10478

CRAIG COMES ASSOCIATES
ARCHITECT
1535 MCDONALD AVENUE NEWPORT BEACH, CALIF.

JOB
DATE
DRAWN
OWNER
REV

PHASE 2
SHEET 10 OF 20

PROPOSED COMMERCIAL

data

TOTAL SITE AREA - 41,091 SQ. FT. W/CENTERLINE
NET SITE AREA - 9,811 SQ. FT.
TOTAL DWELLING UNITS - 20
DENSITY - 14.7 UNITS/AC.

UNIT MIX:
2 BDR. 2 BA - 36
3 BDR. 2 BA - 24

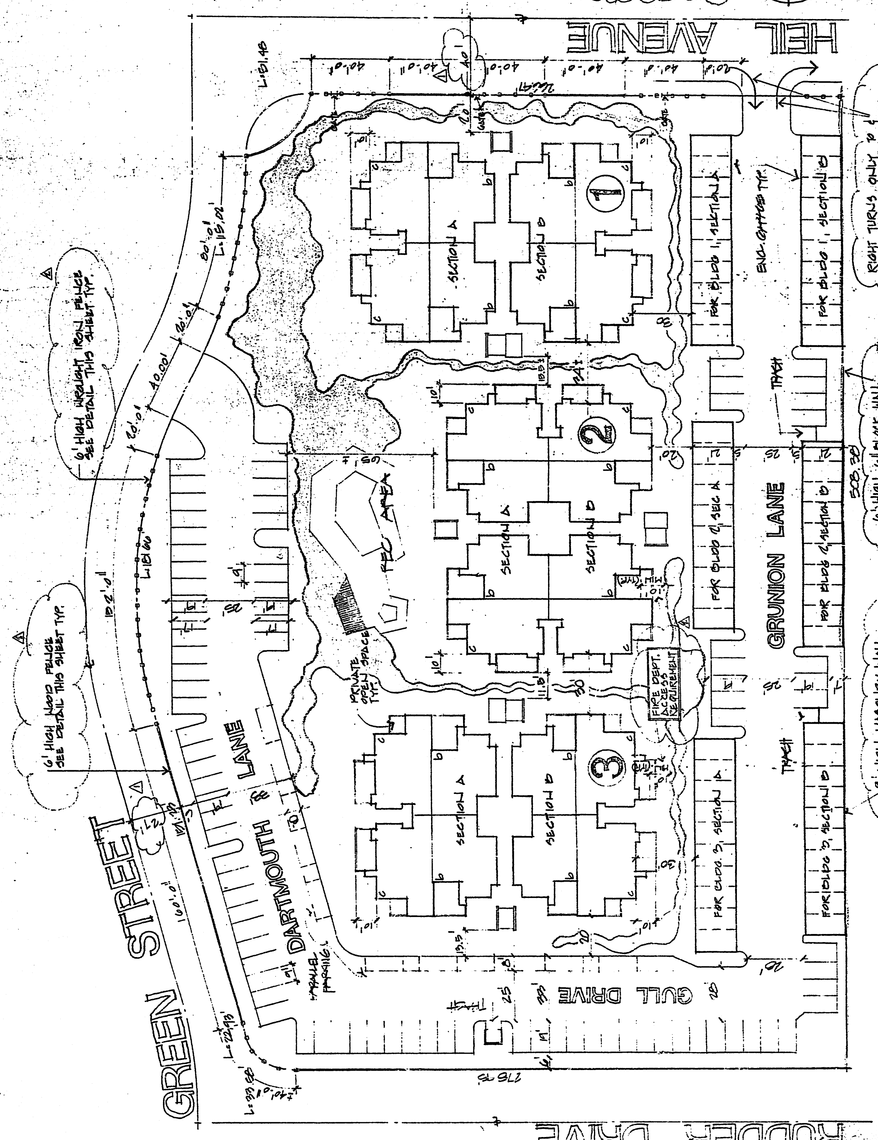
PARKING REQUIRED:
2 BDR. 2 1/2 : 2 = 75
3 BDR. 2 1/2 : 2 = 48
GUEST, 15% OF 20 = 30
TOTAL = 153 SPACES
PARKING PROVIDED:
ASSIGNED & COVERED = 60
UNASSIGNED & OPEN = 93
TOTAL = 153 SPACES
COMMON OPEN SPACE REQUIRED = 400 SQ. FT. PER UNIT = 8000 SQ. FT.
COMMON OPEN SPACE PROVIDED = 48,000 SQ. FT.
PRIVATE OPEN SPACE: 1ST FLOOR: PER 2 BDR UNIT 300 S.F. MIN.
PER 3 BDR UNIT 400 S.F. MIN.
UPPER FLOORS: PER 2 BDR UNIT 120 S.F. MIN.
PER 3 BDR UNIT 160 S.F. MIN.

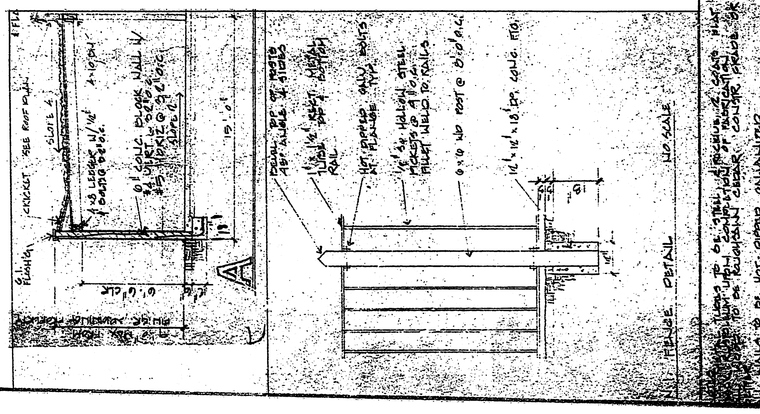
NOTE: ALL APARTMENT BLDGS TO HAVE APPROVED FIRE ALARM SYSTEM AS SPECIFIED BY THE HUNTINGTON BEACH FIRE CODE.
NOTE: THERE ARE NO BASEMENTS ON THIS SITE.
NOTE: ALL BLDGS. SHALL BE PER CURRENT HUNTINGTON BEACH CITY ORDINANCE # 2100
NOTE: ALL WINDOWS IN BLDG. #1 FACING CLIFF HAVEN DR. SHALL BE OF 5/16" GLASS. PER SOUND ANALYSIS

NORTH
1"=80'
18 FEB 80

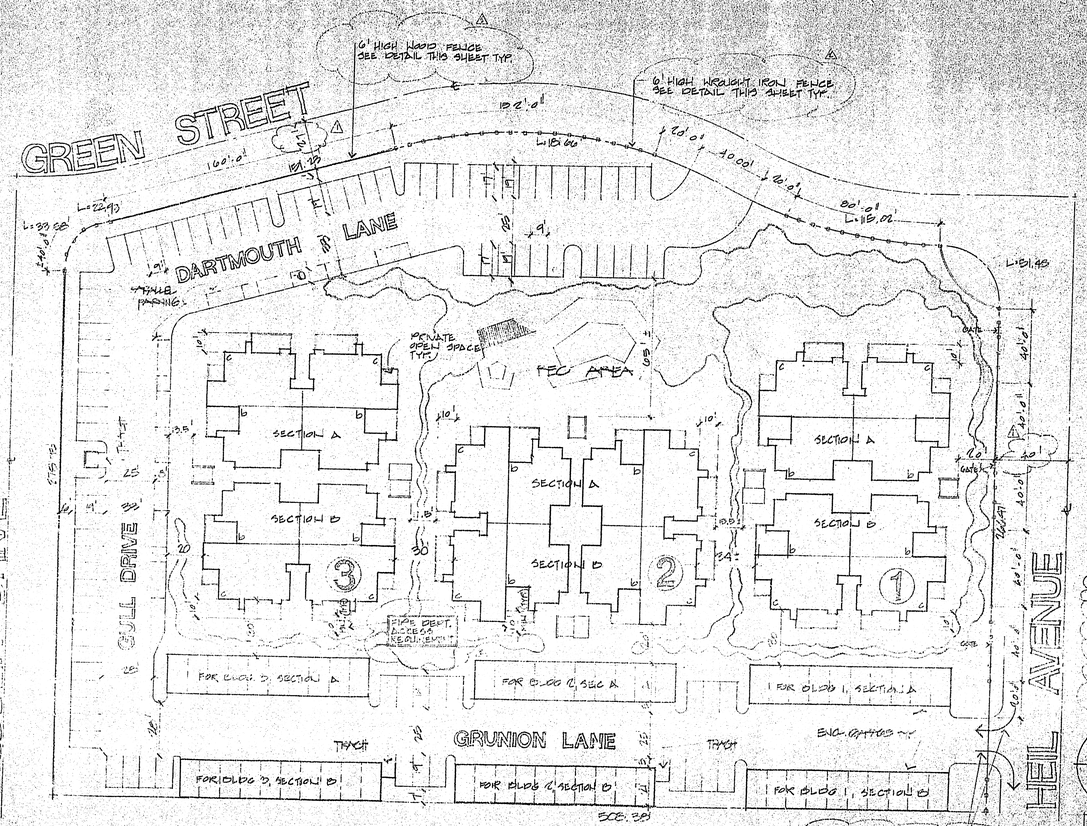
APPROVED
DATE 2-22-80
LAND USE TECHNICIAN

PC 3/26/80




6" CONC. PLANTER WALL W/ #3 VERT. @ 24" O.C.
#3 HORIZ. @ 24" O.C.
6" CONC. FOOTING
#3 HORIZ. @ 24" O.C.
#3 VERT. @ 24" O.C.

HARBOUR VISTA PHASE I



data

TOTAL SITE AREA: 4.091 AC N/C/S/W Alum
NET SITE AREA: 3.21
TOTAL DWELLING UNITS: 60
DENSITY = 14.7 UNITS/AC.

UNIT MIX:
2 BR. 2 BA = 36
3 BR. 2 BA = 24

PARKING REQUIRED:
1 BR: 36 X 2 = 72
2 BR: 24 X 2 = 48
GUEST: 15 X 60 = 30
TOTAL = 150 SPACES

PARKING PROVIDED:
ASSIGNED OR COVERED: 60
UNASSIGNED OR OPEN: 90
TOTAL: 150 SPACES

COMMON OPEN SPACE REQ'D @ 800 S.F./UNIT = 48000 SF

COMMON OPEN SPACE PROVIDED = 49,257 SF

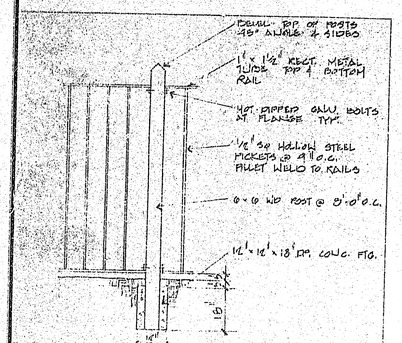
PRIVATE OPEN SPACE: 6'-0" MINIMUM
1ST FLOOR: PER 3 BR. UNIT 300 S.F. 318 S.F.
PER 2 BR. UNIT 120 S.F. 210 S.F.
UPPER FLOORS: PER 3 BR. UNIT 140 S.F. 192 S.F.
PER 2 BR. UNIT 120 S.F. 140 S.F.

NOTE: ALL APARTMENT BLDGS. TO HAVE AN APPROVED FIRE ALARM SYSTEM AS SPECIFIED IN THE HUNTINGTON BEACH FIRE CODE.

NOTE: SUBMIT PLANS FOR CABLE T.V. PER HUNTINGTON BEACH CITY ORDINANCE # 1100

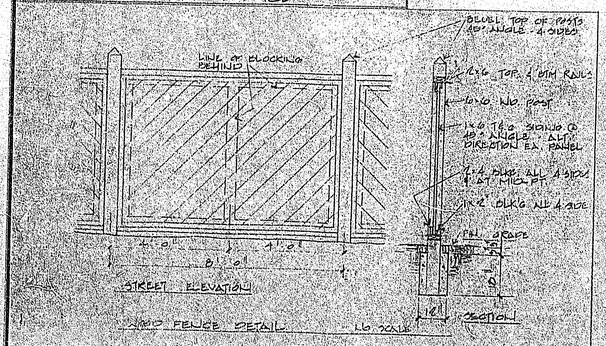
NOTE: THERE ARE NO EASEMENTS ON THE SITE

PROPOSED COMMERCIAL



M.T. FENCE DETAIL NO SCALE

NOTE: STEEL TUBES TO BE STEEL PIPE PER A.S.T.M. A-120 GRADE B. COATS PRIOR TO INSTALLATION OF FABRICATION. WOOD TO BE RAUGH SAWN CEDAR, CLOSE GRADE OR BETTER. ALL NAILS TO BE HOT DIPPED GALVANIZED



STREET ELEVATION

WOOD FENCE DETAIL NO SCALE

SECTION

HUNTINGTON BEACH PLANNING DEPARTMENT
NOV 26 1980
P. O. Box 190
Huntington Beach, CA. 92648

ORIGINAL DOCUMENT NOT LEGIBLE

pc 10498

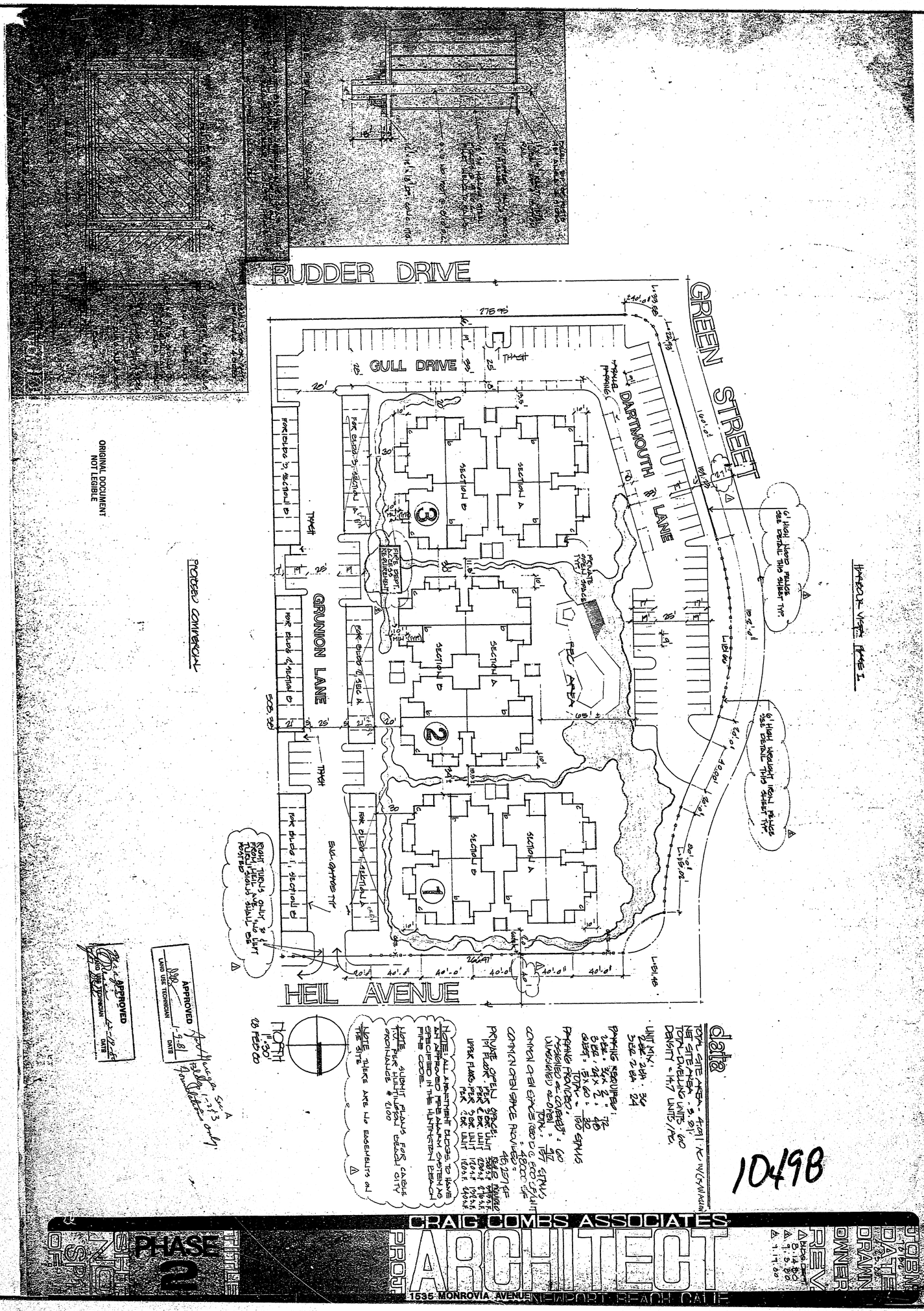
REGISTERED PROFESSIONAL ENGINEER No. C8663 CIVIL STATE OF CALIFORNIA

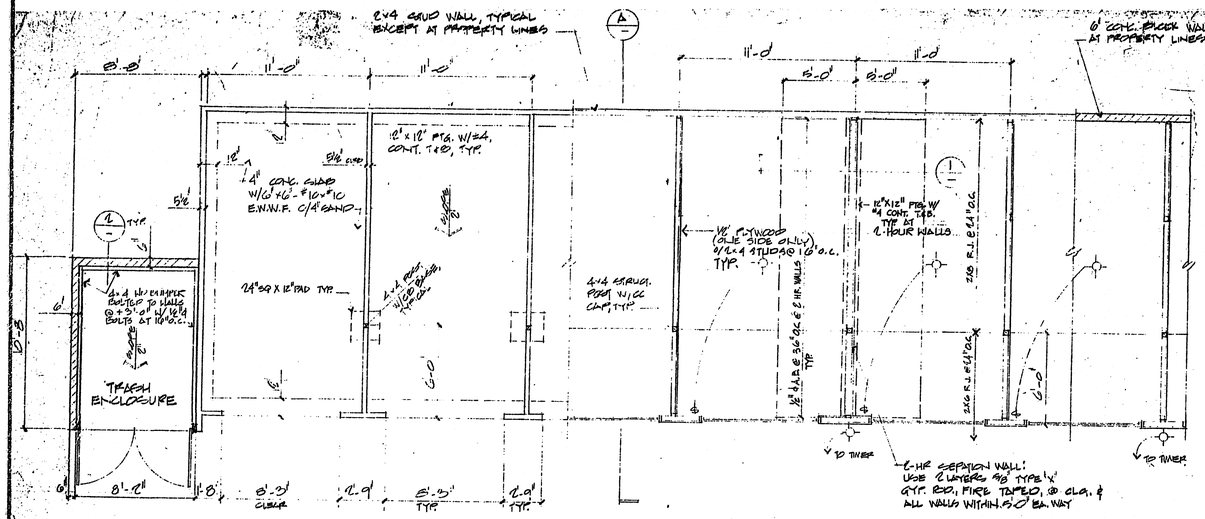
10498

JOB NO. 7120
DATE Aug. 1980
DRAWN
OWNER
REV
Δ PLAN CHECK 9-14-80
Δ 11-5-80
Δ 12-17-80

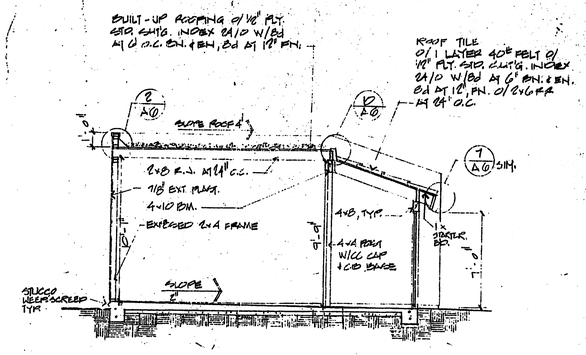
CRAIG COMBS ASSOCIATES

PROJECT TITLE
HARBOUR VISTA
PHASE 2
SHEET NO. 1 SPEC
OF.


RUDDER DRIVE
GULL DRIVE
GRUNION LANE
HEIL AVENUE
GREEN STREET
DARTMOUTH LANE
PROPOSED COMMERCIAL
ORIGINAL DOCUMENT NOT LEGIBLE
APPROVED
LAND USE TECHNICIAN
DATE
APPROVED
LAND USE TECHNICIAN
DATE
data
NORTH
11.30
28 FEB 00
PHASE 2
CRAIG COMBS ASSOCIATES
ARCHITECT
1535 MONROVIA AVENUE NEWPORT BEACH CALIF
10498

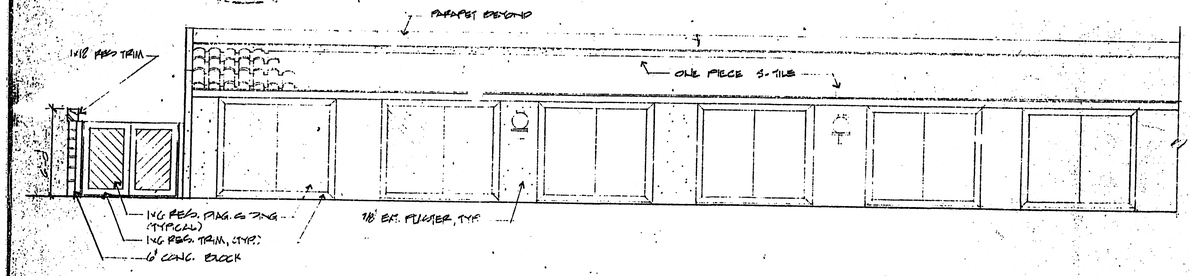


Foundation Plan 1/4"=1'-0" Floor Plan

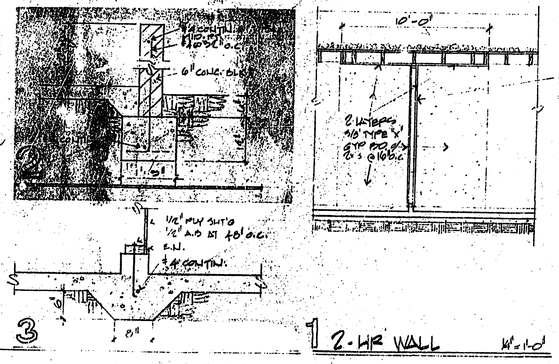


A STUD WALL

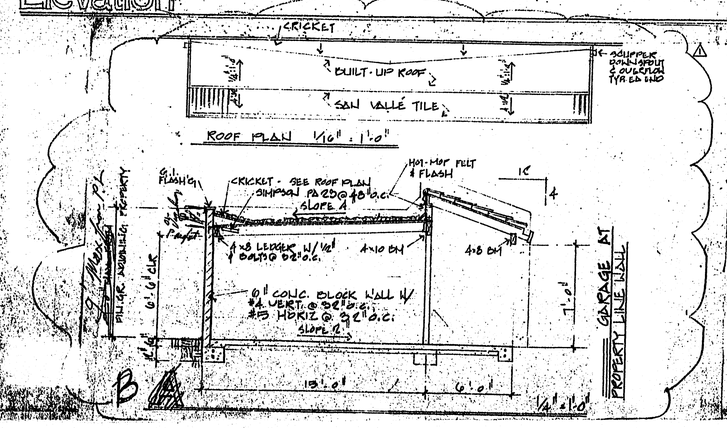
APPROVED
FOR STRUCTURAL ONLY
DATE 12-19-80
DEPT. OF BUILDING & COMMUNITY DEVELOPMENT
CITY OF HUNTINGTON BEACH
LOAD TYPE



Elevation



1½-HR WALL



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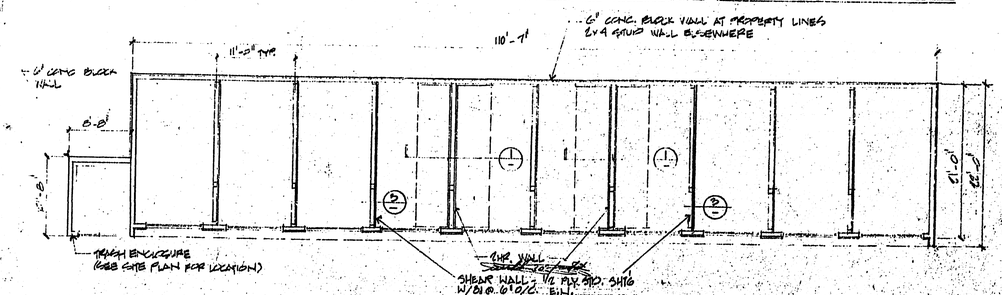


10 Bay Garage

1/8"=1'-0"

Garages

JOB NO. 10468
DATE 4.15.80
DRAWN
OWNER
REVISIONS
1 BLDG. DEPT. 8.14.80
2 PLNG. DEPT. 10.12.80

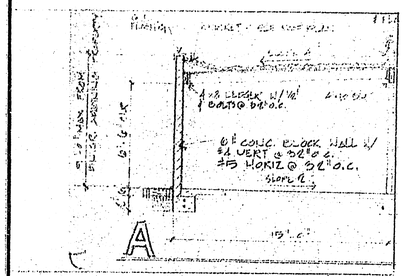
CRAIG CO... ASSOCIATES

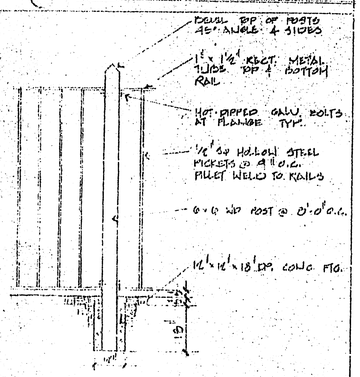
PROJ...

TITLE ...

SHEET NO. A18 OF ...

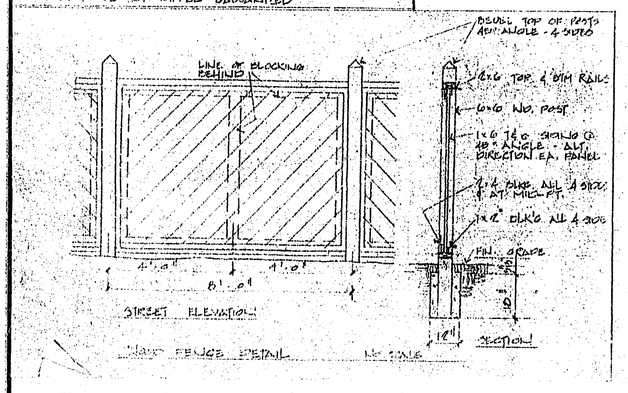
HARBOUR VISTA PHASE I



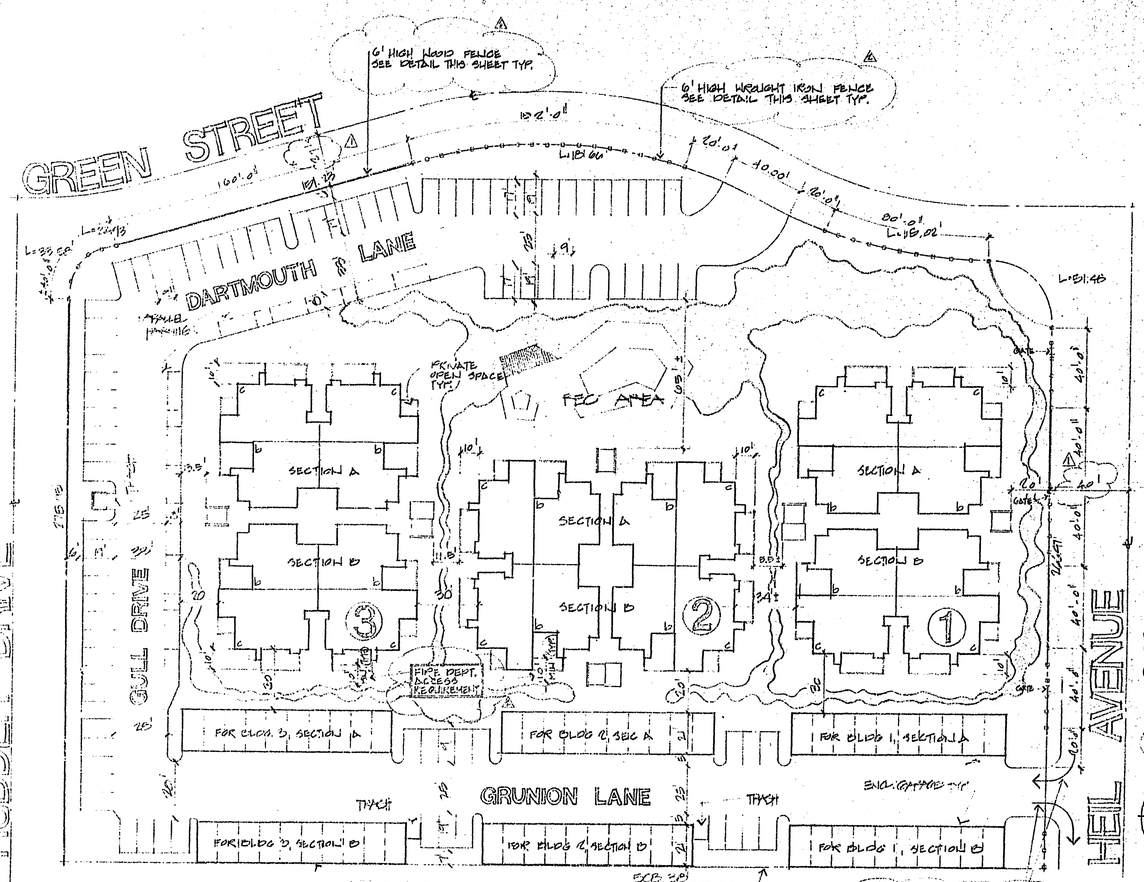


1/4 FENCE DETAIL NO SCALE

STEEL
ALL METAL TUBING TO BE STEEL & PRIMED & COATED WITH RUST INHIBITIVE PRIMER UPON COMPLETION OF FABRICATION.
ALL WOOD TO BE REDWOOD, CLEAR, CONSTR. GRADE OR BETTER
ALL NAILS TO BE HOT-DIPPED GALVANIZED



WALL FENCE DETAIL NO SCALE



PROCESS COMMERCIAL

Sec. 302 U.B.C. States in part.
Issuance of this permit or approval of plans is not a permit for, or approval of, any violation of this Code; and shall not prevent building official from requiring correction of errors or from preventing building operations being carried on in violation of this Code or any other ordinance of the city.

Final inspection will be subject to all-wk approval by the Engineering Department.

APPROVED
FOR STRUCTURAL ONLY
DATE 1-7-81
BY
DEPT. OF BUILDING & COMMUNITY DEVELOPMENT CITY OF HUNTINGTON BEACH
GROUP R1 TOWN TYPE VA

APPROVED
LAND USE TECHNICIAN
1-7-81
DATE

ORIGINAL DOCUMENT NOT LEGIBLE

HUNTINGTON BEACH PLANNING DEPARTMENT
DEC 1 1980
P. O. Box 190
Huntington Beach, Calif. 92648

data

TOTAL SITE AREA - 4.091 AC W/VACATION
NET SITE AREA - 3.91
TOTAL DWELLING UNITS - 60
DENSITY = 14.7 UNITS/AC.

UNIT MIX:
2 BR. 2 EA - 36
3 BR. 2 EA - 24

PARKING REQUIRED:
2 BR. - 36 x 2 = 72
3 BR. - 24 x 2 = 48
GUEST - 15 x 60 = 30
TOTAL = 150 STALLS

PARKING PROVIDED:
ASSIGNED & COVERED = 60
UNASSIGNED & OPEN = 97
TOTAL = 157 STALLS

COMMON OPEN SPACE REQ'D @ 600 S.F./UNIT = 48000 S.F.

COMMON OPEN SPACE PROVIDED = 49,257 S.F.

PRIVATE OPEN SPACE: REQ'D PROVIDED
1ST FLOOR - PER 3 BR. UNIT 300 S.F. 319 S.F.
PER 2 BR. UNIT 200 S.F. 216 S.F.
UPPER FLOORS - PER 3 BR. UNIT 170 S.F. 175 S.F.
PER 2 BR. UNIT 120 S.F. 140 S.F.

NOTE: ALL APARTMENT BLDGS. TO HAVE AN APPROVED FIRE ALARM SYSTEM AS SPECIFIED IN THE HUNTINGTON BEACH FIRE CODE.
NOTE: THERE ARE NO BASEMENTS ON THE SITE
CABLE T.V. SHALL BE PER HUNTINGTON BEACH CITY ORDINANCE # 2100
NOTE: ALL WINDOWS IN BLDG. #1 FACING U.S. HEIL AVE SHALL BE OF 3/16" GLASS - PER SOUND ANALYSIS

1045

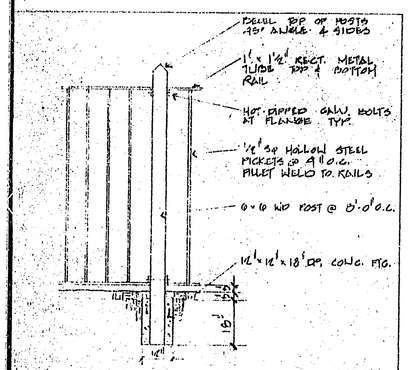
JOB NO. 10-187
DATE
DRAWN
OWNER
REVISIONS
△ 8.14.80
△ 9.2.80
△ 11.17.80
△ 11.25.80

CRAIG COMBS ASSOCIATES
1635 MONROVIA AVENUE COSTA MESA, CALIFORNIA 92627

ARCH

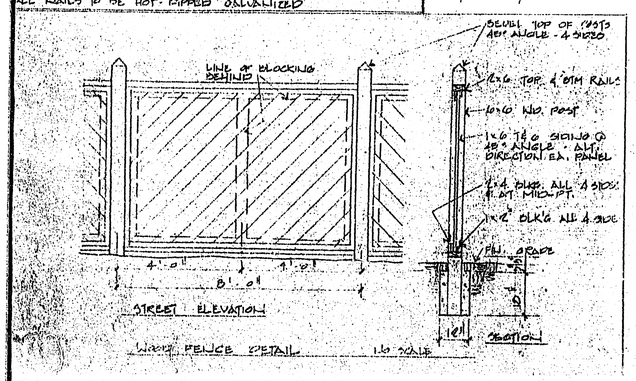
PROJECT
PHASE 2
SHEET NO
SP1
OF

HARBOUR VISTA PHASE I

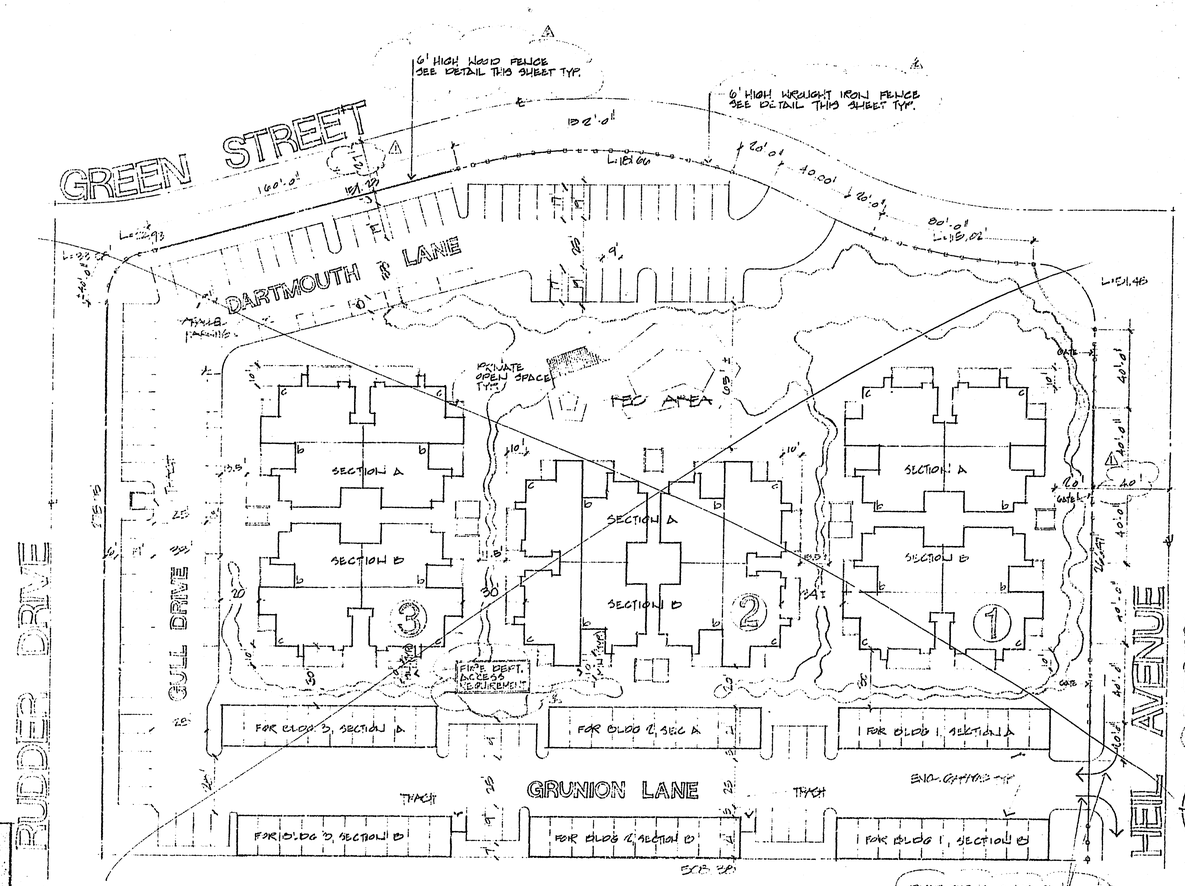


N.T.S. FENCE DETAIL NO SCALE

NOTE: ALL METAL TUBING TO BE STEEL & RECEIVE 1 COATS PRIMER, RUBBOLEUM UPON COMPLETION OF FABRICATION
ALL WOOD TO BE REDWOOD HEART, CONSTR. GRADE OR BETTER
ALL NAILS TO BE HOT-DIPPED GALVANIZED



WOOD FENCE DETAIL NO SCALE



STAGGERED COMMERCIAL

data

TOTAL SITE AREA - 4.91 AC IN CASUALTY
NET SITE AREA - 3.91
TOTAL DWELLING UNITS - 60
DENSITY = 14.7 UNITS/AC.

UNIT MIX:
2 BR. 2 BA - 36
3 BR. 2 BA - 24

PARKING REQUIRED:
2 BR: 36 x 2 = 72
3 BR: 24 x 2 = 48
GUEST: 15 x 60 = 30
TOTAL = 150 STALLS

PARKING PROVIDED:
ASSIGNED & COVERED = 60
UNASSIGNED & OPEN = 97
TOTAL = 157 STALLS

COMMON OPEN SPACE REQ'D @ 800 SF/UNIT = 48000 SF

COMMON OPEN SPACE PROVIDED = 49,257 SF

PRIVATE OPEN SPACE: REQ'D PROVIDED
1ST FLOOR - PER 3 BR. UNIT 300 S.F. 2795 S.F.
PER 2 BR. UNIT 200 S.F. 2796 S.F.
UPPER FLOORS - PER 3 BR. UNIT 120 S.F. 1975 S.F.
PER 2 BR. UNIT 120 S.F. 1406 S.F.

NOTE: ALL APARTMENT BLDGS. TO HAVE AN APPROVED FIRE ALARM SYSTEM AS SPECIFIED IN THE HUNTINGTON BEACH FIRE CODE.

NOTE: SUBMIT PLANS FOR CABLE T.V. PER HUNTINGTON BEACH CITY ORDINANCE # 2100

NOTE: THERE ARE NO EASEMENTS ON THE SITE

HUNTINGTON BEACH
PLANNING DEPARTMENT
NOV 5 1980
P. O. Box 190
Huntington Beach, Calif. 92648

REGISTERED PROFESSIONAL ARCHITECT
No. C5663
CRAIG COMBS
State of California

PC. 10498

10498

JOB NO.
DATE
DRAWN
OWNER
REVISIONS
1 8.14.80
2 9.6.80
3 11.17.80

CRAIG COMBS ASSOCIATES
1535 MONROVIA AVENUE, NEWPORT BEACH, CALIFORNIA 92663

PROJECT
HARBOUR VISTA
PHASE 2
TITLE SHEET
SITE PLAN
SPECIFICATIONS
OF

HARBOUR VISTA Huntington Beach

a joint venture by
woolsey & hermansen

CRAIG COMBS ASSOCIATES ARCHITECT
1535 monrovia, newport beach, ca 92660

10478

CRAIG COMES ASSOCIATES
ARCHITECTS
1555 MONROVIA AVENUE NEWPORT BEACH CALIF.

JOB NO. 6146
DATE
DRAWN
OWNER REY

PHASE 2
SITE PLAN

data

TOTAL SITE AREA - 4.01 AC NET/GROSS
NET SITE AREA - 3.91 AC
TOTAL DWELLING UNITS - 60
DENSITY - 14.7 UNITS/AC

UNIT MIX: 2 BR - 36
3 BR - 24

PARKING REQUIRED:
1 BR - 1½ x 12 = 18
2 BR - 2½ x 36 = 90
GUEST - 15/60 = 15
TOTAL = 123 SPACES

PARKING PROVIDED:
ASSIGNED & COVERED - 60
UNASSIGNED & OPEN - 63
TOTAL = 123 SPACES

COVERED OPEN SPACE REQ'D & PROVIDED = 400 SQ. FT./UNIT = 24,000 SQ. FT.

COMMON OPEN SPACE PROVIDED = 46,257 SQ. FT.

PRIVATE OPEN SPACE REQUIRED:
1ST FLOOR - PER 1 BR UNIT 200 SQ. FT.
PER 2 BR UNIT 250 SQ. FT.
PER 3 BR UNIT 300 SQ. FT.
UPPER FLOORS - PER 1 BR UNIT 100 SQ. FT.
PER 2 BR UNIT 150 SQ. FT.
PER 3 BR UNIT 200 SQ. FT.

NOTE: ALL APARTMENT CLOSETS TO HAVE AN APPROVED FIRE ALARM SYSTEM AS SPECIFIED IN THE HUNTINGTON BEACH FIRE CODE.

NOTE: ALL UNIT PLANS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE HUNTINGTON BEACH CITY ORDINANCE # 2100

NOTE: THERE ARE NO BASEMENTS ON THE SITE

NORTH
1"=50'
23 FEB 00

UNITS: V-1 F-1

CARPORT: V-M

Engineer's Est.: 20-14 g.p.m.
* Plans are subject to such changes and/or changes in ordinances as may be required by the Planning Director at the time of plan check.

PROFESSIONAL ARCHITECT
No. C5963
CALIFORNIA

HAZELE VISTA DRIVE

HEIL AVENUE

GRUNION LANE

GREEN STREET

DARTMOUTH LANE

GULL DRIVE

RUDDER DRIVE

PROPOSED COMMERCIAL

PRIVATE OPEN SPACE TYP.

PARKING TYP.

TRASH

SIDE ENTRIES TYP.

FOR BLDG 1, SECTION A

FOR BLDG 1, SECTION B

FOR BLDG 2, SECTION A

FOR BLDG 2, SECTION B

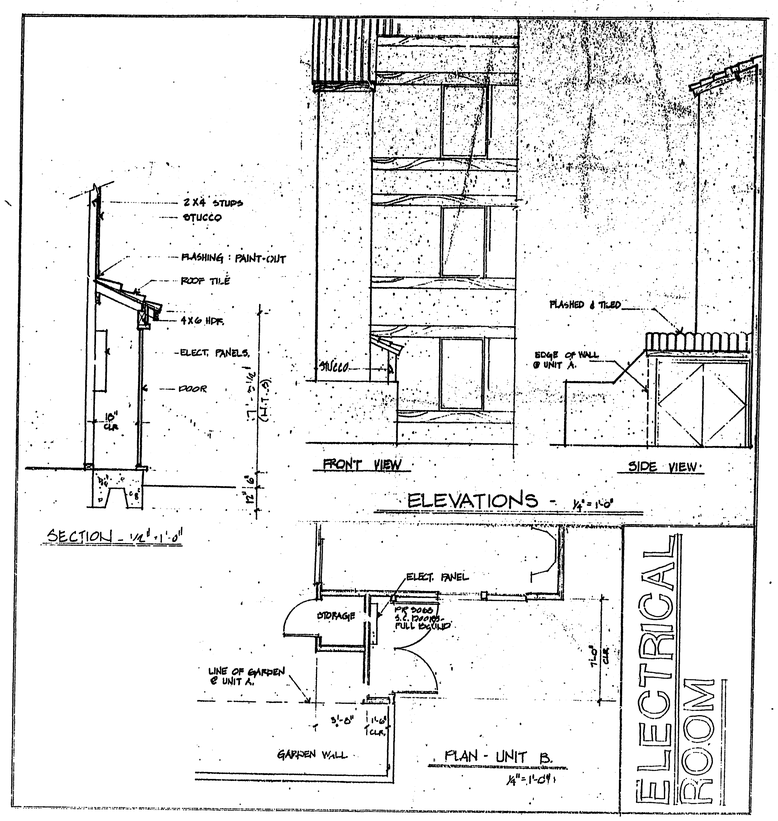
FOR BLDG 3, SECTION A

FOR BLDG 3, SECTION B

FOR BLDG 4, SECTION A

FOR BLDG 4, SECTION B

RIGHT TURN ONLY
FROM HEIL AVE. TO
GRUNION LANE
POSTED SIGNAL LIGHT



ELEVATIONS - 1/4" = 1'-0"

SHEAR WALL SCHEDULE			SILL BOLTING SCHEDULE		
	CONSTRUCTION	ALLOW. SHEAR	EXTERIOR WALLS	INTERIOR WALLS	SILL NAILING & UPPER FLOORS
1	3/8" GYP. BD. W/ 6d COOLER NAILS @ 4" o.c. EDGE & FIELD (TABLE 47-I, UBC)	125 PLF * 250 PLF	1/2" @ 72" o.c. 1/2" @ 36" o.c.	1/2" @ 72" o.c. 1/2" @ 36" o.c.	16d @ 12" o.c. 16d @ 6" o.c.
2	5/8" GYP. BD. W/ 6 d COOLER NAILS @ 4" o.c. EDGE & FIELD (TABLE 47-I, UBC)	125 PLF	1/2" @ 72" o.c.	1/2" @ 72" o.c.	16d @ 12" o.c.
3	5/8" BLOCKED GYP. BD. W/ 6 d COOLER NAILS @ 4" o.c. EDGE & FIELD (TABLE 47-I, UBC)	175 PLF	1/2" @ 36" o.c.	1/2" @ 36" o.c.	16d @ 8" o.c.
4	3/8" PLYWD. STRUCT. II OR STD. GRD. GRT'G W/ 8d NAILS @ 6" o.c. EDGE & 12" o.c. FIELD (TABLE 25M, UBC)	260 PLF	1/2" @ 32" o.c.	1/2" @ 32" o.c.	16d @ 6" o.c.
5	3/8" PLYWD. STRUCT. II OR STD. GRD. GRT'G W/ 10d NAILS @ 4" o.c. EDGE & 12" o.c. FIELD (TABLE 25M, UBC)	360 PLF	1/2" @ 24" o.c.	1/2" @ 24" o.c.	16d @ 4" o.c.
6	3/8" PLYWD. STRUCT. I OR STD. GRD. GRT'G W/ 8d NAILS @ 2 1/2" o.c. EDGE & 12" o.c. FIELD (TABLE 25M, UBC)	370 PLF	1/2" @ 16" o.c.	1/2" @ 16" o.c.	16d @ 2" o.c.
7	1/2" PLYWD. STRUCT. I W/ 10d NAILS @ 2 1/2" o.c. EDGE & 12" o.c. FIELD	770 PLF	1/2" @ 12" o.c.	1/2" @ 12" o.c.	16d @ 2" o.c.
8	5/8" GYP. BD. W/ 6d COOLER NAILS @ 7" o.c. EDGE, FIELD (TABLE 47-I, UBC)	100 PLF	1/2" @ 72" o.c.	1/2" @ 72" o.c.	16d @ 16" o.c.

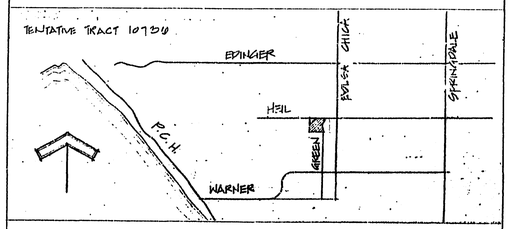
SHEET INDEX

NO.	TITLE
	COVER SHEET
SP1	SITE PLAN
A1	SHEET INDEX
A2	BUILDING & FOUNDATION PLAN
A3	" " 1ST FLOOR PLAN - 2ND FLOOR FRAMING
A4	" " 2ND FLOOR PLAN - 3RD FLOOR FRAMING
A5	" " 3RD FLOOR PLAN - ROOF FRAMING
A6	ROOF PLAN & DETAILS
A7	BUILDING & EXTERIOR ELEVATIONS
A8	UNIT B FLOOR PLAN & INT. ELEVATIONS
A9	UNIT C FLOOR PLAN, INT. ELEVS, & SCHEDULES
A10	BUILDING SECTIONS. UNIT B
A11	BUILDING SECTIONS UNIT C
A12	STAIRWAY PLAN, SECTIONS
A13	STAIRWAY, FRAMING PLANS
A14	STAIRWAY, FRAMING DETAILS
A15	TYPICAL FRAMING DETAILS
A16	SPECIFICATIONS
A17	SPECIFICATIONS, REFLECTED CEILING PLAN

BLDG. DATA

GOVERNING CODE: 1976 UBC — OCCUPANCY: R-1
CONSTRUCTION: TYPE V 1-HR — FIRE ZONE III

VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1, AND A PORTION OF PARCEL 3, PARCEL MAP 10154

10498

JOB NO. 7852
DATE 12-22-82
DRAWN
OWNER
REVISIONS

CRAIG COMBS ASSOCIATES
1535 MONROVIA AVENUE NEWPORT BEACH, CA 92663

ARCHITECT

PROJECT

PHASE 2

SHEET NO. A1 OF

REGISTERED PROFESSIONAL ARCHITECT No. C5663 AIA CORP. State of California

10478

Building B-FOUNDATION PLAN

1/8" = 1'-0"

CRAIG COMBS ASSOCIATES ARCHITECT
1535 MONROVIA AVENUE NEWPORT BEACH, CALIF.
AREA CODE 714-645-8040

JOB NO. 7852
DATE
DRAWN
OWNER
REVISIONS

TITLE PLANS
PHASE 2
STUDY
SHEET NO. A2
OF SHEETS

unit b
FEATURES TYPICAL ALL 6 UNITS

unit c
FEATURES TYPICAL ALL 6 UNITS

unit b

unit c

104'-1" OVERALL

SYMMETRICAL ABOUT THIS LINE

52'-½" 47'-8" 37'-10" 4'-9" 10'-7" 9'-10" 8'-9" 3'-8" 3'-2" 8'-9"

95'-0" 69'-11" 14'-1" 10'-1" 12'-2" 19'-8" 17'-8" 12'-1" 6'-1" 10'-0" 12'-8" 14'-2" 7'-1" 5'-1" 5'-0"

b1 b2 b3 c1 c2 c3

FOUNDATION ONLY

This permit is for foundation only. Plans have not been checked for compliance with the Uniform Building Code or other applicable codes, laws and regulations. The Building Department makes no assurances that it will not require corrections of errors and omissions in the plans not detected during the plan review. Any such corrections will require changes to the approved plans. In addition, the building official may require that certain soils reports and design calculations be submitted and that special inspections be made. Approval of plans may require changes and certain additional construction work. The applicant is responsible for all changes that may be required and shall make such changes or hereby waives any claim against the City for damages that may result from the project not being completed as shown on the approved plans. Neither permit issuance nor approval of plans shall be construed to be a permit for, or an approval of, any violation of any of the provisions of the Uniform Building Code or of any other ordinance of the City.

ISSUED: [illegible] DATE: 10/01/81

PROFESSIONAL ARCHITECT No. C5663 REGISTERED

NOTES

CONCRETE SLAB - TYP. ALL UNITS
4" CONC. W/ 6x6 - W1.4 x W1.4 W.W.F.
ON COMPACTED FILL VISQUEEN,
4" SAND

FOOTINGS - 2-STORY = 18" W. x 18"D. W/#4 CONT. T&B
3-STORY = 18" W. x 24"D. W/#4 CONT. T&B

CROSS-HATCHED FOOTINGS REQUIRE 2-#5 CONT. T&B

CONCRETE PAVING BY OWNER/GC. BY LANDSCAPE ARCHITECT.

SILL BOLTING SCHEDULE

DESIG.	ANCHOR BOLTING
①	⅝" A.B. @ 12'0" o/c
②	⅝" A.B. @ 16'0" o/c
③	⅝" A.B. @ 24'0" o/c
④	⅝" A.B. @ 32'0" o/c

PAD FOOTING SCHEDULE

DESIG.	SIZE	THICKNESS	REINFORCING EA. WAY
Ⓐ	2'x2'0"	12" MIN. @ CENTER 8" @ EDGE	2 - #4
Ⓑ	2'6"x2'6"	12" MIN. @ CENTER 8" @ EDGE	3 - #4
Ⓒ	3'0"x3'0"	12" @ CENTER 8" @ EDGE	3 - #4

Building B - 1st FLOOR PLAN & FRAMING

CRAIG COMES ASSOCIATES
ARCHITECTS
PROBATE

DATE
DRAWN
OWNER
REV

10478

unit b — PRAMING TYPICAL ALL 6 UNITS

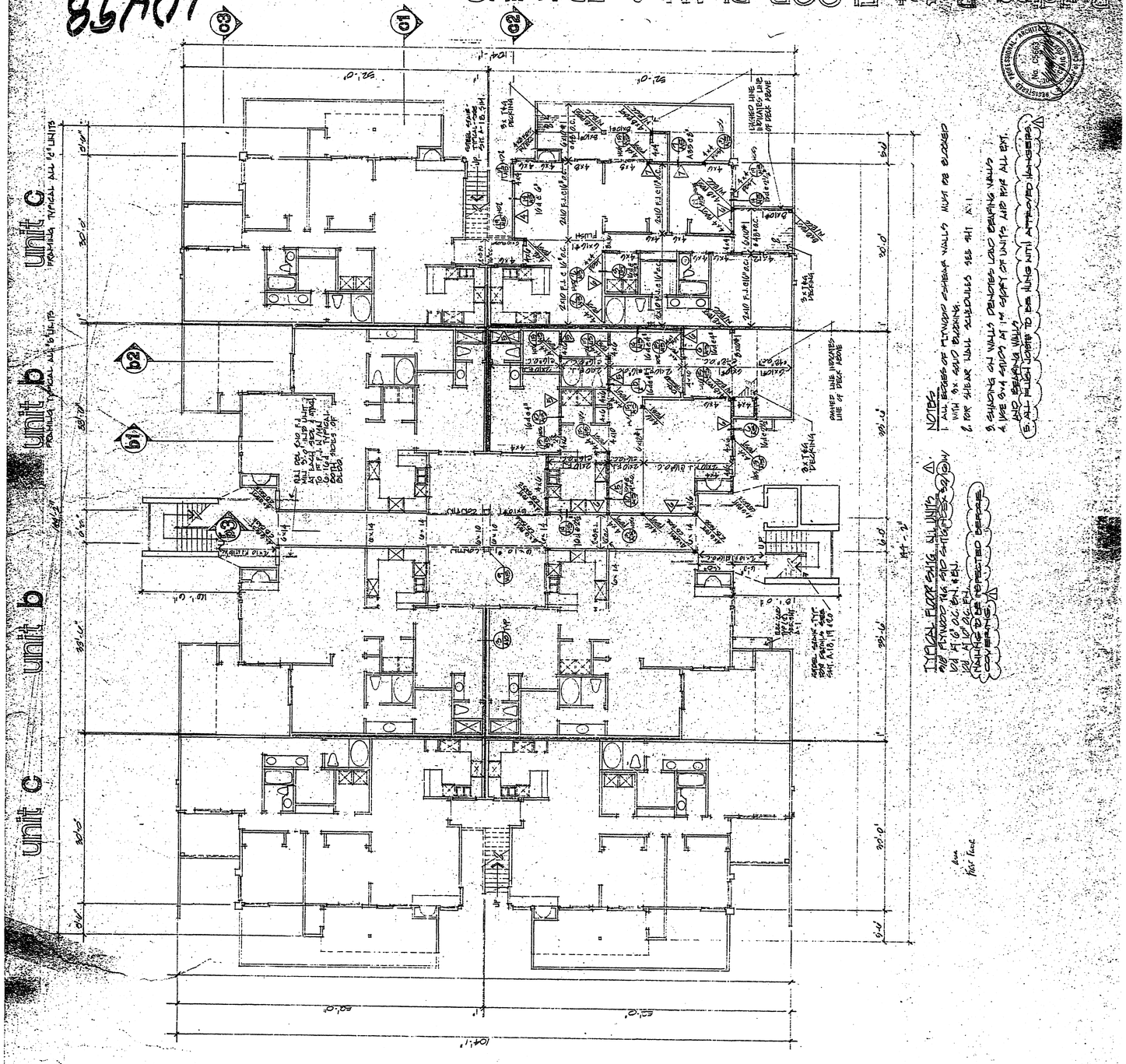
unit c — PRAMING TYPICAL ALL 6 UNITS

unit b — PRAMING TYPICAL ALL 6 UNITS

unit c

TYPICAL FLOOR FRAMING ALL UNITS
SEE PLYWOOD TAG AND SHEATHING SCHEDULE
USE 4" @ 12" O.C. EDGE & FIELD
USE 8" @ 12" O.C. EDGE & FIELD
(NAILING TO BE INSPECTED BEFORE COVERING)

NOTES
1. ALL BEAMS OR PLYWOOD SHEAR WALLS MUST BE BLOCKED WITH 2x SAME BEARING.
2. FOR SHEAR WALL SCHEDULES SEE SHT A1.1
3. SHEARING ON WALLS DENOTES LOAD BEARING WALLS
4. USE 2x6 STUDS AT 16" @ ENTRY OF UNITS AND AT ELEV. AND BEARING WALLS
5. DO NOT FRAME OR PLUMB UNTIL ATTACHED ENGINEERING



Building B - 2nd FLOOR PLAN & FRAMING

CRAIG COMES ASSOCIATES
PROJECT ARCHITECT
1935 MONROVIA AVENUE NEWPORT BEACH, CALIF.

JOB NO. 1078
DATE 4.28.80
DRAWN
OWNER
REVISIONS
△ 8.14.80

TITLE PHASE 2
SHEET A4
OF

1078

unit b — FRAMING TYPICAL ALL "b" UNITS

unit c — FRAMING TYPICAL ALL "c" UNITS

unit b — FRAMING TYPICAL ALL "b" UNITS

unit c

104'-1"
52'-0"
52'-0"
30'-0"
15'-0"
30'-0"
15'-0"
14'-2"
30'-0"
30'-0"
30'-0

10498

Building B - 3rd FLOOR PLAN & FRAMING

1/8" = 1'-0"

CRAIG COMES ASSOCIATES
ARCHITECT PROF.
1535 MONROVIA AVENUE NEWPORT BEACH, CALIF.

JOB NO.
DATE
DRAWN
OWNER
REVISIONS
8.14.89

PHASE 2

unit b — unit b
FLIPPED TYPICAL ALL 'b' UNITS

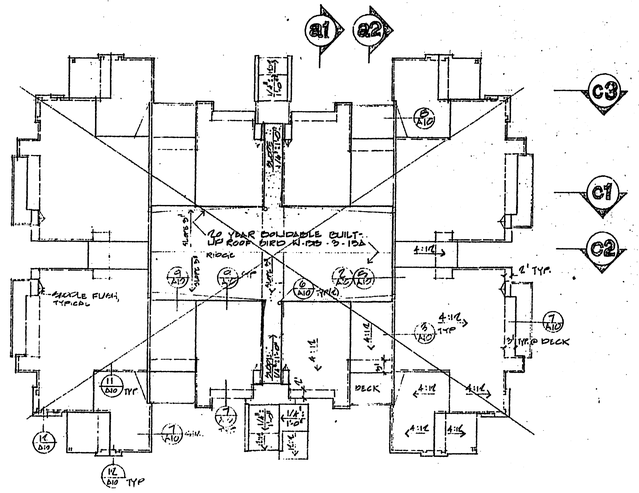
92'-0"
46'-0"
46'-0"
39'-0"
39'-0"
10'-0"
10'-0"
46'-0"
46'-0"
92'-0"

SEE SHEET S-A.1

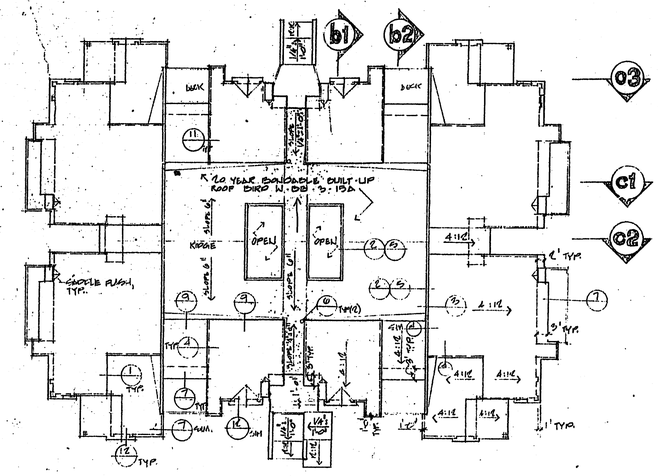
NOTES
1. ALL EDGES OF PLYWOOD SHEAR WALLS MUST BE BLOCKED W/ 3x SOLID BLOCKING
2. SEE SHT. SHEAR WALL SCHEDULE SEE A-5 & A-6
3. SHADING ON WALLS DENOTES LOAD BEARING WALLS
4. TOP OF AREA DRAIN TO BE @ 1' BELOW FIN. FLR. AT UNIT
5. ALL FLOOR JOISTS TO BE HUNG WITH APPROVED HANGERS.

TYPICAL ROOF SHTG. - ALL UNITS
1/4 PLY STR. SHTG. INDEX UN. 24/0 W/6d @ 6"o/c E.N. & E.N.
BLOCK EDGES NAILING TO BE INSPECTED BEFORE COVERING

REGISTERED PROFESSIONAL ARCHITECT
No. C5663



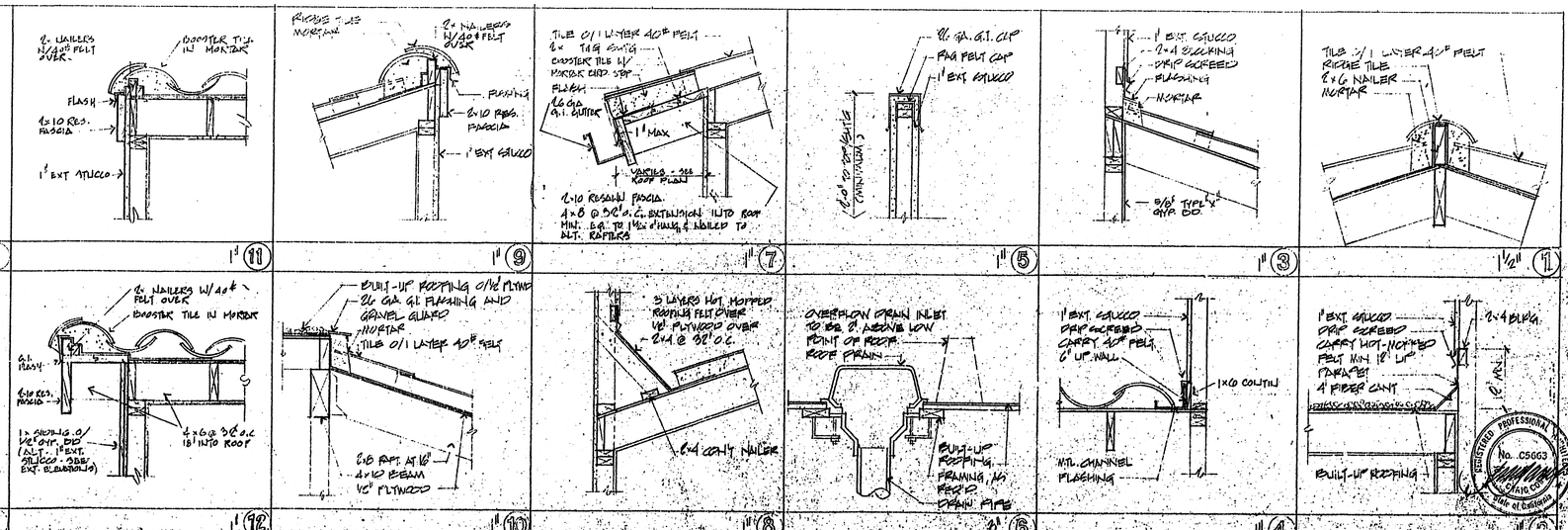
Building A



Building B

NOTE: GUTTERS SHALL BE TYPICAL AT BOTTOM EDGES OF SLOPING ROOFS EXCEPT AT STAIRWAYS

10478



1" (11) 1" (9) 1" (7) 1" (5) 1" (3) 1½" (1)

1" (12) 1" (10) 1" (8) 1" (6) 1" (4) 1" (2)

ROOF PLANS - ½" & DETAILS

CRAIG COMBS ASSOCIATES
1535 MONROVIA

JOB
DATE
DRAWN
OWNER
REV

PROJECT

SHEET
A6
OF

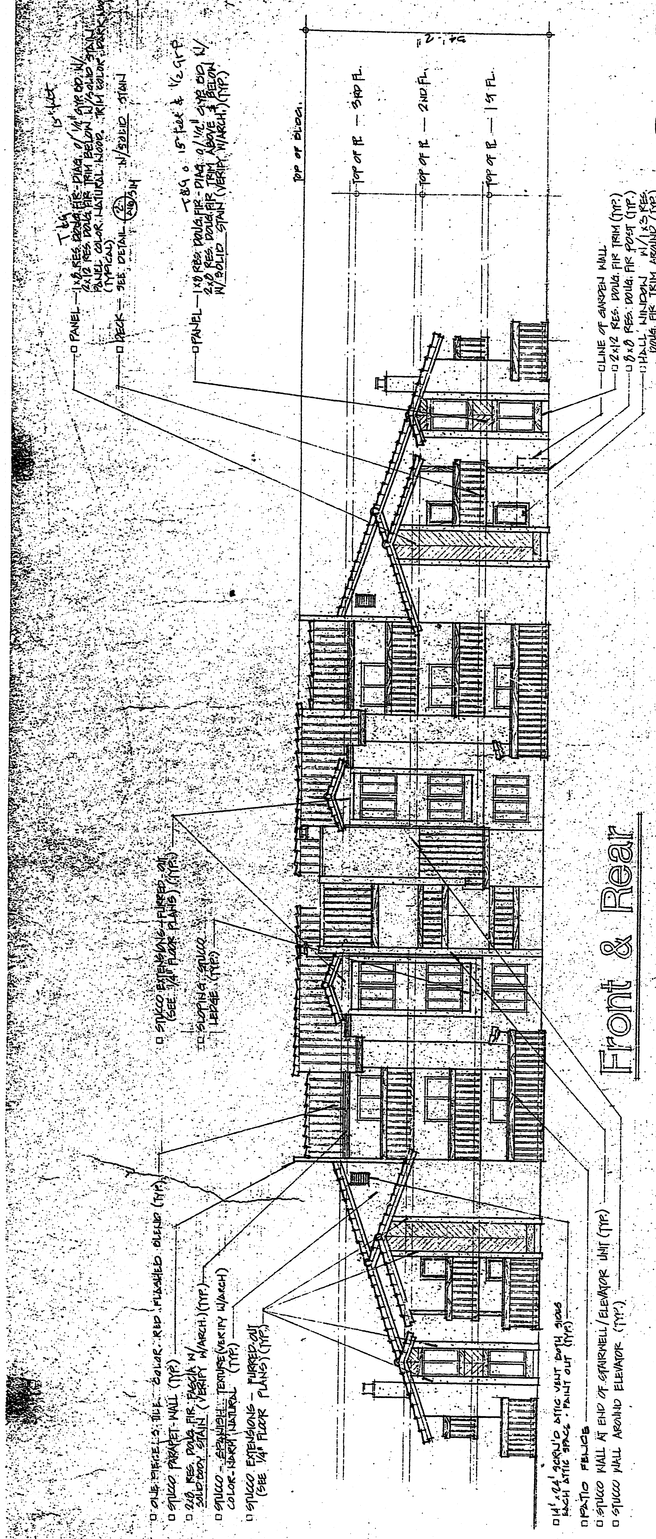
ORIGINAL DOCUMENT
NOT LEGIBLE

10478

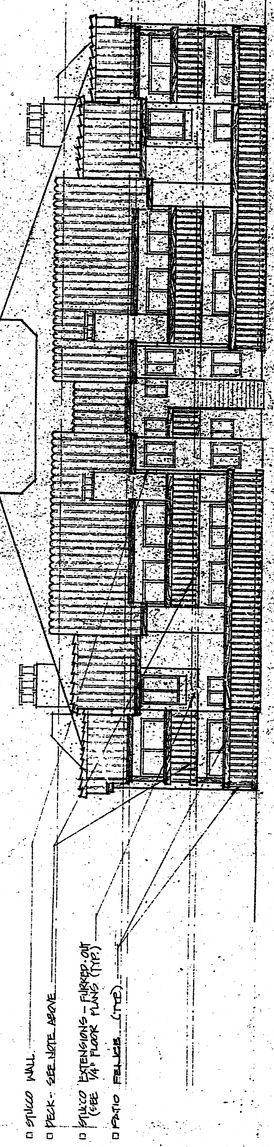
Building B - EXTERIOR ELEVATIONS - 1/8"

CRAIG COMES ASSOCIATES
ARCHITECT
1535 MONROVIA AVENUE NEWPORT BEACH

TOM CRAIG
DAWN COMES
DAWN GREY



Front & Rear



Sides

10/78

CRAIG COMES ASSOCIATES

PROJECT

REVISIONS

OWNER

DRAWN

DATE

JOB NO.

UNIT FLOOR PLANS - INTERIOR ELEVATIONS

Unit b

1207 sq. ft.

NOTE: BATHROOM AIR DUCTS TO BE INSULATED THRU ATT. WALLS AND THRU ATT. FLOOR/CEILING ASSEMBLY WHERE DUCTS PASS THRU UNHEATED SPACES. INSULATION SHALL BE R-11 MIN. FIBERGLASS BLANKET OR EQUIVALENT. INSULATION THICKNESS OF ATT. WALLS AND FLOOR/CEILING ASSEMBLY TO ALLOW FOR INSULATION

REGISTERED ARCHITECT

LAUNDRY

KITCHEN

BATH #2

BATH #1

MASTER BEDROOM

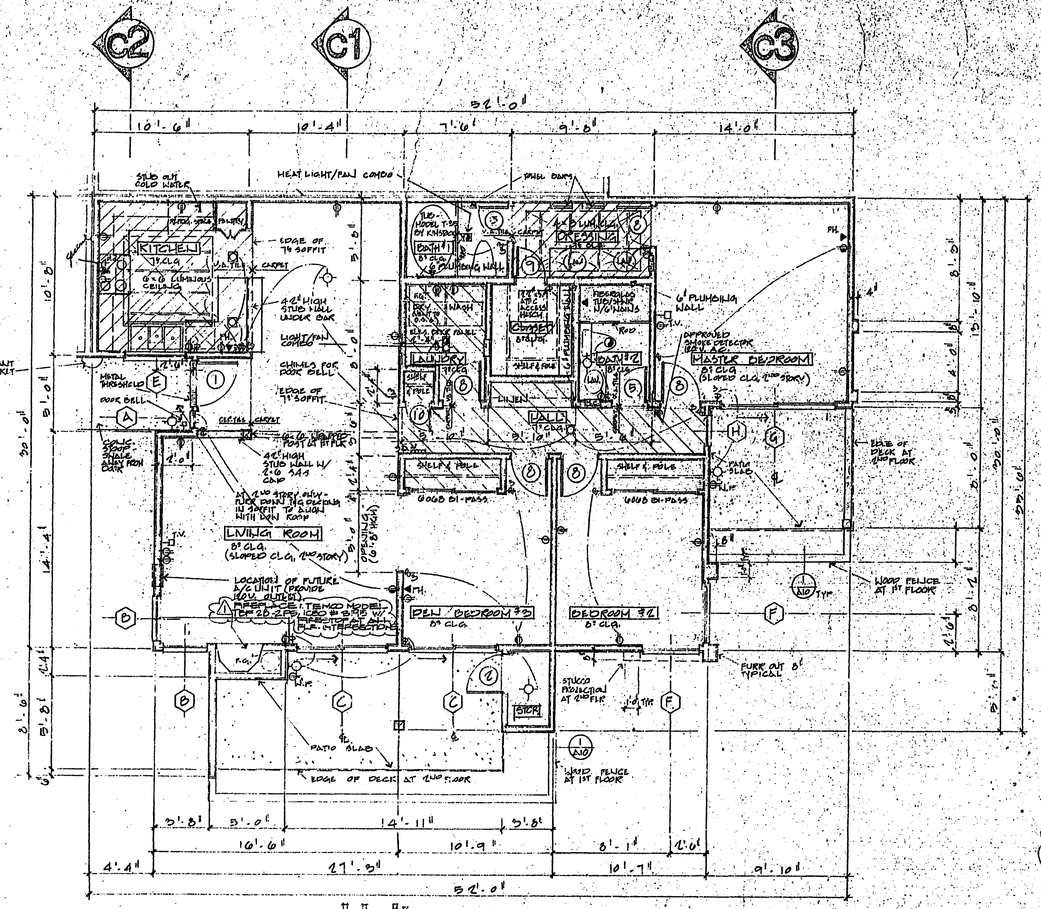
LIVING ROOM

DINING

BEDROOM #2

BEDROOM #3

ORIGINAL DOCUMENT
NOT LEGIBLE



Unit C

Door Schedule

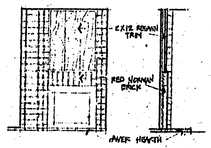
	SIZE	TYPE	REMARKS
1	3068	1 3/4" S.C. SPECIAL	H/I: PIECE WHITE & FELT HALE. FULL WEATHERSTRIP
2	2668	S.C.	
3	PR 2668	H.C.	UNDERCUT 1"
4			
5	2468	H.C.	
6	PR 1268	FULL LOUVER DOORS	
7	1268	FULL LOUVER DOOR	
8	2868	H.C.	
9	2068	H.C.	
10	1868	H.C.	

Window Schedule

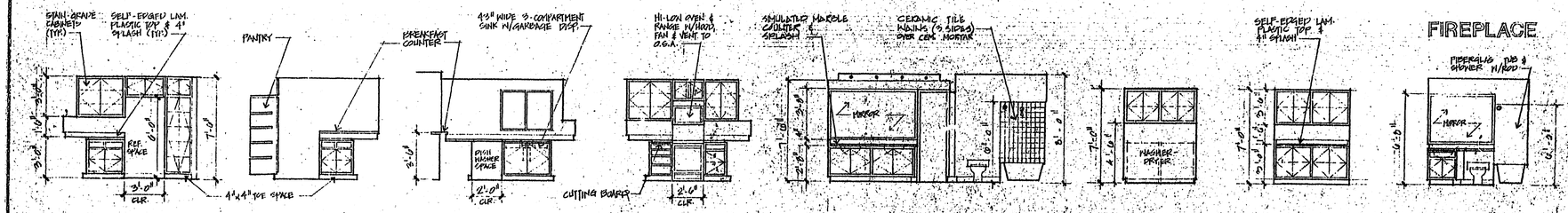
	SIZE	TYPE	REMARKS
A	1030	FIXED TEMPERED PLATE	
B	3080	AL. SLIDING	
C	6068	AL. SLIDING DOOR	
D	1030	FIXED GLASS	
E	4030	AL. SLIDING	
F	4080	AL. SLIDING	
G	8068	AL. SLIDING DOOR	
H	2040	FIXED GLASS TEMPERED ⚠	

NOTE: EXHAUST AIR DUCTS PASSING THRU APT. WALLS ABOVE MUST BE INSULATED W/ 1/2" MIN. INSULATION; INCREASE THICKNESS OF WALL WHERE NECESSARY TO ALLOW FOR INSULATION ⚠

13 14 4



FIREPLACE



REGISTERED PROFESSIONAL ENGINEER No. C5663 CRAIG COMBS CIVIL STATE OF CALIFORNIA

CRAIG COMBS ASSOCIATES

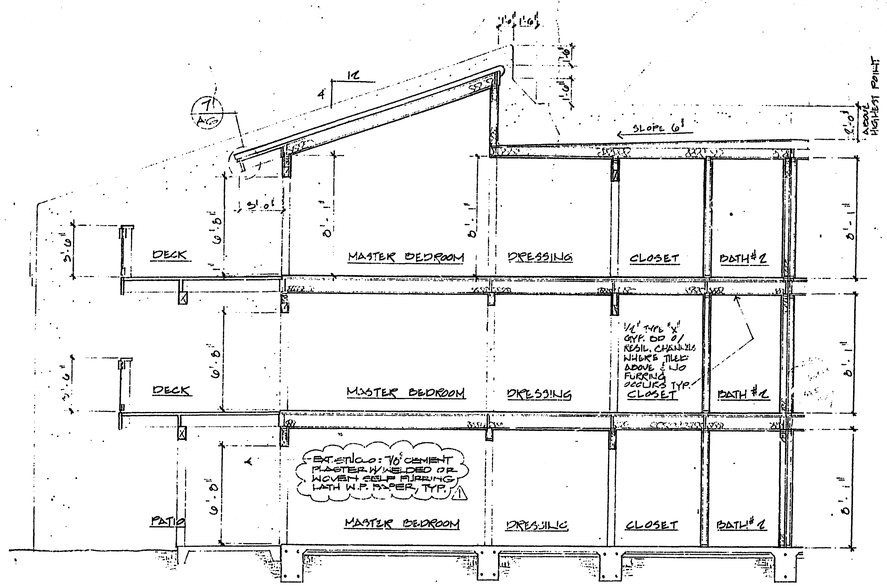
UNIT FLOOR PLAN - INTERIOR ELEVATIONS 1/4"=1'-0" SCHEDULES

10498

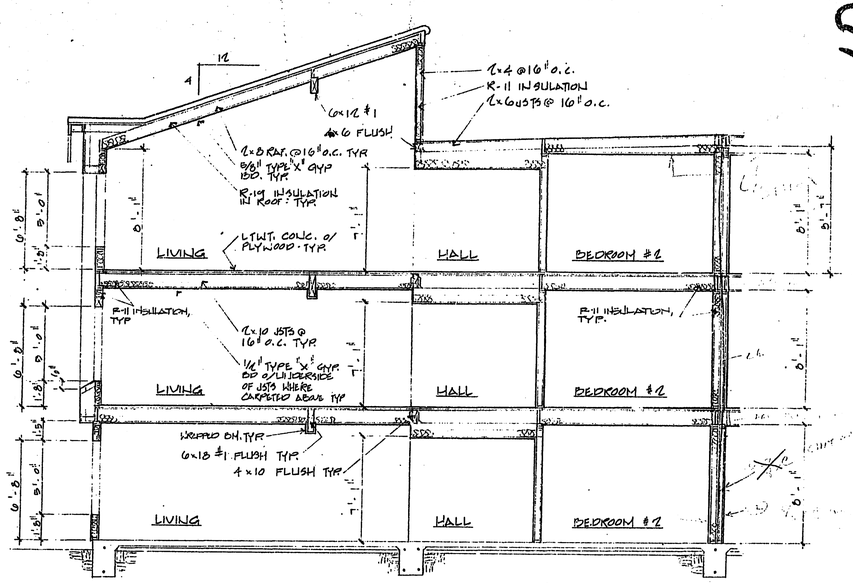
JOB
DATE
DRAWN
OWNER
REV
⚠ BLDG. DEPT. 8.14.80

C.D.

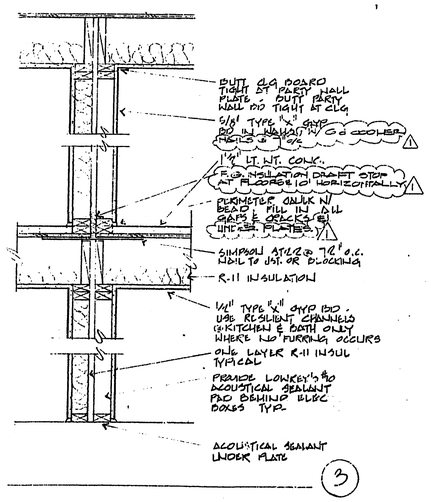
10498



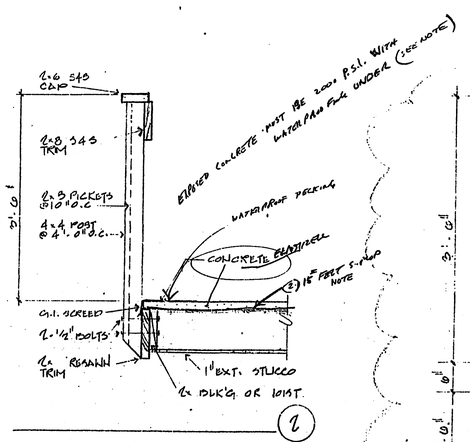
Section b-2



Section b-1



3



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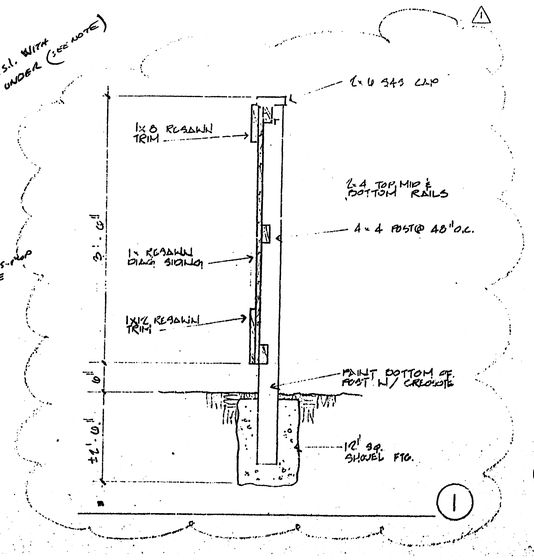


1

REGISTERED PROFESSIONAL ARCHITECT No. C5653 State of California

JOB NO. 7852
DATE 4.25.80
DRAWN
OWNER
REV.
△ BLDG. DEPT. 8.14.80

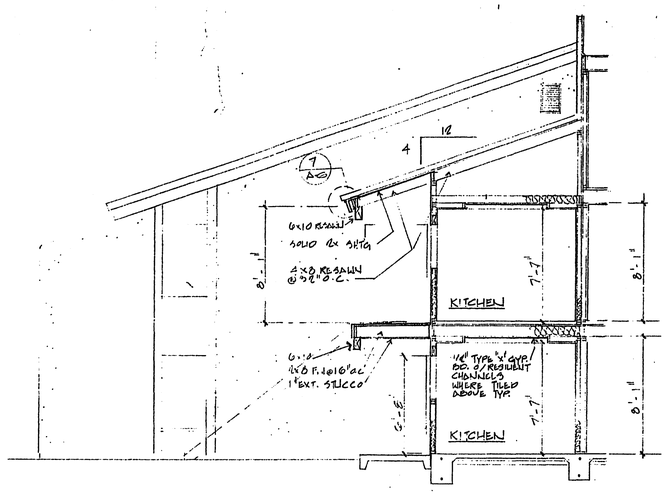
CRAIG COMBS ASSOCIATES

PROJECT

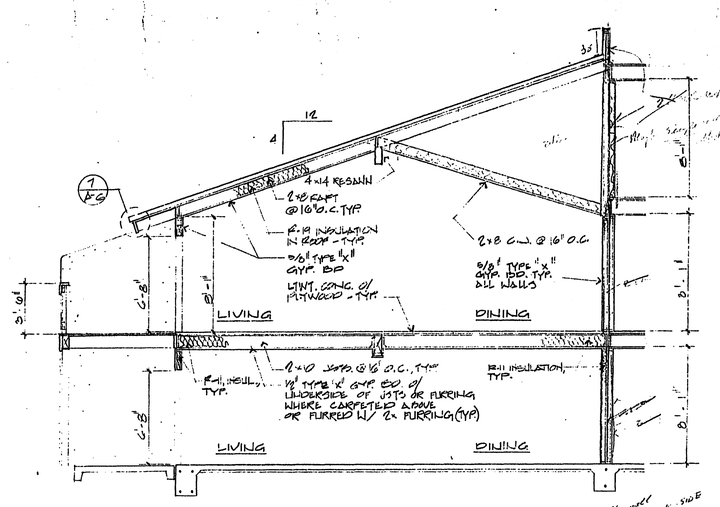
TITLE BUILDING SECTIONS

SHEET NO. A10

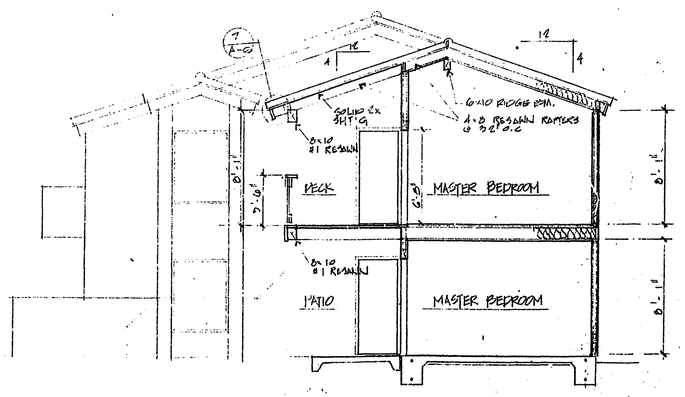
OF SHEETS



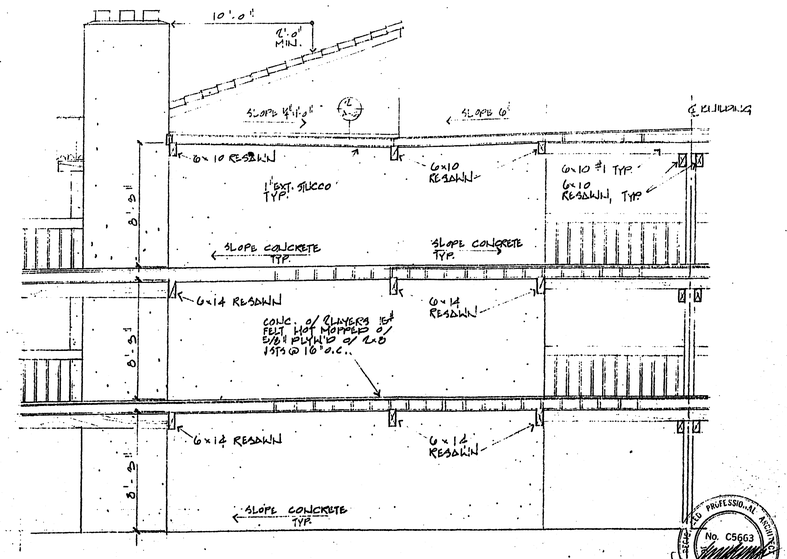
Section c-2



Section c-1



Section c-3



Section b-3

CRAIG COMBS ASSOCIATES
1535 MONROVIA AVENUE NEWPORT BEACH, CA
AREA CODE 714 645-0200

PROJECT

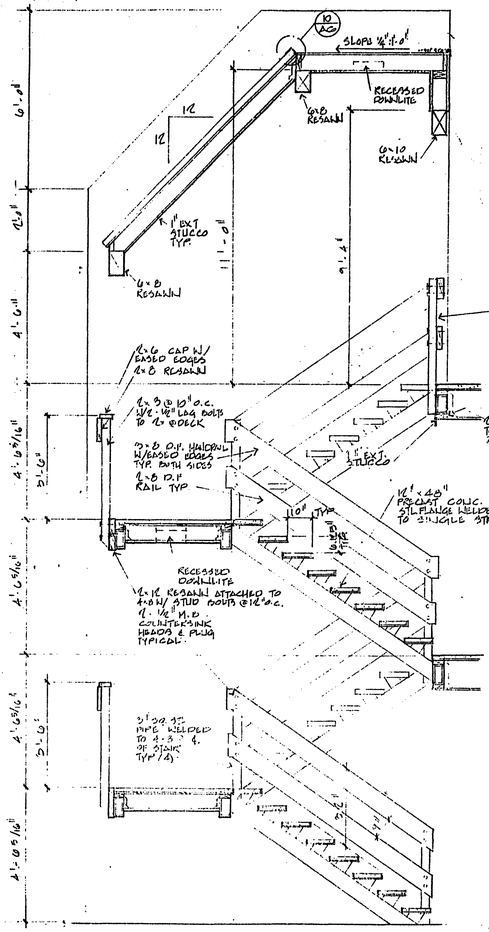
JOB NO. 10498
DATE
DRAWN
OWNER
REVISIONS

TITLE
BUILDING SECTIONS
1/4" = 1'-0"

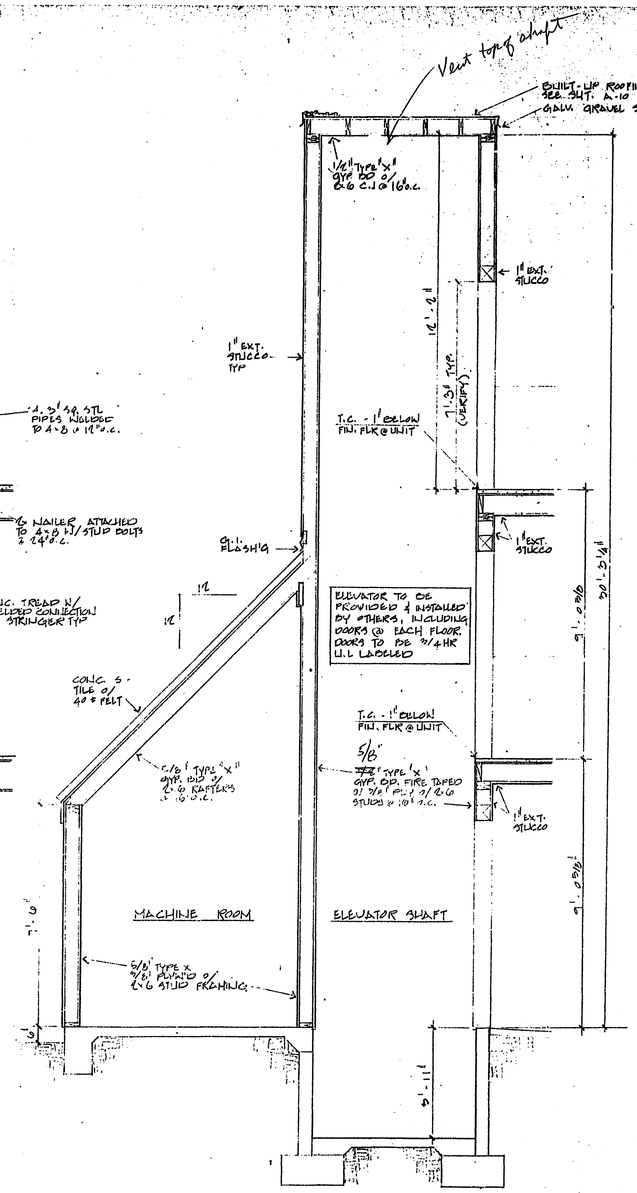
SHEET NO.
A11
OF

10498

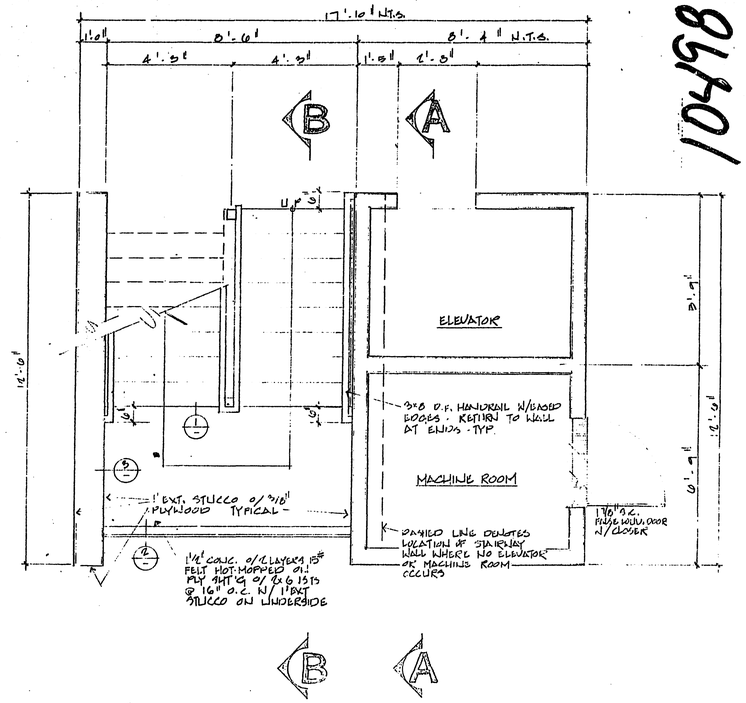
PROFESSIONAL ARCHITECT
No. C5663
State of California



section B 1/4" = 1'-0"

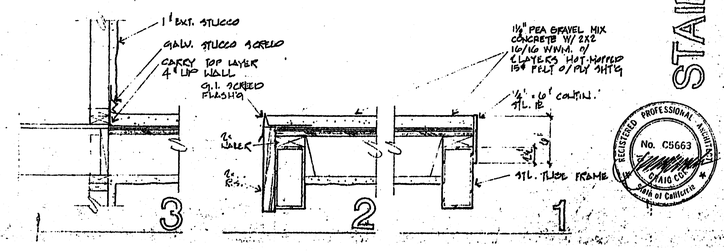


section A 1/4" = 1'-0"



plan 1/4" = 1'-0"

NOTE
1. STAIR MANUFACTURER TO SUBMIT SHOP DRAWINGS
2. SINGLE STORY STAIR @ C. UNITS TO BE PRECAST CONC. TREADS ON SINGLE STRINGER W/ WOOD HANDRAIL. SUBMIT SHOP DRAWINGS



STAIRWAY

REGISTERED PROFESSIONAL ARCHITECT No. C5663 CRAIG COMBS State of California

CRAIG COMBS ASSOCIATES
1535 MONROVIA AVENUE, NEWPORT BEACH, CA 92663

ARCHITECT

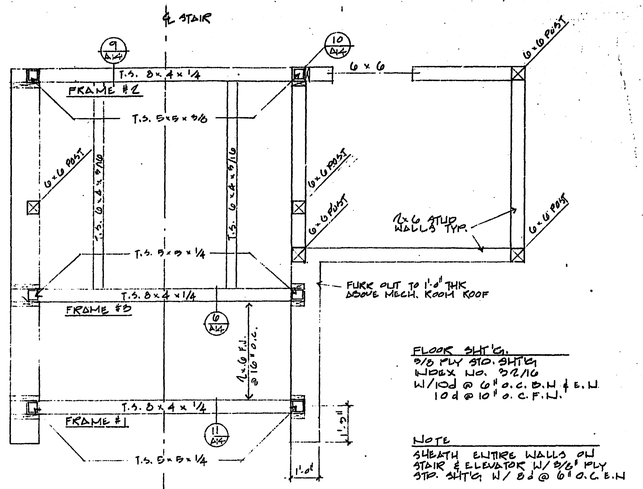
JOB NO. 1818
DATE 4.1.80
DRAWN
OWNER
REV.

10498

PROJECT

TITLE PHASE 2

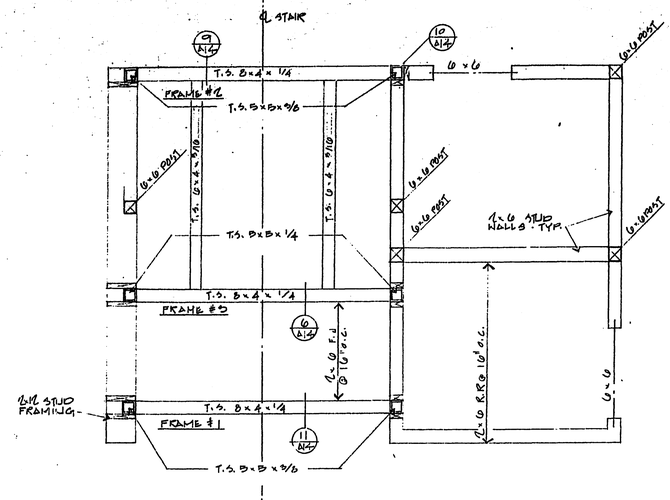
SHEET NO. A12 OF



FLOOR SHTG.
5/8 PLY STD. SHTG.
INDEX NO. 32/16
W/10d @ 6" o.c. B.N & E.N
10d @ 10" o.c. F.N.

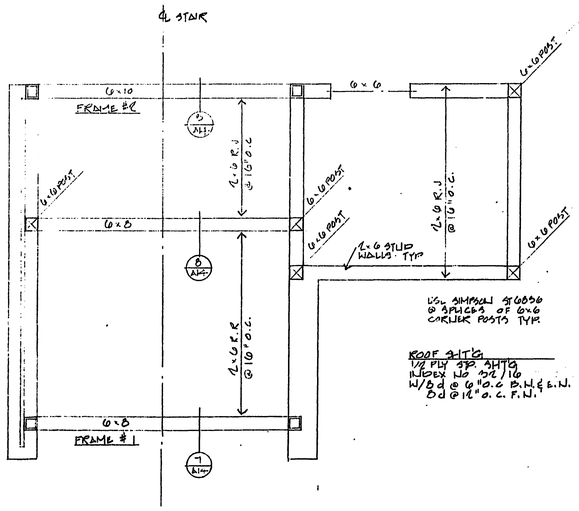
NOTE
SHEATH ENTIRE WALLS OF STAIR & ELEVATOR W/ 5/8" PLY STD. SHTG. W/ 8d @ 6" O.C. E.N

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



SECOND FLOOR & MECH ROOM ROOF FRAMING 1/4" = 1'-0"

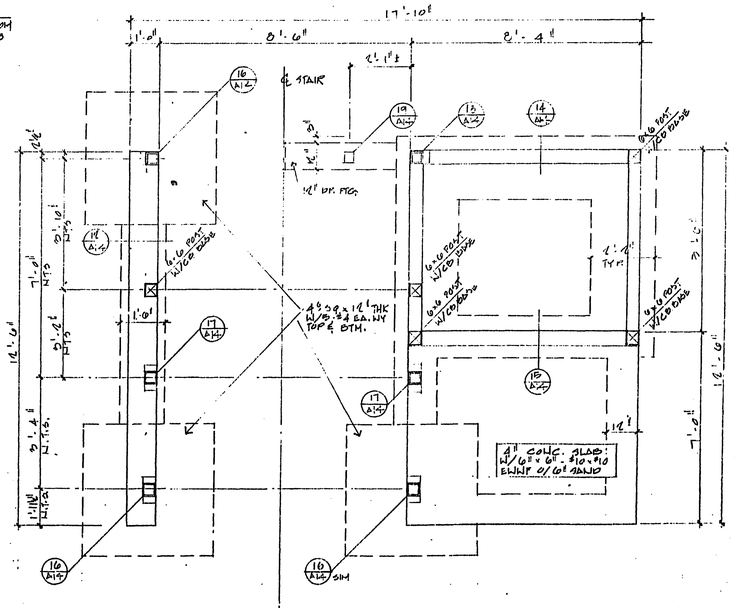
NOTE
WHERE NO ELEVATOR SHAFT & MECH. ROOM OCCUR, RIGHT SIDE OF STAIR FRAME IS IDENTICAL TO LEFT SIDE.



USE SIMPSON ST6036 @ SPLICES OF 6x6 CORNER POSTS TYP.

ROOF SHTG
1/2 PLY STD SHTG
INDEX NO 32/16
W/8d @ 6" O.C E.N & E.N.
8d @ 12" O.C. F.N.

ROOF FRAMING PLAN 1/4" = 1'-0"



FOUNDATION PLAN 1/4" = 1'-0"

NOTE: VERIFY ALL DIMENSIONS WITH F.N. DEVELOPMENT. DIMENSIONS ARE CRITICAL. GIVEN DIMENSIONS ARE PER U.S. ELEVATOR SPECS

REGISTERED PROFESSIONAL ARCHITECT No. C5663 CRAIG CO. State of California

CRAIG COMBS ASSOCIATES
1535 MONROVIA AVENUE NEWPORT BEACH, CALIF.

ARCHITECT

JOB NO. 10498
DATE
DRAWN
OWNER
REV

PROJ.

TITLE PHASE 2

SHT NO A13 OF

10798

CRAIG COMBS ASSOCIATES
ARCHITECT
1535 MONROVIA AVENUE NEWPORT BEACH, CALIF.

JOB NO. 7852
DATE 4.25.80.
DRAWN
OWNER
REV.

TITLE SHEET PHASE 2

SHT NO. A14 OF

PROFESSIONAL ARCHITECT No. C5563 State of California

FRAME # 1

FRAME # 2

FRAME # 4

NOTE: PROVIDE 1/2" ϕ STUD BOLTS @ 24"o.c. ON SIDES OF ϕ STL. TUBE COLS FOR ATTACHMENT OF ADJ. WD. STUDS

1 — 6" DIAM. — 1/4" STEEL TUBE — 1/4" ϕ STEEL CAP

2 — FLY RAFTER 6" x 10" RAFTER @ 16" o.c. — 1/2" PLY SHTG. — 6" x 10" — 1/2" ϕ A.B. @ 48" o.c. — 1/2" ϕ STUDS @ 16" o.c. — 1/2" PLY STD SHTG. — 10" ϕ STL. TUBE COL.

3 — FLY RAFTER 6" x 10" RAFTER @ 16" o.c. — 6" x 10" HDR — 1/2" PLY STD SHTG. — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

4 — 1/2" PLY SHTG. — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

5 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

6 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

7 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

8 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

9 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

10 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

11 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

12 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

13 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

14 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

15 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

16 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

17 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

18 — 6" x 10" HDR — 1/2" ϕ STUDS @ 16" o.c. — 1/2" ϕ A.B. @ 48" o.c. — 10" ϕ STL. TUBE COL.

CRAIG COMES ASSOCIATES
ARCHITECT
1555 MONROVIA AVENUE, NEWPORT BEACH, CA. 92663

JOB NO.
DATE
DRAWN
OWNER
REVISIONS

PROJECT
PHASE 2

TITLE
SHEET NO.
A15
OF

10498

1 — SCALE: 1/4" = 1'-0"

2 — SCALE: 1/4" = 1'-0"

3 — SCALE: 1/4" = 1'-0"

4 — SCALE: 1/4" = 1'-0"

5 — SCALE: 1/4" = 1'-0"

6 — SCALE: 1/4" = 1'-0"

7 — SCALE: 1/4" = 1'-0"

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9 — SCALE: 1/4" = 1'-0"

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11 — SCALE: 1/4" = 1'-0"

12 — SCALE: 1/4" = 1'-0"

13 — SCALE: 1/4" = 1'-0"

14 — SCALE: 1/4" = 1'-0"

15 — SCALE: 1/4" = 1'-0"

16 — SCALE: 1/4" = 1'-0"

DIVISION 1 - GENERAL CONDITIONS

1. Attention General Contractor and All Subcontractors: "General Conditions of the Contract for Construction"

A.I.A. Document A201, Twelfth Edition, Dated April 1970 of the American Institute of Architects, pages 1-18 inclusive, hereinafter referred to as General Conditions.
The printed form of the above stated General Conditions is omitted from these specifications, but is hereby made a part of them to the same extent as though written in full and printed herein.
Copies of printed A.I.A. General Conditions may be examined at the office of the Architect.

SECTION 2A - SITEWORK

1. Scope: All sitework shall conform to the recommendations contained in the "PRELIMINARY GEOTECHNICAL INVESTIGATION FOR THE PROPOSED APARTMENT COMPLEX @ S.W. CORNER OF BOLSA CHICA STREET & HEIL AVENUE, HUNTINGTON BCH., CALIFORNIA" JOB # F-6480-79 DATED 4.25.79 BY ACCU-TEST SOIL LABORATORY INC.

2. Excavations:

A. Foundations: Design soil pressure = 2000 psf @ 18" below lowest adjacent pad grade, per soils investigation report

B. Excavations for footings both spread and continuous shall be made to the width, length, and depth required. Finish with level bottoms.

C. Remove soft or spongy areas and fill with well-compacted solid material.

D. Excavations shall be kept free of standing water.

E. Where excavations are made to depth greater than indicated, such additional depth shall be filled with concrete as specified for footings.

3. Fill and Backfill:

A. Fill materials shall be free from debris, vegetable matter, and other foreign substances.

B. Backfilling for trenches shall be compacted as specified in Soils Report.

C. Backfill for pipe trenches shall be compacted on both sides.

4. General Grading and Drainage: See Civil Engineer drawings and notes.

5. Excess Soil: Excess soil if any, shall be placed in center of area defined for Landscaping.

6. Site Utilities: Refer to plumbing and electrical engineers' drawings and notes

7. Curb and Gutters: Refer to civil engineer's drawings and notes.

8. A.C. Paving and Base: Refer to civil engineer's drawings and notes.

9. Striping: Single line 4" wide strip. Color: white.

10. Sidewalks, Paving, Patterns and Specialties: Refer to landscape architect's drawings for locations. This work as shown on the landscape architect's drawings shall be performed under a separate contract.

SECTION 3A - CONCRETE

1. Scope:

A. Finish grading under concrete slab, where occurs.

B. Construction of all forms for concrete work.

C. Furnishing and placing of concrete for mass, reinforced concrete and concrete slabs, interior and exterior.

D. Furnishing and placing of all reinforcing steel, mesh, metal inserts, dowels, bolts, clamps, ties, etc. See Foundation and Structural drawings for special conditions.

2. Materials:

A. All cement shall conform to A.S.T.M. C-150. Cement shall be Type "V" per U.B.C. 2604 (c) 26.

B. Fine and coarse aggregate shall conform to A.S.T.M. C-33.

3. Reinforcing Steel

A. All reinforcing steel shall be Grade 40 in accordance with A.S.T.M A-615 unless otherwise noted.

B. Low hydrogen welding rods shall be used for all welding of reinforcing bars.

C. Bars noted "CONT.", typical wall reinforcing and vertical column reinforcing shall have a minimum splice equal to standard lap splice.

D. Reinforcing shall be spliced only as shown or noted. Splices at other locations shall be approved by the engineer.

E. Splices in adjacent horiz. wall reinforcing bars shall be staggered 4'-0" minimum unless otherwise noted.

F. Provide dowels in footings and/or grade beams the same size and number as vert. wall or column reinf. dowels shall have a minimum projection equal to standard lap splice unless otherwise noted.

G. All reinf. anchor bolts, and other inserts shall be secured in place prior to placing concrete or grouting masonry.

H. Provide the following minimum protective covering of concrete:

Below Grade (Unformed)	3"	Clear
Below Grade (Formed)	2"	Clear
Walls	1½"	Clear
Columns	1½"	Clear
Beams & Girders	1½"	Clear
Structural Slab (Above Grade)	3/4"	Clear

J. Reinforcing bars marked cont. shall be spliced with a min. lap of 40 bar dia. in masonry and 30 bar dia. lap in concrete.

K. #5 or larger reinf. bars shall not be re-bent without approval of the engineer

4. Design Mix:

A. 2000 psi at 28 days.

B. 3000 psi at 28 days for all vault construction.

5. Workmanship

A. Pipes or ducts exceeding one third the slab or wall thickness shall not be placed in structural concrete unless specifically detailed. See mechanical and/or electrical drawings for location of sleeves, accessories, etc.

B. Place 6 mill water-proof plastic membrane.

C. Concrete shall be worked in all forms, around reinforcement and embedded items and into corners.

D. Pipes may pass through structural concrete in sleeves, but shall not be embedded therein.

E. Bolts, anchors, and all inserts shall be accurately located and securely held in place until concrete has hardened.

F. Concrete flat work shall be true to within 1/8" in 10 feet in all directions, or sloped to drain as indicated on the drawings allowing no puddling to occur in the direction of flow.

G. Provide 3/4" chamfers at all exposed corners.

H. Refer to architectural drawings for molds, grooves, ornaments, clips, or grounds required to be cast in concrete and for locations of floor finishes and slab depressions.

6. Finishing

A. Entry Ways: See Landscape Drawings. This work will be provided under a separate contract.
B. Interior Slab: Hard, smooth surface; steel trowel. True to within 1/8" in 10 feet in all directions.

C. Specialty Finishes: See Drawings.

3E - LIGHTWEIGHT INSULATING CONCRETE FILL (AT 2ND FLOOR)

1. Scope: The lightweight concrete certified applicator shall furnish labor, materials, equipment and supervision for the installation of the lightweight concrete in accordance with the drawings and specifications.

2. Certification: The applicator will deliver to the owner a certificate from the manufacturer and co-signed by the applicator stating that the insulating concrete was installed in accordance with specified requirements in effect at that time. (CERTIFICATION OF APPLICATION INSTALLER TO PRESENT CARD TO BLDG. DEPT. ENGR.)

3. Materials: (NAME & DATE)

A. Elastizell Concrete is a slurry of Portland Cement, water, and preformed foam. Use Range II Elastizell Concrete unless otherwise stated.

B. Portland Cement shall conform to ASTM-C150 Type I, II, III or block cement.

C. Mixing Water shall be potable and free of deleterious amounts of acids, alkali, salts, oils and organic materials which would adversely affect the setting time or strength of the concrete. Mix water shall be a maximum 6 gallons per sack of cement.

D. Admixtures for water reducing, retarding, accelerating, etc., may be used with Elastizell Concrete in accordance with the manufacturer's recommendations and applicable for unusual job conditions.

E. Elastizell Concentrate shall be supplied by the Elastizell Corp. of America and installed by a certified Elastizell Concrete applicator. Elastizell Concentrate may be tested as described by ASTM C796-74.

4. Testing: The wet density of the concrete shall be checked at the point of placement and the mix adjusted to obtain the required wet density. At least 4 test specimens shall be sampled at the point of placement for each days pour or each 80 yards of material placed. The specimens shall be protected from damage and temperature extremes. Specimens may be 3" x 6" cylinders, 2" or 3" cubes. Specimens shall be tested in accordance with ASTM C495 except that samples shall not be oven-dried prior to compressive testing.

5. Curing: The applicator shall provide for curing of the deck when conditions so require. Heavy traffic shall not be permitted on the deck.

6. Cleanup: Upon completion of the work, all traces of concrete shall be removed from surfaces on which it was not specified to be placed. (ELASTIZELL SHALL CUP 2" UP THE WALL ON ALL WALLS TO BE PLACED THE LENGTH OF WALLS. COVER TO PROTECT FROM DAMAGE WITH CANVAS OR PLASTIC (SHALL REST 2" ABOVE FINISH FLOOR) FOR 7 DAYS.)

7. Weather: Elastizell Concrete should not be placed at temperatures less than 40°F with a falling temperature prediction to avoid freezing before initial set. If this condition cannot be met, the applicator shall inform the Architect of precautions necessary for the installation of an acceptable deck.

8. Mixing, Placing and Finishing: Elastizell Concrete shall be batch blended in a mixer approved the by manufacturer. It shall be pumped or otherwise transported to the place of final deposition by manufacturer approved methods.

SECTION 4A - MASONRY

1. Scope: Furnish and install all brick and concrete block masonry work including reinforcing steel as shown and noted on the drawings and specified herein.

2. Materials:

A. Masonry Units

1) 8"W x 8"H x 16"L Grey Concrete Block, Grade "A" Units, ASTM C-90.

2) Firebrick

B. Reinforcing Steel: Refer to Site Plan and Foundation Plan.

C. Water: Clean, fresh, suitable for domestic purposes.

3. Mortar and Grout

A. Cement mortar: One part cement, 3 parts (max.) mortar sand, ¼ part lime; all parts by volume.

B. Grout: One part cement, 3 parts sand, 1/10 part lime.

4. Reinforcing: Shall be accurately placed, and held in place top and bottom.

5. Workmanship

A. Work shall be plumb, level and true to line.

B. All masonry work shall be laid in common bond.

C. Joints: Flush, vertical and horizontal.

SECTION 5A - STRUCTURAL STEEL

1. Scope: The furnishing and installation of all structural steel work and related connections as shown and noted on the drawings and specified herein.

2. Shop Drawings: Submit fully detailed shop drawings of all structural steelwork, giving sizes, details of fabrication and construction, methods of assembly, and locations of hardware, anchors, and all accessories, to the Architect for approval. Drawings shall include all shop and erection details, including cuts, copes, connections, holes, bolts, and welds in structural steel. All welds, both shop and field, shall be indicated by standard welding symbols in the American Welding Society Standard Code for Arc and Gas Welding in Building Construction. Drawings shall show the size, length and type of each weld. Contractor shall be responsible for all errors of fabrication and for correct fitting of structural members shown on shop drawings. No materials shall be fabricated or delivered to the site until the shop drawings have been reviewed and returned to the Contractor.

3. Field Measurements and Templates: Contractor shall secure all field measurements required for proper and adequate fabrication of the work covered by this section. Exact measurements are the Contractor's responsibility. Furnish templates for exact location of items to be embedded in concrete and masonry and any setting instructions required for proper installation work.

4. Materials:

A. Structural Steel: All structural and misc. steel shall be standard structural sections, conforming to ASTM A-36.

B. Steel Pipe: Pipe for columns and other locations shown on drawings shall be welded seamless steel pipe, conforming to ASTM A-53, Grade B.

C. Anchors, Bolts, and Fastenings: Bolts and nuts shall conform to ASTM A-307 and ASTM A-563, and the following requirements.

1) Machine Bolts and Nuts, other than those with self-locking screw threads shall be the American National coarse-thread series. Self-locking threads shall be the manufacturer's approved standard types. Nuts of the self-locking type may be used in lieu of upsetting the bolt threads as hereinafter specified. Bolts and nuts shall be the regular square or hexagonal head types.

2) Washers: Round washers shall conform to American Standard B27.2, Type B. Cut washers shall be placed under all bolts and nuts bearing on steel and at other locations shown on drawings. Beveled washers shall be square, smooth, and sloped so that contact surfaces of bolt head and nut are parallel. The diameter of the hole of square-beveled washers shall be 1/16" greater than the bolt size for bolts not larger than 1", and 1/8" greater than the bolt size for bolts larger than 1".

D. Electrodes: All arc-welding electrodes shall be low hydrogen and conform to ASTM A233 for Steel Arc Welding Electrodes. Electrodes shall be coated rods of size and classification number as recommended by their manufacturers for the positions and other conditions of actual use.

E. Grout: Master Builders' "Embeco" Pre-mixed Grout, Conrad Sovig's "Metal-Mix Grout", or approved equal, or an approved portland cement and aluminum powder pre-mixed grout.

(X) ATTACH DETAILS OF CONCRETE MIX DESIGN FOR 2000 PSI TO HAVE 5½ BAG (CEMENT) MIX 3/4" PER CUBIC FOOT SLUMP 4½ TO 5" OVEN UP 48 HRS. AT HALF STRENGTH

SECTION 6A - ROUGH AND FINISH CARPENTRY

1. Scope: Laying out of work, building or rough frame of the structure, sheathing, siding, shear panels, etc. Furnishing and installing all rough hardware; bolts, screws, nails, straps, anchors, etc., and finish hardware. Install all interior and exterior standing and running trim, shelving, boarding and all building specialties. Install G.I. pans, all rough backing for finish attachments and finish materials.

Lumber

A. All lumber shall be Douglas Fir of the following grades unless otherwise noted.

Studs and Plates	Stud
Beams	
4"	No. 2
6 x & larger	No. 1
Posts and Mullions	
4 x 4 & smaller	No. 2
4 x 6 & larger	No. 2
6 x 6 & larger	No. 1
Miscellaneous Lumber	
Blocking, furring, etc.	No. 3
Decking and sheathing 2x, 3x, 4x	Comm'l dex. 1450 -f

B. All structural lumber shall be graded in accordance with grading and dressing rules #16 of the West Coast Lumberman's Association.

C. All wood bearing on concrete or masonry if less than 4'0" above grade shall be pressure treated Douglas Fir or foundation grade redwood.

D. All structural plywood shall be in accordance with P.S. 1-74.

E. Structural members shall not be drilled out for pipes, etc., unless specifically noted or detailed.

F. 2x solid blocking shall be placed between joists or rafters at all supports.

G. Holes for bolts shall be bored 1/32" to 1/16" larger than nominal bolt dfameter.

H. All bolts bearing on wood shall have washers under head and/or nut. See schedule.

I. PROVIDE APPROVED BACKING FOR ALL WALL MOUNTED FIXTURES & EQUIPMENT

J. ALL FLUSH JOISTS ARE TO BE HUNG WITH APPROVED HANGERS.

I. All bolts shall be retightened prior to application of plaster, plywood, etc.

J. Cross bridging shall be provided at 8'-0" o.c. for maximum for all joists and rafters more than 8" in depth use 2x3 or an approved metal type bridging.

K. Provide 1x6 diag. let-in bracing (at approx. 45°) every 25'-0" in all stud walls not sheathed. Brace shall run cont. from top plate to sill plate.

L. All posts shall have connections at top and bottom which shall be Simpson "DC", "CB", or "BC Half Base" unless specifically detailed otherwise.

NAILING SCHEDULE

This nailing is typical unless otherwise noted or detailed. Typ. nails shall be box or common wire nails.

Specifically detailed connections shall be common wire nails.

Joists or rafters to sides of studs -8" depth or less for each additional 4" in depth	3-16d 1-16d
Joists or rafters at all bearing-toe nails each side	3-8d
Studs to bearing-toe nails each side	2-8d
Blocking between joists or rafters - To joists or rafters-toe nails each side, ea. end.	2-10d
To joists or rafter bearings-toe nails each side	2-10d
Blocking between studs each end-toe nails	2-10d
End nails	2-16d
Progressive blocking - Rafter to block and block to cont. nailer	2-16d
Multiple studs (stagger for studs wider than 4")	16d-24" o/c
Ribbon to studs - 1" x ribbon	2-8d
2" x ribbon	2-16d
Double Top plates - Lower plate to top of stud	2-16d
Upper to lower plate	16d-16" o/c
Splice (4'-0" min) ea. side of butt in top plate	6-16d
Upper to lower plate at intersections	3-16d
Ceiling Strips - 1 x 4 per bearing (Stronghold type)	2-8d
2 x 3 per bearing (Stronghold type)	1-16d
Plywood nailing-see details and/or schedule	
Built-up beams 20d-32" o.c. at top & bottom staggered	2-20d @ end
1 x 6 let in braces, each bearing. Pre-drill holes for nails	2-8d

All connecting hardware, joist hangers, tie straps, etc., shall be Simpson "Strong-Tie" unless otherwise noted or shown.

REGISTERED PROFESSIONAL ENGINEER No. C5653 CRAIG COX State of California

10498

JOB NO.
DATE
DRAWN
OWNER
REVISIONS
1 8-14-79

CRAIG COMBS ASSOCIATES
1535 MONROVIA AVENUE, NEWPORT BEACH, CALIFORNIA 92663

PROJECT
ARCHITECT

TITLE
SHEET NO. A16 OF

SECTION 7A - ROOFING AND WATERPROOFING

1. Scope: Furnish and install roofing and waterproofing work complete including cant strips and termination, other metal flashing, sleeves, and jacks. CLAY TILE ROOF TO BE DOUBLE FLASHED
2. Materials and Installation:

   A. Clay Tile Roof: 1 piece mission tile, San Valle "Mission Red" Tiles to be 18" long, ~~11" wide~~ and laid maximum of 11" O.C. with an exposure of 15". Lay over one layer of 40# roofing, or equal, with 4" head lap and 2" end lap. Tile fasteners to be twisted wire tyle eyes, galvanized, maximum 11" O.C. Hips and ridges shall match field tile. Set all hip and ridge tile in cement mortar. All tile in contact with cement mortar shall be immersed in water for two (2) minutes before laying. Build up field tiles with extra pans and caps and mortar at random to achieve a rough textured look. Verify with architect. Contractor shall provide owner with information as to the correct amount of roof tile to provide.

   B. Built-up Roofing: U.L. Listed, Class B, 20-year bondable with minimum 400 lbs. gravel surface as specified on roof plans. ~~Barrett~~ or approved equal. This roofing is to be installed by an approved contractor using the manufacturer's latest printed specifications.

   C. CONCRETE S. TILE ROOF TO BE INSTALLED ACCORDING TO THE MANUFACTURER'S LATEST PRINTED SPECIFICATIONS

SECTION 7D -BUILDING INSULATION

1. Scope: Furnish and install all building insulation per plans.
2. Materials:

   A. Ceiling: Fiberglas kraft faced insulation by Owens-Corning Fiberglas Corporation - 5½" nominal thickness thermal resistance R-19. Provide R-19 insulation at all interior ceiling areas.

   B. Walls: Fiberglas kraft faced insulation by Owmes-Corning Fiberglas Corporation - 3½" nominal thickness, thermal resistance R-11. Provide R-11 insulation at all exterior walls and all interior walls where noted on plans.

   C. PARTY WALLS TO BE DOUBLE INSULATED AT BACK TO BACK ELECTRICAL BOXES

   D. EXHAUST AIR DUCTS PASSING THROUGH APT. WALLS ABOVE SHALL BE WRAPPED W/MIN 1/2" THK INSULATION.

DIVISION 8 - GLASS AND GLAZING

A. All windows and sliding glass doors shall be labeled as meeting the A.r.S.I. infiltration standards and shall show manufacturer's name, strength and nominal thickness.

B. Each installed pane of sliding glass doors shall be permanently labeled 3/16" safety (temp.) glass.

C. All glass subject to impact hazard shall comply with U.B.C. Sec. 3406

D. All aluminum window and door frames shall be painted brown or brown anodized.

SECTION 9A - LATH AND PLASTER

1. Scope: Furnish and install all plastering work complete, including all grounds, screeds and casing where applicable.
2. Materials:

   A. Exterior Plaster: 7/8" thick integrally colored cement plaster with "Spanish" finish, applied in three phases (Scratch coat, brown coat, finish coat). PLASTER: WIRELESS OR WOVEN FIELD REINFORCING LATH. PAPER W/VENTILATED FURRING

   B. Interior Plaster:

      1. Interior cement plaster backing for ceramic tile. Applied in two phases (Scratch coat, brown coat).
      2. 3/8" thick gypsum lath.
      3. 3/8" thick interior cement plaster color and texture shall be chosen by interior decorator.

SECTION 9B - GYPSUM WALLBOARD

1. Scope: Furnish and install all gypsum wallboard work complete.
2. Materials:

   A. Nails: 5d gypsum (6d @ 5/8" thick) cement-coated parkerhead, wallboard nails.

   B. Metal Trim: USG - #200B for edge trim, #100 for corner bead.

   C. Taping and finishing accessories: Recommended by wallboard manufacturers.

   D. Gypsum wallboard: ASTM C-36 4' widths, ¼" thickness and 5/8" type "X" as called for on plans. moisture resistant @ bathrooms

   E. ALL PARTY WALLS SHALL BE PROVIDED WITH SOUND INSULATION THROUGHOUT BLDG TYPES A & B. RES. BLDG & ONE UNITS ARE NON-RATED & ARE APPLICABLE SUFFICIENT SHEET WHERE NOTED.

   F. CONTINUOUS 30# TYPE 'A' GRIP ED IS REQUIRED BEHIND TUB/SHOWER ENCLOSURES. ½" WATER RESISTANT GYP BD SHALL THEN BE APPLIED FROM ENCLOSURE TO CEILING.

   G. ½" GYP BD SHALL BE APPLIED UNDER IX NO. SIDING ON EXTERIOR FACE OF BLDG TO MAINTAIN 1 HOUR FIRE RATING

   H. GYP BD CLGS AT KITCHEN, BATHROOM & LAUNDRY SHALL BE GLUED & NAILED

DIVISION 15 - PLUMBING

1. Plumbing Fixtures

   A. Shower/Tubs: One-piece prefabricated tub/Solitaire" by Kimstock with ceramic tile walns over cement plaster to 6'-0" above finish floor. 2 shower head as shown on plans.

      One-piece prefabricated fiberglas tub/shower with integral wains to 6'-0" above finish floor. The hollow back of fixture shall be filled with foam plastic to deaden the sound of water drumming.

   B. Water Closets: American Standard elongated cadet, water saver or equal.

   C. Lavatory: American Standard Ledge Lyne under-counter type.

   D. Bath Fixtures: Provide minimum accessories as follows:

      1) Towel bar and soap dish at lavatory
      2) Toilet paper holder at water closet
      3) Grab bar and soap dish at tub/shower

2. Kitchen Sinks: Elkay PSMR-4322-C 3 compartment sink or equal.
3. Heating: Hydronic System includes boilers and fan coil units for hot water and comfort heating. All continuously circulating domestic heating or hot water piping shall be insulated.
4. Noise Reduction:

   a. All hot and cold water pipes must be isolated from the building frame by ½" thick collars of felt, carpet, or equivalent soft material.

   b. The cavity surrounding pipes should be filled with open-faced fiberglas or mineral wool, or approved spray-on product.

   c. Shower head water flow restrictors should limit flow to under three gallons per minute.

   d. All fixture feed lines through walls should be isolated from gyp board by ½" caulk bead.

   e. The bottoms of all tubs should be blocked.

5. Ventilation

   a. Exhaust fans in bathrooms, powder rooms, and laundry rooms not furnished with natural light and ventilation shall provide a complete air change every 12 minutes and shall be operated by the light switch.

   b. All exhaust systems to have back-draft dampers.

DIVISION 16 - ELECTRICAL

A. Install electrical work as shown on plans to conform with local electrical code.

B. Provide convenience outlets at 12'-0" o/c maximum along walls and any furnishable wall space 2'-0" or more.

C. Provide two convenience outlets at kitchen counter (min. of 2 separate circuits).

D. All wire to be copper.

E. All receptacles shall be of the grounded type where required.

F. Wall receptacle in bathroom, and exterior receptacles shall be on ground fault interrupter circuits.

G. TELEPHONE & T.V. OUTLETS IN PARTY WALLS: MUST BE BOXED

SHOP DRAWINGS

The following trades shall submit shop drawings drawn to scale and complete with all dimensions, callouts, and specifications.

1. Structural Steel
2. Prefabricated Steel Stair
3. Pullman Tops
4. Mirrors
5. Cabinets

SHEET METAL

All sheet metal shall be 26 ga. galvanized iron unless otherwise noted.

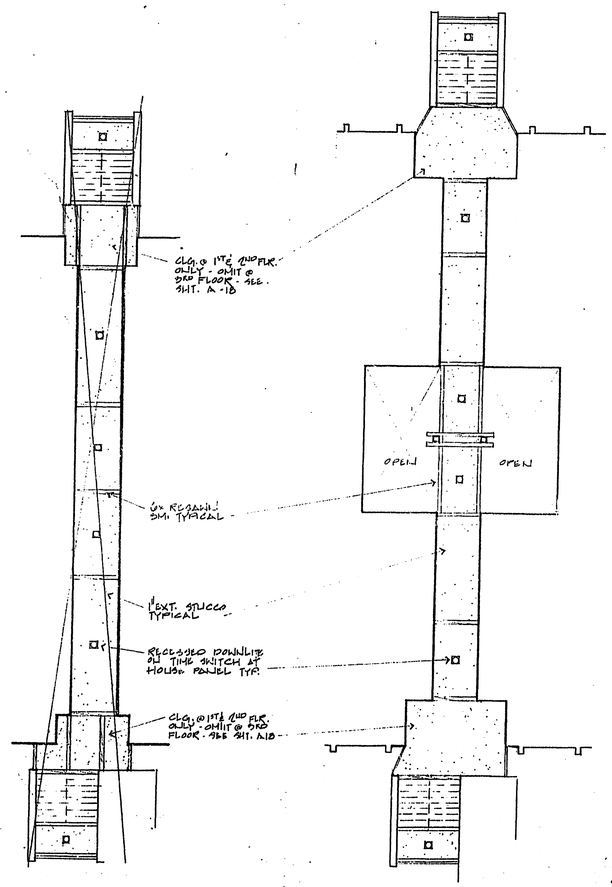
G.I. flash all intersections between roofs and vertical walls in accordance with U.B.C. Section 1707.

14" x 14" G.I. vent screen shall meet standards of acceptability of U.B.C.

Provide G.I. diverters over exterior openings as required or outlet and downspouts and concrete splashblock (12" x 30" min.) at each downspout - see roof plan.

Provide G.I. stucco weepscreed.

WHERE EXHAUST AIR DUCTS PASS THRU ANY WALLS ABOVE, ALLOW FOR ½" INSULATION ALL AROUND WITHIN WALL THICKNESS WHEN SIZING DUCT.



Building A Building B

REFLECTED CEILING PLANS 1/8" = 1'-0"

104198

JOB NO. 8152
DATE 4-10-87
DRAWN
OWNER
REV
1 BLDG DEPT. 8.14.87

CRAIG DOMES ASSOCIATES
1535 MONROVIA AVENUE NEWPORT BEACH, CALIF.
AREA CODE 714 645-8000

PROJECT

TITLE PHASE SHEET NO. A17 OF

REGISTERED PROFESSIONAL ARCHITECT No. C5663 CRAIG CO. State of California

CRAIG COMES ASSOCIATES

ARCHITECT

PROJ

JOB
DATE
DRAWN
OWNER
REV
△ BLDG DEPT 8.14.88

TITLE

Phase 2

10 Bay Garages

SHEET

A-1.0

10456

Foundation Plan

1/4"=1'-0"

Floor Plan

1/4"=1'-0"

Elevation

1/4"=1'-0"

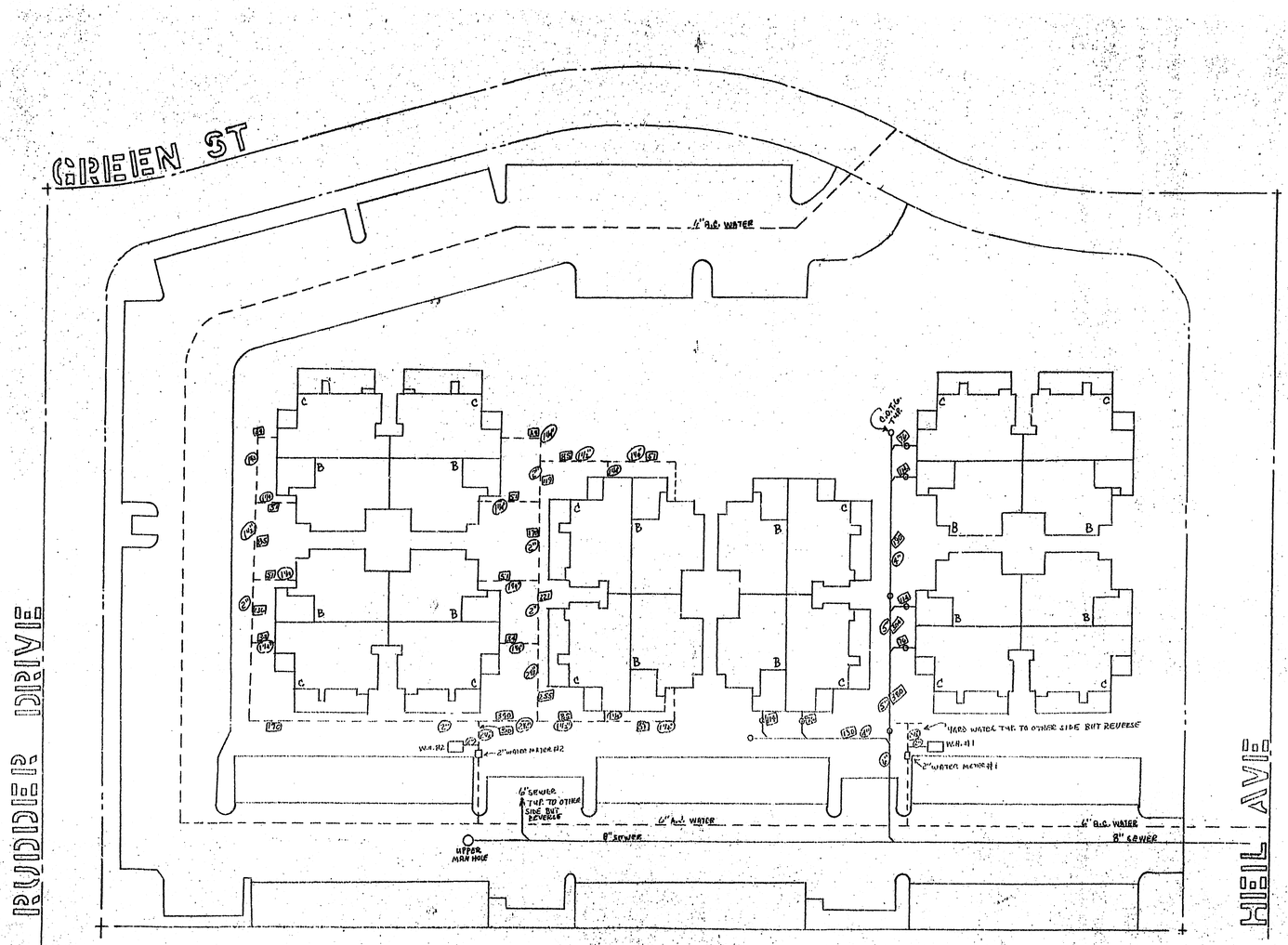
A STUD WALL

1/4"=1'-0"

2-HR WALL

1/4"=1'-0"

10 Bay Garage



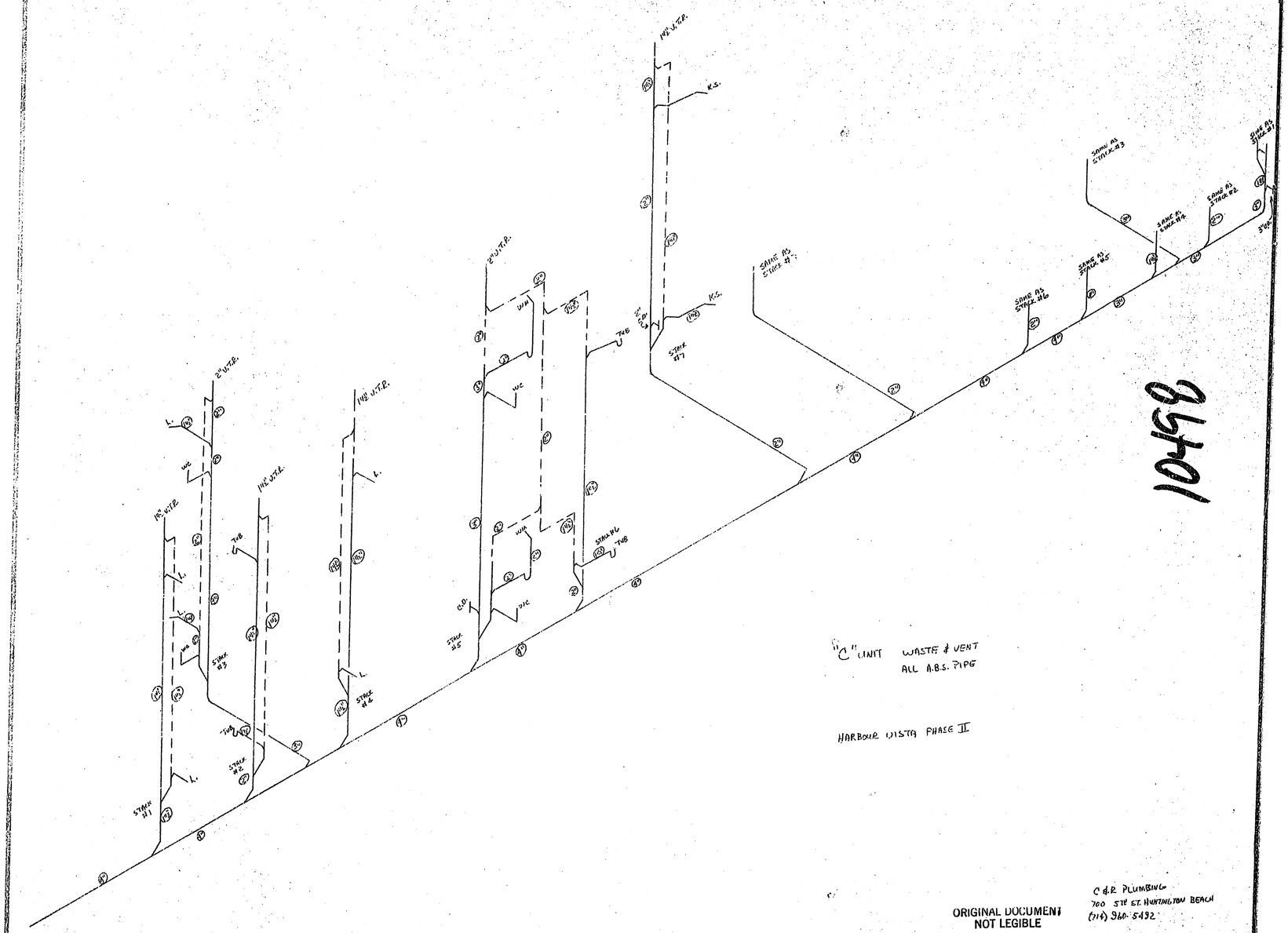
HARBOUR VISTA
PHASE II
60 UNITS

ON SITE SEWER & COLD WATER.

C & R PLUMBING
700 5TH ST.
HUNTINGTON BEACH
(714) 960-5432

10478

ORIGINAL DOCUMENT
NOT LEGIBLE



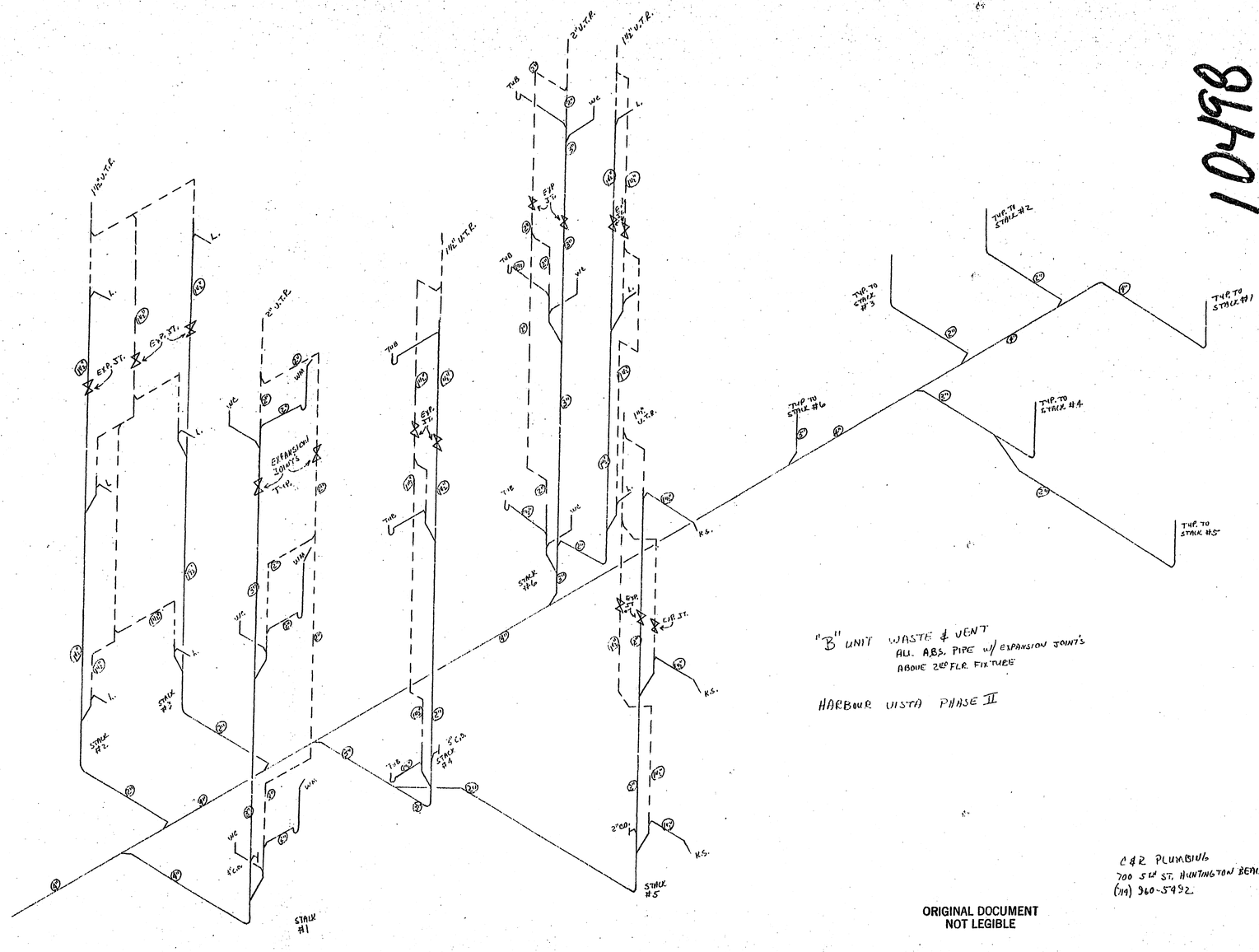
10490

"C" UNIT WASTE & VENT
ALL A.B.S. PIPE

HARBOUR VISTA PHASE II

ORIGINAL DOCUMENT
NOT LEGIBLE

C & R PLUMBING
700 5TH ST. HUNTINGTON BEACH
(714) 960-5492



10498

"B" UNIT WASTE & VENT
ALL ABS. PIPE w/ EXPANSION JOINTS
ABOVE 2ED FLR. FIXTURE

HARBOUR VISTA PHASE II

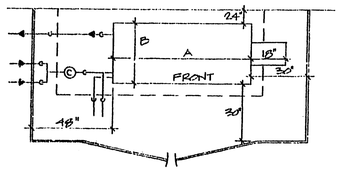
C & R PLUMBING
700 5TH ST. HUNTINGTON BEACH
(714) 960-5492

ORIGINAL DOCUMENT
NOT LEGIBLE

RAYDRONIC NOTES

1. ALL JOINTS UNDER SLAB TO BE BRAZED OR SILVER SOLDERED.
2. ALL WATER PIPING UNDER A BUILDING OR STRUCTURAL SLAB TO BE TYPE 'L' COPPER TUBING. PIPING ABOVE SLAB, OR UNDERGROUND OUTSIDE OF A BUILDING OR STRUCTURE MAY BE TYPE 'M' COPPER TUBING.
3. A MINIMUM 10'-0" OF COPPER TUBING SHALL BE INSTALLED ON COLD WATER SUPPLY TO ANY WATER HEATER AND P.E.C. PIPING.
4. EXTERIOR UNDERGROUND HOT WATER LINES SHALL HAVE A MINIMUM 24" OF COVER TO LIMIT HEAT LOSS PER ENERGY DESIGN STANDARD, SECTION 1094 K.
5. ALL BYPASSED CONTINUOUSLY CIRCULATED HOT WATER PIPING INSTALLED IN ATTIC SPACES, GARRETTS NOT ENCLOSED, VENTED CRAWL SPACES OR SIMILAR AREAS SHALL BE INSULATED TO LIMIT HEAT LOSS TO 50 B.T.U/HR. PER LINEAL FOOT FOR PIPE SIZES UP TO AND INCLUDING 2", AND 100 B.T.U/HR. PER LINEAL FOOT FOR LARGER SIZES, PURSUANT TO ENERGY DESIGN STANDARD, SECTION 1094 K.
6. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION.
7. ALL HOT WATER LINES UNDER SLAB CONTINUOUSLY CIRCULATED SHALL BE BURIED A MINIMUM OF 6" BELOW SLAB AND WHERE POSSIBLE 24" FROM ANY COLD WATER PIPE IT PARALLELS.
8. ALL HOT WATER PIPES ABOVE SLAB TO BE BOOBED WITH CLOSET FLOORING OR APPROVED ISOLATORS AT ALL POINTS OF STRAPPING, HANGING, OR ANY POINT WHERE PASSING THROUGH THE BUILDING FRAME, OR COMES IN CONTACT WITH PIPES, DUCTS, OR ANY OTHER BUILDING EQUIPMENT.
9. HOT WATER SHALL CIRCULATE CONTINUOUSLY THROUGH FAN COIL UNIT OR BYPASS PIPING AND NO CROSS CONNECTION BETWEEN SUPPLY AND RETURN SHALL BE INSTALLED UNLESS SHOWN.
10. PIPE SIZES MUST BE INSTALLED AS SHOWN, IF VIATION WILL REQUIRE RECALCULATION, NOTIFY PLUMBING DESIGN, INC. OF ANY DISCREPANCY.
11. HOT WATER COIL SHALL HAVE PROVISIONS FOR AIR VENTING.
12. PLUMBING CONTRACTOR IS RESPONSIBLE FOR FINAL CONNECTION OF HOT WATER LINES TO HEATING COIL WITH FLEXIBLE CONNECTORS AND FULL FLOW BALL VALVE (SEE DETAIL).
13. PLUMBING CONTRACTOR TO COMPLETELY BALANCE RAYDRONIC SYSTEM TO SPECIFIED G.P.M. FLOWS AS SHOWN ON WATER HEATER PIPING DETAIL.
14. PRIOR TO ANY BALANCING THE ENTIRE RAYDRONIC HOT WATER SYSTEM MUST BE THOROUGHLY FLUSHED OUT TO REMOVE DIRT, STONES, SOLDER OR OTHER DEBRIS FROM PIPING AND RELATED EQUIPMENT.
15. WATER HEATER ENCLOSURE SHALL BE CONSTRUCTED SO AS TO BLEND WITH SURROUNDING AREA.
16. DO NOT BACKFILL AROUND HOT WATER PIPING WITH SAND, USE ONLY CLEAN ROCKFREE NATIVE OR IMPORT SOIL, WITH NO SANDY CHARACTERISTICS.
17. INSTALLING CONTRACTOR SHALL THOROUGHLY EXAMINE PLANS PRIOR TO CONSTRUCTION AND NOTIFY PLUMBING DESIGNER OF ANY DISCREPANCY.
18. INDIVIDUAL HOT WATER SHUT OFF VALVES SHALL BE INSTALL AT EACH PLUMBING FIXTURE SUPPLY.
19. ALL CONTINUOUSLY CIRCULATED RISERS ABOVE SLAB, INSTALLED IN EXTERIOR OR INTERIOR PARTITION WALLS SHALL BE INSULATED TO PREVENT HOT SPOTS. BLANKET TYPE INSULATION ON EACH SIDE OF PIPING OR THE PREFORMED TYPE MAY BE USED, INSULATION SHALL BE CARRIED BELOW THE SLAB TO THE BRANCH LINE. NON CIRCULATING LINES WILL NOT REQUIRE INSULATION.
20. CONTINUOUSLY CIRCULATED HOT WATER PIPING UNDERGROUND SHALL NOT BE INSTALLED IN SAME TRENCH WITH COLD WATER SERVICE PIPING, IN ORDER TO AVOID HEAT TRANSFER. MAINTAIN ADEQUATE SEPERATION WHERE EVER POSSIBLE.

WATER HEATER ENCLOSURE



RAYDRONIC SYMBOLS

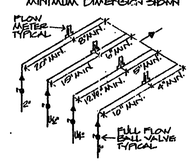
- ——— = HOT WATER SUPPLY
- - - - - = HOT WATER RETURN
- ←——→ = DIRECTION OF FLOW
- (6) = FIXTURE UNITS
- (5) = G.P.M. FLOW
- (1") = PIPE SIZE
- = BLUE & WHITE FLOW METER W/MODEL P-300

WATER HEATER DIMENSIONS

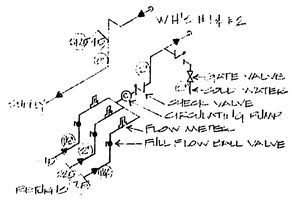
RAYPAK THERMOLITE MODEL NO.	A WIDTH	B WIDTH	HGT. FLOOR TO TOP TERMINALS
332	20"	29⅜"	43"
402	21"	29⅜"	43"
516	31"	29⅜"	43"
602	34"	29⅜"	43"
750	41"	33"	47"
910	48"	33"	47"
1020	52"	33"	47"
1193	59"	33"	47"
1303	64"	33"	47"
1413	69"	33"	47"
1870	74"	33"	47"

TYPICAL FLOW METER LOCATIONS

MINIMUM DIMENSION SHOWN

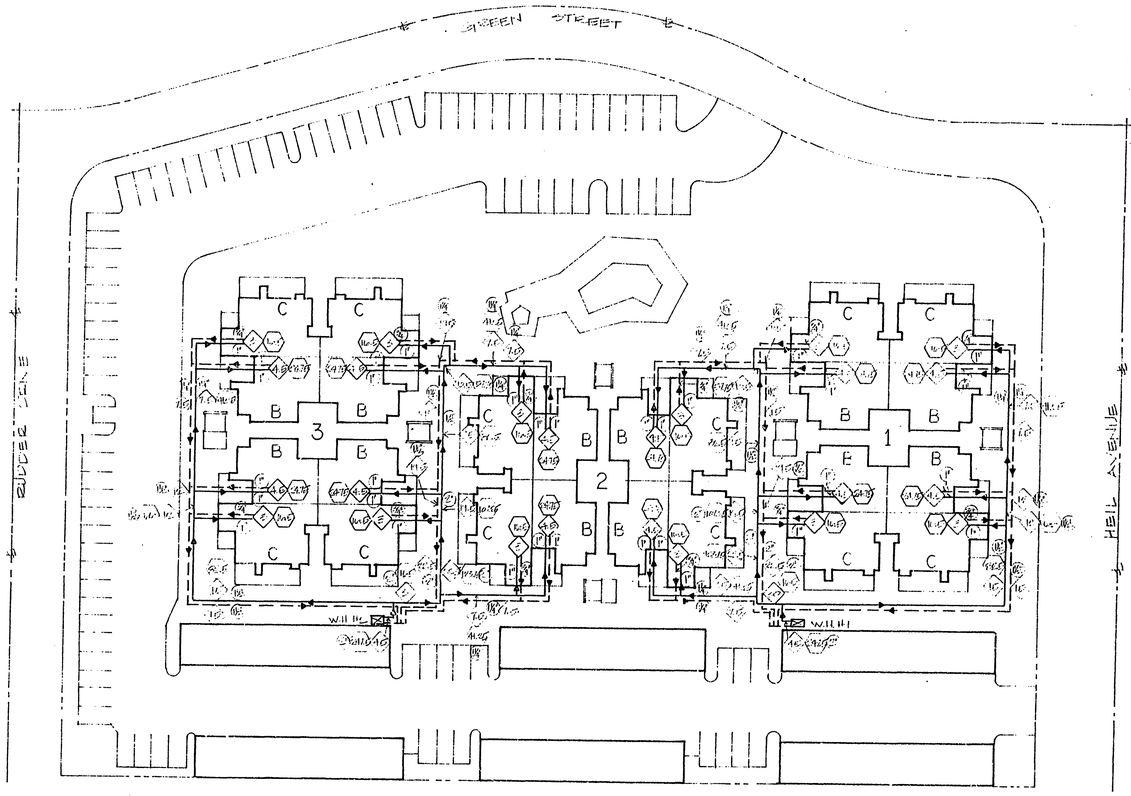


WATER HEATER FILL DETAIL



WATER HEATER SPECIFICATIONS

W.H. NO.	PLACE SERVED BY W.H.	WATER HEATER MANUFACTURER AND MODEL NO.	INPUT BTU	INPUT KW	TOTAL GAL. CAP.	TOTAL GAL. PER HOUR	W.H. GAS LOAD	W.H. GAS PIPE SIZE	CIRCULATING PUMP MANUFACTURER AND MODEL	PSI HEAD	GPM	H.P. V Φ
1	H.T. H.C. H.E.	RAYPAK THERMOLITE MODEL TIP-B	140	41	46	69 GAL	140	¾"	ARMSTRONG MODEL 11-53	21	46	½ 120 1
2	H.T. H.C. H.E.	RAYPAK THERMOLITE MODEL TIP-B	140	41	46	69 GAL	140	¾"	ARMSTRONG MODEL H-53	21	46	½ 120 1



SCALE - 1" = 30'

RAYDRONIC

REVISIONS

10498

PLUMBING DESIGN, INC.
CLASSIC PESARITA DR. SUITE B
LA CANADA HILLS, CA. 91011
(714) 710-4000

MACKEY & HERMANSEN
SPECIFIC SPRINGDALE SUITE "A"
HUNTINGTON BEACH CA. 92649
(714) 891-8521

HARBOR VISTA
PHASE TWO
30 UNIT CONDOMINIUM
HUNTINGTON BEACH, CA.

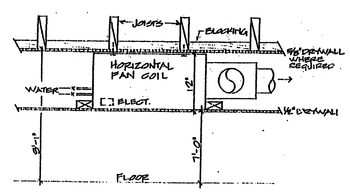
DRAWN BY	CATHY
JOB NO	404
DATE	6-26-80
SHEET	P-1 OF 2

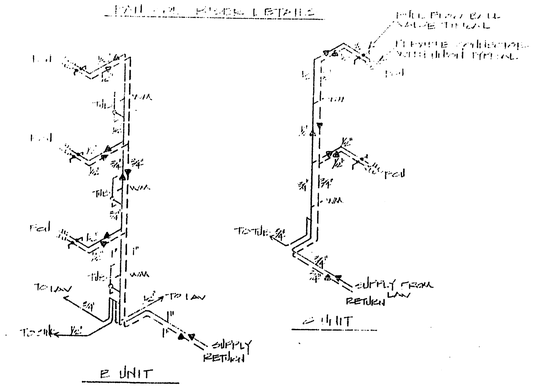
FAN COIL SPECIFICATIONS

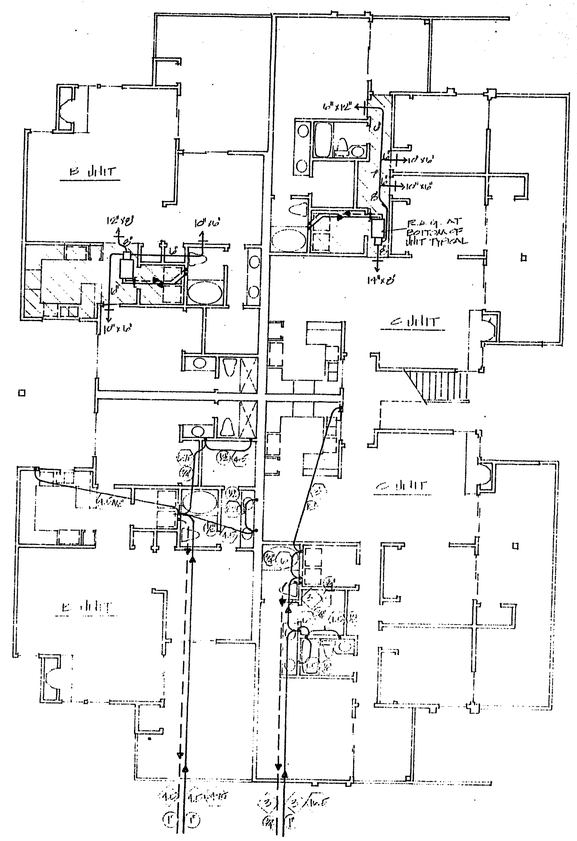
UNIT TYPE	A-HEPLR	B-3ODPLR	C-1STFLR	C-CLNR
ENTERING WATER TEMPERATURE	140°F	140°F	140°F	140°F
MINIMUM GPM HEATING	1.5	1.5	1.5	1.5
HEATING CFM	400	800	400	600
MINIMUM HEATING BTU'S AT CFM	17,000	19,000	19,000	21,000
MODEL NO.	HFC-400	HFC-400	HFC-400	HFC-400
RWS OF HEATING COILS	2	2	2	2
COILS TO BE MINIMUM TYPE "M" COPPER TUBING				

MANUFACTURER - ADAMS HEATING CO.
120 SO RANCHO AVE.
SAN BERNARDINO, CA
PH. (714) 824-3013
SALES REPRESENTATIVE - ORANGE COUNTY
PH (714) 952-0191

FAN COIL INSTALLATION DETAIL







10498

REVISIONS

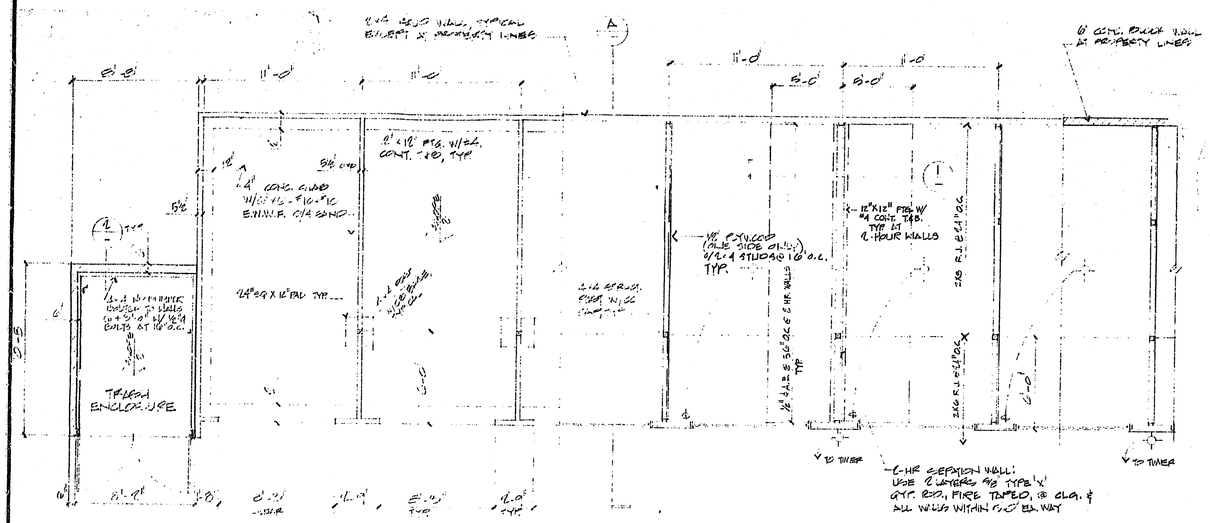
PLUMBING DESIGN, INC.
23552 PERALTA DR. SUITE B
LAGUNA HILLS, CA. 92653
(714) 770-4000

MCCLEARY & HEELMANSEN
18851 BRIGHTDALE SUITE 'A'
HUNTINGTON BEACH, CA. 92648
(714) 841-8801

HARBOR VISTA
PHASE TWO
100 UNIT CONDOMINIUM
HUNTINGTON BEACH, CA.

DRAWN BY CATHY
JOB NO. 6-20-88
DATE 4/91
SHEET P-2 OF 2

RAYDRONIC



1/4" = 1'-0"

U.B.C. States in part.

Issuance of this permit or approval of plan- is not a permit for, or approval of, any violation of this Code; and shall not prevent building official from requiring correction of errors or from preventing building operations being carried on in violation of this Code or any other ordinance of the city.

Final inspection will be subject to off-site approval by the Engineering Department

JOB NO. 10498

DATE 4-15-88

DRAWN

OWNER

REV

△ PLOT PLAN 5-14-88

△ BLDG. ELEV. 7-12-88

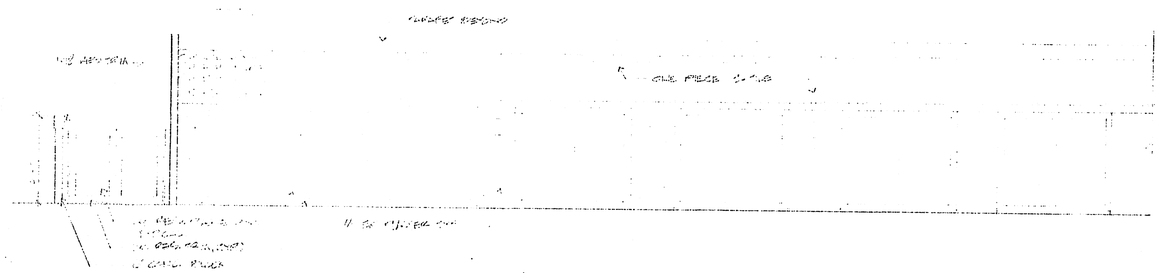
CRAIG COMBS ASSOCIATES

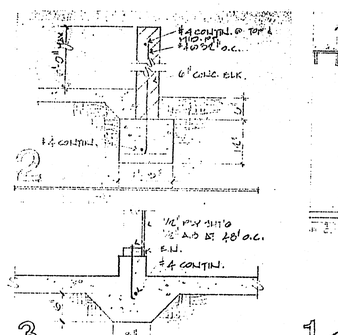
PROJ. ADDRESS

PHASE 2

SHEET NO. A1

OF

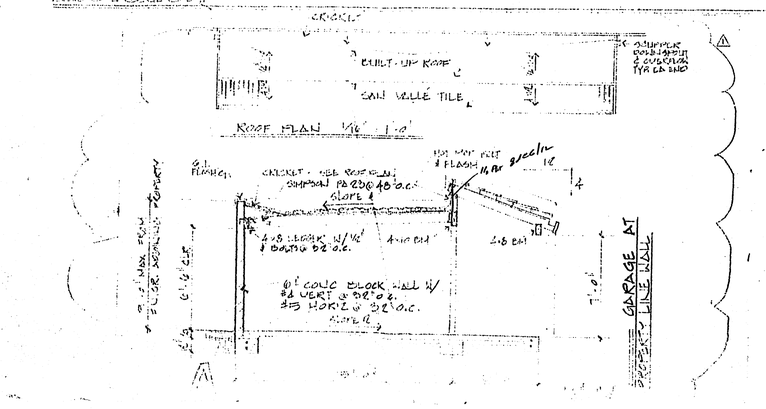


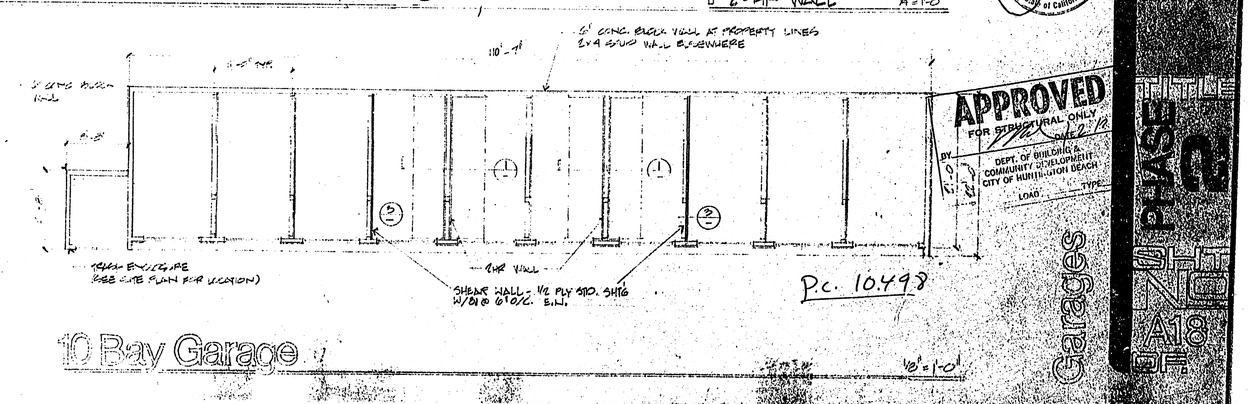


2

3

1 2-HR WALL 1/8"=1'-0"





10 Bay Garage

1/8"=1'-0"

Garages

10458

CRAIG COMBS ASSOCIATES

PROJ

APARTMENTS

PHASE 2

SITE PLAN

JOB NO.
DATE
DRAWN
OWNER
REV
△ 4-18-88
△ 6-13-88
△ 7-1-88

APPROVED [signature] 12-10-80
LAND USE ZONING DATE

data

TOTAL SITE AREA: 4.91 AC N/(R/W AREA)
NET SITE AREA: 3.81
TOTAL DWELLING UNITS: 60
DENSITY: 14.7 UNITS/AC

UNIT MIX
2 BR 2 BA 32
3 BR 2 BA 28

PARKING REQUIRED
1 BR: 32 X 2 = 76
2 BR: 28 X 2 = 56
GUEST: 60 X .5 = 30
TOTAL = 160 SPACES

PARKING PROVIDED
ASSIGNED & COVERED: 60
UNASSIGNED & OPEN: 100
TOTAL = 160 SPACES

COMMON OPEN SPACE REQUIRED = 1000 SF PER UNIT = 60,000 SF
COMMON OPEN SPACE PROVIDED = 76,157 SF

PRIVATE OPEN SPACE:
1ST FLOOR: 2 BR UNIT 200 SF MIN.
2 BR UNIT 200 SF MIN.
UPPER FLOORS: 2 BR UNIT 120 SF MIN.
3 BR UNIT 120 SF MIN.

NOTE: ALL APARTMENT BLDGS TO HAVE AN APPROVED FIRE ALARM SYSTEM AS SPECIFIED IN THE HUNTINGTON BEACH FIRE CODE.

NOTE: SUBMIT PLANS FOR CABLE TELEVISION PER HUNTINGTON BEACH CITY ORDINANCE # 2100

NOTE: THERE ARE NO EASEMENTS ON THE SITE

NORTH
1"=30'
10 FEET

HEIL AVENUE

GREEN STREET

DARTMOUTH LANE

GULL DRIVE

GRUNION LANE

JUDER DRIVE

PROPOSED COMMERCIAL

6' HIGH WROUGHT IRON FENCE SEE DETAIL THIS SHEET TYP.

PLANTING AREA

PRIVATE PATIO FENCE

SECTION A
SECTION B
SECTION C
SECTION D

FOR BLDG. 1, SECTION A
FOR BLDG. 1, SECTION D
FOR BLDG. 2, SECTION A
FOR BLDG. 2, SECTION D
FOR BLDG. 3, SECTION A
FOR BLDG. 3, SECTION D

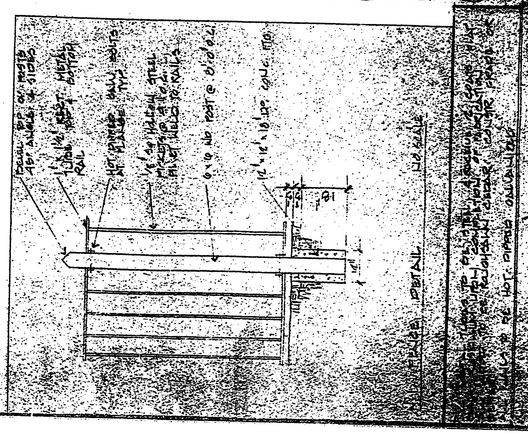
TRASH

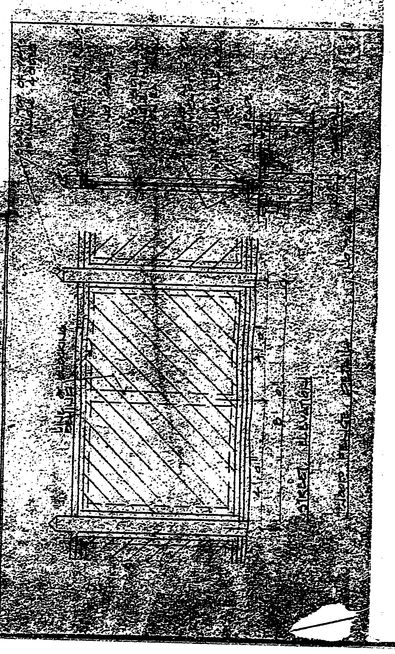
ACCESS RAMP W/ HANDRAIL

BUS SHELTER TYP.

RIGHT TURNS ONLY AT THIS LOCATION
PROVIDE TRAFFIC ANGLE LIGHT
MONITORED BY TRAFFIC SIGNAL ON HEIL

HANGER VISTA PHASE I

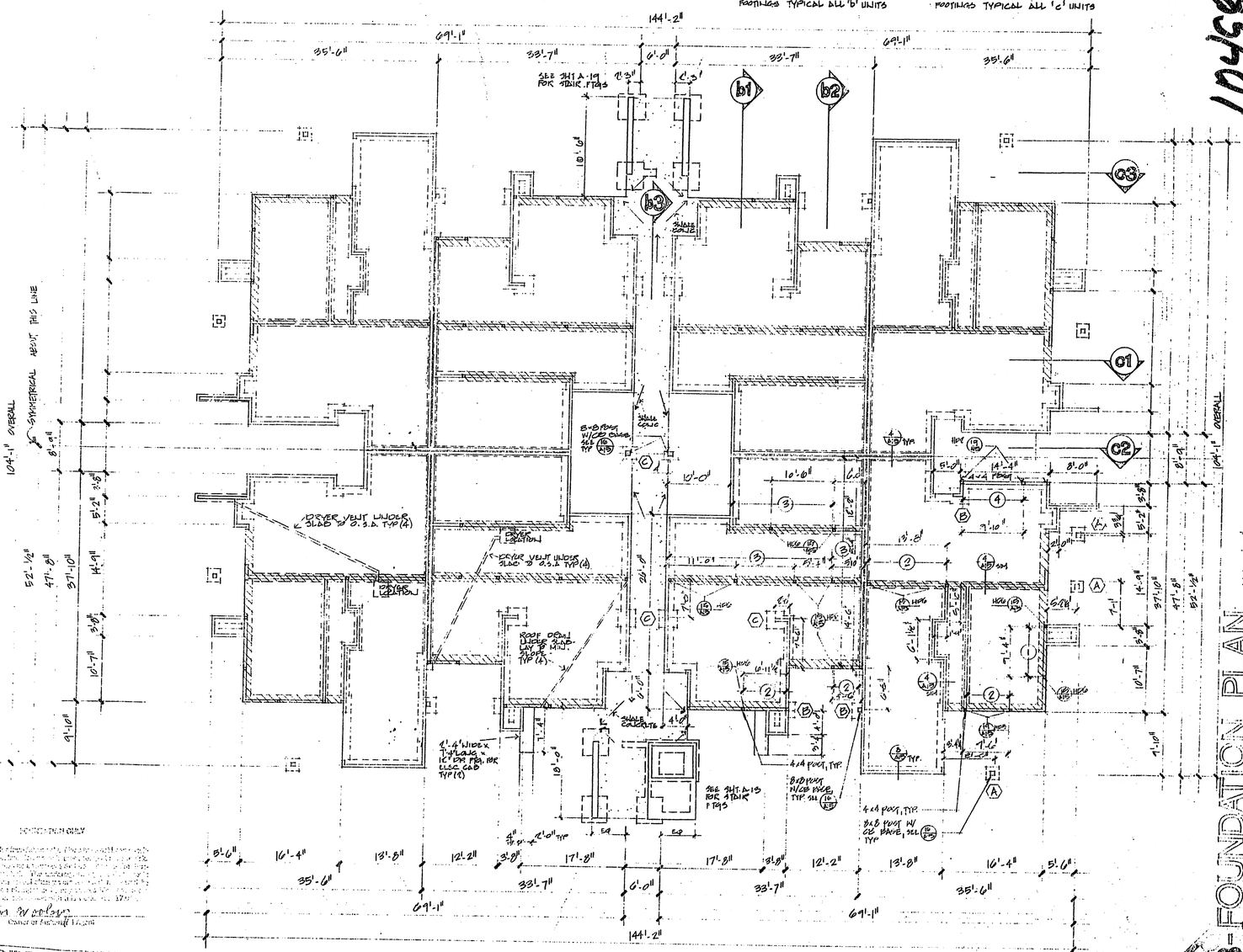




unit c | unit b | unit b | unit c

FOOTINGS TYPICAL ALL 'b' UNITS

FOOTINGS TYPICAL ALL 'c' UNITS



INSPECTION ONLY

Jim Wallace

CHIEF OF BUILDING INSPECTION

APPROVED
FOR STRUCTURAL ONLY
BY _____ DATE 12-10-80
DEPT. OF BUILDING & COMMUNITY DEVELOPMENT
CITY OF HUNTINGTON BEACH
GROUP _____ LOAD _____ TYPE _____

PAD FOOTING SCHEDULE

DESIG.	SIZE	THICKNESS	REINFORC. EA. WAY
A	2'x2"	12" for 1-story 18" for 2-story	2 - #4
B	2'6"x2'6"	18" for 2-story 24" for 3-story	3 - #4
C	3'0"x3'0"	18" for 2-story 24" for 3-story	3 - #4

SILL BOLTING SCHEDULE

DESIG.	ANCHOR BOLTING
1	½" A.B. @ 12" O.C.
2	½" A.B. @ 16" O.C.
3	½" A.B. @ 24" O.C.
4	½" A.B. @ 32" O.C.

NOTES

CONCRETE SLABS — TYP. ALL UNITS
4" CONC. W/ 6"x6" - #10 x #10 E.W.W.F.
ON 6" SAND, 6/6 MIL. VISQUEEN, O/ COMPACTED PAD

FOOTINGS — 2-STORY — 15" W. x 18" D. W/ #4 CONT. T&B
3-STORY — 18" W x 24" D. W/ #4 CONT. T&B

CROSS-HATCHED FOOTINGS REQUIRE 2-#5 CONT. T&B.

CONCRETE PAVING AT GRADE BY LANDSCAPE ARCHITECT.

10498

JOB NO. 7852
DATE
DRAWN
OWNER
REV.

CRAIG COMBS ASSOCIATES

PROJECT

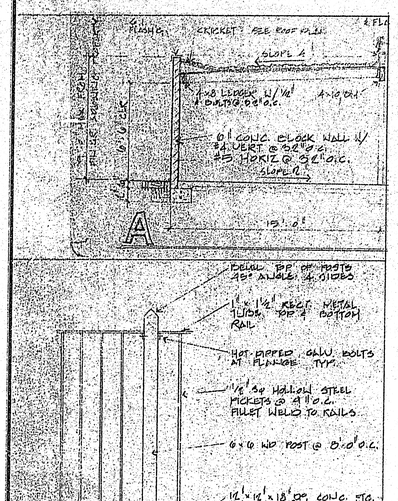
TITLE
BLDG. B - FOUNDATION PLAN

1/8" = 1'-0"

PHASE II

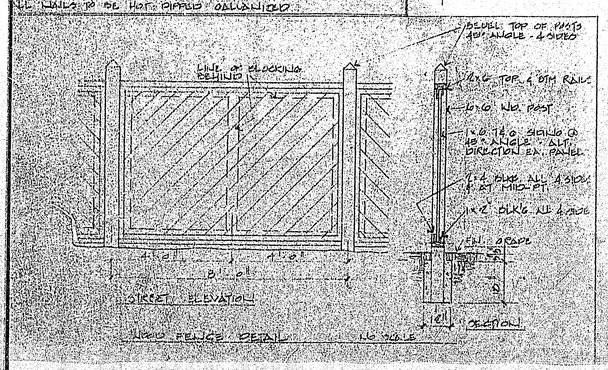
SHEET
A2
OF

HARBOUR VISTA PHASE I

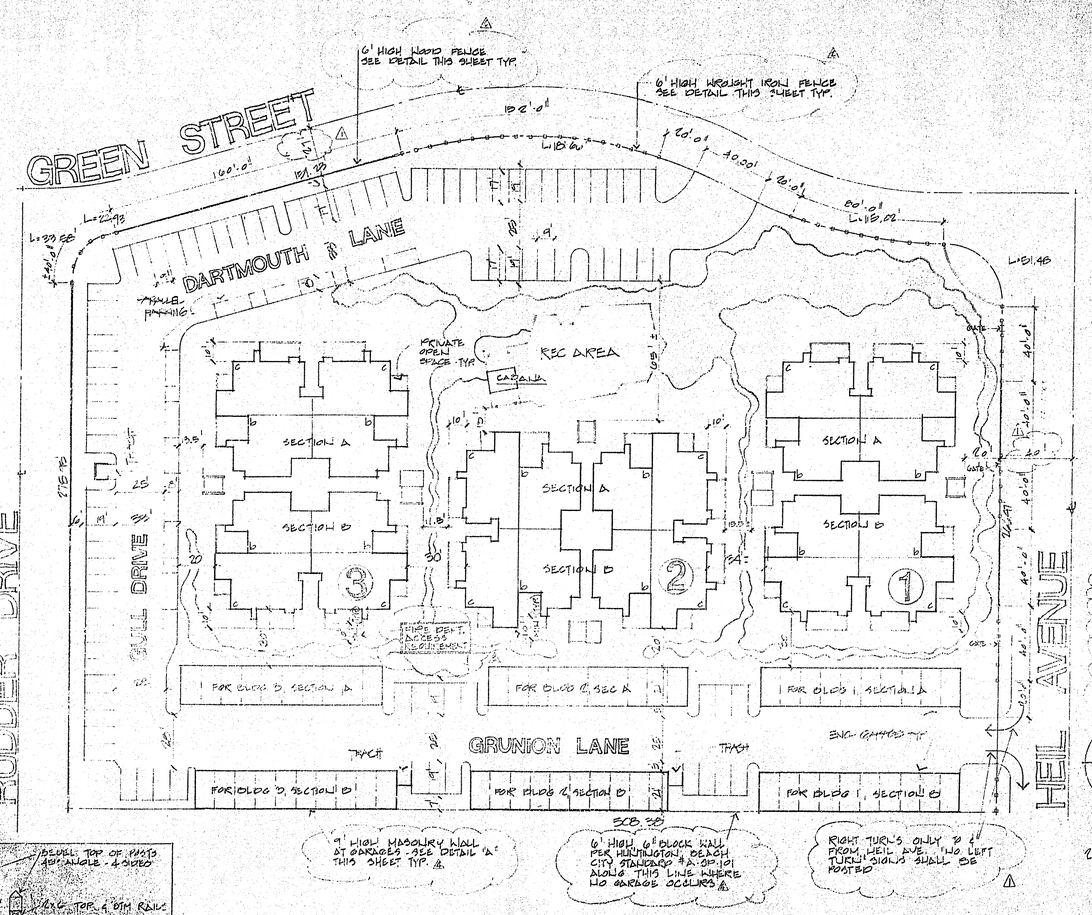


N.T. FENCE DETAIL NO SCALE

NOTES:
ALL METAL TUBING TO BE STEEL & RECEIVE 2 COATS PRIMER AFTER FABRICATION. ALL WORK TO BE PERFORMED BY A PAINTING CONTRACTOR OR PAINTER.
ALL WALLS TO BE HOT DIPPED GALVANIZED



WOOD FENCE DETAIL NO SCALE



PROCESS CONVERSION

data

TOTAL SITE AREA - 4.91 ACRES/214,000 S.F.
NET SITE AREA - 3.91
TOTAL DWELLING UNITS - 60
DENSITY = 14.7 UNITS/AC.

UNIT MIX:
2 BR: 2 BA - 36
3 BR 2 BA - 24

PARKING REQUIRED:
2 BR: 3 x 2 = 72
3 BR: 2 x 2 = 48
GUEST: .5 x 60 = 30
TOTAL = 150 STALLS

PARKING PROVIDED:
ASSIGNED & COVERED: 60
UNASSIGNED & OPEN: 97
TOTAL: 157 STALLS

COMMON OPEN SPACE REQ'D & PROVIDED: 4,800 S.F.

COMMON OPEN SPACE PROVIDED: 46,257 S.F.

PRIVATE OPEN SPACE: REQ'D PROVIDED
1ST FLOOR: PER 3 BR UNIT 250 S.F. 278 S.F.
PER 2 BR UNIT 150 S.F. 276 S.F.
UPPER FLOORS: PER 3 BR UNIT 170 S.F. 190 S.F.
PER 2 BR UNIT 120 S.F. 240 S.F.

NOTE: ALL APARTMENT BLDGS. TO HAVE AN APPROVED FIRE ALARM SYSTEM AS SPECIFIED IN THE HUNTINGTON BEACH FIRE CODE.

NOTE: THERE ARE NO EASEMENTS ON THE SITE.

NOTE: GRADE TO SHALL BE PER HUNTINGTON BEACH CITY ORDINANCE # 4100

NOTE: ALL WINDOWS IN BLDG. #1 FACING ONTO HEIL AVE SHALL BE OF 5/16" GLASS PER SOUND ANALYSIS

APPROVED
FOR STRUCTURAL ONLY.
BY _____ DATE 2/28/01
DEPT. OF BUILDING & COMMUNITY DEVELOPMENT
CITY OF HUNTINGTON BEACH
GROUP N LOAD TYPE

APPROVED for Cabana
LAND USE TECHNICIAN 2-2-01 DATE

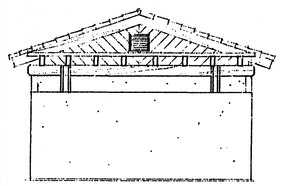
ORIGINAL DOCUMENT NOT LEGIBLE

REGISTERED PROFESSIONAL ENGINEER No. C5663 State of California

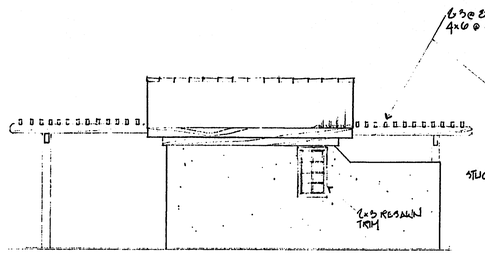
JOB NO. 9716
DATE 2.28.00
DRAWN
OWNER
REV.
△ PLAN CHECK 8.14.00
△ 9.12.00
△ 1.17.01
△ 11.29.00
△ 1.14.01

10818

GRAVES COMBS ASSOCIATES
ARCHITECTS
PROJECT
PHASE 2
TITLE
SHEET NO. SP1 OF



east



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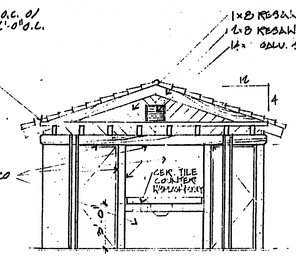

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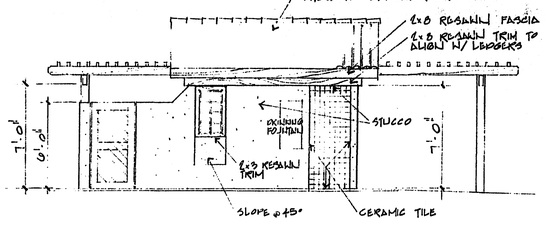
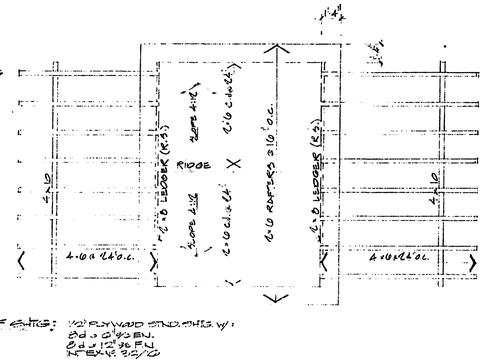


north

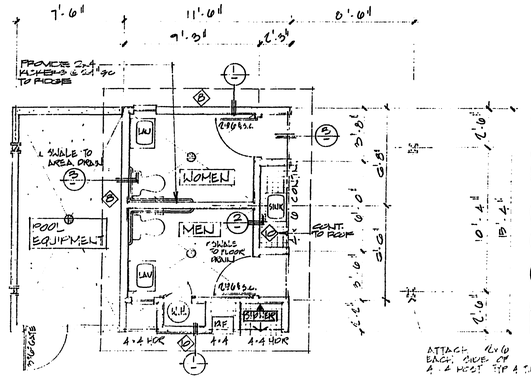
SHEAR WALL SCHEDULE

		ALLOWABLE SHEAR	SILL PLATING EXTERIOR WALLS
(3)	7/8" stucco applied on wire lath w/ 16 gauge staples at 6" o.c. at top & bottom plates, edge of sheathing, wall & all field joints (see detail no. 18/S9, Fed. 1976) or (ICBO report no. 1918, Fed. 1976) or (ICBO report no. 1254, Fed. 1976).	180 plf	1/2" U.S.C. @ 6"
(4)	3/8" plywood shear II grade sheathing w/ 8d nails @ 6" o.c. at edges and 12" @ field (see detail 25/S1 also)	240 plf	1/2" @ 2" o.c.

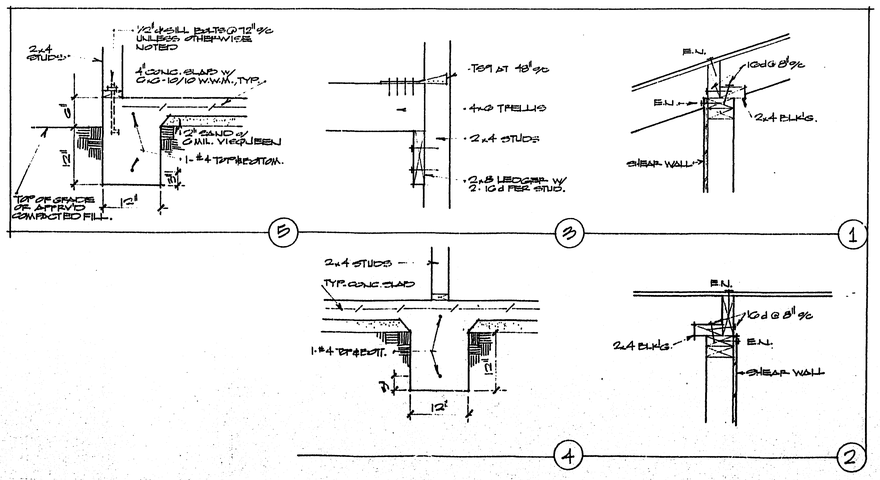


ROOF FRAMING

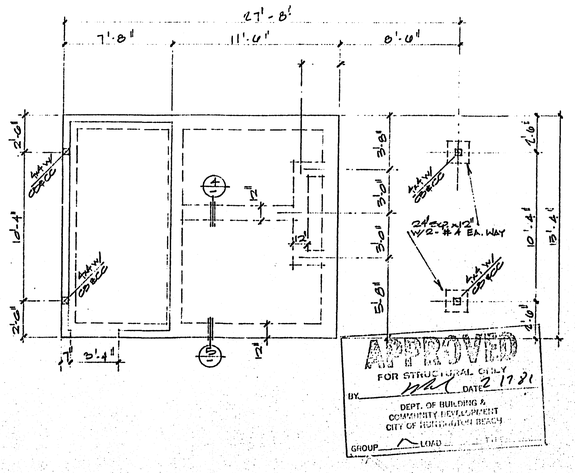
ROOF ENTICS: 1/2" plywood stud thks. w/ 8d @ 6" o.c. edges & 12" o.c. field



FLOOR PLAN



FOUNDATION PLAN



CABANA

ELEVATIONS

10/8/18

Craig Combs Associates
ARCHITECTS PLANNERS
1535 Monrovia Avenue Newport Beach
California 92663 714/645-8040

Project

Title

PHASE 2

Revisions

Date 1.14.81
Drawn
Job 7815.2
Sheet of
A19