



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: Seimone Jurjis, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending August 3, 2018.

COMMUNITY DEVELOPMENT DIRECTOR OR PLANNING DIVISION STAFF ACTIONS (Non-Hearing Items)

Item 1: Pine Knott Motel – Emergency Coastal Development Permit No. CD2018-050 (PA2018-115)
Site Address: 6302 West Coast Highway

Action: Approved

Council District 2

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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(949) 644-3200
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EMERGENCY COASTAL DEVELOPMENT PERMIT

APPLICATION: Coastal Development Permit No. CD2018-050 (PA2018-115)
APPLICANT: Duane Wengier
LOCATION: 6302 West Coast Highway, Newport Beach, CA

On **July 30, 2018**, the Community Development Director (Director) authorized an emergency coastal development permit (CDP), Coastal Development Permit No. CD2018-050. **The Director's determination is final and based on the facts and findings, and subject to the conditions, listed below.**

WORK AUTHORIZED

Demolition of four (4) motel units destroyed by fire.

COASTAL ZONING DISTRICT/COASTAL LAND USE PLAN

- **Zone:** CV (Commercial Visitor-Serving)
- **CLUP:** CV (Commercial Visitor-Serving)

I. NATURE OR CAUSE OF THE EMERGENCY

On April 10, 2018, a structure fire occurred at the subject address. The structure was declared unsafe to enter for Units 1 through 5, and no occupancy posted for the remainder of the units. On April 10, 2018, a City of Newport Beach (City) building inspector posted an "Unsafe Do Not Enter" placard on the project. On May 3, 2018, the Chief Building Official declared that the subject structure was an attractive nuisance and unsafe structure pursuant to California Building Code (CBC) § [A] 116.1. The Chief Building Official required the property owner to obtain a permit to demolish the unsafe structure or submit plans to the City for the reconstruction, within 30 days.

II. FINDINGS

Pursuant to Section 21.52.025 of the certified Local Coastal Program (LCP) Implementation Plan, in the event of a verified emergency, the Community Development Director may authorize temporary permits to proceed with remedial measures. This authorization is based on the following facts.

1. The authorized work is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, it involves the demolition and removal of a portion of a motel designed for an occupant load of 30 persons or less in an urbanized area.
2. An emergency exists that requires action more quickly than permitted by the procedures for regular permits administered pursuant to the provisions of Chapter 21.50 (Permit Application Filing and Processing) of the certified LCP Implementation Plan. The situation meets the definition of an emergency per Section 21.52.025 of the certified LCP Implementation Plan because the Chief Building Official declared the subject structure an attractive nuisance and unsafe structure pursuant to California Building Code (CBC) § [A] 116.1.
3. The work can and will be completed within thirty (30) days unless otherwise specified by the terms of the permit;
4. Public comment on the proposed emergency action has been reviewed, if time allows;
5. The work proposed is conditioned to be consistent with the requirements of the City's certified LCP. The work is not subject to Section 21.48.025(C) (Protection of Low Cost Visitor Accommodations) of the certified LCP Implementation Plan. The work proposed does not meet the definition of impact to low cost overnight visitor accommodations (LCOVA) provided in Section 21.48.025(C)(4). The structures that will be demolished previously contained LCOVA units destroyed by fire. Therefore, the work proposed will not result in the decrease in the available supply of existing LCOVA units, as the units no longer exist due to a disaster. The proposed work is for demolition of existing structures destroyed by fire only and no new overnight visitor accommodations are proposed.
6. The work proposed under the emergency permit shall be the minimum amount necessary to address the emergency; and
7. The development is not located in an area in which the California Coastal Commission retains direct permit review authority.

III. CONDITIONS OF APPROVAL

1. Only the work specifically described above and as more specifically described in the Community Development Department's file for this emergency CDP application is authorized for the specific property listed above, subject to the conditions set forth below. Any additional work requires separate authorization from the Director.
2. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.

3. Coastal Development Permit No. CD2018-050 shall expire 30 days from the date of authorization. The Director may extend an emergency CDP for an additional 30 days for good cause including, but not limited to, a CDP application on file with the Community Development Department.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
5. 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 emergency CDP.
6. The applicant is required to obtain all applicable permits from the City and other agencies.

On behalf of Seimone Jurjis, Community Development Director

By:



Patrick J. Alford, Planning Program Manager

KB/pja

Attachments: CD 1 Vicinity Map
CD 2 Plans
CD 3 2018-05-03 Declaration by the Chief Building Official
CD 4 Photos

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Coastal Development Permit No. CD2018-050

PA2018-115

6302 West Coast Highway
Newport Beach, CA

Attachment No. CD 2

Plans

SITE PLAN NOTES:

1. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REPAIRED AND 100% PAID BY OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
2. AN CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NONSTANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
4. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
5. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
6. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.
7. AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
8. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (PEOPER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON HE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
9. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10 FEET.
10. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
11. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES.
12. PRODUCTS , PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
13. ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST
14. SEWER LINE SHALL BE CAPPED
15. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM
16. STREETS AND SIDEWALKS ARE TO REMAIN CLEAN AND FREE OF ANY OBSTRUCTIONS
17. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
18. 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.
19. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

Symbols Legend

	Section/Detail Indicator
	Grid or Column Line
	Detail Indicator
	Elevation Indicator
	North Arrow
	Door Number
	Window Type
	Finish Type
	Welltype
	Room Name and Number
	Centerline Dimension
	Revision
	Exit Light
	New Elevation
	Existing Elevation
	Match Line: dark side indicates portion of plan shown.
	Existing Contour
	New Contour
	Property Line
	Lease Line
	Center Line

DRAWING SHEET INDEX ALL PARAMETERS	
Sheet Number	Sheet Name
GENERAL NOTES	
G0-01	SITE PLAN
G0-02	GENERAL NOTES
G0-05	GREEN BUILDING
ARCHITECTURAL	
A1-01	EXISTING/ DEMO PLAN

PROJECT DIRECTORY

ARCHITECT
MA ARCHITECTS

5608 E Peabody St.
Long Beach, Ca 90808
Project Manager:
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STRUCTURAL ENGINEER

OWNER
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ARCHITECTURE
DESIGN

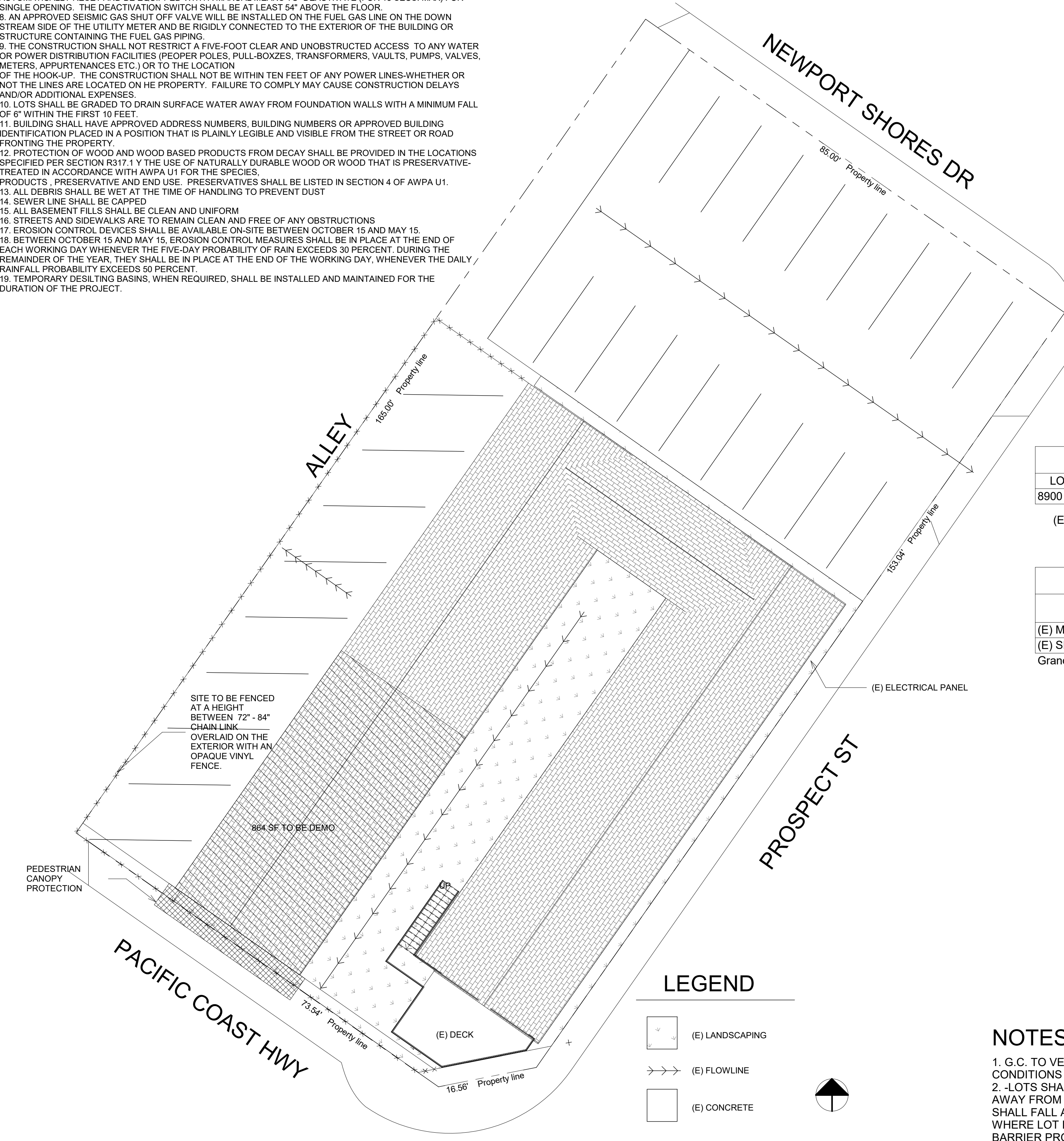
No.	Description	Date

PROJECT DATA

ADDRESS	6302 WEST COAST HWY, NEWPORT BEACH, CA 92663
ASSESSOR'S PARCEL NUMBER	045-084-09
LEGAL DESCRIPTION	A TR SEASHORE COLONY TR BLK 3 LOT 4 SEASHORE COLONY TR BLK 3 LOTS 4, 5, 6 AND NELY
BUILDING CODES	CBC 2016 CRC 2016 CMC 2016 CEC 2016 CPC 2016 CGBC 2016
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	COMMERCIAL
ZONING	R1-1
NUMBER OF STORIES	1
BUIDING HEIGHT	13'-1"
SPRINKLED	NO
PROJECT DESCRIPTION/SCOPE	DEMO OF 864 SF FROM MOTEL

MAX LOT COVERAGE		
LOT SIZE	MAX ALLOWED	MAX S.F. ALLOWED
8900 SF	0.5	4450 SF
(E) LOT COVERAGE	44.05%	3,921 SF

LOT COVERAGE CALC.			
Name	Area	EXEMPT	AREA TOTAL
(E) MOTEL (12 UNITS)	2802 SF	0 SF	2802 SF
(E) SFR (2 BEDROOM)	1120 SF	0 SF	1120 SF
Grand total: 2			3921 SF



LEGEND

- (E) LANDSCAPING
- (E) FLOWLINE
- (E) CONCRETE

NOTES

1. G.C. TO VERIFY ALL EXISTING DIMENSION AND CONDITIONS
2. -LOTS SHALL BE GRADED TO DRAIN SURFACE WATE3R AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10' (5%), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE [CRC R401.3].
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN OF 2% AWAY FROM THE BUILDING [CRC R401.3 EXCEPTION].



1 vicinity map
NTS

2 Site Plan
3/32" = 1'-0"

WEST COAST HWY
6302 WEST COAST HWY,
NEWPORT BEACH, CA 92663

SITE PLAN

Project number	SLB1708
Date	Issue Date
Drawn by	Author
Checked by	Checker

G0-01

Scale As indicated

7/29/2018 9:16:16 PM All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are instruments of service, and property of MA Architects. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet/set shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of MA Architects.

THESE ARE GENERAL NOTES AND SOME ITEMS MAY NOT APPLY TO THE SPECIFIC SCOPE. G.C. SHALL IN THE BEST OF JUDGEMENT, APPLY ITEMS THAT ARE RELEVANT TO THE SCOPE DISPLAYED IN THE DRAWINGS.

GENERAL NOTES - PART A

- WHERE CONCEALED DUCT RUNS IN SOFFITS, JOIST BAYS, VERTICAL CHASES, OR SHAFTS ARE OBSTRUCTED TO LESS THAN THE MINIMUM REQUIRED TO ALLOW THE PASSAGE OF INDICATED ROUND DUCT, PROVIDE RECTANGULAR DUCTWORK OF EQUIVALENT SIZE TO ALLOW PASSAGE OF THE DUCT RUN PAST THE OBSTRUCTION.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 171,874 FOR WORK OVER \$10,000)
- WORK SHALL COMPLY WITH ALL LAWS, RULES AND REGULATIONS AS REQUIRED BY THE STATE OF CALIFORNIA, THE COUNTY OF LOS ANGELES, THE CITY OF LOS ANGELES, AND ANY AND ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- WORK SHALL COMPLY WITH THE MODEL CODES AS ADOPTED BY THE CITY OF LOS ANGELES (CITY OF LOS ANGELES BUILDING CODE, CALIFORNIA BUILDING CODE, INTERNATIONAL BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, ETC.) LOCALLY IN FORCE AT THE TIME OF BUILDING PERMIT ISSUANCE, INCLUDING ALL REVISIONS AND AMENDMENTS ADOPTED BY THE GOVERNING JURISDICTION(S). WHERE REFERENCE IS MADE TO MODEL CODE SECTIONS AND PARTS, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE MODEL CODE SECTIONS AND PARTS CITED PRIOR TO INSTALLATION OF ANY AFFECTED WORK.
- FULLY REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. THE CONSTRUCTION DOCUMENTS MAY INCLUDE THE FOLLOWING: CIVIL DRAWINGS, DESIGN DRAWINGS, STRUCTURAL DRAWINGS, MECHANICAL DRAWINGS PLUMBING DRAWINGS, ELECTRICAL DRAWINGS, SECURITY SYSTEM DRAWINGS AND SPECIFICATIONS (DEFERRED SUBMITTAL), FIRE PROTECTION SHOP DRAWINGS AND SPECIFICATIONS (DEFERRED SUBMITTAL)
- WHERE CONFLICT OCCURS BETWEEN THE DRAWINGS OF ANY OF THE DESIGN DISCIPLINES INVOLVED, THE MOST RESTRICTIVE INTERPRETATION WILL GOVERN THE WORK. DESIGNER AND/OR OWNER WILL RESOLVE DESIGN CONFLICTS BASED ON THE DESIGN INTENT.
- COORDINATE ALL CHANGES AND ADJUSTMENTS TO THE WORK WHICH VARY FROM THE CONSTRUCTION DOCUMENTS WITH DESIGNER AND/OR PRIOR TO PUTTING WORK IN PLACE.
- ALL PRODUCT AND COMPONENT BRANDS AND TRADEMARKS NAMED ARE USED TO SET THE LEVEL OF QUALITY REQUIRED FOR THE WORK AND ARE UNDERSTOOD TO BE "OR EQUAL" REFERENCES SUBJECT TO THE FORMAL APPROVAL PROCESS AS DESCRIBED AND SET FORTH IN THE SPECIFICATIONS UNLESS NOTED OTHERWISE.
- DRAWING SYMBOL REFERENCES ARE TYPICAL AND APPLY EQUALLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED OR OTHERWISE REFERENCED IN THE DESIGN DRAWINGS. SEE THE SYMBOLS' LEGEND ON EACH SHEET FOR DEFINITION OF ALL SYMBOLS USED IN THE DRAWINGS.
- DETAIL REFERENCES ARE TYPICAL AND APPLY EQUALLY TO OTHER SIMILAR CONDITIONS UNLESS OTHERWISE NOTED OR OTHERWISE REFERENCED IN THE DESIGN DRAWINGS. ALL DETAILS ARE TYPICAL UNLESS OTHERWISE NOTED OR OTHERWISE REFERENCED IN THE DRAWINGS. DO NOT DISREGARD UNREFERENCED OR MISREFERENCED DETAILS. SUCH DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR OWNER FOR INTERPRETATION OF APPLICABILITY & USAGE.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR OWNER PRIOR TO PUTTING ANY AFFECTED WORK IN PLACE.
- WOOD FRAMED BUILDINGS: ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF WOOD FRAMING OR PLYWOOD SHEATHING WHERE OCCURS) UNLESS NOTED OTHERWISE. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE. DIMENSIONS NOTED OTHERWISE MAY BE NOTED AS ONE OF THE FOLLOWING:
C.L. CENTERLINE
F.O.C. FACE OF CONCRETE
F.O.F. FACE OF FINISH
F.O.M. FACE OF MASONRY
CLR. FACE OF FINISH AND/OR OBSTRUCTION
- ALL FINISHED GRADE AREAS AROUND BUILDINGS SHALL SLOPE AWAY FROM BUILDINGS AT 2% MINIMUM.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS & WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT & COLD WATER & CONNECTED TO AN APPROVED WATER SUPPLY.
- BATHTUB & SHOWER FLOORS, WALLS ABOVE THE BATHTUBS WITH A SHOWERHEAD & SHOWERS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.
- PROVIDE A MINIMUM 70" HIGH APPROVED NON-ABSORBANT, SHATTER-RESISTANT MATERIAL FOR SHOWER ENCLOSURES.
- VERTICAL DIMENSIONS ARE FROM TOP OF CONCRETE SLAB TO TOP OF PLATE AND FROM TOP OF PLYWOOD FLOOR SHEATHING TO TOP OF PLATE UNLESS OTHERWISE NOTED OR CALLED OUT IN THE DRAWINGS. THE TERM "FINISH FLOOR" EXCLUDES ANY FLOORING MATERIALS THAT MAY BE SCHEDULED AND MEANS THE TOP OF THE FINISHED CONSTRUCTION THAT IS TO RECEIVE THE FLOORING MATERIALS SUCH AS TOP OF LEVEL CONCRETE SLAB OR TOP OF LEVEL LIGHT WEIGHT FLOOR TOPPING.
- VERIFY ALL BUILT-IN EQUIPMENT SIZES AND REQUIREMENTS PRIOR TO LAYOUT AND CONSTRUCTION. BUILT-IN EQUIPMENT SHALL FIT TIGHTLY AS POSSIBLE WITHIN MANUFACTURER'S REQUIRED TOLERANCES TO FINISHED OPENING.
- HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING PER 1607.7.1 AND 1607.7.1.1.
- ALL CONCRETE SURFACES SHALL HAVE A LIGHT BROOM FINISHED, NON-SLIP SURFACE UNLESS NOTED OTHERWISE.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
- ALL PIPING IN CONNECTION WITH A PLUMBING SYSTEM SHALL BE SO INSTALLED THAT PIPING OR CONNECTIONS WILL NOT BE SUBJECT TO UNDUE STRAINS OR STRESSES, AND PROVISIONS SHALL BE MADE FOR EXPANSION, CONTRACTION, AND STRUCTURAL SETTLEMENT. NO PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY. NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING, NOTCHING OR OTHERWISE.
- AT LOCATIONS TO RECEIVE BUILT-IN CASEWORK, FIELD VERIFY ALL CLEAR OPENINGS OF CONSTRUCTION AND ADDRESS IN SHOP DRAWINGS BEFORE FABRICATION OF CASEWORK.
- VERIFY ALL EQUIPMENT SIZES BEFORE FABRICATION OF CASEWORK, RESIDENTIAL-TYPE AND BUILT-IN KITCHEN EQUIPMENT/APPLIANCES (REFRIGERATOR, RANGE, MICROWAVE, ETC.) AND ALL OTHER BUILT-IN TYPE EQUIPMENT SHALL FIT TIGHTLY AS POSSIBLE WITHIN EQUIPMENT/ APPLIANCE MANUFACTURER'S REQUIREMENTS TO CASEWORK OPENINGS.
- CASEWORK SHALL BE PROVIDED WITH REQUIRED HOLES, AND ACCESS PANELS FOR ELECTRICAL CABLES, PIPES, AND LIKE PENETRATING ITEMS.
- IN NEW CONSTRUCTION CARBON MONOXIDE/SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING & SHALL BE EQUIPPED WITH BATTERY BACK UP & LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE LOCATED

IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY, DETECTORS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.

- STORAGE TYPE WATER HEATERS SHALL BE STRAPPED TO THE WALL (INTO 2x BLOCKING), PER CODE.
- BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL & THERE SHALL BE NO OPENINGS FROM THE DUCT INTO THE GARAGE.

OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS & WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3' ABOVE THE FLOOR 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

ENERGY AND WATER CONSERVATION

- CAULK AND SEAL AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE.
- CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS. SEE TYPICAL EXTERIOR WALL MEASURES.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- DOORS AND WINDOWS BETWEEN CONDITIONED SPACE AND OUTSIDE SPACE OR BETWEEN CONDITIONED SPACE & UNCONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED, AND LABELED.
- DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED PER THE REQUIREMENTS OF THE U.M.C. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE SUITABLE FOR THE PURPOSE.
- ALL SPACE CONDITIONING EQUIPMENT SHALL BE C.E.C. CERTIFIED.
- ALL WATER HEATING EQUIPMENT, SHOWER HEADS, FAUCETS, AND PLUMBING FIXTURES SHALL BE C.E.C. CERTIFIED UNLESS OTHERWISE NOTED OR APPROVED. SHOWER HEADS SHALL BE LOW FLOW TYPE.
- GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE A MINIMUM OF 40 LUMENS/WATT EFFICIENCY (FLUORESCENT LIGHTS).
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. SCHEDULE IS IMPACTED BY OWNER RELATED CHANGES OR REQUESTS.

GENERAL NOTES - PART B

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTION

FURTHERMORE, FOR EXISTING CONDITIONS ON REMODEL/ADDITIONS, THE ARCHITECT CANNOT REALISTICALLY VERIFY ALL EXISTING CONDITIONS ACCURATELY, AS SUCH THE PREPARATION OF CONSTRUCTION DOCUMENTS ARE BASED ON TYPE V WOOD FRAME CONSTRUCTION FOR CONVENTIONAL FRAMING AND WHERE THE GENERAL CONTRACTOR MAY DISCOVER SOME DISCREPANCIES IN THE ARCHITECT AND ENGINEERS DESIGN WITH RESPECT TO THE NEW FOUND EXISTING CONDITIONS ON SITE. THESE DISCREPANCIES ARE EXPECTED AND A NATURAL PROCESS BECAUSE ARCHITECTURE SERVICES PRECEDES DEMOLITION OF THE PROJECT. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER IF ANY OF THE DESIGN IS IN CONFLICT WITH THE EXISTING CONDITIONS.

FOR REMODELS/ADDITIONS, IN CASES WHERE A LAND SURVEY WAS NOT PERFORMED EITHER BECAUSE IT WAS NOT REQUIRED AND/OR CLIENT HAS NOT ELECTED TO FURNISH A SURVEY, ARCHITECT SHALL BASE SITE PROPERTY MEASUREMENTS FROM PERCEIVED PROPERTY LINES REPRESENTED BY FENCES, WALLS AND PLANTINGS. EVERY EFFORT WILL BE MADE TO PROVIDE AN ACCURATE MEASUREMENT HOWEVER SUCH MEASUREMENT CANNOT GUARANTEE ACCURACY DURING CONSTRUCTION. AS SUCH, IT IS UNDERSTOOD BY ALL PARTIES, OWNER, ARCHITECT, AND GENERAL CONTRACTOR, THAT DISCREPANCIES ARE POSSIBLE AND AT NO FAULT TO ANY PARTY. CLIENT MAY INCUR A MINOR CHANGE ORDER DUE TO THIS EVENT DUE TO ADJUSTMENTS IN THE DESIGN AFTER PERMIT.

- GENERAL CONTRACTOR SHALL INFORM ARCHITECT OF CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL THIS INCLUDES BUT IS NOT LIMITED TO, UNEVEN SURFACES CONSTRUCTION WHICH INTERFACES WITH NEW CONSTRUCTION, CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING TO MATCH ADJACENT, ADJOINING SURFACES.
- GENERAL CONTRACTOR SHALL INFORM ARCHITECT OF ANY CONFLICTS PRIOR TO CONSTRUCTION THAT EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUITS) THAT ALL REQUIRED CLEARANCE FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH THE RESPECT OF WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- ALL WORK NOT SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED WITH IN ACCORDANCE WITH BUILDING STANDARD MATERIALS AND DETAILS.
- UPON SUBMITTAL OF CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SCHEDULE OF VALUES AND A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS AND GENERAL CONTRACTORS WORK.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OVERTIME COSTS EXCEPT WHEN THE APPROVED CONSTRUCTION SCHEDULE IS IMPACTED BY OWNER RELATED CHANGES OR REQUESTS.

GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERINGS FOR CARPET, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY THE WORK OF THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR.

NOT USED

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF PROJECT AND SHALL BE RESPONSIBLE FOR OF ALL WORKERS ON THE PROJECT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS (OTHER THAN STRUCTURAL) PRIOR TO COMMENCEMENT OF WORK. THE REQUESTING AND COORDINATION OF BUILDING DEPARTMENT INSPECTIONS AND APPROVALS IN ALL FIELDS OF HIS WORK, AND THE OBTAINING OF THE FINAL CERTIFICATE OF OCCUPANCY.

GENERAL CONTRACTOR SHALL HAVE ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS AND BUILDING PERMIT.

THE GENERAL CONTRACTOR SHALL PROVIDE ALL SUPERVISION, ASSISTANCE AND COORDINATION OF VARIOUS TRADES.

MATERIALS SHALL BE JOINED TO UNIFORM, ACCURATE FITS SO THE MEET WITH NEAT, STRAIGHT LINES, FREE OF SMEARS, OVERLAPS AND IMPERFECTIONS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUM AND AT ACCURATE RIGHT ANGLES OR FLUSH WITH ADJOINING MATERIALS. WORK OF EACH TRADE SHALL MEET OR EXCEED ALL NATIONAL STANDARDS PUBLISHED BY THAT TRADE EXCEPT WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. IN SUCH CASES, WORK SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED BY THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR SHALL COORDINATE ANY OVERTIME WITH BUILDING MANAGEMENT PERSONNEL (I.E.: DEMOLITION, CUTTING AND RUBBISH REMOVAL WITH BUILDING MANAGEMENT PERSONNEL).

THE CONTRACTOR SHALL NOTE THAT THERE SHALL NOT BE SUBSTITUTIONS FOR ANY MATERIAL WHERE SPECIFIC MANUFACTURERS ARE SPECIFIED. WHERE APPROVED EQUAL IS USED, IT SHALL BE BY JUDGEMENT AND APPROVAL OF THE ARCHITECT AND NOTIFICATION SHALL BE MADE PRIOR TO INSTALLATION.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB, INCLUDING REVISIONS.

UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION OF SATISFACTORY COMPLETION.

THE CONTRACTOR SHALL, AT ALL TIMES, KEEP PREMISES FREE FROM ACCUMULATION OF DEBRIS CAUSED BY HIS OPERATIONS.

WHERE WORK OR EQUIPMENT IS INDICATED N.I.C. SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.

DISCREPANCIES FOUND BETWEEN NOTES AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & THE OWNER AT THE TIME OF PRICING & PRIOR TO CONSTRUCTION PROCEEDING.

GENERAL CONTRACTOR TO VERIFY SIZES OF BUILDING AND ACCESS OPENINGS BEFORE PROCEEDING WITH WORK.

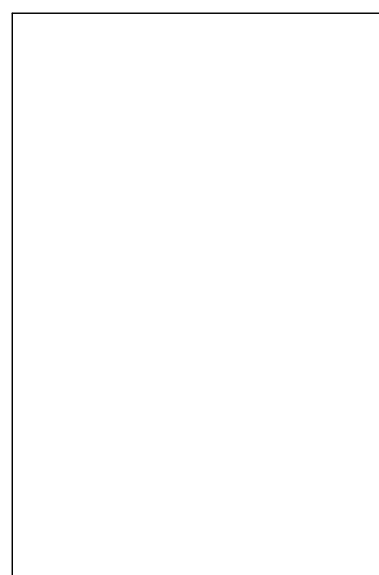
UPON COMPLETION OF THE JOB, GENERAL CONTRACTOR SHALL CLEAN ENTIRE AREA, INCLUDING GLASS, CARPET AND ALL OTHER FINISHED SURFACES IN A MANNER ACCEPTABLE TO OWNER AND TENANT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF OFF SITE PACKAGING CARTONS OR CONTAINERS, TRASH AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, AND AT NO COST OR INCONVENIENCE TO THE OTHER PARTIES.



ARCHITECTURE DESIGN
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LONG BEACH CA,
626-375-3073
michael.ezplans@gmail.com

No.	Description	Date



WEST COAST HWY
6302 WEST COAST HWY,
NEWPORT BEACH, CA 92663

GENERAL NOTES

Project number	SLB1708
Date	Issue Date
Drawn by	D.L. / J.H.
Checked by	

G0-02

Scale

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2017 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 1 - ADMINISTRATION	
Scope	
1013.1	Applies to ALL newly constructed residential buildings, low-rise, high-rise, and hotels/motels.
Chapter 3 - GREEN BUILDING	
Additions and alterations	
301.1.1	Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration. Note directs code users to Civil Code Section 1101.1 et seq., regarding replacement of non-compliant plumbing fixtures.
Low-rise and high-rise buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Division 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)	
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception for additions and alterations which do not alter the existing drainage path.
Electric vehicle (EV) charging for new construction	
4.106.4	Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions on a case-by-case basis as determined by the Local Enforcing Agency: 1. Where there is no existing power supply. 2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit.
EV charging: 1- & 2-family dwellings/stownhouses with attached private garages	
4.106.4.1 & 4.106.4.1.1	Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device. Service panel or subpanel circuit

HCD SHL 605 (Rev. 4/16) Page 1 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.106.4.2.3 continued	
Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.	
Multiple EV spaces required	
4.106.4.2.4	Construction documents shall indicate raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
Identification	
4.106.4.2.5	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Notes: 1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 12-01. Website: http://www.dot.ca.gov/hq/traffops/policy/13-01.pdf 2. See Vehicle Code Section 22511 for EV charging space signage in off-parking facilities and for use of EV charging spaces. 3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf
Division 4.2- ENERGY EFFICIENCY	
Scope	
4.201.1 & 5.201.1	Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2016 California Energy Code.

HCD SHL 605 (Rev. 4/16) Page 7 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.408.1 continued	
Documentation is required per Section 4.408.5. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.	
Construction waste management plan	
4.408.2	Submit a construction waste management plan meeting items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
Waste management company	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
Waste stream reduction alternative	
4.408.4	(LR) Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)	
Operation and maintenance manual	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
Recycling by occupants	
4.410.2	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a locally enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et. seq. are not required to comply with the organic waste portion of this section.

HCD SHL 605 (Rev. 4/16) Page 5 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Aerosol paints and coatings	
4.504.2.3	Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for VOC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
Carpet systems	
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: 1. Carpet and Rug Institute's Green Label Plus Program 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Indoor Advantage™ Gold
Carpet cushion	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program.
Carpet adhesive	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.
Resilient flooring systems	
4.504.4	Where resilient flooring is installed, at least 90% of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Buildings (CHPS) High Performance Products Database 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools Program) 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350)
Composite wood products	
4.504.5	Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements

HCD SHL 605 (Rev. 4/16) Page 7 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.5 - ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)	
Bathroom exhaust fans	
4.506.1	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%. b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.
Division 4.5 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)	
Heating and air conditioning system design	
4.507.2	Heating and air conditioning systems shall be sized, designed, and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems functions are acceptable.
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATION (QUALIFICATIONS, VERIFICATIONS)	
Installer training	
702.1	HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

HCD SHL 605 (Rev. 4/16) Page 9 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.106.4.1 & 4.106.4.1.1 continued	
directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	
EV charging for multifamily dwellings	
4.106.4.2	Applies to building sites with 17 or more multifamily dwelling units constructed on the site. 3% of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
EV charging space (EV space) locations	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all residents. When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least 1 of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.
EV charging space (EV space) dimensions	
4.106.4.2.2	EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 9 feet. 3. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. a) Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.
Single EV space required	
4.106.4.2.3	Install listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.

HCD SHL 605 (Rev. 4/16) Page 2 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)	
Water conserving plumbing fixtures and fittings	
4.303.1	Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 Water Closets: ≤ 1.28 gal/flush 4.303.1.2 Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush 4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi 4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gpm @ 80 psi, or only one shower outlet to be in operation at a time 4.303.1.4.1 Residential Lavatory Faucets: Maximum Flow Rate ≤ 1.2 gpm @ 60 psi; Minimum Flow Rate ≥ 0.8 gpm @ 20 psi 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi 4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle 4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
Standards for plumbing fixtures and fittings	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)	
Outdoor potable water use in landscape areas	
4.304.1	After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: 1. A local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MVELCO), whichever is more stringent, or 2. Projects with aggregate landscape areas less than 2500 square feet may comply with the MVELCO's Appendix D Prescriptive Compliance Option.
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)	
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)	
Construction waste reduction of at least 65%	
4.408.1	Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, OR meet a more stringent local construction and demolition waste management ordinance.

HCD SHL 605 (Rev. 4/16) Page 6 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.5 - ENVIRONMENTAL QUALITY (FIREPLACES)	
General	
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
Division 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)	
Protection during construction	
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
Adhesives, sealants and caulks	
4.504.2.1	Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAMQ Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.
Paints and coatings	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

HCD SHL 605 (Rev. 4/16) Page 6 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
4.504.5	for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(g).
Documentation	
4.504.5.1	Verification of compliance shall be provided as requested by the enforcing agency, and as required in Section 4.504.5.1.
Division 4.6 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)	
Concrete slab foundations	
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
Capillary break	
4.505.2.1	A capillary break shall be installed in compliance with at least 1 of the following: 1. A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.
Moisture content of building materials	
4.505.3	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade-stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

HCD SHL 605 (Rev. 4/16) Page 8 of 10

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017 2016 CALGREEN CODE	
SECTION	REQUIREMENTS
Special inspection	
702.2	Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
Documentation	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

HCD SHL 605 (Rev. 4/16) Page 10 of 10

No.	Description	Date

Project number	SLB1708
Date	Issue Date
Drawn by	D.L. / J.H.
Checked by	

G0-05

Scale

WEST COAST HWY
 6302 WEST COAST HWY,
 NEWPORT BEACH, CA 92663



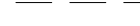
GREEN
 BUILDING

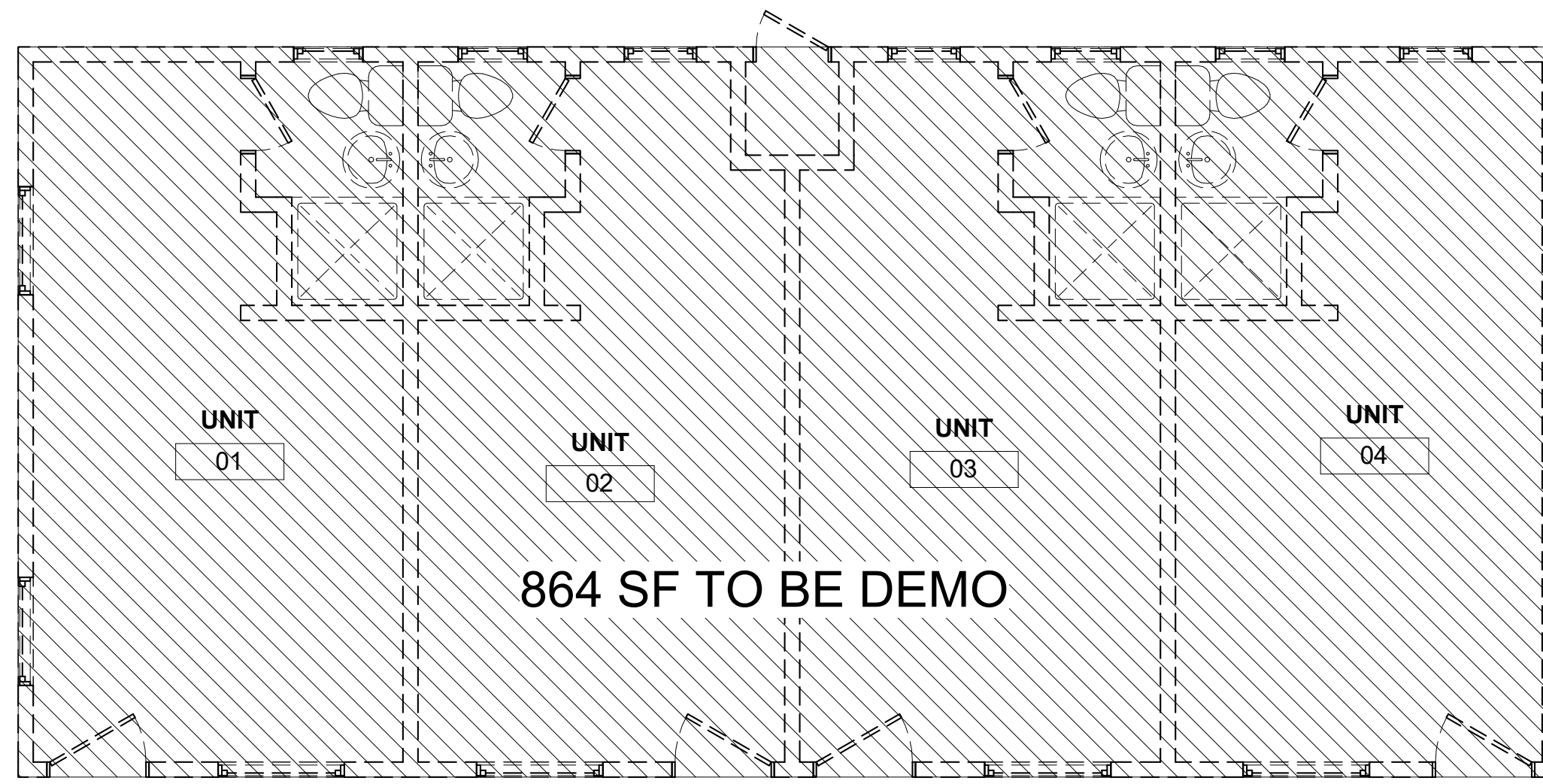
All plans, designs, arrangements and ideas indicated or represented on this drawing shall be instruments of service, and property of EZ Plans. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet/sets shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of EZ Plans. 7/29/2016 9:16:50 PM



ezplans
 simple by design
 ARCHITECTURE
 DESIGN
 5608 E PEABODY ST
 LONG BEACH CA,
 626-375-3073
 michael.ezplans@gmail.com

WALL TYPE LEGEND

-  NEW WALL
-  EXISTING WALL
-  DEMO WALL



LEGEND

-  MOTEL TO BE DEMO

1 DEMO PLAN
1/4" = 1'-0"

No.	Description	Date

WEST COAST HWY
6302 WEST COAST HWY,
NEWPORT BEACH, CA 92663

EXISTING/
DEMO PLAN

Project number	SLB1708
Date	Issue Date
Drawn by	JG
Checked by	

A1-01
Scale 1/4" = 1'-0"

7/29/2018 9:18:42 PM All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are instruments of service, and property of MA Architects. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet/set shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of MA Architects.

Attachment No. CD 3

2018-05-03 Declaration by the Chief
Building Official



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

100 Civic Center Drive
Newport Beach, California 92660
949 644-3200
newportbeachca.gov/communitydevelopment

May 3, 2018

Mr. & Mrs. Duane Wengier
6302 West Coast Highway
Newport Beach, CA 92663-1925

REGISTERED MAIL

**Re: Unsafe Structure, Fire Burned Structure, Attractive Nuisance
Pine Knot Motel - 6302 West Coast Highway**

Dear Mr. & Mrs. Wengier:

On April 10, 2018, a structure fire occurred at the subject address. The structure was declared unsafe to enter for units 1 through 5, and no occupancy posted for the remainder of the units. On April 10, 2018, a City of Newport Beach building inspector posted an "Unsafe Do Not Enter" placard on the project.

By the power vested in me as Chief Building Official, I am declaring your structure an attractive nuisance and unsafe structure pursuant to California Building Code (CBC) § [A] 116.1. In compliance with CBC § [A] 116.1, International Property Maintenance Code (IPMC) § 106.1 and the Newport Beach Municipal Code, this violation has been deemed a strict liability offense.

You are hereby required to obtain a permit to demolish the unsafe structure or submit plans to the City of Newport Beach, Community Development Department, for the reconstruction within 30 days of the date of this letter.

If you fail to comply with securing a permit to demolish the unsafe structure, or provide plans to reconstruct the building in a safe manner following the permit process, the City of Newport Beach will move to initiate a demolition order to abate this violation and place a lien on the property as defined in IPMC § 106.3.

Should you have questions concerning this matter, please contact me at (949) 644-3277.

Respectfully,

Community Development Department
BUILDING DIVISION

By:

Samir Ghosh, P.E., C.B.O.

Deputy Community Development Director | Chief Building Official

SG:ds

c: Matt Cosyion, Code Enforcement Supervisor
Marshall Shelton, Building Inspector

Attachment No. CD 4

Photos

