



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

August 9, 2018
Agenda Item No.4

SUBJECT: Dean Residence (PA2017-167)
▪ Coastal Development Permit No. CD2018-054

SITE LOCATION: 16 Bay Island

APPLICANT: Tim and Michelle Dean

OWNER: Tim and Michelle Dean

PLANNER: Chelsea Crager, Associate Planner
949-644-3227, ccrager@newportbeachca.gov

PROJECT SUMMARY

A coastal development permit ("CDP") to allow the construction of a new 4,379-square-foot, single-family residence ("Development") and adjust the off-street parking requirements with a parking management plan. In addition, the Applicant requests to increase the allowed building height to 28 feet for flat roofs and 33 feet for sloped roofs pursuant to the provisions of Use Permit No. UP3618. The design includes hardscape, drainage facilities, and approximately 194 square feet of landscaping. With approval of the height allowance, the project complies with all applicable development standards.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Resolution No. PC2018-024 approving Coastal Development Permit No. CD2018-054 (Attachment No. PC 1), including an adjustment to off-street parking requirements, and allow for an increased height limit.

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VICINITY MAP



GENERAL PLAN



ZONING



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	Multiple-Unit Residential Detached (RM-D)	Multi-Unit Residential (RM)	Single-unit residential
NORTH	RM-D	RM	Single-unit residential
SOUTH	RM-D	RM	Single-unit residential
EAST	Open Space (OS)	Open Space (OS)	Community open space
WEST	OS	OS	Beach

INTRODUCTION

Project Setting

Bay Island is a 5.5-acre legal lot in the Newport Harbor with 24 individual building sites. Bay Island is located on the north end of Island Avenue on the Balboa Peninsula where it is accessible by a gated pedestrian bridge. With the exception of golf carts, vehicles are not permitted on Bay Island. The Island is developed with 23 single-family homes and shared open space, recreational areas, and a clubhouse. The homes are predominately two and three stories. The subject building site is located on the west side of the island and slopes in grade approximately 8 percent from the interior of the island toward the water. The site is currently developed with a two-story single-family home.

Project Description

The applicant is proposing the construction of a new 4,379-square-foot, single-family residence with a maximum height of 32 feet 5 inches. The project includes three levels of living area, including a 1,322-square-foot basement which daylights toward the water and two balconies also facing the water. The project also includes golf cart parking, hardscape, and 194 square feet of landscaping. The exterior architectural finishes include vertical and horizontal shiplap siding and stone veneer.

Background

Bay Island was first established prior to 1936 as a recreational club, and it developed as a residential island over the years. On November 24, 1997, the City Council approved Use Permit No. UP3618 (Attachment No. PC 3) to implement a Planned Residential Development (PRD) Overlay and modify the Multi-Family Residential (MFR) development regulations applicable to Bay Island to reflect its unique characteristics. The purpose of the use permit is to ensure that the single-family detached character of Bay Island is maintained despite its MFR zoning designation. The use permit provides development standards and process requirements for development of homes on individual building sites. The use permit also authorizes off-site parking in a parking structure located at 501 West Bay Avenue located at the southwest corner of Island Avenue and West Bay Avenue on the Balboa Peninsula.

Pursuant to Section 1.5.5 (Building Height) of the use permit, the height limitation for a dwelling is 24 feet, as measured per the Zoning Code (24 feet flat roofs/29 feet sloped roofs). The height limitation may be increased to 28 feet (28 feet flat roof/33 feet sloped roofs), with approval of the Planning Commission, if the proposed dwelling is deemed compatible and consistent with the height and scale of adjacent and surrounding dwellings.

On March 29, 2018, the Zoning Administrator approved Coastal Development Permit No. CD2017-070, which allows the demolition of the existing 2-story, 2,929-square-foot, single-family residence currently located on the site. The demolition has not yet been

implemented because the applicant is waiting for the outcome of this permit application and Bay Island's restriction prohibiting construction during the summer months (June 15 through the first Monday after Labor Day).

DISCUSSION

General Plan/Zoning Code/Coastal Land Use Plan

At the time Use Permit No. UP3618 was adopted, the residential lots on Bay Island were designated Residential Single Family Detached by the General Plan and Coastal Land Use Plan, but located within the Multi-Family Residential (MFR) zoning district and Planned Residential Development (PRD) Overlay. As a result of subsequent updates to the General Plan, Coastal Land Use Plan, and Zoning Code, the subject property is now located in the RM (Multi-Unit Residential) Coastal Zoning District, RM (Multi-Unit Residential) Zoning District, and is designated RM-D (Multiple-Unit Residential Detached) within the land use element of the General Plan. The proposed single-family dwelling is a permitted land use within these designations; however, a coastal development permit is required for development in the Coastal Zone.

NBMC Title 21 (Local Coastal Program Implementation Plan) Development Standards

The proposed single-family dwelling conforms to all applicable development standards of the RM Coastal Zoning District, including floor area limit, setbacks and height as evidenced by the project plans and illustrated in Table 1 below. Bay Island is a single legal lot, and therefore setbacks are measured from the perimeter island property line and are not measured from the building site lines that were established by the use permit. Similarly, floor area limit is calculated as a cumulative maximum for all building sites on the island. The applicant requests an adjustment to off-street parking requirements pursuant to NBMC Section 21.40.110 (Adjustments to Off-Street Parking Requirements).

Table 1 – Title 21 RM Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Water)	20 feet	33 feet
Max. Allowable Floor Area (1.75 times buildable area)	Approximately 143,916 square feet total for all homes	Approximately 130,095 square feet
Parking* (min.)	3 Onsite in a garage	1 Onsite (Golf Cart Storage only) 2 Offsite (501 W. Bay Ave.)
Height (max.)	28 feet flat roof 33 feet sloped roof	28 feet flat roof 32 feet 5 inches sloped roof
Building Site Area	No minimum	3,231 square feet

*The applicant requests an adjustment to parking requirements consistent with NBMC Section 21.40.110 (Adjustments to Off-Street Parking Requirements).

Adjustment to Parking Requirements

The Development must be compliant with both Title 20 (Zoning) and Title 21 (Coastal Implementation Plan). Parking is compliant with Title 20 because an offsite parking structure at 501 West Bay Avenue, is authorized by Use Permit No. UP3618, with golf cart storage at the subject property. For compliance to Title 21 a parking management is proposed as follows:

Pursuant to NBMC Section 21.40.040 (Off-Street Parking Spaces Required), single-family dwellings with 4,000 square feet or greater of floor area require three on-site parking spaces in a garage. However, since Bay Island is only accessible by a pedestrian bridge, none of the 23 residences on the island provide on-site parking. As a part of the Development, the applicant proposes an adjustment to off-street parking requirements through a parking management plan. The parking management plan includes the use of two off-site parking spaces in the existing 49-space parking structure owned in common by Bay Island residents located at 501 West Bay Avenue. Use of this parking structure is consistent with previously approved development regulations of the use permit. The parking management plan includes a requirement to provide one enclosed golf cart storage space onsite in a garage attached to the house; thereby the project provides three spaces for the proposed unit consistent with NBMC Section 21.40.040. The Planning Commission can authorize off-site parking or adjustments to parking requirements with a CDP pursuant to NBMC Sections 21.40.100. The project has been conditioned to maintain this design feature and parking management plan.

Use Permit Development Standards

The proposed single-family dwelling and accessory structures conform to all applicable development standards of the use permit, including floor area limit, setbacks, and parking as evidenced by the project plans and illustrated in Table 2 below. The use permit regulates setbacks and floor area limits based on individual building sites identified in the use permit.

Table 2 – Use Permit No. UP3618 Development Standards		
Development Standard	Standard	Proposed
Setbacks (min. from building site boundaries)		
Front (Water)	15 feet	15 feet
Front (Island Interior.)	12 feet	12 foot
Sides	4 feet	4 feet
Max. Allowable Floor Area (2.5 times buildable area, each building site)	4,423 square feet	4,379 square feet
Parking (min.)	0 Onsite 2 Offsite (501 W. Bay Ave.)	1 Onsite (Golf Cart Storage) 2 Offsite (501 W. Bay Ave.)
Height* (max.)	24 feet flat roof 29 feet sloped roof	28 feet flat roof 32 feet 5 inches sloped roof

* Use Permit No. UP3618 permits heights of 28 feet for flat roofs and 33 feet for sloped roofs with Planning Commission approval.

Height Increase

Use Permit No. UP3618 limits the height of homes to 24 feet as measured in the 1997 Zoning Code, which measured to the midpoint of a sloping roof and allowed a ridge up to 29 feet. The use permit allows the height to be increased up to 28 feet, or 33 feet to the ridge, if found to be consistent with the height and scale of adjacent and surrounding dwellings.

Many homes on Bay Island were constructed prior to 1972, when the former R-3 (Restricted Multiple Family Residential) Zoning District height limitation was 35 feet. Therefore, many dwellings exceed the 24-foot Use Permit height limitation. For example, the adjacent property to the north (15 Bay Island) was constructed prior to 1972 and has a roof ridge height of approximately 31 feet 9 inches.

The proposed dwelling is two stories with a daylighting basement facing Newport Bay. Therefore, the height of the structure as viewed from the island interior is approximately 28 feet 9 inches. The bulk of the structure is reduced visually with varied waterfront setbacks on the first, second, and third floors and with varied siding materials including natural stone veneer, lap siding, and board and batten siding.

Because many dwellings were built pursuant to a height limitation of 35 feet and exceed the 24-foot Use Permit height limitation, the height and scale of the proposed new dwelling is compatible and consistent with the height and scale of adjacent and surrounding dwellings. The applicant's request has been approved by the Bay Island Homeowners' Association (Attachment No. PC 6).

The subject property is located within the Multi-Unit Residential (RM) Coastal Zoning District and Multi-Unit Residential (RM) Zoning District. Pursuant to NBMC Table 21.18-4 (Development Standards for Multi-Unit Residential Coastal Zoning Districts) and Table 20. 2-3 (Development Standards for Two-Unit and Multi-Unit Residential Zoning Districts),

the maximum height in these zoning districts is 28 feet for flat roofs and 33 feet for sloped roofs. The proposed project is therefore consistent with the RM Zoning District and RM Coastal Zoning District.

Coastal Hazards

The Development fronts the Newport Bay with a sandy beach separating the project site and the water. A Coastal Hazards Analysis was prepared by William Simpson and Associates, Inc (Attachment No. PC 4). The report concludes that the proposed project is reasonably safe from coastal hazards for the next 75 years including shoreline movement, waves and wave runoff, and flooding with low future sea level rise projections.

Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement with the City waiving any potential right to future protection further bayward than the existing bulkhead to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). This waiver would allow a future concrete or masonry block garden wall around the front porch if it is needed in the future. 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). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.

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

Water Quality

The property is located adjacent to coastal waters. The project design addresses water quality with a construction erosion control plan, construction pollution prevention plan (CPPP), and a post construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site.

Pursuant to Municipal Code Section 21.35.050, due to the proximity of the Development to the shoreline and the Development containing more than 75 percent of impervious surface area, a Water Quality and Hydrology Plan (WQHP)/ Water Quality Management Plan (WQMP) is required. A WQMP prepared by JT Consulting Engineers, dated August 10, 2017, has been reviewed and approved by the City's Engineering Geologist. The WQMP includes a pollution runoff and hydrologic site characterization, a sizing standard for BMPs, use of a low impact development (LID) approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed

BMPs. The post-development on-site runoff will be collected and transported to the bioretention system at the southeast corner of the building site.

Public Access and Views

The project site is located between the nearest public road and the sea or shoreline in the private community of Bay Island. 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. The project involves the demolition of a single-family residence and the construction of a new single-family residence. Therefore, there is no change in land use and the proposed increases in floor area, height and bulk is comparable to other existing development on Bay Island and will not result in any significant adverse impacts to public recreation, access or views or otherwise diminish the public's use of the ocean, harbor, bay, channels, estuaries, salt marshes, sloughs, beaches, coastal parks, trails, or coastal bluffs. Therefore, requiring additional public access with this project is not supported.

Vertical and lateral access to the bay front is available adjacent to the Bay Island community at the street ends along the Balboa Peninsula (approximately 400 feet from the subject property). It should also be noted that in 2013, the California Coastal Commission issued a Coastal Development Permit to replace the existing pedestrian bridge to Bay Island. As a special condition of this permit, the publicly owned land fronting the bulkhead at the mainland terminus of the bridge and to the west of the bridge was improved with hardscape, landscape, trash receptacles, and benches and remains open for public use and fishing. The existing bridge is not open to public access. The California Coastal Commission attempted to require public access to the bridge when it was replaced; however, the Courts struck down the requirement as it was without foundation.

The project site is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public access way, as identified in the Coastal Land Use Plan. Furthermore, an investigation of the project site and surrounding area did not identify any other public view opportunities. The project site is located within the view shed of distant public viewing areas and is visible from nearby public beaches, Newport Harbor, and public lateral access path. The project will replace an existing single-family residence with a new single-family residence that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views as the changes to the existing view sheds will be negligible.

Alternatives

The following alternatives are available to the Planning Commission:

1. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any additional changes are substantial, the item should be

continued to a future meeting to allow a redesign or additional analysis. Should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application and provide facts in support of denial to be included in the draft resolution for denial (Attachment No. PC 2).

Environmental Review

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

Class 3 exempts the demolition of up to three single-family residences and addition of up to 10,000 square feet to existing structures. The proposed project consists of the construction of a new 4,379-square-foot single-family residence.

Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to all owners 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 meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:

Submitted by:


Chelsea Crager
Associate Planner


Seimone Jurjis, PE, CBO
Community Development Director

ATTACHMENTS

- PC 1 Draft Resolution with Findings and Conditions
- PC 2 Draft Resolution for Denial
- PC 3 Resolution No. 23 Adopting Use Permit No. UP3618
- PC 4 Coastal Hazards Report
- PC 5 501 W. Bay Avenue Parking Structure Floor Plan
- PC 6 Bay Island Club Letter

PC 7 Correspondence
PC 8 Project Plans

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Attachment No. PC 1

Draft Resolution with Findings and Conditions

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RESOLUTION NO. PC2018-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2018-054 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, INCLUDING AN ADJUSTMENT TO OFF-STREET PARKING REQUIREMENTS, AND ALLOW FOR AN INCREASED HEIGHT LIMIT FOR THE PROPERTY LOCATED AT 16 BAY ISLAND (PA2017-167)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Tim Dean and Michelle Dean ("Applicant"), with respect to property located at 16 Bay Island, and legally described as S-Township 6, Range 10, Section 34, requesting approval of a coastal development permit and a height allowance.
2. On November 24, 1997, the City Council approved a Planned Residential Development ("PRD") Use Permit (Use Permit No. UP3618) to implement a PRD Overlay District, which modified the Multi-Family Residential ("MFR") zoning and development regulations for Bay Island including authorizing off-site parking. The purpose of the PRD Use Permit is to ensure that future development maintains the single-family detached character of Bay Island.
3. The Applicant proposes a coastal development permit to allow the construction of a new 4,379-square-foot, single-family residence ("Development") and adjust the off-street parking requirements with a parking management plan. In addition, the Applicant requests to increase the allowed building height to 28 feet for flat roofs and 33 feet for sloped roofs pursuant to the provisions of Use Permit No. UP3618.
4. The subject Property is located within the Multi-Unit Residential ("RM") Zoning District and the General Plan Land Use Element category is Multiple-Unit Residential Detached ("RM-D").
5. The subject Property is located within the coastal zone. The Coastal Land Use Plan category is Multiple-Unit Residential – 10.0 – 19.9 DU/AC ("RM-C") and the Coastal Zoning District is Multi-Unit Residential ("RM").
6. A public hearing was held on August 9, 2018, in the City Hall Council Chambers located at 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the public hearing was given in accordance with the Newport Beach Municipal Code ("NBMC"). Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 under Class 3 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.
2. Class 3 exempts the construction of limited number of new, small structures, including one single-family residence. The proposed project is a single-family residence located within the RM (Multi-Unit Residential) Coastal Zoning District.

SECTION 3. REQUIRED FINDINGS.

Coastal Development Permit

In accordance with NBMC Subsection 21.52.015(F) (Coastal Development Permits – Findings and Decision), the following findings and facts in support of the findings for a coastal development permit are set forth:

Finding

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

Facts in Support of Finding

1. The proposed design, bulk, and scale of the Development is consistent with the existing single-family neighborhood pattern of development and expected future development of Bay Island in that it is consistent with development standards authorized by Use Permit No. UP3618.
2. The proposed Development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and open space.
 - a. The maximum cumulative floor area limitation for all residential development on Bay Island is 143,916 square feet and the proposed cumulative floor area is approximately 130,095 square feet.
 - b. The proposed Development complies with the required setbacks, which are 20 feet along all exterior property lines.
 - c. The highest flat elements of the roof are no more than 28 feet from established grade and the highest ridge is no more than 33 feet from established grade, which complies with the maximum height in the RM Coastal Zoning District (NBMC 21.18.030, Table 21.18-4).

- d. The minimum required common open space on Bay Island is 1,725 square feet and the proposed common open space is approximately 452,460 square feet.
 - e. The minimum required private open space for the Development is 209 square feet and the proposed private open space is 582 square feet.
- 3. The Development includes over 4,000 square feet of livable area and therefore requires three (3) garage parking spaces pursuant to NBMC Section 21.40.040 (Off-Street Parking Spaces Required). However, the Development complies with NBMC Section 21.40.110 (Adjustments to Off-Street Parking Requirements) in that a parking management plan is being provided as follows:
 - a. Bay Island is accessible by a gated pedestrian bridge and the only vehicles permitted on the island are golf carts. The Development includes a dedicated 210-square-foot garage for on-site golf cart parking.
 - b. Off-site parking is provided in a parking structure located at 501 West Bay Avenue pursuant to Use Permit No. UP3618, previously approved by the Planning Commission in 1997. The parking structure includes 49 parking spaces designated for the 23 existing single-family residences on Bay Island, equating to two or more off-site spaces per residence.
- 4. The Property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code ("CBC") and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.
- 5. Pursuant to NBMC Section 21.35.050, due to the proximity of the development to the shoreline and the development containing more than 75 percent of impervious surface area, a Water Quality and Hydrology Plan (WQHP) is required. The WQHP has been reviewed and approved by the City's Engineer Geologist. The WQHP includes a polluted runoff and hydrologic site characterizations, a sizing standard for BMPs, use of an LID approach to retain the storm runoff volume onsite, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQHP prior to the building permit issuance.
- 6. The Development fronts the Newport Bay with a sandy beach separating the project site and the water. A Coastal Hazards Analysis was prepared by William Simpson and Associates, Inc. The report concludes that the proposed project is reasonably safe from coastal hazards for the next 75 years including shoreline movement, waves and wave run-up, and flooding with moderate future sea level rise projections. The project site is protected by a bulkhead on property owned by the Community Association at a height of 8.66 feet (NAVD 88). The current highest tides have reached approximately 7.2 feet (NAVD 88). Utilizing the Community Development Department policy of a 1.25-foot sea level rise, the existing bulkhead and finished floor elevation will protect the site and

surrounding development from sea level rise. The proposed finished floor is 9.00 feet (NAVD 88), which is consistent with the minimum 9.00 feet (NAVD 88) standard. If sea level rise exceeds projections, an additional 4-foot concrete or masonry block garden wall may need to be constructed around the front porch of the Development in the future.

7. Proposed landscaping complies with the Implementation Plan Section 21.30.075. A condition of approval is included that requires drought-tolerant, and prohibits invasive, species. Final landscape plans will be reviewed to verify invasive species are not planted.
8. Pursuant to NBMC Subsections 21.30.030(C)(3)(i) and (iv), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). 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). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
9. The property is located adjacent to coastal waters. 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 and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.

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 in the coastal zone;*

Facts in Support of Finding

1. The project site is located between the nearest public road and the sea or shoreline in the private community of Bay Island. NBMC 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. The project involves the demolition of a single-family residence (authorized by Coastal Development Permit No. CD2017-070) and the construction of a new single-family residence. Therefore, there is no change in land use or density and the proposed increased floor area, height and bulk will not result in any significant adverse impacts to public recreation, access or views or otherwise diminish the public's use of the ocean, harbor, bay, channels, estuaries, salt marshes, sloughs, beaches, coastal parks, trails, or coastal bluffs.
2. Vertical and lateral access to the bay front is available adjacent to the Bay Island community at the street ends along the Balboa Peninsula (approximately 150 feet from the subject property).

3. The project site is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public access way, as identified in the Coastal Land Use Plan. Furthermore, an investigation conducted pursuant to NBMC 21.30.100 of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas and Newport Harbor. However, the project will replace an existing single-family residence with a new single-family residence that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing neighborhood pattern of development as established and regulated by Use Permit No. UP3618. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

Height Increase

In accordance with Section 1.5.5 (Building Height) of Use Permit No. UP3618, the following finding and facts in support of the finding for a height increase are set forth:

Finding

- C. *The proposed building height is compatible and consistent with the height and scale of adjacent and surrounding dwellings.*

Fact in Support of Finding

1. Use Permit No. UP3618 allows the height of residential dwellings to be increased from 24 feet up to 28 feet if found to be consistent with the height and scale of adjacent and surrounding dwellings. The NBMC measures residential building height such that an additional 5 feet in height is permitted for sloping roofs with a minimum 3:12 pitch. Therefore, a 24-foot height limit allows up to 29 feet for sloping roofs and a 28-foot height limit allows up to 33 feet for sloping roofs.
2. The proposed single-unit dwelling features a sloping roof with a minimum 3:12 pitch up to a maximum height of 33 feet, consistent with the provisions of Use Permit No. UP3618 and NBMC Section 21.18.030 (Residential Coastal Zoning Districts General Development Standards).
3. The majority of dwelling units on Bay Island, including the adjacent property to the north (15 Bay Island), were constructed prior to 1972, when the Zoning District was R-3 and allowed for a height of 35 feet. The majority of existing residences on Bay Island are similar in height to the proposed dwelling. Therefore, the proposed building height is compatible and consistent with the height and scale of adjacent and surrounding dwellings.
4. The Bay Island Homeowners' Association has indicated, through a letter stating approval of conceptual plans, that the increase in height is consistent with the Bay Island scale of development.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby approves Coastal Development Permit Application No. CD2018-054 and requested height increase, subject to the conditions set forth in Exhibit "A", which is attached hereto and incorporated by reference.
2. This building height action shall become final and effective fourteen (14) days after the adoption of this Resolution unless within such time an appeal or call for review is filed with the City Clerk in accordance with the provisions of NBMC Title 20 Planning and Zoning.
3. This Coastal Development Permit action shall become final and effective fourteen (14) days following the date this resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation plan of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with NBMC Section 21.64.035 and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED AND ADOPTED THIS 9TH DAY OF AUGUST, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Peter Zak, Chairman

BY: _____
Lauren Kleiman, Secretary

EXHIBIT "A"

CONDITIONS OF APPROVAL

Project-Specific Conditions in Italics

PLANNING DIVISION

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. Prior to the issuance of a building permit, 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 including the repair and maintenance, enhancement, reinforcement, or any other activity affecting the bulkhead, that results in any encroachment seaward of the authorized footprint of the bulkhead or other shoreline protective device. The agreement shall be binding against the property owners and successors and assigns.
3. Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development.
4. *Prior to issuance of a building permit, the applicant shall prepare a construction management plan to minimize impacts to adjacent residences on Island Avenue and Edgewater Avenue to be reviewed and approved by the Community Development Director.*
5. *A minimum of two parking spaces, including one covered, shall be maintained for the dwelling unit at the parking structure located at 501 West Bay Avenue (Lots 2, 3, 4, 5, 6 Block 3, East Newport Tract).*
6. *A minimum of one enclosed parking space, with minimum dimensions nine feet (9') wide by eleven feet six inches (11'6") deep, shall be maintained onsite for golf cart parking.*
7. 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).

8. The Applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
9. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the City's Building Division and field sets of plans prior to issuance of building permits.
10. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan prepared by a licensed landscape architect. These plans shall incorporate drought-tolerant plantings and water efficient irrigation practices, and the plans shall be approved by the City's Planning Division.
11. All landscape materials and irrigations systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing conditions 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.
12. Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the City's Planning Division.
13. Prior to the issuance of a building permit, the Applicant shall submit to the City's Planning Division an additional copy of the approved architectural plans for inclusion in the application file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Coastal Development Permit application.
14. Prior to the issuance of a building permit, the approved Construction Pollution Prevention Plan ("CPPP") and Water Quality and Hydrology Plan ("WQHP") shall be submitted with the Building Permit plans. Implementation shall be in compliance with the approved CPPP and WQHP and any changes could require separate review and approval by the City's Building Division.
15. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
16. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sides, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

17. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
18. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, wetland or their buffers.
19. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of approval by either the current property owner or leasing agent.
20. Construction activities shall comply with NBMC Section 10.28.040, which restricts hours of noise-generating construction activities to between the hours of 7 a.m. and 6:30 p.m. Monday through Friday, and 8 a.m. and 6 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
21. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of NBMC Title 20 Planning and Zoning.
22. Grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31. If such activities must occur inside the peak nesting season (from February 1 to August 15), compliance with the following is required to prevent the taking of Native Birds pursuant to the Migratory Bird Treaty Act (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. The applicant is responsible for compliance with the MBTA. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
23. To the fullest extent permitted by law, Applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's

approval of Dean Residence Coastal Development Permit including, but not limited to, Coastal Development Permit No. CD2018-054 (PA2017-167). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages, which City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. PC 2

Draft Resolution for Denial

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RESOLUTION NO. PC2018-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH, CALIFORNIA, DENYING COASTAL DEVELOPMENT PERMIT NO. CD2018-054 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, INCLUDING AN ADJUSTMENT TO OFF-STREET PARKING REQUIREMENTS, AND ALLOW FOR AN INCREASED HEIGHT LIMIT FOR THE PROPERTY LOCATED AT 16 BAY ISLAND (PA2017-167)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Tim Dean and Michelle Dean ("Applicant"), with respect to property located at 16 Bay Island, and legally described as S-Township 6, Range 10, Section 34, requesting approval of a coastal development permit and a height allowance.
2. On November 24, 1997, the City Council approved a Planned Residential Development ("PRD") Use Permit (Use Permit No. UP3618) to implement a PRD Overlay District, which modified the Multi-Family Residential ("MFR") zoning and development regulations for Bay Island including authorizing off-site parking. The purpose of the PRD Use Permit is to ensure that future development maintains the single-family detached character of Bay Island.
3. The Applicant proposes a coastal development permit to allow the construction of a new 4,379-square-foot, single-family residence ("Development") and adjust the off-street parking requirements with a parking management plan. In addition, the Applicant requests to increase the allowed building height to 28 feet for flat roofs and 33 feet for sloped roofs pursuant to the provisions of Use Permit No. UP3618.
4. The subject Property is located within the Multi-Unit Residential ("RM") Zoning District and the General Plan Land Use Element category is Multiple-Unit Residential Detached ("RM-D").
5. The subject Property is located within the coastal zone. The Coastal Land Use Plan category is Multiple-Unit Residential – 10.0 – 19.9 DU/AC ("RM-C") and the Coastal Zoning District is Multi-Unit Residential ("RM").
6. A public hearing was held on August 9, 2018, in the City Hall Council Chambers located at 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the public hearing was given in accordance with the Newport Beach Municipal Code ("NBMC"). Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

SECTION 3. REQUIRED FINDINGS.

Coastal Development Permit

The Planning Commission may approve a coastal development permit application only after making each of the required findings set forth in NBMC Subsection 21.52.015 (F) (Findings and Decision). In this case, the Planning Commission was unable to make the required findings for the following reason:

1. The proposed residence does not conform to all applicable sections of the certified Local Coastal Program in that:
 - a. The proposed design, bulk, and scale of the Development is not consistent with the existing single-family neighborhood pattern of development and expected future development of Bay Island in that the home is larger than some other Bay Island residences; and
 - b. The Development does not provide the required 3 garage parking spaces.

Height Increase

In accordance with Section 1.5.5 (Building Height) of Use Permit No. 3618, the Planning Commission may approve an increase in height up to 28 feet for flat roofs and 33 feet for sloped roofs only after making the findings that the building height is compatible and consistent with the height and scale of adjacent and surrounding dwellings. In this case, the Planning Commission was unable to make the required finding for the following reason:

1. Not all residences on Bay Island are built to the maximum allowable height of 33 feet and the proposed building height is not compatible with the height and scale of all dwellings located on Bay Island.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby denies Coastal Development Permit Application No. CD2018-054, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.

2. This action shall become final and effective fourteen (14) days after the adoption of this Resolution unless within such time an appeal or call for review is filed with the City Clerk in accordance with the provisions of NBMC Title 20 Planning and Zoning.
3. This Coastal Development Permit action shall become final and effective fourteen (14) days following the date this resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation plan of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with NBMC Section 21.64.035 and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED AND ADOPTED THIS 9TH DAY OF AUGUST, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Peter Zak, Chairman

BY: _____
Lauren Kleiman, Secretary

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Attachment No. PC 3

Resolution No. 23 Adopting Use Permit
No. 3618

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RESOLUTION NO. 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH APPROVING A PLANNED RESIDENTIAL DEVELOPMENT USE PERMIT TO ESTABLISH LAND USE AND PROPERTY DEVELOPMENT REGULATIONS FOR THE BAY ISLAND COMMUNITY [USE PERMIT 3618]

WHEREAS, the Bay Island was developed as a stock cooperative prior to the establishment of City zoning regulations; and

WHEREAS, a planned residential development use permit is necessary for the administration of City zoning regulations on existing and future development on Bay Island; and

WHEREAS, the Land Use Element of the General Plan and the Local Coastal Program Land Use Plan designate the site for "Residential Single Family Detached" residential uses and that a planned residential development is a permitted use within this designation; and

WHEREAS, the project is located within the Multi-Family Residential District and Planned Residential Development Overlay District, which permits multi-family residential land uses and planned residential developments; and

WHEREAS, Bay Island provides off-street parking for each dwelling unit which is equal to that of the requirement for single family residential dwelling units. The off-street parking for Bay Island has shown to be adequate for many years and that the approval of the planned residential development use permit will not result in additional parking demand; and

WHEREAS, the waiver of the requirement that the planned residential development be bounded on all sides by public streets will not be inconsistent with adequate standards of pedestrian and vehicular access and traffic circulation for the development and for the area in which the development is located. The project has not negatively affected the pedestrian and vehicular system in the past seventy-five years, and with the standards established by the planned residential development use

permit, the project will have adequate pedestrian and vehicular access; and

WHEREAS, the approval of Use Permit No. 3618 to allow a planned residential development will not, under the circumstances of the case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the City, for the following reasons:

- The proposed planned residential development will not significantly alter the land use and development pattern of Bay Island.
- That the PRD will allow Bay Island to continue to be developed with dwelling units, densities and property development standards which are consistent with those in the surrounding area.

WHEREAS, on October 23, 1997, the Planning Commission of the City of Newport Beach held public hearings regarding Use Permit 3618; and

WHEREAS, on November 24, 1997, the City Council of the City of Newport Beach held a public hearing regarding Use Permit 3618; and

WHEREAS, the public was duly noticed of the public hearing; and

WHEREAS, pursuant to the California Environmental Quality Act, it has been determined that the proposed amendment is categorically exempt under Class 5, minor alterations in land use limitations.

THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: Use Permit 3618 is hereby approved to establish the following land use and property development regulations for Bay Island:

- 1.5 Bay Island - PRD. All development shall conform to MFR District regulations unless modified by the following:

1.5.1 Setbacks and Encroachments.

- A. "Major Structures" shall conform to setbacks and envelopes as illustrated on Building Site Map dated 8-15-97 which defines the Buildable Area of these sites.
- B. "Minor Structures" such as sun shades, decks, railings, stairs, etc., may encroach into the area illustrated with a maximum railing height of 42" above the main living floor. Porches and decks, roofs, etc., to serve floors above the main living floor shall be cantilevered and shall not encroach more than 5' into the front yard (bayside) or more than 4' into the rear yard (interior or "park" side). Roofs may encroach an additional 2'.

1.5.2 Gross Floor Area

Gross Floor Area shall not exceed 2.5 times "buildable area."

1.5.3 Land Use

Each site designated on the map of Bay Island shall permit the construction of only one single family unit. The existing caretaker's residence and the tennis court are permitted as accessory uses to the single family units.

1.5.4 Parking

A parking structure built and owned by the Bay Island Club and located on Lots 2, 3, 4, 5, 6, Block 3, East Newport Tract provides parking for 48 cars, 37 covered and 11 uncovered. Two off-street parking spaces, including one covered, shall be

maintained for each dwelling unit, including any caretaker's residences.

1.5.5 Building Height

Building height shall be 24', using the measurement of height defined in the Newport Beach Zoning Code, Chapter 20.65. This may be increased to a maximum of 28' with the approval of the Planning Commission if it is deemed compatible and consistent with the height and scale of adjacent and surrounding dwellings.

1.5.6 Nonconforming Buildings and Structures

Buildings and structures made nonconforming due to the adoption of this planned residential development use permit or by ordinance changes may be continued subject to the provisions of Chapter 20.62 of the Newport Beach Zoning Code.

1.5.7 Modification Permits/Variances

Modifications and variances to the property development regulations established by this planned residential development use permit or the Zoning Code may be granted under the provisions of Chapter 20.93 and Chapter 20.91, respectively, of the Newport Beach Zoning Code.

1.5.8. Public Safety Improvements

All new structures shall be fully automatic fire sprinklered in conformance with the requirements specified by the Newport Beach Fire and Marine Department.

All existing structures shall be retrofitted with automatic fire sprinklers in conformance with the requirements specified by the Newport Beach Fire and Marine Department when the valuation of any new construction or alterations exceeds \$50,000.

Fire sprinkler system for each residential dwelling unit shall be installed on the dwelling unit's domestic water line. It shall be installed ahead of the pressure regulator so that the fire sprinkler system will be pressurized when the 6" fire main is pressurized.

Since the domestic and fire system are common, Bay Island shall sign an indemnification agreement, which is agreeable to both the Bay Island Club and the City of Newport Beach, indemnifying the City of Newport Beach for contamination or damage to individual dwelling units or the common domestic water system from pressurization of the fire line.

This resolution was adopted at a regular meeting of the City Council of the City of Newport Beach held on March 9, 2004, by the following vote, to wit:

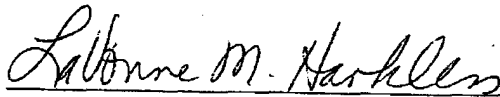
AYES, COUNCIL MEMBERS Heffernan, Rosasnsky, Adams,
Bromberg, Webb, Nichols, Mayor Ridgeway

NOES, COUNCIL MEMBERS None

ABSENT COUNCIL MEMBERS None


MAYOR

ATTEST:



CITY CLERK



STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF NEWPORT BEACH } ss.

I, LaVonne M. Harkless, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; that the foregoing resolution, being Resolution No. 2004-23 was duly and regularly introduced before and adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 9th day of March, 2004, and that the same was so passed and adopted by the following vote, to wit:

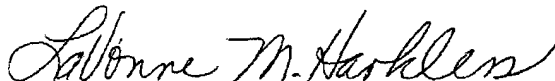
Ayes: Heffernan, Rosansky, Adams, Bromberg, Webb, Nichols, Mayor Ridgeway

Noes: None

Absent: None

Abstain: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 10th day of March, 2004.



City Clerk
Newport Beach, California

(Seal)



Attachment No. PC 4

Coastal Hazards Report

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May 21, 2017

Ian Harrison
3535 east Coast Hwy #301
Corona Del Mar, CA 92625

COASTAL DEVELOPMENT PERMIT APPLICATION

Tim & Michelle Dean; Applicants
16 Bay Island
City of Newport Beach, County of Orange

WSA Job #7154

Dear Mr. Harrison,

Pursuant to your authorization, William Simpson & Associates, Inc., (WSA) is pleased to provide this report in response to your request for Coastal Hazards Analysis for the proposed development at the subject site. The site is adjacent to Newport Bay, thus it may be subject to Coastal Hazards such as, flooding, wave runup, and erosion. This study investigates the potential for the aforementioned hazards to impact the proposed development on the site over the next 75 years and addresses compliance with Coastal Hazards Analysis Report requirements and standards of NBMC Section 21.30.15.E.2.

STATEMENT OF THE PREPARER'S QUALIFICATIONS

Plamen Petrov, P.E., the preparer of the Coastal Hazards Analysis Report on this project, holds a Master of Science in Structural Engineering from University of Architecture, Structural Engineering & Geodesy of Sofia, Bulgaria, and is a Licensed Civil Engineer by the State of California Certificate No. C66947. For the last 19 years of his professional career he has been actively involved in the design and entitlement of many Waterfront Developments such as custom homes, seawalls, piers, platforms, floating docks and marinas. A great number of Coastal Hazards Analysis Reports prepared by him have been reviewed and accepted/approved by California Coastal Commission.

All of the above being said, Plamen Petrov, P.E. shall be considered a qualified preparer for the Coastal Hazards Analysis Report on this project.

Requirements in Appendix A for Step 1:

Establish the project sea level rise range for the proposed project's planning horizon (life of project) using the current best available science.

As reflected on the enclosed Table 1 Sea Level Rise Projection for California (NRC 2012) and Figure 3.3, over the project's planning horizon of 75 years, the estimated Sea Level Rise is

between 1.50' and 5.00', which is the sea level rise for the proposed project. Based on the highest high tides of +7.80' MLLW (+7.62' NAVD88) recorded in the project area, the above established range of Sea Level Rise will account eventually for bay water levels in the range of +9.12' NAVD88 and +12.62' NAVD88.

Requirements in Appendix A for Step 2:

Determine how physical impacts from sea level rise may constrain the project site, including erosion, structural and geologic stability, flooding, and inundation.

The finished slab elevation of the proposed development is at +9.00' NAVD88 which is in compliance with the Base Flood Elevation established for the area. The highest high tide reached in Newport Beach of +7.80' MLLW is approximately 1.2' below the finished slab of the proposed development. As we well know, majority of the public streets in Newport Bay area are currently at much lower elevations than the subject site, and will flood due to Sea Level Rise way before the development on this site becomes subject to flooding.

FLOODING HAZARD

The primary hazard due to flooding from the ocean waters for this site, like majority of the sites located adjacent to Newport Bay, would be due to long term sea level rise. The current water levels in Newport Bay are reflected on the enclosed Tide Planes & Tidal Datum – City of Newport Beach STD-599-L.

According to the enclosed Topographic Survey the existing finish surface elevation in front of the subject site is at an elevation of +8.91' NAVD88 (North American Vertical Datum 1988), and top of recently replaced bulkhead/seawall is at an elevation of +8.66' NAVD88. Per the enclosed Site Grading & Drainage Plan, Finished Slab Elevation of the Proposed Development will be +9.00' NAVD88.

The highest high tides in Newport Beach threaten flooding of low-lying terrain. Historically, the highest high tides have reached approximately 7.8 ft above MLLW. This has occurred twice: January 28, 1983 and January 10, 2005.

While sea levels have been rising for decades, higher rates of raise are forecast for the coming century as a consequence of climate change – see enclosed Sea Level Change Graph. Increases can be attributed to warmer temperatures, which cause water to expand, as well more liquid mass caused by melting of ice caps. Current estimates of future sea level rise generally fall in the range of 1-3 ft for the year 2100. A United States Environmental Protection Agency study puts these figures in a probabilistic perspective, suggesting there was a 50% chance that sea level rise would exceed 0.4, 0.7 and 1.5 ft by 2025, 2050 and 2100, respectively, and a 10% chance that sea level rise would exceed 0.6, 1.1 and 2.9 ft by 2025, 2050 and 2100, respectively. On August 12, 2015, ***California Coastal Commission unanimously adopted Sea Level Rise Policy Guidance: Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits.*** According to this Document, considered **The Best Available Science and Consequences of Sea Level Rise**, the sea-level rise projections for **California (NRC 2012) are 1, 2 and 5.5 ft by 2030, 2050 and 2100** respectively. Global warming may impact flooding in other ways as well. Warmer water could intensify North Pacific storms, bringing greater wind and wave energy to shoreline in winter and higher intensity precipitation.

In order to review the historical tides, Flow Simulations, LLC has obtained tide heights data from the NOAA (National Oceanic and Atmospheric Administration) Center for Operational

Oceanographic Products and Services (CO-OPS) “Tides and Currents” website, <http://co-ops.nos.noaa.gov/> (Data accessed April, 2008). Year-long records of hourly tide predictions and measurements for Station ID: 9410660 (Los Angeles) have been accessed for 1982-2007. In addition, year-long records of hourly tide predictions have been accessed for 2008-2020. All tide heights have been saved in units of feet relative to MLLW and relative to GMT (Greenwich Mean Time). Los Angeles has been chosen because it is the nearest NOAA tide station with tide measurement data. A review of benchmark data for Los Angeles versus Newport Harbor shows that tide heights typically differ by less than an inch. For example, NOAA benchmarks data reports that the mean tide range at Newport Beach harbor is 3.76 ft versus 3.81 ft at Los Angeles, a difference of 0.05 ft or 0.6 inches.

Hourly NTRs (Non-Tide Residuals) have been obtained for years 1982-2007 by subtracting the predicted tide heights from the measured tide heights. Positive NTR corresponds to higher tides than predicted and negative NTR correspond to lower tides than predicted. To characterize the magnitude and frequency of historical NTRs **during the winter season when maximum astronomical tides occur**, hourly NTRs for the months of December, January and February have been compiled for each year between 1982/83 and 2006/07 and rank ordered. From this ranking the 98th percentile NTRs have been extracted; this corresponds to 2% exceedance probability.

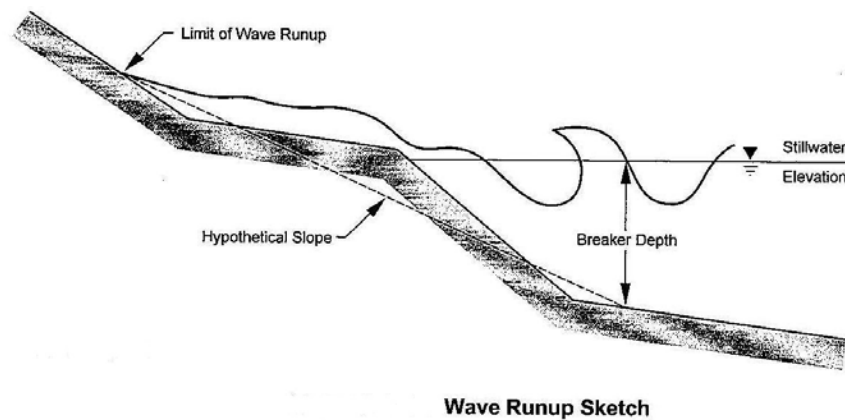
To further explore the association between NTR and strong El Nino conditions, the 98th percentile NTR for each winter (2% exceedance probability) has been plotted versus ONI (Oceanic Nino Index) as shown in the enclosed Figure 3.1 and positive correlation has been identified ($R^2 = 0.72$, $p < 0.05$). The implication for coastal flooding is not only that the probability of coastal flooding, or flood risk, varies from year to year depending on climatic conditions in addition to astronomical factors, but that the stronger El Nino the greater the coastal flood risk. There are important exceptions to this trend, however. Figure 3.1 shows two instances where NTR exceeded 0.5 ft even though ONI values have been between 0 and 1 °C corresponding to El Nino neutral or weak El Nino conditions. On the other hand, Figure 3.1 also shows that 2% exceedance probability NTR values never exceeded 0.5 ft when ONI values have been less than zero (i.e., during La Nina conditions). This suggests that coastal flood risk is minimized during La Nina conditions.

The enclosed Figure 3.2 shows the height of monthly maximum high tides through 2020 based on astronomical factors. There are two peaks per year corresponding to maximum high tides in summer and winter. The graph in Figure 3.2 also reflects the 4.4-year cycle reported by Zetler and Flick (1985) and Flick (1986).

The Newport Beach Peninsula portion of the Pacific Institute California Flood Risk Map is shown herein as OE S Quadrangle. The dark blue colored areas show the areas where a 100-year sea level rise of 55 inches is added to the existing FEMA coastal flood elevation shown in light blue. Obviously, the entire Newport Bay area will be affected if sea level rises 66 inches (5.5 feet) by the year 2100. **If the sea level rises in the next several decades as currently estimated, regional measures to mitigate the potential flooding hazard shall be taken. Since finished floor/slab elevation of the proposed development is at +9.00' NAVD88, it will remain below the High Tide to approximately year 2050. Eventually, the existing bulkhead/seawall may have to be raised in accordance with enclosed STD-601-L in order to accommodate the actual sea level at that time.**

WAVE RUNUP

Wave runup is the uprush of water from wave action on a shore barrier intercepting Stillwater level. On steeply sloped shorelines, the rush of water up the surface of the natural beach, including dunes and bluffs, or the surface of a manmade structure, such as revetment or vertical wall, can result in flood elevations higher than those of the crest of wind-driven waves. See wave Runup Sketch below.



Due to its location, this site is not a subject to typical ocean waves and the associated wave runup. Bay generated waves that may arrive at this site are very small wind waves and boat wakes. These types of waves are generally dampened by the moored vessels and dock systems located in front of the site, and have no significant energy and runup effect. Tsunami type waves that approach from the ocean shoreline will likely not reach the site for several reasons. There is no significant near field source of a tsunami like the geologic conditions of some other places on Earth such as Japan, for example. A far field tsunami reaching the ocean shoreline will likely not reach the site because of the distance and developments between the shoreline and this site. A near or far field tsunami propagating into Newport Bay proper would likely cause a seiche or standing wave on the order of 1.3 feet traveling within the bay. Even at the highest anticipated tide in Newport Beach of +7.8' MLLW (+7.62' NAVD88) this shall not result in overtopping of the bulkhead/seawall. **Due to its very infrequent occurrence – 500-year recurrence interval – tsunami should not be considered a significant impact over the life of the proposed structure -75 years.**

EROSION HAZARD

Erosion refers to the wearing or washing away of coastal lands. Beach erosion is a chronic problem along many open ocean shores of the United States. In order to meet the needs for comprehensive analysis of shoreline movement, the United States Geological Survey has conducted analysis of historical shoreline changes along open ocean sandy shores of the conterminous United States and has produced an Open-File Report 2006-1219 entitled “National Assessment of Shoreline Change Part 3: Historical Shoreline Change and Associated Coastal land Loss Along Sandy Shorelines of the California Coast”. The report looks at survey data of the following periods: 1800s, 1920s-1930s, and 1950s-1970s, whereas the lidar shoreline is from 1998-2002. The report looks at both long-term and short-term changes. According to the report, the average rate of long-term shoreline change for the State of California was 0.2 ± 0.1 m/yr, and accretional trend. The average rate of short-term shoreline change for the state was erosional; with an average rate of -0.2 ± 0.4 m/yr. The beach footprint of this site is stabilized and not subject to significant long term erosion. Review and analysis of historical aerial photographs and field measurements for seawall repairs in the area show no change in the position of the shoreline over the last several decades. The future shoreline changes over the next 75 years are assumed to be the same as in the previous several decades. **However, there is a rapid rate of sea level rise predicted in the next 75 years. If that prediction holds true, the rapid sea level rise may accelerate shoreline erosion, but it shall not impact the structure on the subject lot over its economic life.**

CONCLUSION

In conclusion, flooding, wave runup and erosion will not significantly impact this property over the proposed life of the development. If found not adequate for the actual sea level rise over the next 75 years, the bulkhead/seawall assembly allows to be increased in height without further seaward encroachment. Also, up to 4' high concrete or masonry block garden wall may need to be constructed around the front porch of the proposed development.

The above conclusion was prepared based on the existing conditions, proposed drawings, current projection of future sea level rise, and within the inherent limitations of this study, in accordance with generally acceptable engineering principles and practices. We make no further warranty, either expressed or implied.

William Simpson & Associates, Inc. appreciates the opportunity to work with you towards the successful completion of your project. Should you have any questions regarding this report, please give us a call.

Respectfully submitted,



Plamen Petrov, P.E.
Senior Project Manager



Masoud Jafari, S.E.
Principal

Enclosures:

Location Map

Aerial View

Table 1 (NRC 2012) & Sea Level Change Graph Figure 3.3

Topographic Survey

Site Grading & Drainage Plan

City of Newport Beach Tide Planes & Tidal Datum – STD-599-L

City of Newport Beach – STD-601-L

Figure 3.1

Figure 3.2

Newport Beach OE S Quadrangle



WILLIAM SIMPSON & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS

23 ORCHARD, SUITE 250
LAKE FOREST, CA 92630

P (949) 206-9929
F (949) 206-9955

16 BAY ISLAND
NEWPORT BEACH, CA 92661

JOB. 7154

SHT.

DES. PBP

DATE 05/21/17





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AERIAL VIEW

Table 1. Sea Level Rise Projections for California (NRC 2012)

TIME PERIOD*	NORTH OF CAPE MENDOCINO	SOUTH OF CAPE MENDOCINO	
by 2030	-2 – 9 in (-4 – +23 cm)	2 – 12 in (4 – 30 cm)	
by 2050	-1 – 19 in (-3 – + 48 cm)	5 – 24 in (12 – 61 cm)	
by 2100	4 – 56 in (10 – 143 cm)	17 – 66 in (42 – 167 cm)	

*with Year 2000 as a baseline

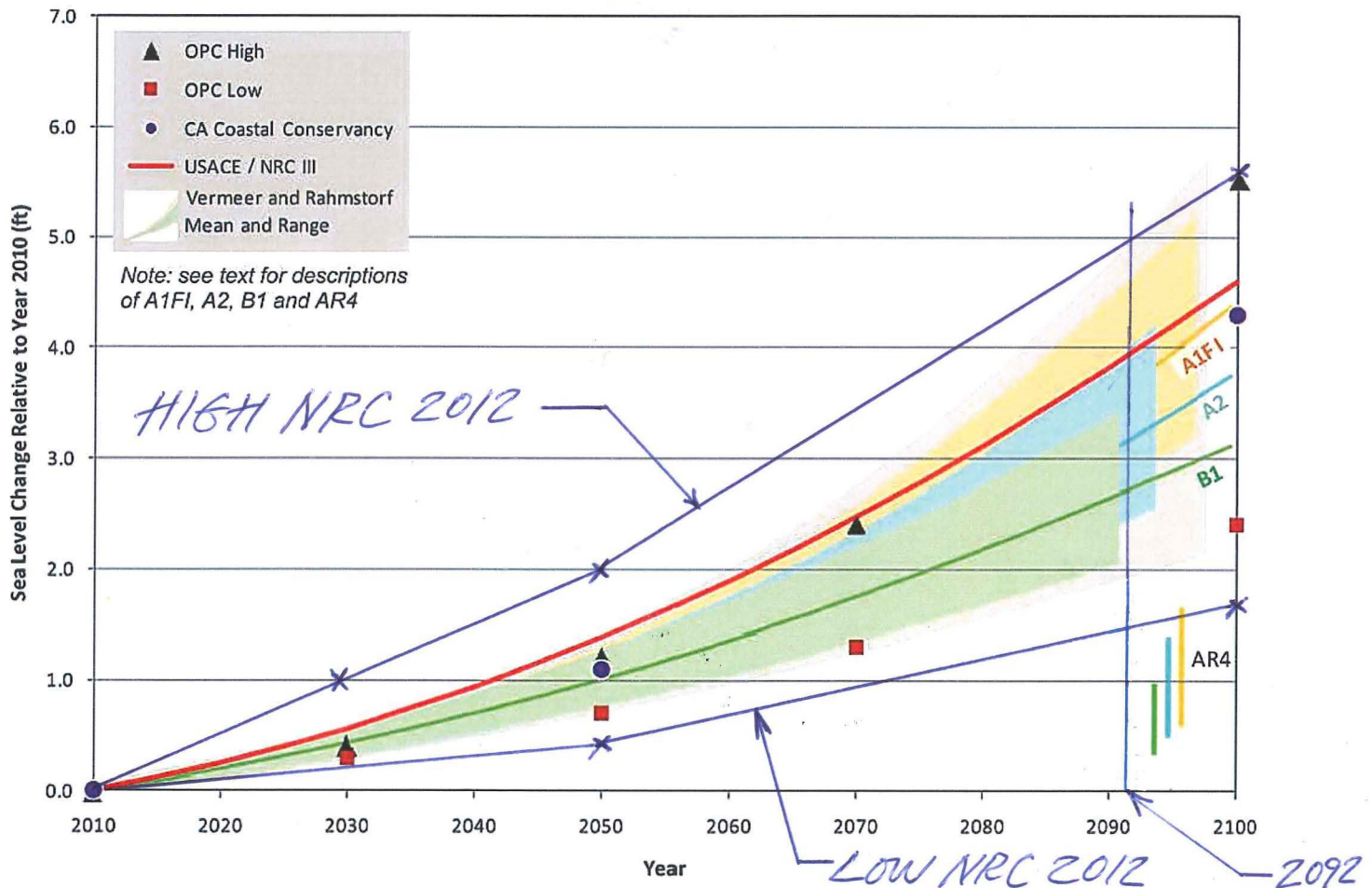
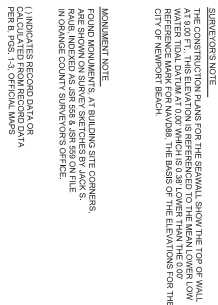


Figure 3.3 Comparison of USACE/NRC III Projections of Sea Level Rise with Vermeer and Rahmstorf (2009), (Adopted from Vermeer and Rahmstorf 2009) and OPC and California State Coastal Conservancy Recommendations

SHEET 1 OF 1 TOP

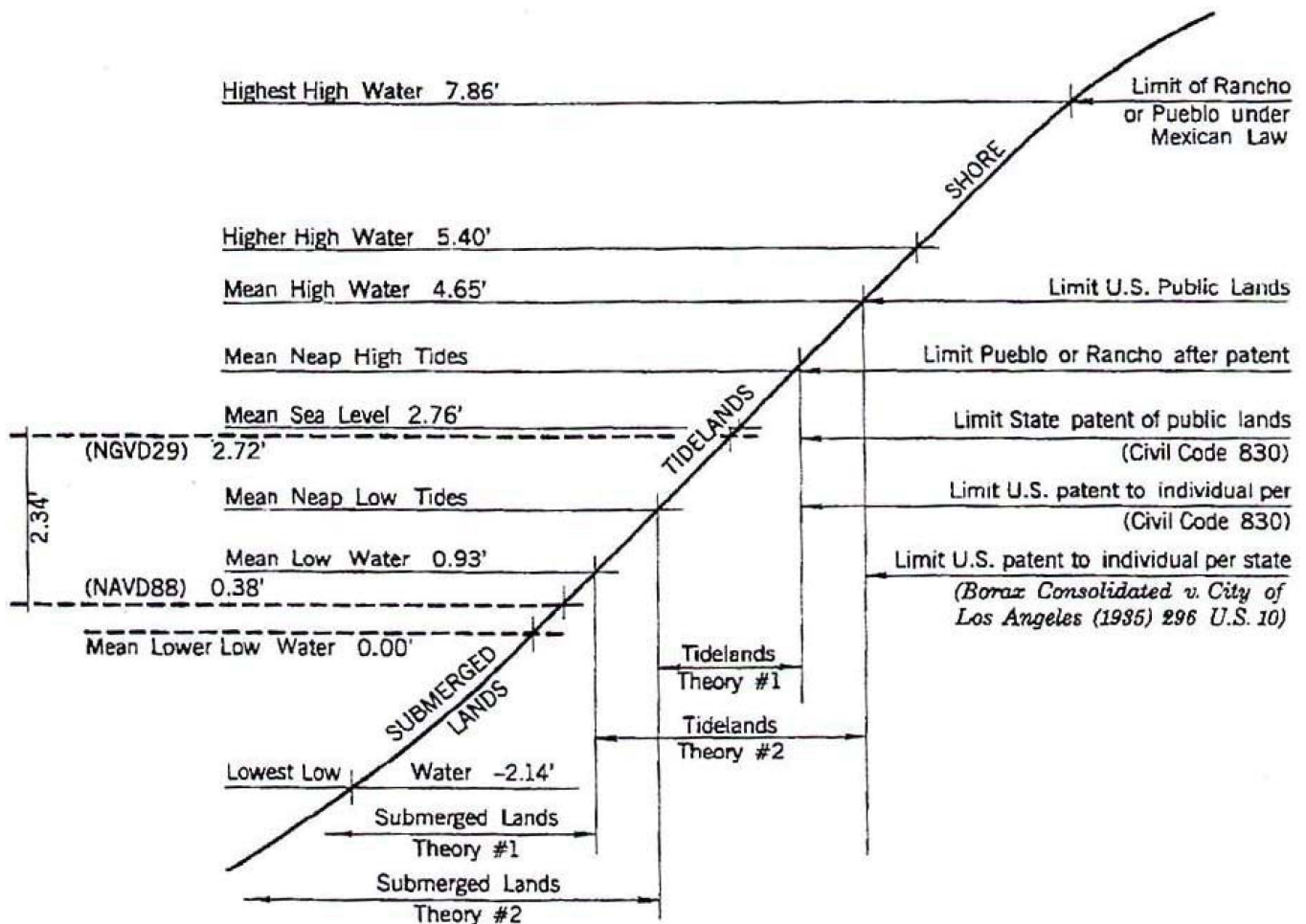


BENCHMARK
BENCHMARK 1E-116-69 ELEVATION=7.587 FT NAVD88
FD. 3 3/4" OCS ALUM. BM. DISK STAMPED "1E-116-99", SET IN THE NW COR.
OF A 5.0 FT X 5.0 FT CONC. CATCH BASIN. MON. IS LOCATED ALONG THE WLY
SIDE OF PALM ST., 110 FT. NLY OF THE CL. OF BAY AVE. & 21 FT. WLY OF
THE CL. OF PALM ST. MON. IS SET LEVEL WITH THE SIDEWALK.

OWNERS: TIM & MICHELLE DEAN
ADDRESS: 16 BAY ISLAND, NEWPORT BEACH 92861
SURVEY OF BUILDING SITE NO. 16, BAY ISLAND CLUB
DATE OF SURVEY: MAY 2016
SURVEYED BY: LOREN K. TOOMEY, P.L.S. 4459
24791 BELGREEN PL., LAKE FOREST, CA. 92630
949-770-1941



Tide Planes and Tidal Datum Relationships (U. S. Survey Foot)



Theory #1 - Tidelands lie between mean high and mean of low neap tides.

Theory #2 - Tidelands lie between mean of all high and mean of all low tides.

Information was taken from National Ocean Service (NOS), Office of Ocean and Earth Science (OES),
Tidal Datum sheet - Publication Date 07/17/89

CITY OF NEWPORT BEACH
BUILDING DEPARTMENT

**TIDE PLANES & TIDAL DATUM
RELATIONSHIPS
(U.S. SURVEY FOOT)**

APPROVED:

BUILDING DIRECTOR

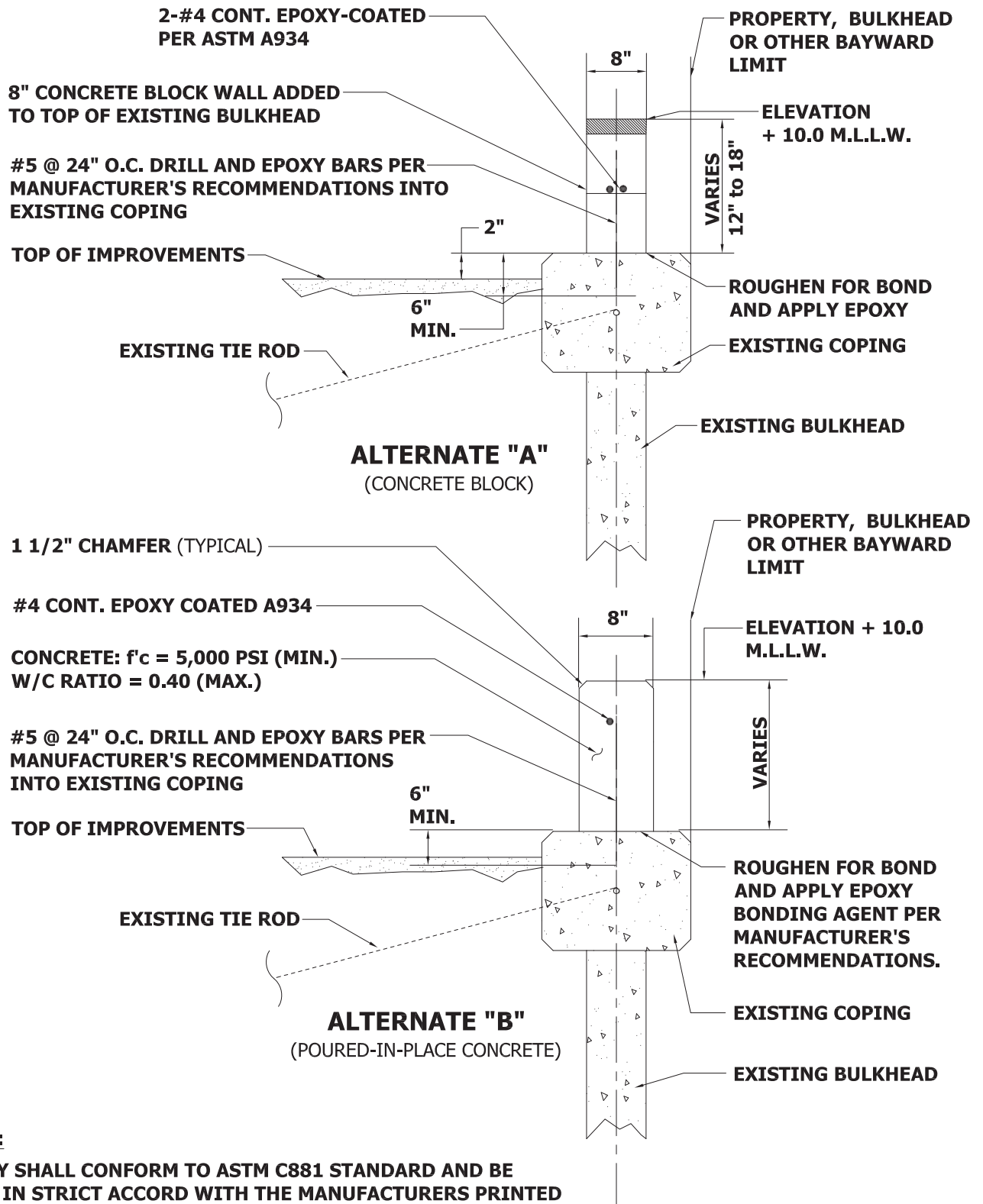
Drawn: R OKADA

Date: JULY 2004

Scale: N.T.S.

DRAWING NO.

STD-599-L



REV. 01/17

CITY OF NEWPORT BEACH

APPROVED:

DETAIL FOR RAISING BULKHEADS

PUBLIC WORKS DIRECTOR

Drawn: R. OKADA

Date: JULY 2004

Scale: N.T.S.

DRAWING NO.

STD-601-L

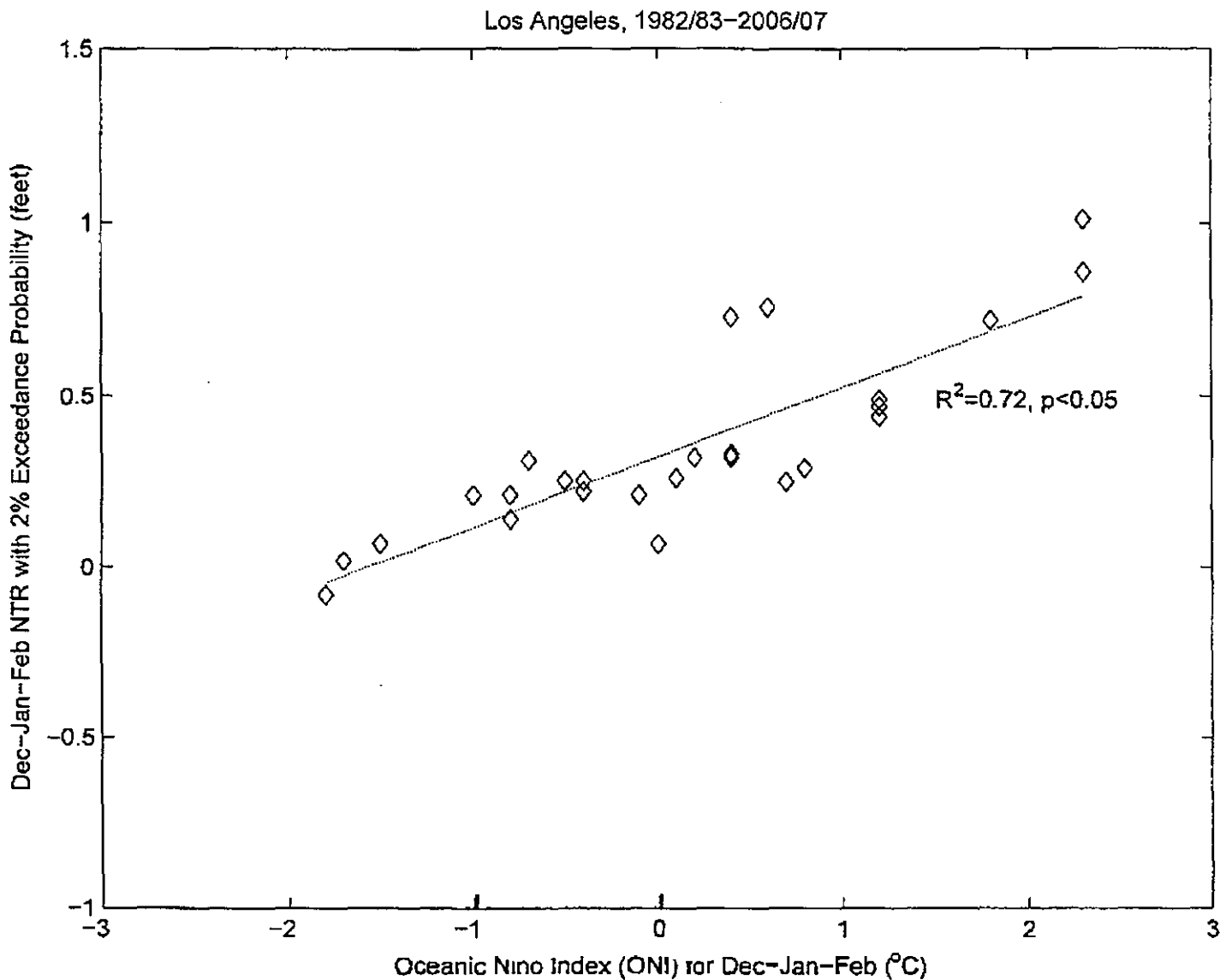


Figure 3.1. A plot of 2% exceedance probability NTR versus ONI shows significant correlation ($R^2=0.72, p<0.05$), but note that NTR exceeding 0.5 ft have also occurred during weak El Nino and El Nino neutral winters ($0<ONI<1$).

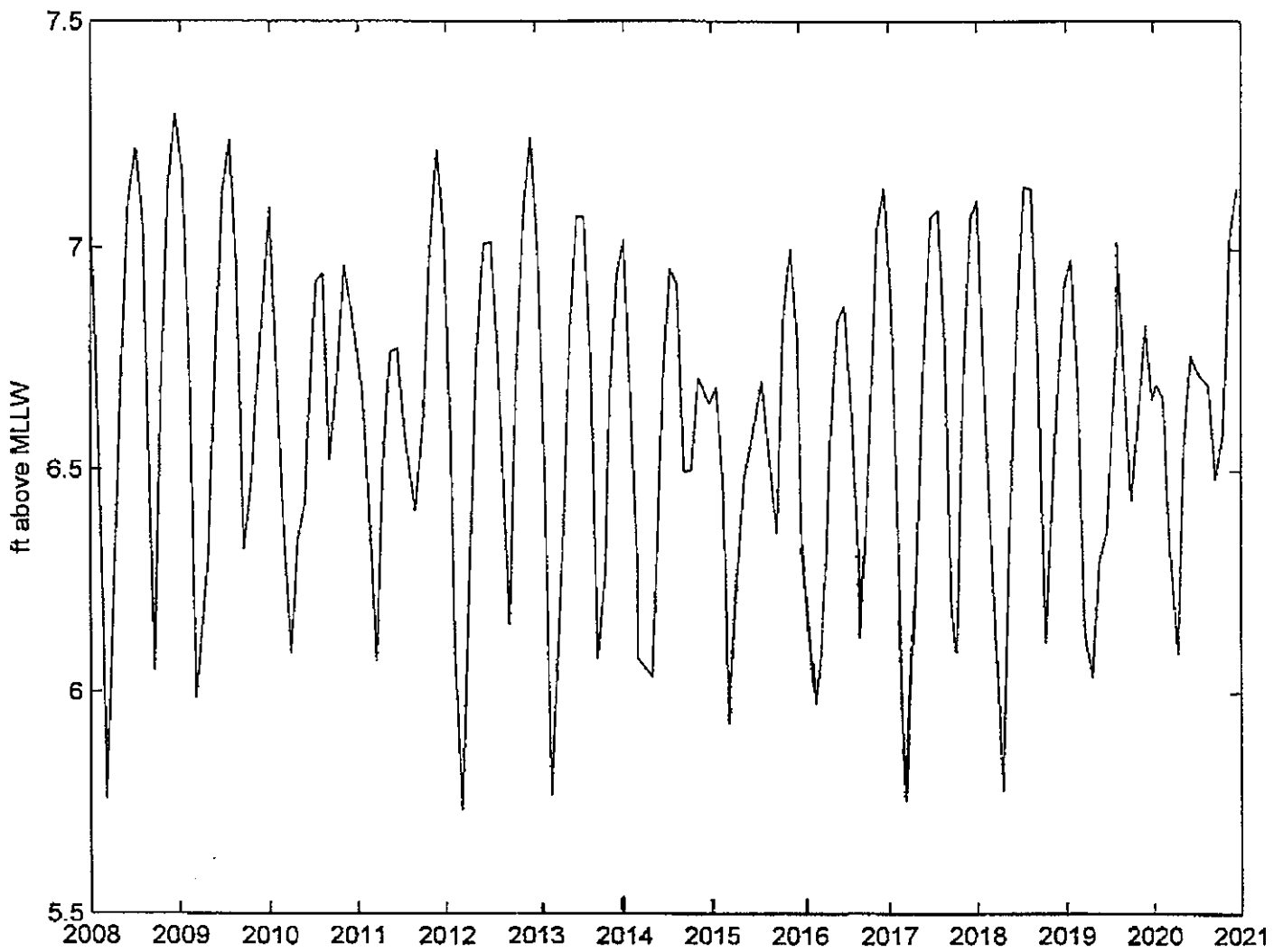


Figure 3.2. Monthly maximum high tides for Los Angeles between 2008 and 2020. There are two peaks per year corresponding to maximum high tides in summer and winter. Note also the 4.4 year cycle reported by Zetler and Flick (1985) and Flick (1986).

California Flood Risk: Sea Level Rise Newport Beach OE S Quadrangle



Interstate
 US Highway
 State Highway
 County Highway
 Current Coastal Base Flood (approximate 100-year flood extent)
 Sea Level Rise Scenario (Coastal Base Flood + 1.4 meters (55 inches))
 Landward Limit of Erosion High Hazard Zone in 2100
 Coastal Zone Boundary

0 0.25 0.5 1 1.5 2
 Miles
 0 0.5 1 2 3
 Kilometers

Created by the Pacific Institute, Oakland, California, 2009.
 Project funded by the California Energy Commission's
 Public Interest Energy Research Program, CalTrans,
 and the California Ocean Protection Council

Grid coordinates:
 UTM Zone 11N meters
 NAD83 GCS degrees

Adjoining Quadrangles:

1	2	3
4	5	6
7	8	

1: Seal Beach
 2: Newport Beach
 3: Tustin
 4: not printed
 5: Laguna Beach
 6: not printed
 7: not printed
 8: not printed

Map extents match USGS 7.5 minute topographic maps

This information is being made available for informational purposes only. Users of this information agree by their use to hold blameless the State of California, and its respective officers, employees, agents, contractors, and subcontractors for any liability associated with its use in any form. This work shall not be used to assess actual coastal hazards, insurance requirements, or property values and specifically shall not be used in lieu of Flood Insurance Studies and Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA).
 Data Sources: US Geological Survey, Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Coastal Services Center (CSC), Scripps Institution of Oceanography, Philip Williams and Associates, Inc. (PWA), US Department of Agriculture (USDA), California Coastal Commission, and National Aeronautics and Space Administration (NASA). Imagery from ESRI and i-cubed.

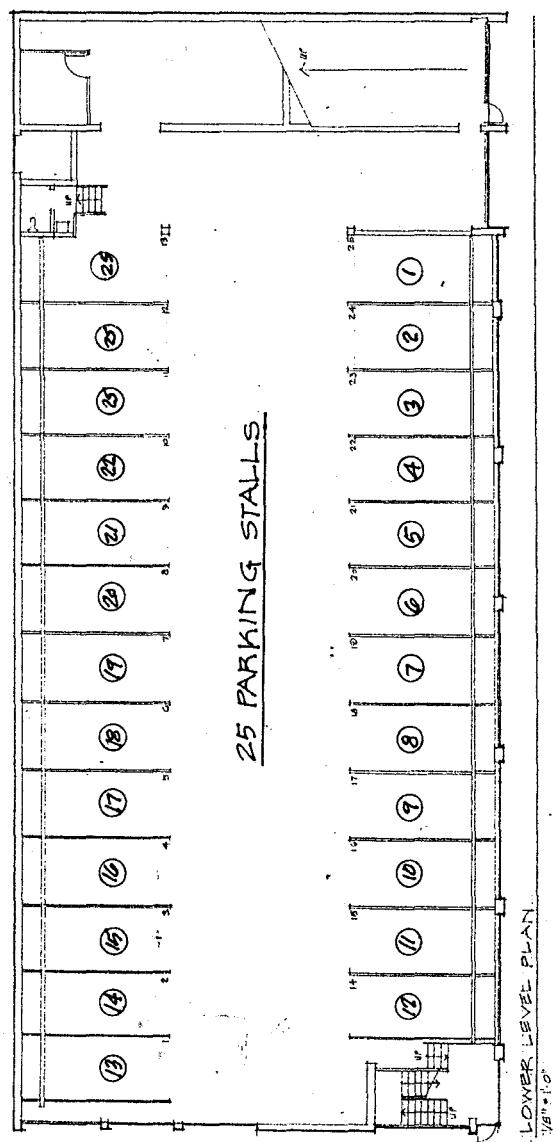
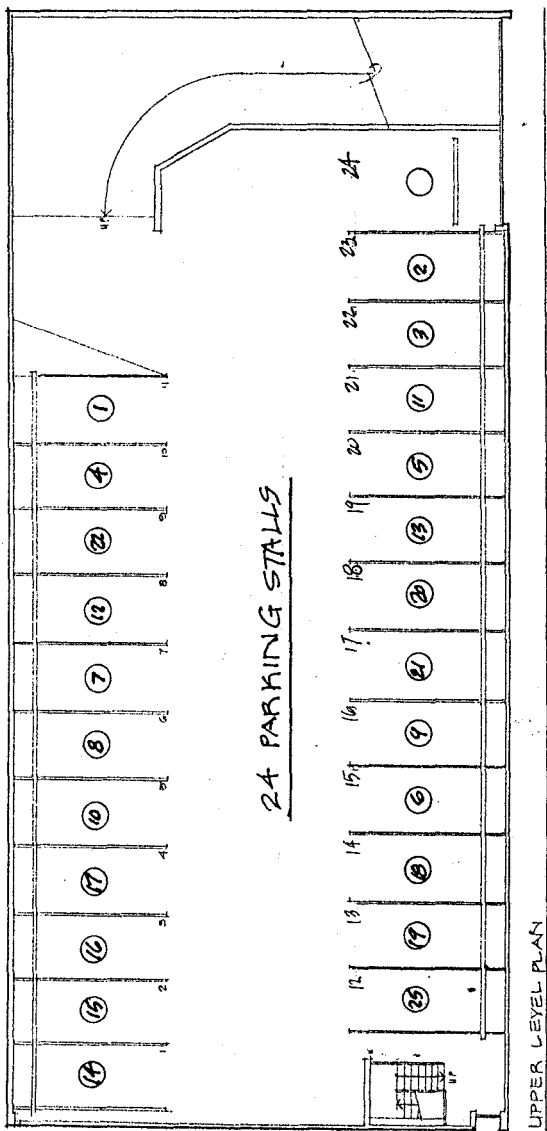
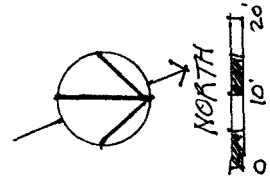


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Attachment No. PC 5

501 W. Bay Avenue Parking Structure
Floor Plan

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APPROVED
BAY ISLAND CLUB
BOARD OF DIRECTORS

SIGNED _____ DATE _____
REVISED _____ DATE _____

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Attachment No. PC 6

Bay Island Club Letter

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BAY ISLAND CLUB

INCORPORATED 1903

Tim & Michelle Dean
16 Bay Island
Newport Beach, CA 92661

Re: Approval of Conceptual House Plans for Lot 16.

Dear Dean's

The Bay Island Board of Directors has granted the height variance above twenty-nine (29) feet and approved your conceptual house plans at their January 20, 2017 Board Meeting.

This approval is contingent on the Architectural Committee's revised recommendations to your plans dated January 20, 2017.

You should submit your preliminary plans to the Board and review your design with the City of Newport Beach.

Sincerely,



Wade Cable
Vice President

Cc Charles Seager
Alden Management Group

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Attachment No. PC 7

Correspondence

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From: J&J McKellar <twojlmck@gmail.com>
Sent: Monday, July 16, 2018 12:10 PM
To: Crager, Chelsea
Subject: Fwd: Delivery Status Notification (Failure)



Subject: Applications for new, oversize large homes on Bay Island.

Ms. Crager: I'm writing to you to express my concern of the two current oversized homes being considered on Bay Island. Clearly, the homeowners needs are based upon their need to increase overnight housing for many more guests than they currently can accommodate. My problem is that even at their current size, most Bay Island residents don't park their cars in their provided parking structure 1 short block away at the West end of Island. Instead, they take the easy way out by parking their, and their guests cars, on the streets on Island or Anade, (where we reside), Lindo, and other surrounding streets. By their being inconsiderate, parking up to 6 days in front of our houses, they occupy many of the valuable few parking spots for us! By the City approving larger homes for them, this parking situation will simply worsen.

It's a simple formula: new, much larger homes approved, brings many, many subcontractors to construct the homes to park on our already overcrowded streets for the months and months to build the new structure. (Last year, a sub told us there were 7 different painting contractors all painting one new large home at once)! Then, upon completion, they possess much more space to have both daytime and overnight guests for a few days, this further puts a strain on the few street parking spaces available.

If the city approves these projects, you set precedent and will have to approve all requests for mega-mansions on Bay Island...further eroding the parking problem.

Thus, I feel these applications should be denied.

Sincerely,
James McKellar
326 Anade Ave
N.B.

From: Allen Maxfield <aamaxfield@roadrunner.com>
Sent: Friday, July 20, 2018 4:55 PM
To: Crager, Chelsea
Subject: Project PA2017-167; 10 Bay Island

Dear Ms Crager:

I have a question regarding the notice we just received on the above. It states "...and adjust the off-street parking requirements with a parking management plan."

It would be nice to have more information on the parking issue as that is a major concern to the residents of Island Ave. Being one house away from Bay Island parking is always an issue with construction. At the south end of our street we are constantly dealing with all the double parking of construction vehicles, repair trucks and tree trimmers with their shredding machines. Our family built our home in 1908-1912 and we, along with several older homes on our street do not have garages. Please take the parking matters under serious consideration. The Deans seem to have been nice in what they say they plan but the city needs to patrol our parking problems much more diligently.

Thanks for your attention to this detail. Due to surgery we will be unable to attend the meeting.

Allen Maxfield
Sent from my iPhone

Attachment No. PC 8

Project Plans

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RESIDENTIAL CONSTRUCTION
MINIMUM REQUIREMENTS

REVISED
5/04/2017

APPLICABLE STANDARDS:

- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CG)
- CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC)

GENERAL:

- RESIDENTIAL BUILDING UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES MEETING THE REQUIREMENTS OF 2015 CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.303. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION BY THE CHIEF BUILDING OFFICIAL. (CIVIL CODE, SECTION 11011 ET SEQ.; NBMC 15.11.020)
- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
- PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- A SITE SURVEY BY A LICENSED SURVEYOR SHALL BE REQUIRED PRIOR TO FOUNDATION CONCRETE POUR.

ELECTRICAL SERVICE:

- ELECTRICAL SERVICE TO 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. (NBMC 15.32.015)

- EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.

- FIELD INSPECTORS TO REVIEW AND APPROVE UNDERGROUND SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.

- SERVICE EQUIPMENT AND SUBPANELS TO HAVE MIN. 30" WIDE BY 36" DEEP CLEAR WORK SPACE.

CONSTRUCTION:

- PEDESTRIAN PROTECTION ADJACENT TO PUBLIC RIGHT OF WAY TO BE AS FOLLOWS:

PROTECTION OF PEDESTRIANS		
HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 FEET OR LESS	LESS THAN 5 FEET	CONSTRUCTION RAILINGS
	5 FEET OR MORE	NONE
MORE THAN 8 FEET	LESS THAN 5 FEET	BARRIER AND COVERED WALKWAY
	LESS THAN 5 FEET BUT NOT MORE THAN 1/4TH THE HEIGHT OF CONSTRUCTION	BARRIER AND COVERED WALKWAY
	5 FEET OR MORE BUT BETWEEN 1/4TH AND 1/2 THE HEIGHT OF CONSTRUCTION	BARRIER
	5 FEET OR MORE BUT EXCEEDING 1/2 THE HEIGHT OF CONSTRUCTION	NONE

- ALL EXTERIOR LATH AND PLASTER SHALL HAVE TWO LAYERS OF GRADE 9 PAPER OVER WOOD BASE SHEATHING. (CRC R103.6.3, CBC 2510.6)
- WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CERAMIC TILE, GLASS TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 12 INCHES ABOVE DRAIN INLET. BACKING FOR TILE SHALL BE CEMENT BOARD OR GYPSUM PLASTER. (CRC R103.2, CBC 1210.2.3)
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS: (CRC R306.4, CBC 2406.4)
 - SWIMMING, BI-FOLD, AND SLIDING DOORS
 - WHEN LOCATED WITHIN 60 INCHES ABOVE THE FLOOR OF WET SURFACES SUCH AS TUBS, SHOWERS, SAUNAS, STEAM ROOMS, OR OUTDOOR SWIMMING POOLS.
 - WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF DOORS AND WITHIN 60 INCHES OF WALKING SURFACE.
- WHERE GLAZING AREA IS MORE THAN 9 SQ. FT., WITH THE BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR, AND WITHIN 36 INCHES OF A WALKING SURFACE, MEASURED HORIZONTALLY.

- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMP.
- GLAZING ADJACENT TO THE LANDINGS AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDINGS AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
- GLAZING IN GUARDS AND RAILINGS.
- ALL DOORS FROM THE HOUSE INTO THE POOL AREA SHALL BE EQUIPPED WITH AN APPROVED ALARM OR AN APPROVED ALTERNATE DROWNING PREVENTION SAFETY FEATURE. (CBC 3104.4.4.2)
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (CRC R314.3, CBC 907.2.1.1.2)
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.

- SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS DIVERTED IN ACCORDANCE WITH CRC R314.4.1 R314.5 OR CBC 907.2.1.1.3 1.907.2.1.1.4.

- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (CRC R313.3, CBC 420.6)
 - OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.

- ALL PENETRATIONS ON WINDOWS AND DOORS SHALL HAVE FLAP VALVES AND SOLAR HEAT GAIN COEFFICIENT (SHGC) VALUES IN ACCORDANCE WITH T-24 ENERGY CALCULATIONS. ALL PENETRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

TEMPORARY GENERATOR:

- HARD OPERATED CONSTRUCTION TOOLS POWERED BY ELECTRICITY MUST USE POWER PROVIDED BY SOUTHERN CALIFORNIA Edison THROUGH A TEMPORARY POLE OR AVAILABLE OUTLET. IN RARE CASES WHERE ELECTRICITY IS NOT READILY AVAILABLE AND A PORTABLE TEMPORARY GENERATOR IS NECESSARY, THE FOLLOWING RESTRICTIONS MUST BE ADHERED TO:

- MUST BE PORTABLE AND MAY ONLY BE RELOCATED.
- TEMPORARY GENERATORS ARE TO BE LOCATED A MINIMUM DISTANCE FROM ANY PROPERTY LINE ACCORDING TO THE FOLLOWING TABLE:

TIME IN USE	REQUIRED SETBACK FROM PROPERTY LINE	REQUIRED SETBACK FROM ADJACENT STRUCTURES
0-1 DAY	10 FEET	5 FEET
>1 DAY	20 FEET	5 FEET

- IF THE MINIMUM DISTANCE CANNOT BE ACHIEVED, THEN THE GENERATOR SHALL BE LOCATED THE MOST EXTREME DISTANCE PRACTICAL TO MINIMIZE NOISE. OTHER METHODS TO MINIMIZE NOISE MAY BE UTILIZED WHEN PRACTICAL.
- MAY BE OPERATIONAL FOR A MAXIMUM OF FIVE CONSECUTIVE CALENDAR DAYS OF USE. POWER SHALL BE PROVIDED THROUGH THE USE OF A TEMPORARY POWER POLE.

- USAGE IS LIMITED TO WEEKDAYS BETWEEN THE HOURS FROM 8:00 AM AND 3:30 PM MONDAY THROUGH FRIDAY. NO USE ON WEEKENDS OR FEDERAL HOLIDAYS.

FIREPLACE:

- GAS FIREPLACE APPLIANCES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. (CG 4303.1)
- FACTORY-BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH CONDITIONS OF THE LISTING. (CRC R1004.1, CBC 2111.18.1)
- DECORATIVE SHROODS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROODS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1005.2, CBC 2119.1)

MECHANICAL:

- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CRC R309.3, CG 4306.1, CBC 1203.4.3.2.1, CMC 403.1)
- THE CLOTHES DRYER VENT SHALL NOT EXCEED 14 FT. IN OVERALL LENGTH WITH MAXIMUM TWO 90 DEGREE ELBOWS. (CMC 504.3.1)
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO THE BUILDING. (CMC 504.5)
- MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CMC 503.1)
- DOMESTIC RANGE VENTS TO BE SMOOTH METALLIC INTERIOR SURFACE. (CMC 504.2)
- SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. R-6. CAL. ENERGY CODE TABLE 150-1-A. (PROVIDE R-5 DUCT INSULATION PER T24 CALCUS.)

PLUMBING:

- PLUMBING FIXTURES:
 - A. NEW CONSTRUCTION & ADDITIONAL ALTERATIONS THAT INCREASES CONDITIONED SPACE AREA, VOLUME, OR SIZE (CG 4303.1):
 - I. COMPLY WITH CAL GREEN MANDATORY REQUIREMENTS
 - B. ADDITIONS AND ALTERATIONS NOT INCREASING CONDITIONED SPACE AREA, VOLUME, OR SIZE (CG 403.04.06.2):
 - I. SHOWER HEADS: 2.0 GPM @ 80 PSI
 - II. LAVATORY FAUCETS: 1.5 GPM @ 60 PSI
 - III. KITCHEN FAUCETS: 1.5 GPM @ 60 PSI
 - IV. WATER CLOSET: 1.28 GALLONS PER FLUSH (CG 403.04.06.2)

- CLEARANCE FOR ANY 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)
- THE WATER HEATER BURNER TO BE AT LEAST 18 INCHES ABOVE GARAGE FLOOR, IF LOCATED IN A GARAGE. (CPC 507.13)
- INSTALL A 3/8 INCH DIAMETER BY 3 FEET TALL STEEL PIPE IMBEDDED IN CONCRETE SLAB FOR PROTECTION OF WATER HEATERS LOCATED IN GARAGE. (CPC 507.13.1)
- WATER HEATERS TO BE STRAPPED AT TOP AND BOTTOM WITH 1/2" X 1/8" GALV. STRAP WITH 3/8" X 3" LAG BOLT EACH END. (CPC 507.2)
- ABS AND PVC DRAIN WASTE AND VENT PIPING MATERIAL IS LIMITED TO 2 STORIES MAX. (CPC 701.102(A) AND 703.1.1)
- ABS AND PVC ROOF AND DECK DRAIN MATERIAL IS LIMITED TO 2 STORIES MAX. (CPC 1101.3 AND 706.0)
- ROOF AND DECK DRAIN SYSTEMS INSIDE THE BUILDING ARE REQUIRED TO BE INSTALLED WITH DIRECTIONAL DRAIN DRAINAGE FITTINGS. (CPC 1101.3 AND 706.0)
- CLEANOUTS ARE REQUIRED WITHIN 2 FEET OF THE CONNECTION BETWEEN THE INTERIOR ROOF AND DECK DRAIN PIPING SYSTEM, AND THE EXTERIOR ONSITE DRAIN SYSTEM. (CPC 1101.12)

- ALL HOSE BIBBS ARE TO HAVE VACUUM BREAKERS.
- THE MAXIMUM AMOUNT OF WATER CLOSETS ON A 3 INCH HORIZONTAL DRAINAGE SYSTEM LINE IS 3. (CPC TABLE 103.2)
- THE MAXIMUM AMOUNT OF WATER CLOSETS ON A 3 INCH VERTICAL DRAINAGE SYSTEM LINE IS 4. (CPC TABLE 103.2)
- PROVIDE GAS LINE WITH A MIN. CAPACITY OF 200.00 BTU FOR WATER HEATER. (CAL. ENERGY CODE 150.0(N))
- PROVIDE A STRAIGHT VENT PIPE FROM THE WATER HEATER SPACE TO THE OUTSIDE TERMINATION FROM THE WATER HEATER SPACE. (CAL. ENERGY CODE 150.0(N))
- INSULATE ALL 3/4" AND LARGER HOT WATER PIPE. (CAL. ENERGY 150.0(J)(2))

- ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC BOARDWALK.
- ALL WORK RELATED TO WASTEWATER IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SENIOR CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.
- ALL WORK RELATED TO WATER IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-54 LICENSED PIPELINE CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.
- WHERE REQUIRED, FENCE BARRIER AND WALKWAY COVER TO BE CONSTRUCTED PER CBC 3306.5, 3306.6 AND 3306.7.

- IN ADDITION TO PROTECTION OF PEDESTRIANS, PROVIDE CONSTRUCTION FENCING 12" TO 24" HIGH.
- CONTRACTOR TO HAVE LAB TEST FOR SOIL SULFATES PRIOR TO CALLING FOR FOUNDATION INSPECTION AND SOIL SULFATES ARE NEGATIBLE OR COMPLY WITH TABLE 19-A-4.
- TEMPORARY SHORING IS REQUIRED FOR EXCAVATION WHICH REMOVES THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. SHORING MUST BE DESIGNED BY A REGISTERED CIVIL ENGINEER.
- ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATE RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS AND CAL GREEN MANDATORY REQUIREMENTS.
- CONSTRUCTION INSPECTION PER CBC SEC. 108.
- MINIMUM DESIGN SOIL BEARING IS 1000 PSF UNLESS NOTED OTHERWISE ON SHEET [56N]
- MAXIMUM TEMPERATURE OF 120 DEGREES AT ALL SHOWERS AND TUB/SHOWERS TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES.
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCT OPENINGS, TO BE ABOVE ELEVATION +100 NAVD83 (MEAN SEA LEVEL (M.S.L.)).
- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

- EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION. SERVICE TO BE UNDERGROUND IF RELOCATED OR A NEW SERVICE IS INSTALLED. FIELD INSPECTORS TO REVIEW AND APPROVE UNDERGROUND SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.
- SOILS ENGINEER TO REVIEW AND APPROVE FOUNDATION AND GRADING PLANS. SOILS ENGINEER TO INSPECT AND CERTIFY FOOTING EXCAVATION AND DESIGN BEARING PRESSURE, GRADINGS AND COMPACTING OF SUBGRADE PRIOR TO POURING CONCRETE. FOR OVER EXCAVATION, AND RECONSTRUCTION DURING GRAVITY OPERATION SOILS ENGINEER TO VERIFY COMPETENT SOIL AT EXTENT OF EXCAVATION PRIOR TO BACK-FILL AND BACKCOMPACTION.
- PROVIDE PRESSURE REGULATOR IF WATER IS EQUAL TO OR GREATER THAN EIGHTY POUNDS PER SQUARE INCH (80 PSI).
- SEPARATE APPLICATION PERMIT IS REQUIRED FOR DEMOLITION, RETAINING WALLS, PATIO COVERS, FENCES OVER 3 FEET HIGH AND POOLS/SPAS.

- PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
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- ALL LANDSCAPING & PUBLIC RIGHT-OF-WAY FRONTING PROJECT SITE SHALL BE REPLACED BY LANDSCAPING TO THE SATISFACTION OF THE GENERAL SERVICES DEPARTMENT.
- PROVIDE TWO COPIES OF SOILS AND FOUNDATION INVESTIGATION REPORT BY A LICENSED GEOTECHNICAL ENGINEER. PROVIDE FINAL REPORT, NOT STAMPED, SIGNED AND DATED.
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- PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM

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- USAGE IS LIMITED TO WEEKDAYS BETWEEN THE HOURS FROM 8:00 AM AND 3:30 PM MONDAY THROUGH FRIDAY. NO USE ON WEEKENDS OR FEDERAL HOLIDAYS.

FIREPLACE:

- GAS FIREPLACE APPLIANCES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. (CG 4303.1)
- FACTORY-BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH CONDITIONS OF THE LISTING. (CRC R1004.1, CBC 2111.18.1)
- DECORATIVE SHROODS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROODS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1005.2, CBC 2119.1)

MECHANICAL:

- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CRC R309.3, CG 4306.1, CBC 1203.4.3.2.1, CMC 403.1)
- THE CLOTHES DRYER VENT SHALL NOT EXCEED 14 FT. IN OVERALL LENGTH WITH MAXIMUM TWO 90 DEGREE ELBOWS. (CMC 504.3.1)
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO THE BUILDING. (CMC 504.5)
- MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CMC 503.1)
- DOMESTIC RANGE VENTS TO BE SMOOTH METALLIC INTERIOR SURFACE. (CMC 504.2)
- SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. R-6. CAL. ENERGY CODE TABLE 150-1-A. (PROVIDE R-5 DUCT INSULATION PER T24 CALCUS.)

PLUMBING:

- PLUMBING FIXTURES:
 - A. NEW CONSTRUCTION & ADDITIONAL ALTERATIONS THAT INCREASES CONDITIONED SPACE AREA, VOLUME, OR SIZE (CG 4303.1):
 - I. COMPLY WITH CAL GREEN MANDATORY REQUIREMENTS
 - B. ADDITIONS AND ALTERATIONS NOT INCREASING CONDITIONED SPACE AREA, VOLUME, OR SIZE (CG 403.04.06.2):
 - I. SHOWER HEADS: 2.0 GPM @ 80 PSI
 - II. LAVATORY FAUCETS: 1.5 GPM @ 60 PSI
 - III. KITCHEN FAUCETS: 1.5 GPM @ 60 PSI
 - IV. WATER CLOSET: 1.28 GALLONS PER FLUSH (CG 403.04.06.2)

- CLEARANCE FOR ANY 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)
- THE WATER HEATER BURNER TO BE AT LEAST 18 INCHES ABOVE GARAGE FLOOR, IF LOCATED IN A GARAGE. (CPC 507.13)
- INSTALL A 3/8 INCH DIAMETER BY 3 FEET TALL STEEL PIPE IMBEDDED IN CONCRETE SLAB FOR PROTECTION OF WATER HEATERS LOCATED IN GARAGE. (CPC 507.13.1)
- WATER HEATERS TO BE STRAPPED AT TOP AND BOTTOM WITH 1/2" X 1/8" GALV. STRAP WITH 3/8" X 3" LAG BOLT EACH END. (CPC 507.2)
- ABS AND PVC DRAIN WASTE AND VENT PIPING MATERIAL IS LIMITED TO 2 STORIES MAX. (CPC 701.102(A) AND 703.1.1)
- ABS AND PVC ROOF AND DECK DRAIN MATERIAL IS LIMITED TO 2 STORIES MAX. (CPC 1101.3 AND 706.0)
- ROOF AND DECK DRAIN SYSTEMS INSIDE THE BUILDING ARE REQUIRED TO BE INSTALLED WITH DIRECTIONAL DRAIN DRAINAGE FITTINGS. (CPC 1101.3 AND 706.0)
- CLEANOUTS ARE REQUIRED WITHIN 2 FEET OF THE CONNECTION BETWEEN THE INTERIOR ROOF AND DECK DRAIN PIPING SYSTEM, AND THE EXTERIOR ONSITE DRAIN SYSTEM. (CPC 1101.12)

- ALL HOSE BIBBS ARE TO HAVE VACUUM BREAKERS.
- THE MAXIMUM AMOUNT OF WATER CLOSETS ON A 3 INCH HORIZONTAL DRAINAGE SYSTEM LINE IS 3. (CPC TABLE 103.2)
- THE MAXIMUM AMOUNT OF WATER CLOSETS ON A 3 INCH VERTICAL DRAINAGE SYSTEM LINE IS 4. (CPC TABLE 103.2)
- PROVIDE GAS LINE WITH A MIN. CAPACITY OF 200.00 BTU FOR WATER HEATER. (CAL. ENERGY CODE 150.0(N))
- PROVIDE A STRAIGHT VENT PIPE FROM THE WATER HEATER SPACE TO THE OUTSIDE TERMINATION FROM THE WATER HEATER SPACE. (CAL. ENERGY CODE 150.0(N))
- INSULATE ALL 3/4" AND LARGER HOT WATER PIPE. (CAL. ENERGY 150.0(J)(2))

- ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC BOARDWALK.
- ALL WORK RELATED TO WASTEWATER IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SENIOR CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.
- ALL WORK RELATED TO WATER IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-54 LICENSED PIPELINE CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.
- WHERE REQUIRED, FENCE BARRIER AND WALKWAY COVER TO BE CONSTRUCTED PER CBC 3306.5, 3306.6 AND 3306.7.

- IN ADDITION TO PROTECTION OF PEDESTRIANS, PROVIDE CONSTRUCTION FENCING 12" TO 24" HIGH.
- CONTRACTOR TO HAVE LAB TEST FOR SOIL SULFATES PRIOR TO CALLING FOR FOUNDATION INSPECTION AND SOIL SULFATES ARE NEGATIBLE OR COMPLY WITH TABLE 19-A-4.
- TEMPORARY SHORING IS REQUIRED FOR EXCAVATION WHICH REMOVES THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. SHORING MUST BE DESIGNED BY A REGISTERED CIVIL ENGINEER.
- ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATE RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS AND CAL GREEN MANDATORY REQUIREMENTS.
- CONSTRUCTION INSPECTION PER CBC SEC. 108.
- MINIMUM DESIGN SOIL BEARING IS 1000 PSF UNLESS NOTED OTHERWISE ON SHEET [56N]
- MAXIMUM TEMPERATURE OF 120 DEGREES AT ALL SHOWERS AND TUB/SHOWERS TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES.
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCT OPENINGS, TO BE ABOVE ELEVATION +100 NAVD83 (MEAN SEA LEVEL (M.S.L.)).
- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

- EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION. SERVICE TO BE UNDERGROUND IF RELOCATED OR A NEW SERVICE IS INSTALLED. FIELD INSPECTORS TO REVIEW AND APPROVE UNDERGROUND SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.
- SOILS ENGINEER TO REVIEW AND APPROVE FOUNDATION AND GRADING PLANS. SOILS ENGINEER TO INSPECT AND CERTIFY FOOTING EXCAVATION AND DESIGN BEARING PRESSURE, GRADINGS AND COMPACTING OF SUBGRADE PRIOR TO POURING CONCRETE. FOR OVER EXCAVATION, AND RECONSTRUCTION DURING GRAVITY OPERATION SOILS ENGINEER TO VERIFY COMPETENT SOIL AT EXTENT OF EXCAVATION PRIOR TO BACK-FILL AND BACKCOMPACTION.
- PROVIDE PRESSURE REGULATOR IF WATER IS EQUAL TO OR GREATER THAN EIGHTY POUNDS PER SQUARE INCH (80 PSI).
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GRADING GENERAL NOTES

GRADING

1. ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC). THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
2. DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
4. WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
6. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
- APPROVED DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
10. HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN FORFEITURE OF THE CONSTRUCTION SITE CLEANUP DEPOSIT.
13. ALL PLASTIC DRAINAGE PIPE SHALL CONSIST OF PVC OR ASS PLASTIC AND EITHER ASTM 2751, ASTM 01527, ASTM D3034 OR ASTM D1785.
14. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE BE REMOVED FROM THE SITE. NBMC 17.32.020

GRADING FILLS AND CUTS

- GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
- AREA TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
- FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDD.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
10. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CURING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY GRADING ENGINEER.
12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE CITY GRADING ENGINEER FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE CITY GRADING ENGINEER PRIOR TO CONSTRUCTION.
15. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
16. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
18. NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE CITY GRADING ENGINEER. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE CITY GRADING ENGINEER FOR APPROVAL.

EROSION CONTROL

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON SITE BETWEEN OCTOBER 15 AND MAY 15.
3. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
4. LANDSCAPING PLANS SHALL BE SUBMITTED FOR APPROVAL, WORK COMPLETED AND A CERTIFICATE OF CONFORMANCE RECEIVED BY THE CITY GRADING ENGINEER PRIOR TO CLOSURE OF PERMIT, UNLESS WAIVED BY THE CITY GRADING ENGINEER.
5. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- REQUIRED INSPECTIONS
1. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
2. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

UNDERGROUND UTILITY NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS AND CONNECTIONS, AND VERIFY THE LOCATION AND ELEVATION OF ALL AFFECTED UTILITIES. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
2. LOCATIONS OF SUBSTRUCTURES ON PLANS ARE SHOWN FROM THE BEST AVAILABLE INFORMATION HOWEVER, SUCH LOCATIONS AS SHOWN, OR FAILURE TO SHOW EXISTING SUBSTRUCTURES SHALL NOT RELIEVE THE PROTECTING FROM THE RESPONSIBILITY OF VERIFYING THE LOCATIONS AND PROTECTING ALL SUBSTRUCTURES FROM DAMAGE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT AND MAKE NECESSARY ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST TWO DAYS PRIOR TO BEGINNING CONSTRUCTION, TELEPHONE: 1-800-227-2600

DOCUMENTATION

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

UNAUTHORIZED CHANGES AND USES:

1. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PERMITTING NOTE:

SEPARATE REVIEW AND APPROVAL IS REQUIRED FOR FENCING, BLOCK WALLS, SITE LIGHTING, TRASH ENCLOSURES, IRRIGATION AND LANDSCAPE, SIGNS AND ACCESSORY STRUCTURES.

ENCROACHMENT PERMIT NOTE:

ALL WORK ON STREET RIGHT-OF-WAY SHALL NOT COMMENCE UNTIL AND ENCROACHMENT PERMIT HAS BEEN ISSUED.

STREET/ALLEY IMPROVEMENT NOTE:

NEW CONCRETE SIDEWALK , CURB AND GUTTER, AND ALLEY/ STREET PAVEMENT MAY BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. SAID DETERMINATION SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

UTILITY NOTE:

ALL UTILITY SERVICE CONNECTIONS SERVING THE DEVELOPMENT, INCLUDING THE TELEPHONE, ELECTRICITY, AND CABLE, SHALL BE MADE UNDERGROUND TO THE NEAREST POWER POLE.

NOTE TO CONTRACTOR:

1. REFER TO ARCHITECTURAL PLANS FOR HORIZONTAL CONTROL DIMENSIONS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF CONSTRUCTION.

EARTHWORK

- I. QUANTITIES SHOWN HEREON ARE FOR PERMIT FEE ESTABLISHMENT PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING OR CONTRACT PURPOSES. CONTRACTOR IS REQUIRED TO VERIFY ALL QUANTITIES PRIOR TO COMMENCEMENT OF WORK.
- II. SEE SOIL REPORT No. 20151003-1, PREPARED BY R MCCARTHY CONSULTING INC, DATED OCTOBER 3, 2015, FOR ADDITIONAL INFORMATION AND/OR REQUIREMENTS.
- III. VALUES PRESENTED FOR BULKING ARE AN ESTIMATES ONLY. VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING TO INSURE THE BALANCE OF CUT AND FILL QUANTITIES. (BULKING AND SHRINKAGE ARE NOT ANTICIPATED AT THIS TIME)
- IV. VALUES SHOWN DO NOT ADDRESS OVER-EXCAVATION REQUIRED IN CUT/FILL TRANSITION PADS PURSUIT TO THE CURRENT REQUIREMENTS OF THE COUNTY OF ORANGE. SITE SPOILS SUCH AS, FOUNDATIONS, RETAINING WALLS, UTILITY TRENCHING, ETC. ARE NOT ACCOUNTED FOR IN THE ABOVE VOLUMES.

Yardage Calculations:
Gross Yardage Volumes: Cut = 52 c.y. Fill = 20 c.y. Export = 32 c.y.
Overexcavation = 350 c.y.

SITE SQUARE FOOTAGE= 3,230 S.F.

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE CENTERLINE OF BAYSHORE DRIVE BEING N19°50'58"E AS SHOWN ON RSB 282/33, RECORDS ORANGE COUNTY.

BENCH MARK

BENCHMARK NO.: NB4-39-77

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NB4-39-77", SET IN THE NORTHEAST CORNER OF A 4.3 FT. BY 4.8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF BAYSIDE DRIVE AND HARBOR ISLAND DRIVE, 64.6 FT. EASTERLY OF THE CENTERLINE OF HARBOR ISLAND DRIVE AND 38 FT. SOUTHERLY OF THE CENTERLINE OF BAYSIDE DRIVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION: 10.859 FEET (NAVD88), YEAR LEVELED: 2011

LEGAL DESCRIPTION

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

PARCEL 1:
LOT 2 IN TRACT NO. 1014, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 31, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, TOGETHER WITH APPURTENANT RIGHTS TO THERETO, WITHOUT, HOWEVER, ANY RIGHTS TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN INSTRUMENT RECORDS.

PARCEL 2:
A NON-EXCLUSIVE APPURTENANT EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND OTHER AREAS DESCRIBED IN THAT CERTAIN EASEMENT DEED TO THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, RECORDED AUGUST 4, 1974 IN BOOK 11220, PAGE 1008, OF OFFICIAL RECORDS OF SAID COUNTY.

SYMBOLS

	CMU WALL	(37.00 EP)	EXISTING ELEVATION
	ROD IRON FENCE W/ PILASTERS	37.00 FS	PROPOSED ELEVATION
	FLOW LINE		
	CENTER LINE		
	PROPERTY LINE		
	SAND BAGS		
	STREET LIGHT		
	AREA DRAIN		

OWNER

TIM DEAN
16 BAY ISLAND
NEWPORT BEACH, CA
949.300.0310

CIVIL ENGINEER

JT CONSULTING ENGINEERS
14371 EUCLID ST. #2F
GARDEN GROVE, CA 92843
CONTACT: JOHN TRAN
© 714.265.1200

ARCHITECT

IAN HARRISON
3535 E. COAST HIGHWAY, #301
CORONA DEL MAR, CA 92625
949.723.1091

SOIL ENGINEER

EGA CONSULTANT,LLC
375-C MONTE VISTA AVE
COSTA MESA, CA 92627
949.642.9309



ABBREVIATIONS

A.B.	AGGREGATE BASE	FL	FLOW LINE	PVMT	PAVEMENT
A.C.	ASPHALT CONCRETE	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
BCR	BEGIN OF CURB RETURN	FT	FEET	R/W	RIGHT OF WAY
BM	BENCH MARK	G	GAS	SF	SQUARE FEET
BW	BACK OF WALK	GB	GRADE BREAK	SL	SLOPE
CB	CATCH BASIN	GFF	CARAGE FINISH FLOOR	SPFPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
CF	CURB FACE	HL	HOUSE LATERAL	SFD	SINGLE FAMILY DWELLING
C&G	CURB AND GUTTER	HP	HIGH POINT	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
CIP	CAST IRON PIPE	INV	INVERT ELEVATION	SO	SEWER
CL	CENTER LINE	LF	LINEAR FEET	S	SEWER
CLB	CITY OF LONG BEACH	LS	LANDSCAPE	TC	TOP OF CURB
CMU	CONCRETE MORTAR UNIT	MH	MAINTENANCE HOLE	TG	TOP OF GRATE INLET
CO	CLEAN OUT	MIN	MINIMUM	TRW	TOP OF RETAINING WALL
CY	CUBIC YARD	(N)	NEW	TSW	TOP OF STEM WALL
DIA	DIAMETER	NDS	DRAINAGE/FITTINGS MANUF.	TW	TOP OF WALL
EA	EACH	NG	NATURAL GROUND	TYP	TYPICAL
(E)	EXISTING	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
ECR	END OF CURB RETURN	PA	PLANTER AREA	VCP	VITRIFIED CLAY PIPE
ELEV	ELEVATION	PCC	PORTLAND CEMENT CONCRETE	W	WATER
EP	EDGE OF PAVEMENT	PE	PAD ELEVATION	W/	WITH
FFE	FINISH FLOOR ELEVATION	PL	PROPERTY LINE	WM	WATER METER
FG	FINISH GRADE	POC	POINT OF CONNECTION	WV	WATER VALVE
		PP	POWER POLE	WWM	WELDED WIRE MESH
		PVC	POLYVINYL CHLORIDE		

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
C.1	TITLE SHEET & NOTES
C.2	PRECISE GRADING PLAN
C.3	EROSION CONTROL PLAN
C.4	SECTIONS
C.5	GEOTECHNICAL RECOMMENDATIONS

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REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'V'D

JT CONSULTING ENGINEERS

14371 EUCLID ST., #2F
GARDEN GROVE, CA 92843
PHONE: (714) 265-1200
FAX: (714) 276-0372

ENGINEERING SCALE:
PREPARED UNDER THE SUPERVISION OF:

JOHN TRAN

DRAWN: K.C.	8-05-17
CHECKED: J.T.	8-11-17
RECOMMENDED:	
APPROVED:	

DATE:

PLANS REVIEWED BY:

CITY OF NEWPORT BEACH, BUILDING DEPARTMENT

100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660

APPROVED SIGNATURE _____ DATE _____

GRADING PERMIT NUMBER: _____

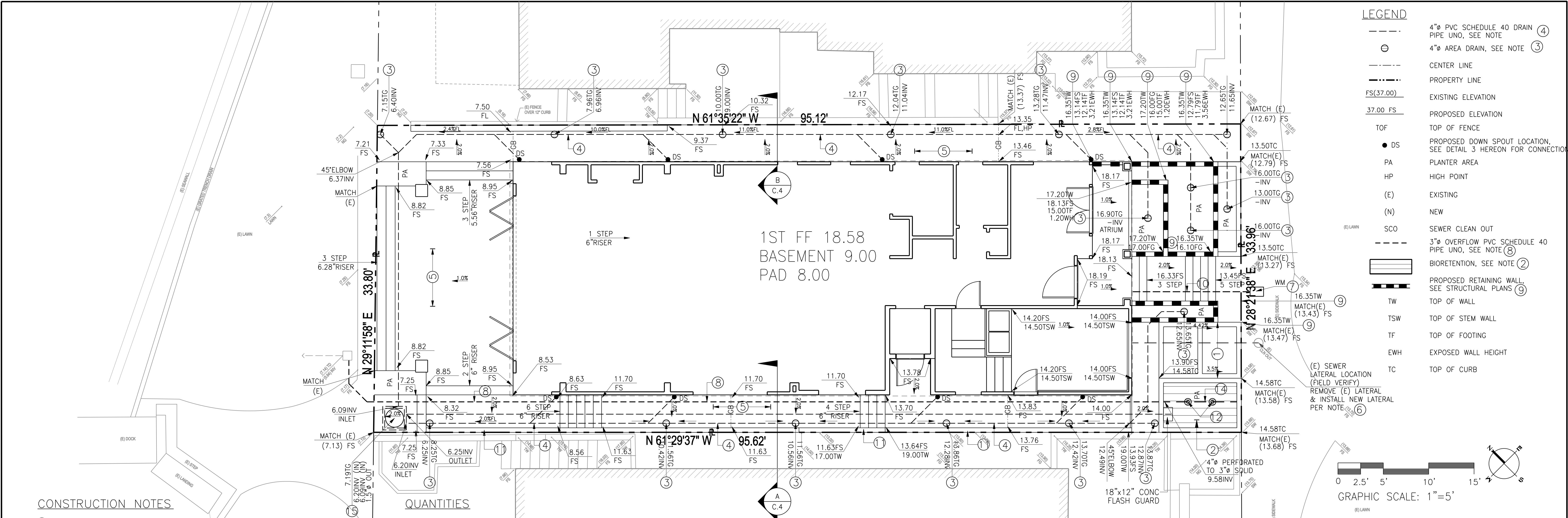
TITLE SHEET & NOTES

16 BAY ISLAND
NEWPORT BEACH, CA 92661
TEL 949.300.0310

DRAWING NUMBER:

C.1

SHEET 1 OF 5

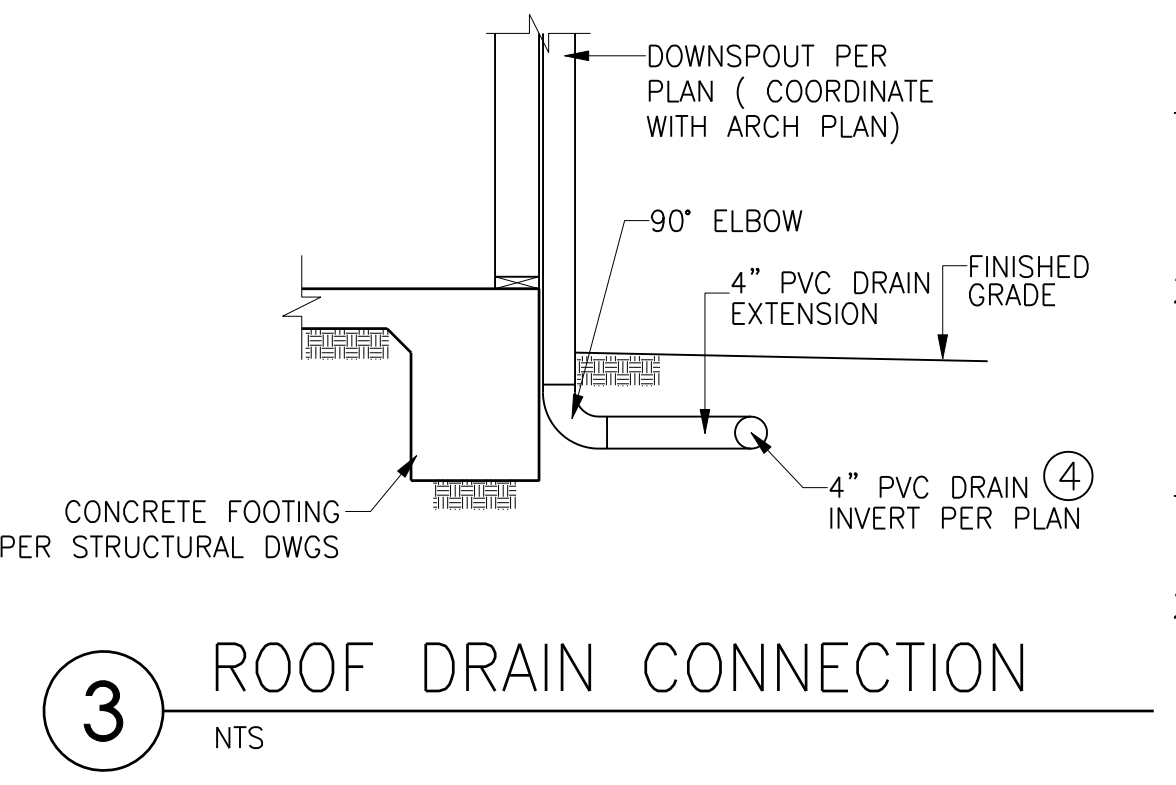
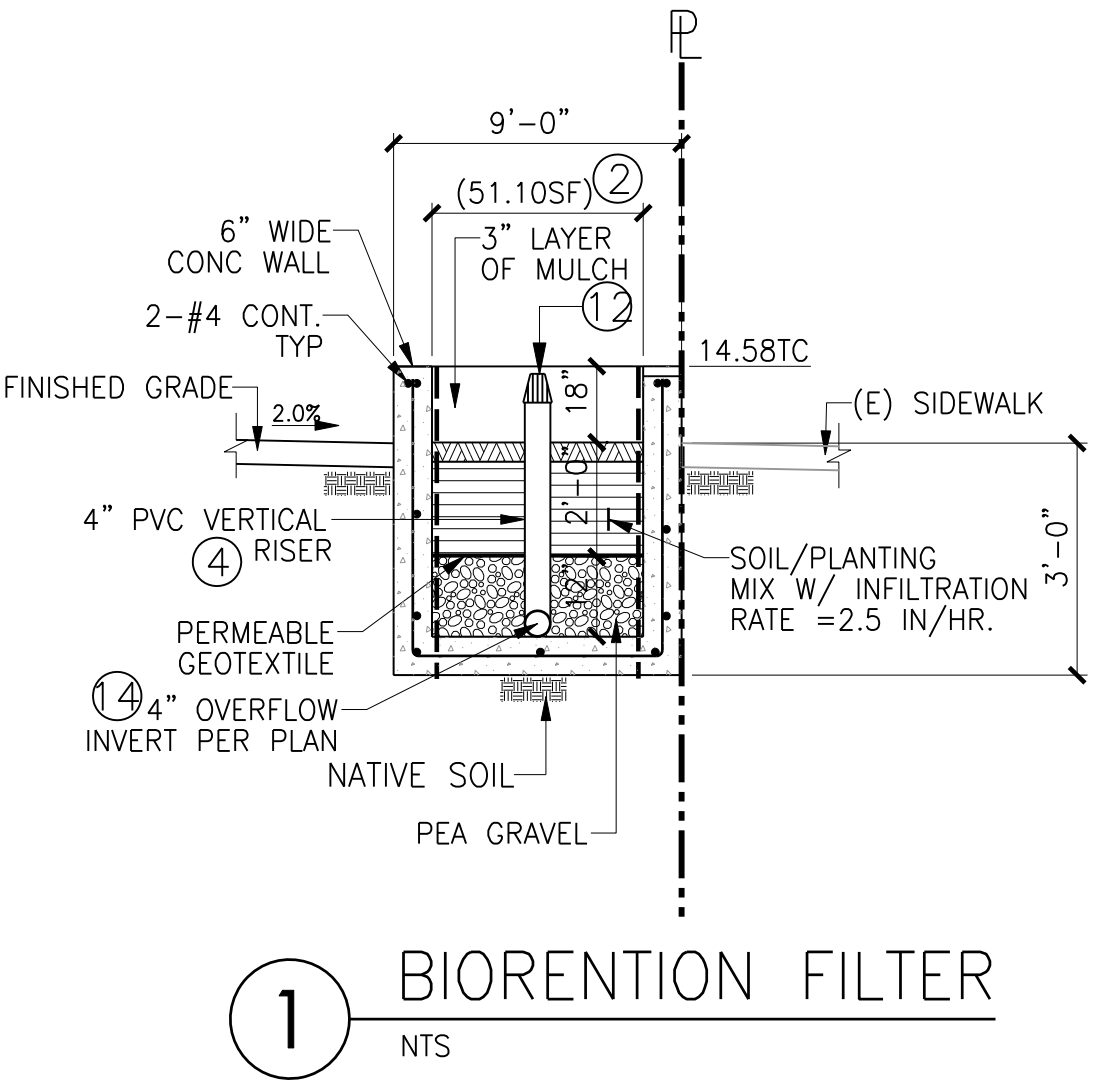


CONSTRUCTION NOTES

- 1 CONSTRUCT 5" CONCRETE (3000 PSI) RESIDENTIAL DRIVEWAY W/ #4 @ 18" O.C. EA WAY OVER COMPACTED GRADE
- 2 CONSTRUCT BIORETENTION WITH UNDERDRAIN PER DETAIL 1 OF SHEET C.2.
- 3 INSTALL 4"Ø AREA DRAIN PER DETAIL 2 OF SHEET C.2
- 4 INSTALL 4" PVC DRAIN PIPE SCHEDULE 40
- 5 CONSTRUCT CONCRETE OR PAVER HARDSCAPE AS SELECTED BY OWNER
- 6 INSTALL NEW SEWER LATERAL WITH CLEAN OUT PER CITY STD. 406-L W/ MIN. 36" COVER.
- 7 EXISTING WATER METER TO REMAIN IN PLACE (FIELD VERIFY).
- 8 INSTALL 3" PVC OVERFLOW PIPE SCHEDULE 40
- 9 CONSTRUCT 3.5' HIGH MAX RETAINING WALL UNDER SEPARATE PERMIT
- 10 INSTALL 1" WATER SERVICE LINE (COPPER TUBE, 200 PSI MAX, AWWA STD No. C901-78, ASTM D-2737) W/ MIN. 24" COVER
- 11 NOT USED
- 12 INSTALL 4"Ø AREA DRAIN WITH ATRIUM GRATE
- 13 INSTALL 4"Ø PVC PERFORATED PIPE OVERFLOW WITH A MINIMUM 1.0% SLOPE.
- 14 INSTALL 4"Ø PVC SCHEDULE 40 PERFORATED PIPE SUBDRAIN WITH A MINIMUM 1.0% SLOPE.
- 15 INSTALL FLOTEC SUMP PUMP WITH A SUMP PIT PER DETAIL 1 OF SHEET C.4.

QUANTITIES

75	SF
51	SF
15	EA
-	LF
-	SF
14	LF
1	EA
100	LF
-	LF
12	LF
-	LF
2	EA
-	LF
8	LF
1	EA



PUBLIC WORKS DEPARTMENT NOTES

- 1. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- 2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND CUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- 3. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR
- 4. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- 5. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6 AND L-18.

BUILDING DIVISION NOTES

- 1. SURVEYOR TO FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE OFFICE OF COUNTY SURVEYOR. EVIDENCE OF FILING SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- 2. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

PLAN NOTES

- 1. ALL ROOF DRAINAGE SHALL COLLECTED BY RAIN GUTTERS VIA DOWNSPOUT AND UNDERDRAIN PIPES.
- 2. CONCRETE FLOOR SLABS SHALL BE UNDERLAINED WITH 4" CAPILLARY BREAK-4" OF GRADE GRAVEL OR CRUSHED STONE.

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GARDEN GROVE, CA 92843
PHONE: (714) 265-1200
FAX: (714) 276-0372

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PREPARED UNDER THE SUPERVISION OF:
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DATE:

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CITY OF NEWPORT BEACH, BUILDING DEPARTMENT
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660

APPROVED SIGNATURE: DATE:

GRADING PERMIT NUMBER:

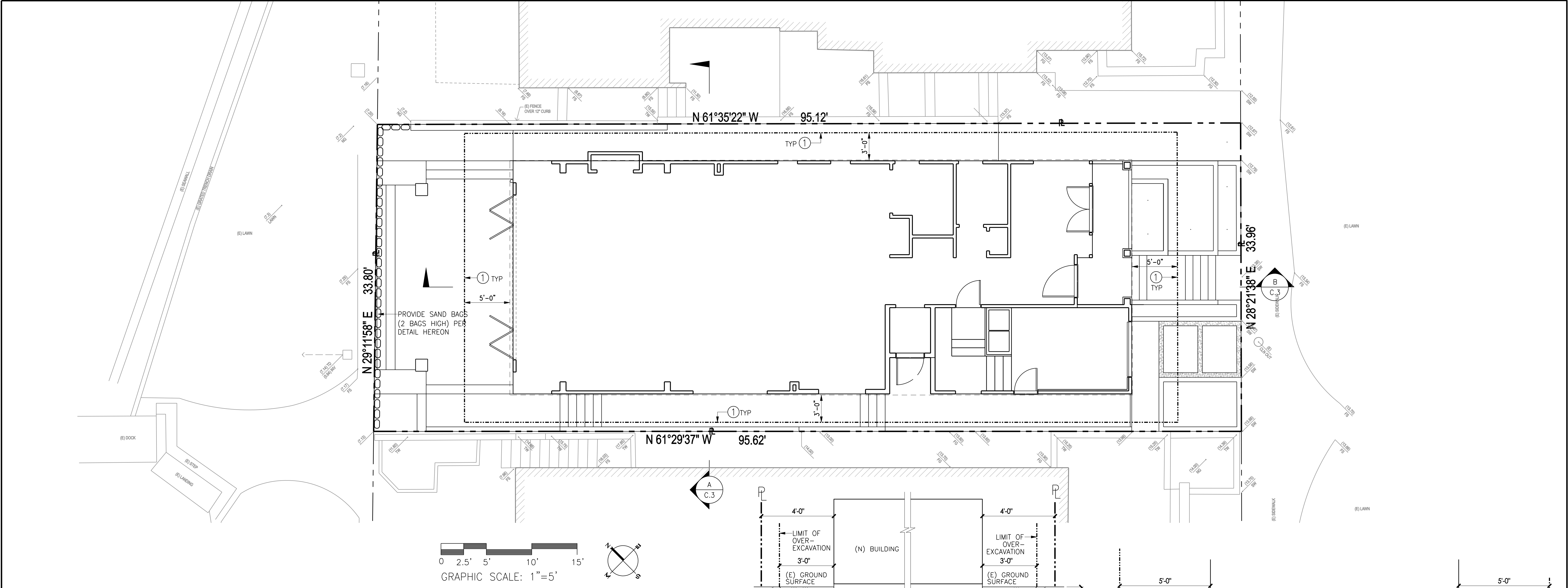
PRECISE GRADING PLAN

16 BAY ISLAND
NEWPORT BEACH, CA 92661
TEL 949.300.0310

DRAWING NUMBER:

C.2

SHEET 2 OF 5



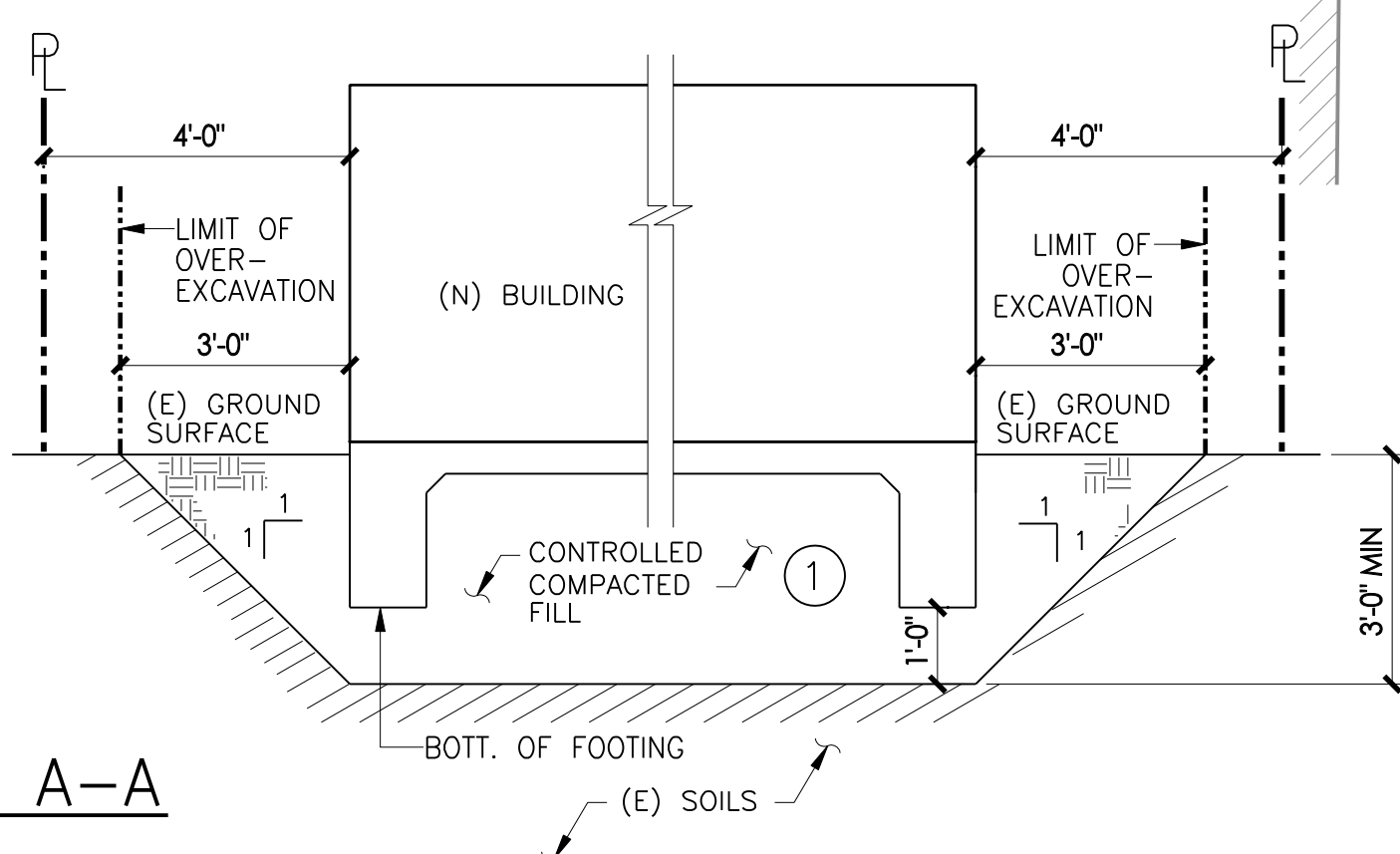
EXCAVATION NOTES

1. BUILDING PAD AREA SHALL BE OVEREXCAVATED AT LEAST 3.0' BELOW EXISTING GRADE OR A MINIMUM OF ONE FOOT BELOW PROPOSED FOUNDATION, SEE PLAN FOR LIMIT OF OVEREXCAVATION. SEE SHEET C5 FOR ADDITIONAL RECOMMENDATIONS.

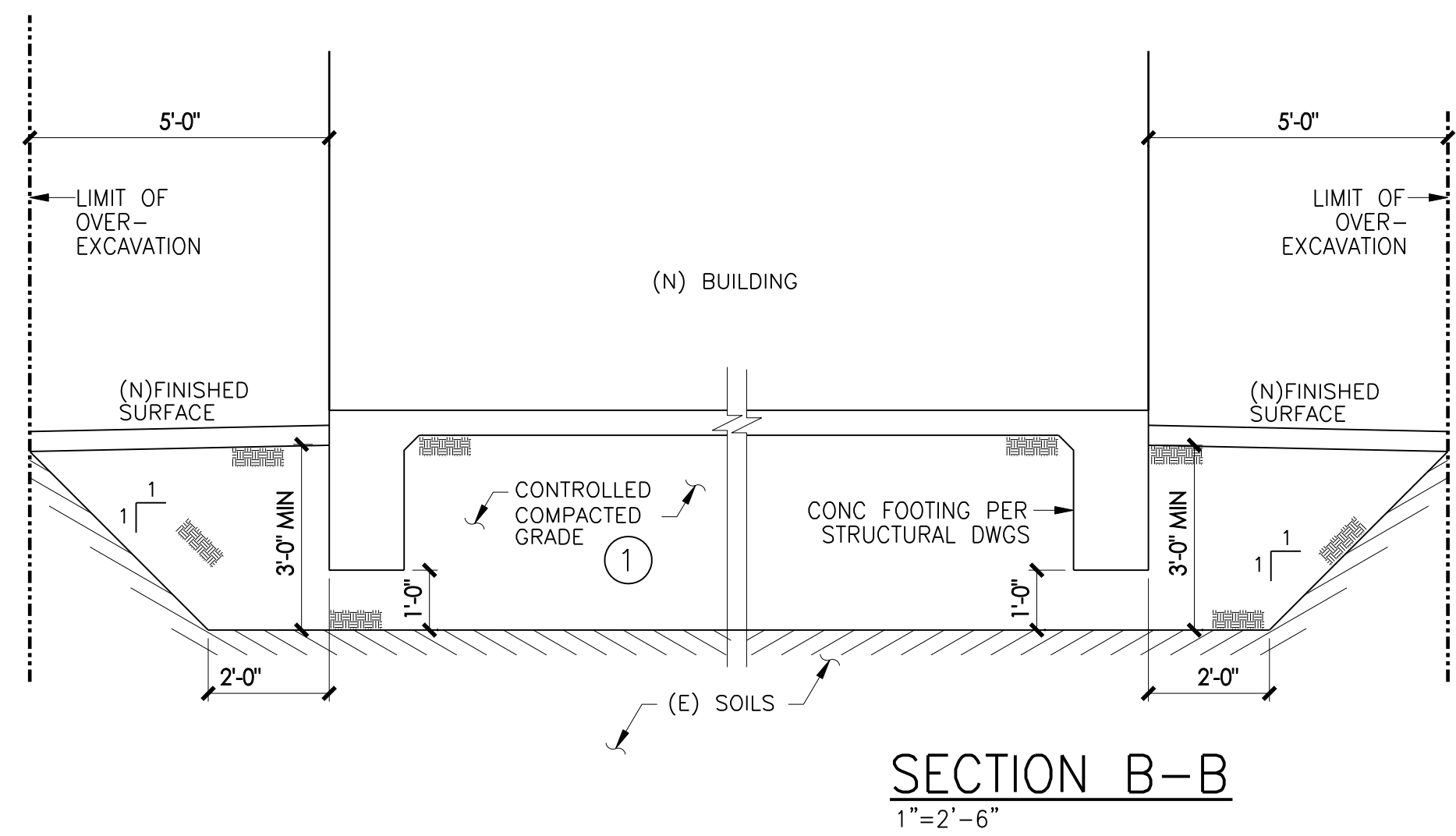
QUANTITIES

3,132 SF

SECTION A-A
1"=2'-6"



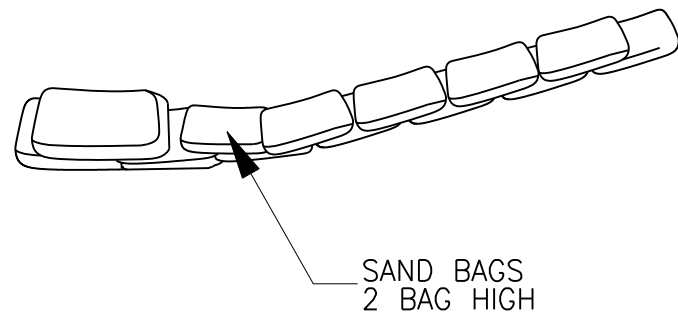
SECTION B-B
1"=2'-6"



LEGEND

----- LIMIT OF OVEREXCAVATION

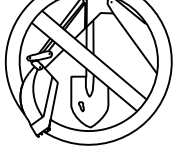
SAND BAG DETAIL
NTS



EROSIONCONTROL NOTES:

- IN CASE OF EMERGENCY, CALL OWNER AT 949.300.0301
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DEPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERATE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESS, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
- EDDED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP?s ARE INSTALLED AND FUNTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS AMY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.

DIGALERT



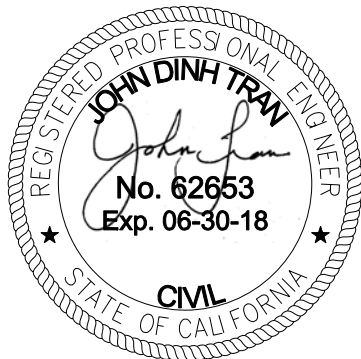
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REV.	DATE	BY	DESCRIPTION	APP'V'D

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GARDEN GROVE, CA 92843
PHONE: (714) 265-1200
FAX: (714) 276-0372



ENGINEERING SCALE:

PREPARED UNDER THE SUPERVISION OF:

JOHN TRAN

DRAWN: K.C.

CHECKED: J.T.

RECOMMENDED:

APPROVED:

DATE:

8-05-17

8-11-17

PLANS REVIEWED BY:

CITY OF NEWPORT BEACH, BUILDING DEPARTMENT

100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660

APPROVED SIGNATURE

DATE

GRADING PERMIT NUMBER: _____

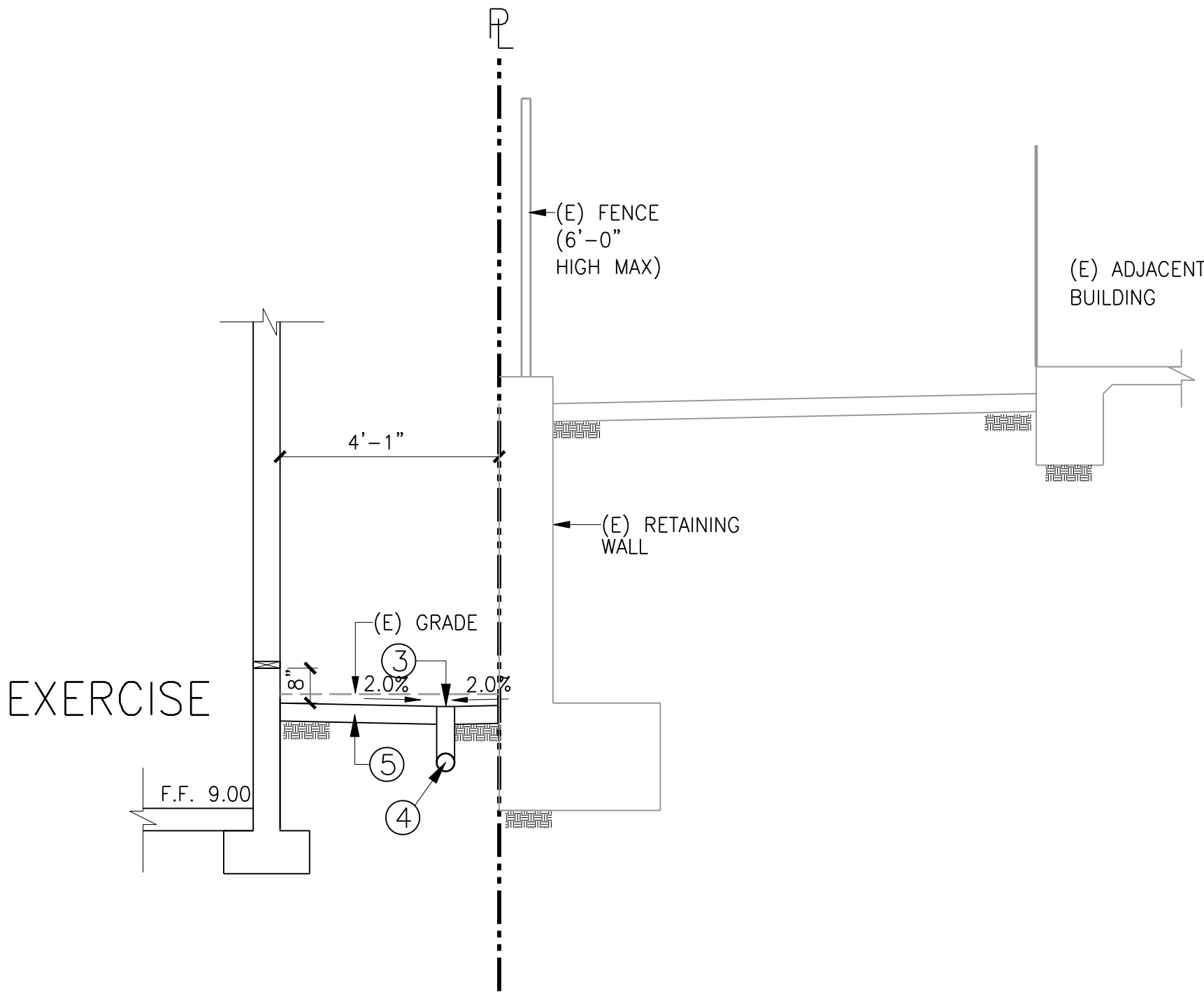
EROSION CONTROL PLAN

16 BAY ISLAND
NEWPORT BEACH, CA 92661
TEL 949.300.0310

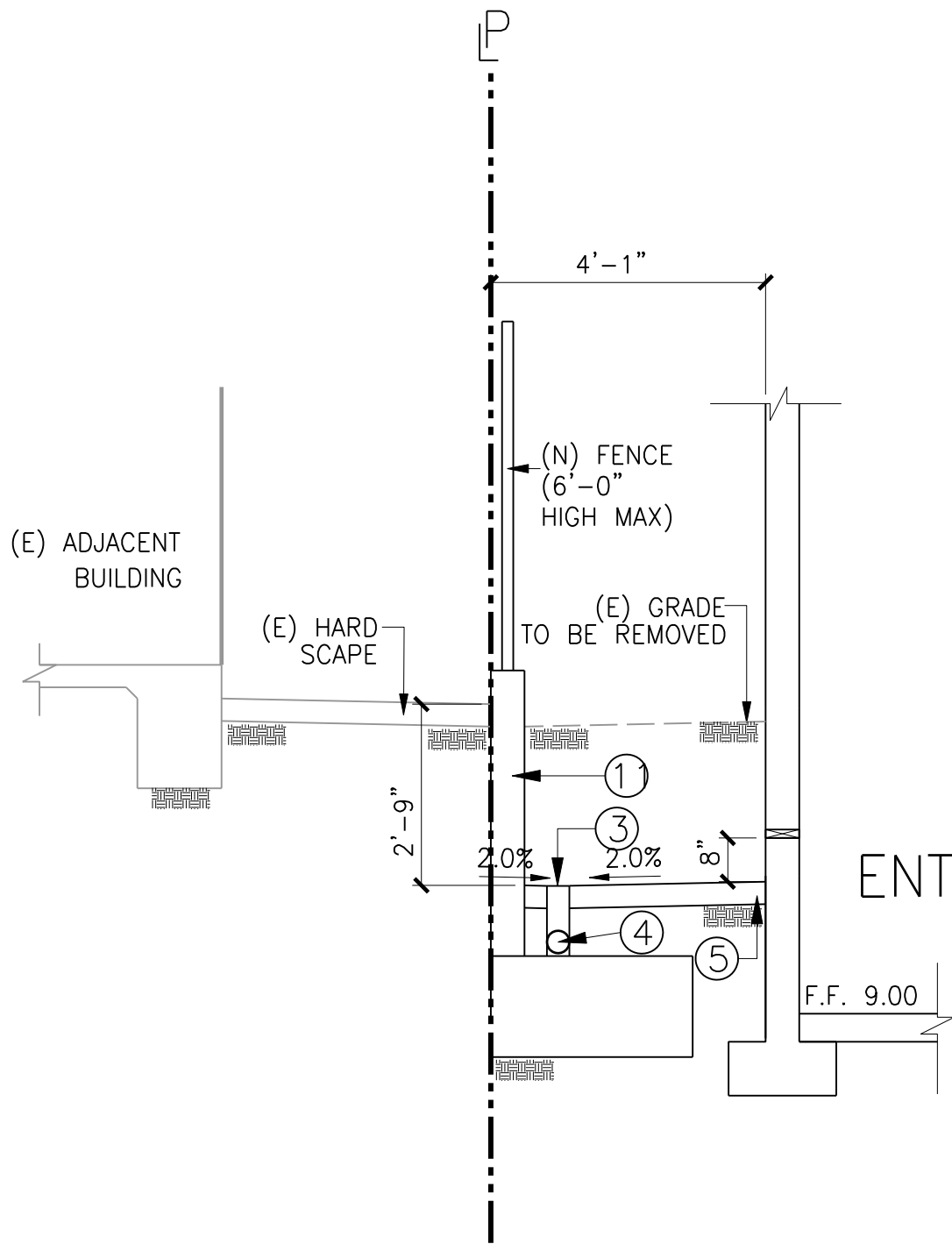
DRAWING NUMBER:

C.3

SHEET 3 OF 5



SECTION A-A
1"=2'-6"



SECTION B-B
1"=2'-6"

CONSTRUCTION NOTES

- 1

CONSTRUCT 5" CONCRETE (3000 PSI) RESIDENTIAL DRIVEWAY W/ #4 @ 18" O.C. EA WAY OVER COMPACTED GRADE
- 2

CONSTRUCT BIORETENTION WITH UNDERDRAIN PER DETAIL 1 OF SHEET C.2.
- 3

INSTALL 4"Ø AREA DRAIN PER DETAIL 2 OF SHEET C.2
- 4

INSTALL 4" PVC DRAIN PIPE SCHEDULE 40
- 5

CONSTRUCT CONCRETE OR PAVER HARDSCAPE AS SELECTED BY OWNER
- 6

INSTALL NEW SEWER LATERAL WITH CLEAN OUT PER CITY STD. 406-L W/ MIN. 36" COVER.
- 7

EXISTING WATER METER TO REMAIN IN PLACE (FIELD VERIFY).
- 8

INSTALL 3" PVC OVERFLOW PIPE SCHEDULE 40
- 9

CONSTRUCT 3.5' HIGH MAX RETAINING WALL UNDER SEPARATE PERMIT
- 10

INSTALL 1" WATER SERVICE LINE (COPPER TUBE, 200 PSI MAX, AWWA STD No. C901-78, ASTM D-2737) W/ MIN. 24" COVER
- 11

CONSTRUCT 6.0' HIGH MAX WALL UNDER SEPARATE PERMIT
- 12

INSTALL 4"Ø AREA DRAIN WITH ATRIUM GRATE
- 13

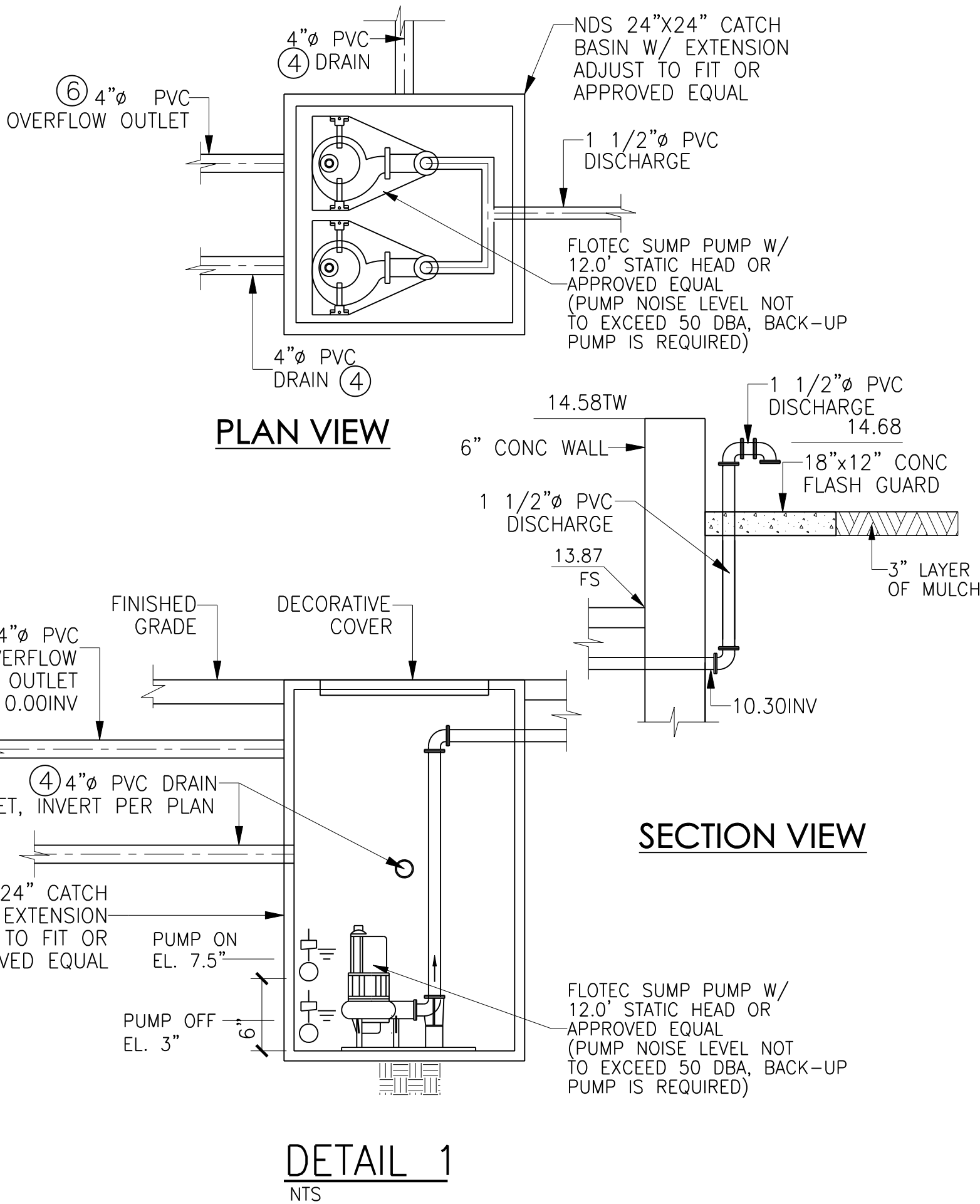
INSTALL 4"Ø PVC PERFORATED PIPE OVERFLOW WITH A MINIMUM 1.0% SLOPE.
- 14

INSTALL 4"Ø PVC SCHEDULE 40 PERFORATED PIPE SUBDRAIN WITH A MINIMUM 1.0% SLOPE.
- 15

INSTALL FLOTEC SUMP PUMP WITH A SUMP PIT PER DETAIL 1 OF SHEET C.4.

QUANTITIES

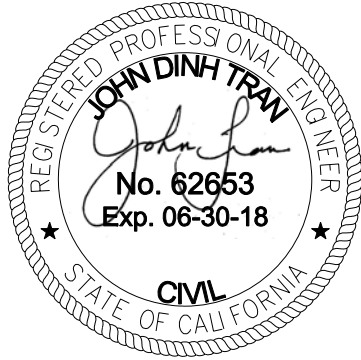
- 75 SF
- 51 SF
- 15 EA
- LF
- SF
- 14 LF
- 1 EA
- 100 LF
- LF
- 12 LF
- 1 LF
- 2 EA
- LF
- 8 LF
- 1 EA



REVISIONS				
REV.	DATE	BY	DESCRIPTION	APP'V'D

JT CONSULTING ENGINEERS

14371 EUCLID ST., #2F
GARDEN GROVE, CA 92843
PHONE: (714) 265-1200
FAX: (714) 276-0372



ENGINEERING SCALE:	DATE:
PREPARED UNDER THE SUPERVISION OF:	
JOHN TRAN	
DRAWN: K.C.	8-05-17
CHECKED: J.T.	8-11-17
RECOMMENDED:	
APPROVED:	

PLANS REVIEWED BY:	DATE
CITY OF NEWPORT BEACH, BUILDING DEPARTMENT	
100 CIVIC CENTER DRIVE NEWPORT BEACH, CA 92660	
APPROVED SIGNATURE	DATE
GRADING PERMIT NUMBER:	

SECTIONS

16 BAY ISLAND
NEWPORT BEACH, CA 92661
TEL 949.300.0310

DRAWING NUMBER:

C.4

SHEET 4 OF 5

street or suitable drainage facilities. Ponding of water should be avoided adjacent to the structures. Recommended minimum gradient is 2 percent for unpaved areas and one percent for concrete/paved areas. Roof gutter discharge should be directed away from the building areas through solid PVC pipes to suitable discharge points. Area drains should be provided for planter areas and drainage shall be directed away from the top of slopes.

PRE-CONSTRUCTION MEETING

It is recommended that no clearing of the site or any grading operation be performed without the presence of a representative of this office. An on site pre-grading meeting should be arranged between the soils engineer and the grading contractor prior to any construction.

GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION

We recommend that a qualified geotechnical consultant be retained to provide geotechnical engineering services, including geotechnical observation/testing, during the construction phase of the project. This is to verify the compliance with the design, specifications and or recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated.

- Geotechnical observations/testing should be performed at the following stages:
- During ANY grading operations, including excavation, removal, filling, compaction, and backfilling, etc.
 - After excavations for footings (or thickened edges) and/or grade beams verify the adequacy of underlying materials.
 - After pre-soaking of new slab sub-grade earth materials and placement of capillary break, plastic membrane, prior to pouring concrete.
 - During backfill of drainage and utility line trenches, to verify proper compaction.
 - When/if any unusual geotechnical conditions are encountered.
 - Prior to slab pours to ensure proper subgrade compaction and moisture barriers.

Please schedule an inspection with the geotechnical consultant prior to the pouring of interior and exterior slabs.

LIMITATIONS

The geotechnical services described herein have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical engineering profession practicing contemporaneously under similar conditions in the subject locality. Under no circumstance is any warranty, expressed or implied, made in connection with the providing of services described herein. Data, interpretations, and recommendations presented herein are based solely on information available to this office at the time work was performed. EGA Consultants will not be responsible for other parties' interpretations or use of the information developed in this report.

The interpolated subsurface conditions should be checked in the field during construction by a representative of EGA Consultants. We recommend that all foundation excavations and grading operations be observed by a representative of this firm to ensure that construction is performed in

16 Bay Island, Newport Beach, CA
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Project No. BE941.1
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The building slab shall be underlain by 2 inches of clean sand, underlain by 15-mil thick moisture barrier (e.g.: Stego Wrap; lapped and sealed), underlain by 4 inches of gravel (¾-inch crushed rock), underlain by compacted fill.

At this depth (24 inches) footings founded in fill materials may be designed for an allowable bearing value of 1,750 and 2,250 psf (for dead-plus-live load) for continuous wall and isolated spread footings, respectively. These values may be increased by one-third for loads of short duration, including wind or seismic forces.

Reinforcement requirements may be increased if recommended by the project structural engineer. In no case should they be decreased from the previous recommendations.

Cement Type for Concrete in Contact with On-Site Earth Materials

Concrete mix design should be based on sulfate testing with Section 1904.2 of the 2013 CBC. Preliminary laboratory testing indicates the site soils possess negligible sulfate exposure.

ACI 318 BUILDING CODE
Table 4.3.1 - REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTIONS

Sulfate Exposure	Water soluble sulfate (SO ₄) in soil percent by weight	Sulfate (SO ₄) in water, ppm	Cement Type	Maximum water-cementitious material ratio, by weight, normal weight concrete	Minimum f _c , normal-weight and light weight concrete, psi
Negligible	0.00 ≤ SO ₄ < 0.10	0 ≤ SO ₄ ≤150	-----	-----	-----
Moderate	0.10 ≤ SO ₄ < 0.20	150 < SO ₄ ≤1500	II (P)(MS), IS(MS), P(MS), I(P)(MS), I(SM)(MS)	0.50	4000
Severe	0.20 ≤ SO ₄ < 2.00	1500 < SO ₄ < 10,000	V	0.45	4500
Very Severe	SO ₄ > 2.00	SO ₄ > 10,000	V plus pozzolan	0.45	4500

As a conservative approach, we recommend cement with a minimum strength f_c of 3,000 psi be used for concrete in contact with on-site earth materials.

Settlement

Utilizing the design recommendations presented herein, we anticipate that the majority of any post-grading settlement will occur during construction activities. We estimate that the total settlement for the proposed structure will be on the order of 1 inch. Differential settlement is not expected to exceed 1 inch in 30

16 Bay Island, Newport Beach, CA
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development.

RECOMMENDATIONS

The following sections discuss the principle geotechnical concerns which should be considered for proper site re-development.

Earthwork

Grading and earthwork should be performed in accordance with the following recommendations and the General Earthwork and Grading Guidelines included in Appendix C. It is our understanding that the majority of grading will be limited to the re-grading of the building pad for the proposed construction. In general, it is anticipated that the removal of the upper 2½ feet within the building footprint (slab-on-grade portion) will require removal and recompaction to prepare the site for construction. The removals should be accomplished so that all fill and backfill existing as part of the previous site use and demolition operations are removed.

Where feasible, the limits of the pad fill shall be defined by a 2½ feet envelope encompassing the building footprint. Care should be taken to protect the adjacent property improvements.

We recommend water-flooding the pad excavation bottom as well as each lift to induce hydro-compaction of the dry sands.

A minimum one foot thick fill blanket should be placed throughout the exterior improvements (approaches, parking and planter areas). The fill blanket will be achieved by re-working (scarifying) the upper 12 inches of the existing grade.

Site Preparation

Prior to earthwork or construction operations, the site should be cleared of surface structures and subsurface obstructions and stripped of any vegetation in the areas proposed for development. Removed vegetation and debris should then be disposed of off-site. A minimum of 2½ feet of the soils below existing grade will require removal and recompaction in the areas to receive building pad fill. Following removal, the excavated surface should be inspected by the soils engineer or his designated representative prior to the placement of any fill in footing trenches. Holes or pockets of undocumented fill resulting from removal of buried obstructions discovered during this inspection should be filled with suitable compacted fill.

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Project No. BE941.1
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Based on the geologic map (Figure 4) correlation with the on-site CPT probe advanced on March 18, 2016, bedrock of the Monterey Formation (Tm) was likely encountered approximately 40 feet below grade.

Based on the laboratory results dated March 30, 2016, the site maximum dry density is 116.0 pcf at an optimum moisture content of 12.0 % (per ASTM D 1557) and the wet (submerged) density of the upper 6 feet of sands (at 9 Bay Island) is 122.8 pcf (the complete laboratory reports are presented in Appendix B, herein).

LIQUEFACTION ANALYSIS (Per SP117A)

Liquefaction of soils can be caused by strong vibratory motion in response to earthquakes. Both research and historical data indicate that loose, granular sandy soils are susceptible to liquefaction, while the stability of rock, gravels, clays, and silts are not significantly affected by vibratory motion. Liquefaction is generally known to occur only in saturated or near saturated granular soils. The site is underlain by fill/eolian sands, old paralic deposits, and bedrock of the Monterey Formation.

It is our understanding that the current City policy, has assigned a seismic settlement potential of one (1.0) inch in the upper ten feet, and three (3.0) inches for soil depths of ten to fifty feet. In the event settlement values exceed these threshold values, then additional analysis and/or additional mitigation is required.

The CPT testing was performed in accordance with the "Standard Test Method for Performing Electronic Friction Cone and Piezocone Penetration Testing of Soils," (ASTM D5778-12). The seismically induced settlement for the proposed structure was evaluated based on the "Soil Liquefaction During Earthquakes" by I.M. Idriss and R.W. Boulanger, dated September 8, 2008.

The analysis was provided by two 9 to 12½ feet deep 4 " diameter hand-auger borings, and a 50+ feet deep 1.7" diameter CPT probe advanced on February 15, 2016. The exploratory borings and probe locations are shown in the Plot Plan, Figure 3, herein.

The soil borings were continuously logged by a certified engineering geologist of our firm.

The computations and results of our Liquefaction Analysis, based on CPT blow counts of Boring CPT-1, are attached in Appendix E, herein. The seismically induced settlement analysis was evaluated based on methods published in the references Nos. "a" through "j" (see "Associated References", herein). The

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April 3, 2016

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feet. These settlement values are expected to be within tolerable limits for properly designed and constructed foundations.

Lateral Load Resistance

Footings founded in fill materials may be designed for a passive lateral bearing pressure of 250 pounds per square foot per foot of depth. A coefficient of friction against sliding between concrete and soil of 0.30 may be assumed.

Capillary Break Below Interior Slabs

In accordance with the 2013 California Green Building Standards Code Section 4.505.2.1, we provide the following building specification for the subject site (living area and garages slabs):

Concrete building slabs shall be directly underlain by a min. 2 inches of clean/washed sand, underlain by a min. 15 mil-thick moisture barrier (e.g. "Stego Wrap"), with all laps sealed, underlain by 4 inches of ¾-inch gravel.

The above specification meets or exceeds the Section 4.505.2.1 requirement.

Exterior Slabs-on-grade (Hardscape)

Concrete slabs cast against properly compacted fill materials shall be a minimum of 4 inches thick (actual) and reinforced with No. 3 rebar at 18 inches on center in both directions. The reinforcement shall be supported on chairs to insure positioning of the reinforcement at mid-center in the slab.

Control joints should be provided at a maximum spacing of 8 feet on center in two directions for slabs and at 6 feet on center for sidewalks. Control joints are intended to direct cracking.

Expansion or felt joints should be used at the interface of exterior slabs on grade and any fixed structures to permit relative movement.

Some slab cracking due to shrinkage should be anticipated. The potential for the slab cracking may be reduced by careful control of water/cement ratios. The contractor should take appropriate curing precautions during the pouring of concrete in hot weather to minimize cracking of slabs.

Surface Drainage

Surface drainage shall be controlled at all times. Positive surface drainage should be provided to direct surface water away from structures and toward the

16 Bay Island, Newport Beach, CA
Soils Report
Project No. BE941.1
April 3, 2016

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Fills

The on-site soils are suitable for reuse as compacted fill, provided they are free of organic materials, debris, and materials larger than six (6) inches in diameter. After removal of any loose, compressible soils, all areas to receive fill and/or other surface improvements should be scarified to a minimum depth of 12 inches, brought to at least 2 percent over optimum moisture conditions and compacted to at least 90 percent relative compaction (based on ASTM: D 1557). If necessary, import soils for near-surface fills should be predominately granular, possess a very low expansion potential, and be approved by the geotechnical engineer.

Lift thicknesses will be dependent on the size and type of equipment used. In general, fill should be placed in uniform lifts not exceeding 8 inches. Placement and compaction of fill should be in accordance with local grading ordinances under the observation and testing of the geotechnical consultant. We recommend that fill soils be placed at moisture contents at least 2 percent over optimum (based on ASTM: D 1557).

We recommend that oversize materials (materials over 6 inches) should they be encountered, be stockpiled and removed from the site.

Trench Backfill

The on-site soils may be used as trench backfill provided they are screened of rock sizes over 6 inches in dimension and organic matter. Trench backfill should be compacted in uniform lifts (not exceeding 8 inches in compacted thickness) by mechanical means to at least 90 percent relative compaction (ASTM: D 1557).

Geotechnical Parameters

The following Geotechnical parameters may used in the design of the proposed structure (also, see "Liquefaction Analysis" section, above):

Foundation Design

Structures on properly compacted fill may be supported by conventional, continuous or isolated spread footings. All footings should be a minimum of 24 inches deep (measured in the field below lowest adjacent grade). Footing widths shall me an minimum 18 inches for the perimeter footings.

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April 3, 2016

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liquefaction and seismic settlement calculations indicate seismic settlement (includes dry and saturated sands) in the upper 50 feet is **less than 2.0 inches**, and hence shallow mitigation methods for liquefaction may be implemented per City Code Policy (No. CBC 1803.5.11-2 last revised 7/3/2014).

Based on our liquefaction analysis, and in accordance with the City of Newport Beach Policy No. CBC 1803.5.11-12 (NBM/C, Chapter 15), we recommend the following mitigative methods to minimize the effects of shallow liquefaction:

1. Tie all pad footings with grade beams.
2. All footings should be a minimum of 24 inches deep, below grade.
3. Continuous footings should be reinforced with two No. 5 rebar (two at the top and two at the bottom).
4. Concrete slabs cast against properly compacted fill materials shall be a minimum of 5 inches thick (actual) and reinforced with No. 4 rebar at 12 inches on center in both directions. The reinforcement shall be supported on chairs to insure positioning of the reinforcement at mid-center in the slab.
5. Dowel all footings to slabs with No. 4 bars at 24 inches on center.
6. Additionally, sandy soils will be vigorously flooded during the grading process.

The foundation specifications outlined above will act to decrease the potential settlement due to liquefaction and/or seismically induced lateral deformation to tolerable amounts. The above specifications eliminate the use of piles and associated construction vibrations and groundwater displacement induced by caisson drilling or pile-driving. If the above specifications are incorporated, the proposed structure shall be stable and adequate for the intended uses and the proposed construction will not adversely impact the subject or adjacent properties.

Other Geologic Hazards

Other geologic hazards such as landsliding, or expansive soils, do not appear to be evident at the subject site.

CONCLUSIONS

Based on our geotechnical study of the site, our review of available reports and literature and our experience, it is our opinion that the proposed improvements at the site are feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the soil and native materials, and the surface drainage offer favorable conditions for site re-

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Soils Report
Project No. BE941.1
April 3, 2016

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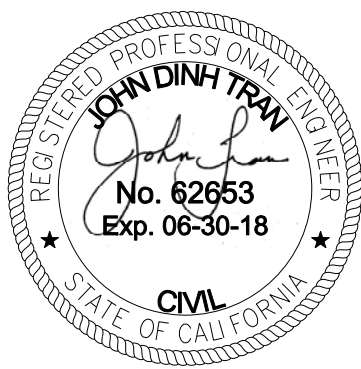


REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'V'D

JT CONSULTING ENGINEERS

14371 EUCLID ST., #2F
GARDEN GROVE, CA 92843
PHONE: (714) 265-1200
FAX: (714) 276-0372



ENGINEERING SCALE: PREPARED UNDER THE SUPERVISION OF:	DATE:
JOHN TRAN	
DRAWN: K.C.	8-05-17
CHECKED: J.T.	8-11-17
RECOMMENDED:	
APPROVED:	

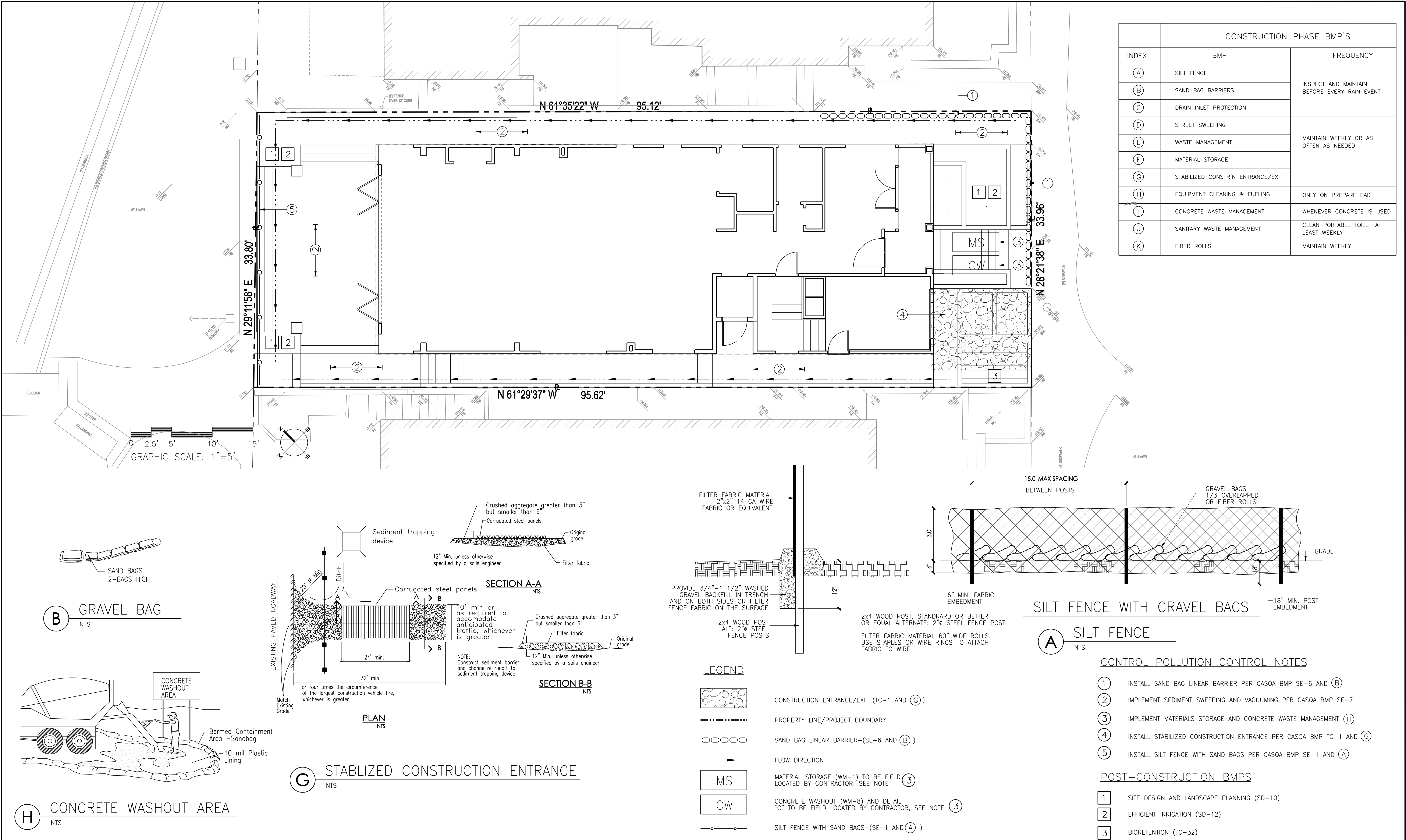
PLANS REVIEWED BY: CITY OF NEWPORT BEACH, BUILDING DEPARTMENT 100 CIVIC CENTER DRIVE NEWPORT BEACH, CA 92660	
APPROVED SIGNATURE	DATE
GRADING PERMIT NUMBER:	

GEOTECHNICAL RECOMMENDATIONS

16 BAY ISLAND
NEWPORT BEACH, CA 92661
TEL 949.300.0310

DRAWING NUMBER:

C.5
SHEET 5 OF 5



CONSTRUCTION PHASE BMP'S		
INDEX	BMP	FREQUENCY
①	SILT FENCE	INSPECT AND MAINTAIN BEFORE EVERY RAIN EVENT
②	SAND BAG BARRIERS	
③	DRAIN INLET PROTECTION	
④	STREET SWEEPING	MAINTAIN WEEKLY OR AS OFTEN AS NEEDED
⑤	WASTE MANAGEMENT	
⑥	MATERIAL STORAGE	
⑦	STABILIZED CONSTR'N ENTRANCE/EXIT	ONLY ON PREPARE PAD
⑧	EQUIPMENT CLEANING & FUELING	
⑨	CONCRETE WASTE MANAGEMENT	
⑩	SANITARY WASTE MANAGEMENT	CLEAN PORTABLE TOILET AT LEAST WEEKLY
⑪	FIBER ROLLS	MAINTAIN WEEKLY

Call Toll Free
1-800-227-2600
2 Working Days Before You Dig
Underground Service Alert
of Southern California

REVISIONS				
REV.	DATE	BY	DESCRIPTION	APP'V'D

JT CONSULTING ENGINEERS

14371 EUCLID ST., #2F
GARDEN GROVE, CA 92843
PHONE: (714) 265-1200
FAX: (714) 276-0372

ENGINEERING SCALE:
PREPARED UNDER THE SUPERVISION OF:
JOHN TRAN

DRAWN: K.C.	8-05-17
CHECKED: J.T.	8-11-17
RECOMMENDED:	
APPROVED:	

DATE:

PLANS REVIEWED BY:
CITY OF NEWPORT BEACH, BUILDING DEPARTMENT
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660

APPROVED SIGNATURE _____ DATE _____

GRADING PERMIT NUMBER: _____

CONSTRUCTION POLLUTION PREVENTION PLAN

16 BAY ISLAND
NEWPORT BEACH, CA 92661
TEL 949.300.0310

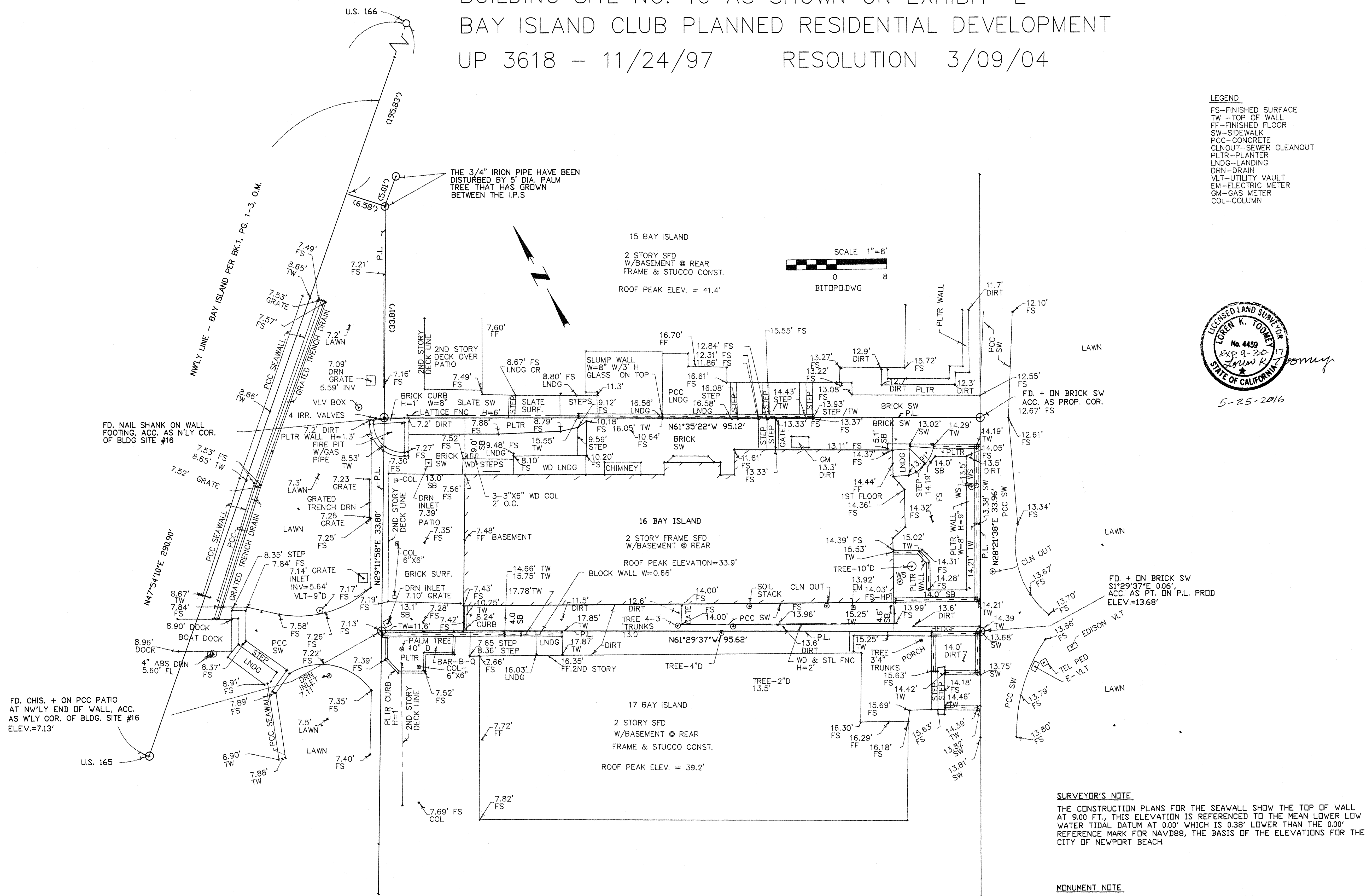
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CPPP

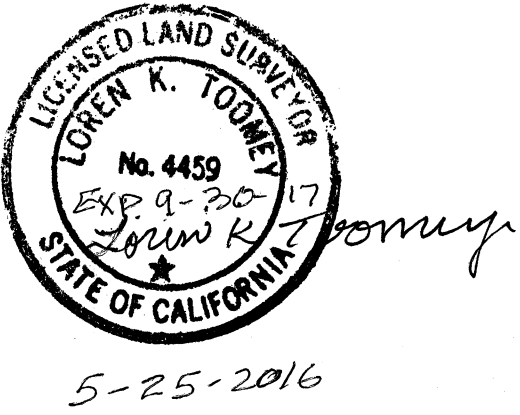
SHEET 77 OF 5

SHEET 1 OF 1 TOPO

BUILDING SITE NO. 16 AS SHOWN ON EXHIBIT "E"
BAY ISLAND CLUB PLANNED RESIDENTIAL DEVELOPMENT
UP 3618 - 11/24/97 RESOLUTION 3/09/04



- LEGEND
- FS-FINISHED SURFACE
 - TW -TOP OF WALL
 - FF-FINISHED FLOOR
 - SW-SIDEWALK
 - PCC-CONCRETE
 - CLNOUT-SEWER CLEANOUT
 - PLTR-PLANTER
 - LNDG-LANDING
 - DRN-DRAIN
 - VLV-UTILITY VAULT
 - EM-ELECTRIC METER
 - GM-GAS METER
 - COL-COLUMN

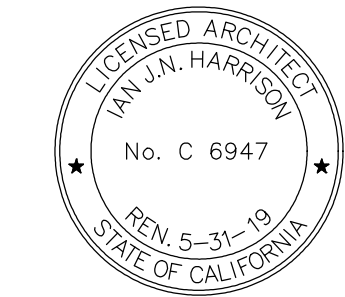
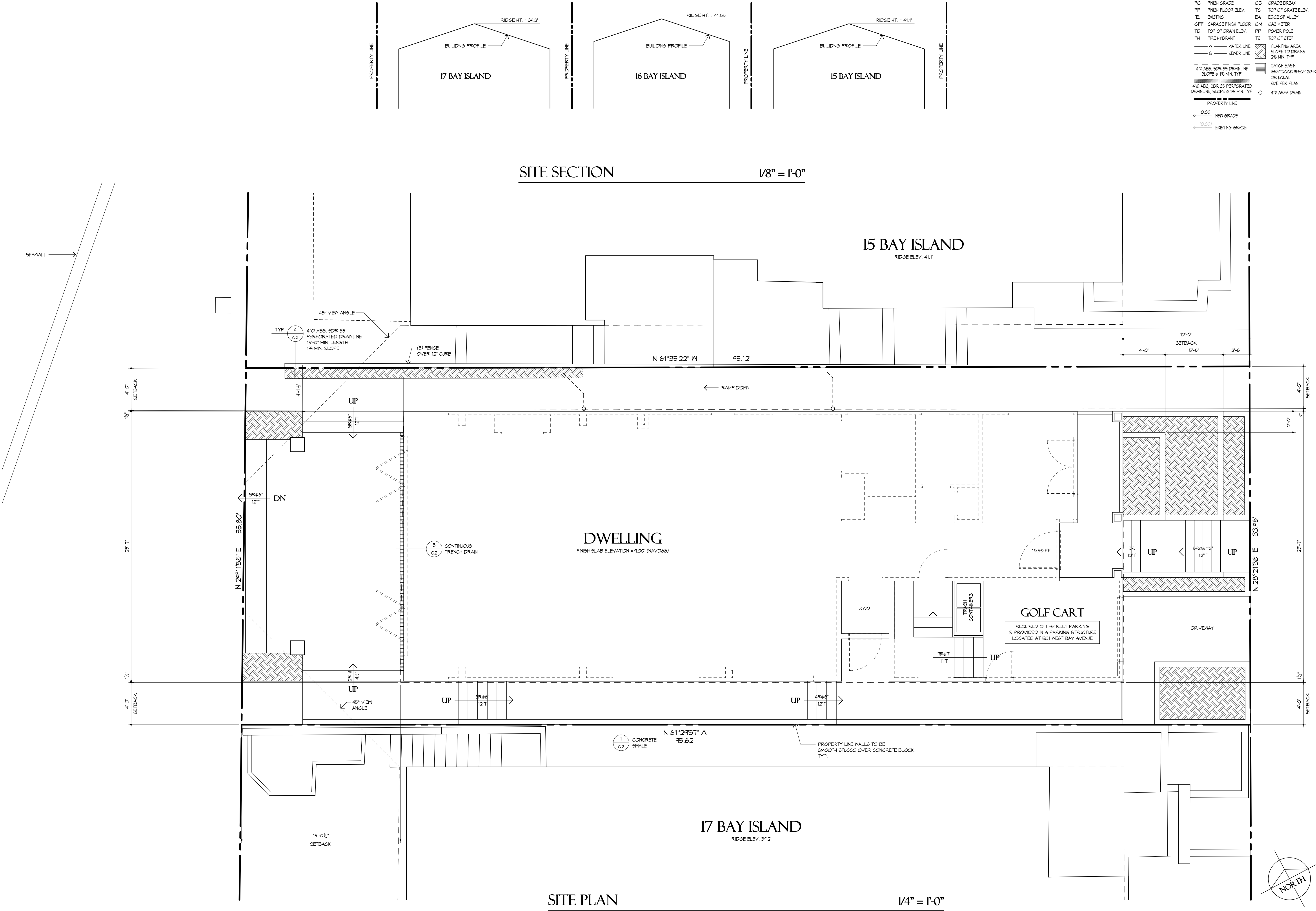


OWNERS: TIM & MICHELLE DEAN
ADDRESS: 16 BAY ISLAND, NEWPORT BEACH 92661
SURVEY OF BUILDING SITE NO. 16, BAY ISLAND CLUB
PLANNED RESIDENTIAL DEVELOPMENT
SURVEYED BY: LOREN K. TOOMEY, P.L.S. 4459
24791 BELGREEN PL., LAKE FOREST, CA 92630
949-770-1941

BENCHMARK
BENCHMARK 1E-116-69 ELEVATION=7.587 FT NAVD88
FD. 3 3/4" OCS ALUM. BM. DISK STAMPED "E-116-69", SET IN THE NW COR.
OF A 5.0 FT X 5.0 FT CONC. CATCH BASIN MON. IS LOCATED ALONG THE WLY
SIDE OF THE CL. OF PALM ST. MON. IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARINGS
THE BEARING OF N73°29'14"W ON EDGEWATER AVENUE
PER R.S. NO. 2000-1016, R.S.B. 18/45.
LEGAL DESCRIPTION
BEING A PORTION OF SEC. 34, T6S, R10W, S16M.
LOCATED IN NEWPORT HARBOR, NEWPORT BEACH, CA.

SURVEY

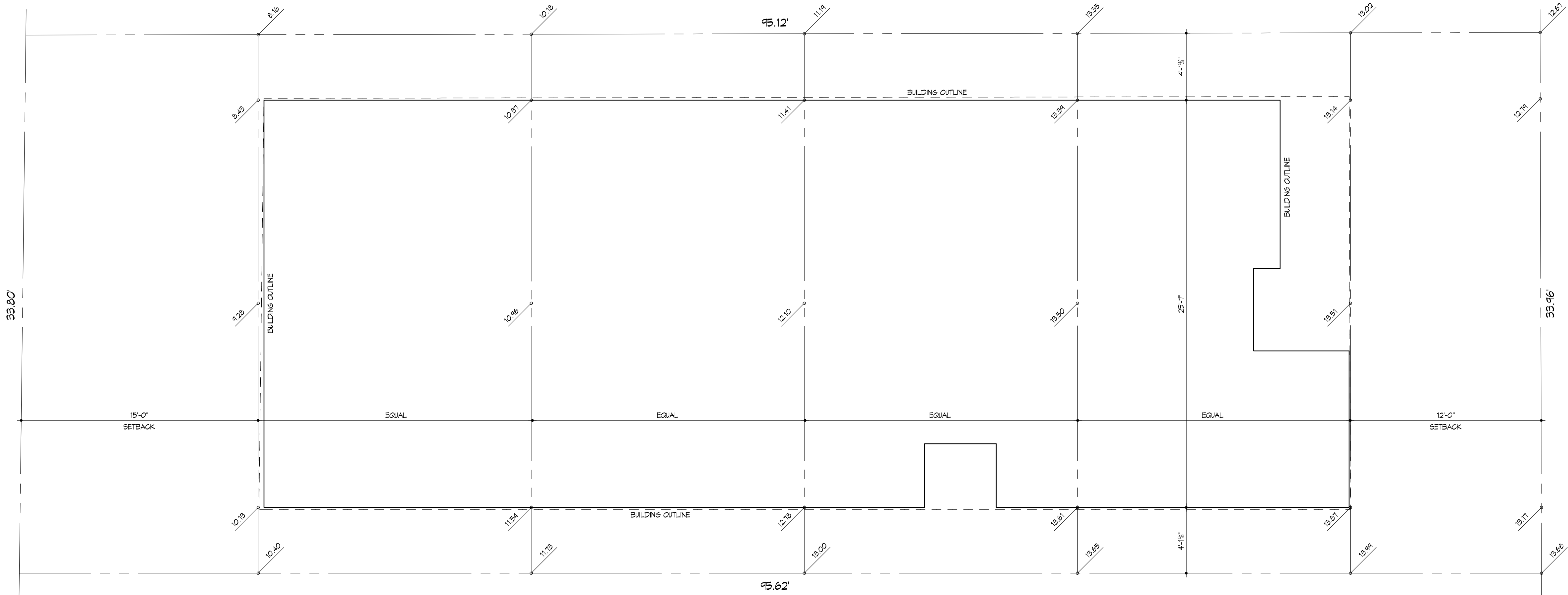


IAN J.N. HARRISON, ARCHITECT
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without the express written permission of the architect.
without the express written permission of the architect.
IAN J.N. HARRISON, ARCHITECT

SITE PLAN

These drawings are not authorized for construction until stamped with IAN J.N. HARRISON state registered architect seal

DEAN 01 A0 SITE PLAN



HEIGHT CALCS

1/4" = 1'-0"

SLOPE CALC:

$\frac{13.87 - 8.43}{68.37 (\text{ft } \varnothing)} \times 100 = 7.96\%$

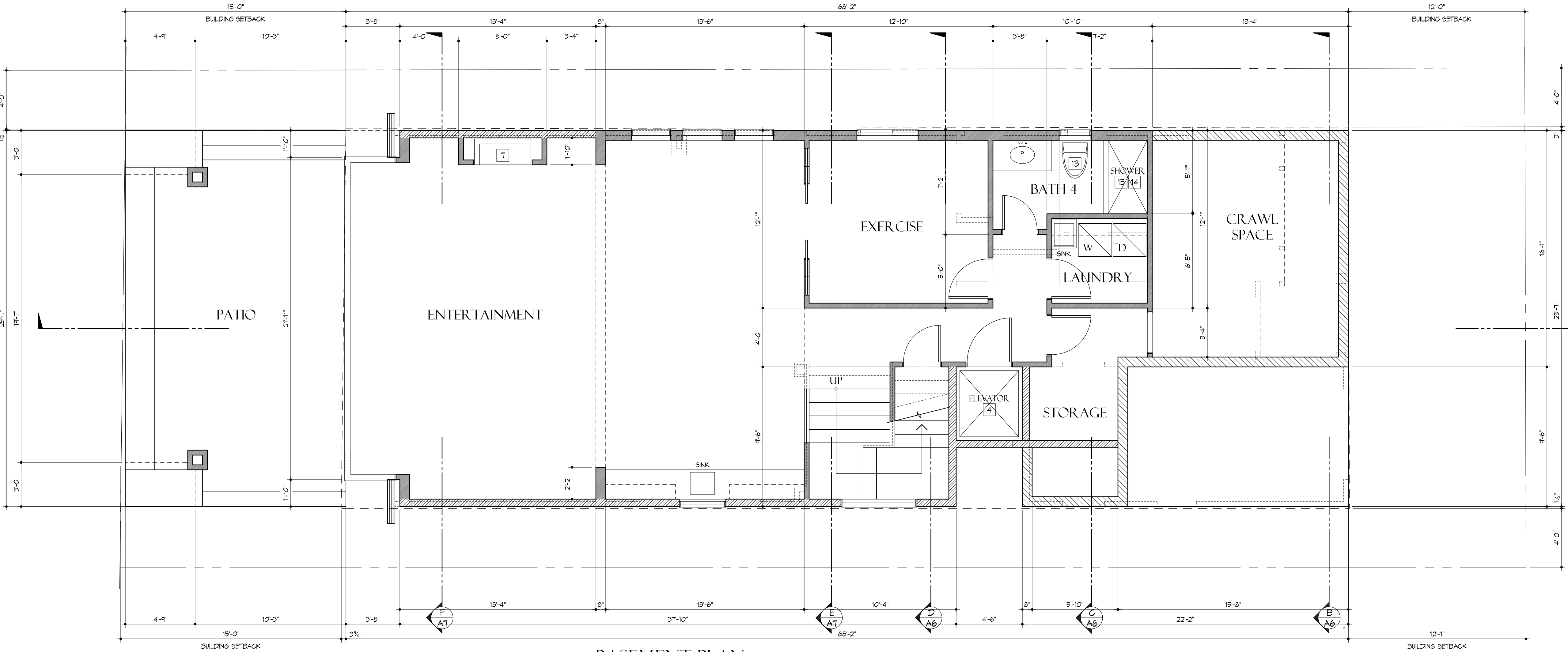
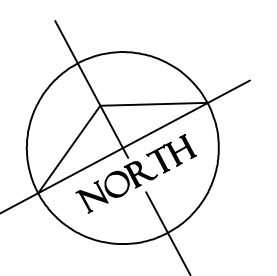
WALL LEGEND

- 2X4 @ 16" O.C.
 - 2X6 @ 16" O.C.
 - 2X8 @ 16" O.C.
 - 3X4 @ 16" O.C.
 - 2X3 @ 16" O.C.
 - 42" HIGH GUARDRAIL
 - 1-HOUR WALL
- WALLS < 5'-0" TO PROPERTY LINE TO BE 1-HOUR CONSTRUCTION
- PROVIDE FIRE BLOCKS AND DRAFT STOPS AT 10'-0" O.C. (8'-0" O.C. AT RATED WALLS)

KEYNOTES

- 5/8" TYPE X GYPSUM BOARD ALL WALLS, CEILING, BEAMS, POSTS AND COLUMNS. SMOOTH FINISH TYPICAL AT GARAGE
- TANKLESS WATER HEATER
- COMBUSTION AIR VENTS
- 1-HOUR RATED SHAFT
- PROVIDE 5/8" TYPE X GYP. BD. ON WALLS AND CEILING OF ENCLOSED USEABLE SPACE UNDER STAIRS
- DRYER VENT, LENGTH NOT TO EXCEED 14'-0"
- 54" WIDE FIREBOX METAL FIREPLACE BY SUPERIOR ANSI Z21.88. GAS ONLY - DIRECT VENT. EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE FIREPLACE, AND INSTALLED PER FIREPLACE MANUFACTURER'S INSTRUCTIONS. PROVIDE 2" CLEARANCE TO COMBUSTIBLES AT FIREPLACE OPENING
- TILE HEARTH, MIN. 2" THICK
- LINE OF WALL ABOVE
- WATER SOFTENER
- SOFFIT
- 42" HIGH GUARDRAIL
- WATER CLOSET TO BE MIN. 30" WIDE WITH MIN. 24" CLEAR IN FRONT OF TOILET, TYP.
- SHATTER-PROOF ENCLOSURE
- CERAMIC TILE WALLS TO 8'-0" OVER PLASTER, TYP.
- 30" X 30" ATTIC ACCESS
- ROOF DRAIN W/ OVERFLOW
- METAL CHIMNEY FLUE
- 48" HIGH COUNTER
- WINDOW SEAT, 18" ABOVE FINISH FLOOR
- SMART VENT WITHIN 12" OF EXTERIOR GRADE MODEL: 1540-520 ESR-2014
- CONCRETE FILLED BOLLARD
- LINE OF ROOF OVERHANG ABOVE
- SLOPE TO DRAIN, 2% MIN.
- 36" WIDE FIREBOX METAL FIREPLACE BY SUPERIOR, STAINLESS STEEL, ANSI Z21.88 GAS ONLY
- SHOWER HEAD AND DRAIN W/ FOOT SHOWER
- CLOSET SYSTEM
- LAUNDRY BOX, PAN AND DRAIN
- 36" SQ. CONC. LANDING @ ALL EXTERIOR DOORS. SEE SITE PLAN
- SHATTER-PROOF GLASS TO 42" ABOVE TOP OF SPA
- AC, SEPARATE PERMIT

FACTORY-BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.



BASEMENT PLAN

1/4" = 1'-0"

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220 NEWPORT CENTER DRIVE SUITE 312
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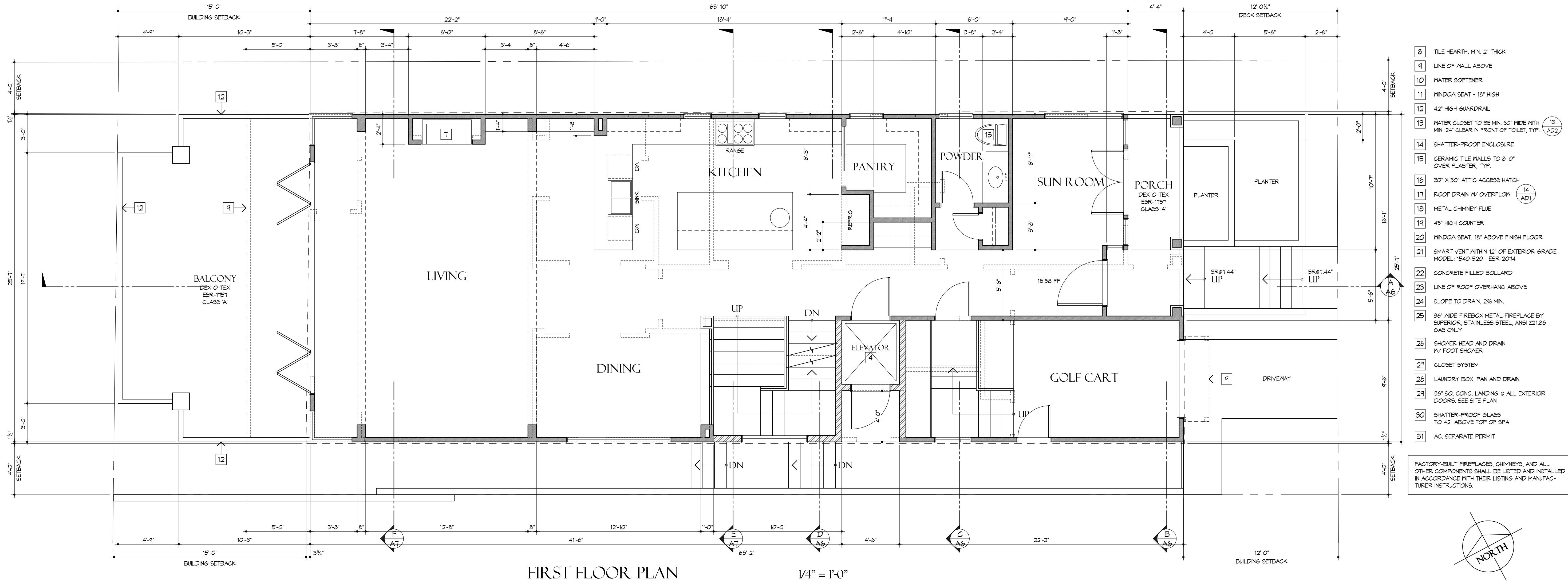
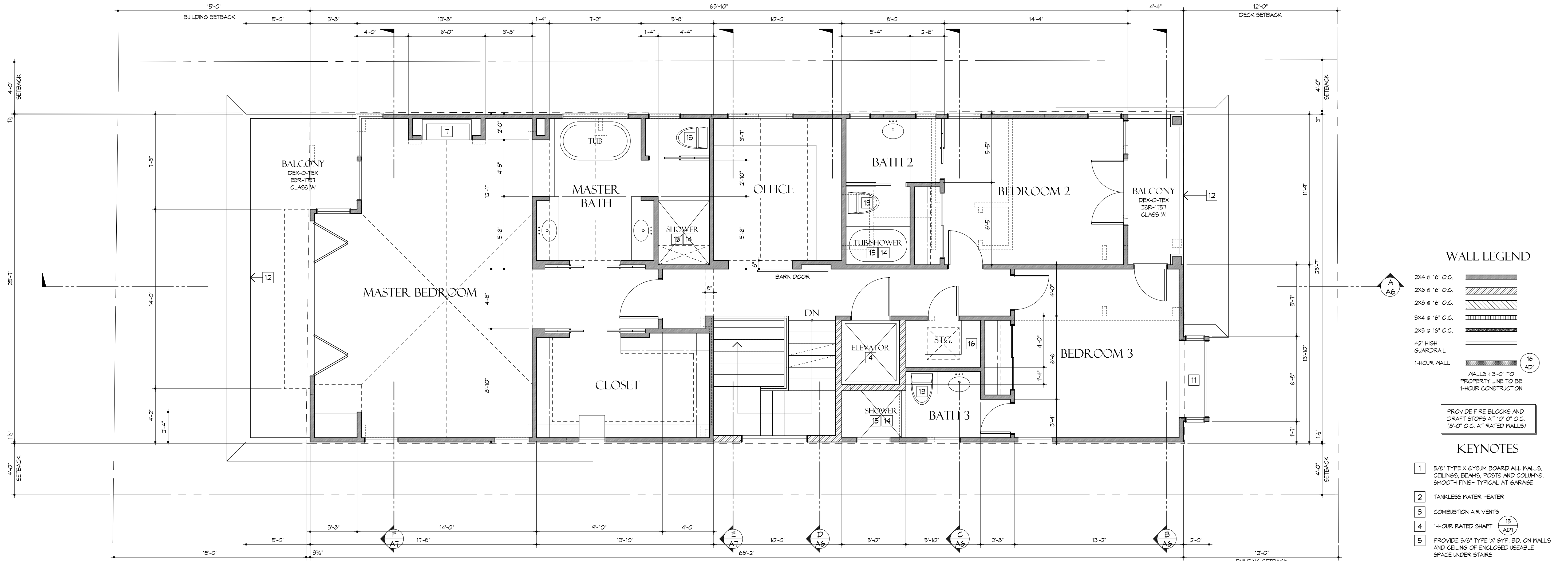


BASEMENT PLAN

DEAN RESIDENCE
16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

JOB #		DEAN	
DRAWN BY		pdw	
PLOT DATE		10/13/2017	
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A1



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No. C 6947
REV. 5-31-19
STATE OF CALIFORNIA

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FLOOR PLANS

DEAN RESIDENCE

16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

JOB # DEAN

DRAWN BY pdw

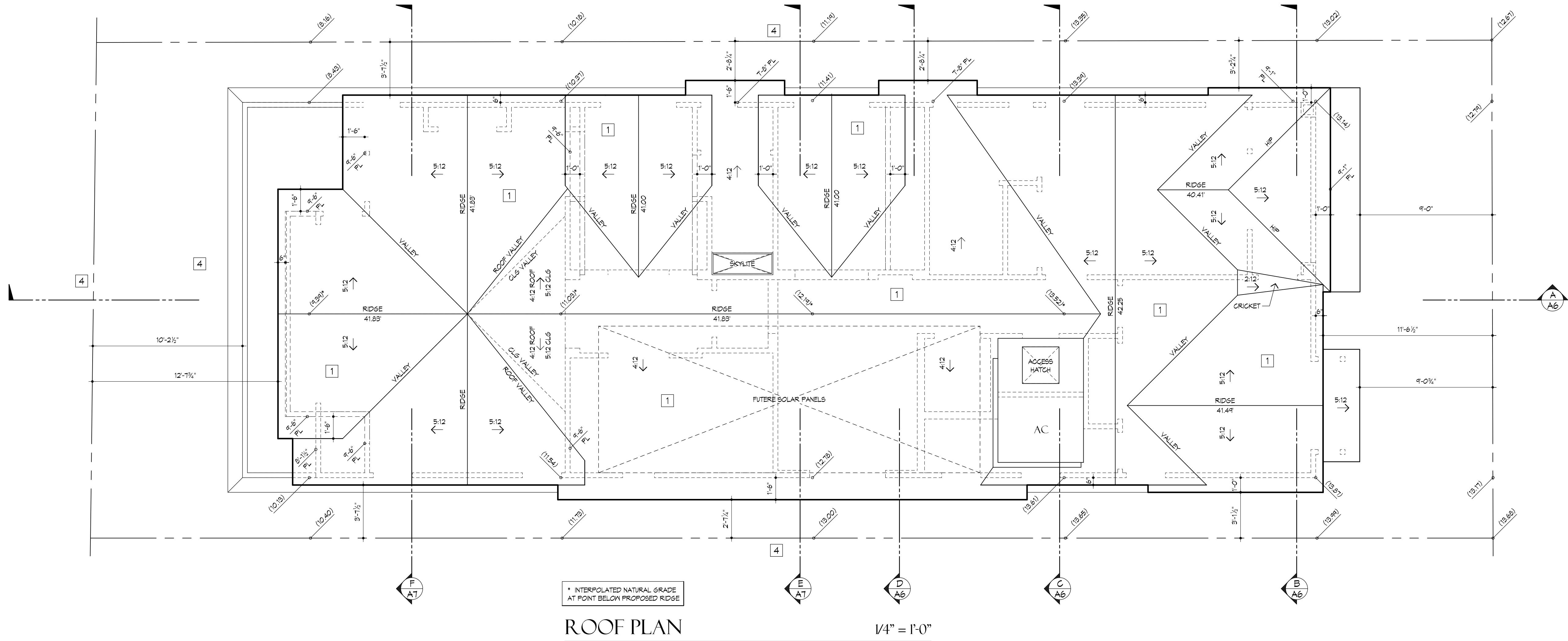
PLOT DATE 10/13/2017

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A2

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DOOR SCHEDULE								WINDOW SCHEDULE									
Mark	Qty	Size	Thick	Type	Glazing*	U-Value	Remarks	Mark	Qty	Size	Sash	Type	Glazing*	Header Height	U-Value	SHGC	Remarks
1	1	3'-0" X 8'-0"	2 1/4"	ENTRY 4 PANEL GLASS	DUAL TEMPERED	0.500	W/ SQUARE STICKING	A	1	2'-8 1/2" X 7'-0"	CORNER	FIXED	DUAL TEMPERED	7'-10"	0.300	0.300	
2	1	15'-0" X 17'-10"	1 3/4"	ACCORDIAN 5 PANEL	DUAL TEMPERED	0.500		B	1	2'-6" X 7'-0"	SINGLE	CASEMENT	DUAL TEMPERED	7'-10"	0.300	0.300	
3	1	2'-4" X 8'-0"	1 3/4"	3 PANEL GLASS SQUARE STICKING	SINGLE TEMPERED			C	1	6'-0" X 1'-4"	SINGLE	FIXED	DUAL	± 4'-8"	0.300	0.300	
4	1	18'-0" X 7'-0"		GARAGE OVERHEAD 4 SECTION			ALUM. FRAME W/ OBSCURE GLASS AUTO GARAGE DOOR OPENER 20 MIN. RATED, TIGHT FIT SELF-CLOSING, SELF-LATCHING	D	1	3'-0" X 1'-4"	SINGLE	FIXED	DUAL	± 4'-8"	0.300	0.300	
5	1	2'-10" X 6'-8"	1 3/4"	3 PANEL SOLID CORE				E	2	4'-0" X 4'-0"	PAIR	CASEMENT	DUAL TEMPERED	6'-9"	0.300	0.300	
6	1	2'-6" X 8'-0"	1 3/4"	3 PANEL SQUARE STICKING				F	2	3'-0" X 2'-0"	SINGLE	SLIDER	DUAL TEMPERED	6'-9"	0.300	0.300	
7	5	2'-4" X 6'-8"	1 3/4"	3 PANEL SQUARE STICKING				G	6	2'-6" X 4'-0"	SINGLE	CASEMENT	DUAL TEMPERED	6'-9"	0.300	0.300	
8								H	1	2'-6" X 3'-0"	SINGLE	CASEMENT	DUAL	6'-9"	0.300	0.300	
9	3	2'-6" X 6'-8"	1 3/4"	3 PANEL SQUARE STICKING				J	1	2'-6" X 5'-0"	SINGLE	CASEMENT	DUAL	7'-6"	0.300	0.300	
10	1	2'-8" X 6'-8"	1 3/4"	3 PANEL SQUARE STICKING	SINGLE TEMPERED		OBSCURE GLASS	K	1	3'-8 1/2" X 5'-0"	CORNER	FIXED	DUAL	7'-6"	0.300	0.300	
11	3	2'-8" X 6'-8"	1 3/4"	3 PANEL SQUARE STICKING				L	1	2'-6" X 2'-0"	SINGLE	AWNING	DUAL	7'-6"	0.300	0.300	
12	1	2'-8" X 6'-8"	1 3/4"	3 PANEL GLASS SQUARE STICKING	DUAL TEMPERED	0.500		M	1	2'-6 1/2" X 2'-0"	CORNER	FIXED	DUAL TEMPERED	7'-0"	0.300	0.300	
13	1	5'-0" X 6'-8"		SLIDER OX	DUAL TEMPERED	0.500		N	1	2'-0" X 5'-0"	SINGLE	CASEMENT	DUAL	7'-6"	0.300	0.300	
14	1	8'-0" X 7'-6"		ACCORDIAN 3 PANEL	DUAL TEMPERED	0.500		P	1	4'-0" X 2'-0"	SINGLE	CASEMENT	DUAL TEMPERED		0.300	0.300	
15	1	5'-4" X 7'-6"		ACCORDIAN 2 PANEL	DUAL TEMPERED	0.500		Q	1	6'-0" X 3'-0"	SINGLE	SLIDER	DUAL	6'-9"	0.300	0.300	
16	1	4'-0" X 6'-8"	1 3/8"	BI-PASS 3 PANEL SQ. STICKING													
17	1	5'-0" X 6'-8"	1 3/8"	BI-PASS 3 PANEL SQ. STICKING													
18	1	9'-0" X 6'-8"		SLIDER OXX	DUAL TEMPERED	0.500											
								X	1	2'-6" X 2'-8"	SKYLIGHT	OPERABLE	DUAL TEMPERED		0.500	0.430	VELUX V5-304 VES REPORT # 199
* SAFETY GLAZING TO BE ETCH MARKED (TYP.)								* SAFETY GLASS TO BE ETCH MARKED (TYP.) 1. GLAZING MUST BE SAFETY GLAZING WITHIN 24" OF THE DOOR AND LESS THAN 18" ABOVE THE WALKING SURFACE. 2. SILL HEIGHTS IN SLEEPING ROOMS SHALL NOT EXCEED 44" ABOVE THE FLOOR AND HAVE AN OPENABLE AREA OF AT LEAST 5.7 SF WITH AN OPENABLE WIDTH OF 20" AND HEIGHT OF 24" CLEAR. 3. SAFETY GLAZING TO BE ETCH MARKED, TYPICAL GLAZING U-VALUE AT SINGLE GLAZING: 0.92 GLAZING U-VALUE AT DUAL GLAZING: 0.31 4. FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS.									





LEFT SIDE ELEVATION (SOUTH)

1/4" = 1'-0"

* NATURAL GRADE AT POINT
BELOW PROPOSED RIDGE



FRONT ELEVATION (EAST)

1/4" = 1'-0"

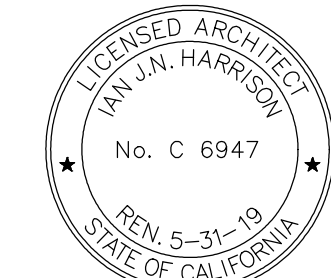
KEYNOTES

- 1 STANDING SEAM METAL ROOFING
CLASS 'A' ASSEMBLY
- 2 JAMES HARDIE ARTISAN LAP SIDING
WITH MITERED CORNERS
- 3 BOARD AND BATT SIDING
- 4 NATURAL STONE VENEER
OVER PLASTER, MAX. 150/SF
- 5 FINISH GRADE
- 6 NATURAL GRADE @ FACE OF BUILDING
- 7 NATURAL GRADE @ RIDGE
- 8 WOOD TRELLIS
- 9 MAIL SLOT
- 10 FIREPLACE DIRECT VENT
- 11 GLASS GUARDRAIL
ESR-3565
- 12 SMART VENT, MODEL 1540-520
ESR-2074, WITHIN 12" OF EXTERIOR GRADE

RIDGE HEIGHT ELEVATIONS ARE TO THE FINISHED
SHEATHING. THE HEIGHT OF THE ROOFING MATERIAL
HAS BEEN CONSIDERED TO ASSURE THE FINAL
FINISHED HEIGHT IS BELOW THE CITY ALLOWABLE.
DECORATIVE SHROUDS SHALL NOT BE INSTALLED
AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS
EXCEPT WHERE SUCH SHROUDS ARE LISTED AND
LABELED FOR USE WITH THE SPECIFIC FACTORY-
BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN
ACCORDANCE WITH MANUFACTURER'S INSTALLATION
INSTRUCTIONS.

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EXTERIOR ELEVATIONS
SOUTH + EAST

DEAN RESIDENCE

16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

JOB # DEAN

DRAWN BY pdw

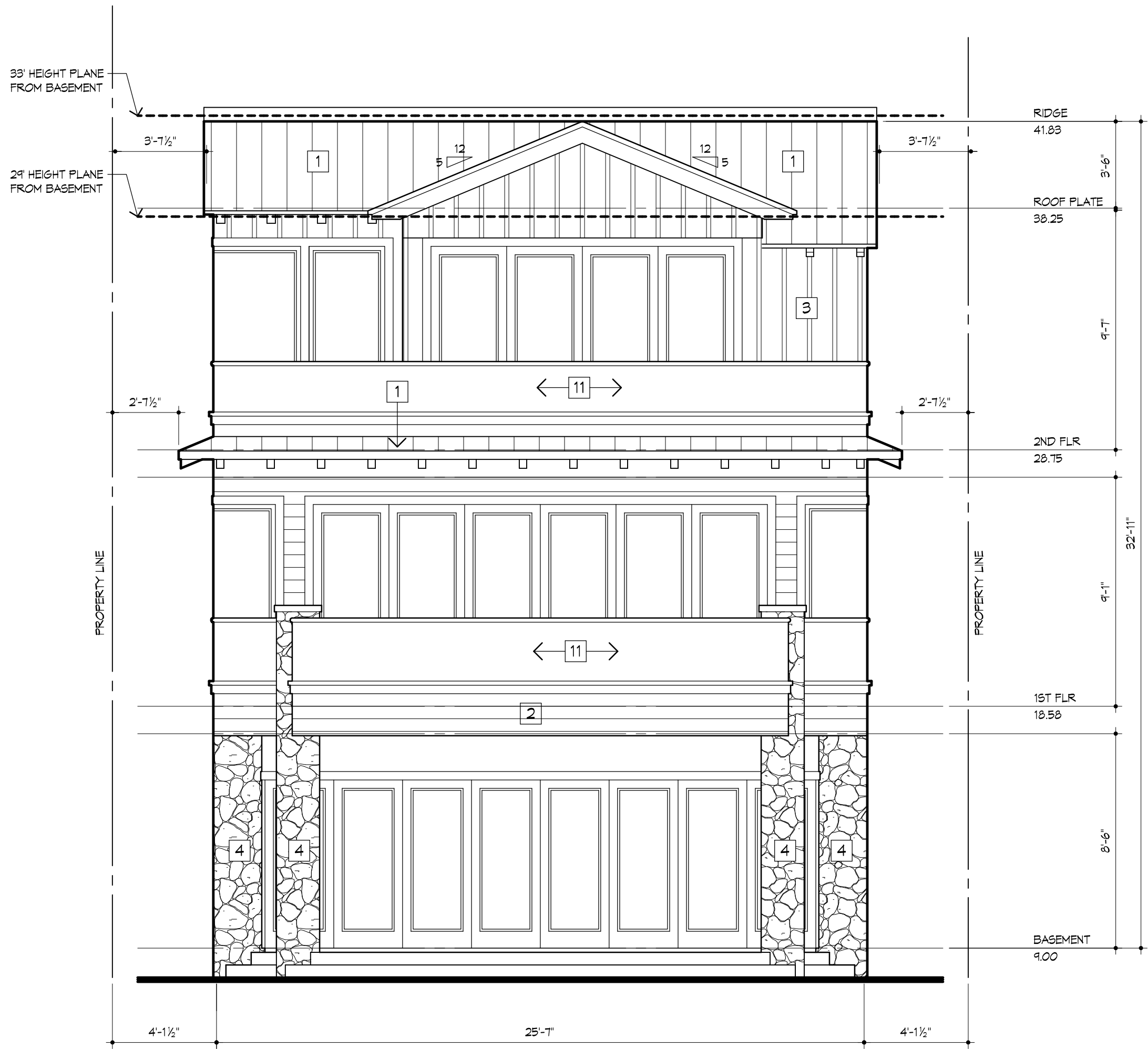
PLOT DATE 9/27/2017

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A4



RIGHT SIDE ELEVATION (NORTH) 1/4" = 1'-0"



REAR ELEVATION (WEST) 1/4" = 1'-0"

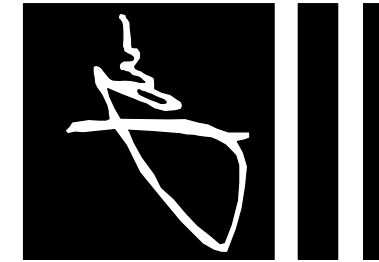
KEYNOTES

- 1 STANDING SEAM METAL ROOFING CLASS 'A' ASSEMBLY
- 2 JAMES HARDIE ARTISAN LAP SIDING WITH MITERED CORNERS
- 3 BOARD AND BATT SIDING
- 4 NATURAL STONE VENEER OVER PLASTER, MAX. 150/SF
- 5 FINISH GRADE
- 6 NATURAL GRADE @ FACE OF BUILDING
- 7 NATURAL GRADE @ RIDGE
- 8 WOOD TRELLIS
- 9 MAIL SLOT
- 10 FIREPLACE DIRECT VENT
- 11 GLASS GUARDRAIL ESR-3565
- 12 SMART VENT, MODEL 1540-520 ESR-2074, WITHIN 12" OF EXTERIOR GRADE

RIDGE HEIGHT ELEVATIONS ARE TO THE FINISHED SHEATHING. THE HEIGHT OF THE ROOFING MATERIAL HAS BEEN CONSIDERED TO ASSURE THE FINAL FINISHED HEIGHT IS BELOW THE CITY ALLOWABLE. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

IAN J.N. HARRISON

ARCHITECT



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EXTERIOR ELEVATIONS
NORTH + WEST

DEAN RESIDENCE

16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

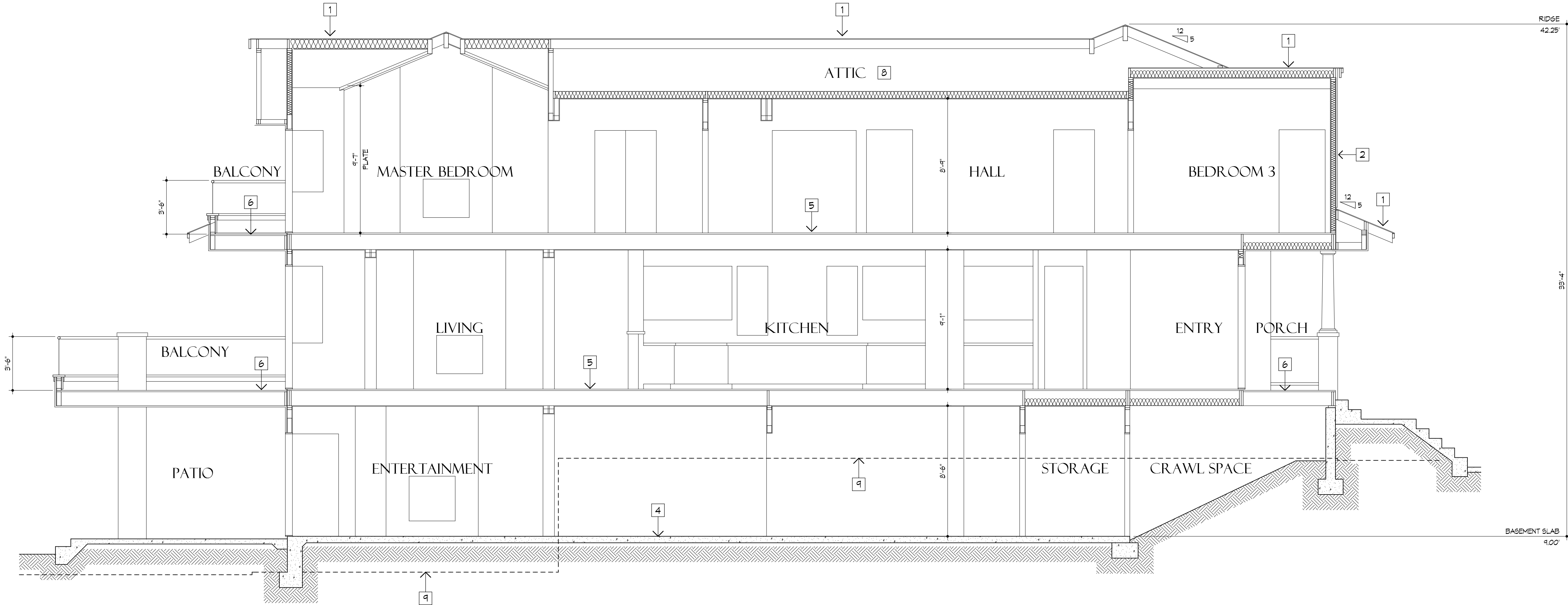
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DRAWN BY pdw

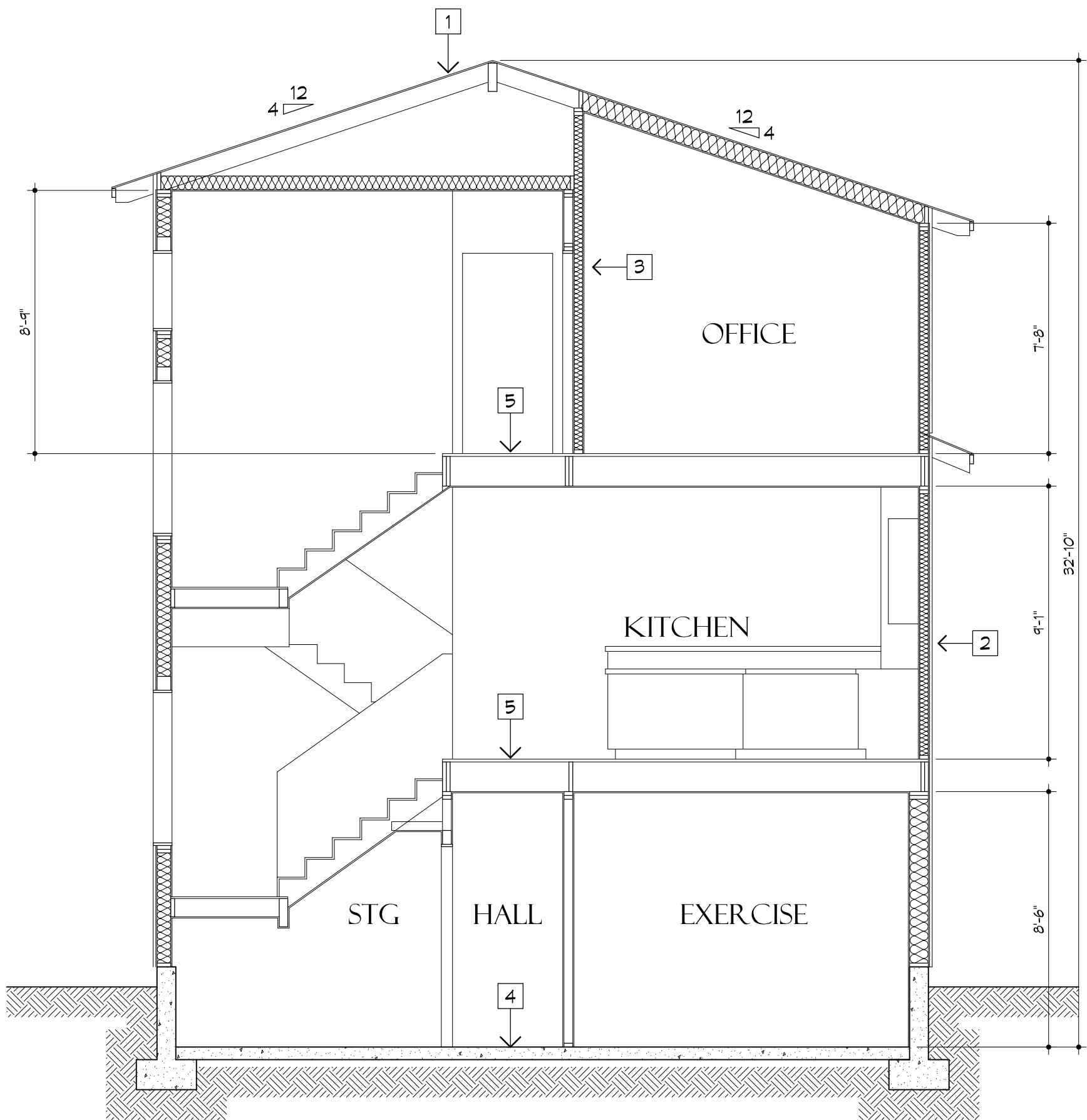
PLOT DATE 9/27/2017

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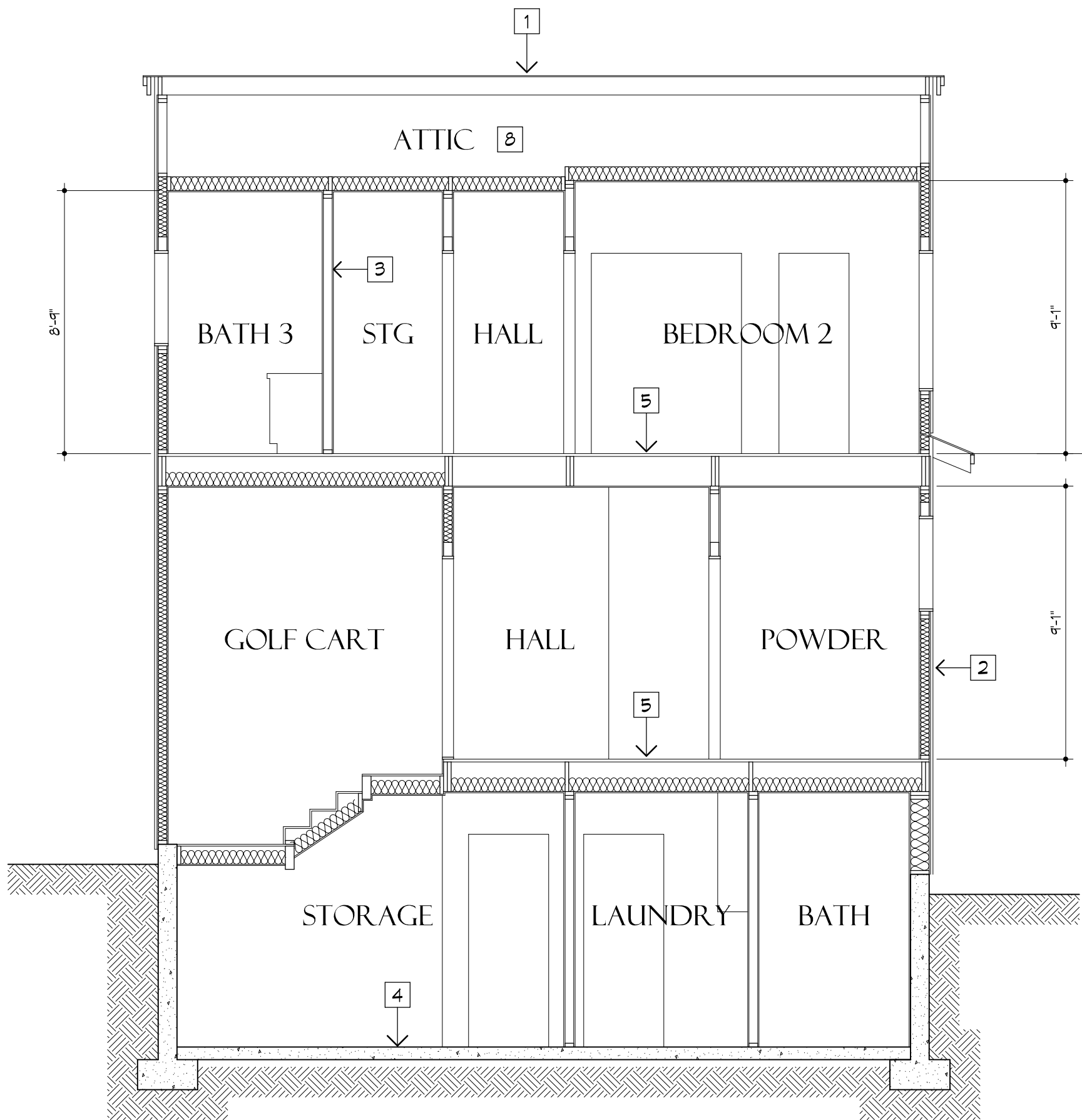
A5



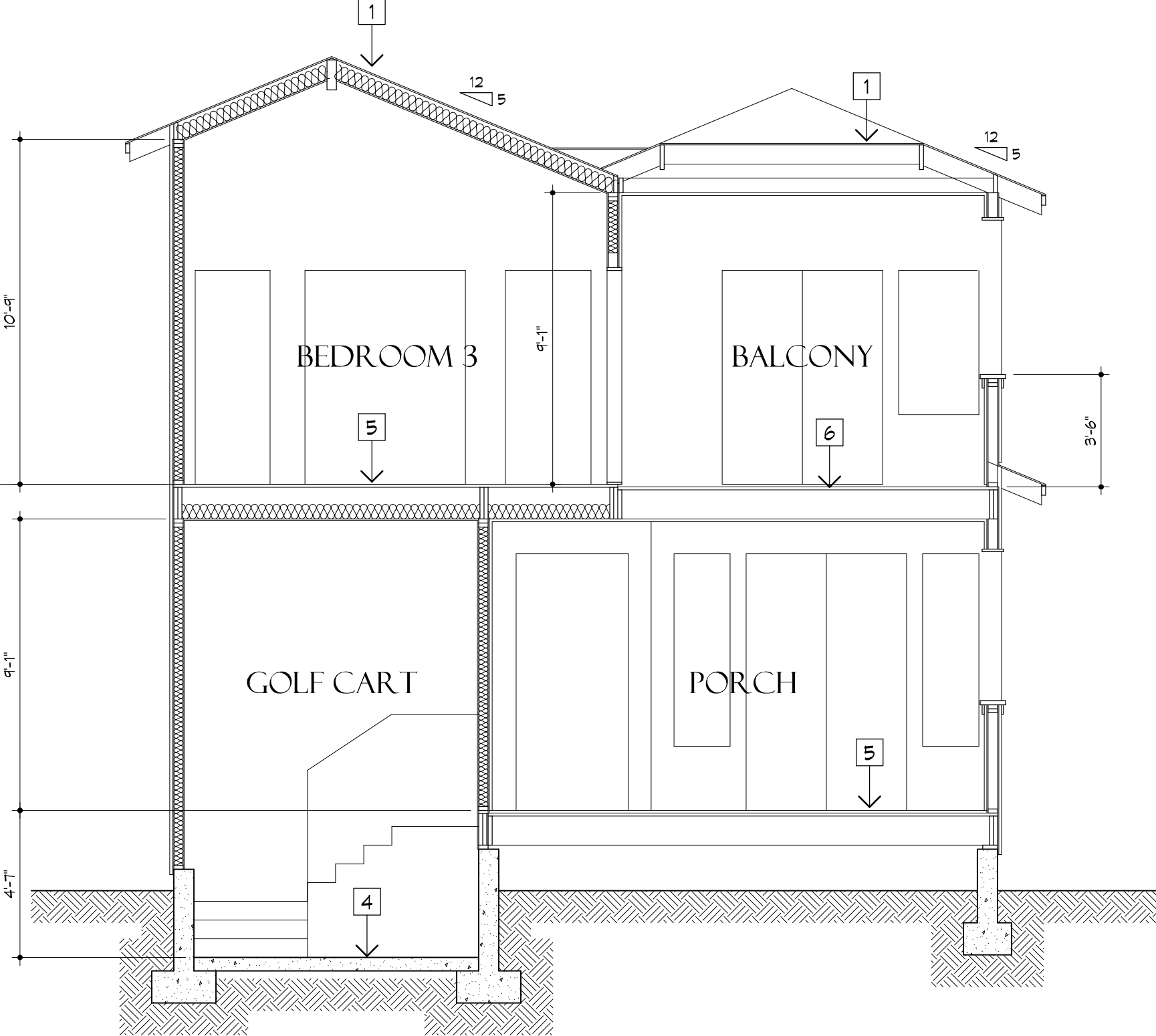
SECTION A-A 1/4" = 1'-0"



SECTION D-D 1/4" = 1'-0"



SECTION C-C 1/4" = 1'-0"



SECTION B-B 1/4" = 1'-0"

KEYNOTES

- 1 ROOF ASSEMBLY:
SLATE SHINGLES
CLASS 'A' ASSEMBLY
30# BUILDING PAPER OVER
PANEL SHEATHING OVER
RAFTERS PER STRUCTURAL DWGS
- 2 EXTERIOR WALL ASSEMBLY:
SHINGLE OR HORIZONTAL WOOD SIDING OVER
(2) LAYERS HOUSE WRAP OVER
PANEL SHEATHING OVER
2X4 DF STUDS @ 16" O.C., U.N.O.
- 3 INTERIOR WALL ASSEMBLY:
5/8" GYPSUM BOARD SHEATHING
BOTH SIDES OVER
2X4 DF STUDS @ 16" O.C., U.N.O.
UNLESS NOTED OTHERWISE
- 4 SLAB ASSEMBLY:
5" CONCRETE SLAB PER STRUCTURAL DWGS
UNLESS NOTED OTHERWISE
- 5 INTERIOR FLOOR ASSEMBLY:
1-1/8" PLYWOOD OVER
FLOOR JOISTS PER STRUCTURAL DWGS
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 6 ROOF DECK ASSEMBLY:
DEX-Q-TEX (100# ESR 1151) OVER
3/4" PLYWOOD OVER
DECK JOISTS PER STRUCTURAL DWGS
INSULATION WITH 5/8" GYPSUM BOARD
UNDERNEATH
- 7 CEILING ASSEMBLY:
CEILING JOISTS PER STRUCTURAL DWGS
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 8 UNFINISHED ATTIC:
NOT TO CONTAIN ANY AIR REGISTERS OR
ELECTRICAL OUTLETS AND LIGHTING OTHER
THAN WHICH IS REQUIRED BY CODE
NOR ANY INSULATION, DRYWALL OR SIMILAR
INTERIOR FINISHING MATERIAL
- 9 NATURAL GRADE

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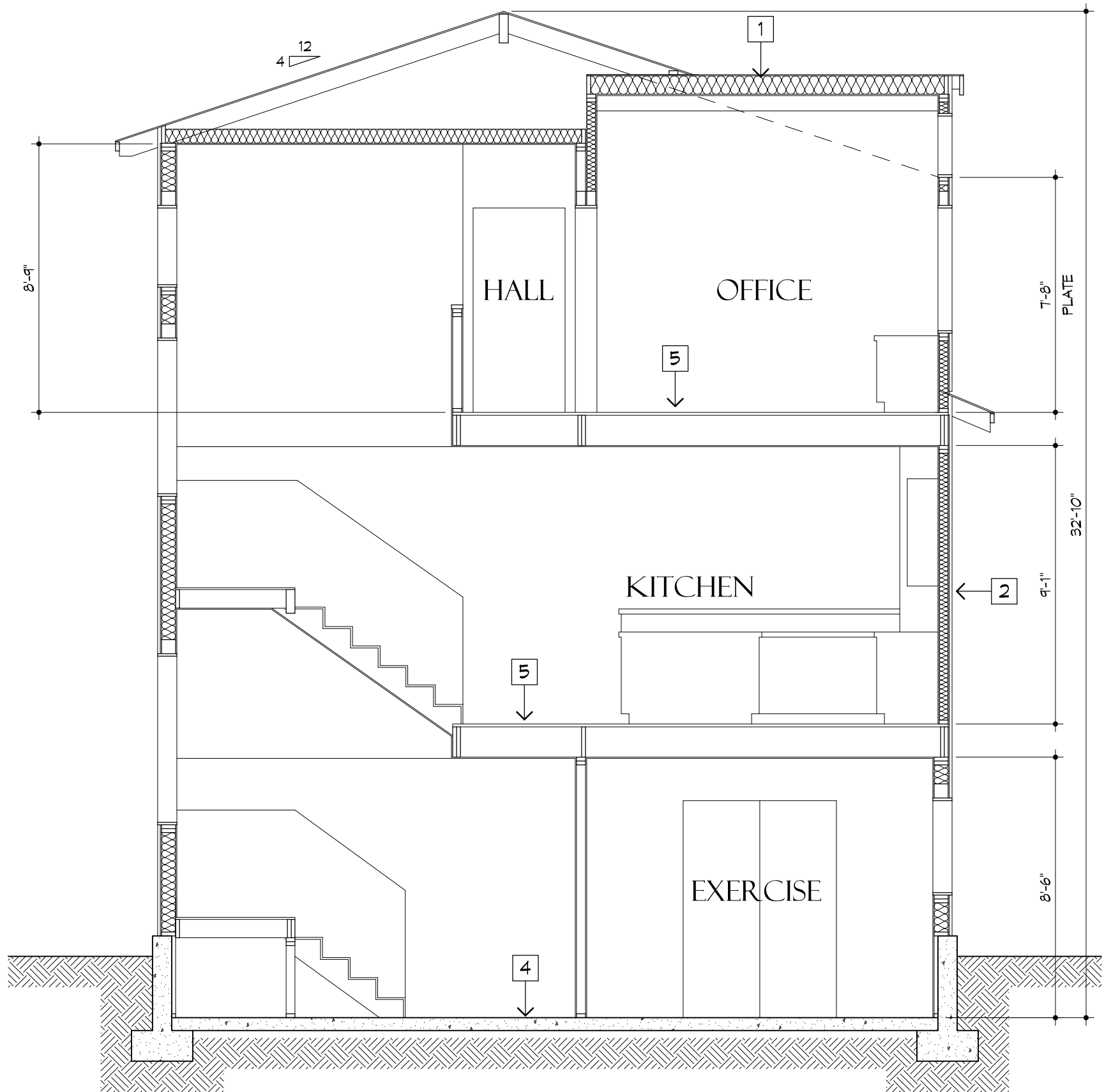
BUILDING SECTIONS
ABCD

DEAN RESIDENCE
16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

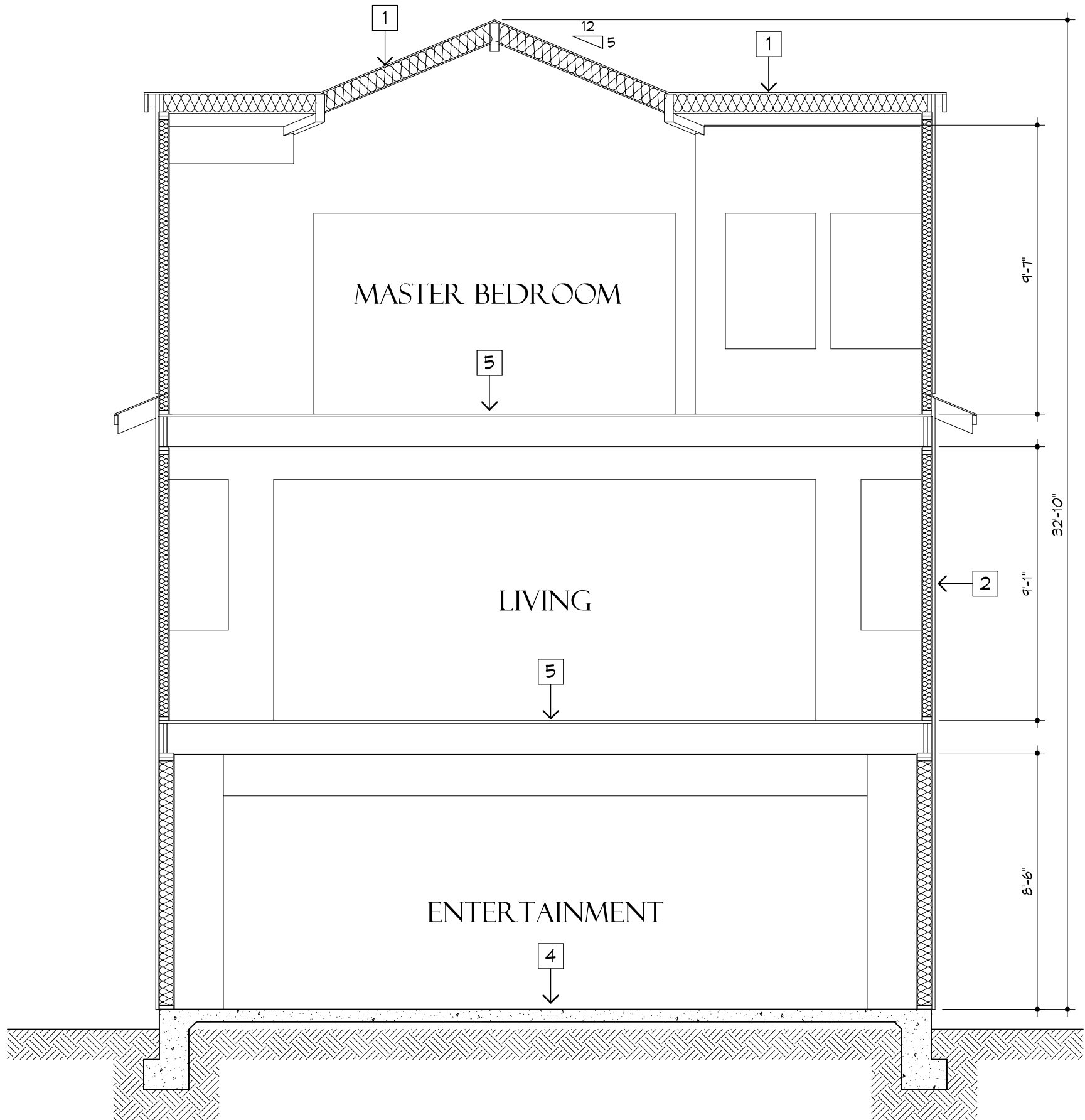
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DRAWN BY		pdw	
PLOT DATE		9/27/2017	
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SECTION E-E 1/4" = 1'-0"

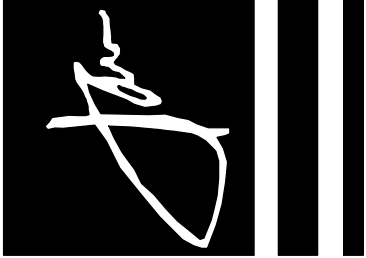


SECTION F-F 1/4" = 1'-0"

KEYNOTES

- 1 ROOF ASSEMBLY:
SLATE SHINGLES
CLASS 'A' ASSEMBLY
30# BUILDING PAPER OVER
PANEL SHEATHING OVER
RAFTERS PER STRUCTURAL DWGS
- 2 EXTERIOR WALL ASSEMBLY:
SHINGLE OR HORIZONTAL WOOD SIDING OVER
(2) LAYERS HOUSE WRAP OVER
PANEL SHEATHING OVER
2X4 DF STUDS @ 16" O.C., U.N.O.
- 3 INTERIOR WALL ASSEMBLY:
5/8" GYPSUM BOARD SHEATHING
BOTH SIDES OVER
2X4 DF STUDS @ 16" O.C.
UNLESS NOTED OTHERWISE
- 4 SLAB ASSEMBLY:
5" CONCRETE SLAB PER STRUCTURAL DWGS
UNLESS NOTED OTHERWISE
- 5 INTERIOR FLOOR ASSEMBLY:
1-1/8" PLYWOOD OVER
FLOOR JOISTS PER STRUCTURAL DWGS
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 6 ROOF DECK ASSEMBLY:
DEX-O-TEX (ICC-ESR 1757) OVER
3/4" PLYWOOD OVER
DECK JOISTS PER STRUCTURAL DWGS
INSULATION WITH 5/8" GYPSUM BOARD
UNDERNEATH
- 7 CEILING ASSEMBLY:
CEILING JOISTS PER STRUCTURAL DWGS
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 8 UNFINISHED ATTIC:
NOT TO CONTAIN ANY AIR REGISTERS OR
ELECTRICAL OUTLETS AND LIGHTING OTHER
THAN WHAT IS REQUIRED BY CODE
NOR ANY INSULATION, DRYWALL OR SIMILAR
INTERIOR FINISHING MATERIAL

IAN J.N. HARRISON
ARCHITECT



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BUILDING SECTIONS
E-F

DEAN RESIDENCE
16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

JOB # DEAN

DRAWN BY pdw

PLOT DATE 9/27/2017

△	REVISION	BY	DATE

A7

IRRIGATION SYSTEM

1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
2. IRRIGATION CONTROLLERS TO BE OF A TYPE WHICH DOES NOT LOSE PROGRAM DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
3. PRESSURE REGULATORS TO BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.
5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASBESTICC 802-2014; LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARDS. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPING AREAS MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASBESTICC 802-2014.

LANDSCAPE GENERAL NOTES

1. PLANTING SCHEDULE: ONE WEEK
2. 90% COVERAGE IN 90 DAYS, REPLENISH AS REQUIRED.
3. MAINTAIN PLANTING AND REPLACE AS REQUIRED TO ENSURE CONTINUOUS COMPLIANCE WITH LANDSCAPER PLAN.
4. ALL LIGHTING TO BE DIRECTED DOWN, NOT TO IMPACT ADJACENT PROPERTIES AND COMMON AREAS.
5. WATER SUPPLY FOR ALL LANDSCAPING TO BE PROVIDED BY EXISTING DOMESTIC WATER SERVICE FROM THE CITY.
6. ALL LANDSCAPE AREAS SHALL HAVE SOIL WITH COMPOST RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES, UNLESS OTHERWISE DIRECTED BY THE SOILS ENGINEER.
7. ALL PLANTS ARE DROUGHT TOLERANT AND COMPLIANT WITH CALIFORNIA COASTAL COMMISSION REQUIREMENTS. ANY SUBSTITUTIONS MUST BE LOW-WATER, DROUGHT TOLERANT PLANTS.
8. A MINIMUM THREE INCH LAYER OF MULCH TO BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING AREA.
9. NO TURF TO BE INSTALLED AS PART OF THIS PROJECT.
10. AT THE TIME OF FINAL INSPECTION, THE CONTRACTOR MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

LANDSCAPE IRRIGATION NOTES

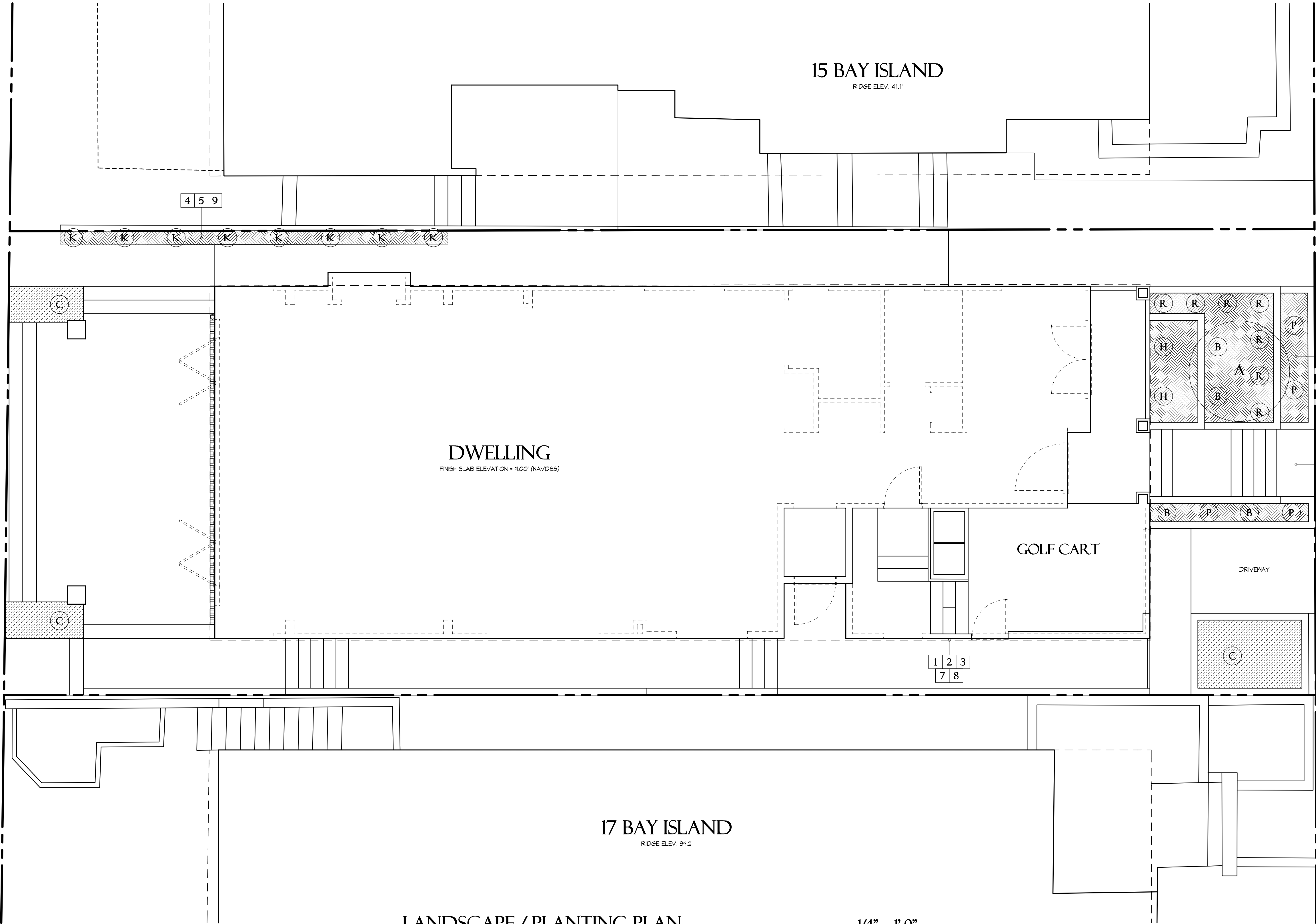
1. IRRITROL ELECTRIC ANTI-SIPHON 5/4" VALVE, TYPICAL (TIE INTO HOSE BIBB)
2. IRRITROL RAIN DUAL IRRIGATION TIMER
3. RAINBIRD PRD-075 RYB 1/4" PRESSURE REGULATING FILTER
4. DRIP NETAFIM 12 TECHLINE 1/2" TUBING 0.9 G.P.H. WITH 12" SPACING
5. ALL DRIP FITTINGS TO BE NETAFIM (END CAPS, TEES, AND ELBOWS, SLUSH VALVES, COUPLINGS, ADAPTERS, ETC.
6. PROVIDE 4" DIAMETER PVC SLEEVE UNDERNEATH CONCRETE SLAB-ON-GRADE TO PROVIDE ACCESS FOR IRRIGATION TUBES AND LOW-VOLTAGE ELECTRIC LINES
7. PROVIDE VALVE BOX AT IRRIGATION VALVES
8. ALL PVC PIPES AND FITTINGS TO BE SCHEDULE 40
9. ALL DRIP TUBING TO BE APPLIED TO PLANT DRIP LINES AND ROOT BALLS OF PLANTS

PLANT LIST

NAME	VARIETY	SIZE	QTY.
(B)	BOUSANVILLEA	'LA JOLLA'	5 GAL 4
(C)	CARPENTERIA CALIFORNIA	'BUSH ANEMONE'	5 GAL 3
(H)	ALYSOYNE HUEGLII	'WHITE SWAN'	5 GAL 2
(K)	KENNEDIA COCCINEA	'CORAL VINE'	1 GAL 8
(P)	PHORMIUM CAROUSEL	'NEW ZEALAND FLAX'	1 GAL 4
(D)	DYMONDIA MARGARETAE	'SILVER CARPET'	GROUND COVER
(A)	ARBUSUS UNEDO	'MARINA MULTI'	24" BOX 1

TOTAL LANDSCAPE AREA

194 SF



LANDSCAPE
PLANTING PLAN

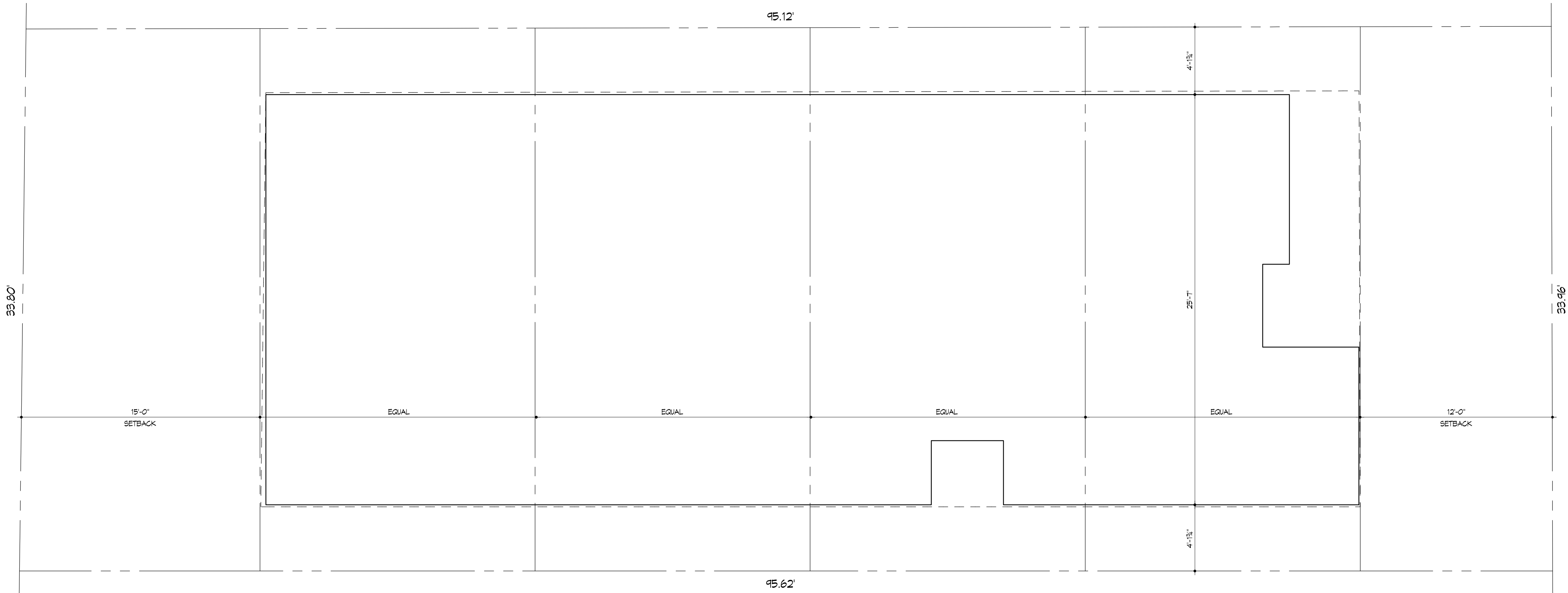
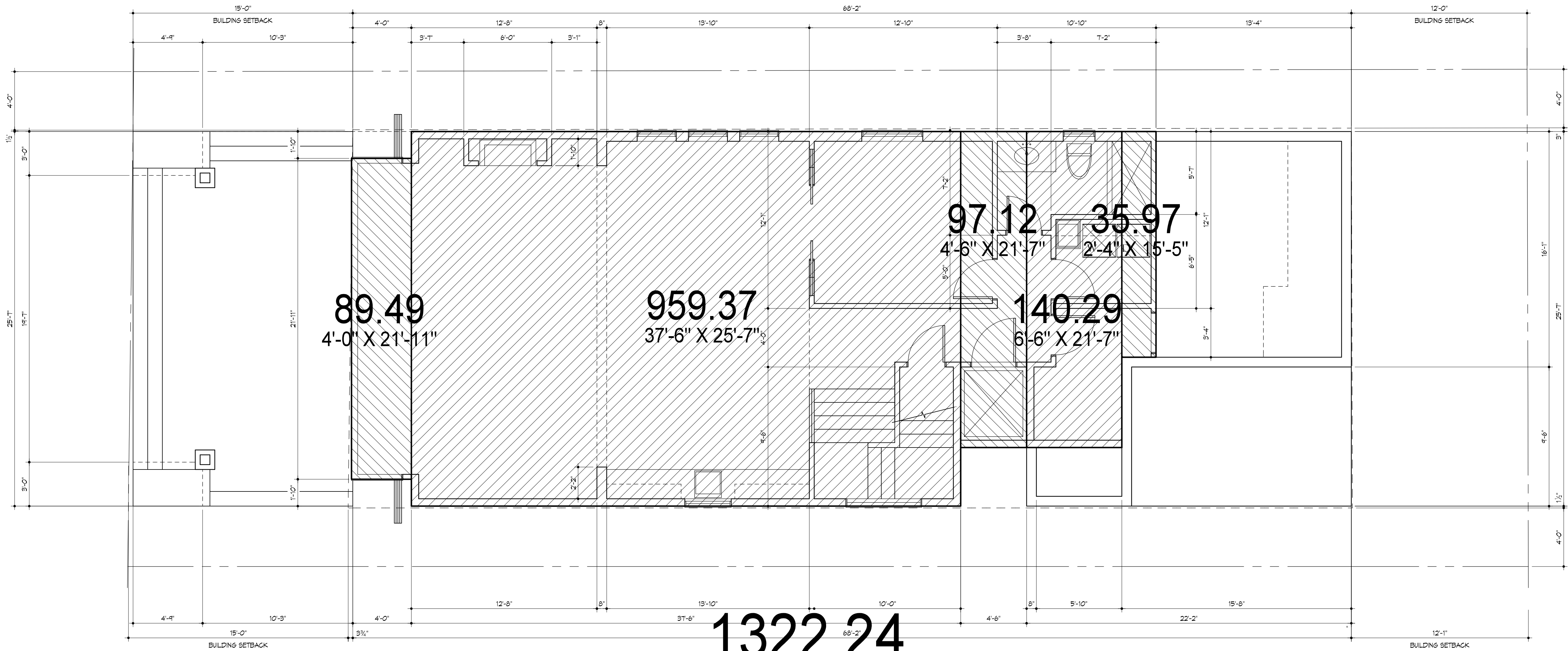
DEAN RESIDENCE
16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

B #		DEAN	
DRAWN BY		pdw	
PLOT DATE		9/26/2017	
	REVISION	BY	DATE

L1




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FLOOR AREA CALCS.

DEAN RESIDENCE
16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

JOB #		DEAN	
DRAWN BY		pdw	
PLOT DATE		9/27/2017	
	REVISION	BY	DATE

areas
bsmnt

IAN J.N. HARRISON
ARCHITECT



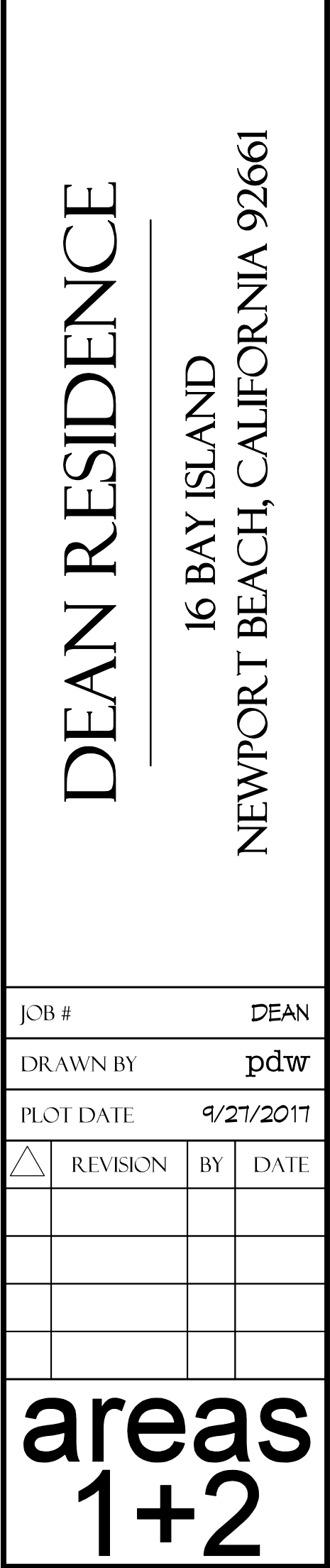
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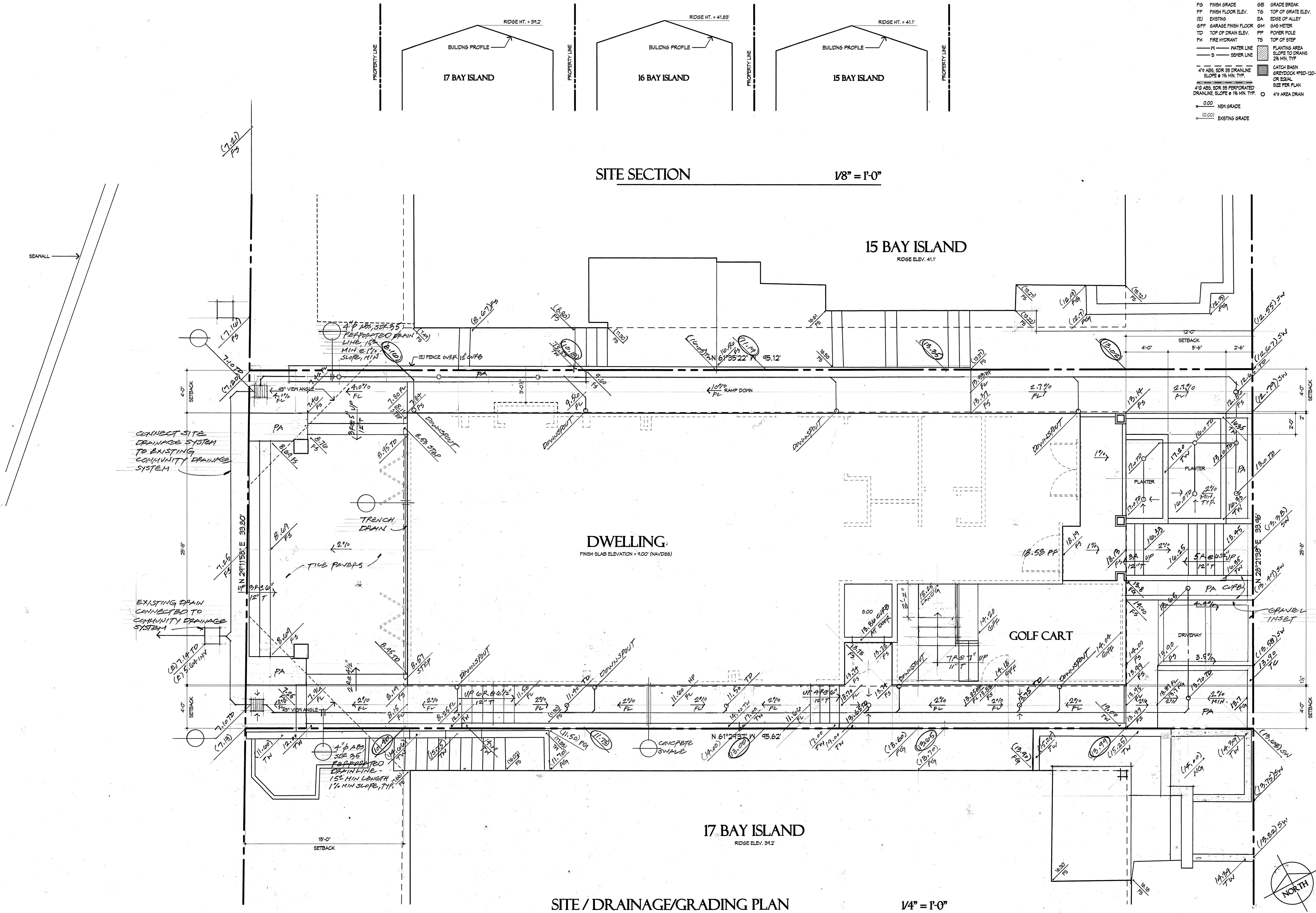
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DEAN 08 A1 BASEMENT PLAN



FLOOR AREA CALCS.





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SITE PLAN

DEAN RESIDENCE
16 BAY ISLAND
NEWPORT BEACH, CALIFORNIA 92661

JOB # DEAN

DRAWN BY pdw

PLOT DATE 2/28/2011

REVISION BY DATE

C1