

CALIFORNIA COASTAL COMMISSION

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

TU 4b

Filed: August 11, 2003
49th Day: September 29, 2003
180th Day: February 7, 2004
Staff: FSY-LB FSY
Staff Report: September 18, 2003
Hearing Date: October 7-10, 2003
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-03-178

RECORD PACKET COPY

APPLICANTS: WMC Investments**AGENT:** Robert A. Sinclair; Sinclair Associates Architects, Inc.**PROJECT LOCATION:** 4409 Seashore Drive, City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Demolition of an existing duplex and construction of a new ocean-fronting 3,020 square foot two-story single-family residence with an attached 486 square foot two-car garage. Grading will consist of 70 cubic yards of cut and export outside of the coastal zone

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-In-Concept (No. 0782-2003) dated April 23, 2003.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing demolition and construction of a new beach fronting single-family residence. The major issue of this staff report concerns beachfront development that could be affected by flooding during strong storm events.

Staff is recommending **APPROVAL** of the proposed project with **five (5) 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; and **5)** a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits: 5-03-099 (Rudloff), 5-02-401 (Dwyer), 5-02-382 (Layton), 5-02-339 (Thompson), 5-02-165 (Herbst), 5-01-401 (Collins), 5-95-060 (Rewers), 5-82-242 (Rewers and Pollinger); City of Newport Beach certified Land Use Plan, Letter from Commission Staff to Robert Sinclair dated May 20, 2003; Letter and attachments from Robert Sinclair to Commission Staff dated July 8, 2003; Letter from Commission Staff to Robert Sinclair dated August 7, 2003; Letter and attachments from Robert Sinclair to Commission Staff dated August 11, 2003; Letter and attachments from Robert Sinclair to Commission Staff dated August 28, 2003; *Geotechnical Investigation for New Residence at 4409 Seashore Drive, Newport Beach, CA (W.O. 217703)*, by Coast Geotechnical dated March 17, 2003; and *Wave Runup & Coastal Hazard Study for 4409 Seashore Drive, Newport Beach, CA* prepared by Skelly Engineering dated September 2003.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Site
 4. Floor Plans
 5. Roof Plan
 6. Elevations
 7. Grading/Drainage Plan
-

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

- A. By acceptance of this permit, the applicant acknowledge and agrees (i) that the site may be subject to hazards from flooding and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

2. No Future Shoreline Protective Device

- A(1). By acceptance of this Permit, the applicant agrees, on behalf of itself 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. 5-03-178 including, but not limited to, the residence, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- A(2). By acceptance of this Permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the landowner shall remove the development authorized by this permit, including the house, 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 landowner 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**

- A. This permit is only for the development described in Coastal Development Permit No. 5-03-178. 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. 5-03-178. 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. 5-03-099 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. **Drainage and Run-Off Control Plan**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, 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 permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. **Deed Restriction**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner has 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, DESCRIPTION AND PROJECT HISTORY

1. Project Location and Description

The subject site is located at 4409 Seashore Drive within the City of Newport Beach, Orange County (Exhibits #1-2). 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 200 feet wide between the subject property and the mean high tide line. Due to its location, by the ocean, the project site may be potentially exposed to wave uprush, flooding and erosion hazards particularly during a severe storm event.

The project site is located north of the portion of Oceanfront fronted by the City's paved beachfront public lateral accessway (boardwalk). The proposed development is located in an area where a 10-foot encroachment onto the City of Newport Beach Oceanfront public right-of-way on the seaward side of the home is allowed; however, the proposed project does not include any construction to take place within the 10-foot encroachment area and no development currently exists there. If the applicant decides to implement encroachments consistent with the City of Newport Beach's Land Use Plan (LUP), an amendment or new coastal development permit would be required. The Commission has found through previous permit actions in this area that the City's setback is acceptable for maintaining public access. The proposed project is consistent with the City's 5 foot required setback from the seaward property line. Vertical public access to this beach is available approximately 30 feet to the north from the project site at the 45th Street, street end and approximately 120 feet to the south from the project site at the 44th Street, street end (Exhibit #2).

The applicant is proposing demolition of an existing two-story duplex and construction of a new approximately 27'-2" above finished grade, 3,020 square foot two-story single-family residence with an attached 486 square foot two-car garage (Exhibits #3-6). In addition, the project consists of a 131 square foot 2nd floor deck and construction of a 2' high rear yard property line wall (Exhibits #3-6). Grading will consist of 70 cubic yards of cut and export outside of the coastal zone.

The applicant is proposing water quality improvements as part of the proposed project, including the direction of roof runoff and surface runoff to drainage pits on the project site (Exhibit #7).

2. Prior Commission Actions at Subject Site

On May 13, 1982, the Commission approved Coastal Development Permit 5-82-242 (Rewers and Pollinger) for an interior remodel and a first and second story addition to a two-story triplex to convert to a duplex use. The completed project would be two-story duplex and consist of 3,200 square feet with one two-bedroom unit, one three-bedroom unit, and an attached two-car garage. No Special Conditions were imposed.

On May 10, 1995, the Commission approved Coastal Development Permit 5-95-060 (Rewers) for conversion of an existing two-unit residential duplex with an attached two-car garage into two condominium units (no change in the number of units). A Future Improvements/Parking/Encroachment Special Condition was imposed on the project.

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 runoff 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 runoff 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 runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff 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

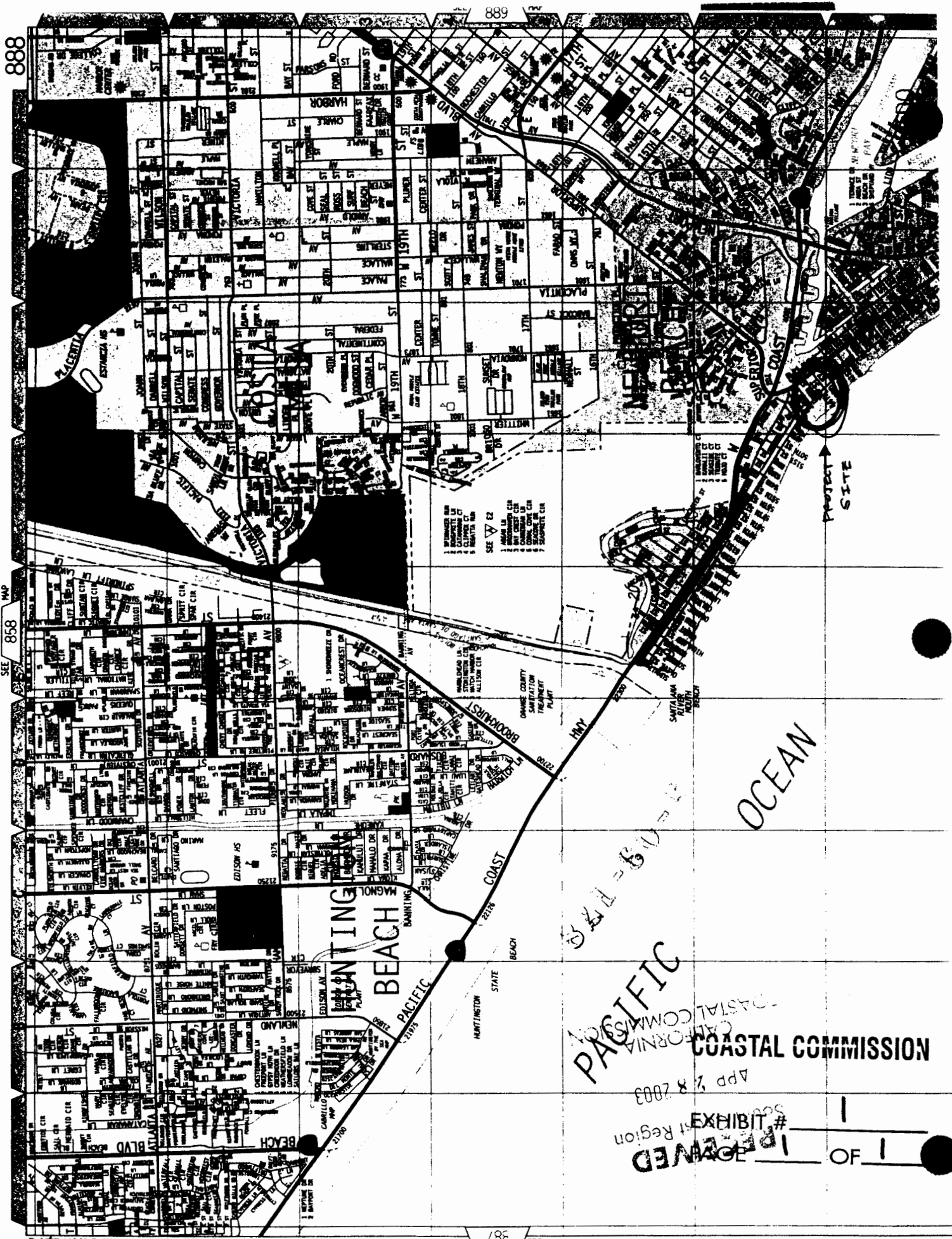
the Property. Thus, as conditioned, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on January 9 1990. 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 an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.



(BAY AVE.)

BALBOA

(BAY AVENUE) BOULEVARD

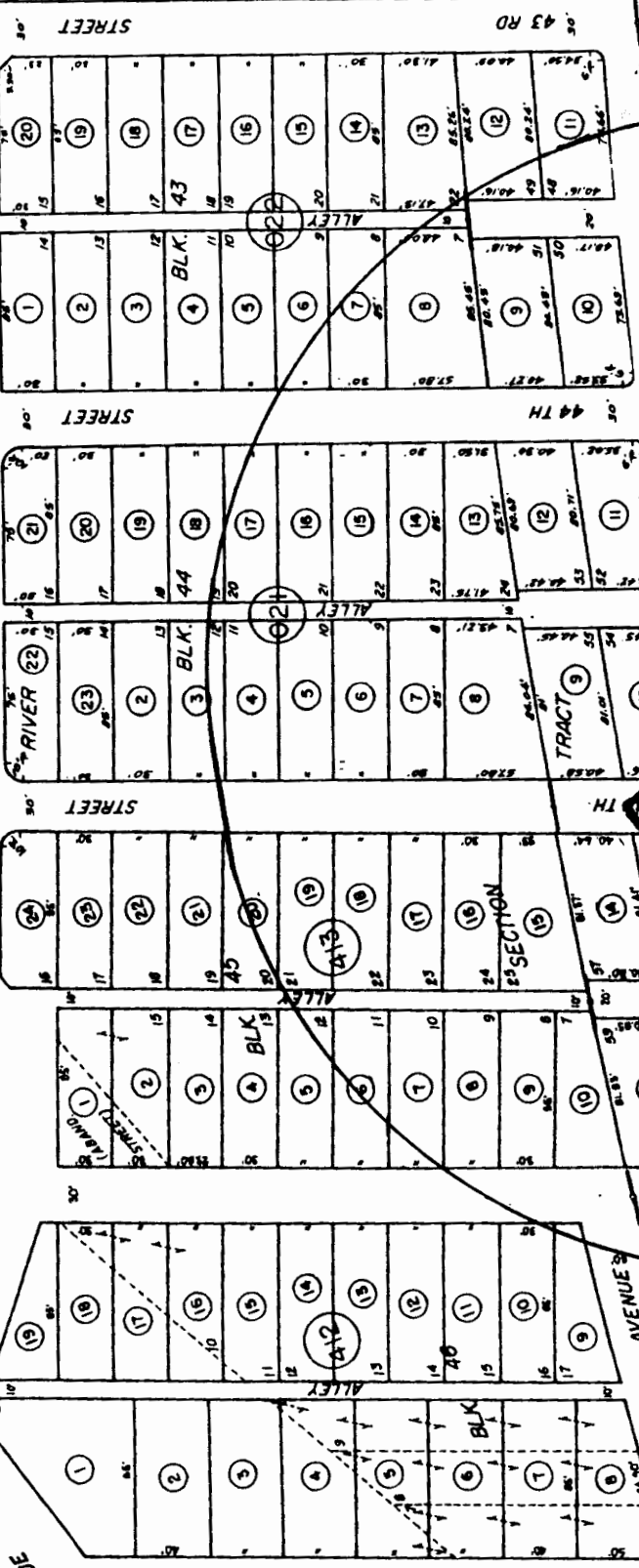
BALBOA

AVENUE

S. R. IOW.
N. LINE WEST TIER 2500'

STREET

RECORD OF SURVEY
32-50
BLK. 47-50
R. 5



PIQ 101

PROJECT SITE

BLK. 44

BLK. 45

BLK. 46

BLK. 47

BLK. 48

BLK. 49

BLK. 50

BLK. 51

BLK. 52

BLK. 53

BLK. 54

BLK. 55

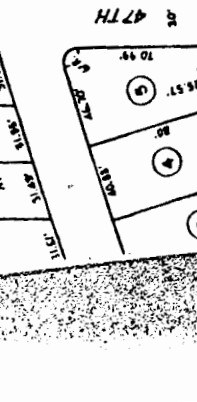
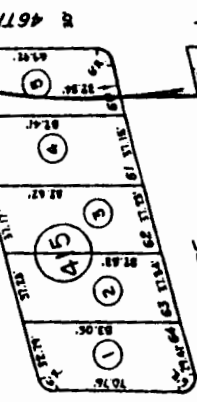
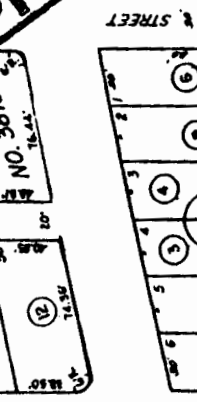
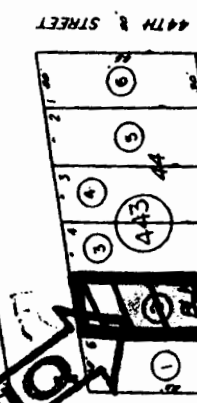
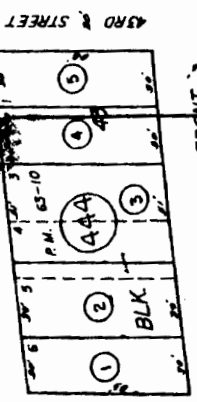
BLK. 56

BLK. 57

BLK. 58

BLK. 59

BLK. 60



COASTAL COMMISSION

EXHIBIT # 2

PAGE 1 OF 1

ASSESSOR'S MAP

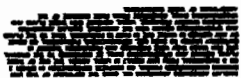
BOOK 42A PAGE 44

DATE 11-1-1968

BY [Signature]

FOR [Signature]

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Commission at Newport Beach, California, this 1st day of November, 1968.

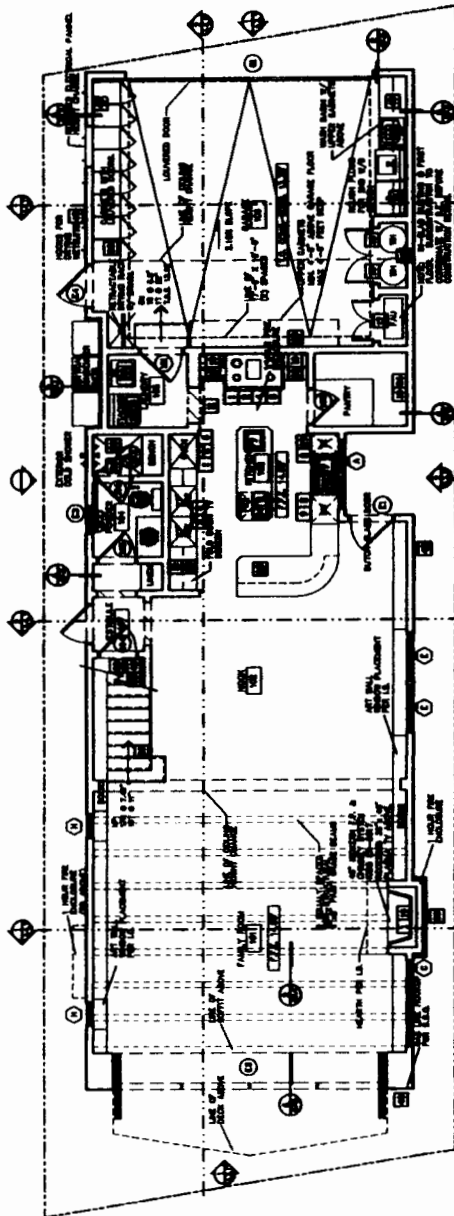


SINCLAIR ASSOCIATES ARCHITECTS
AIA INC.

CLOSE RESIDENCE
SINCLAIR ASSOCIATES ARCHITECTS

FIRST FLOOR
KEY PLAN

A-21



COASTAL COMMISSION

EXHIBIT # 4
PAGE 1 OF 2

FIRST FLOOR KEY PLAN

LEGEND

1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING PATIO
5. EXISTING PORCH
6. EXISTING DRIVEWAY
7. EXISTING CARPORT
8. EXISTING STAIRS
9. EXISTING BATH
10. EXISTING KITCHEN
11. EXISTING DINING
12. EXISTING LIVING

1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING PATIO
5. EXISTING PORCH
6. EXISTING DRIVEWAY
7. EXISTING CARPORT
8. EXISTING STAIRS
9. EXISTING BATH
10. EXISTING KITCHEN
11. EXISTING DINING
12. EXISTING LIVING

1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING PATIO
5. EXISTING PORCH
6. EXISTING DRIVEWAY
7. EXISTING CARPORT
8. EXISTING STAIRS
9. EXISTING BATH
10. EXISTING KITCHEN
11. EXISTING DINING
12. EXISTING LIVING

1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING PATIO
5. EXISTING PORCH
6. EXISTING DRIVEWAY
7. EXISTING CARPORT
8. EXISTING STAIRS
9. EXISTING BATH
10. EXISTING KITCHEN
11. EXISTING DINING
12. EXISTING LIVING

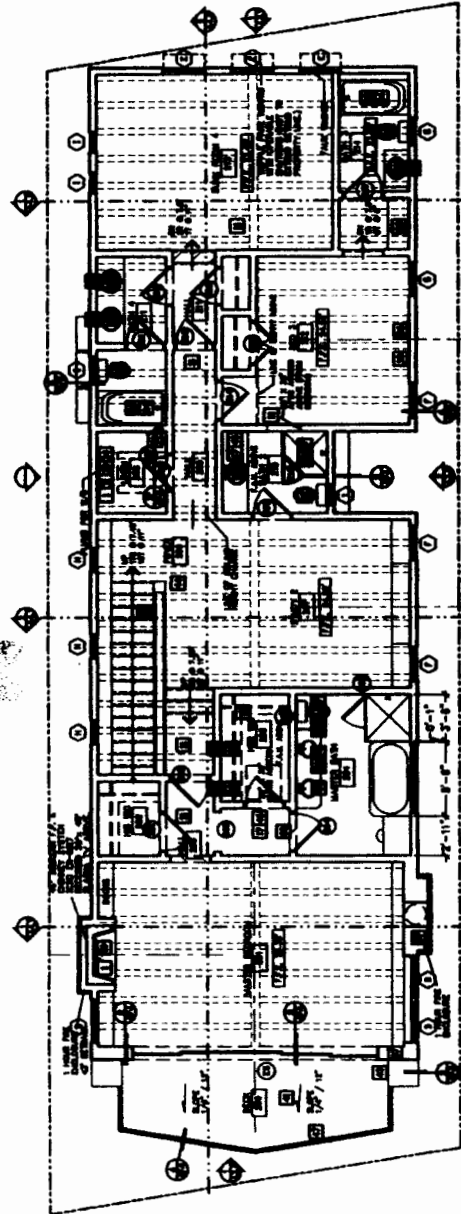
1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING PATIO
5. EXISTING PORCH
6. EXISTING DRIVEWAY
7. EXISTING CARPORT
8. EXISTING STAIRS
9. EXISTING BATH
10. EXISTING KITCHEN
11. EXISTING DINING
12. EXISTING LIVING

1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING PATIO
5. EXISTING PORCH
6. EXISTING DRIVEWAY
7. EXISTING CARPORT
8. EXISTING STAIRS
9. EXISTING BATH
10. EXISTING KITCHEN
11. EXISTING DINING
12. EXISTING LIVING

FLOOR PLAN NOTES

1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING PATIO
5. EXISTING PORCH
6. EXISTING DRIVEWAY
7. EXISTING CARPORT
8. EXISTING STAIRS
9. EXISTING BATH
10. EXISTING KITCHEN
11. EXISTING DINING
12. EXISTING LIVING

5













COASTAL COMMISS

EXHIBIT # 4
PAGE 2 OF 2

SECOND FLOOR KEY PLAN

FLOOR FINISHES

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |

[illegible][illegible][illegible]

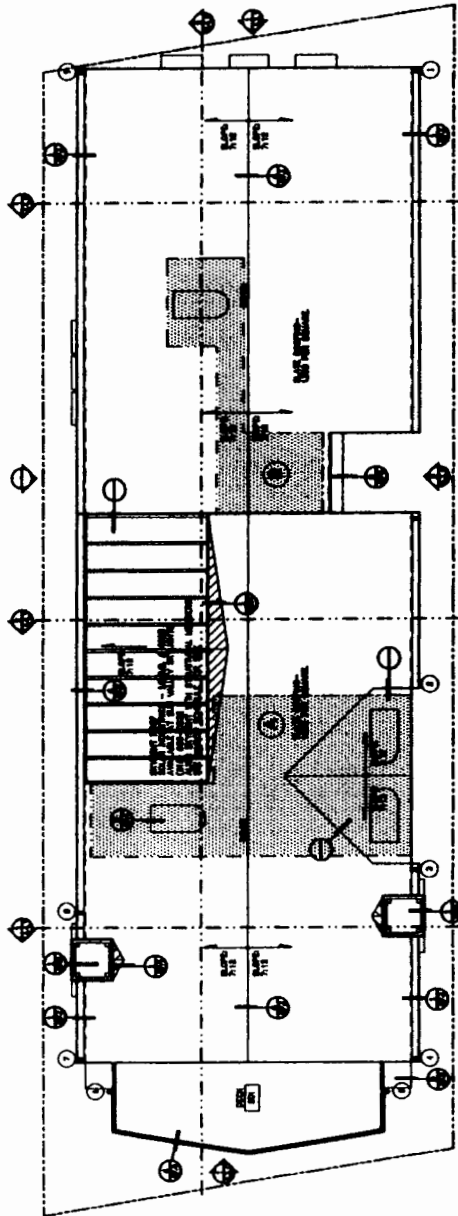


SINCLAIR ASSOCIATES ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303-733-1111
 FAX: 303-733-1112

CLOSE RESIDENCE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303-733-1111
 FAX: 303-733-1112

ROOF PLAN

A-25



ROOF PLAN
 1/4"

| ATTIC VENTING | | | |
|----------------|---------------------|----------------|---------------------|
| VENT TYPE | VENT AREA (SQ. FT.) | VENT TYPE | VENT AREA (SQ. FT.) |
| (A) Ridge Vent | 100 | (B) Ridge Vent | 100 |
| (C) Ridge Vent | 100 | (D) Ridge Vent | 100 |
| (E) Ridge Vent | 100 | (F) Ridge Vent | 100 |

NOTES:
 1. SEE PLAN FOR VENT LOCATIONS.
 2. SEE PLAN FOR VENT SIZES.
 3. SEE PLAN FOR VENT TYPES.
 4. SEE PLAN FOR VENT AREAS.

LEGEND:
 (A) Ridge Vent
 (B) Ridge Vent
 (C) Ridge Vent
 (D) Ridge Vent
 (E) Ridge Vent
 (F) Ridge Vent

GENERAL ROOF NOTES:
 1. SEE PLAN FOR ROOF TYPE.
 2. SEE PLAN FOR ROOF SLOPE.
 3. SEE PLAN FOR ROOF DRAINAGE.
 4. SEE PLAN FOR ROOF VENTILATION.

GENERAL ROOF NOTES:
 1. SEE PLAN FOR ROOF TYPE.
 2. SEE PLAN FOR ROOF SLOPE.
 3. SEE PLAN FOR ROOF DRAINAGE.
 4. SEE PLAN FOR ROOF VENTILATION.

GENERAL ROOF NOTES:
 1. SEE PLAN FOR ROOF TYPE.
 2. SEE PLAN FOR ROOF SLOPE.
 3. SEE PLAN FOR ROOF DRAINAGE.
 4. SEE PLAN FOR ROOF VENTILATION.

GENERAL ROOF NOTES:
 1. SEE PLAN FOR ROOF TYPE.
 2. SEE PLAN FOR ROOF SLOPE.
 3. SEE PLAN FOR ROOF DRAINAGE.
 4. SEE PLAN FOR ROOF VENTILATION.

COASTAL COMMISSION

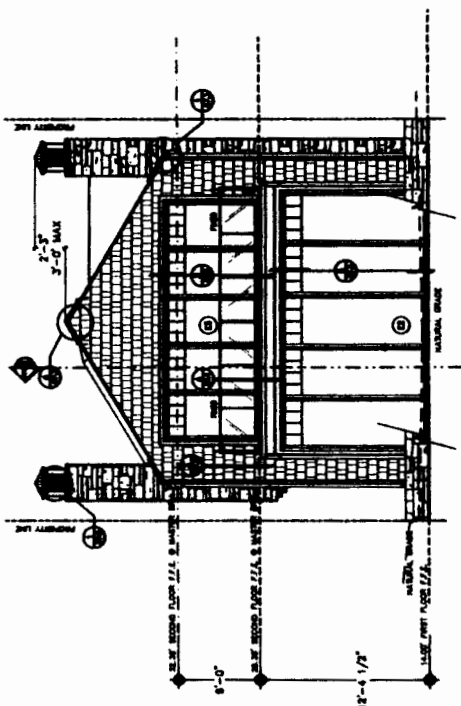
EXHIBIT # S
 PAGE 1 OF 1

FINISH NOTES

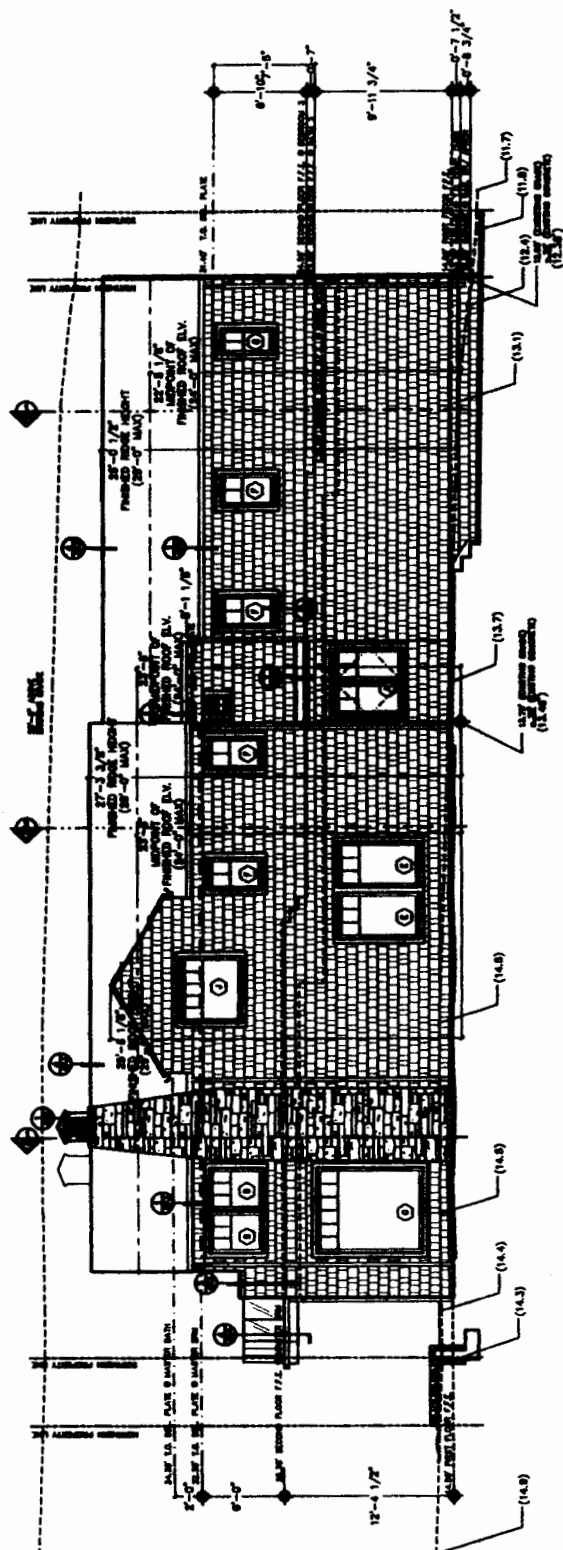
FINISH NOTES

EXTERIOR ELEVATION NOTES

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]
11. [REDACTED]
12. [REDACTED]
13. [REDACTED]
14. [REDACTED]
15. [REDACTED]
16. [REDACTED]
17. [REDACTED]
18. [REDACTED]
19. [REDACTED]
20. [REDACTED]
21. [REDACTED]
22. [REDACTED]
23. [REDACTED]
24. [REDACTED]
25. [REDACTED]
26. [REDACTED]
27. [REDACTED]
28. [REDACTED]
29. [REDACTED]
30. [REDACTED]
31. [REDACTED]
32. [REDACTED]
33. [REDACTED]
34. [REDACTED]
35. [REDACTED]
36. [REDACTED]
37. [REDACTED]
38. [REDACTED]
39. [REDACTED]
40. [REDACTED]
41. [REDACTED]
42. [REDACTED]
43. [REDACTED]
44. [REDACTED]
45. [REDACTED]
46. [REDACTED]
47. [REDACTED]
48. [REDACTED]
49. [REDACTED]
50. [REDACTED]
51. [REDACTED]
52. [REDACTED]
53. [REDACTED]
54. [REDACTED]
55. [REDACTED]
56. [REDACTED]
57. [REDACTED]
58. [REDACTED]
59. [REDACTED]
60. [REDACTED]
61. [REDACTED]
62. [REDACTED]
63. [REDACTED]
64. [REDACTED]
65. [REDACTED]
66. [REDACTED]
67. [REDACTED]
68. [REDACTED]
69. [REDACTED]
70. [REDACTED]
71. [REDACTED]
72. [REDACTED]
73. [REDACTED]
74. [REDACTED]
75. [REDACTED]
76. [REDACTED]
77. [REDACTED]
78. [REDACTED]
79. [REDACTED]
80. [REDACTED]
81. [REDACTED]
82. [REDACTED]
83. [REDACTED]
84. [REDACTED]
85. [REDACTED]
86. [REDACTED]
87. [REDACTED]
88. [REDACTED]
89. [REDACTED]
90. [REDACTED]
91. [REDACTED]
92. [REDACTED]
93. [REDACTED]
94. [REDACTED]
95. [REDACTED]
96. [REDACTED]
97. [REDACTED]
98. [REDACTED]
99. [REDACTED]
100. [REDACTED]



PROPOSED BEACH ELEVATION



PROPOSED SOUTH ELEVATION

COASTAL COMMISSION

EXHIBIT # 6
PAGE 1 OF 2

1. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 4. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 5. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 6. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 8. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 9. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 10. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 12. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 13. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 14. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 16. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 17. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 18. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 20. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 21. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 22. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 23. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 24. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 25. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 26. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 27. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 28. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 29. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 30. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 31. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 32. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 33. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 34. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 35. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 36. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 37. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 38. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 39. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 40. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 41. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 42. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 43. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 44. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 45. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 46. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 47. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 48. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 49. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 50. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 51. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 52. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 53. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 54. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 55. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 56. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 57. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 58. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 59. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 60. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 61. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 62. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 63. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 64. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 65. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 66. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 67. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 68. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 69. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 70. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 71. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 72. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 73. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 74. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 75. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 76. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 77. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 78. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 79. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 80. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 81. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 82. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 83. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 84. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 85. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 86. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 87. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 88. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 89. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 90. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 91. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 92. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 93. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 94. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 95. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 96. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.
 97. ALL FINISHES TO BE AS SHOWN ON THESE PLANS.
 98. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 99. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 100. ALL DIMENSIONS TO BE GIVEN IN FEET AND INCHES.

SINGULAR ASSOCIATES ARCHITECTS
 AIA, INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.SINGULARARCHITECTS.COM

CLOSE RESIDENCE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.SINGULARARCHITECTS.COM

ELEVATIONS

A-31
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"
 1/32" = 1'-0"
 1/64" = 1'-0"
 1/128" = 1'-0"
 1/256" = 1'-0"
 1/512" = 1'-0"
 1/1024" = 1'-0"
 1/2048" = 1'-0"
 1/4096" = 1'-0"
 1/8192" = 1'-0"
 1/16384" = 1'-0"
 1/32768" = 1'-0"
 1/65536" = 1'-0"
 1/131072" = 1'-0"
 1/262144" = 1'-0"
 1/524288" = 1'-0"
 1/1048576" = 1'-0"
 1/2097152" = 1'-0"
 1/4194304" = 1'-0"
 1/8388608" = 1'-0"
 1/16777216" = 1'-0"
 1/33554432" = 1'-0"
 1/67108864" = 1'-0"
 1/134217728" = 1'-0"
 1/268435456" = 1'-0"
 1/536870912" = 1'-0"
 1/1073741824" = 1'-0"
 1/2147483648" = 1'-0"
 1/4294967296" = 1'-0"
 1/8589934592" = 1'-0"
 1/17179869184" = 1'-0"
 1/34359738368" = 1'-0"
 1/68719476736" = 1'-0"
 1/137438953472" = 1'-0"
 1/274877906944" = 1'-0"
 1/549755813888" = 1'-0"
 1/1099511627776" = 1'-0"
 1/2199023255552" = 1'-0"
 1/4398046511104" = 1'-0"
 1/8796093022208" = 1'-0"
 1/17592186044416" = 1'-0"
 1/35184372088832" = 1'-0"
 1/70368744177664" = 1'-0"
 1/140737488355328" = 1'-0"
 1/281474976710656" = 1'-0"
 1/562949953421312" = 1'-0"
 1/1125899906842624" = 1'-0"
 1/2251799813685248" = 1'-0"
 1/4503599627370496" = 1'-0"
 1/9007199254740992" = 1'-0"
 1/18014398509481984" = 1'-0"
 1/36028797018963968" = 1'-0"
 1/72057594037927936" = 1'-0"
 1/144115188075855872" = 1'-0"
 1/288230376151711744" = 1'-0"
 1/576460752303423488" = 1'-0"
 1/1152921504606846976" = 1'-0"
 1/2305843009213693952" = 1'-0"
 1/4611686018427387904" = 1'-0"
 1/9223372036854775808" = 1'-0"
 1/18446744073709551616" = 1'-0"
 1/36893488147419103232" = 1'-0"
 1/73786976294838206464" = 1'-0"
 1/147573952589676412928" = 1'-0"
 1/295147905179352825856" = 1'-0"
 1/590295810358705651712" = 1'-0"
 1/1180591620717411303424" = 1'-0"
 1/2361183241434822606848" = 1'-0"
 1/4722366482869645213696" = 1'-0"
 1/9444732965739290427392" = 1'-0"
 1/18889465931478580854784" = 1'-0"
 1/37778931862957161709568" = 1'-0"
 1/75557863725914323419136" = 1'-0"
 1/151115727451828646838272" = 1'-0"
 1/302231454903657293676544" = 1'-0"
 1/604462909807314587353088" = 1'-0"
 1/1208925819614629174706176" = 1'-0"
 1/2417851639229258349412352" = 1'-0"
 1/4835703278458516698824704" = 1'-0"
 1/9671406556917033397649408" = 1'-0"
 1/19342813113834066795298816" = 1'-0"
 1/38685626227668133590597632" = 1'-0"
 1/77371252455336267181195264" = 1'-0"
 1/154742504910672534362390528" = 1'-0"
 1/309485009821345068724781056" = 1'-0"
 1/618970019642690137449562112" = 1'-0"
 1/1237940039285380274899124224" = 1'-0"
 1/2475880078570760549798248448" = 1'-0"
 1/4951760157141521099596496896" = 1'-0"
 1/9903520314283042199192993792" = 1'-0"
 1/19807040628566084398385987584" = 1'-0"
 1/39614081257132168796771975168" = 1'-0"
 1/79228162514264337593543950336" = 1'-0"
 1/158456325028528675187087900672" = 1'-0"
 1/316912650057057350374175801344" = 1'-0"
 1/633825300114114700748351602688" = 1'-0"
 1/1267650600228229401496703205376" = 1'-0"
 1/2535301200456458802993406410752" = 1'-0"
 1/5070602400912917605986812821504" = 1'-0"
 1/10141204801825835211973625643008" = 1'-0"
 1/20282409603651670423947251286016" = 1'-0"
 1/40564819207303340847894502572032" = 1'-0"
 1/81129638414606681695789005144064" = 1'-0"
 1/162259276829213363391578010288128" = 1'-0"
 1/324518553658426726783156020576256" = 1'-0"
 1/649037107316853453566312041152512" = 1'-0"
 1/1298074214633706907132624082305024" = 1'-0"
 1/2596148429267413814265248164610048" = 1'-0"
 1/5192296858534827628530496329220096" = 1'-0"
 1/10384593717069655257060992658440192" = 1'-0"
 1/20769187434139310514121985316880384" = 1'-0"
 1/41538374868278621028243970633760768" = 1'-0"
 1/83076749736557242056487941267521536" = 1'-0"
 1/166153499473114484112975882535043072" = 1'-0"
 1/332306998946228968225951765070086144" = 1'-0"
 1/664613997892457936451903530140172288" = 1'-0"
 1/1329227995784915872903807060280344576" = 1'-0"
 1/2658455991569831745807614120560689152" = 1'-0"
 1/5316911983139663491615228241121378304" = 1'-0"
 1/10633823966279326983230456482242756608" = 1'-0"
 1/21267647932558653966460912964485513216" = 1'-0"
 1/42535295865117307932921825928971026432" = 1'-0"
 1/85070591730234615865843651857942052864" = 1'-0"
 1/170141183460469231731687303715884105728" = 1'-0"
 1/340282366920938463463374607431768211456" = 1'-0"
 1/680564733841876926926749214863536422912" = 1'-0"
 1/1361129467683753853853498429727072845824" = 1'-0"
 1/2722258935367507707706996859454145691648" = 1'-0"
 1/5444517870735015415413993718908291383296" = 1'-0"
 1/10889035741470030830827987437816582766592" = 1'-0"
 1/21778071482940061661655974875633165533184" = 1'-0"
 1/43556142965880123323311949751266331066368" = 1'-0"
 1/87112285931760246646623899502532662132736" = 1'-0"
 1/174224571863520493293247799005065324265472" = 1'-0"
 1/348449143727040986586495598010130648530944" = 1'-0"
 1/696898287454081973172991196020261297061888" = 1'-0"
 1/1393796574908163946345982392040522594123776" = 1'-0"
 1/2787593149816327892691964784081045188247552" = 1'-0"
 1/5575186299632655785383929568162090376495104" = 1'-0"
 1/11150372599265311570767859136324180752990208" = 1'-0"
 1/22300745198530623141535718272648361505980416" = 1'-0"
 1/44601490397061246283071436545296723011960832" = 1'-0"
 1/89202980794122492566142873090593446023921664" = 1'-0"
 1/178405961588244985132285746181186892047843328" = 1'-0"
 1/356811923176489970264571492362373784095686656" = 1'-0"
 1/713623846352979940529142984724747568191373312" = 1'-0"
 1/1427247692705959881058285969449495136382746624" = 1'-0"
 1/2854495385411919762116571938898990272765493248" = 1'-0"
 1/5708990770823839524233143877797980545530986496" = 1'-0"
 1/11417981541647679048466287755595961091061972992" = 1'-0"
 1/22835963083295358096932575511191922182123945984" = 1'-0"
 1/45671926166590716193865151022383844364247891968" = 1'-0"
 1/91343852333181432387730302044767688728495783936" = 1'-0"
 1/182687704666362864775460604089535377456991567872" = 1'-0"
 1/365375409332725729550921208179070754913983135744" = 1'-0"
 1/730750818665451459101842416358141509827966271488" = 1'-0"
 1/1461501637330902918203684832716283019655932542976" = 1'-0"
 1/2923003274661805836407369665432566039311865085952" = 1'-0"
 1/5846006549323611672814739330865132078623730171904" = 1'-0"
 1/11692013098647223345629478661730264157247460343808" = 1'-0"
 1/23384026197294446691258957323460528314494920687616" = 1'-0"
 1/46768052394588893382517914646921056628989841375232" = 1'-0"
 1/93536104789177786765035829293842113257979682750464" = 1'-0"
 1/187072209578355573530071658587684226515959365500928" = 1'-0"
 1/374144419156711147060143317175368453031918731001856" = 1'-0"
 1/748288838313422294120286634350736906063837462003712" = 1'-0"
 1/1496577676626844588240573268701473812127674924007424" = 1'-0"
 1/2993155353253689176481146537402947624255349848014848" = 1'-0"
 1/5986310706507378352962293074805895248510699696029696" = 1'-0"
 1/11972621413014756705924586149611790497021399392059392" = 1'-0"
 1/23945242826029513411849172299223580994042798784118784" = 1'-0"
 1/47890485652059026823698344598447161988085597568237568" = 1'-0"
 1/95780971304118053647396689196894323976171195136475136" = 1'-0"
 1/191561942608236107294793378393788647952342390272950272" = 1'-0"
 1/383123885216472214589586756787577295904684780545900544" = 1'-0"
 1/766247770432944429179173513575154591809369561091801088" = 1'-0"
 1/1532495540865888858358347027150309183618739122183602176" = 1'-0"
 1/3064991081731777716716694054300618367237478244367204352" = 1'-0"
 1/6129982163463555433433388108601236734474956488734408704" = 1'-0"
 1/12259964326927110866866776217202473468949912977468817408" = 1'-0"
 1/24519928653854221733733552434404946937899825954937634816" = 1'-0"
 1/49039857307708443467467104868809893875799651909875269632" = 1'-0"
 1/98079714615416886934934209737619787751599303819750539264" = 1'-0"
 1/196159429230833773869868419475239575503198607639501078528" = 1'-0"
 1/392318858461667547739736838950479151006397215279002157056" = 1'-0"
 1/784637716923335095479473677900958302012794430558004314112" = 1'-0"
 1/1569275433846670190958947355801916604025588861116008628224" = 1'-0"
 1/3138550867693340381917894711603833208051177722232017256448" = 1'-0"
 1/6277101735386680763835789423207666416102355444464034512896" = 1'-0"
 1/12554203470773361527671578846415332832204710888928069025792" = 1'-0"
 1/25108406941546723055343157692830665664409421777856138051584" = 1'-0"
 1/50216813883093446110686315385661331328818843555712276103168" = 1'-0"
 1/100433627766186892221372631771322662657637687111424552206336" = 1'-0"
 1/200867255532373784442745263542645325315275374222849104412672" = 1'-0"
 1/401734511064747568885490527085290650630550748445698208825344" = 1'-0"
 1/803469022129495137770981054170581301261101496891396417650688" = 1'-0"
 1/1606938044258990275541962108341162602522202993782792835301376" = 1'-0"
 1/3213876088517980551083924216682325205044405987565585670602752" = 1'-0"
 1/6427752177035961102167848433364650410088811975131171341205504" = 1'-0"
 1/12855504354071922204335696866729300820177623950262342682411008" = 1'-0"
 1/25711008708143844408671393733458601640355247900524685364822016" = 1'-0"
 1/51422017416287688817342787466917203280710495801049370729644032" = 1'-0"
 1/102844034832575377634685574933834406561420991602098741459288064" = 1'-0"
 1/205688069665150755269371149867668813122841983204197482918576128" = 1'-0"
 1/411376139330301510538742299735337626245683966408394965837152256" = 1'-0"
 1/82275227866060302107748459947067525249136793281678

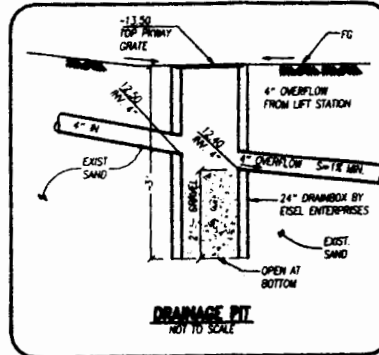
RECEIVED
South Coast Region

AUG 11 2003

CALIFORNIA
COASTAL COMMISSION

PRELIMINARY GRADING PLAN

LOT 5, BLOCK 44, 3rd. ADDITION TO NEWPORT TRACT
NEWPORT BEACH, CALIFORNIA

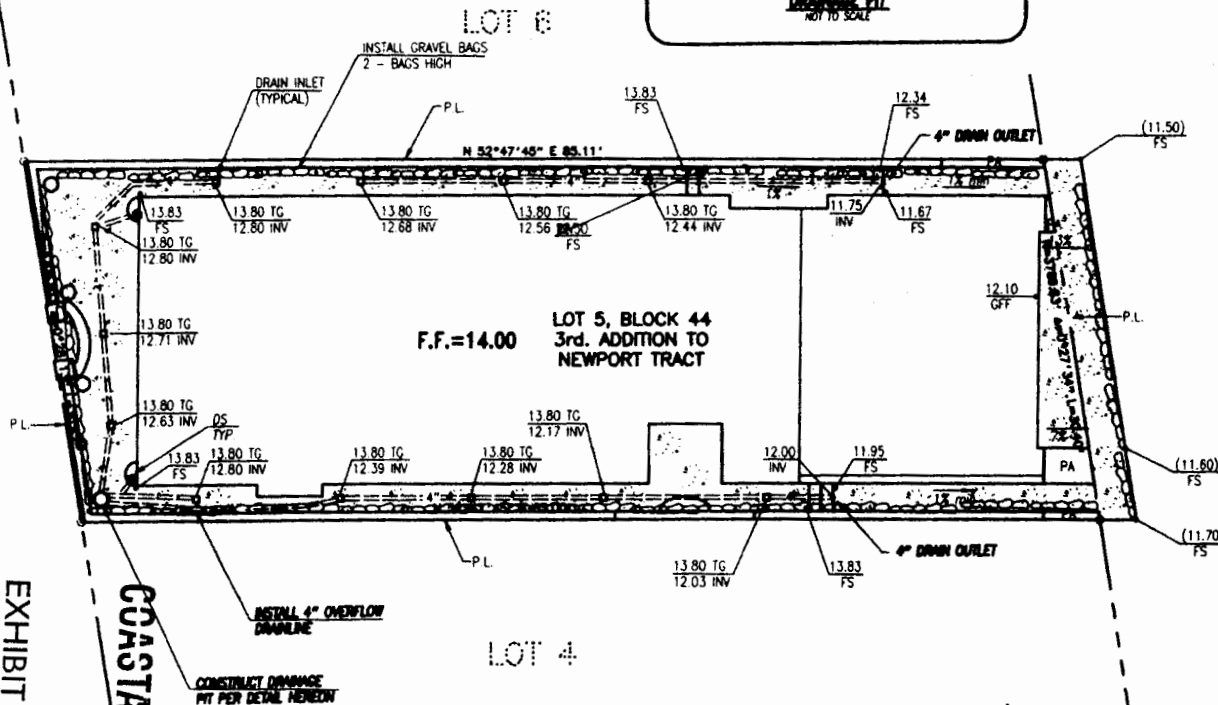


SCALE: 1"=10'



LEGEND

| | |
|--------|---------------------------------|
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| 100.00 | SPOT ELEVATION |
| | PROPOSED CONCRETE PAVING |
| ==4"== | PROPOSED STORM DRAIN |
| --- | PROP. SUBDRAIN |
| --- | FORCE MAIN |
| --- | DEEPEMED FOOTING |
| --- | PROPOSED BEARING/RETAINING WALL |
| --- | EXISTING SCREEN WALL |
| --- | PROPOSED SCREEN WALL |
| --- | PROPOSED RETAINING WALL |
| --- | PROPOSED PLANTER WALL |
| ●DS | DOWNSPOUTS |
| FF | PROPOSED FINISHED FLOOR |
| PAD | PROPOSED PAD ELEVATION |
| FS | PROPOSED FINISHED SURFACE |
| FG | PROPOSED FINISHED GROUND |
| TG | TOP OF GRATE |
| INV | INVERT OF PIPE |
| TC | TOP OF CURB |
| P.L. | PROPERTY LINE |
| TW | TOP OF WALL |
| TF | TOP OF FOOTING |
| TP | TOP OF PLASTER |
| DG | DECOMPOSED GRANITE |



WATER QUALITY MANAGEMENT PLAN

11288

EXHIBIT # 7
PAGE 1 OF 1

COASTAL COMMISSION