o.c.
11. Mahogany wood entry door.
12. False attic vent w/ decorative lattice.



WEST ELEVATION SCALE 1/4"= 1'-0"



SOUTH ELEVATION SCALE 1/4"= 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
NEVIS NEWPORT, LLC
650 W. HUNTINGTON DRIVE, #201
ARCADIA, CA 91007

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

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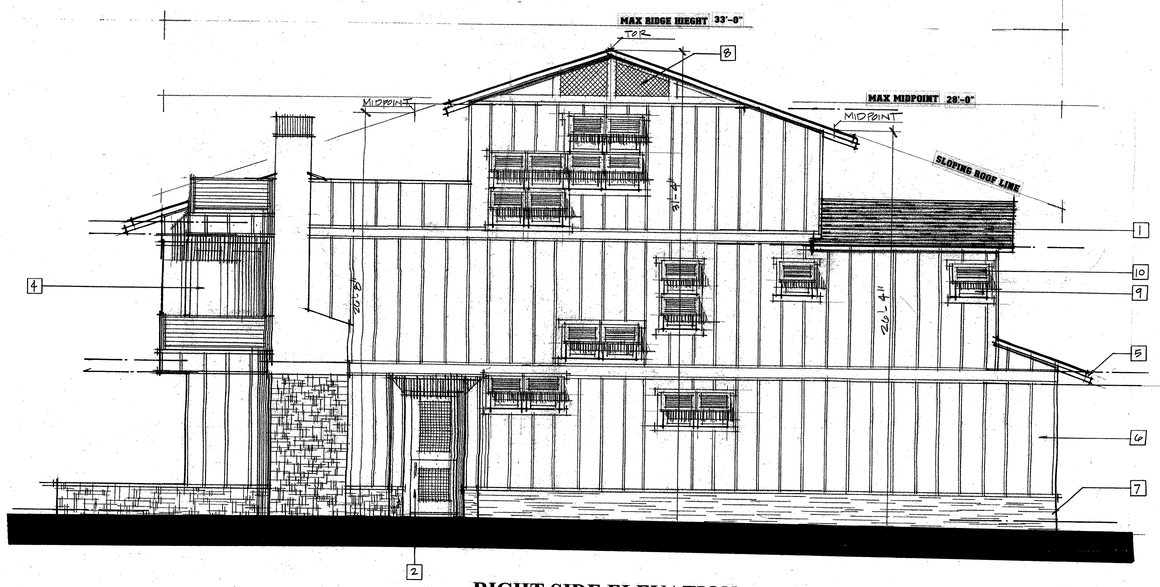
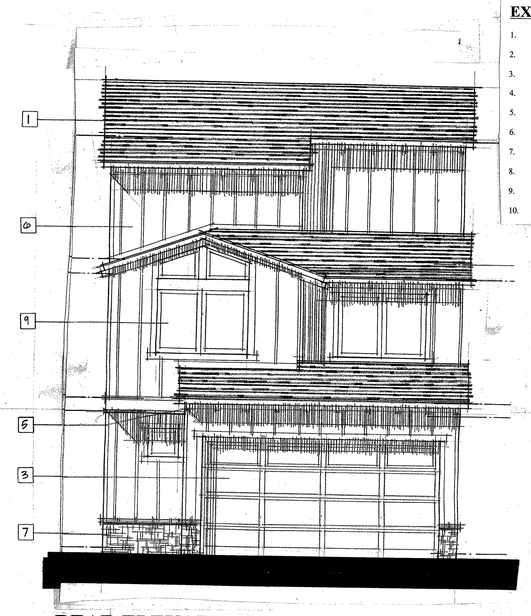
PLAN B
PLANTATION



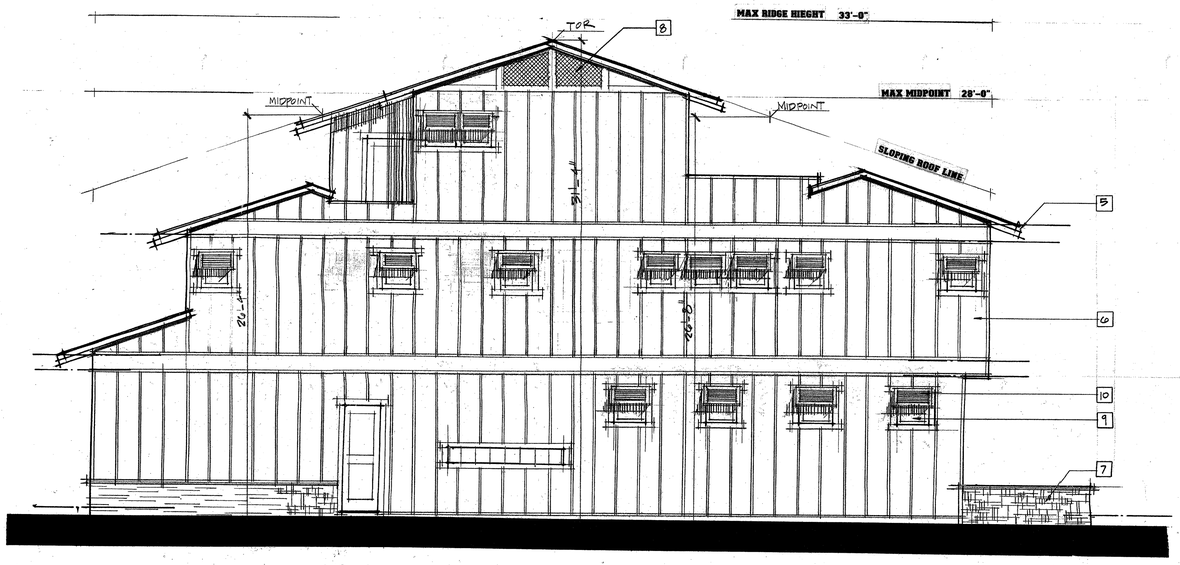
RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



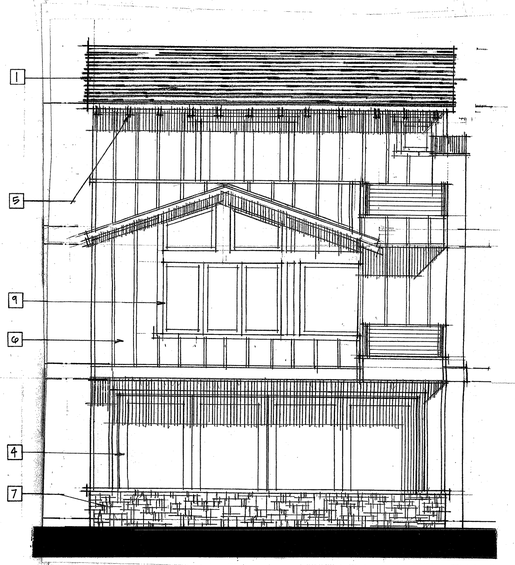
REAR ELEVATION (DRIVEWAY VIEW) SCALE ¼" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Roof Material Eagle flat concrete tile.
2. Mahogany wood entry door.
3. Wood roll-up garage door. Paint to match roof eaves.
4. Clad wood sliding doors with 2x decorative trim.
5. 4x6 decorative eave rafters with 2 x 4 fascia.
6. Batt & board wood siding.
7. Cultured stone veneer.
8. False attic vent with decorative lattice.
9. White vinyl windows w/2x decorative.
10. Louvered window shutters.



LEFT SIDE ELEVATION SCALE ¼" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

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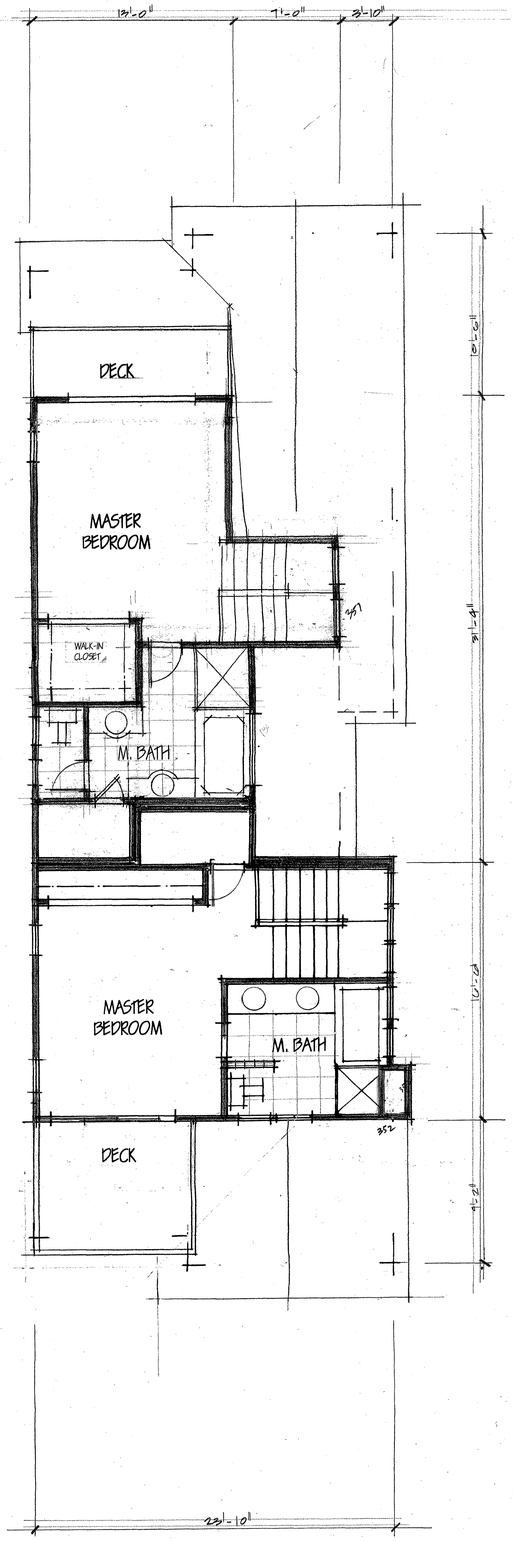
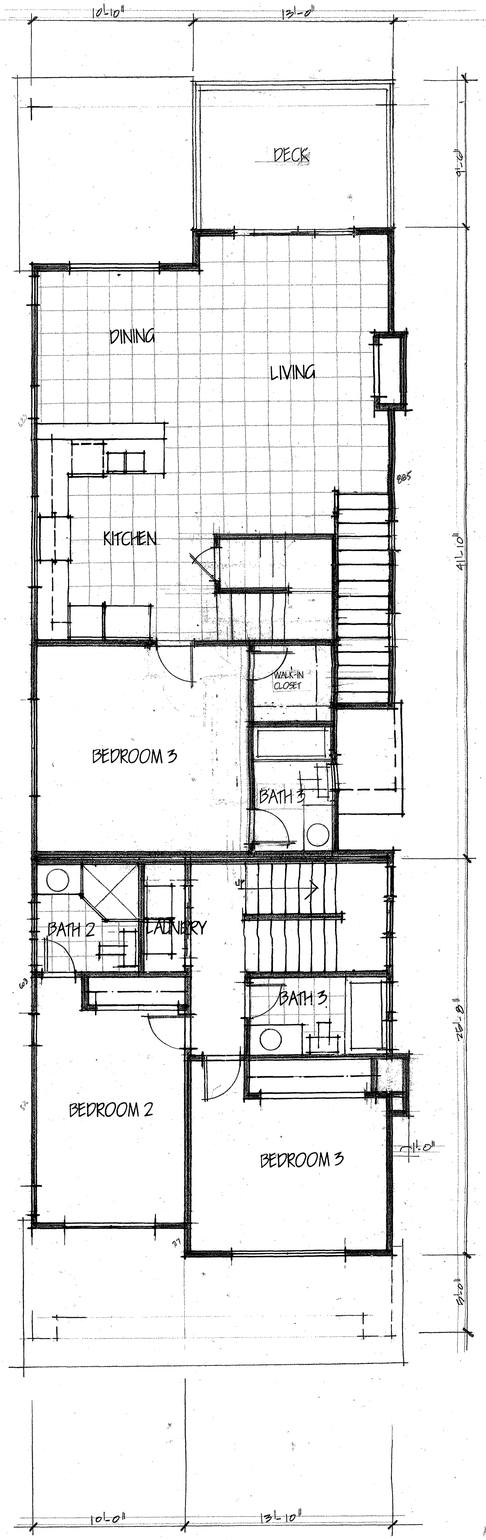
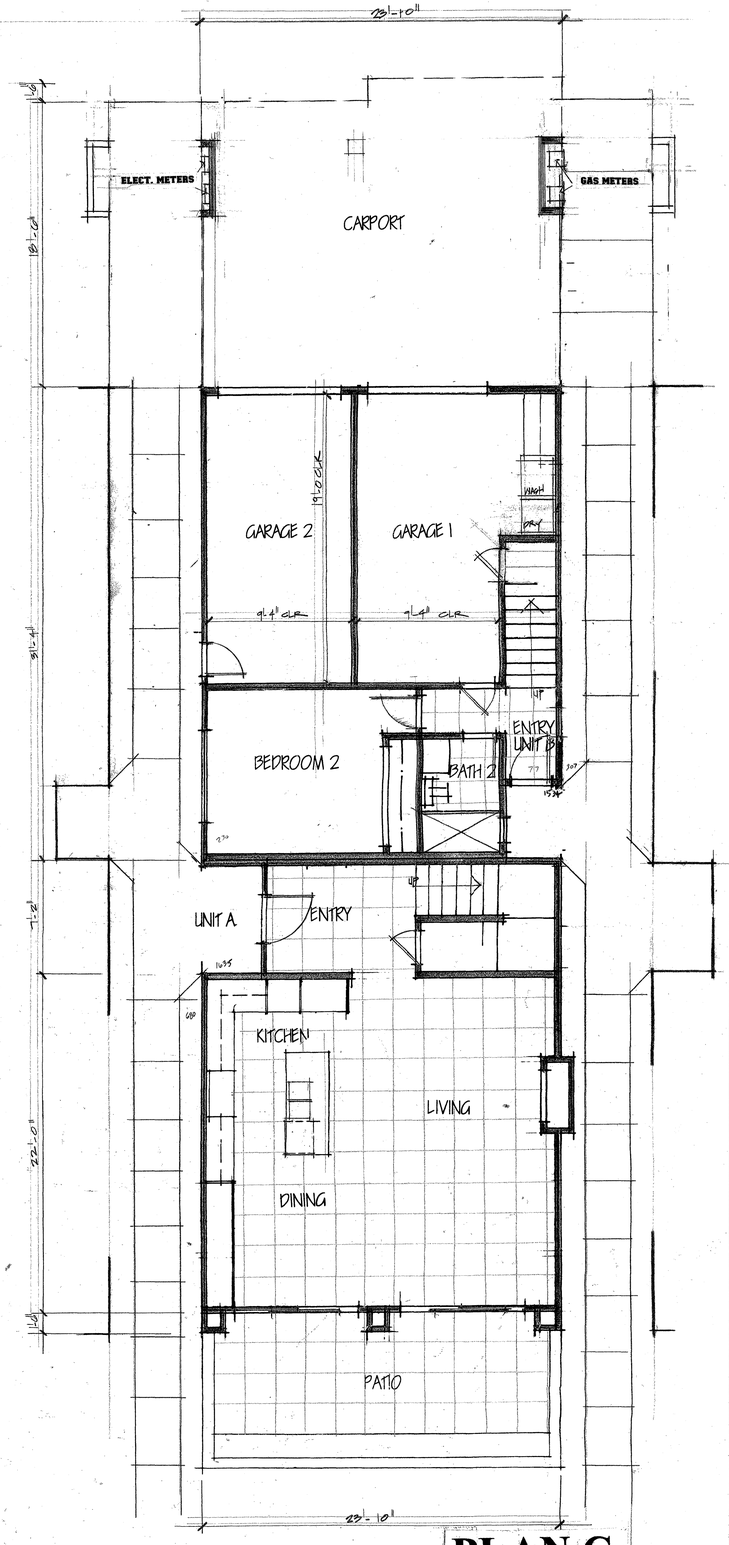


THIRD FLOOR PLAN SCALE 1/4"=1'-0"



SECOND FLOOR PLAN SCALE 1/4"=1'-0"



FIRST FLOOR PLAN SCALE 1/4"=1'-0"

PLAN C

Unit A
Livable - 1635sq.ft
Garage - 201sq.ft
Unit B
Livable - 1534sq.ft
Garage - 236sq.ft
Total - 3606sq.ft

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
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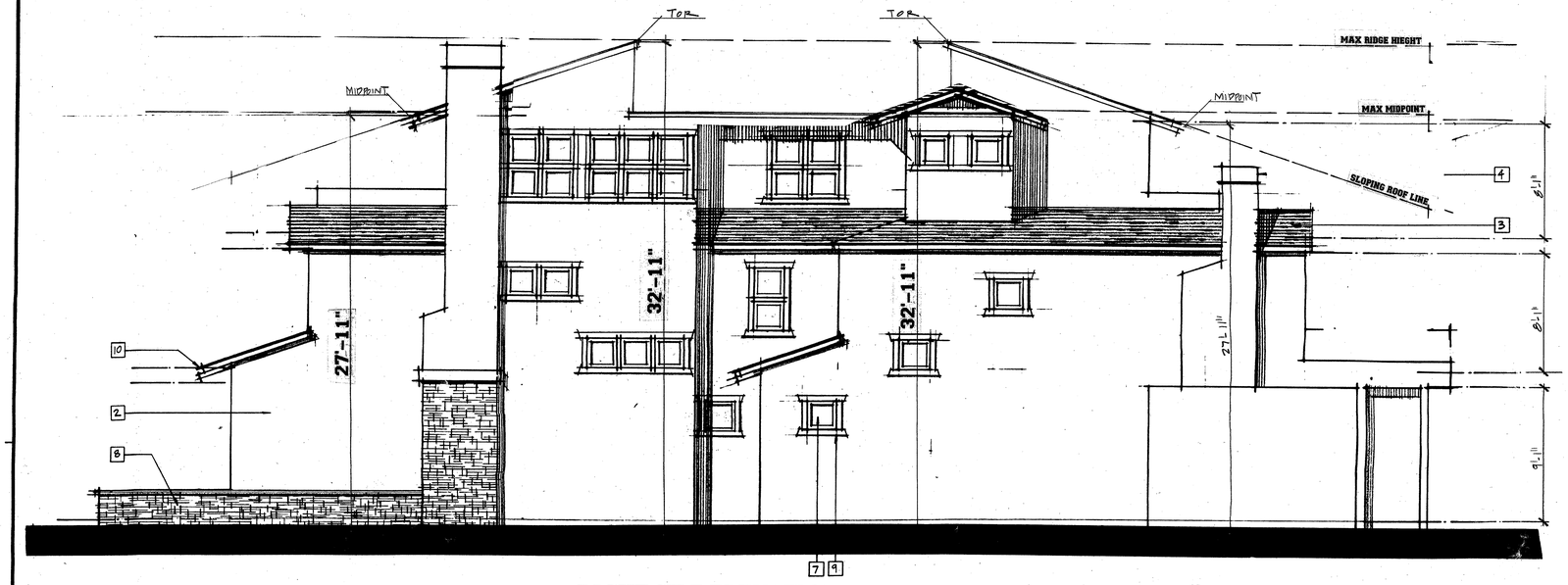
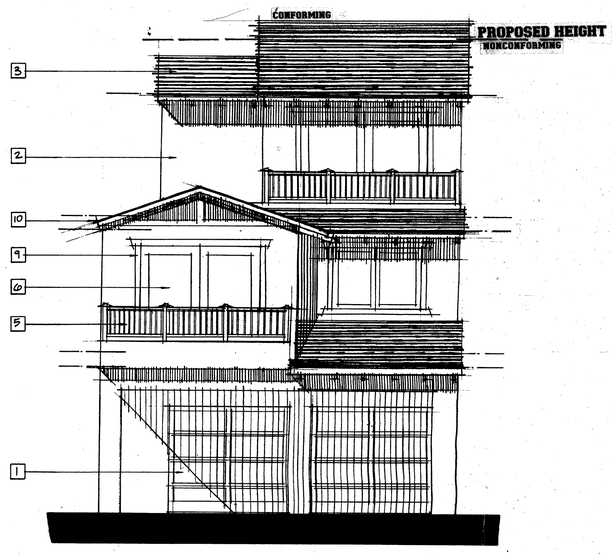
HEIGHT LIMIT OVERLAY

CONFORMING STRUCTURE

PLAN C
CRAFTSMAN



RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



REAR ELEVATION (DRIVEWAY VIEW) SCALE ¼" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Wood overhead roll-up garage door paint to match roof eaves.
2. Stucco finish 20/30 sand w/ fog coat.
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4. Custom copper fireplace flue cap with approved spark arrester. The approved spark arrester shall be 2'- 0" above the nearest 10'- 0" of roof.
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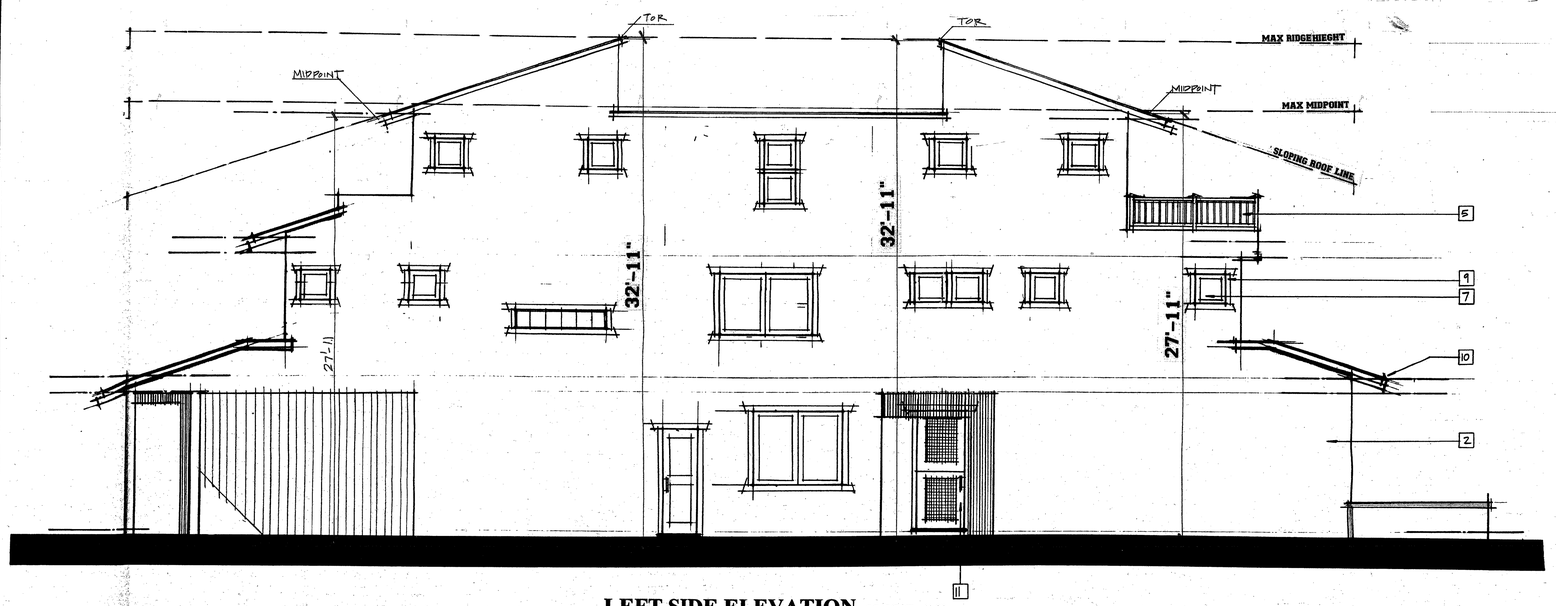
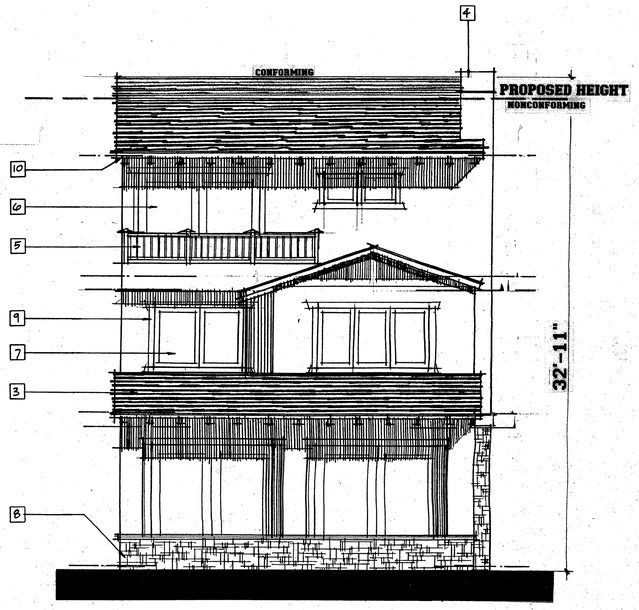


LEFT SIDE ELEVATION SCALE ¼" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

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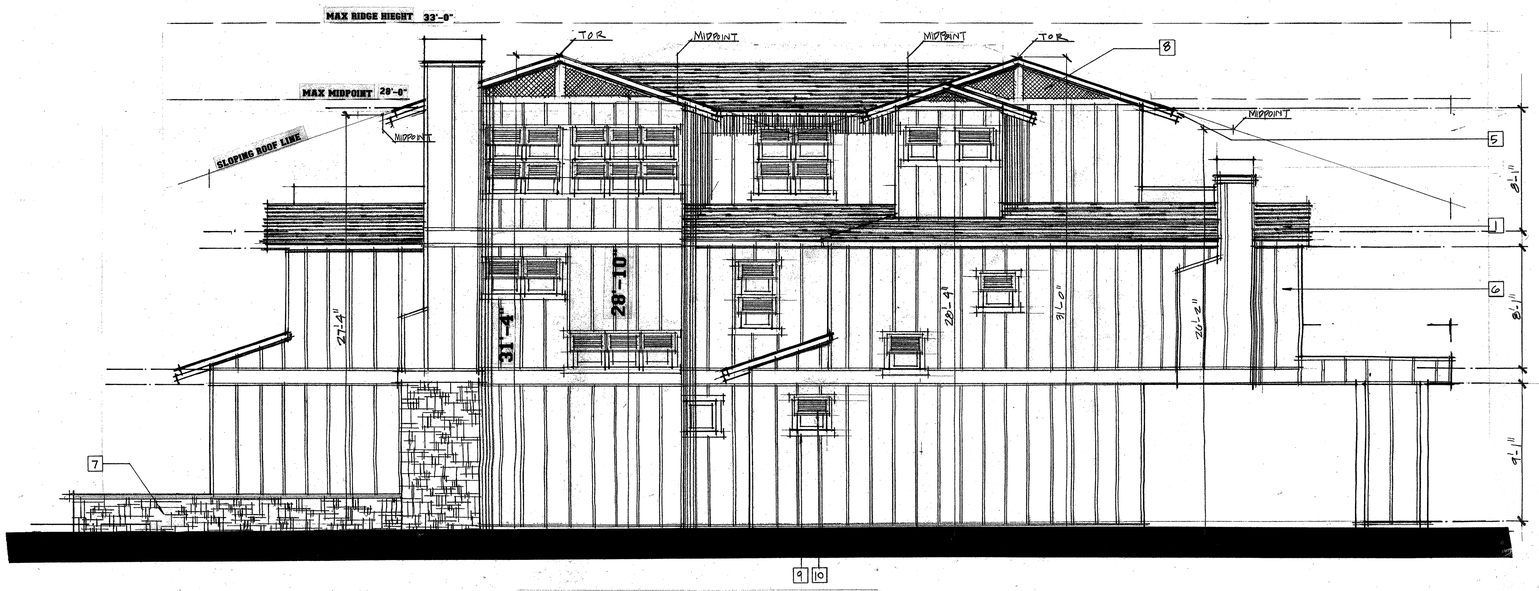
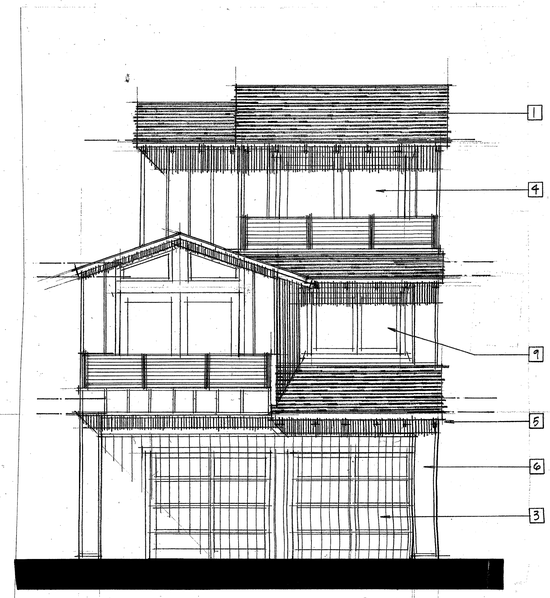
PLAN C
PLANTATION



RIGHT SIDE ELEVATION SCALE ¼" = 1'-0"



REAR ELEVATION (DRIVEWAY VIEW) SCALE ¼" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Roof Material Eagle flat concrete tile.
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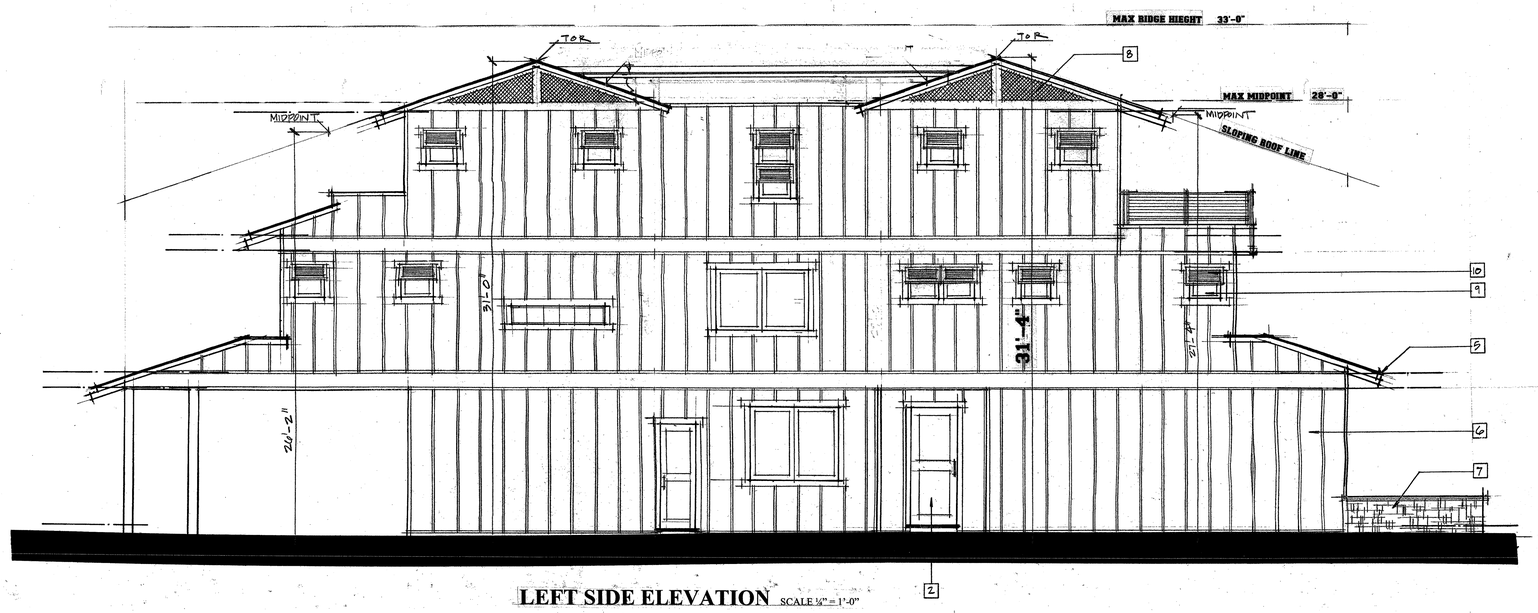
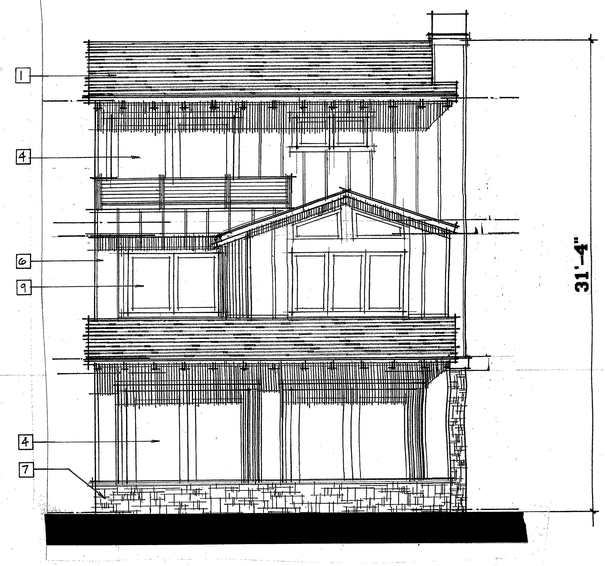


LEFT SIDE ELEVATION SCALE ¼" = 1'-0"



FRONT ELEVATION (STREET VIEW) SCALE ¼" = 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
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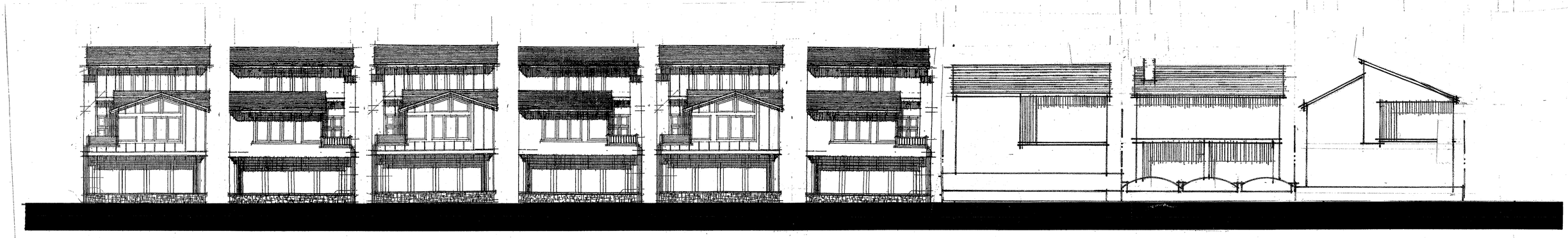
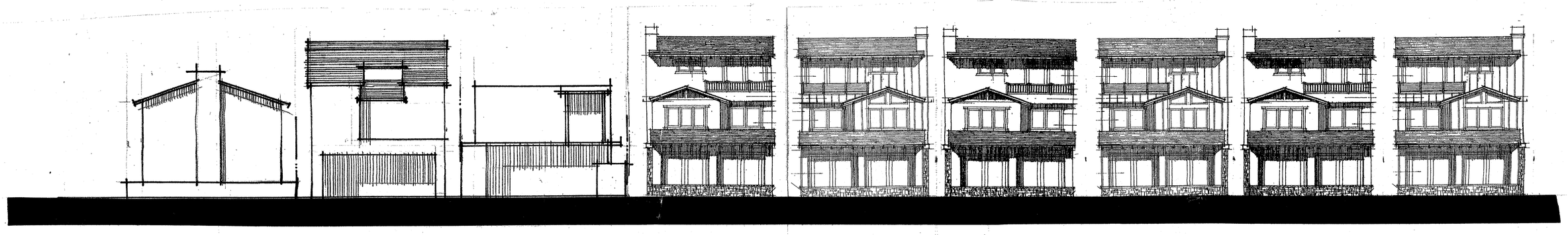


PROPOSED STREET SCENE (SEASHORE)



PROPOSED STREET SCENE (RIVER)

EXISTING STREET SCENE (SEASHORE)

EXISTING STREET SCENE (RIVER)

A PLANNED RESIDENTIAL
DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :

5515 RIVER AVENUE
NEWPORT, CA

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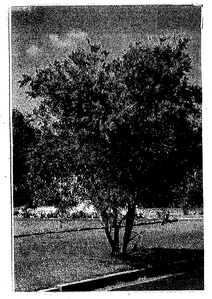
STRAWBERRY TREE



LEMON BOTTLEBRUSH

INDIAN HAWTHORNE

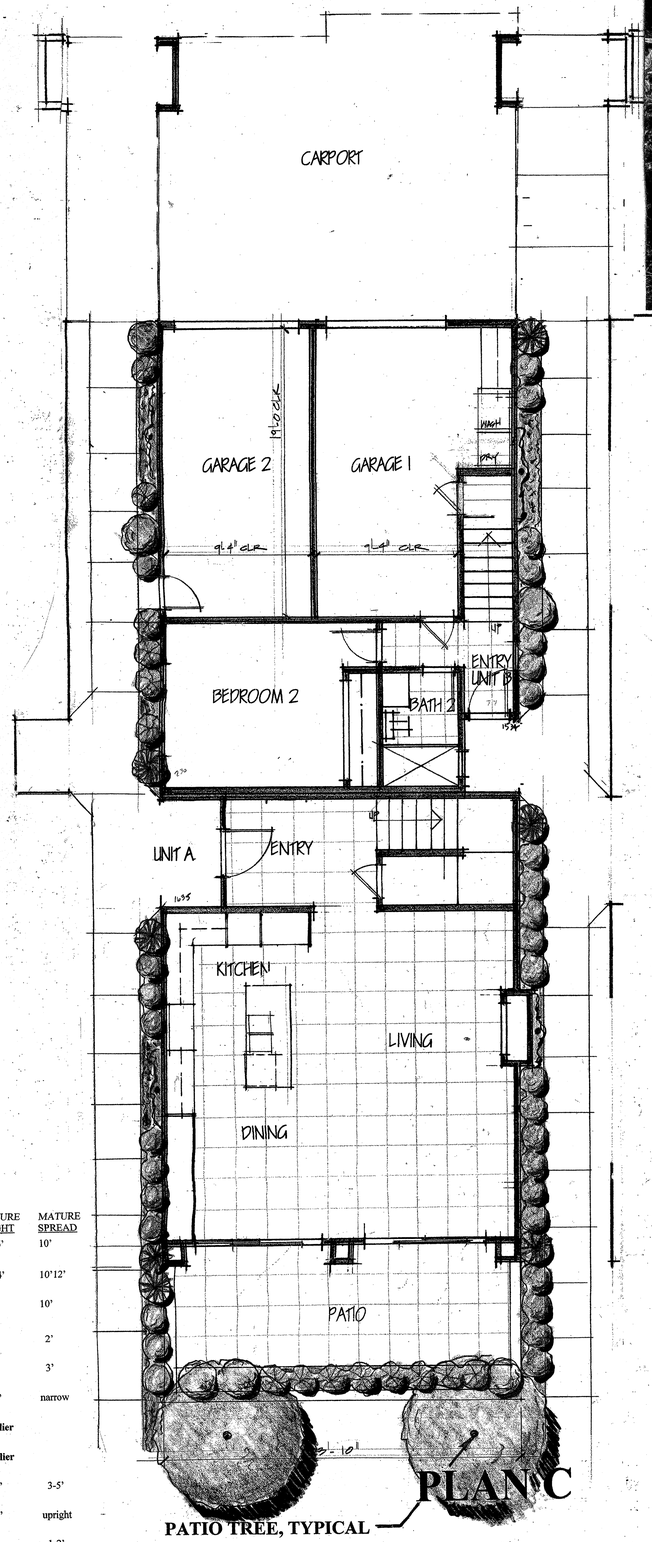
NANDINA

SWORD FERN

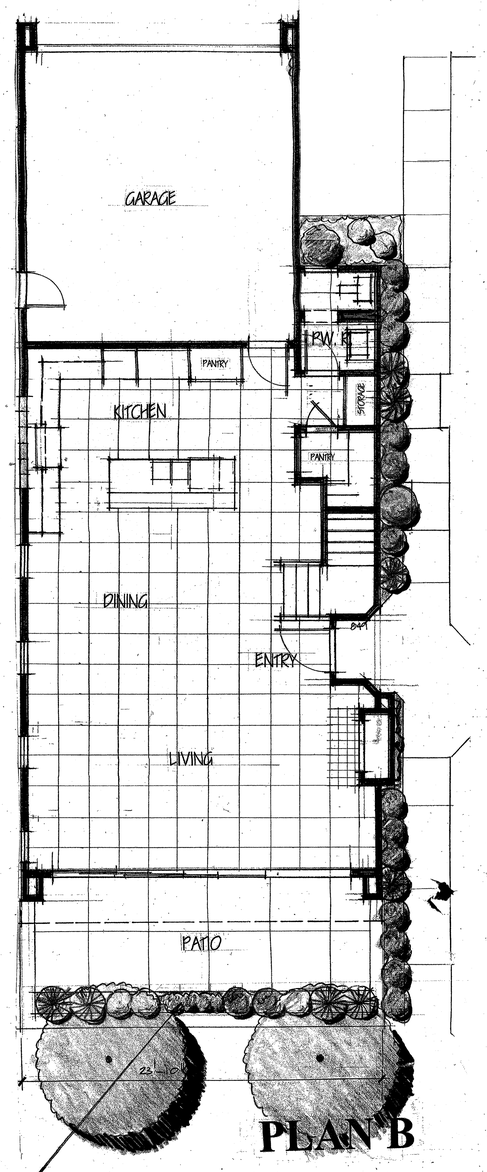
BIRD OF PARADISE

LILY-OF-THE-NILE

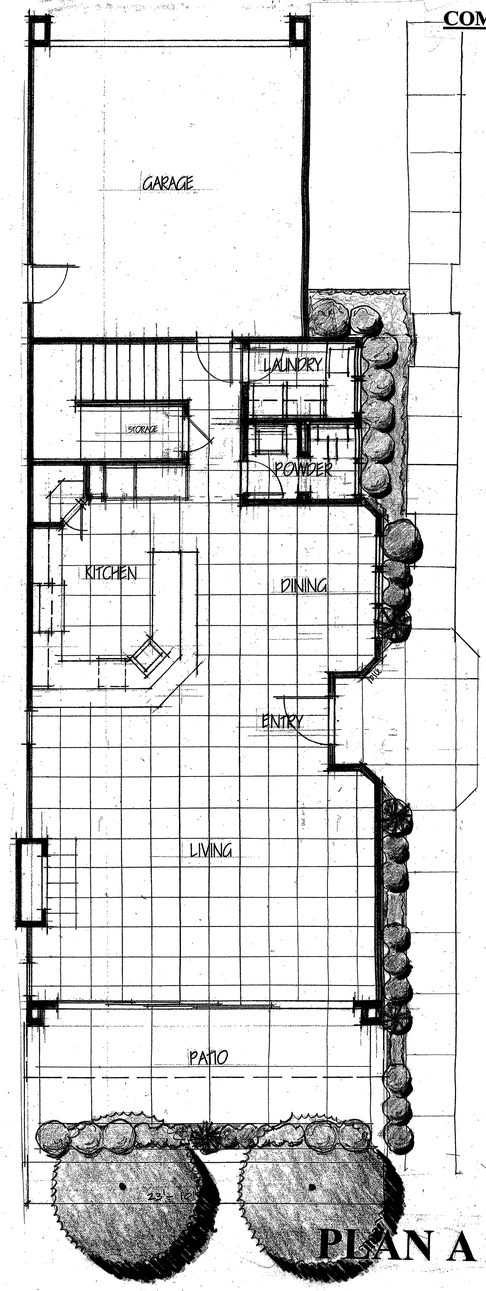
COMMON THYME



PLAN C



PLAN B



PLAN A

PLANT LEGEND – PRIVATE AREAS

		MATURE HEIGHT	MATURE SPREAD
ARBUTUS UNEDO Strawberry Tree	24"	10-15'	10'
CALLISTEMON CITRINUS Lemon Bottlebrush	24" box	10-14'	10'12'
RHAPHIOLEPIS "MAJESTIC BEAUTY" Indian Hawthorne	24" BOX	15'	10'
AGAPANTHUS "PETER PAN" Lily-of-the-Nile	1 GAL	2'	2'
AZALEA INDICA Azalea	5 GAL	3'	3'
NEPHROLEPIS CORDIFOLIA Sword Fern	1 GAL	2-3'	narrow
PHOTINIAxFRASERI Photinia	5 GAL	**espalier**	
PITTOSPORUM TOBIRA Pittosporum	5 GAL	**espalier**	
RHAPHIOLEPIS "SPRINGTIME" Indian Hawthorne	5 gal	3-5'	3-5'
STRELITZIA REGINAE Bird of Paradise	5 GAL	3-5'	upright
THYMUS VULGARIS Common Thyme	1 GAL	1'	1-2'

PATIO TREE, TYPICAL

PRIVATE YARD PLANTING, TYPICAL

PRELIMINARY LANDSCAPE PLAN - PRIVATE YARDS

3-12-07

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

LAND ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
1620 THURSTON DRIVE
LAGUNA BEACH, CA 92651
TEL & FAX: (949) 497-7507

1175

LICENSED LANDSCAPE ARCHITECT
PETER G. WEISBROD
Lic. No. 1252
REN: 6-30-07
STATE OF CALIFORNIA

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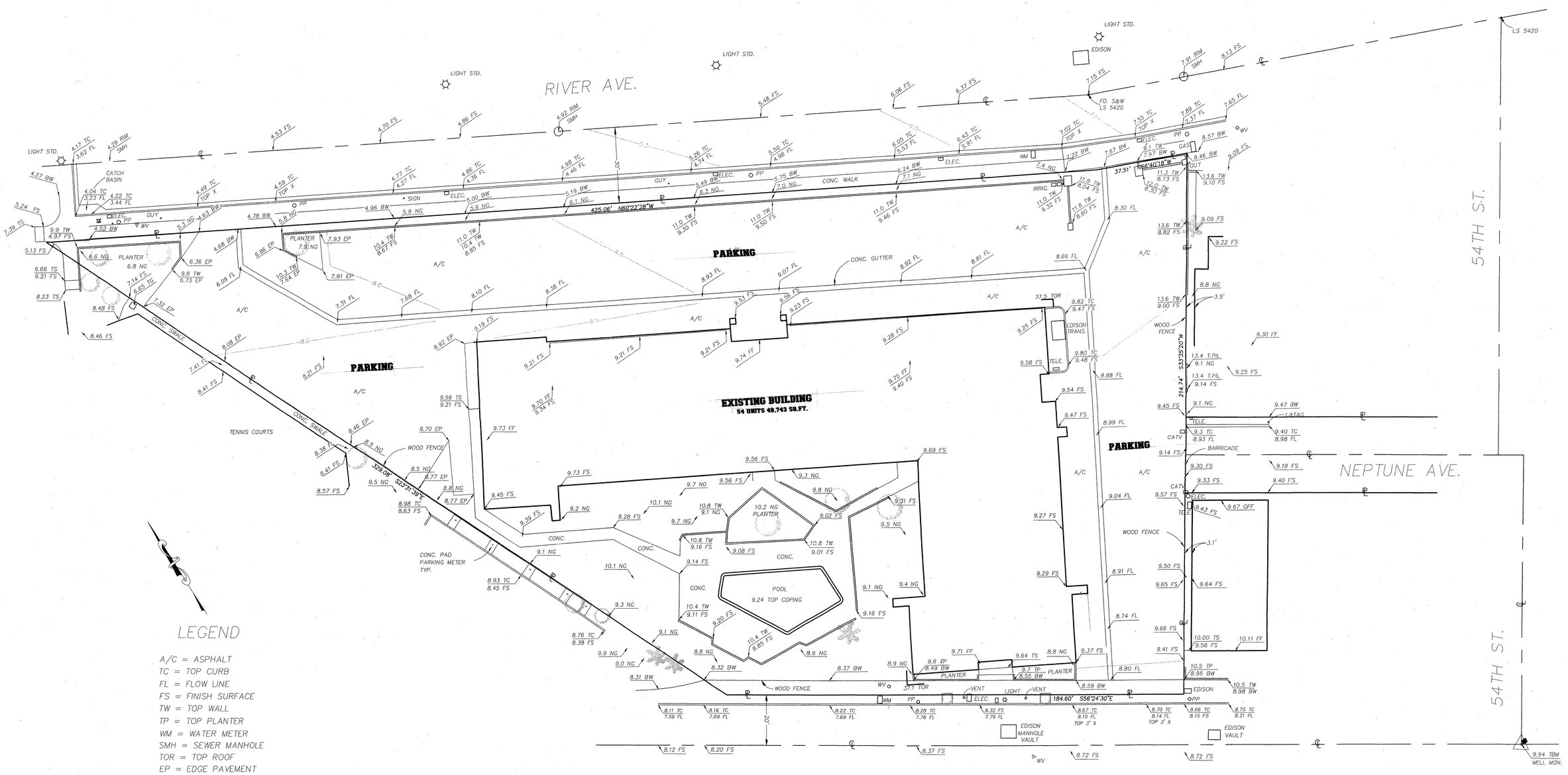
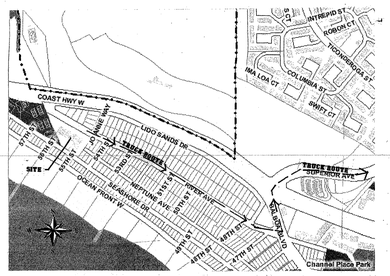


LEGEND

A/C = ASPHALT
TC = TOP CURB
FL = FLOW LINE
FS = FINISH SURFACE
TW = TOP WALL
TP = TOP PLANTER
WM = WATER METER
SMH = SEWER MANHOLE
TOR = TOP ROOF
EP = EDGE PAVEMENT
NG = NATURAL GROUND
WV = WATER VALVE
BW = BACKWALK
FF = FINISH FLOOR
TS = TOP STEP

Demolition Staging Notes:

1. An asbestos assessment report shall be obtained and filled with the city prior to removal.
2. All asbestos shall be removed per city and state requirements by an approved contractor.
3. Construction demolition shall start after asbestos removal is complete.
4. Demolition dust shall be mitigated per City of Newport Beach requirements.
5. Street sweeping shall be provided daily or as required.
6. Demolition noise levels shall be within the City of Newport Beach standards.
7. Demolition hours & days shall be per City of Newport Beach requirements.
8. Demolition contractor shall submit a safety plan.
9. All debris transport trucks shall be loaded on site.
10. Debris transport trucks shall follow the approved truck route
11. No trespassing signs shall be posted at all strategic locations and 24 hour security shall be in place until construction security fence is in place.



VICINITY/ROUTE MAP

LICENSED LAND SURVEYOR DARREN S. PETERSON EXP. NO 6916 STATE OF CALIFORNIA

DEMOLITION PLAN DP-1

TOPOGRAPHIC MAP

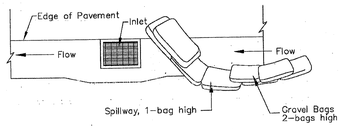
16 SCALE | JUNE 05 | LOT 104 TRACT NO. 3813

5515 RIVER AVE. NEWPORT BEACH CA.

SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA.
OCS BENCHMARK W-766 NGVD29 DATUM ELEV. = 7.261

3/11/2008

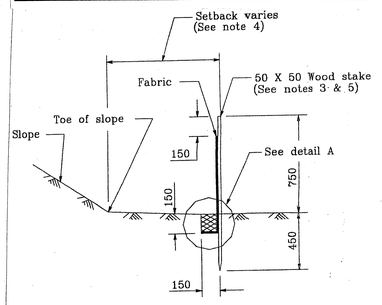
Storm Drain Inlet Protection — SC-10



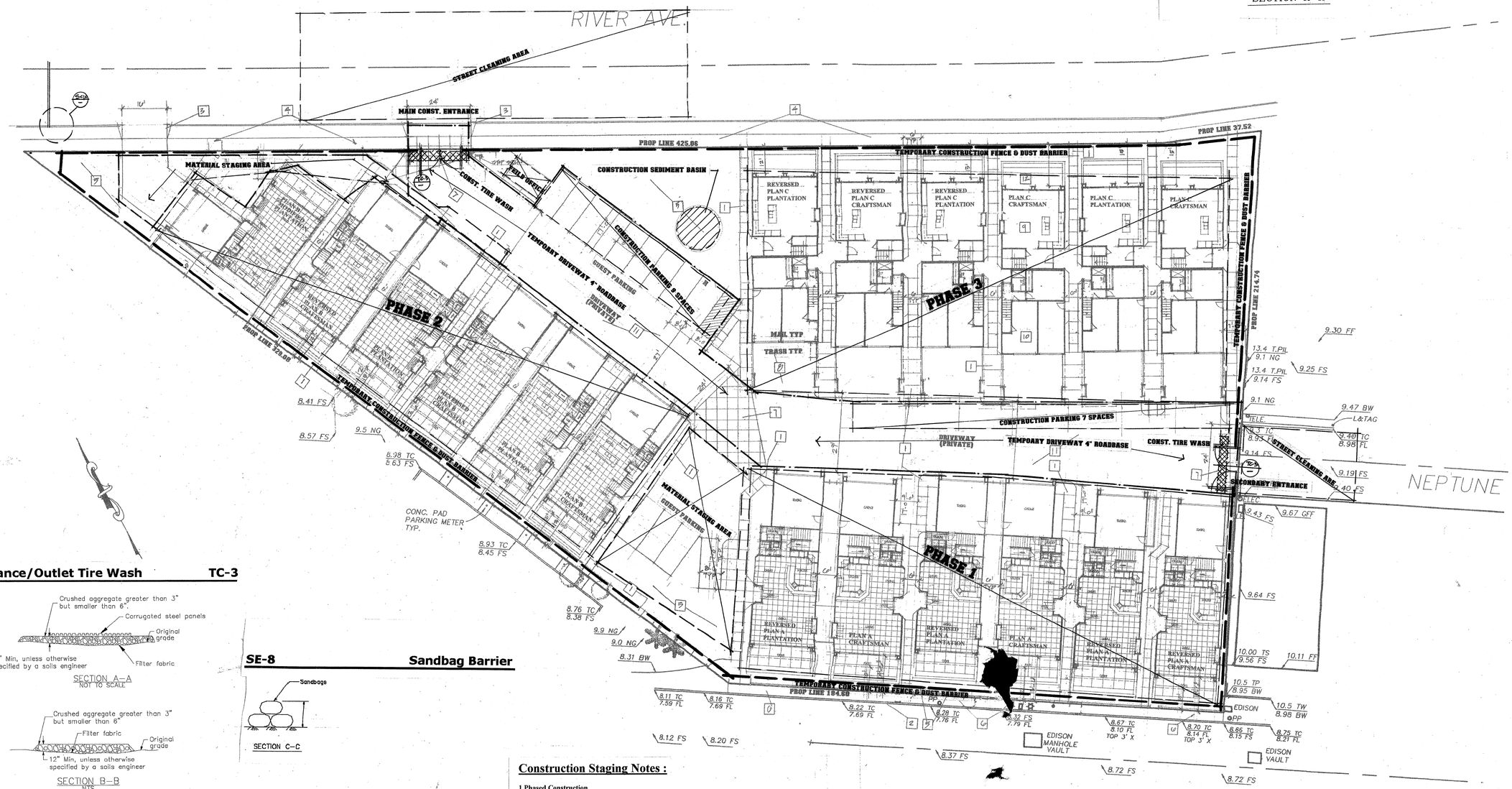
TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

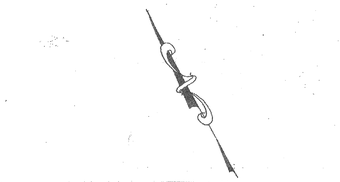
Silt Fence — SC-1



SECTION A-A

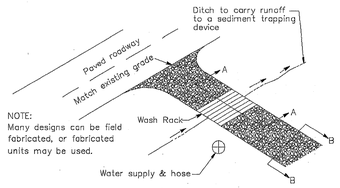


Entrance/Outlet Tire Wash — TC-3



SECTION A-A
NOT TO SCALE

SECTION B-B
NTS



TYPICAL TIRE WASH
NOT TO SCALE

SE-8 Sandbag Barrier

SECTION C-C

Construction Staging Notes :

1.Phased Construction
A. Construction trades shall rotate work, providing services on a single phase of the project at a time

B. Construction trades shall start work on Phase 1,2,or 3 after temporary driveway, fence & control measures have been installed

2.Construction Sediment Basin
A. Contsruct 24"deep x 16' dia. Temporary lined gravel pit.

B. All construction clean-up shall be done in construction sediment basin.

C. All overflow shall drain to temporary Driveway.

3. Construction hours & days shall be per City of Newport Beach requirements.
4. Construction noise levels shall be within City of Newport Beach standards
5. All material deliveries shall be unloaded on site.
6. Construction primary entrance shall be taken from River Ave.
7. Street sweeping shall be provided as shown a minimum of once a week or as required
8. Construction parking shall be per staging plan on site.

The calculation for impervious surfaces are as follows.
Lot area 65108 sq.ft.
Existing landscape 9393 sq.ft. 14.4%
Existing impervious surfaces 55710 sq.ft.

Proposed landscape 20987 sq.ft. 32.2%
Proposed impervious surfaces 44121 sq.ft.
The open space calculation is as follows.
Allowable open space 170.6' x 28'x 6'= 28,661 cu.ft.
Actual open space = 675,416 cu.ft.

SITE PLAN KEYNOTES

1. New 5" thick concrete walkway.
2. Existing curb & gutter to remain.
3. New driveway approach per city standard.
4. Existing concrete sidewalk to remain.
5. Landscape area.
6. New city sidewalk per city standard.
7. Grooutless paver system.
8. New 5" thick concrete driveway.
9. Area of residence.
10. Area of garage.
11. AC paving over gravel base.
12. 5" thick concrete patio.

CONSTRUCTION STAGING & WATER QUALITY CONTROL PLAN SCALE 1/16": 1'-0"

A PLANNED RESIDENTIAL DEVELOPMENT FOR:
SEASHORE VILLAGE, LLC
1550 NORTH 40TH STREET, #10
MESA, AZ 85205

Project Location :
5515 RIVER AVENUE
NEWPORT, CA

Todd Schober & Associates
Architects • Planners • Builders

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