



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 28, 2025
Agenda Item No. 3

SUBJECT: DeMore Residence (PA2025-0032)
▪ Coastal Development Permit

SITE LOCATION: 600 West Ocean Front

APPLICANT: Oldham Architects

OWNER: Michael J DeMore Trust

PLANNER: Oscar Orozco, Associate Planner
949-644-3219, oorozco@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** RS-D (Single Unit Residential Detached)
- **Zoning District:** R-1 (Single-Unit Residential)
- **Coastal Land Use Category:** RSD-C (Single Unit Residential Detached) (10.0-19.9 DU/AC)
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

PROJECT SUMMARY

A request for a coastal development permit (CDP) to allow the demolition of an existing single-unit dwelling and construction of a three-story 2,557-square-foot, single-unit dwelling with an attached 469-square-foot two-car garage. Additionally, the project includes landscape, hardscape, and drainage facilities. The project complies with all applicable development standards and no deviations are requested. 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) because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit filed as PA2025-0032 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

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



Figure 1: Oblique Aerial image of Neighborhood

- The proposed single-unit dwelling and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	6 feet	6 feet
Sides (Adjacent to residential)	3 feet	3 feet
Side (Adjacent to 6 th Street)	3 feet	3 feet
Rear	10 feet	10 feet
Allowable Floor Area (max.)	3,164 square feet	3,026 square feet
Allowable 3rd Floor Area (max.)	237 square feet	236 square feet
Open Space (min.)	237 square feet	250 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

- A Coastal Hazards Report and Sea Level Rise Analysis was prepared by Skelly Engineering on January 3, 2024. The project site is separated from the water by a wide sandy beach and the site is approximately 400 feet from the mean high tide line. The report concludes that the highest high tide elevation (currently 7.7 feet North American Vertical Datum of 1988 [NAVD 88]) will not exceed 10.9 feet (NAVD 88) using the low-risk aversion projected sea level rise (3.2-foot increase) over the 75-year design life of the structure based on estimates for sea level rise provided by the State of California, Sea-Level Rise Guidance: 2018 Update. The finish floor elevation of the proposed dwelling is 13 feet (NAVD 88) which complies with the minimum 9.00-foot (NAVD 88) elevation standard. Additionally, the site has not historically been subject to any wave overtopping, nor is overtopping waters over the next 75 years expected to reach the subject site, even under extreme conditions. Based on the data provided, the study does not provide any recommendations for shoreline protection devices and concludes that coastal hazards are not expected to impact the property over the next 75 years.
- Under Newport Beach Municipal Code (NBMC) Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection), the property owner will be required to agree with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be satisfied before the final building inspection.
- The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision

authority, consistent with NBMC Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards). The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.

- The property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

Water Quality

- The property is adjacent to the beach and approximately 400 feet from the mean high tide line. Under Section 21.35.030 (Construction Pollution Prevention Plan) of the Municipal Code, a Construction Pollution Prevention Plan (CPPP) is required to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. A CPPP has been provided, and construction plans and activities will be required to adhere to the CPPP.
- The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access and Views

- The project site is located on the Balboa Peninsula 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 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 an increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited so as not to block or impede existing public access opportunities.
- The project site is located between 6th Street and 7th Street. These street ends provide access to the beach and are identified by the Coastal Land Use Plan as vertical access locations. Lateral access is provided along the boardwalk in front of

the property. The project is located within private property and would not impact access to the beach or along the beach.

- The project site is not located adjacent to a coastal view road, public viewpoint, public park, or public accessway, as identified in the Coastal Land Use Plan. However, the project site is located adjacent to a public beach and is visible from the beach. The project may be located within the viewshed of other distant public viewing areas. The project will replace an existing single-unit dwelling with a new single-unit dwelling that complies with all applicable LCP development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any features that could degrade the visual quality of the coastal zone.
- The front and side of the proposed residence, which are visible from the public beach, contain substantial architectural treatment and visual interest, in keeping with the design guidelines of the Zoning Code. The new structure would comply with the required setbacks, including modulation of volume in the front with architectural articulation and on the 6th Street side with an open deck. Therefore, the project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts on existing public views.

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 Class 3 exemption includes the demolition and construction of limited numbers of new, small structures, including one single-family residence. The project consists of the demolition of an existing single-unit dwelling and construction of a new three-story 8,086-square-foot, single-unit dwelling with an attached 1,053-square-foot 4-car garage and a 3,376-square-foot subterranean basement.

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.

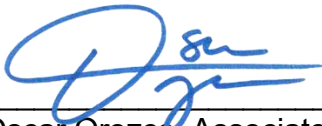
PUBLIC NOTICE

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 Newport Beach 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:



Oscar Orozco, Associate Planner

LAW/oo

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT DWELLING AND CONSTRUCT A NEW THREE-STORY, SINGLE-UNIT DWELLING AND ATTACHED GARAGE LOCATED AT 600 WEST OCEAN FRONT (PA2025-0032)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Oldham Architects, with respect to property located at 600 West Ocean Front, requesting approval of a coastal development permit (CDP).
2. The lot at 600 West Ocean Front is legally described as a portion of Lots 3, 4, and 5 of Block 9 of the East Newport Tract.
3. A request for a coastal development permit to allow the demolition of an existing single-unit dwelling and construction of a three-story 2,557-square-foot, single-unit dwelling with an attached 469-square-foot two-car garage. Additionally, the project includes landscape, hardscape, and drainage facilities. The project complies with all applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.
4. The subject property is designated RS-D (Single Unit Residential Detached) by the General Plan Land Use Element and is located within the R-1 (Single-Unit Residential) Zoning District.
5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RSD-C (Single Unit Residential Detached) (10.0-19.9 DU/AC) and it is located within the R-1 (Single-Unit Residential) Coastal Zoning District.
6. A public hearing was held on August 28, 2025, 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 15303, Article 19 of 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. The Class 3 exemption includes the demolition and construction of limited numbers of new, small structures, including one single-family residence. The project consists of the demolition of an existing single-unit dwelling and construction of a new three-story 2,557-square-foot, single-unit dwelling with an attached 469-square-foot 2-car garage.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

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

Finding:

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

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 3,164 square feet and the proposed floor area is 3,026 square feet.
 - b. The proposed development provides the minimum required setbacks, which are 6 feet along the front property line, 3 feet along each side property line, and 10 feet along the rear property line.
 - c. The highest guardrail is 24 feet from the established grade of 13 feet North American Vertical Datum of 1988 (NAVD88) and the highest ridge is no more than 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. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development.
3. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by Skelly Engineering on January 3, 2024. The project site is separated from the water by a wide

sandy beach and the site is approximately 400 feet from the mean high tide line. The report concludes that the highest high tide elevation (currently 7.7 feet North American Vertical Datum of 1988 [NAVD 88]) will not exceed 10.9 feet (NAVD 88) using the low-risk aversion projected sea level rise (3.2-foot increase) over the 75-year design life of the structure based on estimates for sea level rise provided by the State of California, Sea-Level Rise Guidance: 2018 Update. The finish floor elevation of the proposed dwelling is 13 feet (NAVD 88) which complies with the minimum 9.00-foot (NAVD 88) elevation standard. Additionally, the site has not historically been subject to any wave overtopping, nor is overtopping waters over the next 75 years expected to reach the subject site, even under extreme conditions. Based on the data provided, the study does not provide any recommendations for shoreline protection devices and concludes that coastal hazards will not impact the property over the next 75 years.

4. Under NBMC Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection), the property owner will be required to agree with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be satisfied before the final building inspection.
5. The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards). The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.
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 adjacent to the beach and approximately 400 feet from the mean high tide line. Under Section 21.35.030 (Construction Pollution Prevention Plan) of the Municipal Code, a Construction Pollution Prevention Plan (CPPP) is required to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. A CPPP has been provided, and construction plans and activities will be required to adhere to the CPPP.
8. 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.

9. Proposed landscaping complies with Implementation Plan Section 21.30.075 (Landscaping). 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 that invasive species are not planted.
10. The project site is not located adjacent to a coastal view road, public viewpoint, public park, or public accessway, as identified in the Coastal Land Use Plan. The project site is located adjacent to a public beach and is visible from the beach. The project may be located within the viewshed of other distant public viewing areas. The project will replace an existing single-unit dwelling with a new single-unit dwelling that complies with all applicable LCP development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any features that could degrade the visual quality of the coastal zone.
11. The front and side of the proposed residence, which are visible from the public beach, contain substantial architectural treatment and visual interest, in keeping with the design guidelines of the Zoning Code. The new structure would comply with the required setbacks, including modulation of volume in the front with architectural articulation and on the 6th Street side with an open deck. Therefore, the project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts on existing public views.

Finding:

- B. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Facts in Support of Finding:

12. The project site is located on the Balboa Peninsula 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 replaces an existing single-unit dwelling with a new single-unit dwelling and attached accessory dwelling unit. The project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited so as not to block or impede existing public access opportunities.
13. The project site is located between 6th Street and 7th Street. These street ends provide access to the beach and are identified by the Coastal Land Use Plan as vertical access locations. The project does not interfere with the existing nearby access to the beach. Lateral access is provided along the boardwalk in front of the property. The project is located within private property and would not impact access along the beach.
14. The property is not located adjacent to an alley and does not take access via an alley. Currently, there is a curb cut along 6th Street that provides entry to an existing one-car

garage and an adjacent open area. The proposed project includes the construction of a new driveway that will reduce the width of the existing driveway opening and conform to the City's maximum allowable width for two-car garages. As a result, no on-street parking will be impacted or removed by the project.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act under Section 15303 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 (PA2025-0032), 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 28TH DAY OF AUGUST 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**Planning Division

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *Prior to the final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors and assigns.*
3. *Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the development. This letter shall be scanned into the plan set before building permit issuance.*
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. This Coastal Development Permit does not authorize any development seaward of the private property.
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 Coastal Development Permit.
14. 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 property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.

15. *Prior to 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. *Prior to 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. *Prior to 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.*
18. *Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
19. All landscape materials and irrigation systems shall be maintained 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 Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
21. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the Newport Beach Municipal Code.
22. *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.*
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 (PA2025-0032) 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 Newport Beach Municipal Code, 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, 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 **DeMore Residence, including but not limited to, Coastal Development Permit (PA2025-0032)**. 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.

Public Works Department

26. The existing driveway shall be plugged in accordance with City Standard 165, and the new two car driveway shall be installed in accordance with City Standard 162.
27. No loss of on-street parking is permitted with the new driveway configuration.
28. All utilities shall be installed to City Standard.
29. The Applicant shall obtain an encroachment permit for all work within the public right of way.

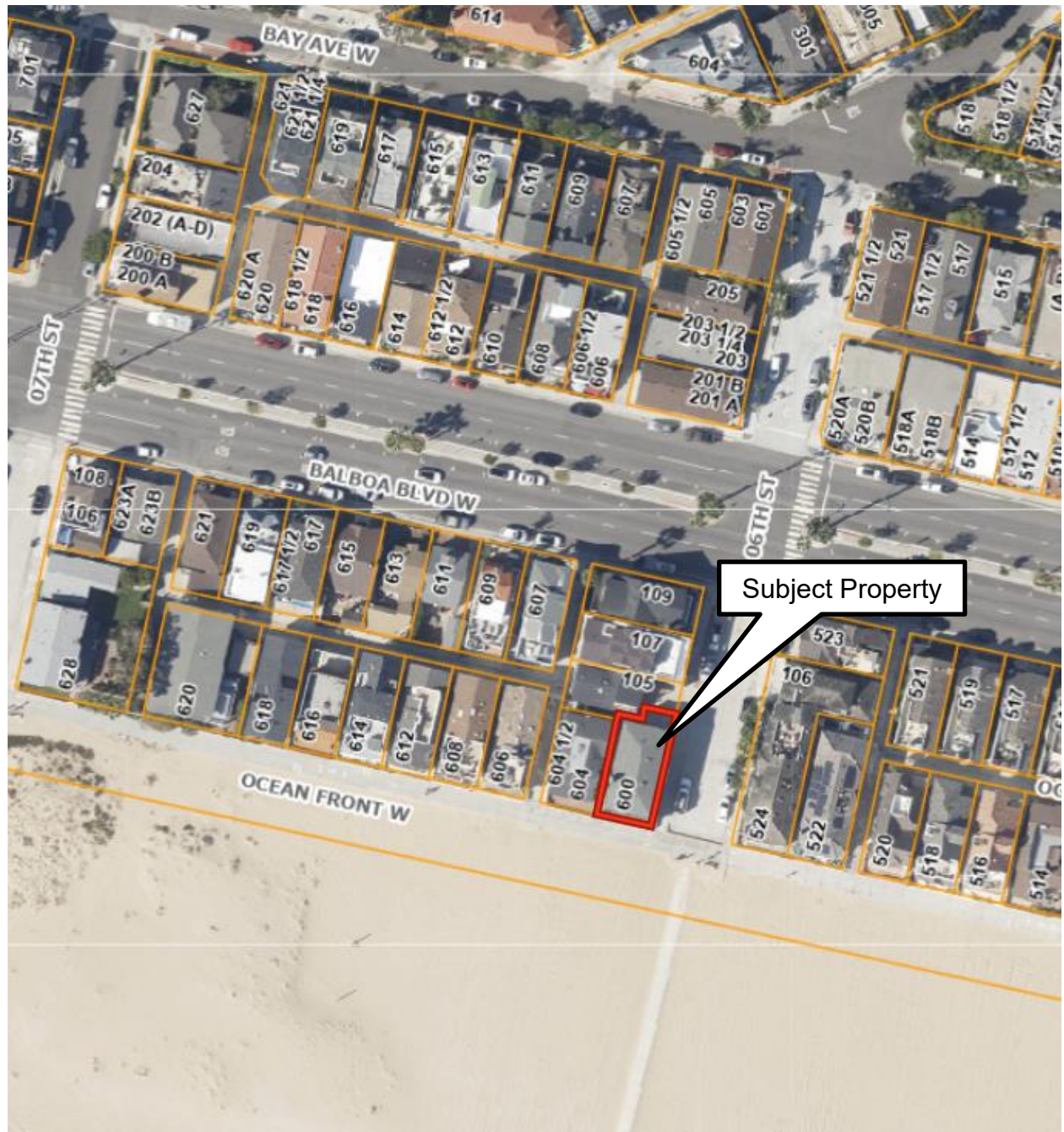
Fire Prevention Division

30. A residential fire sprinkler system complying with 2022 NFPA 13D shall be required to be installed.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
PA2025-0032
600 West Ocean Front

Attachment No. ZA 3

Project Plans

[illegible]

1. THESE PLANS REPRESENT A FINAL, BUILD-OUT DESIGN. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF PROPERTY AND STRUCTURES PRIOR TO BEGIND AND COMMENCING WORK.

2. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING & ZONING ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KNOW ALL THE GOVERNING ORDINANCES TO CONSTRUCTION.

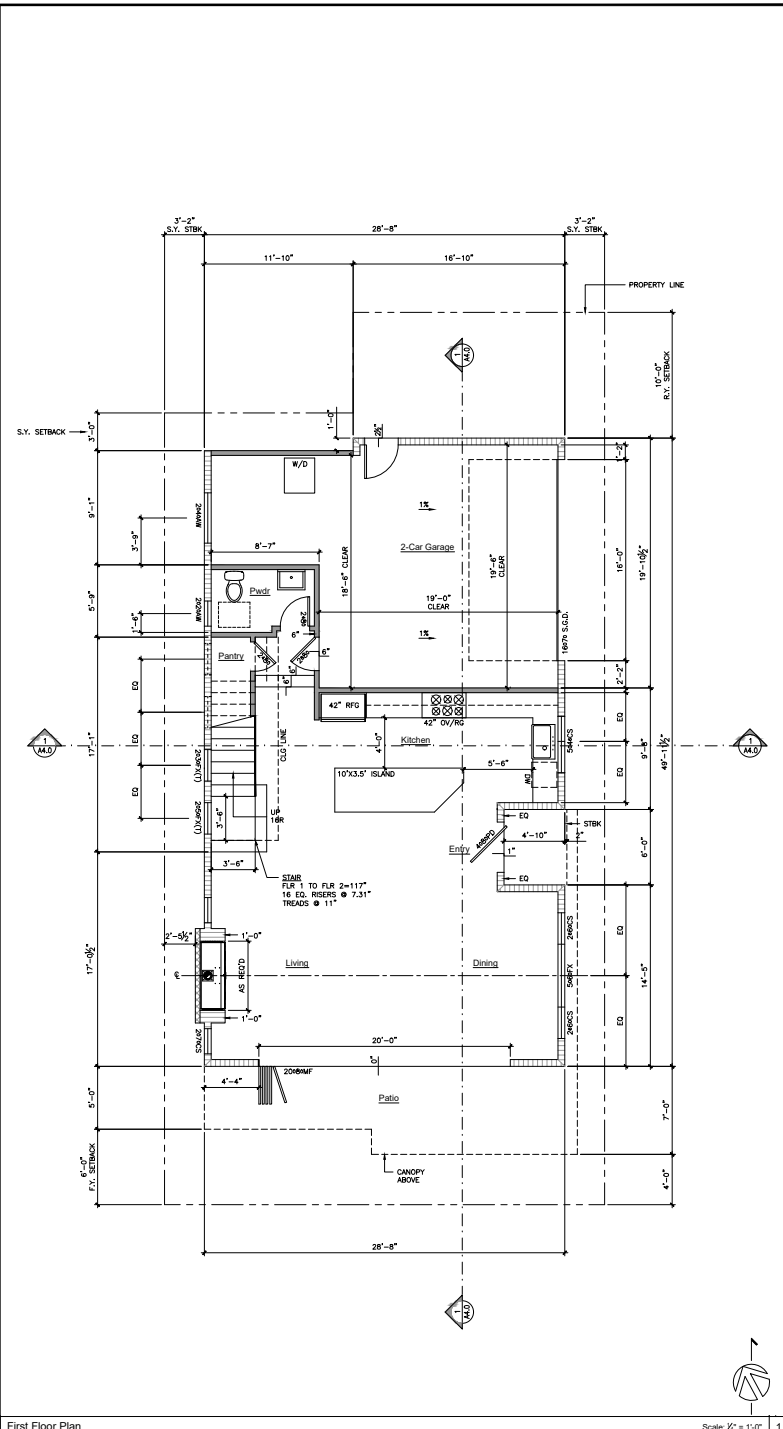
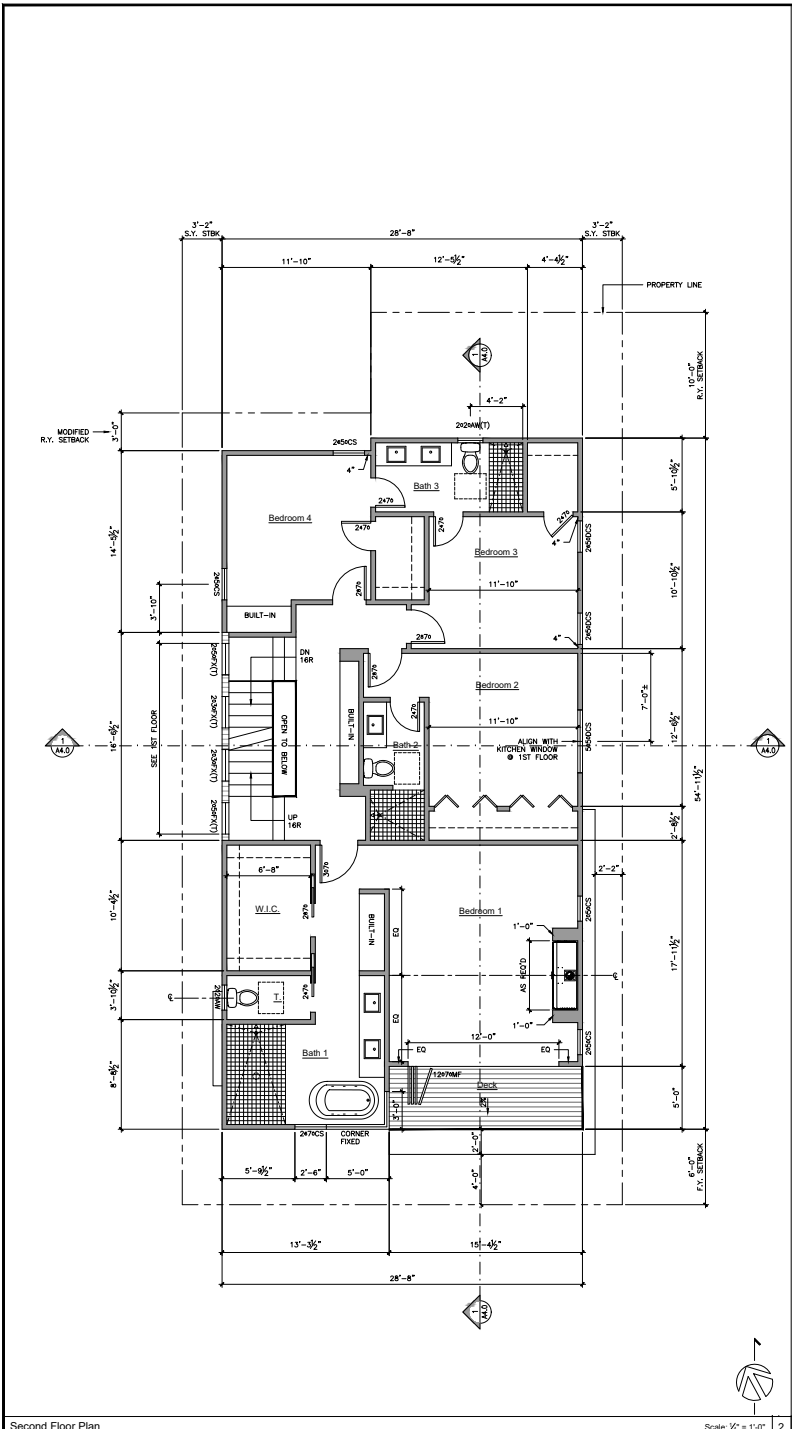
3. CONTRACTOR SHALL REVIEW ALL SHEETS OF THIS PLAN SET TO GAIN A FULL UNDERSTANDING OF THE PROJECT. NOT ALL INFORMATION WITHIN THIS PLAN SET WILL BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES, FORMS, AND CALCULATIONS WITHIN THE PLAN SET AND MODIFICATIONS.

4. CONTRACTOR SHALL VERIFY ALL INFORMATION IN THIS PLAN SET FOR ACCURACY AND SHALL ALERT THE ARCHITECT OF ANY CONFLICTION, OMISSION, OR ERROR. THE ARCHITECT SHALL BE RESPONSIBLE TO SEEK ARCHITECT'S INSTRUCTION PRIOR TO COMMENCING WORK AT KNOWN AREAS OF CONFLICT, DISCREPANCY, ERROR, OR OMISSION.

5. NO DIMENSION SHALL BE CALLED OUT ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING DIMENSIONS PRIOR TO CONTINUING WORK. DIMENSIONS FOR EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE ARCHITECT PRIOR TO DIMENSIONING.

6. THE CONTRACTOR SHALL CONFIRM ALL SPECIFICATIONS WITH THE OWNER PRIOR TO PURCHASE OF ALL MANUFACTURED/FABRICATED MATERIALS. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL DOORS, WINDOWS, EXTERIOR FINISH, ROOF FINISH MATERIAL, INTERIOR FINISHES, FINISH FLOORING, AND FINISHING MATERIALS. THE CONTRACTOR SHALL OBTAIN ALL EXISTING FINISH. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR MIS-SPECIFIED ITEMS ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL MATERIALS WHICH ITEMS PRIOR TO PURCHASE. IF THERE IS A DISCREPANCY BETWEEN THE SPECIFICATION AND THE OWNER'S WISHES THE ARCHITECT SHALL BE NOTIFIED.

Page 10 of 10



Keynotes

Floor Plan Notes

- ROOM TITLE DESIGNATIONS ON PLAN ARE AS FOLLOWS:
 (E) = EXISTING SPACE TO REMAIN / NOT IN SCOPE
 (R) = EXISTING SPACE TO BE RENOVATED
 (N) = NEW ROOM TO BE CREATED
- ALL 2X4 WALLS ARE GRAPHICALLY DRAWN 48" WIDE, 2X6 WALLS AT 60" WIDE. ALL DIMENSIONS ARE SHOWN TO FACE OF DRYWALL/SHEATHING UNLESS NOTED OTHERWISE.
- ALL FIXTURES, FINISH MATERIALS, AND EQUIPMENT TO BE SPECIFIED BY OTHERS.
- ALL BUILT-IN CASEWORK TO BE DESIGNED BY OTHERS. CASEWORK SHOWN ON PLAN ARE DIAGRAMMATIC.
- ALL BATHROOM WALLS/CEILING SHALL BE PAINTED WITH EGGSHELL SHEEN PAINT OR HAVE A TILE FINISH. ALL SHOWER & TUB WALLS SHALL HAVE A TILE FINISH TO MINIMUM 72" ABOVE FLOOR. ALL OPTIMAL IN BATHROOM AREAS TO BE MOISTURE RESISTANT 'GREENBOARD'.
- ALL DOOR FRAMING OFFSETS FROM WALL CORNERS TO BE 48" UNLESS DIMENSIONED OTHERWISE.
- AT ALL CASEMENT EGRESS WINDOWS, THE CRANK MECHANISM SHALL NOT REDUCE THE REQUIRED HEIGHT/WIDTH OF EGRESS AREA AS REQUIRED BY CODE.

Plan Legend

WALL TYPES:

- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
 - 2X4 WOOD STUDS PER STRUCTURAL DWGS
 - R15 BATT INSULATION AT EXTERIOR WALLS
 - EXTERIOR SHEATHING PER STRUCTURAL FINISH PER ELEVATIONS
 - INTERIOR: 5/8" OR 1/2" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
 - 2X6 WOOD STUDS PER STRUCTURAL DWGS
 - R21 BATT INSULATION
 - EXTERIOR SHEATHING PER STRUCTURAL FINISH PER ELEVATIONS
 - INTERIOR: 5/8" OR 1/2" DRYWALL
- 1-HR 2X EXTERIOR WOOD FRAMED WALL:
 - 2X WOOD STUDS PER STRUCTURAL DWGS
 - R13 BATT INSULATION
 - EXTERIOR: 5/8" MIN. THICK STUCCO
 - INTERIOR: 5/8" OR 1/2" TYPE 'X' DRYWALL
- FRAMED OVERHEAD SOFFIT; HEIGHT PER PLAN
- 5/8" TYPE 'X' DRYWALL (FLOOR TO CLG/ROOF STRUCTURE)

DOOR & WINDOW CALL-OUTS:

WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT: XXXX = FT. & INCHES X FT. & INCHES. EXAMPLE: 3644 = 3'-0" W X 4'-6" H

SIZE (WxH) OPENING TYPE

3445C(S) — ADDITIONAL INFO

345/35 — U-VALUE/SHGC (FROM ENERGY CALCS)

(R) = REPLACEMENT IN EXISTING FRAMED OPENING

(E) = EXISTING TO REMAIN

(N) = NEW IN NEW FRAMED OPENING

FX = FIXED

SH = SINGLE HUNG

SL = SLIDER

CS = CASEMENT

DCS = DOUBLE CASEMENT

MF = MULTI-FOLDING

PD = PIVOT DOOR

(OO) = OBSCURE GLAZING

(T) = TEMPERED SAFETY GLAZING

(EW) = EGRESS WINDOW (PROVIDES 20" W X 24" H CLEAR OPENING)

oldham architects

oldham architects
 8400 Sargent Drive, Suite 202A
 Redwood City, California 94061
 774.482.8768 | oldham-architects.com

PROJECT NO. 24073

DRAWN: RD

CHECK: RD

ISSUE:

△ 02.14.25, CDP SUBMITTAL #1

△ 02.17.25, CDP SUBMITTAL #2

△ 02.18.25, CDP SUBMITTAL #3

△ 02.19.25, CDP SUBMITTAL #4

△ 02.20.25, CDP SUBMITTAL #5

△ 02.21.25, CDP SUBMITTAL #6

△ 02.22.25, CDP SUBMITTAL #7

△ 02.23.25, CDP SUBMITTAL #8

△ 02.24.25, CDP SUBMITTAL #9

△ 02.25.25, CDP SUBMITTAL #10

△ 02.26.25, CDP SUBMITTAL #11

△ 02.27.25, CDP SUBMITTAL #12

△ 02.28.25, CDP SUBMITTAL #13

△ 02.29.25, CDP SUBMITTAL #14

△ 02.30.25, CDP SUBMITTAL #15

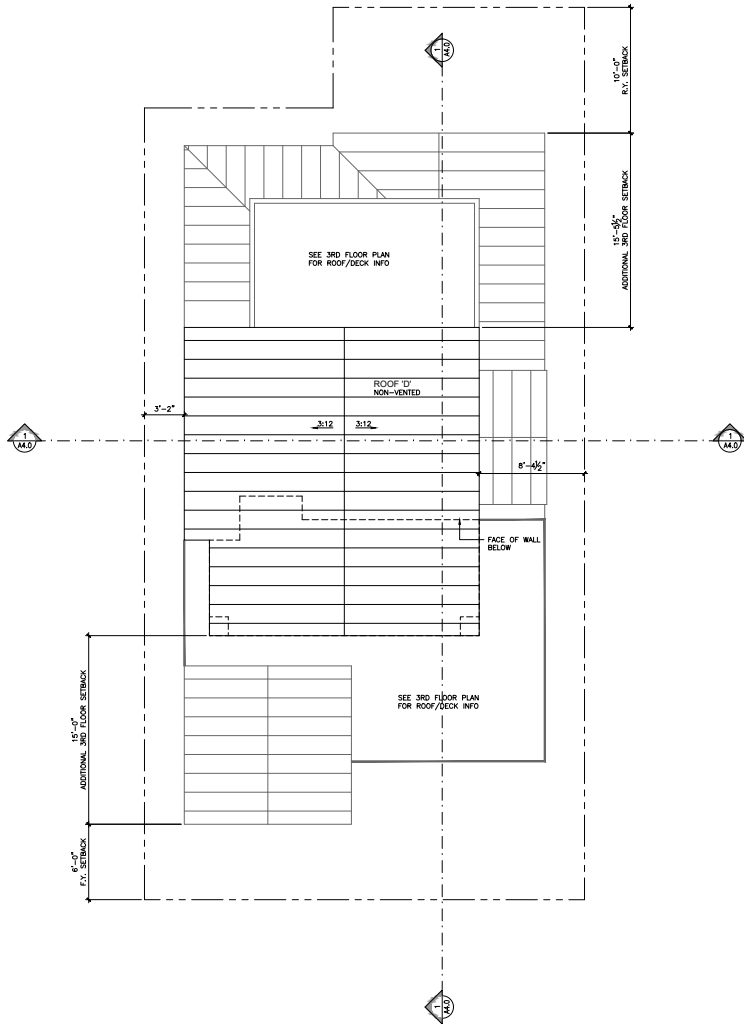
A2.1

1st Floor Plan

2nd Floor Plan

600 W Ocean Front

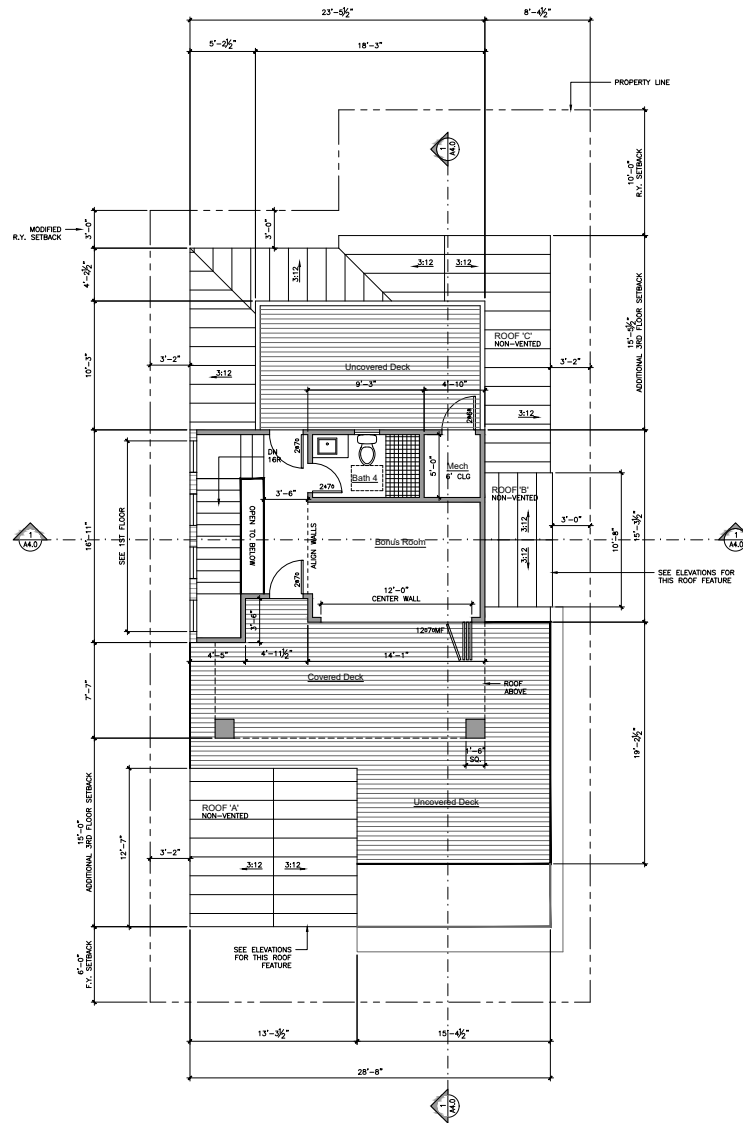
ALL ROOFING TO BE:
STANDING SEAM METAL ROOFING (AFMA UES-550)
OVER 1 LAYER GAF 'VERSASHIELD' UNDERLAYMENT (CCC ESR-2053)
(CLASS 'B' ASSEMBLY)



Upper Roof Plan

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

ALL ROOFING TO BE:
STANDING SEAM METAL ROOFING (AFMA UES-550)
OVER 1 LAYER GAF 'VERSASHIELD' UNDERLAYMENT (CCC ESR-2053)
(CLASS 'B' ASSEMBLY)



3rd Floor Plan / 2nd Floor Roof Plan

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

Keynotes

(SEE SHEET A2.1)

Floor Plan Notes

(SEE SHEET A2.1)

Roof Plan Notes

- SEE CONSTRUCTION DETAIL SHEET FOR EAVE, RAKE, RIDGE, & VALLEY DETAILS.
- INSTALLATION OF ALL ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL ATTIC AREAS AND RAFTER SPACES SHALL BE "NON-VENTED" PER REQUIREMENTS AS LISTED BELOW. SEE SECTION DRAWINGS FOR INSULATION VALUES RELATING TO NON-VENTED SPACES.

Attic Venting Calculations

ALL ATTIC VENTING SHALL BE AT A RATIO OF 1 SQ. FT. (144 SQ. IN.) OF VENTING PER 150 SF OR 300 SQ. FEET OF ROOF AREA WITH A MINIMUM 40% MAXIMUM OF 50% OF THE VENTING AT THE UPPER 1/3 OF THE ROOF WITH REMAINDER AT BOTTOM 2/3 OF ROOF PER C.R.C. SECTION R806.2.

*** SEE SECTION SHEETS A4.0 & A4.1 FOR INSULATION LOCATIONS ***

VENT TYPES:

CONCEALED VENTS	= 72 S.I. PER UNIT (C.A.S. ROOFING)
SOFFIT VENTING	= 97.5 S.I. PER UNIT (TILE ROOFING)
ROOF VENTING	= 24 S.I. PER LINEAR FOOT
CABLE VENT	= 50% NFV PER UNIT SIZE

NON-VENTED RAFTER SPACES

RAFTERS SPACES ARE NON-VENTED (PER C.R.C. R806.5). THE FOLLOWING REQUIREMENTS SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING:

- WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
- WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

TABLE R806.5 CLIMATE ZONE / R VALUES: C25 R-20, C26 R-25, C27 R-30, C28 R-35

Plan Legend

WALL TYPES:

- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
 - 2X4 WOOD STUDS PER STRUCTURAL DWGS
 - R15 BATT INSULATION AT EXTERIOR WALLS
 - EXTERIOR: SHEATHING PER STRUCTURAL FINISH PER ELEVATIONS
 - INTERIOR: 1/2" OR 5/8" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
 - 2X6 WOOD STUDS PER STRUCTURAL DWGS
 - R21 BATT INSULATION
 - EXTERIOR: SHEATHING PER STRUCTURAL FINISH PER ELEVATIONS
 - INTERIOR: 1/2" OR 5/8" DRYWALL
- 1-HR 2X EXTERIOR WOOD FRAMED WALL:
 - 2X WOOD STUDS PER STRUCTURAL DWGS
 - R13 BATT INSULATION
 - EXTERIOR: 1/2" MIN. THICK STUCCO
 - INTERIOR: 1/2" OR 5/8" TYPE 'X' DRYWALL
- FRAMED OVERHEAD SOFFIT; HEIGHT PER PLAN
- 5/8" TYPE 'X' DRYWALL (FLOOR TO CLG/ROOF STRUCTURE)

DOOR & WINDOW CALL-OUTS:

WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT; XXXX = FT. & INCHES X FT. & INCHES. EXAMPLE: 3646 = 3'-0" W X 4'-6 1/2" H

SIZE (WxH) OPENING TYPE

3445C(17) — ADDITIONAL INFO

3445C(17) — U-VALUE/SHGC (FROM ENERGY CALC)

(R) = REPLACEMENT IN EXISTING FRAMED OPENING

(E) = EXISTING TO REMAIN

(N) = NEW IN NEW FRAMED OPENING

FX = FIXED

SH = SINGLE HUNG

SL = SLIDER

CS = CASEMENT

DCS = DOUBLE CASEMENT

MF = MULTI-FOLDING

PD = PIVOT DOOR

(OO) = OBSCURE GLAZING

(T) = TEMPERED SAFETY GLAZING

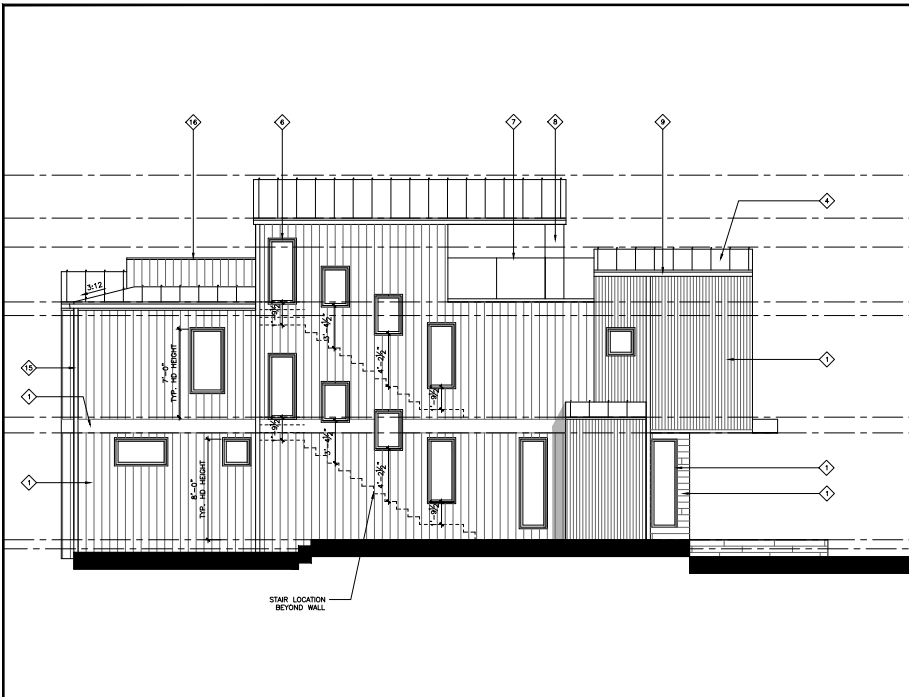
(EW) = EGRESS WINDOW (PROVIDES 20"W X 24"H CLEAR OPENING)



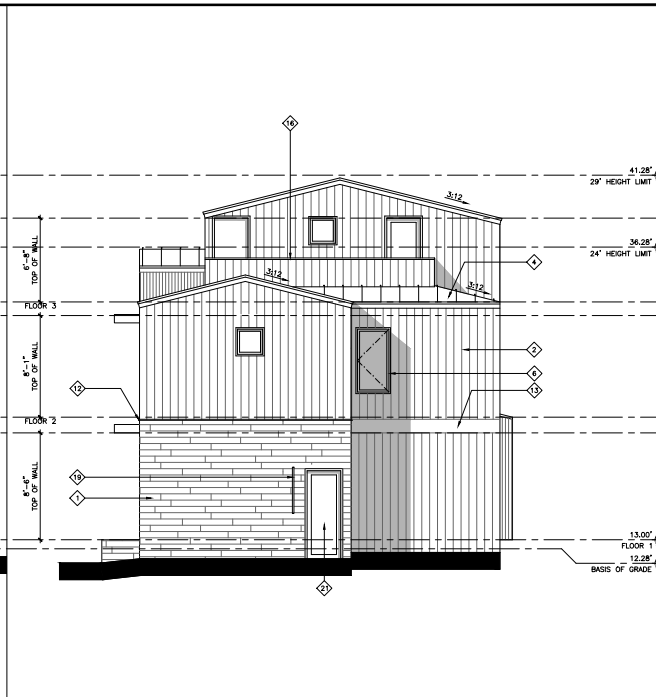
© copyright Oldham Architects expressly reserves all rights to these plans by common copyright provisions. These plans may not be reproduced, changed or copied in any manner or form without the prior written consent of Oldham Architects.

New Single Family Home
600 W. Ocean Front
600 West Ocean Front, Newport Peninsula, California 92061

PROJECT NO.	24073
DRAWN	BD
CHECKED	BD
ISSUE	
1	10.14.20, CDP SUBMITTAL #1
2	10.17.20, CDP SUBMITTAL #2
3	
4	
5	
6	
7	
8	
9	
10	

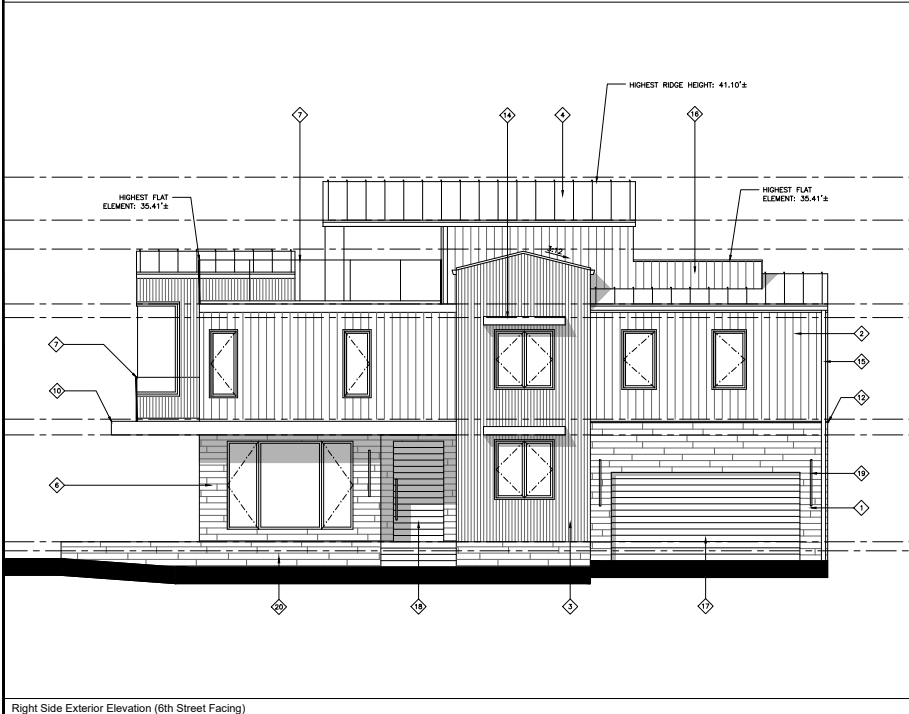


Left Side Exterior Elevation

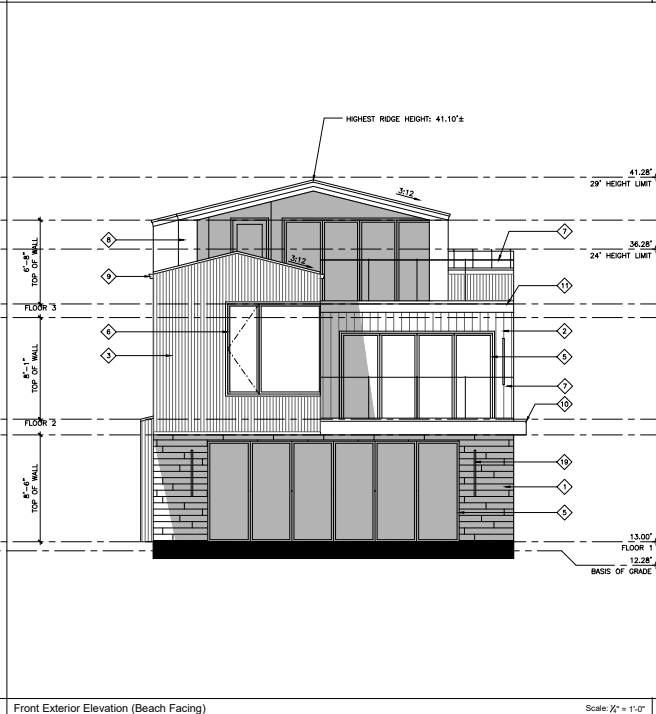


Rear Exterior Elevation

- Keynotes**
- 1 THIN VENEER STONE <15 LBS PSF GROUTED TO WALL. SPEC...
 - 2 VERTICAL WOOD SIDING. SPEC...
 - 3 SPECIALTY WOOD SIDING INSTALLED VERTICALLY. SPEC...
 - 4 STANDING SEAM METAL ROOFING. SPEC...
 - 5 ALUMINUM FRAME MULTI-FOLD DOOR SYSTEM. SPEC...
 - 6 TYPICAL ALUMINUM CLAD WINDOW, CASEMENT STYLE WHERE OPERABLE. COORDINATE WITH OWNER AND ARCHITECT ON WINDOW SPEC. SPEC...
 - 7 FRAMELESS GLASS GUARDRAIL. ARCHITECT ON WINDOW SPEC. SPEC...
 - 8 SMOOTH PANEL VENEER BOXED COLUMN.
 - 9 SQUARE PROFILE ALUMINUM GUTTER, TYPICAL.
 - 10 STEEL FRAME CANOPY PER STRUCTURAL (PAINTED OR WEATHERING STEEL TBO).
 - 11 10" TRIM BOARD AT TOP OF 2ND FLOOR WALL.
 - 12 STONE CAP PIECE. COORDINATE WITH OWNER AND ARCHITECT ON STONE SPEC.
 - 13 12" TRIM BOARD BELLY BAND.
 - 14 STEEL WINDOW AWNING (PAINTED OR WEATHERING STEEL TBO). TYPICAL OF 2 LOCATIONS.
 - 15 ALUMINUM DOWNPOUT, CONNECT TO AREA DRAIN. CONFIRM LOCATIONS IN FIELD.
 - 16 GUARD WALL WITH WOOD CAP.
 - 17 HORIZONTAL WOOD VENEER SECTIONAL GARAGE DOOR. COORDINATE WITH OWNER AND ARCHITECT ON WINDOW SPEC.
 - 18 48" WIDE PIVOT DOOR. COORDINATE WITH OWNER AND ARCHITECT ON WINDOW SPEC.
 - 19 CONTEMPORARY LINEAR INDIRECT DECORATIVE STRIP WALL SCONCE.
- 13.00' FLOOR 1
12.25' BASIS OF GRADE



Right Side Exterior Elevation (6th Street Facing)



Front Exterior Elevation (Beach Facing)

- Elevation Notes**
- 13.00' FLOOR 1
 - 12.25' BASIS OF GRADE

oldham
architects

oldham architects
8400 Longstreet Drive, Suite 202B
Rollington, California 92281
714.482.8576 | oldham-architects.com

© copyright Oldham Architects expressly reserves all rights to these plans by common copyright law. These plans may not be reproduced, changed, or copied in any manner or form, nor may they be used without the expressed written consent of Oldham Architects.

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

DRAWN RD

CHECKED RD

ISSUE

1. 02.14.20. CDP SUBMITTAL #1

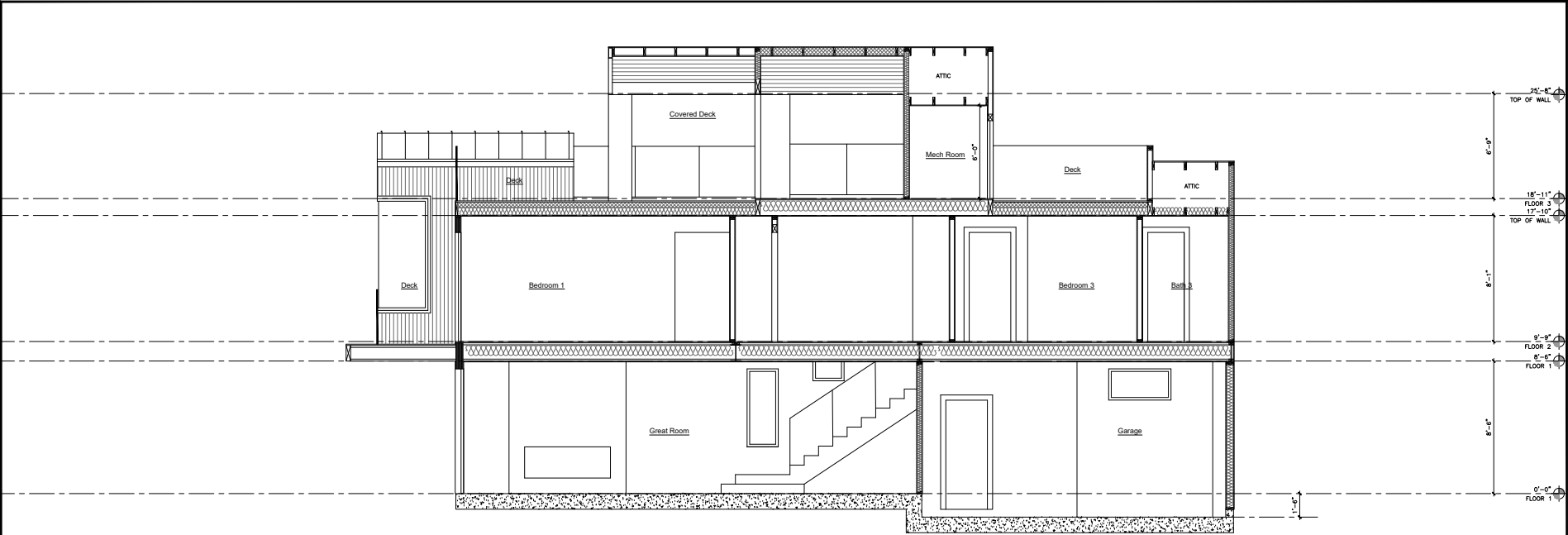
2. 02.17.20. CDP SUBMITTAL #2

PROJECT No. 24073

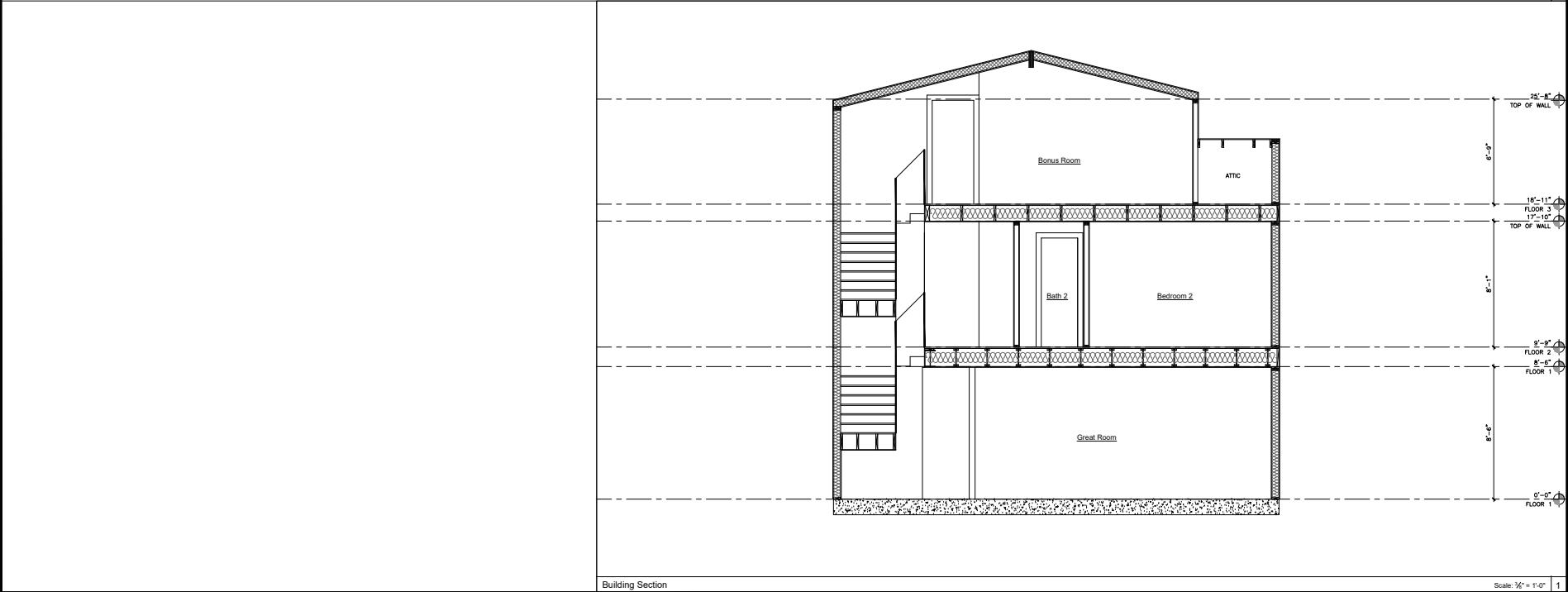
DRAWN RD</



© copyright Oldham Architects expressly reserves all rights to these plans by common copyright law. These plans may not be reproduced, changed, or copied in any manner or form, nor be a third party without the expressed written consent of Oldham Architects.



Drawing Name: Scale: 1/8" = 1'-0" 2



Building Section: Scale: 1/8" = 1'-0" 1

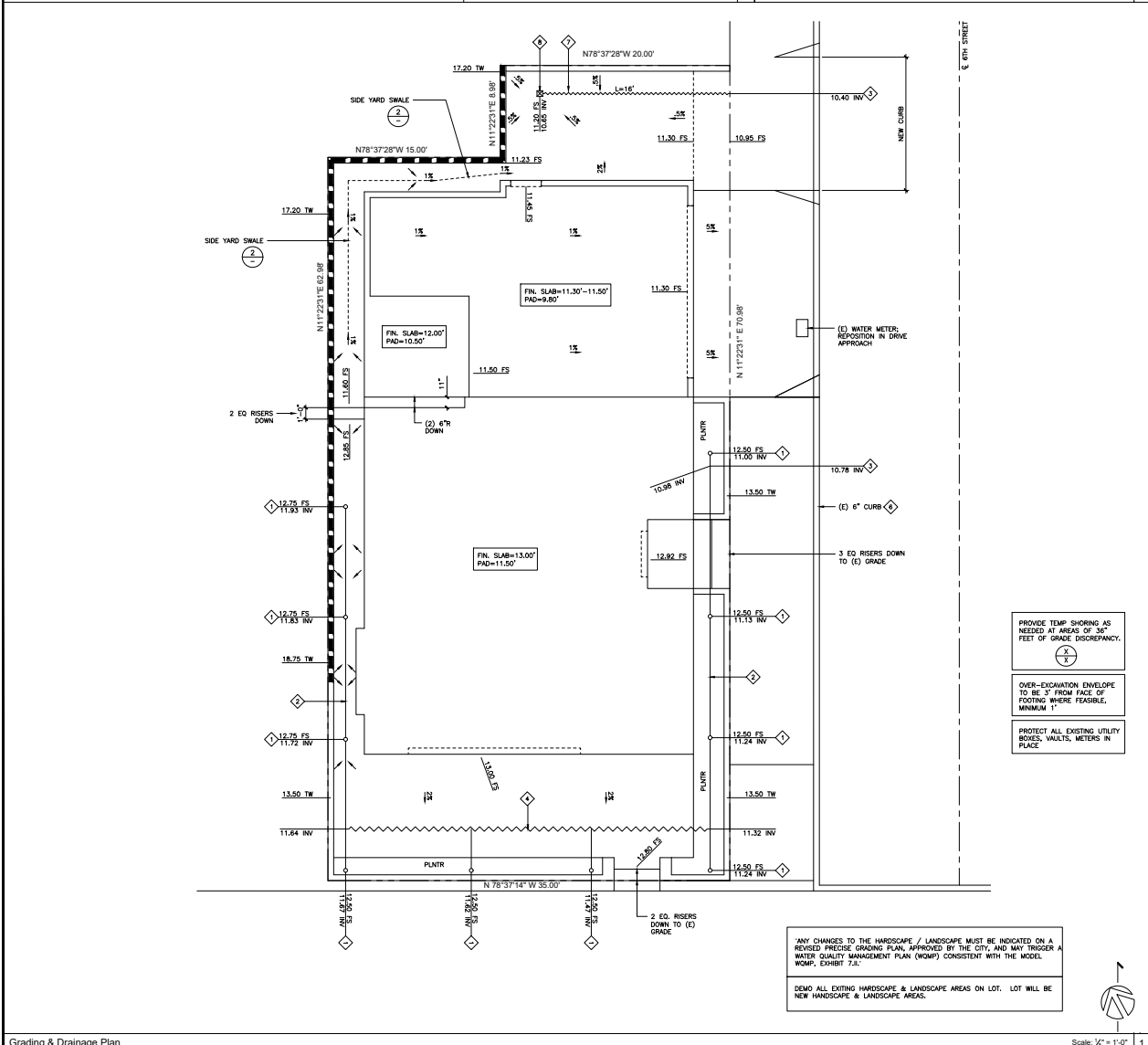
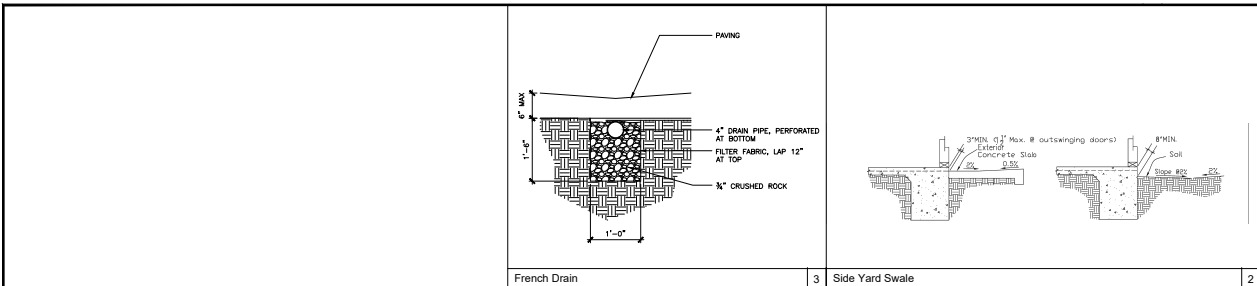
New Single Family Home
600 W. Ocean Front
600 West Ocean Front, Newport Peninsula, California 92961

PROJECT No.	24073
DRAWN	BD
CHECKED	BD
ISSUE	
△ 02.14.20. CDP SUBMITTAL #1	
△ 05.17.20. CDP SUBMITTAL #2	
△ 05.10.20. CDP SUBMITTAL #3	
△	
△	
△	
△	
△	
△	

A4.0

Building Sections

600 W Ocean Front



Grading & Drainage Plan

- Construction Keynotes**
- ① INSTALL 4" DIAMETER PLANTER DRAIN W/DEBRIS COVER, NDS 80 OR EQUAL.
 - ② INSTALL 4" DIAMETER DRAIN PIPE, SDR 35 PVC, MIN. 1% SLOPE.
 - ③ CURB CORE CURB DRAIN PER CITY STANDARD STD-184. 3" DIAMETER PVC SOIL 40 PIPE FROM PL. W. PARKWAY TO CURB CORE. MIN 2% SLOPE.
 - ④ INSTALL 4" DIAMETER PERFORATED DRAIN PIPE (FRENCH DRAIN); SDR 35 PVC.
 - ⑤ LOCATION OF 4" DOWNSPOUT FROM GUTTER/SCUPPER ABOVE. CONNECT TO AREA DRAIN SYSTEM.
 - ⑥ REPAIR ANY DAMAGED CURB, GUTTER, SIDEWALK PER CITY STANDARDS STD-184-L, STD-184-L, STD-184-L. EXTENT OF REPAIR TO BE DETERMINED BY THE PUBLIC WORKS INSPECTOR.
 - ⑦ PERFORATED PIPE "FRENCH DRAIN", SEE DETAIL.
 - ⑧ INSTALL NDS 6" SQ. DRAIN IN PAVING WITH BRONZE GRATE.

Project Contacts

Owner
MIKE DEMORE
600 W. OCEAN FRONT
NEWPORT BEACH, CA 92661
PH: 402-410-4101

Architect
OLDHAM ARCHITECTS
2851 F CHAPMAN AVE. #110
FULLERTON, CALIFORNIA 92831
PH: 714-862-8536
CONTACT: RYAN OLDHAM

Geotech Engineer
ESA CONSULTANTS, LLC
375-C MONTE VISTA AVE
COSTA MESA, CA 92627
PH: 949-718-1888 (BLDG)
949-644-3200 (PLANNING)
949-644-3108 (FIRE)
949-644-3311 (PUBLIC WORKS)

Property Information

PROPERTY ADDRESS: 600 W OCEAN FRONT
NEWPORT BEACH, CA 92661

ASSESSOR'S PARCEL NO: 048-024-11

TRACT NO: UNKNOWN

ZONE: R-1

TOTAL SITE AREA: 2,364.26 SF

- General Construction Notes**
- CONTRACTOR SHALL PROTECT IN PLACE THE EXISTING WATER METER AND ANY SENIOR CLEAN-OUTS.
 - BUILDING PAD AREA SHALL BE OVER-EXCAVATED PER GEOTECHNICAL RECOMMENDATIONS BELOW EXISTING GRADE OR A MINIMUM OF ONE FOOT BELOW PROPOSED FOUNDATION. SEE PLAN FOR LIMIT OF OVER-EXCAVATION.
 - GRADE SHALL FALL AWAY FROM THE FOUNDATION WALL AT A GRADE OF 2% FOR 10' AT EARTH AREAS AND 2% AT PAVED AREAS.
 - MINIMUM 8" CLEARANCE TO BE MAINTAINED FROM TOP OF SLAB TO EARTH & 3" CLEARANCE TO PAVED AREAS.
 - MINIMUM 4" CLEARANCE TO BE MAINTAINED FROM WEEP SCREED TO EARTH.
 - TEMPORARY SHORING PER DETAIL 5/GP-2.
 - TEMPORARY SLOPE REQUIREMENTS:
EARTH = 2:1H
CONCRETE = 0.5:1H
CONCRETE GUTTER = 0.2:1H
ASPHALT = 1:0.5H
SUBTERRANEAN DRAINAGE PIPE = 1:0.5H

- Water Quality Notes**
- RAIN GUTTERS SHALL OUTLET TO GRADE THAT FLOWS INTO AREA DRAIN OR BE CONNECTED DIRECTLY TO DRAIN BELOW GRADE.
 - ALL CONCRETE AREAS TO FLOW TOWARDS ALLEY/STREET AND AWAY FROM NEIGHBORING PROPERTIES.

Construction Quantities

CUT = <50 CUBIC YARDS
FILL = 0 CUBIC YARDS
OVER EXCAVATION = 150± CUBIC YARDS
IMPERVIOUS AREA = 2,350± SF (<2,500)

Minimum Slab Height Requirements

STREET FLOW LINE = 10.82 (AT HIGHEST MARK)
DISTANCE FROM FLOW LINE = 11'-0"
RISE REQUIREMENT = 1 + ((11.00)(.02)) = 1.22
HOUSE SLAB REQUIREMENT = 10.82 + 1.22 = 12.04'

Dig Alert

CONTRACTOR TO CONTACT DIG ALERT (811) PRIOR TO EXCAVATION AND COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED.

Under ground Service Alert of Southern California
CONTACT 811
TWO WORKING DAYS BEFORE YOU DIG

CONTRACTOR SIGNATURE _____

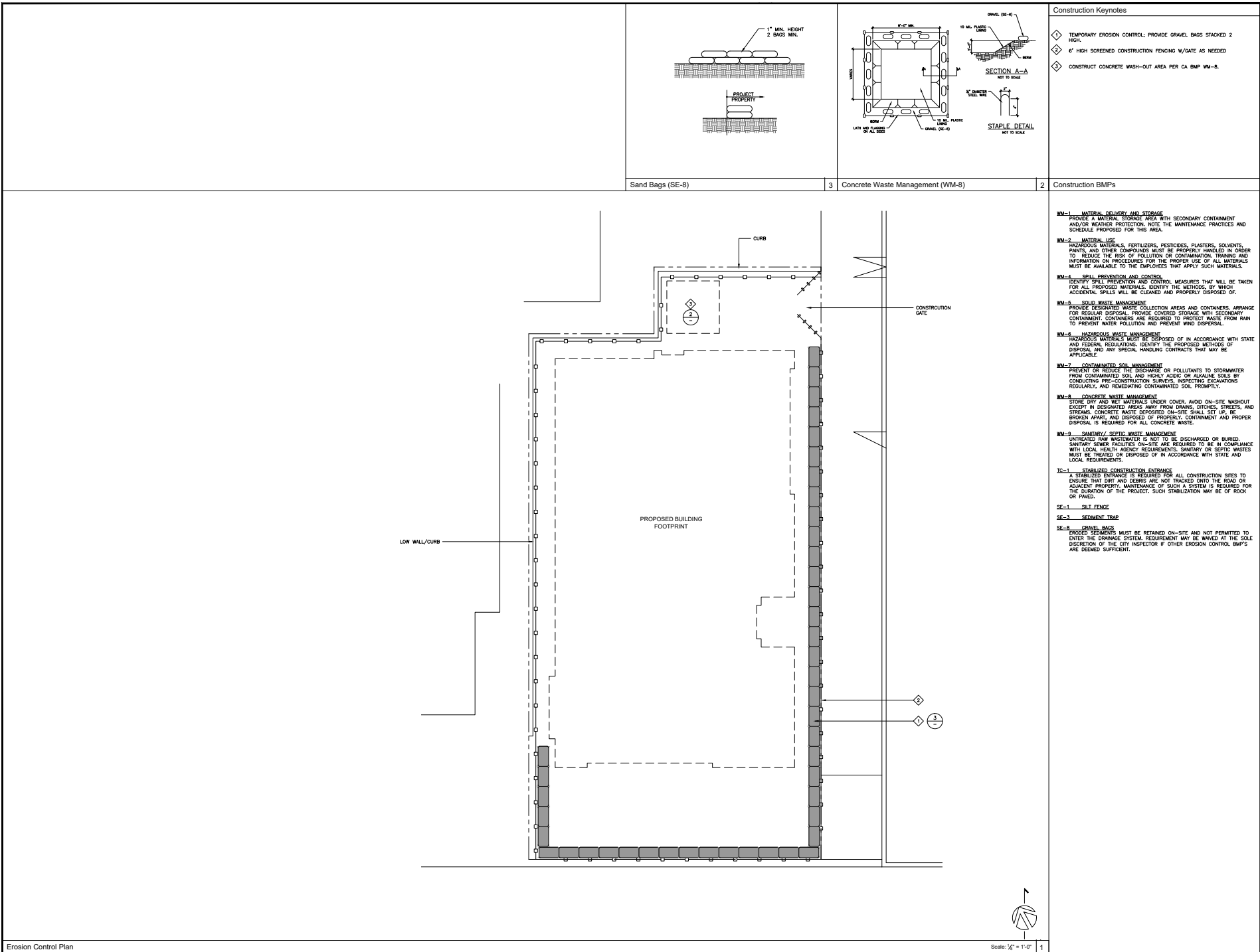


© copyright Oldham Architects expressly reserves all rights to these plans by common copyright law. These plans may not be reproduced, changed, or copied in any manner or form without the prior written consent of Oldham Architects.

New Single Family Home
600 W. Ocean Front
600 West Ocean Front, Newport Peninsula, California 92661

PROJECT NO.:	24073
DRAWN:	RD
CHECK:	RD
ISSUE:	
△ 10.25 COR SUBMITTAL #1	
△ 10.17.25 COR SUBMITTAL #2	
△ 10.25 COR SUBMITTAL #3	
△	
△	
△	
△	
△	
△	
△	

GP-1
Grading & Drainage Plan
600 W Ocean Front



oldham
architects

oldham architects
8400 Sargent Drive, Suite 2028
Redland, California 92851
714.482.8976 | oldham-architects.com

© copyright Oldham Architects expressly reserves all rights to these plans by common copyright provisions. These plans may not be reproduced, changed, or copied in any manner or format over its or their party without the expressed written consent of Peter D. Oldham.

New Single Family Home
600 W. Ocean Front

600 West Ocean Front, Newport Peninsula, California 92061

PROJECT No.: 24073
DRAWN: BD
CHECK: BD
ISSUE:
1. 10.10.20 CDP SUBMITTAL #1
2. 10.17.20 CDP SUBMITTAL #2
3. 10.20.20 CDP SUBMITTAL #3
4.
5.
6.
7.
8.
9.
10.

GP-2

Erosion Control Plan

600 W Ocean Front

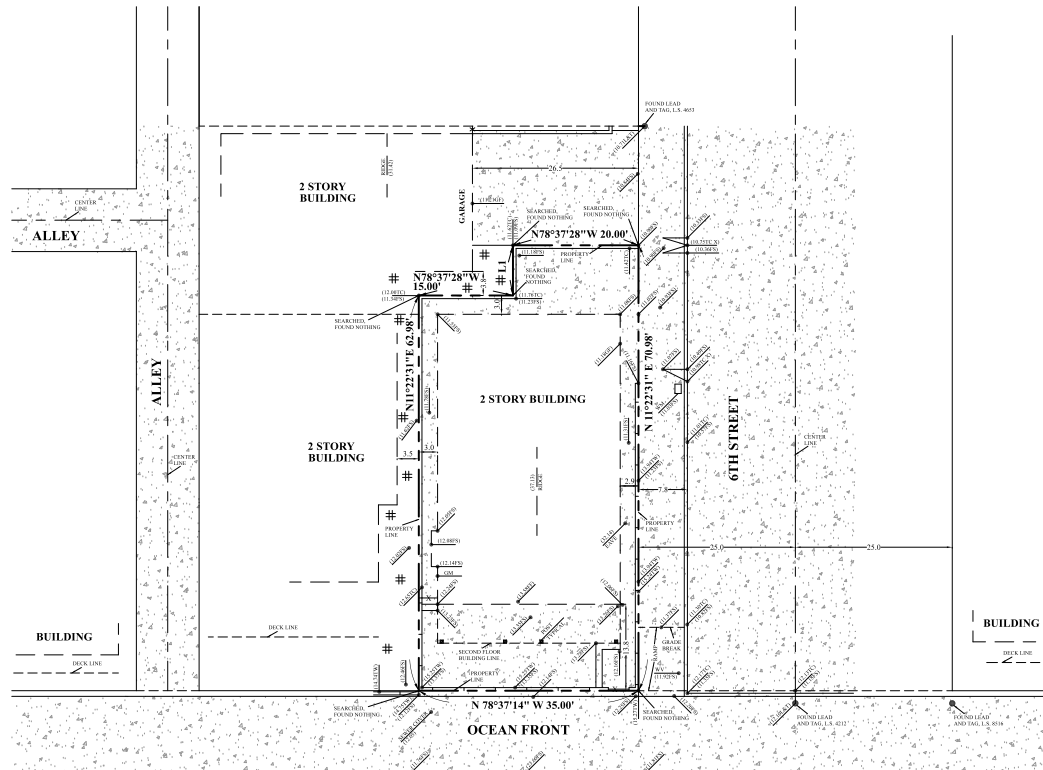
27



SURVEY NOTES

1. ALL MEASUREMENTS SHOWN HEREON ARE TO EXISTING EXTERIOR FINISHED SURFACE.
2. THE ONLY EASEMENTS SHOWN, IF ANY, ARE PER THE TRACT MAP OF SUBJECT PROPERTY. THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.
3. SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

LEGEND	
	DESCRIPTION
(123.45)	MEASURED ELEVATIONS
()	RECORD BEARING & DISTANCE
#	BRICK
▬	CONCRETE
▬	DECK
▬	WALL
▬	BUILDING
▬	CENTER LINE
▬	PROPERTY LINE
▬	FENCE
⊕	BENCH MARK
AC	ASPHALT
CF	CURB FACE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GF	GARAGE FLOOR
GM	GAS METER
L&T	LEAD & TAG
MH	MAN HOLE
NG	NATURAL GRADE
P	PLANTER
PP	POWER POLE
TC	TOP OF CURB
TW	TOP OF WALL
TG	TOP OF GRATE
TOR	TOP OF ROOF
S&W	SPIKE & WASHER
WM	WATER METER
WV	WATER VALVE



LINE	BEARING	DISTANCE
L1	N 11°22'31\" E	8.00'



VICINITY MAP

NOT TO SCALE

ADDRESS OF PROJECT

600 WEST OCEANFRONT
NEWPORT BEACH, CA

PREPARED FOR

RYAN OLDHAM

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE EASTERLY 35 FEET OF LOTS 4 AND 5 OF BLOCK 9, EAST NEWPORT, IN THE CITY OF NEWPORT BEACH, AS PER MAP THEREOF RECORDED IN BOOK 3, PAGE 37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA;

PARCEL 2:
THE SOUTHERLY 3 FEET OF THE EASTERLY 35 FEET OF LOT 3, BLOCK 9 EAST NEWPORT, IN THE CITY OF NEWPORT BEACH, PER MAP THEREOF RECORDED IN BOOK 3, PAGE 37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA;

PARCEL 3:
THE NORTHERLY 8 FEET OF THE SOUTHERLY 11 FEET OF THE EASTERLY 20 FEET OF LOT 3 OF BLOCK 9 OF EAST NEWPORT, IN THE CITY OF NEWPORT BEACH, PER MAP RECORDED IN BOOK 3, PAGE 37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN 048-024-11

BENCH MARK

BENCH MARK #1E-122-14
DATUM: NAVD88
ELEVATION: 9.179

TOPOGRAPHIC SURVEY

JOB: 94-49 DATE: 11/6/2024



RDM SURVEYING INC.

RON MIEDEMA L.S. 4653
23016 LAKE FOREST DRIVE #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 422-1869 CELL
RDMSURVEYING@COX.NET

