

CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 OceanGate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

TH 3a

Permit Application No. **5-03-275**

Date: November 20, 2003

Page 1 of 4



ADMINISTRATIVE PERMIT

APPLICANT: Gregory Pierson

AGENT: Anthony Massaro

PROJECT

DESCRIPTION:

Addition and remodel of an existing 1,980 square foot one-story, single-family residence with an attached 554 square foot two-car garage. The proposed project includes: 1) an addition of 556 square feet to the existing 1st floor, 2) a new 857 square foot 2nd floor and 3) an addition of 127 square feet to the existing garage. Post project the two-story single-family residence will be 3,393 square feet with an attached 681 square foot three-car garage. There will be less than 50 cubic yards of grading for recompaction purposes, which will balance on site.

PROJECT

LOCATION:

2112 Santiago Drive, City of Newport Beach (Orange County)

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Thursday, December 11, 2003

9 am

Hyatt Regency

5 Embarcadero Center

San Francisco, CA 94111

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Fernie J. Sy
Title: Coastal Program Analyst

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 term or 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.

SPECIAL CONDITIONS: None.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. PROJECT DESCRIPTION

The subject site is located at 2112 Santiago Drive within the City of Newport Beach, Orange County (Exhibits #1-2). The project is located between the first public road and the sea within an existing urban residential area and is a blufftop lot overlooking the Upper Newport Bay Ecological Reserve (UNBER), a wetland area managed by the California Department of Fish and game (CDF&G). The UNBER is one of 19 sensitive wetlands referenced in Section 30233 (c) of the Coastal Act, and contains habitat that qualifies as environmentally sensitive habitat area (ESHA). The UNBER also provides recreational amenities in the form of a bike trail and interpretive facilities on its East bank. The proposed project conforms to the City zoning setback requirements and is compatible with the character of the surrounding development.

East and West of the project site are existing single-family residences; to the North is a downhill graded slope and the Upper Newport Bay Ecological Reserve and to the South is Santiago Drive. The project site is virtually flat and has matching contours with the lots located to the West, East and South.

However, the Northerly property (UNBER), which is outside of the subject site, is at a lower elevation. Public access to the Upper Newport Bay Ecological Reserve is available approximately 27 feet East of the project site at the Constellation Drive street end.

The applicant is proposing the addition and remodel of an existing 1,980 square foot one-story, single-family residence with an attached 554 square foot two-car garage. The proposed project includes: 1) an addition of 556 square feet to the existing 1st floor, 2) a new 857 square foot 2nd floor and 3) an addition of 127 square feet to the existing two-car garage (Exhibit #3-6). Post project the two-story single-family residence will be 25 feet above natural grade and comprise of 3,393 square feet with an attached 681 square foot three-car garage (Exhibits #3-6). The existing site footprint would increase by 683 square feet. There will be less than 50 cubic yards of grading for recompaction purposes, which will balance on site.

The proposed addition would result in an approximately 6'-4" encroachment of the existing structure towards the top of bluff. The resultant structure would be two-stories and be 25 feet above natural grade. No changes to the landscaping and drainage of the rear yard area are proposed. The proposed development would be setback 40 feet from the edge of a low height bluff (which is the location of the rear yard property line where an existing 16" high low wall is located) and would be approximately 300 yards from the Mean High Tide Level (MHTL) of Upper Newport Bay. In addition, the project site would be +65 feet above Mean Sea Level (MSL). While the proposed additions would result in the residence encroaching 6'-4" closer to the bluff edge, the proposed addition would be setback 40 feet from the bluff edge. The bluff rises from elevation +48' MSL to about +68' MSL, or about 20 feet in height. The bluff is covered with vegetation and has a slope of about 2/1 (h/v). Because of its distance from the bay, the site is not subject to traditional coastal hazards such as waves, flooding, and coastal erosion over the next 75 years. The low height bluff at the site is not subject to any marine erosion because the bluff toe is at elevation +48' MSL well above the influence of the bay. The slope face is covered with mature vegetation and shows no sign of surficial erosion. The slope has been in place for over 40 years without sloughing, mass wasting or any other forms of bluff retreat. There are no existing retaining structures along the bluff at this site or at any of the adjacent properties and no such structure is proposed on the project site. The proposed development is adequately setback from the UNBER so as not to result in impacts, which would significantly degrade the ESHA area. Thus, the proposed development would be compatible with the continuance of the UNBER's habitat and recreation areas.

Drainage into the bay could cause significant impacts to the bay. The existing structure drains onto the adjacent street and does not affect the ecological reserve. Post project, drainage will continue to be directed towards the street. In addition, the applicant is proposing the installation of a trench drain along the driveway adjacent to the street to address water quality issues (Exhibit #6).

B. DEVELOPMENT

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

C. BIOLOGICAL RESOURCES

The proposed development will have no significant adverse impact on adjacent habitat, recreation areas, or parks. Therefore, the Commission finds that the project conforms with Section 30240(b) of the Coastal Act.

D. 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, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. Therefore, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. 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 conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

The LUP 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 a Local Coastal Program that is in conformity with the provisions of Chapter 3.

The proposed development is consistent with the Chapter Three policies of the Coastal Act. Therefore, the Executive Director finds that the proposed development would not prejudice the ability of the City to prepare a certified coastal program consistent with the Chapter 3 policies of the Coastal Act.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Executive Director 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.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

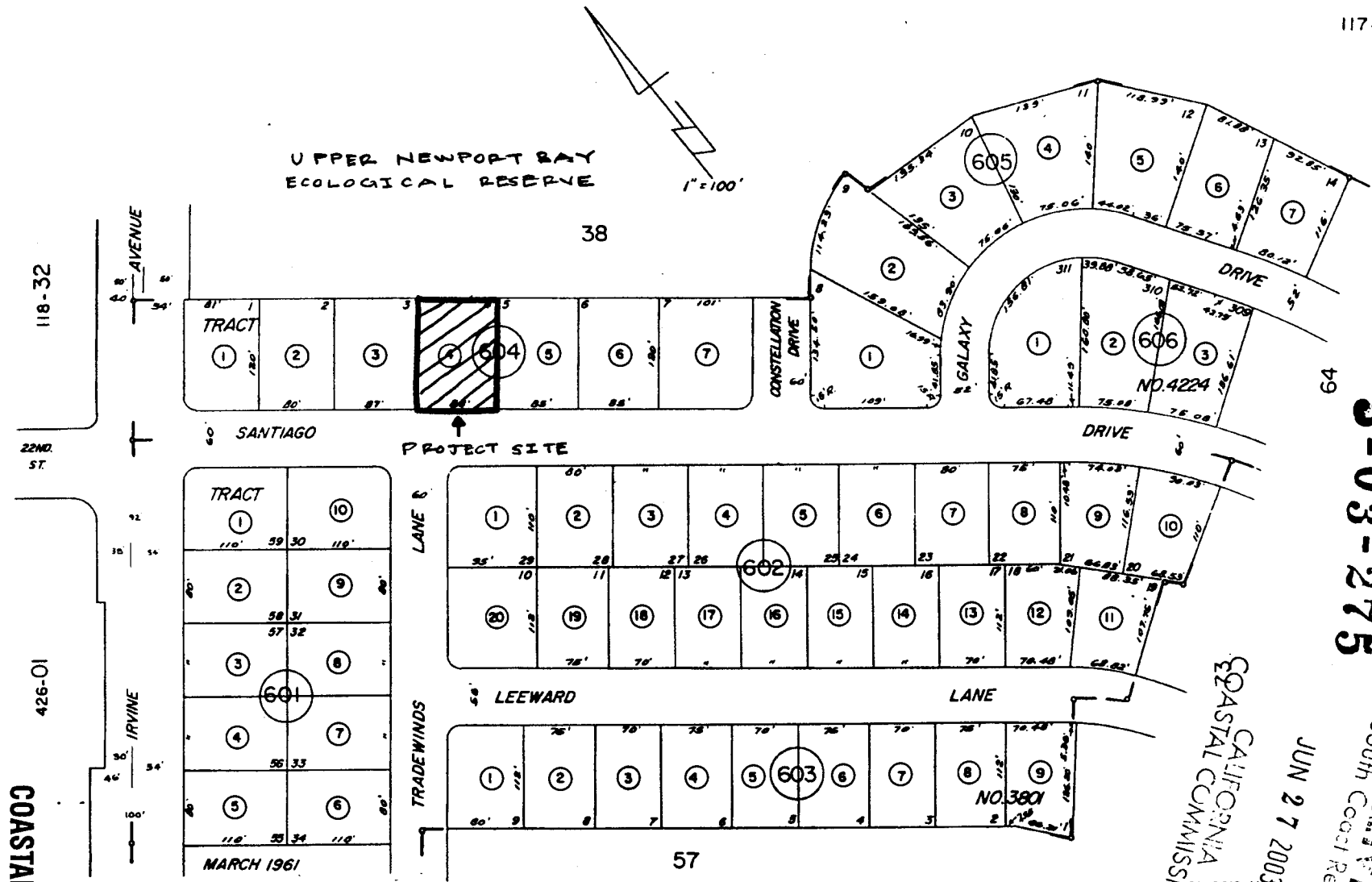
I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

UPPER NEWPORT BAY
ECOLOGICAL RESERVE

1"=100'



118-32

22ND ST.

426-01

COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

PROJECT SITE

MARCH 1961

TR. NO. 3801 M. M. 136-3,4,5
TR. NO. 4224 M. M. 157-1 TO 14 INC.

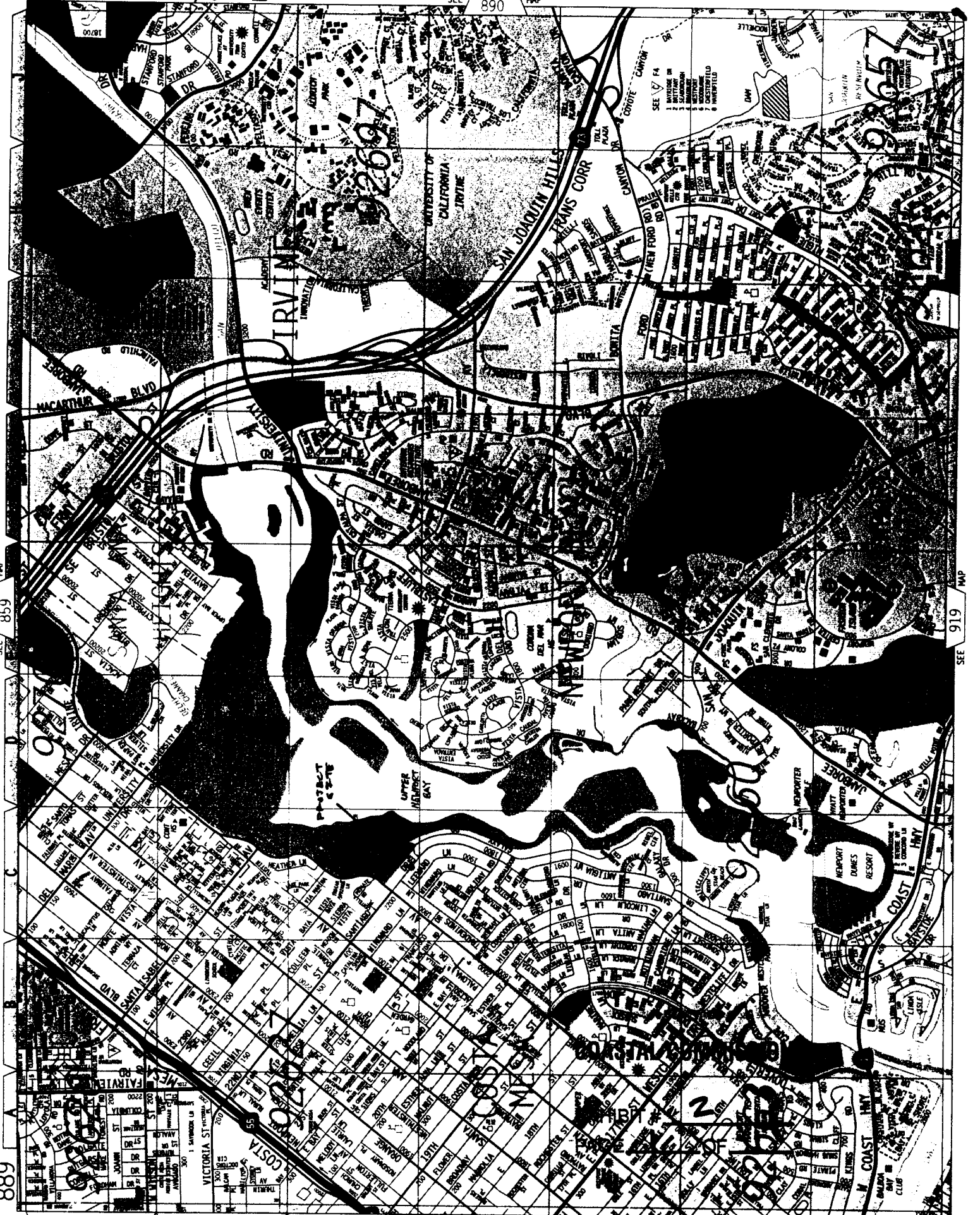
NOTE - ASSESSOR'S BLOCK B
PARCEL NUMBERS
SHOWN IN CIRCLES

CALIFORNIA
COASTAL COMMISSION
ASSESSOR'S MAP
BOOK 117 PAGE 60
COUNTY OF ORANGE

JUN 27 2003

B-03-275

RECEIVED
South Coast Region



859

889

SEE 919 MAP

PIERSON RESIDENCE

REMODEL & ADDITION

2112 SANTIAGO DRIVE
NEWPORT BEACH, CALIFORNIA

0041 Region
FIVE

ABBREVIATIONS

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA PLUMBING CODE (CPC).
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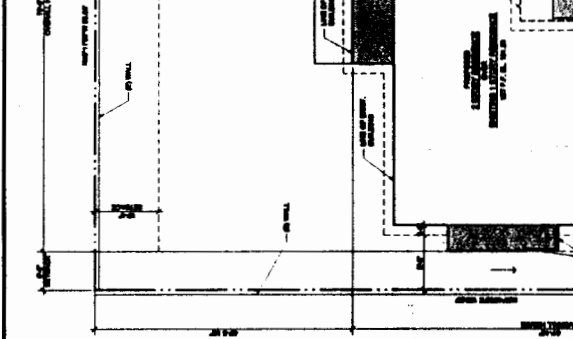
GENERAL NOTES

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PROJECT DATA

PROJECT ADDRESS:	2112 SANTIAGO DRIVE, NEWPORT BEACH, CA 92660
CLIENT:	PIERSON RESIDENCE
APPLICABLE CODES:	2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA FIRE CODE (CFC), 2019 CALIFORNIA SAFETY CODE (CSC), 2019 CALIFORNIA LANDMARK PRESERVATION ACT (LMPA), 2019 CALIFORNIA HISTORIC PRESERVATION ACT (CHPA), 2019 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), 2019 CALIFORNIA PUBLIC RESOURCES ACT (CPR), 2019 CALIFORNIA WATER RESOURCES CONTROL ACT (CWRCA), 2019 CALIFORNIA WATERWAYS CONTROL ACT (CWCWA), 2019 CALIFORNIA AIR RESOURCES ACT (CARA), 2019 CALIFORNIA AIR QUALITY ACT (CAQA), 2019 CALIFORNIA SOIL CONSERVATION AND WATER RESOURCES ACT (CSWRA), 2019 CALIFORNIA WILDLIFE AND FISH AND GAME ACT (WFCA), 2019 CALIFORNIA WILDLIFE AND FISH AND GAME CONTROL ACT (CWFCA), 2019 CALIFORNIA ANTI-SLUMP ACT (ASLA), 2019 CALIFORNIA ANTI-SLUMP CONTROL ACT (CASLA).
OCCUPANCY GROUP:	R-1 (SINGLE-FAMILY RESIDENCE)
NO. OF FLOORS:	2
CONSTRUCTION TYPE:	TYPE IV, UNREINFORCED MASONRY
SCOPE OF WORK:	1. DEMOLITION OF EXISTING 1.5-BEDROOM, 1.5-BATH, 1.5-CAR GARAGE. 2. CONSTRUCTION OF NEW 2.5-BEDROOM, 2.5-BATH, 2.5-CAR GARAGE. 3. CONSTRUCTION OF NEW 1.5-BEDROOM, 1.5-BATH, 1.5-CAR GARAGE. 4. CONSTRUCTION OF NEW 1.5-BEDROOM, 1.5-BATH, 1.5-CAR GARAGE. 5. CONSTRUCTION OF NEW 1.5-BEDROOM, 1.5-BATH, 1.5-CAR GARAGE.
MEASUREMENT AREA (SQ. FT.):	1,500
ESTIMATED COST (\$):	\$1,500,000
DATE:	08/15/2023

SITE PLAN



- SITE PLAN NOTES**
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COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 1

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- A-0.1 TITLE SHEET AND SITE PLAN
- A-0.2 TITLE SHEET CALCULATIONS
- A-1.1 LOWER LEVEL FOUNDATION PLAN
- A-1.2 UPPER LEVEL FOUNDATION PLAN
- A-2.1 ROOF PLAN
- A-2.2 EXTERIOR ELEVATIONS
- A-2.3 BUILDING SECTIONS
- A-3.1 LOWER LEVEL REFLECTED CEILING PLAN
- A-3.2 UPPER LEVEL REFLECTED CEILING PLAN
- A-4.1 ARCHITECTURAL DETAILS
- A-4.2 ARCHITECTURAL DETAILS
- A-4.3 ARCHITECTURAL DETAILS
- E-1 LOWER LEVEL UTILITY PLAN
- E-2 UPPER LEVEL UTILITY PLAN
- F-1.1 FLOOR & LOWER ROOF FRAMING PLAN
- F-1.2 UPPER ROOF FRAMING PLAN
- SD-1 STRUCTURAL GENERAL NOTES
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS
- SD-5 STRUCTURAL DETAILS
- SD-6 STRUCTURAL DETAILS

PROJECT TEAM

OWNER:
PIERSON RESIDENCE
2112 SANTIAGO DRIVE
NEWPORT BEACH, CA 92660

ARCHITECT:
ARCHITECTURAL DESIGN GROUP
1000 S. GARDEN STREET
NEWPORT BEACH, CA 92660
TEL: (714) 839-8888
WWW.ADGARCHITECTS.COM

STRUCTURAL ENGINEER:
STRUCTURAL DESIGN GROUP
1000 S. GARDEN STREET
NEWPORT BEACH, CA 92660
TEL: (714) 839-8888
WWW.SDGARCHITECTS.COM

TITLE BLOCK:
PIERSON RESIDENCE
REMODEL & ADDITION
2112 SANTIAGO DRIVE
NEWPORT BEACH, CA 92660

SYMBOLS

- 1. WALL SYMBOL
- 2. DOOR SYMBOL
- 3. WINDOW SYMBOL
- 4. WINDOW SYMBOL
- 5. WINDOW SYMBOL
- 6. WINDOW SYMBOL
- 7. WINDOW SYMBOL
- 8. WINDOW SYMBOL
- 9. WINDOW SYMBOL
- 10. WINDOW SYMBOL
- 11. WINDOW SYMBOL
- 12. WINDOW SYMBOL
- 13. WINDOW SYMBOL
- 14. WINDOW SYMBOL
- 15. WINDOW SYMBOL
- 16. WINDOW SYMBOL
- 17. WINDOW SYMBOL
- 18. WINDOW SYMBOL
- 19. WINDOW SYMBOL
- 20. WINDOW SYMBOL

PIERSON RESIDENCE
REMODEL & ADDITION
2112 SANTIAGO DRIVE, NEWPORT BEACH, CA

PLAN CHECK NO. 1182-2003
PLAN CHECK SUBMITTAL 1
Issue Date: 08/15/2023
Drawn By: [Name]
Checked By: [Name]
Scale: 1/8" = 1'-0"

TITLE SHEET & SITE PLAN
A-0.1





PROJECT NO.	1152-2000
DATE	08/20/00
DRAWN BY	MLW
CHECKED BY	MLW
SCALE	1/4" = 1'-0"
DATE	08/20/00

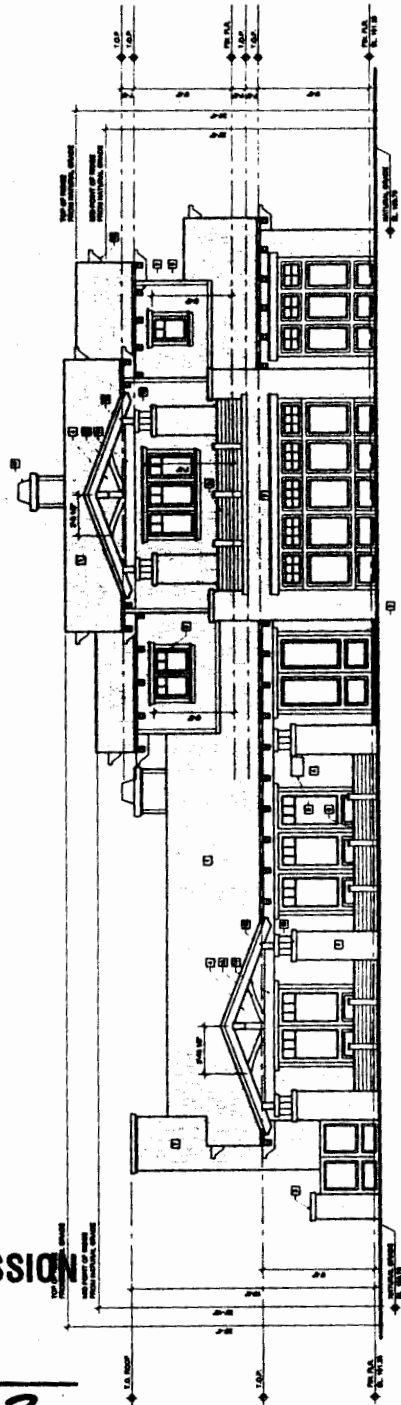
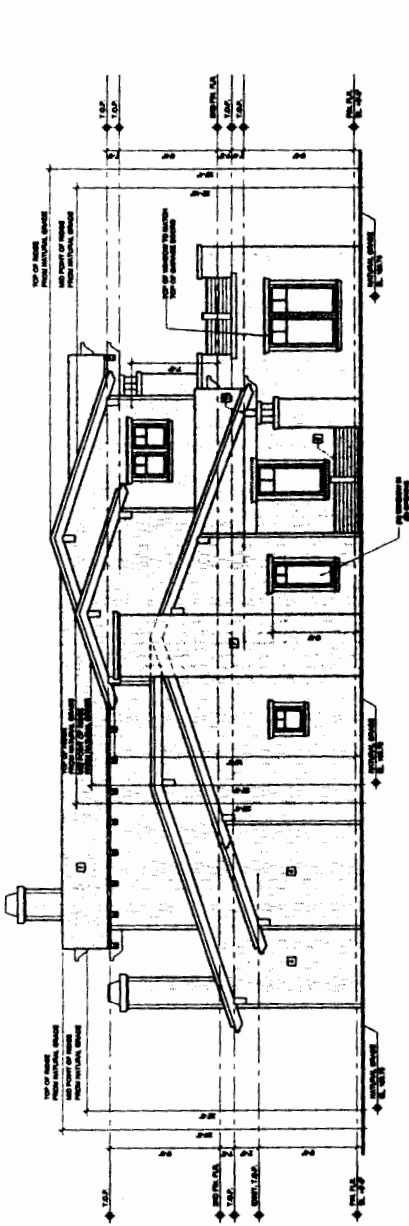
PERSON RESIDENCE
REMODEL & ADDITION
 2112 SANTAGO DRIVE, NEWPORT BEACH, CA

PLAN CHECK NO. 1152-2000
 PLAN CHECK SUBMITTAL 1
 EXTERIOR ELEVATIONS

A-4.1

KEY NOTES:

1. REFER TO ALL NOTES ON SHEETS A-4.1, A-4.2
2. REFER TO ALL NOTES ON SHEETS A-4.3, A-4.4
3. ALL DIMENSIONS UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS UNLESS NOTED OTHERWISE
5. ALL DIMENSIONS UNLESS NOTED OTHERWISE
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18. ALL DIMENSIONS UNLESS NOTED OTHERWISE
19. ALL DIMENSIONS UNLESS NOTED OTHERWISE
20. ALL DIMENSIONS UNLESS NOTED OTHERWISE



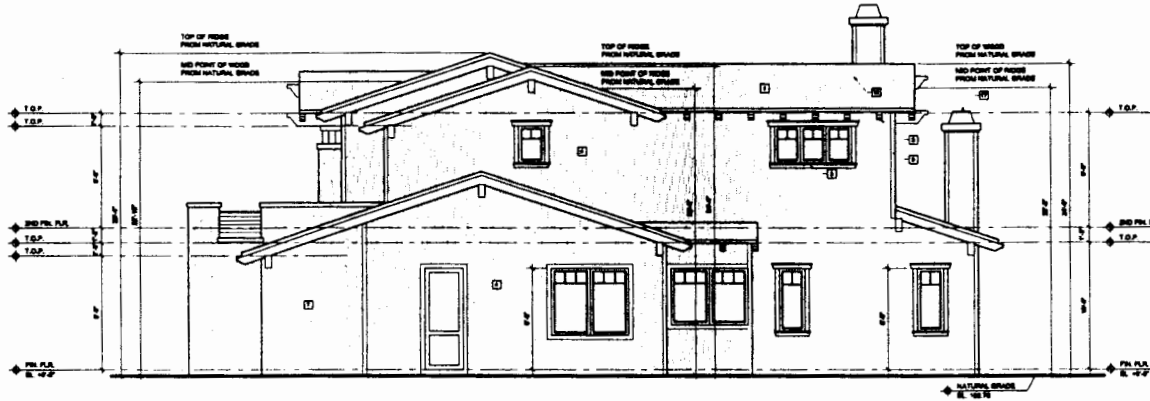
EXTERIOR ELEVATIONS
 SCALE 1/4" = 1'-0"

COASTAL COMMISSION

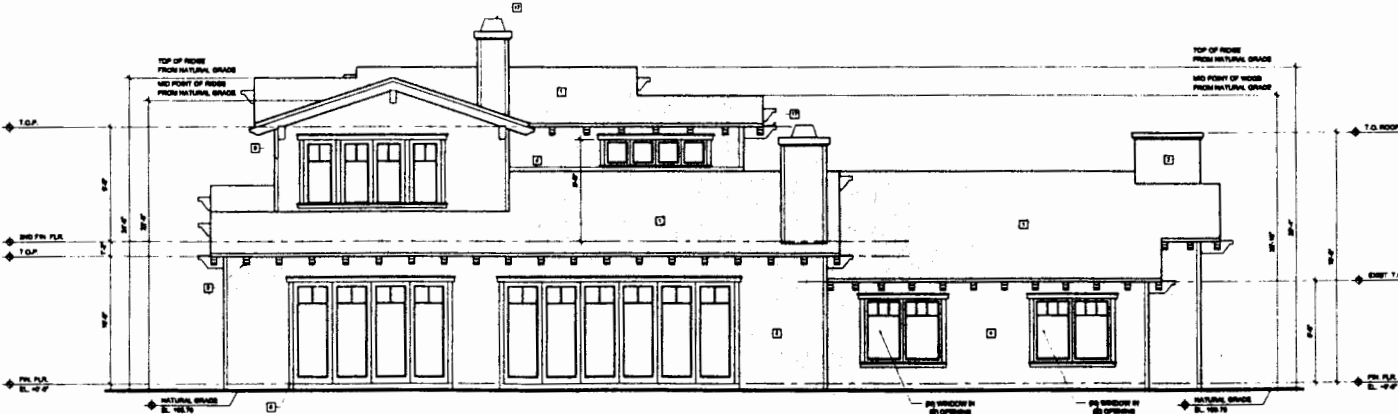
EXHIBIT # 5
 PAGE 1 OF 2

EXHIBIT # 5
 PAGE 2 OF 2

COASTAL COMMISSION



ELEVATION - D (RIGHT SIDE)



ELEVATION - C (REAR)



KEY NOTES:

- NOTE:
 THE KEY NOTE LIST APPLIES TO SHEETS A-1, A-1.1, A-1.2
- 1 WOOD ROOF SHAKLES
 - 2 W6 MEDIUM GRADE WOOD RAFTER TAILS @ 2" O.C.
 - 3 ONE QUART GYPSUM GAP TO BRILLIANT EPDM
 - 4 WOOD SHAKLE SIDING
 - 5 WOOD SASH & WINDOW SURROUNDS
 - 6 WOOD SHAPINGS AT 2"
 - 7 EPDM MEMBR.
 - 8 BUILDING ADDRESS SPACERS 7" PLUMBING
 - 9 2 x 6 CEILING, TYP.
 - 10 1 x 1 COLUMN CAPITAL
 - 11 4 x 4 TRUSS TO FORM COLUMN
 - 12 4 x 8 MEDIUM OLYMPIAN
 - 13 4 x 8 SIDING
 - 14 4 x 8 TRUSS BOTTOM CHORD
 - 15 SHAPED 2 x 4 TO FORM ISLAND
 - 16 4 x 8 WOOD POST
 - 17 QUARTRY BRICKS OVER APPROX. 3" SPAN APPROX. 1" SPAN BRICKS TO MATCH NET DRAWING SCALE TO FOOT HALF TEXT OF THE CONTRACT SET



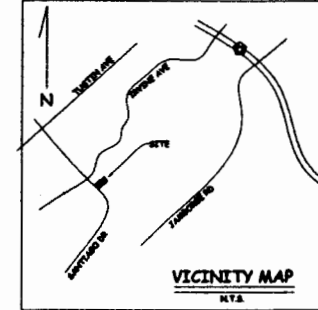
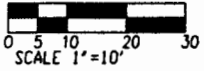
PIERSON RESIDENCE
 REMODEL & ADDITION
 2112 SANTIAGO DRIVE, NEWPORT BEACH, CA

PLAN CHECK NO. 1152-2003
 PLAN CHECK SUBMITTAL 1
 Issue Date: 6/28/03
 Ref. No.:
 Scale: 1/4" = 1'-0"
 Drawn By: MFB
 Title: EXTERIOR ELEVATIONS

Sheet No. **A-4.2**

SURFACE SITE DRAINAGE PLAT

LOT 4, TRACT NO. 4224
2112 SANTIAGO
CITY OF NEWPORT BEACH, CALIFORNIA



- GENERAL NOTES:**
1. ALL WORK SHALL COMPLY TO CHAPTER 22 OF THE NEWPORT BEACH MUNICIPAL CODE ORDINANCE.
 2. MOST SHALL BE CONTROLLED BY WHITEWASH AND/OR DIRT POLLUTION.
 3. WORK HOURS ARE LIMITED FROM 7:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY AND ARE TO END ON SATURDAY AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 22.05 OF THE CODE.
 4. NOISE, DUST, VIBRATION, AND OTHER NEIGHBORLY CONCERNS SHALL BE CONTROLLED PER SECTION 22.06 OF THE CODE.
 5. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
 6. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
 7. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDINGS AND DRIVE AREAS.
 8. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE RESPONSIBLE ENGINEER CONTROL VISITS ON-SITE AT ALL APPROPRIATE TIMES SHALL RESULT IN FORFEITURE OF THE CONSTRUCTION SITE CLEARANCE REPORT.
 9. NO PAINT, PLASTER, GROUT, SOIL, SCORIA, OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, DRIVEWAYS OR STORM DRAINAGE. ALL MATERIALS AND WASTE SHALL BE REMOVED FROM THE SITE. NINE (9) DAYS.
 10. BETWEEN OCTOBER 31 AND MAY 31, ENGINEER CONTROL VISITS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY UNLESS THE PROBABILITY OF RAIN EXCEEDS 20 PERCENT. BEYOND THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY UNLESS THE DAILY RAINFALL PROBABILITY EXCEEDS 20 PERCENT.
 11. BUILDING PERMIT IS REQUIRED FOR FREE STANDING STRUCTURES (FENCES, RETAINING WALLS, GAZEBOS, PATIO COVER, ETC.)

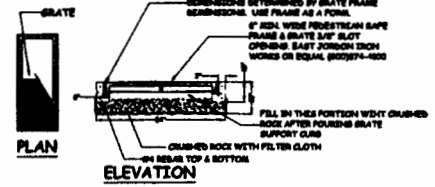
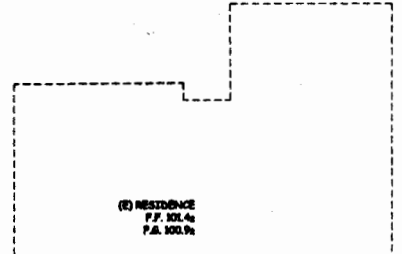
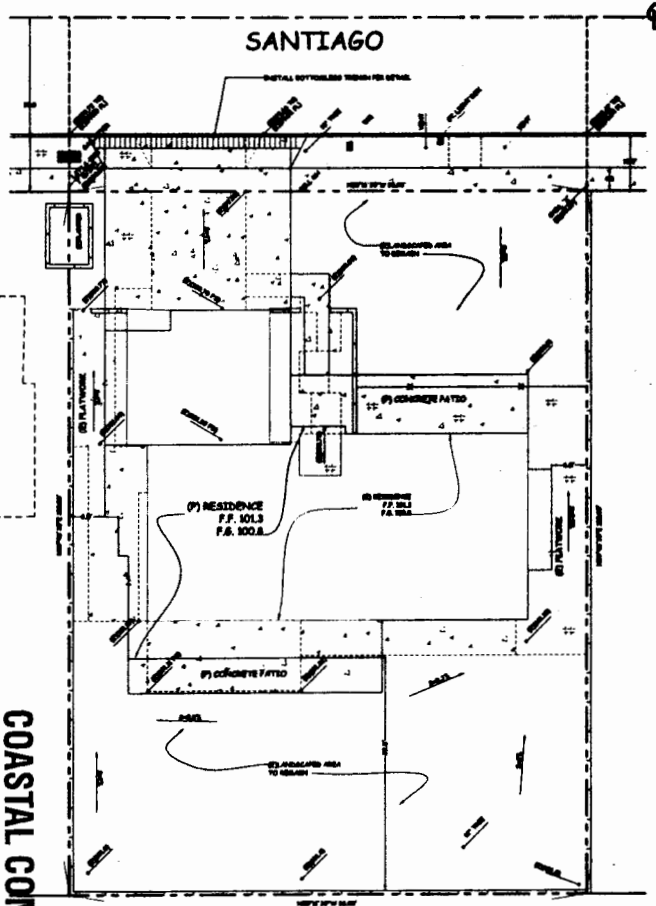
BENCHMARK
SOUTHERLY PL AT BACK OF SIDEWALK
ELEV. = 100.00

LEGAL DESCRIPTION
LOT 4, TRACT NO. 4224
2112 SANTIAGO
CITY OF NEWPORT BEACH, CALIFORNIA

SOURCE OF TOPOGRAPHY
TOPOGRAPHIC SURVEY PREPARED BY RDM SURVEYING, INC., RDM MEDICAL LS 4633, DATED 1/10/2003, JOB NO. (52-53) PROVIDED BOUNDARY LOCATIONS, EXISTING STRUCTURE POSITIONING, AND SPOT ELEVATIONS.

OWNER / AGENT
PERSON
2112 SANTIAGO
NEWPORT BEACH, CALIFORNIA
(714)556-8299

PLANS PREPARED BY:
VANDENBERG CIVIL CONSULTING
31582 RAILROAD CANYON ROAD
CANYON LAKE, CALIFORNIA 92587
(909) 878-3775
(775) 283-8343 (FAX)



- Dig a 36\"/>
- Place filter cloth in the trench extending 24\"/>
- Fill bottom 6\"/>
- Place and pour particular concrete curbs.
- Fill the rest of the trench with crushed rock to 4\"/>

BOTTOMLESS TRENCH DETAIL
N.T.S.

LEGEND

CATCHBASIN TO 6\"/>	
PIPE (18\"/>	
T.S. TOP GRADE	
I.E. INVERT ELEVATION	
EXISTING CONTOUR	
INTERVAL = 1'	
DRAINAGE SWALE	
SHEET FLOW	
HIGH POINT	HP
FLOW LINE	L
FINISHED SURFACE	FS
TOP OF WALL	TW
BOTTOM OF WALL	BW
FINISH FLOOR	FF
FINISH GRADE	FG

SPOT ELEVATION	
(REFER TO SOURCE OF TOPOGRAPHY)	
(E) EXISTING STRUCTURE	
(P) PROPOSED STRUCTURE	
PLANTED	

COASTAL COMMISSION
 EXHIBIT # 6
 PAGE 1 OF 1

	Designed By JO	Drawn By JO	Checked By BW	CITY OF NEWPORT BEACH SURFACE SITE DRAINAGE PLAT LOT 4, TRACT NO. 4224 2112 SANTIAGO	Drawing No. D1	
	Plans Prepared Under Supervision Of JACQUELYN O'BRYAN (R.C.E. 55601)				Date 12-31-2004	Sheet 1 of 1
					Suppl. 12-31-2004	