



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

October 30, 2025
Agenda Item No. 4

SUBJECT: Balboa Residence (PA2025-0140)
▪ Coastal Development Permit

SITE LOCATION: 1204 East Balboa Boulevard

APPLICANT: Jeff Van Voorhis of Van Voorhis Architects

OWNER: Joan Kay Kolbe, Elizabeth A. Hogan, et al.

PLANNER: Jenny Hannsun, Associate Planner
949-644-3212 or jhannsun@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Single Unit Residential Detached (RS-D)
- **Zoning District:** Single-Unit Residential (R-1)
- **Coastal Land Use Plan Category:** Single Unit Residential Detached – (6.0 – 9.9 DU/AC) (RSD-B)
- **Coastal Zoning District:** Single-Unit Residential (R-1)

PROJECT SUMMARY

The applicant requests a coastal development permit (CDP) to demolish an existing duplex and construct a new three-story 2,490 square-foot single-unit dwelling with an attached 307 square-foot junior accessory dwelling unit (JADU) and attached 434 square-foot two-car garage. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the municipal code are requested.

The property is bisected by the coastal permit jurisdiction boundary resulting in a portion of the patio accessory improvements and the seawall improvements to be within the California Coastal Commission's (CCC) permit jurisdiction. This CDP is intended to cover portions of the Project within the City's permit authority as designated in Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC).

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division

6, Chapter 3, because it has no potential to have a significant effect on the environment; and

- 3) Adopt Draft Zoning Administrator Resolution No. ZA2025-### approving the Coastal Development Permit filed as PA2025-0140.

DISCUSSION

Land Use and Development Standards

- The subject property is in the R-1 Coastal Zoning District, which provides for single-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required, and the property is not eligible for a waiver for de minimis development, because the property is in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a duplex. The neighborhood is predominantly developed with two and three-story, single-unit dwellings. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed single-unit dwelling, JADU, and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Primary Structure – <i>Balboa Blvd</i>)	6 feet	6 feet
Front (Garage – <i>Balboa Blvd</i>)	2.5 feet	2.5 feet
Sides	3 feet	3 feet
Front (<i>abandoned right-of-way</i>)	0 feet	0 feet
Allowable Floor Area (max.)	3,366 square feet	3,231 square feet
Allowable 3rd Floor Area (max.)	252 square feet	252 square feet
Allowable 3rd Floor Area & Covered Deck Area (max.)	841 square feet	841 square feet
Open Space (min.)	252 square feet	252 square feet
Parking (min.)	2-car garage	2-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

Hazards

- A Coastal Hazards Report and Sea Level Rise Analysis was prepared by Skelly Engineering dated May 12, 2025, for the project. Additionally, a Bulkhead Conditions Report was prepared by William Simpson & Associates, Inc. dated September 15, 2025. The current maximum bay water elevation is 7.7 NAVD88 (North American Vertical Datum of 1988) and may exceed the existing 8.63 feet NAVD88 top of bulkhead elevation during high tide or storm events. The report analyzes future sea level rise scenarios assuming a 2.8-foot increase in the maximum water level over the next 75 years (i.e. the life of the structure). Therefore, the sea level is estimated to reach approximately 10.5 feet NAVD88 (the likely range for sea level rise over the 75-year design life of the structure based on low-risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update).
- On March 23, 2021, the City Council approved updated Waterfront Project Design Guidelines and Standards, Harbor Design Criteria Commercial & Residential Facilities. The guidelines require that any bulkhead structure permitted within the years 2021 through 2025 must have a minimum bulkhead elevation of 10.9 feet (NAVD 88) with a design for adaptability elevation of 14.4 feet (NAVD 88). The project has been conditioned to raise the bulkhead to an elevation of 10.9 feet (NAVD 88). William Simpson & Associates, Inc. has confirmed the bulkhead design can be raised up to 14.4 feet (NAVD 88) if needed and in compliance with the guidelines.
- The finished floor elevation of the proposed single-unit dwelling and JADU is 9.0 feet (NAVD88), which complies with the minimum 9.00 feet (NAVD88) elevation standard. Once the existing seawall is repaired and reinforced per the report's recommendations, flooding, wave runoff, and erosion will not significantly impact this property over the proposed 75-year economic life of the development. The report concludes that the Project will be safe from flooding hazards for the next 75 years with the reinforced bulkhead. Therefore, the Project has been conditioned to raise the bulkhead up to 10.9 feet (NAVD88).
- The portion of the property starting at the abandoned right-of-way, formerly known as Bay Avenue, as shown on the East Side Addition to the Balboa Tract, and towards Newport Harbor, is located within the CCC's permit jurisdiction and all improvements within that area will require a CDP from the CCC. Therefore, a condition of approval is included to require that the permit for raising the seawall shall be issued prior to the certificate of occupancy for the principal dwelling.
- The property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically

addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

- The project proposes to demolish the existing two-unit dwelling and construct a single-unit dwelling and JADU. The existing two-unit dwelling is considered legal nonconforming because the property includes two units where one unit is allowed. The project is consistent with the General Plan, Local Coastal Program, and Zoning designations that allow the single-unit dwelling and junior accessory dwelling unit land uses. Under the Coastal Land Use Plan Table 2.1.1-1, the Single Unit Residential Detached (RSD-B) category is intended for single-unit dwelling development. Section 21.18.020 (Residential Coastal Zoning Districts Land Uses) of the Local Coastal Program Implementation Plan shows “Single-Unit Dwellings” and “Junior Accessory Dwelling Units” as allowed uses in the R-1 Coastal Zoning District. Therefore, the project of a single-unit dwelling and JADU to replace an existing two-unit dwelling is consistent with the R-1 zoning and land use designations, does not result in a loss of residential density after the lots are merged, and will not affect the City in meeting its regional housing needs.

Water Quality

- The property is located adjacent to coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The Project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City’s storm drain system.
- Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area, a Water Quality and Hydrology Plan (WQHP) is required. A preliminary WQHP has been prepared for the project by Thomas M. Ruiz dated, September 8, 2025. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a Low Impact Development (LID) approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs.

Public Access and Views

- The property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing nonconforming two-unit dwelling located on a standard R-1 lot with a new single-unit dwelling and JADU. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- The property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan (CLUP). The nearest coastal viewpoint is on Peninsula Park, approximately 1,100 feet away, and the property is not visible from the site due to distance and intervening structures. The property is also approximately 160 feet away from the public beach, separated by East Balboa Boulevard and a row of residential development. Lastly, the property is visible from the Bay, which offers views of the property and surrounding development. The proposed single-unit dwelling and JADU complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.
- Vertical access to the bay and beach is available approximately 60 feet to the west along D Street. Lateral access is available on the public beach approximately 160 feet to the south along the East Ocean Front boardwalk. The project does not include any features that would obstruct access along these routes, and all development will be within private property.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

Class 3 exempts the demolition of up to three single-unit dwellings in urbanized areas. The project consists of the demolition of one two-unit dwelling and the construction of a new 2,490 square foot single-unit dwelling with an attached 307 square-foot JADU and attached 434 square-foot two-car garage.

The exceptions to this categorical exemption under Section 15300.2 are not applicable. The property does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Jenny Hannsun, Associate Planner
LAW/jt

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING TWO-UNIT DWELLING AND CONSTRUCT A NEW SINGLE-UNIT DWELLING, JUNIOR ACCESSORY DWELLING UNIT, AND ATTACHED TWO-CAR GARAGE LOCATED AT 1204 EAST BALBOA BOULEVARD (PA2025-0140)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Jeff Van Voorhis of Van Voorhis Architects (“Applicant”) on behalf of the owner, concerning property located at 1204 East Balboa Boulevard, requesting approval of a coastal development permit (CDP).
2. The lot at 1204 East Balboa Boulevard is legally described as Lot 3 of Block 9 of East Side Addition to the Balboa Tract (Property).
3. The Applicant requests a CDP to demolish an existing duplex and construct a new three-story 2,490 square-foot single-unit dwelling with an attached 307 square foot junior accessory dwelling unit (JADU) and attached 434 square-foot two-car garage. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the municipal code are requested (Project).
4. The Property is bisected by the coastal permit jurisdiction boundary resulting in a portion of the patio accessory improvements and the seawall improvements to be within the California Coastal Commission’s (CCC) permit jurisdiction. This CDP is intended to cover portions of the Project within the City’s permit authority as designated in Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC).
5. The Property is designated Single Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located within the Single-Unit Residential (R-1) Zoning District.
6. The Property is located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Single Unit Residential Detached – (6.0 – 9.9 DU/AC) (RSD-B) and it is located within the Single-Unit Residential (R-1) Coastal Zone District.
7. A public hearing was held on October 30, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. Class 3 exempts the demolition of up to three single-unit dwellings in urbanized areas. The Project consists of the demolition of one two-unit dwelling and the construction of a new 2,490 square-foot single-unit dwelling with an attached 307 square-foot JADU and attached 434 square-foot two-car garage.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Property does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

By Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 3,366 square feet and the proposed floor area is 3,231 square feet.
 - b. The proposed development provides the minimum required setbacks, which are 6 feet for the primary structure and 2.5 feet for the garage along the front property line abutting East Balboa Boulevard, 3 feet along each side property line, and 0 feet along the front property line measured from the abandoned right-of-way, formerly known as Bay Avenue as shown on the East Side Addition to the Balboa Tract.
 - c. The highest guardrail is less than 24 feet from the established grade (9.00 feet NAVD88) and the highest ridge is no more than 29 feet from the established grade, which complies with the maximum height requirements.

- d. The Project includes garage parking for a total of two vehicles, complying with the minimum two-car garage parking requirement for single-unit dwellings with less than 4,000 square feet of habitable floor area. No additional parking is required for the JADU.
2. The neighborhood is predominantly developed with two and three-story, single-unit dwellings. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
3. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by Skelly Engineering dated May 12, 2025, for the Project. Additionally, a Bulkhead Conditions Report was prepared by William Simpson & Associates, Inc. dated September 15, 2025. The current maximum bay water elevation is 7.7 NAVD88 (North American Vertical Datum of 1988) and may exceed the existing 8.63 feet NAVD88 top of bulkhead elevation during high tide or storm events. The report analyzes future sea level rise scenarios, assuming a 2.8-foot increase in the maximum water level over the next 75 years (i.e. the life of the structure). Therefore, the sea level is estimated to reach approximately 10.5 feet NAVD88 (the likely range for sea level rise over the 75-year design life of the structure based on low-risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update).
4. On March 23, 2021, the City Council approved the updated Waterfront Project Design Guidelines and Standards, Harbor Design Criteria Commercial & Residential Facilities. The guidelines require that any bulkhead structure permitted within the years 2021 through 2025 must have a minimum bulkhead elevation of 10.9 feet (NAVD 88) with a design for adaptability elevation of 14.4 feet (NAVD 88). The Project has been conditioned to raise the bulkhead to an elevation of 10.9 feet (NAVD 88). William Simpson & Associates, Inc. has confirmed the bulkhead design can be raised up to 14.4 feet (NAVD 88) if needed and in compliance with the guidelines.
5. Once the existing seawall is repaired and reinforced per the report's recommendations, flooding, wave run-up, and erosion will not significantly impact this property over the proposed 75-year economic life of the development. The report concludes that the Project will be safe from flooding hazards for the next 75 years with the reinforced bulkhead. Therefore, the Project has been conditioned to raise the bulkhead up to 10.9 feet (NAVD88).
6. The finished floor elevation of the proposed single-unit dwelling and JADU is 9.0 feet (NAVD88), which complies with the minimum 9.00 feet (NAVD88) elevation standard. The Coastal Hazard Report concludes that the bay water elevation (currently 7.7 feet NAVD88) will not exceed the proposed flood protection curb around the single-unit dwelling and JADU at 10.9 feet (NAVD88 datum) for the anticipated 75-year life of the structure.
7. The Property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building

Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

8. The Property is located adjacent to coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The Project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
9. Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area, a Water Quality and Hydrology Plan (WQHP) is required. A preliminary WQHP has been prepared for the project by Thomas M. Ruiz dated, September 8, 2025. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a Low Impact Development (LID) approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs.
10. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. A condition of approval is included that requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify that invasive species are not planted.
11. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the CLUP. The nearest coastal viewpoint is on Peninsula Park, approximately 1,100 feet away, and the property is not visible from the site due to distance and intervening structures. The Property is also approximately 160 feet away from the public beach, separated by East Balboa Boulevard and a row of residential development. Lastly, the Property is visible from the Bay, which offers views of the property and surrounding development. The proposed single-unit dwelling and JADU complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.
12. The Project proposes to demolish the existing two-unit dwelling and construct a single-unit dwelling and JADU. The existing two-unit dwelling is considered legal nonconforming because the Property includes two units where one unit is allowed. The Project is consistent with the General Plan, Local Coastal Program, and Zoning designations that allow the single-unit dwelling and junior accessory dwelling unit land uses. Under the Coastal Land Use Plan Table 2.1.1-1, the Single Unit Residential Detached (RSD-B) category is intended for single-unit dwelling development. Section 21.18.020

(Residential Coastal Zoning Districts Land Uses) of the Local Coastal Program Implementation Plan shows “Single-Unit Dwellings” and “Junior Accessory Dwelling Units” as allowed uses in the R-1 Coastal Zoning District. Therefore, the Project of a single-unit dwelling and JADU to replace an existing two-unit dwelling is consistent with the R-1 zoning and land use designations, does not result in a loss of residential density after the lots are merged, and will not affect the City in meeting its regional housing needs.

Finding:

- B. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the project’s impact and be proportional to the impact. In this case, the Project replaces an existing nonconforming two-unit dwelling located on a standard R-1 lot with a new single-unit dwelling and JADU. Therefore, the Project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. Vertical access to the bay and beach is available approximately 60 feet to the west along D Street. Lateral access is available on the public beach approximately 160 feet to the south along the East Ocean Front boardwalk. The Project does not include any features that would obstruct access along these routes, and all development will be within private property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit filed as PA2025-0140, subject to the conditions outlined in Exhibit “A,” which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the

Community Development Director by the provisions of Title 21 (Local Coastal Program (LCP) Implementation Plan), of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 30TH DAY OF OCTOBER, 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *Prior to final building permit inspection, the existing seawall shall be reinforced and capped to 10.90 feet (NAVD 88) and capable to be raised up to 14.4 feet (NAVD 88), in compliance with the City of Newport Beach Waterfront Project Guidelines and Standards, Harbor Design Criteria Commercial & Residential Facilities. The existing seawall shall be reinforced pursuant to the recommendations provided in the Bulkhead Conditions Report prepared by William Simpson & Associates, Inc. dated September 15, 2025.*
3. *Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices including the repair and maintenance, enhancement, reinforcement, or any other activity affecting the bulkhead, that results in any encroachment seaward of the authorized footprint of the bulkhead or other shoreline protective device. The agreement shall be binding against the property owners and successors and assigns.*
4. *Prior to issuance of building permits, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors and assigns.*
5. *Prior to the issuance of building permits, the property owner shall record a deed restriction with the County Recorder's Office, the form and content of which is satisfactory to the City Attorney, prohibiting the use of the junior accessory dwelling unit (JADU) for short-term rentals (i.e., less than 30 days) and prohibiting the sale of the JADU separate from the principal dwelling. This deed restriction shall remain in effect so long as the JADU exists on the Property.*
6. This CDP does not authorize any development seaward of the private property.
7. This approval does not authorize any new or existing improvements (including landscaping) on California Coastal Permit Jurisdiction, State tidelands, public beaches, or the public right-of-way. Any improvements located on tidelands, submerged lands, and/or lands that may be subject to the public trust shall require a coastal development permit (CDP) approved by the California Coastal Commission (Coastal Commission). Before the issuance of building permits, the Applicant shall provide a copy of said coastal development permit or CDP waiver or documentation from the Coastal Commission that

subject improvements are not subject to the permit requirements of the Coastal Act and/or not located within the permit jurisdiction of the Coastal Commission.

8. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
9. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
10. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
11. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
12. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the Project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
13. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.

14. Revisions to the approved plans may require an amendment to this CDP or the processing of a new CDP.
15. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
16. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this CDP.
17. This CDP may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
18. *Prior to issuance of building permits, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
19. *Prior to issuance of building permits, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
20. *Prior to issuance of building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
21. *Prior to issuance of building permits, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
22. *Prior to issuance of building permits, the final WQHP/WQMP shall be reviewed and approved by the Building Division. The implementation shall comply with the approved CPPP and WQHP/WQMP and any changes could require separate review and approval by the Building Division.*
23. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
24. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday

through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.

25. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) of the NBMC and other applicable noise control requirements of the NBMC.
26. Prior to issuance of building permits, Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
27. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
28. This CDP shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.
29. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the City's approval of ***Balboa Residence including but not limited to, Coastal Development Permit (PA2025-0140)***. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
PA2025-0140

1204 East Balboa Boulevard

Attachment No. ZA 3

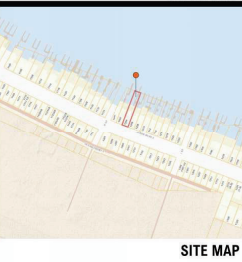
Project Plans

T1.0	TITLE SHEET
T1.1	GENERAL NOTES
T1.2	CONSTRUCTION STANDARD STANDARDS
S00	TOPOGRAPHIC SURVEY
S01	PLAN VIEW
S02	FRONT ELEVATION PLAN
S03	ELEVATION
S04	EXTERIOR CONTROL PLAN
S05	WALL SECTION/DETAILS
A0.0	BY NAME
A0.1	WALL PLAN
A0.2	WALL ELEVATION
A0.3	WALL ELEVATION
A0.4	WALL ELEVATION
A0.5	WALL ELEVATION
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A0.100	ELEVATION



BALBOA RESIDENCE

1204 E. BALBOA AVE, NEWPORT BEACH, CA 92661



SITE MAP

PROJECT DESCRIPTION

1. PROJECT PURPOSE: TO DEMONSTRATE THE EXISTING RESIDENCE AND CONSTRUCT A NEW THREE-STORY CONTEMPORARY RESIDENCE, INCLUDING A SWIMMING POOL, IN THE CITY OF NEWPORT BEACH, CALIFORNIA. THE PROJECT WILL INCLUDE FOUR BEDROOMS AND FOUR FULL BATHS. THE NEW RESIDENCE WILL BE DESIGNED AS A MODERN, OPEN-CONCEPT LIVING AND DINING AREA WITH A LARGE KITCHEN AND BREAKFAST ROOM. THE NEW RESIDENCE WILL BE DESIGNED TO BE A MODERN, OPEN-CONCEPT LIVING AND DINING AREA WITH A LARGE KITCHEN AND BREAKFAST ROOM. THE NEW RESIDENCE WILL BE DESIGNED TO BE A MODERN, OPEN-CONCEPT LIVING AND DINING AREA WITH A LARGE KITCHEN AND BREAKFAST ROOM.

STRUCTURAL ENGINEER

DAVID J. HARRIS, INC.
10000 BAYVIEW DRIVE, SUITE 200
NEWPORT BEACH, CA 92661
P: 714.261.2000

LANDSCAPE ARCHITECT

DAVID J. HARRIS, INC.
10000 BAYVIEW DRIVE, SUITE 200
NEWPORT BEACH, CA 92661
P: 714.261.2000

INTERIOR DESIGNER

DAVID J. HARRIS, INC.
10000 BAYVIEW DRIVE, SUITE 200
NEWPORT BEACH, CA 92661
P: 714.261.2000

OWNER

BALBOA CONSTRUCTION, INC.
10000 BAYVIEW DRIVE, SUITE 200
NEWPORT BEACH, CA 92661
P: 714.261.2000

ARCHITECT

BALBOA CONSTRUCTION, INC.
10000 BAYVIEW DRIVE, SUITE 200
NEWPORT BEACH, CA 92661
P: 714.261.2000

GENERAL CONTRACTOR

BALBOA CONSTRUCTION, INC.
10000 BAYVIEW DRIVE, SUITE 200
NEWPORT BEACH, CA 92661
P: 714.261.2000

STRUCTURAL ENGINEER

DAVID J. HARRIS, INC.
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LANDSCAPE ARCHITECT

DAVID J. HARRIS, INC.
10000 BAYVIEW DRIVE, SUITE 200
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INTERIOR DESIGNER

DAVID J. HARRIS, INC.
10000 BAYVIEW DRIVE, SUITE 200
NEWPORT BEACH, CA 92661
P: 714.261.2000

LEGAL DESCRIPTION (PERMIT)

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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- LEGEND**
- | | |
|--|--------------------------------------|
| | BLOCK WALL |
| | WOOD FENCE (WDF) |
| | ASPHALT PAVEMENT |
| | CABLE TV BOX |
| | CENTERLINE |
| | EDGE OF OUTTER |
| | ELECTRICAL PULL BOX |
| | FINISHED FLOOR |
| | FINISHED FLOOR GARAGE |
| | FLOWLINE |
| | FINISHED SURFACE |
| | GAS METER |
| | NATURAL GROUND |
| | SEWER CLEANOUT |
| | TOP OF CURB |
| | TOP OF STEP |
| | TELEPHONE VAULT |
| | TOP OF WALL |
| | TOP OF WALL STEP |
| | TOP OF DRIVEWAY X |
| | WATER METER |
| | EXISTING ELEVATION |
| | SEARCHED, FOUND NOTHING, SET NOTHING |
| | TEMPORARY BENCHMARK |
| | SET ON WATER METER (WM) |
| | ELEVATION = 4.13 FEET |

TITLE REPORT/EASEMENT NOTES

1204 E. BALBOA BOULEVARD
NEWPORT BEACH, CA 92661
(APN: 048-161-36)

NO TITLE REPORT PROVIDED

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE
CENTERLINE OF BALBOA BOULEVARD HAVING A BEARING OF
N70°10'00"W PER RSB 303/50.

BENCHMARK INFORMATION

BENCHMARK NO: NB1-4-71

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NB14-7", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF F STREET AND BALBOA BOULEVARD, 81 FT. SOUTHEASTERLY OF THE CENTERLINE OF F STREET AND 27.3 FT. NORTHEASTERLY OF THE CENTERLINE OF BALBOA BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 7.828 FEET (NAVD88), YEAR LEVELED 2015

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 3 IN BLOCK 19 OF EAST SIDE ADDITION TO THE BALBOA TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

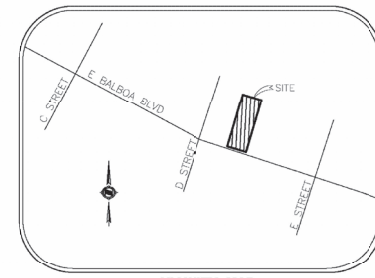
LOT 3 IN BLOCK L OF BAY FRONT SECTION TO THE BALBOA TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

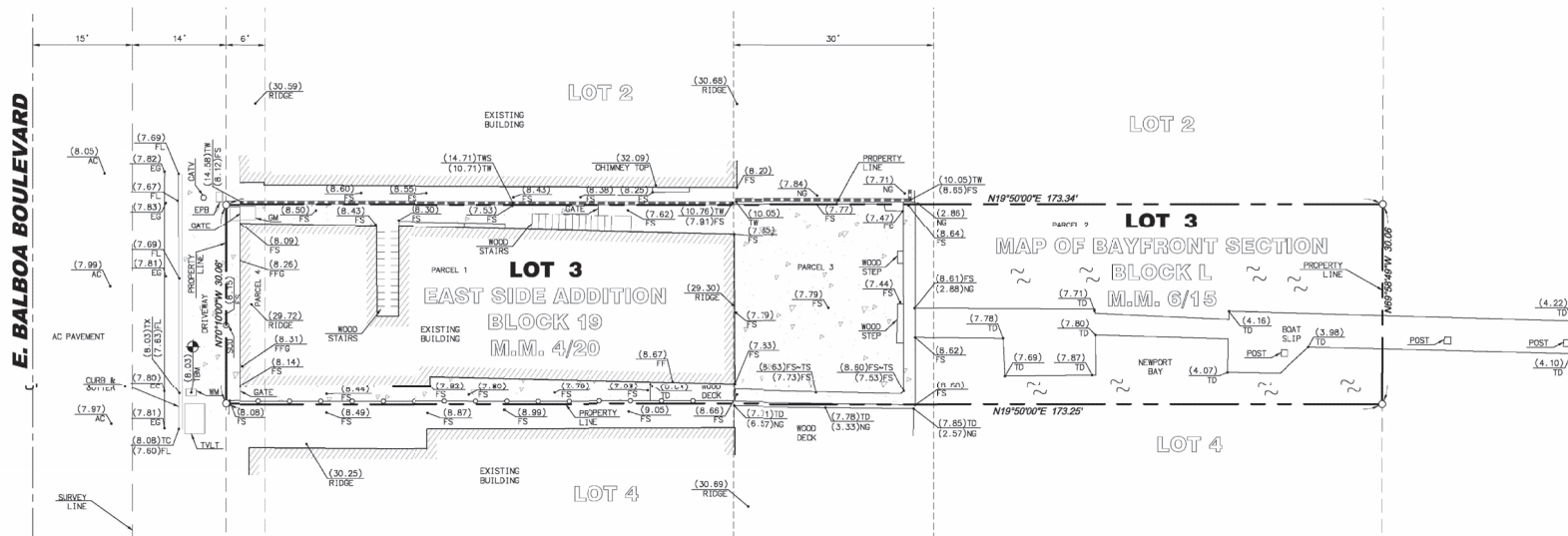
THAT PORTION OF BAY AVENUE, 30 FEET IN WIDTH, AS SAID MAP AVENUE IS SHOWN ON THE MAP OF EAST SIDE ADDITION TO THE BALDWIN TRACT, AS SAID MAP RECORDED IN BOOK 1, PAGE 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING AND ADJACENT TO AND NORTHERLY OF PARCEL 1 HEREIN DESCRIBED AND LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EASTERLY AND WESTERLY LINES OF SAID PARCEL, VACATED BY RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH ON AUGUST 26, 1957, A CERTIFIED COPY OF WHICH RESOLUTION AND ORDER WAS RECORDED SEPTEMBER 3, 1957, IN BOOK 4025, PAGE 185, OFFICIAL RECORDS.

PARCEL 4:

A STRIP OF LAND 8 FEET ADJOINING LOT 3 ON THE SOUTHWEST IN BLOCK 19 OF EAST SIDE ADDITION TO THE BALBOA TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS VACATED AND ABANDONED BY THE CITY COUNCIL OF NEWPORT BEACH BY RESOLUTION NO. 5037.



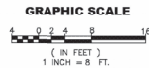
VICINITY MAP
NO SCALE



SURVEYOR'S NOTES

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY

PLEASE CALL PAUL CRAFT @ 714-888-5006 TO SCHEDULE.



PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/26

DATE _____

NOTE: SECTION 801.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REVISIONS			
NO.	DESCRIPTION	DATE	APP'D
1	ISSUED FOR BIDDING	-	P. D. C.

PROJECT SURVEYOR
APEX LAND SURVEYING INC.
NEWPORT BEACH, CALIFORNIA 92660
PHONENUMBER 949-646-7777
APEXLSINC@GMAIL.COM

DATE	3/19/2025
SCALE	1" = 8'
DRAWN	J. A. H.
CHECKED	P. D. C.

TOPOGRAPHIC MAP
1204 E. BALBOA BOULEVARD
NEWPORT BEACH, CA 92661
(APN: 048-161-36)

SHEET TITLE	PROJECT
SHEET NO.	
1 of 1	

PROJECT NO. 25016

EROSION CONTROL

- IN CASE OF EMERGENCY, CALL 911.
- A STANDBY CROW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
- NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EROSION CONTROL MEASURES.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO PUBLIC ROADS: LOCATIONS AT THE SITE BOUNDARY MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CORNER OF EACH ROADWAY. ALL LOOSE SOILS AND DEBRIS THAT MAY ERODE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED REMOVING FROM THE SITE ON A DAILY BASIS.
- ALL SOILS AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINFALL EVENT AND BE DISPOSED OF PROPERLY.
- A DRAINAGE SHALL BE POSTED ON THE SITE WITHIN THE DEPTH OF WATER IN ANY WHICH EXCEEDS 2 FEET. THE DEVICE SHALL BE UNWINDED OR PUNCHED OFF WITHIN 24 HOURS AFTER EACH RAINFALL EVENT AND REMOVAL OF ALL BARRIERS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR THE WEATHERING CONDITIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES, AS NEEDED, SHALL BE INSTALLED TO PREVENT SEDIMENT AND OTHER POLLUTANTS ON-SITE.
- DESIGNING BARRIERS MAY NOT BE REMOVED OR MADE NON-FUNCTIONAL BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MAINTAINED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL OF THE BUILDING OFFICIAL.
- EVERY EFFORT SHALL BE MADE TO ELIMINATE THE DISCHARGE OF NON-POINT WATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA BUILT FLOOD WALLS, AROUND-DRIVE, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE COVERED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT CONTAMINATE THE SOILS AND PUBLIC WATERS. ALL SPILLS AND LEAKS MUST BE IMMEDIATELY REPORTED TO THE BUILDING OFFICIAL. WEATHER SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE. WASTE UNITS THAT CAN BE DISPOSED OF IN A SOIL WASTE.
- UNWINDING CONSTRUCTION AND REMOVAL OF EROSION CONTROL DEVICES AND BARRIERS ARE INSTALLED AND MAINTAINED PROPERLY. IF THERE IS A 40% CHANGE OF QUARTER INCH OR MORE OF UNEXPECTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION, A CONSTRUCTION INSPECTION CHECK BY THE BUILDING OFFICIAL SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL. COPIES OF THE BUILDING INSPECTION CHECK BY AND INSPECTION CHECKS ARE AVAILABLE UPON REQUEST.
- TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF SURROUNDING ENVIRONMENT BY WIND.

- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL EROSIONS MUST BE REPORTED IMMEDIATELY AND NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPE WITH DISTURBED SOIL OR DEBRIS OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- HOWE OWNERS TO MAINTAIN A CLEAN ALL CATCH BASINS AND DRAINAGE DEVICES.
- ADDITIONAL BMPs WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

BMP FACTS SHEET

- 1. MATERIAL DELIVERY AND STORAGE**
PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/OR WEATHER PROTECTION. NOTE: THE MATERIALS MUST BE COVERED AND STOCKPILED PROPERLY FOR THE AREA.
- 2. MATERIAL USE**
HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTICS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED TO AVOID TOXICITY TO THE PUBLIC OR POLLUTION OF THE ENVIRONMENT. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.
- 3. SOIL PREVENTION AND CONTROL**
IDENTIFY SOIL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS BY WHICH MATERIALS SHALL BE HANDLED AND STOCKPILED PROPERLY FOR THE AREA.
- 4. SOIL EROSION PREVENTION**
PROVIDE DEGRADED WASTE COLLECTION AREAS AND CONTAINERS AROUND FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PREVENT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND EROSION.
- 5. HAZARDOUS WASTE MANAGEMENT**
HAZARDOUS MATERIALS MUST BE STORED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.
- 6. CONSTRUCTION EROSION PREVENTION**
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONTAMINATED SOILS AND HEAVY ACIDIC OR ALKALINE SOILS BY CONSTRUCTING PRE-CONSTRUCTION SURVEYS, INSPECT INVESTIGATIONS REGULARLY, AND REMEDIATION OF CONTAMINATED SOILS PROPERLY.
- 7. CONSTRUCTION WASTE MANAGEMENT**
STORE DIRT AND WASTE MATERIALS UNDER COVER, AVOID ON-SITE WASTE EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINAGE, OTHERS, EROSION, AND TRASH. CONCRETE WASTE DEPOSITED ON-SITE SHALL BE SET UP, BE BROKEN APART, AND DISPOSED OF PROPERLY.
- 8. HAZARDOUS WASTE MANAGEMENT**
HAZARDOUS MATERIALS MUST BE STORED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.

104 - STABILIZED CONSTRUCTION ENTRANCE

A STABILIZED ENTRANCE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.

105 - EROSION CONTROL

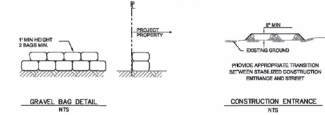
106 - EROSION CONTROL

ALL BMPs SHALL BE IN ACCORDANCE WITH LOCAL BMPs FROM THE CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CALBMP.HANDBOOK.COM

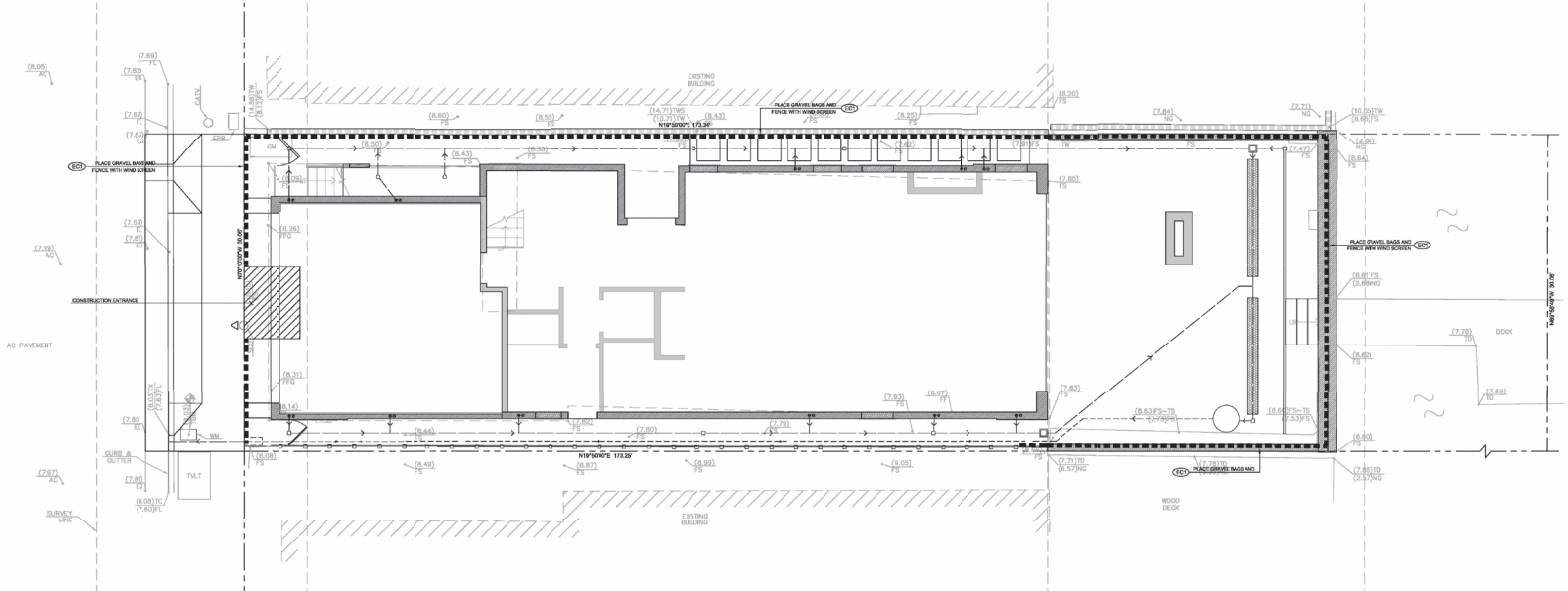
- CONSTRUCT EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BASE SHOULD BE 3" WIDE AND 12" HIGH. MINIMUM FOR SETBACK AREAS AND IN ACCORDANCE WITH BMP FACTS SHEET AREA 4.
- CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET AREA 4.
- CONSTRUCT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACTS SHEET AREA 4.
- EXISTING SHALL TO REMAIN. PROTECT IN PLACE.

EROSION CONTROL LEGEND

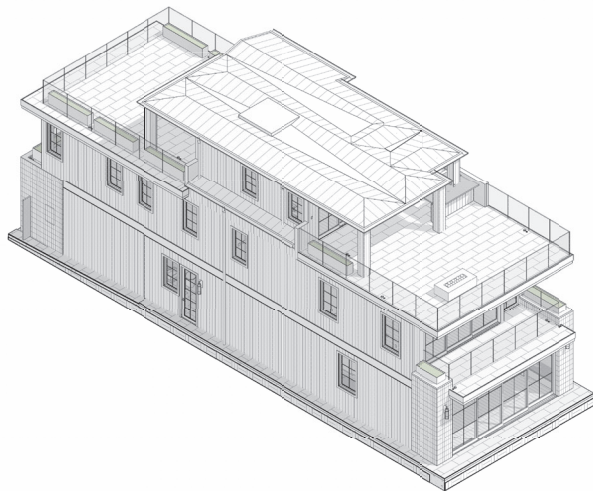
- PLACE GRAVEL, SAND AND FILL WITH WIND SCREEN



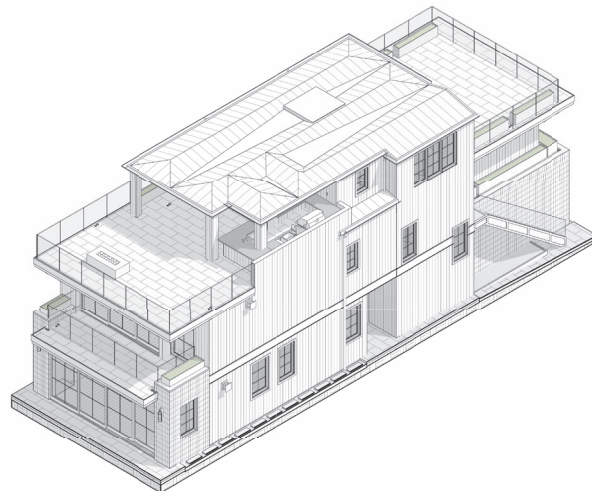
E. BALBOA BOULEVARD



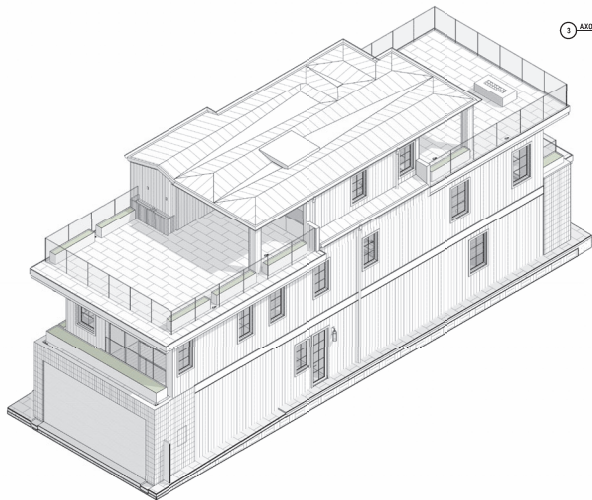
DESIGN BY: [blank] DRAWN BY: AJ CHECKED BY: TR DATE: 1/1/25	OWNER/DEVELOPER: BALBOA CONSTRUCTION, INC. 170 NEWPORT CENTER DR. STE 200 NEWPORT BEACH, CA 92660 (949) 261-6044	PREPARED BY: FORNBERG ENGINEERING & SURVEYING, INC. 22011 BROOKHURST ST. STE 300 HOUSTON, TEXAS 77058 (713) 885-1000 J. FORNBERG	SOILS ENGINEER/GEOLOGIST: COAST GEOTECHNICAL, INC. 1209 N. COMMERCIAL ST. AVE PALM BEACH, FL 33480 (561) 855-1111 W.D. BRESNAHAN DATE: APRIL 2, 2025	BENCHMARK: BENCHMARK NO. MB-4-71 ELEVATION: 7.88 FEET (NAD83) YEAR LEVELLED: 2019	LEGAL DESCRIPTION: SEE TITLE SHEET C1 FOR LEGAL DESCRIPTIONS OF PARCELS	CONSTRUCTION POLLUTION PREVENTION PLAN (EROSION CONTROL PLAN) 1204 EAST BALBOA BOULEVARD NEWPORT BEACH, CA	SHEET: C4
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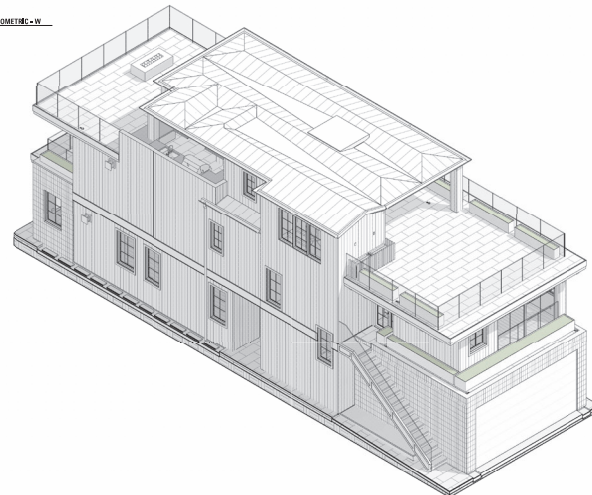
1 AXONOMETRIC - E



2 AXONOMETRIC - N



3 AXONOMETRIC - S



4 AXONOMETRIC - W



BALBOA RESIDENCE

3000 LINDEN AVE, NEWPORT BEACH, CALIF. 92661

DATE: 08/2017
 DRAWN: 08/2017
 ARCHITECT: JEFF VAN VOORHIS, AIA

REVISIONS

NOTES

MOON



SCALE

3D VIEWS

A0.0



BALBOA RESIDENCE

1001 LINDEN AVE, NORTON, MA 01955

DATE: 05/05/17
DRAWN: BOSTON
ARCHITECT: JEFF VAN VOORHIS, AIA

REVISIONS

NOTES

MOON

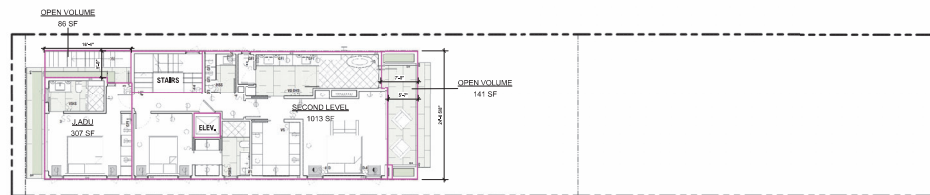
SCALE: 1/8" = 1'-0"

AREA PLANS

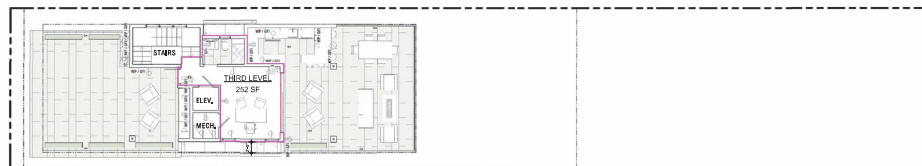
A1.1



1 FIRST LEVEL AREA PLAN
1/8" = 1'-0"



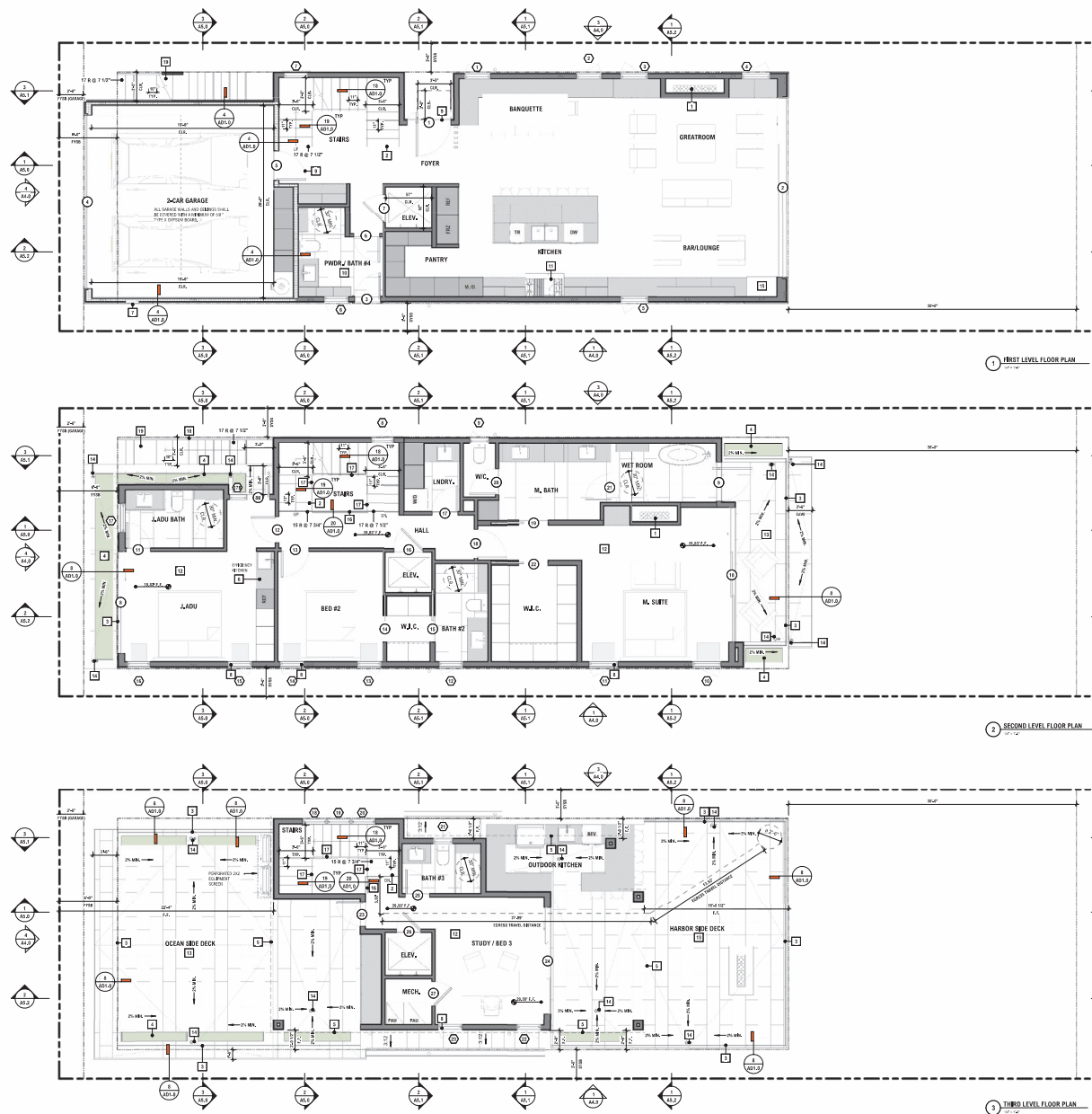
2 SECOND LEVEL AREA PLAN
1/8" = 1'-0"



3 THIRD LEVEL AREA PLAN
1/8" = 1'-0"

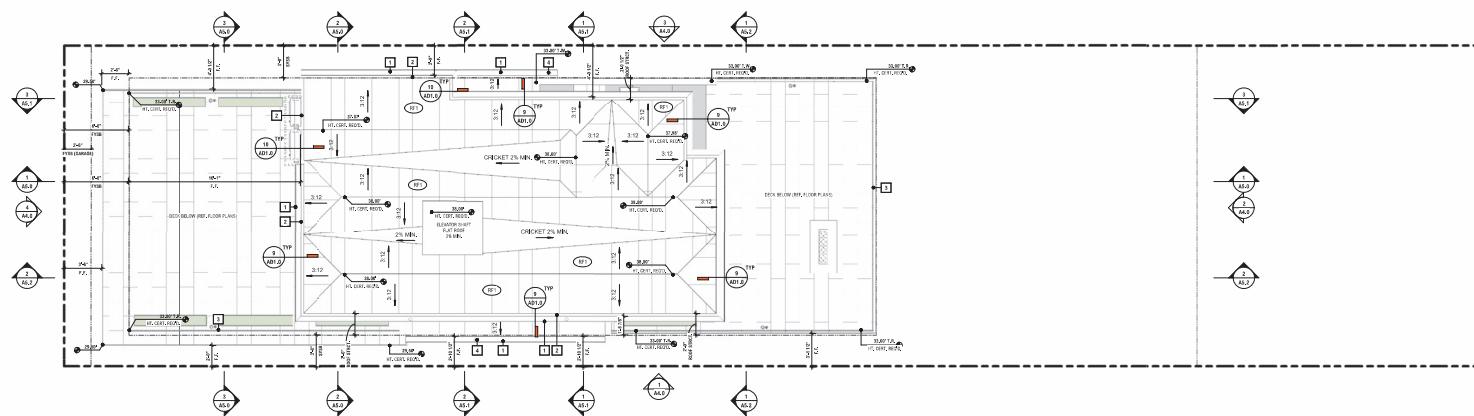
AREA SCHEDULE	AREA	COMMENTS
1ST FL.	1224 SF	
2ND FL.	1010 SF	
3RD FL.	252 SF	
TOTAL	2486 SF	
MECH.	24 SF	
STAIRS	24 SF	
ELEV.	24 SF	
GRAND TOTAL	2552 SF	

AREA SCHEDULE (DEC. AREA)	AREA	COMMENTS
PLANTED	117 SF	
PLANTED	27 SF	
PLANTED	90 SF	
PLANTED	117 SF	
OPEN VOLUME	141 SF	
OPEN VOLUME	66 SF	
OPEN VOLUME	24 SF	
TOTAL	2552 SF	



- [illegible]

- [illegible]



- ROOF PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- KEYNOTE LEGEND**
1. 100% FINISH
 2. 100% FINISH
 3. 100% FINISH
 4. 100% FINISH



BALBOA RESIDENCE

DATE: 10/10/2020
 DRAWN: 10/10/2020
 ARCHITECT: JEFF VAN VOORHIS, AIA

REVISIONS

NOTES

REVISIONS

SCALE: 1/4" = 1'-0"

ROOF PLAN

A3.0

BALBOA RESIDENCE

DATE: 10/03/22
DRAWN: 10/03/22
REVISED: 10/03/22

REVISIONS

NOTES

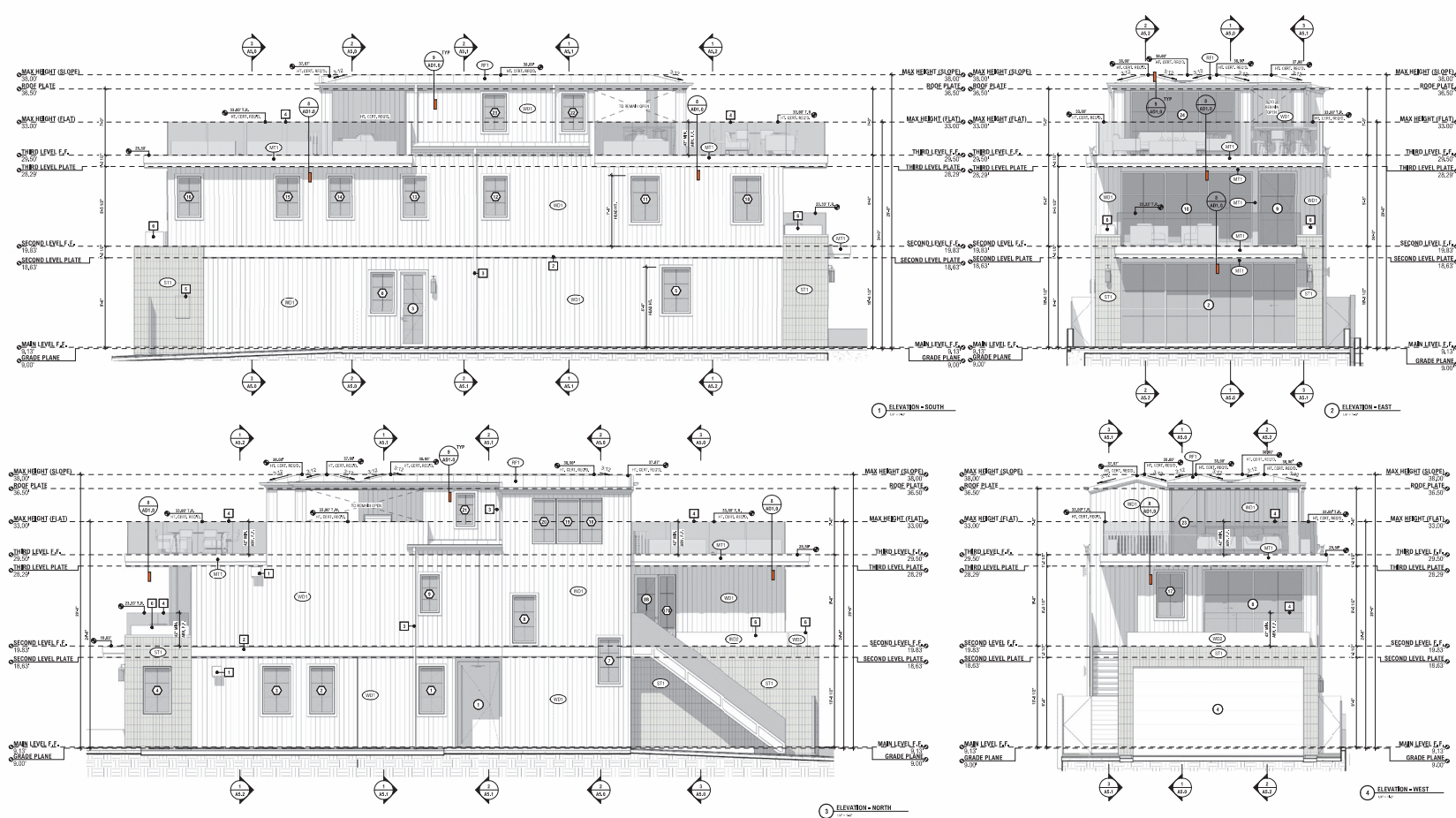
SCALE

1" = 1'-0"

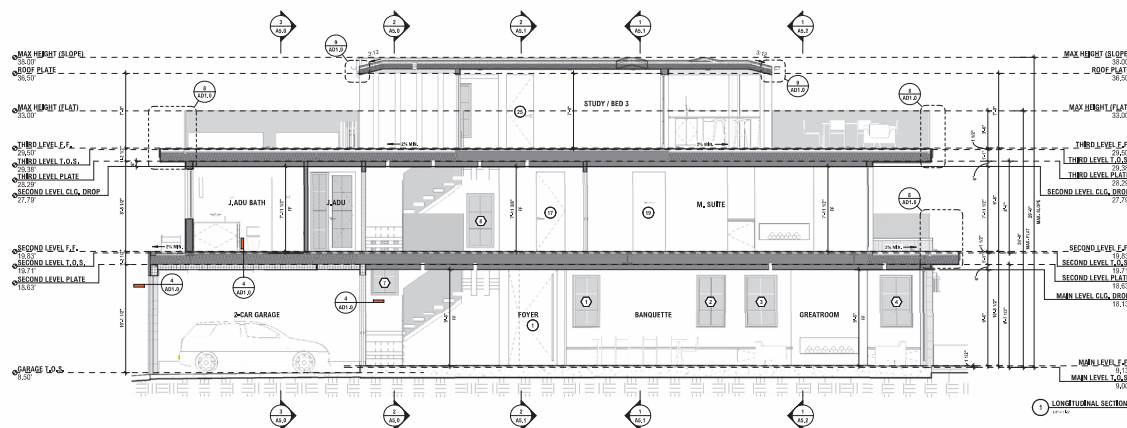
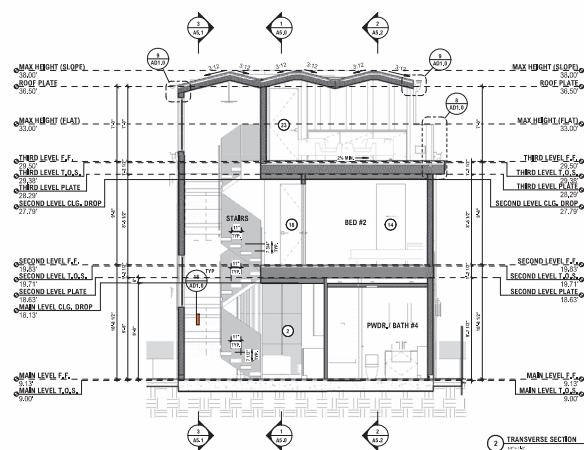
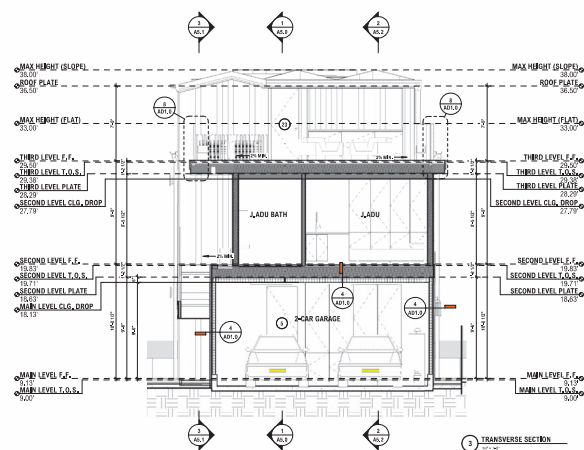
A4.0

ELEVATIONS

33



MATERIAL SPECIFICATIONS



INSULATION SPECIFICATIONS	
TYPE	POLYURETHANE GLASSWOOL BATT
THICKNESS	CONCRETE: 100MM; MASONRY: 75MM TO 100MM; CURTAINS OR DOOR, 50MM
INSTALLATION	CONCRETE: 100MM; MASONRY: 75MM TO 100MM; CURTAINS OR DOOR, 50MM
QUALITY CONTROL	
CONCRETE	100MM
MASONRY	75MM
CURTAINS	50MM
DOOR	50MM

SYMBOL LEGEND

BALBOA RESIDENCE

DATE	09/08/25
STATUS	FIRST CHECK

ARCHITECT: JEFF VAN VOORHIES, MFA

REVISIONS

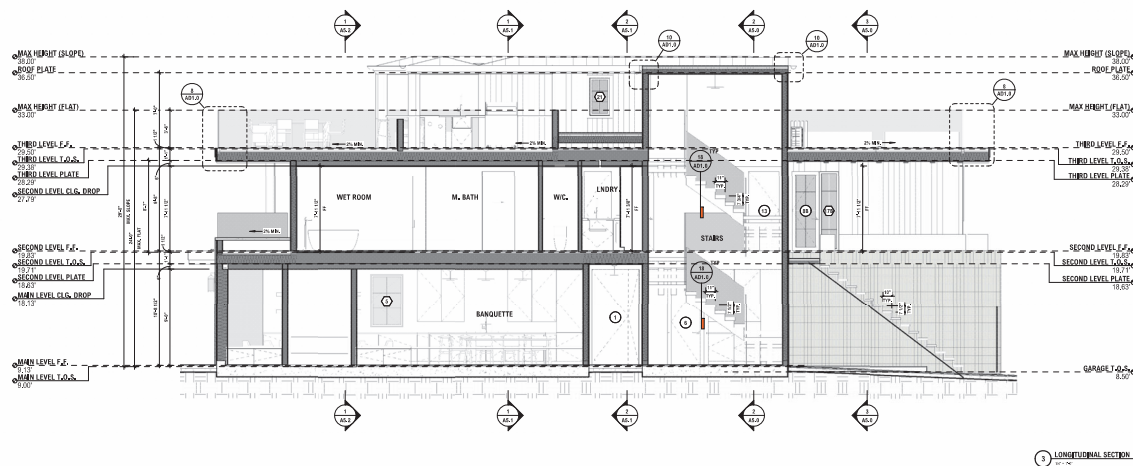
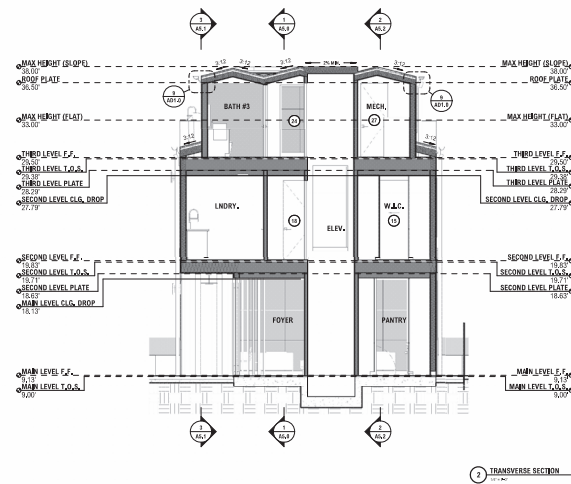
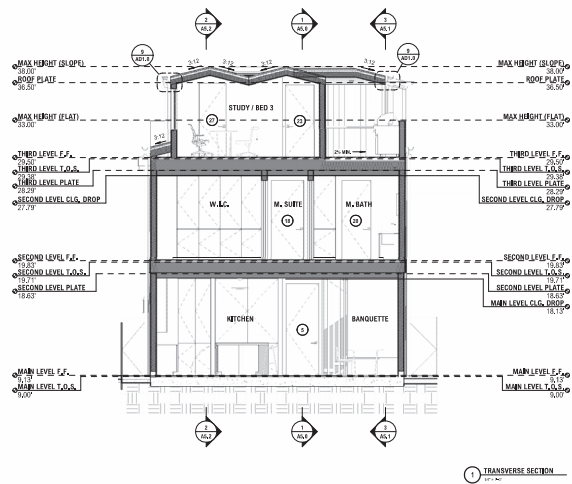
NOTES

NORTH

SCALE: 1 in. = 1'-0"

SECTIONS

A5.0



INSULATION SPECIFICATIONS

ROOF: 2" POLYURETHANE FOAM INSULATION (R-30) OVER 1/2" GYP. BOARD
WALLS: 2" POLYURETHANE FOAM INSULATION (R-30) OVER 1/2" GYP. BOARD
FLOORS: 2" POLYURETHANE FOAM INSULATION (R-30) OVER 1/2" GYP. BOARD

SYMBOL LEGEND

CONCRETE WALL, FLOOR
CONCRETE ROOF JOISTING + RIGID INSULATION SYSTEM
ROOF JOISTING + RIGID INSULATION SYSTEM
ROOF JOISTING + RIGID INSULATION SYSTEM
ROOF JOISTING + RIGID INSULATION SYSTEM

VAN VOORHIS
ARCHITECTS

BALBOA RESIDENCE
300 LEXINGTON AVE, NEW YORK, NY 10017

DATE: 10/15/17
DRAWN: 10/15/17
ARCHITECT: JEFF VAN VOORHIS, AIA

REVISIONS

NOTES

SECTION

SCALE: 1/4" = 1'-0"

A5.1

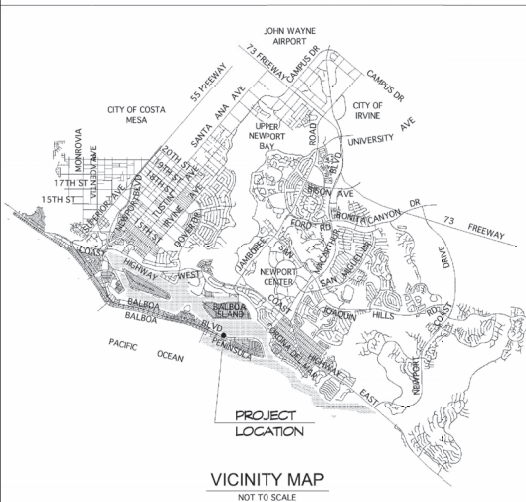


SECTIONS

LANDSCAPE ARCHITECTURAL PLANS FOR 1204 E. BALBOA

DIG ALERT
SOUTHERN CALIFORNIA Edison
SOUTHERN CALIFORNIA GAS
CITY WATER & SEWER
PACIFIC BELL TELEPHONE
800.227.2600
714.695.0248
800.427.2522
848.644.3071
800.750.0955

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPT.
CITY OF NEWPORT BEACH PLANNING DEPT.
GENERAL INFORMATION
ZONING INFORMATION
CITY OF NEWPORT BEACH BUILDING DEPT.
GENERAL PERMITS
INSPECTIONS
NEWPORT BEACH FIRE DEPT.
ORANGE COUNTY HEALTH SERVICES
848.644.3391
848.644.3000
848.644.3000
848.644.3000
848.644.3000
848.644.3000
848.644.3000
848.644.3000
848.644.3000
848.644.3000



THE MINIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2015 AS REQUIRED BY NIMC SECTION 15.02.025

NOTES:

THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS DEPICTED ON THE DRAWINGS AND SPECIFIED HEREIN.

LICENSING: ALL WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN CALIFORNIA. THE CONSTRUCTION AND INSTALLATION OF ALL LANDSCAPE ELEMENTS MUST ADHERE TO APPLICABLE STATE, COUNTY, AND LOCAL CODES AND ORDINANCES, INCLUDING CALIFORNIA SAFETY ORDERS.

THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATION AND NATURE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY COSTS RELATED TO DAMAGE, REPLACEMENT, OR DELAYS CAUSED BY SUCH UTILITIES.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS OR DESIGN INTENT THAT MAY AFFECT THE SUCCESSFUL COMPLETION OR COST OF THE PROJECT, THE CONTRACTOR MUST IMMEDIATELY REPORT SUCH ISSUES TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT. WORK RELATED TO THIS ISSUE SHALL CEASE UNTIL THE DISCREPANCIES ARE RESOLVED IN WRITING BY THE OWNER OR LANDSCAPE ARCHITECT. CONTINUATION OF WORK WITHOUT RESOLUTION IS AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

NO WORK SHALL BE CONDUCTED WITHIN THE PUBLIC RIGHT-OF-WAY BY THE APPLICANT, OWNER, OR THEIR AGENTS UNTIL A PUBLIC PROPERTY ENCROACHMENT PERMIT IS ISSUED BY THE CITY ENGINEER.

THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REQUIREMENTS. ANY KNOWN DISCREPANCIES BETWEEN THE PLANS AND GOVERNING CODES OR HOMEOWNERS ASSOCIATION REGULATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

BY ACCEPTING THIS PROJECT, BOTH THE CONTRACTOR AND OWNER AGREE TO HOLD THE LANDSCAPE ARCHITECT HARMLESS FOR ANY UNFORESEEN CONSTRUCTION COSTS ARISING FROM ELEMENTS NOT SPECIFIED IN THE PROJECT PLANS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SITE CONDITIONS BEFORE SUBMITTING BIDS. THE CONTRACTOR'S BID SHOULD INCLUDE ALL COSTS FOR DEMOLITION, AS WELL AS ANY SOIL REMEDIATION OR REMEDIATION REQUIRED TO COMPLETE THE PROJECT.

THE CONTRACTOR SHALL COMPLY WITH THE PROJECT IN ACCORDANCE WITH THE LANDSCAPE INDUSTRY'S BEST MANAGEMENT PRACTICES (BMPP).

PRESCRIPTIVE COMPLIANCE SUBMITTAL REQUIREMENTS:

1. TOTAL LANDSCAPE AREA: XXX SQ. FT.
WATER TYPE: POTABLE FROM CITY WATER METER.
PROPERTY OWNER IS -
2. TURF AREA DOES NOT EXCEED 25% OF LANDSCAPE PLANTING AREA (PROHIBITED ON SLOPE AREAS AND PARKWAYS LESS THAN 10 FEET WIDE). 75% OF LANDSCAPE AREA MUST BE PLANTED WITH CLIMATE ADAPTED PLANTS WITH AN AVERAGE WUCOLS PLANT PALM OR UP TO 3 COMPOST AT A RATE FOUR CUBIC YARDS PER 100 SQ. FT. TO A DEPTH OF 6 INCHES. 3 - INCH MULCH LAYER APPLIED TO ALL PLANTING AREAS (EXCLUDING TURF AREAS). AUTOMATIC IRRIGATION CONTROLLERS WILL BE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL HAVE MANUAL SHUT-OFF VALVES.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO

APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE CH 15.04 (C.B.C.)
- 2022 CALIFORNIA RESIDENTIAL CODE CH 15.05 (C.R.C.)
- 2022 CALIFORNIA ELECTRICAL CODE CH 9.08 (C.E.C.)
- 2022 CALIFORNIA MECHANICAL CODE CH 15.07 (C.M.C.)
- 2022 CALIFORNIA PLUMBING CODE CH 15.08 (C.P.C.)
- 2022 CALIFORNIA FIRE CODE CH 15.09

NOTICE TO HOMEOWNER: HOME OWNER SHALL PROCESS PLANS THROUGH THE HOME OWNERS ASSOCIATION PRIOR TO ANY CONSTRUCTION. ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE THE APPLICANT OF LEGAL REQUIREMENT TO OBSERVE COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN COMMUNITY ASSOC. APPROVAL.

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SECTION 4216.4217 OF THE GOVERNMENT CODE
REQUIRES A DIG ALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL
BE VALID. FOR YOUR DIG ALERT IDENTIFICATION
NUMBER CALL UNDERGROUND SERVICE ALERT.

TOLL FREE 1-800-422-4133
(TWO WORKING DAYS BEFORE YOU DIG)

DIGALERT



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NEWPORT BEACH, CALIF. 92661
TEL: (949) 251-8999

LANDSCAPE ARCHITECTURE

DAVID A. PEDERSEN • INC.

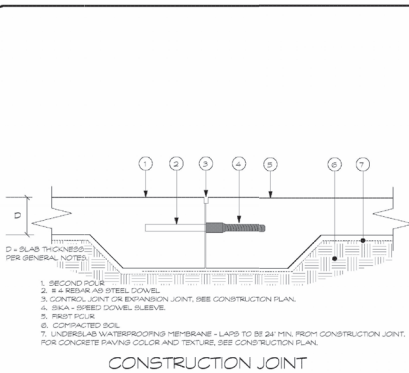
LANDSCAPE ARCHITECTURAL PLANS FOR
SAILHOUSE (PAT PATTERSON)
1204 E. BALBOA AVE., NEWPORT BEACH, CA 92661
PH: (949) 933-1909
pat@sailhouse.com



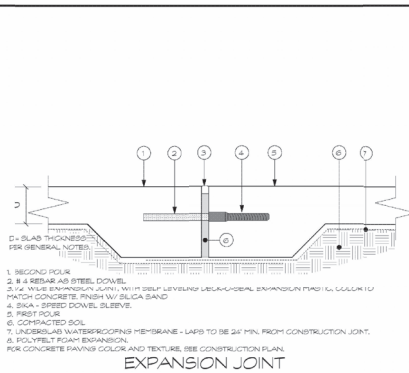
COVER SHEET

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DRAWN BY: D.P.

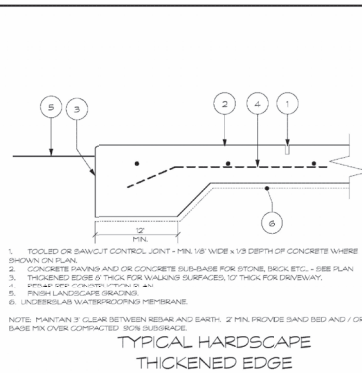
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OF - 9



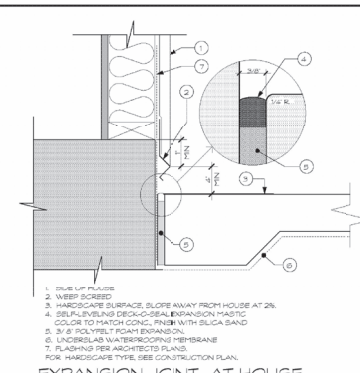
CONSTRUCTION JOINT



EXPANSION JOINT



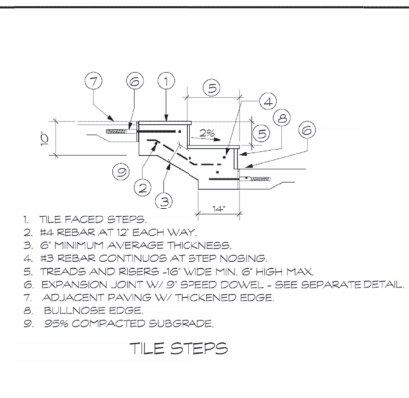
TYPICAL HARDSCAPE THICKENED EDGE



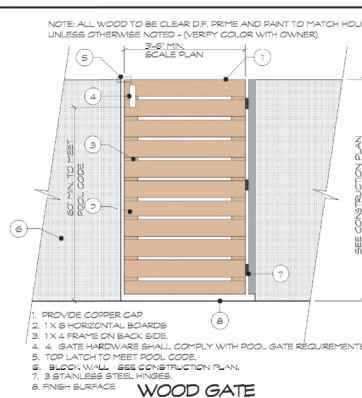
EXPANSION JOINT AT HOUSE



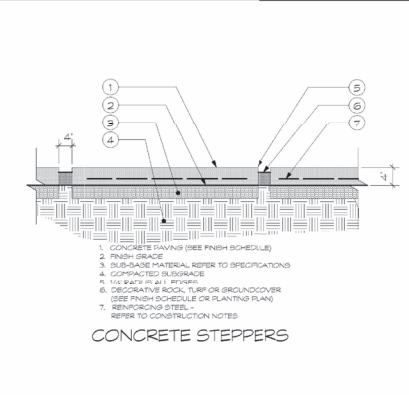
TILE STEPS



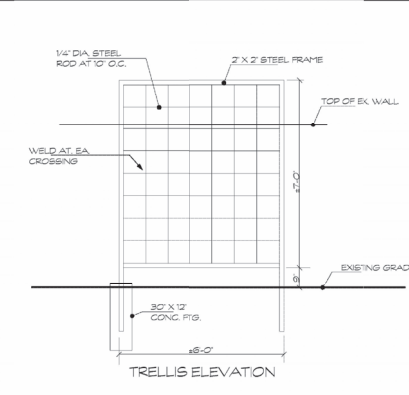
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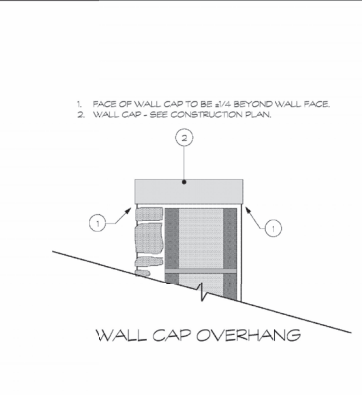
CONTROL JOINT / SAW CUT DETAIL



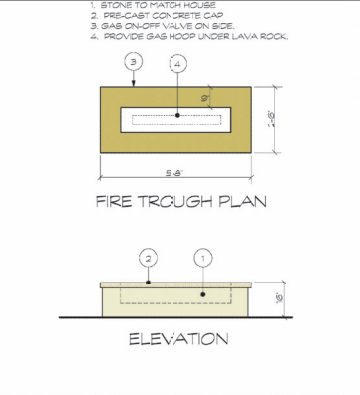
CONCRETE STEPPERS



TRELLIS ELEVATION

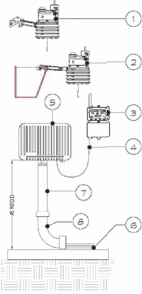
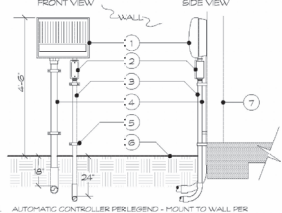
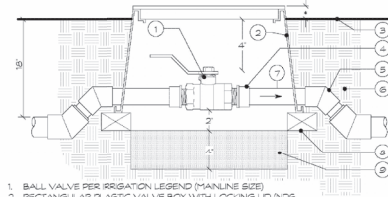
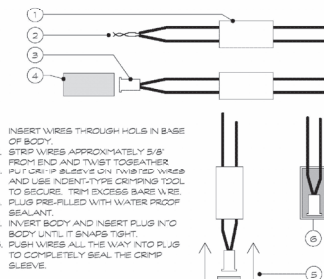
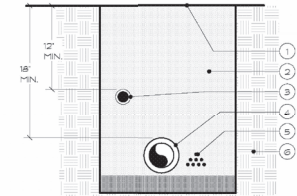
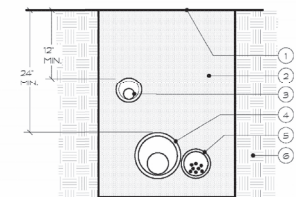
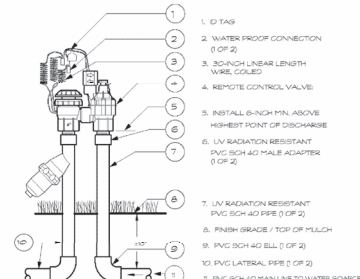


WALL CAP OVERHANG



ELEVATION

4C

		 LEGEND - CLIMATE LOGIC™ WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS. - CLIMATE LOGIC™ WEATHER SENSOR MOUNTED ON A RAIN GUTTER USING QUICK-ON™ GUTTER MOUNT. - CLIMATE LOGIC™ RECEIVER MODULE MOUNTED INDOORS NEAR THE COMPATIBLE CONTROLLER. MOUNT WITH SCREWS AT EYE LEVEL OR IF IN A SECURE AREA, MOUNT ON HOOK AND LOOP TYPE STRIPS FOR DISMOUNTING AND HANDLING. PROGRAMMING UTILIZES THE BLACK IN THE CORD. - SINGLE CONNECTION CORD PLUGGED INTO CONTROLLER'S REMOTE PORT. - AUTOMATIC SPRINKLER CONTROLLER. - FINISH SURFACE OF INTERIOR SPACE WHERE CONTROLLER IS LOCATED. - PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED). - PVC SWEEEP ELL (PROTECTING LOW VOLTAGE CONTROL WIRES TO THE ELECTRIC VALVES). NOTES: INSTALL, MOUNT, AND WIRE THE CLIMATE LOGIC SENSOR AND RECEIVER PER THE MANUFACTURER'S DIRECTIONS. B. FINAL CLIMATE LOGIC SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER. C. FINAL CLIMATE LOGIC SENSOR LOCATION SHALL BE IN A LOW VISIBILITY AREA. D. FOR MOST ACCURATE SENSING, LOCATE THE SENSOR SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE. REFER TO THE OWNER'S GUIDE FOR FURTHER MOUNTING LOCATION DIRECTIONS. ET / RAIN SENSOR - WIRELESS	 WALL MOUNTED IRRIGATION CONTROLLER - AUTOMATIC CONTROLLER PER LISTING. MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS. - ELECTRICAL JUNCTION BOX FOR 15V AC POWER CONNECTION. 1/2" CONDUIT WITH 15V AC POWER WIRES TO POWER SOURCE. 1/2" SCH 40 PVC CONDUIT FOR CONTROL WIRES. - SECURE ALL CONDUITS TO WALL WITH 1" CLAMP IN A MINIMUM OF TWO PLACES (TYP). - FINISH GRADE. - WALL.
		 BRAGG BALL VALVE - BALL VALVE PER IRRIGATION LEGEND (MAINLINE SIZE). - RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NO SPRINGS) - HEAT BRAND BY ON LID IN 1/2" HIGH BLOCK LETTERS. - FINISH GRADE. - SCH 40 PVC MALE ADAPTER (2 REQUIRED). - SCH 40 PVC 45 DEGREE ELL (4 REQUIRED). - NATIVE SOIL. - MAINLINE PIPING PER IRRIGATION LEGEND. - COMMON BRICK SUPPORTS (4 REQUIRED). - FILL BASE OF BOX WITH PEA GRAVEL. 1/2" IN TURF AREAS, 2" IN SHRUB AREAS. NOTES: OFFSET VALVE BOX AROUND BALL VALVE TO ALLOW SPACE FOR FULL MOVEMENT OF THE BALL VALVE HANDLE.	 WATERPROOF WIRE CONNECTOR - INSERT WIRES THROUGH HOLES IN BASE OF BODY. - STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER. - PUT ON P SLEEVES ON TWISTED WIRES AND USE NIDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE. - PLUG PRE-FILLED WITH WATER PROOF SEALANT. - INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT. - PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE. NOTES: USE SPEARS RDS-400 CRIMPING CONNECTOR KIT. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.
	 TRENCHING - FINISH GRADE. - CLEAN BACKFILL WITH ALL ROCKS 1" OR LARGER REMOVED - 90% COMPACTION REQUIRED - SEE SPEC. - NON-PRESSURE LATERAL LINE PER LEGEND (SNAKE IN TRENCH). - CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE. - UNDISTURBED NATIVE SOIL. NOTES: BUNDLE AND TAPE WIRES AT 10' O.C. PITIAL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPACING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. INSTALL 12X12" CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE (90°, 45°, TEES ETC.) AND AT ALL TERMINAL POINTS.	 SLEEVING - HARDSCAPE (SEE CONSTRUCTION PLAN). - CLEAN SAND BACKFILL, COMPACT TO MATCH DENSITY OF EXISTING SOIL. - LATERAL LINE IN SCH 40 PVC SLEEVE. - PRESSURE MAINLINE IN SCH 40 PVC SLEEVE. - CONTROL WIRES IN SCH 40 PVC SLEEVE. - UNDISTURBED NATIVE SOIL. NOTES: SIZE ALL SLEEVES PER THE IRRIGATION PLAN. EXTEND SLEEVES MINIMUM 12" BEYOND EDGE OF HARDSCAPE.	 DRIP LINE ANTI-SIPHON / VALVE - ID TAG. - WATER PROOF CONNECTION (1 OF 2). 30-INCH UNBAR LENGTH WIRE COILED. - REMOTE CONTROL VALVE. - INSTALL 6-INCH MIN. ABOVE HARBEST FRONT OF DISCHARGE. 1/4" RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2). - FINISH GRADE / TOP OF MULCH. - PVC SCH 40 ELL (1 OF 2). - PVC SCH 40 ELL (1 OF 2). - PVC SCH 40 MAIN LINE TO WATER SOURCE.

IRRIGATION NOTES

1. GENERAL - WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY SAME.

1A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL DIMENSIONS AND CONDITIONS.

1B. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL DIMENSIONS AND CONDITIONS.

2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL PORTS OF CONNECTION, BACKFLOW PREVENTERS AND THE FURNISHING AND INSTALLING OF CONTROLLERS, BLENDING CONTROL VALVES, UPHOLSTERING VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES AND EMITTERS AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND CROSSLING IRRIGATION SYSTEM IN ACCORDANCE WITH THE DRAWINGS, DETAIL, AND NOTES, INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY THE FOLLOWING:

2A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.

2B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP INCLUDING SETTLING OF BACKFILL TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK. IF IT IS FOUND THAT THE SITE VARIES FROM DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL ADDRESS ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTING PITS, DRAINAGE BASINS, ETC.

5. SPRING SHOWN ON THE PLANS IS ESSENTIALLY DIAGNOSTIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE SPRING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVERSPRAY.

6. THE CONTRACTOR SHALL, AT ALL TIMES, PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND HIS AGENT.

7. EXTENSIVE CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.

8. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENT TO HIS WORK.

9. THE IRRIGATION DESIGN IS BASED ON THE METER AND OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE / POINT OF CONNECTION NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESTATION, BIDDING CONDITIONS, DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

10. CONTRACTOR SHALL MAKE POINT OF CONNECTION (P.O.C.) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

11. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASSOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER LOCAL CODES.

12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THIS HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 100 PSI FOR 3 HOURS OR MORE. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF THE TEST FOR CERTIFICATION.

13. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL BRINS / TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO CLOSING SYSTEM (FOR BRIN SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.

14. ALL WIRING SHALL BE SOLID COPPER PLASTIC INSULATED, UP DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE #14 WHITE. ALL CONTROL WIRE SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRE AND CONTROL WIRE WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.

15. ALL CONTROL WIRE AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE / PAVING SHALL BE ENCASED IN PVC BUSHINGS PER THE LEGEND. BUSHINGS SHALL BE SIZED ACCORDING TO THE BUSHING CHART ON THE PLANS. BUSHINGS SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPE AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, USE BELLED END CONNECTION OR COUPLER WITH BUSHING. ENSURING BUSHING IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.

16. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHUB AREAS WHEREVER POSSIBLE.

17. THE CONTRACTOR SHALL HEAT BRAND VALVE NUTS AND OTHER HARDWARE AS CALI FOR USE IN THE IRRIGATION DETAILS ON OUTSIDE OF ALL VALVE BODIES.

18. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TERLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH TERLON TAPE. NO PIPE JOINT IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.

19. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.

20. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.

21. ALL EMISSIONS BY DRIP LINE CONTROL VALVES TO HAVE 1/2" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.

22. MAINLINE AND WIRE BUSHINGS TO HAVE A MINIMUM COVER FROM TOP OF BUSHING TO BOTTOM OF AGGREGATE BASE. MAIN LINE AND WIRE BUSHING UNDER ALL VEHICULAR ACCESSWAYS TO HAVE 18" MINIMUM COVER FROM TOP OF BUSHING TO BOTTOM OF AGGREGATE BASE. LATERAL LINE BUSHING TO HAVE 12" MINIMUM COVER FROM TOP OF BUSHING TO BOTTOM OF AGGREGATE BASE. LATERAL LINE BUSHING UNDER ALL VEHICULAR ACCESSWAYS TO HAVE 18" MINIMUM COVER FROM TOP OF BUSHING TO BOTTOM OF AGGREGATE BASE.

MINIMUM COVER FROM TOP OF BUSHING TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL BUSHING UNDER ALL HARDSCAPE 36" WIDE OR GREATER DUE TO GRAPHIC CLARITY. NOT ALL BUSHINGS MAY BE SHOWN ON PLANS. CONTRACTOR SHALL INSTALL ALL BUSHING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.

23. THE SLOPE OF EACH HEAD IS TO BE ADJUSTED SO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVER SPRAY ON BUILDINGS, WALLS, AND OTHER HARD SURFACES IS MINIMIZED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, USING THE BEST NOZZLE SIZES AND MATTER USING PRESSURE COMPENSATING DEVICES FOR NOZZLES, USING ADJUSTABLE NOZZLES, OR USING THE KNOB ADJUSTER SCREW ON INDIVIDUAL NOZZLES.

24. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO IMPROVE. AT THIS POINT OPEN UP VALVE FULLY, ABOUT ONE-HALF TURN, THEN TURN THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.

25. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES.

26. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:

A. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
B. 2 KEYS FOR EACH CONTROLLER AND ENCLOSURE (IF APPLICABLE).
C. 2 QUICK COUPLER KEYS AND MATCHING HOSE BUSHINGS (IF QUICK COUPLERS ARE USED).

27. RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTING, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT REQUIRED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE. LOCATION THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, CONTROLLER, QUICK COUPLERS, HOSEBOXES, OR HOSEBOXES AND OTHER PERMANENT UNDERGROUND ITEMS.

28. CONTROLLER CHART - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED. THE CHART IS TO BE A REDUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION AREA OF COVERAGE). WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED TO PROTECT IT FROM WEATHER AND PLACED IN THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

29. DRIP LINE IRRIGATION

29A. DRIP LINE TUBING IS SHOWN ON PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS, DIMENSIONS, ETC.

29B. ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SOL TYPE CONSIDERATIONS, PLANT TYPE CONSIDERATIONS, EMISSION, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, BOLT SCAPES, AND OPERATION INSTRUCTIONS, ETC.

29C. EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND A LINE FILTER PER THE IRRIGATION LEGEND.

29D. EXTEND PVC LATERAL LINE PIPING FOR IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.

29E. CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS. USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

29F. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 12" O.C. OR AS NOTED ON THE PLANS.

29G. TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE CONTOURS.

29H. FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR-RELEASE VALVES WHERE REQUIRED FOR BURIED SYSTEMS SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.

29I. DRIP LINE TUBING SHALL BE BURIED 3" BELOW FINISH GRADE, STAPLE DOWN AND COVER WITH MULCH PER THE PLANTING PLAN.

29J. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PROVIDED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

IRRIGATION MAINTENANCE SCHEDULE #

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY MAINTENANCE TASKS

QUARTERLY CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DUSTS AND REPLACE BATTERY AS NECESSARY. CHECK WIRES AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

MONTHLY IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

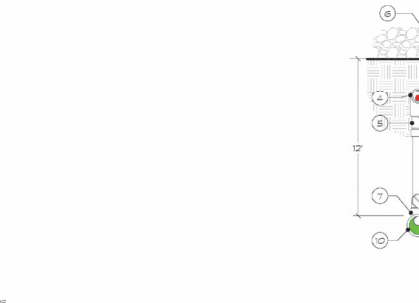
QUARTERLY P.O.C. - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

QUARTERLY REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.

QUARTERLY MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.

WEEKLY SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN, MISALIGNMENT OR CLOGGED HEADS. HEADS WITH CORROSION, AIR, INADEQUATE COVERAGE OR OVER-SPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

MONTHLY FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.



1. ROPUP INDICATOR - 1/4" DIA. WITH A 90° IRRIGATION DRIP FLUSH NOZZLE. MODEL ROPUP-1. DRAINAGE COLORED NOZZLE TO REMAIN IN THE CLOSED POSITION DURING SYSTEM OPERATION AND OPENED FOR SYSTEM FLUSHING. DIRECT FLUSH STREAM INTO PLANTER.
2. INSTALL ROPUP INDICATOR HEAD 1/2" ABOVE FINISHED GRADE IN SHUBS AND BRUSH COVER AREAS.
3. UNDISTURBED SOIL.
4. SUBSURFACE DRIP TUBING, DEPTH AS SHOWN ON LEGEND AND DETAIL.
5. DRIP CONNECTION ASSEMBLY. SEE DRIP TUBING CONNECTION DETAIL.
6. LANDSCAPE MULCH-TYPE SPECIFICATION.
7. 50-40 PVC BENT TEE FITTING, LATERAL X LATERAL X 1/2" SIZE WITH 90° ELBOW.
8. 1/2" ROPUP HEAD.
9. PRE-ASSEMBLED POLY, TRIPLE DRAWING JOINT, 1/2" ROPUP NUT AND O-RING WITH A 1/2" X 1/2" X 1/2" WITH 90° IRRIGATION MODEL ROPUP-1.
10. DRIP SYSTEM DISCHARGE HEAD, PVC LATERAL, LINE PIPE, TYPE AND SIZE AS SHOWN ON LEGEND, OR 1 1/2" MINIMUM SIZE PER THE DRIP INSTALLATION DETAILS.

NOTE: ONLY USE BOTTOM NUT OF SPRINKLER HEAD. IF POSSIBLE, LOCATE FLUSH / INDICATOR ASSEMBLY IN AREA WITH EASY ACCESS FOR MAINTENANCE. INSTALL ORANGE COLORED IRRIGATION NOZZLES ON ROPUP HEAD AND ADJUST TO FULLY CLOSED. FOR RECYCLED WATER USE A 90° IRRIGATION DEPTH 1/4" FLUSH COLORED COLORED FLUSH NOZZLE.

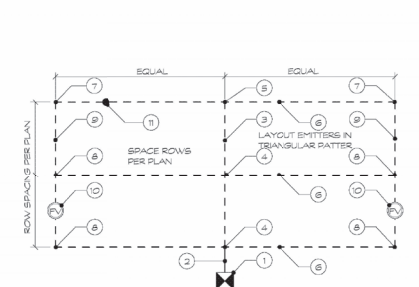
DRIP LINE SYSTEM - FLUSH VALVE ASSEMBLY



1. FINISH GRADE OF MULCH LAYER.
2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS.
3. FINISH GRADE.
4. POLY TUBING PER IRRIGATION LEGEND / FINISH GRADE.
5. STEEL TUBING-SOL STAPLE (NATURAL TUBING OR APPROVED EQUAL).
6. NATIVE SOIL / BACKFILL PER SPECIFICATIONS.
7. DEPTH OF MULCH PER PLANTING PLAN OR SPECIFICATIONS.

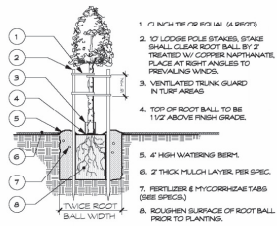
NOTES:
1. LOCATE FLUSH VALVE AT LOW POINT AT EACH END OF P.O.C. AND AT ALL FITTINGS (TEES, ELBOWS) AND CHANGES IN DIRECTION OF TUBING. BURY TUBING PER THE IRRIGATION PLAN / NOTES.

DRIP LINE TUBING

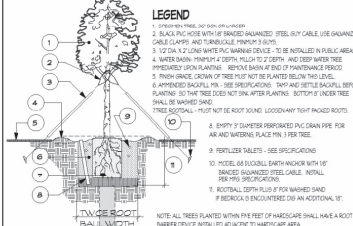


1. SUPPLY HEADER TEE
2. FLUSH HEADER ELBO
3. SUPPLY HEADER CROSS
4. FLUSH HEADER TEE
5. PLAN VIEW
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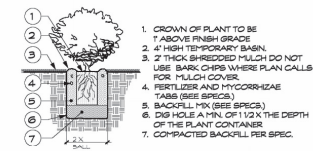
1. DRIP ZONE VALVE PER LEGEND
2. PVC LATERAL LINE FROM VALVE INTO PLANTER AREA - PLAN SIZE
3. POLY TUBING SUPPLY HEADER - USE BLANK TUBING WHERE EMITTERS ARE NOT NEEDED. LOCATE IN HYDRAULIC CENTER OF ZONE WHERE POSSIBLE.
4. SUPPLY HEADER CROSS
5. FLUSH HEADER ELBOW CONNECTION - SEE DETAIL AT RIGHT
6. FLUSH HEADER TEE CONNECTION - SEE DETAIL AT RIGHT
7. POLY TUBING FLUSH HEADER - USE BLANK TUBING WHERE EMITTERS ARE NOT NEEDED
8. FLUSH VALVE PLUMBED TO FLUSH HEADER AT LOW POINT
9. OPERATION INDICATOR - INSTALL ON TUBING AT FARTHEST POINT FROM DRIP ZONE VALVE
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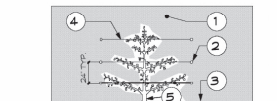
TREE PLANTING DETAIL
NOTE: ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.



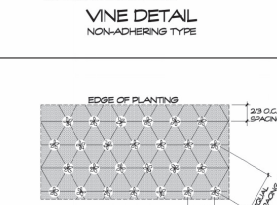
SPECIMEN TREE PLANTING DETAIL
NOTE: ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.



SHRUB PLANTING DETAIL
NOTE: UNLANKIE PLANTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE. DO NOT CRACK ROOT BALL.



ELEVATION
LEGEND:
1. WALL OR FENCE
2. EYE BOLTS 3/8" DIA. EYE BOLTS IN LEAD SHEETS, PROVIDE 6.
3. FINISH GRADE
4. 12 GA. GALV. WIRE SECURE VINE TO WIRE WITH NUBBERMANS TAPES
5. ANGLE TRUNK OF VINE BACK TO WALL AND REMOVE STAKE ETC.
NOTE: WHEN PLANTING SEVERAL VINES ON ONE WALL, WIRE TRELLIS SHALL BE CONTINUOUS.



VINE DETAIL
NON-ADHERING TYPE



GROUND COVER AND SHRUB SPACING
NOTE: ALL MASS PLANTED SHRUBS AND GROUND COVER SHALL BE PLANTED AT EQUAL SPACING. DIMENSIONS ARE GIVEN FOR PLANTING ONLY. SEE LEGEND FOR SPACING REQUIREMENTS. MULCH ALL PLANTING AREAS PER SPEC.

MAINTENANCE NOTES:

MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 60 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.

SAFETY: ALL PLANT MATERIAL SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONSITE PROGRAM TO ASSURE A SAFE ENVIRONMENT.

WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDS. AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.

IRRIGATION COVERAGE: A SUFFICIENT AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.

CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.

CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE OWNER.

PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.

RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ARBORES GUIDELINES. CROSS-BRANCHING, DAMAGED, DEAD OR DYING BRANCHES SHALL BE REMOVED BACK TO A POINT OF GROWTH.

PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, GROWING CONDITION.

CLEAN UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND DEBRIS FROM THE SITE AND SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

FINAL INSPECTION: WILL BE HEARD AT THE END OF 60 DAY MAINTENANCE PERIOD.

POST INSTALLATION MAINTENANCE GUIDELINES: A SCHEDULE FOR ONSITE MAINTENANCE SHALL BE PREPARED AND SHOWN ON THE PLANTING PLAN USING THE ABOVE GUIDELINES.

NOTE: STANDARD PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLANTING PLAN.

SYMBOL	QUANTITY	SYMBOL	QUANTITY
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AS-002	1	AS-002	1
AS-003	1	AS-003	1
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PLANTING SPECIFICATIONS

SCOPE OF WORK

PROVIDE ALL LABOR, EQUIPMENT, MATERIAL, AND SERVICES NECESSARY TO COMPLETE THE FINISH GRADING, SOIL PREPARATION, PLANTING, AND MAINTENANCE AS SPECIFIED.

A. GENERAL WORK PROCEDURES

WORK PROCEDURES SHALL FOLLOW BEST CUSTOMARY PRACTICE.

1. ALL MATERIALS SHALL BE BEST AVAILABLE. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL IRRIGATION WORK AROUND PLANTING AREA IS COMPLETE AND TESTED.
2. DEMONSTRATION - DEMONSTRATION SHALL BE TAKEN TO DEMONSTRATE THE BEST PRACTICE FOR ALL PLANTING AREAS AND INSURE THAT PLANTS ARE PROTECTED FROM DRYING DURING PLANTING OPERATIONS.
3. WEEDING, BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING - ALL WEEDS AND STOLONIFEROUS GRASSES, NUT GRASS AND JOHNSON GRASS, SHALL BE CHEMICALLY ERADICATED OR DUG OUT BY THE ROOTS AND DISPOSED OF OFF SITE.
4. PREMISES SHALL BE KEPT CLEAN AND MAINTAINED FREE OF CONSTRUCTION LITTER. ALL EMPTY CONTAINERS, EMPTY BAGS AND DEBRIS SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF EACH DAYS WORK. ALL WALKS OR PAVEMENTS SHALL BE SWEEPED OR WASHED CLEAN DAILY.

B. MATERIALS

1. ORGANIC AMENDMENTS - ORGANIC AMENDMENTS SHALL BE DECOMPOSED NITROGEN STABILIZED COMPOSTED RED WOOD SHAVINGS CULTIVATED INTO TOP 8" OF ALL PLANTING AREAS.
2. HUMATE PLUS GRANULAR SOL CONDITIONER BY TRI-C.
3. COMMERCIAL FERTILIZER - COMMERCIAL FERTILIZER SHALL BE AGRIFORM 18-18-6 COATED PELLETS OR EQUAL.
4. SOIL SULFUR - SOIL SULFUR SHALL BE AGRICULTURAL GRADE.
5. POLYMER - POLYMER SHALL BE A SYNTHETIC ACRYLAMID GO-POLYMER FORMATION AS MANUFACTURED BY TERRA CORD.
6. MULCH - MULCH SHALL BE A SHREDDED BARK MATERIAL AS PRODUCED BY KELLOGG'S XERIMULCH.
7. PLANTING TABLETS - PLANTING TABLETS SHALL BE 21 GRAM AGRIFORM BLUE CHIP PLANTING TABLETS.
8. PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE, INSECTS, INSECT EGGS AND LARVAE. THE ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED, DEFORMED OR BOUND AT ANY TIME. VARIETIES AND SIZE OF PLANTS SHALL BE AS STATED ON THE PLAN. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY THE OWNER OR THEIR REPRESENTATIVE ON THE SITE AT ANY TIME BEFORE OR DURING PROGRESS OF PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT PLANTS IN CONTAINERS ARE ADEQUATELY WATERED.
9. PLANTING MIX - ALL SOIL BACKFILL INPUTS FOR TREES, SHRUBS, VINES, UNLESS OTHERWISE NOTED, SHALL BE PREPARED SOIL CONSISTING OF 40% NITROGENIZED ORGANIC AMENDMENTS AND 60% SUITABLE EXISTING SOIL. PLUS POLYMERS PER THE FOLLOWING AMOUNTS.

MYCORRHIZAE SPECIFICATIONS.

CONTRACTOR SHALL APPLY TRY-C ENDO 120 ARBUSCULAR MYCORRHIZAL INOCULUM AT THE FOLLOWING RATES:

APPLY AT 1 1/2 LBS. PER 1000 SQ. FT. FOR ALL LANDSCAPE AREAS TILL INTO SOIL W/ AMENDMENTS. (SEE SPEC'S) FOR BACKFILLED BEDS APPLY AT 5 LBS. PER CUBIC YARD OF MIX.

CONTRACTOR SHALL ALSO APPLY TRY-C MYCO PACS PLACE INDIVIDUAL PACKETS ADJACENT TO ALL SHRUB ROOT BALLS AT THE FOLLOWING RATES:

- 1 GAL. = 1 PAC.
- 5 GAL. = 3 PACS
- 15 GAL. = 8 PACS

CONTACT TRY-C 1-800-621-3311 FOR SUPPLIERS.

C. INSTALLATION.

1. SOIL CONDITIONING (NON SLOPE AREAS) - THE FOLLOWING APPLICATION SHALL BE MADE PER 1,000 SQUARE FEET OF AREA AND SHALL BE THOROUGHLY CULTIVATED INTO THE TOP 8 INCHES OF PREOBTAINED SOIL.
- 4 CUBIC YARDS ORGANIC AMENDMENT
- 20 POUND COMMERCIAL FERTILIZER
- 100 LBS TRI-C HUMATE PLUS GRANULAR SOL CONDITIONER (AREAS WITH SLOPES GREATER THAN A 3:1 RATIO ARE EXEMPT).

2. TREE AND SHRUB PLANTING

- a) EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS, SHRUBS, AND TREES. PITS SHALL BE 1 1/2 TIMES THE DEPTH OF BALLS, AND TWICE THEIR WIDTH.

- b) TERRA CORD AS POLYMER SHALL BE ADDED TO PLANT BACKFILL PER THE FOLLOWING:

- 1 TABLE SPOON PER 1 GALLON PLANT
- 3 TABLE SPOON 5 GALLON PLANT
- 4 TABLE SPOON 15 GALLON PLANT
- 2 TABLE SPOON 1/2" CALIPER OF TREE TRUNK FOR SPECIMEN PLANTS LARGER THAN 15 GALLONS. UNUSED EXCAVATED SOIL SHALL BE DISPOSED OFF THE SITE.

SIZE OF CONTAINER	NUMBER OF TABLETS	WEIGHT GRAMS
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1 GALLON	1	2
5 GALLON	2	42
15 GALLON	6	126
BOXED CONTAINER	10	210

- d) PLANTING HEIGHT OF SHRUBS AND TREE CROWNS TO BE 1 INCH ABOVE FINISH GRADE UNLESS NOTED OTHERWISE ON PLAN.

- e) COMPACT SOIL AT BOTTOM OF PIT AND TRAMP FIRMLY. FILL SOIL AROUND BALL OF PLANT USING BACKFILL AS SPECIFIED AND WATER THOROUGHLY.

- f) IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND AS DETAILED.

- g) GRADE AREAS AROUND PLANTS TO FINISH GRADE AND DISPOSE OF EXCESS SOIL.

- h) WATER - IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE AND SHRUB, IN SUCH A MANNER AS NOT TO DISTURB BACKFILL OR MULCH, AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. (SEE PLANTING DETAILS FOR VARIATIONS FROM ABOVE).

3. GROUND COVER AREAS

PLANTING PITS FOR GROUND COVERS SHALL BE 4' X 4' OR ADEQUATE TO ACCEPT MATERIAL FROM PLATS WITHOUT CRUSHING OR DEFORMING THE ROOT BALL. PLANT AT BRANCHES AND IN AREAS INDICATED ON THE DRAWINGS. SOIL SHALL BE FIRMLY PRESSED AROUND EACH PLANT, AND THE EXCESS SOIL REMOVED FROM THE CROWN. EACH SECTION OF GROUND COVER SHALL BE IMMEDIATELY WATERED UPON COMPLETION OF PLANTING, OR WITHIN ONE HOUR.

4. MULCHING OF SHRUB AREAS

CONTRACTOR SHALL APPLY A MINIMUM OF TWO INCHES OF KELLOGG'S XERIMULCH TO ALL GROUND COVER AND SHRUB PLANTING AREAS AFTER COMPLETION OF ALL PLANT INSTALLATION. (ONE CUBIC YARD COVERS 162 SQ. FT. AT TWO INCH DEEP) AREAS LESS THAN ONE INCH DEEP AFTER SETTLEMENT FOR ONE WEEK SHALL BE REMULCHED TO ACHIEVE THE REQUIRED 1" DEPTH.

5. MAINTENANCE AND GUARANTEES (OPTIONAL - 60 DAYS AS SEPARATE BID ITEM).
- ALL PLANTING SHALL BE MAINTAINED (BY CULTIVATING, MOWING, WEEDING, WATERING, FEEDING, SPRAYING AND PRUNING) FOR 60 DAYS AFTER COMPLETION AND ACCEPTANCE OF ALL PLANTING. ALL SHRUBS AND TREES NOT LIVING AFTER 60 DAY MAINTENANCE SHALL BE REPLACED. A FINAL INSPECTION SHALL BE MADE BY THE OWNER OR THEIR REPRESENTATIVE TO VERIFY THE FOLLOWING: HEALTHY, PEST FREE PLANT MATERIALS, VISIBLE WEED FREE GROUND COVER AREAS, STAKING OF TREES, ETC.



LANDSCAPE ARCHITECTURAL PLANS FOR
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PLANTING
SPECIFICATIONS

DATE: 9-3-25
DRAWN BY: RD

SHEET NO.
L-9
OF 9