

CALIFORNIA COASTAL COMMISSION

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

W 3a

Filed: November 2, 2004
49th Day: December 21, 2004
180th Day: May 1, 2005
Staff: FSY-LB ~~FSY~~
Staff Report: February 24, 2005
Hearing Date: March 16-18, 2005
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-04-359

RECORD PACKET COPY

APPLICANT: Marie T. Melby**AGENT:** Gregory M. Villegas**PROJECT LOCATION:** 3106 West Oceanfront, City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Demolition of an existing single-family residence and construction of a new ocean-fronting 2,560 square foot three-story single-family residence with an attached 458 square foot two (2)-car garage. Grading consisting of 167 cubic yards for recompaction and 20 cubic yards of import for fill.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-In-Concept (No. 2146-2004) dated August 27, 2004.

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)** conformance with the submitted 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: City of Newport Beach certified Land Use Plan; Letter from Commission staff to Gregory M. Villegas dated September 29, 2004; Letter from Gregory M. Villegas to Commission staff dated October 29, 2004; *Geotechnical Investigation, Proposed Single-Family Residence, 3106 W. Oceanfront, Newport Beach, CA* prepared from Mr. and Mrs. James Melby by *Petra Geotechnical, Inc.* dated August 23, 2004; and *Coastal Hazards and Wave Runup Study* for 3106 West Ocean Front, Newport Beach, CA prepared by *Geosoils, Inc.* dated October 2004.

LIST OF EXHIBITS

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

By acceptance of this permit, the applicant acknowledges 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. By acceptance of this Permit, the applicant agrees, on behalf of herself 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. 5-04-359 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 or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of herself 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 applicant further agrees, on behalf of herself and all successors and assigns, that the landowner 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 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**

This permit is only for the development described in Coastal Development Permit No. 5-04-359. 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. 5-04-359. 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. 5-04-359 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**

The applicant shall conform with the drainage and run-off control plan received on February 18, 2005 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. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved 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 AND DESCRIPTION

The subject site is located at 3106 West Oceanfront within the City of Newport Beach, Orange County (Exhibits #1-2). The lot size is 2,250 square feet (25-feet x 90-feet) and the City of Newport Beach Land Use Plan (LUP) designates use of the site for Single-Family Residential 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 280-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 5-foot required setback from the seaward property line. Vertical public access to this beach is available approximately 75-feet east of the project site at the end of 31st Street (Exhibit #2).

The applicant is proposing to demolish an existing single-family residence and construct a new ocean-fronting 2,560 square foot three-story single-family residence, 29-feet above finished grade with an attached 458 square foot two (2)-car garage (Exhibits #3-5). In addition, the project consists of a new 34-inch high rear yard property line wall adjacent to the boardwalk, a 27 square foot 2nd floor deck and a 200 square foot 3rd floor deck. No encroachment upon the existing public right of way is proposed. Grading consisting of 167 cubic yards for recompaction and 20 cubic yards of import for fill.

The applicant is proposing water quality improvements as part of the proposed project, consisting of rooftop and surface drainage directed to permeable areas (Exhibit #6). Any vegetated landscaped areas located on site shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

The placement of 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.caleppc.org/>) and California Native Plant Society (www.CNPS.org) in their publications.

Furthermore, any plants in the landscaping plan should be drought tolerant to minimize the use of water. 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>.

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.

CALIFORNIA COASTAL COMMISSION

SEP 1 2004

South Coast Region

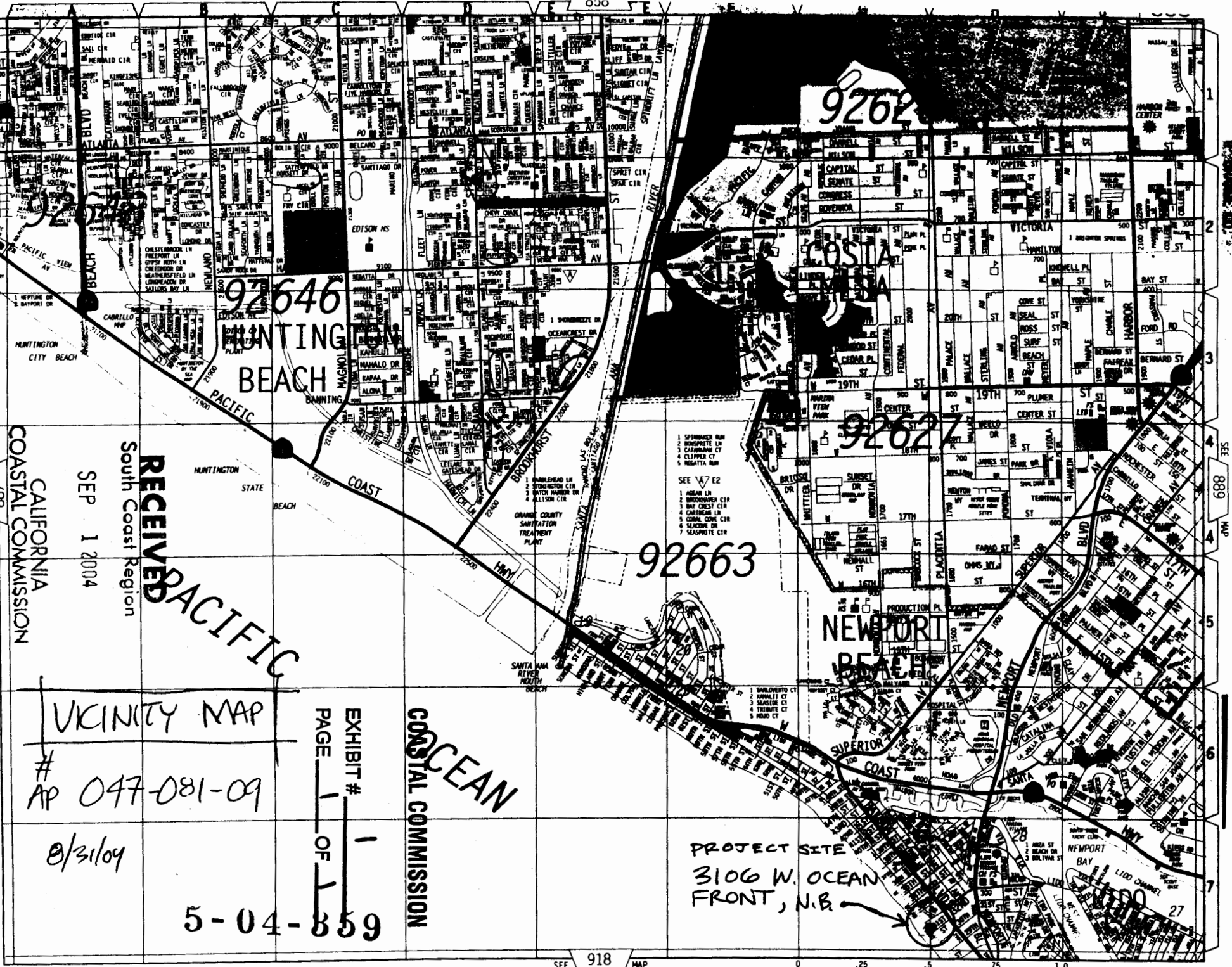
RECEIVED PACIFIC

VICINITY MAP
AP 047-081-09

8/31/04

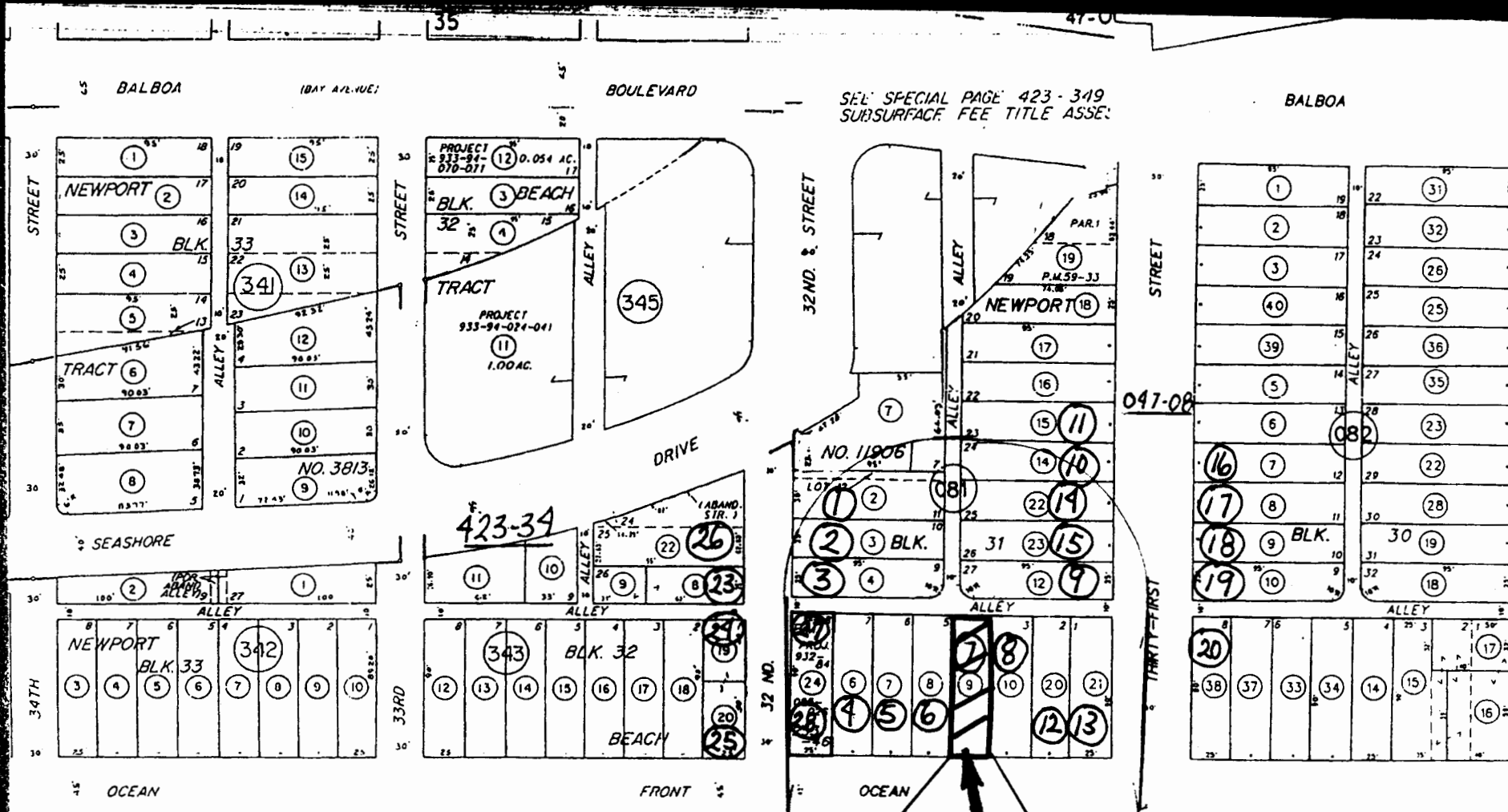
5-04-859

OCEAN COASTAL COMMISSION



- SEE V E2
- 1. AEGAN LN
 - 2. BIRCHWOOD LN
 - 3. BAY CREST CIR
 - 4. CANTERBURY LN
 - 5. CORAL CREEK CIR
 - 6. ELKSTONE DR
 - 7. SEASIDE CIR

PROJECT SITE
3106 W. OCEAN
FRONT, N.B.



SEE SPECIAL PAGE 423-349
 SUBSURFACE FEE TITLE ASSE:

PAGE 1 OF 1
 EXHIBIT # 2

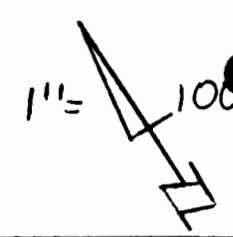
COASTAL COMMISSION

NEWPORT BEACH M.M. 11 to 19 inc.
 TRACT NO. 3018 M.M. 11 to 19 inc.
 TRACT NO. 1006 M.M. 11 to 19 inc.

DONNA'S RADIUS MAPS
 Date: 7-31-04
 684 S. Gentry Lane
 Anaheim Hills, Ca 92807
 Phone: (714) 921-2921

9.73 AC.

04-359-001



MELBY RESIDENCE

3008 WEST OCEAN FRONT NEWPORT BEACH, CA 92663

VILLEGAS DESIGN

CREATIVE ARCHITECTURAL SERVICES

21891 Seaview Lane, Huntington Beach, CA 92646 714.863.1278
Gregory M. Villegas, Architect

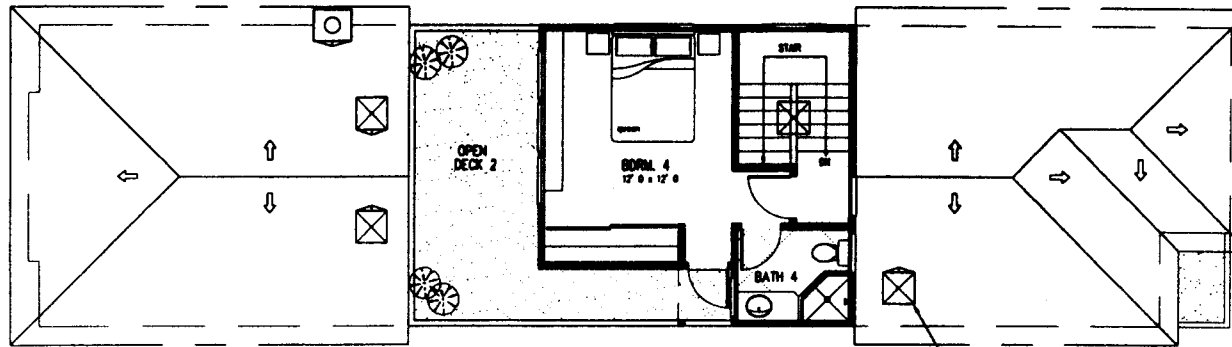
PLANNING INFORMATION:

- THE EXISTING TWO STORY SINGLE FAMILY RESIDENCE WILL BE COMPLETELY DEMOLISHED.
- POOLS, SPAS, SHEDS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.

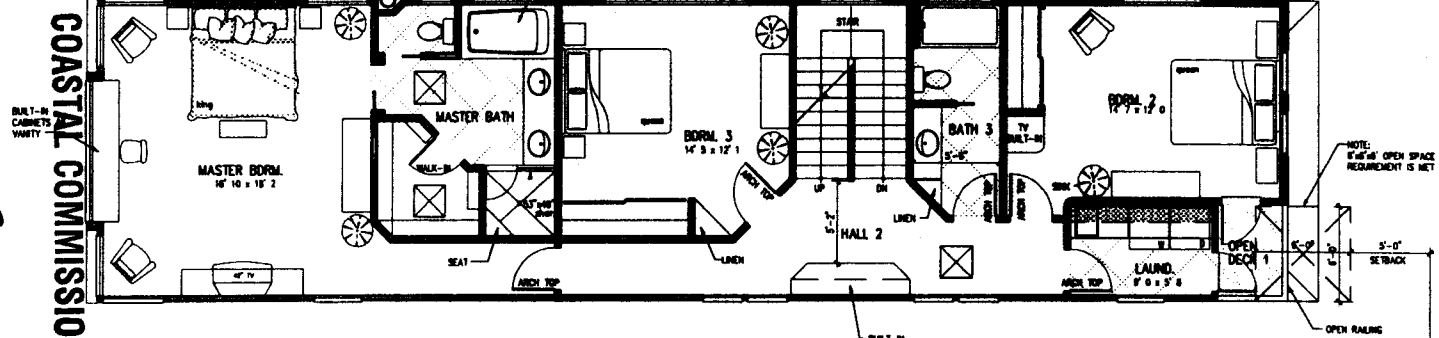
TOTAL PROPOSED BUILDABLE AREA = 1,399 S.F.
 FIRST FLOOR BUILDABLE AREA = 1,399 S.F.
 SECOND FLOOR BUILDABLE AREA = 1,351 S.F.
 THIRD FLOOR BUILDABLE AREA = 271 S.F.
 TOTAL PROPOSED BUILDABLE AREA = 3,029 S.F.
 (OR - 3029 IS LESS THAN 3049)

ADDITIONAL BREAKDOWN OF SQUARE FOOTAGE

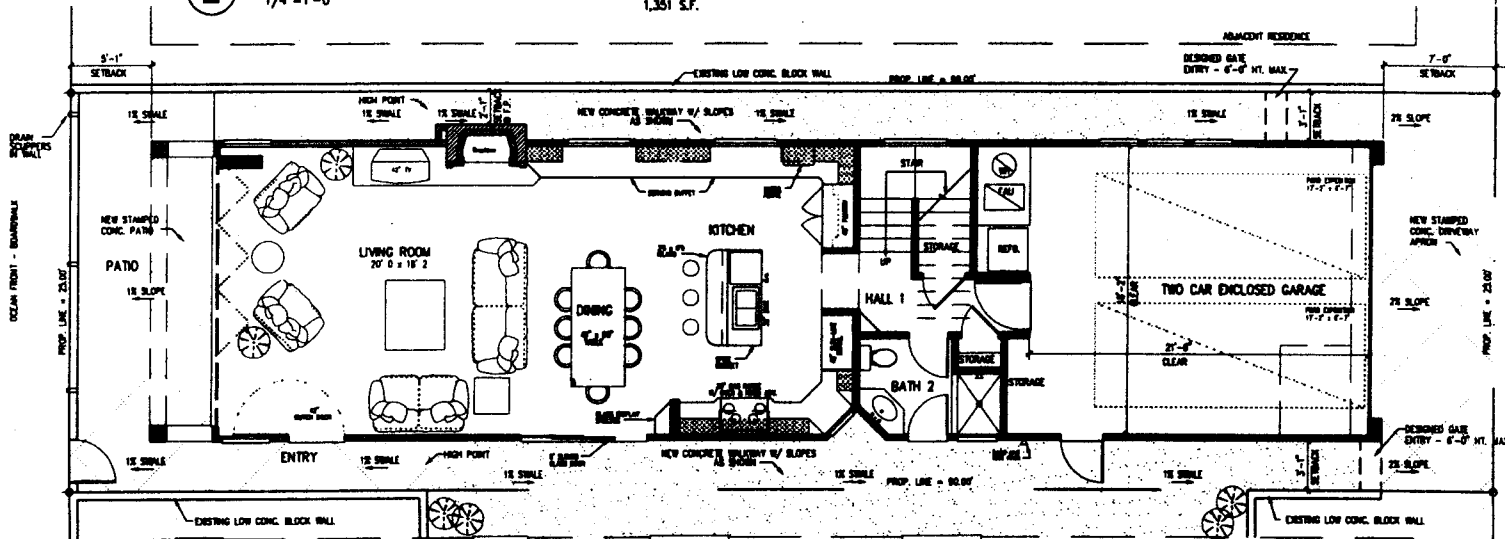
- FIRST FLOOR HABITABLE AREA = 838 S.F.
- FIRST FLOOR GARAGE AREA = 438 S.F.
- SECOND FLOOR HABITABLE AREA = 1,351 S.F.
- SECOND FLOOR DECK AREA = 27 S.S.F.
- THIRD FLOOR HABITABLE AREA = 271 S.F.
- THIRD FLOOR ROOF DECK AREA = 200 S.F.



3 THIRD FLOOR PLAN
1/4"=1'-0"



2 SECOND FLOOR PLAN
1/4"=1'-0"



1 FIRST FLOOR PLAN & SITE PLAN
1/4"=1'-0"

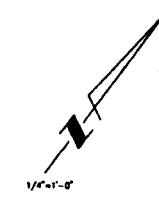


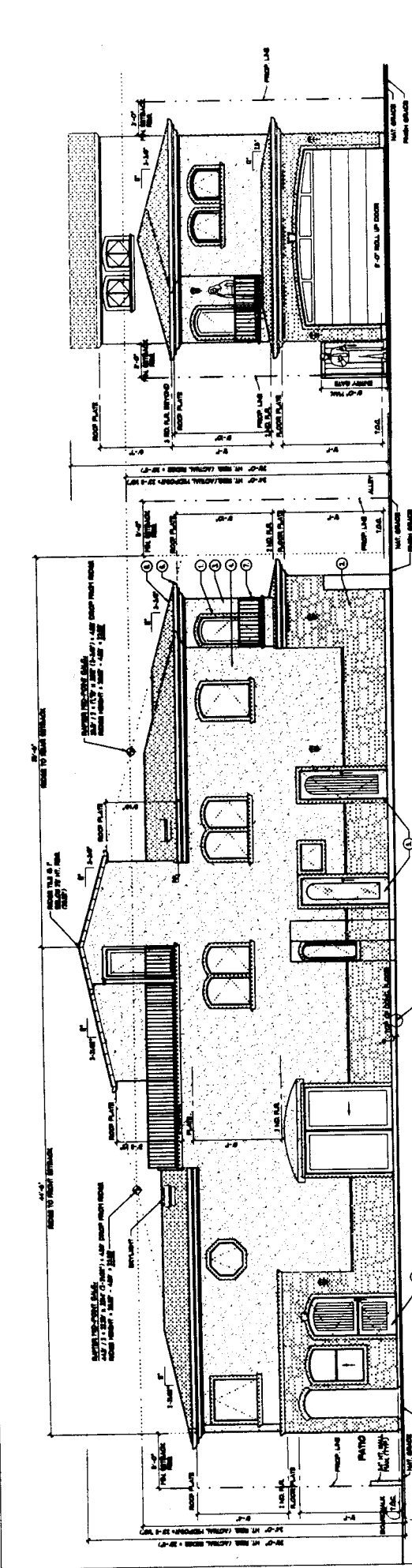
EXHIBIT # 3
PAGE 1 OF 1

COASTAL COMMISSION

#5-04-359
ITEM # 5

Date 10/6/04
 Date 07/25/04
 Scale AS NOTED
 Drawn CV
 Job MEL-04
 Sheet

A1

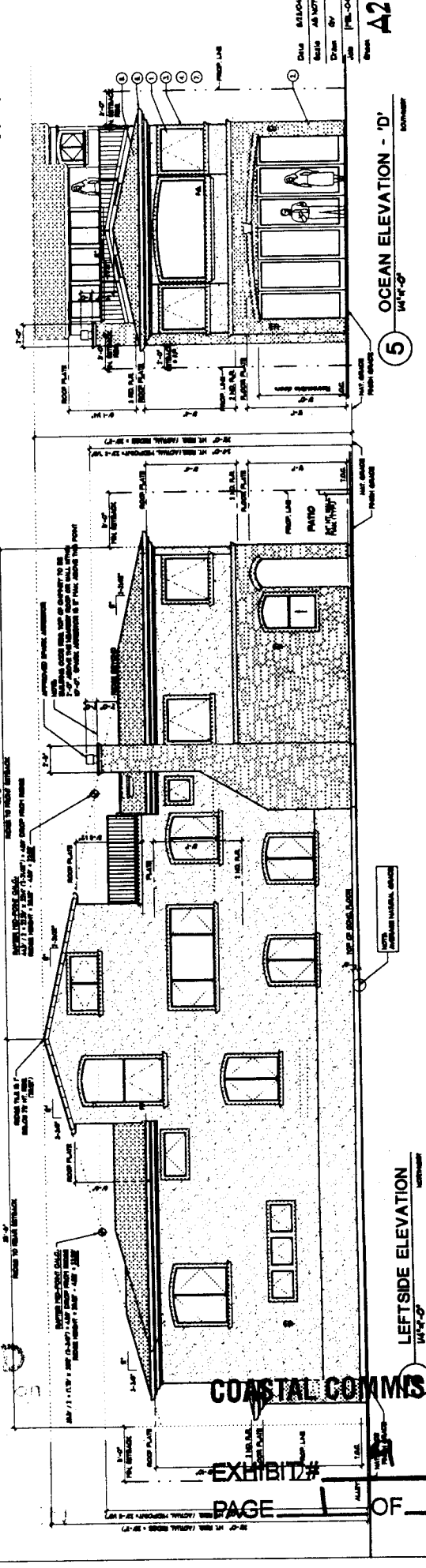


4 RIGHTSIDE ELEVATION
1/4" = 1'-0"

MELBY RESIDENCE
1000 BAYVIEW DRIVE, SAN FRANCISCO, CALIFORNIA

VILLEGAS DESIGN
CREATIVE ARCHITECTURAL SERVICES
1000 BAYVIEW DRIVE, SAN FRANCISCO, CALIFORNIA 94134
Project # Villegas 000000

6 ALLEY ELEVATION - 'D'
1/4" = 1'-0"



5 OCEAN ELEVATION - 'D'
1/4" = 1'-0"

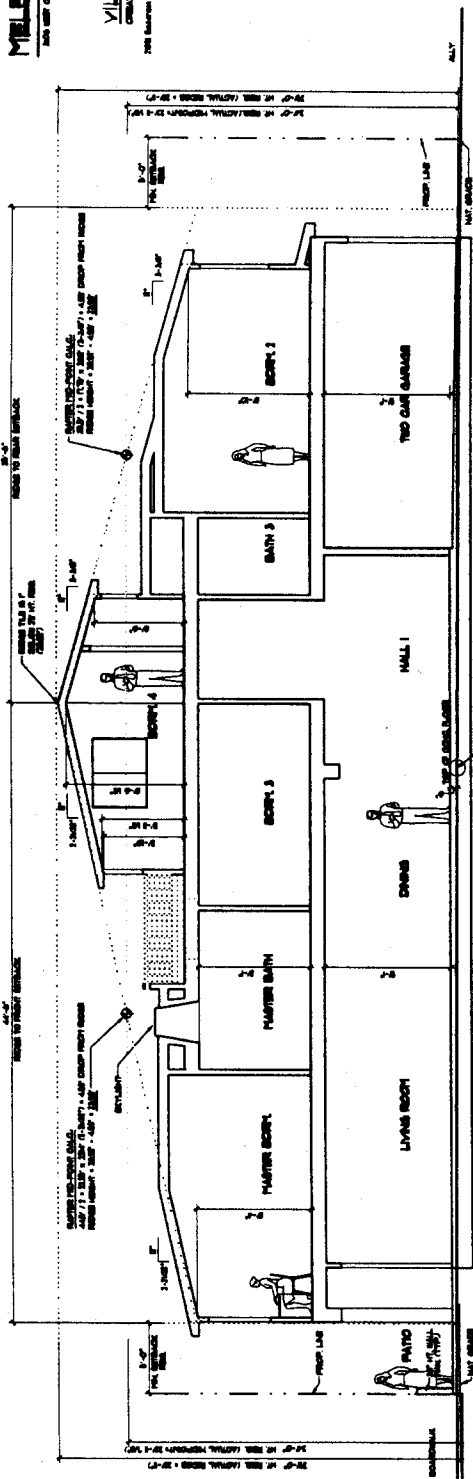
5 OCEAN ELEVATION - 'D'
1/4" = 1'-0"

- TYPICAL EXTERIOR FINISH LEGEND:
- 1 WOOD SHAKES WITH STAIN
 - 2 WOOD SHAKES WITH STAIN
 - 3 WOOD SHAKES WITH STAIN
 - 4 WOOD SHAKES WITH STAIN
 - 5 WOOD SHAKES WITH STAIN
 - 6 WOOD SHAKES WITH STAIN
 - 7 WOOD SHAKES WITH STAIN
 - 8 WOOD SHAKES WITH STAIN
 - 9 WOOD SHAKES WITH STAIN
 - 10 WOOD SHAKES WITH STAIN

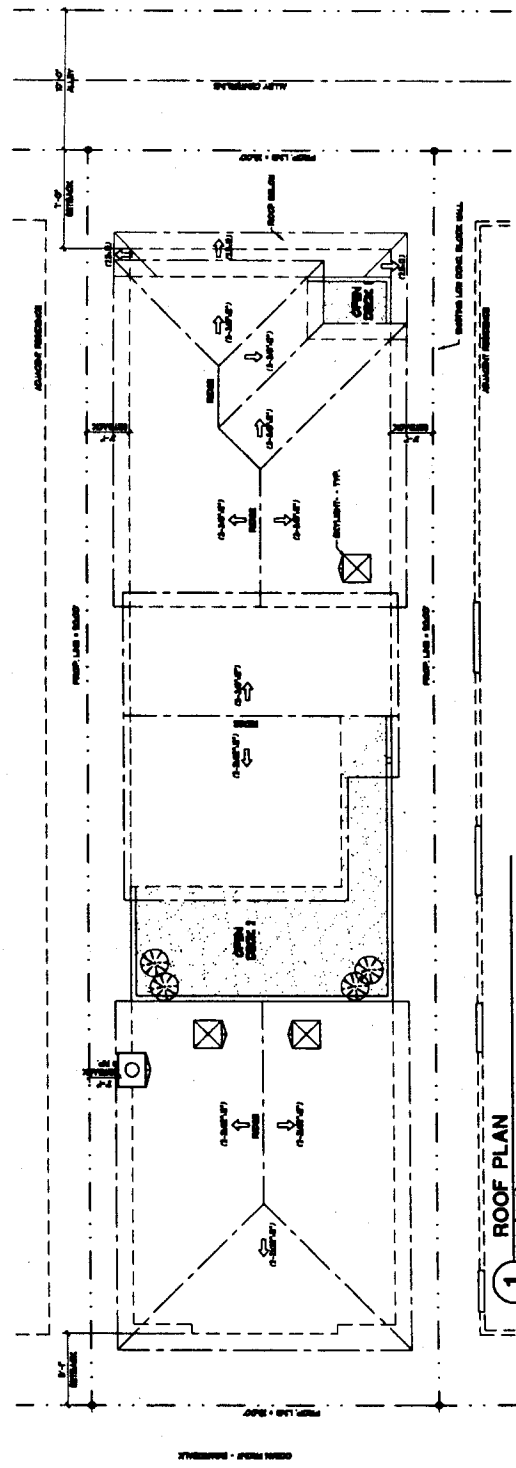
COASTAL COMMISSION

MILBY RESIDENCE
 100 WEST GREEN STREET, NEWPORT BEACH, CA 92660

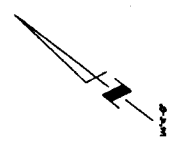
VILLEGAS DESIGN
 CREATIVE ARCHITECTURAL SERVICES
 200 MARINA LANE, NEWPORT BEACH, CA 92660
 PHONE: 949.461.1000



8 FRAMING SECTION: SCHEME D
 1/4" = 1'-0"



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



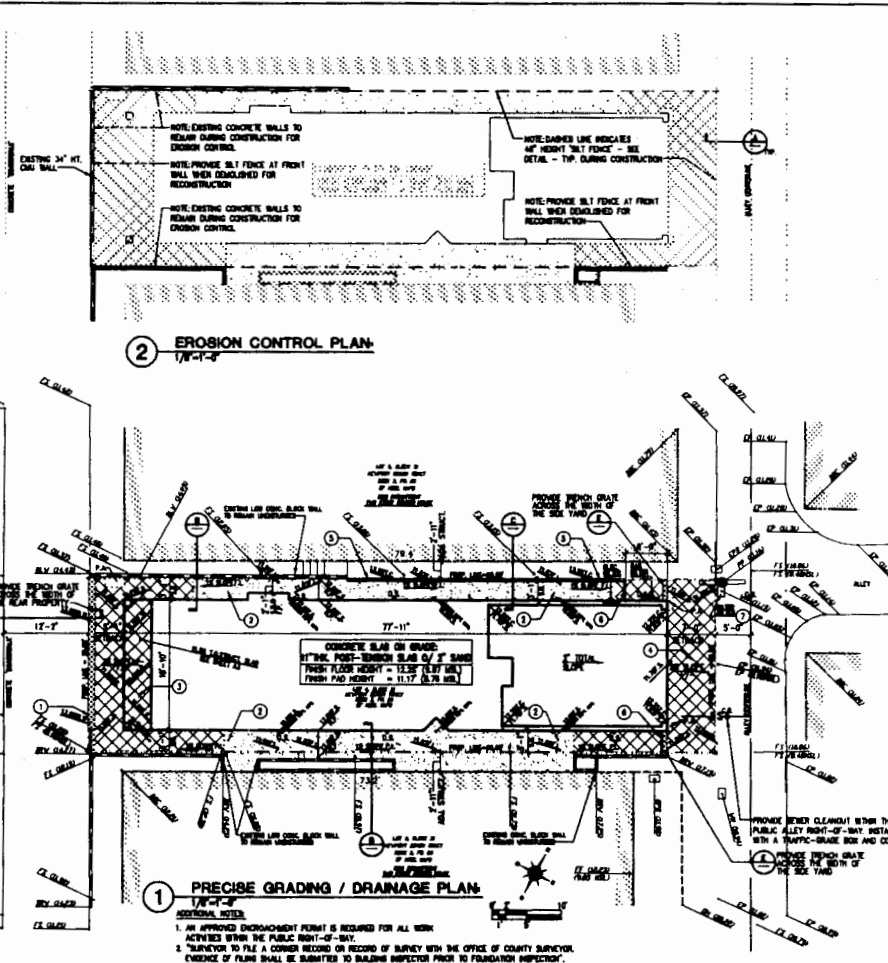
DATE: 03/10/10
 SCALE: AS NOTED
 DRAWN BY: [Name]
 JOB: 100-100-04
 SHEET: **A3**

COASTAL COMMISSION

EXHIBIT # 5
 PAGE 1 OF 1

EXHIBIT # 6
PAGE 1 OF 1

COASTAL COMMISSION



GRADING PLAN INFORMATION

PREPARED BY:
VILLEGAS DESIGN
Geography & Planning, Architect
21801 Serrano Lane
Northridge, CA 91344
(714) 843-0963 FAX: 818-326-1118

PREPARED FOR:
OWNER OF THE PROPERTY
Dan & Lori Andley
3028 West Ocean Front
Newport Beach, CA 92643
(949) 637-8434

GEOTECHNICAL ENGINEER:
PETRA INC. - Report #AN 045-04
21801 Serrano Lane
COSTA MESA, CA 92626
CONTACT: BARRY ROBERTS
714-961-8877

SURVEY ENGINEER:
S. WOOLLEY & ASSOCIATES
180 S. PROSPECT AVENUE, SUITE 230
TUSTIN, CA 92780-3888
CONTACT: GARY WOOLLEY
714-734-8482

LEGAL DESCRIPTION: 3108 West Ocean Front, Newport Beach, CA 92643
LOT 4 IN BLOCK 3, NEWPORT BEACH BEACH IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 3, PAGE 26 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- ADJACENT PARCELS: 94-1-001-08
- ZONE: R-1
- SETBACKS: 5' FRONT @ BOUNDARIES, 5' SIDEWAYS @ 5' NEAR TO ALLEY
- LOT SIZE: 2,250 S.F.
- SETBACK LIMIT AREA: 1,320 S.F.
- AVAILABLE AREA: 1,320 S.F. (+/-) = 3,040 S.F.
- ALLOWABLE:

BENCHMARK:
COUNTY OF ORANGE B.M. NO. J-782 ELEVATION = 7142 FEET
DATE: 06/28/05
DATE: 06/28/05
DESIGNED BY: GCS 2002 - FOUND 3/17/05
BENCHMARK BSM STAMPED "J-782" SET IN THE TOP OF A CONCRETE POST MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF 23RD STREET AND NORTHBOUND NEWPORT BOULEVARD, 24.3 FT. EASTERLY OF THE CENTERLINE OF THE INTERSECTION LINES ALONG NEWPORT BOULEVARD AND 23.3 FT. NORTHERLY OF THE CENTERLINE OF 23RD STREET. MONUMENT IS SET LEVEL WITH THE SUBGRADE. (TO ACHIEVE NEAR SEA LEVEL, THE FOLLOWING EQUATION APPLIES: RAWING ELEVATION - 2.38 = MEAN SEA LEVEL (MSL). EXAMPLE: (MSL) 7142 - 2.38 = 4782 (MSL).)

REVISIONS	SYM

LEGEND:

SYMBOL	DESCRIPTION	EARTH QUANTITIES
(Hatched)	EXISTING ELEVATION	CUT (if RECOMPACTION) = 167 C.Y.
(Dotted)	WOOD STAKE TOP	FINISH SURFACE
(Diagonal Lines)	CONCRETE CURB	FINISH GRADE
(Cross-hatched)	CONCRETE CURB	FINISH GRADE
(Horizontal Lines)	CONCRETE CURB	FINISH GRADE
(Vertical Lines)	CONCRETE CURB	FINISH GRADE
(Diagonal Lines)	CONCRETE CURB	FINISH GRADE
(Cross-hatched)	CONCRETE CURB	FINISH GRADE
(Vertical Lines)	CONCRETE CURB	FINISH GRADE
(Diagonal Lines)	CONCRETE CURB	FINISH GRADE

EXCERPTS FROM THE CITY OF NEWPORT BEACH PUBLIC WORKS STANDARD SPECIFICATIONS:

1. EXISTING SEWER LATERAL TO BE CHANGED AND A CLEAN-OUT INSTALLED AT THE PROPERTY LINE TO COMPLY WITH CITY STANDARD # ANY OF THE FOLLOWING CONTINGENCY REQUIRE PUBLIC WORKS STANDARD SPECIFICATIONS.

A) ALLOCATION TO THE BUILDING SEWER IS OK.

B) ADDITIONAL PLUMBING FIXTURES REQUIRE INCREASE IN SIZE OF BUILDING SEWER LINE.

C) WHEN IT IS FOUND THAT THE BUILDING SEWER IS INSTALLED IN AN ALLEYS OR AREA OF STRUCTURAL REMOVAL, PLUS ADDITION IS GREATER THAN 200% OF ORIGINAL.

EXCEPTION: SEWER LATERAL DOES NOT HAVE TO BE REPLACED IF APPROVED BY THE PUBLIC WORKS DEPARTMENT AND CERTIFIED BY A PRIVATE INSPECTOR. THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT IS THE ONLY AUTHORITY. CLEAN-OUT HAS TO BE INSTALLED.

2. ALL SINKS, SINKS, POOLS, PAINT COCKERS, AND OTHER FREE-STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS. REFER TO GEOTECHNICAL REPORT # J.A. 485-04 BY PETRA. GEOTECHNICAL DATED 8/23/00 FOR ADDITIONAL INFORMATION.

3. NEW CONC. SIDEWALK, CURB AND GUTTER, AND ALLEY PAVEMENT MAY BE REQUIRED BY THE CITY AT THE TIME OF CONSTRUCTION. LAND DETERMINATION SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

CONSTRUCTION NOTES:

1. CONSTRUCT 3/4" MIN. x 1/2" SCHED. CHAIN LINK WITH PLASTER FINISH PROTECTIVE 1/2" SAND OR FILLER UNDER PROTECTIVE UNDER.

2. CONSTRUCT 1/2" REINFORCED STAMPED/COURED CONC. WALK W/ FINISH 1/2" SCHED. CHAIN LINK OR CONC. JOINTS @ 6" MAX. G.C. PROTECTIVE 1/2" SAND OR FILLER UNDER. (SILT-FENCE DETAIL SEE PLAN)

3. CONSTRUCT 1/2" REINFORCED CONC. PAVEMENT / FINISHES BY EXTERIOR FINISHES TO BE DETERMINED BY THE CITY AT THE TIME OF CONSTRUCTION. SEE PLAN FOR MAKE A MINIMUM OF 3 SLP COEFFICIENT PROTECTIVE 1/2" SAND OR FILLER UNDER. (SILT-FENCE DETAIL SEE PLAN)

4. CONSTRUCT 1/2" REINFORCED CONC. PAVEMENT / FINISHES BY EXTERIOR FINISHES TO BE DETERMINED BY THE CITY AT THE TIME OF CONSTRUCTION. SEE PLAN FOR MAKE A MINIMUM OF 3 SLP COEFFICIENT PROTECTIVE 1/2" SAND OR FILLER UNDER. (SILT-FENCE DETAIL SEE PLAN)

5. CONSTRUCT 1/2" REINFORCED CONC. PAVEMENT / FINISHES BY EXTERIOR FINISHES TO BE DETERMINED BY THE CITY AT THE TIME OF CONSTRUCTION. SEE PLAN FOR MAKE A MINIMUM OF 3 SLP COEFFICIENT PROTECTIVE 1/2" SAND OR FILLER UNDER. (SILT-FENCE DETAIL SEE PLAN)

VILLEGAS DESIGN
CREATIVE ARCHITECTURAL SERVICES
21801 Serrano Lane, Northridge, CA 91344
Geography & Planning, Architect

Moby Residence
3028 West Ocean Front, Newport Beach, CA 92643

GRADING PLAN

CONSTRUCTION NOTES:

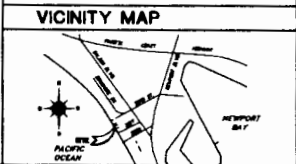
1. CONSTRUCT 3/4" MIN. x 1/2" SCHED. CHAIN LINK WITH PLASTER FINISH PROTECTIVE 1/2" SAND OR FILLER UNDER PROTECTIVE UNDER.

2. CONSTRUCT 1/2" REINFORCED STAMPED/COURED CONC. WALK W/ FINISH 1/2" SCHED. CHAIN LINK OR CONC. JOINTS @ 6" MAX. G.C. PROTECTIVE 1/2" SAND OR FILLER UNDER. (SILT-FENCE DETAIL SEE PLAN)

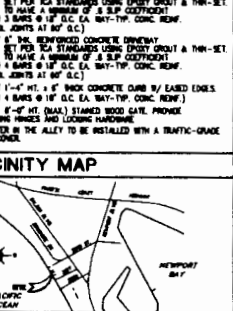
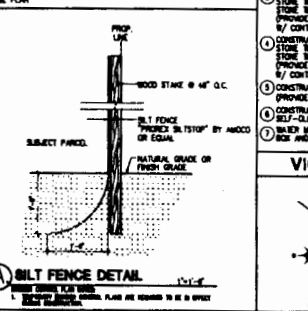
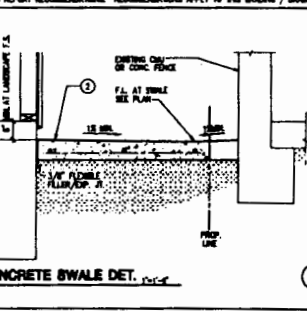
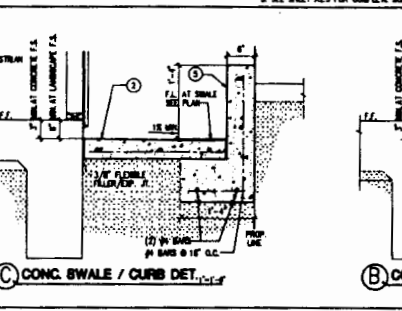
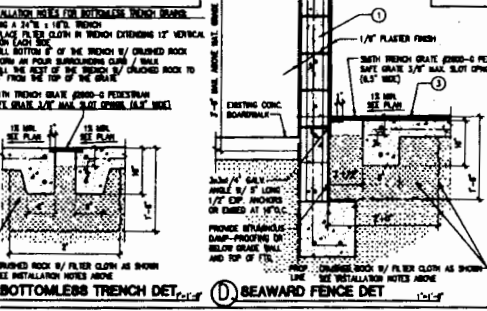
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Date: 12/16/04
Scale: AS NOTED
Drawn by: [Signature]
Job: 79-112
Sheet: A2.2
Of: [Total Sheets]



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Of: [Total Sheets]

