

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Th 4a

Filed: January 27, 2010
49th Day: March 17, 2010
180th Day: July 27, 2010
Staff: Fernie Sy-LB
Staff Report: April 21, 2010
Hearing Date: May 12-14, 2010
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NO.: 5-09-170

APPLICANTS: Jack & Melinda Avakian

PROJECT LOCATION: 1106 West Oceanfront, City of Newport Beach (County of Orange)

PROJECT DESCRIPTION: Addition and remodel of an existing beach-fronting 3,240 square foot, two-story single-family residence with an attached 597 square foot three-car garage. The proposed project includes: 1) an addition of 674 square feet to the existing 2nd floor; and 2) an addition of 81 square feet to the existing garage. Post project the two-story, single-family residence will consist of 3,914 square feet with an attached 678 square foot three-car garage. The maximum height of the structure will be 23'-9" above existing grade. No grading is proposed.

LOCAL APPROVALS RECEIVED: Approval-In-Concept No. 0873-2009 dated August 19, 2009.

SUMMARY OF STAFF RECOMMENDATION:

The applicants are proposing construction of a new beach fronting single-family residence. The major issue of this staff report concerns waterfront development that could be affected by flooding during strong storm events.

Staff is recommending **APPROVAL** of the proposed project with **SIX (6) SPECIAL CONDITIONS** regarding: **1)** assumption of risk; **2)** no future shoreline protective device; **3)** future development; **4)** submittal of a drainage and run-off control plan; **5)** landscape controls; and **6)** a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

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 Land Use Plan and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permit No. P-4776-[Swenerton]; Letter from Commission staff to applicants dated October 6, 2009; Information from applicants to Commission staff received December 7, 2009; Information from applicants to Commission staff received December 15, 2009; Letter from Commission staff to applicants dated January 6, 2010; Information from applicants to Commission staff received January 27, 2010; Letter from Mark Designs dated January 15, 2010; and *Coastal Hazard and Wave Runup Study, 1106 West Oceanfront, Newport Beach, CA* prepared by *Geosoils, Inc.* dated January 18, 2010.

LIST OF EXHIBITS

1. Location Map
 2. Assessors Parcel Map
 3. Site Plan
 4. Elevation Plans
 5. Floor Plans
-

STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

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:

I. APPROVAL WITH CONDITIONS

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

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 this permit is reported to the Commission. 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

1. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY

By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from erosion, flooding, sea level rise and wave uprush; (ii) to assume the risks to the applicants 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.

2. NO FUTURE SHORELINE PROTECTIVE DEVICE

- A.** By acceptance of this permit, the applicants agree, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-09-170 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, sea level rise or other natural hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B.** By acceptance of this permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowners shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowners shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

3. FUTURE DEVELOPMENT

This permit is only for the development described in Coastal Development Permit No. 5-09-170. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-09-170. Accordingly, any future improvements to the single-family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-09-170 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. SUBMITTAL OF A DRAINAGE AND RUNOFF CONTROL PLAN

- A. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit, for the Executive Director's review and approval, two (2) full size sets of a drainage and runoff control plan showing roof drainage and runoff from all impervious areas directed to dry wells or vegetated/landscaped areas. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.
- B.** The permittees 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 required.

5. LANDSCAPING – DROUGHT TOLERANT, NON-INVASIVE

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 (formerly the California Exotic Pest 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.owue.water.ca.gov/docs/wucols00.pdf>).

6. DEED RESTRICTION

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants 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:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION AND PREVIOUS ACTION AT THE PROJECT SITE

1. Project Location and Description

The subject site is located at 1106 West Oceanfront within the City of Newport Beach, Orange County (Exhibits #1-2). The lot size is 3,744 square feet and the City of Newport Beach Land Use Plan (LUP) designates use of the site for Single Unit Residential Detached (RSD) and the proposed project adheres to this designation. The project is located within an existing urban residential area, located generally west of the Newport Pier.

The site is a beachfront lot located between the first public road and the sea. There is a wide sandy beach approximately 400-feet wide between the subject property and the Pacific Ocean. Due to its location, by the ocean, the project site may be potentially exposed to the hazard of wave uprush during a severe storm event.

The proposed project will not have an adverse effect on public access. The project site is located on the inland portion of Oceanfront fronted by the City's paved public lateral access way (boardwalk). The Commission has found through previous permit actions in this area that the City's setback in this area is acceptable for maintaining public access. The proposed project is consistent with the City's 9-foot required setback from the seaward property line. Vertical public access to this beach is available approximately 80-feet east of the project site at the end of 11th Street. Lateral public access is available along the boardwalk and wide sandy beach seaward of the subject site (Exhibits #1-2).

The applicants are proposing to an addition and remodel of an existing beach-fronting 3,240 square foot, two-story single-family residence with an attached 597 square foot three-car garage. The proposed project includes: 1) an addition of 674 square feet to the existing 2nd floor; and 2) an addition of 81 square feet to the existing garage. The project also includes a new 101 square foot 2nd floor beach fronting deck and a new 911 square foot roof deck. None of the additions will extend more seaward than already existing development. The existing footprint will not change and no grading is proposed. The existing foundation will remain in place. The building footprint will remain "as is" and all new foundation work (i.e. stem wall footings, concrete support pads, grade beams, etc.) will be within the existing footprint. Post project the two-story, single-family residence will consist of 3,914 square feet with an attached 678 square foot three-car garage (Exhibits #3-5). The maximum height of the structure will be 23'-9" above existing grade.

The project did not include a drainage plan for the project site showing how the project minimizes any adverse water quality impacts the proposed project may have during and after construction. Therefore, the Commission imposes **SPECIAL CONDITION NO. 4**, which requires the applicants to submit a drainage and runoff control plan showing roof

drainage and runoff from all impervious areas directed to dry wells or vegetated/landscaped areas. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

The placement of any vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org/>) and California Native Plant Society (www.CNPS.org) in their publications. Furthermore, any plants in the landscape plan should only be drought tolerant to minimize the use of water (and preferably native to coastal Orange County). The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>. To make sure that vegetated landscaped areas only consist of native plants or non-native drought tolerant plants, which are non-invasive, the Commission imposes **SPECIAL CONDITION NO. 5**, which requires only this type of vegetation.

2. Previous Action At The Project Site

On March 3, 1975, the South Coast Regional Commission approved Coastal Development Permit Application #4746-[Swenerton] for the addition to an existing single-family residence. The permit was issued on March 24, 1975.

B. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. 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 run-off control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; 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. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

D. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. 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.

F. 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.

G. LOCAL COASTAL PROGRAM

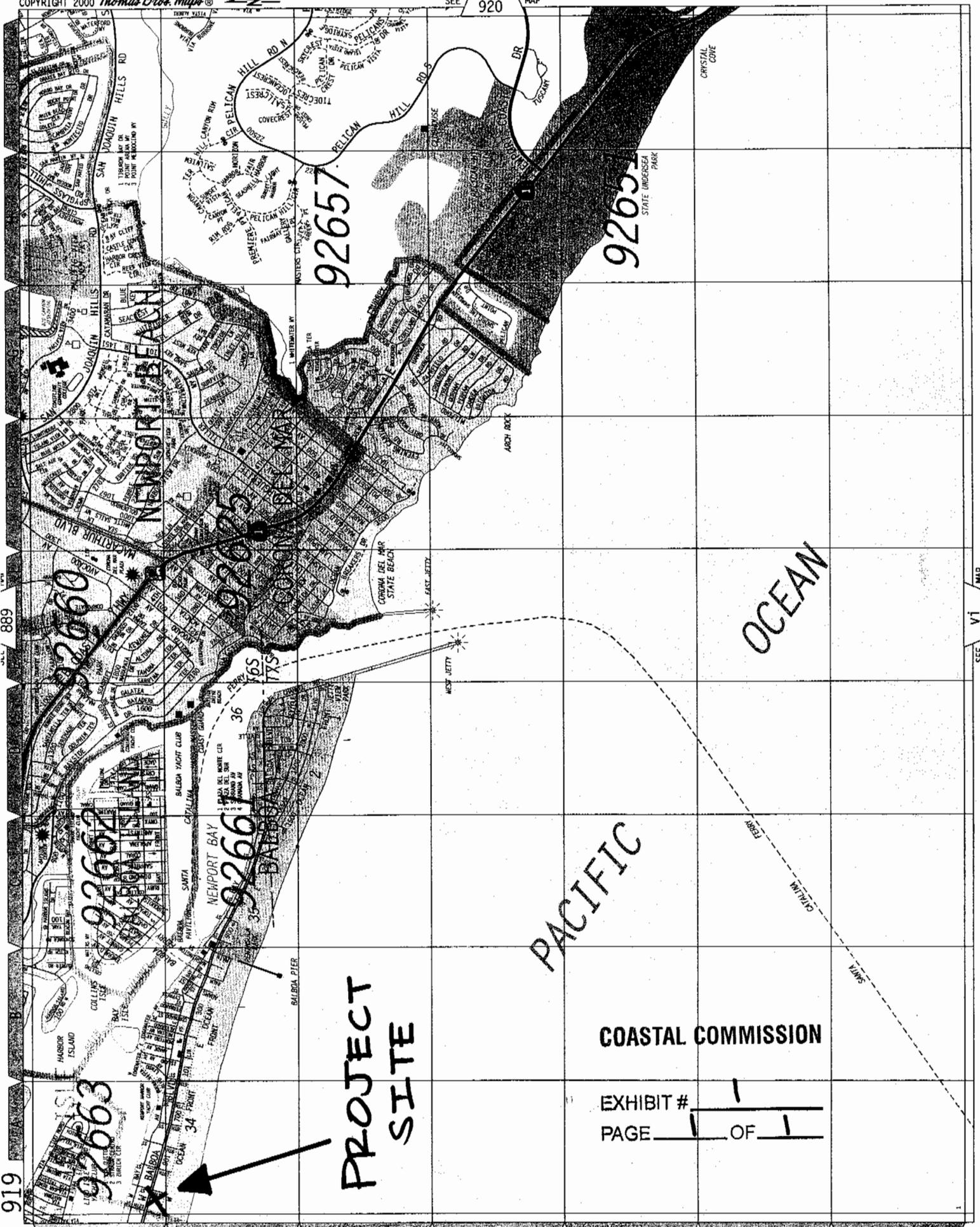
The LUP for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 8, 2009. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, 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.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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). 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 requirements. 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.



PROJECT SITE

PACIFIC OCEAN

COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

919

92663

92662

92661

92660

92659

92657

92658

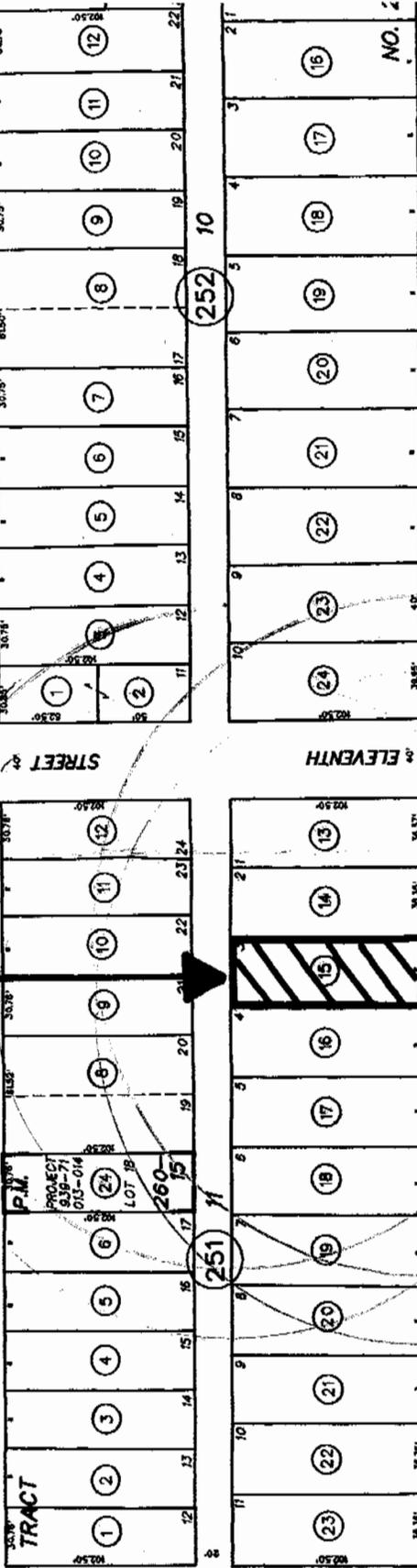
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PROJECT SITE

BALBOA

BOULEVARD



COASTAL COMMISSION

EXHIBIT # 2
 PAGE 1 OF 1

OCEAN

RECEIVED
 South Coast
 SEP 8
 CALIFORNIA
 COASTAL CO.

29

NOTICE - ASSESSOR'S BLOCK 4

BEACH

FRONT

8

NO. 4

SPECIFICATIONS

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The contractor shall be responsible for obtaining all necessary materials and labor for the project.
3. The contractor shall be responsible for the safety of all workers and the public during the construction process.
4. The contractor shall be responsible for the quality of all workmanship and materials used in the project.
5. The contractor shall be responsible for the timely completion of the project.
6. The contractor shall be responsible for the cleanup and removal of all debris and materials from the site.
7. The contractor shall be responsible for the protection of all existing structures and utilities on the site.
8. The contractor shall be responsible for the installation of all required fire and life safety equipment.
9. The contractor shall be responsible for the installation of all required energy efficiency measures.
10. The contractor shall be responsible for the installation of all required accessibility features.
11. The contractor shall be responsible for the installation of all required security features.
12. The contractor shall be responsible for the installation of all required sound and vibration control measures.
13. The contractor shall be responsible for the installation of all required air quality control measures.
14. The contractor shall be responsible for the installation of all required water and wastewater treatment measures.
15. The contractor shall be responsible for the installation of all required stormwater management measures.
16. The contractor shall be responsible for the installation of all required erosion control measures.
17. The contractor shall be responsible for the installation of all required sediment control measures.
18. The contractor shall be responsible for the installation of all required silt control measures.
19. The contractor shall be responsible for the installation of all required sediment traps.
20. The contractor shall be responsible for the installation of all required sediment basins.
21. The contractor shall be responsible for the installation of all required sediment ponds.
22. The contractor shall be responsible for the installation of all required sediment basins.
23. The contractor shall be responsible for the installation of all required sediment ponds.
24. The contractor shall be responsible for the installation of all required sediment basins.
25. The contractor shall be responsible for the installation of all required sediment ponds.

NOTES

1. Before initial construction begins, including demo and reworking of any materials, it is the responsibility of the contractor to disclose all areas of construction, material and workmanship.
2. E.G. existing materials, flat or washed materials in various places - UNDER NO CIRCUMSTANCES WILL MARK DESIGNS BE RESPONSIBLE FOR SUCH OVERSIGHTS.

REMODEL LEGEND

- EXISTING WALL
- ADDITION WALL
- REMOVE WALL
- REMOVED AREA

LOT AND BUILDING STATISTICS

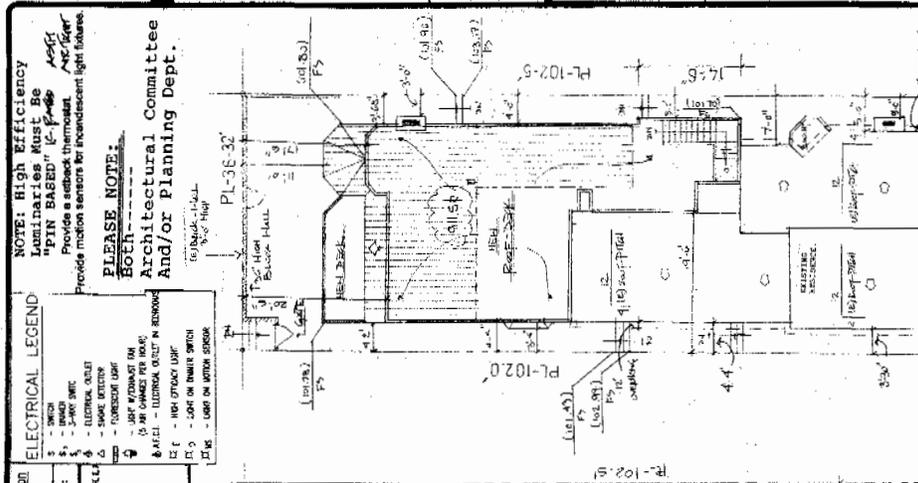
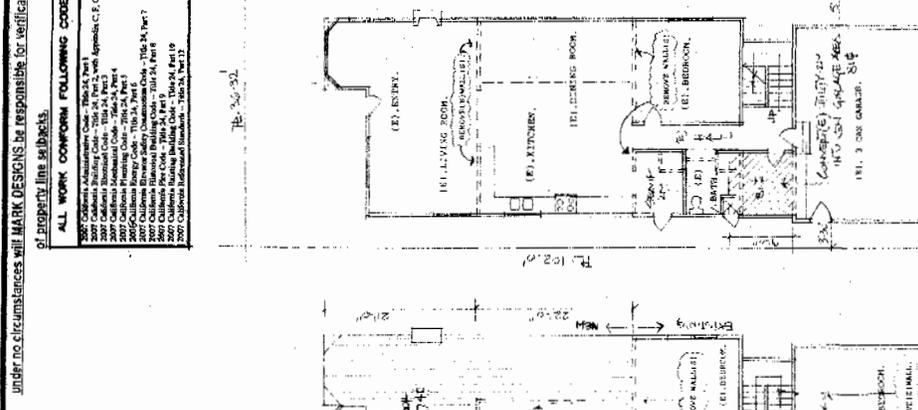
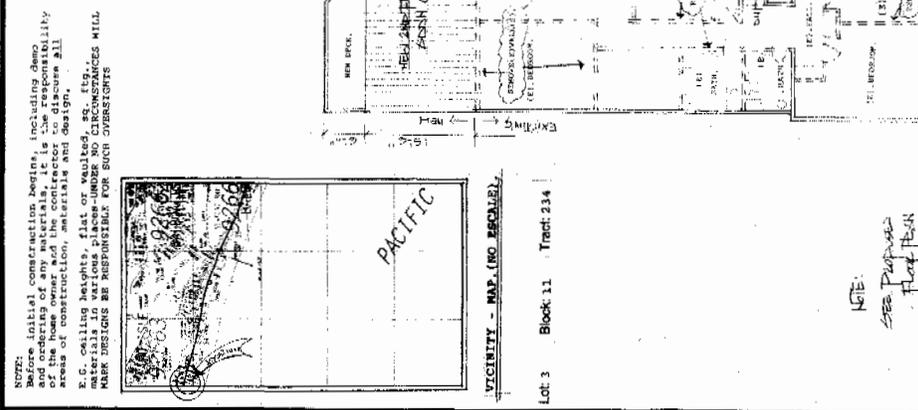
Lot Area	5,744
Building Area	3,214
Garage Addition	1,000
Change Addition	1,000
Removal (permitted)	2,000
Removal (not permitted)	2,000

PERMITS REQUIRED

- DEMOLITION
- CONSTRUCTION
- REMODEL
- ADDITION
- REMOVE
- REMOVED

DATE 12-07-09

SCALE 1/8" = 1'-0"



MARK DESIGNS

2015 AVILA MISSION BLVD., CA 92092
 PH (949) 829-0262
 NEW PORT BEACH, CA 92661
 TEL: (949) 566-9272

PROJECT JACK AVAKIAN RESIDENCE
 1106 W. OCEAN AVE.
 NEW PORT BEACH, CA 92661

DATE 12-07-09

SCALE 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMITS

NOTE: High Efficiency Energy Rating (HERS) Index to be provided as a submittal. Provide a submittal for fluorescent light fixtures.

PLEASE NOTE: Both Architectural Committee And/or Planning Dept.

ELECTRICAL LEGEND

- SWITCH
- RECEPT
- ELECTRICAL OUTLET
- SMOKE DETECTOR
- 2-WIRE W/ GROUND
- 3-WIRE W/ GROUND
- 4-WIRE W/ GROUND
- 5-WIRE W/ GROUND
- 6-WIRE W/ GROUND
- 7-WIRE W/ GROUND
- 8-WIRE W/ GROUND
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- 27-WIRE W/ GROUND
- 28-WIRE W/ GROUND
- 29-WIRE W/ GROUND
- 30-WIRE W/ GROUND

EXISTING FIRST FLOOR PLAN - 1/8"

EXISTING SECOND FLOOR PLAN - 1/8"

REMODEL LEGEND

- EXISTING WALL
- ADDITION WALL
- REMOVE WALL
- REMOVED AREA

NOTE: SEE PERMITS FOR FLOOR PLAN. SEE SHEET 3-M.

NOTE: NEW FOOTPRINT AS SHOWN. EXISTING FOOTPRINT (SEE) 1/8" = 1'-0".

NOTE: NEW ROOF-DECK AS SHOWN. SEE SHEET 3-M.

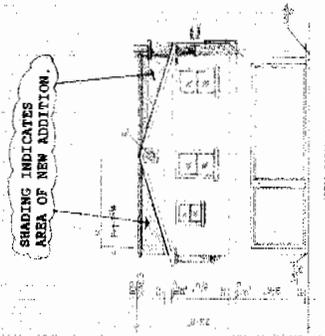
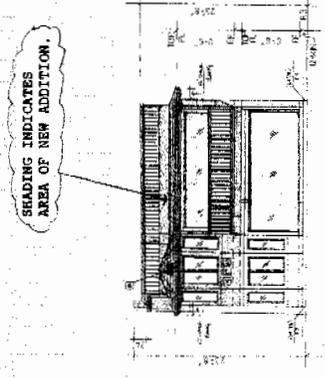
UNDER NO CIRCUMSTANCES WILL MARK DESIGNS BE RESPONSIBLE FOR VERIFICATION OF PROPERTY LINE SETBACKS.

UNDER NO CIRCUMSTANCES WILL MARK DESIGNS BE RESPONSIBLE FOR VERIFICATION OF PROPERTY LINE SETBACKS.

COASTAL COMMISSION

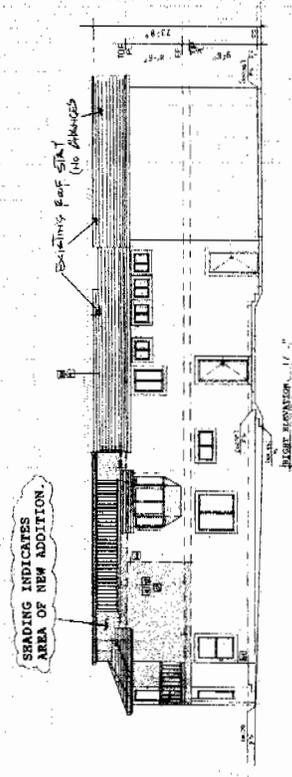
EXHIBIT # A
PAGE 1 OF 1

MARK
DESIGNS
2171 BILBA
MISSION HILLS, CA 91030
TEL: (949) 566-9272
1106 W. OCEAN AVE.
NEWPORT BEACH, CA 92661
TEL: (949) 566-9272
JACK AVAKIAN RESIDENCE
SCOPE OF WORK
EXHIBIT (ONLY) 1/2" = 1'

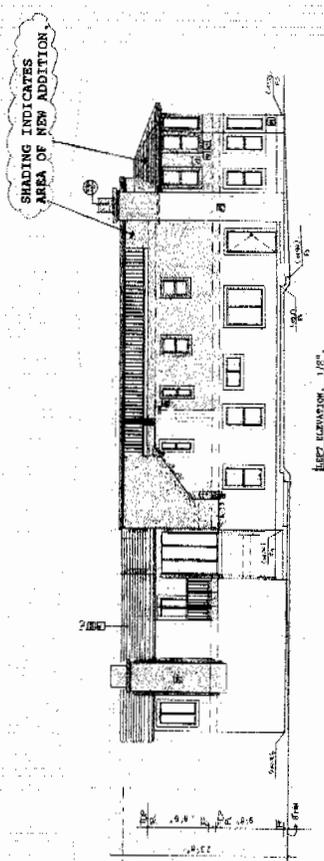


LOOK EASTWARD - 1/8" = 1'

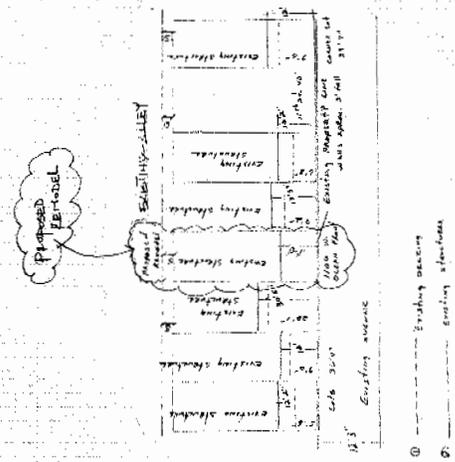
LOOK WESTWARD - 1/8" = 1'



LOOK WESTWARD - 1/8" = 1'

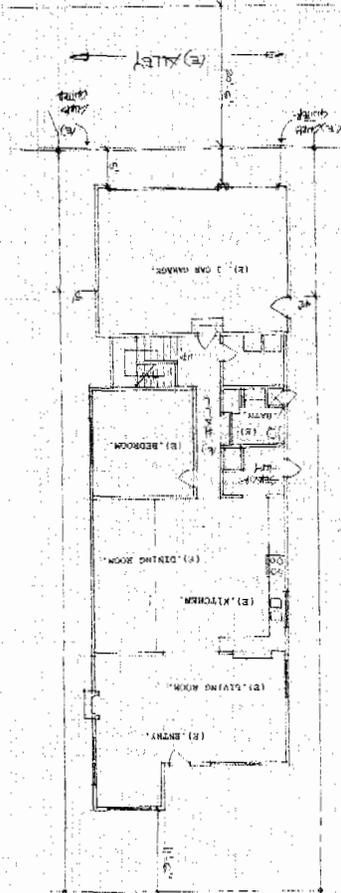


LOOK EASTWARD - 1/8" = 1'

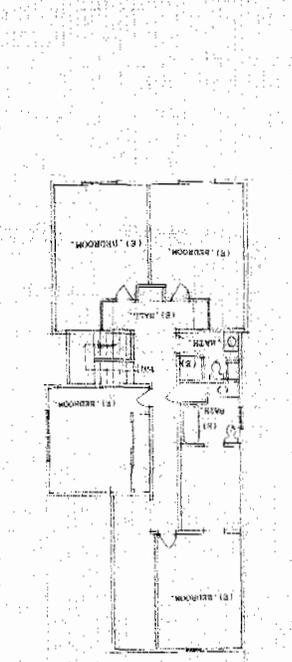


- ① Existing structure
- ② Existing driveway

EXISTING
FIRST FLOOR PLAN, 1/8"



EXISTING
SECOND FLOOR PLAN, 1/8"

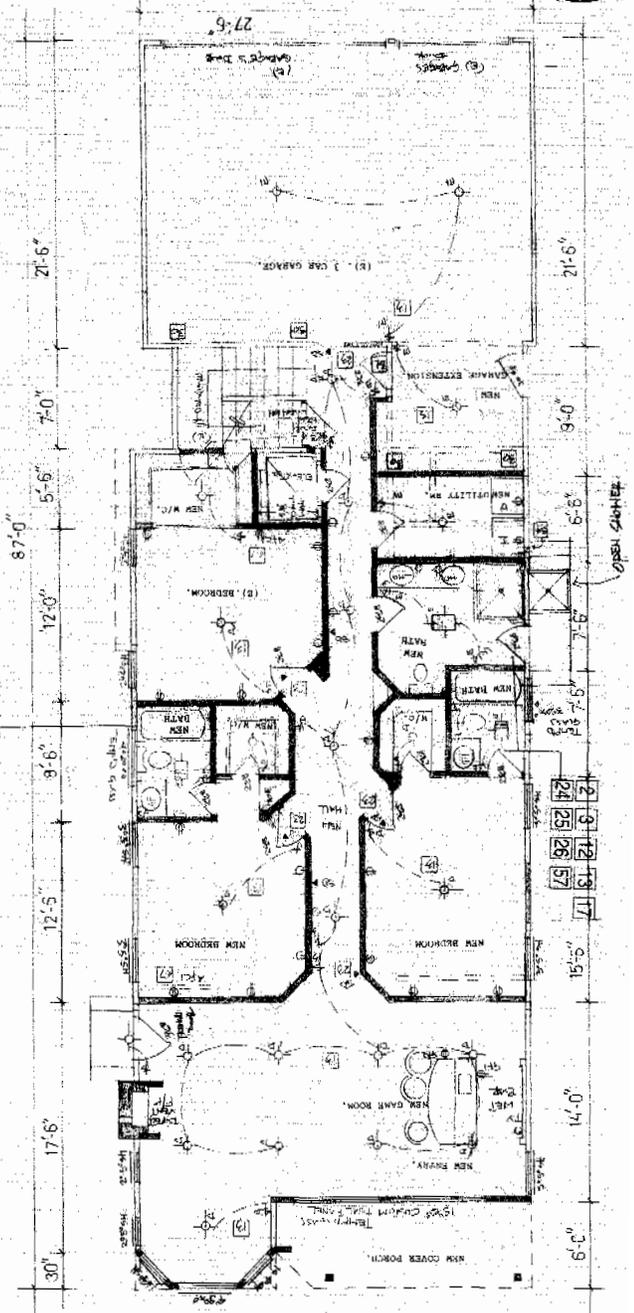


REVISION LEGEND

ADDED WALL	REMOVE WALL
ADDED FLOOR	REMOVE FLOOR
ADDED CEILING	REMOVE CEILING
ADDED ROOF	REMOVE ROOF
ADDED DOOR	REMOVE DOOR
ADDED WINDOW	REMOVE WINDOW
ADDED STAIR	REMOVE STAIR
ADDED BALCONY	REMOVE BALCONY
ADDED PORCH	REMOVE PORCH
ADDED DRIVEWAY	REMOVE DRIVEWAY
ADDED GARAGE	REMOVE GARAGE
ADDED PATIO	REMOVE PATIO
ADDED DECK	REMOVE DECK
ADDED FENCE	REMOVE FENCE
ADDED SIGN	REMOVE SIGN
ADDED LIGHT	REMOVE LIGHT
ADDED PLANT	REMOVE PLANT
ADDED FURNITURE	REMOVE FURNITURE
ADDED APPLIANCE	REMOVE APPLIANCE
ADDED FIXTURE	REMOVE FIXTURE
ADDED FINISH	REMOVE FINISH
ADDED MATERIAL	REMOVE MATERIAL
ADDED COLOR	REMOVE COLOR
ADDED TEXTURE	REMOVE TEXTURE
ADDED PATTERN	REMOVE PATTERN
ADDED SHADE	REMOVE SHADE
ADDED GLASS	REMOVE GLASS
ADDED METAL	REMOVE METAL
ADDED WOOD	REMOVE WOOD
ADDED STONE	REMOVE STONE
ADDED BRICK	REMOVE BRICK
ADDED TILE	REMOVE TILE
ADDED CARPET	REMOVE CARPET
ADDED PAINT	REMOVE PAINT
ADDED STAIN	REMOVE STAIN
ADDED MARK	REMOVE MARK
ADDED LINE	REMOVE LINE
ADDED CURVE	REMOVE CURVE
ADDED ANGLE	REMOVE ANGLE
ADDED RADIUS	REMOVE RADIUS
ADDED DIAMETER	REMOVE DIAMETER
ADDED CIRCUMFERENCE	REMOVE CIRCUMFERENCE
ADDED AREA	REMOVE AREA
ADDED VOLUME	REMOVE VOLUME
ADDED MASS	REMOVE MASS
ADDED WEIGHT	REMOVE WEIGHT
ADDED FORCE	REMOVE FORCE
ADDED ENERGY	REMOVE ENERGY
ADDED POWER	REMOVE POWER
ADDED CURRENT	REMOVE CURRENT
ADDED VOLTAGE	REMOVE VOLTAGE
ADDED RESISTANCE	REMOVE RESISTANCE
ADDED CAPACITANCE	REMOVE CAPACITANCE
ADDED INDUCTANCE	REMOVE INDUCTANCE
ADDED FREQUENCY	REMOVE FREQUENCY
ADDED PERIOD	REMOVE PERIOD
ADDED WAVELENGTH	REMOVE WAVELENGTH
ADDED VELOCITY	REMOVE VELOCITY
ADDED ACCELERATION	REMOVE ACCELERATION
ADDED VELOCITY	REMOVE VELOCITY
ADDED ACCELERATION	REMOVE ACCELERATION
ADDED VELOCITY	REMOVE VELOCITY
ADDED ACCELERATION	REMOVE ACCELERATION

3	12	13	17
24	25	26	57

NEW PROPOSED FIRST FLOOR PLAN



MARK
ARCHITECTS
1106 N. OCEAN AVE.
NEWPORT BEACH, CA. 92661
TEL: 1949 566-9272

- 1 - EXISTING FIRST & SECOND FLOOR PLAN - 1/8"
- 2 - NEW PROPOSED FIRST FLOOR PLAN - 1/8"



3

