



## **CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT**

March 12, 2020  
Agenda Item No. 8

**SUBJECT:** Vincent Residence (PA2020-012)  
▪ Coastal Development Permit No. CD2020-007

**SITE LOCATION:** 1502 South Bay Front

**APPLICANT:** Ian Harrison, Architect

**OWNERS:** Garth and Gina Vincent

**PLANNER:** Stefanie Edmondson, AICP, Planning Consultant  
949-644-3200, sedmondson@newportbeachca.gov

---

### **LAND USE AND ZONING**

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

### **PROJECT SUMMARY**

A request for a coastal development permit (CDP) to allow the demolition of an existing single-family residence and construction of a new 2,488-square-foot, single-family residence with an attached 412-square-foot, two-car garage. The proposed project complies with all applicable development standards including height, setbacks, and floor area limits. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. No deviations from applicable development standards are requested.

### **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt draft Zoning Administrator Resolution No. \_ approving Coastal Development Permit No. CD2020-007 (Attachment No. ZA 1).



## **DISCUSSION**

### *Land Use and Development Standards*

- The subject property is located in the R-BI (Two-Unit Residential, Balboa Island) Coastal Zoning District, which provides for one- and two-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required, and the property is not eligible for a waiver for de minimis because the property is located in the Coastal Commission Appeal Area.
- The property consists of one legal lot originally developed with a duplex in 1972, and subsequently converted to a single-family residence in 1978. The surrounding neighborhood is developed with a mixture of one-, two- and three-story residential structures. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed project will conform to all applicable development standards, including floor area limit, setbacks, and height, as evidenced by the project plans and illustrated in Table 1 below.

<b>Table 1 – Development Standards</b>		
<b>Development Standard</b>	<b>Standard</b>	<b>Proposed</b>
<b>Setbacks (min.)</b>		
Front	5 feet	5 feet
Side	3 feet each	3 feet each
Rear	5 feet	5 feet
<b>Allowable Floor Area</b>	2,900 square feet	2,900 square feet
<b>Allowable 3<sup>rd</sup> Floor Area</b>	Not applicable	166 square feet
<b>Open Volume Area</b>	Not applicable	Not applicable
<b>Parking</b>	2 enclosed	2 enclosed
<b>Height</b>	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

### *Hazards*

- The property is a bayfront lot that is separated from the water by a public boardwalk and City-owned concrete seawall/bulkhead. The bulkhead, which protects the subject property, is part of a larger bulkhead system that surrounds Balboa Island. No modification to the existing bulkhead is proposed with this project.
- A Coastal Hazards Analysis was prepared for the project by PMA Consulting, Inc., dated December 25, 2019. The report concludes that, with the implementation of sea level rise (SLR) adaptation strategies (waterproofing and future raising of the City's bulkhead), the proposed development will not be adversely impacted by potential coastal hazards over



the next 75 years, minimum. The PMA report further concludes that with the implementation of the cited recommendations, no additional protective devices will be necessary to protect the development from any existing or anticipated future coastal hazards for the next 75 years or more.

- The finished floor elevation of the first habitable floor of the proposed structure is 9.0 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot NAVD88 elevation standard for new structures. The development will be required to be waterproofed to 10.6 feet NAVD88 to accommodate future anticipated potential sea level rise.
- Pursuant to Newport Beach Municipal Code (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 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.
- The property is located in an area known for the potential for seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

#### *Water Quality*

- The property is located within 25 feet of coastal waters. Pursuant to NBMC Section 21.35.030 (Construction Pollution Prevention Plan), a Construction Pollution Prevention Plan or Erosion Control Plan (CPPP) is required to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. A CPPP has been prepared by Ian Harrison, licensed architect (Sheet C-4 of Attachment No. ZA 3) and construction plans and activities will be required to adhere to the CPPP.
- Pursuant to NBMC Section 21.35.050 (Water Quality and Hydrology Plan), due to the proximity of the development to the shoreline and the development containing more than 75 percent of impervious surface area, a preliminary Water Quality and Hydrology Plan (WQHP) or Water Quality Management Plan (WQMP) is required. The preliminary



WQHP report dated January 20, 2020, was prepared by Ali Rezaei, licensed professional engineer with RCE Consultants, Inc. The report includes a polluted 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 final WQMP will be reviewed with construction plans prior to building permit issuance.

- The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff with permeable surfaces, and the use of post-construction best management practices to minimize the project's adverse impact on coastal water.
- The project design addresses water quality during construction with the construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

#### *Public Access and Views*

- The project site is located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to use and/or view the coast and nearby recreational facilities. The existing residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-family residence with a new single-family residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.
- The project is designed and sited so as not to block or impede existing public access opportunities and all construction shall occur within the confines of private property with the exception of the 4-foot, 6-inch front yard encroachment (South Bay Front) for a low retaining wall and planter box. The applicant shall obtain Public Works Department review and approval for improvements encroaching into the public right-of-way area. Such improvements are allowed by City Council Policy L-6.
- Coastal access is currently provided and will continue to be provided by street ends throughout the neighborhood with access to the public boardwalk along the waterfront. As conditioned, temporary construction fencing will not displace public access to the boardwalk or public sidewalks.



- The project site is not located adjacent to a coastal view road or coastal viewpoint identified by Local Coastal Program maps. The project site may be located within the viewshed of distant public viewing areas; however, the project will replace an existing single-family residence with a new single-family residence that complies with all applicable Local Coastal Program (LCP) development standards. It will also maintain a building envelope consistent with the existing and anticipated 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.

### **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, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment. The Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures.

The proposed project is the demolition of an existing single-family residence and construction of a new 2,488-square-foot, single-family residence and 412-square-foot attached two-car garage.

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

### **PUBLIC NOTICE**

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

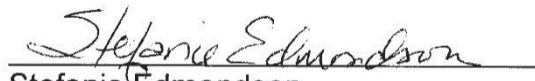
### **APPEAL PERIOD:**

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community



Development Director in accordance with the provisions of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

  
Stefanie Edmondson  
Planning Consultant

BMZ/se

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



# **Attachment No. ZA 1**

Draft Resolution



## **RESOLUTION NO. ZA2020-###**

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2020-007 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH APPURTENANT STRUCTURES LOCATED AT 1502 SOUTH BAY FRONT (PA2020-012)**

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

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

1. An application was filed by Ian Harrison, Architect ("Applicant"), with respect to property located at 1502 South Bay Front, and legally described as Lot 2, Block 1, of Section 5, Balboa Island requesting approval of a coastal development permit (CDP).
2. The Applicant proposes to demolish a single-family residence and construct a new 2,488-square-foot, single-family residence with an attached 412-square-foot, two-car garage. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping.
3. The subject property is located within the R-BI (Two-Unit Residential, Balboa Island) Zoning District and the General Plan Land Use Element category is RT (Two-Unit Residential).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-E (Two-Unit Residential) (30.0 - 39.9 DU/AC) and the Coastal Zoning District is R-BI (Two-Unit Residential, Balboa Island).
5. The subject CDP application was deemed complete on January 13, 2020. Although the property was originally developed with a duplex in 1972, it was legally converted to a single-family residence in 1978, with the issuance of Building Permit No. 742-78. The proposed project will not result in the reduction of a housing unit on the subject property. The project is therefore not subject to the provisions of Senate Bill 330, which became effective on January 1, 2020.
6. A public hearing was held on March 12, 2020, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

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

1. This project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small



Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.

2. Class 3 includes the construction of a single-family residence in a residential zone. The proposed project includes the demolition of an existing single-family residence and construction of a new 2,488-square-foot, single-family residence with an attached 412-square-foot, two-car garage consistent with applicable regulations.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

### SECTION 3. REQUIRED FINDINGS.

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

#### Finding:

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

#### Facts in Support of Finding:

1. The proposed structure conforms to all applicable development standards including, but not limited to, floor area limitation, setbacks, height, and parking:
  - a. The maximum floor area limitation is 2,900 square feet and the proposed gross floor area is 2,900 square feet.
  - b. The proposed development will provide the required setbacks, which are 5 feet along the front property line, 3 feet along the side property lines and 5 feet along the rear property line.
  - c. The highest guardrail or flat roof is no more than 24 feet, measured from established grade at every point, as required by NBMC Section 20.30.050(B)(3) and the highest ridge is no more than 29 feet from established grade, which complies with the maximum height limitation.
  - d. The project includes enclosed garage parking for two vehicles, which complies with the minimum two-space parking requirement for single-family residences with less than 4,000 square feet of livable floor area.
2. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood's pattern of development and expected future development consistent with



applicable development standards as the neighborhood is developed with a mix of one-, two- and three-story residential structures.

3. The property is a bayfront lot that is separated from the water by a public boardwalk and City-owned concrete seawall/bulkhead. The bulkhead which protects the subject property is part of a larger bulkhead system which surrounds Balboa Island. No modification to the existing bulkhead is proposed with this project. A Coastal Hazards Analysis was prepared for the project by PMA Consulting, Inc., dated December 25, 2019. The report concludes that, with the implementation of sea level rise (SLR) adaptation strategies (water proofing and future raising of the City's bulkhead), the proposed development will not be adversely impacted by potential coastal hazards over the next minimum 75 years. The PMA report further concludes that with the implementation of the cited recommendations, no additional protective devices will be necessary to protect the development from any existing or anticipated future coastal hazards for the next 75 years or more.
4. 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 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.
5. The finished floor elevation of the first habitable floor of the proposed structure is 9.00 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot NAVD88 elevation standard for new structures. The development will be required to be waterproofed to 10.6 feet NAVD88 to accommodate future anticipated potential sea level rise.
6. 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 the CBC prior to building permit issuance.
7. A post-construction drainage system will be installed that includes drainage and percolation features designed to retain dry weather and minor rain runoff on-site to ensure the project does not impact water quality. Any water not retained on-site is directed to the City's storm drain system.
8. The project design addresses water quality with a construction erosion control plan that outlines temporary best management practices (BMPs) to be implemented during construction to minimize erosion and sedimentation, and to minimize pollution of runoff



derived by construction chemicals and materials. No water quality impacts to coastal waters are anticipated based upon the location and elevation of the property.

9. Pursuant to NBMC Section 21.35.050 (Water Quality and Hydrology Plan), due to the proximity of the development to the shoreline and the development containing more than 75 percent of impervious surface area, a preliminary Water Quality and Hydrology Plan (WQHP) or Water Quality Management Plan (WQMP) is required. The preliminary WQHP report dated January 20, 2020, was prepared by Ali Rezaei, licensed professional engineer with RCE Consultants, Inc. The report includes a polluted 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 final WQMP will be reviewed with construction plans prior to building permit issuance.
10. New landscaping will be verified for compliance with NBMC Section 21.30.075 (Landscaping). A condition of approval is included that requires drought-tolerant and prohibits invasive species. Prior to issuance of the building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
11. The project site is not located adjacent to a coastal view road or coastal viewpoint identified by Local Coastal Program (LCP) maps. The project site may be located within the viewshed of distant public viewing areas; however, the project will replace an existing single-family residence with a new single-family residence that complies with all applicable LCP development standards. It will also maintain a building envelope consistent with the existing and anticipated 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.

Finding:

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

Facts in Support of Finding:

1. The project site is located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to use and/or view the coast and nearby recreational facilities. The proposed residential development neither provides nor inhibits public coastal access. NBMC Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project includes the replacement of an existing single-family residence with a new single-family residence. The project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.



2. Existing coastal access conditions will not be affected by the proposed development. Coastal access is currently provided and will continue to be provided by street ends throughout the neighborhood with access to the public boardwalk. The applicant shall obtain Public Works Department review and approval for improvements encroaching into the public right-of-way area. Such improvements are allowed by City Council Policy L-6. As stated in Condition of Approval No. 6 below, temporary construction fencing will not displace public access to the boardwalk or public sidewalks.

#### SECTION 4. DECISION.

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2020-007, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

**PASSED, APPROVED, AND ADOPTED THIS 12<sup>th</sup> DAY OF MARCH, 2020.**

---

Jaime Murillo, Zoning Administrator



**EXHIBIT “A”****CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. Prior to issuance of building permits, the project plans shall be updated to reflect that a waterproofing curb will be constructed around the proposed residence as an adaptive flood protection device up to 10.6 feet based on the North American Vertical Datum of 1988 (NAVD88). Flood shields (sand bags and other barriers) can be deployed across the openings to protect prevent flooding to the structure.
3. Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors and assigns.
4. Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any 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. This letter shall be scanned into the plan set prior to building permit issuance.
5. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
6. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way, or any development bayward of the private property with exception of the allowable encroachments authorized by City Council Policy L-6. Existing public access shall be maintained throughout construction and with implementation of the proposed project.
7. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming,



and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of Native Birds pursuant to MBTA:

- A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
  - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
8. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
  9. 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.
  10. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
  11. 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.
  12. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
  13. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
  14. 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.



15. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
16. Prior to the issuance of building permits, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.
17. Prior to the issuance of building permits, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to the review and approval by the Building Division.
18. Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.
19. Prior to issuance of a building permit, the Applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Coastal Development 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.
20. Prior to issuance of building permits, the final WQHP/WQMP shall be reviewed and approved by the Building Division. Implementation shall be in compliance with the approved CPPP and WQHP/WQMP and any changes could require separate review and approval by the Building Division.
21. Prior to the issuance of building permits, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species and water efficient irrigation design. The plans shall be approved by the Planning Division.
22. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
23. Prior to the issuance of building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
24. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.



- 
25. This Coastal Development Permit No. CD2020-007 shall expire unless exercised within 24 months from the date of approval as specified in NBMC Section 21.54.060 (Time Limits and Extensions), unless an extension is otherwise granted.
  26. The Applicant shall obtain Public Works review and approval of any private improvements proposed within the public right-of-way area. Such improvements shall comply with City Council Policy L-6 related to allowable encroachments within public rights-of-way. Temporary construction fencing during construction shall not be located within the abutting public access walkway or public sidewalks.
  27. 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 the Vincent Residence including, but not limited to, Coastal Development Permit No. CD2020-007 (PA2020-012). 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. ZA 2**

Vicinity Map



# VICINITY MAP



---

Coastal Development Permit No. CD2020-007  
PA2020-012

**1502 South Bay Front**



# **Attachment No. ZA 3**

Project Plans









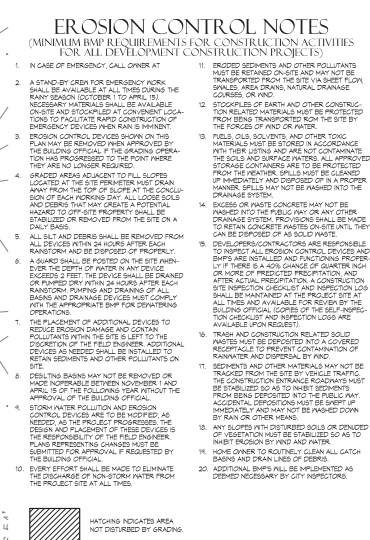
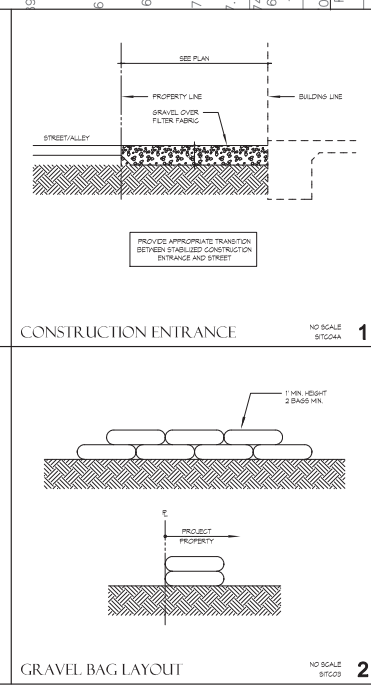










[illegible]

# EXCAVATION NOTES

1 BUILDING PAD AREA SHALL BE OVEREXCAVATED AT LEAST 2'-6" BELOW EXISTING GRADE OR A MINIMUM OF 8" BELOW PROPOSED FOUNDATION. SEE PLAN FOR LIMIT OF OVEREXCAVATION.

# EROSION & SEDIMENT CONTROL CONSTRUCTION NOTES

ALL BMPs SHALL BE IN ACCORDANCE WITH BMPs FROM THE CALIFORNIA STORMWATER BMP HANDBOOK. FOR CONSTRUCTION AT [WWW.CALIFORNIAH2OCONNECTION.COM](http://WWW.CALIFORNIAH2OCONNECTION.COM).



160 CONTRACT GRADES, BAS EROSION CONTROL, ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BARS SHOULD BE 24" WIDE AND 10" HIGH. MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACT SHEET #B-6.

160 CONTRACT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACT SHEET #PM-4.

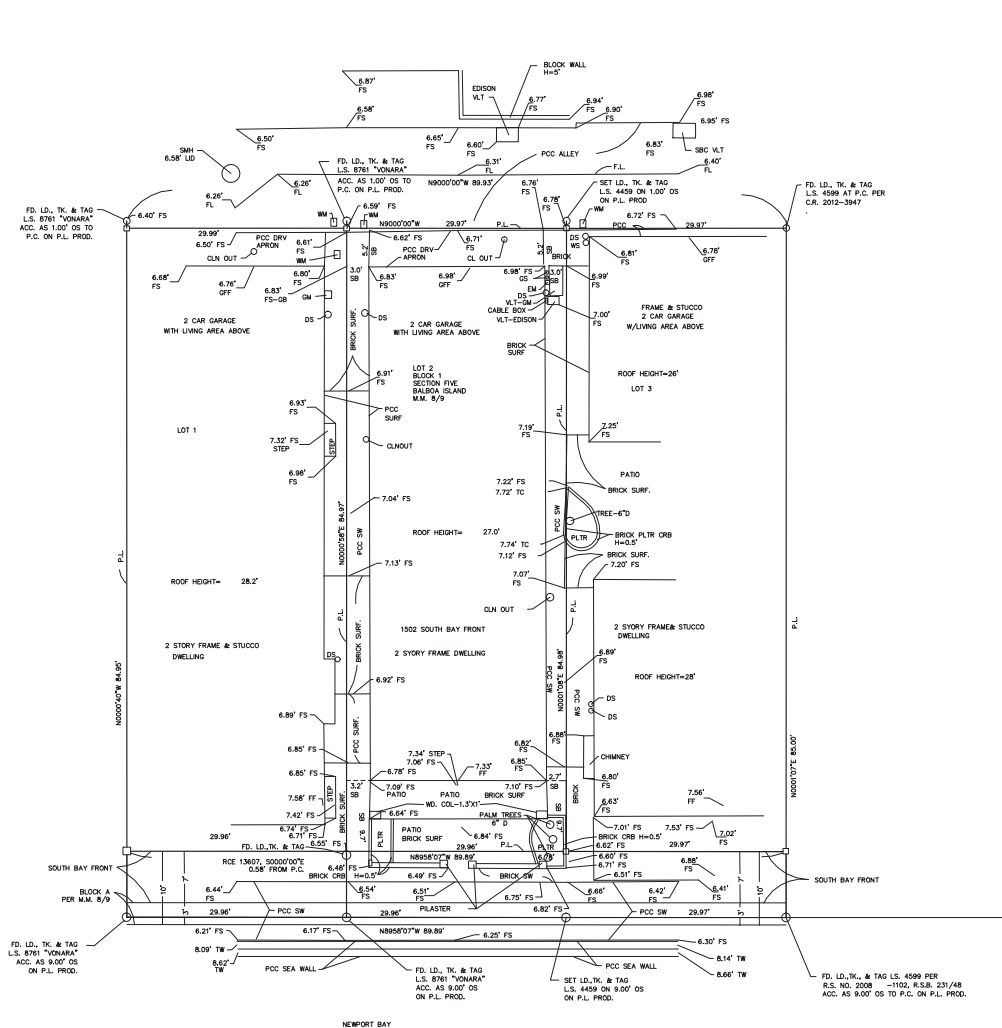
160 CONTRACT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACT SHEET #PM-1.

160 EXISTING ADJACENT NEIGHBORS' LAND TO REMAIN PROTECTED IN PLANT FACTS.

160 CONCRETE WASHOUT AREA.

<h1 style="margin: 0;">VINCENT RESIDENCE</h1>		<h2 style="margin: 0;">CONSTRUCTION POLLUTION PREVENTION PLAN</h2> <h2 style="margin: 0;">EROSION CONTROL PLAN</h2>																													
<p>1502 SOUTH BAY FRONT</p> <p>BALBOA ISLAND, CALIFORNIA 92662</p>																															
<p><b>JAN JIN HARRISON</b></p> <p><b>ARCHITECT</b></p> <p>200 MARKET, SUITE 2000, SUITE 2040          SAN FRANCISCO, CALIFORNIA 94102          (415) 774-0091          JAN@JINHARRISONARCHITECT.COM</p>																															
<p><b>JOB #</b> VINCENT</p> <p><b>DRAWN BY</b> pdw</p> <p><b>PLCT DATE</b> 1/21/2020</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">△</th> <th style="width: 45%;">REVISION</th> <th style="width: 10%;">BY</th> <th style="width: 40%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		△	REVISION	BY	DATE																									<h1 style="margin: 0;">C4</h1>	
△	REVISION	BY	DATE																												





**LEGEND**

FL—FLOWLINE  
P.L.—PROPERTY LINE  
PCC—CONCRETE  
PC—PROPERTY CORNER  
FF—FINISHED FLOOR  
GFF—GRADE FINISHED FLOOR  
SI—SIDEWALK  
SM—SEWER MANHOLE  
WM—WATER METER  
VLT—VAULT  
EM—ELECTRIC METER  
GM—GAS METER  
COL—COLUMN  
PLT—PLASTER  
CRB—CURB  
GB—GRADE BREAK  
FS—FINISHED SURFACE  
GS—GAS SERVICE  
TC—TOP OF CURB  
CLNOUT—SEWER CLEANOUT  
T.O.P. OF WALL  
DS—DOWNSPOUT  
SURF—SURFACE  
SB—SETBACK



SURVEYED BY: LOREN K TOOMEY, P.L.S.  
ADDRESS: 24791 BELGREEN PL.  
LAKE FOREST, CA. 92630  
949-770-1941  
lktoomeypl459@aol.net  
DATE OF SURVEY: OCTOBER 2019

**BASIS OF BEARINGS**  
THE BEARING OF EAST (N90°00'00"E) ON THE  
SOUTHERLY LINE OF THE ALLEY FROM THE  
NORTHWEST CORNER OF LOT 1, BLOCK 1 TO  
THE NORTHEAST CORNER OF LOT 4, BLOCK 1.  
SECTION FIVE, BALBOA ISLAND, M.M. 8/9

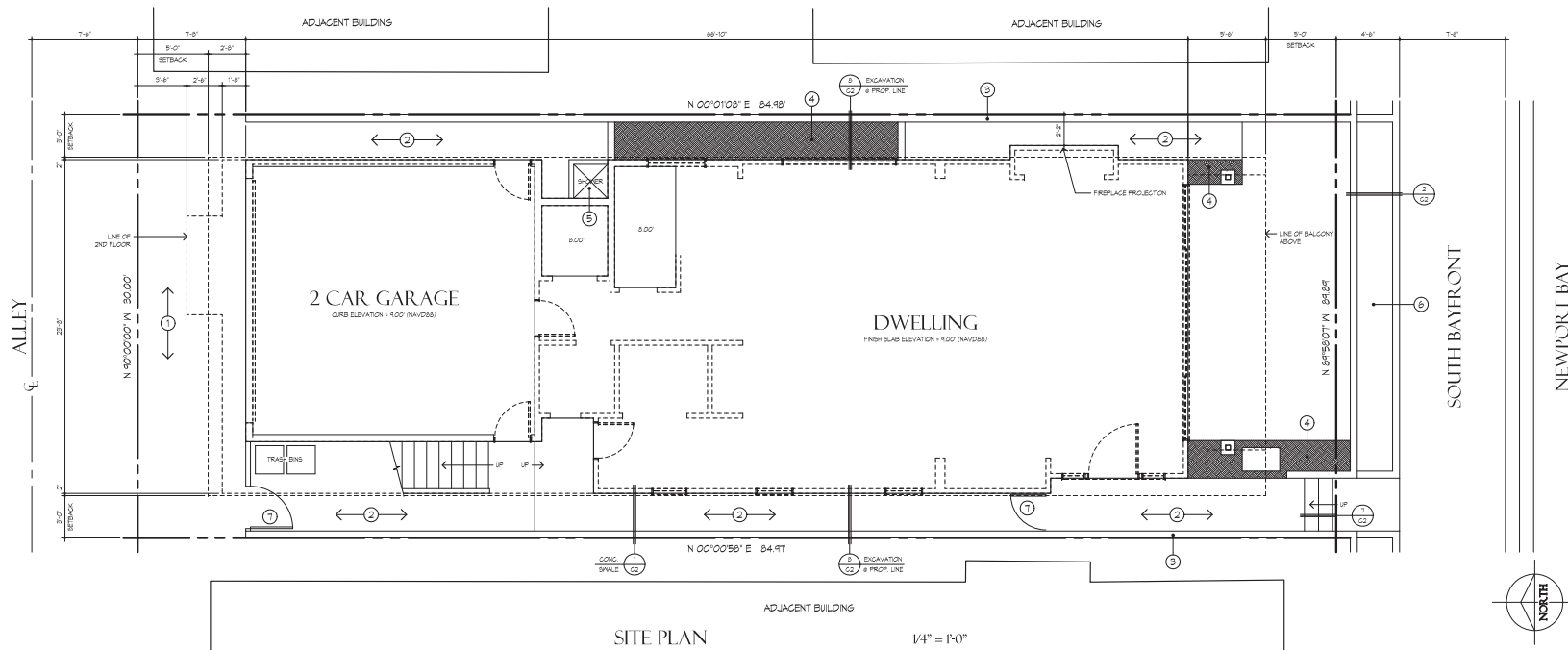
**BENCHMARK**  
BM N83-20-92 ELEVATION = 8.364 FT. NAVD86 YEAR LEVELED 1992  
ID 3 3/4" OCS ALUM. BM DISK STAMPED "N83-20-92". SET IN CONC.  
SEAWALL, 1' BELOW TOP OF NEW WALL. MON. IS LOCATED IN THE  
SW COR. OF BALBOA ISLAND BRIDGE & MARINE AVE, 18 FT. WLY OF THE  
CL. OF MARINE AVE., AND ON THE SOUTHERLY SIDE OF THE BRIDGE.

LOT 2, BLOCK 1, SECTION FIVE, BALBOA ISLAND, M.M. 8/9

OWNERS: GARTH & GINA VINCENT  
ADDRESS: 1502 SOUTH BAY FRONT  
BALBOA ISLAND, CA 92662  
A.P.N. 050-181-26

## SURVEY





IAN JIN HARRISON

ARCHITECT

220 NEWPORT CENTER DRIVE, SUITE 100-102  
NEWPORT BEACH, CALIFORNIA 92660  
(949) 723-8091  
IANJIN@HARRISONARCHITECT.COM

SITE PLAN

VINCENT RESIDENCE

1502 SOUTH BAY FRONT

BALBOA ISLAND, CALIFORNIA 92662

JCH # VINCENT

DRAWN BY pdw

PLT DATE 2/8/2020

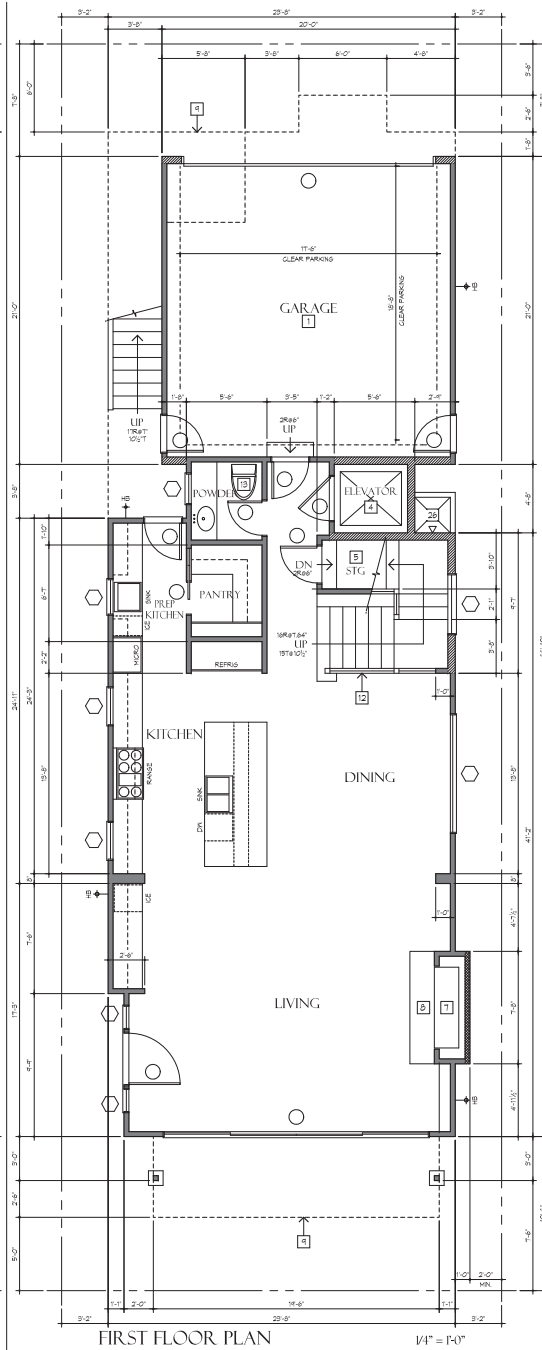
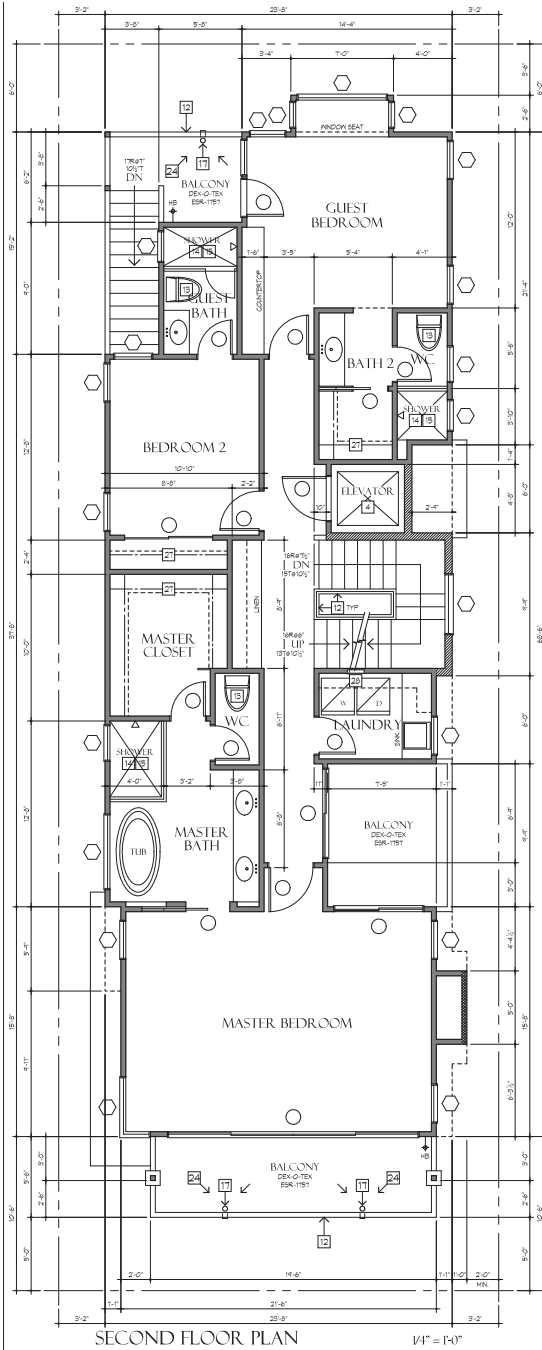
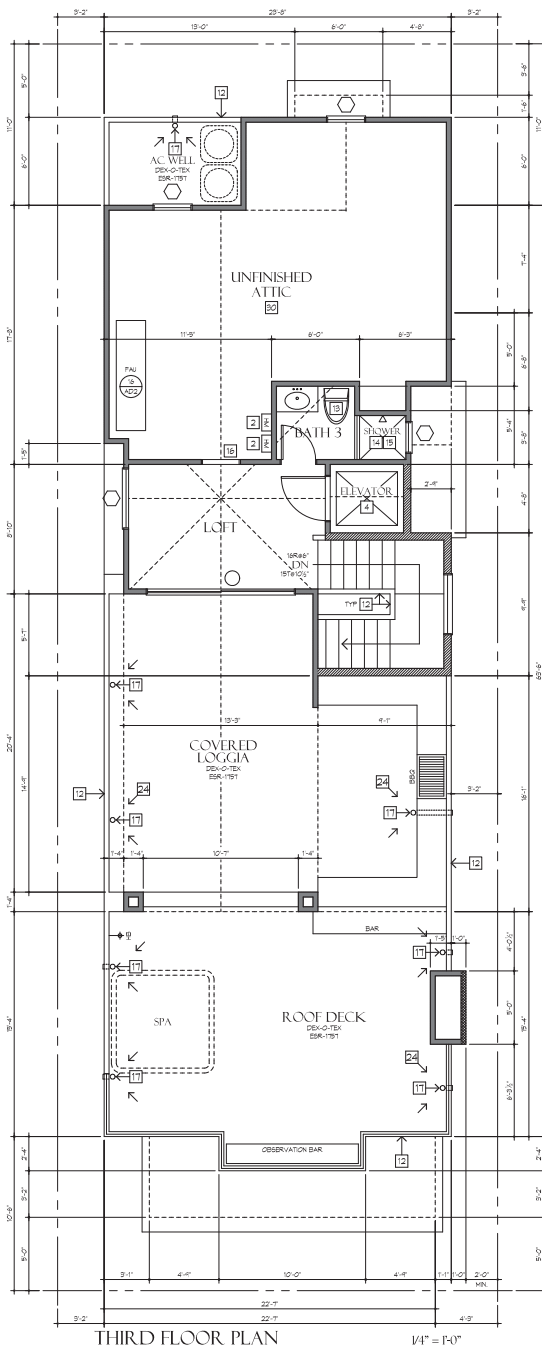
REVISION	BY	DATE

A0

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

VINCENT CIVIL SITE PLAN





- WALL LEGEND**
- 2x4 @ 16" O.C.
  - 2x6 @ 16" O.C.
  - 2x8 @ 16" O.C.
  - 3x4 @ 16" O.C.
  - 2x8 @ 16" O.C.
  - 42" HIGH GUARDRAIL
  - 1 HOUR WALL
- KEYNOTES**
- 1 5/8" TYPE X SYSTEM BOARD ALL WALLS, CEILING, DECKS, FLOORS AND CEILING. SMOOTH FINISH TYPICAL AT GARAGE.
  - 2 TANKLESS WATER HEATER.
  - 3 COMBUSTION AIR VENTS.
  - 4 1 HOUR RATED SHUTTLE.
  - 5 PROVIDE 5/8" TYPE X SHIP BD. ON WALLS AND CEILING OF INCLUDED REARABLE SPACE UNDER STAIRS.
  - 6 DRYER VENT LENGTH NOT TO EXCEED 14'-0".
  - 7 42" WIDE FIREBOX DIRECT VENT METAL PREPARE SUPERIOR DIRECT VENT METAL COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE PREPARE, AND INSTALLED PER PREPARE MANUFACTURER'S INSTRUCTIONS. PROVIDE 2" CLEARANCE TO COMBUSTIBLES AT PREPARE OPENING.
  - 8 TILE HEARTH MIN. 2" THICK.
  - 9 LINE OF WALL ABOVE.
  - 10 WATER SOFTENER.
  - 11 SLOTTED.
  - 12 42" HIGH GUARDRAIL.
  - 13 WATER CLOSET TO BE MIN. 30" WIDE WITH MIN. 24" CLEAR IN FRONT OF TOILET. TYP.
  - 14 SHUTTER PROOF ENCLOSURE.
  - 15 CERAMIC TILE FLOORS TO 8'-0" OVER PLASTER. TYP.
  - 16 MIN. 30" X 30" ATTIC ACCESS.
  - 17 ROOF DRAIN IN OVERFLOW.
  - 18 METAL CHIMNEY FLUE.
  - 19 48" HIGH COUNTER.
  - 20 WINDOW SEAT 18" ABOVE FINISH FLOOR.
  - 21 1800 SHAWT 1/2" W/IN 12" OF A.C. GRADE MODEL 1840-500 ESR-2014.
  - 22 CONCRETE FILLED BOLLARD.
  - 23 LINE OF ROOF OVERHANG ABOVE.
  - 24 SLOPE TO DRAIN 1/4" 12" MIN.
  - 25 5/8" WIDE FIREBOX METAL PREPARE STAINLESS STEEL COX BR-201 DESA GAS ONLY - DIRECT VENT.
  - 26 SHOWER HEAD AND DRAIN IN FOOT SHOWER 1" CURB BURNING. GOLD WATER ONLY.
  - 27 CLOSET SYSTEM.
  - 28 LAUNDRY BOX, PAN AND DRAIN.
  - 29 ROOF BELCH.
  - 30 NOT TO CONTAIN ANY INSULATION, DRYWALL OR SIMILAR INTERIOR FINISHING MATERIAL, OR AIR RESISTERS OR ELECTRICAL OUTLETS AND LIGHTING OTHER THAN IS REQUIRED BY CODE. NO SHUTTLES.
  - 31 STAR HANDRAIL.
- FACTORY-BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTRUCTIONS.

IAN J.N. HARRISON  
ARCHITECT

2550 WILLOW CENTER DRIVE SUITE 100  
NEWPORT BEACH, CALIFORNIA 92660  
(949) 723-0901  
IAN@IANHARRISONARCHITECT.COM

REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
No. C 6947

FLOOR PLANS

VINCENT RESIDENCE

1502 SOUTH BAY FRONT

BALEBOA ISLAND, CALIFORNIA 92662

JOB # VINCENT

DRAWN BY pdw

PLST DATE 2/8/2020

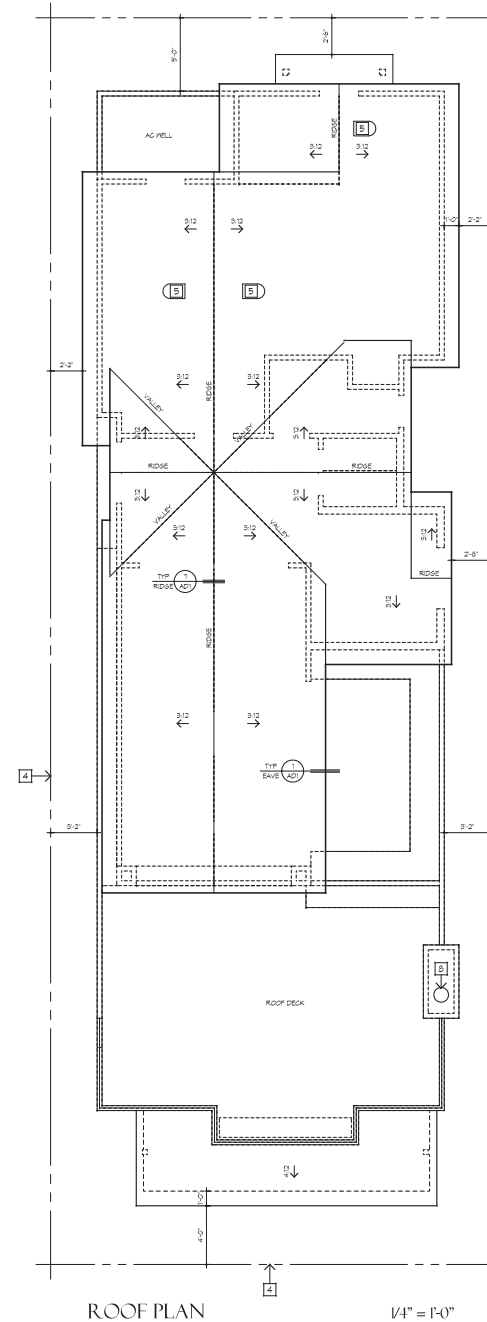
REVISION	BY	DATE
1	pdw	10/18/14

SITE CHANGES

A1



DOOR SCHEDULE									
Mark	Qty	Size	Thick	Type	Glazing*	U-Value	SHGC	Remarks	
①	1	3'-6" X 8'-0"	1 3/4"	ENTRY DUTCH	DUAL TEMPERED	0.500	0.500	GLASS TOP PANEL # BOTTOM	
②	1	6'-0" X 8'-0"		ACCORDIAN 2 PANEL	DUAL TEMPERED	0.500	0.500		
③	1	16'-0" X 7'-0"	1 3/4"	GARAGE OVERHEAD 8 SECTION	DUAL TEMPERED	0.500	0.500	AUTO GARAGE DOOR OPENER	
④	1	15'-0" X 8'-0"		ACCORDIAN 5 PANEL	DUAL TEMPERED	0.500	0.500		
⑤	1	2'-10" X 8'-8"	1 3/4"	FLAT PANEL SOLID CORE				20 MIN. RATED TIGHT FIT, SELF-CLOSING, SELF-LATCHING	
⑥	3	2'-6" X 8'-8"	1 3/4"	FLAT PANEL SOLID CORE					
⑦	1	2'-4" X 8'-0"	1 3/4"	FLAT PANEL SOLID CORE				POCKET	
⑧	2	2'-8" X 8'-8"	1 3/4"	GLASS	DUAL TEMPERED	0.500	0.500		
⑨	5	2'-4" X 8'-8"	1 3/4"	FLAT PANEL SOLID CORE					
⑩	3	3'-0" X 8'-8"	1 3/4"	FLAT PANEL SOLID CORE					
⑪	1	6'-0" X 8'-8"	1 3/4"	SLIDER X/O	DUAL TEMPERED	0.500	0.500		
⑫	1	2'-10" X 8'-8"	1 3/4"	OBSCURE WHITE GLASS 3 PANEL	SINGLE TEMPERED				
⑬	3	2'-8" X 8'-8"	1 3/4"	OBSCURE WHITE GLASS 3 PANEL	SINGLE TEMPERED				
⑭	2	2'-4" X 8'-0"	1 3/4"	FLAT PANEL SOLID CORE					
⑮	1	2'-8" X 8'-0"		DUTCH GLASS TOP FLAT PANEL BOTTOM	DUAL TEMPERED	0.500	0.500		
⑯	1	4'-0" X 8'-0"		SLIDER 3 TRACK X/O	DUAL TEMPERED	0.500	0.500		
⑰	1	3'-0" X 8'-0"		FIXED	DUAL TEMPERED	0.500	0.500	MATCH DOOR ①	
⑱	1	5'-0" X 8'-8"	1 3/4"	SLIDER POCKET PAIR	DUAL TEMPERED				
⑲	1	5'-0" X 8'-8"		BI-PASS					
⑳	1	10'-0" X 8'-8"		SLIDER X/O	DUAL TEMPERED	0.500	0.500		
㉑	1	2'-6" X 4'-0"	1 3/4"	FLAT PANEL SOLID CORE				EGRESS	
* SAFETY GLAZING TO BE ETCH MARKED (TYP.)									
* DOORS ARE SIMPSON 3 FLAT PANEL MDF WITH SQUARE STICKING TYP. U.N.O.									
* EXTERIOR DOORS SHALL OPEN ONTO MIN. 36" LANDINGS IN THE DIRECTION OF TRAVEL.									
WINDOW SCHEDULE									
Mark	Qty	Size	Sash	Type	Glazing*	Header Height	U-Value	SHGC	Remarks
A	1	2'-6" ROUND	SINGLE	FIXED	DUAL	8'-1"	0.500	0.500	
B	1	8'-0" X 5'-0"	TRIPLE	CBMT/FIX/CSMT 2'-0"/4'-0"/2'-0"	DUAL TEMPERED	8'-1"	0.500	0.500	
C	2	2'-6" X 1'-4"	SINGLE	AWNING	DUAL	1'-4'-6"	0.500	0.500	
D	1	2'-0" X 4'-0"	SINGLE	CASEMENT	DUAL	8'-1"	0.500	0.500	
E	2	2'-4" X 3'-6"	SINGLE	CASEMENT	DUAL	8'-4"	0.500	0.500	
F	2	5'-0" X 4'-6"	PAIR	CASEMENT	DUAL TEMPERED		0.500	0.500	
G	2	2'-4" X 2'-4"	SINGLE	AWNING	DUAL TEMPERED	6'-4"	0.500	0.500	
H	1	2'-0" X 3'-0"	SINGLE	CASEMENT	DUAL	6'-4"	0.500	0.500	
J	1	2'-6" X 5'-0"	SINGLE	CASEMENT	DUAL	8'-1"	0.500	0.500	VERIFY EGRESS BEDROOM NOTE
K	1	2'-4"/2'-10" X 5'-0"	CORNER	FIXED	DUAL TEMPERED	8'-1"	0.500	0.500	
L	2	2'-6" X 2'-6"	SINGLE	CASEMENT	DUAL TEMPERED	8'-1"	0.500	0.500	
M	1	2'-6" X 2'-6"	SINGLE	CASEMENT	DUAL	8'-1"	0.500	0.500	
N	3	2'-6" X 4'-0"	SINGLE	CASEMENT	DUAL	6'-4"	0.500	0.500	VERIFY EGRESS NOTE 2
P	2	8'-0" X 4'-0"	PAIR	CASEMENT	DUAL	6'-4"	0.500	0.500	VERIFY EGRESS NOTE 2
Q	2	2'-6" X 2'-6"	SINGLE	CASEMENT	DUAL TEMPERED	6'-4"	0.500	0.500	
R	3	2'-4" X 4'-0"	SINGLE	CASEMENT	DUAL	6'-4"	0.500	0.500	
S	1	2'-8"/2'-8" X 4'-0"	CORNER	FIXED	DUAL TEMPERED	6'-4"	0.500	0.500	
T	3	2'-6" X 2'-6"	SINGLE	FIXED	DUAL	6'-4"	0.500	0.500	
X	1	2'-6" X 2'-8"	SKYLIGHT	OPERABLE	DUAL LAMINATED		0.500	0.430	ACRALIGHT ESR-2415
Y	2	2'-6" X 4'-0"	SKYLIGHT	OPERABLE	DUAL LAMINATED		0.500	0.430	ACRALIGHT ESR-2415
* 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. EGRESS WINDOW SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR AND HAVE AN OPENABLE AREA OF AT LEAST 5.7 SF WITH A MINIMUM OPENABLE MOUTH OF 20" AND HEIGHT OF 24" CLEAR.									
3. SAFETY GLAZING TO BE ETCH MARKED, TYPICAL GLAZING U-VALUE AT DUAL GLAZING: 0.30									
4. FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS.									



- KEYNOTES
1. SLATE SINGLE GLASS W/ ASSEMBLY
  2. CHIMNEY TO BE 2'-0" ABOVE ROOF WITHIN 12'-0" WITH SPARK ARRESTOR AND SHROUD 12" MAX HEIGHT TYPICAL
  3. PROJECTIONS LESS THAN 3'-0" TO PROPERTY LINE TO BE 1-HOUR CONSTRUCTION TYPICAL
  4. PROPERTY LINE
  5. ROOF VENT: 144 SQ. IN. OPENING WITH CORROSION RESISTANT FIRE MESH
  6. GUARDRAIL
  7. HAVE PROJECTIONS DIRECTLY OVER REQUIRED PROJECTIONS TO BE 30" AWAY FROM PROPERTY LINE
  8. CHIMNEY FLUE
  9. DOWNSPOUT

IAN J.N. HARRISON

ARCHITECT

2350 WILSON CENTER DRIVE, SUITE 8042  
NEWBURGH, NEW YORK 10950-3000  
(914) 723-4091  
IAN@IANHARRISONARCHITECT.COM

ROOF PLAN

DOOR + WINDOW SCHEDULES

VINCENT RESIDENCE

1502 SOUTH BAY FRONT

BALBOA ISLAND, CALIFORNIA 92662

JOB #

VINCENT

DRAWN BY

pdw

PLST DATE

1/20/2020

REVISION

BY

DATE

A2

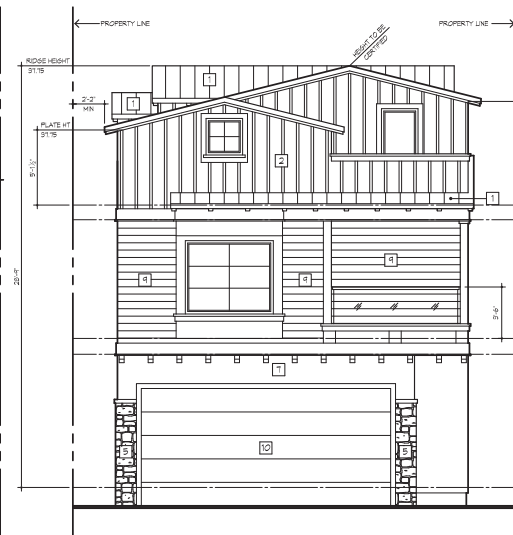
28





RIGHT SIDE ELEVATION (NORTH)

1/4" = 1'-0"



REAR ELEVATION (WEST)

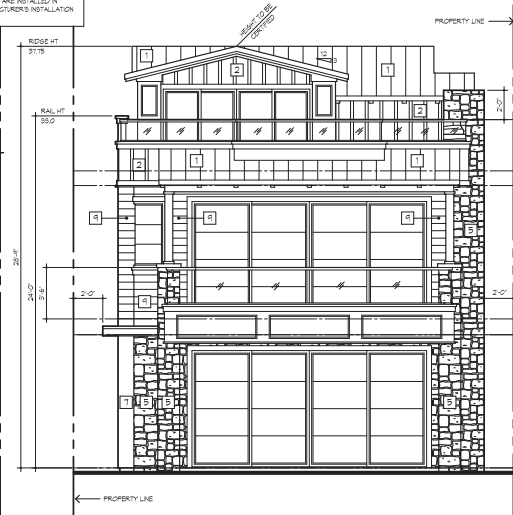
1/4" = 1'-0"

- KEYNOTES**
- 1 STANDING SEAM SHEET METAL ROOFING GLASS W/ ASSEMBLY
  - 2 SHOWN AND BATT OVER 5/8" HARDY PANEL
  - 3 HORIZONTAL HARDY ARTISAN SQUARE CHANNEL 3050G
  - 4 BIO-RETENTION PLANTER
  - 5 STONE VENEER OVER PLASTER MAX. 18" GF GCS EBR-128
  - 6 NATURAL GRADE
  - 7 SMOOTH STUCCO TO REMAIN OPEN
  - 8 HORIZONTAL HARDY ARTISAN LAP SIDING
  - 9 GARAGE DOOR
  - 10 CONCEALED DOWNSPOUT CONNECT DIRECTLY TO SUB-SURFACE DRAINAGE SYSTEM TYPICAL ALL DOWNSPOUTS AND DECK DRAINS
  - 11 (2) SHART VENTS MODEL 1840-920 EBR-2074 WITHIN 12" OF FINISH SURFACE
  - 12 TILE SHOWER SURROUND
- ROOF HEIGHT ELEVATIONS ARE TO THE FINISHED SIKHEDING. THE HEIGHT OF THE ROOFING MATERIAL HAS BEEN CONSIDERED TO ASSURE THE FINAL FINISHED HEIGHT IS BELOW THE CITY ALLOWABLE. 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.



LEFT SIDE ELEVATION (SOUTH)

1/4" = 1'-0"



FRONT ELEVATION (EAST)

1/4" = 1'-0"

IAN J.N. HARRISON  
ARCHITECT  
2330 NEWPORT CENTER DRIVE, SUITE 1040  
NEWPORT BEACH, CALIFORNIA 92660  
(949) 725-0901  
IAN@IANHARRISONARCHITECT.COM



IAN J.N. HARRISON, REGISTERED ARCHITECT, NO. C 6947, STATE OF CALIFORNIA. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM IAN J.N. HARRISON ARCHITECT. THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL STAMPED WITH IAN J.N. HARRISON'S REGISTERED ARCHITECT SEAL.

EXTERIOR ELEVATIONS

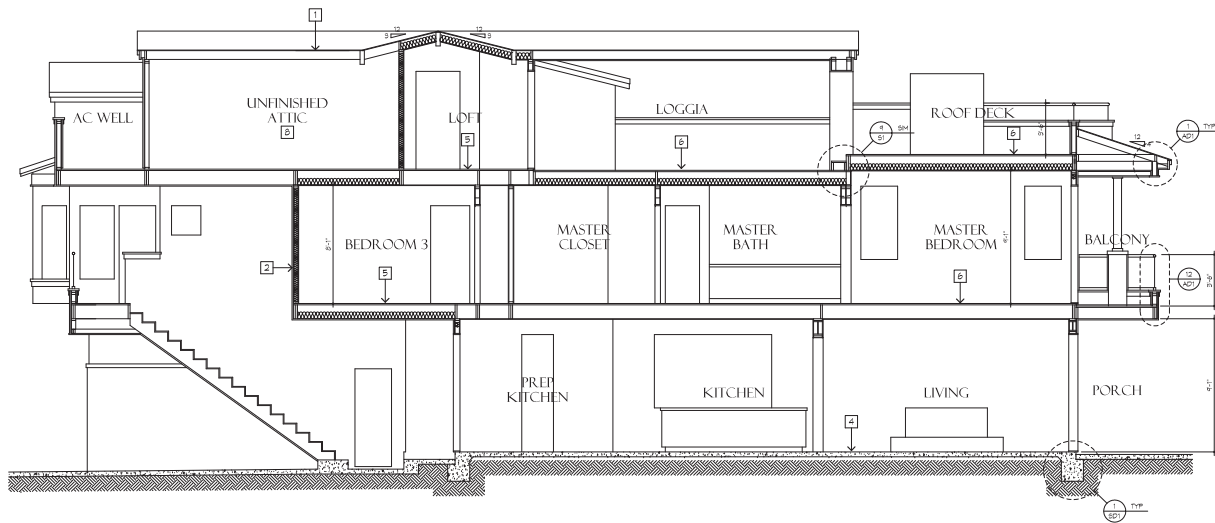
VINCENT RESIDENCE  
1502 SOUTH BAY FRONT  
BALBOA ISLAND, CALIFORNIA 92662

JOB # VINCENT  
DRAWN BY pdw  
PLOT DATE 1/30/2020

REVISION	BY	DATE

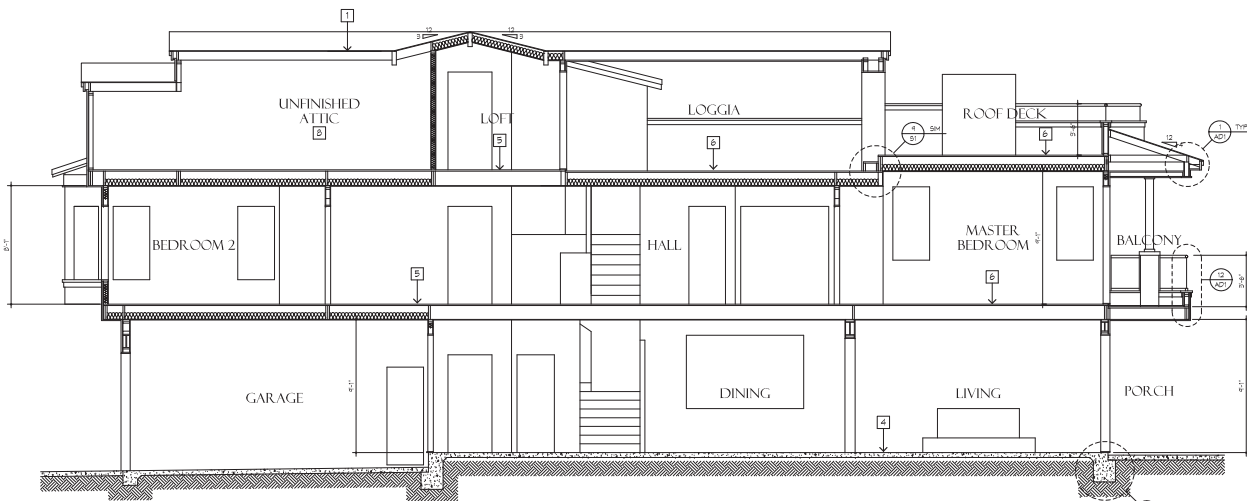
A3





SECTION A-A

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"

KEYNOTES

- 1 ROOF ASSEMBLY:  
STANDING SEAM METAL ROOF  
CLASS A ASSEMBLY  
30# BUILDING PAPER OVER  
PANEL SHEATHING OVER  
RAFTERS PER STRUCTURAL DWS  
WITH R-11 INSULATION U.N.G.
- 2 EXTERIOR WALL ASSEMBLY:  
SHINGLE OR VERTICAL SIDING OVER  
(2) LAYERS HOUSE WRAP OVER  
PANEL SHEATHING OVER  
2X4 DF STUDS @ 16" O.C. U.N.G.  
WITH R-13 INSULATION
- 3 INTERIOR WALL ASSEMBLY:  
5/8" GYPSUM BOARD SHEATHING  
BOTH SIDES OVER  
2X4 DF STUDS @ 16" O.C. U.N.G.  
UNLESS NOTED OTHERWISE
- 4 SLAB ASSEMBLY:  
6" CONCRETE SLAB PER STRUCTURAL DWS  
UNLESS NOTED OTHERWISE
- 5 INTERIOR FLOOR ASSEMBLY:  
3/4" GYPSUM BOARD OVER  
3/4" FLYWOOD OVER  
FLOOR JOISTS PER STRUCTURAL DWS  
WITH R-11 INSULATION  
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 6 ROOF DECK ASSEMBLY:  
2X6 GYPSUM BOARD PER 1971 OVER  
5/8" FLYWOOD OVER  
2X6 JOISTS PER STRUCTURAL DWS  
INSULATION WITH 5/8" GYPSUM BOARD  
UNDERNEATH
- 7 CEILING ASSEMBLY:  
CEILING JOISTS PER STRUCTURAL DWS  
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 8 UNFINISHED ATTIC:  
NOT TO CONTAIN ANY AIR RESISTERS OR  
ELECTRICAL, DUCTS AND LIGHTING OTHER  
THAN WHAT IS REQUIRED BY CODE.  
NOTE ANY INSULATION, DUCTS, OR SIMILAR  
INTERIOR FINISHING MATERIAL

IAN J.N. HARRISON  
ARCHITECT  
233 NEWPORT CENTER DRIVE, SUITE 104  
NEWPORT BEACH, CALIFORNIA 92660  
(949) 724-0091  
IAN@IANHARRISONARCHITECT.COM



IAN J.N. HARRISON, ARCHITECT  
I HAVE REVIEWED THESE PLANS AND I CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA AND THAT I AM THE DESIGNER OF THESE PLANS.  
I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETION OF THESE PLANS.  
I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETION OF THESE PLANS.

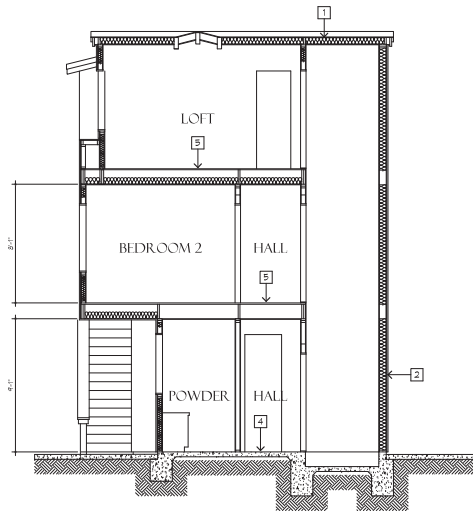
BUILDING SECTIONS  
A+B

VINCENT RESIDENCE  
1502 SOUTH BAY FRONT  
BALBOA ISLAND, CALIFORNIA 92662

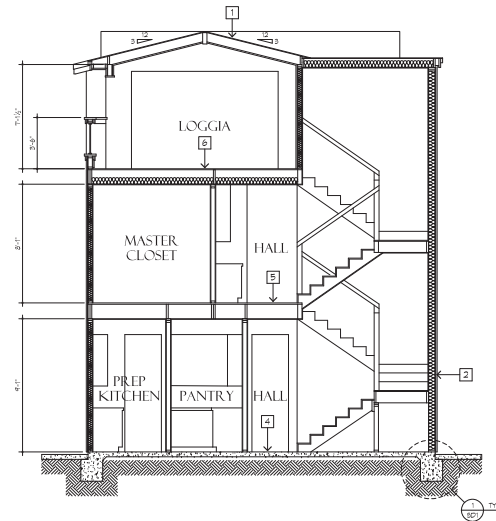
JOB #	VINCENT
DRAWN BY	pdw
PLOT DATE	1/20/2020
REVISION	BY DATE

A4

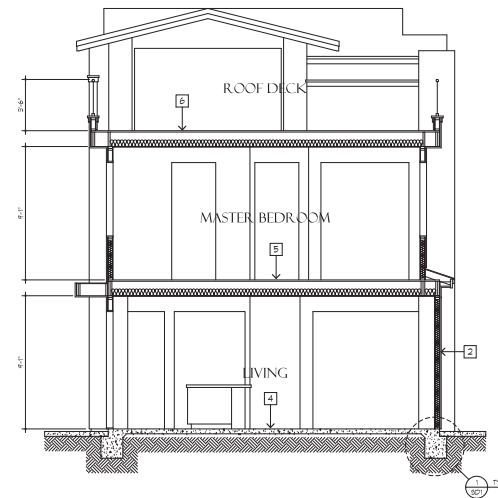




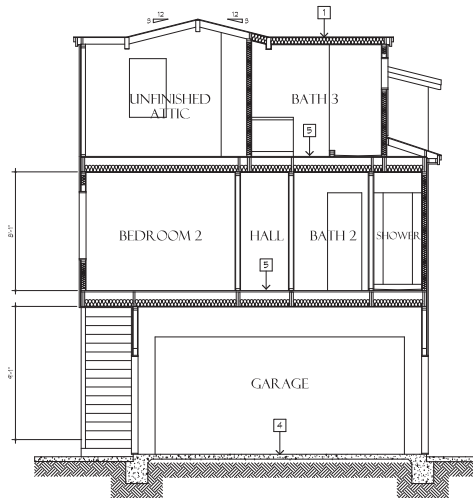
SECTION G  $\frac{1}{4}" = 1'-0"$



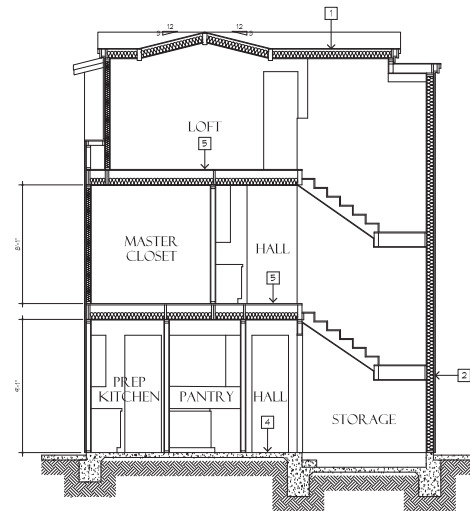
SECTION E  $\frac{1}{4}" = 1'-0"$



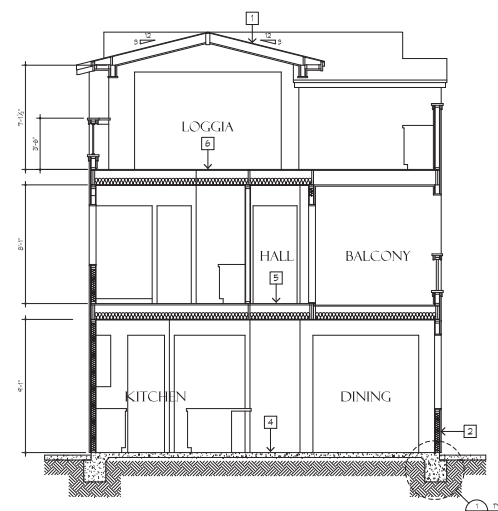
SECTION C  $\frac{1}{4}" = 1'-0"$



SECTION H  $\frac{1}{4}" = 1'-0"$



SECTION F  $\frac{1}{4}" = 1'-0"$



SECTION D  $\frac{1}{4}" = 1'-0"$

#### KEYNOTES

- 1 ROOF ASSEMBLY:  
STANDING SEAM METAL ROOF  
CLASS A ASSEMBLY  
30# BUILDING PAPER OVER  
PANEL SHEATHING OVER  
RAFTERS PER STRUCTURAL DINGS  
WITH R-19 INSULATION U.N.G.
- 2 EXTERIOR WALL ASSEMBLY:  
SHINGLE OR VERTICAL SIDING OVER  
(2) LAYERS HOUSE WRAP OVER  
PANEL SHEATHING OVER  
2X4 DF STUDS @ 16" O.C. U.N.G.  
WITH R-13 INSULATION.
- 3 INTERIOR WALL ASSEMBLY:  
5/8" GYPSUM BOARD SHEATHING  
BOTH SIDES OVER  
2X4 DF STUDS @ 16" O.C.  
UNLESS NOTED OTHERWISE
- 4 SLAB ASSEMBLY:  
6" CONCRETE SLAB PER STRUCTURAL DINGS  
UNLESS NOTED OTHERWISE
- 5 INTERIOR FLOOR ASSEMBLY:  
3/4" GYPSUM BOARD OVER  
3/4" PL FLOOR OVER  
FLOOR JOISTS PER STRUCTURAL DINGS  
WITH R-19 INSULATION  
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 6 ROOF DECK ASSEMBLY:  
2X6 GYPSUM BOARD 1970 OVER  
5/4" PL FLOOR OVER  
DECK JOISTS PER STRUCTURAL DINGS  
INSULATION WITH 5/8" GYPSUM BOARD  
UNDERNEATH
- 7 CEILING ASSEMBLY:  
CEILING JOISTS PER STRUCTURAL DINGS  
WITH R-19 INSULATION  
WITH 5/8" GYPSUM BOARD UNDERNEATH
- 8 UNFINISHED ATTIC:  
NOT TO CONTAIN ANY AIR RESISTERS OR  
ELECTRICAL, DUCTS AND LIGHTING OTHER  
THAN WHICH IS REQUIRED BY CODE.  
NOTE ANY INSULATION, CEILING OR SIMILAR  
INTERIOR FINISHING MATERIAL.

IAN J.N. HARRISON  
ARCHITECT

233 NEWPORT CENTER DRIVE, SUITE 104  
NEWPORT BEACH, CALIFORNIA 92660  
(949) 723-0091  
IAN@IANHARRISONARCHITECT.COM

REGISTERED ARCHITECT  
No. C 6947  
STATE OF CALIFORNIA

BUILDING SECTIONS  
C-H

VINCENT RESIDENCE  
1502 SOUTH BAY FRONT  
BALBOA ISLAND, CALIFORNIA 92662

JOB # VINCENT

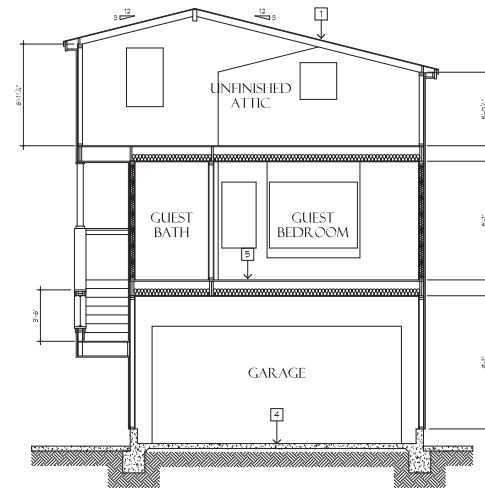
DRAWN BY pdw

PLOT DATE 2/8/2020

REV	BY	DATE

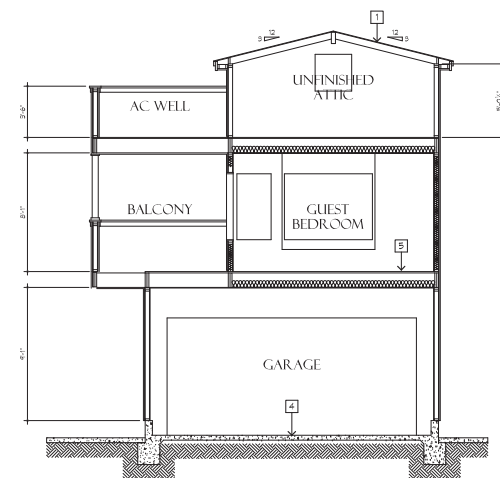
**A5**





SECTION J

1/4" = 1'-0"



SECTION K

1/4" = 1'-0"

#### KEYNOTES

- 1 ROOF ASSEMBLY:  
STANDING SEAM METAL ROOF  
CLASS A ASSEMBLY  
30# BUILDING PAPER OVER  
PANEL SHEATHING OVER  
RAFTERS PER STRUCTURAL DNSS  
WITH R-19 INSULATION U.N.G.
- 2 EXTERIOR WALL ASSEMBLY:  
SHINGLE OR HORIZONTAL SIDING OVER  
(2) LAYERS HOUSE WRAP OVER  
PANEL SHEATHING OVER  
2X4 DF STUDS @ 16" O.C. U.N.G.  
WITH R-13 INSULATION
- 3 INTERIOR WALL ASSEMBLY:  
5/8" GYP/SM BOARD SHEATHING  
BOTH SIDES OVER  
2X4 DF STUDS @ 16" O.C.  
UNLESS NOTED OTHERWISE
- 4 SLAB ASSEMBLY:  
6" CONCRETE SLAB PER STRUCTURAL DNSS  
UNLESS NOTED OTHERWISE
- 5 INTERIOR FLOOR ASSEMBLY:  
3/4" GYP/PORE OVER  
3/4" PL FLOOR OVER  
FLOOR JOISTS PER STRUCTURAL DNSS  
WITH R-19 INSULATION  
WITH 5/8" GYP/SM BOARD UNDERNEATH
- 6 ROOF DECK ASSEMBLY:  
2X6 G-10X LVL @ 16" O.C. PER 1971 OVER  
3/4" PL FLOOR OVER  
DECK JOISTS PER STRUCTURAL DNSS  
INSULATION WITH 5/8" GYP/SM BOARD  
UNDERNEATH
- 7 CEILING ASSEMBLY:  
CEILING JOISTS PER STRUCTURAL DNSS  
WITH R-19 INSULATION  
WITH 5/8" GYP/SM BOARD UNDERNEATH
- 8 UNFINISHED ATTIC:  
NOT TO CONTAIN ANY AIR RESISTERS OR  
ELECTRICAL, OUTLETS AND LIGHTING OTHER  
THAN WHAT IS REQUIRED BY CODE.  
NONE ANY INSULATION, CEILING OR SIMILAR  
INTERIOR FINISHING MATERIAL

IAN J.N. HARRISON  
ARCHITECT  
233 NEWPORT CENTER DRIVE, SUITE 104-12  
NEWPORT BEACH, CALIFORNIA 92660  
(949) 723-0091  
IAN@IANHARRISONARCHITECT.COM



IAN J.N. HARRISON, ARCHITECT  
I, IAN J.N. HARRISON, ARCHITECT, DO HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA, AND THAT I AM THE DESIGNER OF THE ABOVE PROJECT.  
DATE: 1/20/2020  
PROJECT: VINCENT RESIDENCE  
SIGNED: IAN J.N. HARRISON, ARCHITECT

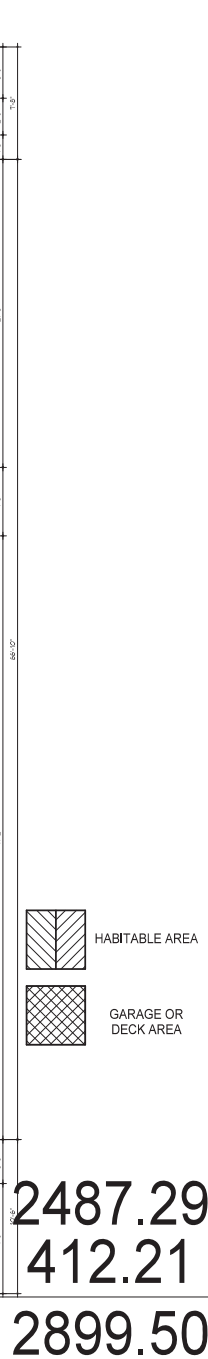
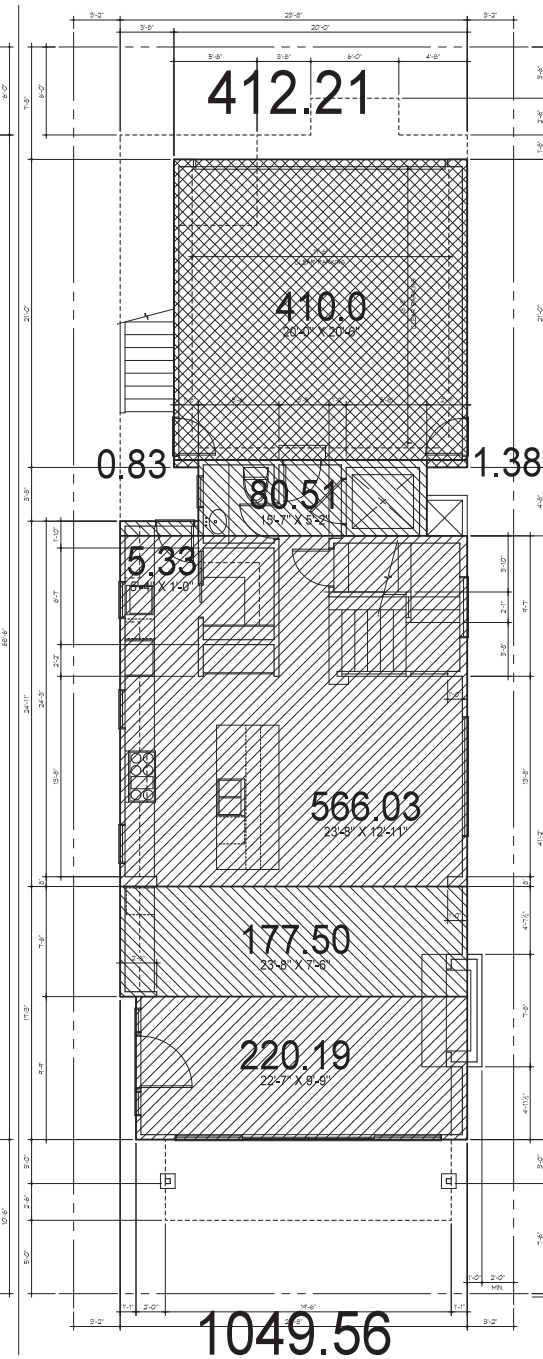
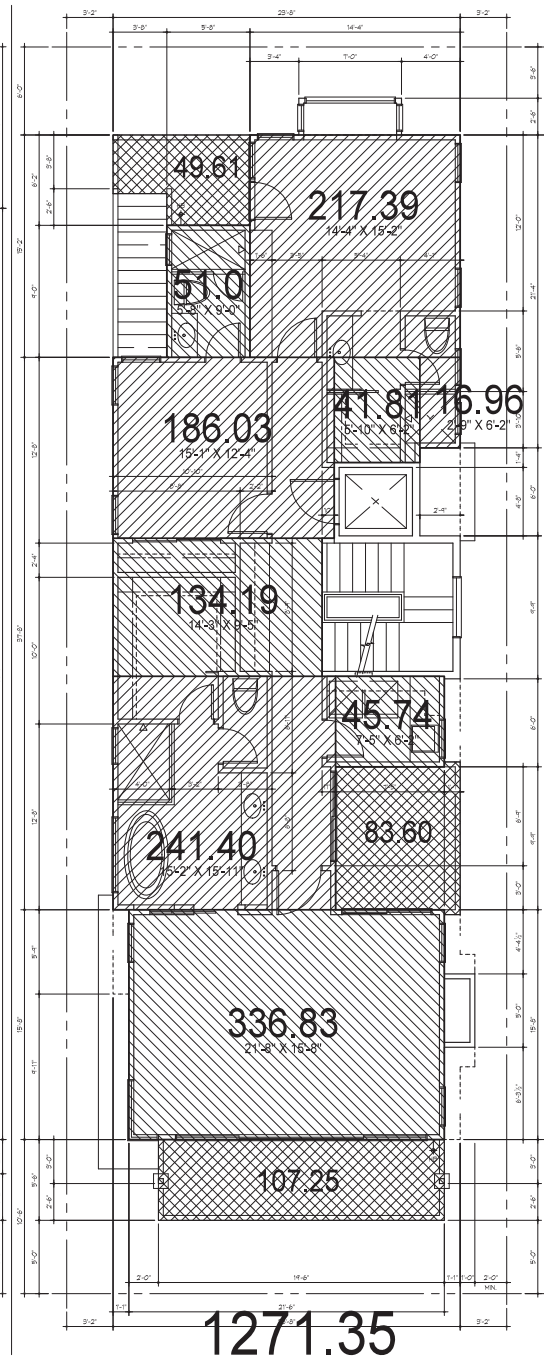
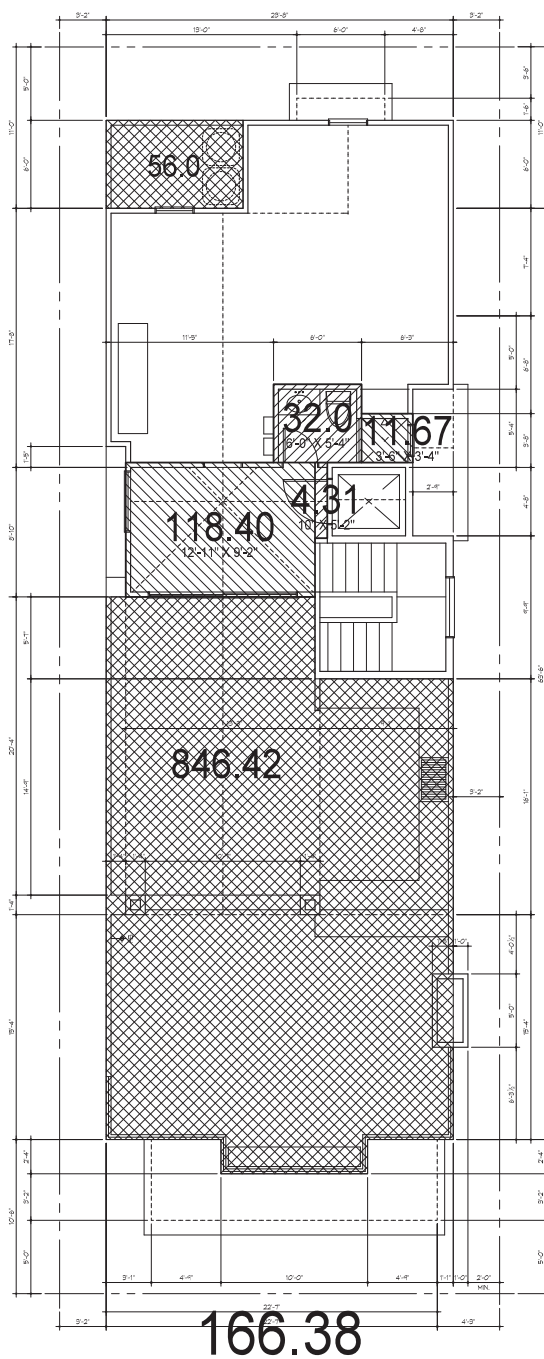
BUILDING SECTIONS  
J+K

VINCENT RESIDENCE  
1502 SOUTH BAY FRONT  
BALBOA ISLAND, CALIFORNIA 92662

JOB #	VINCENT		
DRAWN BY	pdw		
PLCT DATE	1/20/2020		
Δ	REVISION	BY	DATE

A6





**412.21**

**410.0**

**80.51**

**566.03**

**177.50**

**220.19**

**2899.50**

**areas**

**AREA PLANS**

**VINCENT RESIDENCE**  
1502 SOUTH BAY FRONT  
BALBOA ISLAND, CALIFORNIA 92662

**IAN J.N. HARRISON**  
ARCHITECT  
2250 WILSON CENTER DRIVE, SUITE 100  
NEWPORT BEACH, CALIFORNIA 92660  
(949) 723-0091  
IANJHARRISONARCHITECT.COM

**REGISTERED ARCHITECT**  
IAN J.N. HARRISON  
No. C 6947  
STATE OF CALIFORNIA

**LEGEND**  
HABITABLE AREA  
GARAGE OR DECK AREA

**REVISIONS**

NO.	REVISION	BY	DATE
1	SITE CHANGES	PH	10/18/14

**VCB #** VINCENT  
**DRAWN BY** pdw  
**PLST DATE** 2/10/2020



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.

PRESSURE REGULATORS TO BE INSTALLED ON THE IRRIGATION SYSTEM TO MAINTAIN DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.

ALL 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 ASABE/ICEC 802-2014. LANDSCAPE IRRIGATION SPRINKLER AND BUTTER STANDARD. ALL SPRINKLER HEADS SHALL BE THE LANDSCAPE IRRIGATION MANUFACTURER'S DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICEC 802-2014.

11. PLANTING SCHEDULE: ONE DAY.
12. 40% COVERAGE IN TWO WEEKS, REPLANTING AS REQUIRED.
13. MAINTAIN PLANTS AND REPLACES AS REQUIRED TO ENSURE CONTINUOUS COMPLIANCE WITH LANDSCAPE PLAN.
14. ALL LIGHTING TO BE DIRECTED DOWN, NOT TO IMPACT ADJACENT RESIDENTS AND COMMERCIAL AREAS.
15. WATER SUPPLY FOR ALL LANDSCAPING TO BE PROVIDED BY EXISTING DRAINAGE PATTERN SERVICE FROM THE CITY.
16. ALL LANDSCAPE AREAS SHALL HAVE A COVER WITH GROSS RATE OF AT LEAST FOUR INCHES PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHES UNLESS OTHERWISE DIRECTED BY THE SOILS ENGINEER.
17. ALL PLANTS ARE DROUGHT TOLERANT AND COMPLIANT WITH CALIFORNIA DROUGHT TOLERANCE STANDARDS. ALL SUBSTITUTIONS MUST BE DROUGHT, DROUGHT TOLERANT PLANTS.
18. A MINIMUM THREE INCH LAYER OF MULCH TO BE APPLIED ON ALL EXPOSED SURFACES EXCEPT DRIVEWAYS.
19. NO TURF TO BE INSTALLED AS PART OF THIS PROJECT.
20. IF THE INITIAL PLAN INSUFFICIENT, THE CONTRACTOR MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, A LANDSCAPE MAINTENANCE SCHEDULE AND A MAINTENANCE SCHEDULE OF LANDSCAPE AND RESIDENT MANTENANCE.


1. RETROF. ELECTRIC ANTI-SIPHON 3/4" VALVE, TYPICAL (SEE KNOX HOSE BIBB)
2. RETROF. RAIN DIAL IRRIGATION TIMER
3. RAINFRO PRO-OTS RYS 1/4" PRESSURE REGULATING FILTER
4. DRIP NETTING 12" REGULATE 1/2" TUBING 0.6 P.P.H. WITH 12" SPACINGS
5. ALL DRIP FITTINGS TO BE NETHAM DEND CAPS, TEES, AND ELBOWS, SLUSH VALVES, COUPLERS, ADAPTERS, ETC.
6. PROVIDE 4" DIAMETER P.V.C. SLEEVES UNDERNEATH CONCRETE SLAB-ON-GRADE TO PROTECT ACCESS FROM IRRIGATION TUBES AND LOW-VOLTAGE ELECTRIC LINES
7. PROVIDE VALVE BOX AT IRRIGATION VALVES
8. ALL P.V.C. PIPES AND FITTINGS TO BE SCHEDULE 40
9. ALL DRIP TUBING TO BE APPLIED TO PLANT DRIP LINES AND ROOT BALLS OF PLANTS

	NAME	VARIETY	SIZE	QTY.
(B)	BOUSANVILLE	"LA JOLLA"	5 GAL.	2
(W)	WESTRINA FRUTGOSA	"GRAY BOX" DWARF COSTAL ROSEMARY	1 GAL.	12
(H)	ALSYONE HESUI	"WHITE SPIN"	5 GAL.	4
(P)	PHORUM CAROBEL	"NEW ZEALAND FLAX"	1 GAL.	9
(G)	DYMONDIA MARGARETAE	"SILVER CARPET"	GROUND COVER	
(A)	ARISTUS UNEDO	"MARINA MULTI"	24" BOX	1

82 SF


$$1/4'' = 1'-0''$$

VINCENT RESIDENCE  
1502 SOUTH BAY FRONT  
BALBOA ISLAND, CALIFORNIA 92662

JOB #		VINCENT	
DRAWN BY		pdw	
PLOT DATE		1/21/2020	
	REVISION	BY	DATE

△	REVISION	BY	DATE
---	----------	----	------

--	--	--	--

--	--	--	--



--	--	--	--

14

# 11

21

L1