



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

March 12, 2026  
Agenda Item No. 2

**SUBJECT:** Manson Residence (PA2025-0205)  
▪ Modification Permit

**SITE LOCATION:** 2612 Circle Drive

**APPLICANTS/OWNERS:** Benson Design and Architecture/Joshua Manson Trust

**PLANNER:** Oscar Orozco, Associate Planner  
949-644-3219, [oorozco@newportbeachca.gov](mailto:oorozco@newportbeachca.gov)

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### **LAND USE AND ZONING**

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

### **PROJECT SUMMARY**

A modification permit to allow an addition to an existing single-unit dwelling that is greater than 10% of the existing square footage within a 10-year period. The existing single-unit dwelling consists of 3,790 square feet and is nonconforming due to the dimensions of the existing garage. Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) limits additions to a maximum of 10% of the existing gross floor area within a 10-year period when a residence has nonconforming parking. The proposed addition includes 235 square feet (6.8% addition), and in 2019 an addition was approved for 340 square feet, resulting in a total addition of approximately 16.6% within a 10-year period. The addition otherwise complies with all applicable development standards, and no other deviations are requested.

### **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 Conversions 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. \_ approving the Modification Permit filed as PA2025-0205 (Attachment No. ZA 1).

## DISCUSSION

- The subject property is located within the Single-Unit Residential (R-1) zoning district. The R-1 District is intended to provide areas appropriate for residential development of one dwelling unit on a single legal lot. The property is developed with an existing two-story, 3,790-square-foot single-unit dwelling, including an attached garage. The R-1 zoning district limits floor area to two times the buildable area, or a maximum of 5,440 square feet for the subject property. The project includes an addition of 235 square feet for a total gross floor area of 4,025 square feet. The project complies with the floor area limit. The surrounding neighborhood is developed with both single-story and two-story, single-unit dwellings.



Figure 1: Oblique Aerial image of Neighborhood

- The existing interior dimensions of the two-car garage measure 18 feet wide by 19 feet, 3 inches deep. These interior clear dimensions were approved with the original construction of the dwelling in 1960 and compliant with the standards at that time. As a result of amendments to the Newport Beach Municipal Code (NBMC) in subsequent years, the garage is now substandard in size. The current requirement for the subject property is 20 feet wide by 20 feet deep.
- The proposed addition includes expanding the rear of the existing garage towards the alley. This will increase the depth of the garage from 19 feet, 3 inches to 22

feet, 4 inches, making the garage depth exceed the current standard of 20 feet deep.

- NBMC Subsection 20.38.030(C) (Determination of Nonconformity – Nonconforming Structure) defines a “legal nonconforming structure” as any structure that was lawfully erected but does not conform with the current development standards for the zoning district in which it is located by reason of adoption or amendment of the Zoning Code. The existing structure is considered legal nonconforming as it was legally permitted, but is now nonconforming due to the substandard interior garage dimensions.
- NBMC Subsection 20.38.060(A)(2) (Nonconforming Parking - Residential) limits additions to residential structures with nonconforming parking dimensions to 10% of the existing gross floor area within any 10-year period. Larger additions may be permitted subject to the approval of a modification permit. The applicant proposes a 235-square-foot (6.8% of the existing gross floor area) addition. However, in 2019 an addition of 340 square feet (9.8%) was approved, which results in a total addition of 16.6% within a 10-year period. Therefore, a modification permit is required for the garage width. NBMC Subsection 20.38.040(G)(5) (Non-Conforming Structures) states that the square footage of the required residential parking area additions (400 square feet for a 2-car garage) shall be excluded from the allowed expansion but shall be included as gross floor area. The proposed 235-square-foot addition complies with the total gross floor area and with the exclusion of the garage area the total addition area for the purpose addressing NBMC Subsection 20.38.040(G)(5) is 209 square feet.
- The proposed 235-square-foot addition is intended to accommodate the construction of an expanded garage and a golf cart garage with storage on the first floor. The golf car garage/storage room is intended to store mechanical equipment, bicycles and a golf cart.
- The proposed remodel and construction will comply with all applicable development standards, including height, setbacks and floor area limit. The resulting home will consist of five bedrooms and four bathrooms with a total floor area of approximately 4,025 square feet (including the 609-square-foot garage). The proposed structure will not appear out of character with the bulk and scale of other single-unit dwellings within the neighborhood.
- The new floor plan configuration will make the existing nonconforming garage more functional. It will increase the depth of the garage from 19 feet, 3 inches, to 22 feet, 4 inches, therefore, making the garage compliant with the minimum 20-foot depth requirement. The addition will also provide enclosed space for the storage and screening of mechanical equipment as well as a parking space for a golf cart.

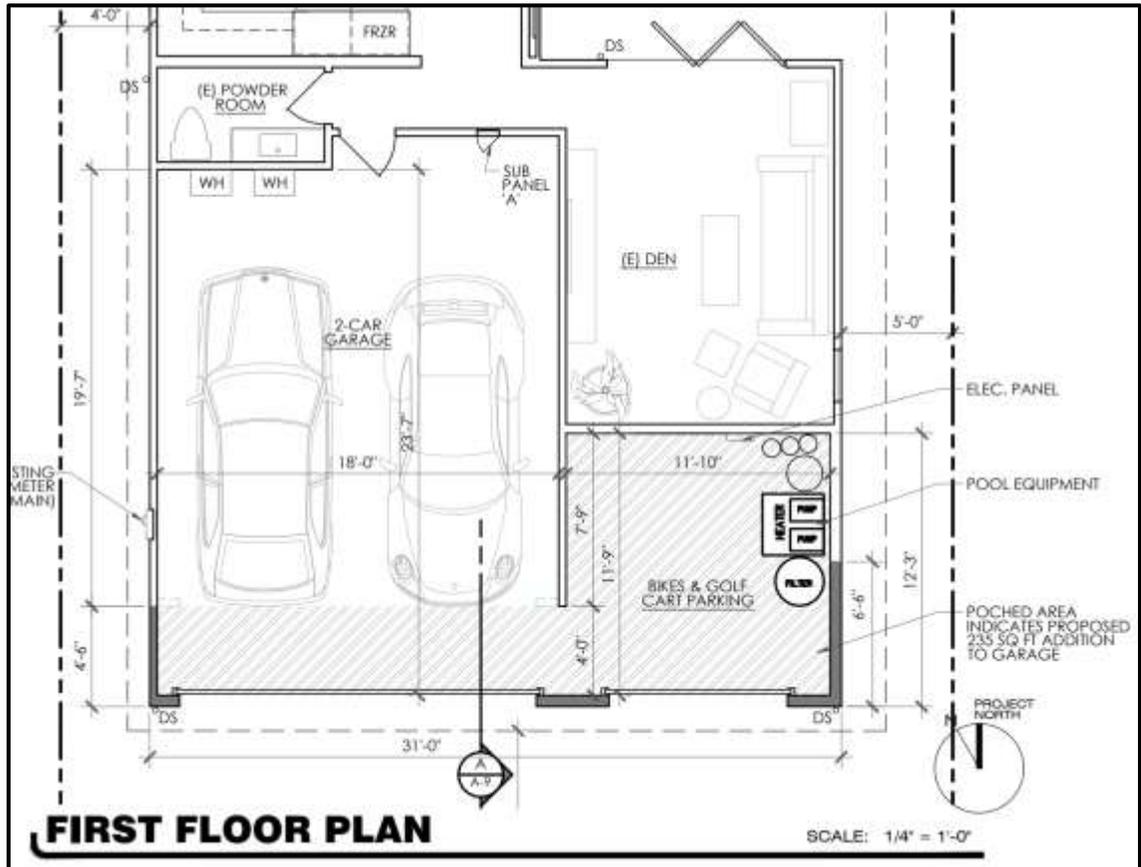


Figure 2, Proposed First Floor Plan

- As shown in Figure 2, the scope of work does not require any modifications to the existing garage sidewalls. Increasing the scope of work to expand the width of the garage would require major structural alterations and significant cost while providing a negligible benefit. The exterior wall on the west side of the garage is located 1 foot from the required side setback. The current development standards would require the garage wall be moved 2 feet, 4 inches, to achieve the Code-required 20-foot width. This would place the garage wall within the required 3-foot side yard setback, which would not be permitted by the NBMC without a variance. Revising the location of that existing garage sidewall 1 foot closer towards the setback line would only increase the interior width of the garage by approximately 8 inches making the garage interior width a total of 18 feet, 8 inches, and still non-conforming. In addition, the Bayshore's Community Association requires a 4-foot side yard setback for the property. Therefore, this option is not feasible.
- On the other side, the eastern wall of the garage would have to be moved a total of 2 feet, 4 inches to meet the minimum required 20 feet clear interior garage width. This would shrink the narrow dimension of the existing den from 12 feet wide, down to 9 feet, 8 inches wide. Such a reduction in width would reduce the functionality

of this room. This would also require reframing the garage walls, which would add significant scope and cost to the project. Lastly, the entire side walls of the garage and den could be shifted 1-foot to the side. However, the garage would still not meet the minimum width and this option would expand the scope and cost far beyond the current proposal.

- An alternative to this proposal is to reduce the size of the addition to no more than 10% of the existing gross floor area of the structure as authorized under NBMC Section 20.38.060(A) (Nonconforming Parking - Residential). Given the intent of the project is to provide for more garage space for the residents and to improve the existing nonconformity of the garage, a redesign to reduce the size of the addition to 5 square feet will significantly impact the objectives of the project and would not provide similar benefits to the applicant.
- The garage provides two useable parking spaces. The existing conditions fulfill the intent of the NBMC by providing adequate on-site parking. The applicant will continue to use the existing two-car garage and park on site. Demand for on-street parking in the neighborhood is not anticipated to increase as a result of the project. Additionally, the project includes golf car parking, providing an alternative form of access and parking for the residents. Lastly, the new golf cart garage/storage space would provide a location for the storage of mechanical equipment and other items, preventing the need for mechanical equipment or storage within the main two-car garage, and leaving it available for its intended use.
- The project is located within the Coastal Zone. However, the Local Coastal Program Implementation Plan (Title 21) of the NBMC does not include garage dimensions, therefore, no deviations are required. Furthermore, the project would increase the square footage by approximately 6.8%, which is less than the 10% threshold for a coastal development permit (CDP). Therefore, no CDP is required.

## **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Article 19 of Chapter 3 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. The Class 3 (New Construction or Conversion of Small Structures) exemption includes additions to existing structures provided that the addition does not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project includes the remodel of an existing single-unit dwelling with nonconforming parking and the construction of a 235-square-foot addition to an existing single-unit dwelling.

The exceptions to this exemption under Section 15300.2 are not applicable. The project location 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 application was published in the Daily Pilot, mailed to all owners 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:**

An appeal or call for review may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Oscar Orozco, Associate Planner

LAW/oo

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| Attachments: | ZA 1 | Draft Resolution                         |
|              | ZA 2 | Vicinity Map                             |
|              | ZA 3 | Applicant's Project Justification Letter |
|              | ZA 4 | Project Plans                            |

# **Attachment No. ZA 1**

Draft Resolution

**RESOLUTION NO. ZA2026-###**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A MODIFICATION PERMIT FOR AN ADDITION GREATER THAN 10% TO AN EXISTING SINGLE-UNIT DWELLING WITH A LEGAL NONCONFORMING GARAGE LOCATED AT 2612 CIRCLE DRIVE (PA2025-0205)**

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Benson Design and Architecture (Applicant), with respect to the property located at 2612 Circle Drive and legally described as Lot 20 of Tract No. 1102 requesting approval of a modification permit.
2. The Applicant requests a modification permit to allow an addition to an existing single-unit dwelling that is greater than 10% of the existing square footage within a 10-year period. The existing single-unit dwelling consists of 3,790 square feet and is nonconforming due to the dimensions of the existing garage. Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) limits additions to a maximum of 10% of the existing gross floor area within a 10-year period when a residence has nonconforming parking. The proposed addition includes 235 square feet (6.8% addition), and in 2019 an addition was approved for 340 square feet, resulting in a total addition of approximately 16.6% within a 10-year period. The addition otherwise complies with all applicable development standards, and no other deviations are requested.
3. The subject property is designated RS-D (Single Unit Residential Detached) by the General Plan Land Use Element and is located within the R-1 (Single-Unit Residential) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is RSD-B (Single Unit Residential Detached – 6.0 – 9.9 DU/AC) and it is located within the R-1 (Single-Unit Residential) Coastal Zoning District.
5. The subject property is located within the coastal zone; however, a coastal development permit is not required because the project addition is less than 10% of the existing gross floor area.
6. A public hearing was held on March 12, 2026, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (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. This exemption includes additions to existing structures provided that the addition does not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project includes the remodel of an existing single-unit dwelling with nonconforming parking and the construction of a 235-square-foot addition to an existing single-unit dwelling.

### SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050(E) (Modification Permits – Required Findings) of the NBMC, the following findings and facts in support of such findings are set forth:

#### Finding:

- A. The requested modification will be compatible with existing development in the neighborhood.*

#### Facts in Support of Finding:

1. The existing development is a 3,790 square-foot, single-unit dwelling with an attached two-car garage. The neighborhood is comprised of one-story and two-story single-unit dwellings. The modification permit will allow an expansion of the existing two-story single-unit dwelling, which is compatible with other properties in the neighborhood.
2. The proposed 235-square-foot addition is intended to accommodate the construction of an expanded garage and a golf cart garage with storage on the first floor. The golf car garage/storage room is intended to store mechanical equipment, bicycles and a golf cart. The addition is located on the first floor of a two-story structure and is consistent with the design and height of other properties in the neighborhood.
3. There is no change to the density or the use as a result of the proposed remodel and addition.

#### Finding:

- B. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

#### Facts in Support of Finding:

1. The existing interior dimensions of the two-car garage measure 18 feet wide by 19 feet, 3 inches deep. These interior clear dimensions were approved with the original construction of the dwelling in 1960 and compliant with the standards at that time. As a

result of amendments to the Newport Beach Municipal Code (NBMC) in subsequent years, the garage is now substandard in size. The current requirement for the subject property is 20 feet wide by 20 feet deep.

2. NBMC Subsection 20.38.030(C) (Determination of Nonconformity – Nonconforming Structure) defines a “legal nonconforming structure” as any structure that was lawfully erected but does not conform with the current development standards for the zoning district in which it is located by reason of adoption or amendment of the Zoning Code. The existing structure is considered legal nonconforming as it was legally permitted but is now nonconforming due to the substandard interior garage dimensions.
3. The proposed project does not require modification to the existing garage side walls. Modifying the garage side walls to conform to the minimum interior garage dimensions, which are not within the area of the proposed construction, would require substantial foundation and framing work due to the structural significance of the wall. Rebuilding the garage walls would significantly increase the scope and cost of the project.
4. The granting of the modification permit is necessary to allow a reasonable addition to an existing dwelling that was constructed in compliance with garage standards in effect at the time of original construction, and that are adequate in width for the parking of two vehicles.

Finding:

- C. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding:

1. The exterior wall on the west side of the garage is located 1 foot from the required side setback. The current development standards would require the garage wall be moved 2 feet, 4 inches, to achieve the Code-required 20-foot width. This would place the garage wall within the required 3-foot side yard setback, which would not be permitted by the NBMC without a variance. Revising the location of that existing garage sidewall 1 foot closer towards the setback line would only increase the interior width of the garage by approximately 8 inches making the garage interior width a total of 18 feet, 8 inches, and still non-conforming. In addition, the Bayshore’s Community Association requires a 4-foot side yard setback for the property. Therefore, this option is not feasible.
2. On the other side, the eastern wall of the garage would have to be moved a total of 2 feet, 4 inches to meet the minimum required 20-foot clear interior garage width. This would shrink the narrow dimension of the existing den from 12 feet wide, down to 9 feet, 8 inches wide. Such a reduction in width would reduce the functionality of this room. This would also require reframing the garage walls, which would add significant scope and cost to the project. Lastly, the entire side walls of the garage and den could be

shifted 1-foot to the side. However, the garage would still not meet the minimum width and this option would expand the scope and cost far beyond the current proposal.

Finding:

*D. There are no alternatives to the modification permit that could provide similar benefits to the applicants with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.*

Facts in Support of Finding:

1. Bringing the garage into compliance with current Zoning Code requirements would provide a negligible benefit but it would unreasonably require significant alterations to the structure well beyond the scope of the planned addition.
2. An alternative to this proposal is to reduce the size of the addition to no more than 10% of the existing gross floor area of the structure as authorized under NBMC Section 20.38.060(A) (Nonconforming Parking - Residential). Given the intent of the project is to provide for more garage space for the residents and to improve the existing nonconformity of the garage, a redesign to reduce the size of the addition to 5 square feet will significantly impact the objectives of the project and would not provide similar benefits to the applicant.
3. Facts in support of Finding C are hereby incorporated by reference.

Finding:

*E. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding:

1. The proposed remodel and construction will comply with all applicable development standards, including height, setbacks, lot coverage and will provide adequate protection for light, air, and privacy. The addition will not preclude access to the dwelling and will be consistent in scale with other dwellings in the neighborhood.
2. The proposed project maintains more than the minimum three-foot side yard for fire access in accordance with Zoning Code Section 20.30.110 (Setbacks Regulations and Exceptions), Subsection A(1)(c).
3. The approval of this modification permit is conditioned such that the Applicants are required to obtain all necessary permits in accordance with the Building Code and other applicable Codes.

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 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. The Zoning Administrator of the City of Newport Beach hereby approves the Modification Permit filed as PA2025-0205, subject to the conditions set forth 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 in accordance with the provisions of Title 20 Planning and Zoning of the NBMC.

**PASSED, APPROVED, AND ADOPTED THIS 12<sup>TH</sup> DAY OF MARCH, 2026.**

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Benjamin M. Zdeba, AICP, Zoning Administrator

**EXHIBIT "A"**

## CONDITIONS OF APPROVAL

**Planning Division**

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. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The Applicants shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Modification Permit.
4. This Modification Permit 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 is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
5. Any change to the approved plans shall require review by the Planning Division. An amendment to or the processing of a new modification permit may be required.
6. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
7. *Each parking space within the two-car garage shall be permanently available and maintained for parking purposes. The interior clear dimensions (18 feet wide by 20 feet deep minimum) shall be kept clear of obstructions including cabinets, shelving, equipment, or similar features/items that may impact the ability to adequately park two vehicles.*
8. Prior to the issuance of a building permit, the Applicants shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
9. 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 either the current business owner, property owner or the leasing agent.
10. 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 a.m. and 6:30 p.m., Monday

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

11. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the NBMC.
12. To the fullest extent permitted by law, Applicants shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all 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 City's approval of **Manson Residence including, but not limited to Modification Permit filed as PA2025-0205**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicants, City, and/or the parties initiating or bringing such proceeding. The Applicants shall indemnify the City for all of the City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The Applicants shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

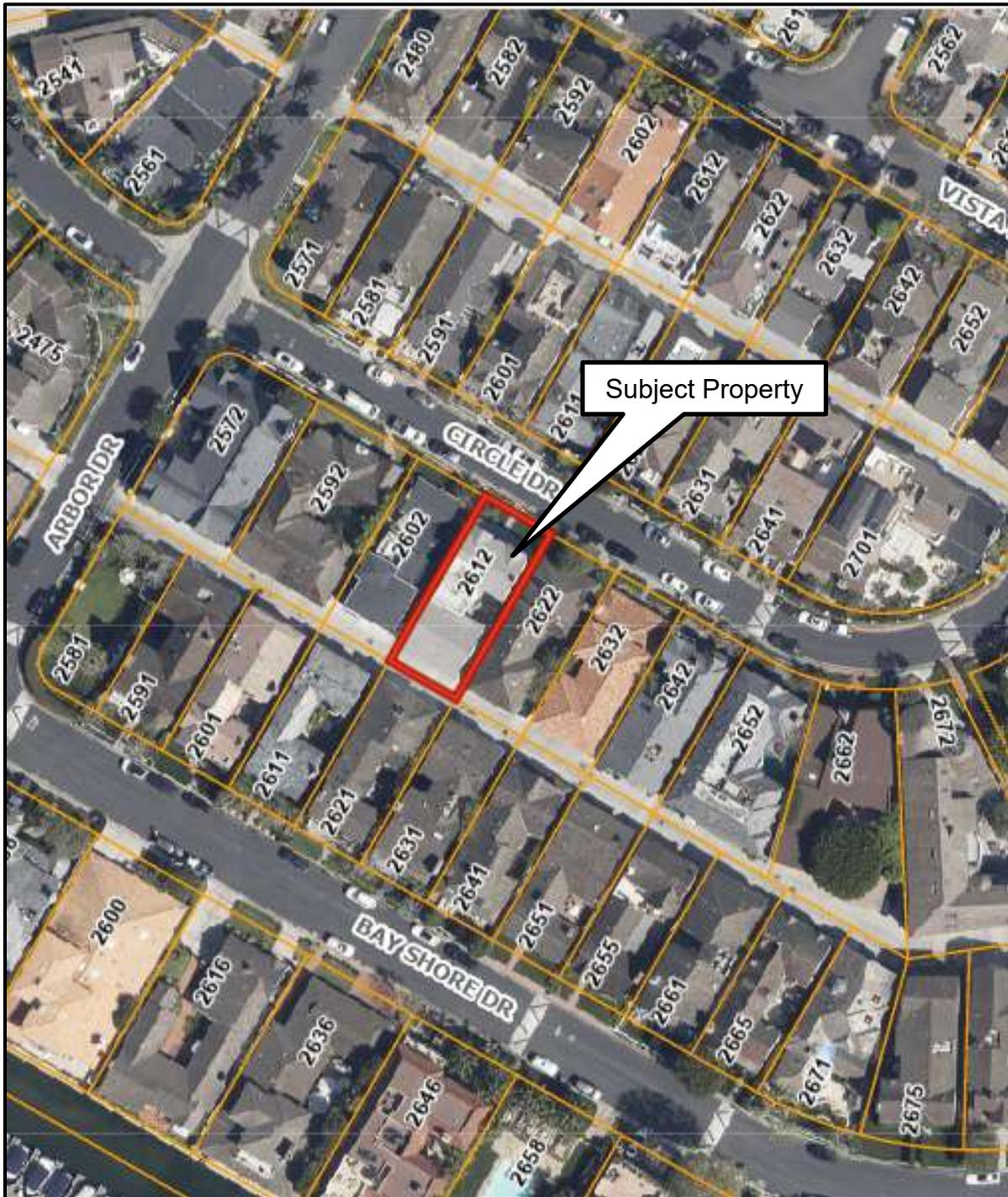
### **Public Works Department**

13. The Project shall not include any encroachment within the limits of the Public Utility Easement located at the rear of the property.

# **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



Modification Permit (PA2025-0205)

**2612 Circle Drive**

# **Attachment No. ZA 3**

Applicant's Project Justification Letter



Benson Design and Architecture  
jb@bdandarch.com (949) 534-2724

October 9th, 2025 – *revised 1/13/26*

Planning Department  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92658-8915

**Re: 2612 Circle Drive – Modification Request to increase Garage floor area**

The existing residence has a 2-car Garage that, due to the clear interior dimensions (18'-0" WIDE BY 19'-3" DEEP), is considered to be "nonconforming."

We propose to add to the existing Garage by enclosing the area beneath the existing cantilever of the Second Floor. By doing this, we also capture the existing Storage/Mechanical space adjacent to the existing Den. This provides the opportunity to securely store bikes as well as the owners' golf cart. Due to the remodel/addition project in 2019, this currently proposed additional would result in more than a 10% of combined floor area added within a 10 year period, thus requiring a modification permit. [Please see the summary of the activity over the past 10-years, below:](#)

- Pre-2019 residence: 3,450 sq ft (total structure)
- Permit X2019-2212: addition of 340 sq ft (9.8%) = 3,790 sq ft
- Current request: addition of 235 sq ft (an additional 6.8%) = 4,025 sq ft

[In total, our current request paired with the 2019 addition would equal 575 sq ft \(16.6%\) of additions withing a 10-year period.](#)

Please accept the attached plans along with the following Justifications & Findings in support of this request:

1. The enclosure of this space is compatible with the existing development of the neighborhood since it is proposed withing the established buildable area. All



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setbacks are compliant and no exceptions or encroachments are being requested.

2. Granting this Modification Request is necessary to allow the owners to improve their existing garage size (depth) while also capturing the existing Storage/Mechanical space adjacent to the existing Den. This newly captured space will allow them to store bikes and a golf cart in a designated space away from their two automobiles. Thus, clearing the auto parking area so that the nonconforming width is less of an issue. Additionally, the added depth will allow for a staggered parking configuration that will improve the ability to get in and out of the parked autos.
3. Granting this Modification Request is necessary due to the fact that the existing, two-story structure is supported by the existing Garage's walls. As such, moving [either](#) of the side walls to increase the width of the Garage would have substantially [negative](#) consequences.

[First off, the HOA requires a 4-foot side yard setback, which is more restrictive than the City's requirements. Accordingly, reconstructing the western garage wall to align with the City's 3-foot setback is not an option. That wall is currently located 4-feet from the westerly side property line and will need to stay there per the HOA standards.](#)

[On the other side, the eastern side wall of the garage would have to be moved a total of 2-feet to meet the minimum required 20-foot clear interior garage width for lots 40-feet or more wide. Additionally, it would shrink the narrow dimension of the Den from 12-feet wide down to 10-feet wide. Such a reduction in width would not allow the homeowner to utilize the room as a den since the furniture layout & TV placement would end up being too close to one another.](#)

[Lastly, to move an interior bearing wall of such an old structure, would result in architectural, engineering, & construction cost as well as extensions to the construction timeline that are not feasible. General contractors that we spoke with said that moving the eastern \(interior bearing\) wall of the garage could easily add \\$120,000 to \\$160,000 to the project's cost, would add 3-months to the total](#)



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time to complete the work, all while also making 2 bedrooms & one bathroom on the 2<sup>nd</sup> floor unusable during the improvements.

In contrast, the proposed solution can be achieved with minimal structural alterations that will not temporarily displace nor permanently take away/diminish the owners' use of their current interior spaces of the home. This is due to the fact that the proposed Garage addition utilizes an "infill" approach that does not dramatically alter the existing structural or MEP systems.

4. We have worked carefully with the client to explore ways to increase the functional use of the existing Two-Car Garage while also adding valuable storage space for their bikes and golf cart and have not been able to develop a more appropriate solution that conforms to the property's established buildable area. Please refer to item #3 above for discussion of other options that are not viable.
5. Granting this Modification Request to expand the Garage floor area, entirely within the property's established buildable area, will not cause a detriment to public health, safety, or welfare to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of the Zoning Code.

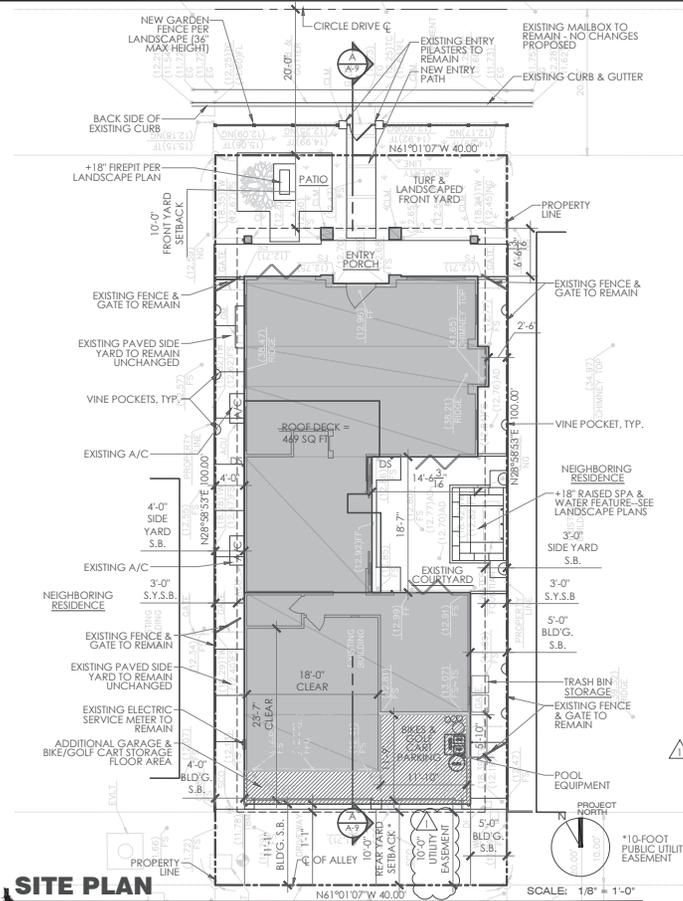
I hope that you agree that the above justifications are logical, sound, and worth granting my clients with the approvals necessary to proceed with this work. In the event that any additional information or proof is required, please bring it to my attention at your earliest opportunity.

Sincerely,

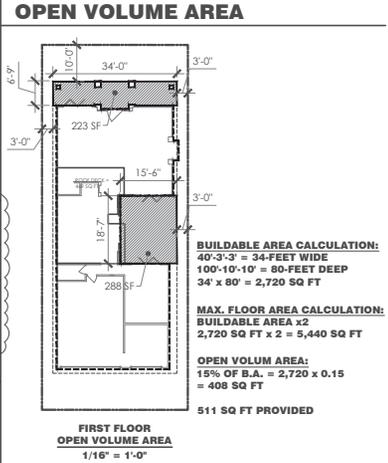
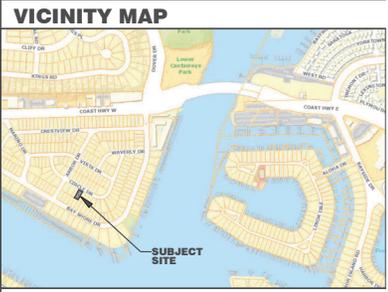
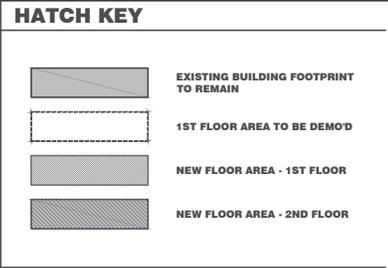
Jeff Benson, Architect

# **Attachment No. ZA 4**

Project Plans



- ### NOTES
1. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCY.
  2. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
  3. CITY GRADING ENGINEER SHALL BE CONTACTED, PRIOR TO START OF GRADING, TO SCHEDULE A PRE-GRADING MEETING.
  4. REFER TO SOILS REPORT BY EGA CONSULTANTS FOR GRADING REQUIREMENTS.
  5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO HAVE GRADING, COMPACTATION, BACK FILLING, FOOTING, AND UTILITY INSPECTIONS COMPLETED PRIOR TO BEGINNING OF NEXT PHASE OF CONSTRUCTION.
  6. REFER TO GRADING PLAN BY OTHERS FOR PRECISE GRADING INFORMATION.
  7. AT JOB CLOSE OUT THE GENERAL CONTRACTOR MUST TEST ALL SITE DRAINAGE BY RUNNING WATER TEST. GENERAL CONTRACTOR TO PROVIDE ARCHITECT A MEMO THAT DRAINAGE IS PER PLANS, AND THAT ALL DRAINS ARE OPERATIONAL.
  8. POOLS, SPAS, WALLS, FENCES, PATIO COVERS, AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
  17. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS, AND HANDRAILS OR ANY COMBINATION THEREOF SHALL NOT EXCEED 42 INCHES FROM EXISTING GRADE BEFORE CONSTRUCTION WITHIN THE REQUIRED FRONT SETBACK AREA(S).
  18. DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT PRIOR TO SUBMITTAL.
  19. GENERAL CONTRACTOR SHALL CONTACT DIGALERT (CALL 811) PRIOR TO ANY DIGGING.
  20. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.
  21. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
  22. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
  23. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NONSTANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
  24. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
  25. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
  26. THE MAXIMUM 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, 2019 AS REQUIRED BY N.B.M.C. SECTION 15.02.095.
  13. REFER TO LANDSCAPE PLANS BY OTHERS.
  19. THERE SHALL BE NO FACILITIES USED FOR FOOD PREPARATION WITHIN OR BE USED FOR RESIDENTIAL PURPOSES SEPARATELY OR INDEPENDENTLY FROM OCCUPANTS OF THE PRINCIPAL STRUCTURE.
  20. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS, AND HANDRAILS OR ANY COMBINATION THEREOF SHALL NOT EXCEED 42 INCHES FROM EXISTING GRADE BEFORE CONSTRUCTION WITHIN THE REQUIRED FRONT SETBACK AREA(S).
  21. DO NOT SCALE DRAWINGS.



PRE-2019 STRUCTURE	2019 ADDITION	2019 TOTAL STRUCTURE AFTER PERMIT X2019-2212	PROPOSED ADDITION	PROPOSED TOTAL STRUCTURE	TOTAL INCREASE 0/10-YEAR PERIOD
3,450 SQ. FT.	340 SQ. FT. (9.8%)	3,790 SQ. FT.	235 SQ. FT. (6.8%)	4,025 SQ. FT.	575 SQ. FT. (16.6%)

EXISTING STRUCTURE (PRE-2019): 3,450 SQ. FT.  
 X2019-2212 ADDITION: 340 SQ. FT.  
 PROPOSED ADDITION: 235 SQ. FT.  
 PROPOSED TOTAL STRUCTURE: 4,025 SQ. FT.

235 SQ. FT. / 3,450 SQ. FT. = 6.8% INCREASE IN SQUARE FOOTAGE  
 6.8% < 10%; THEREFORE, PROJECT IS EXEMPT FROM CDP

### SHEET INDEX

T-1	TITLE SHEET, SITE PLAN, & NOTES
A-1.1	GENERAL NOTES
A-1.2	CALGREEN NOTES
A-1.3	RESIDENTIAL MANDATORY MEASURES
A-2	AS-BUILT FLOOR PLANS
A-3	AS-BUILT ELEVATIONS
A-4	AS-BUILT ELEVATIONS
A-5	AS-BUILT ROOF PLAN
A-6	FLOOR PLANS
A-7	EXTERIOR ELEVATIONS
A-8	EXTERIOR ELEVATIONS
A-9	BUILDING SECTION
A-10	ROOF PLAN
TS1	TOPOGRAPHIC SURVEY

### LEGAL OWNER

JULIE ANN & JOSHUA DAVID MANSON  
 325 POPPY AVENUE  
 CORONAL DEL MAR, CA, 92625  
 CONTACT: JEFF BENSON AT BD&ARCH  
 (949) 534-2724

### LEGAL DESCRIPTION

MAPPING ID: LOT: 20 OF TRACT: 1102  
 A.P.N.: 049-175-04  
 COUNTY: ORANGE  
 CITY: NEWPORT BEACH  
 AREA: BAY SHORES

### SCOPE OF WORK

ADDITION TO THE EXISTING 2-CAR GARAGE, INCLUDING THE ENCLOSURE OF AN EXISTING STORAGE/MECHANICAL AREA TO PROVIDE ENCLOSED PARKING FOR A GOLF CART & BIKES. ALSO, REMOVE & REPLACE EXISTING DECK STAIR, REMOVE, REPAIR & REPLACE EXISTING ROOF GUARDRAILS, DECK WATERPROOFING & DECK FINISH.

JEFFREY JAMES BENSON IS THE D.P.I.R.C. - THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.

### DESIGN DATA

CITY: NEWPORT BEACH  
 ZONE: R-1  
 CODE: 2022 CRC, 2022 CBC, 2022 CPC, 2022 CEC, 2022 CMC, 2022 BEES, 2022 CGBSC, CH, 15 NBMC

USE: SFD  
 CONSTRUCTION TYPE: VB (SPRINKLERED - NFPA 13D)  
 OCCUPANCY: R-3/U  
 SETBACKS: FRONT: 10'-0", SIDES: 3'-0", REAR: 10'-0" (ALLEY EASEMENT)  
 MAXIMUM HEIGHT: 24' (FLAT ROOFS)/ 29' (SLOPED ROOFS)

### PROJECT DATA

LOT SIZE:	4,000 SQ. FT.
BUILDABLE AREA:	2,720 SQ. FT.
MAX. FLOOR AREA:	5,440 SQ. FT.
PROPOSED SITE COVERAGE:	2,464 SQ. FT. 61.6% (NO CHANGE)
EXISTING 1ST FLOOR:	1,414 SQ. FT.
EXISTING 2ND FLOOR:	2,002 SQ. FT.
EXISTING HABITABLE AREA:	3,416 SQ. FT.
EXISTING GARAGE:	374 SQ. FT.
EXISTING TOTAL STRUCTURE:	3,790 SQ. FT.
PROPOSED 1ST FLOOR:	1,414 SQ. FT. (+0 SQ. FT.)
PROPOSED 2ND FLOOR:	2,002 SQ. FT. (+0 SQ. FT.)
PROPOSED HABITABLE AREA:	3,416 SQ. FT. (+0 SQ. FT.)
PROPOSED GARAGE:	609 SQ. FT. (+235 SQ. FT.)
PROPOSED TOTAL STRUCTURE:	4,025 SQ. FT. (+235 SQ. FT.)

### CONSULTANTS

**SURVEYOR:**  
 APEX LAND SURVEYING, INC  
 6109 SAN JOAQUIN PLAZA  
 NEWPORT BEACH, CA 92660  
 (714) 488-9006

**LANDSCAPE ARCHITECTURE:**  
 GARDEN STUDIO DESIGN  
 2732 E. COAST HWY, SUITE A  
 CORONA DEL MAR, CA 92625  
 (949) 673-5450

### DEFERRED SUBMITTALS

1. ALTERATIONS TO THE NFPA 13D SPRINKLER SYSTEM. DRAWINGS AND HYDRAULIC CALCULATIONS TO BE SUBMITTED TO PLAN CHECK AND APPROVED; OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.

ALL DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

MANSON RESIDENCE  
 2612 CIRCLE DRIVE  
 NEWPORT BEACH, CA

261 Broadway  
 Costa Mesa, CA 92627  
 949.534.2724  
 BDandArch.com

**BD & ARCH**

TITLE SHEET & SITE PLAN

DATE: \_\_\_\_\_  
 REVISION: MOD REVIEW 11/19/2025  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 JOB #: 19-029



T-1

- 63. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
- 64. Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52(C)(1))
- 65. Island and peninsula counter tops must have at least one receptacle. (CEC 210.52(C)(1), (2), and (3))
- 66. The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinet is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
- 67. Hallways 0 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
- 68. Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (I) (1)).
- 69. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C)(2)).
- 70. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (i) 1 A)

**FOUNDATION:**

- 71. Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
- 72. Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.6)
- 73. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, with all plate and nut. (CRC R602.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

**SOUTHERN CALIFORNIA EDISON SETBACK**

- 74. Southern California Edison (SCE) overhead power line setback. General Order 95 Table

Nature Clearance	Communication Conductors (Including Open Wire, Cables and Service Drops), Supply Service Drops of 0-750 Volts	Supply Conductors and Supply Cables, 750 - 25,000 Volts
Vertical clearance above walkable surfaces on buildings, (except generating plants or substations) bridges or other structures which do not ordinarily support conductors, whether attached or unattached.	8 Feet	12 Feet
Vertical clearance above non-walkable surfaces on buildings, (except generating plants or substations) bridges or other structures which do not ordinarily support conductors, whether attached or unattached.	8 Feet	8 Feet
Horizontal clearance of conductor at rest from buildings (except generating plants and substations) or other structures (upon which men may work) where each conductor is not attached thereto.	3 Feet	6 Feet

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- 25. Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.206.1(2)).
- 26. The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90-degree elbows. (CMC 504.4.2.1)
- 27. Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
- 28. Mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 303.1)
- 29. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
- 30. Supply and return air ducts to be installed at a minimum of R-6. (Cal Energy Code Table 160.1 A.)

**PLUMBING:**

- 31. Separable water meters are required for all new duplexes. Separate fire risers are required at each water meter.
- 32. Plumbing Fixtures:
  - a. New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1):
    - i. Comply with Cal Green Mandatory Requirements
  - b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
    - i. Shower Heads: 1.8 gpm @ 80 psi
    - ii. Lavatory Faucets: 1.2 gpm @ 60 psi
    - iii. Kitchen Faucets: 1.8 gpm @ 60 psi
    - iv. Water Closet: 1.2gallons per flush

- 33. Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
- 34. The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
- 35. Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garages. (CPC 507.13.1)
- 36. Water heaters to be strapped at top and bottom with 1 1/2" x 16-gauge strap with 3/8" diameter. X 3" lag bolt each end. (CPC 507.2)
- 37. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a), and 903.1.1)
- 38. ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
- 39. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and 706.0)
- 40. Cleanouts are required within 2 feet of the connection between the building interior roof/drain piping system and the exterior onsite storm drain system. (CPC 1101.13)
- 41. All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
- 42. The maximum amount of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.2)

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- 43. The maximum amount of water closets on a 3-inch vertical drainage system line is 4. (CPC Table 703.2)
- 44. Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (i))
- 45. Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (1), and CPC 609.12)
- 46. Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3 (6))
- 47. Install 1 automatic clothes washer connection per one- and two-family dwelling. (CPC Table 422.1)

**ELECTRICAL:**

- 48. Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NBMC 15.32.0.5)
- 49. Edison Company approval is required for meter location prior to installation.
- 50. Field inspectors shall review and approve underground service requirement prior to concrete placement.
- 51. Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space. (CEC 110.2b)
- 52. All lighting is required shall be high efficacy. (California energy code section 150.0 (k) and Table 150.0(A-4))
- 53. Provide a listed 1-inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
- 54. All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
- 55. Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
- 56. A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
- 57. GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
- 58. Ground fault circuit interrupter (GFCI) is required for all receptacle(s) installed in all areas on basement level. (CEC 210.8(A)(5))
- 59. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
- 60. Subpanels are not allowed to be located in bathrooms or clothes closets. Avoid installing sub-panels in fire wall envelope unless the panel is listed, or fire protection is clearly detailed to the satisfaction of the building official. (CEC 240.24 (D) and (E))
- 61. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie. Group non-cable circuits in panel. (CEC 210.4(B)) (CEC 210.4(D))
- 62. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1))

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- a. In each sleeping room.
- b. Outside each sleeping area in the immediate vicinity of the bedrooms.
- c. On each additional story, including basements and habitable attics.
- d. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- e. A minimum of 20 feet horizontally from any permanently installed cooking appliance.
- f. Smoke alarms shall be hardwired with battery back-up and interconnected unless exempt in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6.

- 16. Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
  - a. Outside of each sleeping area in the immediate vicinity of the bedroom(s).
  - b. On every occupiable level of the dwelling unit including basements.
  - c. Where a flame-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempt in accordance with CRC R315.6(4).
- 17. Newly constructed dwellings shall comply with Aging-in-place and fall prevention (CRC R327):
  - a. At least one bathroom on the entry level shall be provided with reinforcement for grab bars, where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with CRC R327.1.1.
  - b. Electrical receptacle outlets, switches and controls shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor. CRC R327.1.2.
  - c. Doorbell buttons shall not be installed more than 48" above exterior floor or landing. CPC R327.1.4.
- 18. All fenestrations on windows and doors shall have U-Factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

**TEMPORARY GENERATOR:**

- 19. Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to:
  - a. Must be portable and may be easily relocated.
  - b. Temporary generators are to be located a minimum distance from any property line according to the following table:

Time in Use Hours	Required Setback from Property Line	Required Setback from Adjacent Structures
0 - 1 day	10 feet	5 feet
> 1 day	20 feet	5 feet

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- c. If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.
- d. May be operational for a maximum of five consecutive calendar days, after five consecutive calendar days of use, power shall be provided using a temporary power pole.
- e. Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

**FIREPLACE:**

- 20. All fireplaces:
  - a. Factory-built fireplaces, chimneys and all their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
  - b. Factory built wood burning fireplaces shall be qualified by the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. (CRC 1004.1.1)
  - c. Decorative shutouts shall not be installed at the termination of factory-built chimneys except where such shutouts are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.1; & CMC 802.5.4.3)
  - d. Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1) & (2)). Horizontal vent caps shall be 2 feet clear from property lines.
  - e. Exhaust openings shall not be directed onto walkways. (R303.5.2)
- 21. Solid fuel burning fireplaces:
  - a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
  - b. Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
  - c. Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft, but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
  - d. Liquid fueled fireplaces are not allowed for interior use.
- 22. Direct vent gas appliance fireplace:
  - a. Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with US EPA New Source Performance Standards (NSPS). (Cal Green 4.503.1)

**MECHANICAL:**

- 23. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1202.2.1, CMC 402.9)
- 24. Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)

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**CITY OF NEWPORT BEACH**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 BUILDING DIVISION  
 110 Civic Center Drive P.O. Box 1788 Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-1200

**RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS**

Applicable Standards: 2022 California Residential Code (CRC); 2022 California Building Code (CBC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Mechanical Code (CMC); 2022 Building Energy Efficiency Standards (BEES); 2022 California Green Building Standards Code (Cal Green); & Chapter 15 of the Newport Beach Municipal Code (NBMC)

**GENERAL:**

- 1. Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2022 California Green Building Standards Code, Section 4.203. Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 11101.1 et seq., NBMC 15.11.010)
- 2. Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community association's prior to commencement of any construction authorized by this permit.
- 3. Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
- 4. A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
- 5. Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the four foot area may have a minimum vertical clearance of four feet. (NBMC 20.04.000 A 4)
- 6. Utilize one of the city's approved truss hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
- 7. Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6'-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
- 8. Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
- 9. Additional permits are required for detached structures including but not limited to:
  - a. Accessory structures, detached patio covers, and trellises.
  - b. Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line.
  - c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.
- d. Electrical and Plumbing for exterior improvements detached from the house (i.e. barbecue, fountain, fire feature)

2022 CALIFORNIA RESIDENTIAL CONSTRUCTION MINIMUMS 06/2024 1

**CONSTRUCTION:**

- 10. Pedestrian protection adjacent to public way to be as follows:

HEIGHT OF CONSTRUCTION	PROTECTION OF PEDESTRIANS	
	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

- 11. All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing. (CRC R703.7.3, CBC 2510.6)
- 12. Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, but a height of not less than 72 inches above tubs inlet. Decking for tubs shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
- 13. Safely glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
  - a. Swinging, bi-fold, and sliding doors.
  - b. When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
  - c. Glazing adjacent to doors:
    - i. Within a 24-inch arc of either vertical edge of doors or within 60 inches of walking surface.
    - ii. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
  - d. Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
  - e. Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
  - f. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
  - g. Glazing in guards and railings.
- 14. All doors and operable windows with sill height less than 48 inches above the indoor finished floor from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety features. (CBC 3109 (115922))
- 15. Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):

2022 CALIFORNIA RESIDENTIAL CONSTRUCTION MINIMUMS 06/2024 2

MANSON RESIDENCE  
 2612 CIRCLE DRIVE  
 NEWPORT BEACH, CA

254 Broadway  
 Costa Mesa, CA 92627  
 949.534.3734  
 BDM@arch.com



GENERAL NOTES

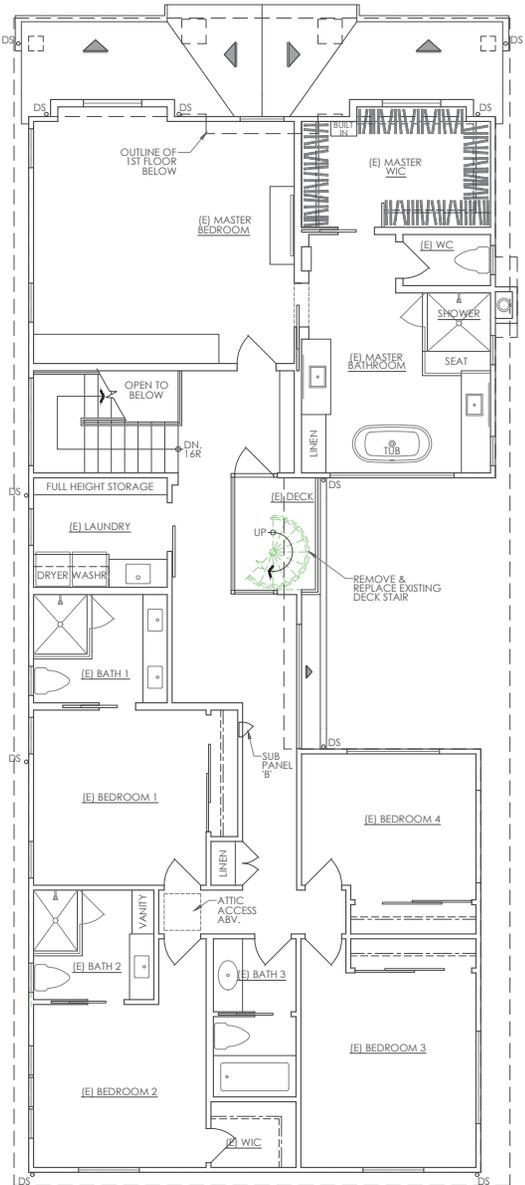
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 JOB # 19-029



A-1.1







**AS-BUILT SECOND FLOOR PLAN**

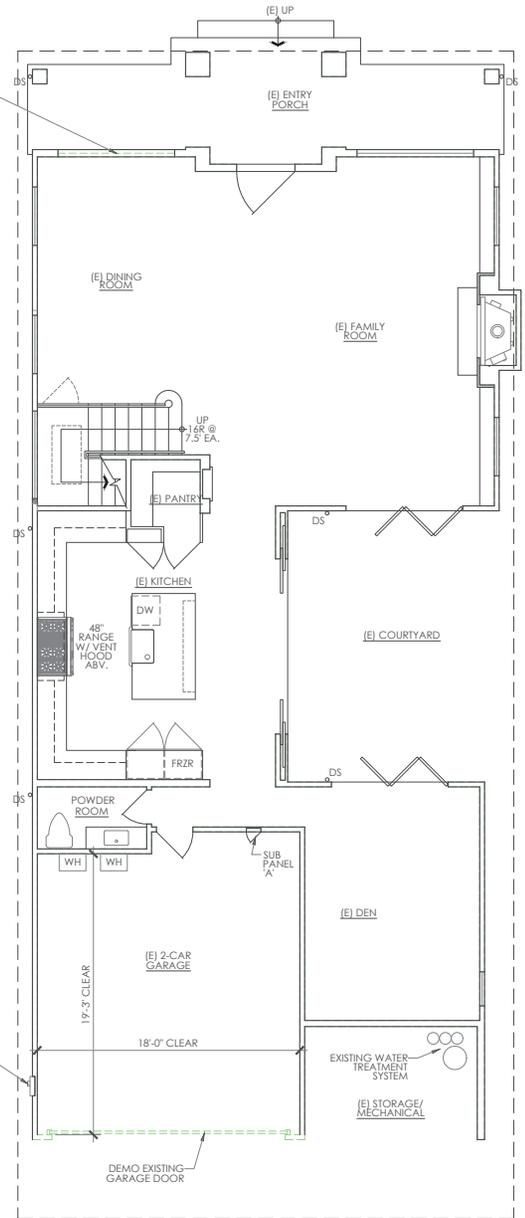


**WALL LEGEND**

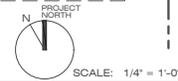
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED

REMOVE & REPLACE EXISTING WINDOW WITH NEW, BI-FOLD DOOR SYSTEM

REMOVE & REPLACE EXISTING DECK STAIR



**AS-BUILT FIRST FLOOR PLAN**



EXISTING ELECTRIC METER (TO REMAIN)

DEMO EXISTING GARAGE DOOR

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**BD & ARCH**

**AS-BUILT FLOOR PLANS**

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 JOB #: 19-029



**A-2**



**AS-BUILT NORTH ELEVATION**

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



**AS-BUILT EAST ELEVATION**

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

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AS-BUILT EXTERIOR  
ELEVATIONS

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 JOB #: 19-029



A-3



**AS-BUILT SOUTH ELEVATION**

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



**AS-BUILT WEST ELEVATION**

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

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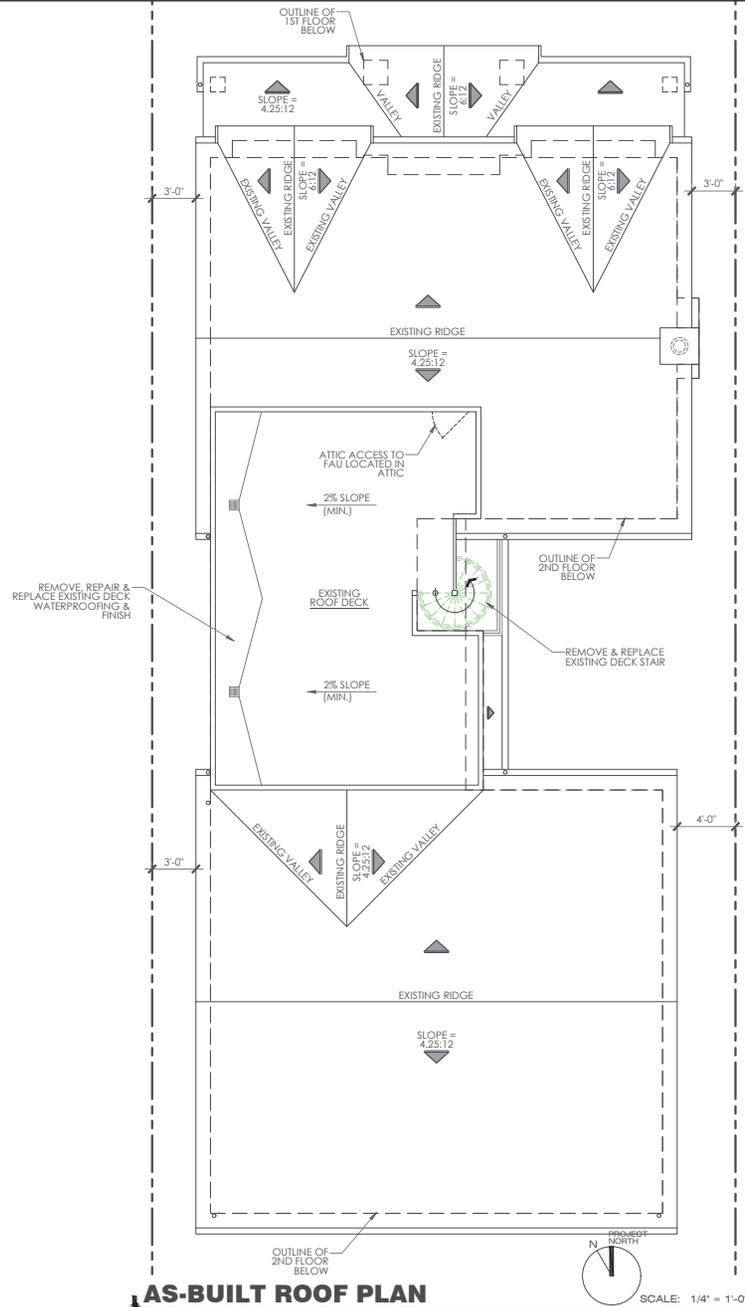
AS-BUILT EXTERIOR  
ELEVATIONS

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 JOB #: 19-029



A-4

ROOF PLAN LEGEND:  
 DIRECTION OF ROOF SLOPE



**AS-BUILT ROOF PLAN**

MANSON RESIDENCE  
 2612 CIRCLE DRIVE  
 NEWPORT BEACH, CA

261 Broadway  
 Costa Mesa, CA 92627  
 949.534.2724  
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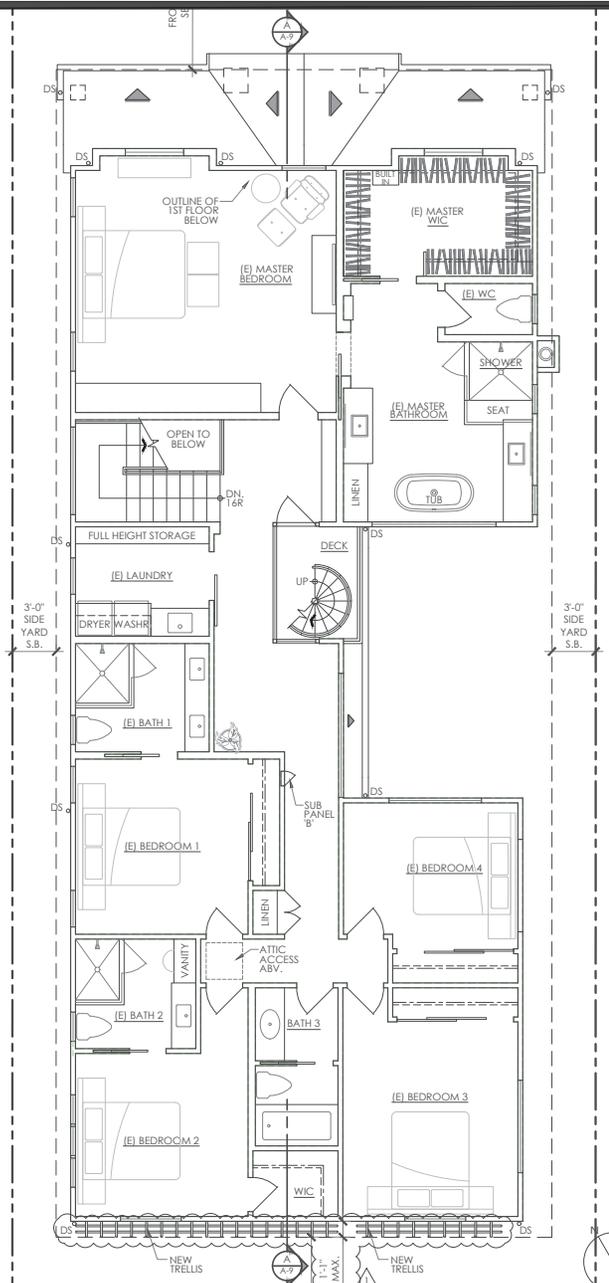
**BD & ARCH**

AS-BUILT  
 ROOF PLAN

DATE:	
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JOB #:	19-029



A-5

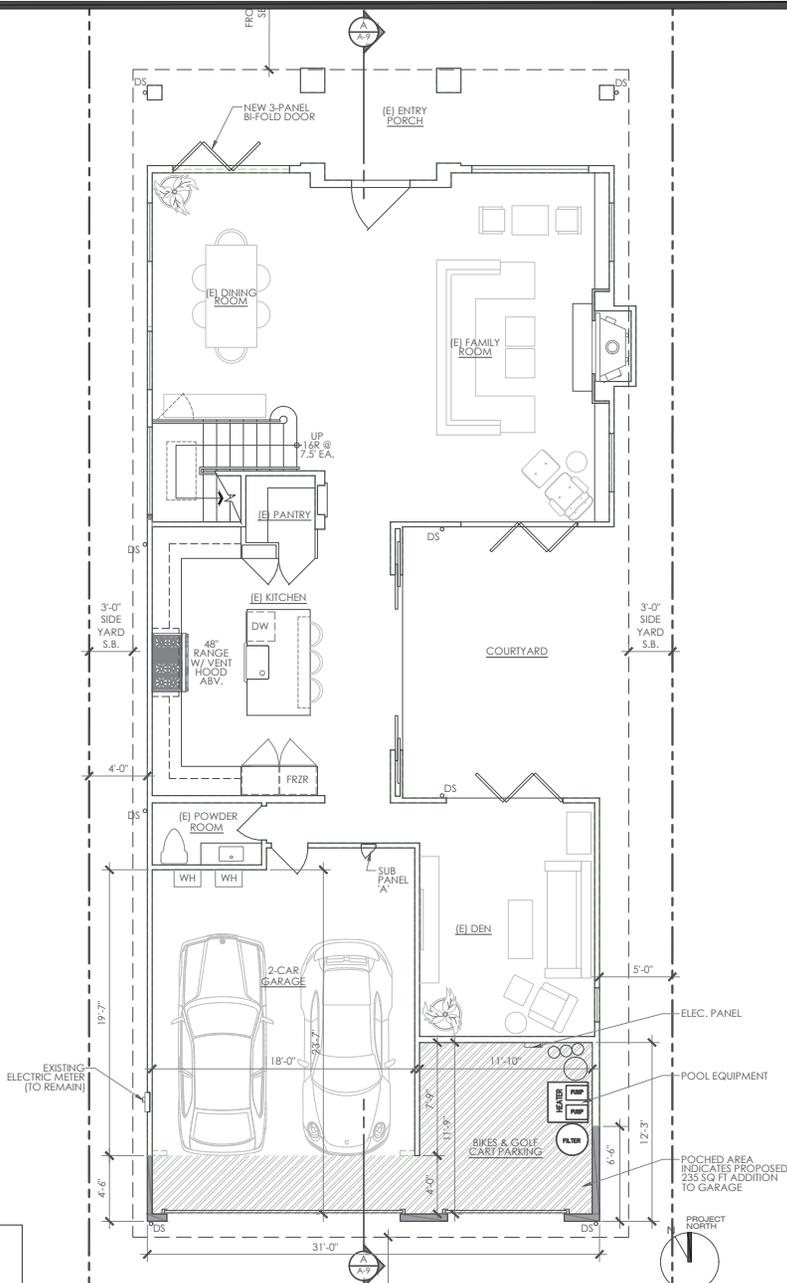


**SECOND FLOOR PLAN**

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

**WALL LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL/FILL



**FIRST FLOOR PLAN**

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

**MANSON RESIDENCE**  
 2612 CIRCLE DRIVE  
 NEWPORT BEACH, CA

261 Broadway  
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 949.534.4724  
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**BD & ARCH**

**FLOOR PLANS**

DATE: \_\_\_\_\_  
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 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 JOB #: 19-029



**A-6**



**NORTH ELEVATION**

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

**EXTERIOR FINISH SPECIFICATIONS:**

- ◆ **EXTERIOR SIDING:**  
EXTERIOR HORIZONTAL LAP SIDING OVER (1) LAYER DUPONT TYVEK HOMEWRAP. SIDING TO BE **HARDIEPLANK LAP SIDING** PAINTED TO MATCH 'EIDER WHITE' BY SHERWIN WILLIAMS. FINAL COLOR TO BE APPROVED BY HOMEOWNER PRIOR TO FULL APPLICATION.
- ◆ **SHINGLED ROOFING:**  
SELECT SHAKE BY DAVINCI ROOFSCAPES. COLOR TO BE **WEATHERED GRAY**. (CLASS A, INSTALL PER ICC-ES ESR-2119)
- ◆ **GUTTERS & DOWNSPOUTS:**  
GUTTERS TO BE **ALUMINUM 5-INCH, "K" STYLE** SHAPE. COLOR TO MATCH THE "GRAPHITE" STANDING SEAM METAL ROOF DESCRIBED BELOW. DOWNSPOUTS TO BE 3-INCH PLAIN ROUND.
- ◆ **EXTERIOR TRIM & DETAILING:**  
EXTERIOR DOOR & WINDOW SURROUNDS, COLUMNS, WALL CAPS, FASCIA BOARDS, RAFTER TAILS, AND CORNER TRIM SHALL BE PAINTED TO MATCH THE EXTERIOR SIDING.
- ◆ **EXTERIOR DOORS & WINDOWS:**  
THE NEW EXTERIOR DOOR SHALL MATCH THE EXISTING **CONTEMPORARY CLAD** SERIES BY LA CANTINA, COLOR TO BE **BLACK (MATCH EXISTING)**.
- ◆ **EXTERIOR STUCCO:**  
EXISTING STUCCO TO REMAIN, PATCH WHERE NEEDED. COLOR TO MATCH 'EIDER WHITE' BY SHERWIN WILLIAMS. FINAL COLOR SAMPLE TO BE APPROVED BY HOMEOWNER PRIOR TO FULL APPLICATION.
- ◆ **BRICK VENEER:**  
BRICK VENEER TO BE **TUNDRABRICK** BY EL DORADO STONE. COLOR TO BE **CHALK DUST**.
- ◆ **METAL ROOFING:**  
METAL, STANDING SEAM ROOF TO BE **PAC-CLAD'S SNAP-CLAD SYSTEM** (ESR-4173, UL CLASS A, LISTED TO ANSI/UL 790) OR ARCHITECT APPROVED EQUAL. COLOR SHALL BE "GRAPHITE".

**EXTERIOR ELEVATION NOTES:**

1. PAINT NEW EXTERIOR ELEMENTS SO THEY MATCH THE EXISTING ELEMENTS TO REMAIN.
2. REMOVE & REPLACE EXISTING ROOF DECK FINISH MATERIAL, WATERPROOFING, & REPLACE EXISTING FLASHING AS-NEEDED.



**EAST ELEVATION**

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

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NEWPORT BEACH, CA

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EXTERIOR  
ELEVATIONS

DATE: \_\_\_\_\_

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REVISION: \_\_\_\_\_

JOB #: 19-029



A-7



- EXTERIOR ELEVATION NOTES:**
1. REFER TO SHEET A-7 FOR EXTERIOR MATERIAL SPECIFICATION LEGEND.
  2. PAINT NEW EXTERIOR ELEMENTS SO THEY MATCH THE EXISTING ELEMENTS TO REMAIN.
  3. REMOVE & REPLACE EXISTING ROOF DECK FINISH MATERIAL, WATERPROOFING, & REPLACE EXISTING FLASHING AS-NEEDED.

**MANSON RESIDENCE**  
 2612 CIRCLE DRIVE  
 NEWPORT BEACH, CA

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 BDandArch.com

**BD & ARCH**

**EXTERIOR ELEVATIONS**

DATE: \_\_\_\_\_

REVISION:  MOD REVIEW 11/18/2025

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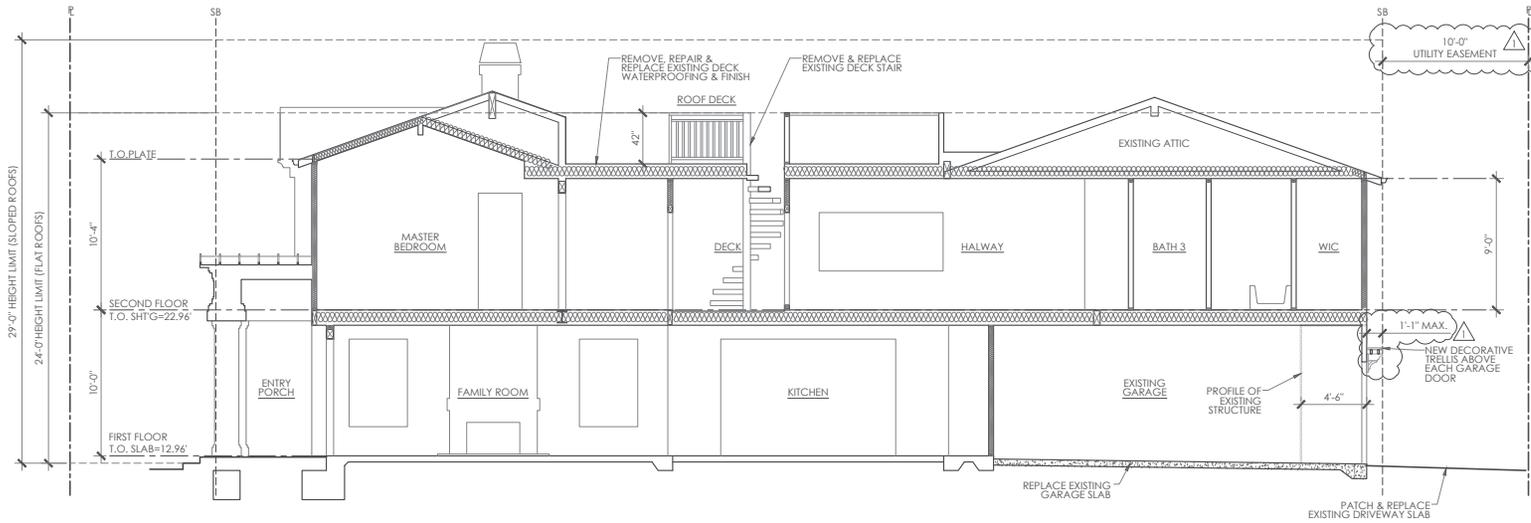
**A-8**



**WEST ELEVATION**

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

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**SECTION A**

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



Maxin 350148K

**Brand information**

- Brand: Maxin
- Collector: Pier M
- SKU: 350168K
- UPC: 78320920937

**Dimensions and Weight**

- Width: 10.25 in.
- Height: 13.25 in.
- Extension/Depth: 13.00 in.
- Backplate/Canopy Width: 4.75 in.
- Backplate/Canopy Length: 4.75 in.
- Height from Center of Wall Opening: 10.50 in.
- Install Position: Down
- Weight: 2.85 lb.

**Other Specifications**

- Ships Via: Ground (FREE SHIPPING)
- Warranty: 1 Year Warranty

**Additional Details**

- Dimmable

**Design Information**

- Category: Outdoor Wall Lights

- Finish: Black

- Material: Aluminum

**Bulb Information**

- Bulbs Included: No
- Dimmable: Yes
- Bulb Category: Incandescent
- Primary Bulbs: 1 x 60 watts MB Incandescent

**Product Rating**

- Voltage: 120V
- Safety Rating: Wet

**EXTERIOR SCONCE AT GARAGE DOOR**

SCALE: N.T.S.

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949.534.2724  
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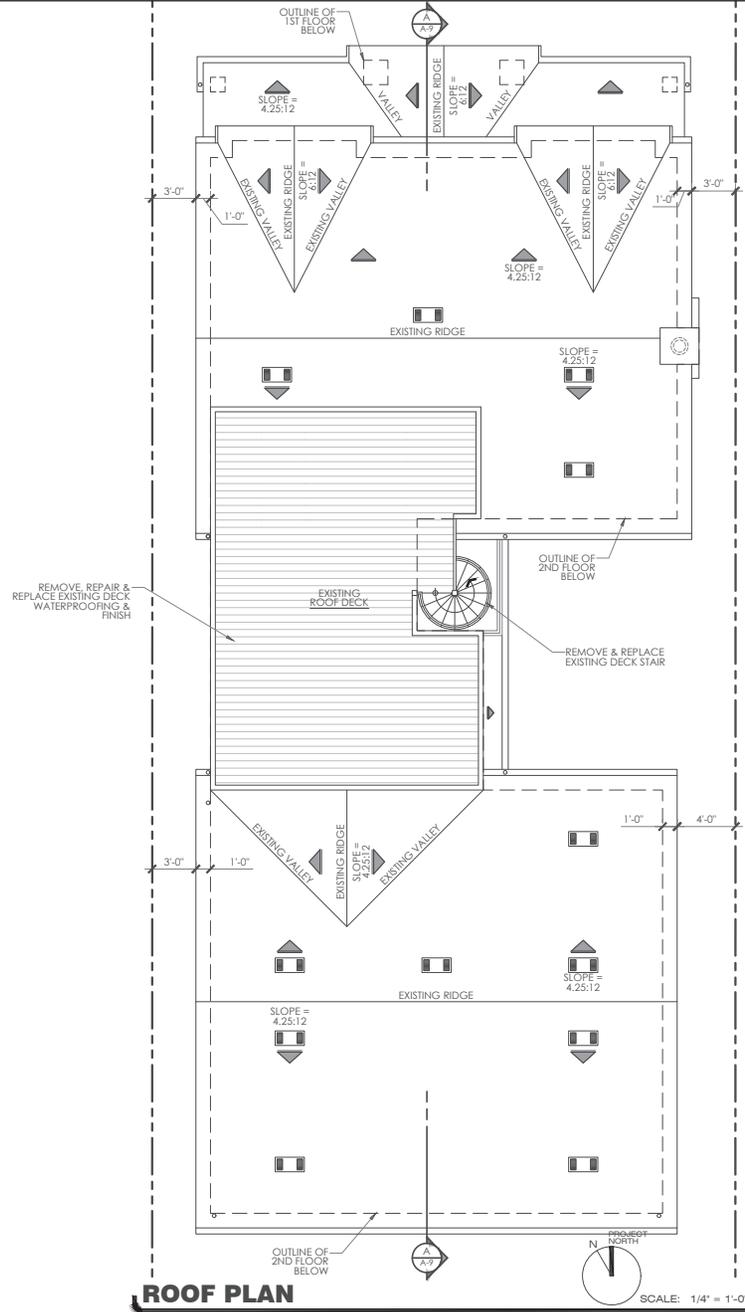
BUILDING  
SECTION

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A-9

ROOF PLAN LEGEND:  
 DIRECTION OF ROOF SLOPE



**ROOF PLAN**

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

MANSON RESIDENCE  
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 NEWPORT BEACH, CA

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ROOF PLAN

DATE: \_\_\_\_\_  
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 REVISION: \_\_\_\_\_  
 JOB #: 19-029



A-10

LEGEND

- BLOCK WALL
- WOOD FENCE (WDF)
- ASPHALT PAVEMENT
- AIR CONDITION UNIT
- AREA DRAIN
- CENTERLINE
- COLUMN
- DRAIN INLET
- EDGE OF GUTTER
- ELECTRICAL VAULT
- FINISHED FLOOR
- FINISHED FLOOR GARAGE
- FLOWLINE
- FINISHED SURFACE
- GAS METER
- NATURAL GROUND
- SEWER CLEANOUT
- TOP OF CURB
- TOP OF FENCE
- TOP OF STEP
- TELEPHONE VAULT
- TOP OF WALL
- WATER FILTRATION SYSTEM
- WATER METER
- EXISTING ELEVATION
- T.B.M. TEMPORARY BENCHMARK SET ON A SEWER CLEANOUT (SCD) ELEVATION = 11.78 FEET

TITLE REPORT/EASEMENT NOTES

- 2612 CIRCLE DRIVE  
NEWPORT BEACH, CA 92663  
(APN: 049-176-04)
- TITLE REPORT PROVIDED BY LAWYERS  
TITLE COMPANY, FILE NO. 219570641,  
DATED MARCH 26, 2015.
- ITEM 3: AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO THE SOUTHERN CALIFORNIA GAS COMPANY DATED JUNE 17, 1946, RECORDED IN BOOK 1421, PAGE 256, OF OFFICIAL RECORDS.
- ITEM 4: AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, DATED MARCH 4, 1949, RECORDED IN BOOK 1811, PAGE 11, OF OFFICIAL RECORDS.
- ITEM 5: AN EASEMENT FOR PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS", DATED MARCH 17, 1964, RECORDED IN BOOK 6965, PAGE 721, OF OFFICIAL RECORDS.
- ITEM 9: AN EASEMENT FOR TRANSMISSION LINES, AND OTHER FACILITIES, LANDSCAPING AND MAINTAINING THE SLOPES, DATED JANUARY 26, 1984, RECORDING NO. 84-144671 OF OFFICIAL RECORDS.
- ITEM 10: AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO THE CITY OF NEWPORT BEACH, DATED JULY 7, 1999, RECORDING NO. 1999-503713, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

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

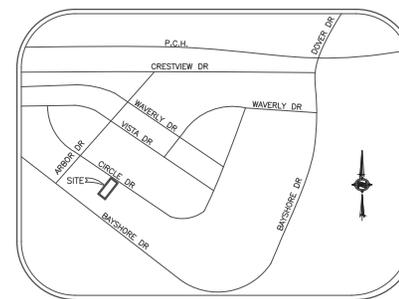
LOT 20 IN TRACT NO. 1102, UNIT TWO OF BAYSHORES, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 35, PAGE 36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION

BENCHMARK NO. 3K-24A-82  
DESCRIBED BY OCS 2002 - FOUND 3.3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-24A-82", SET IN THE TOP OF A CONCRETE BENCH MARK DECK MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND NEWPORT BAY CROSSING, 42 FT. SOUTHERLY OF THE CENTERLINE OF PCH AND 37 FT. EASTERLY OF THE WEST END OF THE SOUTHERN GUARD RAIL ALONG BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
ELEVATION: 19.353 FEET (NAVD88), YEAR LEVELED 2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CIRCLE DRIVE HAVING A BEARING OF N61°10'17"E PER TRACT NO. 1102, M.M. 35/36.



VICINITY MAP  
NO SCALE

NO.	DESCRIPTION	REVISIONS	DATE	APP'D	P. D. C.
1					

PROJECT SURVEYOR

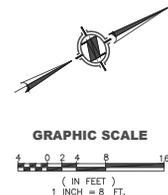
**APEX LAND SURVEYING INC.**  
NEWPORT BEACH, CALIFORNIA 92660  
PHONE: (714) 488-5006  
APEXLSIND@GMAIL.COM

DATE	8/13/2025
SCALE	1" = 8'
DRAWN	J. A. H.
CHECKED	
P. D. C.	

TOPOGRAPHIC MAP  
2612 CIRCLE DRIVE  
NEWPORT BEACH, CA 92663  
(APN: 049-176-04)

SHEET TITLE	TOPOGRAPHIC MAP
PROJECT	2612 CIRCLE DRIVE
SHEET NO.	1 OF 1

PROJECT NO. 25075



SURVEYOR'S NOTES

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.  
PLEASE CALL PAUL CRAFT @ 714-488-5006 TO SCHEDULE.

*Paul Craft*

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

11/19/2025  
DATE

NOTE: SECTION 8770.6 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.

