

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.

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

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.
- 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 12th DAY OF MARCH, 2020.

Jaime Murillo, Zoning Administrator	•

EXHIBIT "A"

CONDITIONS OF APPROVAL

- 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. <u>Prior to the issuance of building permits</u>, 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. <u>Prior to the issuance of building permits</u>, 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. <u>Prior to issuance of a building permit</u>, 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. <u>Prior to issuance of building permits</u>, 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. <u>Prior to the issuance of building permits</u>, 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. <u>Prior to the issuance of building permit</u>, 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

- TEV CAPABLE".

 **ATERIAL CONSERVATION AND RESOURCES EFFICIENCY.
- ANNUAS SPACES AROUND FIPES, ELECTRIC CARLES, CONDUTS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLES SHALL BE PROTECTED BY CLOSING SIXCH OPENINGS WITH CEMENT MORTAR, CONCRETE MACKINT OR BRILLAR METHOD, (4-406.1)

WITH THE FOLLOWING: (4	
PIXTURE TYPE	MAX FLOW RATE
SNOLE SHONERHEADS	2 6PM 8 80 PSI
MULTIPLE SHOMERHEADS	COMBINED FLON RATE 2 GPM 6 50 PSI
RESIDENTIAL LAVATORY PAUCETS	1.2 6PM e 60 PSI ²
COMMON AND PUBLIC USE LAVATORY FAUCETS	0.5 SPH 6 60 PSI
KITCHEN FAUCETB	1.5 GPM 6 50 PSI ³
METERNO PAUCETS	0.25 GALLONS PER CYCLE, MAXIMUM
MATER CLOSETS	128 GALLONS PER FLU

- NOLIDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN ETTECTIVE PLUSH RATE OF 125 SALLONS OR LESS FER ASKE A122.19.25-2 FOR SINGLE FLUSH AND ASKE A112.19.14 FOR DUAL FLUSH TOILETS.
- LAVATORY FAICETS SHALL NOT HAVE A FLON RATE LESS THAN O.D GPM @ 20 PSI.
- ART LESS THAN 0.5 SHA 5.0 PSI.

 GROTHER CONTENT OF BILLING MATERIALS ISED

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- STAMPED THE OF LIGHT HE SHADE AT THE PROPERTY OF THE PROPERTY
- AND OTHER REQUIREMENTS IN SECTIONS 84822(C)(2) AND (D)(2) OF THE GALIFORNIA CODE OF REGULATIONS, TITLE 11, COMMENCING WITH
- OF RESILATIONS, TITLE IT COMMENCES WITH SECTION 1992 C. 1460-123).

 CARRET AND CARRET SYSTEMS SHALL BE THE PERSONNEL (1902.)

 FULL PROGRAM.

 FULL PROGRAM.

 CALIFORNIA DESTRICTION 1992.

 CALIFORNIA OTTO:

 CALIFORNIA OTTO:

 NOPLANDE NO ATTER GOD LEVEL.

 SECRIFICATION 07500.

 SECRIFICATION 995TEMS INDOOR

 ADVANCES OF MARKET SYSTEMS INDOOR

 ADVANCES OF MARKET SYSTEMS

- HINMAM BOS OF FLOOR AREA RECEIVING RESILENT FLOORING SHALL COMPLY WITH ONE OF THE FOLLOWING: (4,504.4)
- JUDINIS: (4.504.4)

 VOC EMBBION LIMITS DEFINED IN THE

 COLLABORATIVE FOR HIGH PERFORMA

 SCHOOLS (CHPS) HIGH PERFORMANCE

 PRODUCT DATABASE.
- PRODUCT COMPLIANT WITH CAPS CRITERIA CERTIFED UNDER THE SKEENSUARD CHILDREN AND SCHOOLS PROGRAMS. CERTIFED UNDER THE RESILENT FLOOR COVERNS INSTITUTE (RIFCU FLOORSCORE PROGRAM.)
- CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01950.
- CPICALION 01950.
 VES, SEALANTS AND CAULKS SHALL BE IANT WITH VOLATILE COMPOUND (VOC) TABLE 4504.1 OR TABLE 4504.2. STICN 4504.2.1).

CAL GREEN NOTES

ADHESIVE VOC LIMIT 1, 2 LESS WATER AND LESS DISHPT COMPOINDS N. SR.	out a Proper
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ACHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SNSLE-PLY ROOF MEMBRANE ACHESIVES	250
OTHER ACHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	450
ABS MELDINS	925
PLASTIC CEMENT MELDING	250
ADHESIVE PRIMER FOR PLASTIC	950
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL MOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	90
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT MOOD)	50
W000	30
FBBRGLA66	80
IF AN ADUPOUR IS USED TO BOND DISC	IMI AR

- IF AN ACHESIVE IS USED TO BOND DISSIMLAR SUBSTRATES TOSETHER, THE ACHESIVES WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED
- | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190
- 19: PANT9, STANS, AND OTHER COATINGS SHALL B COMPLIANT WITH VOC AND OTHER TOXIC COM-POIND LIMITS SET FORTH IN TABLE 4:504.3. (4 Std 2-2)

	VOC CONTENT LIMITS FOR ARCHITECTURAL OF (GRAMS OF VOC PER LITTER OF CON- LESS WATER AND LESS EXEMPT COMPO	ATNS.
1	COATING CATESORY	VOC LIMIT
1	FLAT COATN66	50
J	NON-FLAT COATINGS	100
	NON-FLAT HIGH GLOSS COATINGS	150
	SPECIALTY COATINGS	
	ALIMNUM ROOF COATINGS	400
	BASEMENT SPECIALTY COATINGS	400
	BITUMINOUS ROOF COATINGS	50
	BITUMINOUS ROOF PRIMERS	350
	BOND BREAKERS	950
	CONCRETE CURING COMPOUNDS	950
	CONCRETE/MAGONRY SEALERS	100
	DRIVENAY SEALERS	50
	DRY FOS COATINSS	150
	FAUX FINISHING COATINGS	950
	FIRE RESISTIVE COATINGS	950
	FLOOR COATINGS	100
	FORM-RELEASE COMPOUNDS	250
	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
	HIGH TEMPERATURE COATINGS	420
5	NOUSTRIAL MAINTENANCE COATINGS	250
	LOW SOLDS COATINGS	120
	MAGNESITE CEMENT COATINGS	450
	MASTIC TEXTURE COATINGS	100
	METALLIC PISMENTED COATINGS	500
	MULTICOLOR COATINGS	250
	PRETREATMENT WASH PRIMERS	420
	PRIMERS, SEALERS, AND INDERGOATERS	100
	REACTIVE PENETRATING SEALERS	950
	RECYCLED COATINGS	250
	ROOF COATINGS	50
	RUST PREVENTATIVE COATINGS	250
	SHELLAGS GLEAR	130

- THE SPECIFIC LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENTIAL COLUMNS IN THE TABLE.

FORMALDEHYDE LIMITS 1 (MAXIMUM FORMALDEHYDE EMBSONS IN PARTS	PER MILLION
PRODUCT	LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.19
1. VALUES IN THIS TABLE ARE DERIVED I	ROM THOSE

- METHOPS.

 METHOPS AND SPECIAL INSPECTOR GUALIFICATIONS

 IS. INVAC SYSTEM INSTALLERS SHALL BE TRANED AND CERTIFED OR MORK INDEX DIRECT SYSTEMS

 VISION OF TRANED AND CERTIFIED INSTALLERS

 N THE PROPER INSTALLATION OF HIVAC SYSTEMS



GARTH and GINA VINCENT

1502 SOUTH BAY FRONT - BALOA ISLAND IAN J.N. HARRISON ~ ARCHITECT

DEVELOPMENT STANDAR DS

DEVELOPMENT STAINDARDS						
DEVELOPMENT STANDARD	STANDARD	PROPOSED .				
SETBACKS (MIN)						
FRONT	5 FEET	5 FEET 3 FEET 5 FEET				
9/DE9	3 FEET					
REAR	5 FEET					
ALLOWABLE FLOOR AREA	2900 SQUARE FEET	2900 SQUARE FEET				
ALLOWABLE 3RD FLOOR AREA	NOT APPLICABLE (R-BI)	N/A				
OPEN SPACE	NOT APPLICABLE (R-BI)	NA/				
PARKING	2-CAR GARAGE	2-CAR GARAGE				
HEIGHT	24 FEET FLAT ROOF 24 FEET SLOPED ROOF	24 FEET FLAT ROOF 24 FEET SLOPED ROOF				

SITE NOTES

1	SEPARATE APPLICATION PERMIT IS REQUIRED FOR DEMOLITION, RETAINNS MALLS, PATIO COVERS, FENCES OVER 3"-6" HIGH, SOLAR PARELS AND POOLIS/SPAS.
	FOR DEMOLITION, RETAINING MALLS, PATIO
	GOVERS, FENGES OVER 31-61 HIGH, SOLAR
2.	ALL PLANTING TO BE NON-INVASIVE.
9	A I PROPOSCULARITE WITHIN THE RIPLIC BIGHTLOS.

- PROVIDE 2 LAYERS OF SANDBAGS AT PROPERTY LINES FOR EROSION CONTROL PER NEMG, TYP. REMOVAL OF ANY CITY TREES REQUIRES PRIOR APPROVAL FROM SENERAL SERVICES DEPARTMENT.
- FROM GENERAL SERVICES IS REQUIRED ON THE BULDNE INSPECTION CARD PRIOR TO FINAL IMPROTOR
- CONTRACTOR TO GETAIN AN ENCROACHMENT PERMIT FROM PUBLIC MORKS PRIOR TO PERFORM-ING ANY CFT-SITE MORK.
- SHE OF CHURCHS PRINCE PROSPERS.

 FINGS AND ALIENTA HE GOT WAS GET
 FROM A COLUMN HE SHE OF WAS

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 FROM A SHE OF WAS G

- 16. EXISTING STREET TREES SHALL BE PROTECTED IN ALL UTLITY SERVICE CONNECTIONS SHALL BE

- SOLS ENGINEER TO REVIEW AND APPROV

- WHEN REQUIRED, FENCE BARRIER AND WALKWAY COVER TO BE CONSTRUCTED PER CBC 9906.5
- TABLE 3806.1 PROTECTION OF PEDESTRIANS
 HEGHT OF CONSTRUCTION PROTECTION (OR PROTECTION TO LOT LINE REQUIR 8 FEET LESS THAN 5 FEET OR LESS 5 FEET OR MORE
 BUT NOT MORE THAN
 1/4 THE HEIGHT OF
 CONSTRUCTION
 5 FEET OR MORE
 BUT BETTNEEN 1/4 AND 1/2
 THE HEIGHT OF
 CONSTRUCTION BARRER 5 PEET OR MORE BUT EXCEEDING THE HEIGHT OF CONSTRUCTION
- THE HBSHT OF PENCES AND WALLS WITHIN REQUIRED SIDE AND REAR YARD SETBACK AREAS MAY BE IN-CREASED PROVIDED THE HBSHT DOES NOT EXCEED SIX FIET AS MEASURED FROM THE PROPOSED TIN-SHED GRADE AND NIKE FEET AS MEASURED FROM

- EDECK COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION PRIOR TO INSTALLATION OF THE PROPERTY OF A PART OF THE PROPERTY OF A PART OF THE PROPERTY OF A PART OF THE PROPERTY AND APPROVE PUTURE INCERSORAD SERVICE REQUIREMENT PRIOR CONCRETE PLACEMENT.
- FONDATION AND STADING PLANS, SOLDS BEGINER TO INSPECT AND CERTIFY POOTING EXCAVATION AND DESIGN BEARING FREESI-GRADINS AND COMPACTION OF SUBSECT PRIOR TO POURING CONCRETE FOR OVER EXCAVATION AND RECOMPACTION DURING GRADING OPPRATION SQUIS BYSINEER TO " GRADING OPERATION SOLS ENGINEER TO VE COMPETENT SOL AT EXTENT OF EXCAVATION PRIOR TO BACK-FILL AND RECOMPACTION

- THE EC MUST BE APPROVED BY THE CITYS COMMUNITY RATING SYSTEM (CRS.) PRIOR TO REQUESTING FINAL INSPECTION.
- ALL MECHANICAL AND BLESTRICAL EQUIPMENT NCLUDING DICT OPENINGS, TO BE ABOVE BLEVATION 4,00° NAVD66
- ELEVATION 4 DO NAVIDED

 AN APPRICADE ALTERNATE METHOD OF
 CONSTRUCTION (MICE) FORM MIST ACCOMPANY
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 CONSTRUCTION AND THE MEDIANAL DICTING
 SYSTEM MIST HAVE ITS LOPEST ELEVATION
 REGARDING DIPER SECTION C.G. SE WITH MISTS IN
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 REGARDING THE RECOVERY OF MICH.
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- NANFER
- ALL PLIMBING FIXTURES SHALL COMPLY WITH MAXIMUM FLOM RATES AS NOTED IN THE
- 12 CONSTRUCTION INSPECTION PER CBC 66C 106 MINIMUM DESIGN SOIL BEARING IS 1000 PSF INLESS NOTED OTHERWISE ON SHEET SISN FOLKDATION NOTE BY

PROJECT NOTES

- MAXIMIM TEMPERATURE OF 120 DEGREES AT ALL SHOWERS AND TUBI-SHOWERS TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MOINS VIALVES. ALL LANDSCAPINS IN PUBLIC RISHT-OF-WAY FRONTING PROJECT SITE SHALL BE REPLACED BY LANDSCAPINS TO THE SATIEFACTION OF THE SCHERAL SERVICES DEPARTMENT.
- A BULDING HEIGHT CERTIFICATE IS REQUIRED 1. PRIOR TO POURING CONCRETE PRIOR TO INSTALLING ROOF MATERIALS TO ROOF RAFTERS
- IO ROOF RAFTERS

 IO ROOF RAFTERS

 WHITE DEPARTMENT TO REPECT MAN SOMER

 HOUSE DEPARTMENT TO REPECT MAN ENGINE

 ROOF PROFIT OF BUILDING FINAL DISTING

 ROOF IN STALLED TO COMPLY WITH CITY

 STANDANCES RAFY OF THE TOLLOWING

 CONDITIONS COLOR THE NUL SE DETERMINED

 ATTRACTIONS TO THE BUILDING SEVER IS

 DATE.

 ACTRACTAGE TO THE BUILDING SEVER IS

 ACTRACAL PLANTAGE.
- WHEN IT IS FOUND THAT THE BUILDING SEVER IS INSTALLED IN AN LLEGAL OR UNSANITARY MANNER.
- MANER.

 IF AREA OF STRUTTINAL REMODEL AND ACCITICATE OF REALTRY HAND SOR OF EXCENTION AS OFFICIAL STRUME SOR OF EXCENTION AS OFFICIAL SOR AS OFFICIAL SOR OFFI SOR OFFI

- PROVIDE TWO COPIES OF SOILS AND FOUNDATION INVESTIGATION REPORT BY A LICENSED SECTECHNICAL ENSINEER, PROVIDE 'FINAL REPORT', NET STAMPED, SIGNED AND DATED

PROIECT DATA

PROJECT DESCRIPTION

LEGAL DESCRIPTION: LOT 2, BLOCK 1, SECTION 5, BALBON SLAND CITY OF REPRORT BEACH, COUNTY OF DRANGE, STA OF CALIFORNIA, AS FEE MAR RECORDED IN BOOK 8 PAGE 9 OF MECELLANGUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAD COUNTY

APN:

05048126

OWNER

PROPERTY ADDRESS 1502 SOUTH BAY FRONT BALBOA SLAND, CALIFORNA 42662

ARCHITECT (DESIGN PROFESSIONAL IN CHARGE) (AN HARRISON 220 NEMPORT CENTER DRIVE, SUITE 11-342 NEMPORT BEACH, GALIFORNIA 92860 949/123-1091

STRUCTURAL ENGINEERING

SOILS ENGINEER

EGA CONSULTANTS, LLC 915-C MONTE VISTA AVENUE COSTA MESA, CALIFORNIA 92621 949/642-9309 949/642-1290 PAX JOB #: H218.1 DATE: 11/4/19

AREA SUMMARY

TOTAL DWELLING

TOTAL STRUCTURE

1800 × 1.5 2 CAR GARAGE

BULDABLE AREA

TOTAL ALLOWABLE

1271.95 SF 186.35 SF

2481.29 SF 412.21 SF

259450 SF

846.42 SF 296.46 SF

2100.00 SF 200.00 SF

2950.00 9F

2900.00 9F

1800,00 SF

ZONE:

SIGNED SURVEYOR LOREN K. TOOMEY, PLS 4454 24191 BELGREEN PLACE LAKE FOREST, GALFORNIA 92650 949/770-4941

SHEET INDEX

T1 C1 STE DETAILS C2

C3 CONSTRUCTION POLITITION PREVENTION PLAN-EROSION CONTROL PLAN C4 SURVEY

TOPOGRAPHIC SURVEY Α0 HOOR PLANS Α1

ROOF PLAN SCHEDULES A2 Α3

BUILDING SECTIONS A4 BUILDING SECTIONS A5

A6 IST + 2ND H.COR ELECTRICAL PLANS Α7 3RD FLOOR FLECTRICAL PLAN ARCHITECTURAL GENERAL NOTES AGN

AD1 ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS AD2

S1 HRAWING PLANS S2

SGN STRUCTURAL GENERAL NOTES SGD STRUCTURAL TYPICAL DETIALS

SD1 STRUCTURAL DETAILS SD2 STRUCTURAL DETAILS SD3 STRUCTURAL DETAILS SD4 STRUCTURAL DETAILS
SD5 STRUCTURAL DETAILS

SD6 STRUCTURAL DETAILS HFX1 HARDY FRAME DETAILS HFX2 HARDY FRAME DETAILS

HFX3 HARDY FRAME DETAILS T24-1 TITLE 24 FOR AG

T24-2 TITLE 24 FORMS L1 IANDSCAPERIAN

AREAS AREA PLANS

BUILDING CODE

INFORMATION:

DEFERRED SUBMITTALS

SPRINCERS
SUBMIT SPRINCER PLANS TO NEMPORT BEACH FIRE
DEPARTMENT AND PROVIDE PLANS APPROVED BY
NEMPORT BEACH FIRE DEPARTMENT AT TIME OF
PRAMING INSPECTION.

SOLAR PANELS



ARCHITTEC"





TITLE SHEET PROJECT DATA

RESIDEN

1502 SOUTH BAY FRONT BALBOA ISLAND, CALIFORNIA 92662

R3/U TYPE V-B NR YES PER NFPA 150 R-BI

SOUND ATTENUATION FOR MECHANICAL EQUIPMENT DEFERRED SUBMITTALS TO BE REVENED BY THE PROJECT ARCHITECT OR ENGINEER OF RECORD AN CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVEN.

> ЈОВ# VINCENT pdw DRAWN BY PLOT DATE 2/9/2020 REVISION (SITE

ENGINEER'S NOTICE TO OWNER, CONTRACTOR & ARCHITECT

ALL EXISTING TOPOGRAPHY AND PROPOSED GRADES SHOULD BE FIELD VERIFIED.

PLAN
INDERSOLAD UTILITIES OR STRUCTURES REPORTED
BY THE OWNER OR OTHERS, AND THOSE SHOWN ON
THE RECORDS EXHAMED, ARE INJUSTED WITH THEIR
APPROVIMATE LOCATION AND EXTENT THE CONTRACTOR IN REGIMENT OF TAKE DE PRECATIONARY
MAJARIES TO PROTECT THE UTILITIES OR STRUCTURES
SHOWN, AND AND "OTHER UTILITIES OR STRUCTURES
SHOWN, AND AND "OTHER UTILITIES OR STRUCTURES

PAPPOSES.

THE PREJECT BETWEEN SHAPE OF SHAPE CAPE OTHER THAN THOSE CAPE UNDER THE DIRECT SHERWIGH.

THAN THOSE CAPE UNDER THE DIRECT SHERWIGH.

DENDERS HILL NO! LONGER SE THE DROWNER OF THE SHAPE OF

NEWPORT BEACH GENERAL GRADING SPECIFICATIONS

ALL MORK SHALL CONFORM TO CHAPTER 15 OF THE NEMPORT BEACH MINICIPAL CODE (NBMC). THE PROJECT SOLIS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT. DUST SHALL BE CONTROLLED BY MATERNIS AND/OR DUST PALLIATIVE.

 SANTARY FACILITIES SHALL BE MANTANED ON THE SITE DURING THE CONSTRUCTION PERIOD. THE SHE DISING HE GOND ROOMS TO AN TO BIG PM MONDAY THROUGH PRIDAY, BIG AM TO BIG PM MONDAY THROUGH PRIDAY, BIG AM TO BIG PM SATURDAYS, AND NO KORK OF SUNDAYS OR HOLIDAYS PER SECTION 10-28 OF THE NEWS.

NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF

THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES. BE ON THE SITE AT ALL TIMES
PERMITTER AND CONTRACTOR ARE RESPONSIBLE
FOR LOCATING AND PROTECTING UTILITIES.
APPROVED DEANING PROVISIONS AND PROTECTIVE MEASURES MIGHT BE USED TO PROTECT
ADJOINES PROPERTIES DURING GRADING
OPERATION.

CPERATION.
CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE INFORM
RILMBING CODE AND APPROVED BY THE
BULDNS OFFICIAL.
HALL ROLLIES FOR IMPORT AND EMPORT OF
MATERIALS SHALL BE APPROVED BY THE CITY
TRAFFIC BISNERS APPROVED BY THE CITY
TRAFFIC BISNERS APPROVED BY SHALL
CONFORM TO CHAP. TO OTHER BISNE.

POSITIVE DRANAGE SHALL BE MANTANED AWAY FROM ALL BULDINGS AND SLOPE AREAS.

N A STOP PORK ORDING

N. L. PLANT DRAINGE PER SHALL CRISST OF

TO R ASS PLANTS, CHEMILA AV OR SON 36

EX ASS SOOT WITE SULED CAME OR SON 36

EX ASS SOOT WITE SULED CAME OR SON 36

MY PANT PLANTS, CARBOT, SOL, MORTAR OR
OTHER RESOLE SHALL BE ALVEST TO BRITE
STREETS, CARSO, SUTTERS, OR STORY DRAINS
ALL MATERAL DRAINES SHALL BE REHOVED

FROM THE SITE.

EROSION CONTROL DEVICES SHALL BE AVAILABLE ON SITE FROM OCTOBER 15 TO MAY 15.

BETNEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE

EXCEEDS 50%.

TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DIRATION OF THE PROJECT.

REGURED INSPECTIONS TOWER DIVERSIONS AND BE SCHEDULED AS PROSPRICE TO STATE OF SCHEDULED AS PLOSE PROCES TO STATE OF SCHOOL PROPERTY OF THE POLICIPANS PROSPECT PROSPECT OF STATE OF SCHOOL PROPERTY OF SCHOOL PROCESSES AND SCHOOL PROCESSES A

6RADING FILLS AND GJTS

1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

2. FILL SLOPES SHALL BE COMPACTED TO NO LESS
THAN 90 PERCENT RELATIVE COMPACTION OUT
TO THE FINEH SURFACE.

THE FILL AREAS

AREAS TO RECEIVE FILL SHALL BE CLEARED OF
ALL YESETATION AND DEBRG, SCARFIED AND
APPROVED BY THE SOLIS DISSINEER PRIOR TO
PLACINS OF THE FILL.

FILLS SHALL BE REYED OR BENCHED INTO
COMPETENT MATERIAL.

COMPETENT MATERIAL.

6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOLLS BNSINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.

NOTIFICATION OF INNOCATIONS IN IT THE THE CALL BRANESS, THE SOLD BRANESS, THE THE CALL BRANESS, THE SOLD BRANESS, THE BRANESSHESS BROOKERS, THE BRANESSHESS BRANESS, THE CONTROLLING TO THE CONTROLLING BRANESS BRANESS BRANESS BRANES CONTROLLING BRANESS BRANESS BRANESS BRANESS CONTROLLING BRANESS BRANESS BRANESS BRANESS FROM THE STATE OF THE STATE OF THE FROM THE FRO FILED AND AFFRANCE BY THE SOLIS BISINEER. THE BISINEERING SECTIONS TO STILL BISINEER. FIRST, THE CLEARING AND PRIOR TO THE PLACEMENT OF ILLIN CANYON, PRIOR TO THE CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESIDE OF OR POSSIBILITY OF TITLER ACCUMULATION OF DISBURFACE WATER OR SPRING FLORI IN PEEDED OF ARMS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT REPORT OF CANYON TO THE PLACEMENT REPORT OF THE PLACEMENT REPORT OF THE THE PLACEMENT PLACEMENT OF THE THE PLACEMENT PLACEMENT PLACEMENT OF THE THE PLACEMENT PLAC

IO THE BOOLING LEPRIN THE APPLICATION OF THE CONTROL ON THE CONTROL OF THE CONTRO

OT ANDOR FILL WOUND DANS THE OPERATION AS A SOLIS SANDARS REPORT REPARKS BY THE SOLIS BASENS REPORT REPARKS BY THE SOLIS BASENS REPORT REPARKS AND ADDRESS AND ADD

THE EXACT LOCATION OF THE SUBDRANG SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE. BE SIRVETED IN THE PILOT FOR LINE AND GRADE.

ALL TRENCH BACKFLLIS GRADE BE COMPACTED
TO A MINIMAN OF DOS RELATIVE COMPACTION
BUILDING DEPRACHMENT AND REGIONE CORNING OF
CONCRETE FLATHCHEN FAIR REGIONE CORNING OF
CONCRETE FLATHCHEN FLATHCHEN STREET
BACKFILLS TO FACILITATE TESTING.
THE STOCKFILL OF PACIFICATE TESTING.
THE STOCKFILL OF PACIFICATE TESTING.
THE STOCKFILL OF THE BUILDING DIVISION.

APPROVED BY THE BULDING DIVISION.

LANDSCAPING OF ALL SLOPES SHALL BE IN

ACCORDANCE WITH CHAPTER 15 OF THE NEWO

APPROVIAL.

PIERE SUPPORT AND BUTTERSSING OF CUIT AND NATURAL SUCPES IS DETERMINED NECESSARY BY THE BINGNERM OF SOLD SUPPORT AND SOLD SINGNER SHALL OBTA'N APPROVIAL OF DESIGN, LOCATION AND CALCULATIONS PROM THE BULDING DIVISION PRIOR TO CONSTRUCTION.

THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING SKADING.

PLAN NOTES

ALL ROOF DRANAGE SHALL BE COLLECTED
BY RAN GUTTERS VIA DOWNSPOUTS AND
UNDERSROUND PPES.
2. CONCRETE FLOOR SLABS SHALL BE INDER-

BUILDING DIVISION NOTES

SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.

GRADING OVER-EXCAVATION

CUT = 12 CU, YDS. FILL = 140 CU. YDS. TOTAL = 212 CU. YDS.

OT AREA	=	2550 SF
MPERVIOUS SURFACE		2468 SF
ANDSCAPE AREA		82 SF

PUBLIC WORKS

DEPARTMENT NOTES 2 SEWER I NE SHALL BE CAPPED

MADE AT THE DISCRETION OF THE PUBLIC MORKS INSPECTOR.

ALL MORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-MAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR M "A" LOSNED GENERAL ENGINEERING CONTRACTOR.

ALL MORK RELATED TO MASTEMATER IN THE PUBLIC RISHT-OF-MAY SHALL BE PERFORM-ED BY A C-42 LICENSED SANITATION SEMER CONTRACTOR OR AN "A" LICENSED SENERAL ENGINEERING CONTRACTOR

AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVIDENTS WITHIN THE PUBLIC RIGHT-OF-WAY, ALL NON-STANDARD IMPROVIDENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-MAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. ALL BASEMENT FILLS SHALL BE CLEAN AND INFORM. STREETS AND SIDEMALKS ARE TO REMAIN CLEAN AND FREE OF ANY OBSTRUCTIONS.

R-BULC NORSE DEPARATION.

A FIGUR ORDER DEPARATION TO RECOGNIHEM FRANT REFECTION IS REQUESTED

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HALD SERVE SERVE

HAL EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15. BETWEIN OCTOBER 19 AND MAY 19, IRODION CONTROL MEASURES 94ALL BE IN PLACE AT THE BOY OF EACH MORKING DAY MERCEPOR THE PIXE DAY PROBABILITY OF RAYI EXCEDS 30% DURNISH THE SIMANDES OF THE YEAR THE SHALL BE IN PLACE AT THE BIO OF THE WORKING DAY, WHITEVER THE DALY RAINFALL PROBABILITY EXCEEDS 50%. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DIRATION OF THE PROJECT.

EARTHWORK

ESTIMATE

EARTHMORK ITEM GUANTITY

SOILS ENGINEER AND DEMO NOTES 1. ALL DEBRIS SHALL BE NET AT TIME OF HANDLING GEOLOGIST'S CERTIFICATION TO PREVENT DUST.

PREPARED BY B5A CONSULTANTS, LLC



ARCHITECT

IAN J.N. HARRI





PRECISE

ESIDENC

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VINCENT

92662

1502 SOUTH BAY FRONT BALBOA ISLAND, CALIFORNIA

CONSTRUCTION CONSTRUCT 6" MIN. CONCRETE DRIVENAY PER NBMC STD 164-L.

NOTES CONSTRUCT 4" MN. REINFORCED
 CONCRETE SHALE OVER COMPACTED
 FILL SLOPE PER PLAN 1% MN.
 C2

(3) NSTALL 4' GRATE DRAIN.

A NSTALL 4" ATRUM GRATE. 11 G2 STAN 6 2% MN. (52)

 NBN 42" MAX HISH RETAINING WALL APPROVED CITY REVEN AND ENCROACHMENT PERMIT REQUIRED PRIOR TO INSTALLATION 6 NSTALL 419 ABS, SOR 35 DRANLINE. SLOPE 6 1% MN.

O NSTALL 4'0 ABS, SDR 95 PERFOR DRAININE, SLOPE 8 1% MIN. (B) BIG-RETENTION FILTER PLANTER WITH UNDER DRAIN

DOWNSPOUT - CONNECT SUTTER TO UNDERGROUND DRAINAGE SYSTEM. PROVIDE DOME WIRE BASKET & EACH RAIN WATER LEADER AND ROOF DRAIN.

NSTALL NEW SEMER GLEANOUT. PER NMBC STD 406-L.

12) INSTALL CONTINUOS BOTTOMLESS TRENCH DRAIN WITH TRAFFIC RATED GRATE.

5TONE PAVERS OVER 4" THICK CONCRETE SLAI PER SOILS REPORT RECOMMENDATIONS SLOPE 2% MIN. AMAY FROM HOUSE

3 (22

(6) EXISTING MATER METER PROTECT IN PLACE

(17) 2'0 PVG SUMP PUMP DECHARGE LINE (C2) (18) REMOVE EXISTING IMPROVEMENTS FR PUBLIC RIGHT-OF-MAY, PROVIDE NEW LANDSCAPINS, NOT TO EXCEED 56" IN GROWTH HEIGHT PUBLIC APPLICABLE PER COINCIL POLICY L-0.

NBN CONTINUOUS 12" MAX. HEIGHT CONCRETE CURB.

BIG-RETENTION PLANTER OVERFLOW DRAIN 4'9 ABS, SOR 35 PPE WITH ATRIAM GRATE NLET 6' ABOVE FINSH GRADE.

LEGEND

BW BACK OF MALK TO TOP OF CURB FL FLOW LINE TW TOP OF WALL INV INVERTIBLE VATION HIP HIGH POINT PS FIN SURFACE SCO SENER CLEAN OUT NG NATURAL GRADE WAY WATER METER FG FIN GRADE GB GRADE BREAK FF FIN FLOOR BLEV. TG TOP OF GRATE BLD EA EDGE OF ALLE

PL PROPERTY LINE PL PROPERTY LINE PLANTING AREA
SLOPE TO DRAW
2% MIN, TYP

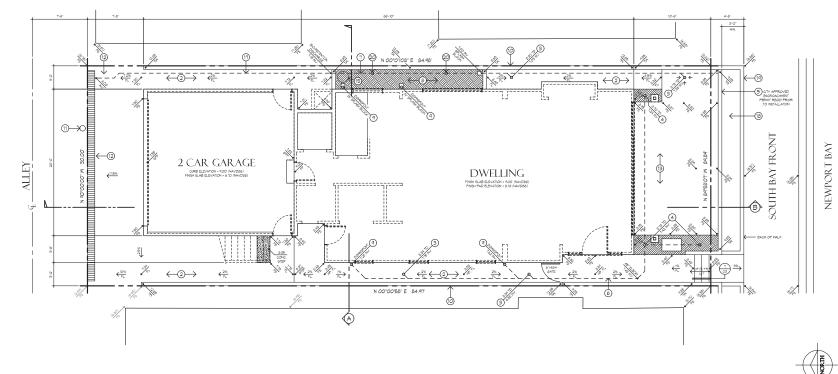
0.00 NEN GRADE

S — SEWER LINE CATCH BASIN GREYDOCK SUCPE 9 1% MN TYP. #PSD-120-K OR EGUAL, SIZE PER PLAN

4" 0 ABS, SOR 95
PERFORATED DRAIN, NE
SLOPE 9 1% MIN, TYP. PROPERTY LINE

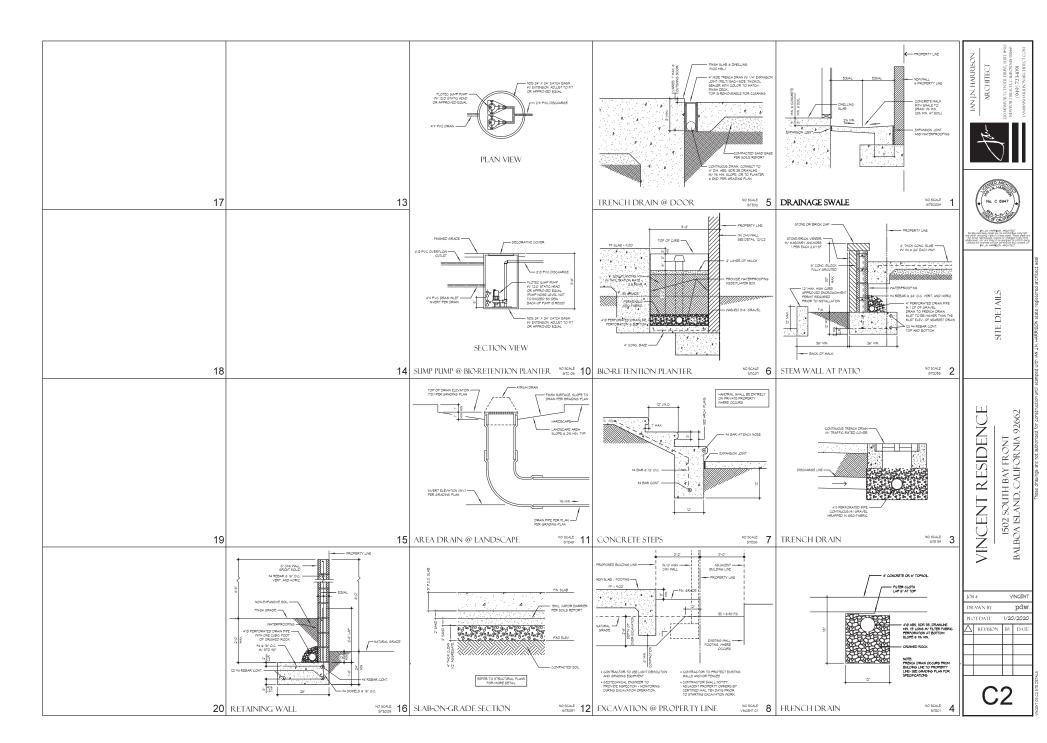
(0.00) EXISTING GRADE

VINCENT pdw 2/8/2020

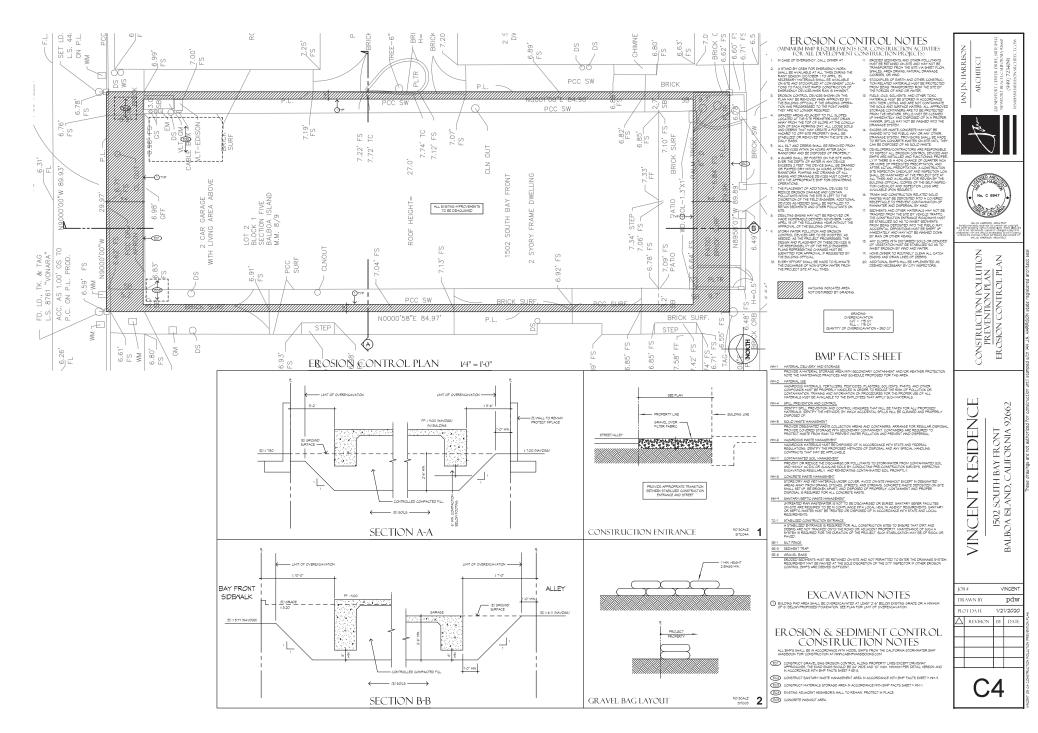


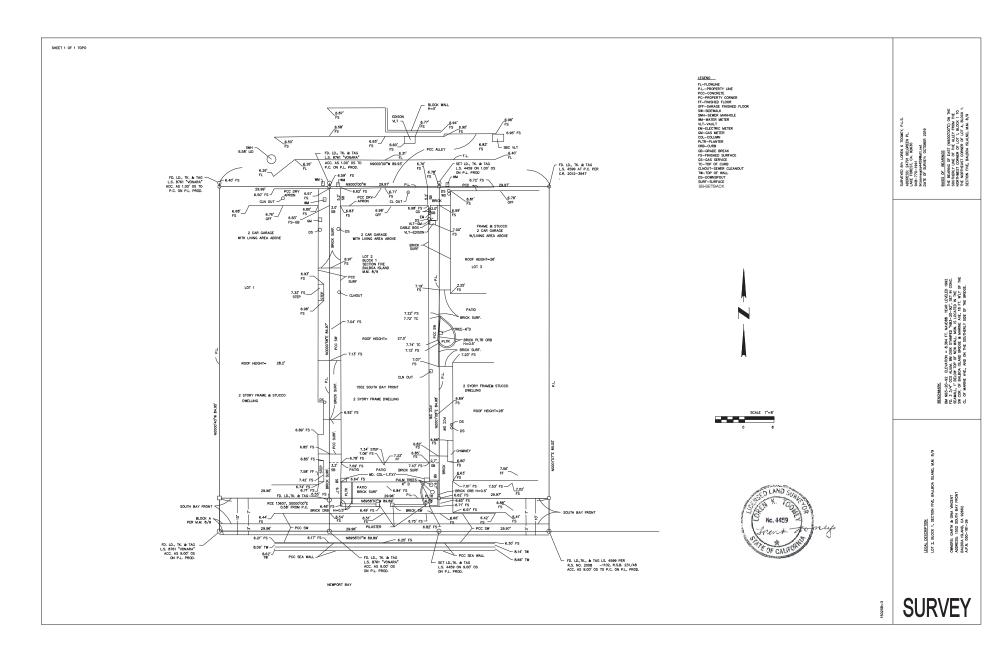
PRECISE GRADING PLAN

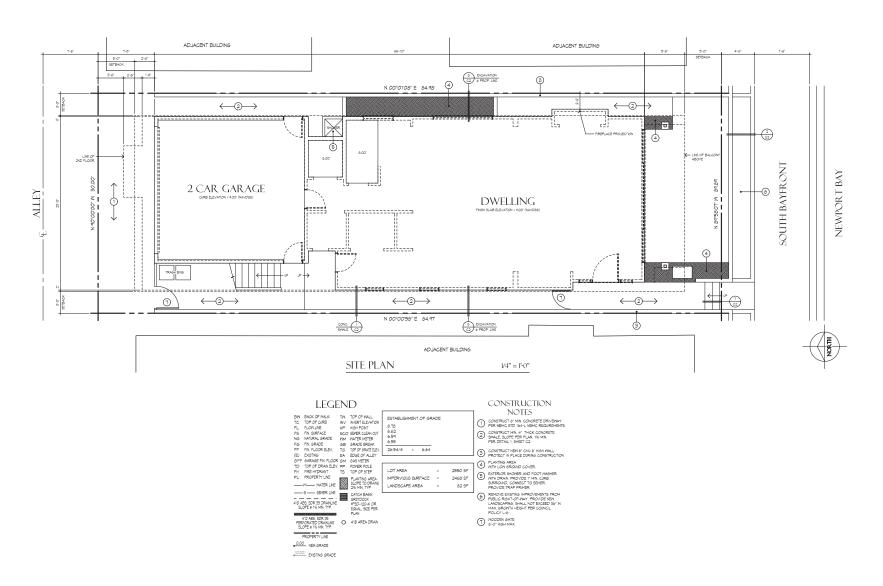
 $1/4^{\circ} = 1'-0'^{\circ}$



23











DOOR SCHEDULE									
Mark	Qty	Size	Thick	Туре	Glazing*	U-Value	alue SGHC Remarks		
1	1	3'-6" × 8'-0"	1 3/4"	ENTRY DUTCH	DUAL TEMPERED	0.500	0.500	GLASS TOP PANEL & BOTTOM	
(N)	1	6'-0" X 8'-0"		ACCORDIAN 2 PANEL	DUAL TEMPERED	0.500	0.500		
(M)	1	16'-0' X 7-0'	1 3/4"	GARAGE OVERHEAD 5 SECTION	DUAL TEMPERED	0.500	0.500	AUTO GARAGE DOOR OPENER	
4	1	15'-0" × 8'-0"		ACCORDIAN 5 PANEL	DUAL TEMPERED	0.500	0.500		
(5)	1	2'-10" X 6'-8"	1 3/4"	FLAT PANEL SOLID CORE				20 MIN. RATED, TIGHT FIT, SELF-CLOSING, SELF-LATCHING	
6	3	2'-6" X 6'-8"	1 3/4"	FLAT PANEL SOLID CORE					
1	1	2'-4" X 8'-0"	1 3/4"	FLAT PANEL SOLID CORE				POCKET	
(6)	2	2'-8" × 6'-8"	1 3/4"	GLASS	DUAL TEMPERED	0.500	0.500		
(0)	5	2'-4" X 6'-8"	1 3/4"	FLAT PANEL SOLID CORE					
(3)	3	3'-0' × 6'-8"	1 3/4"	FLAT PANEL SOLID CORE					
(3)	1	6'-O" × 6'-8"	1 3/4"	SLIDER XO	DUAL TEMPERED	0.500	0.500		
(1	2'-10" × 6'-8"	1 3/4"	OBSCURE WHITE GLASS 3 PANEL	SINGLE TEMPERED				
(1)	3	2'-8" × 6'-8"	1 3/4"	OBSCURE WHITE GLASS 3 PANEL	SNGLE TEMPERED				
€	2	2'-4" × 8'-0"	1 3/4"	FLAT PANEL SOLID CORE					
Ē	1	2-8" × 8'-0"		DUTCH GLASS TOP FLAT PANEL BOTTOM	DUAL TEMPERED	0.500	0.500		
(3)	1	9-0" × 8'-0"		SLIDER 3 TRACK XXO	DUAL TEMPERED	0.500	0.500		
(3)	1	3'-0" × 8'-0"		FIXED	DUAL TEMPERED	0.500	0.500	MATCH DOOR (6)	
⊚	1	5'-0' × 6'-8"	1 3/4"	SLIDER POCKET PAIR					
(3)	1	5'-0' × 6'-8"		BI-PASS					
8	1	10'-0" × 6'-8"		SLIDER OXXO	DUAL TEMPERED	0.500	0.500		
21)	1	2-6" × 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" LANDING IN THE DIRECTION OF TRAVEL

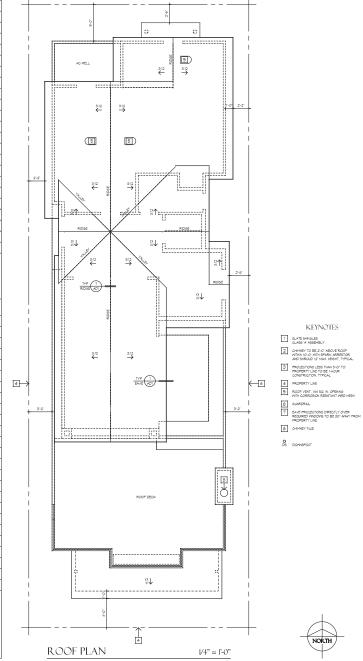
WINDOW SCHEDULE

Mark	Qty	Size	Sash	Туре	Glazing*	Header Height	U-Value	SHGC	Remarks
$\langle A \rangle$	- 1	2'-6" ROUND	SNGLE	FIXED	DUAL	8'-1"	0.500	0.500	
₿	1	8'-0" × 5'-0"	TRIPLE	CSMT/FIX/CSMT 2-0*/4'-0*/2'-0*	DUAL TEMPERED	8'-1"	0.500	0.500	
0	2	2-6" X 1-4"	SNGLE	AMNING	DUAL	± 4'-6"	0.500	0.500	
\bigcirc	- 1	2-0" × 4'-0"	SNGLE	CASEMENT	DUAL	8'-1"	0.500	0.500	
Œ	2	2'-4" × 3'-6"	SNGLE	CASEMENT	DUAL	6'-9'	0.500	0.500	
F	2	5'-0" × 4'-6"	PAR	CASEMENT	DUAL TEMPERED		0.500	0.500	
6	2	2'-4" × 2'-4"	SNGLE	AMNING	DUAL TEMPERED	6'-9'	0.500	0.500	
\oplus	- 1	2-0" × 3'-0"	SNGLE	CASEMENT	DUAL	6'-9"	0.500	0.500	
\bigcirc	- 1	2-6" × 5'-0"	SNGLE	CASEMENT	DUAL	8'-1"	0.500	0.500	VERIFY EGRESS 9 BEDROOM, NOTE 2
$\langle \mathbb{K} \rangle$	- 1	2-4"/2'-10" × 5'-0"	CORNER	FIXED	DUAL TEMPERED	8'-1"	0.500	0.500	
	2	2'-6" × 2'-6"	SNGLE	CASEMENT	DUAL TEMPERED	8'-1"	0.500	0.500	
$\langle M \rangle$	- 1	2'-6" × 2'-6"	SNGLE	CASEMENT	DUAL	8'-1"	0.500	0.500	
$\langle N \rangle$	3	2-6" × 4'-0"	SNGLE	CASEMENT	DUAL	6'-9'	0.500	0.500	VERIFY EGRESS NOTE 2
(a)	2	5'-0" × 4'-0"	PAR	CASEMENT	DUAL	6-4	0.500	0.500	VERIPY EGRESS NOTE 2
0	2	2'-6" × 2'-6"	SNGLE	CASEMENT	DUAL TEMPERED	6'-4'	0.500	0.500	
R	3	2-4" × 4'-0"	SNGLE	CASEMENT	DUAL	6-9	0.500	0.500	
(S)	1	2'-8"/2'-8" × 4'-0"	CORNER	FIXED	DUAL TEMPERED	6'-4'	0.500	0.500	
Θ	3	2'-6" × 2'-6"	SNGLE	FIXED	DUAL	6-4	0.500	0.500	
\otimes	- 1	2'-6" × 2'-8"	SKYLIGHT	OPERABLE	DUAL LAMINATED		0.500	0.430	ACRALIGHT ESR-2415
\bigcirc	2	2-6" × 4'-0"	SKYLIGHT	OPERABLE	DUAL LAMINATED		0.500	0.430	ACRALIGHT ESR-2415

- SAFETY GLASS TO BE ETCH MARKED (TYP)
- . GLAZNG MUST BE SAFETY GLAZNG WITHIN 24" OF THE DOOR AND LEGS THAN 10" ABOVE THE MALKING SURFACE.

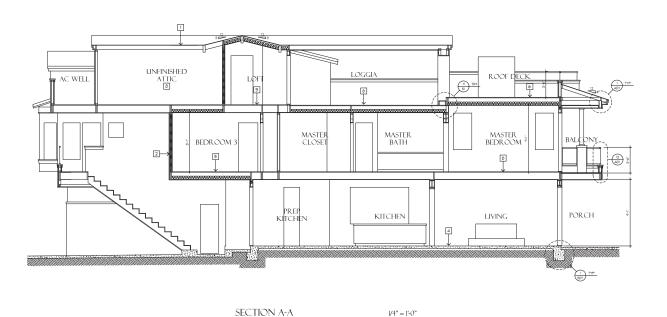
 ESKRESS NNDOWN SILL HEISH SHALL NOT EXCEED 44"

 ABOVET THE FLOOR AND HAVE AN OPENABLE AREA OF AT LEASTS TO BY AND HANNAM OPENABLE NOTH OF 30" AND HEISH OF 24" GLEZN.
- SAFETY GLAZING TO BE ETCH MARKED, TYPICAL GLAZING U-VALUE AT DUAL GLAZING: 0:30
- FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS.

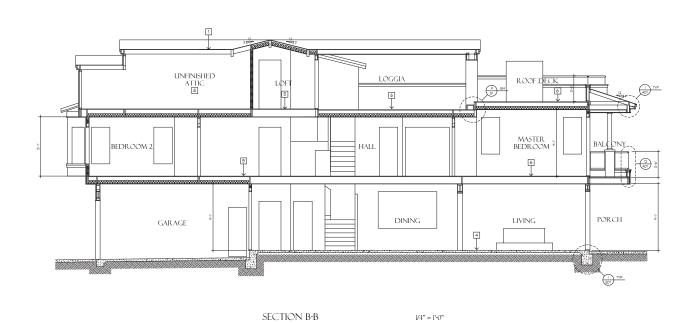








1/4" = 1'-0"





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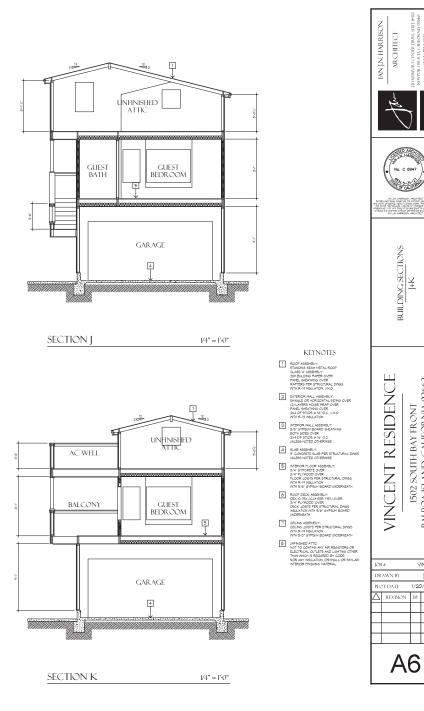
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1/20/2020





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BUILDING SECTIONS

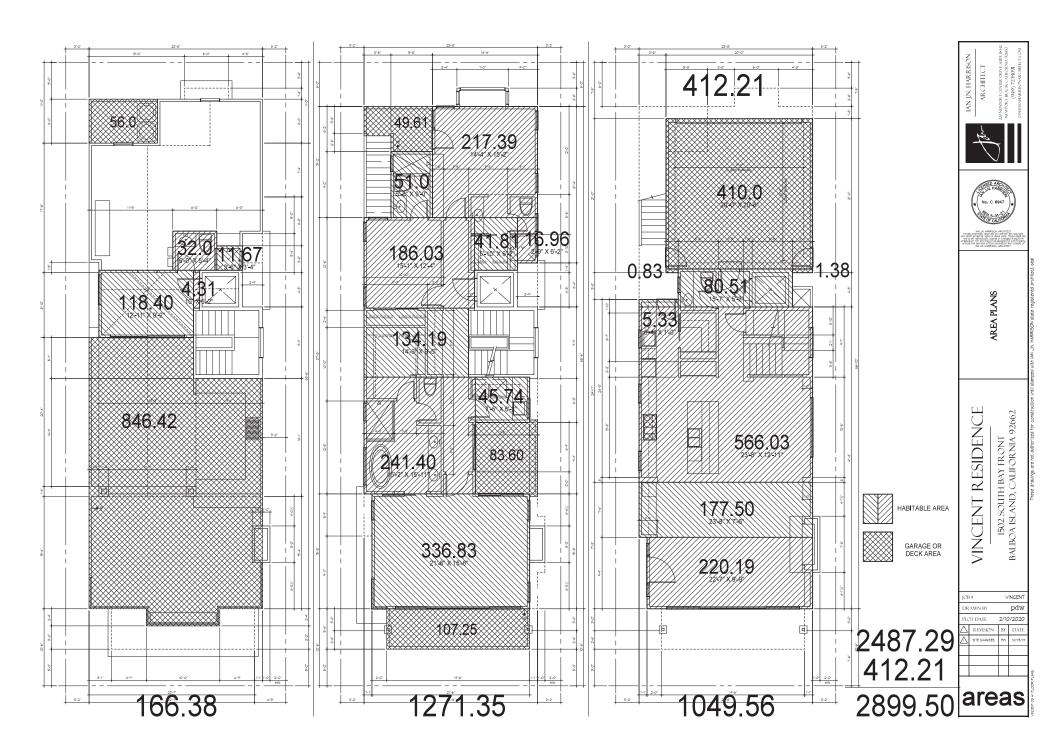
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1502 SOUTH BAY FRONT BALBOA ISLAND, CALIFORNIA 92662

VINCENT

1/20/2020

pdw



IRRIGATION SYSTEM

- AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
- IRRIGATION CONTROLLERS TO BE OF A TYPE PHICH DOES NOT LOSE PROSSAUD ATA THE EVENT THE PRIMARY POVER SOURCE IS NTERRIPTED.

LANDSCAPE GENERAL NOTES

- 1. PLANTING SCHEDULE: ONE NEEK 2. 90% COVERAGE IN 990 DAYS, REPLENSH AS REQUIRED.
- MAINTAIN PLANTING AND REPLACE AS REQUIRED TO ENSURE CONTINUOUS COMPLIANCE WITH LANDISCAPER PLAN. ALL LIGHTING TO BE DIRECTED DOWN, NOT TO IMPACT ADJACENT PROPERTIES AND COMMON AREAS.
- WATER SUPPLY FOR ALL LANDSCAPING TO BE PROVIDED BY EXISTING DOMESTIC WATER SERVICE FROM THE CITY.
- ALL LANDSCAPE AREAS SHALL HAVE SOLL WITH COMPOST RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SX INCHES, UNLESS OTHERWISE DIRECTED BY THE SOLLS ENGINEER.
- ALL PLANTS ARE DROUGHT TOLERANT AND COMPLIANT WITH CALIFORNIA COASTAL COMMISSION REQUIREMENTS. ANY SUBSTITUTIONS MUST BE LOW-WATER, DROUGHT TOLERANT PLANTS.
- A MINIMM THREE INCH LAYER OF MILCH TO BE APPLIED ON ALL EXPOSED SURPACES OF PLANTING AREA.
- 9. NO TURE 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, RIGHSTON SCHEDULE AND A SCHEDULE OF LANDSCAFE AND PRISATION MAINTENANCE.

LANDSCAPE IRRIGATION NOTES

- 1 IRRITROL ELECTRIC ANTI-SIPHON 8/4" VALVE, TYPICAL (TIE NTO HOSE BIBB) 2 RRITROL RAN DUAL IRRIGATION TIMER
- 3 4 DRIP NETAPIM 12 TECHLINE 1/2" TUBING 0.9 G.P.H. WITH 12" SPACING
- 5 ALL DRIP FITTINGS TO BE NETATIN (END CAPS, TEES, AND ELBOYG, SILISH VALVES, COUPLINGS, ADAPTERS, ETC. 6
- 7 PROVIDE VALVE BOX AT IRRIGATION VALVES 8 ALL PVC PIPES AND PITTINGS TO BE SCHEDULE 40
- 9 ALL DRIP TIBNS TO BE APPLIED TO PLANT DRIP LINES AND ROOT BALLS OF PLANTS

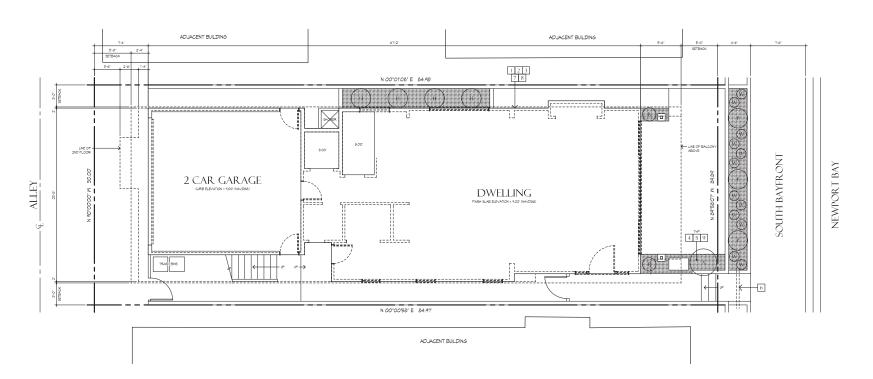
PLANT LIST NAME VARIETY (B) BOUSANVILLEA 5 GAL "LA JOLLA" (H)"NEW ZEALAND FLAX" Ŏ Α 241 BCX 1



82 SF

IAN J.N. HARRISON

ARCHITECT



LANDSCAPE / PLANTING PLAN

1/4" = 1'-0"

VINCENT RESIDENCE 1502 SOUTH BAY FRONT BALBOA ISLAND, CALIFORNIA 92662 VINCENT pdw 1/21/2020