

CALIFORNIA COASTAL COMMISSION

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Hearing Date:	1/13/17

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-16-0444
Applicant:	The James P. Warmington, Jr. Separate Property Trust #1
Agents:	Eric Olson, Sherman Stacey
Location:	700 West Bay Avenue, Newport Beach, Orange County (APN: 048-010-04)
Project Description:	Demolition of two-story, approx. 2,200 sq. ft. home, construction of three-story, 30-foot high, approx. 4,715 sq. ft. home, including attached 774 sq. ft. three-car garage, and cap on top of existing bulkhead to increase height to +9.0 feet NAVD88 on bay-fronting lot.
Staff Recommendation:	Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing the demolition of an existing single-family home and construction of a new single-family home on a bay-fronting lot. The primary issue raised by the proposed development is the low lying location which will be exposed to flooding caused by waves, erosion, storm conditions, and higher tides associated with sea level rise in the future. The applicant proposes to increase the height of the existing bulkhead to +9.0 feet NAVD88 and construct the finished floor of the new home at the same elevation, which is consistent with City of Newport Beach requirements and previous Commission-approved projects in Newport Beach. However, accounting for moderate or severe sea level rise, combined with annual astronomical tides, the property will experience flooding during its expected life of 75 years. Under the severe sea level rise

scenario of 5.5 feet, plus the effects of an extreme high tide, the still water level in Newport Bay could temporarily reach 12.5 feet NAVD88. Such a water level would substantially exceed the proposed finished first floor elevation of 9.0 feet, and would cause flooding along the streets and private infrastructure along the entire Newport Balboa Peninsula. If a storm event were to coincide with extreme high tides and moderate or severe sea level rise, more severe flooding and damage would occur.

Under Section 30253 of the Coastal Act, new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that undertaking new development may involve risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use her property. The applicant's geotechnical analysis states that the property is suitable for the proposed improvements from a geotechnical engineering and engineering geology standpoint provided that the recommendations are incorporated into the plans. The applicant's hazards analysis has stated that flooding on the property may occur but that adaptation measures will be provided to reduce damage. Because of the inherent risks of development in a low lying elevation with water on two sides, the Commission cannot ensure that risks to property have been eliminated, but the Commission can ensure that the applicant assumes the liability of such risks.

The applicant may decide that the economic benefits of development outweigh the risk of harm which may occur as a result of the identified flood hazard. However, neither the Commission nor any other public or private party should be held liable for the applicant's decision to develop. Therefore, the applicant is required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop and record a deed restriction against the property referencing the terms of the approved coastal development permit in order to provide notice of identified hazards to potential future buyers of the property.

Commission staff is therefore recommending **approval** of the proposed project with six special conditions to minimize potential adverse impacts caused by the development consistent with the Coastal Act: 1) final plans conforming to the geotechnical recommendations; 2) final construction plans to preserve trees and public parking along the public right-of-way; 3) landscaping consisting of drought tolerant non-invasive plants; 4) storage of construction materials, mechanized equipment, and removal of construction debris; 5) assumption of risk, waiver of liability, and indemnity; and 6) a deed restriction against the property, referencing the terms of the approved permit.

Note: Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Newport Beach only has a certified Coastal Land Use Plan and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. On September 8, 2016, the Commission approved an Implementation Plan (IP) for the City of Newport Beach; however, the certification of the IP is still pending. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Coastal Land Use Plan may be used for guidance.

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I. MOTION AND RESOLUTION

Motion: *I move that the Commission approve the Coastal Development Permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution: *The Commission hereby approves a Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Final Plans Conforming to Geotechnical Recommendations.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, two (2) sets of final plans in substantial conformance to the plans submitted to the Coastal Commission's South Coast District Office on May 12, 2016, with evidence that an appropriately licensed professional has reviewed and approved all final plans (including grading plans, foundation plans, architectural plans, and drainage plans) and certified that each of those final plans is consistent with all the recommendations specified in the EGA Consultants report dated March 2, 2016.
2. **Final Construction Plans for the Public Sidewalk and Public Right-Of-Way.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, two (2) sets of construction plans identifying all development on the public sidewalk and the public right-of-way, which shall have been previously reviewed and approved by the City of Newport Beach, and which shall bear evidence of the following:
 - A. Any trees along the public sidewalk or public-right-of way which are removed in order to accommodate development on the applicant's property shall be replaced with trees of a similar size, which are native to coastal Southern California, in a location either on the applicant's property or in the public right-of-way in close proximity (within 100 feet) of the location where the trees are removed.
 - B. There shall be no net loss of on-street public parking spaces on the north side of West Bay Avenue as a result of any new curbcut necessary to serve the development on the applicant's property. The applicant and the City may provide additional public parking spaces to mitigate for potential lost parking spaces by closing a portion of the existing curbcut adjacent to the applicant's property and/or relocating the existing fire hydrant from the public sidewalk adjacent to the southeast corner of the applicant's property and removing the red paint on the curb which restricts public parking on the adjacent street.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. **Landscaping Consisting of Drought Tolerant Non-Invasive Plants.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the

U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). Use of reclaimed water for irrigation is encouraged. If potable water is used for irrigation only drip or micro spray irrigation systems shall be used. Other water conservation measures shall also be considered, such as use of weather based irrigation controllers.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:

- A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion;
- B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers;
- C. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project;
- D. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;
- E. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day;
- F. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction;
- G. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the Coastal Zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required;
- H. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- I. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems;
- J. The discharge of any hazardous materials into any receiving waters shall be prohibited;
- K. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact

- with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible;
- L. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity; and
 - M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
5. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, erosion, storm conditions, liquefaction, flooding, and sea level rise; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
6. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowners have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The applicant is proposing the demolition of an existing single-family home and construction of a new single-family home on a bay-fronting lot at 700 West Bay Avenue, on the Balboa Peninsula of Newport Beach (**Exhibit 1**). The existing two-story, approximately 2,200 square foot home would be demolished and a three-story, 30-foot high, approximately 4,715 square foot home, including attached 774 square foot three-car garage, would be constructed in approximately the same footprint (**Exhibit 2**). The proposed home would be supported by a concrete foundation with shallow footings

drilled 24 inches below grade. Proposed grading to elevate the developed area of the lot and the finished floor elevation to +9.0 feet NAVD88 includes 150 cubic yards of fill material.

Both the proposed 30-foot height and the finished floor elevation of 9.0 feet are consistent with City of Newport Beach requirements and previous Commission-approved projects in Newport Beach. The City of Newport Beach approved the project in concept on April 28, 2016. The lot size is 6,103 square feet. The City of Newport Beach Coastal Land Use Plan designates the site as Single Family Residential (R-1) and the proposed home adheres to this designation. The project site is located within an existing urban residential area, in the middle of the Balboa Peninsula, although it is not surrounded by residential structures. The Newport Harbor Yacht Club borders the site to the west and there is a pocket public beach to the east. East of the pocket beach are public tidelands backed by a bulkhead and public promenade along Buena Vista Avenue, and 17 consecutive single family homes inland of the public promenade. The design of the proposed home is similar to the pattern of development along Buena Vista Avenue, with public tidelands backed by a bulkhead and a single family home on top. The public promenade dead ends at Bay Avenue, east of the project site. The sidewalk fronting the applicant's property along Bay Avenue is the primary lateral coastal access-way along the bay side of the Balboa Peninsula from 7th Street to 16th Street. There are single family homes similar to the proposed development along the bay side of Bay Avenue between 8th Street and 16th Street, with street ends providing vertical access to the bay at each block. The public ocean beach is approximately 300 feet south of the subject site, reached by 7th Street and all of the other streets along the peninsula.

The primary issue raised by the proposed development is the low lying location which will be exposed to flooding caused by waves, erosion, storm conditions, and higher tides associated with sea level rise in the future. On the subject site, the applicant proposes to cap the top of the existing bulkhead to increase its height to +9.0 feet NAVD88 and install a concrete deck adjacent to the bulkhead with a six-inch curb at the deck edge, wrapping around the side yards. Some elevations on the proposed plans are identified in M.L.L.W; Mean Lower Low Water is currently approximately two inches lower than NAVD88 in the subject location. The applicant's hazards analysis (GeoSoils, Inc; January 21, 2016) indicates that the bulkhead and finished floor elevation of 9.0 feet NAVD88 will be just 1.8 feet above the current high water elevation at the site including El Nino effects, and just 1.5 feet above the historical high water elevation of 7.49 feet, which occurred January 28, 1983 and flooded the Balboa Peninsula. The hazards analysis indicates that the greatest risk of flooding is from the public streets, not from the bay protected by the bulkhead. The elevation of Bay Avenue is approximately 6.8 feet, and has been consistently flooded during severe rain events and annual high tides. At the subject site, water may reach Bay Avenue via the adjacent pocket public beach to the east, or via other beaches and street ends, or water may flood the streets from the Ocean side of the peninsula.

The hazards analysis considers various sea level rise scenarios, based on the best available science, which is the National Research Council's 2012 Report on Sea Level Rise Projections for the Coasts of California, Oregon, and Washington. The analysis indicates that accounting for the 9.0 foot high bulkhead and the anticipated high water elevation of the bay including El Nino effects, the site will not experience flooding for at least 32 years, even under the severe sea level rise scenario. However, beyond 32 years, accounting for moderate or severe sea level rise, combined with annual astronomical tides, the property will experience flooding during its expected life of 75 years. Under

the severe sea level rise scenario of 5.5 feet, plus the effects of an extreme high tide, the still water level in Newport Bay could temporarily reach 12.5 feet NAVD88. Such a water level would substantially exceed the proposed finished first floor elevation of 9.0 feet, and would cause flooding along the streets and private infrastructure along the entire Newport Balboa Peninsula. If a storm event were to coincide with extreme high tides and moderate or severe sea level rise, more severe flooding and damage would occur. The hazards analysis analyzed the wave height associated with a 100 year storm from the Newport Bay side of the development, which is only anticipated to be 0.75 feet high – however additional risk to the property may be associated with storm surge and wave run-up from the ocean side of the peninsula, approximately 300 feet (two blocks) to the south of the site. Severe storms, associated with moderate or severe sea level rise in the next 75 years, will threaten homes along the entire Balboa Peninsula.

Under Section 30253 of the Coastal Act, new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that undertaking new development may involve risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use her property. The applicant's hazards analysis has stated that flooding on the property may occur but that adaptation measures will be provided to reduce damage. The primary proposed adaptation measure is waterproofing of the first floor of the home. Secondary measures include the six inch curb around atop the patio, wrapping around the sides of the home, which may be increased in height to account for future sea level rise. Additionally, the applicant indicates that flood gates can be installed around doorways. These adaptation measures are consistent with the adaptive strategies suggested by the Coastal Commission's Sea Level Rise Policy Guidance. The proposal to increase the height of the home and the bulkhead to 9.0 feet and plan for future adaption measures is consistent with Coastal Act Section 30253 because it minimizes risks to life and property in a hazardous area.

Section 30253 also states that new development shall assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. The applicant's geotechnical analysis (EGA Consultants; March 2, 2016) states that the property is suitable for the proposed improvements from a geotechnical engineering and engineering geology standpoint provided that the recommendations are incorporated into the plans. In order to ensure that the applicant carries out development consistent with the geotechnical recommendations, and does not construct an unsafe addition to the bulkhead, or an unnecessarily massive foundation and retaining walls which could adversely affect the adjacent public tidelands and public beach, the Commission imposes **Special Condition 1** requiring the applicant to submit, for the review and written approval of the Executive Director, two (2) sets of final plans in substantial conformance to the plans submitted to the Coastal Commission's South Coast District Office on May 12, 2016, with evidence that an appropriately licensed professional has reviewed and approved all final plans (including grading plans, foundation plans, architectural plans, and drainage plans) and certified that each of those final plans is consistent with all the recommendations specified in the EGA Consultants report dated March 2, 2016.

Because the applicant's proposed home is larger than 4,000 square feet, the City of Newport Beach zoning code requires the provision of three enclosed parking spaces, which is in excess of the two

parking spaces typically required by the Coastal Commission in Newport Beach. In order to accommodate a three-car garage, the applicant's original plans included expansion of the existing double curbcut into a triple curbcut that would remove a public street parking space adjacent to the west side of the applicant's property. The removal of a public parking space adjacent to a public beach would not be consistent with the public access and recreation policies of the Coastal Act, which require that public access be maximized and new development shall not interfere with public access. The applicant and the City of Newport Beach have since worked out a solution to limit the curbcut to the minimum width allowed by code and the applicant and the City have certified in writing that they have agreed to relocate the existing fire hydrant adjacent to the east side of the property, which is directly in front of the public beach. The applicant and the City indicate that relocation of the fire hydrant will provide a public safety benefit by spacing fire hydrants in the area more evenly as well as preserving a parking space along the street fronting the site and the public beach. Once the fire hydrant is relocated, the existing red paint on the curb will need to be removed, which will free up approximately 20 feet of public parking area, more than the amount being displaced on the west side of the proposed expanded curbcut. The City indicates that the fire hydrant will be relocated to the corner of Bay Avenue and 7th street, on the inland side of the block, where there is already partial red curb and which is a less desirable parking location for beach visitors. Therefore, as proposed the project preserves on street public parking and maximizes public access. Additionally, the applicant's proposed new curbcut may require the removal of one or two street trees.

In order to ensure that the applicant's private improvements do not adversely affect public amenities along the public sidewalk and the public right-of-way, the Commission imposes **Special Condition 2**, requiring the applicant to submit, for the review and written approval of the Executive Director, final construction plans identifying all development on the public sidewalk and the public right-of-way, which shall have been previously reviewed and approved by the City of Newport Beach. The plans shall bear evidence that any trees along the public sidewalk or public-right-of way which are removed in order to accommodate development on the applicant's property shall be replaced with trees of a similar size, which are native to coastal Southern California, in a location either on the applicant's property or in the public right-of-way in close proximity (within 100 feet) of the location where the trees are removed. Additionally, there shall be no net loss of on-street public parking spaces on the north side of West Bay Avenue as a result of any new curbcut necessary to serve the development on the applicant's property. The applicant and the City may provide additional public parking spaces to mitigate for potential lost parking spaces by closing a portion of the existing curbcut adjacent to the applicant's property and/or relocating the existing fire hydrant from the public sidewalk adjacent to the southeast corner of the applicant's property and removing the red paint on the curb which restricts public parking on the adjacent street.

Minimal landscaping is proposed on the property. If landscaping is provided in the future, the placement of any vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Therefore in order to minimize the use of water and the spread of invasive vegetation, the Commission imposes **Special Condition 3**, which imposes landscape controls that require that all vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

The proposed new development provides an opportunity to improve water quality. To minimize erosion and prevent debris from being dispersed down the storm drain system leading to the ocean during construction, the Commission imposes **Special Condition 4**, which provides construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris.

Because of the inherent risks of development in a low lying elevation with water on two sides, the Commission cannot ensure that risks to property have been eliminated, but the Commission can ensure that the applicant assumes the liability of such risks. The applicant may decide that the economic benefits of development outweigh the risk of harm which may occur as a result of the identified flood hazard. However, neither the Commission nor any other public or private party should be held liable for the applicant's decision to develop. Therefore, the Commission imposes **Special Condition 5** requiring the applicant to acknowledge and agree (i) that the site may be subject to hazards from waves, erosion, storm conditions, liquefaction, flooding, and sea level rise; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes **Special Condition 6**, which requires the property owner record a deed restriction against the property, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the property. The Commission finds that only as conditioned is the proposed development consistent with the Chapter 3 policies of the Coastal Act.

B. HAZARDS

Development adjacent to the ocean is inherently hazardous. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. PUBLIC ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby beaches and recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted run-off from the project site into coastal waters. 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, the appropriate management of equipment and construction materials, reducing run-off through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the run-off discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

F. LOCAL COASTAL PROGRAM (LCP)

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 8, 2009. On September 8, 2016, the Commission approved an Implementation Plan (IP) for the City of Newport Beach. The certification of the IP is still pending. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act, with the certified Coastal Land Use Plan for the area, and the approved Implementation Plan for the area that is pending certification. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City of Newport Beach is the lead agency responsible for certifying that the proposed project is in conformance with the California Environmentally Quality Act (CEQA). On April 28, 2016, the City determined that in accordance with CEQA, the project is ministerial or categorically exempt.

Section 13096(a) of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA).

Although the proposed development is categorically exempt from CEQA, the Commission has imposed conditions to ensure conformity with Coastal Act policies related to hazards, public access,

and water quality. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and consistent with the requirements of the Coastal Act and CEQA.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS: Approval-In-Concept from the City of Newport Beach Planning Department dated April 28, 2016; *Geotechnical Investigation for Proposed Residential Development Located at 700 West Bay Avenue, Newport Beach, California (Project Number E0934.1)* prepared by EGA Consultants dated March 2, 2016; Letter from Commission staff to agent dated June 10, 2016; Information from applicant to Commission staff received July 5, 2016 and July 14, 2016; *Coastal Hazards Analysis, 700 West Bay Avenue, Newport Beach, Orange County, California* prepared by Geosoils, Inc. dated January 21, 2016; Emails from applicant's architect and Newport Beach Civil Engineer Rodi Almendralo, P.E. dated December 20, 2016.

700 West Bay Avenue, Newport Beach

Exhibit 1

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California Coastal
Commission

Newport Bay

Subject Site

Pacific Ocean



W A R M I N G T O N R E S I D E N C E

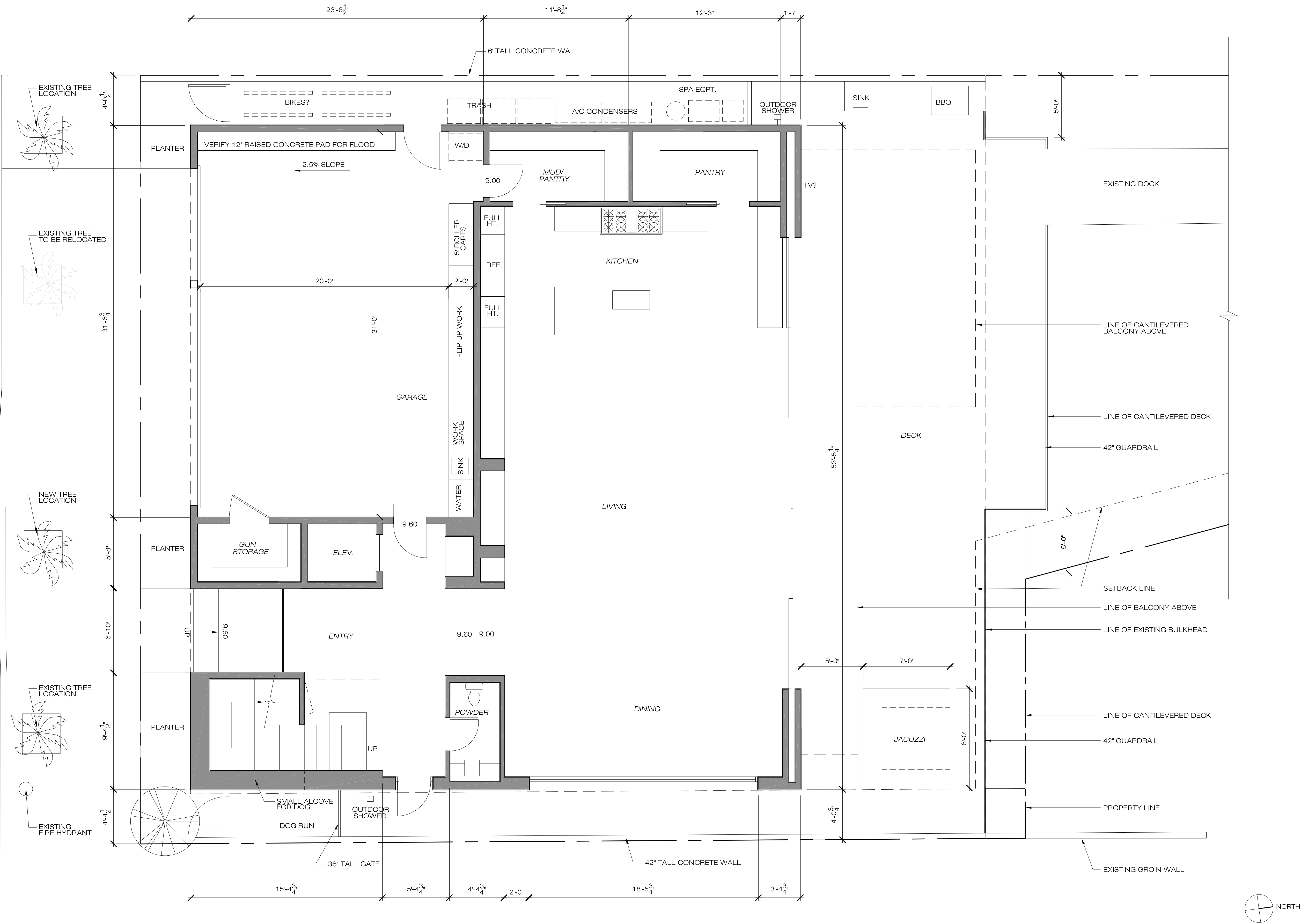
700 WEST BAY AVENUE
NEWORT BEACH, CA

Exhibit 2

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California Coastal Commission



FIREPLACE NOTES

-FIREPLACE OPENING: COMBUSTIBLE MATERIALS SURROUNDING THE OPENING TO BE MIN. 6" FROM OPENING MATERIAL ABOVE AND WITHIN 12" SHALL NOT PROJECT MORE THAN 1/8" FOR EACH INCH DISTANCE FROM OPENING. COMBUSTIBLE MATERIAL AT SIDES THAT PROJECT MORE THAN 1 1/2" FROM THE FACE OF THE FIREPLACE SHALL HAVE AN ADDITIONAL CLEARANCE EQUAL TO THE PROJECTION

-PROVIDE 2 INCH CLEARANCE TO FRAMING AROUND FIREBOX AND CHIMNEY OR THICKNESS FROM LINING TO COMBUSTIBLES TO BE 12 INCHES.

-HEARTH THICKNESS TO BE 2 INCHES MIN.

PLUMBING NOTES:

-ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

NOTE: PLEASE REFER TO SHEET A-1.2 FOR DOOR AND WINDOW SCHEDULE

WALL LEGEND

NEW WALL

ALL EXTERIOR WALLS AND INTERIOR WALLS BETWEEN THE R-3 AND U OCCUPANCY SHALL BE 2X6 AT 16" O.C. WITH R-21 INSULATION

PROJECT:

WARMINGTON RESIDENCE

700 W. BAY AVE.
NEWPORT BEACH, CA

ERIC OLSEN DESIGN

158 N. GLASSELL ST., SUITE 201
ORANGE, CA 92666
TELEPHONE: 714.771.8400
FAX: 714.771.8484

REVISION:	DATE:

PROFESSIONAL:

DRAWING:

FIRST FLOOR PLAN

JOB NUMBER:

DATE:
04.27.16

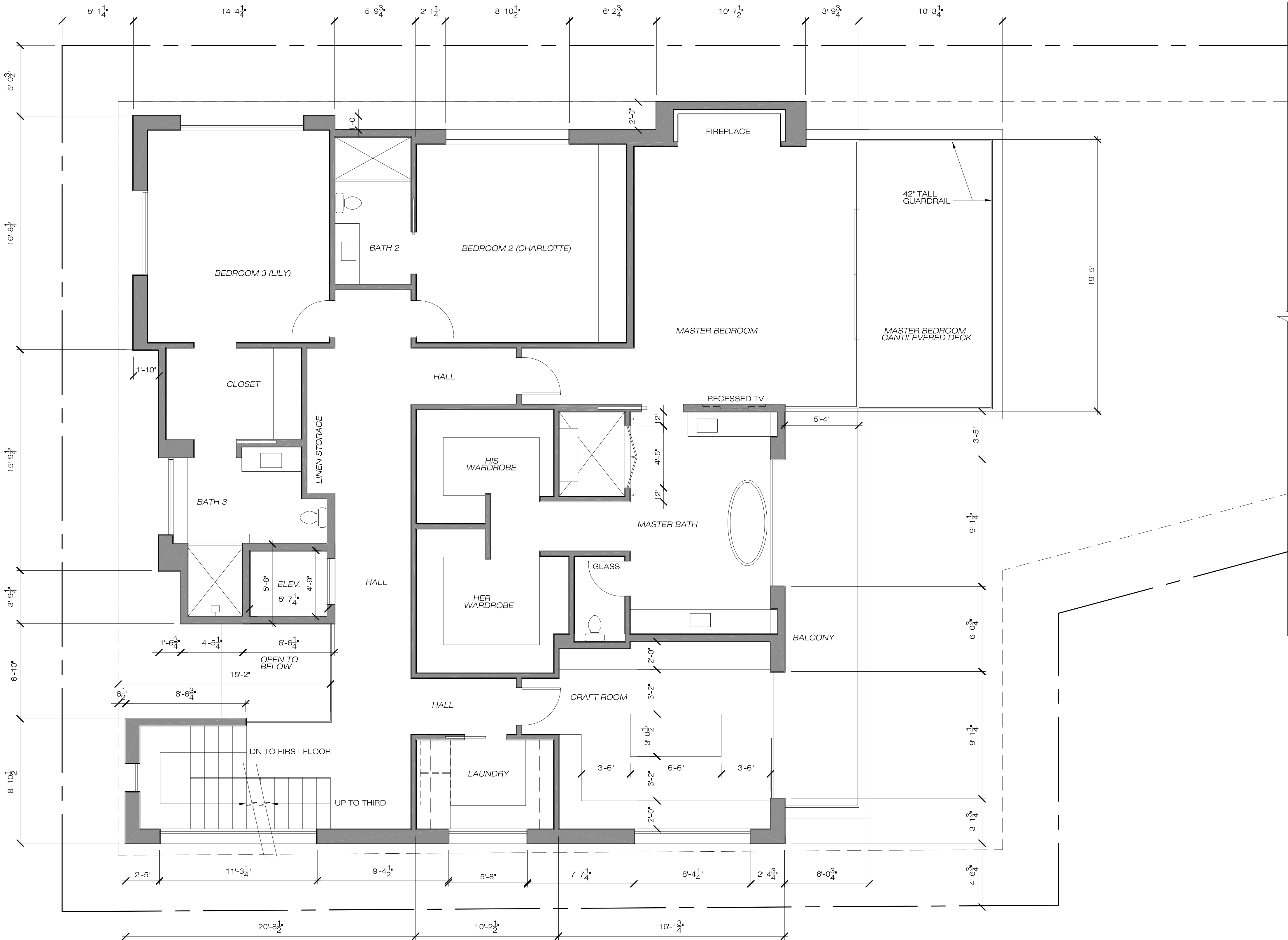
DRAWN BY:
E.O.

SCALE:
1/4" = 1'-0"

DRAWING NUMBER:

A-2.1

FLOOR PLAN
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FIREPLACE NOTES

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PLUMBING NOTES:

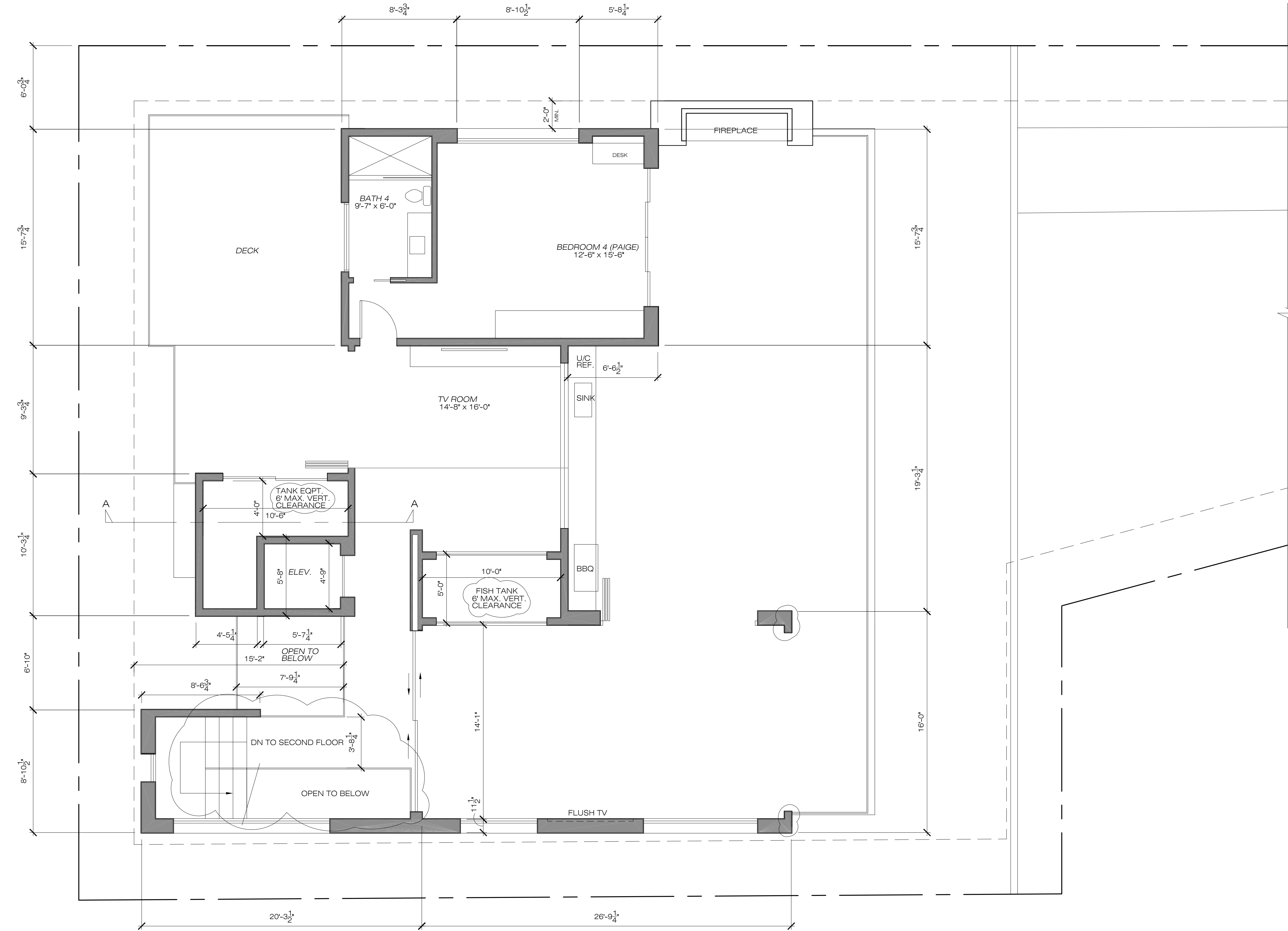
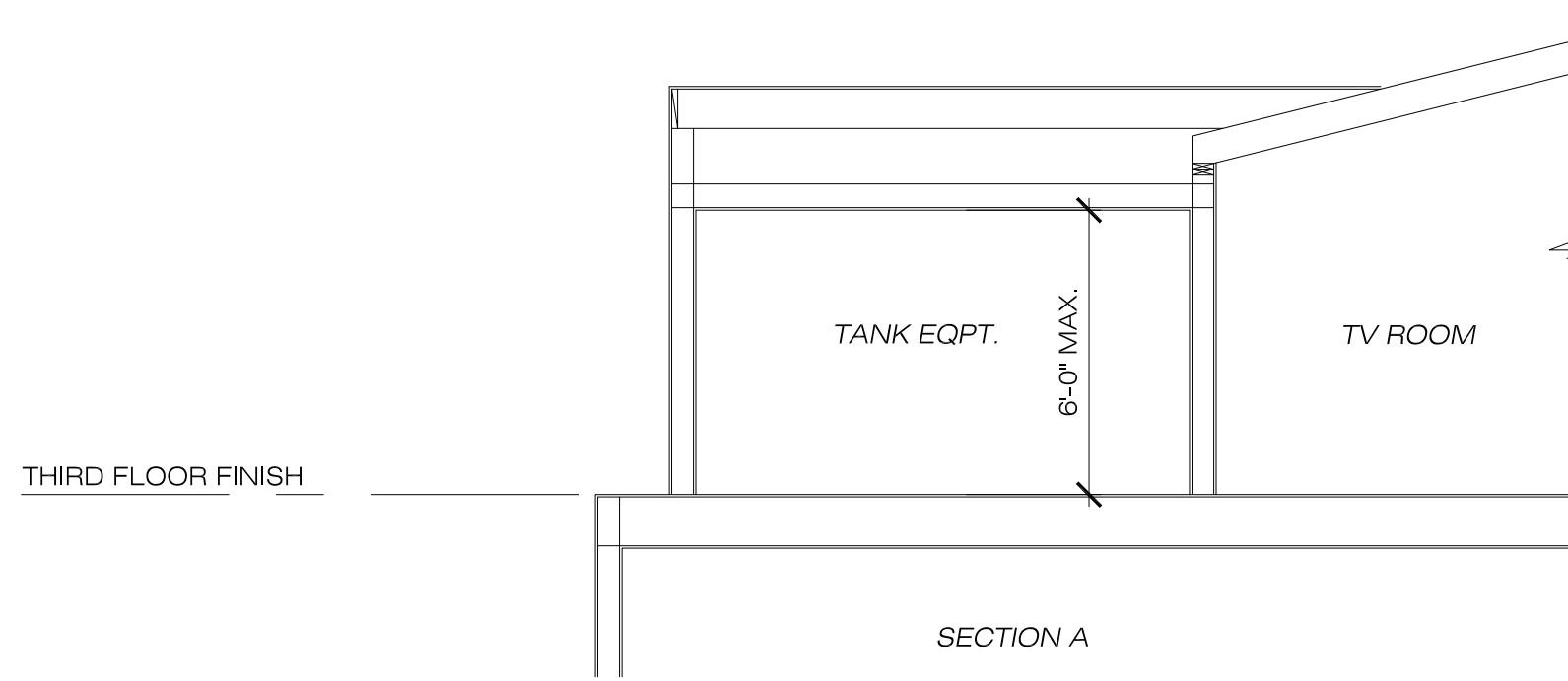
-ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

NOTE: PLEASE REFER TO SHEET A-1.2 FOR DOOR AND WINDOW SCHEDULE

WALL LEGEND

NEW WALL

ALL EXTERIOR WALLS AND INTERIOR WALLS BETWEEN THE R-3 AND U OCCUPANCY SHALL BE 2X6 AT 16" O.C. WITH R-21 INSULATION



- FLOOR PLAN
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FIREPLACE NOTES

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PLUMBING NOTES:

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NOTE: PLEASE REFER TO SHEET A-1.2 FOR DOOR AND WINDOW SCHEDULE

WALL LEGEND

NEW WALL

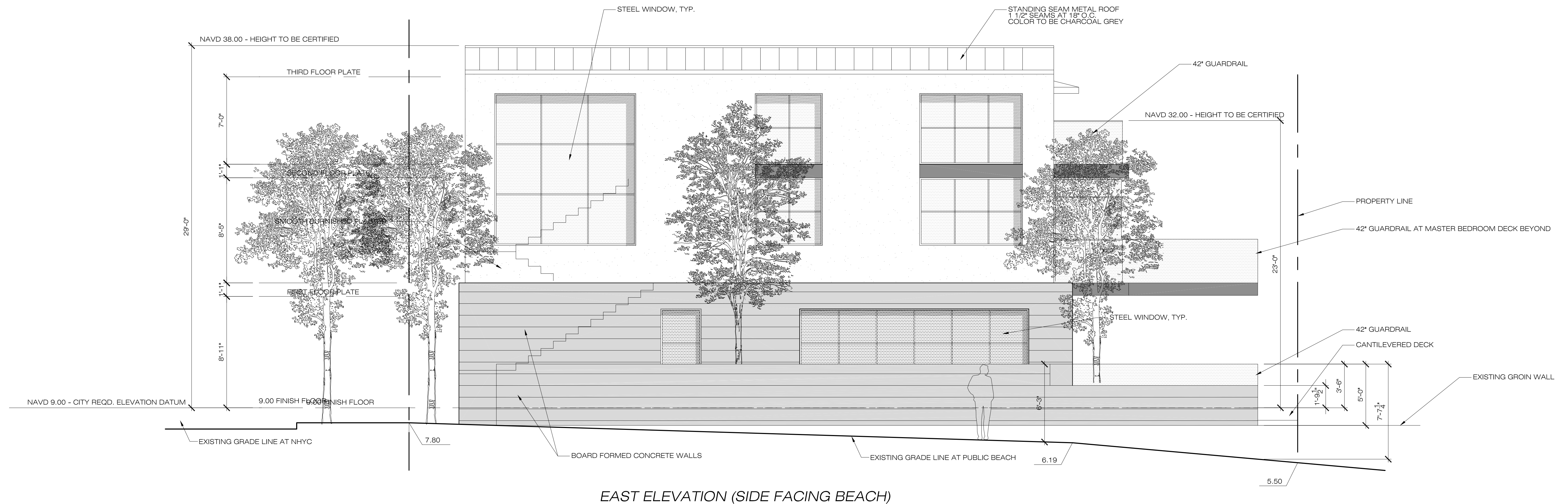
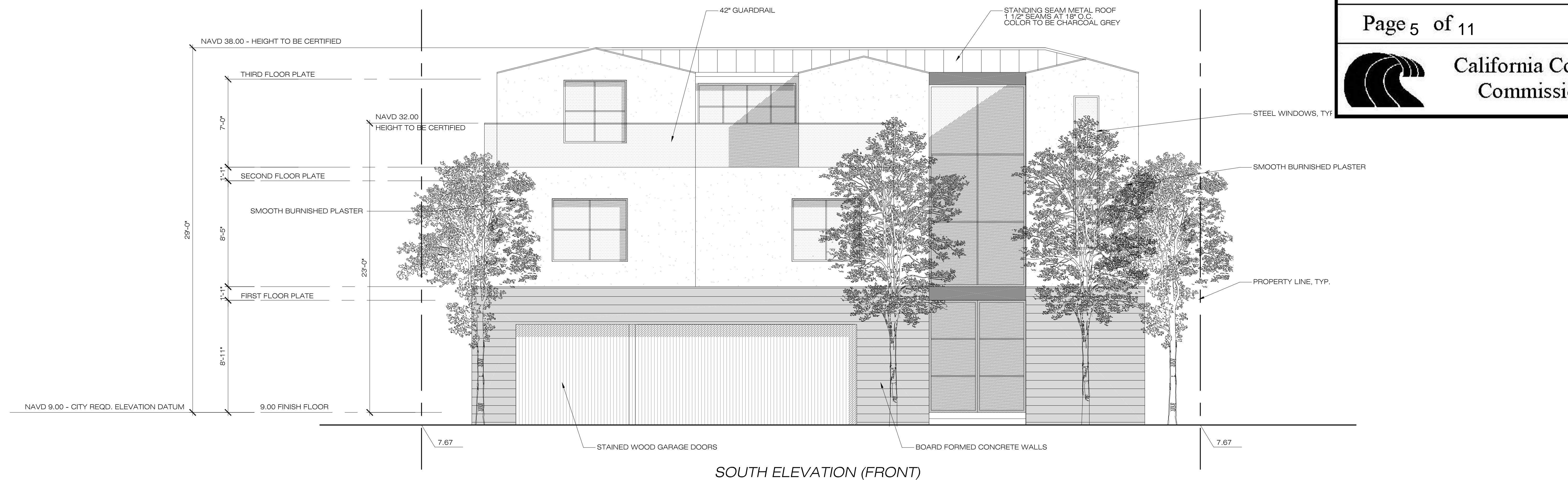
ALL EXTERIOR WALLS AND INTERIOR WALLS BETWEEN THE R-3 AND U OCCUPANCY SHALL BE 2X6 AT 16" O.C. WITH R-21 INSULATION

Exhibit 2

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California Coastal
Commission



PROJECT:

WARMINGTON RESIDENCE
700 W. BAY AVE.
NEWPORT BEACH, CA

ERIC OLSEN DESIGN

158 N. GLASSELL ST., SUITE 201
ORANGE, CA 92666
TELEPHONE: 714.771.8400
FAX: 714.771.8484

REVISION:

DATE:

PROFESSIONAL:

DRAWING:

EXTERIOR ELEVATIONS

JOB NUMBER:

DATE:
04.27.16
DRAWN BY:
E.O.
SCALE:
1/4" = 1'-0"

DRAWING NUMBER:

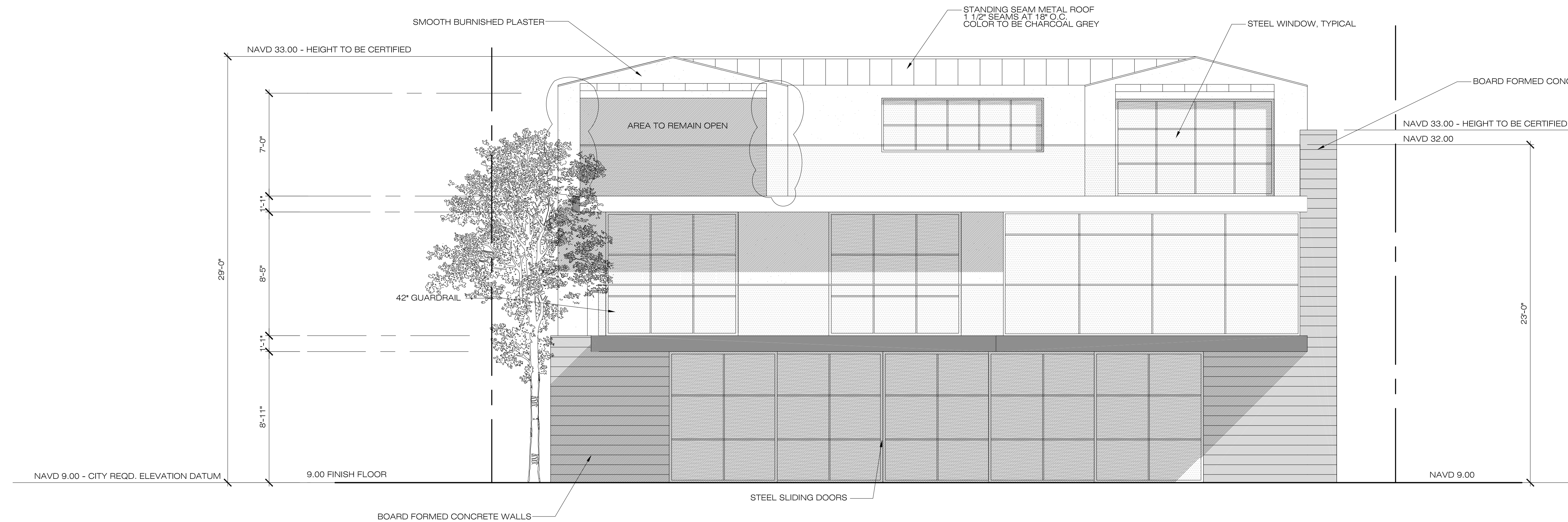
A-5.1

Exhibit 2

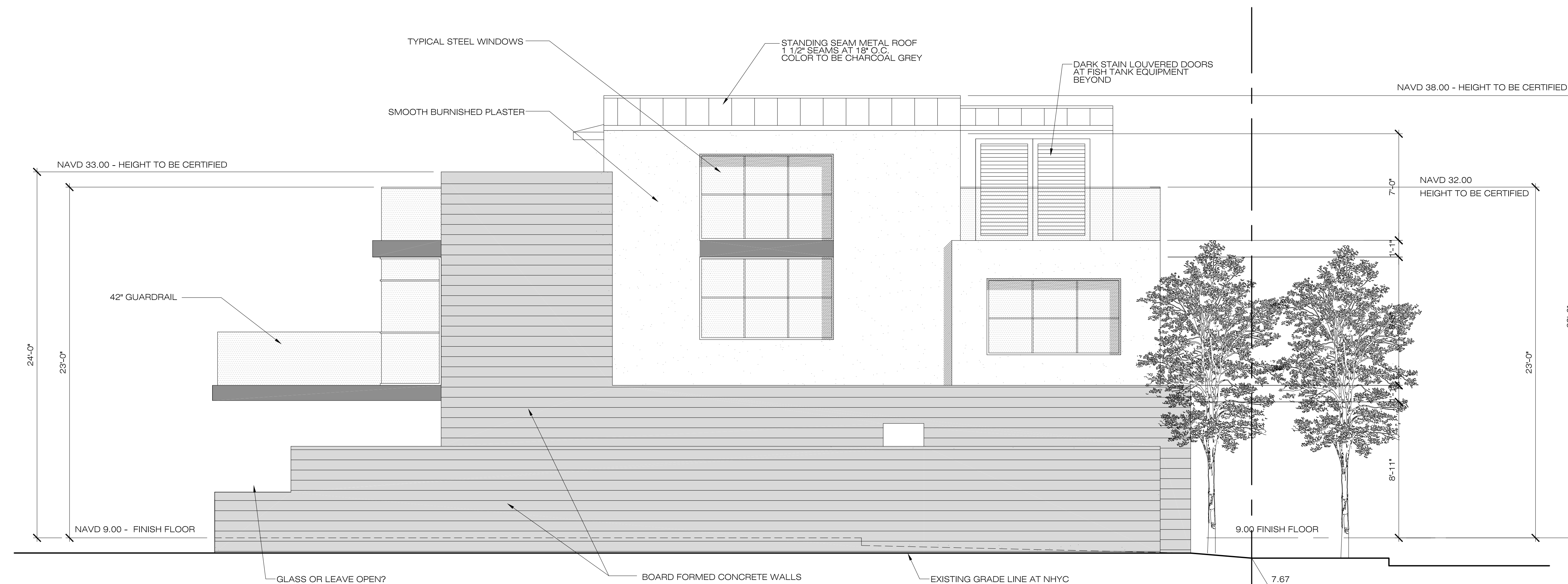
Page 6 of 11



California Coastal
Commission



NORTH ELEVATION (REAR - FACING BAY)



WEST ELEVATION (FACING YACHT CLUB)

PROJECT:

WARMINGTON RESIDENCE
700 W. BAY AVE.
NEWPORT BEACH, CA

ERIC OLSEN DESIGN

158 N. GLASSSELL ST., SUITE 201
ORANGE, CA 92666
TELEPHONE: 714.771.8400
FAX: 714.771.8484

REVISION:

DATE:

PROFESSIONAL:

DRAWING:

EXTERIOR ELEVATIONS

JOB NUMBER:

DATE:
03.20.16

DRAWN BY:
E.O.

SCALE:
1/4" = 1'-0"

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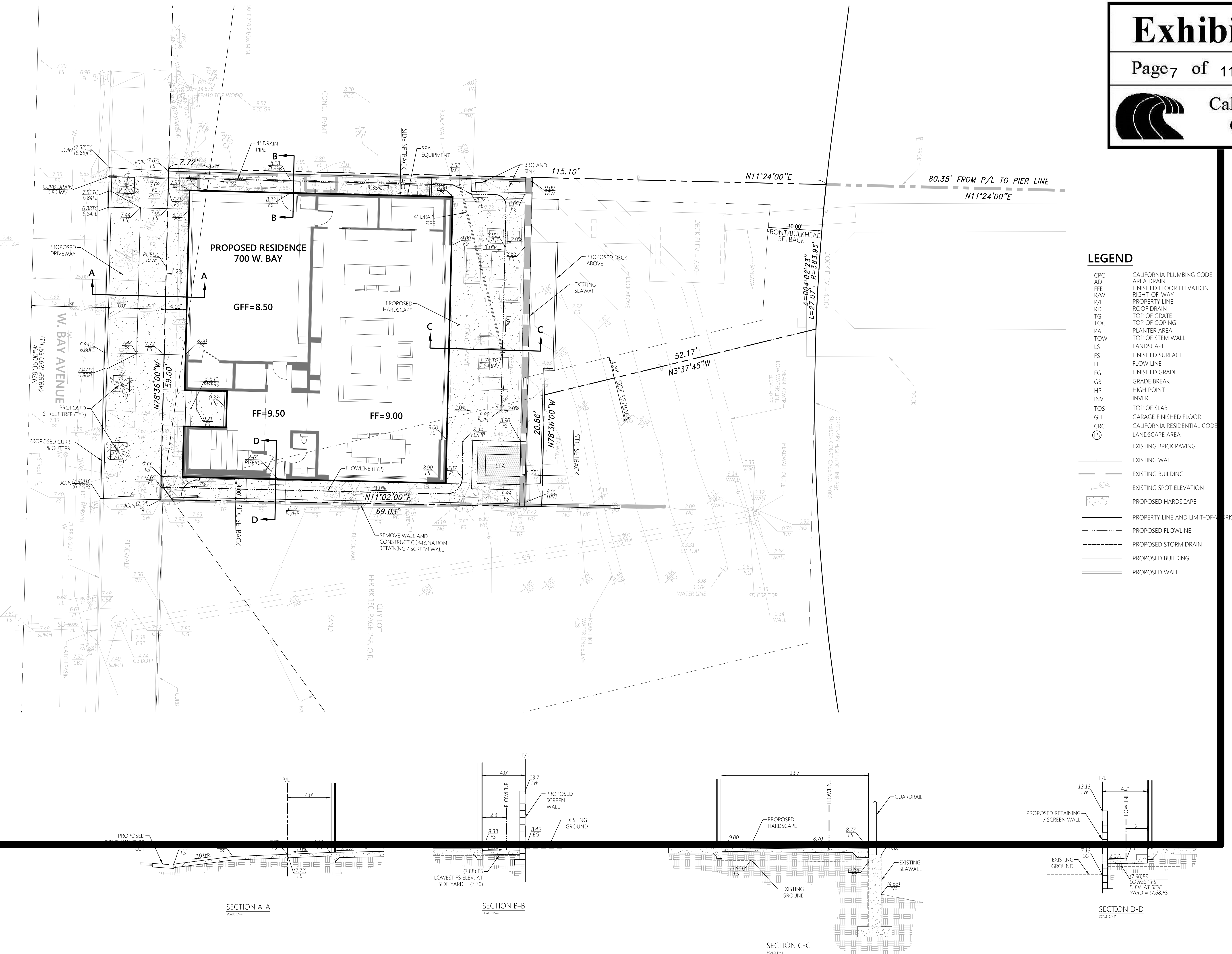
California Coastal
Commission

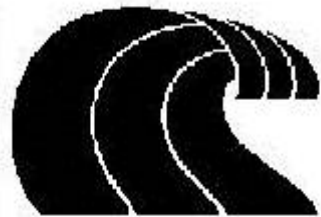
CIVILSCAPES
ENGINEERING

**PRELIMINARY GRADING PLAN
FOR
WARMINGTON RESIDENCE**
700 W. BAY AVE
NEWPORT BEACH, CA

JOB NO.	15012
DATE	1/28/2016
SHEET NO.	

SHEET NO. 1 OF 1





Warmington Residence
700 W. Bay Ave.
Newport Beach, California

These Plans are Conceptual and are explicitly not to be bid by any Contractor. Details on these Conceptual Plans are not accurate.

Date 03.09.16

Revisions
03.23.16
04.08.16

Drawn By -

Sheet

2

Of 3

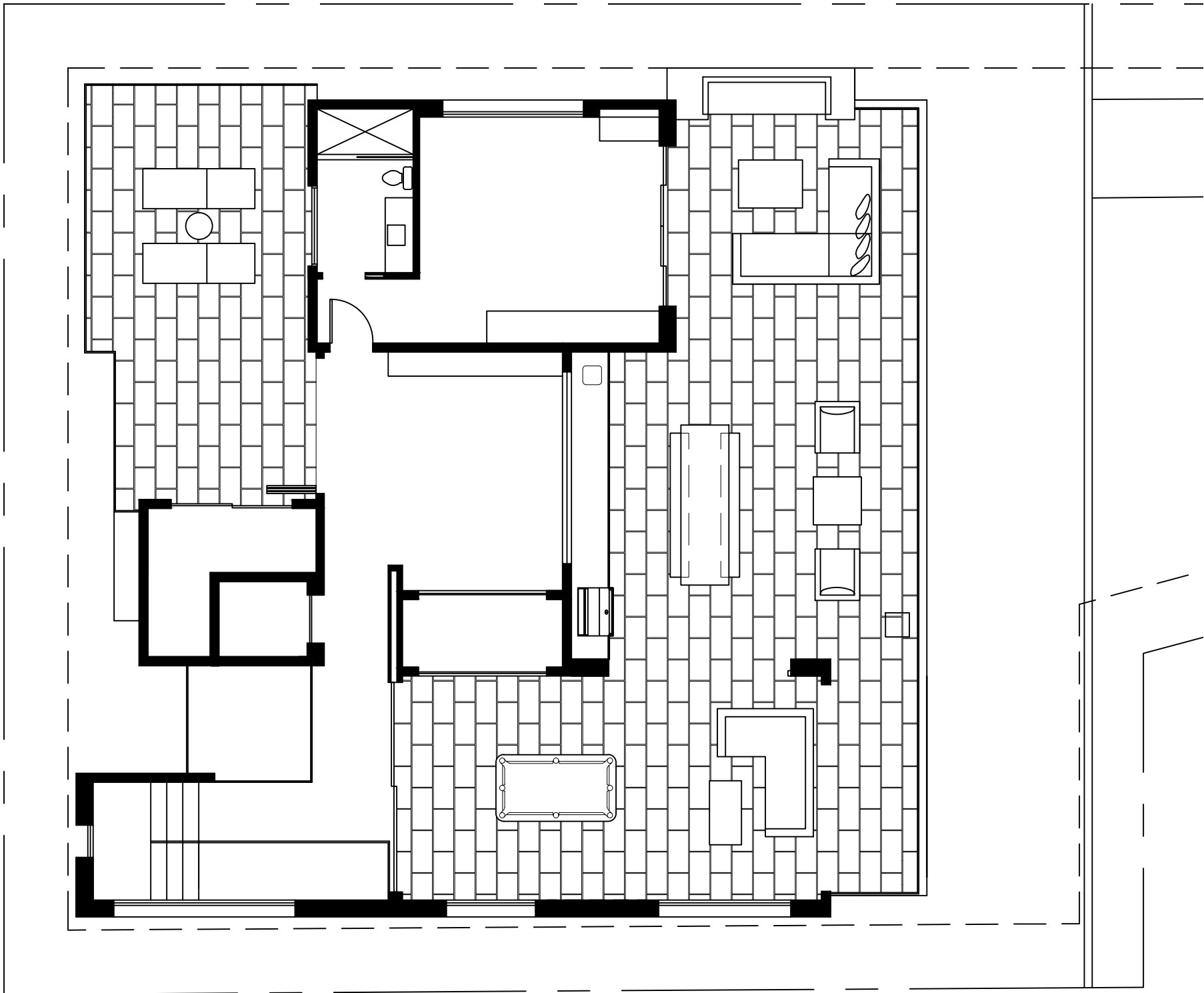
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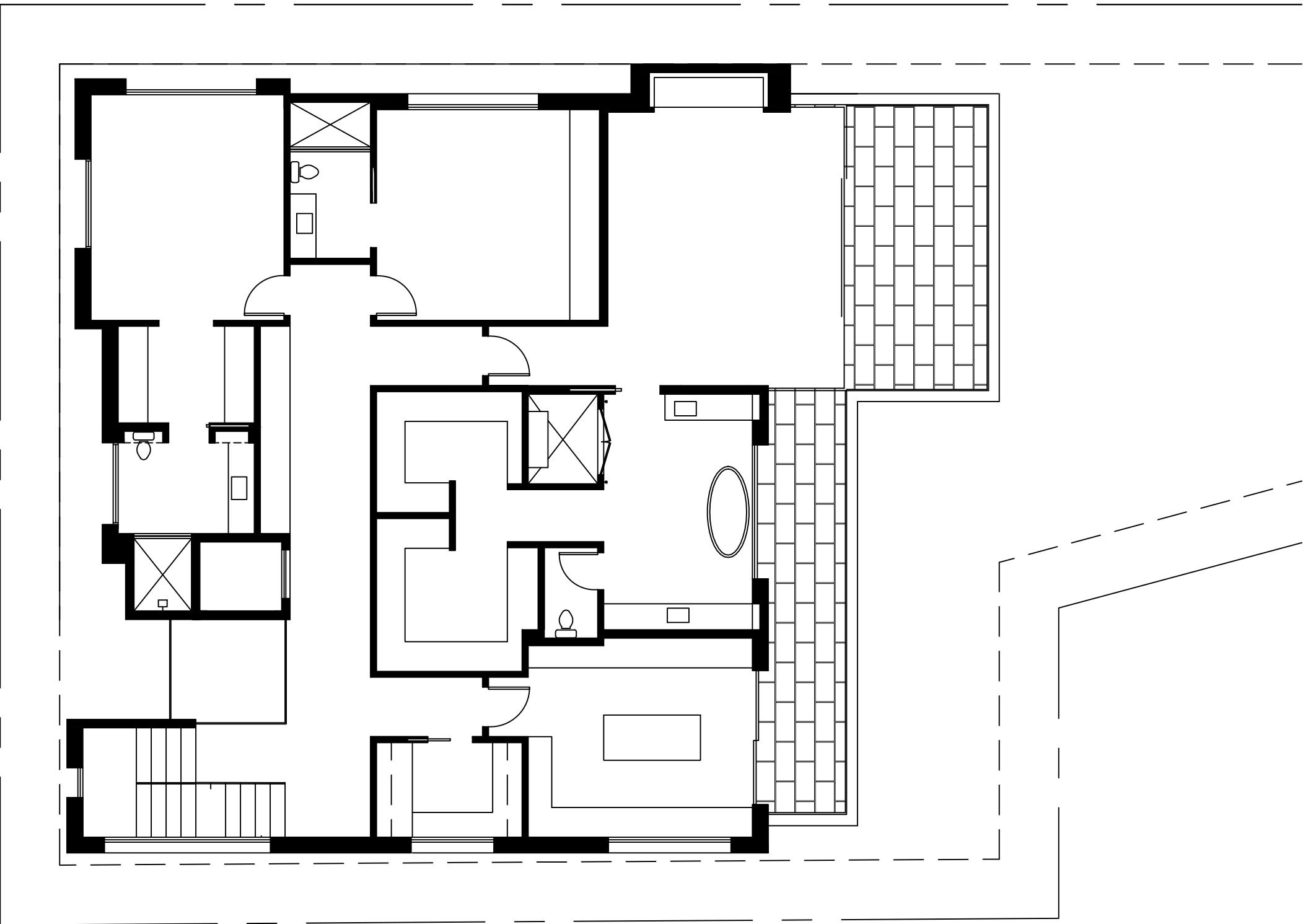
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Planting Plan

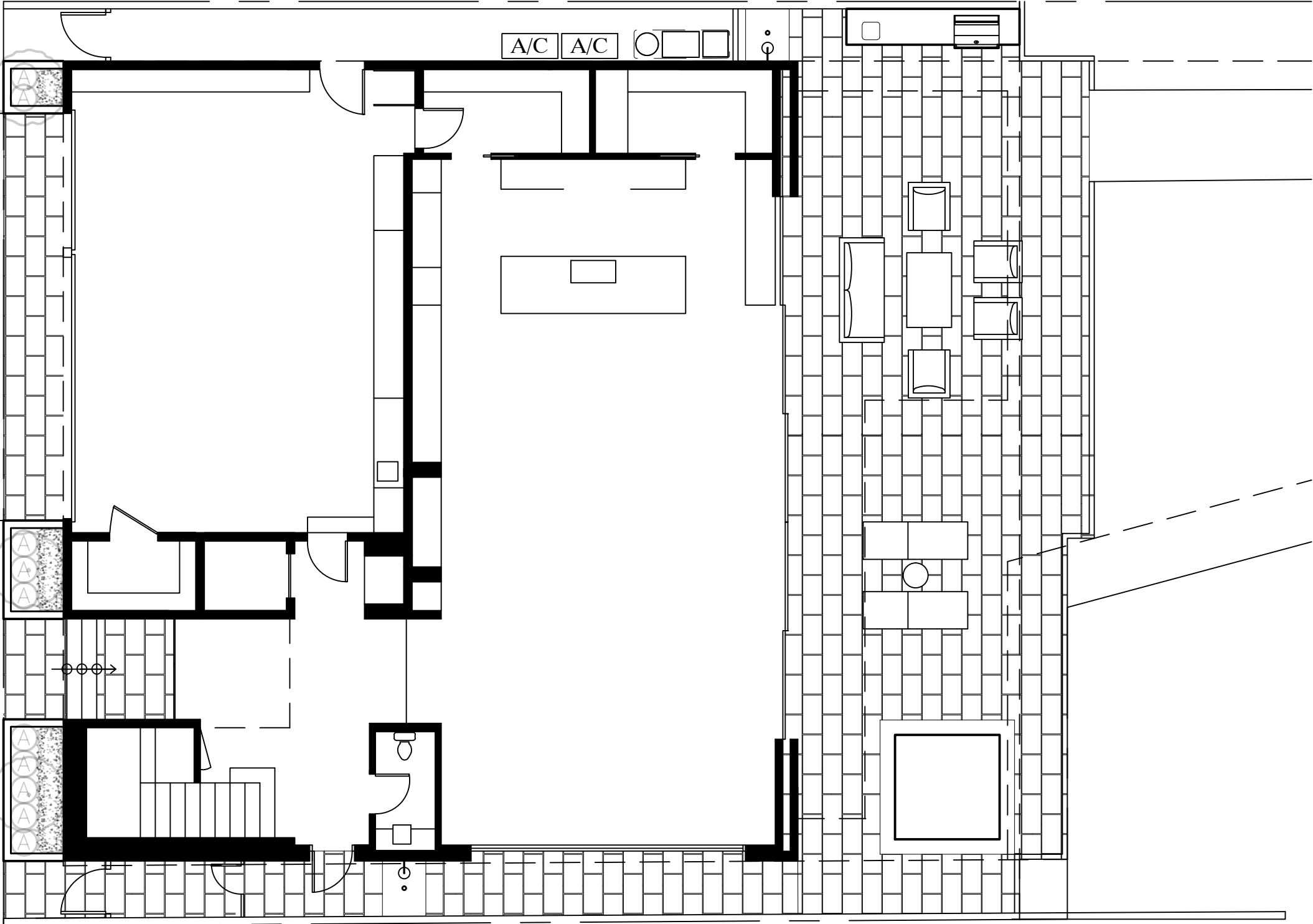
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

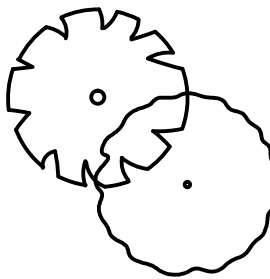


Irrigation Notes - Automatic Irrigation System:

- All planter areas to be irrigated with Netafim dripline
- All Netafim dripline to be controlled with low flow anti siphon electric valves
- Irrigation system to be controlled with smart timer with rain sensor
- Materials
 - General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
 - PVG Pressure Main Line Pipe and Fittings:
 - Pressure main line piping shall be PVG Schedule 40 with solvent welded joints. PVG pipe for irrigation systems that are from a recycled water source system shall be purple in color.
 - Schedule 40 pipe shall be made from NSF approved Type I, Grade I, PVG compound conforming to ASTM resin specification D1104. All pipe must meet requirements as set forth in Federal Specifications PS-22-10.
 - PVG solvent-weld fittings shall be Schedule 40, 1-2, II-1 NSF approved conforming to ASTM test procedure D2466.
 - Solvent cement and primer for PVG solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
 - PVG Non-Pressure Lateral Line Piping and Fittings:
 - Non-pressure buried lateral line piping shall be PVG Class 200 with solvent-weld joints in planted areas. PVG pipe for irrigation systems that are from a recycled water source system shall be purple in color.
 - Pipe shall be made from NSF approved, Type I, Grade II, PVG compound conforming to ASTM resin specification D1184. All pipe must meet requirements set forth in Federal Specification PS-22-10 with an appropriate standard dimension ratio.
 - All requirements for non-pressure lateral line piping and fittings shall be the same as for the solvent-weld pressure main line pipe and fittings as set forth in Section 2B of these specifications.
 - Control
 - wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
 - Where more that one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
 - An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching wire conductors.
 - All splices shall be made with Scotch-Lok #5516 Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.

PLANT LIST

TREES	SIZE	QUANTITY
EXISTING STREET TREE	24" BOX	3
LAURUS NOBILIS SWEET BAY (TO BE MAINTAINED AT 10' - 12' TALL)	36" BOX	3
HEDGES	SIZE	QUANTITY
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	60
GROUND COVER MID-SIZED	SIZE	QUANTITY
AEONIUM URBICUM 'SALAD BOWL' AEONIUM SALAD BOWL	5 GAL.	16
LOW	SIZE	QUANTITY
DYMONDIA	FLATS	16



STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

- CONSTRUCTION SHALL BE IN CONFORMITY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- SITE INSPECTION: THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE & SHALL VERIFY ALL DIMENSIONS, LOCATIONS & ELEVATIONS OF THE EXISTING CONSTRUCTION. THE CONTRACTOR SHALL ALSO DILIGENTLY INVESTIGATE THE SITE FOR THE POSSIBLE EXISTENCE & LOCATION OF UNDERGROUND UTILITIES, PRIOR TO ORDERING ANY MATERIAL AND/OR COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO "WILLIAM SIMPSON & ASSOCIATES, INC." HEREINAFTER CALLED "THE ENGINEER".
- CONTRACTOR SHALL PROVIDE BARRICADES AND PEDESTRIAN PROTECTION AS REQUIRED BY STATE AND LOCAL CODES.
- CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF CITY AND UTILITY COMPANIES CONCERNING AVAILABLE FACILITIES BEFORE COMMENCING WORK OR CONNECTING TO SEWER, PIPING OR WIRING, ETC., AND REPORT ANY PROBLEMS TO THE ENGINEER.
- CONTRACTOR SHALL FULLY PROTECT ALL ADJACENT PROPERTIES BEFORE COMMENCING ANY WORK.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL INSTALL TEMPORARY TOILETS BEFORE START OF JOB.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- TYPICAL DETAILS SHOWN SHALL APPLY WHERE NO SPECIAL DETAIL IS SHOWN. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS. DETAILED DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWINGS AND SPECIFICATIONS.
- WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED.
- TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL STRUCTURES, ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADING.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO UNDERMINE ANY ADJACENT STRUCTURE DURING THE COURSE OF CONSTRUCTION.
- CLEAN UP: NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER THE BAY, STREETS, GUTTERS OR STORM DRAINS. ALL MATERIALS & WASTE SHALL BE REMOVED FROM THE SITE. NEMC 17.32.02.
- DEMOLITION: ALL MATERIAL FROM THE EXISTING BULKHEAD THAT IS NOT USED AS FILL SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN AN OFFICIAL DUMP SITE.
- SEE THE LATEST "GENERAL GRADING SPECIFICATIONS" OF THE BUILDING DEPARTMENT FOR THE CITY'S GENERAL NOTES, EROSION CONTROLS, REQUIRED INSPECTIONS, GRADING FILLS/CUTS & ALL NECESSARY DOCUMENTATION.
- POOLS, SPAS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
- ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE A.S.T.M.
- OBSERVATION VISITS TO THE PROJECT SITE BY THE ENGINEER SHALL NOT BE CONSTRUED AS ANY INSPECTION AS REQUIRED BY CODE.

FOUNDATIONS

- THE CONTRACTOR SHALL ESTABLISH ALL CONSTRUCTION LINES AND PROCEED WITH THE EXCAVATION OF ALL FOOTINGS AS CALLED FOR ON THE DRAWINGS.
- FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED UNIFORM EARTH OR ENGINEERED COMPACTED FILL.
- NO REINFORCING STEEL AND NO CONCRETE SHALL BE PLACED IN ANY EXCAVATION PRIOR TO APPROVAL BY THE BUILDING DEPARTMENT.
- THE TOP OF ALL EXCAVATIONS SHALL BE PROTECTED AGAINST HEAVY SURCHARGE LOADS AND FROM EROSION DUE TO RAINFALL OR SURFACE RUN-OFF DURING THE ENTIRE CONSTRUCTION PERIOD.
- THE SOILS REPORT DESCRIBED UNDER ITEMS No.7 BELOW SHALL BE A PART OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN THE SOILS REPORT AND COMPLY WITH ALL RECOMMENDATIONS THEREIN.
- PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT. THE PAD SHALL BE INSPECTED & APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING ANY CONCRETE. THE PAD SHALL BE KEPT MOIST PRIOR TO THE PLACING OF CONCRETE.
- FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT ON FILE WITH THE BUILDING DEPARTMENT.

SOILS REPORT PREPARED BY:.....EGA CONSULTANTS, LLC.
ADDRESS:375-C MONTE VISTA AVE
COSTA MESA, CA 92627

PHONE NUMBER:(949) 642-9309
FAX NUMBER:(949) 642-1290

SOILS REPORT DATE:03/02/16
SOILS REPORT JOB NUMBER:E0934.1

GRADING NOTES

- THE ANTICIPATED TOTAL VOLUME OF CUT AND FILL FOR SEAWALL CONSTRUCTION ON THIS PROJECT IS MORE THAN 50 CUBIC YARDS. THUS, GRADING PERMIT IS REQUIRED - SEE ITEM 2 BELOW.
- WHEN A GRADING PERMIT & PLANS ARE REQUIRED, IF NO GRADING IS ADDRESSED ON THE PLANS - SEE THE CIVIL & ARCHITECTURAL PLANS FOR THE FINISH GRADING ON THE SHORE SIDE OF THE BULKHEAD.
- A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
- A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
- THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT & APPROVE ALL AREAS PRIOR THE PLACEMENT OF ANY FILL.
- ALL FILLS SHALL BE INSPECTED, TESTED & APPROVED BY THE GEOTECHNICAL ENGINEER VERIFYING MINIMUM OF 90% REQUIRED RELATIVE COMPACTION AS WELL AS STABILITY.
- ALL EXCAVATIONS FOR ANCHORS SHALL BE INSPECTED & APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
- EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
- BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT. SEE DETAILS L & R ON SHEET S-2.
- LANDSCAPING PLANS SHALL BE SUBMITTED FOR APPROVAL, WORK COMPLETED AND A CERTIFICATE OF CONFORMANCE RECEIVED BY THE CITY GRADING ENGINEER PRIOR TO CLOSURE OF PERMIT, UNLESS WAIVED BY THE CITY GRADING ENGINEER.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- DATUM: ALL ELEVATIONS ARE BASED ON MLLW DATUM.

BACKFILLING & COMPACTION NOTES

- ALL BACKFILL SHALL CONFORM TO THE SOILS ENGINEER'S REPORT AND RECOMMENDATIONS.
- UTILITY TRENCH BACKFILL AND ANY OTHER BACKFILL MUST BE MECHANICALLY COMPACTED. JETTING AND FLOODING SHALL NOT BE PERMITTED.
- WHERE WALLS ARE BACKFILLED ON ONE SIDE ONLY, PROVIDE SHORING OR OTHER APPROVED MEANS OF LATERAL SUPPORT UNTIL RESISTING ELEMENTS ARE ALL IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTHS. RESISTING ELEMENTS SHALL BE CONCRETE SLABS OR OTHER PERMANENT BUILDING COMPONENTS.
- UNLESS NOTED OTHERWISE IN THE SOILS REPORT, ALL FILLS SHALL BE MINIMUM OF 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CBC APPENDIX SECTION 331.3.
- FILTER CLOTH SHALL BE MIRAFI 140N-SERIES NONWOVEN POLYPROPYLENE GEOTEXTILE AS MANUFACTURED BY "TO MIRAFI COMPANY" AND SHALL BE MINIMUM 2'0" WIDE AND BE PLACED ON THE INSIDE FACE OF THE BULKHEAD EXTENDED EQUALLY FROM THE JOINT TO (2'0") BELOW THE FINAL MUDLINE FOR THE ENTIRE HEIGHT OF THE BULKHEAD.
- COMPACTION REPORT MUST BE SUBMITTED TO AND BE APPROVED BY THE BUILDING DEPARTMENT BEFORE FOUNDATION INSPECTION.
- A FINAL SOIL REPORT OF COMPACTION & APPROVAL SHALL BE PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER & SUBMITTED FOR BUILDING DEPARTMENT REVIEW AT THE COMPLETION OF THE PROJECT.
- COMPACT SOIL TO THE REQUIRED RELATIVE DENSITIES PER ASTM 155-91. DO NOT USE HEAVY COMPACTION EQUIPMENT WITHIN 20 FEET OF THE BULKHEAD.
- ON SITE BROKEN CONCRETE & AC PAVING MAY BE USED AS FILL PROVIDED IT DOES NOT EXCEED 6 INCHES IN SIZE & IS NOT STAGGERED OR PLACED ABOVE ELEVATION +7.0' & IS APPROVED BY THE GEOTECHNICAL ENGINEER.

CONCLUSIONS AND RECOMMENDATIONS - PER SOILS REPORT:

FROM A SOILS ENGINEERING AND ENGINEERING GEOLOGIC POINT OF VIEW, THE SUBJECT PROPERTY IS CONSIDERED SUITABLE FOR THE PROPOSED CONSTRUCTION PROVIDED THE CONCLUSIONS AND RECOMMENDATIONS IN THE SUPPLEMENTAL GEOTECHNICAL PRINTED ON SHEET (S-0A) ARE INCORPORATED INTO THE DESIGN AND PROJECT SPECIFICATIONS.

SOLID SAWN MEMBERS AND GLU-LAM BEAMS

- ALL WOOD-CONSTRUCTION FINGERS SHALL HAVE FRAMING THAT INCLUDES CROSS-MEMBERS THAT PROVIDE RIGID CONNECTION TO THE FULL-LENGTH STRINGERS. ALL CONNECTIONS SHALL BE MADE USING THRU-BOLTS.
 - CONNECTIONS TO DOCK FRAMING FOR INDEPENDENT LONG DOCKS THAT FLOAT FREELY AND DO NOT HAVE DOCKS AND/OR FINGERS ATTACHED FOR STABILITY, ALL PRIMARY LOAD CARRYING FRAMING MEMBERS SHALL BE FABRICATED FROM GLUED-LAMINATED BEAM CONSTRUCTION, TO PREVENT WARPAGE OF THE MAJOR MEMBERS, CONTRIBUTING TO DOCK INSTABILITY.
- ALLOWABLE STRESSES FOR HARBOR STRUCTURES SHALL NOT EXCEED THOSE STATED IN THE "CALIFORNIA BUILDING CODE".
- TIMBER USED FOR WALKING DECKS SHALL HAVE A MINIMUM NET THICKNESS OF 1½ INCHES.
- TIMBER FOR WALKING SURFACES SHALL BE DOUGLAS FIR, SELECT STRUCTURAL.
- SAWN TIMBER FOR OTHER FRAMING MEMBERS SHALL BE DOUGLASS FIR, No.1.
- GLUED-LAMINATED TIMBER SHALL BE DOUGLASS FIR 24F-V8, INDUSTRIAL GRADE FOR APPLICATION IN WET ENVIRONMENT; FABRICATION SHALL COMPLY WITH PRODUCT STANDARD PS 56-73, "STRUCTURAL GLUED LAMINATED TIMBER".
- WALKING SURFACES SHALL HAVE A NON-SKID FINISH AND BE MAINTAINED PERIODICALLY OR WHEN WORN AND UNSAFE. TREATED TIMBER DECKING REQUIRES NO FURTHER NON-SKID FINISH.
- DIMENSIONAL LUMBER IS NOT REQUIRED TO BE PAINTED. HOWEVER, IF THE APPLICANT CHOOSES TO PAINT, SUCH PAINT SHALL BE MAINTAINED TO GOOD CONDITION AND APPEARANCE.
- PLYWOOD UTILIZED WITHIN DOCK FRAMING SYSTEM SHALL BE EXTERIOR GRADE MATERIAL. PLYWOOD SHALL NOT BE USED AS THE WALKING SURFACE FOR A DOCK SYSTEM, UNLESS THE PRODUCT CAN BE DEMONSTRATED TO THE CITY OF NEWPORT BEACH BUILDING DEPARTMENT THAT IS PROVIDED WITH A FACTORY-APPLIED PROTECTIVE, NON-SKID WALKING SURFACE THAT WILL BE DURABLE AND HAS A PROVEN PROCESS FOR PATCHING AND TOUCH-UP. INTERNAL PLYWOOD MEMBERS SHALL BE PROVIDED IN SUCH A MANNER THAT WATER CAN BE EASILY CONVEYED OFF THE TOP SURFACE OF THE PLYWOOD AND NOT POND OR GET TRAPPED, LEADING TO EARLY DETERIORATION AND DRY ROT.
- WEIGHT OF TREATED DOUGLAS FIR SHALL BE ASSUMED TO BE 35 POUNDS PER CUBIC FOOT.
- ALL TIMBER SHALL BE MARKED WITH THE APPROPRIATE GRADE OF MATERIAL AND PRESERVATIVE TREATMENT, OR MAY BE SUBJECT TO REJECTION BY THE CITY INSPECTOR.
- WOOD PRESERVATIVE FOR TIMBER:
 - ALL TIMBER PRODUCTS SHALL BE COATED WITH PRESERVATIVE TREATMENT TO RESIST ROT. THIS IS RECOMMENDED BY THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD M4 "STANDARD FOR THE CARE OF PRESERVATIVE-TREATED WOOD PRODUCTS" AND AWPFA STANDARD C2 "LUMBER, TIMBER, BRIDGE TIES & MINE TIES - PRESERVATIVE TREATMENT BY PRESSURE PROCESSES".
 - CURRENT STATE AND FEDERAL ENVIRONMENTAL REQUIREMENTS AND GUIDELINES FOR THE TYPE AND APPLICATION OF PRESERVATIVE TREATMENTS WILL BE STRICTLY ENFORCED.
 - ALL LUMBER MUST BEAR A STAMP BY THE AMERICAN LUMBER STANDARDS COMMITTEE FOR CONFORMANCE TO THE AMERICAN PRESERVERS ASSOCIATION STANDARDS.
 - FIELD CUTS AND BORED SHALL RECEIVE FIELD-APPLIED PRESERVATIVE TREATMENT IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. PRESERVATIVE TREATMENT CHEMICALS SHALL NOT BE ALLOWED TO ENTER HARBOR WATERS.
- ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF ¾" TO A MAXIMUM OF 1½" LARGER THAN THE BOLT DIAMETER. WOOD MEMBERS WITH HOLES NOT MEETING THE ABOVE CRITERIA SHALL BE REMOVED AND REPLACED.

STEEL

- STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO A.S.T.M. A572 GRADE 50 OR A992 WITH 50 KSI.
- STEEL PIPE COLUMNS AND OTHER STEEL PIPE STRUCTURAL MEMBERS SHALL CONFORM TO A.S.T.M. A53, GRADE B.
- STRUCTURAL STEEL TUBING SHALL CONFORM TO A.S.T.M. A500, GRADE B, Fy = 46 KSI.
- BOLTS SHALL CONFORM TO A.S.T.M. A307, UNLESS NOTED OTHERWISE. WHERE HIGH STRENGTH (H.S.) BOLTS ARE SPECIFIED, THEY SHALL BE MINIMUM ¾" DIAMETER AND CONFORM TO A.S.T.M. A325 SC CLASS A UNLESS NOTED OTHERWISE ON THE PLANS. THE INSTALLATION OF H.S. BOLTS SHALL BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.
- ALL BOLTS HOLES IN STEEL MEMBERS SHALL BE STANDARD HOLES, U.N.O.
- STRUCTURAL STEEL "NELSON" STUDS SHALL BE MANUFACTURED FROM C1015, C1017 AND C1020 COLD DRAWN STEEL CONFORMING TO A.S.T.M. A108-587.
- LIGHT GAUGE STEEL MEMBERS SHALL CONFORM TO A.S.T.M. STANDARDS AS FOLLOWS:
 - FOR 18 GA. THICK AND LIGHTER STEEL : A446, GRADE A (GALVANIZED) OR A570, GRADE 33 OR A611, GRADE C - ALL HAVING MINIMUM OF 33 KSI YIELD STRENGTH.
 - FOR 16 GA. THICK AND HEAVIER STEEL : A446, GRADE D (GALVANIZED) OR A570, GRADE 50 OR A607, GRADE 50 - ALL HAVING MINIMUM OF 50 KSI YIELD STRENGTH.
- FABRICATION AND ERECTION SHALL CONFORM TO THE 14th EDITION OF A.I.S.C. SPECIFICATIONS.
- ALL HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED.
- ALL STEEL SHALL BE STAINLESS, HOT DIP GALVANIZED OR EPOXY COATED.

WELDING

- ALL WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS, USING E70XX ELECTRODES.
- WELDING OF STEEL REINFORCING BARS SHALL BE DONE WITH LOW HYDROGEN ELECTRODES, A233, CLASS E70XX SERIES.
- WELDS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN WELDING IS DONE IN AN APPROVED FABRICATOR'S SHOP. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH THE SECTION 1704.2.2 OF THE CBC.
- SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDINGS.

CONCRETE

- ALL CONCRETE MIX DESIGNS, CONFORMING TO CBC SECTIONS 1904 & 1905, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED. ALL CONCRETE MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 6.0 SACKS OF CEMENT PER CUBIC YARD OF MIX. ALL CONCRETE MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
- CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI AND A 0.45 WATER-TO-CEMENT RATIO.
- CONCRETE GROUT SHALL HAVE THE SAME COMPRESSIVE STRENGTH AS THE OTHER CONCRETE AND SHALL BE A SUITABLE MIX CONSISTING OF PEA GRAVEL, SAND, CEMENT AND WATER. MAXIMUM SLUMP SHALL BE 5 INCHES. AN APPROVED SUPERPLASTICIZING ADMIXTURE MAY BE ADDED TO INCREASE THE SLUMP TO MAXIMUM 7.5 INCHES. GROUT UNDER STIFF COLUMN BASE PLATES SHALL BE "RAPID-SET" OR "FIVE STAR GROUT" OR APPROVED EQUAL.
- CONCRETE SHALL BE DESIGNED FOR PERMEABILITY, STRENGTH, CHEMICAL STABILITY AND ABRASION RESISTANCE, APPROPRIATE FOR ITS APPLICATION. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE I OR TYPE II MODIFIED, AND LOW ALKALI. CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C 494. CHEMICALS DESIGNED TO LIMIT CORROSION OF INTERNAL REINFORCING MAY BE USED. AIR ENTRAINMENT ADMIXTURES SHALL CONFORM TO ASTM C 260. COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C 33, AND ASTM C 330 WHERE LIGHTWEIGHT AGGREGATES ARE USED. LIGHTWEIGHT AGGREGATE, IF USED, SHALL CONSIST OF EXPANDED AND COATED SHALE OR EQUIVALENT MATERIAL OF SUFFICIENT STRENGTH AND DURABILITY TO PROVIDE CONCRETE OF THE REQUIRED STRENGTH.
- CONCRETE TEST SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH A.S.T.M. AND CBC STANDARDS. RESULTS OF THE 7 & 28 DAY TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS RECORDS. SLUMP TESTS ARE REQUIRED FOR ALL TEST SAMPLES AND MUST ALSO BE REPORTED. ADDITIONALLY, ALL LIGHT WEIGHT CONCRETE SAMPLES MUST HAVE THEIR IN PLACE DENSITIES DETERMINED AND REPORTED.
- SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.
- SLURRY CONCRETE, WHERE SPECIFIED OR USED, SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.
- SEE ARCHITECTURAL NOTES FOR COLORED OR TEXTURED CONCRETE.
- CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND A.C.I. STANDARDS.
- ALL STEEL REINFORCING, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE PLACING OF ANY CONCRETE.
- ALL NECESSARY BRACES, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS.
- NO CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE.
- ALL CONCRETE TO BE CURED FOR A MINIMUM OF 3 DAYS BY A METHOD ACCEPTABLE TO THE ENGINEER. FORMS MAY BE STRIPPED ONLY AFTER THE CONCRETE HAS ATTAINED MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
- CHAMFER EXPOSED CORNERS ¾" U.N.O.

REINFORCING STEEL

- FOR STRUCTURES EXPOSED TO SALT WATER SPLASH OR IMMERSION, REBAR REINFORCEMENT SHALL CONFORM TO ASTM A 706, UNLESS NOTED OTHERWISE ON DETAILS, AND SHALL BE EPOXY COATED PER ASTM A 934, AFTER BENDING OF THE REBARS. WELDED WIRE MESH SHALL CONFORM TO ASTM A 185 AND SHALL BE EPOXY COATED CONFORMING TO ASTM A 884, WITH ALL VISIBLE DEFECTS AND CUT ENDS REPAIR COATED. WIRES USED TO THE REINFORCING STEEL SHALL BE EITHER EPOXY COATED STEEL, OR A 316 STAINLESS STEEL.
- REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 42 BAR DIAMETERS IN CONCRETE AND 48 BAR DIAMETERS IN MASONRY WITH 24 INCH MINIMUM LAP IN EACH CASE, UNLESS NOTED OTHERWISE ON PLANS. ALL SPLICES WHEN DETAILD SHALL BE LOCATED WHERE SHOWN ON PLANS.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SECURED IN POSITION WITH METAL OR CONCRETE BLOCKS, CHAIRS, SPACERS, ETC., AND WIRE TIES BEFORE PLACING ANY CONCRETE.
- ADDITIONAL REINFORCING REQUIRED FOR ERECTION OF PRECAST CONCRETE PANELS SHALL BE ADDED PER THE CONTRACTOR'S DETAILS.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - CONCRETE BELOW GRADE OR IN CONTACT WITH SOIL: WHEN CAST AGAINST EARTH 3", WHEN CAST AGAINST EARTH 2".
 - WALLS ABOVE GRADE: EXTERIOR FACE 1½", INTERIOR FACE 1".
 - PRECAST CONCRETE ELEMENTS: AS DETAILED.
 - CONCRETE SLAB ON GRADE: REINFORCING STEEL AT CENTER OF SLAB, UNLESS NOTED OTHERWISE.
- REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH CBC SECTION 1907.
- ALL TIE WIRES SHALL BE MINIMUM 16 GAUGE, BLACK ANNEALED, CONFORMING TO A.S.T.M. A82.
- ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BONDING.
- ALL BENDS IN REINFORCING SHALL BE COLD BENDS.

NAILING AND FASTENERS

- ALL NAILS AND FASTENERS SHALL BE CORROSION RESISTANT MEETING ASTM A153 CLASS D, HOT DIP GALVANIZED AND BE ACRYLIC ADHESIVE OR THERMAL PLASTIC RESIN LATEX ADHESIVE COATED.
- ALL NAILS SHALL BE 16d (0.148" DIAMETER) HELICAL THREAD NAILS, WITH MINIMUM BENDING YIELD STRENGTH OF Fy0 = 90,000 PSI, U.N.O.
- NAILING OTHER THAN ROOF, FLOOR DIAPHRAGM SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH 2304.9.1 OF THE CBC.
- NAILS FOR ROOF AND FLOOR SHEATHING SHALL HAVE A MIN OF 1½" PENETRATION INTO THE FRAMING MEMBERS.
- ALL HARDWARE SHALL BE CORROSION-RESISTANT COMPLYING WITH HDG G185 FINISH AND BE MANUFACTURED BY "SIMPSON STRONG-TIE CO., INC." (OR APPROVED EQUAL), AND SHALL HAVE A VALID ICC NUMBER ON THE PRODUCT. ANY DEVIATION FROM THE APPROVED PRODUCTS MUST BE APPROVED BY THE BUILDING DEPARTMENT, NOT BY THE FIELD INSPECTOR.
- ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BLIND NAILING SHALL NOT BE ACCEPTABLE AND WILL BE REJECTED.
- WHERE MECHANICAL OR ADHESIVE ANCHORS/DOWELS ARE INDICATED ON DRAWINGS:
 - MECHANICAL ANCHORS SHALL BE HILTI KWIK BOLT KB-TZ AND BE INSTALLED IN ACCORDANCE WITH ICC ESR-1917
 - ADHESIVE ANCHORS SHALL BE HILTI "HIT-HY 150 MAX-SD" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-3013 OR SIMPSON STRONG-TIE "SET-XP EPOXY" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-2508.
 - HOLES SHALL BE DRILLED WITH NON-REBAR-CUTTING DRILL BITS.
 - CONTINUOUS INSPECTION IS REQUIRED FOR THE INSTALLATION OF THE ALL ANCHORS/DOWELS BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. THE INSPECTOR SHALL VERIFY THE INSTALLATION OF ANCHORS/DOWELS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING CLEANLINESS OF DRILL HOLES AND PROPER EMBEDMENT.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE MINIMUM ¾" DIAMETER AT 24" ON CENTER WITH A MINIMUM OF 5" EMBEDMENT.

ABBREVIATIONS

A.B.	ANCHOR BOLT	DN	DOWN	HT	HEIGHT
A.C.	ASPHALT CONCRETE	DP	DEEP	H.S.	HIGH STRENGTH
A/C	AIR CONDITIONING	D.S.	DOWNSPOUT	HVAC	HEATING/VENTILATING & AIR CONDITIONING
A.C.P.	ASPHALT CONCRETE PAVING	DWSG	DRAWINGS	IN	INCH
ADD.	ADDITIONAL	EX.	EXISTING	INFO	INFORMATION
A.F.F.	ABOVE FINISH FLOOR	EA	EACH	INT	INTERIOR
ALUM	ALUMINUM	E.F.	EACH FACE	J.B.	JOIST BEARING
ALT	ALTERNATE	ELEC	ELECTRICAL	J.G.	JOIST GIRDER
ANOD	ANODIZED	ELEV	ELEVATION	JST	JOIST
ARCHT	ARCHITECTURAL	EMBED	EMBEDMENT, EMBEDDED	JT	JOINT
B.B.	BOTTOM OF BEAM	E.N.	EDGE NAILING	K.O.	KNOCK OUT
BET	BETWEEN	EQ	EQUAL	L.	ANGLE
BLDG	BUILDING	E.S.	EACH SIDE	LAT	LATERAL
BLKG	BLOCKING	E.W.	EACH WAY	LDR	LEDGER
BM	BEAM	EXIST	EXISTING	LG	LONG
B.N.	BOUNDARY NAILING	EXP	EXPANSION	LLH	LONG LEG HORIZONTAL
BOT	BOTTOM	EXT	EXTERIOR	LLV	LONG LEG VERTICAL
B.W.	BOTTOM OF WALL	F.M.	FACE OF MASONRY	LONGT	LONGITUDINAL
CH	CHANNEL	F.F.	FINISH FLOOR	L.P.	LOW POINT
CANT	CANTILEVER	F.G.	FINISH GRADE	LT	LIGHT
C.G.	CENTER OF GRAVITY	FIN.	FINISH	MATL	MATERIAL
C.J.	CONSTRUCTION JOINT OR CEILING JOIST	F.J.	FLOOR JOIST	MAX	MAXIMUM
CL	CENTER LINE	FLR	FLOOR	M.B.	MACHINE BOLT
CLG	CEILING	FLG	FLANGE	MATL	MATERIAL
CLR	CLEAR	FLK	FLOR	MAX	MAXIMUM
C.M.U.	CONCRETE MASONRY UNIT	F.O.C.	FACE OF CONCRETE	M.B.	MACHINE BOLT
COL	COLUMN	F.O.S.	FACE OF STUD	MECH	MECHANICAL
COMP	COMPOSITION	F.N.	FIELD NAILING	MEZZ	MEZZANINE
CONN	CONCRETE	F.S.	FAR SIDE	MFD	MANUFACTURED
CONN	CONNECTION	FTG	FEET OR FOOT	MIN	MINIMUM
CONT	CONTINUOUS	GA	GALV	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	GL	GALVANIZED IRON	M.F.O.	METAL FRAMED OPENING
CORR	CORRIDOR	GLB	GLU-LAM BEAM	MLB	MICROLAM BEAM
CTR	CENTER	GLP	GLU-LAM PURLIN	M.P.H.	MILES PER HOUR
DET	DETAIL	GR	GRIP	N.	NEW
DOF	DOUGLAS FIR	HDR	HEADER	N.I.C.	NOT IN CONTRACT
DRINK	DRINKING FOUNTAIN	HGR	HANGER	N.S.	NUMBER
DIAG	DIAGONAL	H.N.	HEADLINE	N.T.S.	NOT TO SCALE
DIAPH	DIAPHRAGM	HORIZ	HORIZONTAL	O.C.	ON CENTER
DIA	DIAMETER	H.P.	HIGH POINT		
DM	DIMENSION				

ANCHOR RODS

- ANCHOR RODS/TIE-RODS SHALL CONFORM TO A.S.T.M. A722-95 GR 150 TYPE II THREADED REBAR AS MANUFACTURED BY D'WIDAG-SYSTEMS INTERNATIONAL (DSI) WITH DOUBLE CORROSION PROTECTION.
- ROD TENSIONING: AFTER BACKFILLING & COMPACTION TO TOP OF ANCHOR BEAM, TENSION RODS TO 1,000#, COMPLETE BACKFILL & COMPACTION TO ROUGH GRADE & TENSION RODS TO 5,000#.

GENERAL SPECIAL INSPECTIONS

- PERIODIC (NON-CONTINUOUS) OR CONTINUOUS SPECIAL INSPECTION BY A CITY CERTIFIED DEPUTY INSPECTOR IS REQUIRED FOR THE FOLLOWING:
 - SITE CONCRETE WORK (COPING & ANCHOR BEAM) :NON-CONTINUOUS.
 - INSPECT SHEET PILE FOR LENGTH & DAMAGE :NON-CONTINUOUS.
 - T & G LOCKING OF PANELS :NON-CONTINUOUS.
 - ANCHOR ROD TENSIONING :NON-CONTINUOUS.
 - GROUTING OF PVC SLEEVES :NON-CONTINUOUS.
 - PILING INSTALLATION :NON-CONTINUOUS.
- HELICAL ANCHORS INSTALLATION IN ACCORDANCE WITH SECTION 2.4.2. OF ICC ER-2794:NON-CONTINUOUS. SPECIAL INSPECTION IS REQUIRED FOR SEAWALL PANEL CONCRETE IF NOT CAST IN A CERTIFIED YARD.
- CONTINUOUS SPECIAL INSPECTIONS ARE REQUIRED FOR THE INSTALLATION OF ANCHOR BOLTS, ADHESIVE ANCHOR BOLTS, ADHESIVE DOWELS AND MECHANICAL ANCHORS IN ALL CONCRETE AND MASONRY WORKS. SPECIAL INSPECTIONS SHALL BE DONE BY ONE OR MORE REGISTERED DEPUTY (SPECIAL) INSPECTORS, APPROVED BY THE BUILDING DEPARTMENT ONLY, HIRED AND PAID FOR BY THE OWNER.
- SITE VISITS CONDUCTED BY THE ENGINEER ARE MERELY FOR OBSERVATION PURPOSE ONLY AND DO NOT CONSTITUTE AN INSPECTION.
- TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION AGREEMENT MUST BE SUBMITTED TO THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
- AS A MINIMUM, THE DEPTH OF THE SEAWALL EMBEDMENT INTO THE GROUND SHALL BE AS SHOWN ON ELEVATIONS ON (S-1) AND MUST BE ACCURATELY MEASURED BY THE DEPUTY INSPECTOR. A COPY OF THE MEASUREMENT MUST BE SUBMITTED TO THE CITY & THE ENGINEER OF RECORD.
- SPECIAL INSPECTION IS REQUIRED FOR ALL NEW CONCRETE AND MASONRY CONSTRUCTION, INCLUDING REINFORCING STEEL.

CONCRETE REPAIR

AFTER THE REINFORCING OF THE EXISTING SEAWALL IS COMPLETED IN COMPLIANCE WITH THE REQUIREMENTS AS SHOWN ON THIS SET OF DRAWINGS, IT IS RECOMMENDED THAT THE OWNER SHALL HIRE A COMPANY SPECIALIZING IN STRUCTURAL PRESERVATION TO FIX THE CURRENT CRACKS, WHERE OCCUR, AT THE EXISTING CONCRETE WALL.

Exhibit 2

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California Coastal Commission

TRANSF. TRANSFER
TRANSV. TRANSVERSE
TS. TUBE STEEL
T.S. TOP OF SLAB
T.W. TOP OF WALL
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
VERT. VERTICAL
V.I.F. VERIFY IN FIELD
W/ WITH
WD WOOD
W. WIDE FLANGE
W/O WITHOUT
W.P. WORK POINT
W.R. WATER RESISTANT
WT. WEIGHT
W.W.F. WELDED WIRE FABRIC
X EXTRA STRONG
XX DOUBLE EXTRA STRONG

SYMBOLS

@ AT
..... CENTER LINE
..... DIAMETER
..... PLATE OR PROPERTY LINE
\$ STEP IN FOOTING

OWNER / APPLICANT

JIM WARMINGTON, JR.
37 CAPE ANDOVER
NEWPORT BEACH, CA 92660

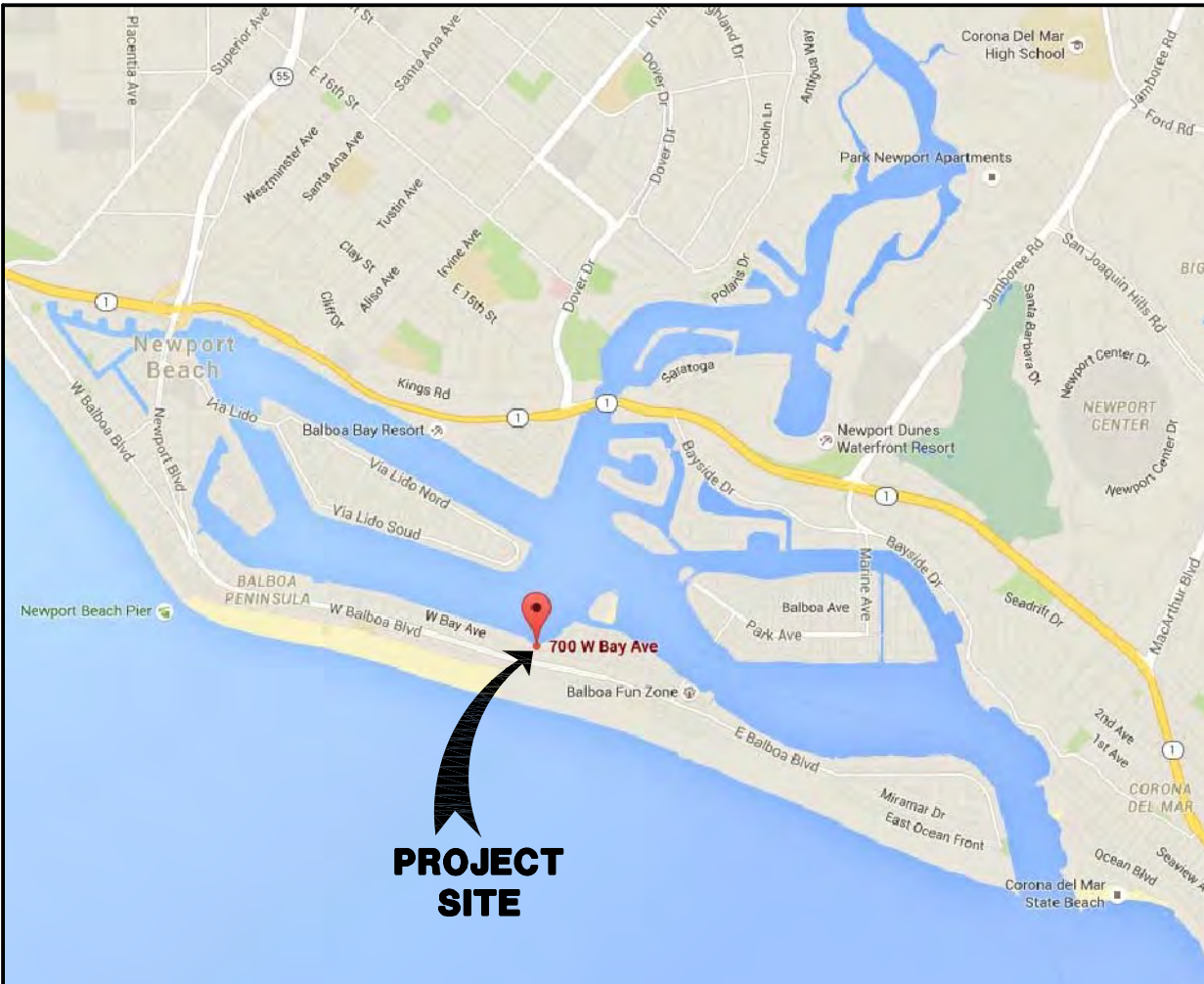
REINFORCING THE EXISTING SEAWALL/BULKHEAD LOCATED AT:
700 W BAY AVENUE
NEWPORT BEACH, CA 92661

STRUCT GENERAL NOTES & VICINITY MAP

WILLIAM SIMPSON & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
P (949) 206-9929
F (949) 206-9955
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04/20/16



VICINITY MAP

SCOPE OF WORK:

- TO REINFORCE THE EXISTING SEAWALL/BULKHEAD BY UTILIZING D'WIDAG TIE-BACKS CONNECTING EXISTING CONCRETE COPING TO NEW CONTINUOUS CONCRETE DEADEND.
- TO RAISE AND EXPAND (E) DECK VIA CONSTRUCTION OF A (N) CANTILEVERED CONCRETE DECK.

NOTE TO THE BIDDERS:

AFTER THOROUGHLY EXAMINING THE CONSTRUCTION DOCUMENTS AND THE SITE:

- NOTIFY THE ARCHITECT AND/OR THE ENGINEER IN WRITING, REGARDING ALL DISCREPANCIES REQUIRING CLARIFICATION, PRIOR TO THE "BID SUBMITTAL".
- IF THE ARCHITECT AND/OR THE ENGINEER IS NOT NOTIFIED, AS REQUIRED PER ITEM #1 ABOVE, IT SHALL MEAN THAT THE CONTRACTOR HAS CONSIDERED ADEQUATE CONFORMANCE WITH HIS BID TO COVER ALL COSTS TO COMPLY WITH THE MOST STRINGENT CONDITIONS.
- THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY DISCREPANCY DISCOVERED AFTER THE "CLOSE OF THE BID".

DES. P. PETROV
DRAWN A. AZIMI
CHECKED M. JAFARI
INCH. JAFARI
P. PETROV
DATE 04/20/16

6934
JOB
S-0

JOB	6934		
DES.	P. PETROV	04/20/16	
DRAWN	A. AZIMI		
CK'D.	M. JAFARI		
PROJ. MGR.	P. PETROV		
DATE	04/20/16		

