

SHEET 1 OF 2
FINAL PORTION OF TENTATIVE TRACT NO. 10291
DATE OF SURVEY: JUNE 1987
2 LOTS
ACREAGE: 41.010 ACRES
BLOCK: 5155
MODULE: 71

FOR CONDOMINIUM PURPOSES
TRACT NO. 10291
IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY,
STATE OF CALIFORNIA.

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1 & 3 OF PARCEL MAP NO. 79-104,
AS SHOWN ON A MAP RECORDED IN BOOK 131, PAGES 9 TO 13 INCLUSIVE, OF PARCEL
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
MARK L. RAAB
R.C.E. 29616

ACCEPTED AND FILED AT THE
REQUEST OF
First American Title Co
DATE September 26, 1988
TIME 10:45 AM FEE \$ 8.00
INSTRUMENT # 88-487152
BOOK 613 PAGE 45 M.M.
LEE A BRANCH
COUNTY RECORDER
BY Thayer L. Bennett
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST
IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION
AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
**WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: MOULTON PARKWAY, LA PAZ ROAD,
ALISO NIGUEL, AND AVILA ROAD.**

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE: ALL
VEHICULAR ACCESS RIGHTS TO ALISO NIGUEL, MOULTON PARKWAY, AVILA ROAD AND LA PAZ
ROAD, EXCEPT AT STREET INTERSECTIONS.

NOTE: PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE PROPOSED SAN JOAQUIN
HILLS TRANSPORTATION CORRIDOR.

SHAPELL INDUSTRIES, INC.
A DELAWARE CORPORATION.

Nathan Shapell Pres. Margaret Leong Sec.
NATHAN SHAPELL - PRESIDENT MARGARET LEONG - SECRETARY

SIGNATURE ACKNOWLEDGEMENT CERTIFICATE

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ON THIS 8th DAY OF AUGUST, 1987, BEFORE ME Bette Jo Howlett,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Nathan Shapell
AND Margaret Leong PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT AND
SECRETARY, RESPECTIVELY, OF SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION,
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED
THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME
THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Bette Jo Howlett
NOTARY PUBLIC IN AND FOR SAID STATE
BETTE JO HOWLETT
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES MARCH 26, 1989.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP
ACT. THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

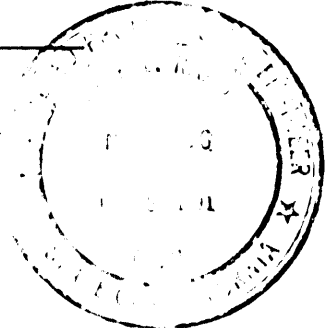
1 THE INTEREST OF MOULTON NIGUEL WATER DISTRICT. HOLDERS OF EASEMENTS FOR INGRESS,
EGRESS, PIPE LINES AND INCIDENTALS PER DEED RECORDED IN BOOK 9866 PAGE 920 AND
IN BOOK 9872 PAGE 847, OFFICIAL RECORDS.

2 THE INTEREST OF THE COUNTY OF ORANGE, HOLDERS OF RIGHT OF WAY
FOR STREET AND HIGHWAY PURPOSES PER DEED RECORDED IN
BOOK 8639 PAGE 748 AND IN BOOK 10067 PAGE 590, OFFICIAL RECORDS.

CIVIL ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF
CALIFORNIA; THAT THIS MAP, CONSISTING OF 2 SHEETS, AND THE TRUE AND
COMPLETE SURVEY MADE IN JUNE, 1987 WHICH IT CORRECTLY REPRESENTS,
WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE
OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS INDICATED
BY SAID MAP AND THE MONUMENT NOTES NOTED THEREON, AND THAT SAID
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Mark L. Raab
MARK L. RAAB R.C.E. 29616



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO
BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH,
AMENDED AND APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE;
THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION
REGULATIONS HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS
TECHNICALLY CORRECT.

DATED THIS 7th DAY OF Sept, 1988.
C.R. NELSON BY: Paul G. Curran
COUNTY SURVEYOR DEPUTY SEP 6/30/88

**CLERK OF THE BOARD
OF SUPERVISOR'S CERTIFICATE**

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD
OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON
THE 20th DAY OF September, 1988, AND THAT THEREUPON SAID BOARD
DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID
ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION
FOR STREET PURPOSES OF: MOULTON PARKWAY, LA PAZ ROAD, ALISO NIGUEL, AND AVILA ROAD.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE VEHICULAR
ACCESS RIGHTS TO ALISO NIGUEL, MOULTON PARKWAY, AVILA ROAD AND LA PAZ ROAD,
AS RELEASED AND RELINQUISHED.
AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS OF SECTION 66436
(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS 20th DAY OF September, 1988.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

**CLERK OF THE BOARD
OF SUPERVISOR'S TAX CERTIFICATE**

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS
OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS
TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS
TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 20th DAY OF September 1988.
Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

**COUNTY TREASURER-TAX
COLLECTOR'S CERTIFICATE**

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE
ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART
THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS
COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS 31 DAY OF May, 1988
ROBERT L. CITRON BY: Daniel B. Shalmon
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

SHEET 2 OF 2 SHEETS

SCALE: 1"=120'

2 LOTS

ACREAGE = 42.010 ACRES

FINAL PORTION OF TENTATIVE TRACT NO 10291

TRACT NO. 10291

IN THE UNINCORPORATED TERRITORY OF ORANGE
COUNTY, STATE OF CALIFORNIA

MARK L. RAAB
R.C.E. 29616
DATE OF SURVEY: JUNE, 1987

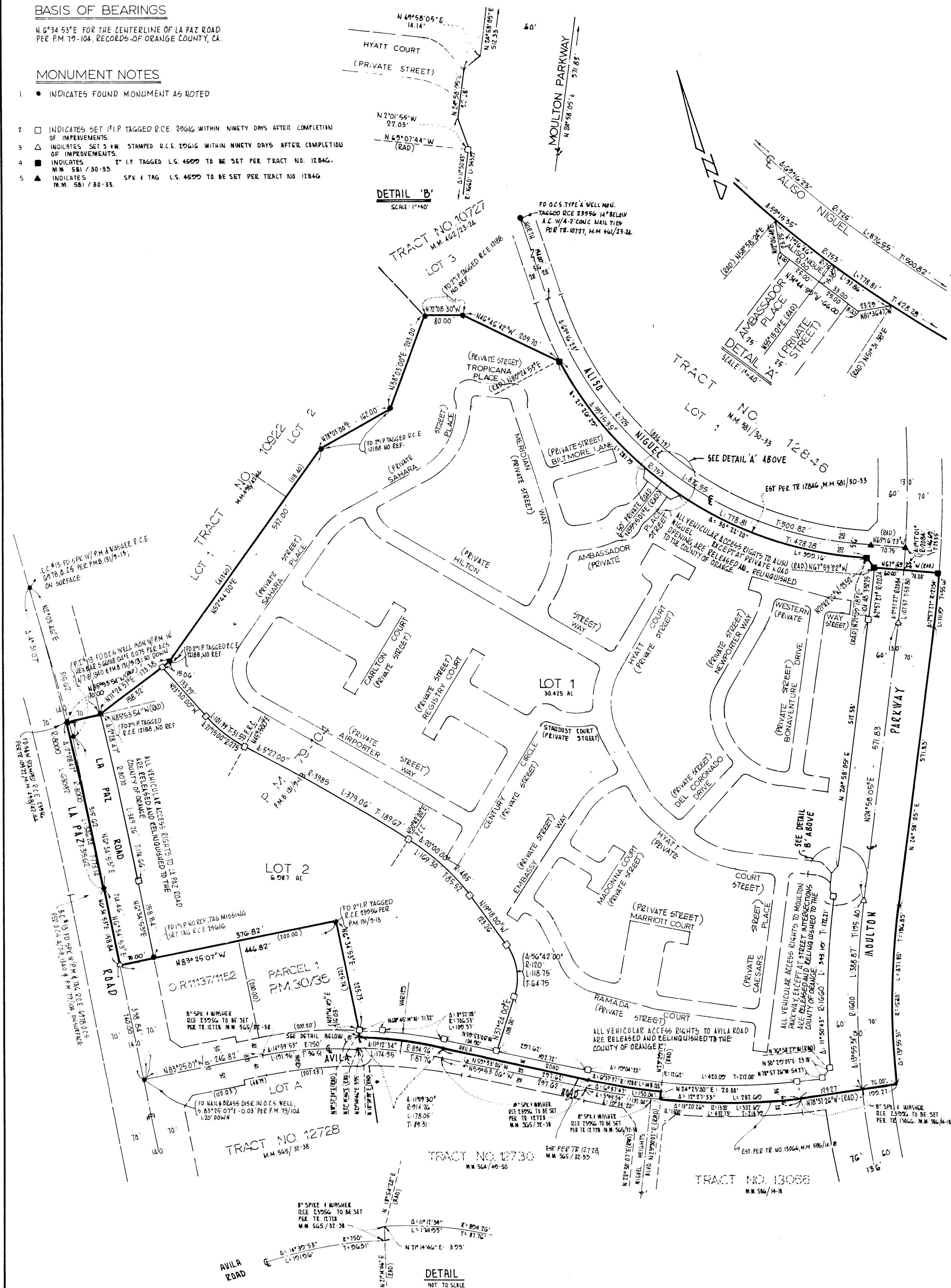
BASIS OF BEARINGS

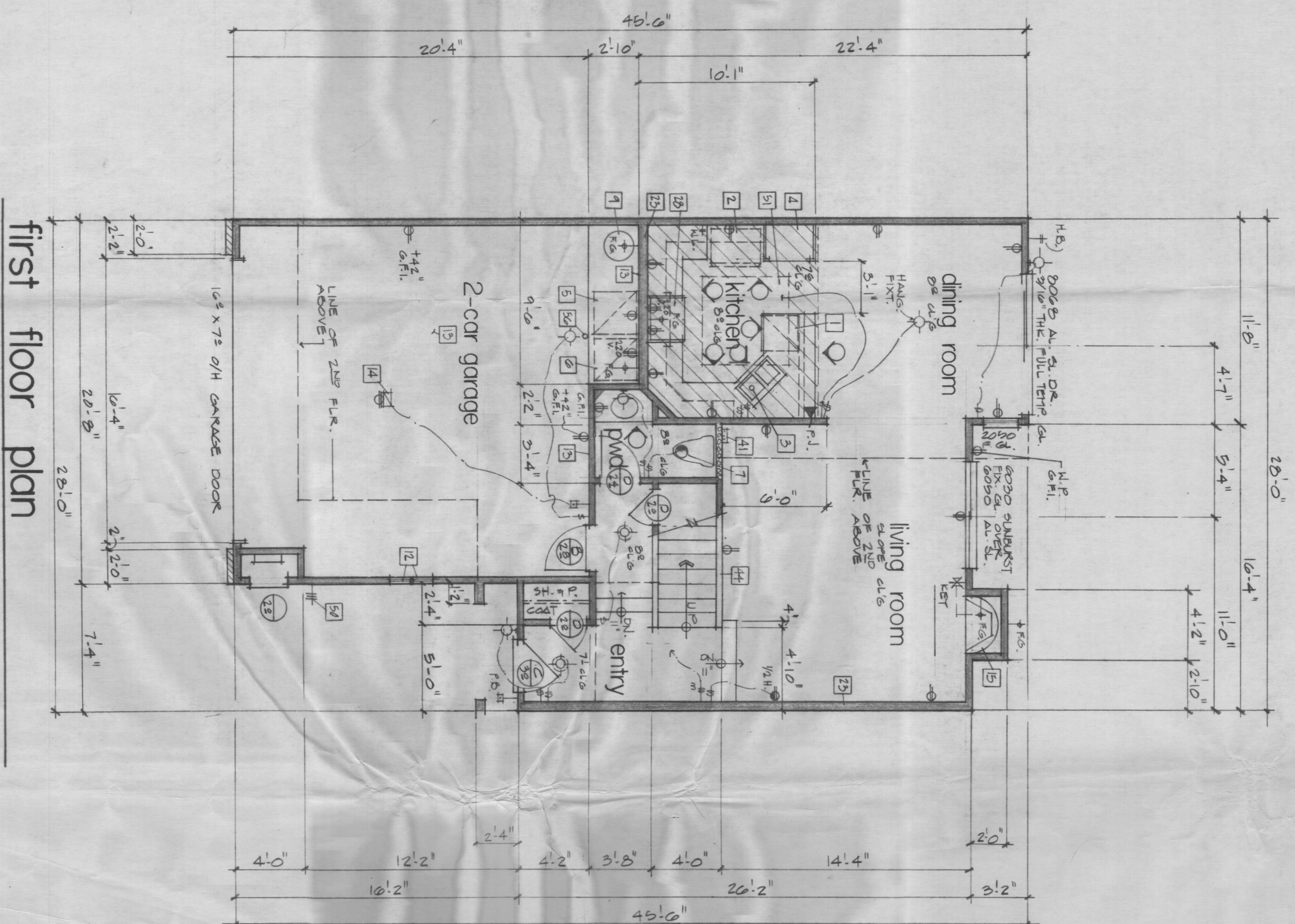
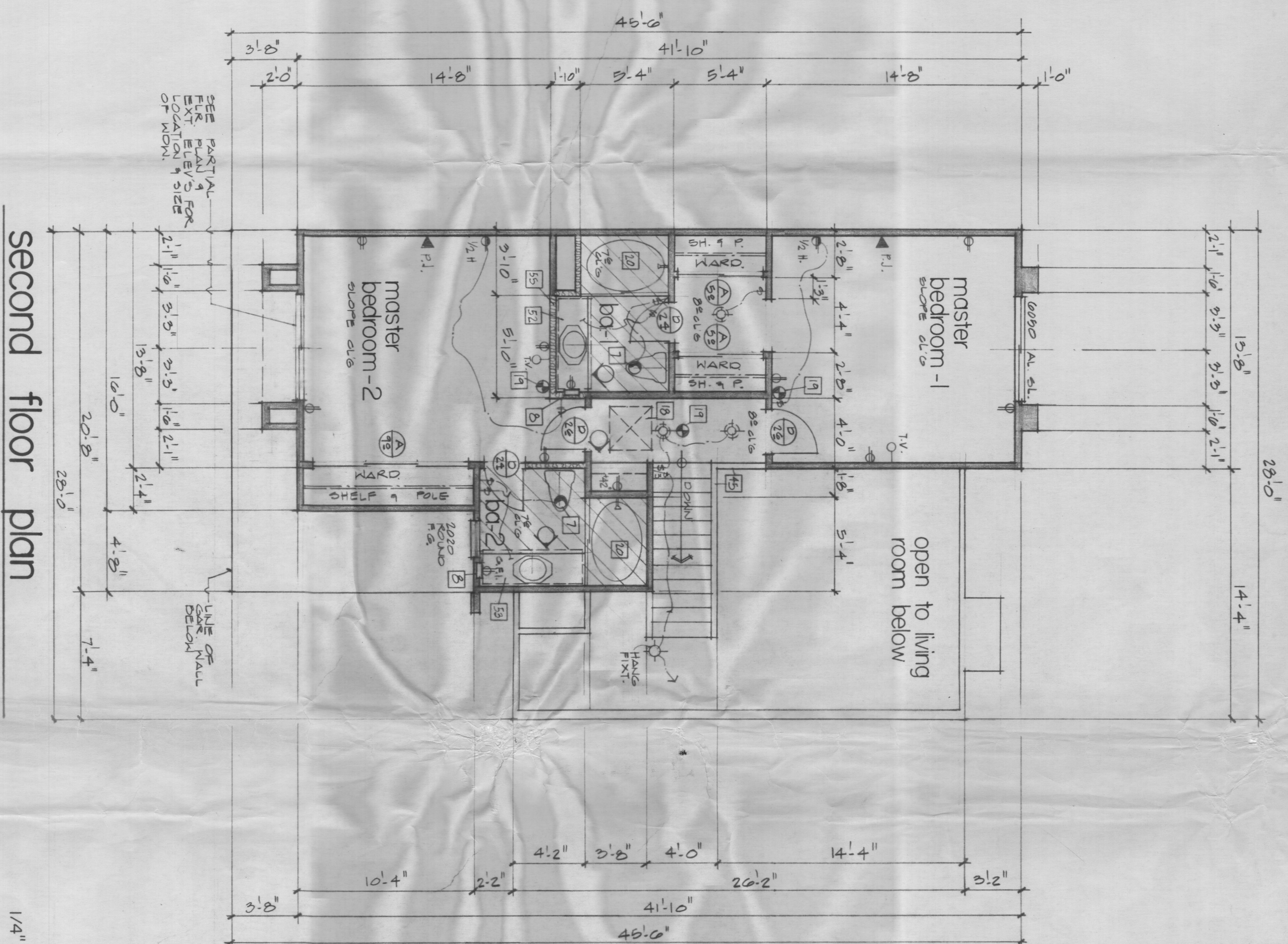
N 6°34'53"E FOR THE CENTERLINE OF LA PAZ ROAD
PER P.M. 19-104, RECORDS OF ORANGE COUNTY, CA.

MONUMENT NOTES

1. • INDICATES FOUND MONUMENT AS NOTED

2. □ INDICATES SET 1/4" P. TAGGED R.C.E. 29616 WITHIN NINETY DAYS AFTER COMPLETION OF IMPROVEMENTS.
3. △ INDICATES SET 5/8" STAMPED R.C.E. 29616 WITHIN NINETY DAYS AFTER COMPLETION OF IMPROVEMENTS.
4. ■ INDICATES 2" I.P. TAGGED R.C.E. 45999 TO BE SET PER TRACT NO. 12846, M.M. 581/30-33.
5. ▲ INDICATES 3/4" TAG L.S. 45999 TO BE SET PER TRACT NO. 12846, M.M. 581/30-33.





legend

☐ - REFER TO FLOOR PLAN NOTES, SEE SHT. # 3

① - REFER TO DOOR SCHEDULE, SEE SHT. # 3

1-REFER TO INTERIOR ELEVATIONS, SEE SH. #4

PLAN A

first and second floor plans

REVIEWS

S&S CONSTRUCTION CO.
A SUBSIDIARY OF SHAPELL INDUSTRIES, INC.

A SUBSIDIARY OF SHAPELL INDUSTRIES, INC.

WILSHIRE - SAN VICENTE PLAZA SUITE 700
8383 WILSHIRE BLVD. BEVERLY HILLS
CALIFORNIA 90211 213 655 7330

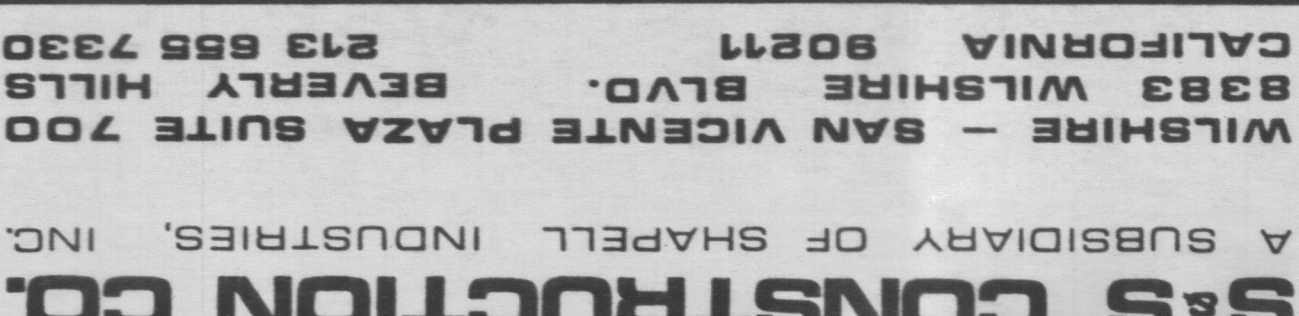
8383 WILSHIRE BLVD.

BEVERLY HILLS

90211

213 655 7330





exterior elevations
roof plan

SHEET NO.

FO

PLAN

rear elevation

right elevation

exterior finish material notes

ALL EXTERIOR WOOD PLANT-ONS, TRIMS, FASCIA & LARGE BOARDS TO BE: SMOOTH SURFACE

ALL ALUMINUM SLIDING WINDOW & DOOR
TO BE: FACTORY PAINTED WHITE

ALL LAP SIDING TO BE: MASONITE, 1/2" THK. (WOODSMAN)
8" EXPOSURE

roof plan

ROOF NOTE:

SEE GENERAL NOTE SHEET G-1
FOR ROOF SPECIFICATIONS

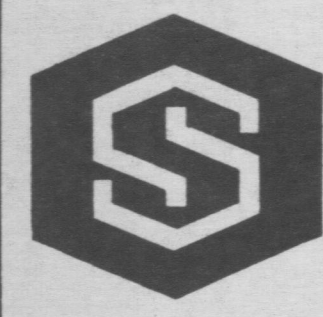
ROOFING NOTE:

FLAT CONCRETE TILE ROOF

front elevation

ENTRY DOOR TO BE:

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

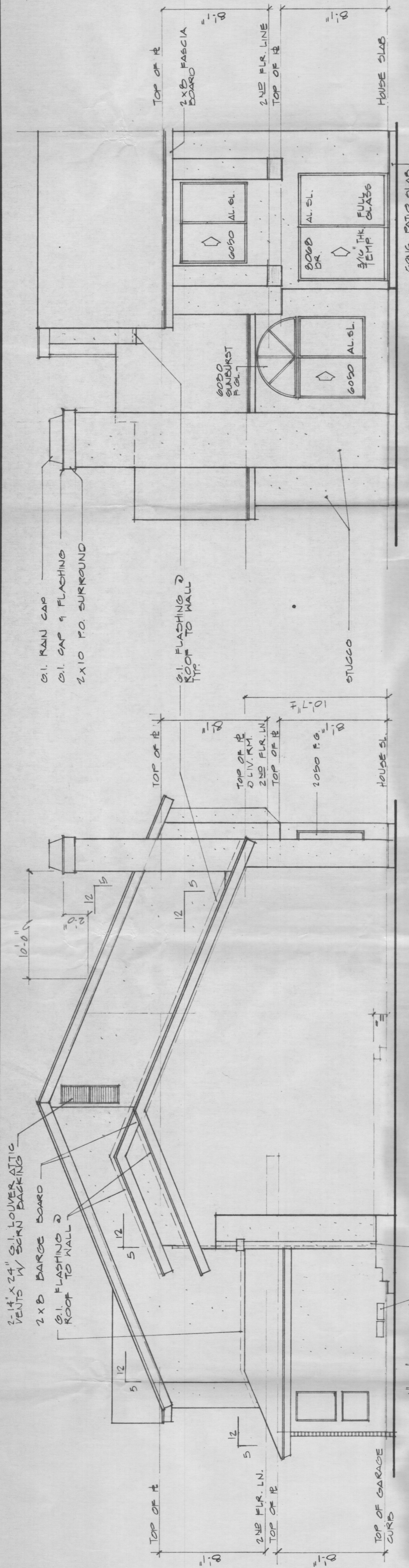


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8383 WILSHIRE BLVD.
BEVERLY HILLS
CALIFORNIA 90211
213 655 7330

020-0-0-020

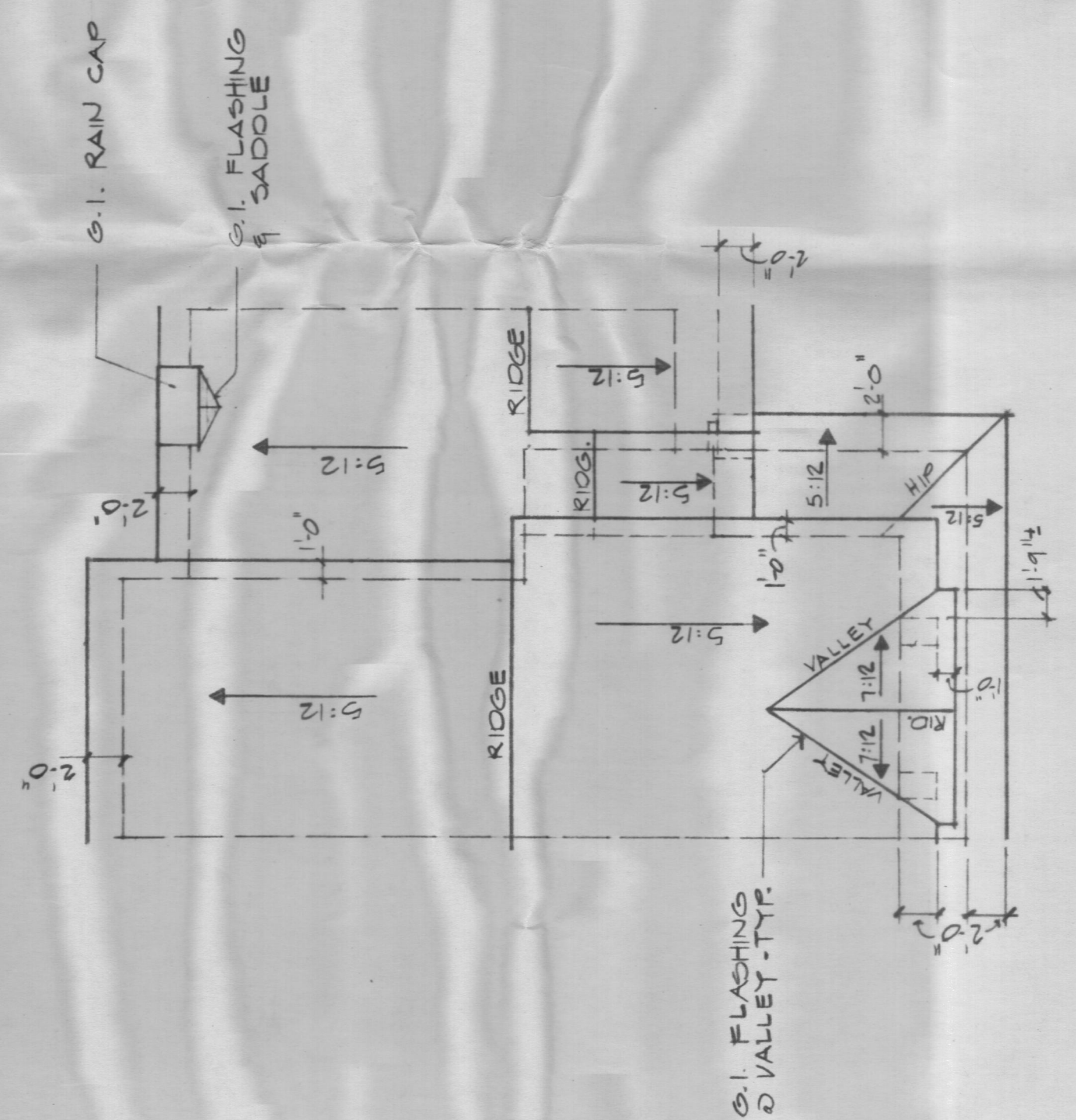
PLAN
A-1
exterior elevations
roof plan
partial floor plan

SHEET NO
7
OF



rear elevation

- exterior finish material notes
1. ALL EXTERIOR WOOD PLANT-ONS, TRIMS, FASCIA & BARGE BOARDS TO BE: ROUGH DAWN
 2. ALL EXTERIOR STUCCO TO BE: LIGHT LACE
 3. ALL ALUMINUM SLIDING WINDOW & DOOR FRAMES TO BE: FACTORY PAINTED WHITE.
 4. ALL MASONRY VENEER TO BE:

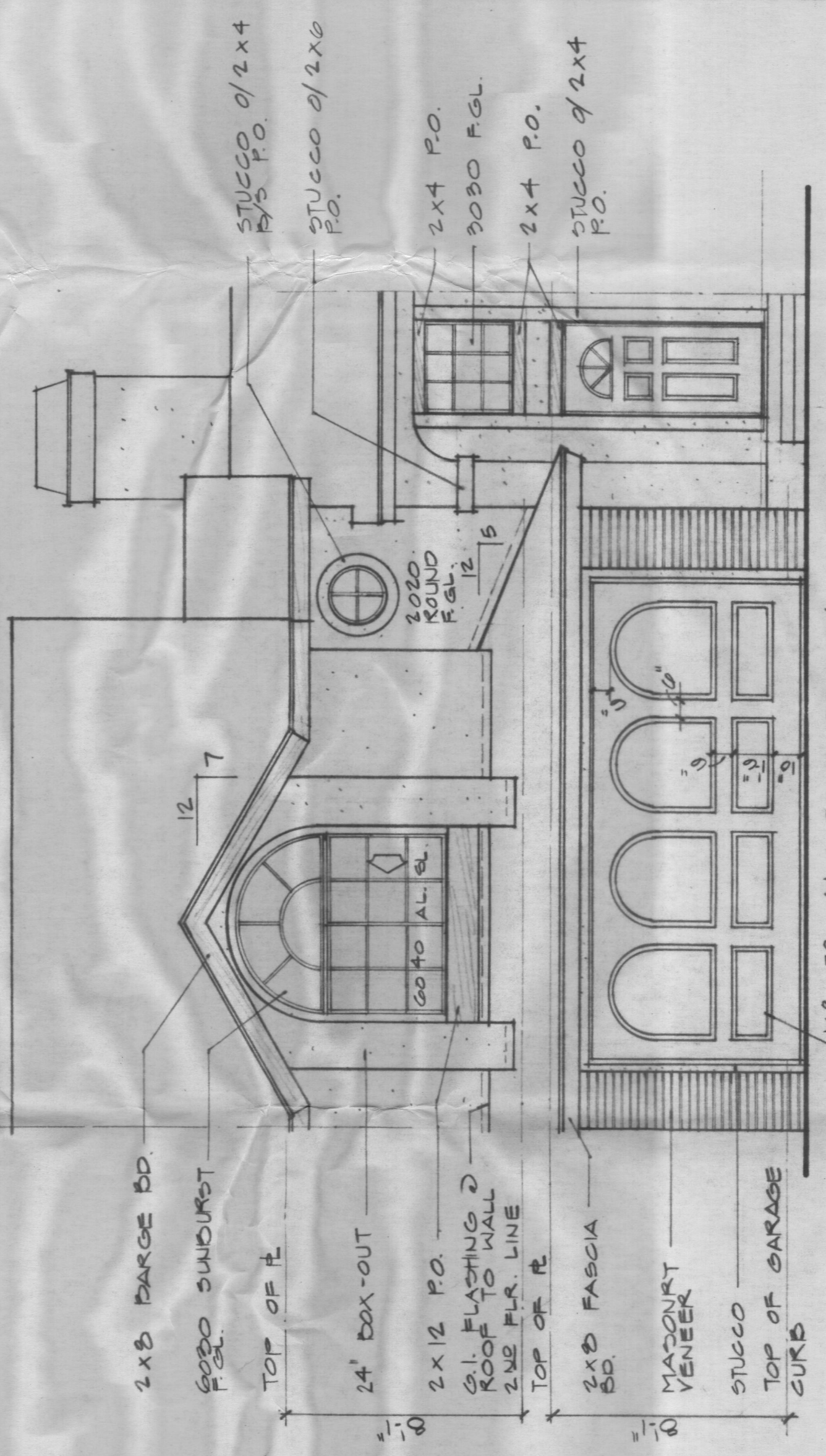


roof plan 1/8"=1'-0"

ROOF NOTE:
SEE GENERAL NOTE SHEET G-1
FOR ROOF SPECIFICATIONS

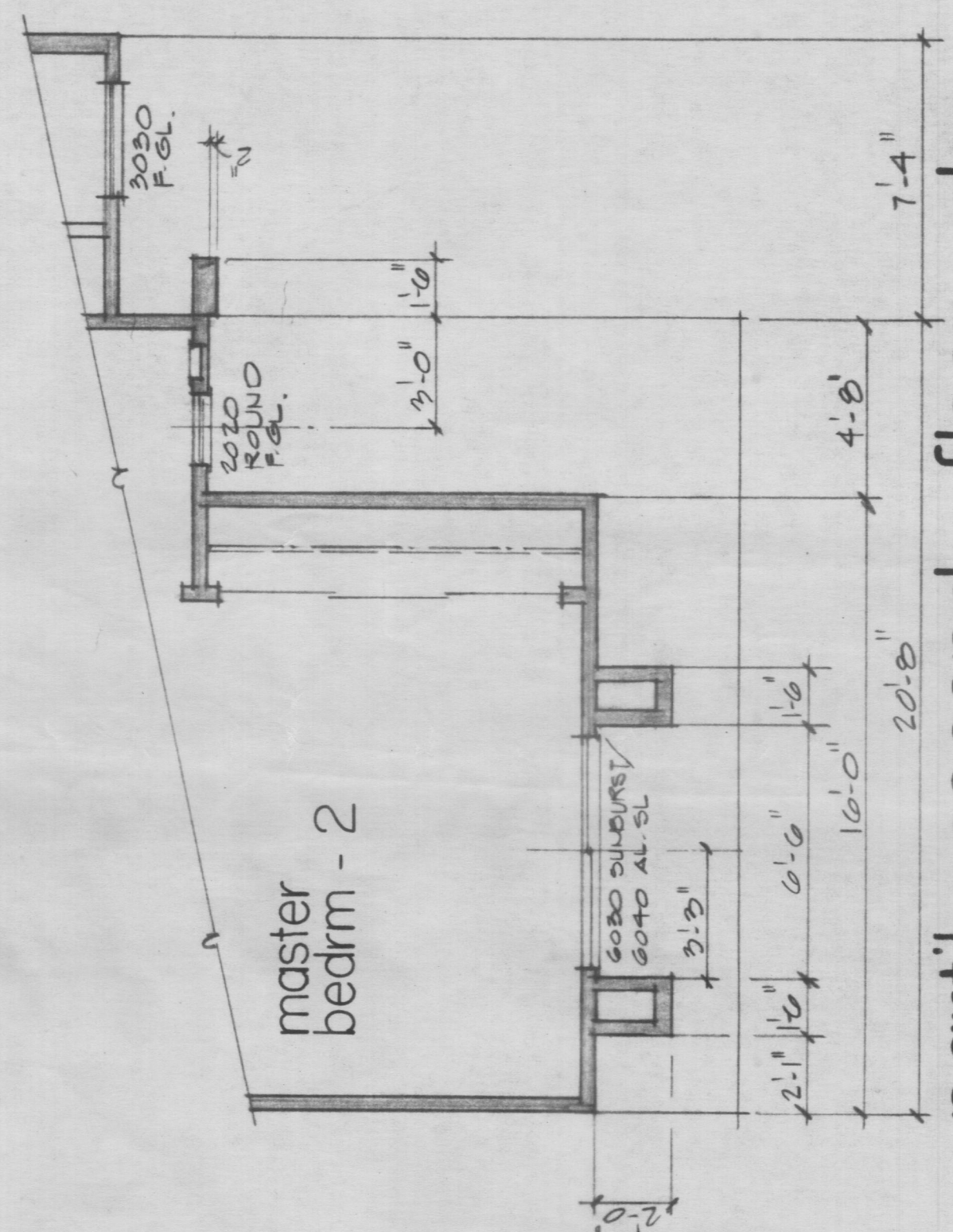
ROOFING NOTE:
1-PIECE 'S' SHAPED TILE ROOF

right elevation

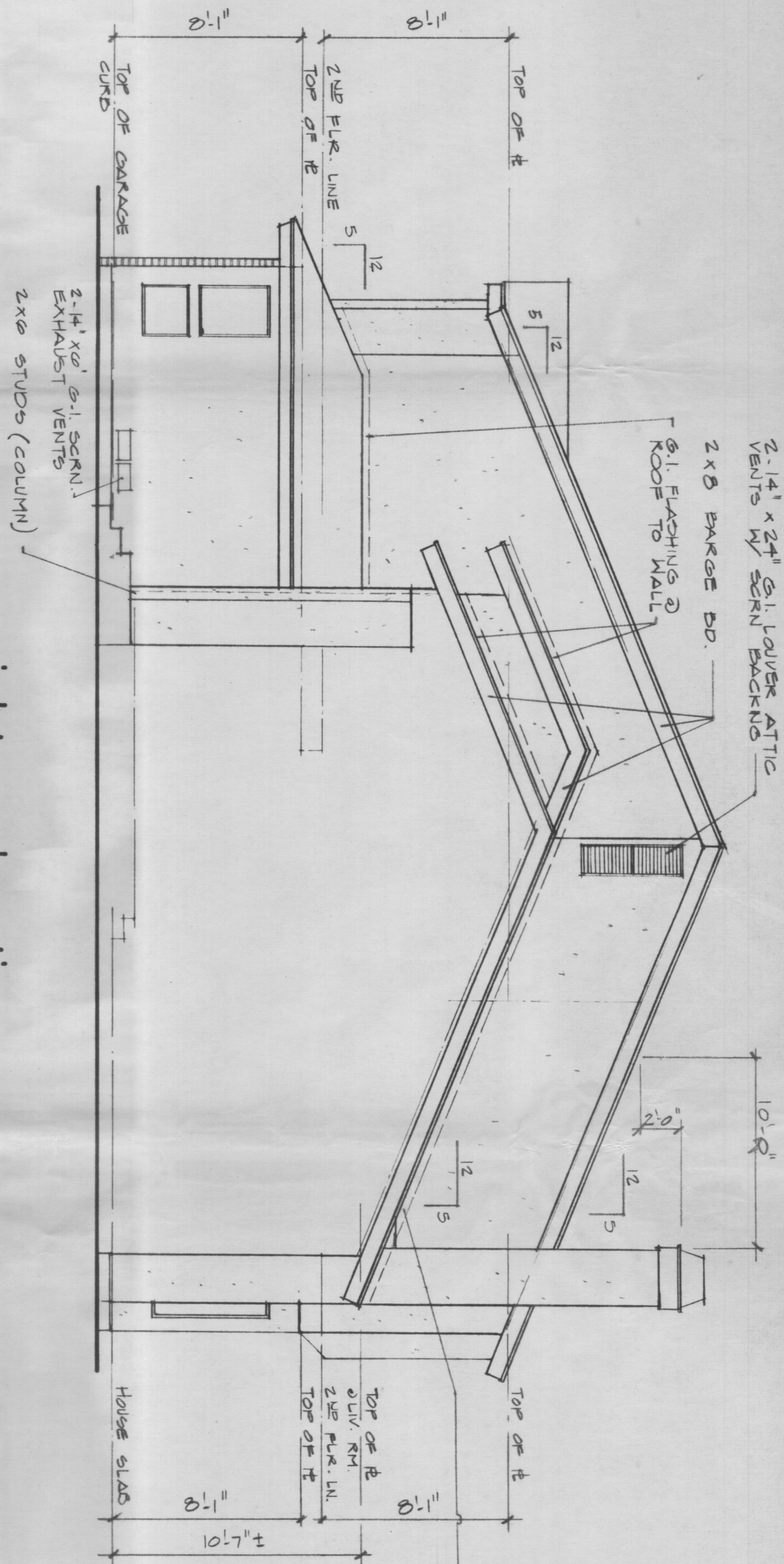


front elevation

ENTRY DOOR TO BE:



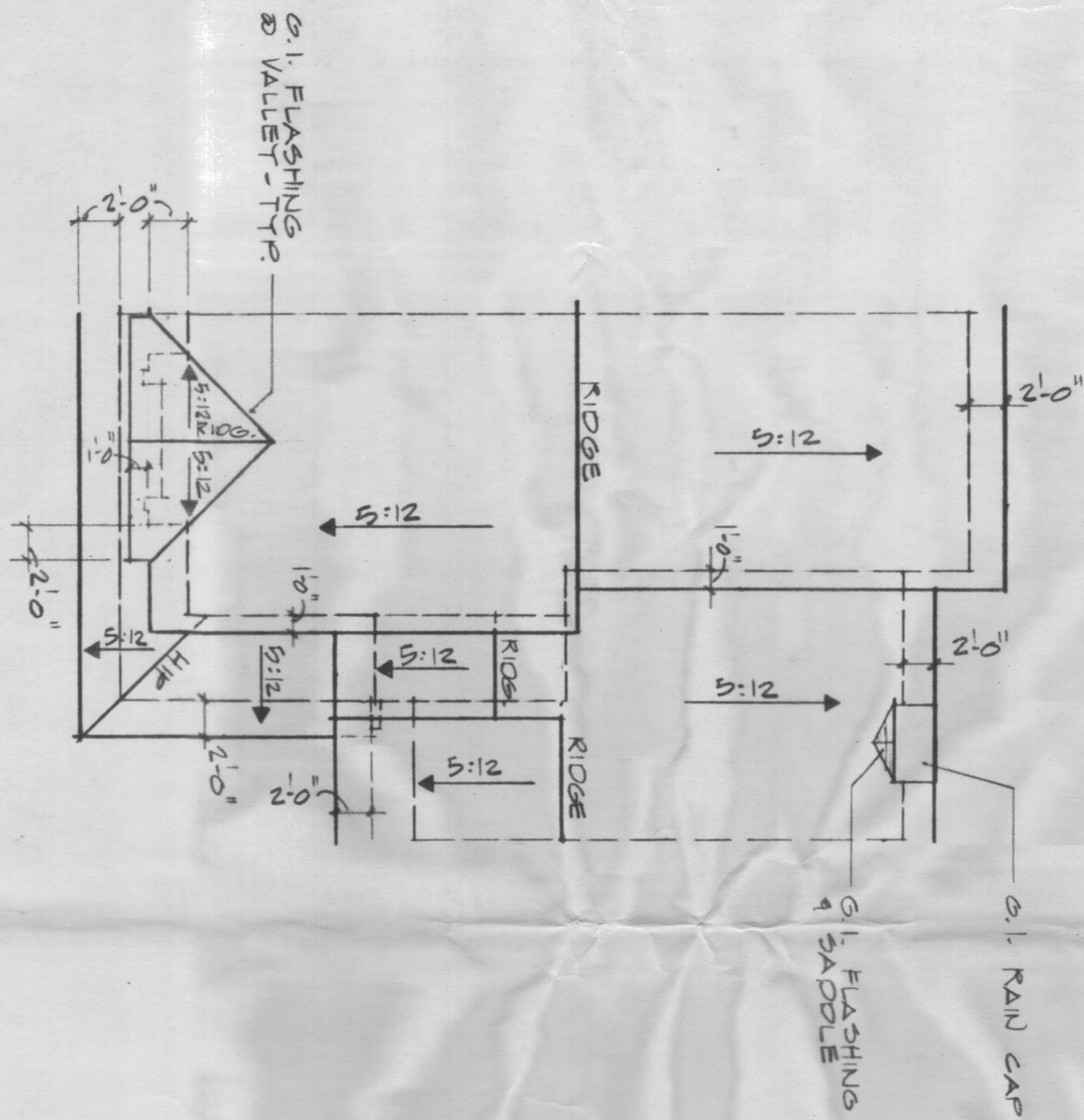
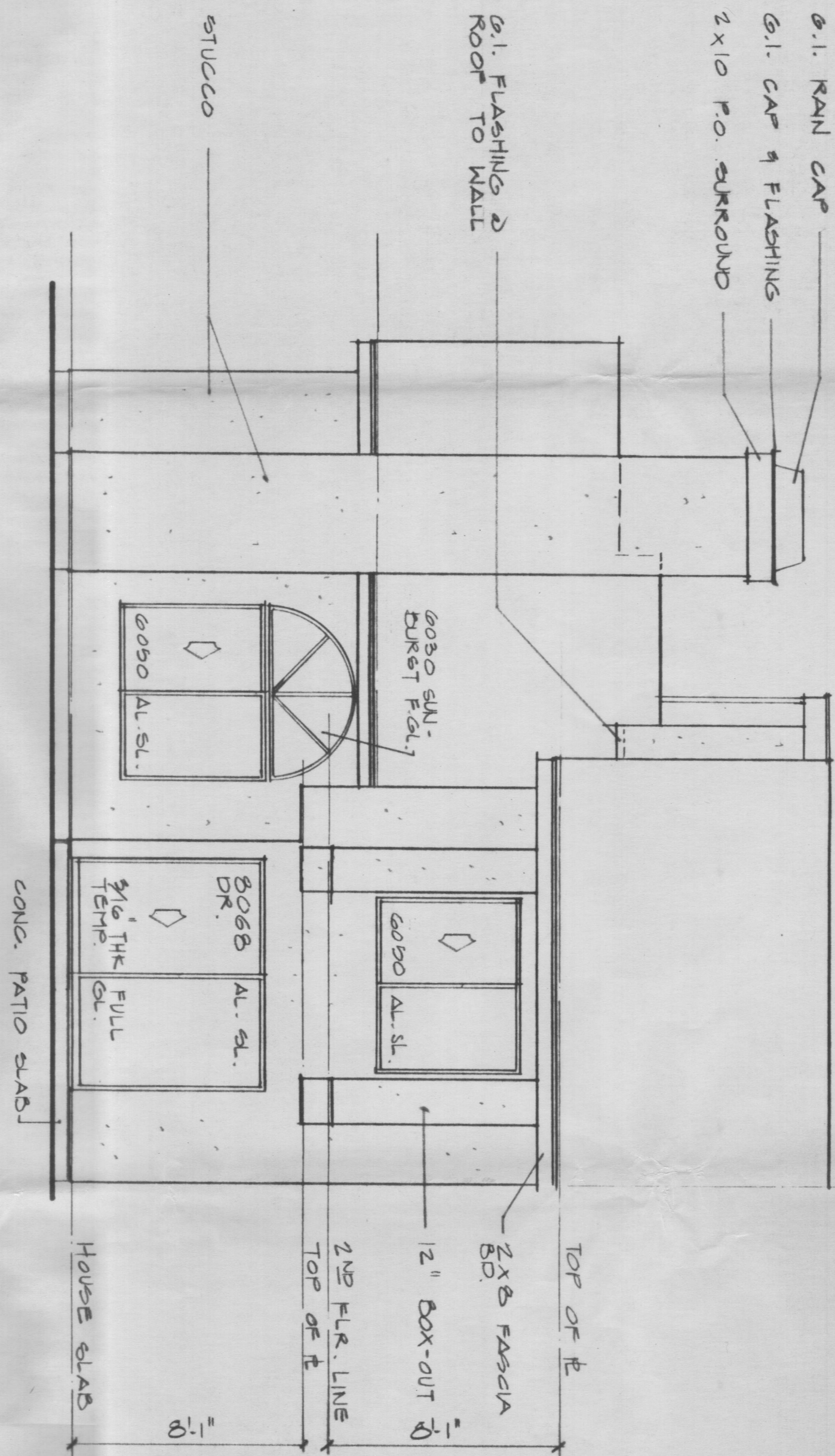
partial second floor plan 1/4"=1'-0"



right elevation

- exterior finish material notes
1. ALL EXTERIOR WOOD PLANTINGS, TRIMS, FASCIA & BARGE BOARDS TO BE: ROUGH GRAIN
 2. ALL EXTERIOR STUCCO TO BE: LIGHT LACE
 3. ALL ALUMINUM SLIDING WINDOW & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
 4. ALL MASONRY VENEER TO BE:

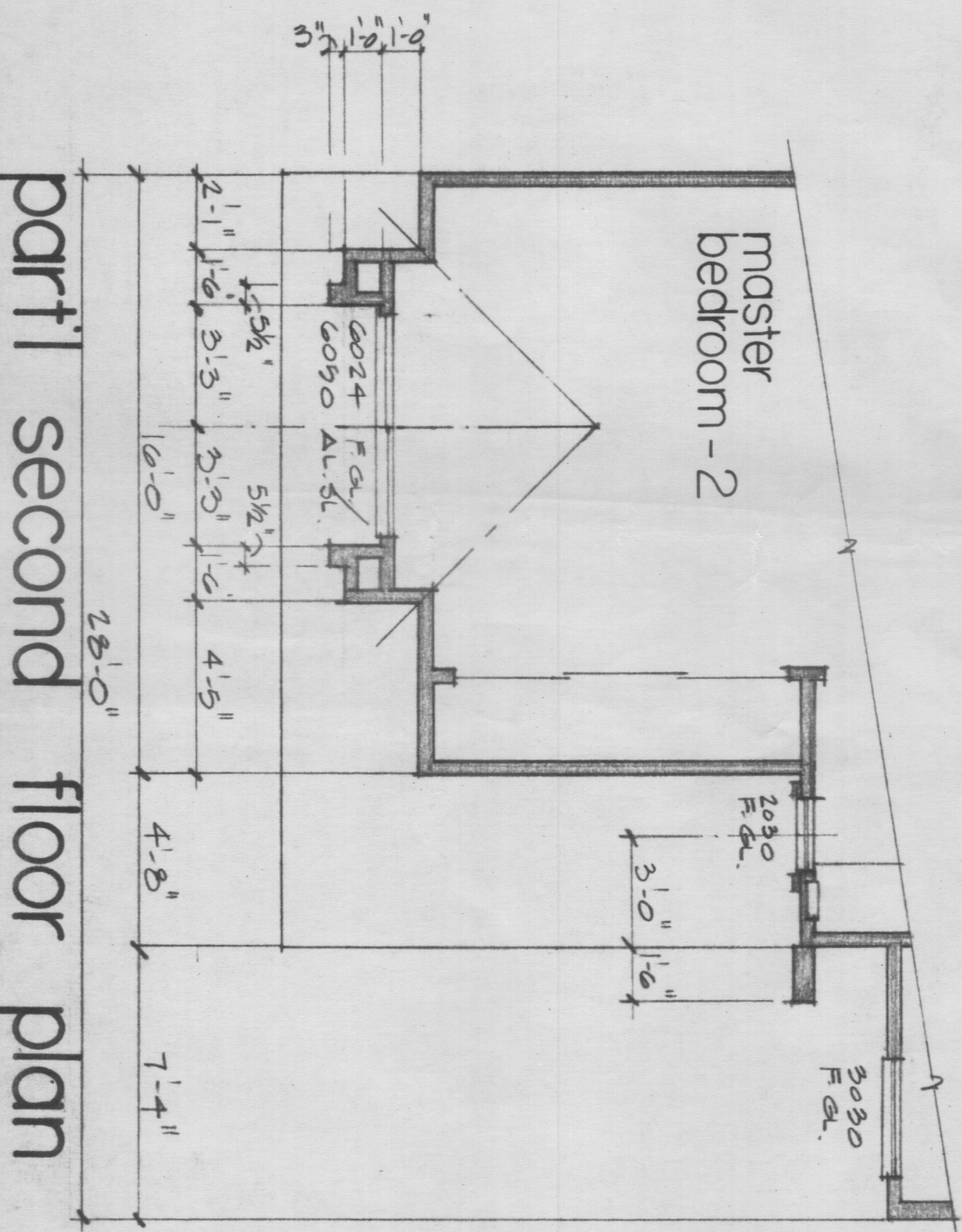
rear elevation



roof plan 1/8" = 1'-0"

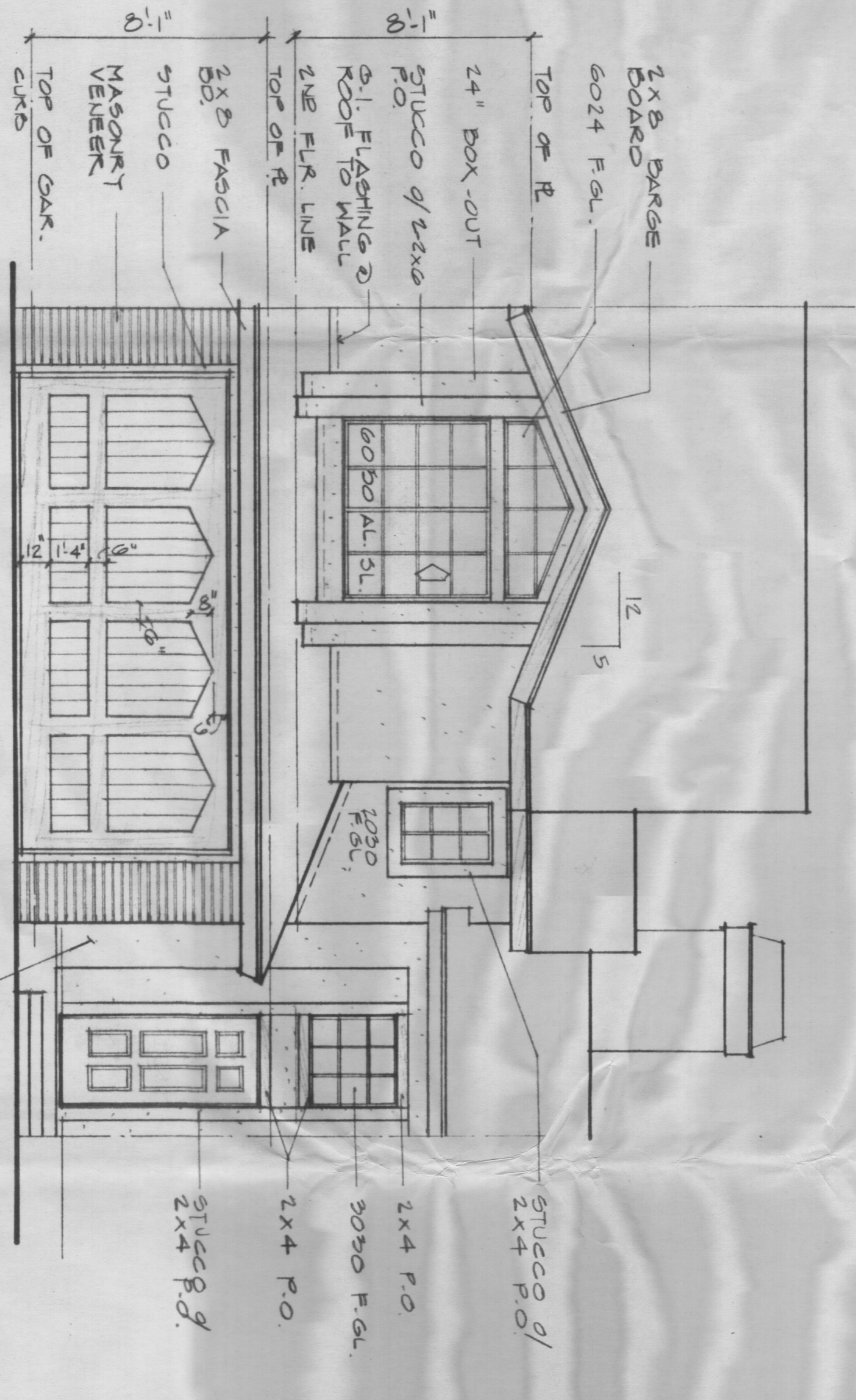
ROOF NOTE:
SEE GENERAL NOTE SHEET *G-1
FOR ROOF SPECIFICATIONS

ROOFING NOTE:
1-PIECE 'S' SHAPED TILE ROOF



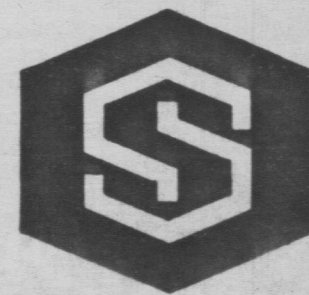
partial second floor plan

front elevation



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PLAN A-2

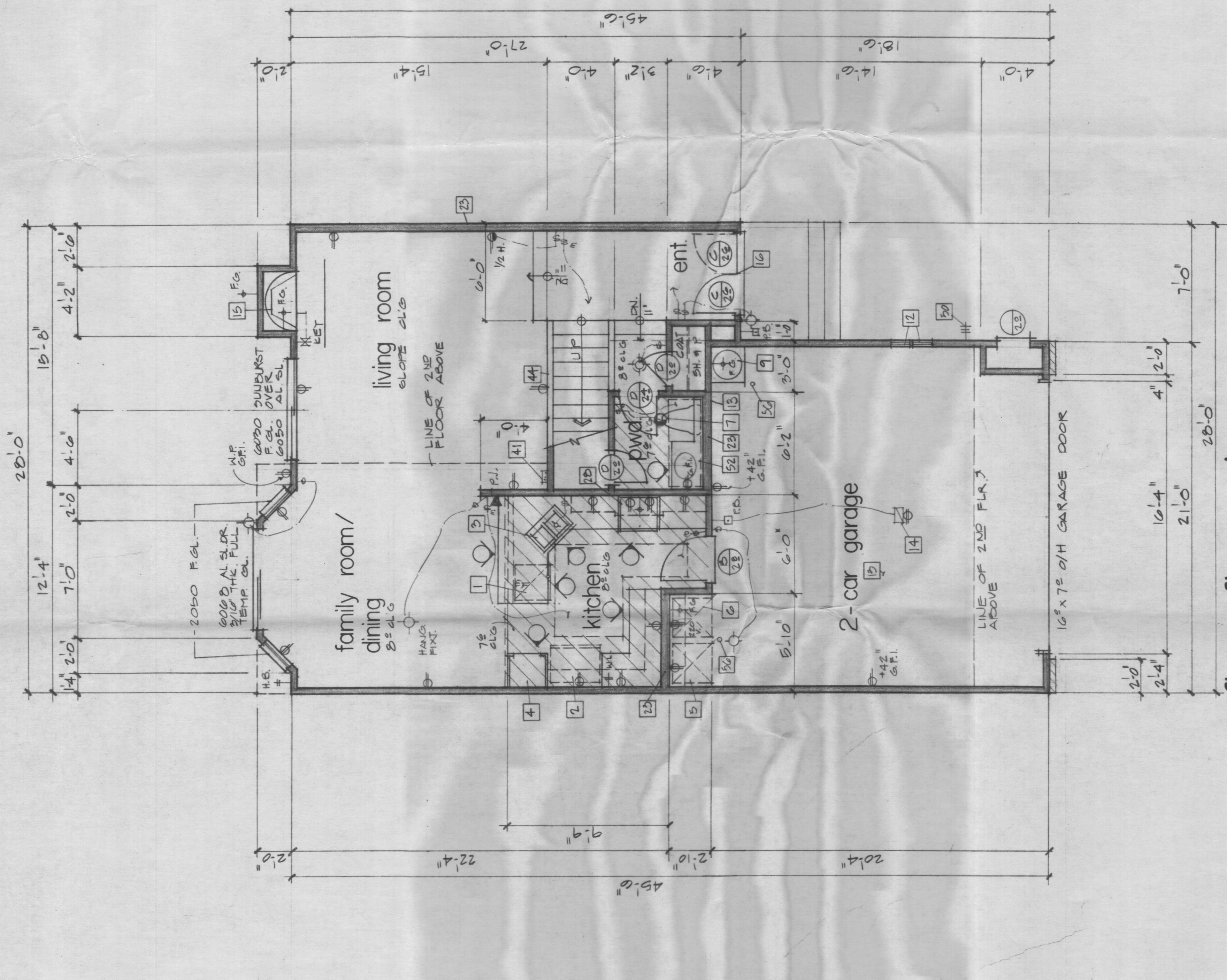
exterior elevations
roof plan
partial floor plan

CDW-0-0200

SHEET NO

}}

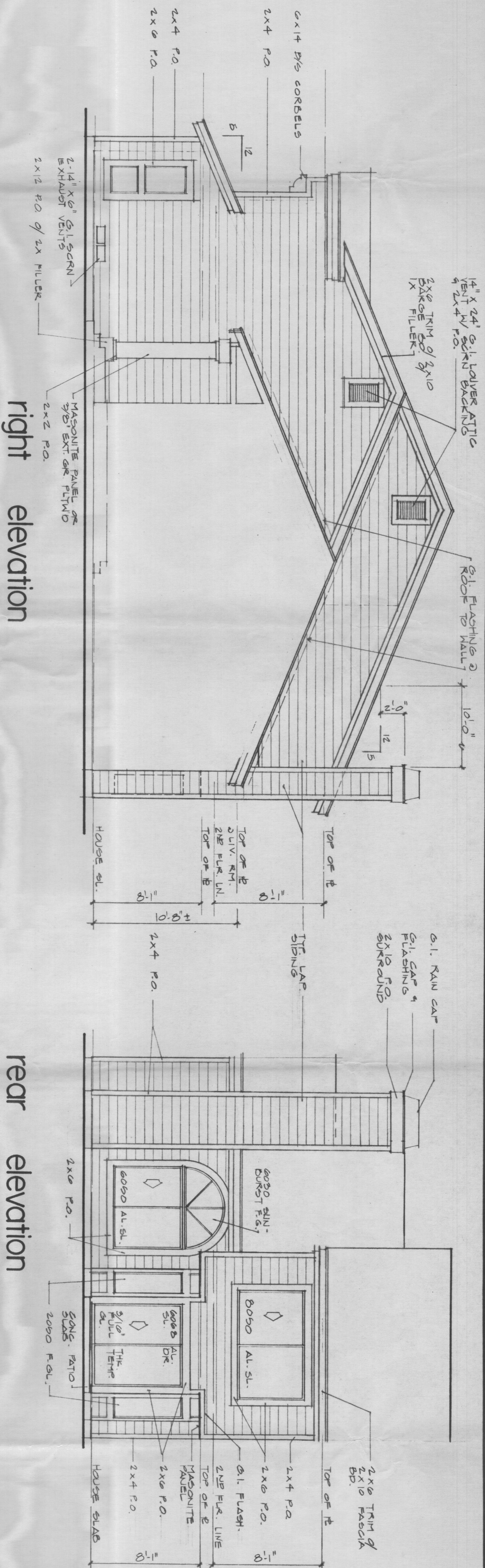
OF



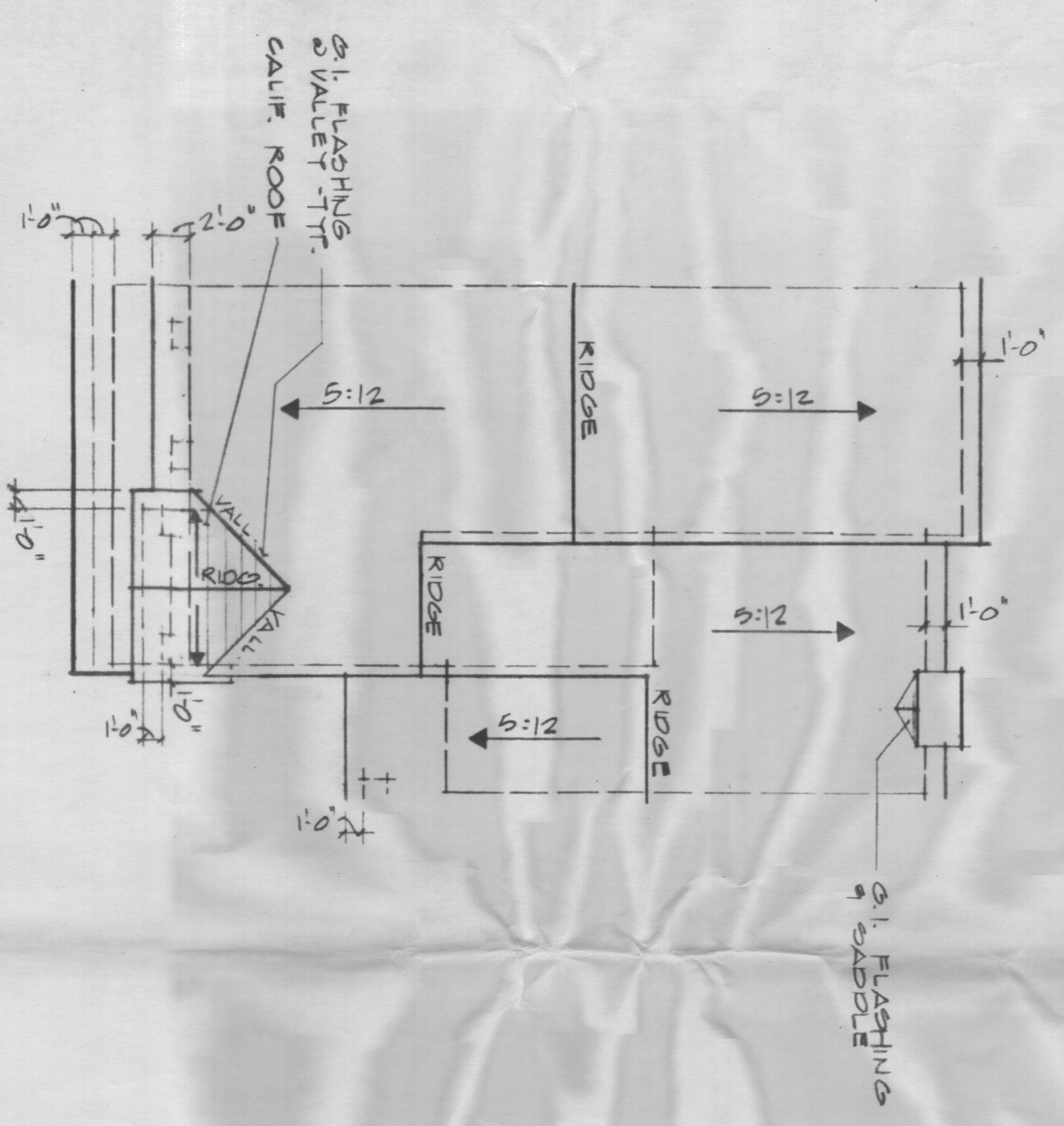
legend

□ - REFER TO FLOOR PLAN NOTES, SEE SHEET #3.
 ⊕ - REFER TO DOOR SCHEDULE, SEE SHEET #3.
 ⊙ - REFER TO INTERIOR ELEVATIONS, SEE SHEET #4.





- exterior finish material notes
1. ALL EXTERIOR WOOD PAINTING TRIM FASCIA & BARGE BOARD TO BE: SHEDDIT SURFACE
 2. ALL ALUMINUM SLIDING MINOR & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
 3. ALL LAP SIDING TO BE: MASONITE, 1/2\"/>

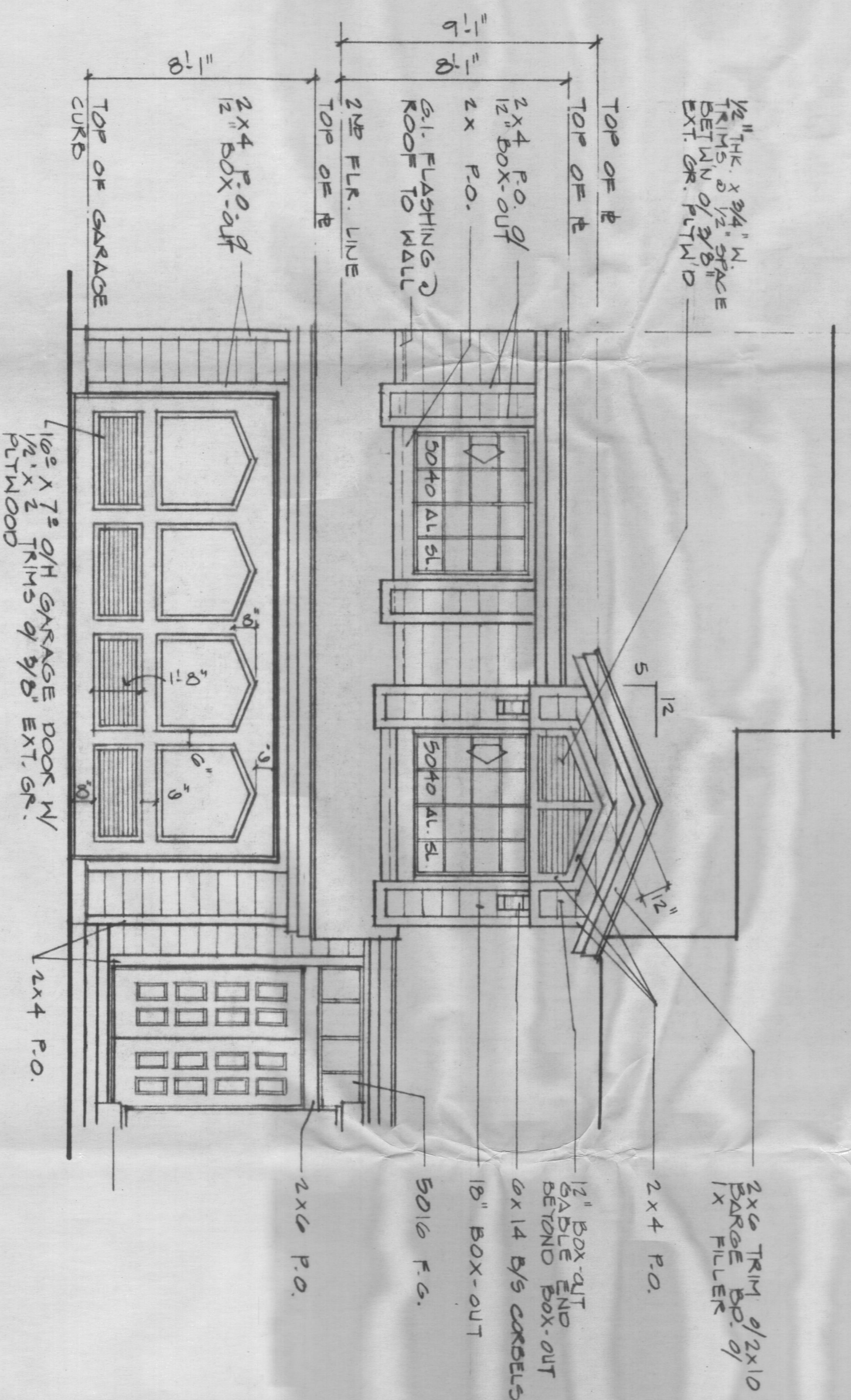


roof plan
1/8" = 1'-0"

ROOF NOTE:
SEE GENERAL NOTE SHEET G-1
FOR ROOF SPECIFICATIONS

ROOFING NOTE:
FLAT CONCRETE TILE ROOF

rear elevation



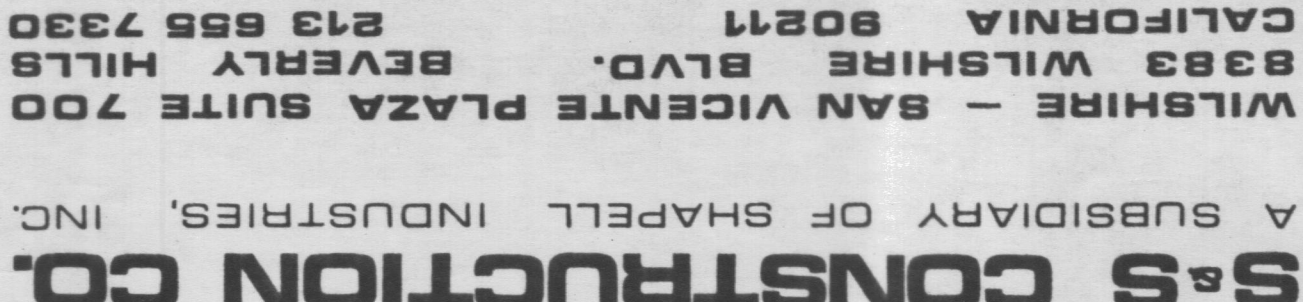
front elevation
1/4" = 1'-0"



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CALIFORNIA 90211 213 655 7330

SHEET NO	PLAN 13	exterior elevations roof plan	DWG-0-020	OF	



exterior elevation
root plan
partial floor plan

OF
SHEET NO

2-81 NV761

SZO-S- $\angle$ MD

3.1. RAIN CAP
3.1. CAP & FLASHING
2x10 P.O. SURROUND

STV

rear elevation

front elevation

ENTRY BOOK TO BE:

ENTRY DOOR TO B:

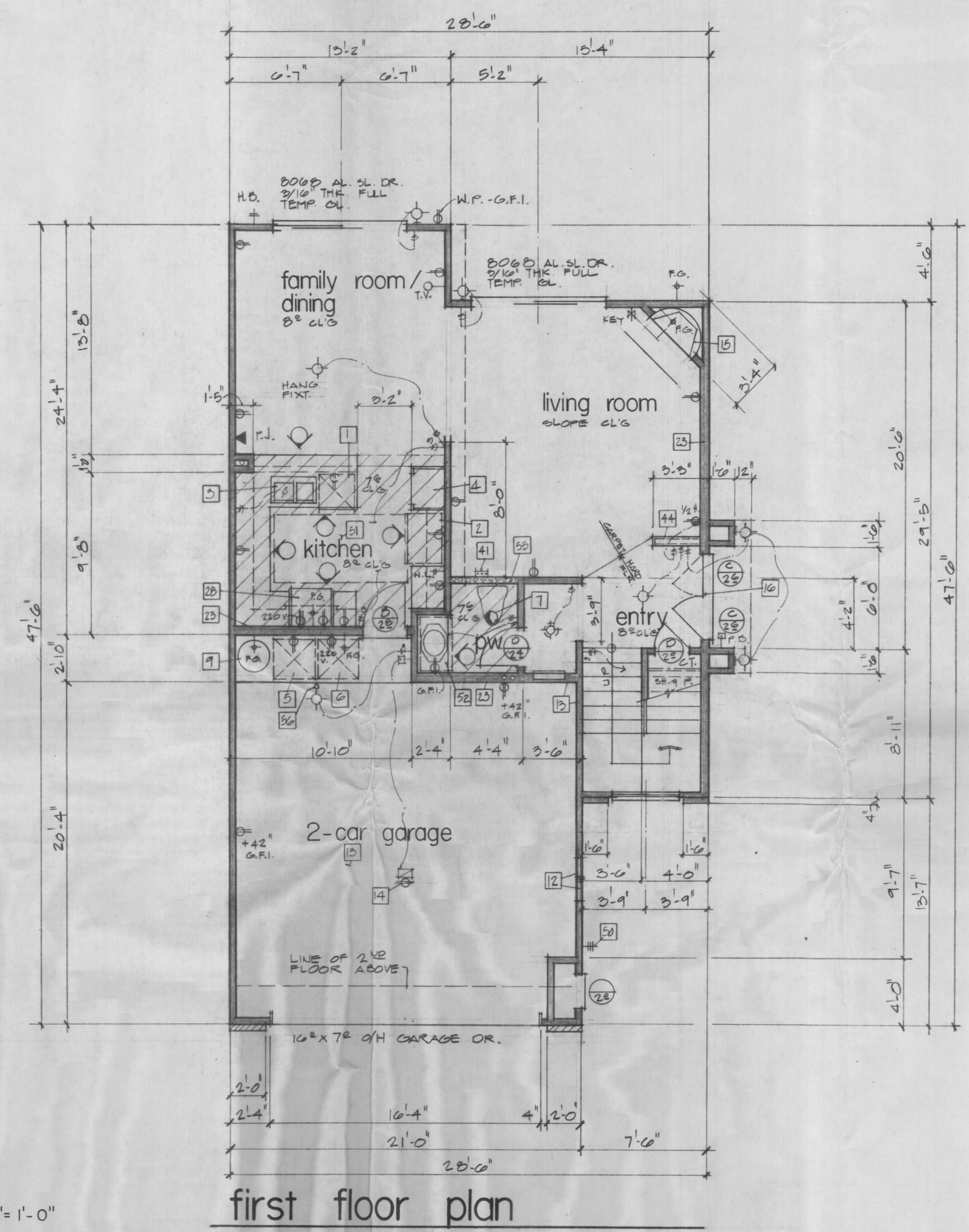
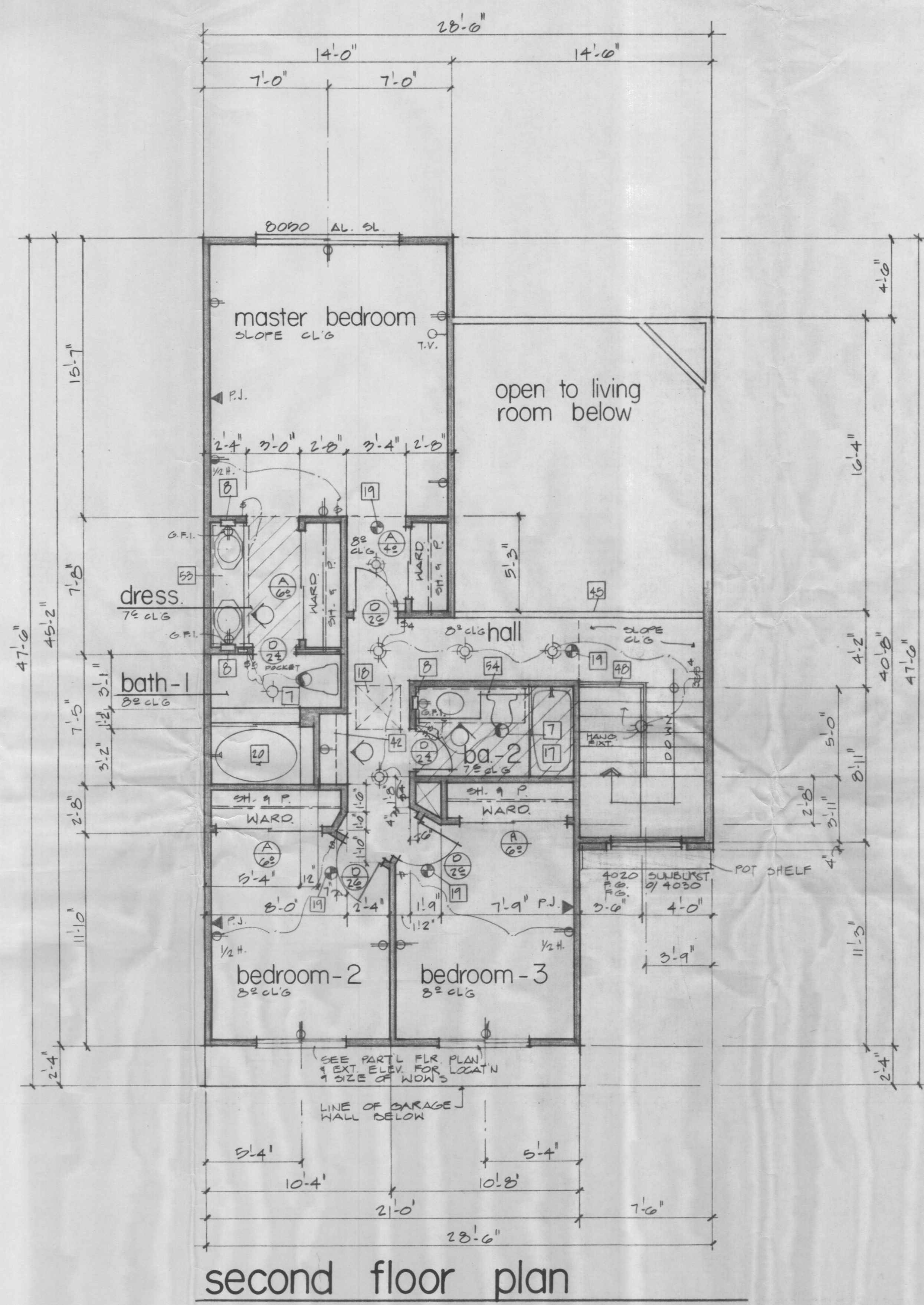
roof plan
1/8" = 1'-0"

ROOF NOTE:
SEE GENERAL NOTE SHEET 6-1
FOR ROOF SPECIFICATIONS

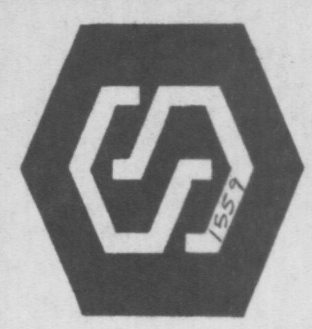
ROOFING NOTE:
1-PIECE 'S' SHAPED TILE ROOF

part/ second fl. plan
1/4" = 1'-0"

1/4" - 1" O"



- legend
- - REFER TO FLOOR PLAN NOTES, SEE SHEET #3
 - - REFER TO DOOR SCHEDULED, SEE SHEET #3
 - ⊙ - REFER TO INTERIOR ELEVATIONS, SEE SHEET #4



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CALIFORNIA 90211

PLAN C

first and second floor plans

SHEET NO

2

OF



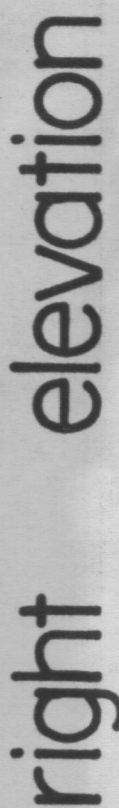
WILSHIRE - SAN VICENTE PLAZA SOUTE / 00
8383 WILSHIRE BLVD. BEVERLY HILLS
CALIFORNIA 90211 213 655 7330

exterior elevations
roof plan

דער נאכפאלגער

SHEET NO.

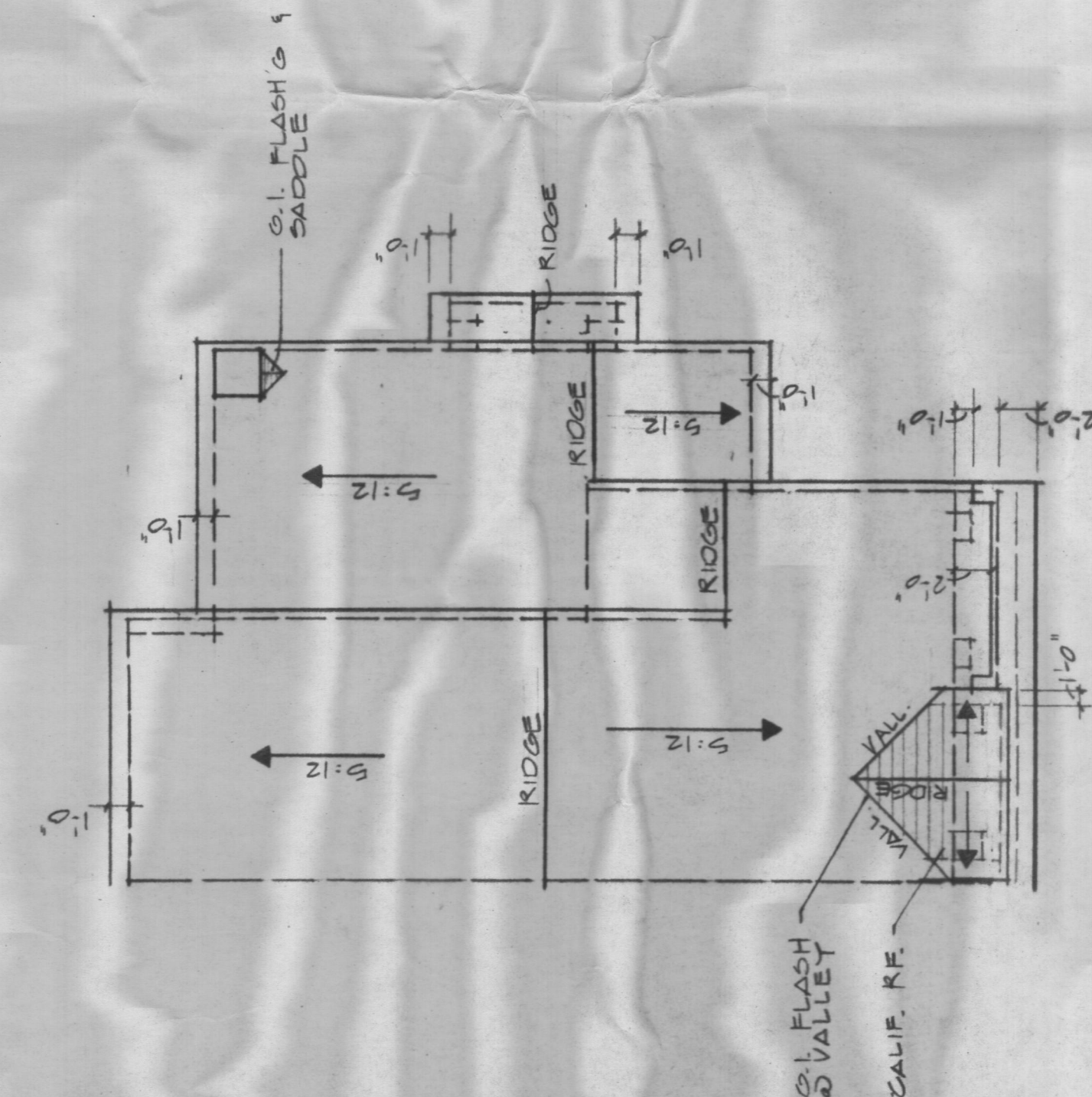
FO



ENTRY DOOR TO BE:

exterior finish material notes

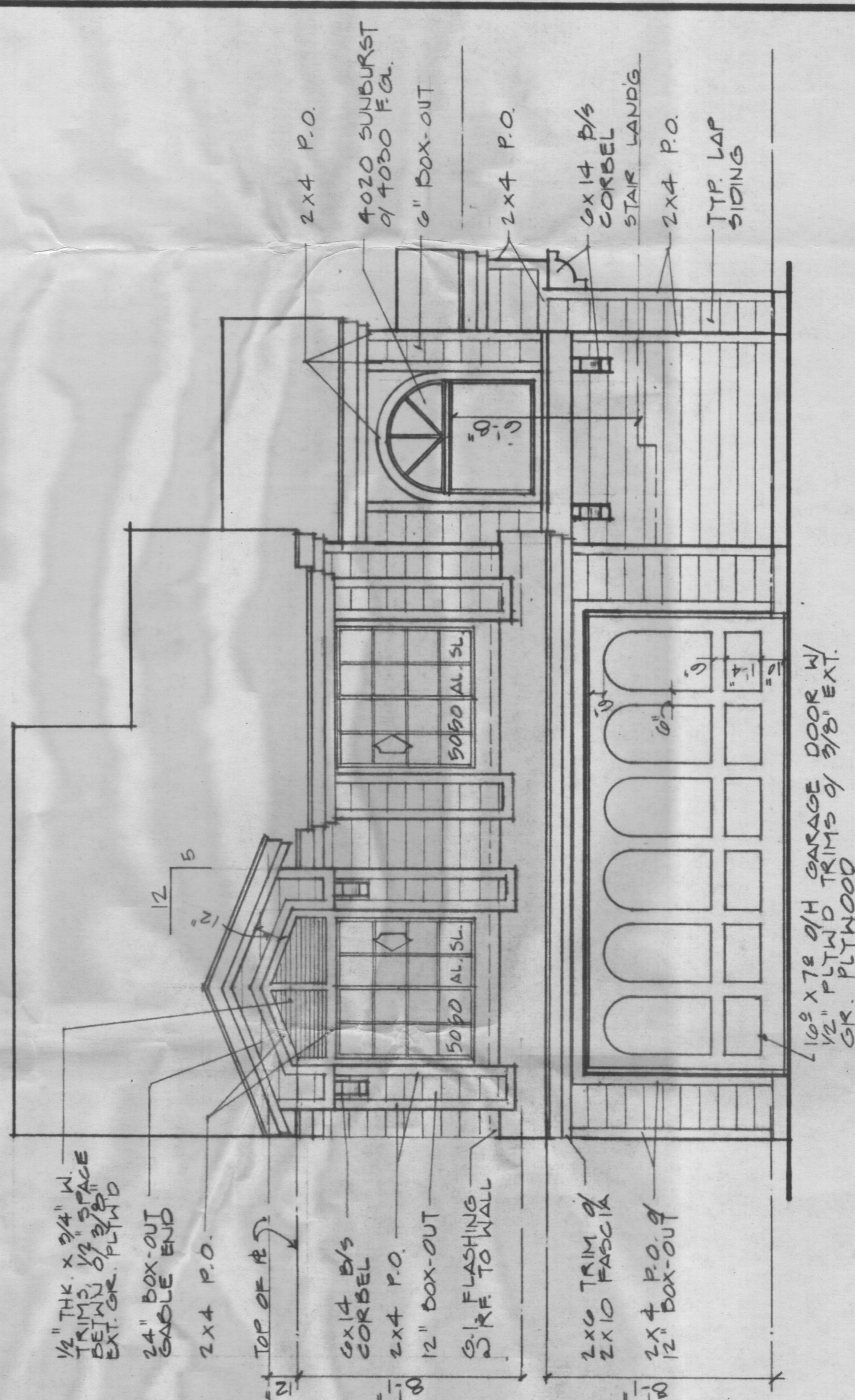
1. ALL EXTERIOR WOOD PLANTIONS, TRIMS, FASCIA & BARGE BOARDS TO BE: SMOOTH SURFACE
2. ALL ALUMINUM SLIDING WINDOW & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
3. ALL LAP JOINTS TO BE: MASONITE, 1/2" THK. (WOODGEMAN) 2" MIN. EXPOSURE



roof plan
1/8" = 1'-0"

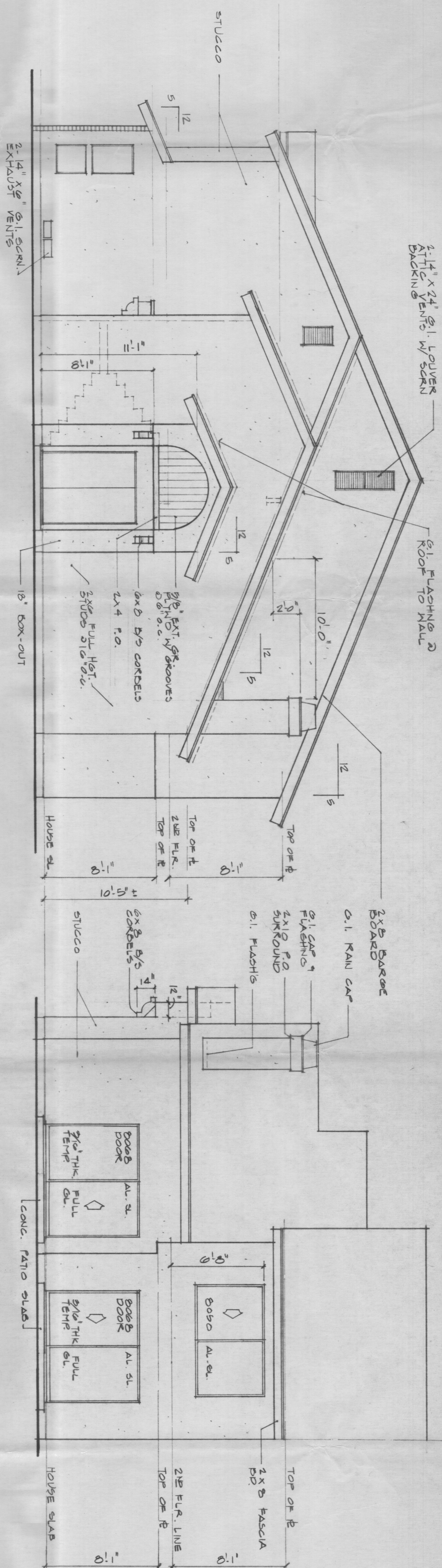
ROOF NOTE:
SEE GENERAL NOTE SHEET G-1
FOR ROOF SPECIFICATIONS

ROOFING NOTE:
FLAT CONCRETE TILE ROOF



front elevation

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

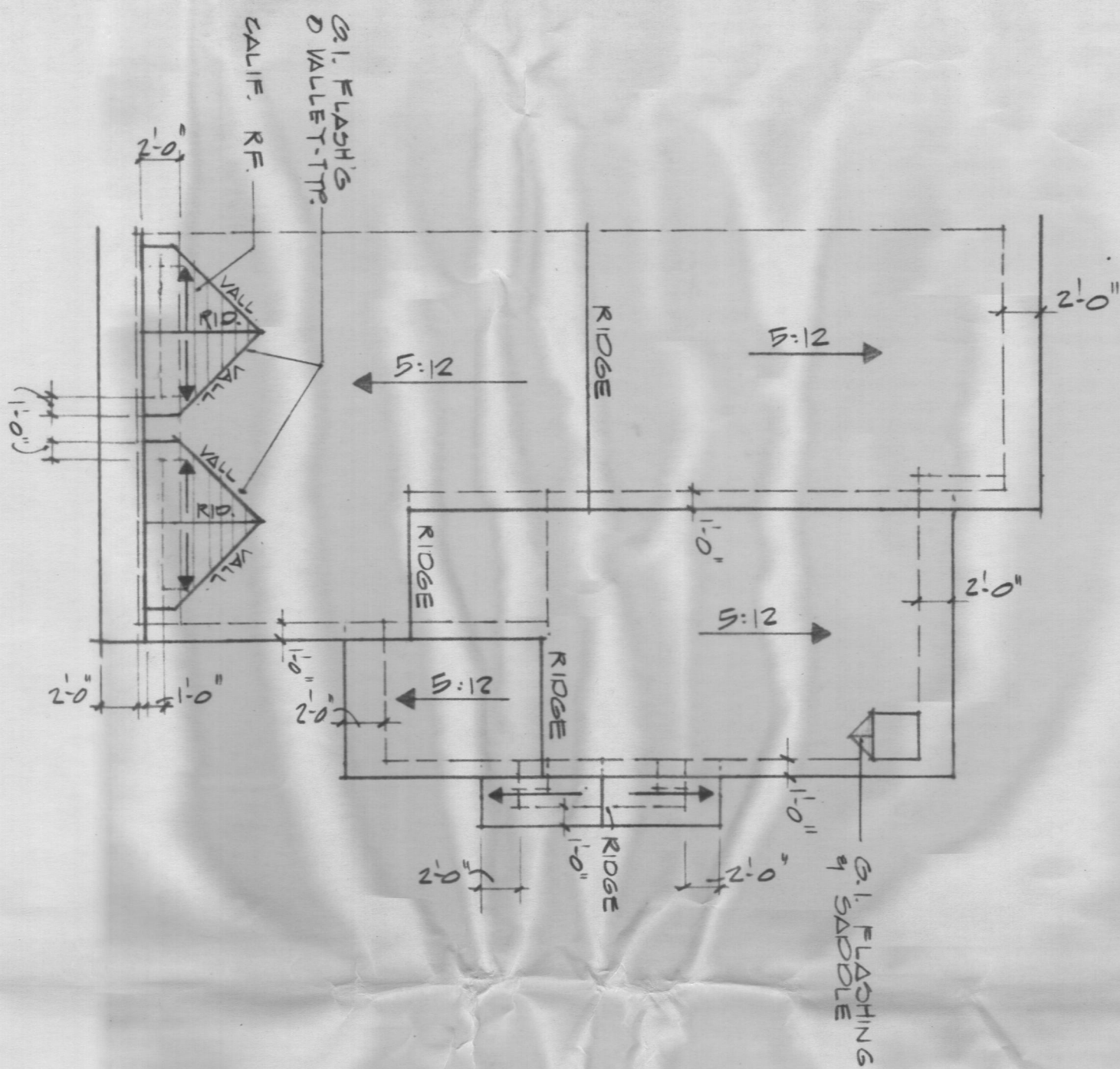


right elevation

ENTRY DOOR TO BE:

- exterior finish material notes
1. ALL EXTERIOR WOOD PLANT-OUTS, TRIMS, FASCIA & BARGE BOARDS TO BE: RAUGH SAWN
 2. ALL EXTERIOR STUCCO TO BE: LIGHT LACE
 3. ALL ALUMINUM SLIDING WINDOW & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
 4. ALL MASONRY VENEER TO BE:

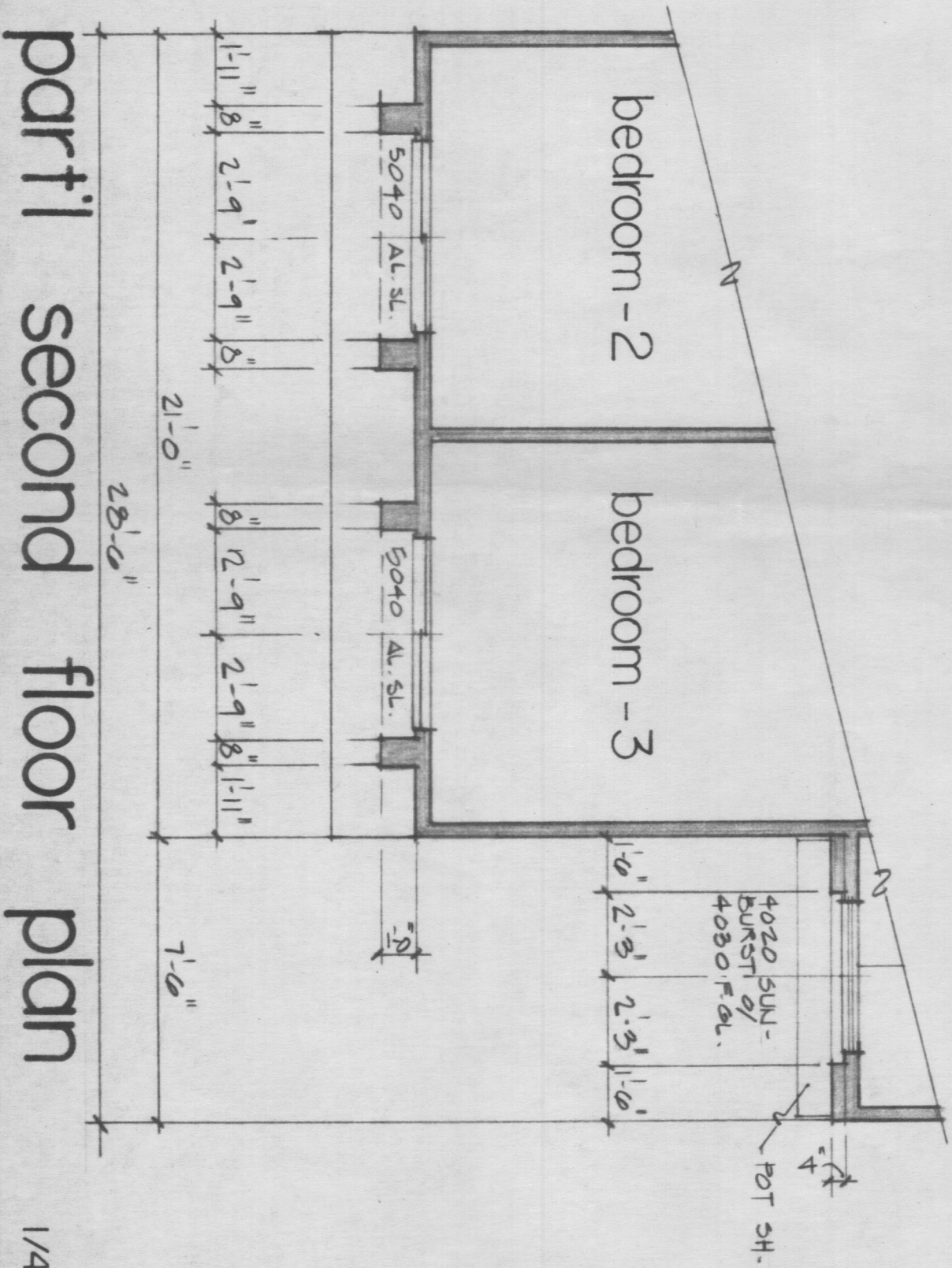
rear elevation



roof plan 1/8" = 1'-0"

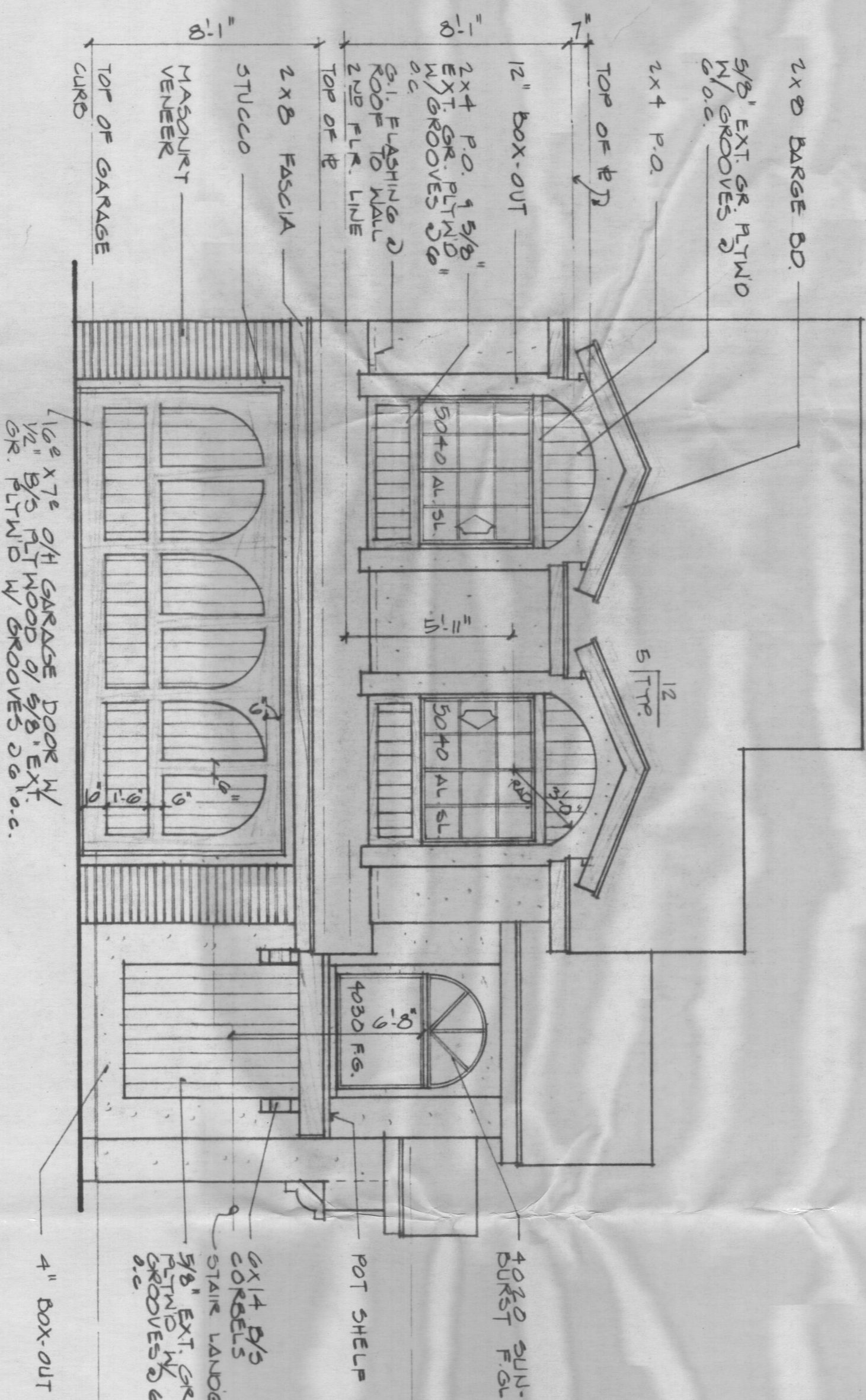
ROOF NOTE:
SEE GENERAL NOTE SHEET C-1
FOR ROOF SPECIFICATION

ROOFING NOTE:
1-PIECE 5' SHAPED TILE ROOF



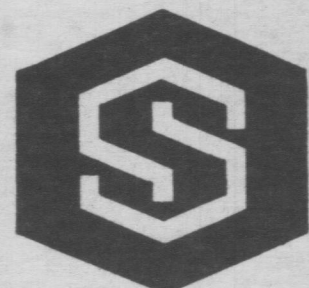
front elevation

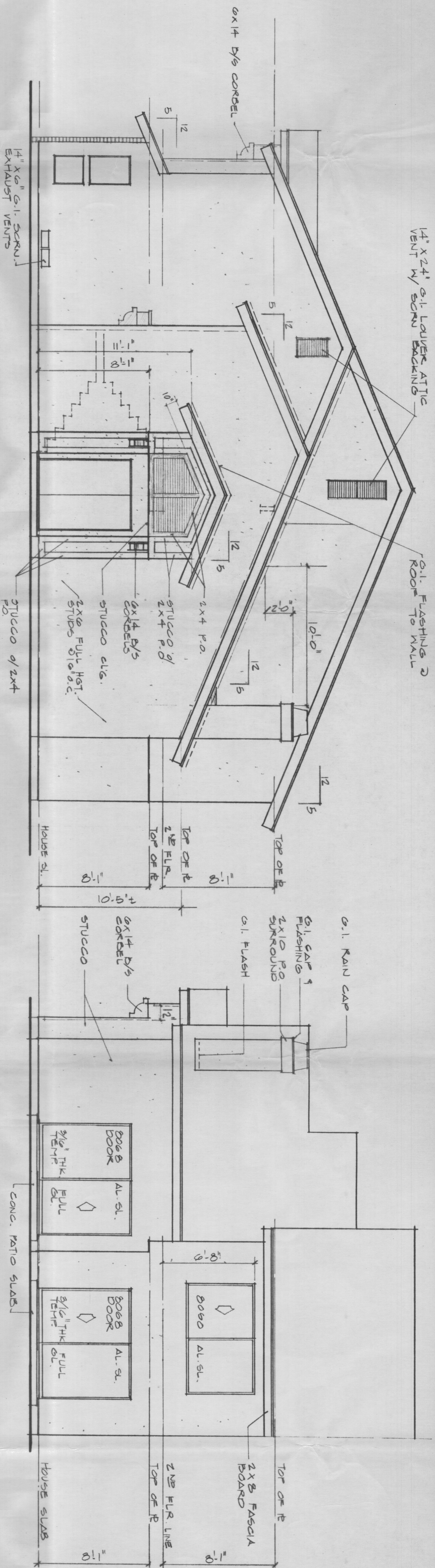
1/4" = 1'-0"



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WILSHIRE - SAN VICENTE PLAZA SUITE 700
8383 WILSHIRE BLVD. BEVERLY HILLS
CALIFORNIA 90211 213 655 7330



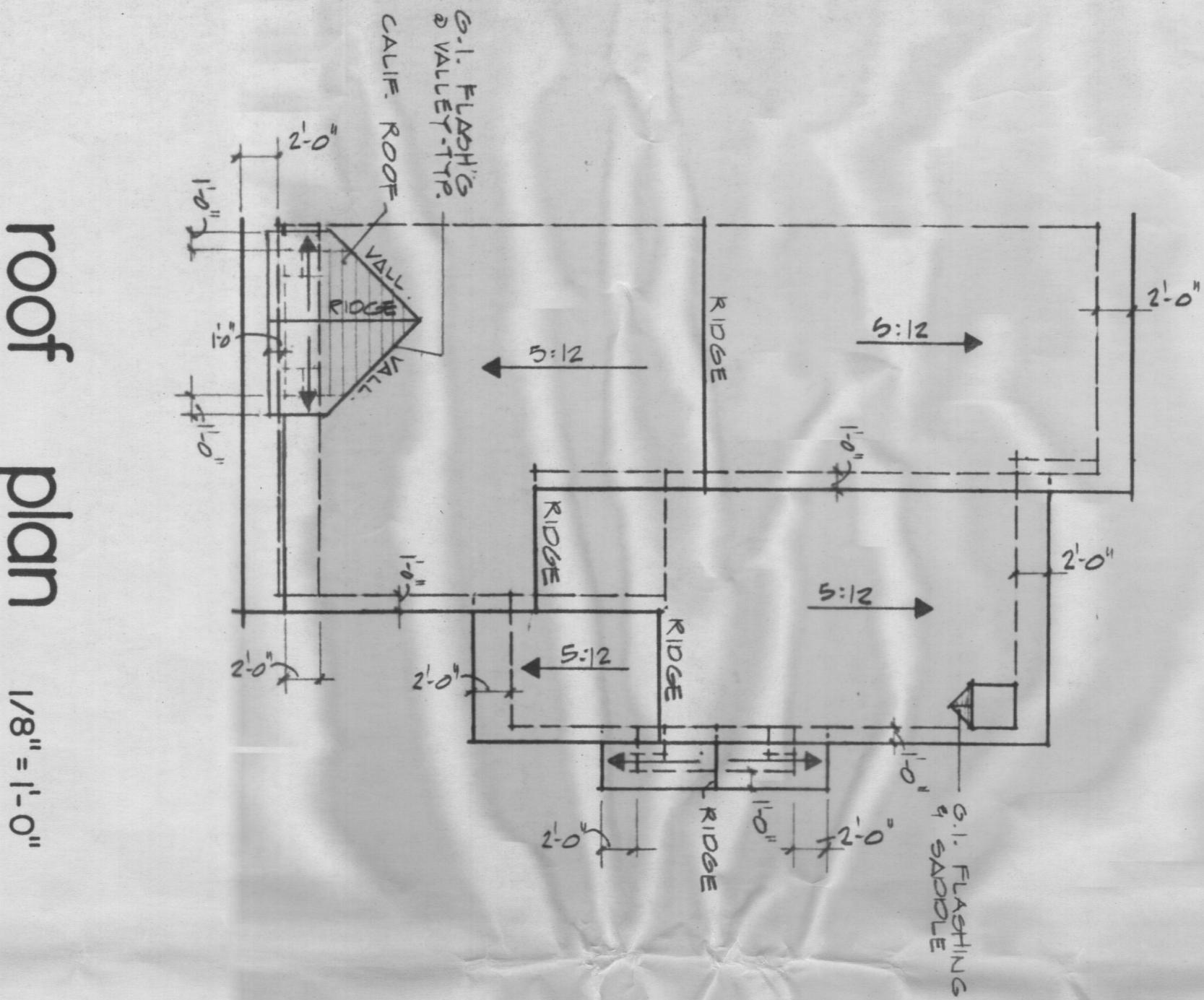


right elevation

ENTRY DOOR TO BE:

- exterior finish material notes
1. ALL EXTERIOR WOOD PLANTING, TRIM, FASCIA & BARGE BOARDS TO BE: ROUGH SAWN
 2. ALL EXTERIOR STUCCO TO BE: LIGHT LACE
 3. ALL ALUMINUM SLIDING WINDOW & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
 4. ALL MASONRY VENEER TO BE:

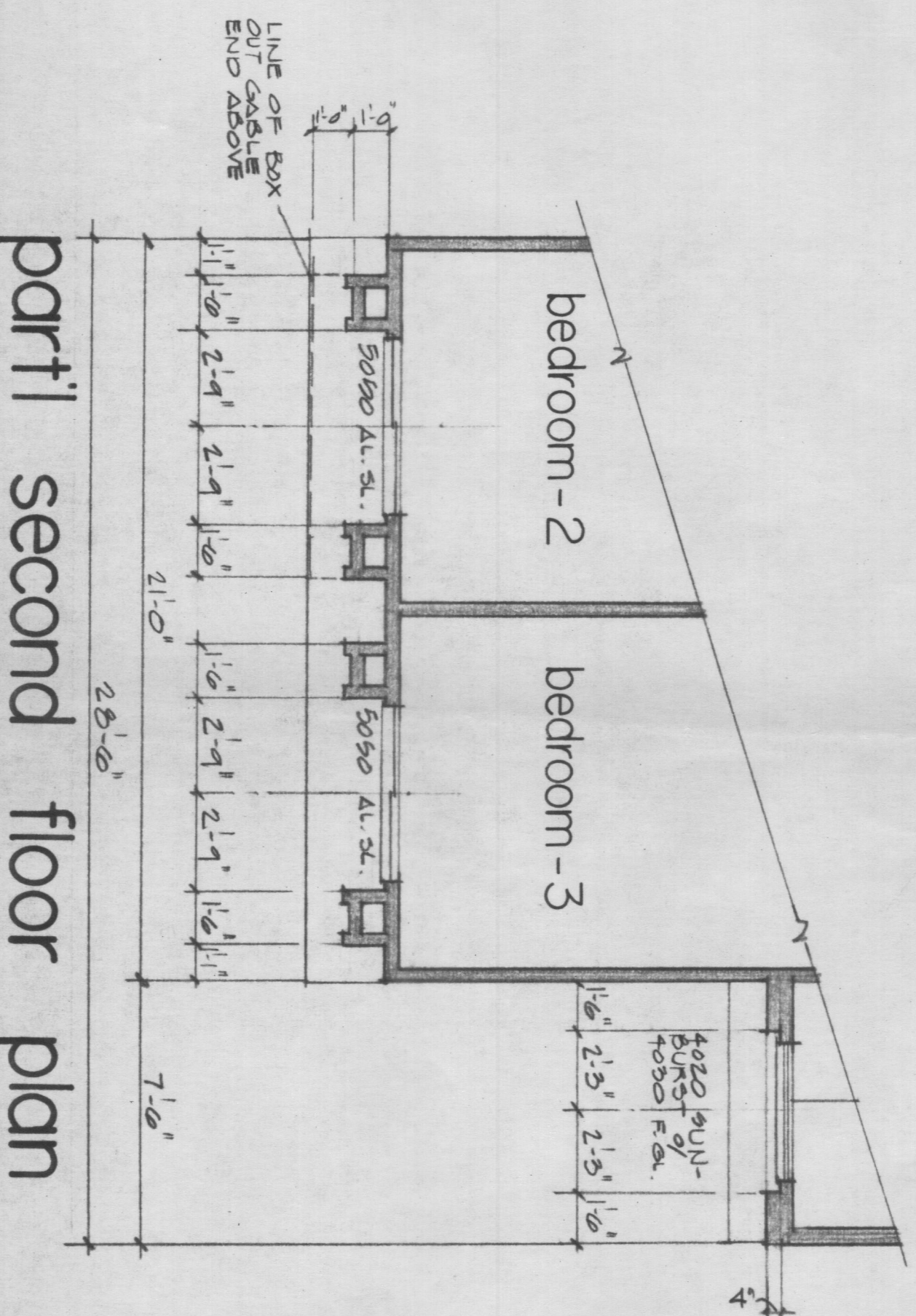
rear elevation



roof plan 1/8" = 1'-0"

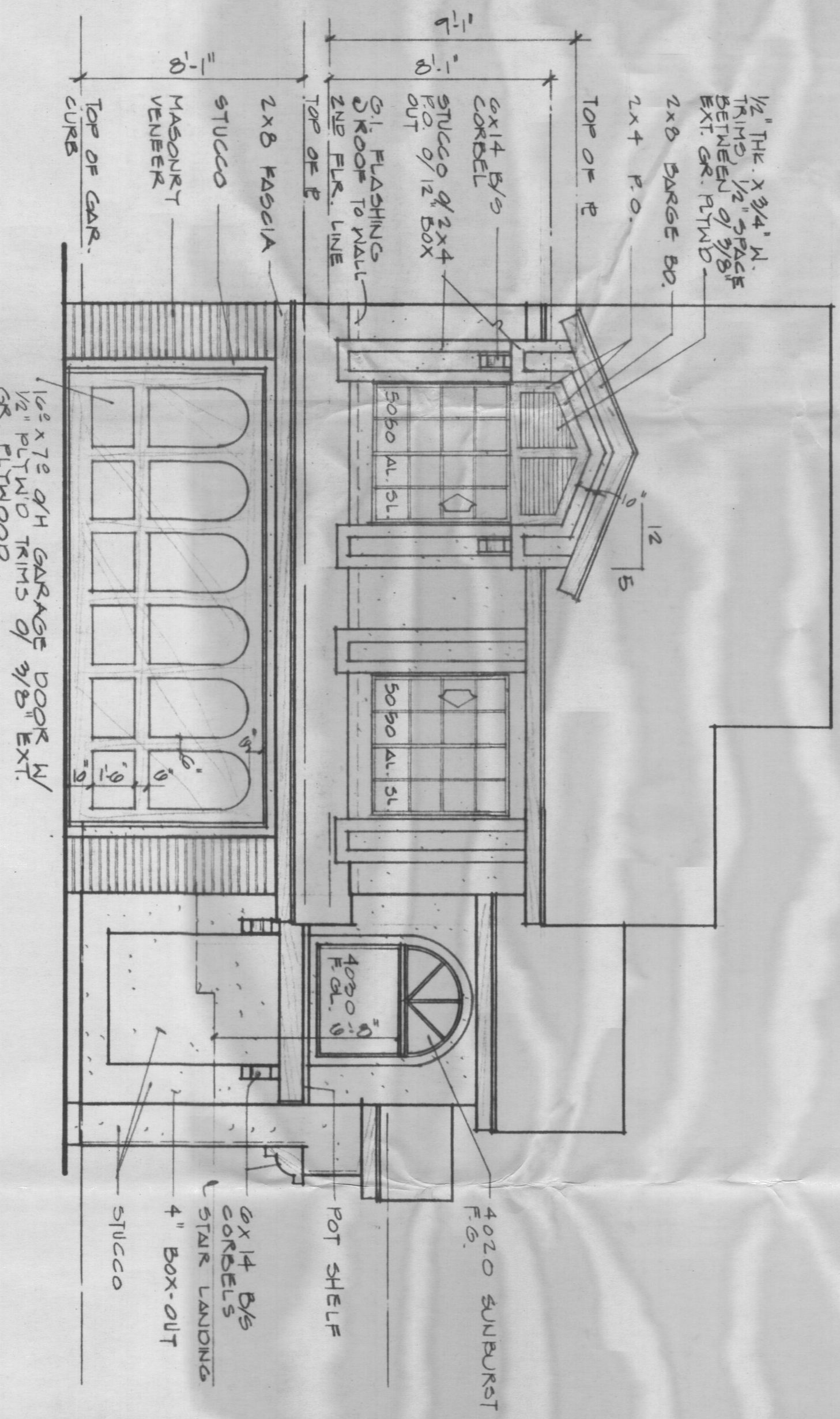
ROOF NOTE:
SEE GENERAL NOTE SHEET G-1
FOR ROOF SPECIFICATIONS

ROOFING NOTE:
1-PIECE 'S' SHAPED TILE ROOF



partial second floor plan

1/4" = 1'-0"



front elevation

1/4" = 1'-0"



S&S CONSTRUCTION CO.
A SUBSIDIARY OF SHAPELL INDUSTRIES, INC.

WILSHIRE - SAN VICENTE PLAZA SUITE 700
8383 WILSHIRE BLVD. BEVERLY HILLS
CALIFORNIA 90211 213 655 7330

PLAN C-2

exterior elevations
roof plan
partial floor plan

SHEET NO
33
OF



S&S CONSTRUCTION CO.
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WILSHIRE - SAN VICENTE PLAZA SUITE 700
8383 WILSHIRE BLVD.
BEVERLY HILLS
CALIFORNIA 90211
213 655 7330

020-0-020

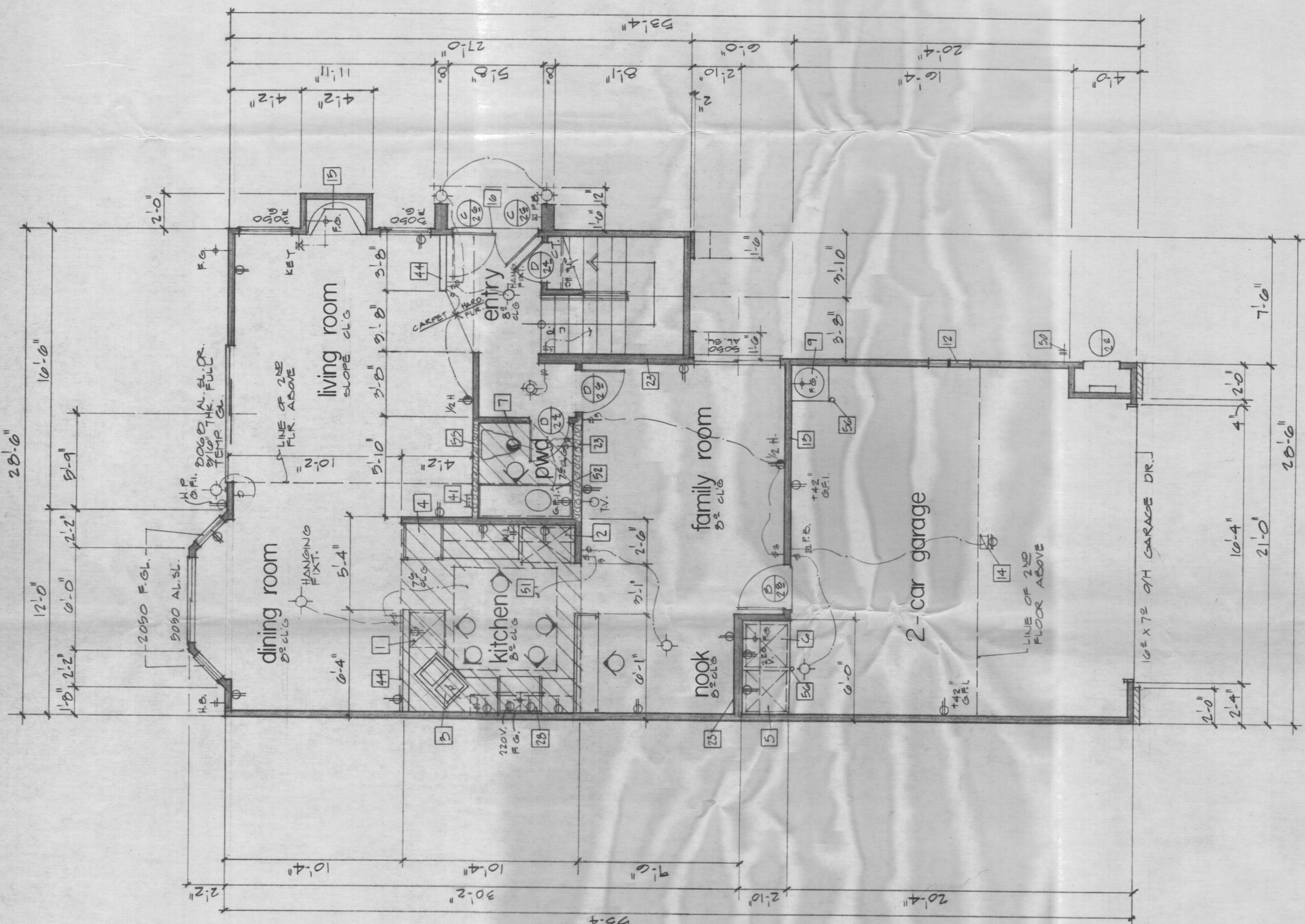
first and second floor plans

PLAN 1

SHEET NO

2

OF

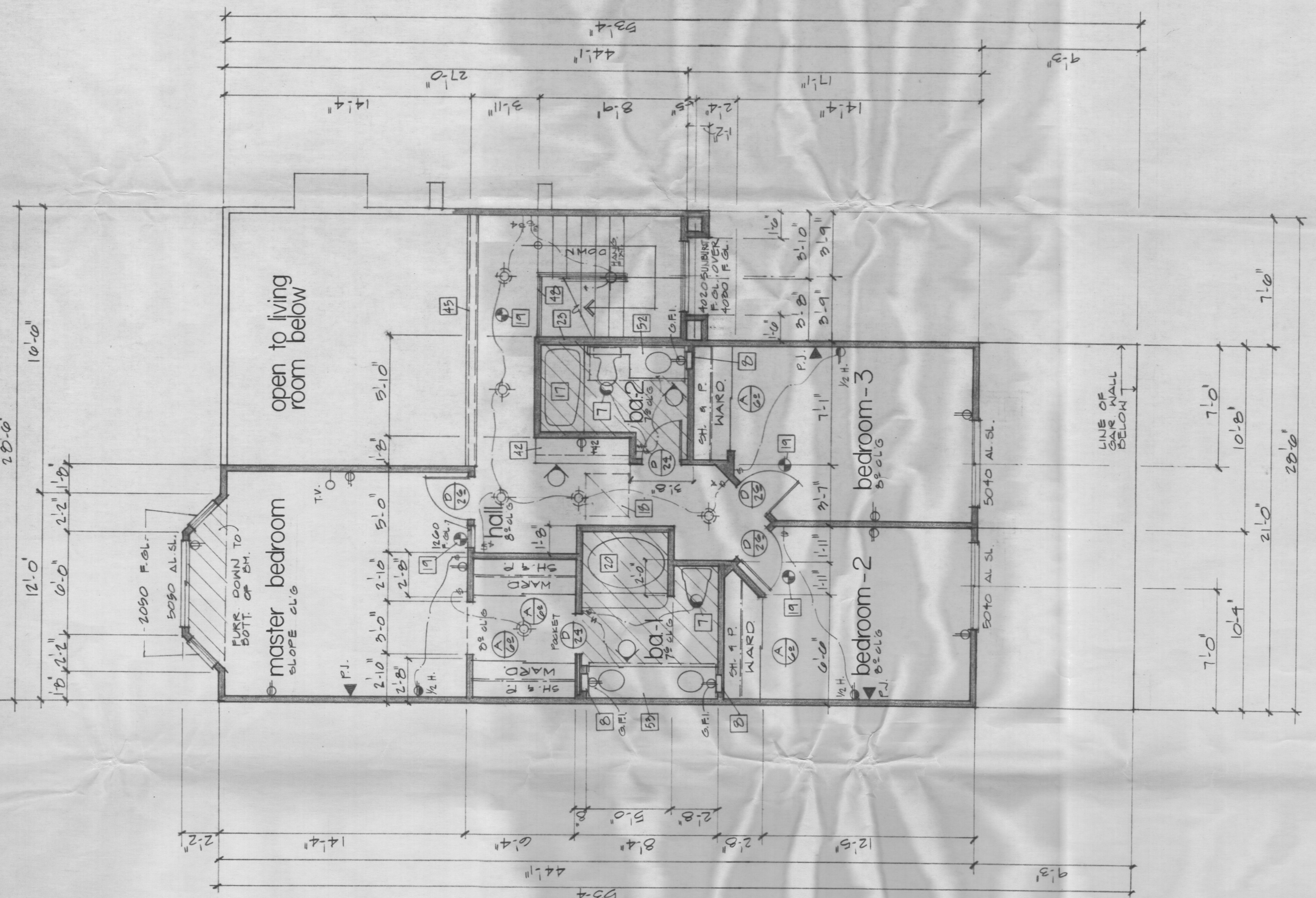


first floor plan

1/4" = 1'-0"

legend

- - REFER TO FLOOR PLAN NOTES, SEE SHEET #3
- - REFER TO DOOR SCHEDULE, SEE SHEET #3
- - REFER TO INTERIOR ELEVATIONS, SEE SHEET #4



second floor plan

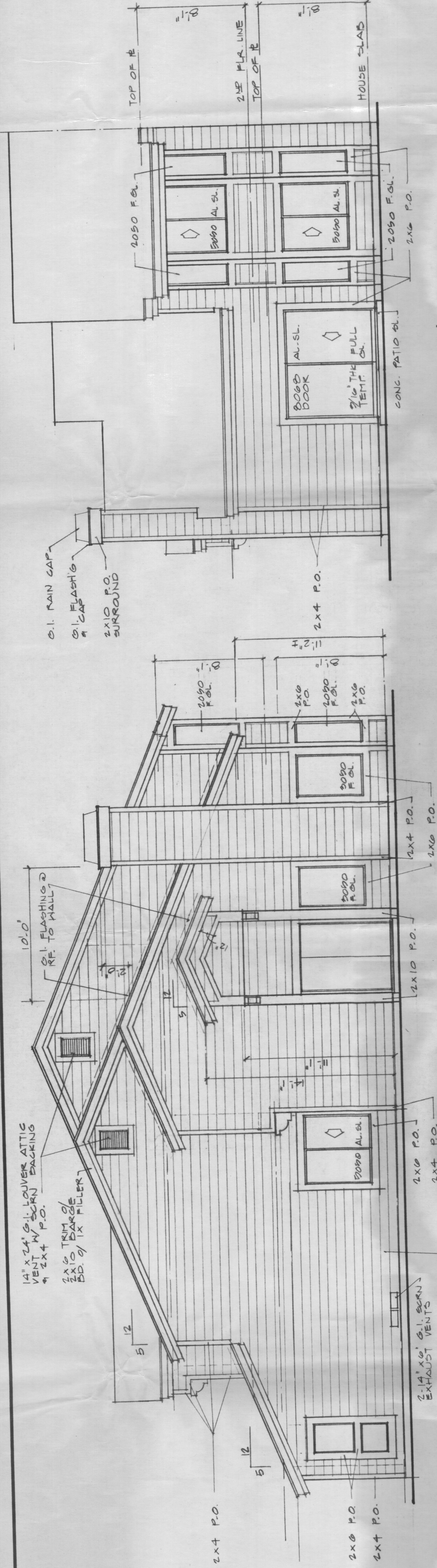


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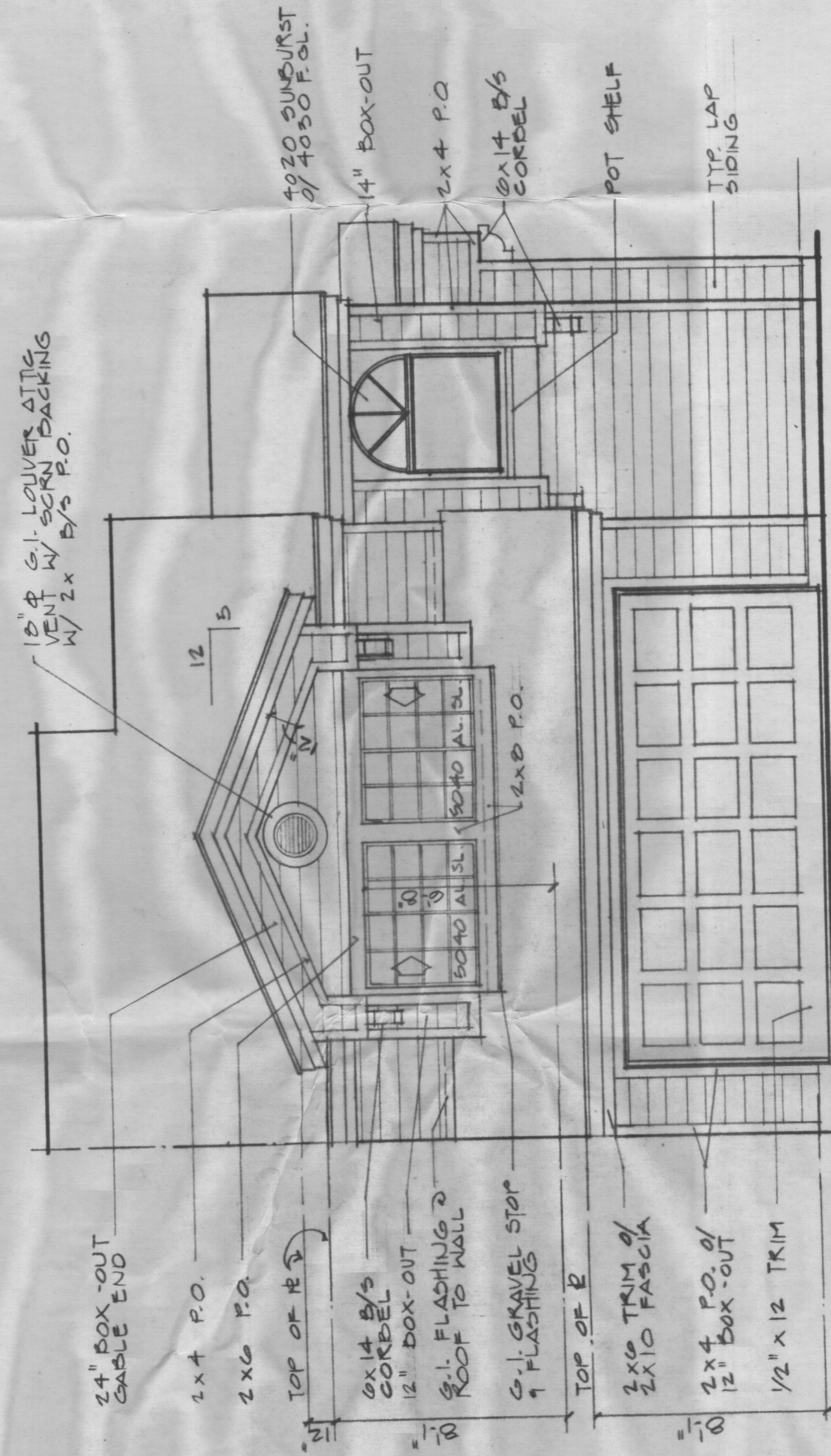
exterior elevations
roof plan

PLAN

SHEET NO
OF



rear elevation

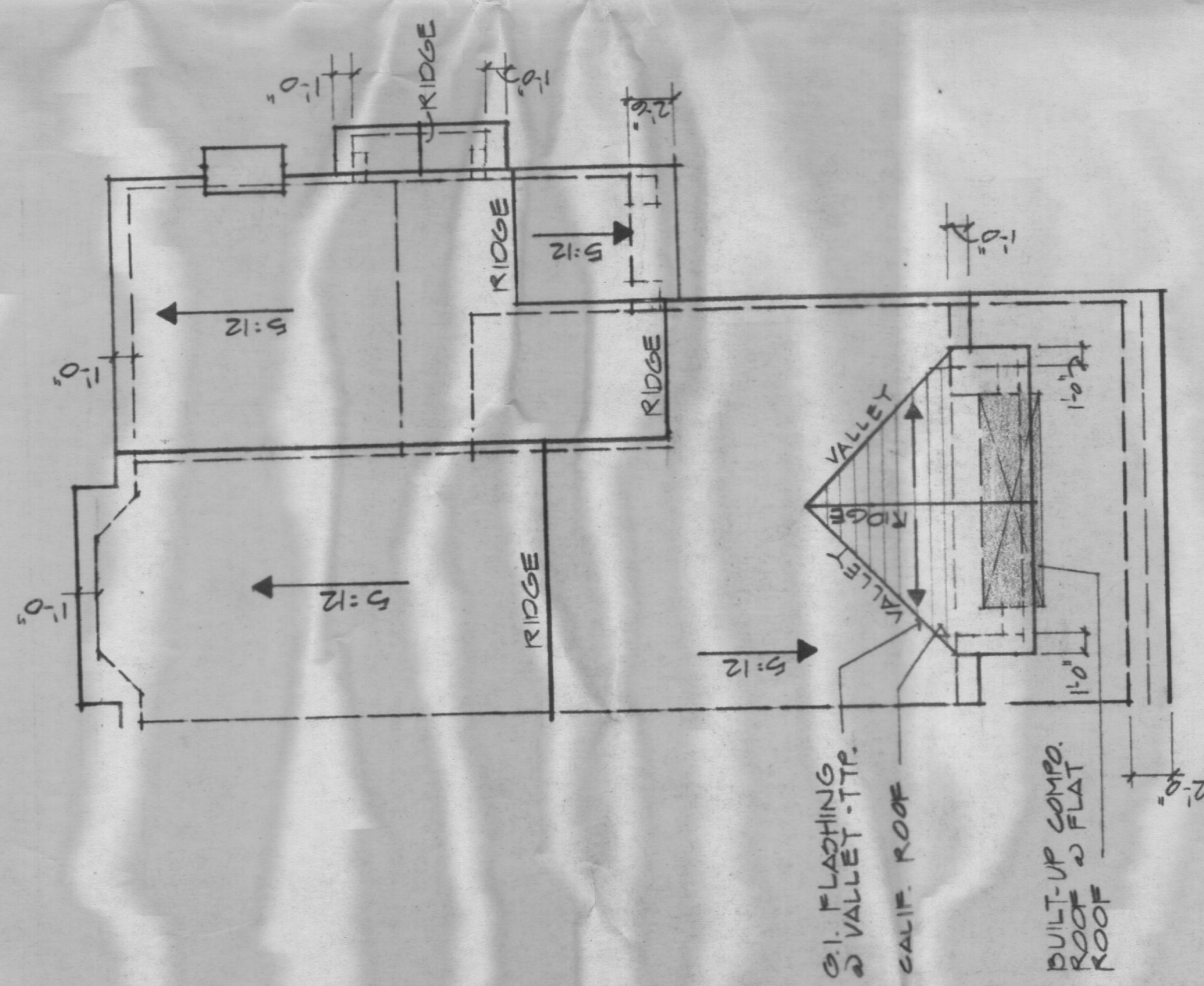


front elevation

1/4" = 1'-0"

right elevation

ENTRY DOOR TO BE:
exterior finish material notes
1 ALL EXTERIOR WOOD PLANTIONS, TRIMS, FASCIA & BARGE BOARDS TO BE: SMOOTH FINISH.
2 ALL ALUMINUM SLIDING WINDOWS & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
3 ALL LAP SIDING TO BE: MASONITE 1/2" THK. (WOODSMAN)

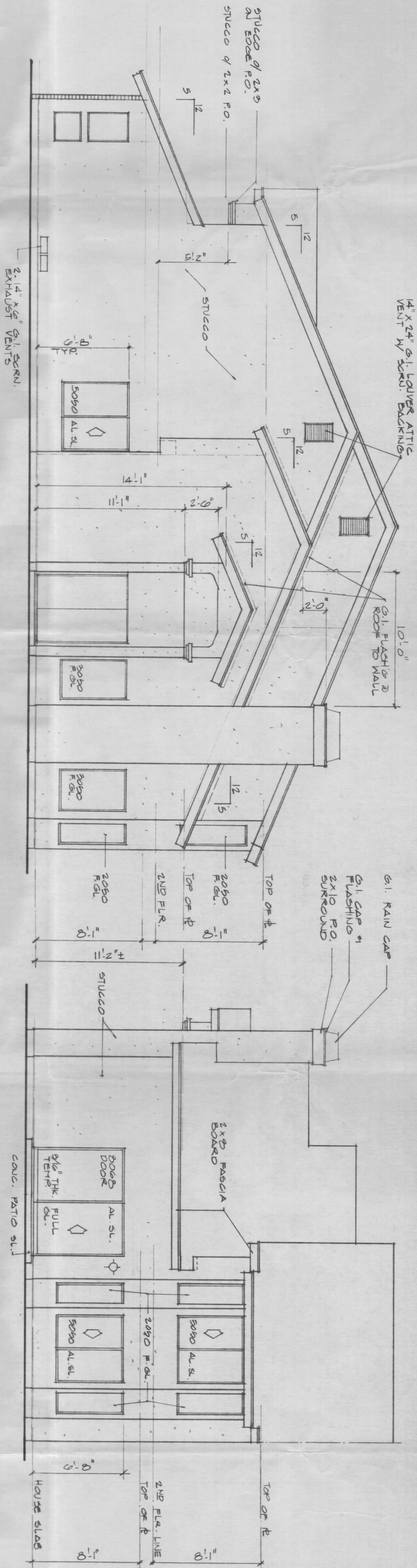


roof plan

1/8" = 1'-0"

ROOF NOTE:
SEE GENERAL NOTE SHEET G-1
FOR ROOF SPECIFICATIONS

ROOFING NOTE:
FLAT CONCRETE TILE ROOF

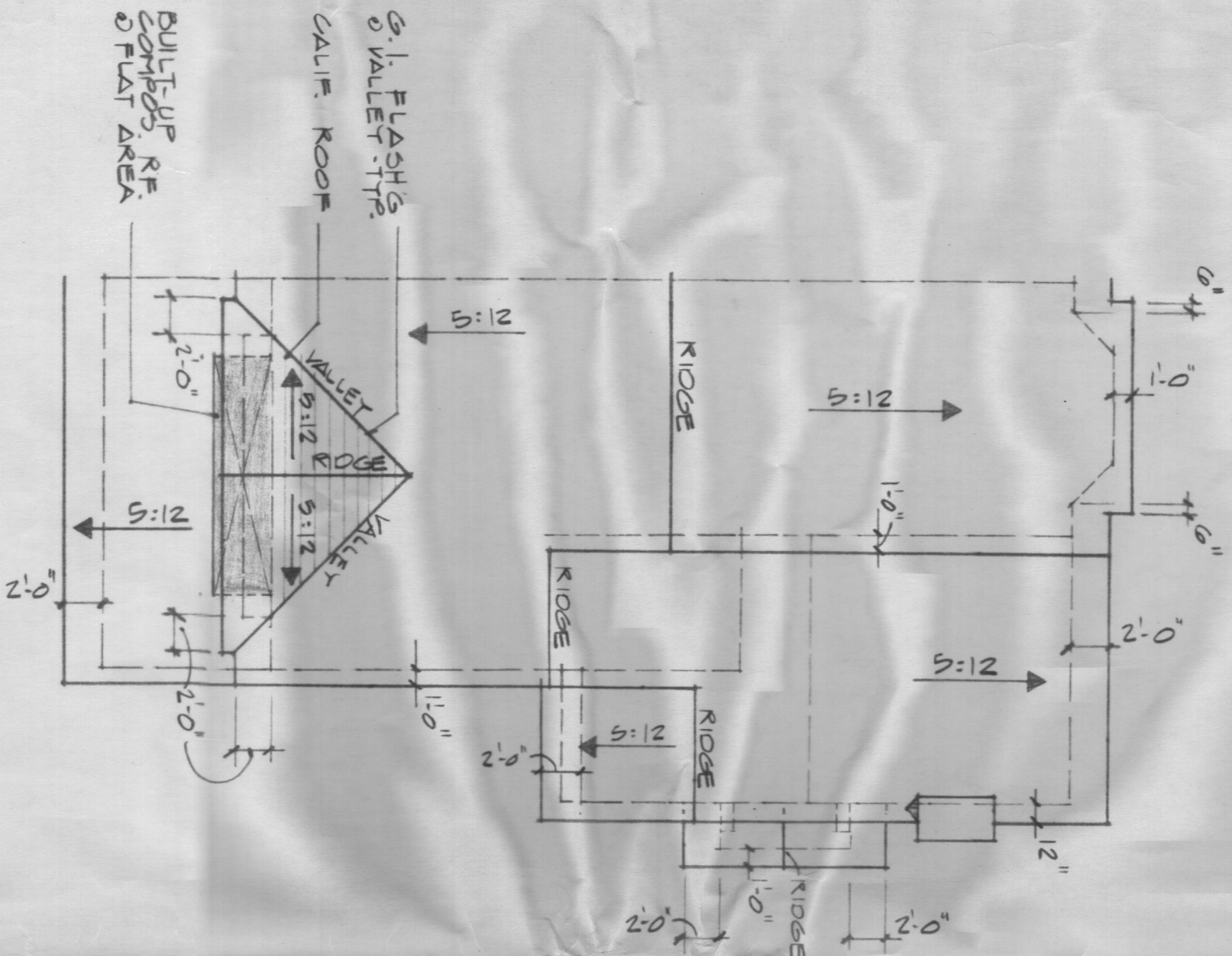


right elevation

ENTRY DOOR TO BE:

- exterior finish material notes
1. ALL EXTERIOR PLANTINGS, TRIMS, FASCIA, BARGE BOARDS TO BE: ROUGH SAWN
 2. ALL EXTERIOR STUCCO TO BE: LIGHT LACE
 3. ALL ALUMINUM SLIDING WINDOW & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
 4. ALL HARDWYRE VENEER TO BE:

rear elevation

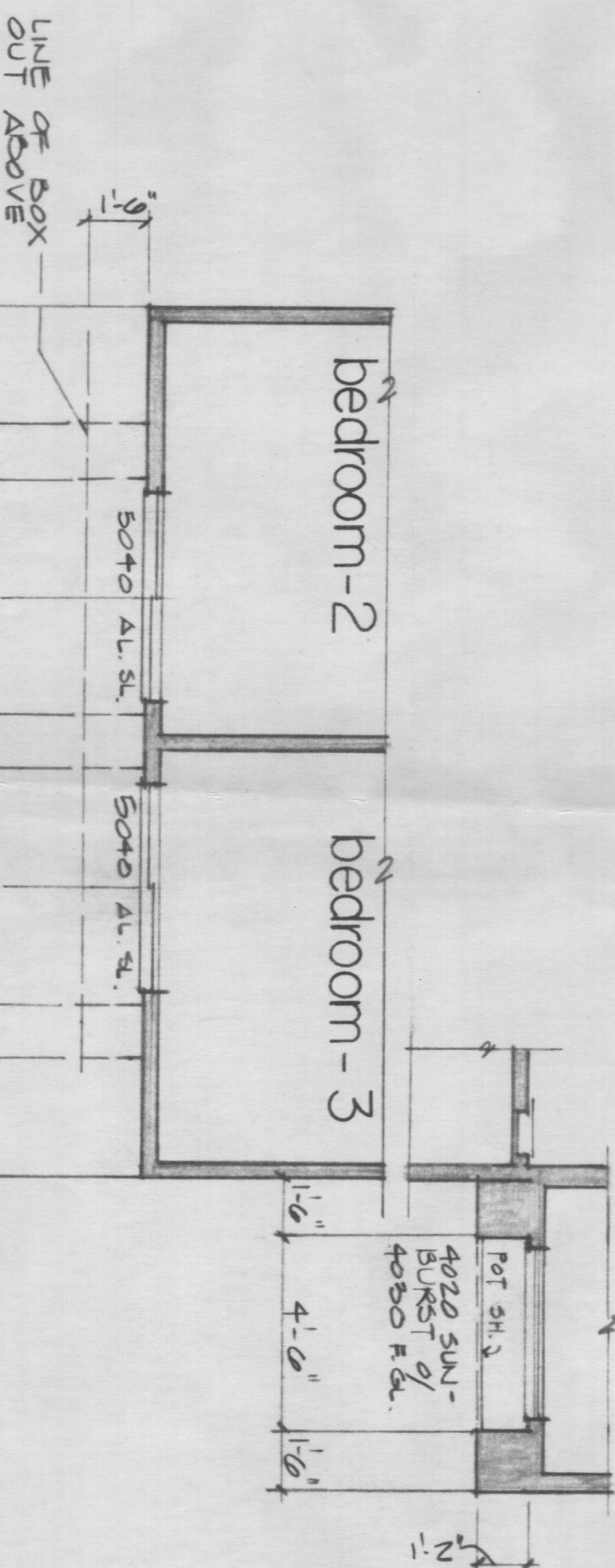


roof plan

1/8" = 1'-0"

ROOF NOTE:
SEE GENERAL NOTE SHEET G-1
FOR ROOF SPECIFICATIONS

ROOFING NOTE:
1-PIECE 'S' SHAPED TILE ROOF

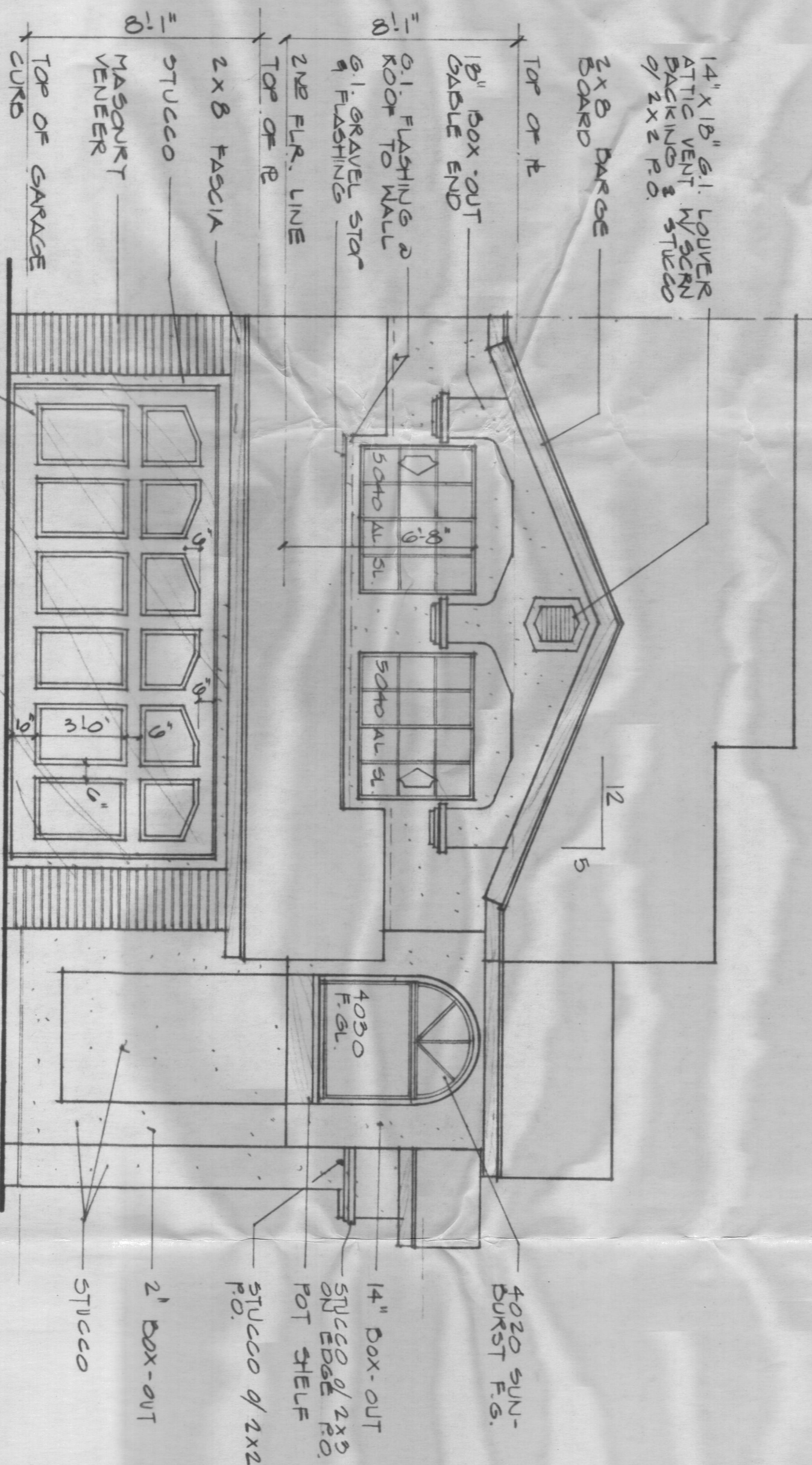


partial second floor plan

1/4" = 1'-0"

front elevation

1/4" = 1'-0"



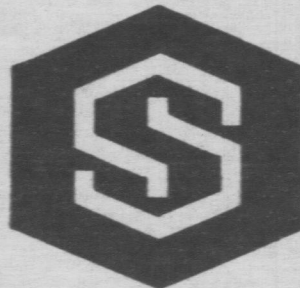
PLAN D-1

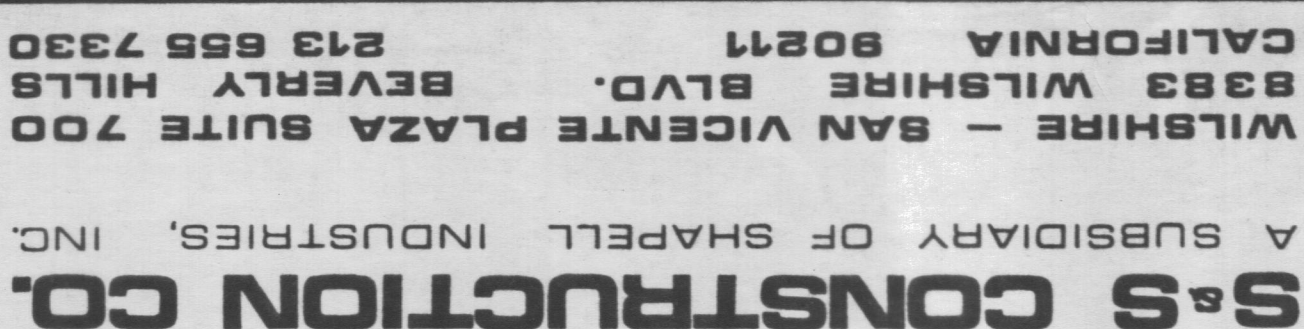
exterior elevations
roof plan
partial floor plan

CDW-0-020

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WILSHIRE - SAN VICENTE PLAZA SUITE 700
8383 WILSHIRE BLVD. BEVERLY HILLS
CALIFORNIA 90211 213 655 7330





exterior elevations
roof plan
partial floor plan

SHEET NO
3
OF

2-01 NV76d

right elevation

ENTRY DOOR TO B2:

exterior finish material notes

1. ALL EXTERIOR WOOD PLANTINGS, TRIM, FASCIA & BARGE BOARD TO BE: ROUGH SAWN
2. ALL EXTERIOR STUCCO TO BE: LIGHT LACE
3. ALL ALUMINUM SIDINGS, WINDOWS & DOOR FRAMES TO BE: FACTORY PAINTED WHITE
4. ALL MASOURY VENEER TO BE:

front elevation

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

roof plan

 $1/8" = 1'-0"$

ROOF NOTE:

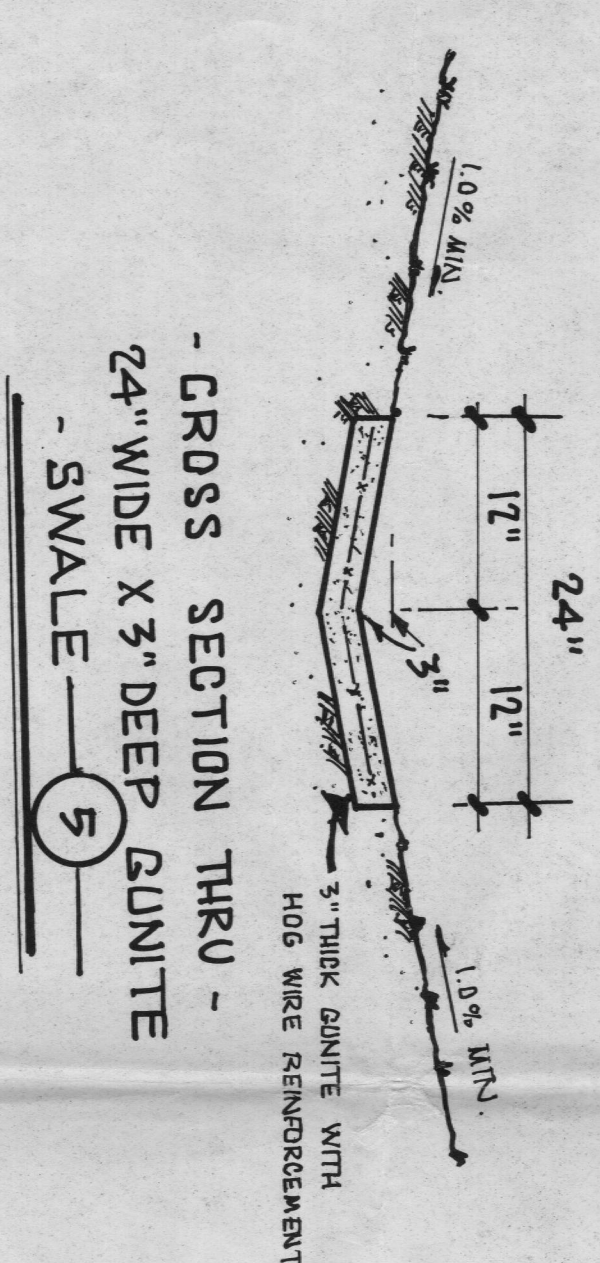
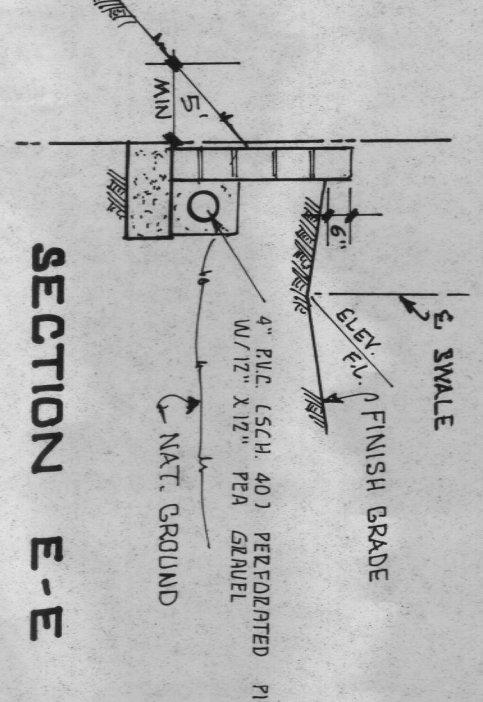
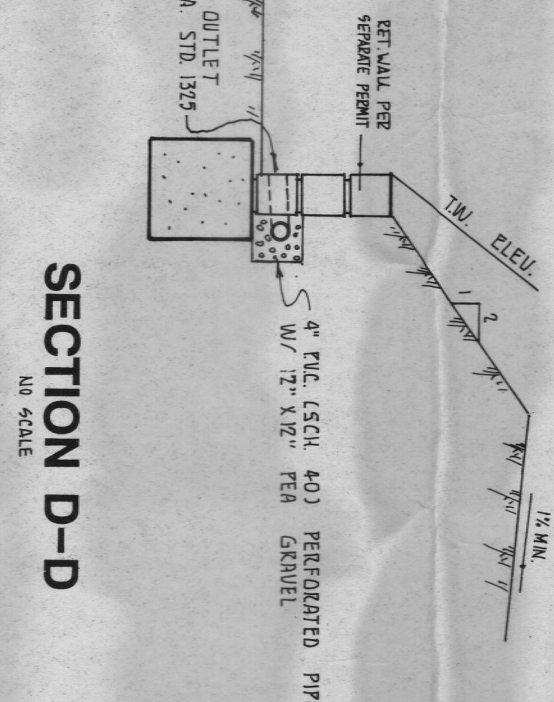
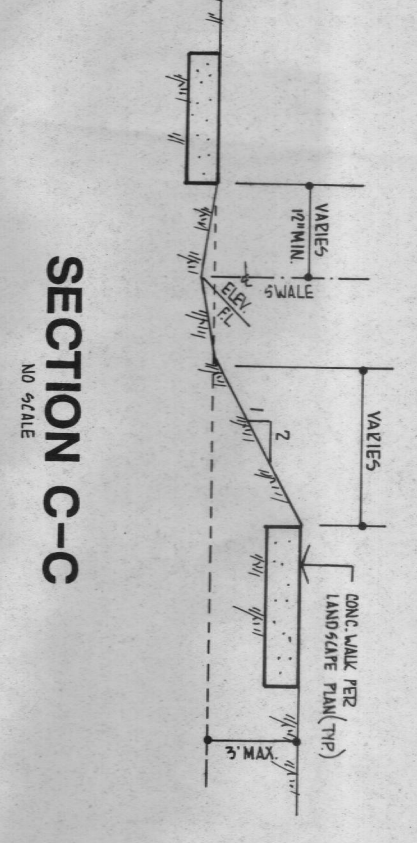
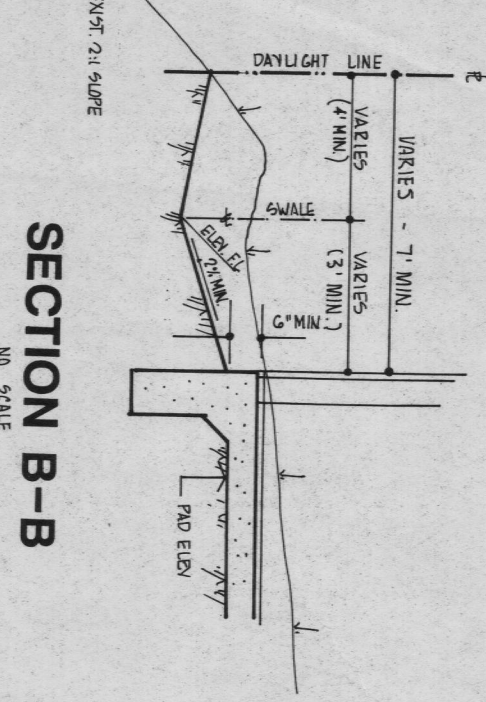
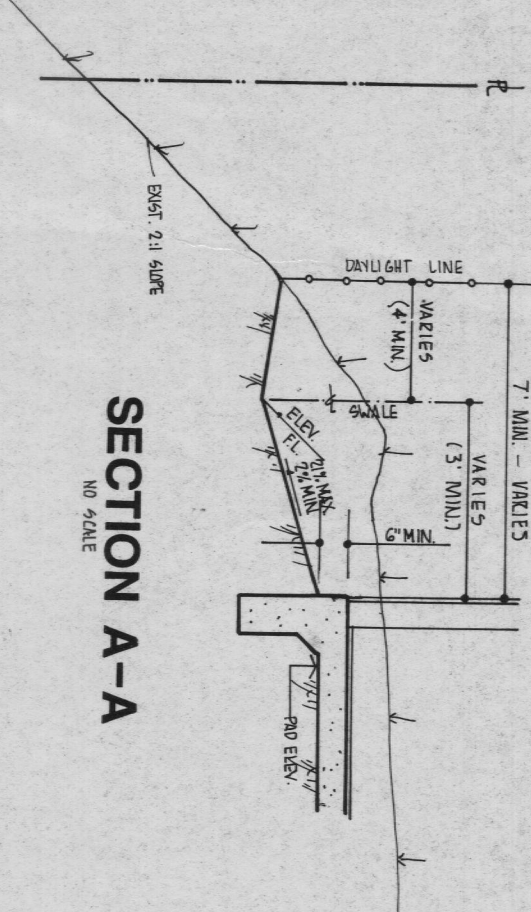
SEE GENERAL NOTE SHT. G-1
FOR ROOF SPECIFICATIONS

ROOFING NOTE:

1-PIECE 'S' SHAPED TILE ROOF

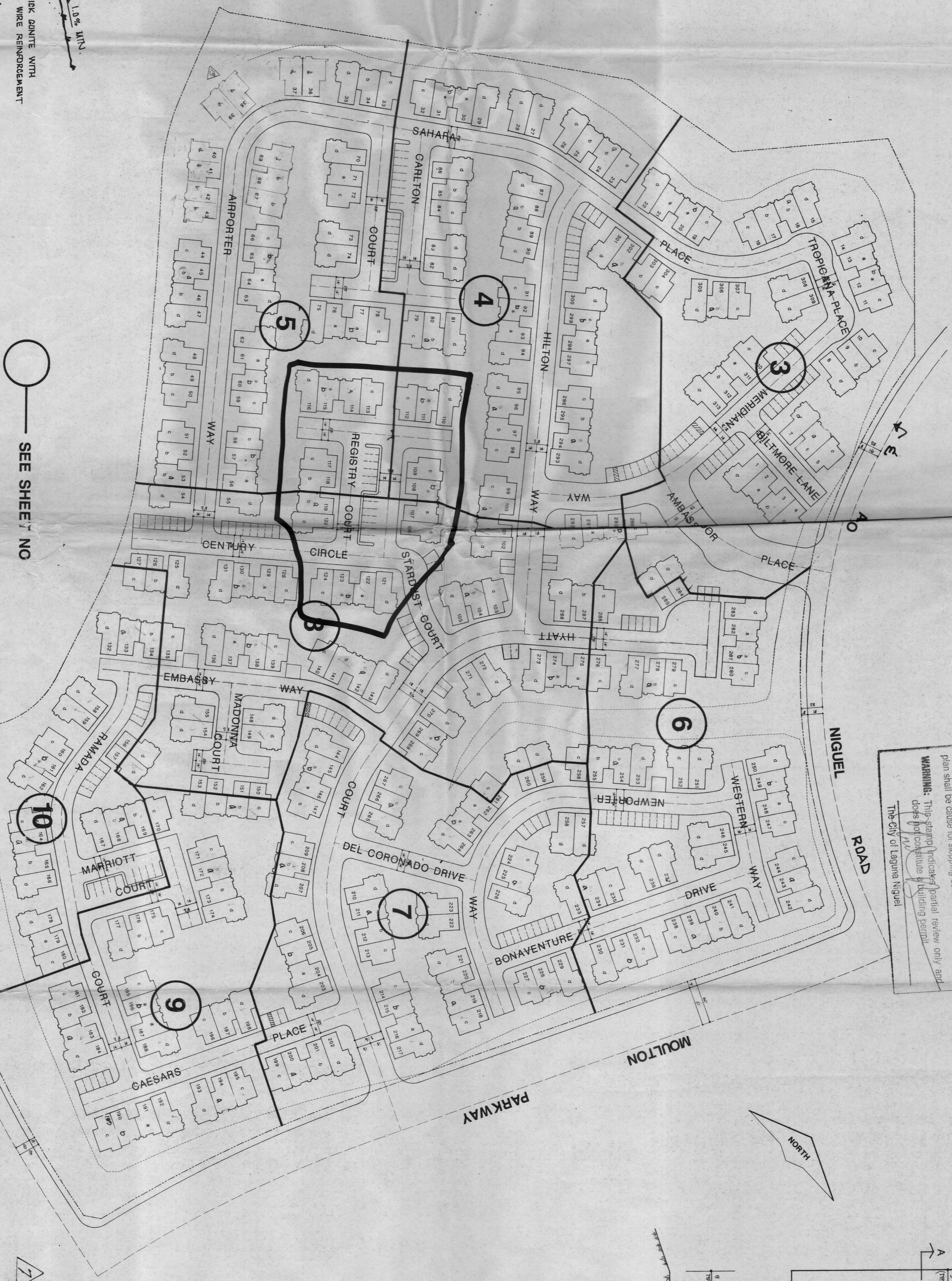
part'l second flr. plan
1/4" = 1'-0"

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



BACKYARD DIMENSIONS
(TYPICAL)
UNLESS OTHERWISE NOTED

PLANNING & ZONING CLEARANCE
This plan was inspected on 01/24/2011 and found to comply with applicable Laguna Niguel regulations.
This clearance is only valid for the life of the building permit.
The occupancy of this building shall not be changed from the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.
WARNING: This stamp indicates partial review only and does not constitute a building permit.
The City of Laguna Niguel

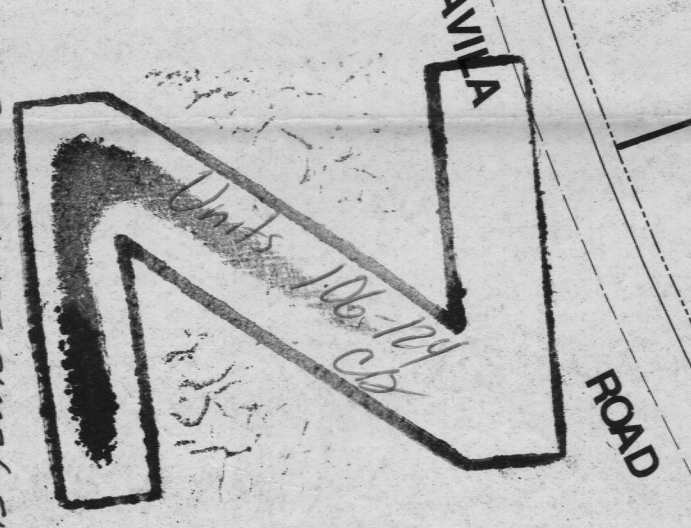


SHEET INDEX MAP

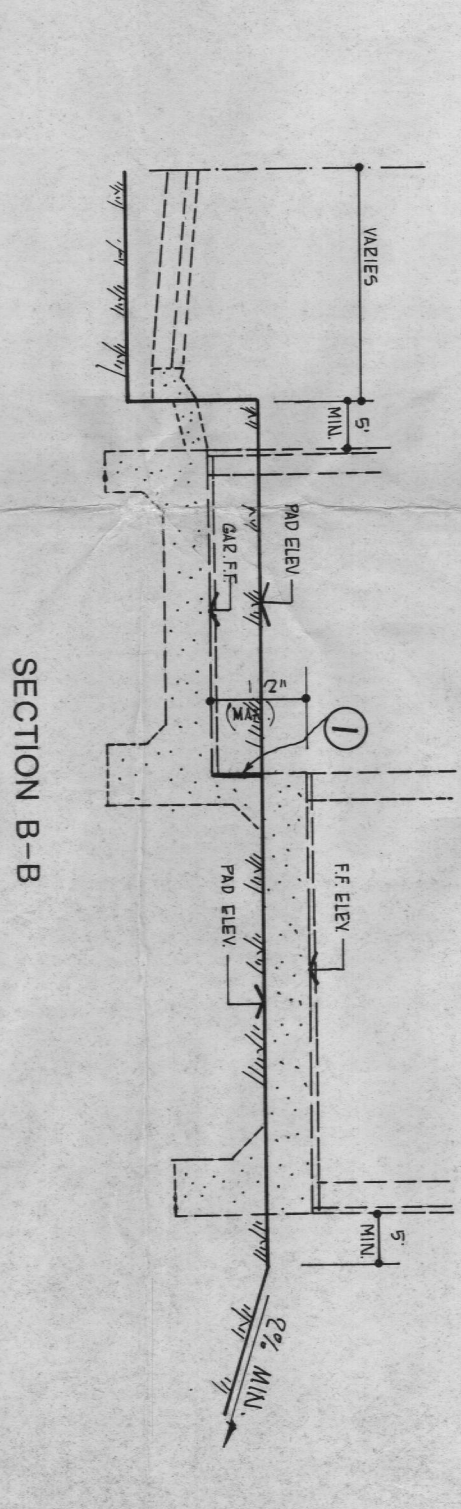
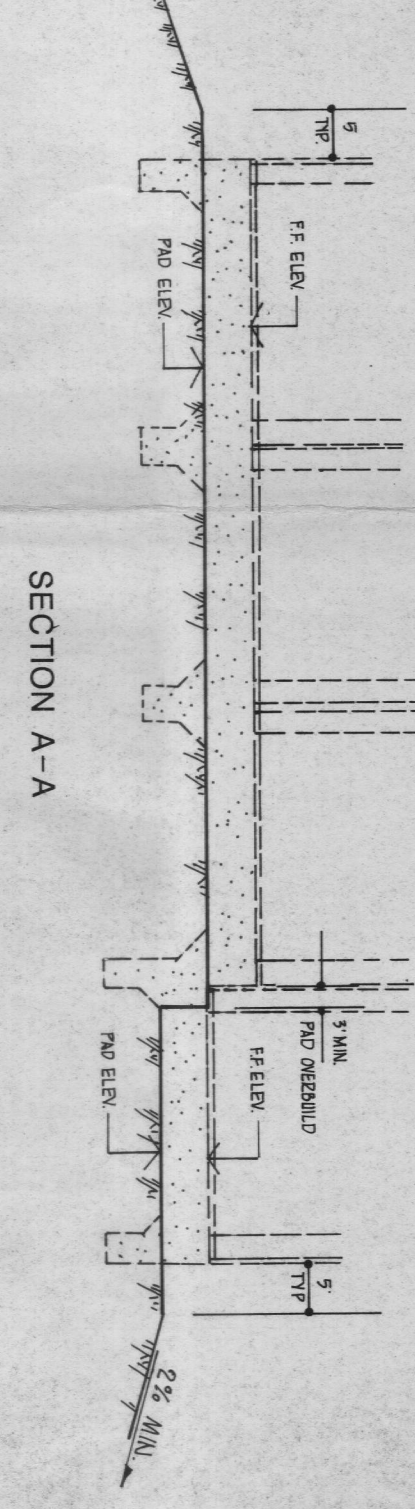
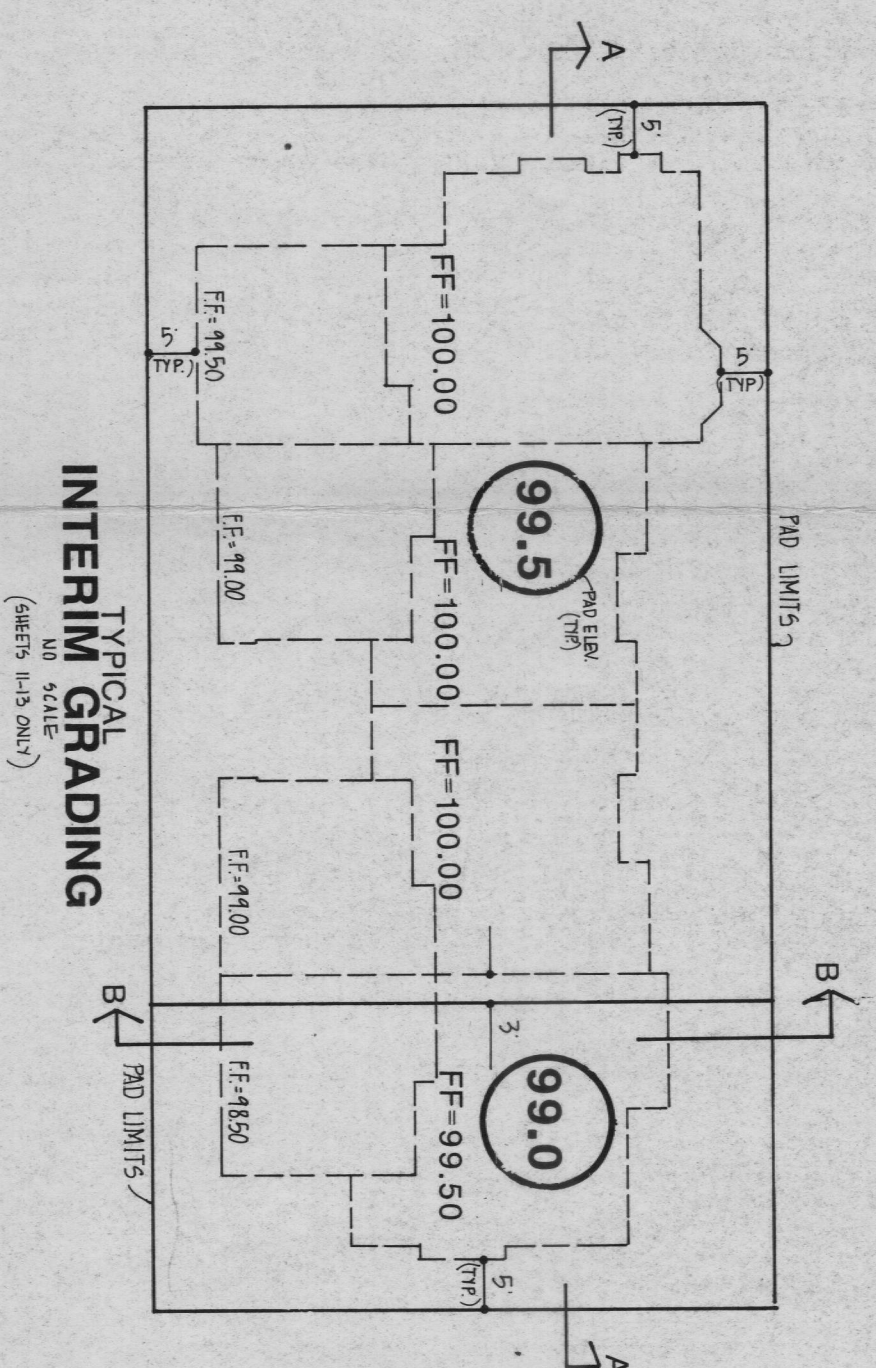
NOTE: FOR AREA DRAINS
USE 6\"/>

NOTE: USE 3\"/>

SEE SHEET NO



FIXTURES IN GARAGE / FIXTURES ON 1ST FLOOR / FIXTURES ON 2ND FLOOR
W/M / WC - LAV-KS - DW / WC - LAV - BT - SH



- GRADING LEGEND -

- T.C. = TOP OF CURB
- T.G. = TOP OF GRATE INLET
- F.F. = FINISHED FLOOR
- F.L. = FLOW LINE
- R. = RATE OF GRADE
- INV. = INVERT OF PIPE
- P.V.C. = POLY VINYL CHLORIDE PIPE
- H.P. = HIGH POINT OF SWALE
- P. = PAD
- T.W. = TOP OF WALL - (RETAINING)
- - - - - TRACT BOUNDARY

LEGEND FOR PLUMBING NOTES:

BACKWATER VALVE SINGLE SYSTEM PER SECTION 409 OF THE U.P.C.
BACKWATER VALVE SPLIT SYSTEM PER SECTION 409 OF THE U.P.C.
FIXTURES ON THE FIRST FLOOR CONNECTING TO THE BACKWATER VALVE
FIXTURES ON THE SECOND FLOOR CONNECTING TO THE BACKWATER VALVE

FIXTURE	HEIGHT OF FIXTURES ABOVE FLOOR GRADE:
WASHING MACHINERY	3.0"
DISHWASHER	3.0"
LAUNDRY	2.6"
BATH TUB	1.85"
WATER CLOSET	1.17"
WATER CLOSET	6.50"

GENERAL NOTE: ONLY FIXTURES BELOW ELEVATION OF UPSTREAM MANHOLE TO BE ON BACKWATER VALVE SYSTEM AS PER U.P.C. SECTION 409.



GRADING PLAN TRACT NO. 10291

SHEET 5

APPROVED FOR CONSTRUCTION
RELEASE # 3
LOTS 106-124 TR 10291
S & S ENGINEER 5-6-94 DATE
S & S ARCHITECT 11-10-94 DATE

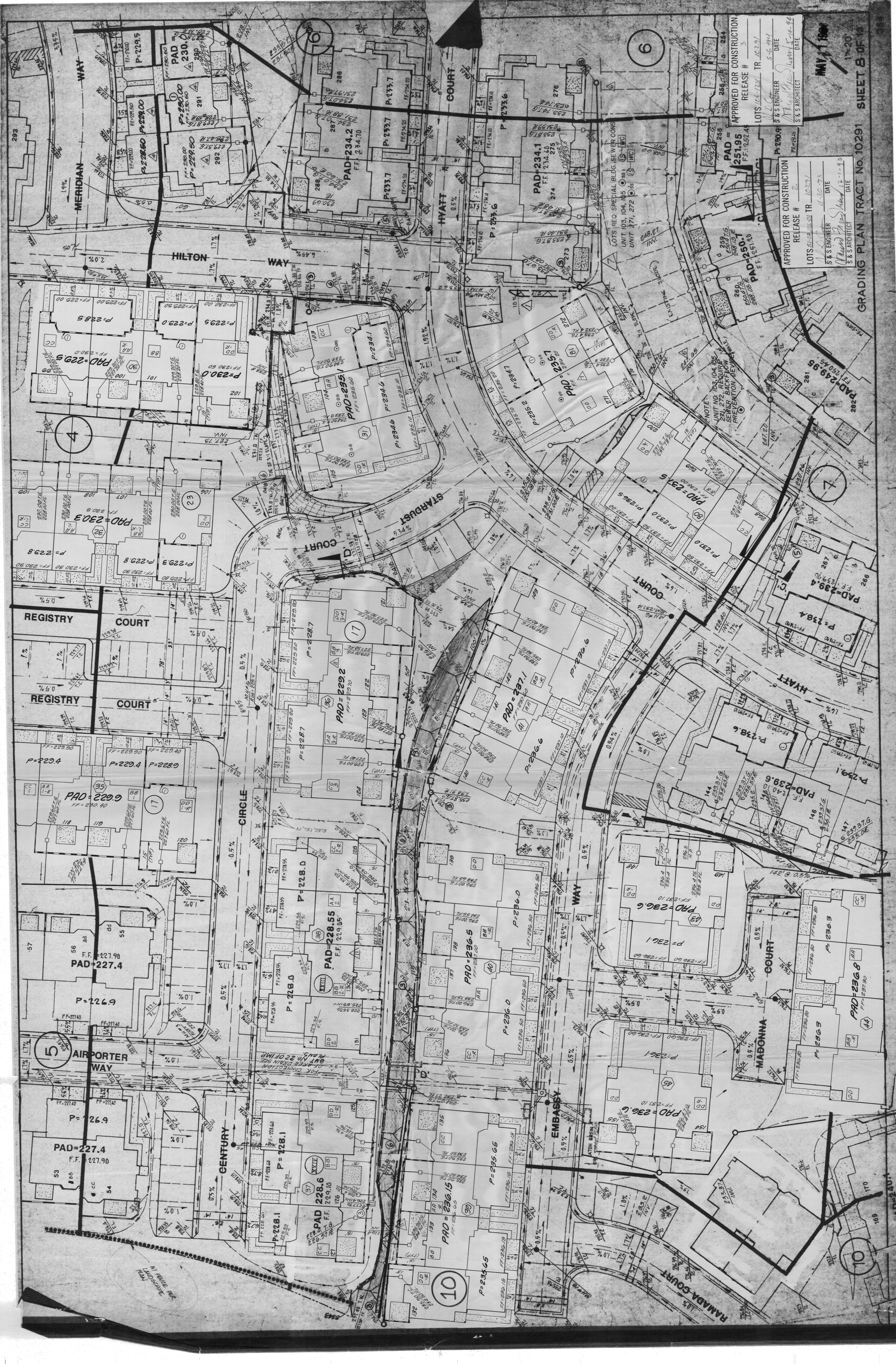
LEGEND

- 39 - LOT NUMBER
- 2 - PLANT TYPE
- 1 - CLUSTER TYPE
- 15 - BUILDING No.

APPROVED FOR CONSTRUCTION
RELEASE # 3
LOTS 59-62 TR 10291
S & S ENGINEER 12-21-92 DATE
S & S ARCHITECT 11-10-94 DATE

PERMIT LIMITS

LIMITS OF GRADING

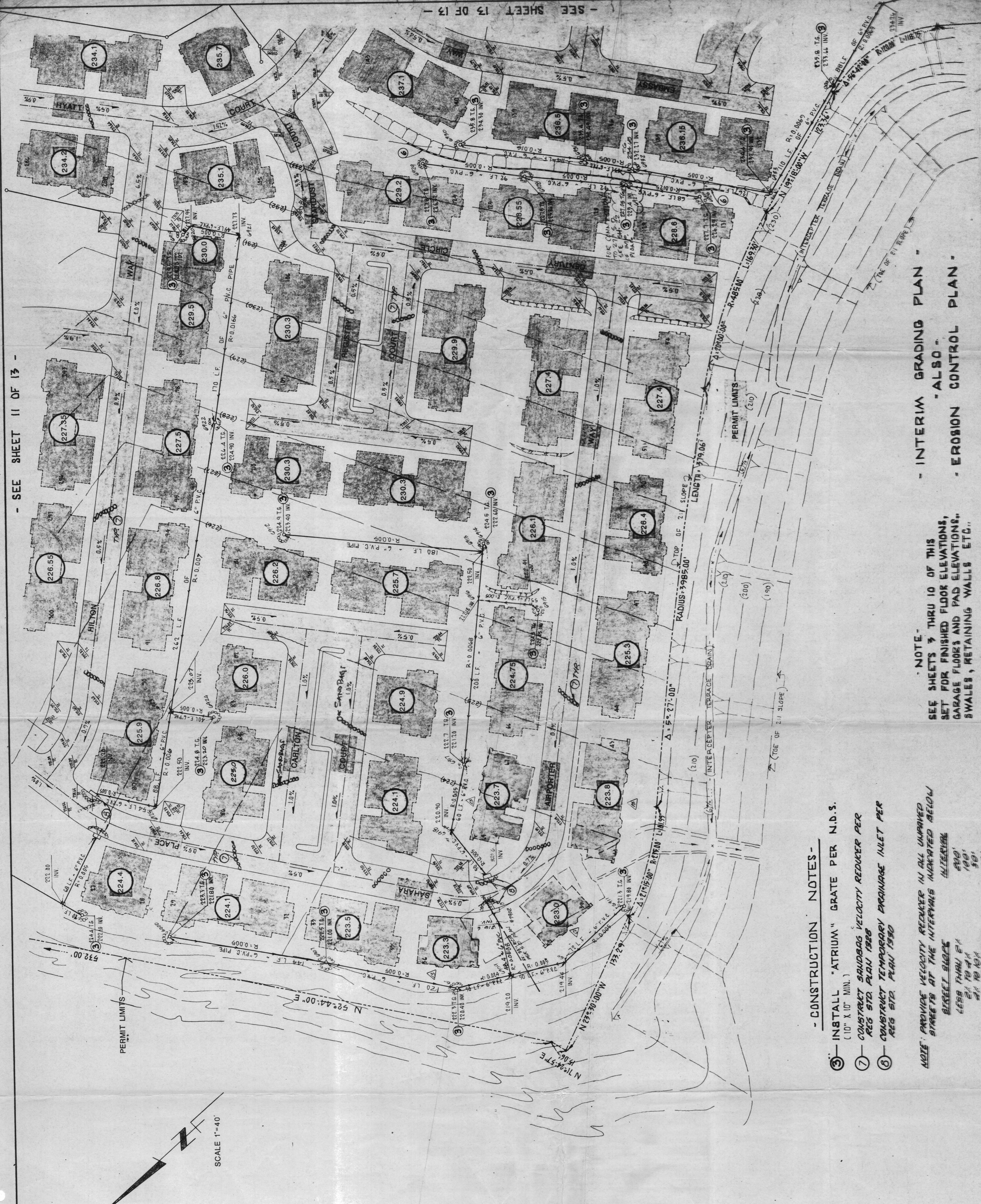


APPROVED FOR CONSTRUCTION
RELEASE # 251.95
DATE 5-6-94
S & S ARCHITECT
S & S ENGINEER

APPROVED FOR CONSTRUCTION
RELEASE # 251.95
DATE 5-6-94
S & S ARCHITECT
S & S ENGINEER

APPROVED FOR CONSTRUCTION
RELEASE # 251.95
DATE 5-6-94
S & S ARCHITECT
S & S ENGINEER

APPROVED FOR CONSTRUCTION
RELEASE # 251.95
DATE 5-6-94
S & S ARCHITECT
S & S ENGINEER



SCALE 1"=40'

- GRADING LEGEND -

T.C. = TOP OF CURB
T.G. = TOP OF GRATE INLET
R = RATE OF GRADE
INV. = INVERT ELEVATION OF PIPE
P.V.C. = POLY VINYL CHLORIDE
----- = TRACT BOUNDARY

- CONSTRUCTION NOTES -

- ③—INSTALL "ATRIUM" GRATE PER M.D.S.
(10" X 10" MIN.)
- ⑦—CONSTRUCT SANDBOX VELOCITY REDUCER PER
REG STD. PLAN 1988
- ⑧—CONSTRUCT TEMPORARY DRAINAGE INLET PER
REG STD. PLAN 1950

NOTE: PROVIDE VELOCITY REDUCER IN ALL UNARMED SLOW
STREET 5'S AT THE INTERVALS INDICATED BELOW

STREET	SPEED
LESS THAN 5'X	500'
5' TO 9'X	100'
9' TO 13'X	50'
MORE THAN 13'X	25'

NOTE - SEE SHEETS 3 THRU 10 OF THIS SET FOR FINISHED FLOOR ELEVATIONS, GARAGE FLOORS AND PAD ELEVATIONS, SWALES, RETAINING WALLS ETC..

- INTERIM GRADING PLAN -
- ALSO -
- EROSION CONTROL PLAN -

