



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

July 24, 2025
Agenda Item No. 3

SUBJECT: Lobel Residence (PA2024-0103)
▪ Coastal Development Permit

SITE LOCATION: 1212 West Ocean Front

APPLICANT: James Carlson, Architect

OWNER: David Lobel

PLANNER: Daniel Kopshever, Assistant Planner
949-644-3235, dkopshever@newportbeachca.gov

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-C (Single Unit Residential Detached) - (10.0 – 19.9 DU/AC)
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

PROJECT SUMMARY

A coastal development permit (CDP) to allow the demolition of a single-unit dwelling with a detached two-car garage and the construction of a new 4,684 square-foot, three-story, single-unit dwelling and attached 642-square-foot, three-car garage. The project includes landscape, hardscape, drainage, and accessory structures located on private property. The project complies with all development standards and no 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 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 the Coastal Development Permit filed as PA2024-0103 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is in the R-1 Coastal Zoning District, which allows a maximum of one residential dwelling unit on a single lot. The project is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A CDP is required, and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.
- The property is currently developed with a single-unit dwelling with detached garage. As seen in the aerial map provided as Attachment No. ZA 2 (Vicinity Map), the neighborhood is predominantly developed with two-story single-unit dwellings with scattered one and three-story single-unit dwellings. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development.
- The project complies with the Housing Crisis Act of 2019 and Senate Bill 8 (Skinner) because it does not result in the loss of residential density.
- The proposed single-unit dwelling and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans (Attachment No. ZA 3) and as illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	8 feet	8 feet
Sides	3 feet	3 feet
Rear (Alley)	0 feet	0 feet
Allowable Floor Area (max.)	5,753 square feet	5,326 square feet
Allowable 3rd Floor Area (max.)	431 square feet	430.47 square feet
Open Space (min.)	431 square feet	481.6 square feet
Parking (min.)	3-car garage	3-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	24-feet for all flat elements 29-foot sloped roof

Hazards

- The project is located on an ocean front lot that fronts a public boardwalk.
- A Coastal Hazards Report and Sea Level Rise Analysis was prepared by PMA Consulting, Inc. on September 15, 2024. The report analyzes the coastal hazards of shoreline erosion, flooding, wave runup, and sea level rise. The property is separated from the Pacific Ocean by a wide sandy beach and is over 500 feet from

the high tide line. The report assumes an approximate 3.15-foot increase to bay water levels, currently a maximum of 7.9 feet North American Vertical Datum of 1988 (NAVD88), due to sea level rise (based on low risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update) over the next 75 years (i.e., the life of the structure). The report concludes that given the wide nature of the beach, lack of long-term shoreline erosion, and a high finished first floor elevation, the Project is reasonably safe from coastal hazards and sea level rise. There is no anticipated need for a shore protection device over the life of the proposed development and there are no recommendations necessary for avoidance or minimization of coastal hazard

- The finished floor elevation of the proposed single-unit dwelling is at a minimum elevation of 12.85 feet NAVD88, which complies with the minimum 9.0-foot NAVD88 elevation standard for habitable areas.
- 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 prior to 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 prior to building permit issuance.
- Under Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection – Development Standards) of the Newport Beach Municipal Code (NBMC), the property owner is required to enter into an agreement with the City waiving any potential right to protection to address situations in the future where the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be satisfied before the 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) (General Site Planning and Development Standards – Waterfront Development) of the NBMC. The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.

Water Quality

- The property is located adjacent to coastal waters. Pursuant to Section 21.35.030 (Construction Pollution Prevention Plan) of the NBMC, 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.

- Due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area Section 21.35.050 (Water Quality Management Plan) of the NBMC requires a preliminary Water Quality Management Plan (WQMP). The preliminary WQMP was prepared by Toal Engineering, Inc. dated January 10, 2025. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID 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 Water Quality Hydrology Plan (WQHP) prior to building permit issuance.

Public Access and Views

- The property is located on the Balboa Peninsula and between the nearest public road and the sea. 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 includes the demolition of a single-unit dwelling and the construction of a single-unit dwelling on an R-1 zoned lot. The project maintains the same number of units as the existing development and does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities
- The property is not located adjacent to a coastal view road or coastal viewpoint as identified in the Coastal Land Use Plan. The nearest designated coastal viewpoint is at Marina Park, approximately 1,400 feet northwest of the property, and the nearest designated coastal view road segment is located along Newport Boulevard, over 6,000 feet away. The project is not visible from either due to the distance from the points and intervening structures. The project is, however, located adjacent to and visible from the Ocean Front public walkway and the beach beyond. The project replaces an existing single-unit dwelling built over 100 years ago with a new single-unit dwelling that complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. The project ultimately should blend in with existing development and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

- Lateral access to the coast is currently provided and will continue to be provided by the Ocean Front public walkway. The nearest vertical access to the Ocean Front boardwalk is available via the 12th and 13th Street ends. The project does not include any features that would impede access along these routes.

ENVIRONMENTAL REVIEW

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

The Class 3 exempts the demolition and construction of up to three single-family residences in urbanized areas. The proposed project will demolish an existing single-unit dwelling and construct a new single-unit dwelling, consistent with the Class 3 exemption. There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of these exemptions. 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.

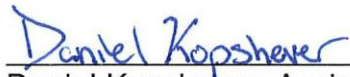
PUBLIC NOTICE

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 Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

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

Prepared by:



Daniel Kopshever, Assistant Planner

JP/djk

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT DWELLING UNIT AND CONSTRUCT A NEW, THREE-STORY, SINGLE-UNIT DWELLING WITH AN ATTACHED THREE-CAR GARAGE LOCATED AT 1212 WEST OCEAN FRONT (PA2024-0103)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by James Carlson, Architect, on behalf of the owner, David Lobel, with respect to property located at 1212 West Ocean Front, and legally described as Lot 4, Block 12 of Tract 234 (Property), requesting approval of a coastal development permit.
2. The applicant requests a coastal development permit (CDP) to allow the demolition of an existing single unit dwelling with detached garage and the construction of a new 4,684 square-foot, three-story, single-unit dwelling with an attached 642-square-foot three-car garage. The project also includes landscape, hardscape, drainage, and accessory structures located on private property. The project complies with all development standards and no deviations are requested (Project).
3. The property is categorized as 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 subject property is located within the Coastal Zone. The property is categorized RSD-C (Single Unit Residential Detached) - (10.0 – 19.9 DU/AC) by the Coastal Land Use Plan and is located within the R-1 (Single Unit Residential) Coastal Zoning District.
5. A public hearing was held on July 24, 2025, 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 categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, 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 and construction of up to three single-family residences in urbanized areas. The proposed project consists of the demolition of an existing single-

unit dwelling and the construction of a new single-unit dwelling, consistent with the Class 3 exemption.

3. The exceptions to this categorical 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.

SECTION 3. REQUIRED FINDINGS.

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

Finding:

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

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 5,753 square feet and the proposed floor area is 5,326 square feet.
 - b. The proposed development provides the minimum required setbacks which are eight feet from the front property line abutting West Ocean Front, three feet from each side property line, and zero feet from the rear property line abutting West Ocean Front Alley.
 - c. Both the highest flat roof and guardrails are less than 24 feet from established grade, or 35.5 feet based on the North American Vertical Datum of 1988 (NAVD 88), and the highest ridge is no more than 29 feet from established grade, or 40.15 feet (NAVD 88). The proposed development complies with all height requirements.
 - d. The proposed development provides a three-car garage, meeting the minimum three-car garage requirement for a single-unit dwelling with more than 4,000 square feet of habitable floor area.
 - e. The proposed lowest finished floor elevation of the new residence is 12.85 feet (NAVD 88), which complies with the minimum 9.0 foot (NAD 88) top of slab elevation requirement for interior living areas of new structures.
2. The surrounding neighborhood is predominantly developed with two-story and three-story dwellings. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development.

3. The Project proposes to demolish the existing single-unit dwelling to construct a new single-unit dwelling. The Project complies with the Housing Crisis Act of 2019 and Senate Bill 8 (Skinner) because it does not result in the loss of residential density.
4. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by PMA Consulting, Inc. dated September 15, 2024. As an ocean front property, the report analyzes the coastal hazards of shoreline erosion, flooding, wave runup, and sea level rise. The property is separated from the Pacific Ocean by a wide sandy beach and is over 500 feet from the high tide line. The report assumes an approximate 3.15-foot increase to bay water levels, currently a maximum of 7.9 feet (NAVD88), due to sea level rise (based on low risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update) over the next 75 years (i.e., the life of the structure). The report concludes that given the wide nature of the beach, lack of long-term shoreline erosion, and a high finished first floor elevation, the Project is reasonably safe from coastal hazards and sea level rise. There is no anticipated need for a shore protection device over the life of the proposed development and there are no recommendations necessary for avoidance or minimization of coastal hazards.
5. The finish floor elevation of the residence is proposed at an elevation of 12.85 feet (NAVD 88), which complies with the minimum 9.00-foot (NAVD 88) elevation standard.
6. 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 prior to 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 the CBC prior to building permit issuance.
7. Pursuant to Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection – Development Standards) of the NBMC, the property owner is 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). The property owner is also 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) (General Site Planning and Development Standards) of the NBMC. Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
8. The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the CBC and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to 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 prior to building permit issuance.

9. The property is located adjacent to coastal waters. Pursuant to Section 21.35.030 (Construction Pollution Prevention Plan) of the NBMC, 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.
10. 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 preliminary Water Quality Management Plan (WQMP) is required. The preliminary WQMP was prepared by Toal Engineering, Inc. dated January 10, 2025. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID 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 Water Quality Hydrology Plan (WQHP) prior to building permit issuance.
11. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. Condition of Approval No. 18 is included, which requires drought-tolerant species. Prior to the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
12. The Property is not located adjacent to a coastal view road or coastal viewpoint as identified in the Coastal Land Use Plan. The nearest designated coastal viewpoint is at Marina Park, approximately 1,400 feet northwest of the property, and the nearest designated coastal view road segment is located along Newport Boulevard, over 6,000 feet away. The Project is not visible from either due to the distance from the points and intervening structures. The Project is, however, located adjacent to and visible from the Ocean Front public walkway and the beach beyond. The Project replaces an existing single-unit dwelling built over 100 years ago with a new single-unit dwelling that complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. The Project ultimately should blend in with existing development and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

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.*

Facts in Support of Finding:

1. The Property is located on the Balboa Peninsula and between the nearest public road and the sea. 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 includes the demolition of a single-unit dwelling and the construction of a single-unit dwelling on an R-1 zoned lot. The Project maintains the same number of units as the existing development and does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

2. Vertical access to the coast is available on either side of the Property via the 12th and 13th Street ends. Lateral access is provided on the beach and through the Ocean Front public walkway. The project does not include any features that would obstruct access along these routes.

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 Coastal Development Permit filed as PA2024-0103, 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 21 Local Coastal Implementation Plan, of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 24TH DAY OF JULY 2025.

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. Revisions to the approved plans require review by the Planning Division and may require an amendment to this coastal development permit or the processing of a new coastal development permit.
3. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
4. The Coastal Development Permit filed as PA2024-0103 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.
5. *Prior to the final building permit inspection, a waterproofing curb or similar design feature shall be constructed around the proposed residence as an adaptive flood protection device up to a minimum of 10.9 feet (NAVD88). Flood shields (sandbags and other methods) can be deployed across the openings to protect and prevent flooding to the structure.*
6. *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 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 development. The letter shall be scanned into the plan set prior to building permit issuance.*
7. *Prior to the 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.*
8. *Prior to the issuance of a building permit, the final WQHP/WQMP shall be reviewed and approved by the Building Division. Implementation shall comply with the approved CPPP*

and WQHP/WQMP; any changes could require separate review and approval by the Building Division.

9. Prior to the issuance of a building permit, the applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.
10. 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.
11. 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.
12. 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.
13. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.
14. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands, or their buffers.
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. Stock-piles 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 in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
18. 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.

19. All landscape materials and irrigation systems shall be maintained in accordance with 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.
20. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or holidays.
21. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the NBMC.
22. 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 pursuant to 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.
23. The applicant 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 Coastal Development Permit.
24. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
25. This Coastal Development 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.

26. All proposed accessory structures located within setback areas shall comply with applicable height limits consistent with NBMC Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls).
27. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
28. 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 City's approval of **Lobel Residence** including, but not limited to the **Coastal Development Permit (PA2024-0103)**. 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 of 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.

Building Division

29. The foundation shall be designed for liquefaction mitigation, pursuant to California Building Code (CBC) Policy No. CBC 1803.5.
30. Habitable levels greater than one story above or below an egress door shall not exceed the 50-foot maximum travel distance from any occupied point to a stairway or ramp that provides egress from said habitable level.

Fire Department

31. Installation of an NFPA 13D fire sprinkler system is required.

Public Works Department

32. The Applicant shall install a new sewer clean out on the existing sewer lateral, pursuant to City Standard 406.
33. The Applicant shall remove all existing encroachments within the Ocean Front right of way and install a new sidewalk to match.

34. The existing water service shall be abandoned at the water main. Proposed service and meter shall be installed pursuant to City Standard 502.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
(PA2024-0103)
1212 Ocean Front West

Attachment No. ZA 3

Project Plans



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 92658-8915
www.newportbeach.gov | (949) 644-3200

**ACKNOWLEDGMENT OF NO CONSTRUCTION-RELATED NOISE
ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS**

On June 11, 2019, the City Council adopted an ordinance restricting construction-related noise on Saturday in High Density Areas effective August 12, 2019.

I acknowledge that any construction-related noise, (including, but not limited to operating power equipment or machinery in a manner that produces noise) is not allowed on Saturday or Sunday in High Density Areas in accordance with Newport Beach Municipal Code 10.28.040. As the owner of the property, I am responsible to ensure all persons working on the property comply with this provision of the Newport Beach Municipal Code.

Project Address: 1212 W OCEANFRONT, NEWPORT BEACH, CA 92661

Permit Number:

Owner's Name: LISA AND DAVID LOBEL

Owner's Signature:

Contractor's Signature:

Date: 07-10-24

For information only, this document is not for construction.

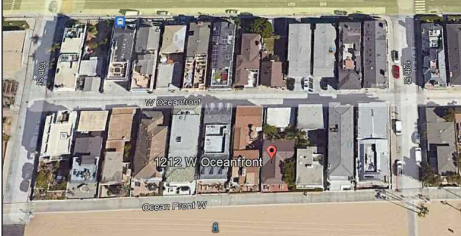
DEFERRED SUBMITTALS

- DEFERRED SUBMITTALS: TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL FOR PLAN REVIEW

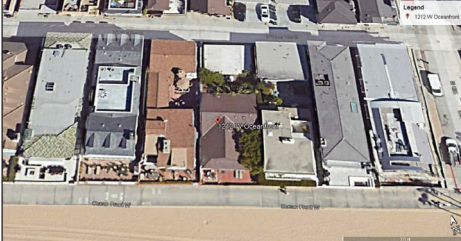
APPROVALS

- CITY OF NEWPORT BEACH BUILDING DEPT.
- CITY OF NEWPORT BEACH PLANNING DEPT.
- CITY OF NEWPORT BEACH PUBLIC WORKS DEPT.

VICINITY MAP - PICTORIAL



SITE PLAN - PICTORIAL



LOCAL REQUIREMENTS & BLDG. NOTES

GENERAL

1. PLEASE NOTE ON PLAN: "ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANT 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 ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT."

2. PLEASE NOTE ON PLAN: "PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT."

NOTE: SEE SHEETS T-S-2 & T-S-3
FOR OTHER REQUIRED CITY OR NEWPORT BEACH REQUIRED

GENERAL WORK:

- RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENT
- CAL GREEN RESIDENTIAL MANDATORY MEASURES
- STRUCTURAL OBSERVATION GENERAL NOTES & STRUCTURAL OBSERVATION
- SCHEDULE SEE SHEET S-1

NOTE: POOLS, SPA'S WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.

ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-40 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

NOTE: FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS AND HANDRAILS OR ANY COMBINATION THERE OF SHALL NOT EXCEED 42 INCHES FROM EXISTING GRADE PRIOR TO CONSTRUCTION WITH IN THE REQUIRED FRONT SETBACK AREA(S).

PROVIDE A NOTE ON PLAN "ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES IN SECTION 4.303 CALGREEN BUILDING STANDARD CODE."

NOTE: ADDED

ALL GROUND - MOUNTED AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER NBMC 20.50.020.A

NOTE: ADDED

1. FOR HABITABLE LEVELS MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EXTERIOR DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EXPOSURE FROM SUCH HABITABLE LEVELS SHALL NOT EXCEED 50' RSI.4
2. DESIGN FOUNDATION FOR LIQUIDATION MITIGATION.
<https://www.newportbeach.gov/owner/showpublicdocument/2424/625686245532200000>

APPLICABLE CODES

ALL CONSTRUCTION TO COMPLY WITH:

- 2022 CALIF. BUILDING CODE (CBC)
- 2022 CALIF. MECHANICAL CODE (CMC)
- 2022 CALIF. T-24.6
- 2022 CALIF. PLUMBING CODE (CPC)
- 2022 CALIF. ELECTRICAL CODE (CEC)
- CHAPTER # 15 NEWPORT BEACH MUNICIPAL CODE (NBMC)



Housing Crisis Act Compliance for Demolitions

Community Development Department
Planning Division
100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 92658-8915
(949) 644-3204 Telephone | (949) 644-3229 Facsimile
www.newportbeach.gov

General Information

The Housing Crisis Act of 2019 (SB 330) (Chapter 654, Statutes of 2019) and SB 9 (Chapter 161, Statutes of 2021) set a temporary 10-year prohibition on reducing residential density when associated with the approval of a "housing development project," beginning January 1, 2020 and concluding on January 1, 2030. A "housing development project" is defined as: a residential project of one or more units, a mixed-use project with two-thirds of the floor area designated for residential use, or a transitional or supportive housing project. In addition, existing units that are defined as "protected" under the law (see below for qualifications) must be replaced with units that have an equivalent number of bedrooms, rents affordable at the same income category as the displaced tenant(s) (or if incomes are unknown, according to the proportion of lower income renter households in the jurisdiction), and displaced tenants must be provided relocation benefits. Assembly Bill No. 1218 (Chapter 754, Statutes of 2023) also prohibits the loss of protected units associated with the approval of a non-housing development project that requires the demolition of occupied or vacant protected units. Therefore, concurrent with the application of any development project that involves the demolition of any residential unit(s), or the application of a non-housing development project, the property owner shall answer the questions below for Housing Crisis Act compliance.

Site Address: 1212 W. OCEANFRONT Legal Description:

1) Units proposed for demolition: Units proposed for construction:

2) Are you proposing to redevelop the site with a "housing development project"? ☐ Yes ☒ No

For housing development projects, reductions in density are prohibited whether or not units are deemed "protected" and a demolition permit cannot be issued.

3) If you answer yes to any of the following questions, the unit(s) are considered "protected" and must be replaced:

- a. Currently, or within the last 5 years, are any of the units subject to a recorded covenant, ordinance, or law restricting rents to levels affordable to low- or very low-income households? ☐ Yes ☒ No
- b. Currently, or within the last 5 years, are any of the units occupied by low- or very-low income households (see attachment for current income limits)? ☐ Yes ☒ No

If any of the units proposed for demolition meet the "protected" criteria, please provide a summary of units (i.e., apartment number, size, number of bedrooms, household size, and income level of tenant) and schedule a meeting with a planner to discuss replacement requirements. A demolition permit cannot be issued until an agreement is executed with the City guaranteeing the replacement of the protected units and tenant relocation benefits.

Property Owner Certification (required):

I, hereby certify that I am the property owner of the above described property. I declare under the penalty of perjury, the facts, statements and information presented in this document are true and correct to the best of my knowledge and belief.

Signature: Date: 6.7.24 Phone Number: 949-555-2473

1 The City of Newport Beach does not have a local rent control ordinance. As such, the categories of "protected units" are limited to those stated above. Updated 02/10/2024

EXHIBIT "A"
Legal Description

For APN/Parcel (Rsi): 945-541-18

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 4, IN BLOCK 12, TRACT 234, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGES 38 AND 37, MISCELLANEOUS MAPS IN THE COUNTY RECORDER OF SAID COUNTY.

SHEET INDEX

1212 W. Oceanfront New Beach House CDP Coastal Development Permit Sheet Index. *Revised 5-8-25.*

- 1-S-1 Title Sheet & General Notes
- 2-SU Topographic Signed Survey
- 3-G-1 Geotechnical Report & Recommendations
- G-2 Geotechnical Report & Recommendations, Sheet 2 Sheet Eliminated
- 4-D-1 Existing House Demolition Plan
- 5-A-1 Proposed Site & Roof Plans
- 6-A-1.1 Proposed 1st, 2nd, 3rd Floor & Roof Top Deck Area Calculations
- 7-A-1.2 Building Area, Easement Layout & Adjacent Houses Existing Window Locations
- 8-A-1.3 Isometric Views
- 9-A-2 Proposed 1st Floor Plans
- 10-A-2.1 Proposed 2nd Floor Plans
- 11-A-2.2 Proposed 3rd Floor & Roof Top Deck Plans
- A-2.3 Proposed Subterranean Garage Floor Plans
- A-2.4 Proposed Attic Mechanical Plans
- 12-A-3 Proposed Waterfront & Street Elevations
- 13-A-3.1 Proposed Waterfront Elevations
- 14-A-3.2 Enlarged Entry Elevations
- 15-A-3.3 Roof Mounted Equipment Views
- 16-A-4 Proposed Sections
- 17-A-4.1 Proposed Sections
- 18-A-4.2 Elevator Plans, Sections & Details
- 19-C-1 Preliminary Grading Plans Cover Sheet & Notes
- 20-C-2 Preliminary Grading Plans
- 21-C-3 Preliminary Grading Plans, Sections & Details
- 22-C-4 Construction Pollution and Prevention Plans
- 23-TP-1 Topographic & Boundary Survey
- 24-C-6 Soils Report recommendations
- T-S-1 Temporary Shoring Plans, General Notes
- T-S-2 Temporary Shoring Plans
- T-S-3 Temporary Shoring Plans, Details

**LISA AND DAVID LOBEL
BEACH HOUSE
NEW CONSTRUCTION
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661**



PROJECT DATA

Project Data 1212 W. Oceanfront: *Revised 10-6-2024.*

Scope of Work:

Construct a New 3 Story 5326.25 Sq. Ft. House (1)

Subterranean Basement Eliminated from CDP application (1)

Separate Permits Required:

- Demolish Existing House. Separate Permit required.
- Solar System. Deferred Submittal
- Fire sprinklers Deferred Submittal (1)

Project Data:

APN: 047 241 16

Zoning: R1

General Plan Land use: RS-D Single Unit Residential Detached

Occupancy: Single family

Coastal Zone: Yes, RSD-C Single Unit Residential Detached

Coastal Development Permit required.

Construction Type: Type V-8 Sprinklered

Floor Area Limit: 2 Times Buildable = 5753.28 .5 Sq. Ft.

Proposed Floor Area: 5326.25 Sq. Ft. 99.98% (1)

Area of Lot: 3735 Sq. Ft.

Maximum Building Height: 24 Feet for Flat Roof & 29 Feet for Sloped Roof

Required Setbacks:

- Front 8' Oceanfront
- Sides: 3'
- Rear: 0' W. Oceanfront Street

Minimum Parking Requirements:

- 3 Covered spaces

Area Calculations see Sheet A-1.1

NOTE: THE SUBTERRANEAN GARAGE HAS BEEN ELIMINATED FROM THE COASTAL DEVELOPMENT PERMIT APPLICATION.

NOTE: THE MAXIMUM TIME TO COMPLETE CONSTRUCTION IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER JUNE 1, 2019 AS REQUIRED NBMC SECTION 15.02.095.

COASTAL DEVELOPMENT PERMIT

JF CARLSON ARCHITECTS INC.

James F. Carlson AIA

jfcarlson@roadrunner.com

2300 Cliff Drive

Newport Beach

California 92661

tel 949.645.5051

tel 949.645.4851

jfcarlsonarchitects.com

CALIFORNIA LICENSE NO. C-13773

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PROJECT:
**LOBEL BEACH HOUSE
NEW CONSTRUCTION**
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

SHEET TITLE:
**TITLE SHEET
GENERAL NOTES**



REV.	DESCRIPTION
	CDP PLAN CHECK CORRECTIONS
	CDP PLAN CHECK CORRECTIONS
	CDP PLAN CHECK CORRECTIONS
	CDP PLAN CHECK CORRECTIONS
	CDP PLAN CHECK CORRECTIONS

ARCHITECT: JF. CARLSON
CHECKED: JF. CARLSON
DRAWN: CADLANS
DATE: 08-08-25
SCALE:
JOB NO: 23-011
SHEET

T-S-1
OF SHEETS



Certified mail notification:
A notice of intent to demolish shall be sent via certified mail to adjacent property owner(s). Signed returned receipt must be provided to the Building Division at the time of permit issuance. Demolition may commence 30 days after the date of notification per Newport Beach Municipal Code Section 15.02.120.

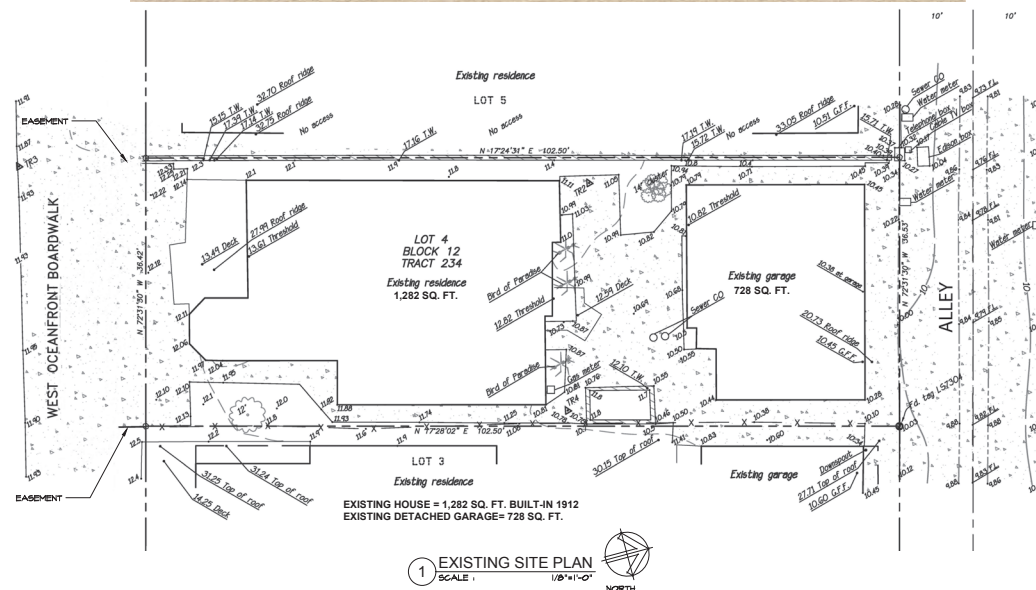
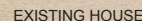
Plans shall include the following:

1. Property lines with dimensions.
2. Location and description of each structure.
3. Site to be fenced at a height between 72 and 84 inches using a chain link overlaid on the exterior with an equivalent fence structure. Structures within High Density Areas must comply with Ordinance 194-96 "Construction Activity Ordinance" on City website.
4. Square footage and bedroom count per licensed user.
5. Topographic survey, stamped and signed by a licensed surveyor (or civil engineer with license number 33965 or lower), as required per the Planning Division.
6. Note on the Plans:
 - a. All debris shall be wet at time of handling to prevent dust.
 - b. Sewer line shall be capped.
 - c. All basement fills shall be clean and uniform.
 - d. Streets and sidewalks are to remain clean and free of any obstructions.
7. Plans are to be stamped and signed by a licensed engineer or architect. If plans done by a contractor, then contractor to sign and indicate his or her license number (legibly).
8. Restrictions concerning parking: if demolition is within 10 feet of public sidewalk.
9. Note the following on the plans:
 - a. Erosion control devices shall be available on-site between October 15 and May 15.
 - b. Between October 15 and May 15, erosion control measures shall be in place at the end of each working day. The probability of rain shall be greater than 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent.
 - c. Temporary dewatering basins, when required, shall be installed and maintained for the duration of the project.

Additional requirements for properties in Coastal Zone:

1. If the demolition is proposed within the Coastal Zone and involves three or more dwelling units in one structure, or eleven or more dwelling units located in two or more structures, please meet with a planner to ensure compliance with the requirements in Chapter 20-334 (Conversion or Demolition of Affordable Housing) of the Zoning Code.
2. If the demolition is proposed within the Coastal Zone and within the Categorical Exclusion (CE) Area, a CE determination must be submitted for review and approval by the CEAC. The CEO notice becomes effective after 25 business days, unless called up for review by the Coastal Commission. Once effective, a demolition permit can be issued. Please meet with a planner to determine if property is eligible and to start the CE notification process.
3. If the demolition is proposed within the Coastal Zone and not within the Categorical Exclusion (CE) Area, a CE determination is not required. Please meet with a planner to discuss the application requirements for a CCP.

From: The oil and gas sector (01/2013/2000)



GENERAL NOTES CITY OF NEWPORT BEACH

1. All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
2. Dust shall be controlled by watering and/or dust palliative.
3. Work hours are Limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY; 8:00 AM to 6:00 PM SATURDAYS, and NO WORK ON SUNDAYS and HOLIDAYS per Section 10-28-040 of the NBMC.
4. Noise from, excavation, delivery and removal shall be controlled per Section 10-28-040 of the NBMC.
5. The stamped set of approved plans shall be on the job site at all times.
6. Drainage system to be designed to retain concentrated and surface sheet flow from dry weather run off and minor rain events within the site.
7. Positive drainage shall be maintained away from all building and slope areas.
8. Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in stop work order.
9. No paint, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, gutters or storm drains. All material and waste shall be removed from the site. NBMC 17.32.020.
10. Between October 15 and May 15, erosion control measures shall be in place at the end of each working day whenever the five-day probability of rain exceeds 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent.

Construction Phase Water Quality Plans:

Construction Phase Best Management Practices:

- The contractor shall be responsible for placement, inspection and modification of the erosion control devices during the rainy season and course of the project.
- Temporary erosion control devices, which interfere with the work, shall be relocated or modified as the work progresses.
- The contractor shall be responsible for the installation of additional erosion control measures as may be required by City of Newport Beach, California Coastal Commission or other agency due to uncompleted grading operations or unforeseen circumstances which may arise.
- Equipment and workers for emergency work shall be made available at all times during rainy season, all necessary materials shall be stockpiled on the job site to facilitate rapid construction of temporary devices when rain is eminent.

Vehicle and Equipment Cleaning Notes:

- Wash area to located away from storm drain inlets, drainage facilities or watercourses.
- Wash area to be paved with concrete or asphalt and bermed to contain wash waters and prevent run-on or run-off.
- Wash area shall be configured with a sump for the collection and disposal of wash water.
- Wash water shall not be discharged to storm drains or watercourses.
- Wash areas are to be used only when necessary.
- Use a positive shut off valve to minimize water usage.

Erosion Control Measures:

Temporary erosion control

to the completion of the final improvements shall be performed
low.

- Sandbags or gravel bags shall be provided around the perimeter of the site as shown on the water quality plan to prevent sediments or run-off from entering the water of Newport Bay.
- Sandbags shall also be provided at the street and storm drain inlets that are near the site to prevent sediments from entering the storm drain system.
- The grading contractor shall be responsible for the cleanup of silt and mud on adjacent streets due to construction activity.
- The grading contractor shall also be responsible for on-site dust control created by construction activity.
- The contractor shall check and maintain lined or unlined ditches after each rainfall.
- The contractor shall remove silt and debris after each rainfall exceeding 1/4 inch in a 12 hour period and when silt reaches a depth of 1" and below.
- The contractor shall maintain an on-site sign with phone number of proper contact during an emergency situation.
- All erosion control measures provided per the approved grading plan shall be incorporated hereon.
- The contractor shall be responsible for taking necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
- Graded areas around project perimeter must drain away from face of slopes at the end of each working day.

Permanent Water Quality Plans:

- New walkways with permeable surfaces have been designed for the courtyard and side yards. Stone pavers with grass between have been included to increase the on-site percolation and retain storm water run-off.
- New landscape materials, planters and vegetation have also been included in the increased side yards to enhance these water retention features.

Note: The proposed new construction will not increase the amount of impermeable surface area.

- Existing Impermeable Surface area: NA.
- Proposed Impermeable Surface area: NA.

Maintenance and Inspection:

- The control measures shall be inspected at a minimum of once a week.
- Monitor employees and subcontractors throughout the duration of the construction project to ensure appropriate practices are being implemented.
- Inspect sump regularly and remove liquids and sediments as needed or as directed.

James F. Carlson AIA
jfcarlson@roadrunner.com

2300 Cliff Drive
Newport Beach
California 92663
tel 949.645.3051
fax 949.645.4851
jfcarlsonarchitects.com
CALIFORNIA LICENSE NO. C-13772

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PROJECT: LOBEL BEACH HOUSE
NEW CONSTRUCTION

1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

PROJECT TITLE:
EXISTING HOUSE
DEMOLITION PLAN

STAMP



REV.	DESCRIPTION

ARCHITECT: J.E. GARDNER

CHECKED: _____

CHECKED: J.F. CARLSON

DRAWN: CADLINKS

DATE: 03.11.2014

06-14-24

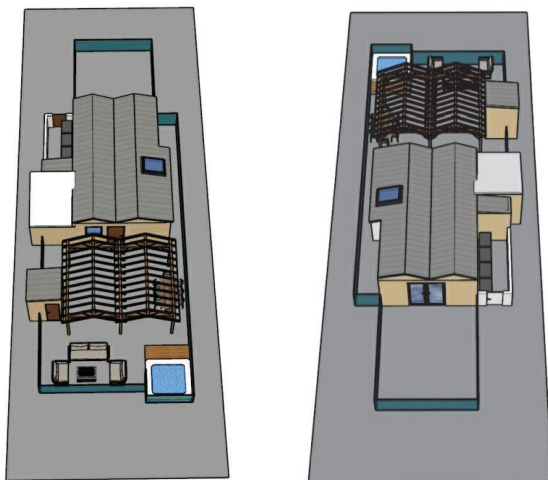
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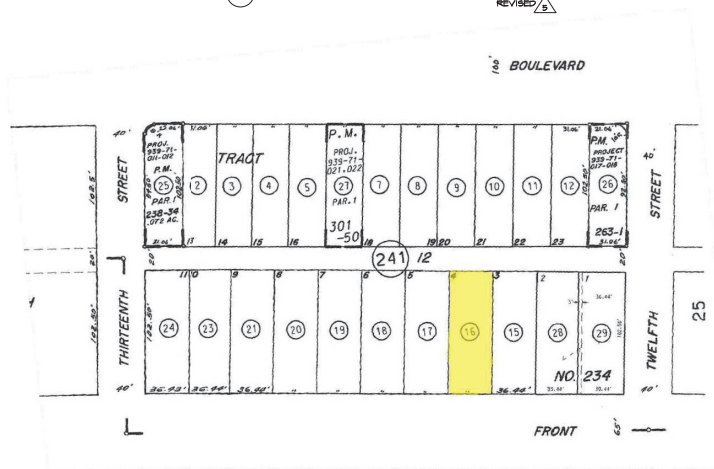
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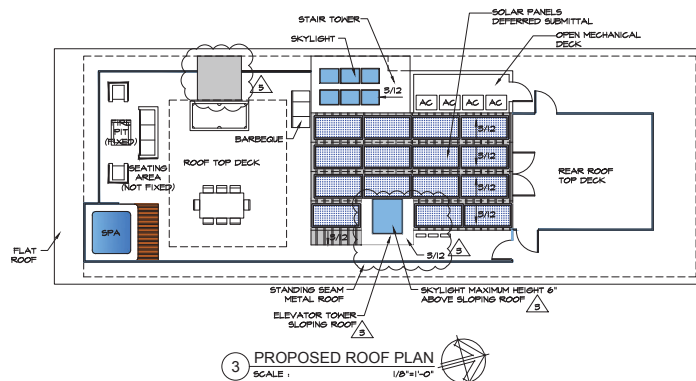
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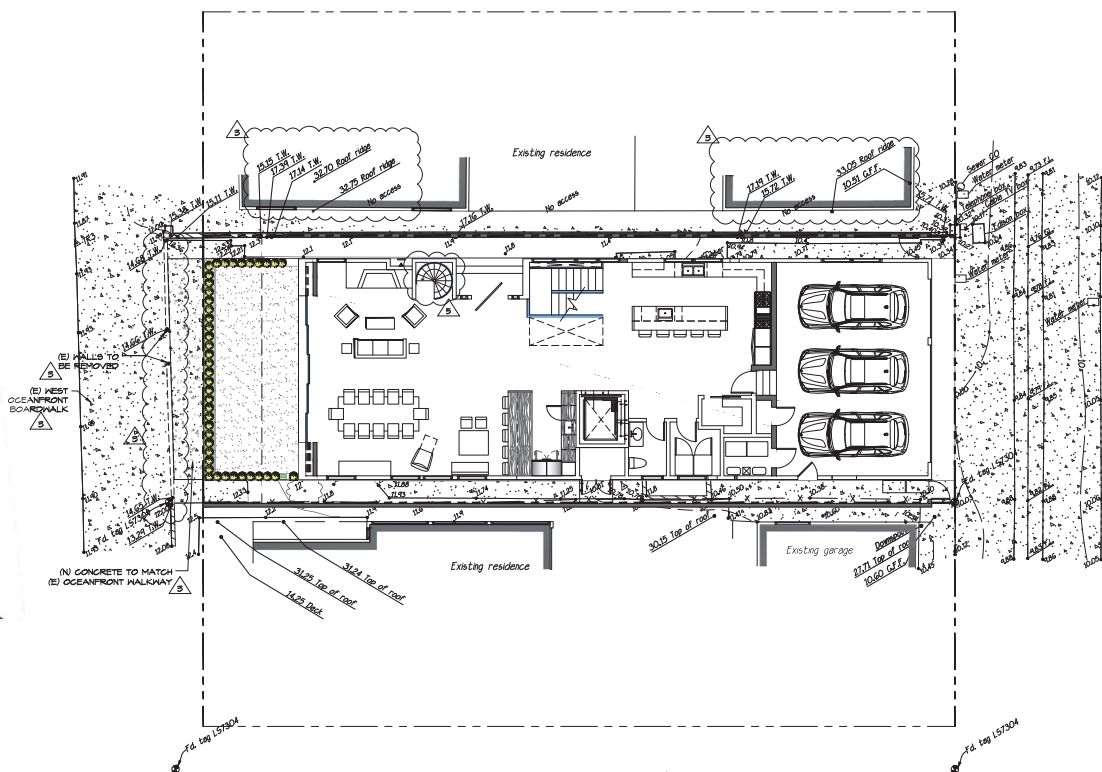
3 ROOF AND ROOF DECK ISOMETRIC
REVISED 9



2 ASSESSOR PARCEL MAP



3 PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

JF CARLSON ARCHITECTS INC.
James F. Carlson AIA
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Newport Beach
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CALIFORNIA LICENSE NO. C-13773

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PROJECT:
**LOBEL BEACH HOUSE
NEW CONSTRUCTION**
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

SHEET TITLE:
SITE PLAN AND
ROOF PLAN
ACCESSORY PARCEL
MAP

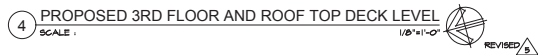


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100	CDP PLAN CHECK CORRECTIONS

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINS
DATE: 05-04-25
SCALE:
JOB NO: 25-011
SHEET

A-1

OF SHEETS



AREA CALCULATIONS
REVISED

NOTE ADDED ³



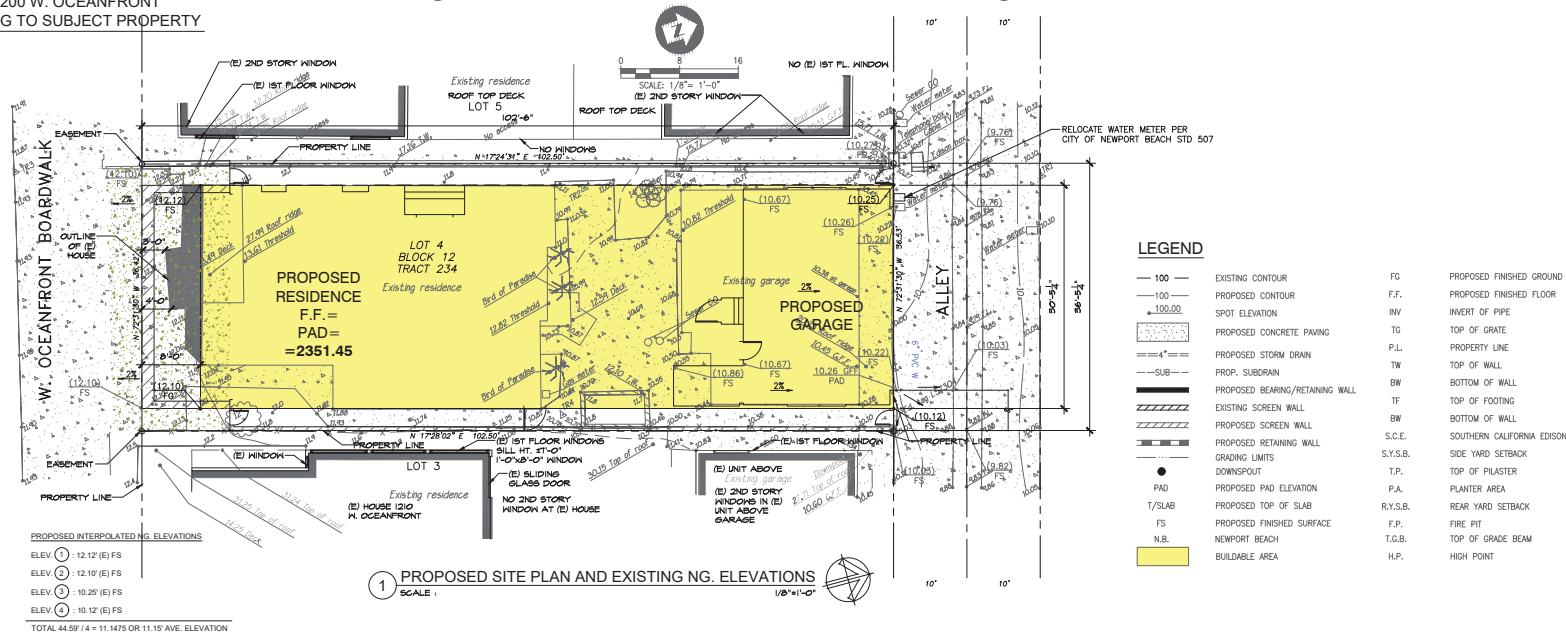
EXISTING BOARDWALK PHOTO
FROM 1200 W. OCEANFRONT
LOOKING TO SUBJECT PROPERTY



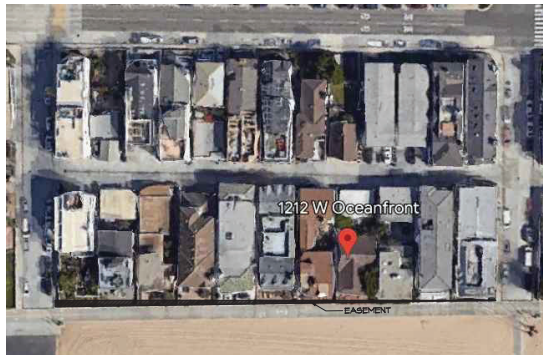
EXISTING SITE PHOTO



EXISTING FRONT ELEVATION PHOTO



PROPOSED SITE PLAN AND EXISTING NG. ELEVATIONS



PICTORIAL VICINITY MAP

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CALIFORNIA LICENSE NO. C-13773

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PROJECT:
**LOBEL BEACH HOUSE
NEW CONSTRUCTION**
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

SHEET TITLE:
**BUILDABLE AREA
EXISTING HOUSE &
EASEMENT LOCATION
ADJACENT HOUSE W/ 1ST
& 2ND STOREY WINDOW
LOCATIONS**

STAMP:
JF CARLSON ARCHITECTS
INC.
0-1975
12-24-2025
STATE OF CALIFORNIA

REV.	DESCRIPTION

ARCHITECT: JF. CARLSON
CHECKED: JF. CARLSON
DRAWN: CADLINKS
DATE: 11-18-24
SCALE:
JOB NO: 25-011
SHEET

A-1.2
OF - SHEETS



3rd Level
Roof Top Decks, Kitchen, Bath
& Multi-purpose Room

2nd Level
4 Bedrooms and Bath

1st Level
Great Room, Bar, Kitchen,
Raised Patio and Garage



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PROJECT:
LOBEL BEACH HOUSE
NEW CONSTRUCTION
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

SHEET TITLE:
ISOMETRIC VIEWS

STAMP:



REV.	DESCRIPTION

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINKS
DATE: 11-18-24
SCALE:
JOB NO: 25-011
SHEET

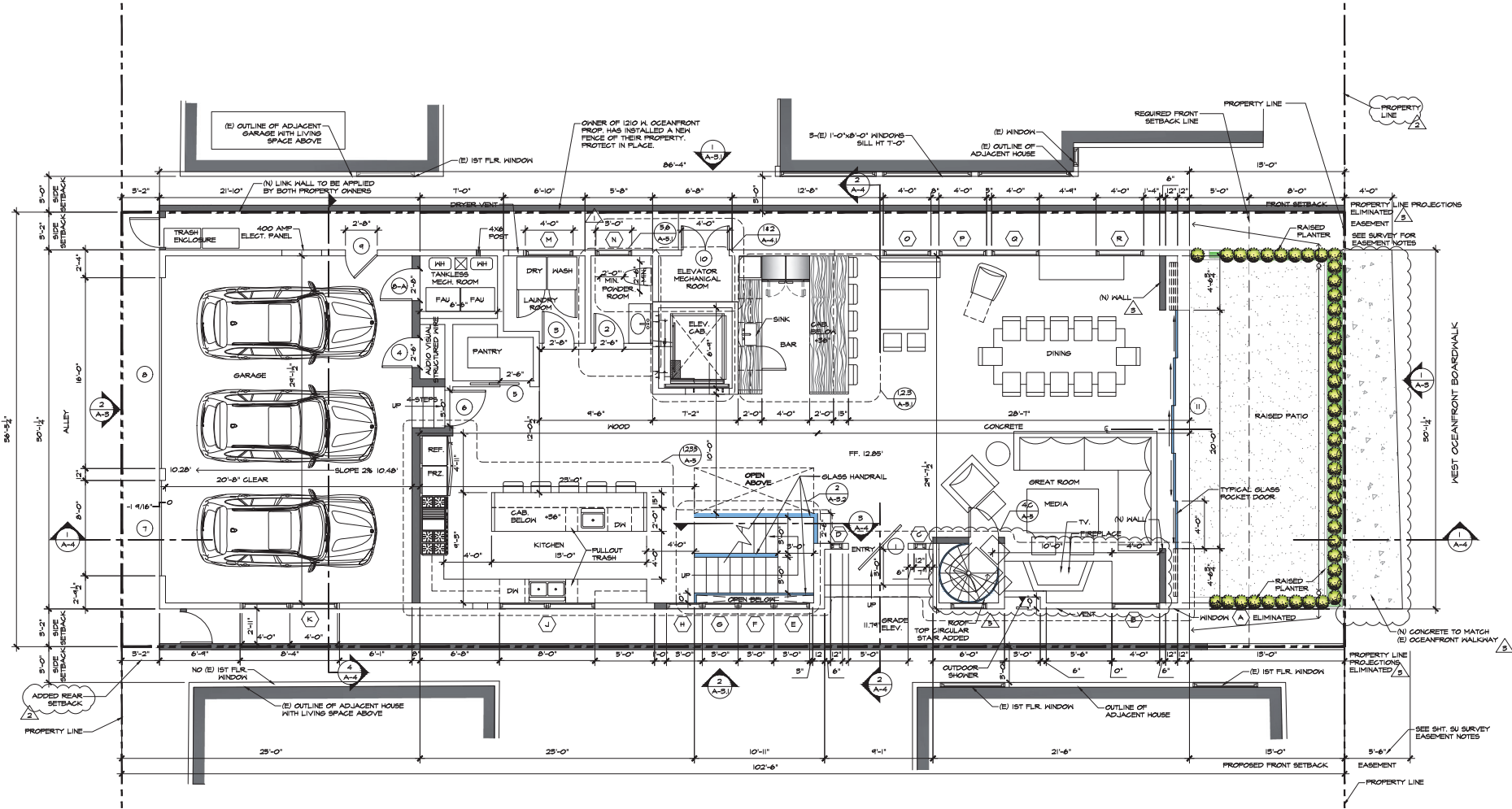
A-1.3

OF — SHEETS



REV.	DESCRIPTION
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2	CDP PLAN CHECK CORRECTIONS
3	CDP PLAN CHECK CORRECTIONS
4	CDP PLAN CHECK CORRECTIONS
5	CDP PLAN CHECK CORRECTIONS

ARCHITECT:	JF. CARLSON
CHECKED:	JF. CARLSON
DRAWN:	CADLINS
DATE:	07-01-25
SCALE:	
JOB NO:	25-011
SHEET	



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

PROJECT:
LOBEL BEACH HOUSE
NEW CONSTRUCTION
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

SHEET TITLE:
**PROPOSED SECOND
FLOOR PLAN**

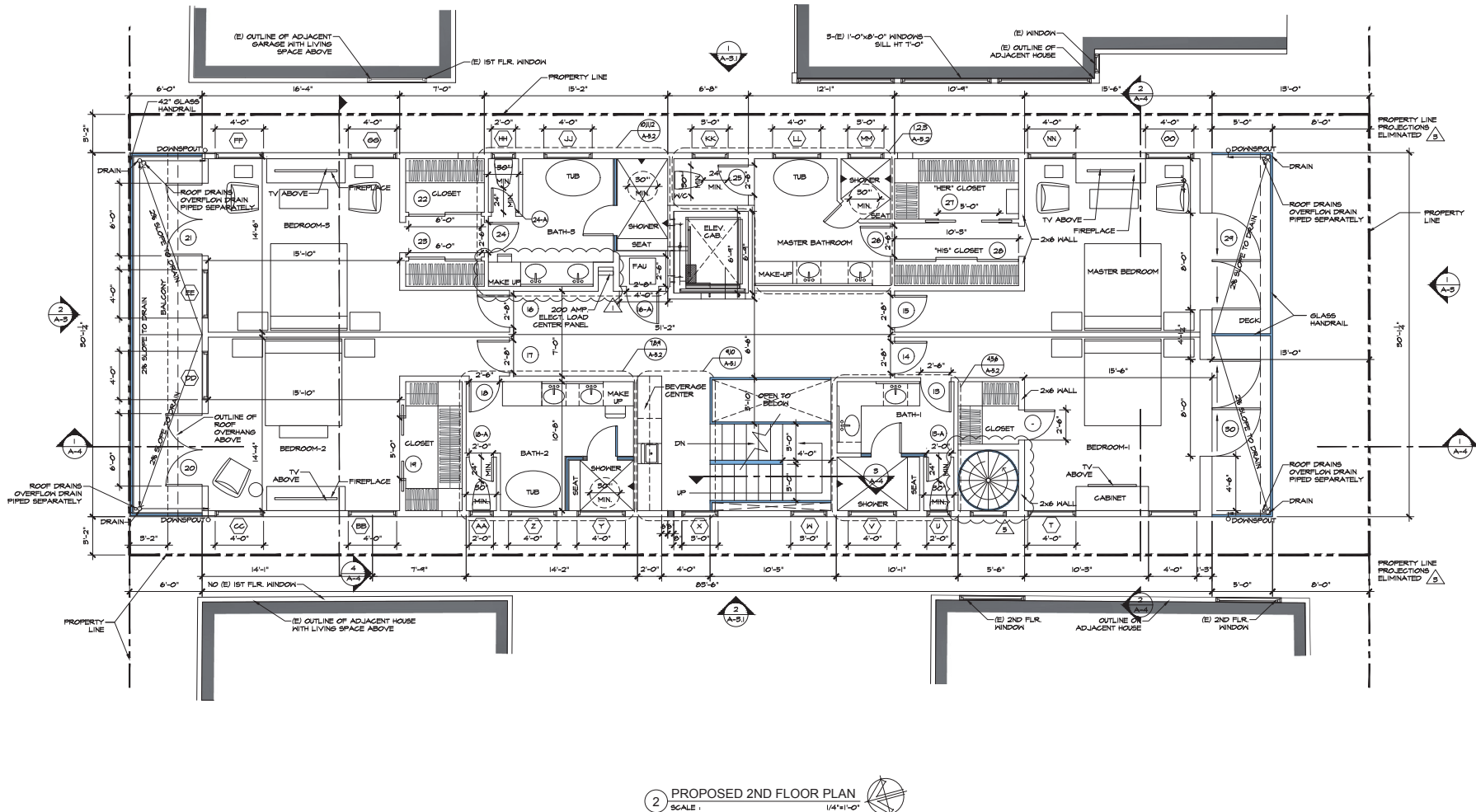
STAMP:



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6	CDP PLAN CHECK CORRECTIONS

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINKS
DATE: 07-01-25
SCALE:
JOB NO: 25-011
SHEET

A-2.1
OF — SHEETS



1

SHEET TITLE:

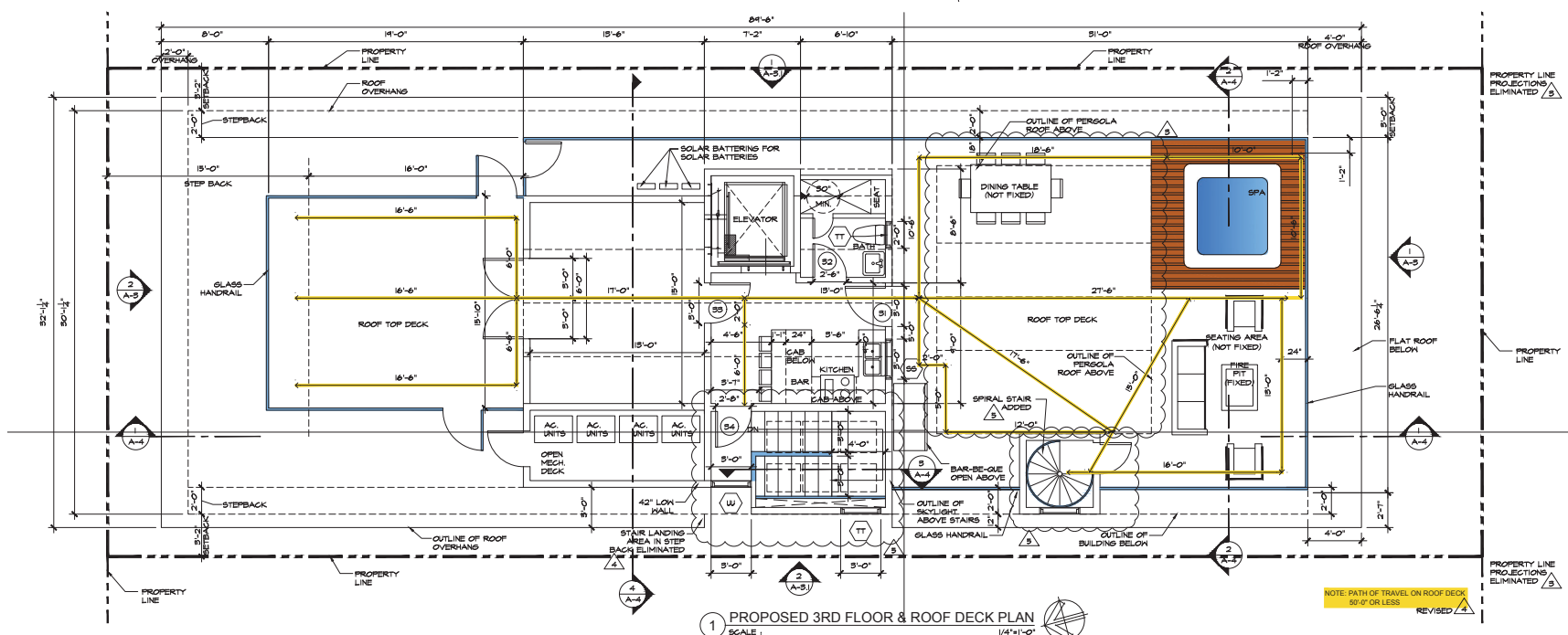
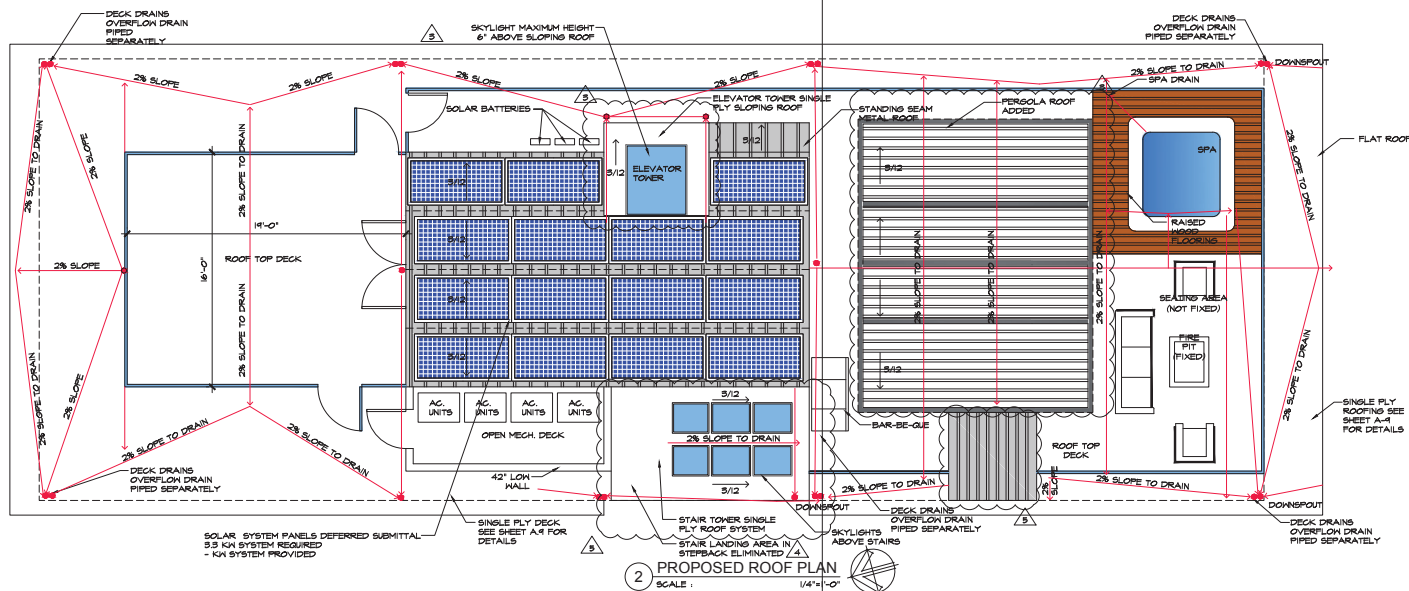
PROPOSED 3RD FLOOR
PLAN & ROOF PLAN

STAMP:



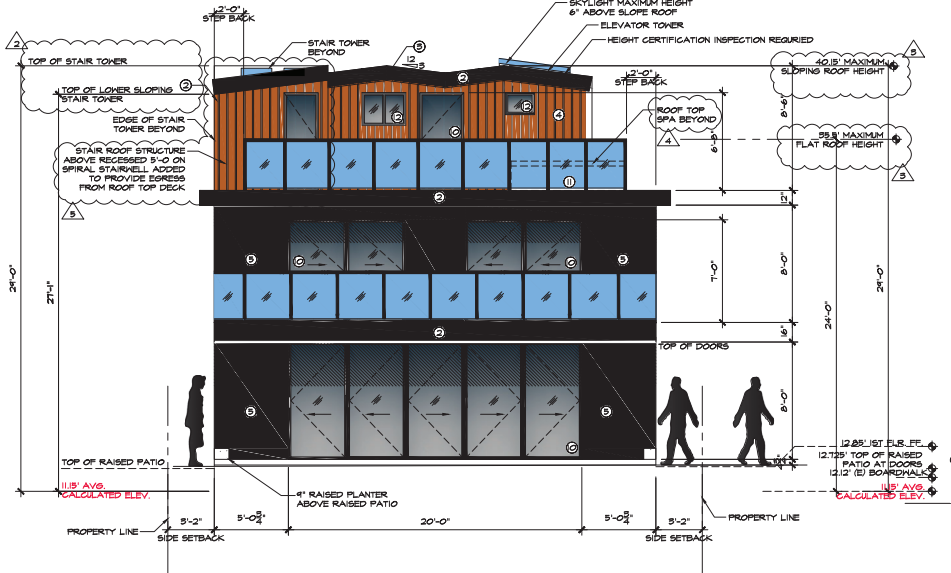
ARCHITECT:	J.F. CARLSON
CHECKED:	J.F. CARLSON
DRAWN:	GADLINKS
DATE:	07-01-25
SCALE:	
JOB NO:	23-011
SHEET	

A-2.2

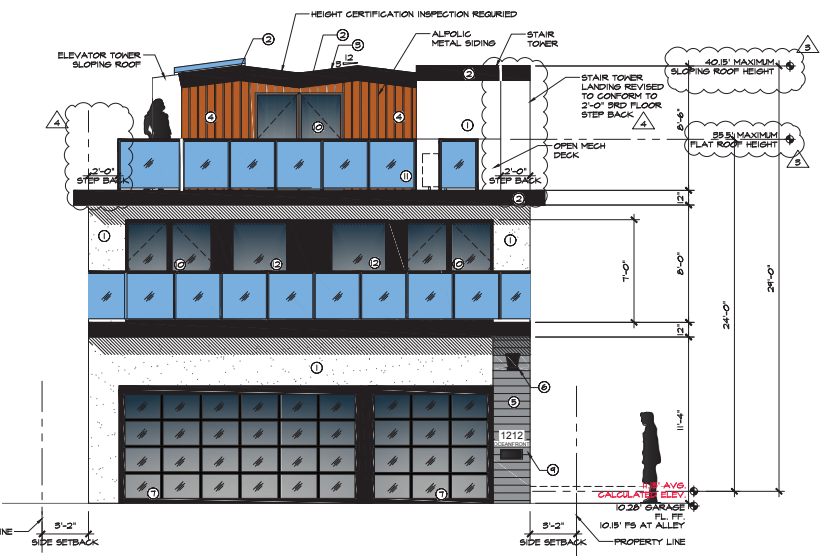


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4	CDP PLAN CHECK CORRECTIONS
5	CDP PLAN CHECK CORRECTIONS

ARCHITECT:	JF CARLSON
CHECKED:	JF CARLSON
DRAWN:	CADLINKS
DATE:	08-04-25
SCALE:	
JOB NO:	25-011
SHEET	



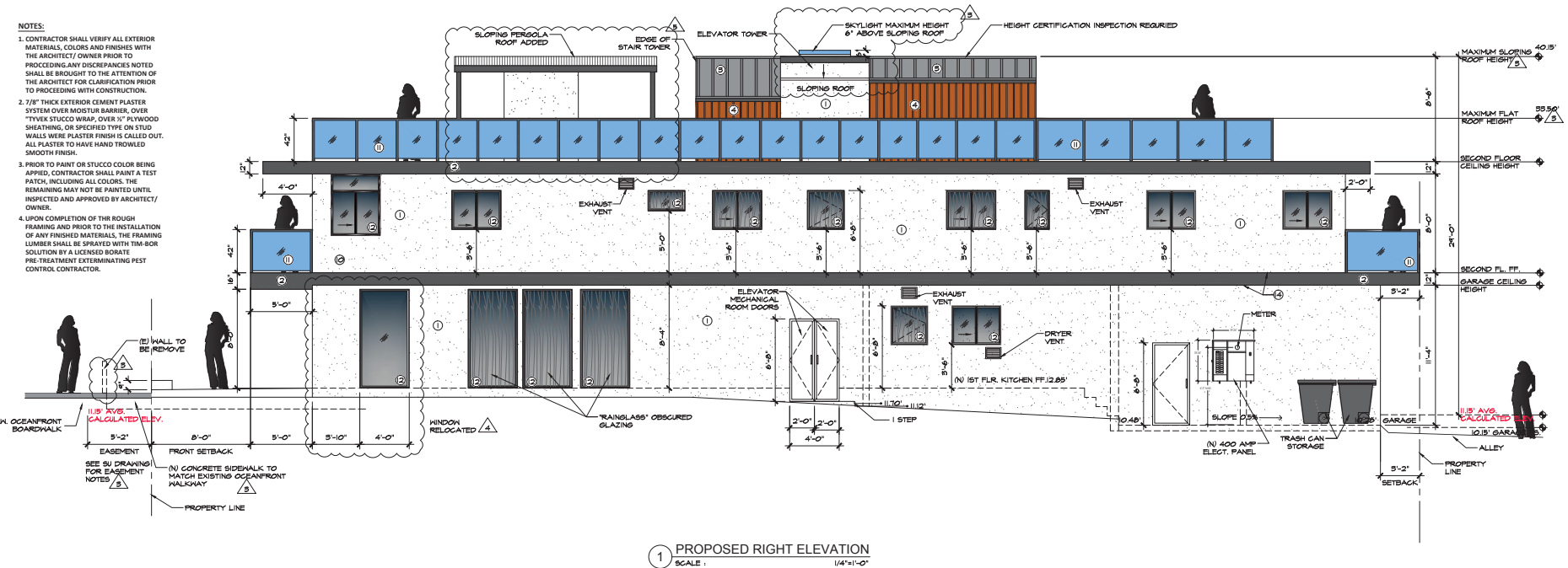
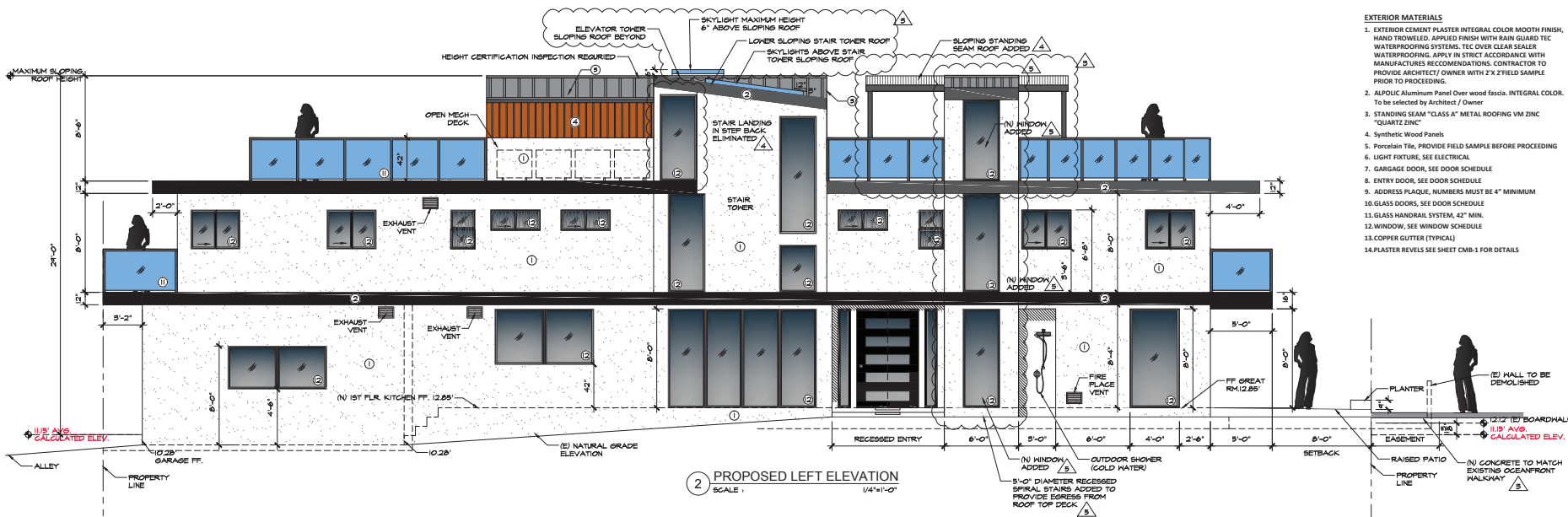
1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

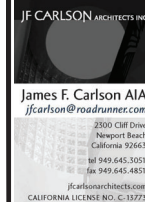
- NOTES:
- CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, COLORS AND FINISHES WITH THE ARCHITECT/ OWNER PRIOR TO PROCEEDING. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - 7/8" THICK EXTERIOR CEMENT PLASTER SYSTEM OVER MOISTURE BARRIER, OVER TYVEK STUCCO WRAP, OVER 5" PLYWOOD SHEATHING, OR SPECIFIED TYPE ON STUD WALLS WHERE PLASTER FINISH IS CALLED OUT. ALL PLASTER TO HAVE HAND TROWELED SMOOTH FINISH.
 - PRIOR TO PAINT OR STUCCO COLOR BEING APPLIED, CONTRACTOR SHALL PAINT A TEST PATCH, INCLUDING ALL COLORS. THE REMAINING MAY NOT BE PAINTED UNTIL INSPECTED AND APPROVED BY ARCHITECT/ OWNER.
 - UPON COMPLETION OF THE ROUGH FRAMING AND PRIOR TO THE INSTALLATION OF ANY FINISHED MATERIALS, THE FRAMING LUMBER SHALL BE SPRAYED WITH TIM-BOR SOLUTION BY A LICENSED BORATE PRE-TREATMENT EXTERMINATING PEST CONTROL CONTRACTOR.

- EXTERIOR MATERIALS
- EXTERIOR CEMENT PLASTER INTEGRAL COLOR SMOOTH FINISH, HAND TROWELED. APPLIED FINISH WITH RAIN GUARD TEC WATERPROOFING SYSTEMS. TEC OVER CLEAR SEALER WATERPROOFING. APPLY IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE ARCHITECT/ OWNER WITH 2" X 2" FIELD SAMPLE PRIOR TO PROCEEDING.
 - ALPOLIC Aluminum Panel Over wood fascia. INTEGRAL COLOR. To be selected by Architect / Owner
 - STANDING SEAM "CLASS A" METAL ROOFING VIA ZINC "QUARTZ ZINC"
 - ALPOLIC METAL "WOOD" Panels
 - Porcelain Tile, PROVIDE FIELD SAMPLE BEFORE PROCEEDING
 - LIGHT FIXTURE, SEE ELECTRICAL
 - GARAGE DOOR, SEE DOOR SCHEDULE
 - ENTRY DOOR, SEE DOOR SCHEDULE
 - ADDRESS PLAQUE, NUMBERS MUST BE 4" MINIMUM
 - GLASS DOORS, SEE DOOR SCHEDULE
 - GLASS HANDRAIL SYSTEM, 42" MIN.
 - WINDOW, SEE WINDOW SCHEDULE
 - COPPER GUTTER (TYPICAL)
 - PLASTER REVEALS SEE SHEET A-12 FOR DETAILS



EXTERIOR MATERIALS

- EXTERIOR CEMENT PLASTER INTEGRAL COLOR SMOOTH FINISH, HAND TROWEL APPLIED FINISH WITH RAIN GUARD TEC WATERPROOFING SYSTEMS. TEC OVER CLEAR SEALER WATERPROOFING. APPLY IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE ARCHITECT/ OWNER WITH 2"x2" YIELD SAMPLE PRIOR TO PROCEEDING.
- ALPOLIC Aluminum Panel Over wood fascia. INTEGRAL COLOR. To be selected by Architect / Owner
- STANDING SEAM "CLASS A" METAL ROOFING VM 23NC "QUARTZ ZINC"
- Synthetic Wood Panels
- Porcelain Tile, PROVIDE FIELD SAMPLE BEFORE PROCEEDING
- LIGHT FIXTURE, SEE ELECTRICAL
- GARAGE DOOR, SEE DOOR SCHEDULE
- ENTRY DOOR, SEE DOOR SCHEDULE
- ADDRESS PLAQUE, NUMBERS MUST BE 4" MINIMUM
- GLASS DOORS, SEE DOOR SCHEDULE
- GLASS HANDRAIL SYSTEM, 42" MIN.
- WINDOW, SEE WINDOW SCHEDULE
- COPPER GUTTER (TYPICAL)
- PLASTER REVELS SEE SHEET CMB-1 FOR DETAILS



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LOBEL BEACH HOUSE
NEW CONSTRUCTION
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

PROPOSED ELEVATIONS

SHEET TITLE:

STAMP:

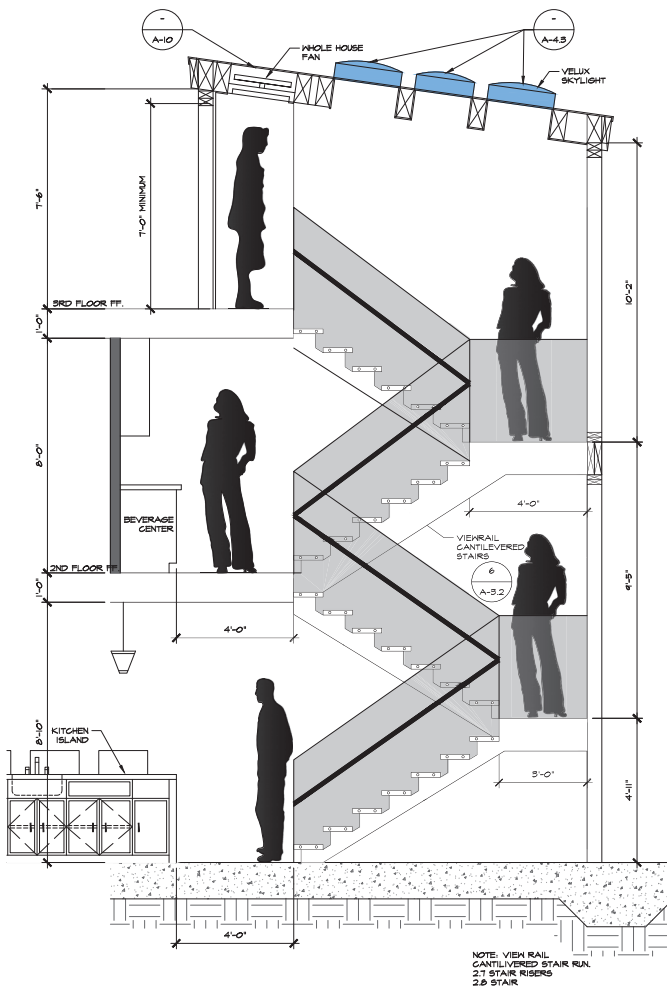


REV.	DESCRIPTION
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2	CDP PLAN CHECK CORRECTIONS
3	CDP PLAN CHECK CORRECTIONS
4	CDP PLAN CHECK CORRECTIONS
5	CDP PLAN CHECK CORRECTIONS

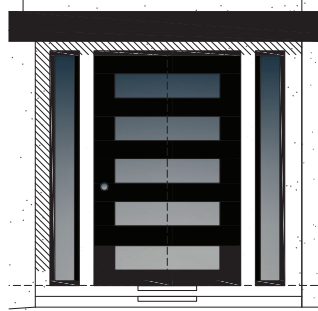
ARCHITECT: JF. CARLSON
CHECKED: JF. CARLSON
DRAWN: CADLINKS
DATE: 05-15-25
SCALE:
JOB NO: 25-011
SHEET

A-3.1

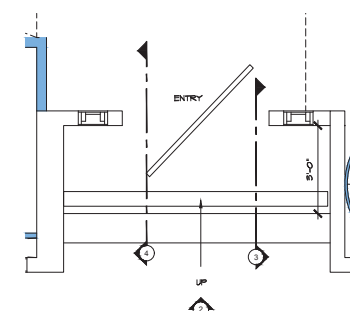
OF — SHEETS



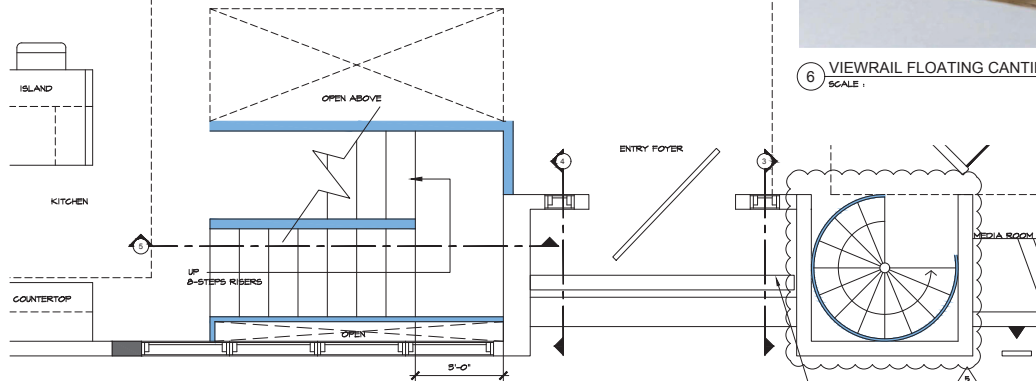
5 ENLARGED OPEN STAIRWELL SECTION
SCALE: 1/2"=1'-0"



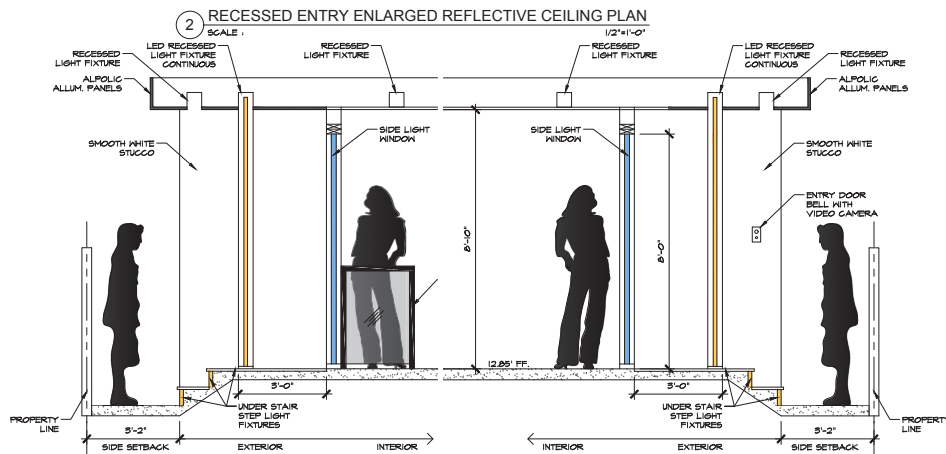
2 RECESSED ENTRY ELEVATION
SCALE: 1/2"=1'-0"



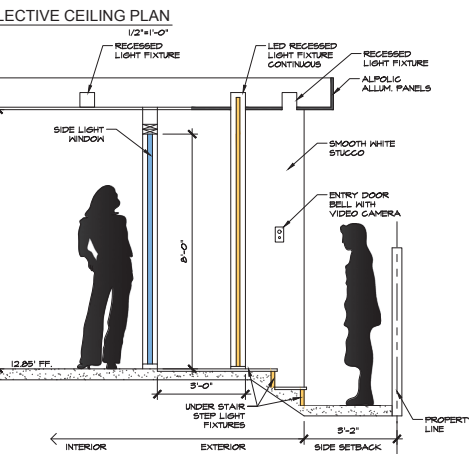
1 EXTERIOR RECESSED ENTRY ENLARGED PLAN
SCALE: 1/2"=1'-0"



2 RECESSED ENTRY ENLARGED REFLECTIVE CEILING PLAN
SCALE: 1/2"=1'-0"



4 RECESSED ENTRY LEFT SIDE ELEVATION
SCALE: 1/2"=1'-0"



3 RECESSED ENTRY RIGHT SIDE ELEVATION
SCALE: 1/2"=1'-0"



6 VIEWRAIL FLOATING CANTILVERED STAIRS
SCALE: 1/2"=1'-0"

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PROJECT:
LOBEL BEACH HOUSE
NEW CONSTRUCTION
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

SHEET TITLE:
ENLARGE EXTERIOR
ENTRY PLANS AND
ELEVATIONS

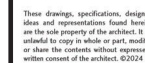


REV.	DESCRIPTION
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3	COP PLAN CHECK CORRECTIONS

ARCHITECT: JF. CARLSON
CHECKED: JF. CARLSON
DRAWN: CADLINKS
DATE: 08-04-25
SCALE:
JOB NO: 25-011
SHEET

A-3.2
OF SHEETS

NEW SHEET ADDED



ROOF MOUNTED EQUIPMENT VIEWS

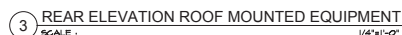
STAMP:



REV.	DESCRIPTION
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3	CDP PLAN CHECK CORRECTIONS
4	CDP PLAN CHECK CORRECTIONS
5	CDP PLAN CHECK CORRECTIONS

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINKS
DATE: 05-14-25
SCALE:
JOB NO: 23-011
SHEET

A-3.3



SHEET REVISED.



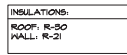
PROJECT: **LOBEL BEACH HOUSE**
NEW CONSTRUCTION
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

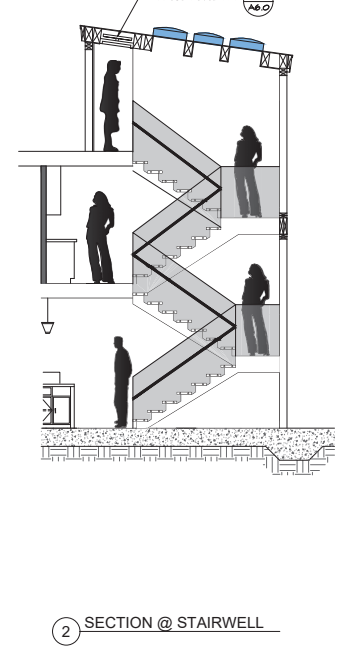
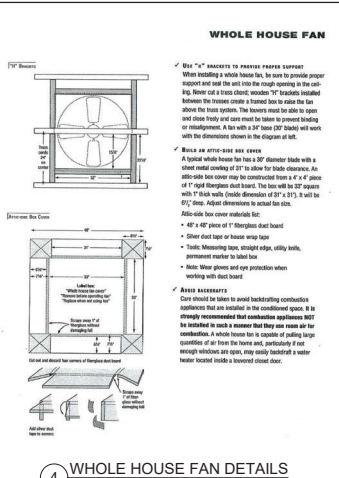
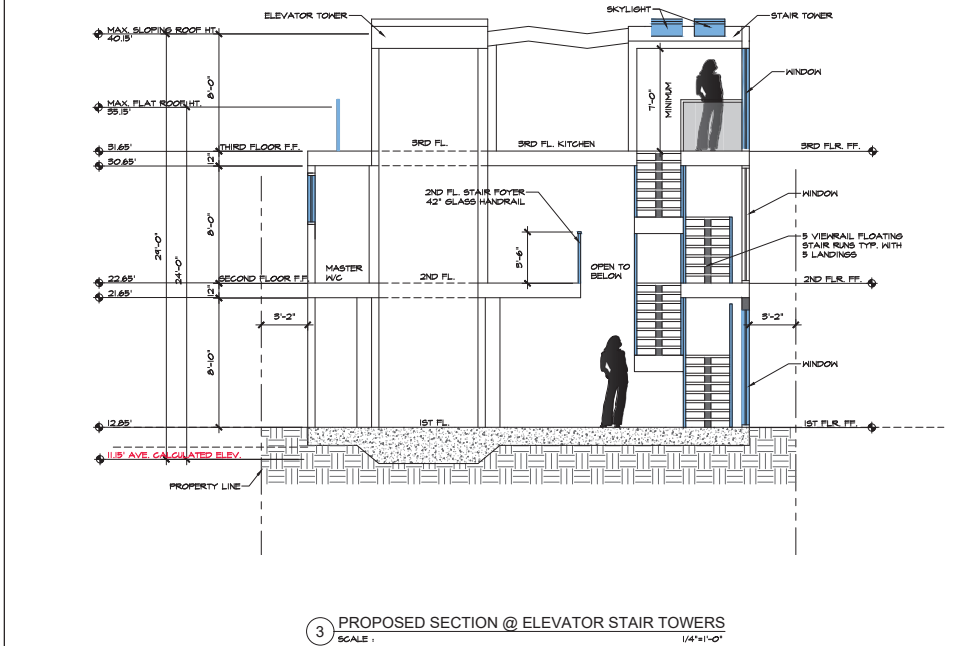
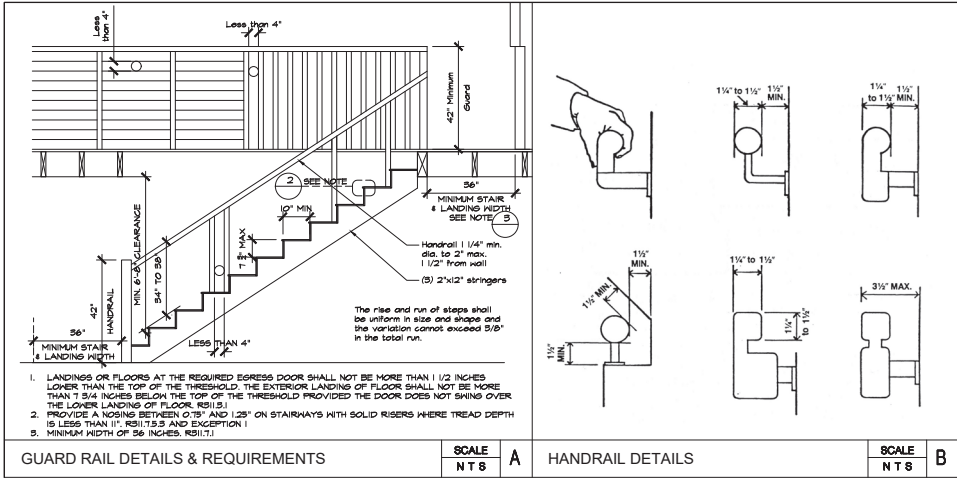
TITLE:

PROPOSED SECTIONS

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINKS
DATE: 05-04-25
SCALE:
JOB NO: 23-011
SHEET

A-4
OF _ SHEETS





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PROJECT:
LOBEL BEACH HOUSE
NEW CONSTRUCTION
1212 W OCEANFRONT,
NEWPORT BEACH, CA 92661

SHEET TITLE:
PROPOSED SECTIONS

STAMP:

ARCHITECT: J.F. CARLSON
CHECKED: J.F. CARLSON
DRAWN: CADLINS
DATE: 11-8-24
SCALE:
JOB NO: 25-011
SHEET

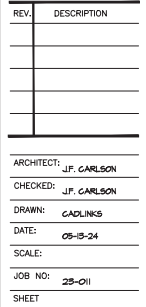
A-4.1

OF — SHEETS



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SHEET TITLE:
ELEVATOR
SECTIONS & DETAILS



A-4.2

OF SHEETS

**NOTICE TO CONTRACTOR
REQUIRED CERTIFICATIONS / APPROVALS**

In addition to any certifications required by the agencies having jurisdiction over this project, the following approvals from the Civil engineer of record are required:

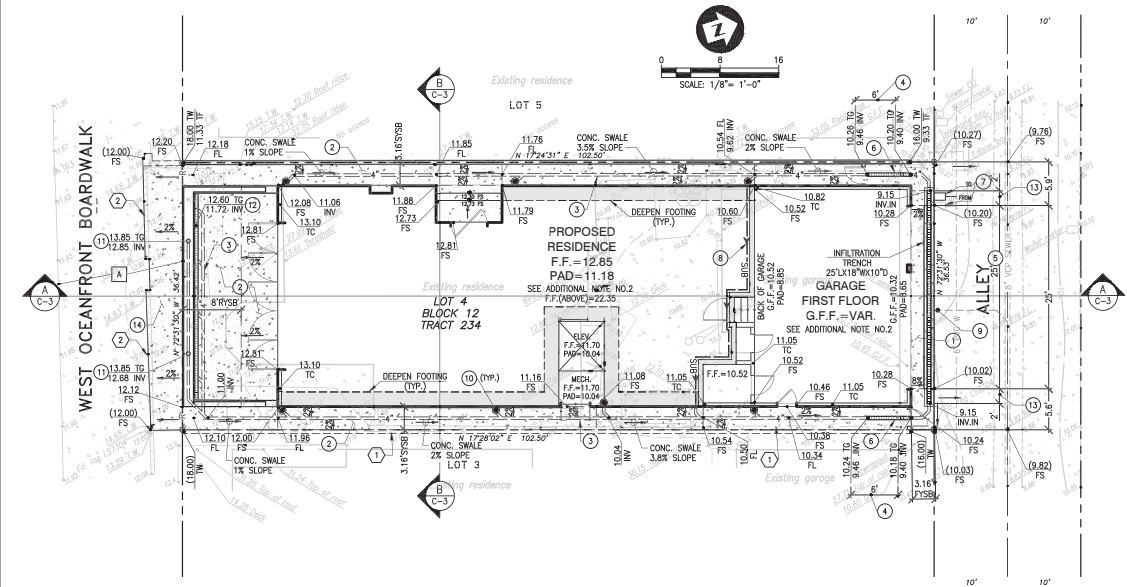
1. Foundation forms for improvements on or abutting property lines is required prior to concrete pour.
2. Location, size, and depth of all drain lines prior to backfill.
3. Stormwater Best Management Practices (BMPs) at each significant construction stage and at project completion to ensure that BMPs have been constructed and/or installed in accordance with the approved Grading Plan and Water Quality Management Plan.

MAINTENANCE NOTE

THE PROPERTY OWNER IS RESPONSIBLE FOR PROPER INSPECTION AND MAINTENANCE OF DRAINAGE SYSTEMS, INCLUDING INLETS, PIPES, TREATMENT DEVICES, FILTERS, STORAGE BASINS, ETC., WHICH IS NECESSARY FOR PROPER OPERATION OF THE DRAINAGE SYSTEM AND PROTECTION OF SITE IMPROVEMENTS.

DRAINAGE SYSTEM NOTE

TEES AND 90° BENDS SHALL NOT BE INSTALLED IN THE SITE DRAINAGE SYSTEM WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.



ADDITIONAL NOTES

1. ALL ROOFS SHALL BE GUTTERED. ROOF DOWNSPOUTS SHALL CONNECT DIRECTLY TO THE SITE DRAINAGE SYSTEM UNLESS NOTED OTHERWISE.
2. PAD ELEVATIONS ARE BASED ON 12" MAT SLAB OVER 15-MIL POLYETHYLENE MOISTURE BARRIER OVER 6" OF 3/4" GRAVEL AGGREGATE PER FOUNDATION PLAN PREPARED BY R.C.E. CONSULTANTS, INC DATED 12/16/2024. PER SOILS REPORT, THE MEMBRANE SHOULD BE COVERED WITH ADDITIONAL 2" OF CLEAN SAND THAT WOULD BE IN DIRECT CONTACT WITH THE POURED CONCRETE.
- CONTRACTOR SHALL VERIFY W/ SOILS ENGINEER AND MOST UP TO DATE STRUCTURAL DRAWINGS PRIOR TO COMMENCEMENT OF GRADING.
3. SEE SOIL REPORT FOR ALL OVEREXCAVATION, FILL SOIL, AND RECOMPACTION REQUIREMENTS.
4. SEE SOILS REPORT FOR RECOMMENDATIONS REGARDING CONCRETE STRENGTH, CEMENT TYPE, AND WATER/CEMENT RATIO FOR SITE CONCRETE.
5. WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS ANY BUILDING FOOTING, THE BOTTOM OF THESE TRENCHES SHALL NOT EXTEND BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF FOOTING, WHERE THIS OCCURS, ADJACENT FOOTING SHALL BE DEEPENED OR UTILITY CONSTRUCTED & BACKFILLED PRIOR TO CONSTRUCTION. SEE GEOTECHNICAL REPORT FOR UTILITY LINE TRENCHING, INSTALLATION, AND BACKFILL RECOMMENDATIONS.
6. SITE WALLS ARE SHOWN HEREON FOR REFERENCE ONLY, AND ARE TO BE CONSTRUCTED PER SEPARATE PLANS AND PERMIT.
7. FOR FOOTING AND FOUNDATION DESIGN, SEE STRUCTURAL PLANS.
8. ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT BY APPLIED GEOTECHNICAL, INC DATED 9/8/2023 (W.O. 2306-14), AND ALL ADDENDA THERETO, ARE CONSIDERED PART OF THIS PLAN.
9. PROVIDE DRAINAGE FOR ALL PLANTER POTS AS SHOWN ON THE PROJECT LANDSCAPE PLAN, AND CONNECT TO SITE DRAINAGE SYSTEM SHOWN HEREON.

LEGEND

	CONCRETE PAVING	A.B.	AGGREGATE BASE
	ASPHALT CEMENT	A.C.	ASPHALT CEMENT
	DEEPEENED FOOTING	DF	DEEPEENED FOOTING
	DECOMPOSED GRANITE	DG	DECOMPOSED GRANITE
	DOWNSPOUT	DS	DOWNSPOUT
	EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT
	FINISH FLOOR	FF	FINISH FLOOR
	FINISH GRADE	FG	FINISH GRADE
	FLOW LINE	FL OR F	FLOW LINE
	FINISH SURFACE	FS	FINISH SURFACE
	GARAGE FINISH FLOOR	GFF	GARAGE FINISH FLOOR
	INVERT	INV	INVERT
	PROPERTY LINE	P.L. OR P	PROPERTY LINE
	DEEPEENED FOOTING PER STRUCTURAL PLAN	R/W	DEEPEENED FOOTING PER STRUCTURAL PLAN
	RIGHT OF WAY	TC	RIGHT OF WAY
	TOP OF CURB	TC	TOP OF CURB
	TOP OF FOOTING	TF	TOP OF FOOTING
	TOP OF GRATE	TG	TOP OF GRATE
	TOP OF PLASTER	TP	TOP OF PLASTER
	TOP OF WALL	TW	TOP OF WALL
	INFILTRATION TRENCH	INF.	INFILTRATION TRENCH

CONSTRUCTION NOTES

1. CONSTRUCT DRIVEWAY. SEE DETAIL ON SHEET C-3.
2. CONSTRUCT HARDSCAPE. SEE DETAIL ON SHEET C-3.
3. INSTALL 4" DIA. SCHEDULE 40 PVC (OR SDR35 PVC) PIPE DRAIN SYSTEM.
4. INSTALL 5" WIDE CONCRETE CHANNEL DRAIN W/ 6" WIDE TRAFFIC RATED FRAME & GRATE.
5. 8" SLOT OPENING PER DETAIL ON SHEET C-3.
6. INSTALL 6" WIDE BOTTOMLESS CONCRETE CHANNEL DRAIN W/ 6" W. TRAFFIC RATED FRAME & GRATE. 8" SLOT OPENING & INFILTRATION TRENCH PER DETAIL ON SHEET C-3.
7. INSTALL TRENCH DRAIN FILTER. REM'S TRITON - TDAMS, 5" H.(STANDARD)
8. RELOCATE WATER METER PER CITY OF NEWPORT BEACH STD. 502.
9. INSTALL SUBORAN PER SOILS REPORT RECOMMENDATION.
10. INSTALL SINKER CLEANOUT W/ TRAFFIC RATED GRATE PER CITY OF NEWPORT BEACH STANDARD DRAWING NO.456.
11. CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM PER DETAIL ON SHEET C-3.
12. INSTALL 6" ATRIUM DRAIN, NOS TYPE 90 W/ RISER & ADAPTOR OR EQUAL.
13. INSTALL VODALAND SLOT CHANNEL DRAIN, GALVANIZED STEEL WALL SLOT SYSTEM. 4" GRATE MODEL 2017-1L-100 AND 4" PLASTIC CHANNEL MODEL 8020-M.
14. INSTALL 6" WIDE CONCRETE CHANNEL DRAIN W/ 6" W. TRAFFIC RATED FRAME & GRATE. 8" SLOT OPENING PER DETAIL ON SHEET C-3.
15. CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C-3.

KEY NOTES

1. EXIST. FENCE TO BE REMOVED.
2. EXIST. WALL TO BE REMOVED.
3. EXIST. SIDEWALK TO REMAIN, PROTECT IN PLACE.

EASEMENT NOTES

NUMBERING SEQUENCE PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 58602302549 DATED MAY 18, 2023.

[9] EFFECT OF DECLARATION OF RESTRICTIONS RECORDED SEPTEMBER 6, 1923 IN BOOK 497, PAGE 158 OF DEEDS. (BLANKET IN NATURE).

[10] EFFECT OF DECLARATION OF RESTRICTIONS RECORDED FEBRUARY 4, 1925 IN BOOK 561, PAGE 224 OF DEEDS. (BLANKET IN NATURE).

[A] AN EASEMENT FOR STREET, PARK AND PUBLIC PLEASURE PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH AS RESERVED IN A DOCUMENTS ISSUED MAY 28, 1922 IN BOOK 427, PAGE 54 OF OFFICIAL RECORDS OF ORANGE COUNTY.(DOES NOT AFFECT)

BENCHMARK NOTE

OCSBM 1E-123-14
ELEV. = 7.217
NAVD83 DATUM, 2015 ADJ.

PLANS PREPARED BY:

TOAL
ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Novato
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REGISTERED PROFESSIONAL ENGINEER
No. 59275
CIVIL
STATE OF CALIFORNIA

Adam L. Toal
DATE: 6/3/25

PREPARED FOR:

DAVID LOBEL
1212 W. OCEAN FRONT
NEWPORT BEACH, CA

REVISIONS

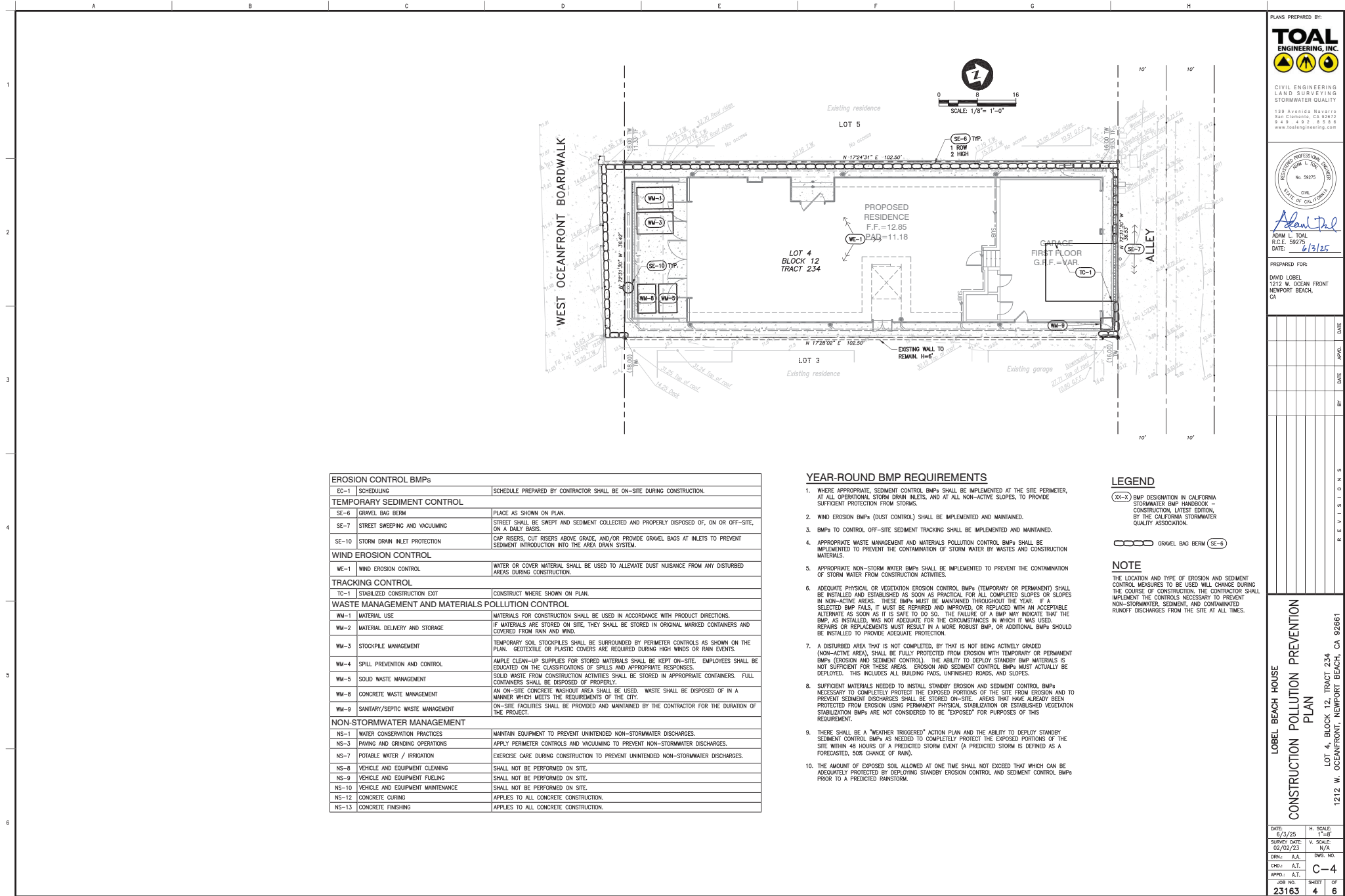
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LOBEL BEACH HOUSE

PRECISE GRADING AND DRAINAGE PLAN

LOT 4, BLOCK 12, TRACT 234
1212 W. OCEANFRONT, NEWPORT BEACH, CA 92661

DATE: 6/3/25 H. SCALE: 1"=8'
SURVEY DATE: 02/02/23 V. SCALE: N/A
DRN: A.A. DWG. NO.: C-2
CHK: A.T.
APP: A.T.
COR NO. SHEET OF: 23163 2 6



EROSION CONTROL BMPs	
EC-1 SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPORARY SEDIMENT CONTROL	
SE-6 GRAVEL BAG BERM	PLACE AS SHOWN ON PLAN.
SE-7 STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEEPED AND SEDIMENT COLLECTED AND PROPERLY DISPOSED OF, ON OR OFF-SITE, ON A DAILY BASIS.
SE-10 STORM DRAIN INLET PROTECTION	CAP RISERS, CUT RISERS ABOVE GRADE, AND/OR PROVIDE GRAVEL BAGS AT INLETS TO PREVENT SEDIMENT INTRODUCTION INTO THE AREA DRAIN SYSTEM.
WIND EROSION CONTROL	
WE-1 WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVATE DUST NUISANCE FROM ANY DISTURBED AREAS DURING CONSTRUCTION.
TRACKING CONTROL	
TC-1 STABILIZED CONSTRUCTION EXIT	CONSTRUCT WHERE SHOWN ON PLAN.
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL	
WM-1 MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTIONS.
WM-2 MATERIAL DELIVERY AND STORAGE	IF MATERIALS ARE STORED ON SITE, THEY SHALL BE STORED IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND.
WM-3 STOCKPILE MANAGEMENT	TEMPORARY SOIL STOCKPILES SHALL BE SURROUNDED BY PERIMETER CONTROLS AS SHOWN ON THE PLAN. GEOTEXTILE OR PLASTIC COVERS ARE REQUIRED DURING HIGH WINDS OR RAIN EVENTS.
WM-4 SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5 SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8 CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE USED. WASTE SHALL BE DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENTS OF THE CITY.
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT	ON-SITE FACILITIES SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
NON-STORMWATER MANAGEMENT	
NS-1 WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-3 PAVING AND GRINDING OPERATIONS	APPLY PERIMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGES.
NS-7 POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-8 VEHICLE AND EQUIPMENT CLEANING	SHALL NOT BE PERFORMED ON SITE.
NS-9 VEHICLE AND EQUIPMENT FUELING	SHALL NOT BE PERFORMED ON SITE.
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE	SHALL NOT BE PERFORMED ON SITE.
NS-12 CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13 CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

YEAR-ROUND BMP REQUIREMENTS

- WHERE APPROPRIATE, SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS, AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FROM STORMS.
- WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED AND MAINTAINED.
- BMPs TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.
- APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.
- APPROPRIATE NON-STORM WATER BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
- ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPs (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED AS SOON AS PRACTICAL FOR ALL COMPLETED SLOPES OR SLOPES IN NON-ACTIVE AREAS. THESE BMPs MUST BE MAINTAINED THROUGHOUT THE YEAR. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMPs SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.
- A DISTURBED AREA THAT IS NOT COMPLETED, BY THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA), SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMPs (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMPs MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNIMPROVED ROADS, AND SLOPES.
- SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMPs NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON-SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.
- THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).
- THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPs PRIOR TO A PREDICTED RAINFALL.

LEGEND

(XX-X) BMP DESIGNATION IN CALIFORNIA STORMWATER BMP HANDBOOK - CONSTRUCTION, LATEST EDITION, BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

GRAVEL BAG BERM (SE-6)

NOTE

THE LOCATION AND TYPE OF EROSION AND SEDIMENT CONTROL MEASURES TO BE USED WILL CHANGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE CONTROLS NECESSARY TO PREVENT NON-STORMWATER, SEDIMENT, AND CONTAMINATED RUNOFF DISCHARGES FROM THE SITE AT ALL TIMES.

PLANS PREPARED BY:
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REGISTERED PROFESSIONAL ENGINEER
No. 59275
CIVIL
STATE OF CALIFORNIA

Adam L. Toal
Adam L. Toal
R.C.E. 59275
DATE: 6/3/25

PREPARED FOR:
DAVID LOBEL
1212 W. OCEAN FRONT
NEWPORT BEACH, CA

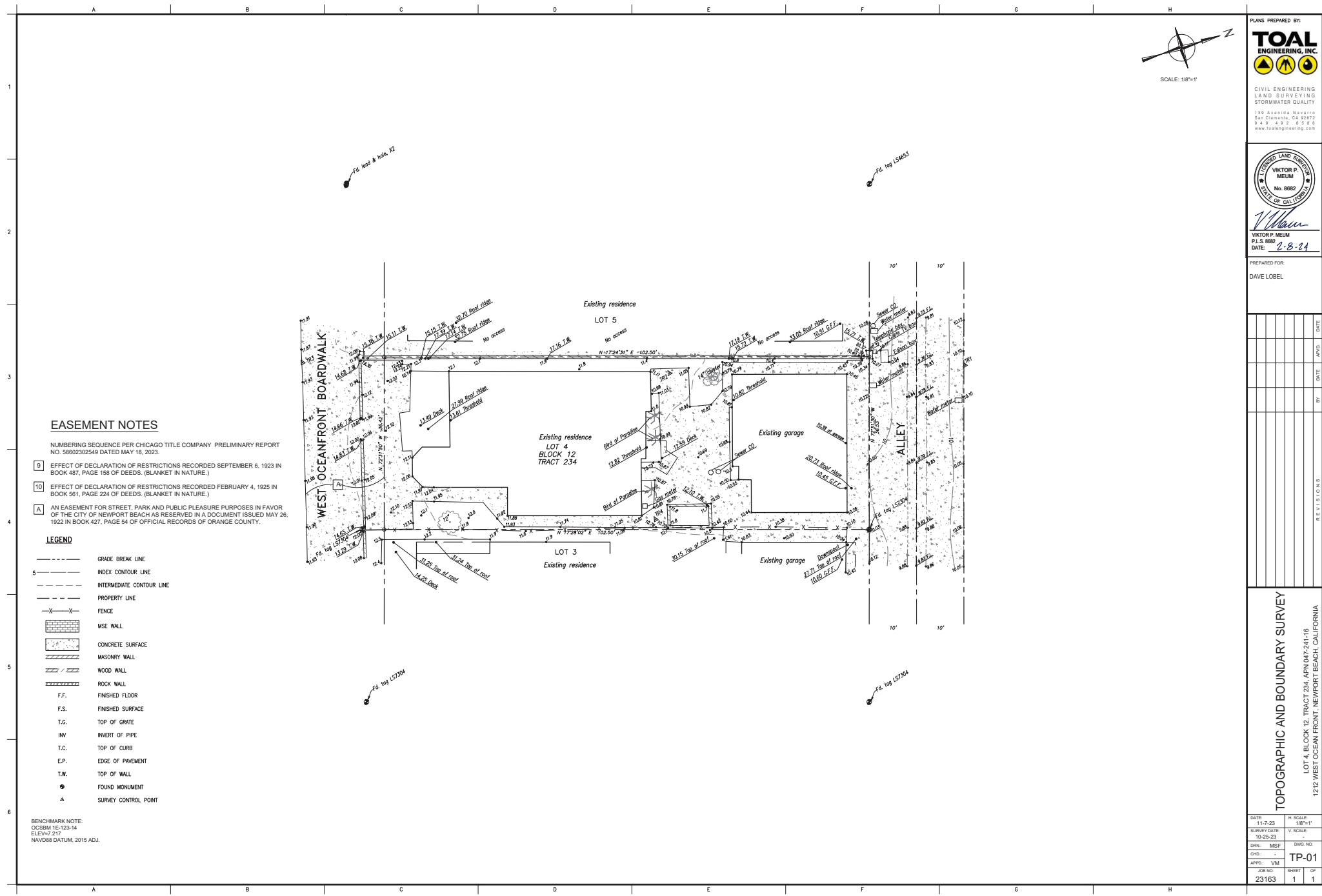
NO.	DATE	BY	APPROVED
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3			
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LOBEL BEACH HOUSE
CONSTRUCTION POLLUTION PREVENTION
PLAN

LOT 4, BLOCK 12, TRACT 234
1212 W. OCEANFRONT, NEWPORT BEACH, CA 92661

DATE: 6/3/25
SURVEY DATE: 02/02/23
H. SCALE: 1"=8'
V. SCALE: N/A
DRN: A.A.
CHL: A.A.
APPR: A.T.
COR NO: 23163
SHEET 4 OF 6

DATE: 6/3/25
H. SCALE: 1"=8'
V. SCALE: N/A
DRN: A.A.
CHL: A.A.
APPR: A.T.
COR NO: 23163
SHEET 4 OF 6



EASEMENT NOTES

NUMBERING SEQUENCE PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 58602302549 DATED MAY 18, 2023.

- 9 EFFECT OF DECLARATION OF RESTRICTIONS RECORDED SEPTEMBER 6, 1923 IN BOOK 487, PAGE 158 OF DEEDS. (BLANKET IN NATURE.)
- 10 EFFECT OF DECLARATION OF RESTRICTIONS RECORDED FEBRUARY 4, 1925 IN BOOK 561, PAGE 224 OF DEEDS. (BLANKET IN NATURE.)
- A AN EASEMENT FOR STREET, PARK AND PUBLIC PLEASURE PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH AS RESERVED IN A DOCUMENT ISSUED MAY 26, 1922 IN BOOK 427, PAGE 54 OF OFFICIAL RECORDS OF ORANGE COUNTY.

LEGEND

- GRADE BREAK LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- PROPERTY LINE
- X-X- FENCE
- [Pattern] MSE WALL
- [Pattern] CONCRETE SURFACE
- [Pattern] MASONRY WALL
- [Pattern] WOOD WALL
- [Pattern] ROCK WALL
- F.F. FINISHED FLOOR
- F.S. FINISHED SURFACE
- T.G. TOP OF GRATE
- INV INVERT OF PIPE
- T.C. TOP OF CURB
- E.P. EDGE OF PAVEMENT
- T.W. TOP OF WALL
- FOUND MONUMENT
- △ SURVEY CONTROL POINT

BENCHMARK NOTE:
OCSBM 1E-123-14
ELEV=7.217
NAVD83 DATUM, 2015 ADJ.

PLANS PREPARED BY:

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REGISTERED LAND SURVEYOR
VICTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

V. Meum
VICTOR P. MEUM
P.L.S. 0002
DATE: 2-8-24

PREPARED FOR:

DAVE LOBEL

REVISIONS	DATE	BY	APPD.

TOPOGRAPHIC AND BOUNDARY SURVEY

LOT 4, BLOCK 12, TRACT 234, API 047-241-16
1212 WEST OCEAN FRONT, NEWPORT BEACH, CALIFORNIA

10/17/2024 14:05:00 PM W:\313\new\23163\cadd\1212 - West Front\Survey\Survey\Topo\313-Topo-16.dwg

DATE	11-7-23	H. SCALE	1/8"=1'
SURVEY DATE	10-25-23	V. SCALE	-
DRN	MSF	DWG. NO.	-
CHD	-	TP-01	-
APPROV	VM	SHEET	1
23163	1	1	1

was performed on the near surface sample collected from a depth of 2'-feet. The test was performed in general conformance with the ASTM D-3080 test procedures. The conservative interpretation of the test result is presented below and the shear plots are provided in Appendix C.

LOCATION	SOIL TYPE	FRICTION ANGLE (DEGREES)	COHESION (PSF)
HA-1 @ 2 feet	Grayish to Yellowish Brown Silty Sand (SM)	29	0

Soluble Sulfate

From a geotechnical engineering standpoint, concrete elements that come into contact with the surrounding soil environment, such as foundations, retaining walls, and buried utility lines may become the target of chemical attack that can adversely affect their structural integrity. This potential adversity is evaluated by measuring the concentration of sulfates in the surrounding soils. Based on the test result on representative shallow surface soils (0 to 5 feet), the site soils have a soluble sulfate content of 0.0156 percent by weight. In accordance with the California test designation 417, The result indicates "negligible" exposure level (S_u), when classified per table 4.2.1 of ACI 318 Building Code, which has been adopted as part of California Building Code (CBC2022). The test result is presented in Appendix C.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this study, the proposed development is feasible from a geotechnical standpoint, provided that the recommendations presented in this report are properly incorporated into the design and construction phases of the project.

GRADING RECOMMENDATIONS

General Grading

Grading should be accomplished under the observation and testing services of the project soil engineer in accordance with the recommendations contained herein, the applicable grading ordinance of the governing jurisdiction, and the minimum requirements of the California Building Code (CBC 2022). When code references are not equivalent, the more stringent code should be followed. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act (OSHA), and the Construction Safety Act should be met.

Cleaning and Guttering

Subsequent to the existing structural demolitions, structural debris and other deleterious materials should be completely removed and disposed of offsite.

Lohel Residence/W.O.2306-14U/ January 12, 2025 Page 7

5. Surface and shrinkage cracking of the finished concrete driveway may be significantly reduced if a low slump, and water-cement ratio is maintained during concrete placement. Excessive water added to concrete prior to placement for ease in workability is likely to cause shrinkage cracking.
6. Construction joints and saw cuts should be designed and implemented by the concrete contractor. Maximum joint spacing should not exceed 6 feet in any direction.

General

CONCRETE

All concrete has a tendency to crack and it is not likely that a completely crack-free concrete can be produced. Therefore, concrete cracking should be expected. However, most cracks that form within concrete are cosmetic and will not impact the structural integrity of the concrete element. In general cracking of the concrete can be reduced if the following basic concrete practices are observed:

1. Adequate subgrade soil compaction beneath the slab.
2. Proper concrete slump. Excessive water added to concrete prior to placement for ease in workability is likely to cause shrinkage cracking and should be avoided.
3. Proper concrete finishing. Finishing operations should not be performed as long as water is present on the surface of concrete or before the concrete has completed bleeding.
4. Proper concrete curing.
5. Proper jointing practice. Concrete slabs should be provided with isolation joints and adequate number of contraction joints as specified previously.
6. Adequate steel reinforcements.
7. Proper concrete cover over the steel to minimize formation and expansion of rust.

Cement Type and Minimum Strength

The concrete mix design recommendations from a geotechnical standpoint, and in accordance with table 4.3.1 of ACI 318 Building Code (CBC 2022), are tabulated below:

Soil Sample:	HA-1 @ 0-5 feet
% Soluble Sulfate by Weight in Soil:	0.0156
Sulfate Exposure Category:	S _u
Cement Type:	regular
Maximum Water-Cement Ratio:	0.50
Minimum Concrete Strength, f _c psi	2500

It should be noted, that the project structural engineer or architect, may require higher concrete strength than the minimum strength of 2500 psi recommended herein. Under such circumstances

Lohel Residence/W.O.2306-14U/ January 12, 2025 Page 11

Overexcavation

The new building area should be overexcavated a minimum of 3-feet to remove and replace the near surface disturbed soils during demolition procedures, and also to provide a dense compacted fill cap directly underneath the building. This is done in order to provide a relatively uniform and firm ground below the mat slab area. The overexcavated area should extend ideally a minimum of 3'-feet beyond the building footprint in any open direction, and due to potential side-yard constraints by 1'-feet along the side-yard to protect the neighboring fences. The overexcavated surface should be scarified an additional 6 inches, moisture conditioned as necessary, and recompacted in place to achieve a minimum of 90 percent of its maximum laboratory dry density as determined based on ASTM D1557 test procedures. The actual depth of overexcavation may exceed 3'-feet, depending on the observation of the exposed overexcavation bottom in the field. The overexcavated soil materials may be re-used as compacted fill, provided that all deleterious materials are removed and disposed offsite.

Fill Placement

Fill should be placed in relatively thin lifts (6 to 8 inches loose), brought to at least 1 to 2 percentage points above the optimum moisture content, and then compacted to achieve a minimum of 90 percent of the maximum laboratory standard (ASTM D-1557). Import materials, if any, should be compatible with the on-site soils (non-expansive), and should be observed and evaluated for suitability by the soils engineer, at least 72 hours prior to importing to the site.

STRUCTURAL FOUNDATION DESIGN

The following foundation design recommendations are presented as minimum criteria from a geotechnical engineering standpoint. Recommendations by the project structural engineer or architect, which may exceed the geotechnical engineer's recommendations, should take precedence over the following minimum requirements. Design and Construction criteria for the proposed improvements should comply with Chapters 16 and 18 of the CBC 2022, and the governing jurisdiction's requirements. As stated previously, because of the possibility of future soil liquefaction, the proposed new dwelling should be supported by a relatively rigid mat slab. The mat slab should be designed rigid enough to bridge over local areas of settlement that may occur as a result of soil liquefaction (Recommended Procedures for Observation of California Special Publication 117 for Single Family Dwellings and Light Structures). It should be noted that the structural mitigation methods in general may not reduce the potential of the soils to liquefy during a significant earthquake, however, they increase the resistance of the structure to the resulting deformations. As such, there will remain some risk that the structure will still experience damage and may not be useable if liquefaction occurs. Therefore, as with all other design aspects of the project, the project structural engineer and remedial work may become necessary after a significant earthquake occurs. As such we highly recommend that the property owners located in the near shore areas of the City of Newport Beach obtain sufficient earthquake insurance against potential liquefaction hazards.

Lohel Residence/W.O.2306-14U/ January 12, 2025 Page 8

the higher strength concrete should be used.

DRAINAGE

Water should not be allowed to collect or pond against structural foundations. Surface drainage should be carefully taken into consideration during fine grading, landscaping, and building construction. Positive site drainage, with proper gradient away from the building perimeter, per CBC 2022, should be provided and maintained at all times. Pad drainage should be directed toward the street or other approved area(s). Roof gutters, down spouts, or other appropriate means should be utilized to control roof drainage. Down spouts, or drainage devices should outfit into a subsurface drainage system.

UTILITY TRENCH BACKFILL

All utility trench backfill should be compacted to obtain a minimum relative compaction of 90 percent, based on ASTM D1557 test procedures. Flooding or jeting techniques should not be used as a means to compact the backfill. Trench backfill materials should be placed in approximately 12-inch maximum lifts, watered or air dried as necessary to achieve 1 to 2 percentage points above optimum moisture content, and then mechanically compacted to achieve a minimum 90 percent relative compaction. The project soils engineer should be notified at the appropriate times to verify adequate compaction of the trench backfill. All trench excavations should conform to CAL-OSHA, state, and local safety codes.

REQUIRED CONSTRUCTION OBSERVATION AND TESTING

As with all geotechnical investigations, field observation and testing are necessary by the responsible geotechnical engineer or record at the time of the construction phase of the project. The geotechnical consultant of record during construction should review and approve this report and follow its recommendations. They should have their representative present at the site at the following stages during construction phase of the project:

1. At the pregrade meeting with the project team and the city inspector.
2. During site grading, overexcavation operations, and compacted fill placements.
3. Observe and test all compacted fill placements.
4. Slab and hardcapac subgrade pregrading.
5. Observe and test all perimeter/interior footing excavations.
6. Observe and test all interior and exterior utility trench backfills.
7. Floor slab underlayment observation and verification.

Any unusual condition encountered during site development that is not discussed in this report should be brought to immediate attention of the responsible geotechnical consultant of record at the time of construction.

Lohel Residence/W.O.2306-14U/ January 12, 2025 Page 12

Bearing Value

An allowable bearing value of 1,500 pounds per square foot (psf) may be used, under dead plus live load condition, for design of continuous deepened perimeter or interior footings which are at least 18 inches wide, and have a minimum embedment depth of 18 inches below the lowest adjacent finished subgrade surface, and for isolated footings that are at least 24 inches wide, and are embedded 18 inches below the lowest adjacent finished surface grades. These bearing values may be increased by one-third, when considering short duration seismic or wind loads. Final footing dimensions and reinforcement requirements should be determined by the project structural engineer, or architect.

Lateral Resistance

Lateral loads can be resisted by friction acting at the base of foundation, and by passive earth pressure against the side of foundation. For footings resting on site soils, a coefficient of friction of 0.35 may be used with normal dead load forces. For foundations placed directly against fill or granular native site soils, an allowable passive earth pressure equivalent to a fluid having a density of 200 pounds per cubic foot (pcf) may be assumed. In cases where footing sides are formed, all backfill placed against footings should be compacted to at least 90 percent of the maximum dry density, as determined per ASTM D-1557. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third.

Additional Foundation Design Recommendations

1. All perimeter wall footings should be at minimum 12 inches wide for one-story buildings, and 15 inches wide for two-story buildings. Isolated square or rectangular pad footings should be at minimum 24 inch wide.
2. To minimize differential movements between various foundation elements, all new shallow perimeter or interior footings (ris) should be founded at a minimum depth of 18 inches below the lowest adjacent finished soil subgrade surface to create a ribbing and stiffening effect and further add to the rigidity of the foundation system.
3. All continuous footings and grade beams should be minimally reinforced with two No. 5 reinforcing bars placed near the top of the footing, and two No. 5 reinforcing bars placed near the bottom. However, the actual reinforcement requirement may be more stringent and should be designed and evaluated by the project structural engineer.
4. A reinforced grade beam, at least 12 inches wide, should be provided across any wide openings or entrances. The base of this reinforced grade beam should be at the same elevation as the bottom of the adjoining footings.
5. Concrete floor (mat) slabs should be cast over a minimum 4-inch layer of clean gravel. In accordance with the CALGREEN 2016, a layer of 1/2 inch or larger clean aggregate should be provided below the floor slabs. This gravel layer should be covered with a minimum 15 mil moisture retarding membrane. Extreme care should be taken to seal all overlapping joints and to avoid puncturing the membrane during construction. The membrane should

Lohel Residence/W.O.2306-14U/ January 12, 2025 Page 9

PLAN REVIEW AND CONSTRUCTION SERVICES

This preliminary soil report has been prepared in order to provide geotechnical parameters to assist our client in developing the subject property as currently envisioned. It is recommended that we be engaged to review the finalized grading, and structural plans prior to construction. It is to verify that the recommendations contained in this report have been properly interpreted and are incorporated into project drawings and specifications. If we are not accorded the opportunity to review these documents, we take no responsibility for misinterpretation of our preliminary recommendations.

As with all geotechnical projects, soil engineering services during site grading and building construction phases of the project are required by the responsible geotechnical consultant of record at the time of the actual construction. This is to observe compliance with these minimum preliminary design recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated prior to start of construction and warrant additional layer of conservatism. The responsible geotechnical consultant of record during construction of the project should be accorded the opportunity to provide the required test observations during grading and construction phases of the project, and should accept full geotechnical responsibility for the completed project.

If the current development plans change significantly, we should be retained to review our original design recommendations and their applicability to the revised construction. If conditions are encountered during construction that appears to be different from those indicated in this report, the responsible geotechnical consultant of record during the construction of the project should be notified immediately. Design and construction reviews may be required.

LIMITATIONS

This report does not include any environmentally related site investigation, such as a Phase I Environmental Site Assessment, or for chemical soil contaminants. The soil materials encountered at the project site and utilized for our testing and analysis are believed representative of the proposed development area, and the conclusions and recommendations contained in this report are presented primarily on that basis. However, soil and rock materials can vary in character both laterally and vertically between exploration points, and in addition, soil conditions may vary due to seasonal changes or other factors. These variations could affect the preliminary conclusions and recommendations contained herein, and an additional geotechnical investigation design changes in the field as related for example to the required depth of remedial grading, and/or deepening of the foundations in the field. As such, observation and testing by the responsible geotechnical consultant of record during the grading and construction phases of the project are essential to confirming the basis of this preliminary report.

This report has been prepared in accordance with contemporary soil engineering principles and practice. The content of this report are professional opinions and as such, are not to be considered as a guarantee or warranty. Geotechnical engineering is characterized by uncertainty and is often described as an inexact science or art. Conclusions and recommendations presented in this report are partly based upon the evaluations of technical information gathered, partly on experience, and partly on professional judgment. The conclusions and recommendations presented should be considered "advice." Other consultants could arrive at different conclusions and recommendations. Typically, "minimum" recommendations have been presented. Although

Lohel Residence/W.O.2306-14U/ January 12, 2025 Page 13

be covered with additional 2 inches of clean sand that would be in direct contact with the poured concrete. From a geotechnical engineering standpoint, the shallow mat slab should be at minimum 12 inches thick. The thickened floor slab should be minimally provided with double mat of #4 rebars placed at 12-inch on center in both ways. However, final mat slab thickness and reinforcement requirements may be more stringent and should be designed and evaluated by the project structural engineer, and, or architect based on the geotechnical parameters provided in this report. Reinforcements should be properly supported to ensure the desired placement as determined per the project structural engineer.

6. The subgrade soil below the floor mat slab should be moisture conditioned to at least 1 to 2 percentage points above the optimum moisture content, and to a minimum depth of 12 inches below the finished subgrade. The pre-soaking of the subgrade soils should be verified by the soils engineer within 48 hours of pouring the concrete slab.
7. Soil generated from footing excavations to be used onsite should be compacted to a minimum 90 percent relative compaction whether it is to be placed inside the foundation perimeter, or in the surrounding areas. This material must not alter positive drainage patterns away from the structural areas and toward the appropriate outlet points.
8. All footing excavations and slab underlayment preparations should be observed and approved by the geotechnical consultant of record prior to placement of concrete forms and reinforcements.

CONCRETE FLATWORK

1. The subgrade soils below all exterior flatwork areas should be scarified to a minimum depth of 12 inches, moisture conditioned as necessary, and compacted to achieve a minimum relative compaction of 90 percent, per ASTM D1557 test procedures. The subgrade soil should be pre-soaked to obtain a minimum moisture content of 1 to 2 percentage points above the optimum moisture content to a depth of at least 12 inches.
2. Local irrigation and drainage should be diverted from all flatwork areas. Area drains, swales, etc. should be utilized to reduce the amount of subsurface water intrusion beneath the flatwork areas.
3. To reduce the potential damage and cracking due to potential differential settlements, all exterior concrete flatwork should be minimally a full 5 inches thick, and should be underlain with 4 inches of clean gravel.
4. The use of wire mesh in concrete flatwork does not prevent cracks from occurring; however, the mesh does aid in preventing hairline cracks from opening wider. A better alternative to wire mesh would be No. 3 by No. 3 rebar placed at 12 inches on center, or less. For private walkways, reinforcement consisting of three No. 4 rebars placed longitudinally and spaced equally should be minimally provided. The final reinforcement requirement and spacing should be designed and evaluated by the project structural engineer.

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some risk will always remain, lower risk of future problems would usually result if more restrictive criteria were adopted. Final decisions on matters presented are the responsibility of the governing agencies and/or the client. This report has been prepared for the exclusive use and benefit of our client. The intent of the report is to advise our client on geotechnical matters involving the proposed construction. It should be understood that the geotechnical consulting provided and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of the project, should be reported to this office in a timely fashion. The client is the only party intended by this office to directly receive the advice. Subsequent use of this report can only be authorized by the office. Any transferring of information or other directed use by the client should be considered "advice by the client."

Applied Geotechnical, Inc. (AGI), assumes no responsibility, or liability for work or testing performed by others; or work performed when AGI is not requested to be onsite, to evaluate if our recommendations have been properly implemented and followed. Use of this report constitutes an agreement and consent by the user to all the limitations outlined above. In addition, this report will be subject to review by the controlling authorities. Thus, this report brings to completion our scope of services for this portion of the project.

The opportunity to be of service is greatly appreciated. If you should have any questions concerning this report, or if we may be of further assistance, please do not hesitate to contact us.

Respectfully submitted,
Applied Geotechnical, Inc.

Ben Shaviv, M.Sc., P.E., GE
Principal Engineer, GE 2296
Biol

- Enclosures: Plate 1 - Site and Boring Location Plan
Appendix A - References
Appendix B - Boring Logs
Appendix C - Laboratory Test Results
Appendix D - CBC 2022 Seismic Design Analysis
Appendix E - Liquefaction Analysis/Seismic Settlement

Distribution: (1) Addressee

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