



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 14, 2025  
Agenda Item No. 4

**SUBJECT:** Dildine Residential Addition  
▪ Coastal Development Permit No. (PA2025-0023)

**SITE LOCATION:** 320 and 320 ½ East Balboa Boulevard

**APPLICANT:** David Bailey

**OWNER:** Nicolas Dildine and the William R. Dildine Trust

**PLANNER:** Cameron Younger, Planning Technician  
[cyounger@newportbeachca.gov](mailto:cyounger@newportbeachca.gov), 949-644-3228

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### **LAND USE AND ZONING**

- **General Plan Land Use Plan Category:** RT (Two Unit Residential)
- **Zoning District:** R-2 (Two-Unit Residential)
- **Coastal Land Use Plan Category:** Two-Unit Residential (RT-E) (30.0-39.9 DU/AC)
- **Coastal Zoning District:** Two-Unit Residential (R-2)

### **PROJECT SUMMARY**

A coastal development permit (CDP) to allow for the construction of a 252-square-foot enclosed third-floor loft and a 737-square-foot open roof deck on an existing two-unit residence. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. The project requires a CDP as it involves the construction of an additional level within the coastal zone.

### **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. PA2025-0023 (Attachment No. ZA 1).

## **DISCUSSION**

### *Land Use and Development Standards*

- The subject property is in the R-2 Coastal Zoning District, which provides for two-unit residential development and is consistent with the City's Coastal Land Use Plan (CLUP), 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 in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a two-unit residence. The neighborhood is predominantly developed with two- and three-story, single- and two-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards (see Figure 1, below).



*Figure 1: Oblique Aerial Image of Neighborhood*

- The existing structure has non-conforming parking in the form of a 379-square-foot carport to accommodate two parking spaces, one for each unit. Although the project deviates from the two covered parking spaces per unit as required from the Newport Beach Municipal Code (NBMC), the project conforms to Section 21.38.060(A) – (Nonconforming Parking) which allows for up to a 10% addition to the existing floor area within a ten-year period. The project will utilize this exception with the addition of an enclosed third-story loft.

- As previously discussed, although the existing parking is considered nonconforming, any proposed addition to the property is limited to up to 10% of the existing floor area. Since the existing floor area of the property is 2,539 square feet, the maximum square footage for the addition is 253 square feet. The proposed addition of the project is 252 square feet, meaning the project is proposed to be built out to its maximum allowable addition.
- The proposed addition to the two-unit dwelling conforms to the applicable development standards, including floor area limit, setbacks, and height as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
<b>Setbacks (min.)</b>		
Front	5 feet	5 feet
Sides	3 feet	3 feet
Rear	5 feet	5 feet
<b>Allowable Floor Area (max.)</b>	2,790 square feet	2,790 square feet
<b>Allowable 3<sup>rd</sup> Floor Area (max.)</b>	252 square feet	252 square feet
<b>Allowable 3<sup>rd</sup> Floor Area &amp; Covered (max.)</b>	252 square feet	252 square feet
<b>Open Space (min.)</b>	250 square feet	257 square feet
<b>Parking (min.)</b>	2 per unit; one in a garage or covered or in a garage	2 car carport (existing legal nonconforming)
<b>Height (max.)</b>	24-foot flat roof 29-foot sloped roof	29-foot sloped roof

- 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.

#### *Public Access and Views*

- The property is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) 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 creates a new third-story and open deck on an existing two-unit residence located on a standard R-2 lot. Therefore, the

project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

- The property is not located adjacent to a Coastal View Road, public access way, or Coastal Viewpoint as identified in the CLUP. The nearest coastal viewpoints are at Peninsula Park and the adjacent Balboa Pier which are not visible from the site as they are approximately 1,200 feet southeast of the property. As currently developed, the existing property is not located within the view shed of the park and pier. The proposed two-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.
- The property is not located near a Public Beach Access point as identified in the CLUP. Vertical access to the beach is available adjacent to the site along Coronado Street, approximately 330 feet south of the property abutting a public boardwalk on East Ocean Front. The development is located on an inland property in a developed area approximately 520 feet northeast to the Lower Newport Bay. Lateral access is available on the East Ocean Front public boardwalk. 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.

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 the 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 (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:



Cameron Younger, Planning Technician

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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 FOR AN ADDITION OF A NEW THIRD FLOOR DECK AND LOFT TO AN EXISTING TWO-UNIT RESIDENCE LOCATED AT 320 AND 320 ½ BALBOA BOULEVARD (PA2025-0023)**

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

#### **SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by David Bailey (Applicant) on behalf of Nicolas Dildine (Owner) with respect to property located at 320 and 320 ½ East Balboa Boulevard and legally described as Lot 7 of Block 28 (Property) in the City of Newport Beach, requesting approval of a coastal development permit (CDP).
2. The applicant requests a CDP to allow for the construction of a 252-square-foot enclosed third-floor loft and a 737-square-foot open roof deck on an existing two-unit residence. The Project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property (Project). The Project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. The project requires a CDP as it involves the construction of an additional level within the coastal zone.
3. The Property is designated Two Unit Residential (RT) by the General Plan Land Use and is located within the Two-Unit Residential (R-2) Zoning District.
4. The property is located within the Coastal Zone. The Coastal Land Use Plan category is Two Unit Residential (RT-E – 30.0 -39.9 DU/AC) and it is located within the Two-Unit Residential (R-2) Coastal Zoning District.
5. A public hearing was held on August 14, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

#### **SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.**

1. This Project is 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 construction of limited numbers of small, new facilities or structures; installation of small equipment and facilities, and the conversion of existing small structures where only minor modifications are made in the exterior. This Project consists

of the construction of a one new third-floor roof deck and loft. Therefore, the Project is eligible for 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.

By 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, and height.
  - a. The maximum floor area limitation is 2,792 square feet. The existing floor area of the property is 2,539 square feet and the new square footage with the proposed improvements will bring the Property to 2,790 square feet, therefore, the Project complies with the maximum square footage allowed.
  - b. The proposed development provides the minimum required setbacks, which are 5 feet along the front property line abutting Balboa Boulevard, 3 feet along each side property line, and 5 feet along the rear property line abutting the alley. The Project will conform to the required setbacks, including the required additional 15-foot third-floor front and rear step-backs, with no encroachments proposed on either side.
  - c. The highest guardrail is less than 24 feet from the established grade at 8.56 feet) and the highest ridge is less than 29 feet from the established grade, which complies with the maximum height requirements of the North American Vertical Datum of 1988 (NAVD88).
  - d. The existing structure has nonconforming parking in the form of a 379-square-foot carport to accommodate two parking spaces. Although the project deviates from the two covered parking spaces per unit as required from the NBMC, it conforms to Section 21.38.060(A) (Nonconforming Parking - Residential) of the NBMC, which allows for a 10% addition to the existing floor area within a ten-year period. Due to the existing nonconforming parking, any proposed addition to the property is limited to up to 10% of the existing floor area. Since the existing floor area of the property is 2,539 square feet, the maximum square footage for the addition is 253 square

feet. The proposed addition of the Project is 252 square feet, meaning the Project is proposed to be built out to its maximum allowable addition. With the nonconforming parking, the floor area limitation for this Project is 2,792 square feet and the proposed floor area is 2,790 square feet.

2. The neighborhood is predominantly developed with two- and three-story, single- and two-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
3. The development is located on an inland property in a developed area approximately 330 feet from the beach and approximately 1,200 feet from the Balboa Pier and Peninsula Park. To the northeast of the Property is the Lower Newport Bay, which is approximately 520 feet away. The Property is separated from the beach (the nearest body of water) by a row of residences on both Balboa Boulevard and abutting East Ocean Front.
4. 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.
5. The Property is not located adjacent to a Coastal View Road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoints are at Peninsula Park and the adjacent Balboa Pier which are not visible from the site as they are located approximately 1,200 feet southeast of the Property. As currently developed, the existing property is not located within the view shed of the park and pier. The proposed two-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.

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 Project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the Project creates a new third-story and open deck on an existing two-unit residence located on a standard R-2 lot. 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 Project is not located near a Public Beach Access point as identified in the CLUP. Vertical access to the beach is available adjacent to the site along Coronado Street, approximately 330 feet south of the Property abutting a public boardwalk on East Ocean Front. Lateral access is available on the East Ocean Front public boardwalk. 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 under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit filed as PA2025-0023, 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 LCP Implementation Plan, of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

**PASSED, APPROVED, AND ADOPTED THIS 14<sup>TH</sup> DAY OF AUGUST 2025.**

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Benjamin M. Zdeba, 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. Before 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 and assigns.
3. This approval does not authorize any new or existing improvements (including landscaping) on California Coastal Permit Jurisdiction, State tidelands, public beaches, or the public right-of-way. Any improvements located on tidelands, submerged lands, and/or lands that may be subject to the public trust shall require a CDP approved by the California Coastal Commission (Coastal Commission). Before the issuance of building permits, the applicant shall provide a copy of said CDP or CDP waiver or documentation from the Coastal Commission that subject improvements are not subject to the permit requirements of the Coastal Act and/or not located within the permit jurisdiction of the Coastal Commission.
4. 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.
5. Demolition beyond the approved scope of work requires planning division approval before the commencement of work. Approval of revisions to project plans is not guaranteed. Any changes in the current scope of work may require the entire structure to be demolished and redeveloped in conformance with the current Zoning Code Development Standards.
6. 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.

7. 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.
8. 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.
9. 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.
10. 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.
11. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
12. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
13. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this CDP.
14. This CDP may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
15. *Before the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*

16. *Before the issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
17. *Before the issuance of building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
18. *Before the issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
19. 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.
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, and 8:00 a.m. 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), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the Newport Beach Municipal Code (NBMC).
22. Before the issuance of the building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
23. 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.
24. This Coastal Development Permit No. PA2025-0023 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.
25. 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 nature whatsoever which may arise from or in any

manner relate (directly or indirectly) to City's approval of **Dildine Residence, including but not limited to Coastal Development Permit No. PA2025-0023**. 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, attorney's fees, and damages that which the City incurs in enforcing the indemnification provisions set forth in provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

### **Fire Department**

26. The Project shall require the installation of fire sprinkler, complying the 2022 NFPA 13D standards.

### **Building Division**

27. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent City-adopted version of the California Building Code (CBC).

## **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



Coastal Development Permit No. (PA2025-0023)  
**320 and 320 ½ East Balboa Boulevard**



# **Attachment No. ZA 3**

Project Plans





45. Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3 (f))
46. Tankless water heaters shall be installed with automatic clothes washer connection per one- and two-family dwelling. (CPC 422.1)
- ELECTRICAL:**
47. Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NEMC 15.32.015)
48. Edison Company approval is required for meter location prior to installation.
49. Field inspections shall review and approve underground service requirement prior to service equipment and subpanels shall have a min 30" wide by 36" deep clear work space.
50. Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space.
51. All lighting is required shall be high efficiency. California energy code section 150.1 (k) and Table 150.1(A-4)
52. High voltage power to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.105.4.1)
53. All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.62)
54. Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp circuits. (CEC 406.12)
55. Minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
56. GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bedrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuits, and other areas where the receptacle is likely to be subject to moisture. (CEC 210.12)
57. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
58. Subpanels are not allowed to be located in bathrooms or clothes closets. Avoid installing subpanels in areas where they are subject to physical damage. (CEC 406.9 (D))
59. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie. Group non-cable circuits in a raceway. (CEC 210.11(C)(3))
60. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1))
61. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
62. Kitchen counter tops must have receptacle outlets no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
63. Kitchen counter tops must have at least one receptacle. (CEC 210.52(C)(1), (2) and (3))
64. The spacing for general receptacle outlets must be located so that no point on wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))

65. Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
66. One receptacle outlet is required for every linear foot of wall in a room with a length of 10 feet or more. (CEC 210.52 (H))
67. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C)(2))
- FOUNDATIONS:**
68. Weeps for stucco at the foundation (jacks) shall be a minimum of 4 inches above ground level. (CEC 210.52 (H))
69. Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R307.3, CRC 2004.10.6)
70. Fasteners and connectors in contact with masonry shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
71. Fasteners and connectors in contact with concrete shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)

72. Fasteners and connectors in contact with steel shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
73. Fasteners and connectors in contact with aluminum shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
74. Fasteners and connectors in contact with plastic shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
75. Fasteners and connectors in contact with brick shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
76. Fasteners and connectors in contact with stone shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
77. Fasteners and connectors in contact with tile shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
78. Fasteners and connectors in contact with glass shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
79. Fasteners and connectors in contact with metal shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
80. Fasteners and connectors in contact with wood shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)
81. Fasteners and connectors in contact with plastic shall be a minimum of 1/2" or 3/4" in size, depending on the application. (CRC 2004.10.6)

2022 CALIFORNIA RESIDENTIAL BUILDING CODE COMPLIANCE CHECKLIST

10/2022

8

**PRELIMINARY:**

19. All fireplaces:
- a. Factory-built fireplaces, chimneys and all their components shall be listed and installed in accordance with the listing and manufacturer's installation instructions. (CRC R100.1)
- b. Factory-built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Product Program Phase 2 emissions level. (CRC 1004.1.1)
- c. Factory-built gas fireplaces shall be qualified at the U.S. EPA's Voluntary Product Program Phase 2 emissions level. (CRC 1004.1.1)
- d. Specific factory-built chimney system and are installed in accordance with the manufacturer's installation instructions. (CRC R1005.2 & CRC 1005.2.1.1 & CRC 802.6.4.3)
- e. Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Table R302.1(1) & (2)). Horizontal vent caps shall be 2 feet apart.
- f. Exhaust openings shall not be directed onto awnings. (R303.5.2)
20. Solid fuel burning fireplaces:
- a. Provide a permanently anchored gaseous fuel burning pan to the interior of a solid fuel burning fireplace.
- b. Solid fuel burning fireplace must comply with the California Energy Standards for Solid Fuel Burning Fireplaces. (CEC 1004.1.1)
- c. Chimney shall extend at least 2 feet higher than any portion of the building within 10 feet of the chimney. (CEC 1004.1.1)
- d. Liquid fuel burning fireplace are not allowed for interior use.
21. Direct vent gas fireplace fireplaces:
- a. Direct vent sealed-combustion gas appliance fireplaces must comply with the California Energy Standards for Direct Vent Gas Fireplaces. (CEC 1004.1.1)

**MECHANICAL:**

22. Exhaust fans, including kitchen, bathroom, and garage exhaust fans, shall be equipped with a backdraft damper and shall be listed for use in the intended application. Exhaust fans with humidity control sensor having a minimum capacity of 50 CFM shall be installed outside the building. (CRC R303.3, Cal Green 4.508.1, CEC 1002.5.2.1, CMC 402.5)
23. Water closets compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)
24. Where whole house fans are used in bathroom areas, the fan must run continuously and shall be listed for use in the intended application. (CEC 1004.1.1)
25. The clothes dryer shall not exceed 14 ft. in overall length with maximum two 90-degree elbows. (CMC 504.4.2.1)
26. Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)

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27. Mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 303.1)
28. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
29. Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A)

**PLUMBING:**

30. Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
31. Plumbing fixtures:
- a. New Connections & Additions: Additions that increase condition space area, shall be installed in accordance with the California Energy Standards for Plumbing Fixtures. (CEC 1004.1.1)
- b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
- i. Kitchen Sinks: 1.8 gpm @ 80 psi
- ii. Lavatory Fixtures: 1.2 gpm @ 80 psi
- iii. Kitchen Faucets: 1.8 gpm @ 80 psi
- iv. Water Closet: 1.28 gallons per flush
32. Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
33. Water closets shall be installed to be at least 16 inches above the garage floor, if located in a garage. (CPC 507.13)
34. Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
35. Water heaters to be strapped at top and bottom with 1 1/2" x 16-gauge strap with 36" end-to-end overlap. (CPC 507.13.1)
36. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a) and 903.1.1)
37. ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
38. Roof and deck drain systems inside the building are required to be installed with directional DWT drainage fittings. (CPC 1101.4 and X 100.0)
39. All plumbing fixtures shall be installed in accordance with the California Energy Standards for Plumbing Fixtures and the California Energy Standards for Plumbing Fixtures. (CPC 101.13)
40. All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
41. The maximum amount of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.2)
42. The maximum amount of water closets on a 3-inch vertical drainage system line is 4. (CPC Table 703.2)
43. Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
44. Insulate all hot water pipes. (Cal Energy Code 150.0 (l) (1), and CPC 608.12).

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- a. In each sleeping room.

- b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- c. On each additional story, including basements and habitable attic.
- d. Not less than 20 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- e. A minimum of 20 feet horizontally from any permanently installed cooking appliance.
- f. Sinks shall be installed with battery back-up and intercommodated unless exempted in accordance with CRC R314.4 & R314.5 or CRC 907.2.11.5 & 907.2.11.6.
16. Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
- a. Outside of each sleeping area in the immediate vicinity of the bedrooms.
- b. Outside of each sleeping area in the immediate vicinity of the bedrooms.
- c. Where a fuel-burning appliance is located within a bedroom or is attached to a bedroom, a carbon monoxide alarm shall be installed within the bedroom.
- d. Carbon monoxide alarms shall be installed with battery back-up and intercommodated unless exempted in accordance with CRC R314.4 & R314.5 or CRC 907.2.11.5 & 907.2.11.6.
17. Electrical receptacle outlets, whether corded or cordless, shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor. (CRC R327.1.2)
18. Doorbell buttons shall not be installed more than 48" above exterior floor or landing. (CRC R327.1.4)
19. All ventilations on windows and doors shall have U-factors (0.30 max) and Solar Heat Gain Coefficients (SHGC) (0.30 max) and Energy Star ratings. (CEC 1004.1.1)
20. Temporary generators shall be located a minimum distance from any property line according to the following table:

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





Standard Plan Issue Date: JANUARY 1, 2020

City of Newport Beach  
Community Development / Building Division

2019 CBC & CRC

LIMITS OF APPLICABILITY

THIS STANDARD PLAN IS NOT TO BE USED FOR ANY PROJECTS THAT ARE NOT COVERED BY THE CITY OF NEWPORT BEACH PERMIT REVIEW PROCESS.

INSTRUCTIONS

- Refer to the applicable sample drainage plan and sketch a similar drainage plan for your property in the space provided to your right, showing the following:
- Show footprint of the property and identify existing and addition portion (as applicable) lines.
  - Distinguish between existing hardscape and landscape and new proposed hardscape and landscape improvements.
  - Show locations of all existing buildings, structures, pools, fences, etc.
  - Show locations of all existing slopes on and adjacent to the property.
  - All surfaces shall be designed to drain in the following minimum gradients. Use arrows to indicate direction of drainage plan.
    - Driveways: 1/4" per 10' (2.5%)
    - Paved areas: 1/8" per 10' (1%)
    - Not paved: 2%
  - Positive drainage shall be maintained away from all building (Minimum 2% within 10' of the building) and slope areas.
  - Show proposed location of area drains if a drain line system is proposed.
  - Show trench drain in front of driveway (not required if driveway is less than 10' long or driveway is existing to remain).
  - Show location of perforated pipe and perforation trench. Locate, perforate, and slope as follows:
    - Perforated pipe: 15 min. per every 2000 sq. ft. of area. NBMC 15.10.120(4)(C)
  - Provide a drain in planter if required for Drainage.
  - Reference the applicable side section on plan.
  - Select one of the drain line materials listed below and specify on plan. Minimum pipe size to be 4" (NBMC 15-10-120)
    - ABS, SDR 35
    - ABS, Schedule 40
    - PVC, SDR 35
    - PVC, Schedule 40
    - AD 3000 with PE glued joints
  - The minimum clearance between exterior finish grade and bottom of treated sill plate shall be 3" for paved exterior surfaces and 8" between the bottom of the sill plate and grade.
  - Draw a berm at top of slope. Provide a berm at top of slope. Draw a section through berm. Berm to be 12" high and slopes towards the pad. See Detail "C". Discharge of water over slopes is prohibited. NBMC 15.10.140
  - Show top and toe of all slopes and indicate slope ratio's. Maximum slope ratio 1:2.
  - Obtain an encroachment permit from Public Works for improvements to sidewalk or public right-of-way including installing a pipe to drain through the curb.

GENERAL NOTES

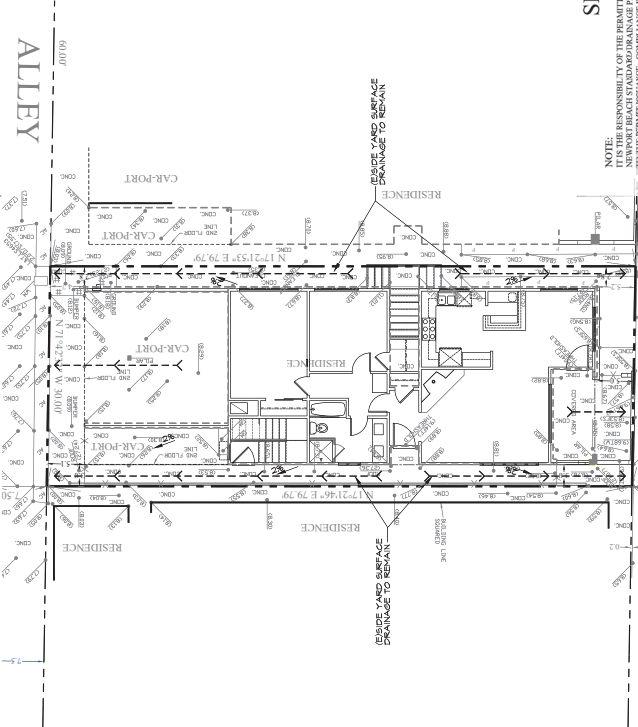
- All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC) or Limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY, 8:00 AM to 6:00 PM SATURDAYS, AND NO WORK ON SUNDAYS AND HOLIDAYS per Section 10-28-040 of the NBMC.
- Removal of existing structures and/or materials shall be controlled per Section 10-28-040 of the NBMC.
- The stamped set of approved plans shall be on the job site at all times.
- Sheet flow from dry weather and runoff and minor rain events within the site shall be controlled by the applicant.
- Failure to comply with the above conditions and/or how removable erosion control devices on-site at the appropriate times shall result in stop work order.
- NBMC 15.10.140
- Failure to comply with the above conditions and/or how removable erosion control devices on-site at the appropriate times shall result in stop work order.
- Be removed from the site. NBMC 15.10.120(4)(C) 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 each working day whenever the daily rainfall probability exceeds 50 percent. NBMC 15.10.140
- Separate building permits are required for free standing structures (fences, retaining walls, gazebos, patio covers, etc.)

REQUIRED INSPECTION

- Drainage Pipe
- Final Inspection

# BUILDING DIVISION

## STANDARD RESIDENTIAL MINOR DRAINAGE ALTERATION PLAN DRAWING BY PROFESSIONAL ENGINEER OR ARCHITECT IS REQUIRED FOR LANDSCAPE/COMPLEX HARDSCAPE PROJECTS WITH OUTDOOR STRUCTURE(S) (RETAINING WALLS, PATIO COVERS, FIREPLACES, GAZEBO, STAIRS, ETC.)



### SITE PLAN

NOTE: IT IS THE RESPONSIBILITY OF THE PERMITTEE TO MAKE SURE THAT ALL WORK COMPLES WITH THE CITY OF NEWPORT BEACH PERMIT REVIEW PROCESS. COMPLIANCE WILL BE VERIFIED BY BUILDING DEPARTMENT INSPECTOR TO THE PERMIT RESIDENCE. COMPLIANCE WILL BE VERIFIED BY BUILDING DEPARTMENT INSPECTOR TO THE PERMIT RESIDENCE.

LEGEND:  
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T.E. TOP OF CURB ELEVATION  
P.E. FINISH GRADE ELEVATION  
F.L. FINISH LINE ELEVATION

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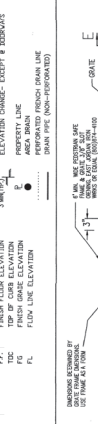
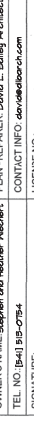
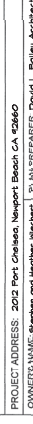
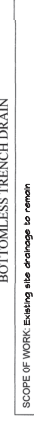
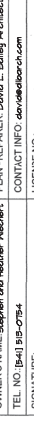
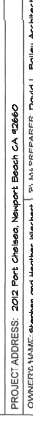
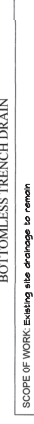
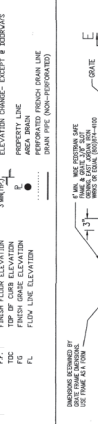
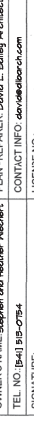
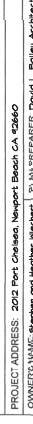
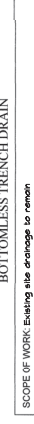
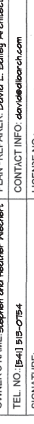
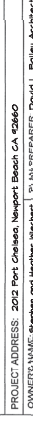
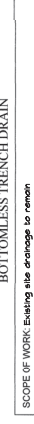
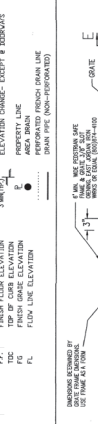
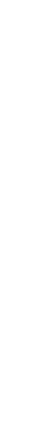
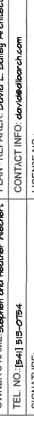
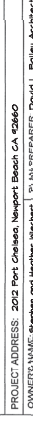
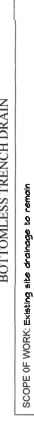
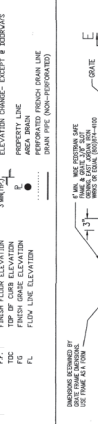
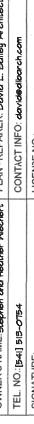
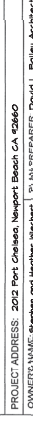
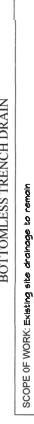
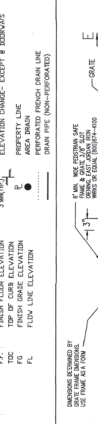
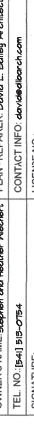
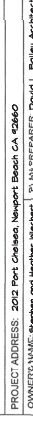
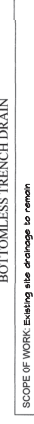
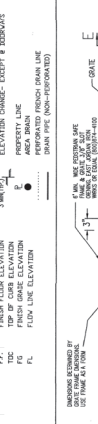
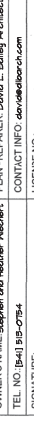
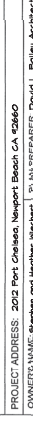
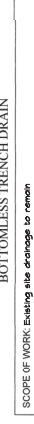
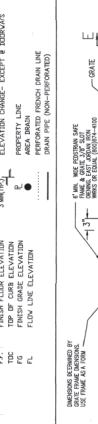
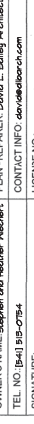
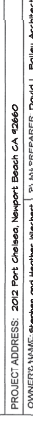
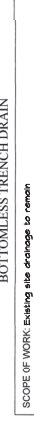
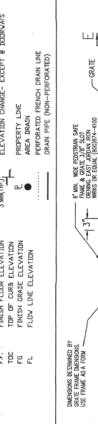
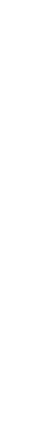
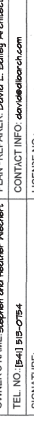
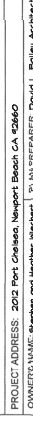
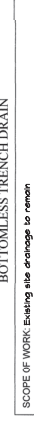
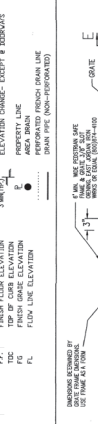
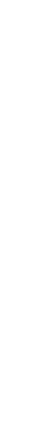
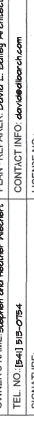
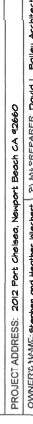
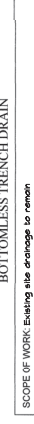
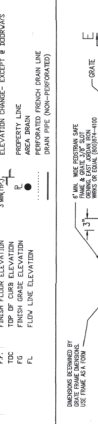
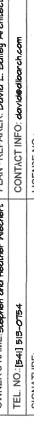
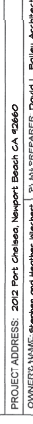
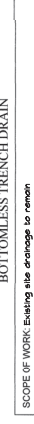
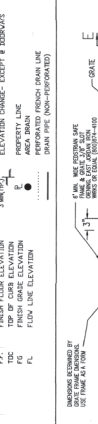
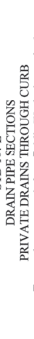
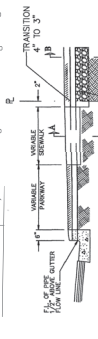
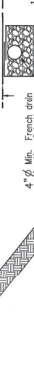
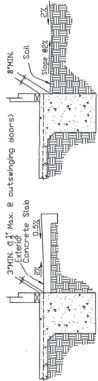
LEGEND:  
F.F. FINISH FLOOR ELEVATION  
T.E. TOP OF CURB ELEVATION  
P.E. FINISH GRADE ELEVATION  
F.L. FINISH LINE ELEVATION

LEGEND:  
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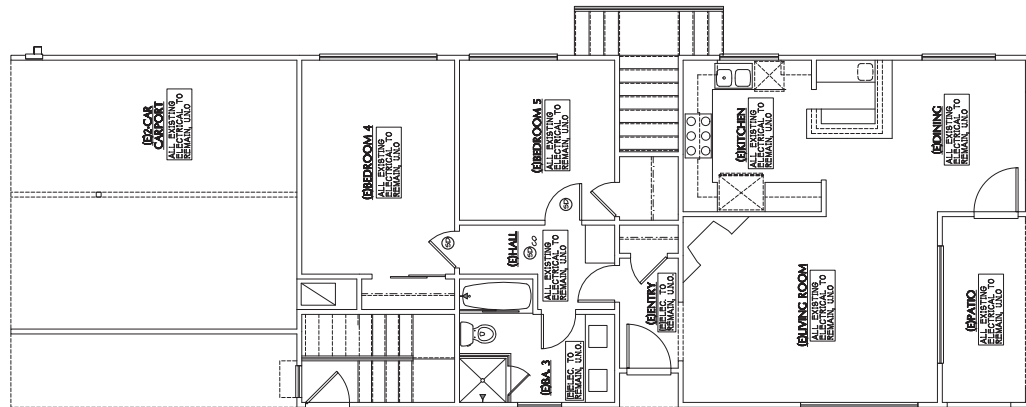
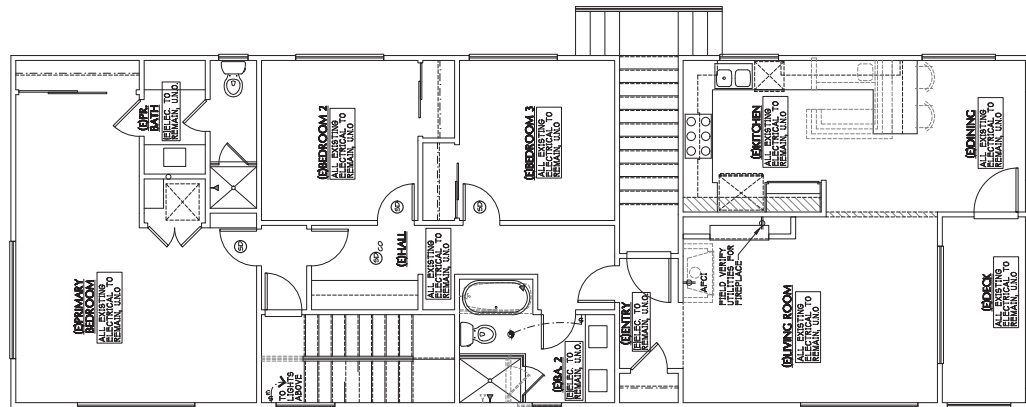






AREA CALCULATIONS	
EXISTING LOWER UNIT STAIRS AREA	1009.56 Sq. Ft.
EXISTING LOWER UNIT STAIRWELL	44.56 Sq. Ft.
EXISTING UPPER UNIT STAIRS AREA	1462.56 Sq. Ft.
EXISTING UPPER UNIT STAIRWELL	1051.56 Sq. Ft.
EXISTING TOTAL LIVING AREA	2,926.56 Sq. Ft.
NEW UPPER UNIT STAIR LANDINGS	28.56 Sq. Ft.
NEW UPPER LEVEL LIVING AREA	224.56 Sq. Ft.
NEW ROOF LEVEL LIVING AREA (252)	1700.56 Sq. Ft.
EXISTING TOTAL LIVING AREA (252)	2,740.56 Sq. Ft.
NEW TOTAL LIVING AREA	5761.56 Sq. Ft.
EXISTING 2-CAR GARPORT:	
TOTAL BUILDING AREA:	5,044.56 Sq. Ft.
EXISTING FIRST FLOOR COVERED PORCH	78.56 Sq. Ft.
EXISTING SECOND FLOOR COVERED DECK	78.56 Sq. Ft.
EXISTING THIRD FLOOR OPEN DECK:	191.56 Sq. Ft.
TOTAL INTERIOR RENOVOL. AREA:	102.56 Sq. Ft.
BUILDABLE AREA: 	1872.56 Sq. Ft.
OPEN VOLUME AREA:	297.56 Sq. Ft.
	June 4, 2025

[illegible]



**UTILITY PLAN SYMBOLS:**

- | LIGHTING: |  |
|-----------|--|
| ④         | SINGLE FULL SWITCH                       |
| ⑤         | DIMMER SWITCH                            |
| ⑥         | CEILING FAN SWITCH                       |
| ⑦         | MOTION SENSOR ON/OFF SWITCH              |
| ⑧         | MOTION SENSOR ON/OFF SWITCH              |
| ⑨         | MOTION SENSOR ON/OFF SWITCH              |
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| ㊿         | MOTION SENSOR ON/OFF SWITCH              |
| ①         | WALL MOUNTED CEILING LIGHT FIXTURE       |
| ②         | PL INDICATES FLUORESCENT, WHERE OCCURS   |
| ③         | PL INDICATES FLUORESCENT, WHERE OCCURS   |
| ④         | PL INDICATES FLUORESCENT, WHERE OCCURS   |
| ⑤         | VAPOR PROOF, DECREASED CAN LIGHT FIXTURE |
| ⑥         | WALL HUNG SINK                           |
| ⑦         | WALL HUNG SINK                           |
| ⑧         | WALL HUNG SINK                           |
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## CITY PLAN NOTES:

2. SHOCK AND VIBRATION RESISTANT. SUFFICIENT POWER FROM THE BUILDING WIRING AND ELECTRICAL SYSTEMS SHALL BE PROVIDED TO OPERATE THE FOLLOWING EQUIPMENT:
  - a. GROUND-Fault CIRCUIT INTERRUPTERS (GFCI) AND PROTECTED RECEPTACLES SHALL BE PROVIDED FOR ALL PORTABLE ELECTRIC TOOLS AND EQUIPMENT.
  - b. RECEPTACLES SHALL BE PROVIDED FOR ALL PORTABLE REFRIGERATORS AND 20 AMPERE REFRIGERATED CASES.
  - c. RECEPTACLES SHALL BE PROVIDED FOR ALL PORTABLE HEATERS AND 20 AMPERE HEATERS.
  - d. RECEPTACLES SHALL BE PROVIDED FOR ALL PORTABLE AIR CONDITIONERS.
3. ELECTRICAL SYSTEMS SHALL BE DESIGNED TO ALLOW CONNECTION OF EQUIPMENT OF SIMILAR NATURE TO EXISTING ELECTRICAL SYSTEMS.
4. OCCUPANCY SENSOR, ULTRASONIC OR MICROWAVE, 30 MINUTE MAXIMUM, NO MANUAL OVERRIDE.
5. EXHAUST FANS WITH EXHAUST DIRECTLY FROM LAUNDRY CLOSET SHALL COMPLY WITH CURRENT CODES.
6. EXHAUST FANS SHALL BE PROVIDED FOR THE OUTSIDE AIR INTAKE AND EXHAUST OF THE FOLLOWING:
  - a. BATHROOMS AND KITCHENS.
  - b. LAUNDRY FANS SHALL BE PROVIDED FOR A MINIMUM OF TWO VENTILATION AIRCHANGES PER HOUR.
  - c. MINIMUM FLOW CAPACITY SHALL BE CAPABLE OF ADJUSTMENT BETWEEN 100 CFM AND 200 CFM.
  - d. A THERMOSTAT CONTROL MAY BE A RECOMMENDATION TO THE EXHAUST FAN CONTROLS.
  - e. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH IS USED FOR PERSONAL HYGIENE AND WHICH IS EQUIPPED WITH A TOILET, SINK, AND CLOSETTING.
7. AIRCHANGING EQUIPMENT WITH EXHAUST DIRECTLY TO THE OUTSIDE SHALL BE PROVIDED FOR THE FOLLOWING:
  - a. BATHROOMS AND KITCHENS.
  - b. LAUNDRY ROOMS.
  - c. ROOMS AND AREAS WITH CHD SECTION FURNISHING.
8. EXHAUST FANS SHALL BE PROVIDED FOR THE FOLLOWING:
  - a. BATHROOMS AND KITCHENS.
  - b. LAUNDRY ROOMS.
  - c. ROOMS AND AREAS WITH CHD SECTION FURNISHING.
9. EXHAUST FANS SHALL BE PROVIDED FOR THE FOLLOWING:
  - a. BATHROOMS AND KITCHENS.
  - b. LAUNDRY ROOMS.
  - c. ROOMS AND AREAS WITH CHD SECTION FURNISHING.
10. EXHAUST FANS SHALL BE PROVIDED FOR THE FOLLOWING:
  - a. BATHROOMS AND KITCHENS.
  - b. LAUNDRY ROOMS.
  - c. ROOMS AND AREAS WITH CHD SECTION FURNISHING.

# UTILITY LAYOUT PLANS

PROJECT NAME

**Dildine Residence**  
320 E. Balboa Blvd.  
Newport Beach  
California, 92661  
(319) 541-0980



#	REVISION	DATE
△	CDP SUBMITTAL	1/20/25
△	CDP REVIEW CORR	6/14/25
△		
△		
△		

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**David L. Bailey**  
ARCHITECT, INC.

23183 La Cadenas Drive, Suite 101  
Laguna Hills, CA 92653  
Call: 949-573-1050

Delta 1-Coastal Development Permit resubmittal – 6/4/2025

A-3

PROJECT NO.	23019
DATE	January 20, 2025
BY	A.G. GREENE/NO

Country	Year	Population (millions)	Urban population (millions)	Urban population (%)
Algeria	1990	10.0	4.5	45.0
Algeria	2000	11.0	5.5	50.0
Algeria	2010	12.0	6.5	54.2
Algeria	2020	13.0	7.5	57.7
Algeria	2030	14.0	8.5	60.7
Algeria	2040	15.0	9.5	63.3
Algeria	2050	16.0	10.5	65.6
Algeria	2060	17.0	11.5	67.6
Algeria	2070	18.0	12.5	69.4
Algeria	2080	19.0	13.5	71.1
Algeria	2090	20.0	14.5	72.5
Algeria	2100	21.0	15.5	73.8
Algeria	2110	22.0	16.5	75.0
Algeria	2120	23.0	17.5	76.1
Algeria	2130	24.0	18.5	77.1
Algeria	2140	25.0	19.5	78.0
Algeria	2150	26.0	20.5	78.8
Algeria	2160	27.0	21.5	79.6
Algeria	2170	28.0	22.5	80.4
Algeria	2180	29.0	23.5	81.0
Algeria	2190	30.0	24.5	81.7
Algeria	2200	31.0	25.5	82.3
Algeria	2210	32.0	26.5	82.8
Algeria	2220	33.0	27.5	83.3
Algeria	2230	34.0	28.5	83.8
Algeria	2240	35.0	29.5	84.3
Algeria	2250	36.0	30.5	84.7
Algeria	2260	37.0	31.5	85.1
Algeria	2270	38.0	32.5	85.5
Algeria	2280	39.0	33.5	86.0
Algeria	2290	40.0	34.5	86.3
Algeria	2300	41.0	35.5	86.6
Algeria	2310	42.0	36.5	86.9
Algeria	2320	43.0	37.5	87.2
Algeria	2330	44.0	38.5	87.5
Algeria	2340	45.0	39.5	87.8
Algeria	2350	46.0	40.5	88.0
Algeria	2360	47.0	41.5	88.3
Algeria	2370	48.0	42.5	88.5
Algeria	2380	49.0	43.5	88.8
Algeria	2390	50.0	44.5	89.0
Algeria	2400	51.0	45.5	89.2
Algeria	2410	52.0	46.5	89.4
Algeria	2420	53.0	47.5	89.6
Algeria	2430	54.0	48.5	89.8
Algeria	2440	55.0	49.5	90.0
Algeria	2450	56.0	50.5	90.2
Algeria	2460	57.0	51.5	90.4
Algeria	2470	58.0	52.5	90.6
Algeria	2480	59.0	53.5	90.8
Algeria	2490	60.0	54.5	90.9
Algeria	2500	61.0	55.5	91.0
Algeria	2510	62.0	56.5	91.1
Algeria	2520	63.0	57.5	91.3
Algeria	2530	64.0	58.5	91.4
Algeria	2540	65.0	59.5	91.5
Algeria	2550	66.0	60.5	91.7
Algeria	2560	67.0	61.5	91.8
Algeria	2570	68.0	62.5	91.9
Algeria	2580	69.0	63.5	92.0
Algeria	2590	70.0	64.5	92.1
Algeria	2600	71.0	65.5	92.3
Algeria	2610	72.0	66.5	92.4
Algeria	2620	73.0	67.5	92.5
Algeria	2630	74.0	68.5	92.6
Algeria	2640	75.0	69.5	92.7
Algeria	2650	76.0	70.5	92.8
Algeria	2660	77.0	71.5	92.9
Algeria	2670	78.0	72.5	93.0
Algeria	2680	79.0	73.5	93.1
Algeria	2690	80.0	74.5	93.2
Algeria	2700	81.0	75.5	93.3



**David L. Bailey**  
ARCHITECT, INC.  
23181 La Colina Drive, Suite 101  
Laguna Hills, CA 92653  
Call 949-573-1900  
E-Mail: david@dlbarch.com



6/4/25

**PROJECT NAME**  
**Dildine Residence**  
320 E. Balboa Blvd.  
Newport Beach  
California, 92661  
(319) 541-0980

**REVISION**   **DATE**

CDP SUBMITTAL 1/20/25

CDP REVIEW CORR 6/4/25

**PROJECT NO.** 25074

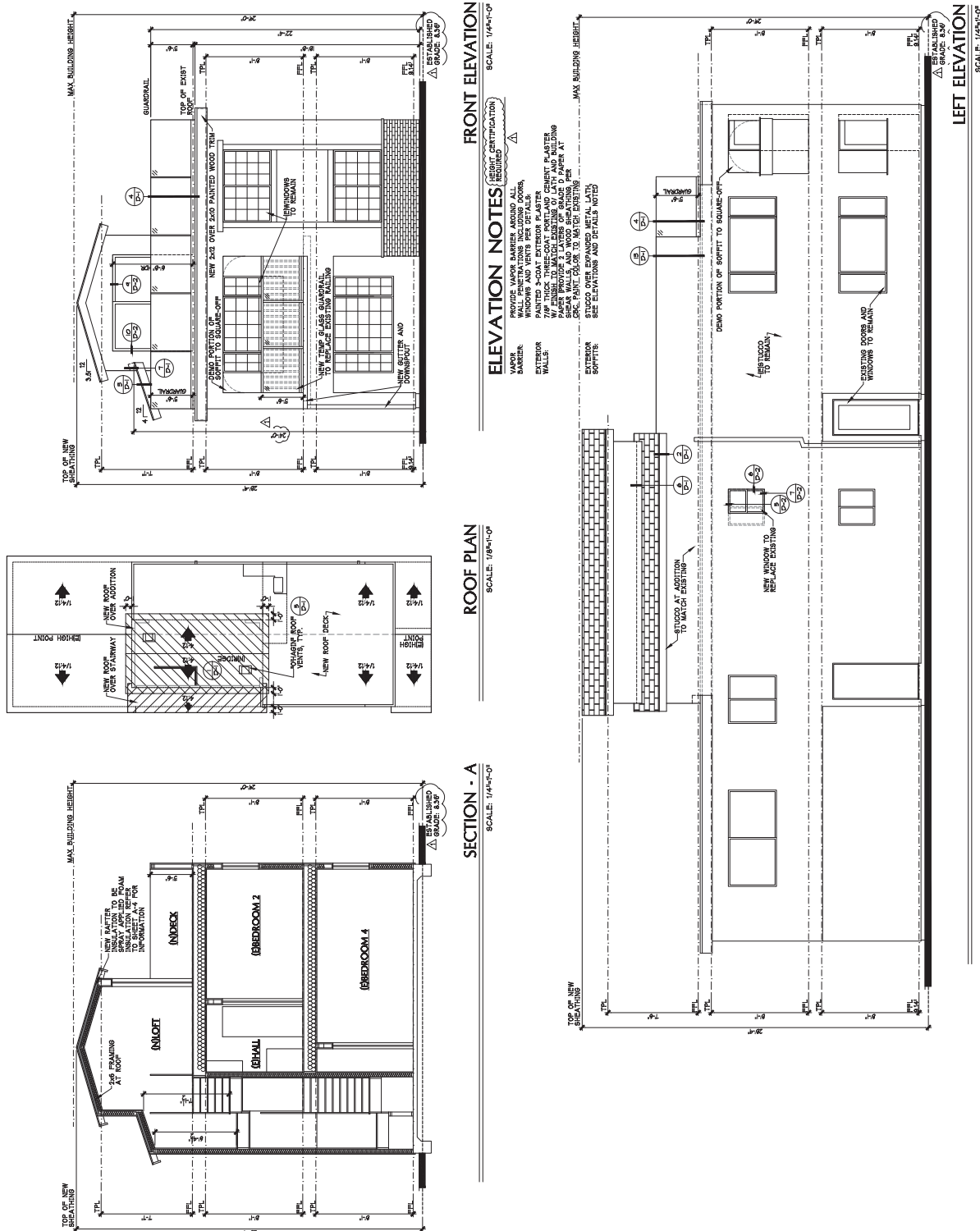
**DATE** JANUARY 20, 2025

**SCALE** AS REFERENCED

**SHEET TITLE**  
**ROOF PLAN /**  
**EXTERIOR**  
**ELEVATIONS**

THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY ARCHITECT SEAL

Delta 1-Coastal Development Permit resubmittal - 6/4/2025



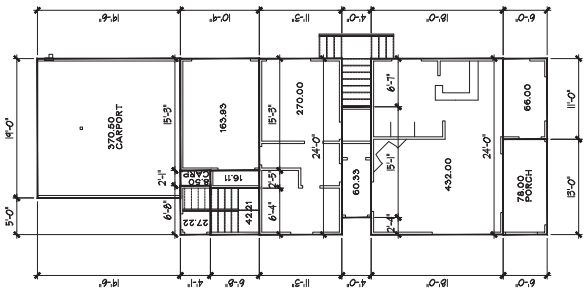


## Delta 1-Coastal Development Permit resubmittal - 6/4/2025

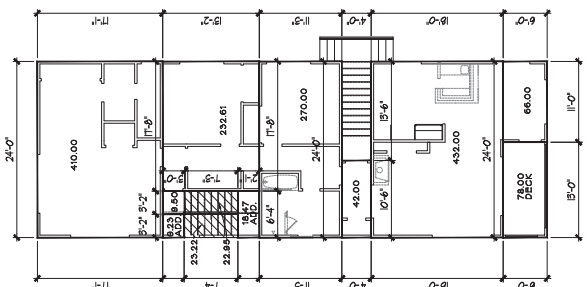
AREA CALCULATIONS	
EXISTING LOWER UNIT LIVING AREA	1000 SQ. FT.
EXISTING LOWER UNIT STAIRWELL	641 SQ. FT.
EXISTING UPPER UNIT LIVING AREA	1462 SQ. FT.
EXISTING UPPER UNIT TOTAL LIVING AREA	1501 SQ. FT.
EXISTING TOTAL LIVING AREA	2354 SQ. FT.
NEW UPPER UNIT STAIR LANDINGS	28 SQ. FT.
NEW ROOF LEVEL LIVING AREA	224 SQ. FT.
NEW TOTAL LIVING AREA (232)	1700 SQ. FT.
NEW TOTAL LIVING AREA	2160 SQ. FT.
EXISTING 2-CAR GARAGE:	574 SQ. FT.
TOTAL BUILDING AREA:	3144 SQ. FT.
EXISTING FIRST FLOOR COVERED PORCH	10 SQ. FT.
EXISTING SECOND FLOOR COVERED DECK	10 SQ. FT.
EXISTING THIRD FLOOR OPEN DECK	101 SQ. FT.
TOTAL INTERIOR REMODEL AREA	120 SQ. FT.
BUILDABLE AREA	1470 SQ. FT.
OPEN VOLUME AREA	251 SQ. FT.

JULY 4, 2005

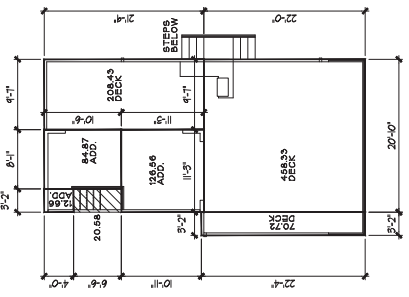
LOT AREA, 2,948 SF  
 BUILDABLE AREA, 1672 SF  
 ADDITION TO NONCONFORMING  
 SECOND FLOOR AREA, 253 SF MAX.  
 PROPOSED, 253 SF  
 THIRD FLOOR AREA LIMITATION  
 NONCONFORMING SECOND FLOOR  
 AREA, 656 SF MAX.  
 PROPOSED, 224 SF  
 OPEN VOLUME AREA  
 19% OF BUILDABLE AREA, 251 SF MIN.  
 PROPOSED, 251 SF  
 EXISTING SECOND FLOOR LIVING AREA, 1462 SF  
 PROPOSED SECOND FLOOR LIVING AREA, 1460 SF  
 PROPOSED THIRD FLOOR LIVING AREA, 224 SF



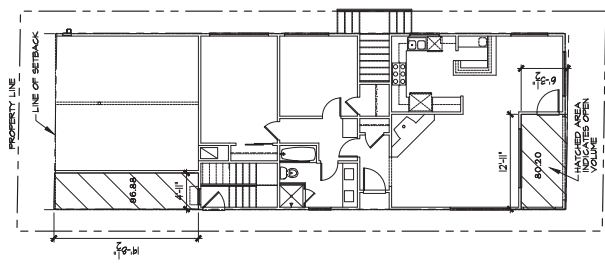
**FIRST FLOOR - AREA CALCS**



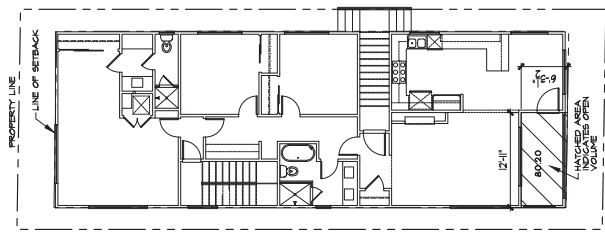
**SECOND FLOOR - AREA CALCS**



THIRD FLOOR - AREA CALCS



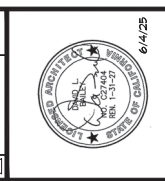
OPEN VOLUME AREA



OPEN VOLUME AREA



#	REVISION	DATE
1	CDP SUBMITTAL	10/20/25
2	CDP REVIEW CORR	6/4/25
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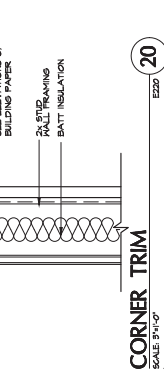
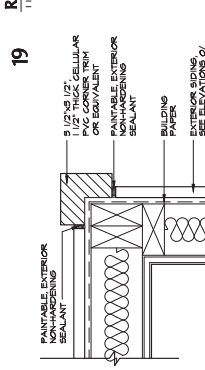
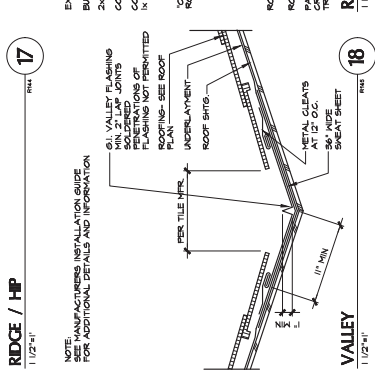
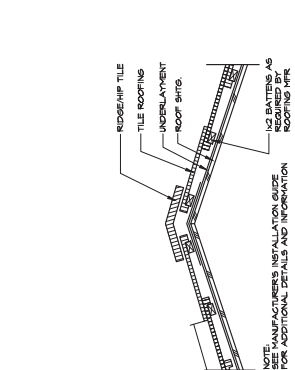
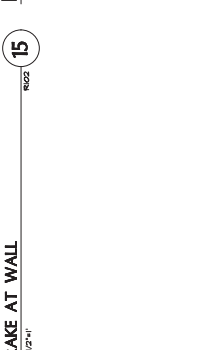
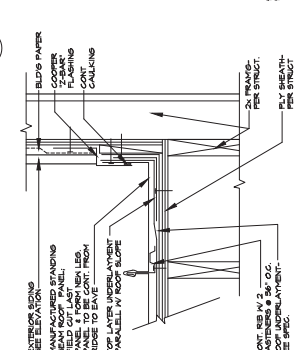
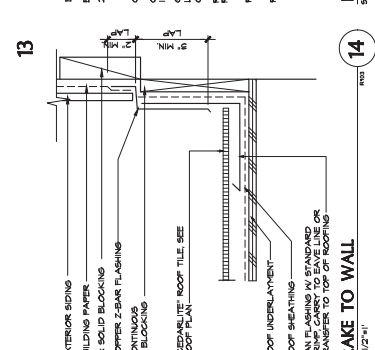
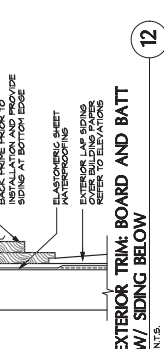
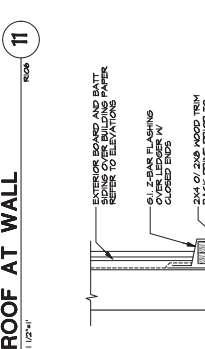
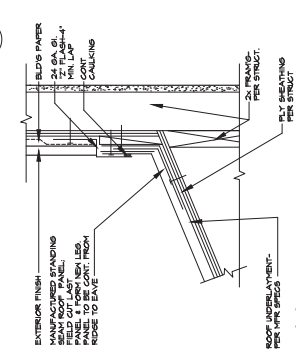
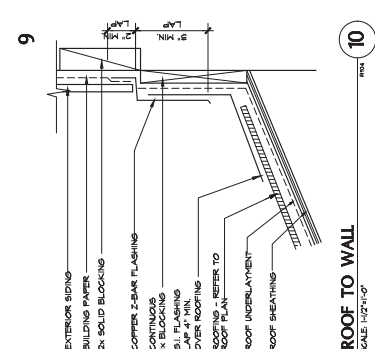
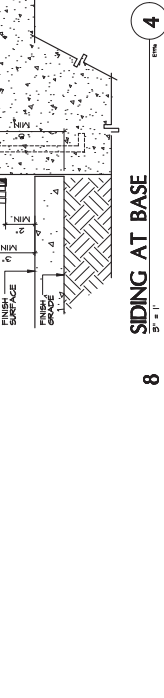
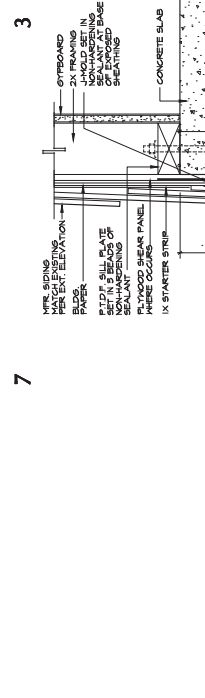
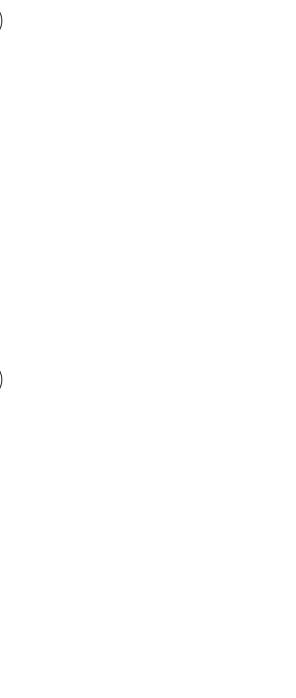
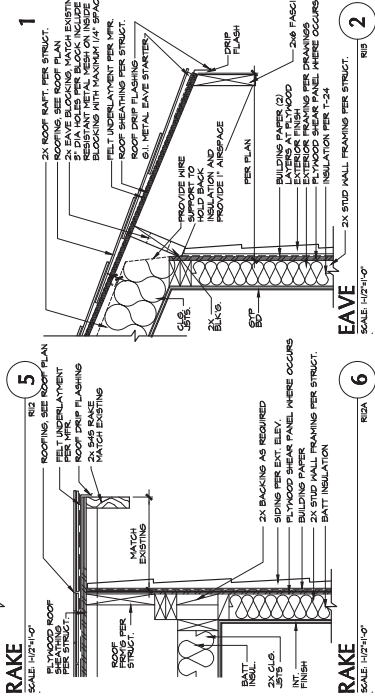
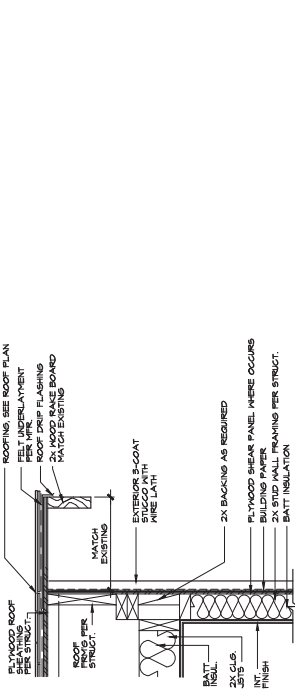
**PROJECT NAME**  
Dildine Residence  
320 E. Balboa Blvd.  
Newport Beach  
California, 92661  
(319) 541-0980

**SHEET TITLE**  
ARCHITECTURAL  
DETAILS

**PROJECT NO.** 25074  
**DATE** JANUARY 30, 2025  
**SCALE** AS REFERENCED

**D-1**

Delta-1-Coastal Development Permit resubmittal - 6/4/2025



NOT MANUFACTURER'S INSTALLATION GUIDE FOR ADDITIONAL DETAILS AND INFORMATION

RDCE / HP 1/2"=1'-0"

VALLEY 1/2"=1'-0"

CORNER TRIM 1/2"=1'-0"

ROOF AT WALL 1/2"=1'-0"

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