

CALIFORNIA COASTAL COMMISSION

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

W 4c

Filed: June 20, 2007
49th Day: August 8, 2007
180th Day: December 17, 2007
Staff: Ryan Todaro-LB
Staff Report: September 12, 2007
Hearing Date: October 10-12, 2007
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NUMBER: 5-07-181

APPLICANT: Alan and Margie Horowitz

AGENT: Shayna Horowitz-Shaham

PROJECT LOCATION: 612 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, 24-foot high above finished grade, 2,196 square-foot, two-story, single-family residence with an attached 431 square-foot two-car garage.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-In-Concept (No. 0534-2007) dated May 17, 2007.

SUMMARY OF STAFF RECOMMENDATION:

The applicants are proposing construction of a new beach fronting single-family residence. The major issue of this staff report concerns 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)** compliance with the proposed 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.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Newport Beach only has a certified Land Use Plan and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan; *Coastal Hazard and Wave Runup Study, 612 West Oceanfront, Newport Beach, CA* prepared by *Geosoils, Inc.* dated April 2007.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Site Plan
 4. Elevations
-

STAFF RECOMMENDATION:

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

MOTION:

I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Assumption of Risk, Waiver of Liability and Indemnity

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

2. No Future Shoreline Protective Device

- A. By acceptance of this permit, the applicants agree, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-07-181 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 themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B. By acceptance of this permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowners shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowners shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

3. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-07-181. 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. 5-07-181. 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. 5-07-181 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 applicants shall conform with the drainage and run-off control plan received on June 20, 2007, showing roof drainage and runoff from all impervious areas directed to on-site filtered drains. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. 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 legally 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 landowners have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located at 612 West Oceanfront within the City of Newport Beach, Orange County (Exhibits #1-2). The lot size is 2,100 square feet and the City of Newport Beach Land Use Plan (LUP) designates use of the site for Medium Density Residential and the proposed project

adheres to this designation. The project is located within an existing urban residential area, located generally west of the Balboa Pier.

The site is a beachfront lot located between the first public road and the sea. There is a wide sandy beach approximately 450-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 applicant is proposing to demolish an existing single-family residence and construct a new ocean-fronting, 24-foot high above finished grade, 2,196 square-foot, two-story, single-family residence with an attached 431 square-foot two-car garage. In addition, the project will include a 417 square-foot roof deck (Exhibits #3 and #4).

The proposed project will not have an adverse effect on public access. The project site is located adjacent to 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 at the end of an alley, approximately 60 feet east of the project site (downcoast). Lateral public access is available along the boardwalk and wide sandy beach seaward of the subject site (Exhibits #1-2). There are no existing or proposed encroachments. The subject property is approximately 130 feet west of the street end of 7th Street, which provides public parking for public access to the beach. The City's Coastal Land Use Plan contains Policy 2.9.3-10 that discourages curb cuts that would impact public parking. The project site is located mid-block (not on a street end) and the applicants are proposing driveway access to the property from the alley behind the house. Thus, the project will not impact existing public parking spaces.

The applicants are proposing water quality improvements as part of the proposed project, including downspouts and on site drainage directed to on-site filtered drains. Any vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

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.cal-ipc.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.

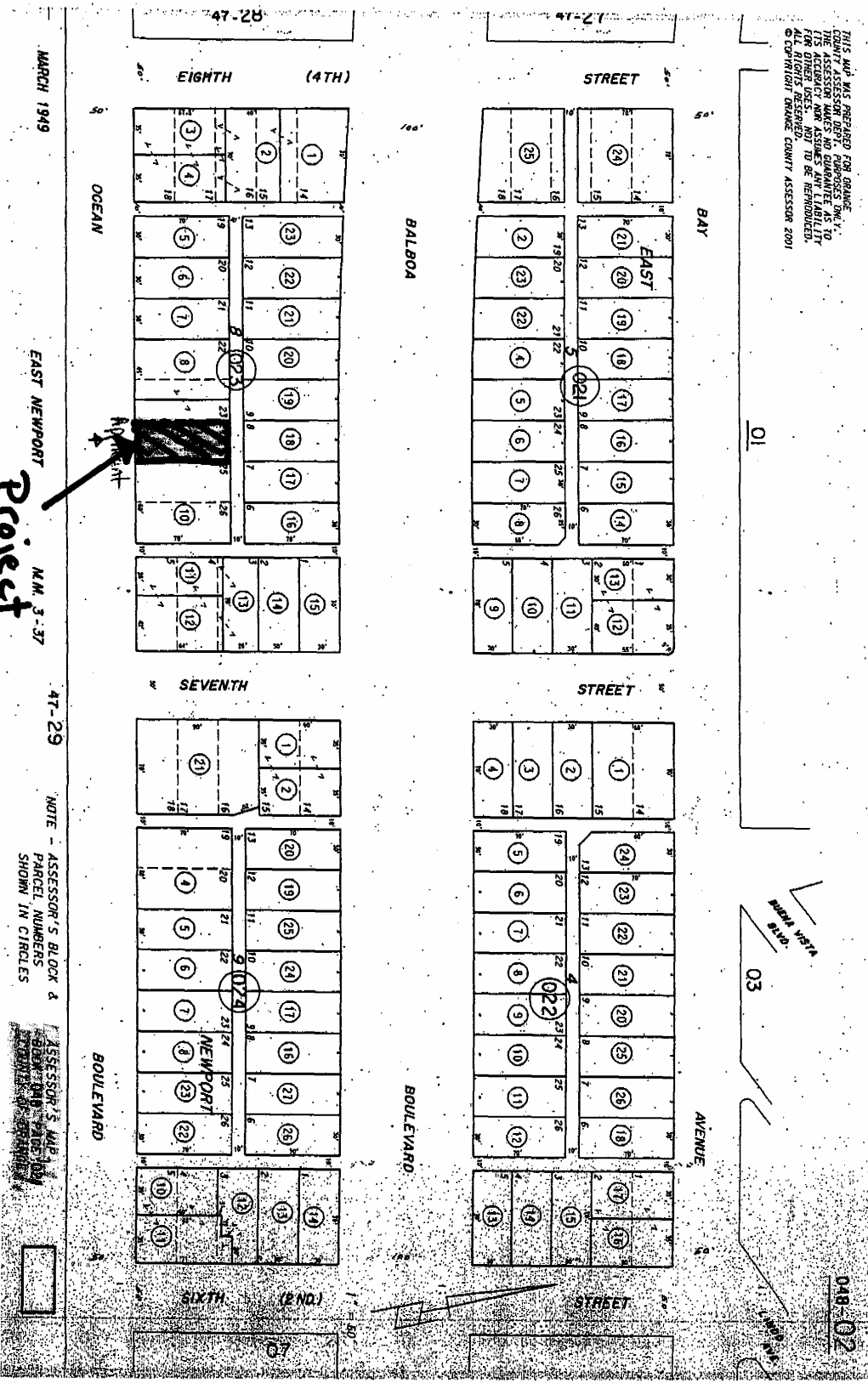
G. LOCAL COASTAL PROGRAM

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 in October 2005. 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.

THIS MAP WAS PREPARED FOR GRANGE
COUNTY, NEW YORK, AND IS NOT
THE ASSessor'S MAPS NO GUARANTEE AS TO
ITS ACCURACY NOR ASSUMES ANY LIABILITY
FOR DAMAGES OR INJURY TO BE REPRODUCED.
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Project Site

COASTAL COMMISSION
EXHIBIT # 2
PAGE 1 OF 1

ASSessor'S MAP
DATE: MARCH 1949

NOTE - Assessor's S Block & Parcel Numbers Shown in Circles

ASSessor'S MAP
DATE: MARCH 1949

MARCH 1949

EAST NEWPORT N.M. 3-37

47-29

ASSessor'S MAP
DATE: MARCH 1949

47-30

01

03

048-02

Horowitz Residence
612 West Oceanfront, Newport Beach, CA 92663

COASTAL COMMISSION
5-07-181

EXHIBIT # 3
PAGE 1 OF 4

Project Information

Project Address 612 West Oceanfront
Newport Beach, CA 92663

Homeowner Allan & Marjorie Horowitz
7714 Wilshire Drive, CA 90237
310.354.2300
Project No. 181-0317

Architect

RHW Architecture
144 S. Grand Ave.
Orange, CA 92668
714.259.1300
horowitz@rhw.com

Structural Engineer

JT Consulting Engineers
1401 Saddle Rock Rd.
Newport Beach, CA 92663
949.731.1827

Sheet Index

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02 - EXISTING PLAN

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04 - FLOOR PLAN

05 - CEILING PLAN

06 - ROOF PLAN

07 - ELEVATIONS

08 - SECTION ELEVATIONS

09 - INTERIOR ELEVATIONS

10 - EXTERIOR ELEVATIONS

11 - FOUNDATION SECTION

12 - FLOOR SECTION

13 - ROOF SECTION

14 - SECTION THROUGH WALL

15 - SECTION THROUGH WINDOW

16 - SECTION THROUGH DOOR

17 - SECTION THROUGH STAIR

18 - SECTION THROUGH BALCONY

19 - SECTION THROUGH TERRACE

20 - SECTION THROUGH PORCH

21 - SECTION THROUGH GARAGE

22 - SECTION THROUGH DRIVEWAY

23 - SECTION THROUGH POOL

24 - SECTION THROUGH PATIO

25 - SECTION THROUGH PORCH

26 - SECTION THROUGH PORCH

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Code Summary

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06 - ROOF PLAN

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18 - SECTION THROUGH BALCONY

19 - SECTION THROUGH TERRACE

20 - SECTION THROUGH PORCH

21 - SECTION THROUGH GARAGE

22 - SECTION THROUGH DRIVEWAY

ARCHITECTURE

14831 Ocean Blvd., Orange, CA 92668
5714 LAGOON FRI 92666
ARQUITECTURA DE INTERIORES

THIS CONTRACT IS VALID FOR THE PROJECT AND SITE SHOWN HEREON. ANY CHANGES TO THIS CONTRACT SHALL BE MADE BY A WRITTEN ADDENDUM. THIS CONTRACT IS VALID FOR THE PROJECT AND SITE SHOWN HEREON. ANY CHANGES TO THIS CONTRACT SHALL BE MADE BY A WRITTEN ADDENDUM.

Client: Allan & Marjorie Horowitz

Project No. 181-0317

Sheet No. 031

Project Title: Horowitz Residence

Client Address: 612 West Oceanfront, Newport Beach, CA 92663

Project Start: 05/07/2007

Project End: 05/07/2007

Project Location: South Coast Region

Project Status: RECEIVED

Project Reference: JUN 2 0 2007

Project Approval: CALIFORNIA COASTAL COMMISSION

Project Description: Horowitz Residence

Project Drawings: 031

Project Date: 05/07/2007

Project Author: RHW Architecture

Project Review: JT Consulting Engineers

Project Approval: COASTAL COMMISSION

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Project Date: 05/07/2007

Project Author: RHW Architecture

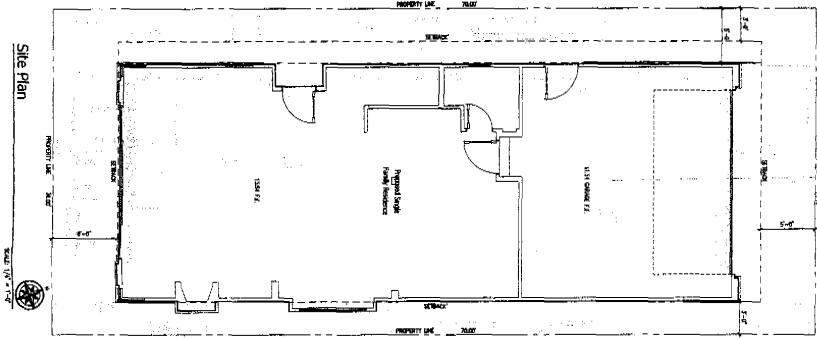
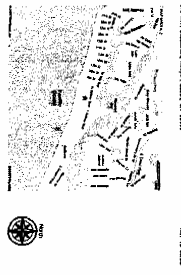
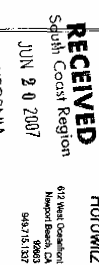
Project Review: JT Consulting Engineers

Project Approval: COASTAL COMMISSION

TS
Sheet

Horowitz Residence

612 West Oceanfront, Newport Beach, CA 92663



Legal Description
SECTION 18 OF THE ORIGINAL PLAN FOR THE CITY OF NEWPORT BEACH, CALIFORNIA, AS AMENDED, AS SHOWN ON MAPS, RECORDS OR SURVEY INSTRUMENTS, BEING MORE OR LESS THE LAND DESCRIBED IN THE FOLLOWING LIST:

Area Tabulations

Lot Area	2,338 sq. ft.
Site Area	2,338 sq. ft.
Site Coverage	47.1%

Building	Area	Building	Area
Proposed Single Family Residence	1,225 sq. ft.	Proposed Single Family Residence	1,225 sq. ft.
Front Porch	125 sq. ft.	Front Porch	125 sq. ft.
Side Porch	1,080 sq. ft.	Side Porch	1,080 sq. ft.
Garage	88 sq. ft.	Garage	88 sq. ft.
Other	202 sq. ft.	Other	202 sq. ft.
Total Building	2,680 sq. ft.	Total Building	2,680 sq. ft.

COASTAL COMMISSION
 5-07-181
 EXHIBIT # 3
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RAW

ARCHITECTURE

8655 Camino del Campo, Suite 100
 San Diego, CA 92123

REGULATORY & PERMITTING
 CONSULTANTS
 410 West Broadway, Suite 200
 San Diego, CA 92101
 Tel: 619.594.1100 Fax: 619.594.1101
 www.rawarchitecture.com

Owner:
 Alana & Mopria
 Horowitz

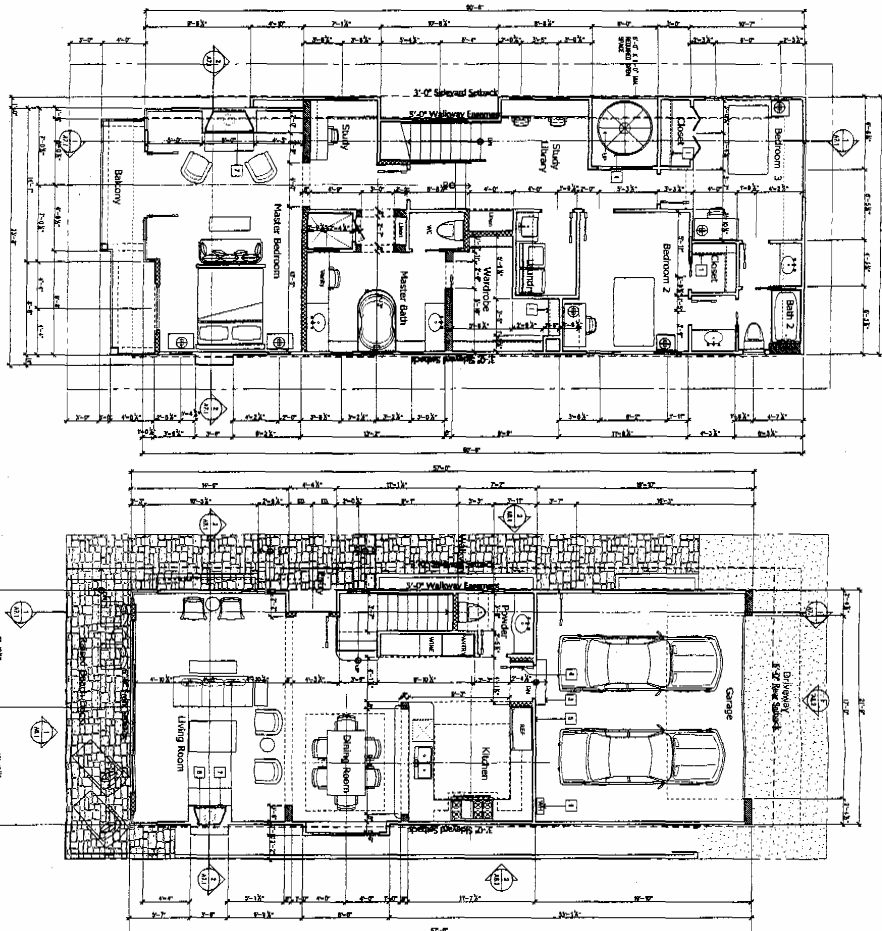
Project No.: 20711
 Date: 11/11/11

Project No.: 20711
 Date: 11/11/11



Scale: 1/4" = 1'-0"

Project No.: 20711
 Date: 11/11/11



Second Floor Plan
 SCALE: 1/4" = 1'-0"

First Floor Plan
 SCALE: 1/4" = 1'-0"

General
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

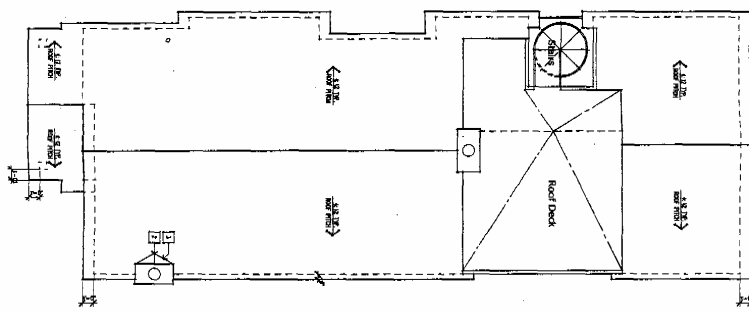
Keynote Legend
 Abbreviations: (List of abbreviations)
 Clearing: (List of clearing notes)
 Foundation: (List of foundation notes)
 Framing: (List of framing notes)
 Finishes: (List of finish notes)
 Mechanical: (List of mechanical notes)
 Electrical: (List of electrical notes)
 Plumbing: (List of plumbing notes)

Floor Plan General Notes
 1. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

Wall Legend
 1. EXTERIOR WALLS: (List of exterior wall notes)
 2. INTERIOR WALLS: (List of interior wall notes)

COASTAL COMMISSION
 5-07-181

EXHIBIT # 3
 PAGE 4 OF 4



Roof Plan
 SCALE: 1/4" = 1'-0"

- Completed
- 1. WALL / FLOOR / ROOF FINISHES
 - 2. CEILING FINISHES
 - 3. CHIMNEY FINISHES
 - 4. CHIMNEY VENT
- Building Department Number
- 1. APPROVED FROM ARCHITECT SHALL BE RETURNED TO THE OWNER'S ARCHITECT
 - 2. APPROVED FROM ARCHITECT SHALL BE RETURNED TO THE ARCHITECT'S ARCHITECT
 - 3. APPROVED FROM ARCHITECT SHALL BE RETURNED TO THE ARCHITECT'S ARCHITECT
 - 4. APPROVED FROM ARCHITECT SHALL BE RETURNED TO THE ARCHITECT'S ARCHITECT

Roof Plan Keynotes

RqW

ARCHITECTURE

1025 CENTRAL EXPRESSWAY
 SUITE 100
 COSTA MESA, CALIFORNIA 92626
 TEL: 714/440-1100
 FAX: 714/440-1101
 WWW.RQWARCHITECTURE.COM

Owner:
 Alan & Marjorie
 Horowitz

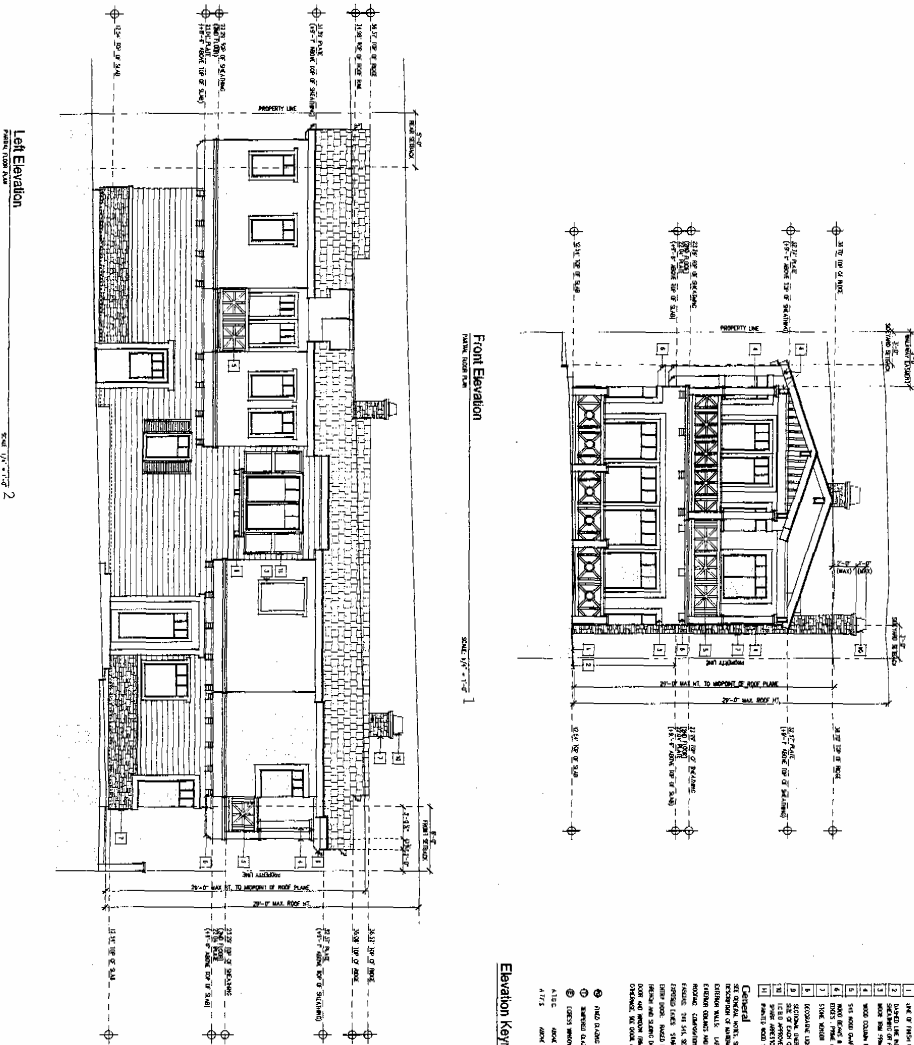
612 Walnut, Oceanfront
 Newport Beach, CA
 92663
 949-772-1537



A.3.1

Horowitz Residence

Architect/Engineer: RqW Architecture, 1025 Central Expressway, Suite 100, Costa Mesa, CA 92626



- Elevation Keynotes**
- 1 1/2" x 1/2" x 1/2" brick
 - 2 1/2" x 1/2" x 1/2" brick
 - 3 1/2" x 1/2" x 1/2" brick
 - 4 1/2" x 1/2" x 1/2" brick
 - 5 1/2" x 1/2" x 1/2" brick
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 - 8 1/2" x 1/2" x 1/2" brick
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 - 28 1/2" x 1/2" x 1/2" brick
 - 29 1/2" x 1/2" x 1/2" brick
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COASTAL COMMISSION
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PAGE 1 OF 2

Horowitz Residence

Architect: **RqW ARCHITECTURE**
11815 Sepulveda Avenue, Culver City, CA 90230
Tel: (310) 474-0000

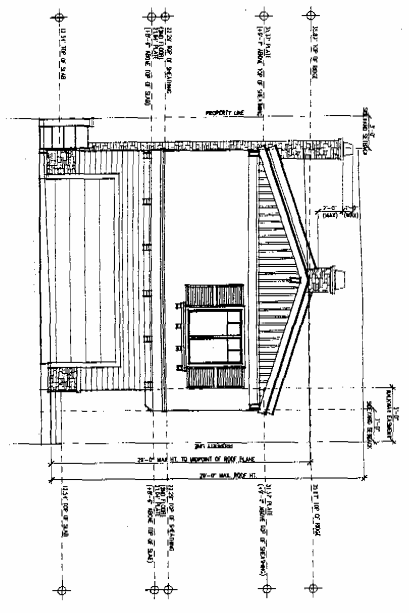
Owner: **Alain & Marjorie Horowitz**
913 Ward Court
Mariposa Street, CA
94370-1532

Project No. 2011
Plan Check No. 2011
Submitted by: [Name]
Date: [Date]

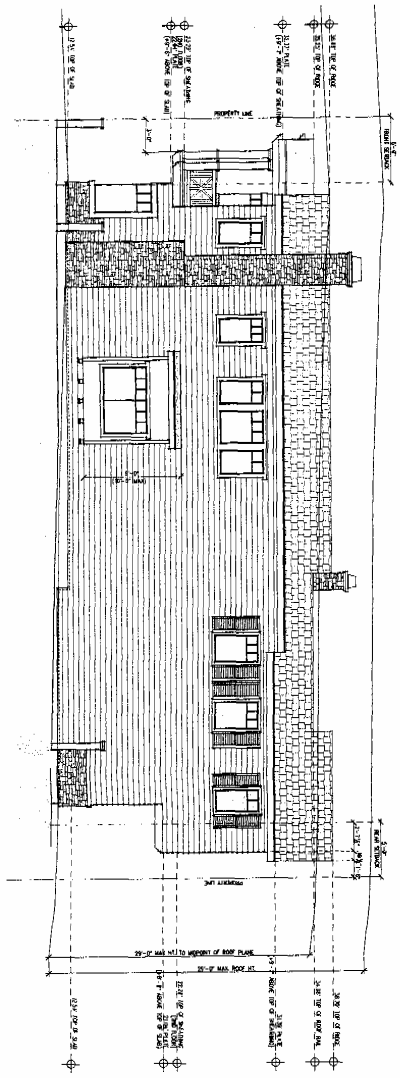
Architect's License No. [Number]
Professional Seal: [Seal]

Building Elevations

Sheet **A.6.1**



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



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

- Elevation Keyholes**
- ① 1/2" SHANK
 - ② 1/4" SHANK
 - ③ 3/8" SHANK
 - ④ 1/2" SHANK
 - ⑤ 3/4" SHANK
 - ⑥ 1" SHANK
 - ⑦ 1 1/4" SHANK
 - ⑧ 1 1/2" SHANK
 - ⑨ 1 3/4" SHANK
 - ⑩ 2" SHANK
 - ⑪ 2 1/4" SHANK
 - ⑫ 2 1/2" SHANK
 - ⑬ 2 3/4" SHANK
 - ⑭ 3" SHANK
 - ⑮ 3 1/4" SHANK
 - ⑯ 3 1/2" SHANK
 - ⑰ 3 3/4" SHANK
 - ⑱ 4" SHANK
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 - ⑳ 4 1/2" SHANK
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 - ㉖ 6" SHANK
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 - ㉙ 6 3/4" SHANK
 - ㉚ 7" SHANK
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 - ㉜ 7 1/2" SHANK
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 - ㉟ 8 1/4" SHANK
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 - ㊳ 9" SHANK
 - ㊴ 9 1/4" SHANK
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 - ㊸ 10 1/4" SHANK
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 - ㊽ 11 1/2" SHANK
 - ㊾ 11 3/4" SHANK
 - ㊿ 12" SHANK

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RAW

ARCHITECTURE

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Stamp
 Owner: Alan & Margie Horowitz
 677 Third Street
 Newport Beach, CA 92660
 949.761.1337

Project No. 27111
 Plan Check No. 27111
 Date: 5/18/2023
 Project Name: Horowitz Residence
 Address: 11111 11th Street, Newport Beach, CA 92660
 Architect: RAW Architecture
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