



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 13, 2026
Agenda Item No. 3

SUBJECT: Rivera Residence (PA2026-0059)
▪ Coastal Development Permit

SITE LOCATION: 4403 Seashore Drive

APPLICANT: Brandon Architects

OWNER: Rivera Family Trust

PLANNER: lrodriguez@newportbeachca.gov
949-644-3216

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Two Unit Residential (RT)
- **Zoning District:** Two-Unit Residential (R-2)
- **Coastal Land Use Plan Category:** Two-Unit Residential - 30.0 – 39.9 DU/AC (RT-E)
- **Coastal Zoning District:** Two-Unit Residential (R-2)
- **Overlay Coastal Zoning District:** Special Flood Hazard Area (VE)

PROJECT SUMMARY

A coastal development permit (CDP) to demolish an existing single-unit dwelling and to construct a new three-story 3,282-square-foot single-unit dwelling with an attached 548-square-foot two-car garage in the VE Special Flood Hazard Area (VE Flood Zone). The project includes the installation of hardscape, drainage, site walls, and patio improvements. All improvements authorized by this CDP will be located on private property (Project). The Project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) 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 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. __ approving Coastal Development Permit filed as PA2026-0059 (Attachment No. ZA 1).

INTRODUCTION

- The subject property is an oceanfront lot located on the Balboa Peninsula along Seashore Drive between 44th and 45th Street, as shown in Figure 1 below. The lot is developed with as a single-unit dwelling with a legally permitted patio encroaching along West Ocean Front.

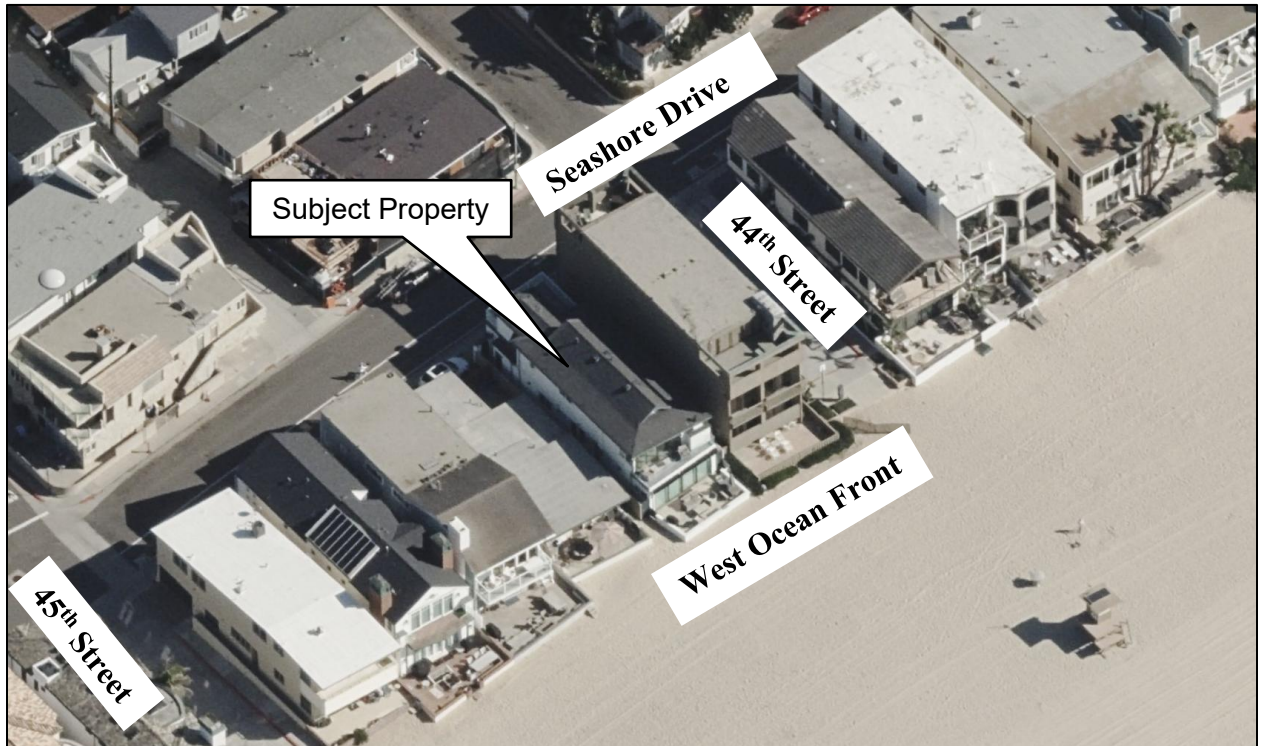


Figure 1: Oblique Image of Subject Property and Surrounding Area

- The subject property is located within the VE Flood Zone (15), which is a Flood Zone designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) affecting 139 ocean fronting properties between 28th Street and 48th Street (Figure 2 below). The FIRMs became effective March 21, 2019.

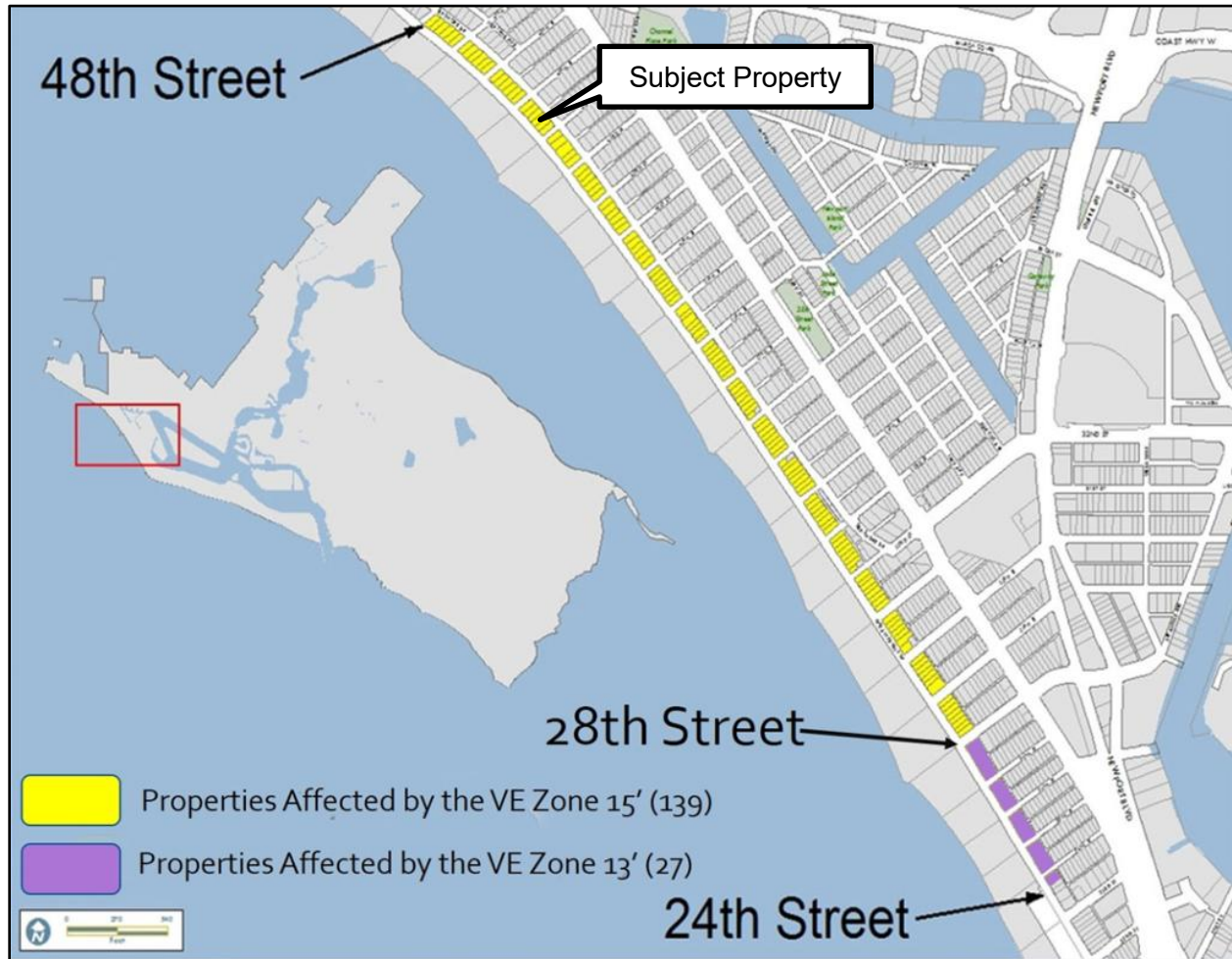


Figure 2: Properties within the VE Flood Zones

- New development within the VE Zone is required to meet FEMA design criteria and the City's Building Code, which requires the first floor of the dwelling to be elevated. Within the VE Zone 15', the first floor is required to be at or above the Base Flood Elevation (BFE) of 15 feet based on the North American Vertical Datum of 1988 (NAVD 88). An additional one foot of freeboard to the bottom of the lowest horizontal structural member is required by the City, therefore the lowest horizontal structural member must be at an elevation of 16 feet NAVD 88. Typically, the finished floor of new residential dwellings in the VE Flood Zone is proposed at an elevation of 17.5 feet NAVD 88.
- On June 27, 2023, the City Council adopted Ordinance No. 2023-10 to amend Title 20 (Planning and Zoning) and approved Resolution No. 2023-37. This authorization allowed the City to submit a Local Coastal Program Amendment (LCPA) to the California Coastal Commission (CCC). On April 15, 2024, the LCPA was deemed complete. Subsequently, on July 10, 2025, the CCC approved the LCPA with modifications. The City Council adopted Ordinance No. 2025-33, which

approved an amendment to Title 21 (Local Coastal Program Implementation Plan) of the NBMC, which established the Special Flood Hazard Area (VE) Overlay Coastal Zoning District.

- The VE Overlay District would allow raised patios, steps, landings, platforms, terraces, stairs, guardrails, handrails, and similar features for access to exceed the height limits for accessory structures within side, rear, and front setbacks, subject to certain limitations.

DISCUSSION

Land Use and Development Standards

- The subject property is located within the R-2 Coastal Zoning District, which allows up to two-unit residential development on a single lot. A single-unit dwelling is proposed and therefore consistent with the City's Coastal Land Use Plan (CLUP), 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 project complies with 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. The project's steps and landings within the side yard are permitted to exceed 18 inches from the established grade due to the property being located within the VE Overlay District. Therefore, a variance for these items is not required.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	5 feet	5 feet ¹
Sides	3 feet	3 feet
Rear	0 feet	8 feet
Allowable Floor Area (max.)	3,840 square feet	3,832 square feet
Allowable 3rd Floor Area (max.)	384 square feet	310 square feet
Allowable 3rd Floor Area & Covered (max.)	960 square feet	492 square feet
Open Space (min.)	296 square feet	607 square feet
Parking (min.)	2-car garage	2-car garage
Height (max.)²	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

¹ The project also includes balconies that are permitted to encroach 3 feet into the front setback that fronts the public beach pursuant to Section 21.30.110(D)(5) (Setback Regulations and Exceptions – Balconies Abutting East Ocean Front and West Ocean Front).

² Due to the property being within the VE Flood Zone, the structural height of the building shall be measured from the top of slab of the first floor.

Hazards

- A Coastal Hazards Report and Sea Level Rise Analysis (SLR Report) was prepared by Skelly Engineering, dated November 11, 2025. The report concludes that the subject property is reasonably safe from shoreline erosion due to the lack of waves or wakes that can erode sand from the beach. The report analyzes future sea level rise scenarios assuming a 4.5-foot increase in the maximum water level over the next 75 years (i.e. the life of the structure). The maximum bay water elevation is currently 7.7 feet (NAVD 88); therefore, the future seal level is estimated to reach approximately 12.2 feet (NAVD 88) (the least 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: 2024 Update). The report also evaluated the potential for shoreline erosion and wave action at the site. Based on the report, the property is in a section of Newport Beach that experiences short term erosion. However, this erosion is temporary and largely the result of an energetic winter. The report concludes that the sandy beach in front of the property is typically over 400 feet wide and has provided adequate protection over the last several decades. Therefore, the SLR Report concludes that the subject property will be reasonably safe from coastal hazards.
- The finished floor elevation of the first floor of the proposed structure is 17.50 feet NAVD 88, which complies with the minimum 9.0-foot (NAVD 88) elevation standard for new structures and complies with being at or above BFE of 15 feet NAVD 88.
- The property owner is required to enter into an agreement with the City which waives any potential right to protection to address situations in the future when development is threatened with damage or destruction by coastal hazards. This agreement is required prior to final building inspection.
- The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with Section 21.30.015(D)(3)(c) of the NBMC. This acknowledgment is required prior to the issuance of building permits..
- 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 a building permit. 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.

Water Quality

- The property is located within 300 feet of coastal waters. A Construction Pollution Prevention Plan (CPPP) is required 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. A CPPP has been provided and construction plans and activities will be required to adhere to the CPPP.
- A preliminary Water Quality Management Plan (WQMP) is required. A preliminary WQMP has been prepared for the project by Thomas M. Ruiz dated, March 26, 2026. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a Low Impact Development approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQMP before building permit issuance.
- The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access and Views

- The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 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 single-unit dwelling located on a standard R-2 lot with a new single-unit dwelling. 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 project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoints are Channel Place Park and Newport Island Park which are 600 feet north and 1500 feet northwest from the subject property. The property would not be visible from both viewpoints due to intervening development. The property along with other residences facing the beach along Seashore currently provides limited views of the

ocean from Seashore Drive. However, public coastal views are visible at the 44th and 45th Street ends and will not change as a result of the project.

- As a beachfront property, the front elevation and parts of the side elevations will be visible from the beach. Several design characteristics help to maintain the visual quality of the Coastal Zone. The proposed development provides a voluntary larger building setback along West Ocean Front, which ranges between 6.5 to 9.5 feet when only five feet is required. This enlarged setback area helps enhance the visual quality of the coast as viewed through the 44th and 45th Street ends from Seashore Drive. The proposed third floor that is visible from the beach is also substantially stepped back approximately 30 feet from the property line, when only 20 feet is required. As designed, the proposed single-unit dwelling complies with all applicable LCP development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.
- Vertical access to the beach is available at the 44th and 45th street ends. Lateral access is available on the beach which abuts the subject property and is accessible via Seashore Drive. The project does not include any features that would obstruct access along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 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 and the construction or conversion of up to three single-unit dwellings. The Project consists of the demolition of a single-unit dwelling and the construction of a new single-unit dwelling located in the R-2 Coastal Zoning District. Therefore, the Class 3 exemption is applicable.

There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of this exemption. 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 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 NBMC. 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 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. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Laura Rodriguez, Assistant Planner
JP/lr

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 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 COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT DWELLING AND CONSTRUCT A NEW SINGLE-UNIT DWELLING WITH AN ATTACHED TWO-CAR GARAGE LOCATED AT 4403 SEASHORE DRIVE (PA2026-0059)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Brandon Architects (Applicant), on behalf of Rivera Family Trust (Owner), concerning property located at 4403 Seashore Drive and legally described as Lot 2 of Block 44 of the Third Addition to Newport Beach Tract (Property).
2. The Applicant requests a coastal development permit (CDP) to demolish an existing single-unit dwelling and to construct a new three-story 3,282-square-foot single-unit dwelling with an attached 548-square-foot two-car garage in the VE Special Flood Hazard Area (VE Flood Zone). The project includes the installation of hardscape, drainage, site walls, and patio improvements. All improvements authorized by this CDP will be located on private property (Project). The Project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested.
3. The Property is categorized as Two-Unit Residential (RT) by the Land Use Element of the General Plan and is located within the Two-Unit Residential (R-2) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Two-Unit Residential - 30.0 – 39.9 DU/AC (RT-E) and it is located within the Two Unit Residential (R-2) Coastal Zoning District.
5. On October 28, 2025, the City Council adopted Ordinance No. 2025-33, which approved an amendment to Title 21 (Local Coastal Program Implementation Plan) of the NBMC, as modified by the California Coastal Commission, to create the Special Flood Hazard Area (VE) Overlay District.
6. The Property is located within the VE Overlay District. This District is intended to modify certain development standards for properties subject to special flood hazards as identified by the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) for Orange County, California and Incorporated Area and accompanying FEMA Flood Insurance Rate Maps (FIRM). The VE Overlay District allows for the construction of raised patios, steps, landings, platforms, terraces, stairs, guardrails, handrails, and similar features for access to exceed the height limits for accessory structures within side, rear, and front setbacks, subject to certain limitations.

7. A public hearing was held on August 13, 2026, 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 categorically exempt pursuant to Title 14 of the California Code of Regulations Section, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures) 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 and the construction or conversion of up to three single-unit dwellings. The Project consists of the demolition of a single-unit dwelling and the construction of a new single-unit dwelling located in the R-2 Coastal Zoning District. Therefore, the Class 3 exemption is applicable.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project 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.

In accordance with 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 (LCP).*

Facts in Support of Finding:

1. The Project 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 3,840 square feet and the proposed floor area is 3,832 square feet.
 - b. The Project provides the minimum required setbacks, which are five feet along the front property line abutting West Ocean Front and three feet along each side property line. There is no required setback along the property line abutting Seashore Drive.
 - c. Pursuant to Section 21.30.060(B) (Height of Structures and Measurement) of the NBMC, the minimum required top of slab elevation for interior living areas of all

new development within flood hazard areas shall be established by the FIRM and recognized by the Building Division as part of flood safety requirements and maps adopted by the Council. Therefore, the minimum top of slab elevation is required to be a minimum of 17.50 feet based on the North American Vertical Datum of 1988 (NAVD 88), and the structural height shall be taken from the top of slab.

- d. The highest flat roof element does not exceed the maximum 24 feet from the established grade of 17.50 feet NAVD 88 and the highest sloping roof does not exceed 29 feet from the established grade, which complies with the maximum height requirements.
 - e. 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.
2. The neighborhood is predominantly developed with one- and two-story single-unit dwellings, and occasional two-unit dwellings. As designed, the overall height of the structure will appear higher than neighboring properties. While the Project's proposed design, bulk, and scale of the development are not consistent with the existing neighborhood pattern of development, it is compliant with the flood zone requirements, and results in a building pad above typical 9.0-foot elevation (NAVD 88). Additionally, other properties within the vicinity have been redeveloped with the VE Flood Zone height standards. Furthermore, other properties along the beach from 24th Street to 48th Street that redevelop in the future, will also be required to comply with the VE Flood Zone construction standards that necessitate raised foundations on caissons. Therefore, the Project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.
 3. A Coastal Hazards Report and Sea Level Rise Analysis (SLR Report) was prepared for the Project by Skelly Engineering, dated November 11, 2025. The report concludes that the Property is reasonably safe from shoreline erosion due to the lack of waves or wakes that can erode sand from the beach. The report analyzes future sea level rise scenarios, assuming a 4.5-foot increase in the maximum water level over the next 75 years (i.e. the life of the structure). The maximum bay water elevation is currently 7.7 feet (NAVD 88), therefore the future sea level is estimated to reach approximately 12.2 feet (NAVD 88) (the least 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: 2024 Update). The SLR Report also evaluated the potential for shoreline erosion and wave action at the site. The report states that this section of Newport Beach experiences short term erosion, but the erosion is temporary and largely the result of an energetic winter. The SLR Report concludes that the sandy beach in front of the Property is typically over 400 feet wide and has provided adequate protection over the last several decades. The SLR Report concludes that the Project will be reasonably safe from coastal hazards.
 4. The Project will be reviewed for compliance with CBC and FEMA standards prior to issuance of a building permit. The Project has been designed with a raised finished floor

of 17.5 feet NAVD 88, in compliance with FEMA standards, and above the minimum 9.0-foot (NAVD 88) elevation standard for new structures. The residential structure is also required to have a deep foundation. Therefore, although unlikely to occur at the Property over the life of the development, the structure has been designed to withstand potential wave action or overtopping in compliance with the FEMA VE Flood Zone standards.

5. The Project does not include the construction of any shoreline protective devices such as seawalls or bulkheads. By nature, any features below the design flood elevation (16 feet NAVD 88) must be open to allow water to flow freely below the raised foundation. For example, stairs in the side setbacks are required to have open treads so water may flow through them. This is a fundamental building requirement in the VE Flood Zone. This is required for any structures (except those specifically exempted like elevators) that are located below the design flood elevation. Therefore, the proposed encroachments would not result in the creation of new shoreline protective devices. Further, pursuant to Section 21.30.030(C)(3)(i)(iv) (Protective Structures) of the NBMC, the Owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise).
6. The Owner will be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with Section 21.30.015(D)(3)(c) (Waterfront Development) of the NBMC. Both requirements are included as conditions of approval that will need to be satisfied prior to final building inspection, and prior to the issuance of building permits, respectively.
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 within 300 feet of 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 Management Plan (WQMP) is required. A preliminary WQMP has been prepared for the Project by Thomas M. Ruiz dated, March 26, 2026. The WQMP 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 invasive species are not planted.
11. The Project is not located adjacent to a Coastal Viewpoint as identified in the CLUP. The nearest coastal viewpoints are Channel Place Park and Newport Island Park which are 600 feet north and 1500 feet northwest from the Property. The Property is not visible from these viewpoints due to intervening development located within the view shed of both parks. As currently developed, the Property and residences along Seashore Drive impede views of the ocean from Seashore Drive and provide very limited opportunities to see the ocean through side yard setbacks. However, the Property is located between the 44th and 45th block. Therefore, existing views of the beach will continue to be available along the 44th and 45th Street ends and will not change as a result of the Project.
12. As a beachfront property, the front elevation and parts of the side elevations will be visible from the beach. Several design characteristics help to maintain the visual quality of the Coastal Zone. The Project provides a voluntary larger building setback, ranging between 6.5 and 9.5 feet when only five feet is required. This enlarged setback area helps enhance the visual quality of the coast as viewed through the 44th and 45th Street ends from Seashore Drive. The location of the third floor that faces the beach also minimizes the appearance of bulk by being substantially stepped back approximately 30 feet from the property line, when only 20 feet is required. As designed, the proposed single-unit dwelling complies with all applicable LCP development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.

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 single-unit dwelling located on a standard R-2 lot with a new single-unit dwelling. 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. The Property is adjacent to a Public Access point as identified in the CLUP. Vertical access to the beach is available at the 44th and 45th street ends. Lateral access is available on the beach which abuts the Property and is accessible via Seashore Drive. The Project does not include any features that would obstruct access along these routes.
3. The Property provides vehicular access from Seashore Drive which is not proposed to change with the Project.

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 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 PA2026-0059, 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 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.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF AUGUST, 2026.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

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*, 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.
3. *Prior to the issuance of a building permit*, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless 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 City's approval of the development. This letter shall be scanned into the plan set before building permit issuance.
4. *Prior to issuance of an encroachment permit from the Public Works Department*, an Approval in Concept (AIC) from the City and a separate authorization from the California Coastal Commission (CCC) is required for the proposed patio expansion within the oceanfront encroachment area.
5. *Prior to the issuance of a building permit*, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.
6. *Prior to the issuance of a building permit*, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.
7. *Prior to the issuance of a building permit*, a copy of the Resolution, including conditions of approval Exhibit “A” shall be incorporated into the Building Division and field sets of plans.
8. *Prior to the issuance of a building permit*, 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.

9. *Prior to the issuance of a building permit, 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.*
10. *Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
11. 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.
12. This CDP does not authorize any development seaward of the private property.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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.
18. Revisions to the approved plans may require an amendment to this CDP or the processing of a new CDP.
19. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
20. 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.
21. 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 the Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
22. 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.
23. 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.
24. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Regulations) of the NBMC and other applicable noise control requirements of the NBMC.
25. 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.

26. 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.
27. 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 **Rivera Residence including but not limited to, Coastal Development Permit filed as PA2026-0059**. 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.

Fire Department

28. A residential fire sprinkler system complying with the National Fire Protection Agency (NFPA) 13D shall be required.
29. At least one unobstructed 36-inch wide passageway shall be provided from the front to the rear of the Property for emergency access.
30. The Property is located in a special flood hazard area (SFHA) VE15, established in FIRM dated March 21, 2019. The Based Flood Elevation (BFE) is 15 feet (NAVD 88). Bottom of the lowest horizontal member shall be clear one foot above the BFE using NAVD 88.
31. All other stairs below BFE (NAVD 88) shall be concrete except in a VE Zone.
32. Enclosed areas below flood elevation shall comply with ASCE 24-14 Chapter 4.6
33. The bottom of the lowest horizontal structural member of the lowest floor shall be elevated in conformance with the minimum requirements of Table 4-1 of ASCE 24-14.
34. The building shall be limited to three stories, or the building shall be designed under California Building Code and will have to comply with Chapter 5 for allowable stories according to the type of construction.

Public Works Department

35. An oceanfront encroachment agreement shall be obtained for the new patio and walls in the Ocean Front right of way.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. PA2026-0059
4403 Seashore Drive

Attachment No. ZA 3

Project Plans



AVIATION

BRANDON ARCHITECTS

151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS

CDP 3RD CHECK

PROJECT CONTACT

COLEBY GALLAGHER

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RIVERA RESIDENCE

PROJECT ADDRESS:
4403 SEASHORE DRIVE
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
RIVERA FAMILY TRUST UAD
4403 SEASHORE DRIVE
NEWPORT BEACH, CA 92663
P: 310.562.4220

DATE
07/30/2026[illegible]

TITLE SHEET

T-1.0

LEGEND

- | | |
|---|---|
|  | BLOCK WALL |
|  | CHAIN LINK FENCE (CLF) |
|  | WROUGHT IRON FENCE (WIF) |
| AC | ASPHALT PAVEMENT |
| AD | AREA DRAIN |
| C | CENTERLINE |
| CLF | CHAIN LINK FENCE |
| CM | COLUMN |
| ED | EDGE OF CUTTER |
| EPB | ELECTRICAL PULL BOX |
| FF | FINISH FLOOR |
| FL | FLOWLINE |
| FP | PIREPLACE |
| FS | FINISHED SURFACE |
| GM | GAS METER |
| NG | NATURAL GROUND |
| SCO | SEWER CLEANOUT |
| TC | TOP OF CURB |
| TM | TOP OF WALL |
| TWS | TOP OF STEP OF WALL |
| WM | WATER METER |
| () | EXISTING ELEVATION |
| ○ | SEARCHED, FOUND NOTHING, SET NOTHING |
| TBM | TEMPORARY BENCHMARK SET ON A SEWER CLEAN OUT (SLOPE ELEVATOR) 1' OR FEWER |



— CONCRETE SURFACE

TITLE REPORT/EASEMENT NOTES

4403 SEASHORE DRIVE
NEWPORT BEACH, CA 92663
(APN: 424-443-05)

NO TITLE REPORT PROVIDED

LEGAL DESCRIPTION

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

LOT 2 IN BLOCK 44 OF TRACT THIRD ADDITION OF NEWPORT BEACH, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE(S) 31 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

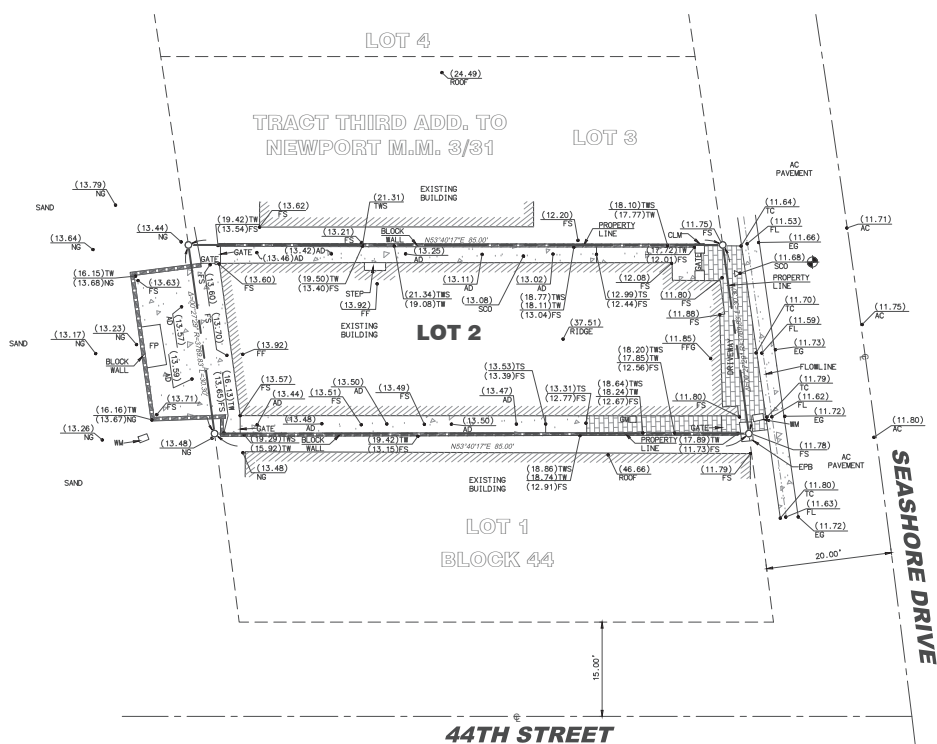
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 44TH STREET, BEING N53°40'17"E PER R.S. 2004-1046, R.S.B. 200/33, RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK INFORMATION

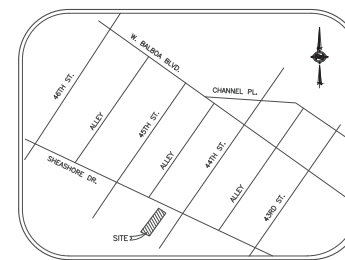
BENCHMARK NO: NB2-7-77

DESCRIBED BY OCS 2002 FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "N82-7.77", SET IN THE SOUTHWEST CORNER OF A 7 FT. BY 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF SUPERIOR AVENUE AND PACIFIC COAST HIGHWAY, 400 FT. EASTERLY OF THE CENTERLINE OF SUPERIOR AVENUE AND 48 FT. SOUTHERLY OF THE CENTER MEDIAN ALONG PCH. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 8.565 FEET (NAVD88), YEAR LEVELED 2015



GRAPHIC SCALE



VICINITY MAP
NO SCALE

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 D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/2

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 PRODUCTS OR THE CERTAINTY 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.

DATE 7/31/2022

TOPOGRAPHIC MAP

4403 SEASHORE DRIVE

PORT BEACH, CA 90366
APN: 424-443-05

DATE 10/06/2025

SCALE

$$\frac{1'' = 8}{\text{1641527}}$$

P. D. C.
CHECKED



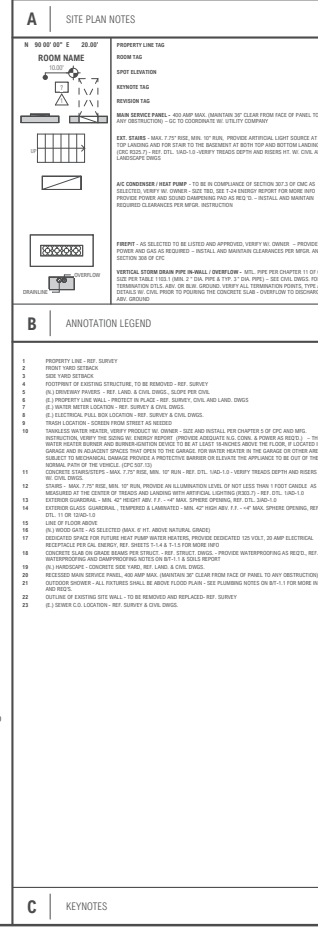
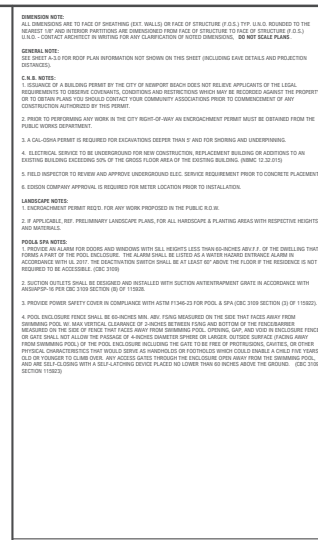
PORT BEACH, CALIFORNIA 92660
PHONE:(714)488-5006
APEXLSINC@GMAIL.COM

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EVANS

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BRANDON ARCHITECTS
151 KALAMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4460
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
COP JRD CHECK

PLAN CHECK NO.
PAC026-0009

PROJECT CONTACT
COLEY GALLAGHER

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RIVERA RESIDENCE

PROJECT ADDRESS:
4403 SEASHORE DRIVE
NEWPORT BEACH, CA 92660

OWNER INFORMATION:
RIVERA FAMILY TRUST (LTD)
4403 SEASHORE DRIVE
NEWPORT BEACH, CA 92660
P. 310.562.4220

DATE
07.30.2026

REVISIONS
NO. REVISION DATE

AREA PLANS

A-0.2

FIRST LEVEL AREA SCHEDULE	
LIVING	1706 SF
FIRST FLOOR LIVING	1706 SF
TOTAL	1706 SF

OPEN AREA TOTAL SCHEDULE	
OPEN	345 SF
OPEN SPACE - GARAGE	248 SF
GRAND TOTAL	593 SF

BUILDING AREA SCHEDULE	
LIVING	1706 SF
FIRST FLOOR	1706 SF
SECOND FLOOR	1279 SF
THIRD FLOOR	208 SF
TOTAL	3193 SF

GARAGE	248 SF
2-CAR GARAGE	248 SF
TOTAL	248 SF
GRAND TOTAL	3433 SF

BUILDING AREA BREAKDOWN

LABEL	AREA SYMBOL	WIDTH	LENGTH	AREA
FIRST FLOOR	C	4.02	22.08	113.22 SF
FIRST FLOOR	D	7.50	21.01	157.50 SF
FIRST FLOOR	E	16.83	23.87	399.29 SF
FIRST FLOOR	F	9.25	22.53	208.42 SF
FIRST FLOOR	G	5.40	1.84	9.92 SF
FIRST FLOOR	H	6.07	7.08	42.81 SF
FIRST FLOOR	I	6.02	8.63	51.97 SF
FIRST FLOOR	J	27.08	23.37	632.02 SF
FIRST FLOOR	K	3.79	25.77	96.71 SF
FIRST FLOOR				1706.00 SF
GARAGE	L	1.17	1.67	1.94 SF
GARAGE	M	1.17	1.67	1.94 SF
GARAGE	N	23.04	23.08	531.81 SF
GARAGE	O	6.08	5.82	35.38 SF
GARAGE				540.16 SF
SECOND FLOOR	L	4.00	22.02	112.08 SF
SECOND FLOOR	M	7.50	21.00	157.50 SF
SECOND FLOOR	N	4.02	22.02	112.08 SF
SECOND FLOOR	O	12.31	20.80	255.93 SF
SECOND FLOOR	P	19.20	2.67	51.26 SF
SECOND FLOOR	R	9.26	10.87	100.64 SF
SECOND FLOOR	S	1.43	4.00	5.72 SF
SECOND FLOOR	T	5.96	7.89	46.98 SF
SECOND FLOOR	U	12.71	6.40	115.15 SF
SECOND FLOOR	V	10.08	4.42	44.71 SF
SECOND FLOOR	W	3.83	1.82	6.97 SF
SECOND FLOOR	X	13.08	10.36	135.53 SF
SECOND FLOOR	Y	1.40	22.62	31.67 SF
SECOND FLOOR	Z	0.80	2.06	1.65 SF
SECOND FLOOR				1279.00 SF
THIRD FLOOR	AA	14.48	17.40	251.87 SF
THIRD FLOOR	BB	5.91	7.80	46.08 SF
THIRD FLOOR				297.95 SF
GRAND TOTAL				3193.00 SF

OPEN AREA BREAKDOWN

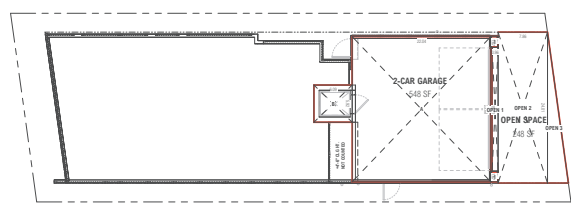
LABEL	AREA SYMBOL	WIDTH	LENGTH	AREA
GARAGE	OPEN 1	0.96	19.71	18.99 SF
GARAGE	OPEN 2	7.80	24.83	193.57 SF
GARAGE	OPEN 3	3.79	10.54	39.97 SF
GARAGE				247.53 SF
SECOND FLOOR	OPEN 4	14.44	19.44	280.71 SF
SECOND FLOOR	OPEN 5	3.04	5.16	15.75 SF
SECOND FLOOR	OPEN 6	4.73	16.08	76.40 SF
SECOND FLOOR				366.86 SF
GRAND TOTAL				614.39 SF

THIRD FLOOR AREA

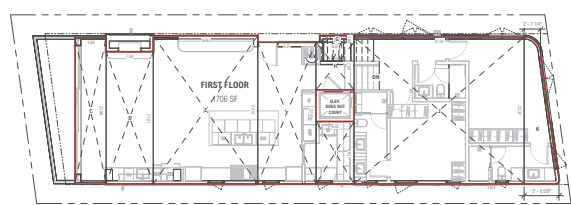
LABEL	AREA SYMBOL	WIDTH	LENGTH	AREA
THIRD FLOOR	AA	14.48	17.40	251.87 SF
THIRD FLOOR	BB	5.91	7.80	46.08 SF
THIRD FLOOR				297.95 SF
GRAND TOTAL				297.95 SF

THIRD FLOOR AREA + COVERED

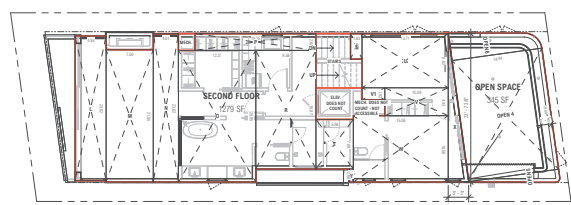
LABEL	AREA SYMBOL	WIDTH	LENGTH	AREA
THIRD FLOOR	AA	14.48	17.40	251.87 SF
THIRD FLOOR	BB	5.91	7.80	46.08 SF
THIRD FLOOR	COVERED	10.41	11.44	119.30 SF
THIRD FLOOR				417.25 SF
GRAND TOTAL				479.85 SF



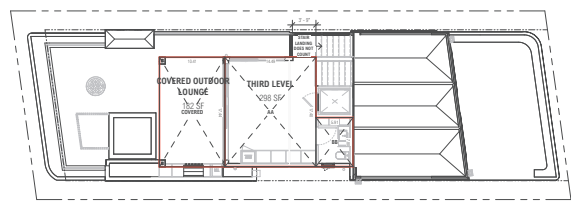
1 GARAGE LEVEL AREA PLAN
1/8" = 1'-0"



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

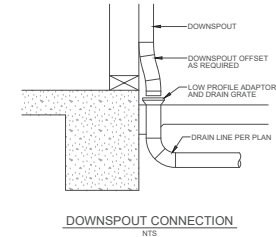
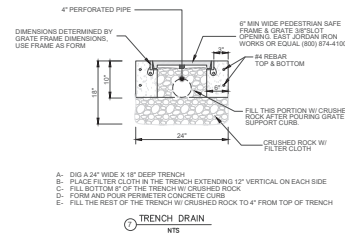


3 SECOND LEVEL AREA PLAN
1/8" = 1'-0"



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

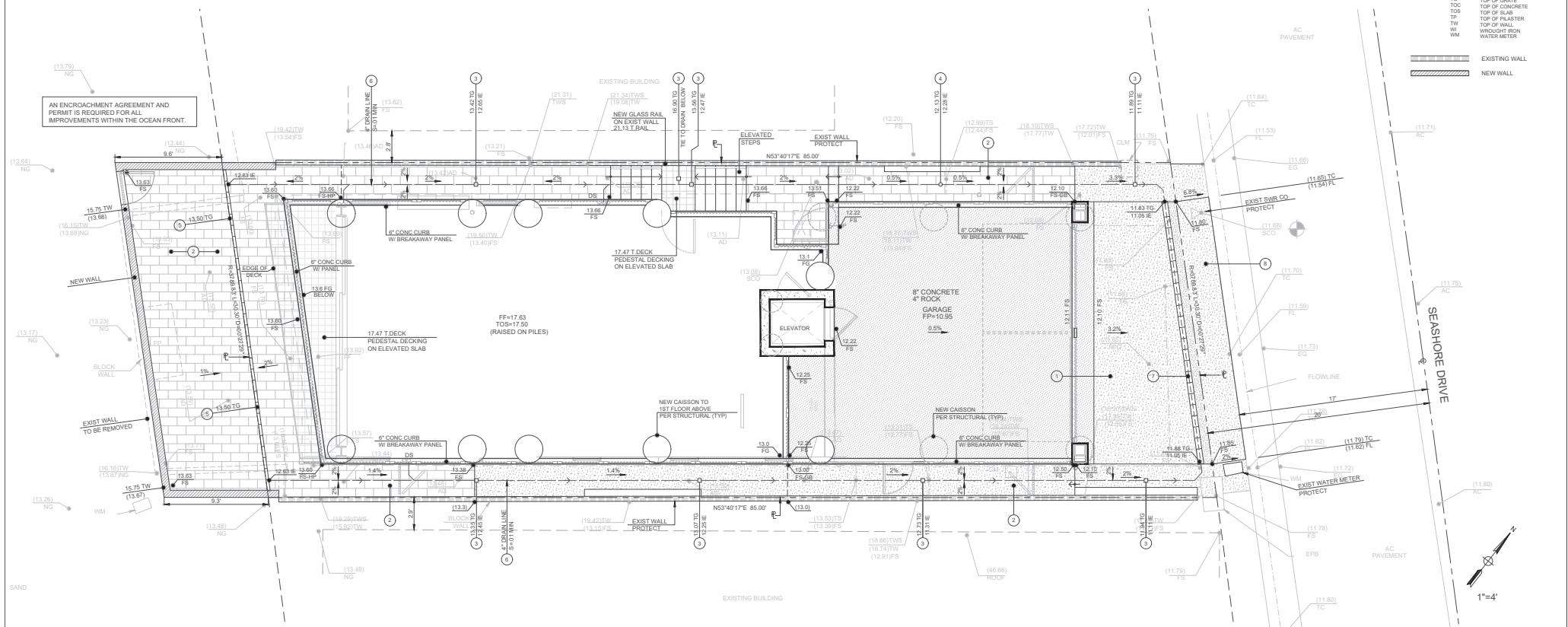
- ① CONSTRUCT 4" CONCRETE GARAGE AND DRIVEWAY SLAB.
- ② CONSTRUCT 4" CONCRETE WALK. FINISH PER ARCHITECT.
- ③ INSTALL 4" FLAT GRATE DRAIN
- ④ INSTALL 4" ATRIUM GRATE DRAIN
- ⑤ INSTALL 2" CHANNEL DRAIN
- ⑥ INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
- ⑦ INSTALL TRENCH DRAIN PER DETAIL, SHEET C2
- ⑧ CONSTRUCT CONCRETE DRIVEWAY APPROACH PER STD



ARCH	ARCHITECTURAL
ASPH	ASPHALT
B	BASIN
B/C	BASEMENT FINISH FLOOR
B/F	BASIN FINISH FLOOR
B/F	BASIN FINISH FLOOR
C	CLEAN
C/O	CLEAN OUT
D	DECOMPOSED GRANITE
DWY	DRIVEWAY
E	EAST
E/EN	EAST END OF HAVEMORE
EXIST	EXISTING
EXIST	EXISTING
FF	FINISH FLOOR
FF	FINISH FLOOR
FF	FINISH HYDRANT
FF	FLOOR FINISH
FF	FIRE FLOOR
FF	FLOOR FINISH
GF	GRADE BREAK
GF	GARAGE FINISH FLOOR
GF	GARAGE FINISH FLOOR
GF	GARAGE FINISH FLOOR
H	HANDHOLE
HE	HIGH ELEVATION
HE	HOIST ELEVATION
LE	LEAD
LE	LEAD ANCHOR
MON	MONUMENT
MON	MONUMENT
OR	ORIGINAL GRADE
OR	ORIGINAL GRADE
PB	PULL BOX
PB	PULL BOX
PRO	PROPOSED
PRO	PROPOSED
PRO	PUBLIC UTILITY EASEMENT
SDWK	SEARCHED FOUND NOTHING
SDWK	SEARCHED FOUND NOTHING
SRM	STREET LIGHT
T	TOP OF CURB
T	TOP OF CURB
TEL	TELEPHONE
TEL	TELEPHONE
TIN	TOP OF FENCE
TIN	TOP OF FENCE
TIN	TOP OF CONCRETE
TIN	TOP OF CONCRETE
TIN	TOP OF PLASTER
TIN	TOP OF PLASTER
W	WROUGHT IRON
W	WROUGHT IRON

EXISTING WALL

NEW WALL



		OWNER/DEVELOPER:		PREPARED BY:		SOILS ENGINEER/GEOLGIST:		BENCHMARK:		LEGAL DESCRIPTION:		PRECISE GRADING PLAN		SHEET:	
		RIVERA FAMILY TRUST (UAD) C/O IRIS RIVERA 4403 SEASHORE DRIVE NEWPORT BEACH, CA 92663		FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST. STE 203 HUNTINGTON BEACH, CA 92646 (714) 960-6703 JN 10791		  THOMAS M. RUIZ 7/30/2026		COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92633 PH: 714-670-1211 W.O. 69826-01 DATED: MARCH 30, 2026		LOT 2 IN BLOCK 44 OF TRACT THIRD ADDITION OF NEWPORT BEACH, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA ELEV: 8.565' DATUM: NAVD83 YEAR LEVELED 2015		4403 SEASHORE DRIVE NEWPORT BEACH, CALIFORNIA		C2	
DRAWN: JG		CHECK'D: TR		DATE: 6/24/26											
NO.		DATE		REVISIONS											

EROSION CONTROL

1. IN CASE OF EMERGENCY, CALL TDD.
A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
2. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. 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.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. 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 RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, 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 IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHALL BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOIL OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
20. ADDITIONAL BMPs WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

BMP FACTS SHEET

WM-1 MATERIAL DELIVERY AND STORAGE

PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAMINANT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.

WM-2 MATERIAL USE

HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.

WM-4 SPILL PREVENTION AND CONTROL

IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.

WM-5 SOLID WASTE MANAGEMENT

PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAMINANT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.

WM-6 HAZARDOUS WASTE MANAGEMENT

HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.

WM-7 CONTAMINATED SOIL MANAGEMENT

PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL AND HIGHLY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY.

WM-8 CONCRETE WASTE MANAGEMENT

STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON-SITE SHALL SET UP. BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAMINANT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.

WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

TC-1 STABILIZED CONSTRUCTION ENTRANCE

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

SE-1 SILT FENCE

SE-3 SEDIMENT TRAP

SE-8 GRAVEL BAGS

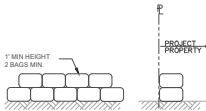
ERODED SEDIMENTS MUST BE RETAINED ON-SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IF OTHER EROSION CONTROL BMPs ARE DEEMED SUFFICIENT.

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

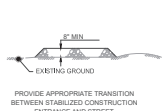
- (EC1) CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BAGS SHOULD BE 24" WIDE AND 10" HIGH. MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #SE-8.
- (EC2) CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.
- (EC3) CONSTRUCT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.
- (EC4) EXISTING WALL TO REMAIN. PROTECT IN PLACE.

EROSION CONTROL LEGEND

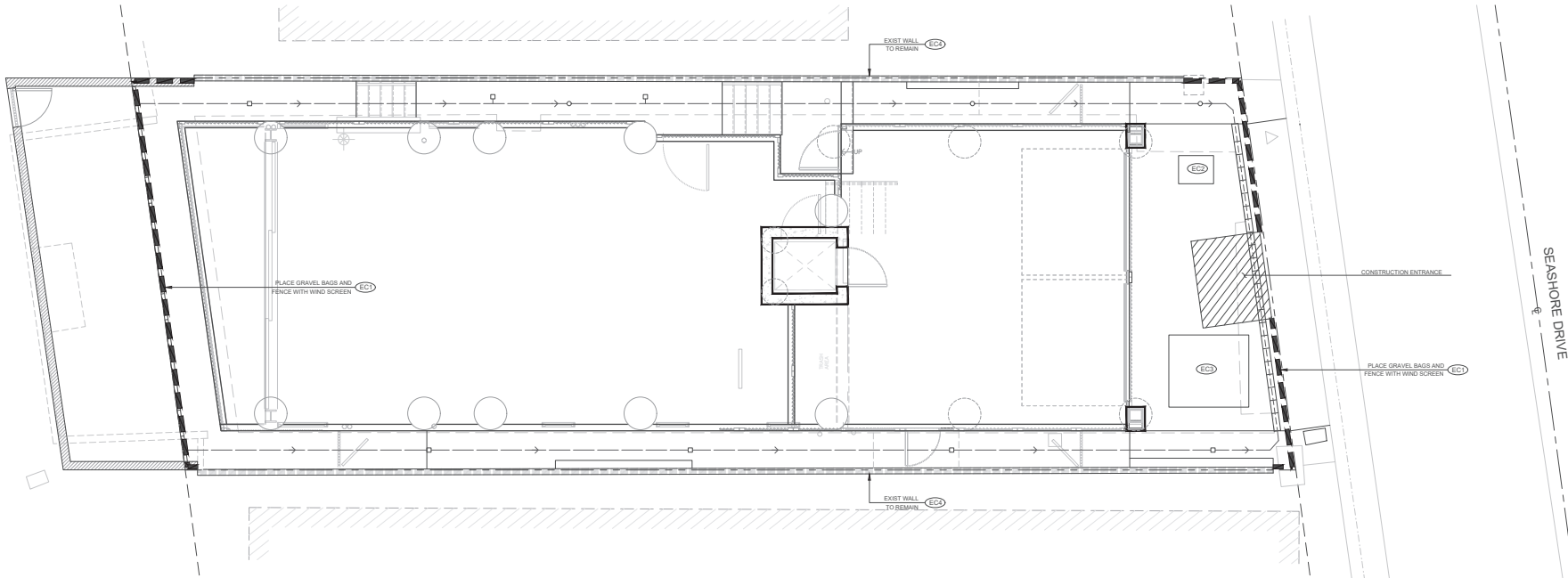
PLACE GRAVEL BAGS AND FENCE WITH WIND SCREEN



GRAVEL BAG DETAIL
NTS



CONSTRUCTION ENTRANCE
NTS



		OWNER/DEVELOPER: RIVERA FAMILY TRUST UAD C/O RRS RIVERA 4403 SEASHORE DRIVE NEWPORT BEACH, CA 92663	PREPARED BY: FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST, STE 203 HUNTINGTON BEACH, CA 92646 (714) 963-6793 JN 10645	 THOMAS M. RUIZ 6/10/26 DATE	SOILS ENGINEER/GEOLIST:	BENCHMARK: BENCHMARK # NB2-7-77 ELEV=8.565' DATUM: NAVD88	LEGAL DESCRIPTION: LOT 2 IN BLOCK 44 OF TRACT THIRD ADDITION OF NEWPORT BEACH, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA APN-424-443-05	(CONSTRUCTION POLLUTION PREVENTION PLAN) EROSION CONTROL PLAN 4403 SEASHORE DRIVE NEWPORT BEACH, CALIFORNIA	SHEET: C4
DRAWN: JC									
CHECKED: TR									
NO.	DATE	REVISIONS		DATE: 3/24/26					

[illegible]



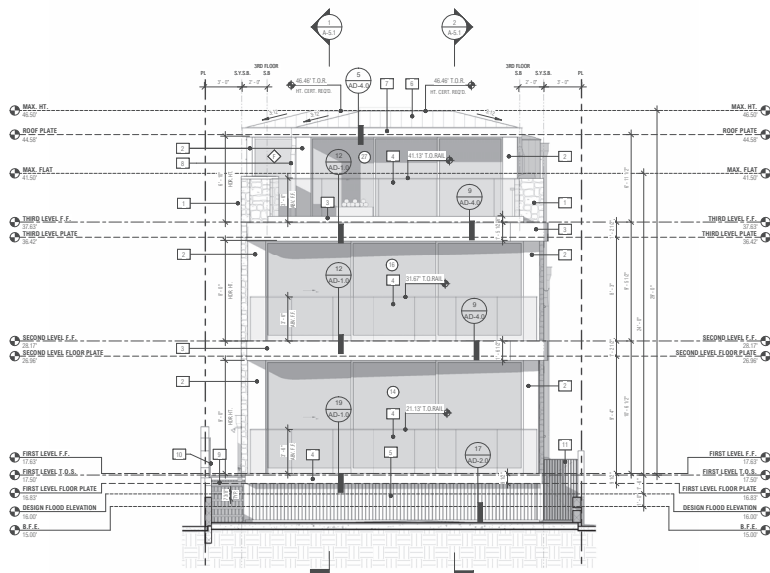


1 DIMENSION PLAN NOTES

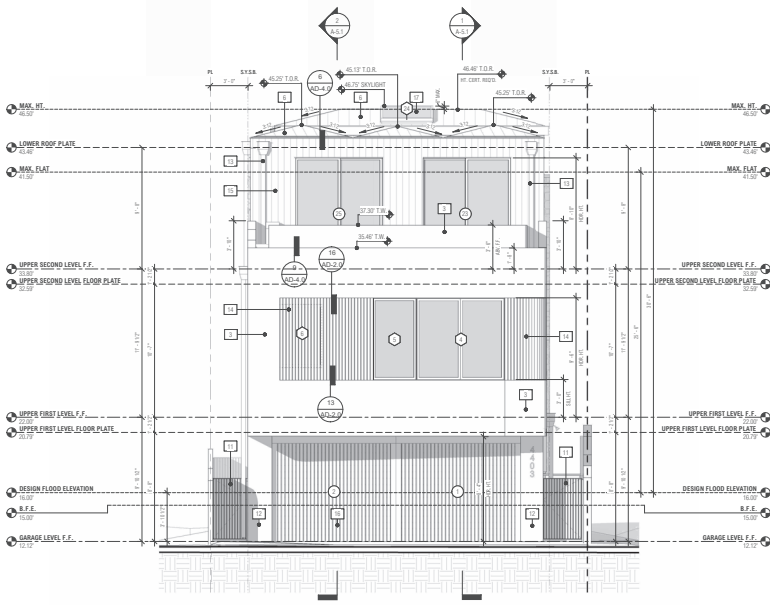
ROOM NAME	ROOM TAG
	DOOR SYM
	DOOR SWG
	DOOR LAB
	DOOR SWG LAB
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	DOOR SWG LAB
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A-2.3

A-2.3



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



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

WINDOWS & DOORS

WINDOWS
 SUPPLIER: ASSOCIATED BUILDING SUPPLY
 COMMENTS: JONES HILL, RIVERA CENTER 201 811 RED HILL AVE., SUITE F-104, COSTA MESA, CA 92626
 PHONE: 949-472-2318
 FAX: 949-472-2318
 EMAIL: JTD@JONESHILL.COM
 WWW: WWW.JONESHILLBUILDINGSUPPLY.COM

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 WWW: WWW.JONESHILLBUILDINGSUPPLY.COM

WALLS

WALLS
 SUPPLIER: NATURE TRAKER (ENGINEERED WOODEN ROOF DECKING)
 COMMENTS: NATURE TRAKER, 10000 N. 10TH AVE., SUITE 100, DENVER, CO 80231
 PHONE: 303-755-1100
 FAX: 303-755-1100
 EMAIL: NATURETRAKER@NATURETRAKER.COM
 WWW: WWW.NATURETRAKER.COM

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BRANDON ARCHITECTS
 151 KALAMUS DRIVE, SUITE G-1
 COSTA MESA, CA 92626
 714.754.4400
 WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
 COP 3RD CHECK

PLAN CHECK NO.
 PAC205-003

PROJECT CONTACT
 COLBY GALLAGHER

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RIVERA RESIDENCE

PROJECT ADDRESS:
 4403 SEASHORE DRIVE
 NEWPORT BEACH, CA 92660

OWNER INFORMATION:
 RIVERA FAMILY TRUST (S&P)
 4403 SEASHORE DRIVE
 NEWPORT BEACH, CA 92660
 P. 949.862.4220

DATE:
 07.30.2020

REVISIONS:
 NO. REVISION DATE

EXTERIOR ELEVATIONS

A-4.0

A MATERIAL SPECIFICATIONS

1. FLOORING: BUILT UP WOOD, TEMPORARY AND PERMANENT LAYERS
2. ROOF: ROOF PLUM (A-10) FOR ALL PLATE JOINTS & ROOF JOINTS

B GENERAL NOTES

1. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
2. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
3. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
4. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
5. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
6. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
7. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
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10. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
11. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
12. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
13. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
14. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
15. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
16. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0
17. EXTERIOR FINISHES: REF. MAX. SCHEDULE A-4.0

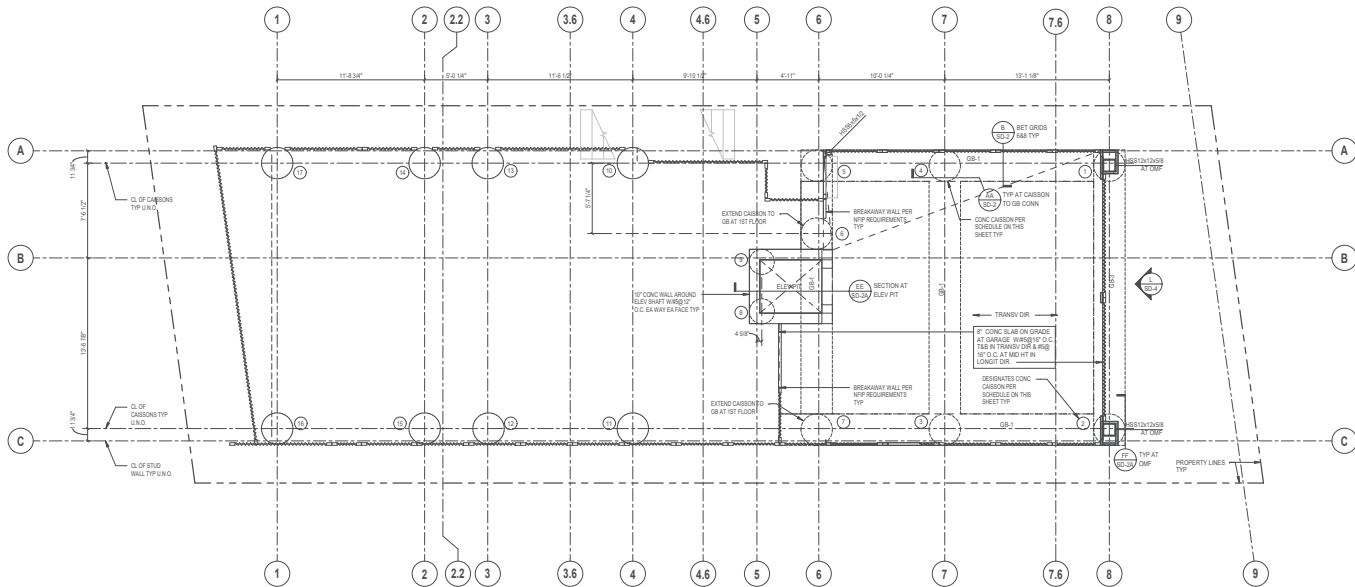
C KEYNOTES

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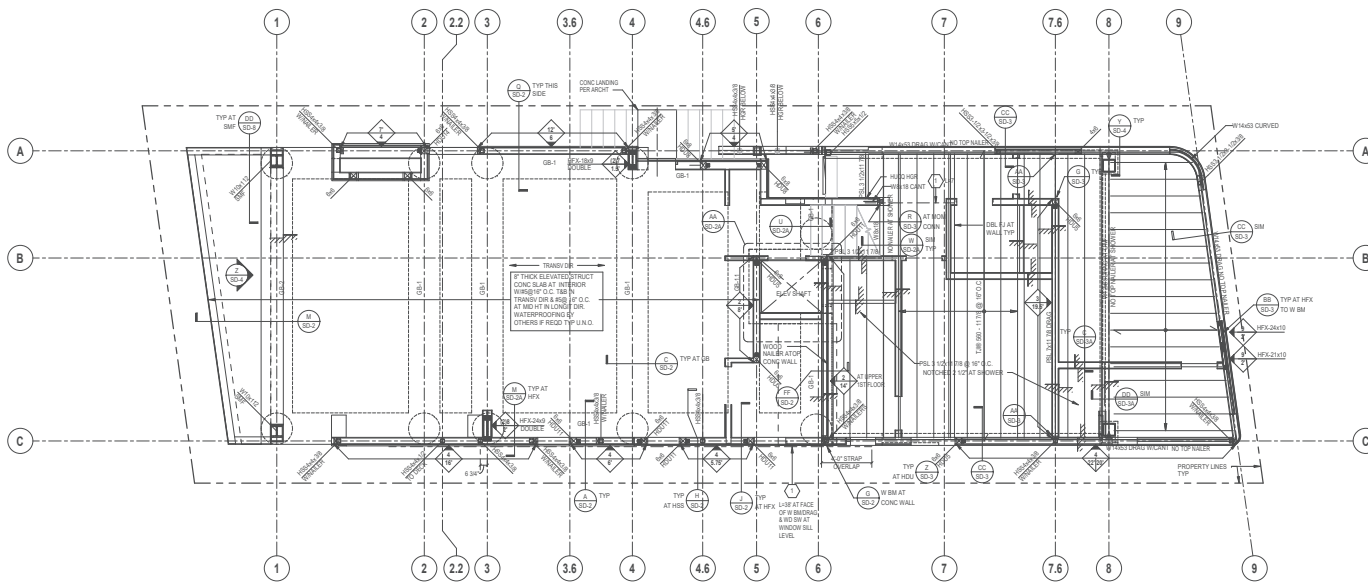
ALWAYS CHECK THIS INSULATION SCHEDULE FOR CONFORMANCE WITH THE TITLE 24 REPORT

INSULATED BUILDING ENVELOPE - 2X STUDS PER PLANS, SEE DIMENSION PLANS FOR MORE INFO - INSULATION PER INSULATION SCHEDULE AND T-24 ENERGY REPORTS



CAISSONS & FOUNDATION PLAN

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



FOUNDATION & FIRST FLOOR FRAMING PLAN

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



MARK	CAISSON DIA. (IN)	VERTICAL REIN.	LATERAL TIES	EMBEDMENT DEPTH IN SAND (FT)	TOTAL LENGTH (FT)
1	30	8-#10	#4 @ 8" O.C. U.N.D.	±40	±40
2	30	8-#10	#4 @ 8" O.C. U.N.D.	±40	±40
3	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±30
4	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±30
5	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±30
6	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
7	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
8	24	6-#8	#4 @ 8" O.C. U.N.D.	±20	±20
9	24	6-#8	#4 @ 8" O.C. U.N.D.	±20	±20
10	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
11	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
12	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
13	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
14	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
15	30	8-#10	#4 @ 8" O.C. U.N.D.	±30	±35
16	30	8-#10	#4 @ 8" O.C. U.N.D.	±35	±40
17	30	8-#10	#4 @ 8" O.C. U.N.D.	±35	±40

FOUNDATION PLAN NOTES

1. FOR DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
2. FOR GRADE BEAMS SCHEDULE AND NOTES & INFORMATION NOT SHOWN ON THIS SHEET, SEE SHEET S-2.
3. FOR GENERAL NOTES, SCHEDULES & LEGENDS SEE S-1 & S-2.
4. FOR SECOND & THIRD FLOOR FRAMING PLANS SEE S-3.
5. FOR ROOF FRAMING, SEE SHEET S-4.
6. FOR SHEARWALLS AND DOORS, SEE SCHEDULE B-100.
7. FOR WOOD STUD WALLS, SEE SCHEDULE B-100.
8. INSTALL STRAPS AT ALL WINDOWS AND DOORS CORNERS AT SHEARWALLS IN ACCORDANCE WITH DETAIL A-10, UNLESS LONGER STRAPS HAVE BEEN SPECIFIED ON PLAN.

NOTE: THE BUILDING IS DESIGNED IN ACCORDANCE WITH AISC INCLUDING THAT THE CONCRETE PILES, MAT SLAB AND BUILDING TO BE ATTACHED THERE TO IS DESIGNED TO BE ANCHORED TO RESIST FLUTTERING, COLLAPSE, AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND FLOOD LOADS ACTING SIMULTANEOUSLY ON CONCRETE CAISSON COMPONENTS AND OTHER LOWER REQUIREMENTS OF SBC 205.

LEGEND

- INDICATED TYPE OF SHEARWALL WITH OPENINGS WITH MIN. APERTURE 1' OR 2' HOLDING AT EACH END & REQUIRED MINIMUM TOTAL LENGTH (L) & EFFECTIVE LENGTH (L_E) PER SCHEDULE.
- INDICATED TYPE OF SHEARWALL WITH MIN. APERTURE 1' OR 2' HOLDING AT EACH END & REQUIRED MINIMUM TOTAL LENGTH (L) & EFFECTIVE LENGTH (L_E) PER SCHEDULE.
- INDICATED BEARING STRAP TYPE AND LENGTH PER SCHEDULE.
- INDICATED STEP DOWN/LAB DEPRESSION.

FLOOR FRAMING PLAN NOTES

1. FOR NOTES & INFORMATION NOT SHOWN ON THIS SHEET, SEE SHEET S-1.
2. INSTALL STRAPS AT ALL WINDOWS & DOOR CORNERS AT SHEARWALLS IN ACCORDANCE WITH DETAIL A-10, UNLESS LONGER STRAPS HAVE BEEN SPECIFIED ON PLAN.
3. WHERE BSM BLOCK AT TOP OF HXV IS REQUIRED, INSTALL 1/4" AT 8" O.C. TO CONNECT BSM BLOCK TO TOP PLATES, GRADE BEAM, STEEL BEAM NAILER OR BLOCKING ABOVE, TYPICAL UNLESS NOTED OTHERWISE.

ON ALL FLOORS AND DECKS USE 1" THICK STURD-I-FLOOR TWO GIB NAIL IN ACCORDANCE WITH DOME "C" OF NAILING SCHEDULE.

LEGEND

- INDICATED TYPE OF SHEARWALL WITH OPENINGS WITH MIN. APERTURE 1' OR 2' HOLDING AT EACH END & REQUIRED MINIMUM TOTAL LENGTH (L) & EFFECTIVE LENGTH (L_E) PER SCHEDULE.
- INDICATED TYPE OF SHEARWALL WITH MIN. APERTURE 1' OR 2' HOLDING AT EACH END & REQUIRED MINIMUM TOTAL LENGTH (L) & EFFECTIVE LENGTH (L_E) PER SCHEDULE.
- INDICATED BEARING STRAP TYPE AND LENGTH PER SCHEDULE.

CONCRETE CAISSON
RIVERA FAMILY TRUST LLC
4403 SEASHORE DRIVE
NEWPORT BEACH, CA 92663

RIVERA RESIDENCE
4403 SEASHORE DRIVE
NEWPORT BEACH, CA 92663
CAISSONS, FOUNDATION & FRAMING PLANS

DATE: 06/06/2026
JOB NO: 083306
DRAWN: M. PETROVA
CHECKED: P. PETROV

SHEET: OR

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