

NEWPORT BEACH SEWER NOTES

EXISTING SEWER LATERAL TO BE CHANGED AND A CLEAN-OUT INSTALLED IF THE EXISTING SEWER DOES NOT COMPLY WITH CITY STANDARD AND THE TOTAL COST OF THE CONSTRUCTION EXCEEDS 50% OF THE VALUE OF THE EXISTING STRUCTURE.

PLEASE SEE PUBLIC WORKS STANDARD DETAIL #3 ON SHEET EMP.

AS PER CITY REQUIREMENTS THE EXISTING SEWER LATERAL TO BE CHANGED AND CLEAN-OUT OUT INSTALLED SHALL COMPLY WITH CITY STANDARD IF ANY OF THE FOLLOWING CONDITIONS OCCUR. THIS WILL DETERMINED BY THE BUILDING INSPECTOR.

1. ALTERATION TO THE BUILDING SEWER IS DONE.
2. ADDITIONAL PLUMBING FIXTURES REQUIRE INCREASE IN SIZE OF BUILDING SEWER LINE.
3. WHEN 6 OR MORE FIXTURE UNITS ARE ADDED TO AN EXISTING UNDERSIZED PLUMBING SYSTEM.
4. WHEN IT IS FOUND THAT THE BUILDING SEWER IS INSTALLED IN AN ILLEGAL OR UNSANITARY MANNER.
5. IF AREA OF ADDITION IS GREATER THAN 50% OF EXISTING AREA.
6. IF AREA OF STRUCTURAL REMODEL + ADDITION IS GREATER THAN 50% OF EXISTING AREA.

NEWPORT BEACH CITY TREES NOTES

REMOVAL OF ANY CITY TREES REQUIRES PRIOR APPROVAL FROM GENERAL SERVICES DEPT.

AS PER MUNICIPAL CODE SECTION 13.09.010 TREES ARE REQUIRED TO BE PLANTED IN PARKWAY ABUTTING THE BUILDING SITE IF A NEW BUILDING IS CONSTRUCTED.

PROVIDE TREES IN THE PARKWAY ADJOINING THIS SITE TO THE SATISFACTION OF THE GENERAL SERVICES DEPARTMENT 949-644-3083. APPROVAL FROM GENERAL SERVICES IS REQUIRED ON THE BUILDING INSPECTION CARD PRIOR TO FINAL INSPECTION.

NEWPORT BEACH PLANNING DEPT. NOTES

NEW POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE PERMITS AND REVIEWS.

ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE THE APPLICANT OF LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF PLANS.

CHIMNEY (AND CHIMNEY CAPS ETC.) HEIGHTS PERMITTED ONLY AS REQUIRED BY 2013 CBC OR MANUFACTURER SPECIFICATIONS PLUS ADDITIONAL 12" MAXIMUM FOR CAP / SPARK ARRESTOR.

TEMPORARY GENERATOR

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

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

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

- C. IF THE MINIMUM DISTANCE CANNOT BE ACHIEVED, THEN THE GENERATOR SHALL BE LOCATED THE MOST EXTREME DISTANCE PRACTICAL TO INHIBIT NOISE. OTHER METHODS TO INHIBIT NOISE MAY BE UTILIZED WHEN PRACTICAL.
- D. MAY BE OPERATIONAL FOR A MAXIMUM OF FIVE CONSECUTIVE CALENDAR DAYS. AFTER FIVE CONSECUTIVE CALENDAR DAYS OF USE, POWER SHALL BE PROVIDED THROUGH THE USE OF A TEMPORARY POWER POLE.
- E. USAGE IS LIMITED TO WEEKDAYS BETWEEN THE HOURS FROM 8:00 AM AND 3:30 PM MONDAY THROUGH FRIDAY. NO USE ON THE WEEKENDS OR FEDERAL HOLIDAYS.

TABLE 3306.1 PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 FEET OR LESS	LESS THAN 5 FEET	CONSTRUCTION RAILINGS
	5 FEET OR MORE	NONE
MORE THAN 8 FEET	LESS THAN 5 FEET	BARRIER & COVERED WALKWAY
	5 FEET OR MORE, BUT NOT MORE THAN ONE-FOURTH THE HEIGHT OF CONSTRUCTION	BARRIER & COVERED WALKWAY
	5 FEET OR MORE, BUT BETWEEN ONE-FOURTH AND ONE-HALF THE HEIGHT OF CONSTRUCTION	BARRIER
	5 FEET OR MORE, BUT EXCEEDING ONE-HALF THE HEIGHT OF CONSTRUCTION	6 FEET CONSTRUCTION FENCING

WHEN REQUIRED, FENCE BARRIER AND WALKWAY COVER TO BE CONSTRUCTED PER CBC 3306.5, 3306.6 AND 3306.7
IN ADDITION TO PROTECTION OF PEDESTRIAN, PROVIDE CONSTRUCTION FENCING FOR NEW CONSTRUCTION AND ADDITION PLUS REMODEL EXCEEDING 75% OF THE AREA OF PROPOSED STRUCTURE. FENCE HEIGHT TO BE BETWEEN 72" AND 84"

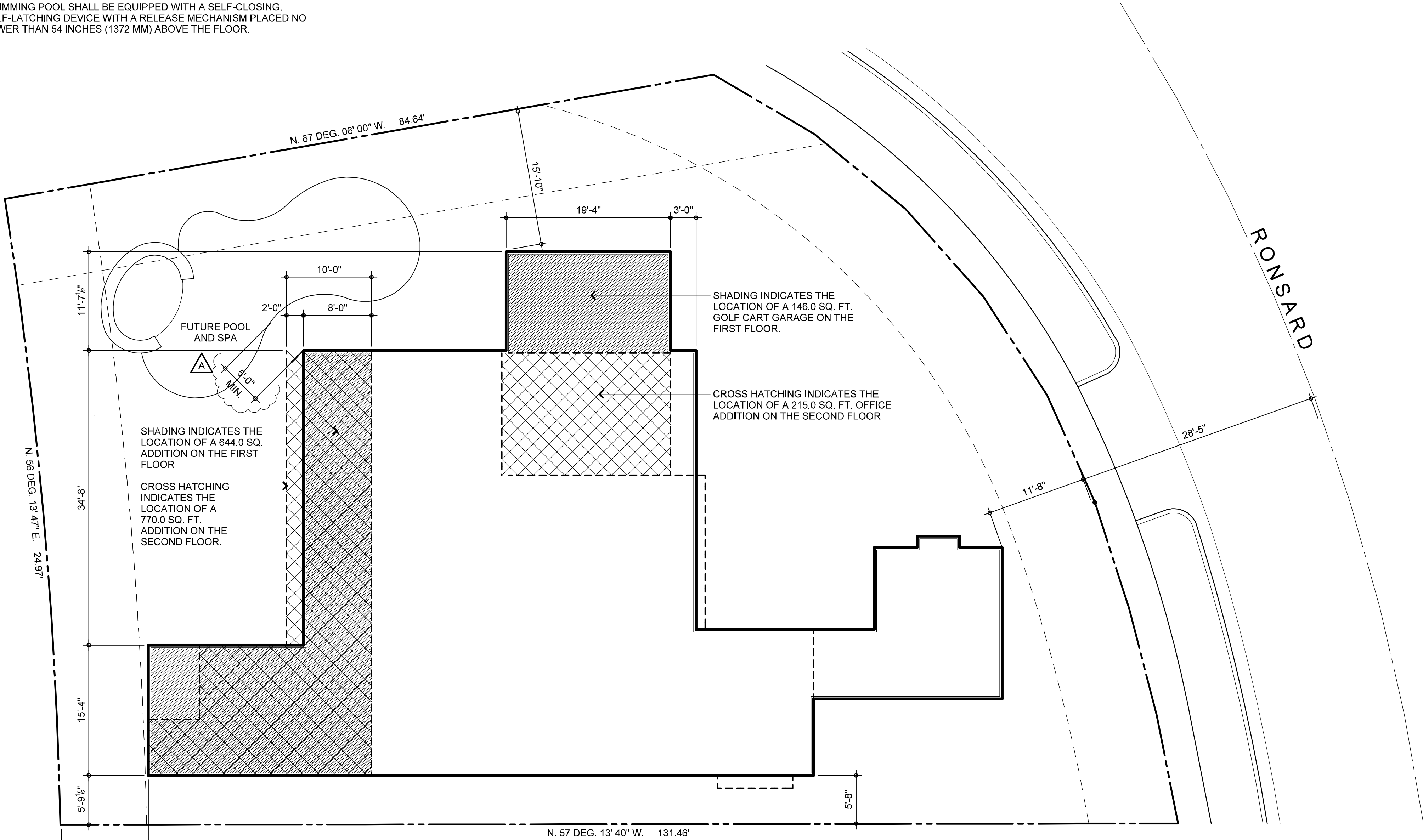
NEWPORT BEACH SWIMMING POOL & SPA NOTES

15.04.230 AMENDMENT TO SECTION 3109.4.4.2.
SECTION 3109.4.4.2 IS AMENDED TO READ AS FOLLOWS:

SECTION 3109.4.4.2 CONSTRUCTION PERMIT: SAFETY FEATURES REQUIRED. COMMENCING JANUARY 1, 2007, EXCEPT AS PROVIDED IN SECTION 3109.4.4.5, FOR THE PROTECTION OF THE PUBLIC, RESIDENTS AND THEIR GUESTS, WHENEVER A BUILDING PERMIT IS ISSUED FOR CONSTRUCTION OF A NEW SWIMMING POOL OR SPA, OR ANY BUILDING PERMIT IS ISSUED FOR REMODELING OF AN EXISTING POOL OR SPA, AT A PRIVATE, SINGLE-FAMILY HOME, IT SHALL BE EQUIPPED WITH A BARRIER COMPLYING WITH SECTION 3104.4.4.3 AND AT LEAST ONE OF THE FOLLOWING SIX DROWNING PREVENTION SAFETY FEATURES:

1. THE POOL SHALL BE ISOLATED FROM THE ACCESS TO A HOME BY AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 3109.4.4.3.
2. THE POOL SHALL BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER THAT MEETS ALL REQUIREMENTS OF THE ASTM SPECIFICATIONS F 1346.
3. THE RESIDENCE SHALL BE EQUIPPED WITH EXIT ALARMS ON THOSE DOORS PROVIDING DIRECT ACCESS TO THE POOL.
4. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES (1372 MM) ABOVE THE FLOOR.

5. SONAR SWIMMING POOL ALARMS THAT, WHEN PLACED IN POOLS, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER, THESE POOL ALARMS SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F 2208 "STANDARDS SPECIFICATION FOR POOL ALARMS." FOR PURPOSES OF THIS ARTICLE, "SWIMMING POOL ALARMS" SHALL NOT INCLUDE SWIMMING PROTECTION ALARM DEVICES DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.
6. OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE DEVICES SET FORTH IN ITEMS 1-3, AND HAVE BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE DEVICES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF TESTING MECHANICAL ENGINEERS (ASME), INCLUSIVE, AS DETERMINED BY THE BUILDING OFFICIAL. ANY ORDINANCE GOVERNING CHILD ACCESS TO POOLS ADOPTED BY A POLITICAL SUBDIVISION ON OR BEFORE JANUARY 1, 2007, IS PRESUMED TO AFFORD PROTECTION THAT IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE DEVICES SET FORTH IN ITEMS 1-3, INCLUSIVE.



SITE PLAN

SCALE: 1/8" = 1'- 0"

NEWPORT BEACH PUBLIC WORKS NOTES

"AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY."

"A CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY."

"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 REQUIRED AND 100% PAID BY THE OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR."

ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.

ALL WORK RELATED TO WASTE WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.

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SHEET TITLE

SITE PLAN

REMODEL / ADDITION PLANS FOR:

MICHAEL & ORLINA OWENS

PROJECT ADDRESS:
18 RONSARD
NEWPORT COAST, CALIFORNIA

Plot Date & Time
3/11/2015 10:15 PM

RAJ Project #
2013-01

REVISIONS

A

PLAN CHECK CORR.
08-16-2012

Sheet

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