



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

June 11, 2026
Agenda Item No. 3

SUBJECT: Luce Residence (PA2026-0015)
▪ Coastal Development Permit

SITE LOCATION: 129 North Bay Front

APPLICANT: Brandon Architects

OWNER: Jim Luce

PLANNER: Laura Rodriguez, Assistant Planner
lrodriguez@newportbeachca.gov, 949-644-3216

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Two Unit Residential (RT)
- **Zoning District:** Two-Unit Residential, Balboa Island (R-BI)
- **Coastal Land Use Plan Category:** Two Unit Residential – 30.0 - 39.9 DU/AC (RT-E)
- **Coastal Zoning District:** Two-Unit Residential, Balboa Island (R-BI)

PROJECT SUMMARY

A coastal development permit (CDP) to demolish an existing single-unit dwelling and construct a new, three-story, 2,283-square-foot single-unit dwelling with an attached 462-square-foot two-car garage. Also included is the installation of hardscape, drainage, site walls, and patio improvements. All improvements authorized by this CDP will be located on private property.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. __ approving Coastal Development Permit No filed as PA2026-0015 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The project site is a harbor front property on Balboa Island, as shown in Figure 1 below. The property is separated from the harbor by North Bay Front's public boardwalk and the City-owned bulkhead.



Figure 1: Oblique Image of Subject Property

- The property is located within the R-BI Coastal Zoning District, which allows up to two-unit residential development on a single lot. A single-unit dwelling is proposed and therefore consistent with the City's Coastal Land Use Plan (CLUP), General Plan, and Zoning Code.
- A coastal development permit is required, and the property is not eligible for a waiver for de minimis development because the property is in the Coastal Commission Appeal Area.
- The surrounding development consists of two- and three-story, single-unit and two-unit dwellings. The project's design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development.
- The proposed single-unit dwelling and accessory structures will comply with all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below. Compliance with the proposed patio will be verified during the building permit process.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	10 feet	10 feet 6 inches
Sides	3 feet	3 feet
Rear	5 feet	6 feet 3 inches
Allowable Floor Area (max.)	2,750 square feet	2,745 square feet
Allowable 3rd Floor Area (max.)	255 square feet	132 square feet
Allowable 3rd Floor Area & Covered (max.)	850 square feet	422 square feet
Open Space (min.)	255 square feet	255 square feet
Parking (min.)	2-car garage	2-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

Hazards

- Given that the property is protected by a City-owned bulkhead, the project is not proposing to modify the existing bulkhead.
- A Coastal Hazards Report and Sea Level Rise Analysis (SLR Report) was prepared for the project by PMA Consulting, Inc. dated January 23, 2026. The SLR Report states that the maximum bay water elevation is currently 7.47 feet (NAVD 88). The SLR Report analyzes a future sea level rise scenario assuming a 2.8-foot increase in the maximum water level over the next 75 years (i.e. the life of the structure), reaching a maximum bay water elevation of 10.27 feet (NAVD 88). The estimated maximum bay water elevation is based on low risk aversion estimates for sea level rise provided by the State of California Sea Level Rise Guidance: 2024 Science and Policy Update. Based on the estimated maximum bay water elevation of 10.27 (NAVD 88), the SLR Report recommends that flashings and waterproofing up to 23 inches above top of slab, and sandbags at openings, be installed to keep the project protected from flooding.
- The finished floor elevation of the proposed single-unit dwelling is 9.13 feet (NAVD 88), which complies with the minimum 9.00-foot (NAVD 88) elevation standard.
- Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection) of the Newport Beach Municipal Code (NBMC), the Owners will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). This requirement is included as a condition of approval that will need to be satisfied prior to final building inspection.

- Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards) of the NBMC, the Owners 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. This requirement is included as a condition of approval that will need to be satisfied prior to issuance of building permits .
- The property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

Water Quality

- The property is adjacent to the harbor. A Construction Pollution Prevention Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and minimize pollution of runoff and coastal waters derived from construction chemicals and materials.
- A preliminary Water Quality Management Plan (WQMP) has been prepared for the project by Thomas M. Ruiz dated, February 25, 2026. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a Low Impact Development approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQMP before building permit issuance.
- The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access and Views

- The property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-unit dwelling with a new single-unit dwelling. The project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities.

- The property is not located adjacent to a coastal view road or a designated coastal viewpoint, as identified in the CLUP. The nearest designated coastal viewpoint is the Balboa Yacht Basin, approximately 870 feet northeast of the project site. The project would not obscure views of the coast from this area. The property is also visible from the public beach on Beacon Bay since the property is directly across the harbor. However, this viewpoint is not a designated coastal viewpoint. Additionally, the property is within a developed neighborhood of Balboa Island. The project design is consistent with the existing development and does not change the visual character of the coastal zone. Therefore, does not have the potential to degrade the visual quality of the Coastal Zone, or result in significant adverse impacts on public views.
- The property is adjacent to a public access point, as identified in the CLUP. Lateral access is available on the public boardwalk, in front of the property. Vertical access to the boardwalk is available from Emerald Avenue, which is located approximately 100 feet south of the property. The project does not include any features that would obstruct access along these routes.

ENVIRONMENTAL REVIEW

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

Class 3 exempts the demolition of up to three single-family dwellings and additions of up to 10,000 square feet to existing structures. The project consists of the demolition of a single-unit dwelling and the construction of a new single-unit dwelling located in the R-BI Coastal Zoning District. Therefore, the Class 3 exemption is applicable.

There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of this exemption. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

PUBLIC NOTICE

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

APPEAL PERIOD:

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

Prepared by:



Laura Rodriguez, Assistant Planner
JP/lr

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT DWELLING AND CONSTRUCT A NEW SINGLE-UNIT DWELLING WITH AN ATTACHED TWO-CAR GARAGE LOCATED AT 129 NORTH BAY FRONT (PA2026-0015)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Brandon Architects (Applicant), on behalf of Jim Luce (Owner), concerning property located at 129 North Bay Front and legally described as Lot 8, Block 2, Resubdivision of Section One Balboa Island tract (Property).
2. The Applicant proposes to demolish an existing single-unit dwelling and construct a new, three-story, 2,283-square-foot single-unit dwelling with an attached 462-square-foot two-car garage. Also included is the installation of hardscape, drainage, site walls, and patio improvements. All improvements authorized by this coastal development permit (CDP) will be located on private property (Project).
3. The Property is categorized as Two Unit Residential (RT) by the Land Use Element of the General Plan and is located within the Two-Unit Residential, Balboa Island (R-BI) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Two Unit Residential – 30.0 - 39.9 DU/AC (RT-E), and it is located within the Two-Unit Residential, Balboa Island (R-BI) Coastal Zoning District.
5. A public hearing was held on June 11, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given by 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, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) pursuant to 15303 under Class 3 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment.
2. Class 3 exempts the demolition of up to three single-unit dwellings and the construction or conversion of up to three single-unit dwellings. The Project will demolish a single-unit dwelling and construct a new single-unit dwelling. Therefore, the Class 3 exemption is applicable.

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

SECTION 3. REQUIRED FINDINGS.

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

Finding:

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

Facts in Support of Finding:

1. The Project complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 2,750 square feet and the proposed floor area is 2,745 square feet.
 - b. The Project provides the minimum required setbacks, which are 10 feet along the front property line, three feet along each side property line, and five feet along the rear property line abutting the alley.
 - c. The highest flat roof element does not exceed the maximum 24 feet from the established grade of 9.0 based on the North American Vertical Datum of 1988 (NAVD 88) and the highest sloping roof ridge does not exceed 29 feet from the established grade, which complies with the maximum height requirements.
 - d. The Project includes garage parking for a total of two vehicles, complying with the minimum two-car garage parking requirement for single-unit dwellings with less than 4,000 square feet of habitable floor area.
2. The neighborhood is predominantly developed with two- and three-story single-unit dwellings, and occasional two-unit dwellings. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and future redevelopment.
3. The Property is a bayfront lot that is separated from the harbor by a public boardwalk and City-owned concrete bulkhead. The bulkhead protecting the Property is part of a larger bulkhead system which surrounds Balboa Island. No modification to the existing bulkhead is proposed with this Project.

4. A Coastal Hazards Report and Sea Level Rise Analysis (SLR Report) was prepared for the Project by PMA Consulting, Inc. dated January 23, 2026. The maximum bay water elevation is currently 7.47 feet (NAVD 88). The report analyzes future sea level rise scenarios assuming a 2.8-foot increase in the maximum water level over the next 75 years (i.e. the life of the structure). Therefore, the sea level is estimated to reach a maximum height of approximately 10.27 feet (NAVD 88) (the likely range for sea level rise over 75-year design life of the structure based on low risk aversion estimates for sea level rise provided by the State of California Sea Level Rise Guidance: 2024 Science and Policy Update). Based on the estimated sea-level rise of 10.27 (NAVD 88), the SLR Report indicates that flashings and waterproofing up to 23 inches above top of slab, and sandbags at openings are recommended to keep the Project protected from flooding. Condition of Approval No. 2 requires a waterproofing curb for the Project.
5. The finished floor elevation of the proposed single-unit dwelling is 9.13 feet (NAVD88), which complies with the minimum 9.00 feet (NAVD88) 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 before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.
7. The Property is within proximity of coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The Project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
8. Pursuant to Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection) of the NBMC, the Owners will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). This requirement is included as a condition of approval that will need to be satisfied prior to final building inspection.
9. Pursuant to Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards) of the NBMC, the Owners 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. This requirement is included as a condition of approval that will need to be satisfied prior to issuance of building permits.

10. Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, due to the proximity of the development to coastal waters and the development containing more than 75% of impervious surface area, a Water Quality Management Plan (WQMP) is required. A preliminary WQMP has been prepared for the Project by Thomas M. Ruiz dated, February 25, 2026. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for (Best Management Practices) BMPs, the use of a Low Impact Development approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs.
11. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. A condition of approval is included that requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
12. The Property is not near any designated coastal viewpoints or a coastal view road, as identified in the CLUP. The nearest designated coastal viewpoint is the Balboa Yacht Basin, approximately 870 feet northeast from the Property. Additionally, the Project may be visible from the public beach on Beacon Bay. However, the Property is within a developed neighborhood of Balboa Island. The Project design is consistent with the existing development on Balboa Island and would not change the visual character of the coastal zone. Additionally, public coastal viewpoints are intended to provide views of the coast, and the Project would not be obscuring these views or be within the general viewshed of the harbor. As designed, the Project complies with all applicable LCP development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the Project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts on 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.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the Project's impact and be proportional to the impact. In this case, the Project replaces an existing single-unit dwelling located on a standard R-BI lot with a new single-unit dwelling. Therefore, the Project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. The Property is adjacent to a Public Access point as identified in the CLUP. Lateral access is available in front of the Property, along the public boardwalk. Vertical access to the

boardwalk is from Emerald Avenue, which is located approximately 100 feet south of the Property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act under Section 15303 Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit filed as PA2026-0015, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program (LCP) Implementation Plan), of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 11TH DAY OF JUNE, 2026.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *Prior to the issuance of a building permit, 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.*
3. *Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors and assigns.*
4. *Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the development. This letter shall be scanned into the plan set before building permit issuance.*
5. *Prior to the issuance of a building permit, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
6. *Prior to the issuance of a building permit, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
7. *Prior to the issuance of a building permit, 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.*
8. *Prior to the issuance of a building permit, the final WQHP/WQMP shall be reviewed and approved by the Building Division. The implementation shall comply with the approved*

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

9. *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.*
10. *Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
11. *Accessory structures located in the required front or side setback area are subject to compliance with Title 20 of NBMC Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls).*
12. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
13. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
14. 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.
15. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle

maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.

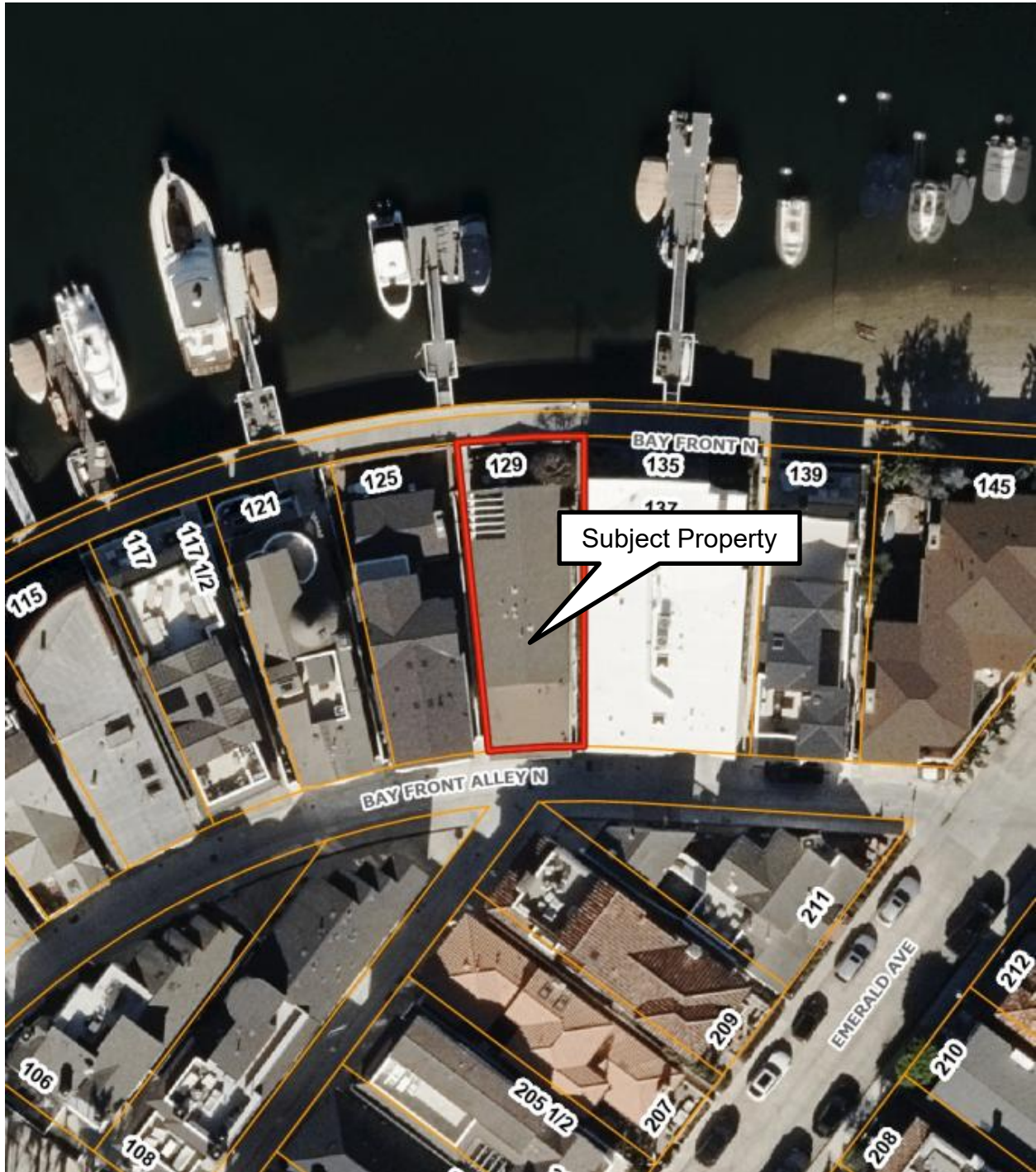
16. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
17. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
18. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
19. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
20. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Coastal Development Permit.
21. 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 are detrimental to the public health, and welfare or materially injurious to the Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
22. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
23. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
24. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Regulations) of the NBMC and other applicable noise control requirements of the NBMC.
25. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.

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26. This Coastal Development Permit shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.
27. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the City's approval of **Luce Residence including but not limited to, Coastal Development Permit filed as PA2026-0015**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The Applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No.PA2026-0015
129 North Bay Front

Attachment No. ZA 3

Project Plans

**Housing Crisis Act Compliance for Demolitions**

Community Development Department
Planning Division
120 Civic Center Drive, P.O. Box 1780 Newport Beach, CA 92658-8915
(949) 644-3224 Telephone / (949) 644-3229 Facsimile
www.newportbeach.gov

General Information

The Housing Crisis Act of 2018 (SB 330 (Chapter 654, Statutes of 2018) and SB 8 (Chapter 181, Statutes of 2021)) set a temporary 10-year prohibition on reducing residential density when associated with the demolition 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 bedrooms 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, units affordable of the same income category as the displaced tenant(s), or if incomes are unknown, according to the proportion of lower income rental households in the jurisdiction, and additional benefits must be provided (relocation benefits, Assembly Bill No. 12-18 (Chapter 754, Statutes of 2020)) and prohibits the loss of protected units associated with the approval of a non-housing development project that requires the demolition of residential or mixed residential units. Therefore, compliance 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: 120 N Bay Front Legal Description: APN: 050-021-02

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

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 occupancy agreement, or law restricting rents to units 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 tenants) 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, JAMES LUCE, 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 11/17/20 Phone Number 949-437-1389

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 herein.

**BRANDON ARCHITECTS**

151 KALAMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.234.6540
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS

CDP _____

PLAN CHECK NO.

FACTS-0518 _____

PROJECT CONTACT

WHEELEY WILSON _____

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PROJECT ADDRESS:

120 N. BAY FRONT
NEWPORT BEACH, CA 92662

OWNER INFORMATION:

LUCE FAMILY TRUST
108 GARNETT AVE.
NEWPORT BEACH, CA
92662

DATE

01.17.2020

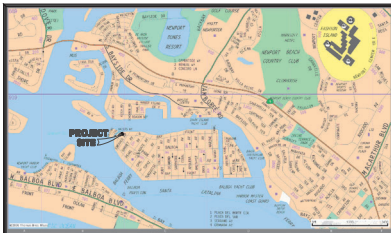
REVISIONS

NO.	REVISION	DATE

SUPPLEMENTAL DOC. & NOTES

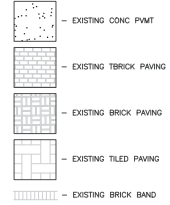
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LUCE RESIDENCE

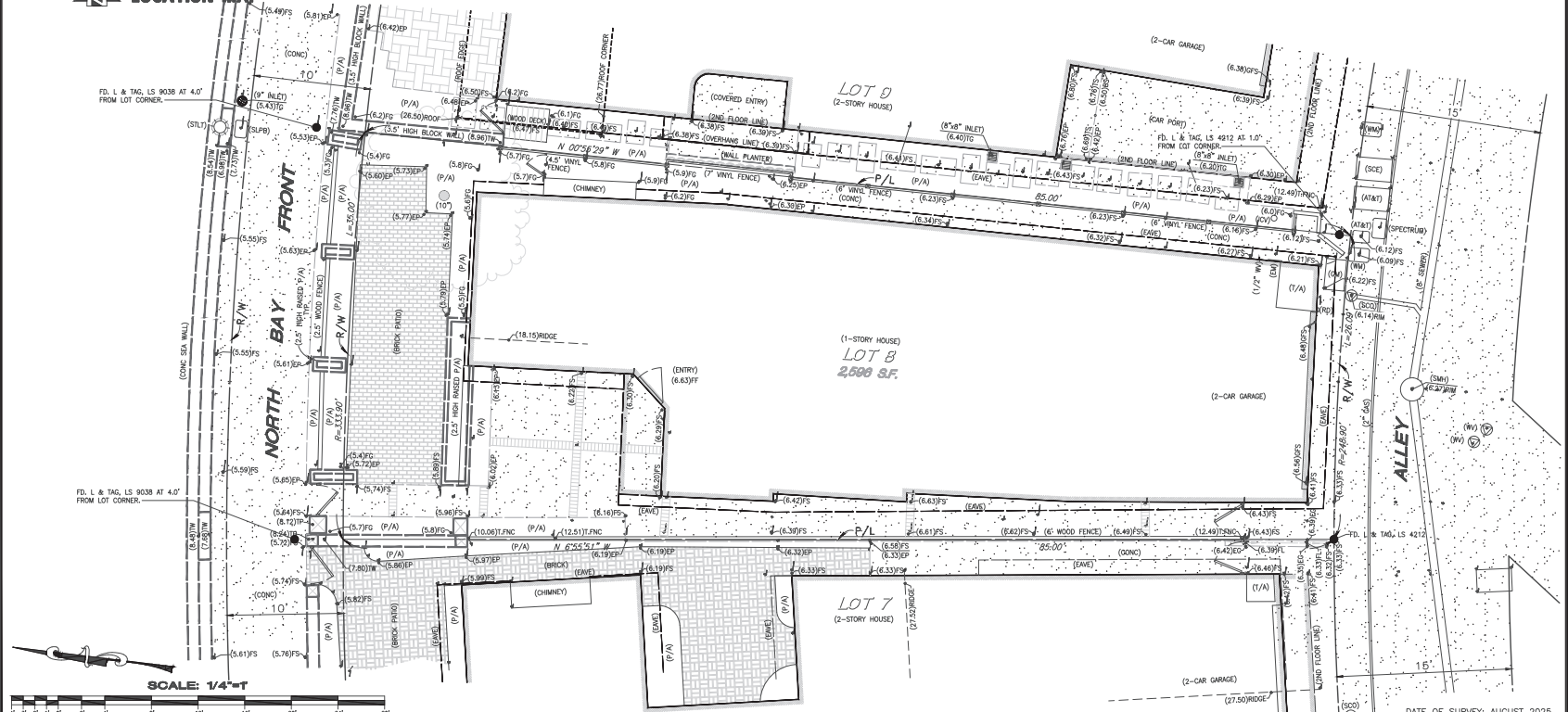


LEGEND

- | | | | |
|--|--|----------------------------------|--|
| A.C. - ASPHALT CONCRETE | D.W.M. - DOMESTIC WATER METER | P.W.V. - PARKWAY | T.G. - TOP OF GRATE ELEVATION |
| A.P.W.A. - AMERICAN PUBLIC WORKS ASSOCIATION | D.W. - DRIVEWAY | P/L - PROPERTY LINE | T.H.R.T. - TOP OF HEARTH ELEVATION |
| A.S. - AIR CONDITIONING UNIT | E.S. - END CURVE | P.D. - POWER POLE | T.C. - TOP OF CHIMNEY ELEVATION |
| B.C. - BEGIN CURVE | E.P. - EDGE OF PAVEMENT | P.R.C. - POINT OF REVERSE CURVE | T.O.C. - TOP OF CURB ELEVATION |
| B.F.S. - BASEMENT FINISH FLOOR ELEVATION | E.S. - EXISTING | P.M.E. - PAVEMENT | T.P. - TOP OF PLASTER ELEVATION |
| B.M. - BENCH MARK | F.F. - FINISH FLOOR ELEVATION | R.D. - ROOF DRAIN | T.R.P. - TOP OF ROOF PARAPET ELEVATION |
| B.O.E. - BOTTOM OF EAVE ELEVATION | F.H. - FIRE HYDRANT | R.L. - RIDGE LINE | T.S. - TOP OF STAIR ELEVATION |
| B.O.F. - BOTTOM OF FOOTING ELEVATION | F.L. - FLOWLINE ELEVATION | R.R.T. - RAILROAD TRACK | T.W. - TOP OF WALL ELEVATION |
| B.O.S. - BOTTOM OF SLOPE ELEVATION | F.S. - FINISHED SURFACE ELEVATION | R.W. - RIGHT-OF-WAY | T.V.C. - TOP OF VERGE ELEVATION |
| B.V.C. - BEIGN VERTICAL CURVE | F.W. - FIRE WATER | S.C. - STORM DRAIN | V.C. - VERTICAL CURVE |
| B.W. - BACK OF WALK ELEVATION | G.B. - GRADE BREAK | S.G. - SUB-GRADE ELEVATION | V.P. - VINE POCKET |
| C.S. - CATCH BASIN | G.M. - GARAGE FINISH SURFACE ELEVATION | S.H. - SEWER MANHOLE | W.H. - WATER HEATER |
| C.F. - CURB FACE | H.L. - HOUSE LATERAL | S.S. - SANITARY SEWER | W.M. - WATER METER |
| C.I.P. - CAST IRON PIPE | H.P. - HIGH POINT ELEVATION | S.S. - SANITARY SEWER | () - TEXT WITHIN PARENTHESES INDICATES EXISTING ELEVATION OR FEATURE. |
| C/L - CENTERLINE | I.N. - INVERT ELEVATION | S.M. - SOLAR METER | |
| C & G. - CHAIN LINE FENCE | I.W.M. - IRRIGATION WATER METER | S.W. - SIDEWALK | |
| C.U.F. - CURB & GUTTER | C.L. - CLEANOUT | T/A - TRASH AREA | |
| C. & G. - CHAIN LINE FENCE | M.B. - MAIL BOX | T.B.M. - TEMPORARY BENCH MARK | |
| C.O. - CONCRETE | M.I. - MANHOLE | T.C. - TOP OF CURB ELEVATION | |
| D/A. - DRIVEWAY APPROACH | M.D.C. - MIDDLE OF CURVE | T.O.C. - TOP OF COPING ELEVATION | |
| D.I.P. - DUCTILE IRON PIPE | O.H.W. - OVERHEAD WIRE(S) | T.F. - TOP OF FOOTING ELEVATION | |
| D.L. - DAYLIGHT LINE | P.L. - PLANTER AREA | | |
| D.S. - DOWN SPOUT | P.B. - PULL BOX | | |
| D.S.C.O. - DOWN SPOUT CLEAN-OUT | | | |



LOCATION MAP



SCALE: 1/4" = 1'

DATE OF SURVEY: AUGUST 2025

BENCH MARK:
 3^d NATIONAL OCEAN SURVEY BENCH MARK BRASS DISK STAMPED "N81-15-70". SET IN THE ELY END OF A CONCRETE SEAWALL. MONUMENT IS LOCATED IN THE SW CORNER OF THE INTERSECTION OF PARK AVE. & SOUTH BAY FRONT. 15' S31° OF C/L OF PARK AVE. & 8' WLY OF PEDESTRIAN WALKWAY. MONUMENT IS SET LEVEL WITH THE TOP OF THE SEA WALL.
 ELEVATION = 7.986 (NAVD 88, 1992)

PREPARED FOR:
JIM LUCE
 129 N. BAY FRONT
 NEWPORT BEACH, CA 92622
 (949) 432-1389

NO.	REVISIONS	APPROVED	DATE
1			
2			
3			
4			
5			
6			



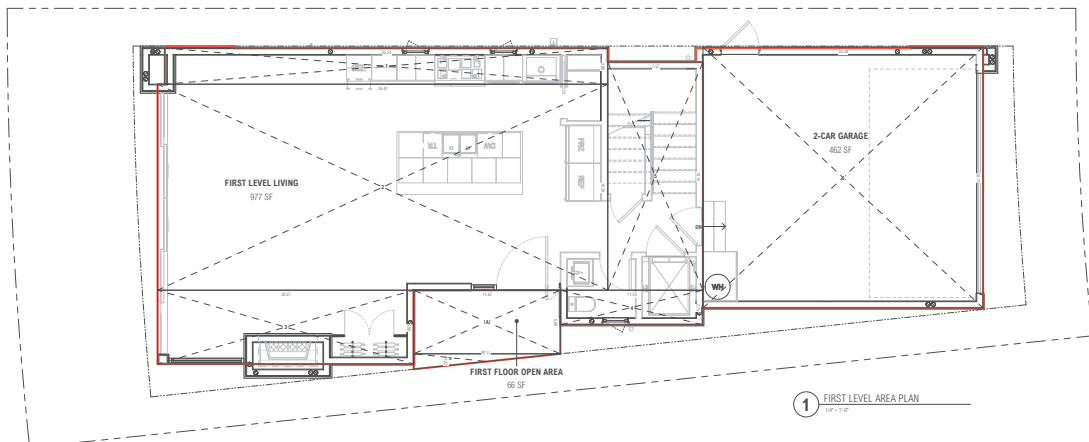
PREPARED BY:
RGA Consultants, Inc.
 CIVIL ENGINEERING & SURVEYING
 34 GEORGETOWN
 IRVINE • CALIFORNIA • 92612
 PHONE (949) 509 0909 FAX (949) 509 0901
 LAST UPDATED: 17 MAR 2025
 PLOT DATE: 17 MAR 2025

DRAWN BY: R.C.
 CHECKED BY: T.J.
 DATE: 17 MAR 2025

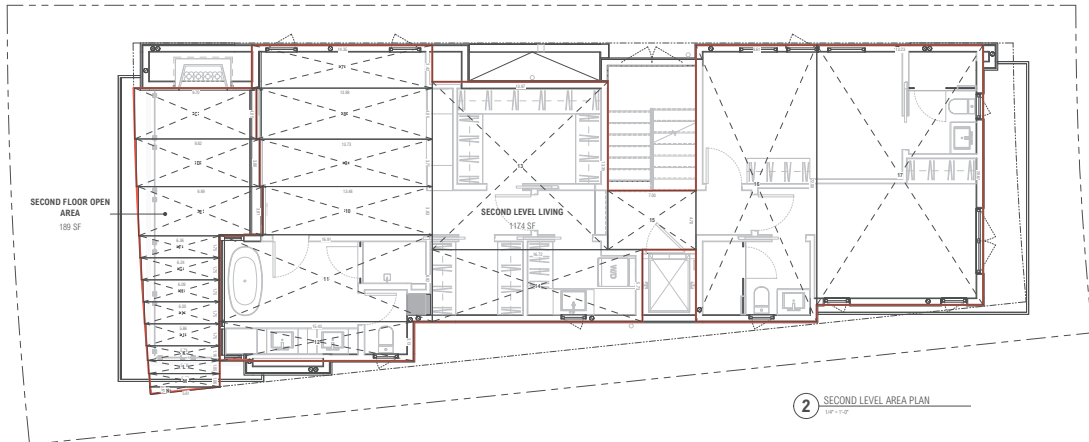
TOPOGRAPHIC SURVEY
 129 NORTH BAY FRONT
 LOT 8, BLOCK 2, RESUBDIVISION OF SECTION ONE OF BALBOA ISLAND, M.M. 630
CITY OF NEWPORT BEACH

SHEET
T1
 JOB NO. 2062

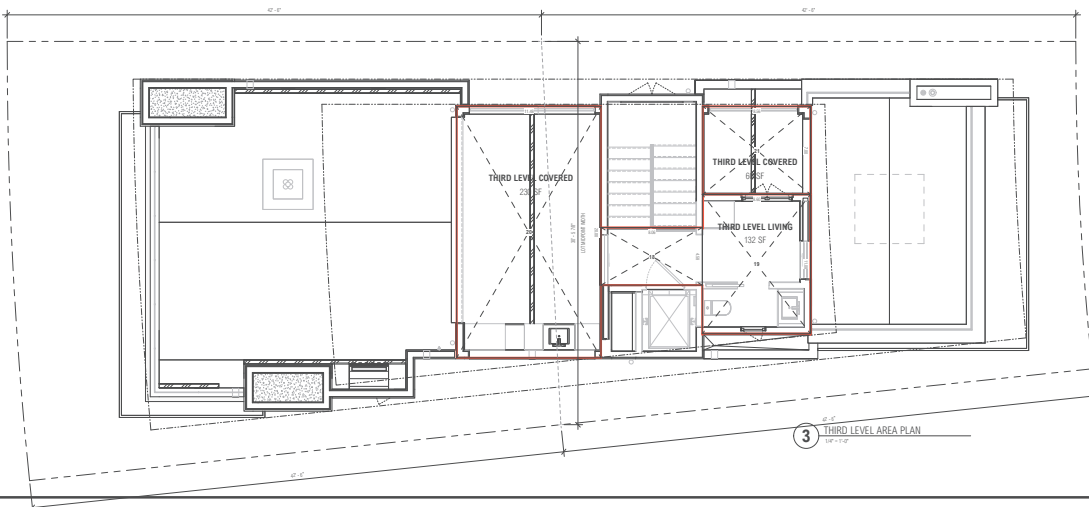
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1 FIRST LEVEL AREA PLAN
1/4" = 1'-0"



2 SECOND LEVEL AREA PLAN
1/4" = 1'-0"



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

BUILDING AREA SCHEDULE

LEVEL	
FIRST LEVEL LIVING	977 SF
SECOND LEVEL LIVING	1124 SF
THIRD LEVEL LIVING	132 SF
TOTAL	2233 SF
Garage	
2-CAR GARAGE	462 SF
TOTAL	462 SF
GRAND TOTAL	2748 SF

THIRD FLOOR AREA SCHEDULE

THIRD LEVEL LIVING	132 SF
THIRD LEVEL COVERED	231 SF
GRAND TOTAL	423 SF

OPEN AREA SCHEDULE

FIRST FLOOR OPEN AREA	66 SF
SECOND FLOOR OPEN AREA	189 SF
GRAND TOTAL	255 SF

BUILDING AREA BREAKDOWN

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
FIRST FLOOR	1	25.24	2.56	64.62 SF
FIRST FLOOR	2	20.81	6.26	130.29 SF
FIRST FLOOR	3	20.37	5.88	119.79 SF
FIRST FLOOR	4	11.25	2.75	30.94 SF
FIRST FLOOR	5	7.27	16.15	117.47 SF
FIRST FLOOR				476.32 SF
FIRST FLOOR GARAGE	6	20.28	20.75	421.34 SF
FIRST FLOOR GARAGE				421.34 SF
SECOND FLOOR	7	14.26	3.42	48.97 SF
SECOND FLOOR	8	13.28	4.65	61.86 SF
SECOND FLOOR	9	13.73	3.75	51.49 SF
SECOND FLOOR	10	13.48	2.83	38.15 SF
SECOND FLOOR	11	16.81	6.82	114.83 SF
SECOND FLOOR	12	15.45	3.13	48.27 SF
SECOND FLOOR	13	13.87	13.25	184.91 SF
SECOND FLOOR	14	16.73	5.73	95.87 SF
SECOND FLOOR	15	7.26	4.76	34.56 SF
SECOND FLOOR	16	8.81	22.00	193.82 SF
SECOND FLOOR	17	13.23	20.67	273.47 SF
SECOND FLOOR				1174.18 SF
THIRD FLOOR	18	8.26	4.58	37.83 SF
THIRD FLOOR	19	8.82	11.08	97.82 SF
THIRD FLOOR				124.22 SF
GRAND TOTAL				2748.83 SF

OPEN AREA BREAKDOWN

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
FIRST FLOOR	A	11.27	5.95	67.03 SF
FIRST FLOOR	B	1.25	11.08	13.85 SF
FIRST FLOOR				80.18 SF
SECOND FLOOR	C	9.70	4.65	45.20 SF
SECOND FLOOR	D	8.82	2.86	25.21 SF
SECOND FLOOR	E	8.89	3.81	33.86 SF
SECOND FLOOR	F	6.26	1.75	11.05 SF
SECOND FLOOR	G	6.24	1.75	10.92 SF
SECOND FLOOR	H	6.26	1.75	10.95 SF
SECOND FLOOR	I	6.26	1.75	10.95 SF
SECOND FLOOR	J	2.83	1.75	4.95 SF
SECOND FLOOR	K	5.76	1.16	6.68 SF
SECOND FLOOR	L	3.83	1.25	4.79 SF
SECOND FLOOR	M	3.57	1.25	4.46 SF
SECOND FLOOR	N	2.81	2.81	7.87 SF
SECOND FLOOR				188.88 SF
GRAND TOTAL				255.14 SF

THIRD FLOOR AREA

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
THIRD FLOOR	18	8.26	4.58	37.83 SF
THIRD FLOOR	19	8.82	11.08	97.82 SF
THIRD FLOOR				124.22 SF
THIRD FLOOR COVERED	20	11.48	20.60	236.38 SF
THIRD FLOOR COVERED	21	8.26	7.00	57.82 SF
THIRD FLOOR COVERED				294.20 SF
GRAND TOTAL				423.44 SF



BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.234.6448
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP

PLAN CHECK NO.
FAC20-0518

PROJECT CONTACT
WIMBERLEY WILSON

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LUCE RESIDENCE

PROJECT ADDRESS:
125 N. BAY FRONT
NEWPORT BEACH, CA 92660

OWNER INFORMATION:
LUCE FAMILY TRUST
108 GARNET AVE.
NEWPORT BEACH, CA 92660

DATE
03.17.2020

REVISIONS
NO. REVISION DATE

AREA PLANS

A-0.1

GRADING NOTES:

1. ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
2. DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
4. WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAY; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 19-28 OF THE NBMC.
5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 19-28 OF THE NBMC.
6. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
8. APPROVED SHORING, DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
9. CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
10. HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
13. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GULLED JOINTS.
14. NO PLANT, FALTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

EROSION CONTROL

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
3. 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 50 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.
4. TEMPORARY DESLTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

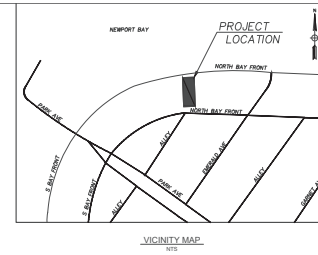
REQUIRED INSPECTIONS

1. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
2. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

GRADING FILLS/CUTS

1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
2. FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION CUT TO THE FINISHED SURFACE.
3. ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1567 AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
5. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
10. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DIVISION MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DIVISION.
12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DIVISION FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN LOCATION AND CALCULATIONS FROM THE BUILDING DIVISION PRIOR TO CONSTRUCTION.
15. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
16. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FALTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
18. NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

**PRECISE GRADING PLAN
129 N BAY FRONT
NEWPORT BEACH, CALIFORNIA**



DOCUMENTATION

1. AN AS-BUILT GRADING PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, AS GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. HE/SHE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE THE NUMBER OF WARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
2. A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS, SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
3. A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST, INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON THE RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS FACIATED BY GEOLOGIC FACTORS.

GENERAL NOTES:

1. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURBS AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1/2 INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER. MUNICIPAL CODES 14.20.030 AND 14.20.035. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
3. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
4. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN LICENSED GENERAL ENGINEERING CONTRACTOR.
5. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN LICENSED GENERAL ENGINEERING CONTRACTOR.
6. SEPARATE PERMIT FOR WALLS AND FENCES SHALL BE OBTAINED AT THE SAME TIME AS THE BUILDING PERMIT.
7. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

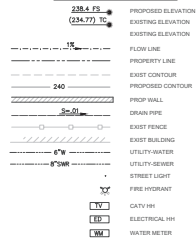
PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE QUANTITIES SHOWN ON THESE PLANS AS PART OF HIS BID AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWPORT BEACH BUILDING CODE OF THE LATEST EDITIONS, AS AMENDED TO DATE, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
5. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-424-4133 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.

ABBREVIATIONS

- ARCH ARCHITECTURAL
- A.C. ASPHALT CONCRETE
- B.F.F. BASEMENT FINISH FLOOR
- B.F.P. BASEMENT FINISH FLOOR
- B.S.P. BAY FRONT
- C.E.P. CONCRETE
- C.C. CONCRETE
- D.C. DECOMPOSED GRANITE
- D.G. DRIVE
- D.P. DRIVE
- D.W. DRIVE
- E.M. ELECTRIC METER
- E.P. EDGE OF PAVEMENT
- E.S. EXISTING
- E.S.T. EXISTING
- F.F. FINISH FLOOR
- F.C. FINISH GRADE
- F.F.F. FINISH FLOOR
- F.L. FINISH GRADE
- F.L. FINISH GRADE
- F.S. FINISH SURFACE
- G.S. GRADE BREAK
- G.F. GARAGE FINISH FLOOR
- G.F. GARAGE FINISH FLOOR
- G.H. GULL HEAD
- H.H. HANDHOLE
- H.P. HIGH POINT
- I.F. INVERT ELEVATION
- I.P. IRON PIPE
- L.A.T. LEAD AND TACK
- M.S. MANHOLE
- N.T.S. NOTHING
- O.C. ORIGINAL GROUND
- P.A. PLANTER AREA
- P.L. PALLIAD
- P.P. PROPERTY LINE
- P.U.E. PUBLIC UTILITY ENCROACHMENT
- R.W. RIGHT OF WAY
- R.O.W. RIGHT OF WAY
- S.F.N. SEARCHED FOUND NOTHING
- S.E.R. SEWER MANHOLE
- S.T. STREET LIGHT
- T.B.M. TOP OF BENCHMARK
- T.C. TOP OF CURB
- T.D. TOP OF DECK
- T.E. TELEPHONE
- T.F. TOP OF FOOTING
- T.F. TOP OF FENCE
- T.G. TOP OF GRADE
- T.C. TOP OF CONCRETE
- T.S. TOP OF SLAB
- T.P. TOP OF PAVEMENT
- T.W. TOP OF WALL
- W.W. WROUGHT IRON WATER METER

LEGEND & SYMBOLS



CONSTRUCTION NOTES:

- 1. CONSTRUCT 2" MIN CONCRETE DRIVEWAY
- 2. CONSTRUCT 4" CONCRETE HARDSCAPE
- 3. INSTALL 4" FLAT GRADE DRAIN
- 4. INSTALL 4" ATRIUM GRADE DRAIN
- 5. INSTALL 4" PVC SDR 35 DRAIN LINE, 8'-0" MIN.
- 6. INSTALL 2" PVC SDR 35 DRAIN LINE PER DETAIL SHEET C2.
- 7. INSTALL CHANNEL DRAIN

QUANTITIES

CONSTRUCT 2" MIN CONCRETE DRIVEWAY	139 SF
CONSTRUCT 4" CONCRETE HARDSCAPE	807 SF
INSTALL 4" FLAT GRADE DRAIN	8 EA
INSTALL 4" ATRIUM GRADE DRAIN	3 EA
INSTALL 4" PVC SDR 35 DRAIN LINE, 8'-0" MIN.	200 LF
INSTALL 2" PVC SDR 35 DRAIN LINE PER DETAIL SHEET C2.	18 LF
INSTALL CHANNEL DRAIN	20 LF

EARTHWORK

RAW CUT:	8'CY
RAW FILL:	131'CY
OVERALL:	239'CY

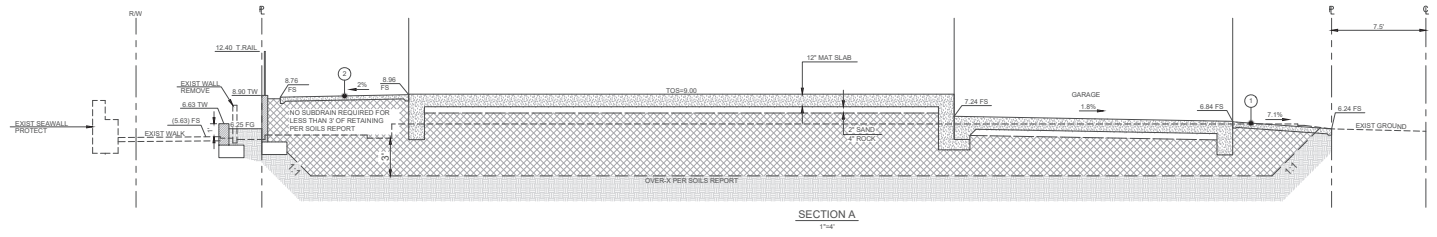
SHEET INDEX

C1	TITLE SHEET
C2	PRECISE GRADING PLAN
C3	SECTIONS
CA	EROSION CONTROL PLAN
CB	SOILS REPORT RECOMMENDATIONS

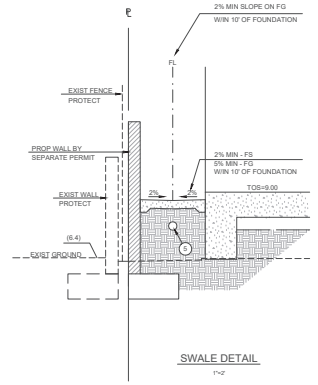
SURVEY NOTE:

SURVEYOR SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

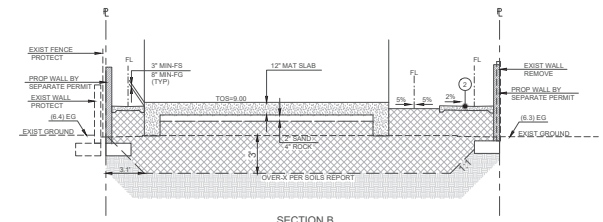
		ARCHITECT: BRANDON ARCHITECTS 151 KALAMUS DR SUITE G-1 COSTA MESA, CA 92626 (714) 754-4040	OWNER/DEVELOPER: LUCE FAMILY TRUST 108 GARNET AVE NEWPORT BEACH, CA 92662	PREPARED BY: FORREST ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST, STE 203 HUNTINGTON BEACH, CA 92648 (714) 963-6793 JN 10773	 THOMAS M. RUIZ DATE: 4/28/26	SOILS ENGINEER/GEOLOGIST: COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92833 PH 714-870-1211 W.O. 888726-01 DATE: FEBRUARY 17, 2026	BENCHMARK: BENCHMARK NO. NB3-15-70 ELEVATION=7.986 (NAVD 85, 1992)	LEGAL DESCRIPTION: LOT 4 & BLOCK 2, RESUBDIVISION OF SECTION ONE OF BALBOA ISLAND, M.M. 630	TITLE BLOCK 129 N BAY FRONT NEWPORT BEACH, CALIFORNIA	SHEET: C1
NO.	DATE	R E V I S I O N S								
	DATE: 2/26/26									



SECTION A
1"=4'



SWALE DETAIL
1"=2'



SECTION B
1"=4'

NO.		DATE	REVISIONS	DATE: 2/2/26	ARCHITECT: BRANDON ARCHITECTS 151 KALMUS DR SUITE G-1 COSTA MESA, CA 92626 (714) 754-4040	OWNER/DEVELOPER: LUCE FAMILY TRUST 108 GARNET AVE NEWPORT BEACH, CA 92662	PREPARED BY: FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST, STE 203 HEWITTINGTON BEACH, CA 92646 (714) 963-6793 JN 10773	 <i>Thomas M. Ruiz</i> THOMAS M. RUIZ DATE 5/14/26	SOILS ENGINEER/GEOLOGIST: COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92633 PH: 714-870-1211 W.O 88826-01 DATE: FEBRUARY 17, 2026	BENCHMARK: NB3-15-70 ELEVATION=7.986 (NAVD 88, 1992)	LEGAL DESCRIPTION: LOT 8, BLOCK 2, RESUBDIVISION OF SECTION ONE OF BALBOA ISLAND, M.M. 630	SECTIONS 129 N BAY FRONT NEWPORT BEACH, CALIFORNIA	SHEET: C3
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BRANDON ARCHITECTS
 151 KALMUS DRIVE, SUITE G-1
 COSTA MESA, CA 92626
 714.524.6440
 WWW.BRANDONARCHITECTS.COM

PROJECT STATUS

CDP

PLAN CHECK NO.

FA2024-0515

PROJECT CONTACT

WIMBERLY WILSON

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LUCE RESIDENCE

PROJECT ADDRESS:

125 N. BAY FRONT
 NEWPORT BEACH, CA 92662

OWNER INFORMATION:

LUCE FAMILY TRUST
 105 GARNET AVE.
 NEWPORT BEACH, CA
 92662

DATE

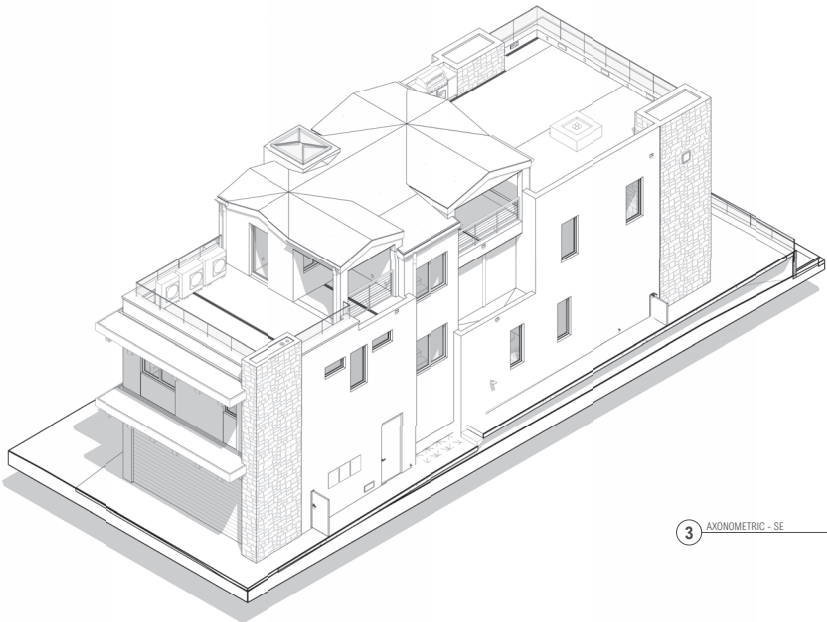
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REVISIONS

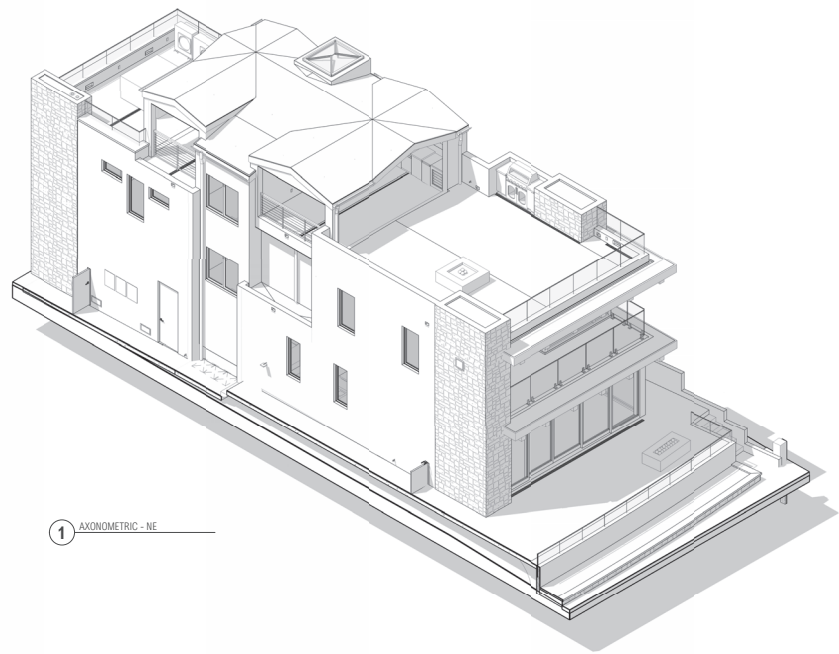
NO.	REVISION	DATE

3D VIEWS

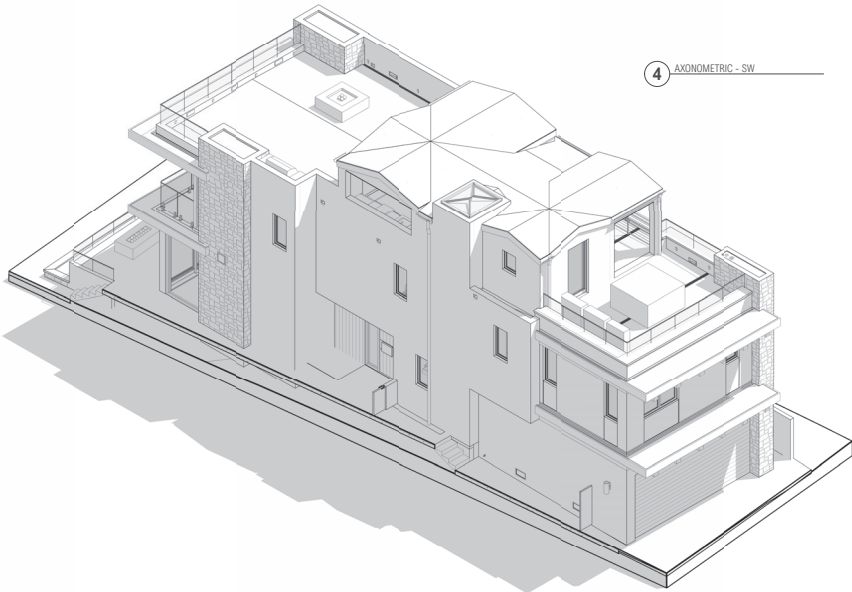
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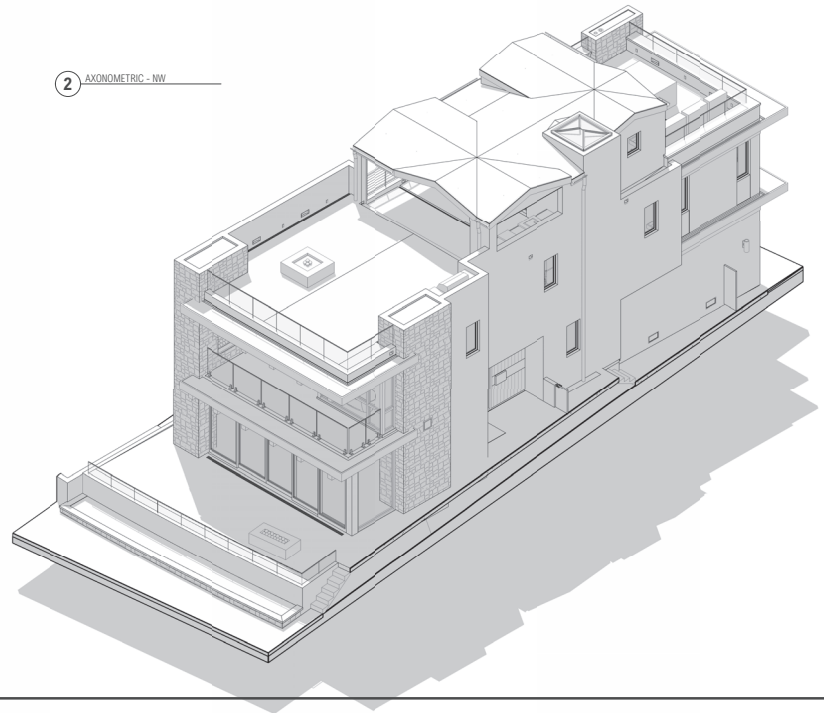
3 AXONOMETRIC - SE



1 AXONOMETRIC - NE



4 AXONOMETRIC - SW



2 AXONOMETRIC - NW



BRANDON ARCHITECTS
151 KALAMUS DRIVE, SUITE 0-1
COSTA MESA, CA 92626
714.234.6040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CIP
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FAC20-015
PROJECT CONTACT
WAINWELLY WELDON

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LUCE RESIDENCE

PROJECT ADDRESS:
125 N. BAY FRONT
NEWPORT BEACH, CA 92659

OWNER INFORMATION:
LUCE FAMILY TRUST
108 GARNET AVE.
NEWPORT BEACH, CA 92659

DATE:
03.17.2024

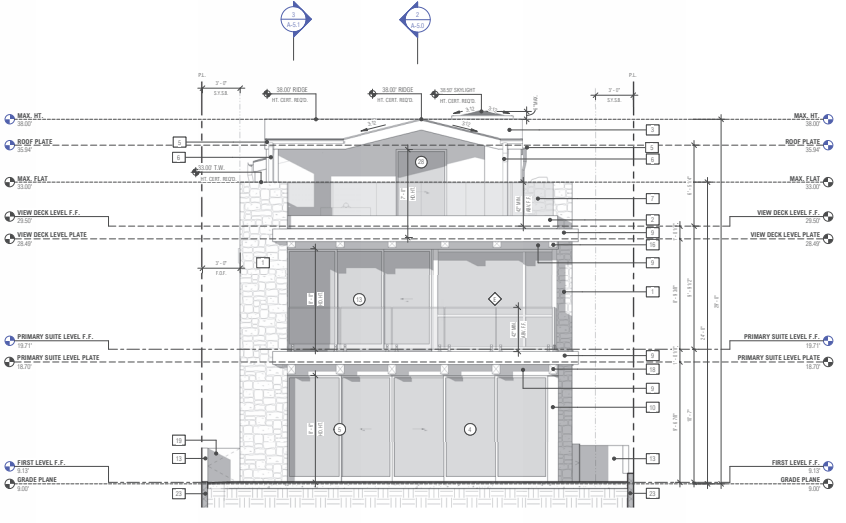
REVISIONS:
NO. REVISION DATE

EXTERIOR ELEVATIONS

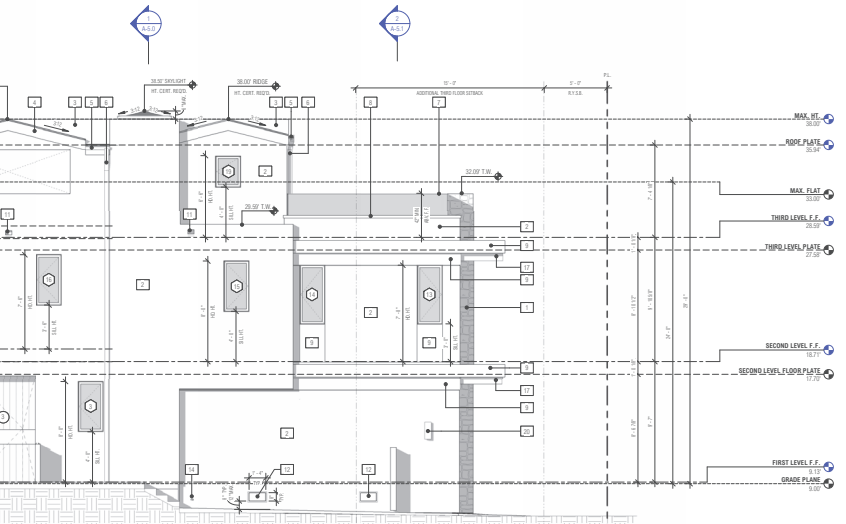
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GENERAL NOTES:

- SUPPLIER:** ASSOCIATED BUILDING SUPPLY
- CONTACT:** JOE YOUNG
- PHONE:** 949-442-3033
- EMAIL:** JOYOUNG@ASSOCIATED.COM
- WEB:** WWW.ASSOCIATEDBUILDINGSUPPLY.COM
- MANUFACTURER:** JELD-WEN WINDOWS & DOORS
- PRODUCT:** CUSTOM COLLECTION 2.0 36" X 60" X 2 1/2" ALUMINUM KALAMITAS FALLS, OREGON 97031
- PHONE:** 541-862-7412 OR 800-555-3808
- WEB:** WWW.JELD-WEN.COM
- WALLS:** JELD-WEN WINDOWS & DOORS
- PRODUCT:** CUSTOM COLLECTION 2.0 36" X 60" X 2 1/2" ALUMINUM KALAMITAS FALLS, OREGON 97031
- PHONE:** 541-862-7412 OR 800-555-3808
- WEB:** WWW.JELD-WEN.COM
- GLASS:** TO BE APPROVED BY ARCH. & OWNER
- ADDRESS:** 1051 CANTONMENT RD. SUITE 104, CARLETON, AT 3037
- PHONE:** 800-232-5328
- WEB:** WWW.HERRINGCO.COM
- GLASS DOORS:** JELD-WEN GARAGE DOORS
- SUPPLIER:** BERRY DESIGN/DOOR&CASE
- WEB:** WWW.BERRYDOOR&CASE.COM
- MATERIAL:** CUSTOM BUILT WOOD & GLASS
- ROOFING:**
 - PRODUCT:** HULGI FRATEX (ENGINEERED WESTERN RED CEDAR)
 - TYPE:** 1/4" THICK LINE METAL PER SFR-1000-0002
 - ANCHOR:** ANCHOR TO APPROVE
 - ADDRESS:** COMPANY W/FRS STANDARD 10-2-1, CAL. FIRE LISTING # 1900-24-0000
 - WEIGHT:** AVERAGE DRIED 23 LBS/SQ FT
- BRICK:**
 - MANUFACTURER:** LA VERNA, PARK, CA
 - ADDRESS:** 2911 CHANDELIER RD., ORANGE, CA 92666
 - PHONE:** 714.622.1700
 - COLOR:** COUNTRY GRAY, QUARTZ, TO APPROVE
 - TEXTURE:** SHOOTY WALL, TROUBLE EDELS, NO FLANGE, VERTICAL FLIGHT LEVEL TO 1/4" IN 10"
 - APPLICATION:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
 - FINISH:** MIN. 75% TYP. GL. MIN. 2 LAYERS GRADE 3" PAPER
 - CODE:**
- WOOD Siding:**
 - MANUFACTURER:** REDWOOD MILL
 - ADDRESS:** 2911 CHANDELIER RD., ORANGE, CA 92666
 - PHONE:** 714.622.1700
 - COLOR:** HONEY, ARCH
 - APPLICATION:** ARCH DISPLAY SIDING 2" X 6" METEER CORNER, ANCHOR TO APPROVE - REF. DTL. 13A0-2.0
- EXTERIOR STONE (MASONRY FINISH):**
 - SUPPLIER:** ENGINEER QUOTE COMPANIES
 - TYPE:** TRANSPARENT (ANCHOR TO VERIFY)
 - ANCHOR:** 1/4" BRICK & MORTAR TO APPROVE BY ARCH. & OWNER
 - FINISHES:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
 - WEIGHT:** 12 LBS/SQ FT
- EXTERIOR FLOORING:**
 - PRODUCT:** ALUMINUM OR STAIN
 - MANUFACTURER:** ALUMINUM FLOORING
 - ADDRESS:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
 - FINISH:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- ROOF/CEILING MATERIAL:**
 - FLAT ROOFING CLASS 19:**
 - PRODUCT:** FIBERGLASS CLASS 19
 - MANUFACTURER:** FIBERGLASS
 - TYPE:** 1/4" THICK LINE METAL PER SFR-1000-0002
 - ANCHOR:** ANCHOR TO APPROVE
 - ADDRESS:** COMPANY W/FRS STANDARD 10-2-1, CAL. FIRE LISTING # 1900-24-0000
 - WEIGHT:** AVERAGE DRIED 23 LBS/SQ FT
 - APPHAL SHEET ROOFING CLASS 19:**
 - PRODUCT:** APPHAL SHEET ROOFING
 - MANUFACTURER:** APPHAL SHEET ROOFING
 - ADDRESS:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
 - FINISH:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- WATERPROOF ROOF MEMBRANE:**
 - MANUFACTURER:** BEECHCOM
 - ADDRESS:** 775 CENTER DRIVE, SAN DIEGO, CA 92101
 - PRODUCT:** ALUMINUM DECK CLASS 19
 - APPLICATION:** DECK FLOOR FINISH TO BE NON-COMBUSTIBLE
 - CODE:** IBC 518.5.07
- FLASHING & WATERPROOFING:**
 - PRODUCT:** COMPANION/STAINLESS METAL FLASHING PER CMC FOR ALL EXTERIOR FLASHING. MIN. 24 GAUGE COPPER (16 OZ.)
 - ADDRESS:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
 - FINISH:** PER ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED



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



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

A MATERIAL SPECIFICATIONS

- 1. PERMANENT MESH SHALL TEMPORARY AND PERMANENT LISTS
- 2. REF. ROOF FLOOR TO BE NON-COMBUSTIBLE

B GENERAL NOTES

- 1. STONE FINISH - REF. MAT. SCHEDULE AA-10
- 2. BRICK FINISH - MIN. 7 1/2" X 3 1/2" X 3 1/2" GL. MIN. 2 LAYERS GRADE 3" PAPER. SEE REF. SCHEDULE AA-4.0
- 3. APPHAL SHEET ROOFING - REF. MAT. SCHEDULE AA-4.0
- 4. GUTTER - AS SELECTED. REF. MAT. SCHEDULE AA-4.0. ANCHOR TO APPROVE PROFILE AND COLOR. SEE PER TABLE 1103 OF CIP
- 5. EXTERIOR GLASS SUBSTRATE, TEMPERED - MIN. 1/2" THICK. 1/4" X 1/4" MAX. SPACING. REF. DTL. 4A0-1.0
- 6. STONE AS SELECTED. QUOTE IN MIN. TO BE APPROVED BY ARCH. & OWNER. SEE PER TABLE 1103 OF CIP
- 7. KNOX PANELS ALUMINUM - REF. MAT. SCHEDULE AA-4.0
- 8. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- 9. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
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- 17. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- 18. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- 19. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- 20. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- 21. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED
- 22. BRICK FINISH - MATCH ARCHITECT'S DRAWING. VERIFY ALL MATERIALS, NOTES TO BE DETERMINED. LOCATIONS TO BE SPECIFIED

C KEYNOTES



BRANDON ARCHITECTS
 151 KALAMUS DRIVE, SUITE G-1
 COSTA MESA, CA 92626
 714.234.6040
 WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
 CIP

PLAN CHECK NO.
 FAC2024-015

PROJECT LOCATION
 WILHELMY TRAIL

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LUCE RESIDENCE

PROJECT ADDRESS:
 129 N. BAY FRONT
 NEWPORT BEACH, CA 92662

OWNER INFORMATION:
 LUCE FAMILY TRUST
 100 BARRETT AVE.
 NEWPORT BEACH, CA 92662

DATE:
 03/17/2024

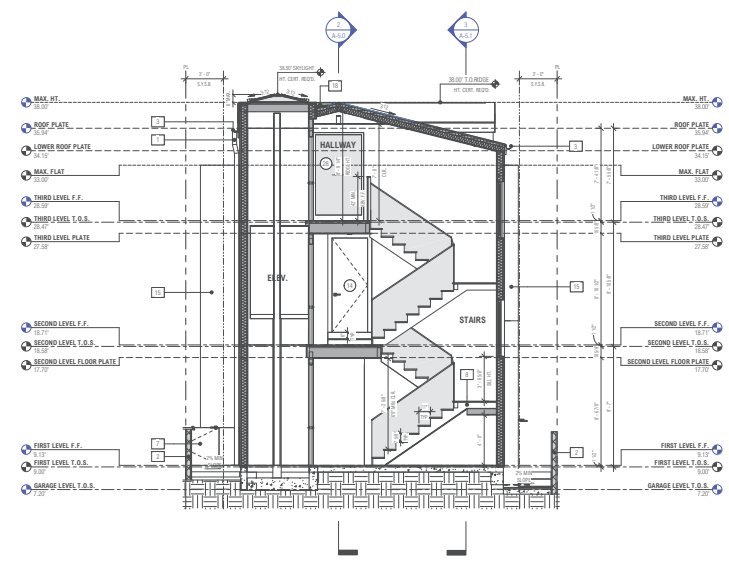
REVISIONS
 NO. REVISION DATE

BUILDING SECTIONS

A-5.0

FIREBLOCKING AND DRAFT STOP NOTES:

- 1.1 HORIZONTAL AT THE CEILING AND FLOOR LEVELS.
- 1.2 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.3 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.4 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.5 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.6 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.7 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.8 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.9 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.10 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.11 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.12 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.13 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.14 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.15 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.16 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.17 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.18 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.19 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.20 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.21 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.22 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.23 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.24 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.25 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.26 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.27 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.28 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.29 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.30 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
- 1.31 HORIZONTAL AT INTERNAL WALL ELEVATIONS, 1/2" MIN. OVER LAP.
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1 TRANSVERSE SECTION 1
 1/4" = 1'-0"

A FIRE-BLOCKING & DRAFT STOP NOTES

EXTERIOR WALL:
 2 x 4 CONCRETE - R-13 MIN.
 2 x 6 CONCRETE ON LAMBDA - R-20 MIN.

BASED FLOOR: R-30 MIN.

ROOF: R-30

NOTES:
 1. REF. TO A REPORT FOR MORE INFORMATION.
 2. PROVIDE SEE FOR INSULATION OF ROOF JOIST.
 TOTAL R-VALUE, INCLUDING THE ROOF AND SPRAYED AIR-IMPERMEABLE INSULATION WHICH OCCURS FOR UNVENTED ASSEMBLY.

B INSULATION SCHEDULE

ROOM NAME	ROOM TAG	ELEVATION / SECTION INDICATOR	CALL-OUT TAG	SPOT ELEVATION	RETROFIT TAG	DOOR / WINDOW / WINDOW WALL TAG
ROOM TAG	ROOM TAG	ELEVATION / SECTION INDICATOR	CALL-OUT TAG	SPOT ELEVATION	RETROFIT TAG	DOOR / WINDOW / WINDOW WALL TAG

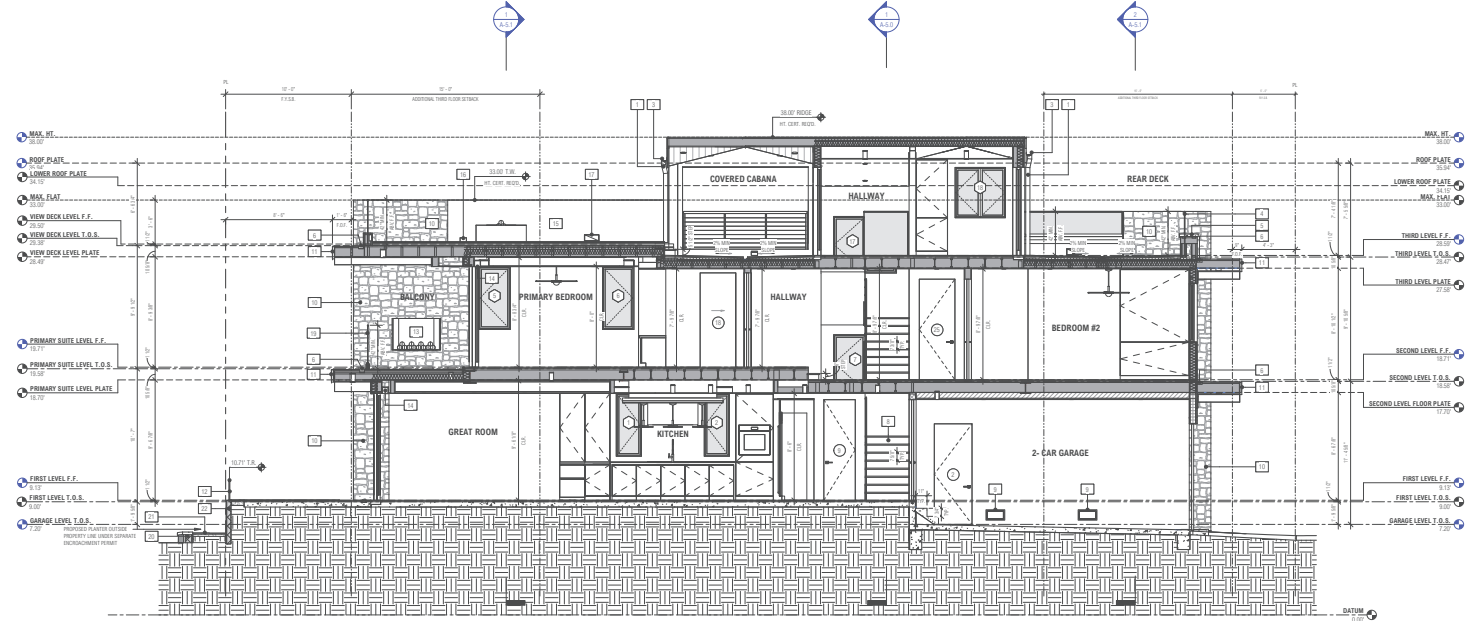
REVISION TAG

REVISION 1:
 1. FIRE RATED CEILING ASSEMBLY - REF. DTL 2.340-2.0
 2. FIRE RATED INTERIOR WALL - REF. DTL 2.340-2.0
 3. FIRE RATED EXTERIOR WALL - REF. DTL 2.340-2.0
 4. CONCRETE HALLWAY FLOOR - PER STRUCT. ENG. - FOR SLAB ON GRADE PROVIDE PER PER ROOM 3.2 AND VAPOR RETARDER PER ROOM 3.2 W/ CAPILLARY BREAK. SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.
 5. UNVENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT. ENG. - PER STRUCT. ENG. - PROVIDE CROSS SECTION PER SECTION BOMB OF CHC. SEE ROOF PLAN SHEET A-2.0 FOR DETAIL. SEE DETAIL FOR MORE INFO.
 6. VENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT. ENG. - PER STRUCT. ENG. - PROVIDE CROSS SECTION PER SECTION BOMB OF CHC. SEE ROOF PLAN SHEET A-2.0 FOR DETAIL. SEE DETAIL FOR MORE INFO.
 7. INSULATED BUILDING ENVELOPE - 2x STUDS PER PLAN, SEE DIMENSION PLAN FOR MORE INFO. INSULATION PER INSULATION SCHEDULE AND 2x6 INSULATION RETROFIT.

C ANNOTATION LEGEND

1. CONDOPOT - AS SELECTED, REF. MAT. SCHED. AN-4.2 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1102.1 OF CPC.
2. FINISH FLOOR LINE - PLASTER FINISH TO MATCH ROOM 9. AND 10.2.
3. CEILING - AS SELECTED, REF. MAT. SCHED. AN-4.2 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1102.1 OF CPC.
4. EXTERIOR GLASS GUARDRAIL, TYPICAL - MIN. 47" HIGH AND 7.7" - 4" MAX. SPACING OPENING, REF. DTL. 4.10-1.0
5. STONE CHIP AS SELECTED, REF. MAT. SCHED. AN-4.2 - ARCH. TO APPROVE COLOR OF STONE AND APPL.
6. GLASS AND GLASS GUARDRAIL FRAMING - ROOFING/CONCRETE CONTRACTOR COORD. W/ PLASTER INSTALLER - VERIFY LATCH APPLICATION OF STONE IN ARCH. FINISH PHASE OF CPC.
7. ALL WINDOW SILL - AS SELECTED (MAX. 4" HT. ABOVE NATURAL GRADE)
8. STAIRS - MAX. 2.0" RISE, MIN. 10" RUN PROVIDE AN UNFINISHED LEVEL OF NOT LESS THAN 1" ROOF GRADE AS INDICATED AT THE CENTER OF TREADS AND LANDINGS WITH ANTI-SLIP LIGHTING GRATES - REF. DTL. 3.140-1.0
9. GROUND SLOPE - PLASTER IN UNFINISHED LEVEL OF GARAGE WITH THE BOTTOM OF OPENING TO BE WITHIN 1" OF WALL FINISH. VERIFY OPENING TO BE WITHIN 1" OF WALL FINISH.
10. STONE FINISH - REF. MAT. SCHEDULE AN-4.2
11. EXTERIOR GLASS WALL, 1/2" OF AIR HOLES (1/2" TYP. 1/4" DIA.)
12. EXTERIOR GLASS WALL, 1/2" OF AIR HOLES (1/2" TYP. 1/4" DIA.)
13. EXTERIOR GLASS WALL, 1/2" OF AIR HOLES (1/2" TYP. 1/4" DIA.)
14. PROVIDE FORMER FOR CUSTOM WINDOW ACCESSORIES SPACES PER MAT. - VERIFY W/ L&S & OWNER
15. EXTERIOR FINISH - REF. MAT. SCHED. AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2
16. FINISH FLOOR LINE - PLASTER FINISH TO MATCH ROOM 9. AND 10.2.
17. EXTERIOR FINISH - REF. MAT. SCHEDULE AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2
18. EXTERIOR FINISH - REF. MAT. SCHEDULE AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2
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26. EXTERIOR FINISH - REF. MAT. SCHEDULE AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2
27. EXTERIOR FINISH - REF. MAT. SCHEDULE AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2
28. EXTERIOR FINISH - REF. MAT. SCHEDULE AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2
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31. EXTERIOR FINISH - REF. MAT. SCHEDULE AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2
32. EXTERIOR FINISH - REF. MAT. SCHEDULE AN-4.2 - ARCH. TO APPROVE COLOR OF FINISH - REF. MAT. SCHEDULE AN-4.2

D KEYNOTES



2 LONGITUDINAL SECTION 1
 1/4" = 1'-0"

