

CALIFORNIA COASTAL COMMISSION

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



Th8c

**Click here to go to
original staff report**

ADDENDUM

July 11, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: Permit Application **#5-15-2059 (Analisa Realty LLC)** for the Commission meeting of **July 14, 2016**.

Correction to the Staff Report

Commission staff recommends the following correction to the staff report. The applicant originally submitted incorrect information regarding the ownership of the subject property and subsequent to receipt of the staff report sent corrected ownership information. This correction does not require any substantive change to the contents of the staff report or staff recommendation. Deleted language is shown in ~~strikethrough~~ and new language is in **bold, underlined italic:**

On page 1 of the staff report:

Application No.: **5-15-2059**

Applicant: ~~**Analisa Realty LLC**~~ **Ava Equities, LLC**

Agent: Ian J.N. Harrison, Architect

Location: 924 East Ocean Front, Newport Beach
(Orange County)

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Filed:	3/21/16
180th Day:	9/17/16
Staff:	L. Roman-LB
Staff Report:	6/24/16
Hearing Date:	7/14/16

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-15-2059
Applicant:	Analisa Realty LLC
Agent:	Ian J.N. Harrison, Architect
Location:	924 East Ocean Front, Newport Beach (Orange County)
Project Description:	Demolition of existing two-story, single family residence and garage and construction of a new three-story, 29-ft. tall, 2,338 sq. ft. single-family dwelling including attached two-car garage, minor grading for site compaction and drainage improvements, hardscape improvements, minor landscaping, 15-foot easement dedication at the rear property line to the City for the creation of a new public alley, and removal of an existing 3-ft. tall concrete block wall encroachment onto the public right of way on an ocean front lot.
Staff Recommendation:	Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing demolition of an existing duplex and construction of a new beach-fronting single-family residence. The major issues of this staff report concerns beachfront development that could be affected by wave up rush and flooding during strong storm events, hazards, and water quality.

Staff is recommending APPROVAL of the proposed project with seven (7) special conditions regarding: 1) revised plans; 2) assumption of risk; 3) no future shoreline protective device; 4) landscaping; 5) construction best management practices; 6) future development; and 7) 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 for the relevant area. The City of Newport Beach does not have a certified LCP. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

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APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Area Map and Aerial Photos

Exhibit 2 –Project Plans

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in 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:

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

This permit is granted subject to the following 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 on which the Commission voted on the application. 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

This permit is granted subject to the following special conditions:

1. **Final Plans and Sea Level Rise Adaptation Measures.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of final plans. The final project plans shall incorporate plans and accompanying analysis of potential adaptation measures to minimize hazards to life and property from potential flooding from sea level rise (up to 5.5 feet) including but not limited to, flood proofing the first floor, elevating the structure, sand bags and, if the site is flooded regularly during routine high tides, possibly converting the lowest building level to non-habitable uses. The final project plans shall be in substantial conformance with the plans submitted December 7, 2015 to the South Coast District Office. The revised plans submitted to the Executive Director shall bear evidence of Approval-in-Concept of the revised design from the City of Newport Beach Community Development Department.

The applicant shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this Coastal Development Permit unless the Executive Director determines that no amendment is legally required.

2. **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, wave uprush, erosion and sea level rise; (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.
3. **No Future Shoreline Protective Device.** 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. 5-15-2059 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm

conditions, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowner(s) 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(s) 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.

- 4. Landscaping - Drought Tolerant, Non Invasive Plants.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).
- 5. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:

 - (a) No construction materials, debris, or waste shall be placed or stored where it may enter the storm drain system leading to the Pacific Ocean;
 - (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
 - (c) Erosion control/sedimentation Best Management Practices (BMP’s) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
 - (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Debris shall be disposed of outside the coastal zone, as proposed by the applicant.
- 6. Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-15-2059. 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. 5-15-2059. 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. 5-15-2059 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

- 7. Generic 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(s) 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:

A. PROJECT LOCATION AND DESCRIPTION

The applicant is proposing to demolish an existing two-story single-family residence and construct a new ocean-fronting, 1,938 square foot, three-story, 29-ft. high, single family residence with an attached 400 square foot two-car garage, balcony decks and roof deck. Hardscape improvements include drainage improvements, a paved front patio and demolition of an existing 3-ft. tall garden wall that encroaches 6-ft. beyond the oceanfront private property line enclosing and privatizing the area between the property line and the Ocean Front Boardwalk and restore the area back to natural sand, leaving that portion of the Ocean Front public-right-of-way unencumbered by private encroachments. A new 3-ft. tall garden wall is proposed to be constructed at the oceanfront property line. Additionally, the applicant proposes a 15-foot easement dedication at the rear property line to the City for the creation of a new public alley. Plans are included as **Exhibit #2** of the staff report.

The subject site is located at 924 East Ocean Front in the City of Newport Beach, Orange County (**Exhibit #1**). The City of Newport Beach Land Use Plan (LUP) designates the site as RT (Two-Family Residential); the proposed project is a single-family residence allowable under this land

use designation. The project is located within an existing urban residential area on Balboa Peninsula.

The site is a beachfront lot located between the first public road and the sea. The current lot size is 2,185 square feet. There is a wide sandy public beach (approximately 530 feet wide) between the subject property and the Pacific Ocean. The beach seaward of the site is developed with the City's paved 9 feet wide Ocean Front Boardwalk, a multi-use public lateral access way and Peninsula Park, a grass lawn passive recreation public park. The City holds the public right-of-way for street/walkway/bikeway purposes along Ocean Front. The public right-of-way is identified on the site survey as Ocean Front (**Exhibit #2**). The subject site is located along portions of East Ocean Front in the central part of the Balboa Peninsula near the City's two municipal piers developed with a public walkway/bikeway. Other portions of the Ocean Front public right-of-way remain unimproved with no boardwalk. Vertical public access to the park and beach is available immediately adjacent to the site at the B St. street-end. Lateral public access is available along the Ocean Front Boardwalk and the wide sandy beach immediately seaward of the subject site.

Currently, the 900 block of East Ocean Front (located between A Street and B Street) only has a partial alley for half the block, located along the rear (landside) of the property, with access from A Street. The subject site is located at the southern end of the block, at the corner of East Ocean Front and B Street. It is the City's intent to require the remaining properties on the block to dedicate a public easement along the rear property line at the time these residential sites are re-developed. The public easement along the rear property wall is for purposes of constructing a public alleyway for through traffic and to enable the homes on the 900 block of East Ocean Front to have alley access to parking garages. The current lot size is 2,185 square feet, with the proposed 15-foot alley dedication, the adjusted lot size will be 1,735 sq. ft., see the site survey included as **Exhibit #2, page #3**.

The plans for the proposed project show that the finished floor elevation of the residence will be at 12.50 feet NAVD. According to the *Coastal Hazard Analysis* conducted by William Simpson & Associates, Inc. (dated March 1, 2016), the project has been designed to be above the maximum observed water elevation of +7.8 feet NAVD88 and above the City of Newport Beach design flood height of +9.0 feet NAVD88. The proposed height of the finished floor will be at 12.50 feet, 4.7 feet above the maximum highest water elevation. A low level projection of a 3 foot rise in sea level by 2050 would result in a water level of 10.8 feet NAVD88 (7.8 feet NAVD88 + 3 feet = 10.8 feet NAVD88). As proposed, the project would be safe from flooding hazards under this low sea level rise projection. However, the proposed finished floor would be below the upper range (maximum) of sea level rise projections by 2100, which based on the 2012 National Research Council Report, is 5.5 feet. If there were to be 5.5 feet of sea level rise by 2100, an extreme high tide water level of 13.01 feet (7.8 feet + 5.5 feet = 13.3 feet MLLW) would flood the ground floor of the proposed residence.

Therefore, to minimize risks to life and property from projected maximum sea level rise-related flood hazards, **Special Condition 1** requires the applicant identify adaptation measures to deal with potential flooding in the event that the foundation is overtopped. Such adaptation may not result in the installation of or reliance upon shoreline armoring. Acceptable adaptation options

could include implementing measures such as flood proofing the first floor, elevating the structure, temporary barriers such as sand bagging, converting the lower floor to non-habitable uses, etc. In the future, other flood-reduction options may have been developed; however it is important to demonstrate now that there are options other than shoreline armoring for future adaptation. Also, **Special Condition 2** requires the applicant to accept responsibility for all hazards associated with coastal development.

Given that the applicant has chosen to implement the project on a beachfront lot despite risks from liquefaction, wave attack, erosion, sea level rise, and storm flooding, the applicant must assume the risks and agree to no future shoreline protective devices. Therefore, the Commission imposes **Special Conditions 3**. Any future improvements to the single-family house authorized by this Coastal Development Permit No. 5-15-2059, including but not limited to repair and maintenance identified as requiring a permit, will require an amendment to Permit No. 5-15-2059 from the Commission as imposed by **Special Condition 6**. In addition, because the project site is on a beachfront lot and in proximity to coastal waters, the Commission imposes construction-related requirements and best management practices under **Special Condition 5** to prevent pollution of the coast during construction. To address water quality concerns for the life of the project, the applicant is proposing directing site drainage and runoff from impervious areas of the lot to landscaped areas at the side yards and to catch basins along the rear half of the lot, site drainage plans are included as **Exhibit 2, page 1**. Minimal landscaping is proposed over the pervious portions of the side yards, the applicant proposes and **Special Condition 4** requires use of drought tolerant, non-invasive plants for any landscaping on the oceanfront site.

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.

The Commission imposes **Special Condition 7** requiring the applicant to record a Deed Restriction acknowledging that, pursuant to this permit (CDP No. 5-15-2059), 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.

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 for one or more of the following: require an appropriate setback 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. Section 30610 of the Coastal Act provides that certain improvements to existing single-family homes do not require a coastal development permit. Section 13250 of the Commission's regulations lists certain improvements to single-family structures that require a coastal development permit, including those improvements to a structure that is located on a beach. The Commission finds that section 30610 does not apply to the proposed single-family structure because it is located on a beach. Thus, to assure that future improvements are consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that it is necessary to impose a special condition prohibiting the construction of future improvements to the proposed single-family structure without first obtaining a coastal development permit. Therefore, as conditioned, the development conforms to 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 to 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, one or more of the following: 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 to 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 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. Therefore, the Commission finds that the proposed development, as conditioned, conforms to the Coastal Act by ensuring that any successors-in-interest have proper actual notice, recorded against the subject parcel, of the proposed development's required mitigation measures that mitigate the development's impacts on coastal resources.

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 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 (CEQA)

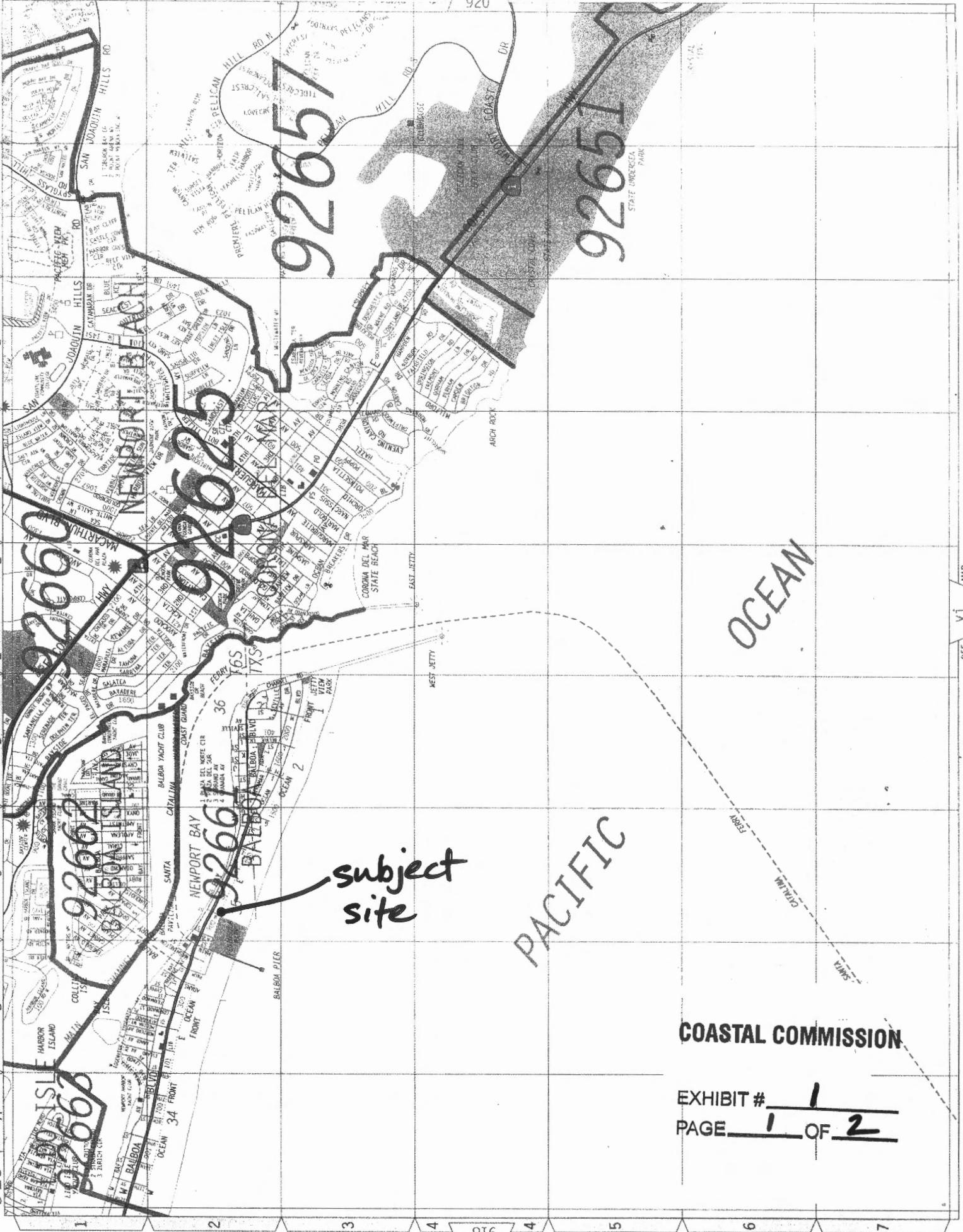
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Newport Beach is the lead agency responsible for CEQA review. As determined by the City, this project is categorically exempt from CEQA as a Class 15268 (ministerial project) exemption. As conditioned, there are no additional feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified possible impacts, is consistent with CEQA and the policies of the Coastal Act.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

- 1) City of Newport Beach certified Land Use Plan
- 2) City of Newport Beach Approval in Concept No. 2015-053 dated 11/23/15
- 3) Coastal Hazard Analysis, 924 East Oceanfront, Newport Beach, CA prepared by William Simpson & Associates, Inc. Consulting Structural Engineers, dated March 1, 2016



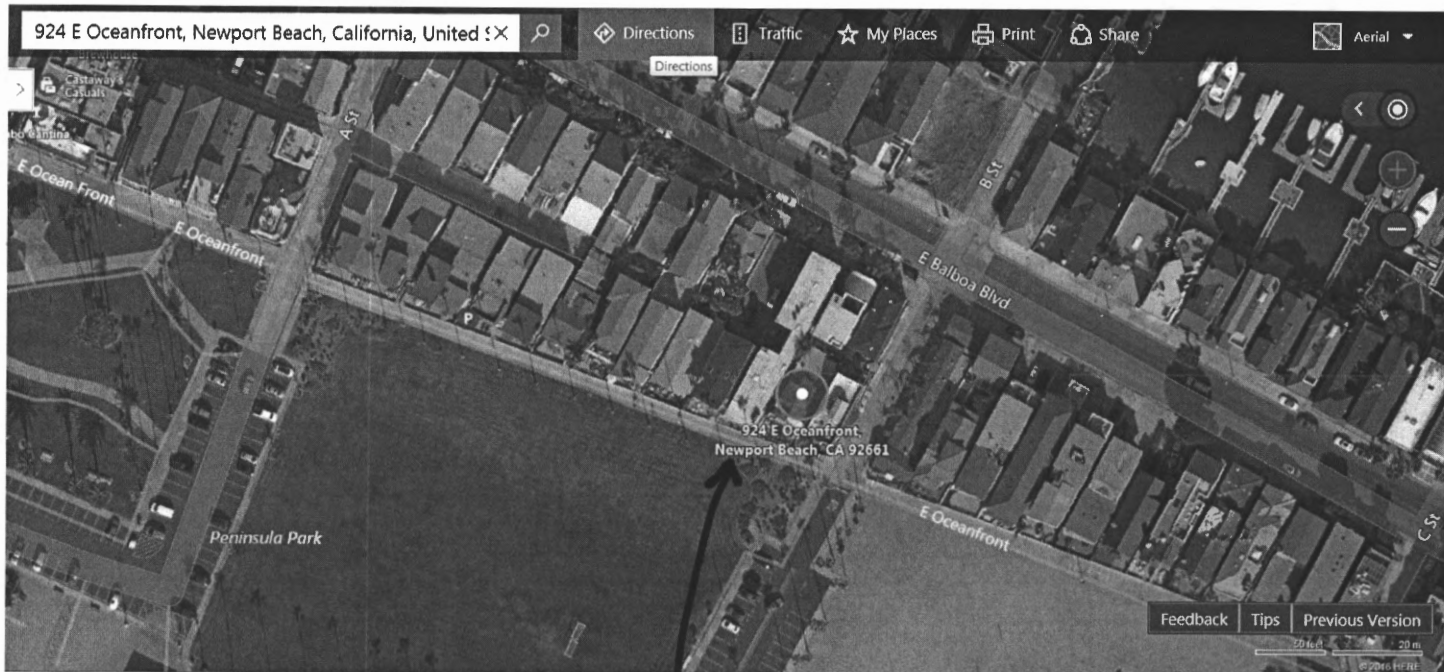
subject site

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EXHIBIT # 1
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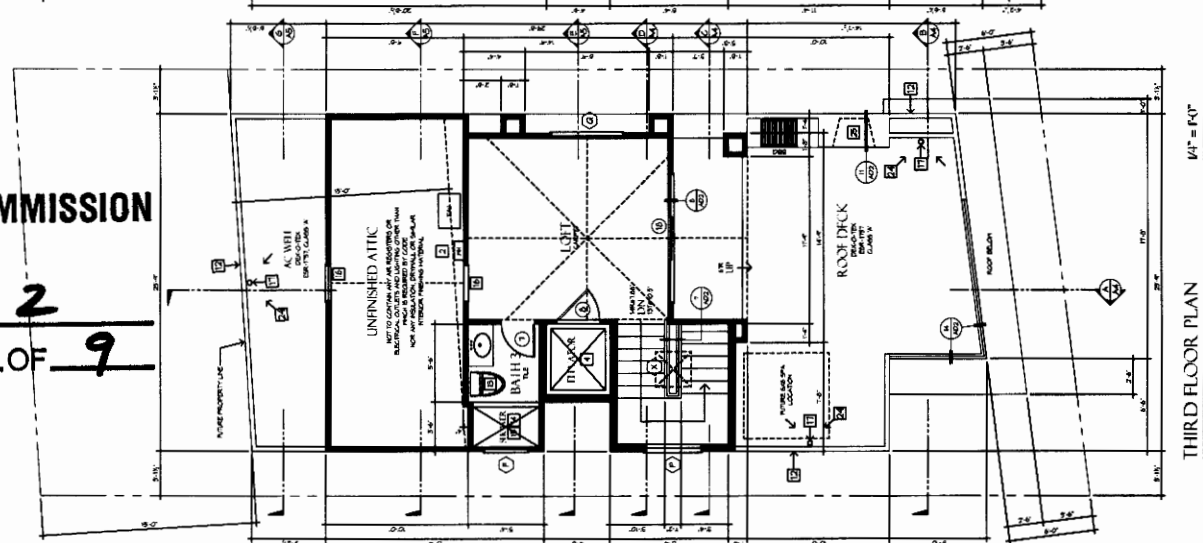
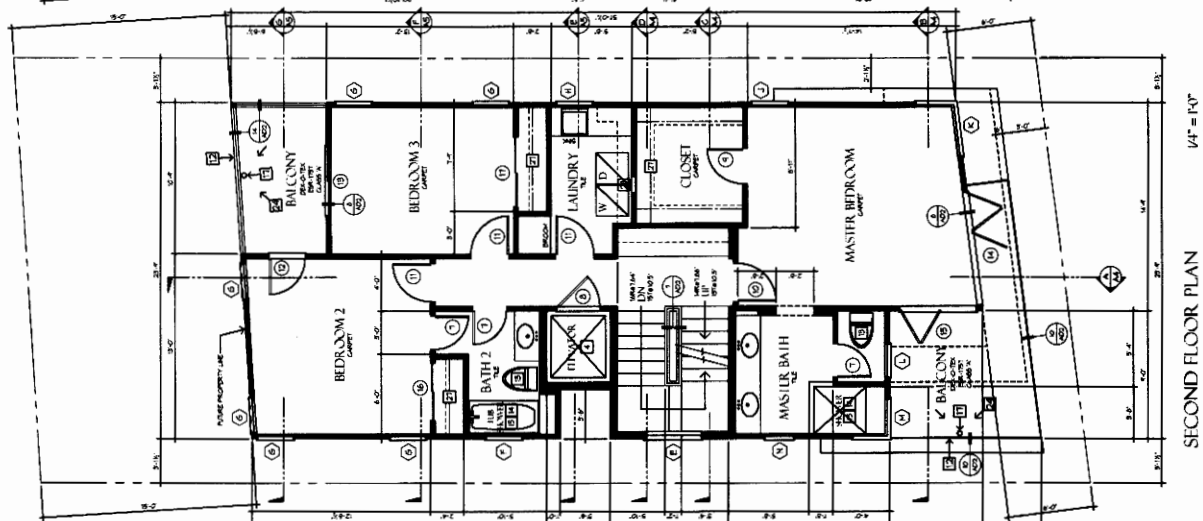
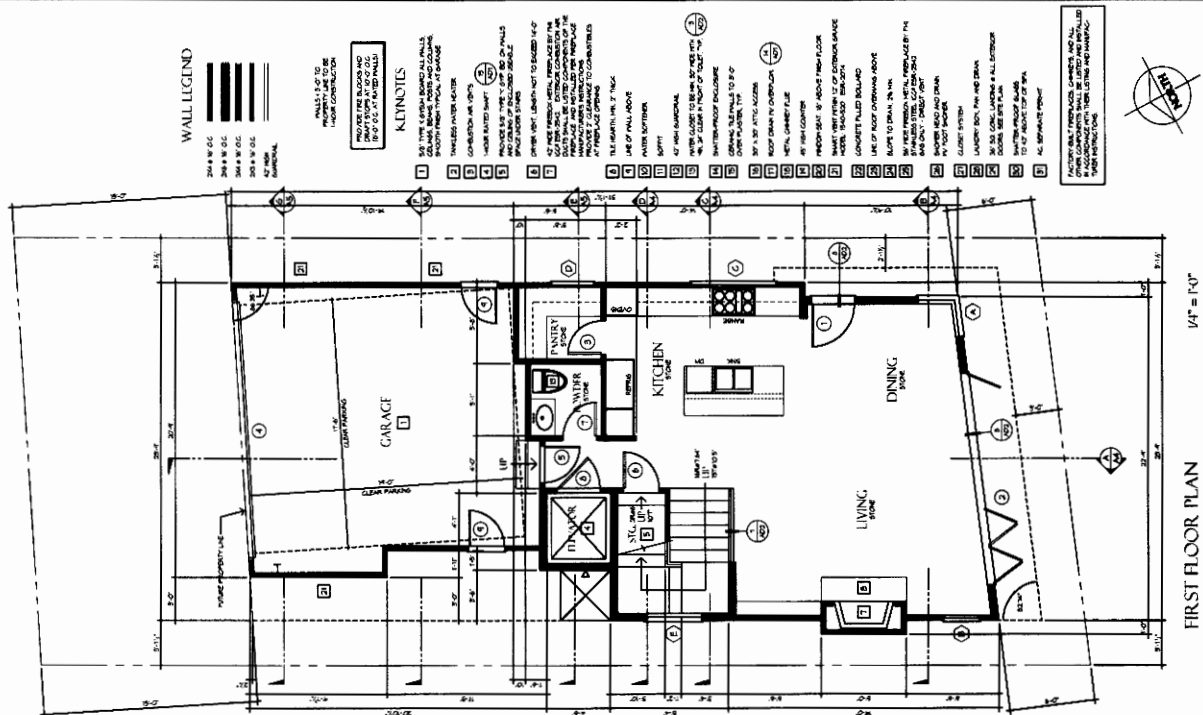
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subject site

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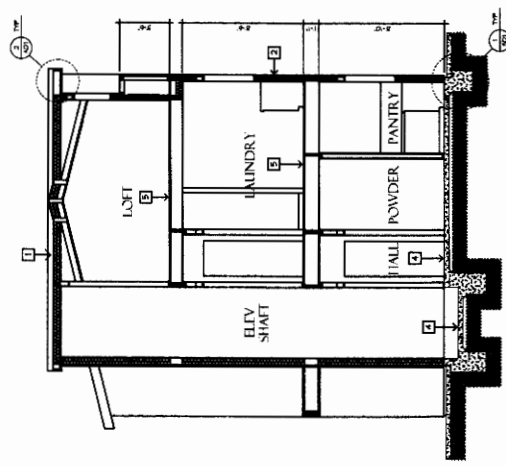
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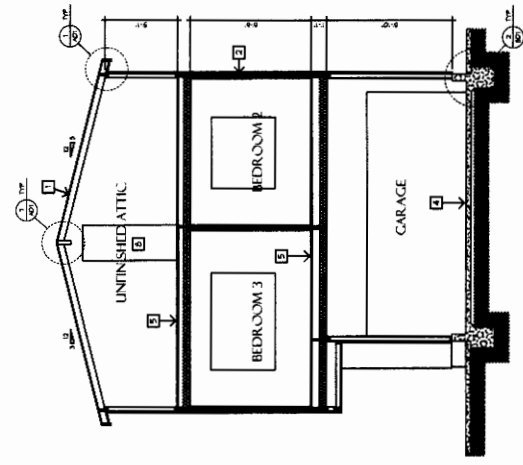
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EXHIBIT # 2
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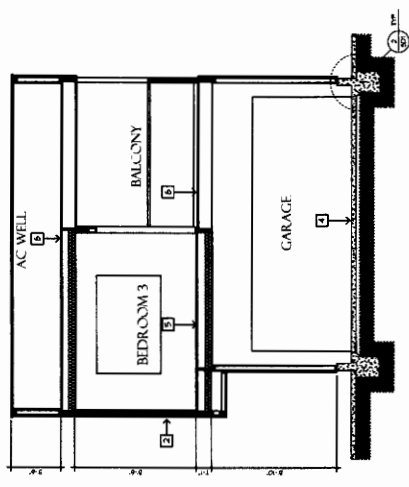
AVA EQUITIES A NEW RESIDENCE FOR 924 OCEAN FRONT EAST NEWPORT BEACH, CALIFORNIA 92661		BUILDING SECTIONS EFG				WWW.IANHARRISONARCHITECT.COM (949) 729-8081 IAN J. HARRISON ARCHITECT	
DATE	3/16/2016	REVISION		DATE		REVISION	
THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL STAMPED WITH THE ARCHITECT'S REGISTERED PROFESSIONAL SEAL							



SECTION E-E
1/4" = 1'-0"



SECTION F-F
1/4" = 1'-0"



SECTION G-G
1/4" = 1'-0"

- KEYNOTES**
1. ROOF ASSEMBLY: 1.5" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.
 2. EXTERIOR WALL ASSEMBLY: 8" CMU, 1" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.
 3. EXTERIOR FLOOR ASSEMBLY: 4" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.
 4. EXTERIOR WALL ASSEMBLY: 8" CMU, 1" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.
 5. EXTERIOR FLOOR ASSEMBLY: 4" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.
 6. ROOF DECK ASSEMBLY: 1.5" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.
 7. UNFINISHED ATTIC: 1.5" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.
 8. GARAGE FLOOR ASSEMBLY: 4" POLYSTYRENE INSULATION, 1/2" GYP. BOARD, 1/2" ASPHALT/FLT. SHINGLES, 1/2" 18 GA. GALV. STEEL DECK.

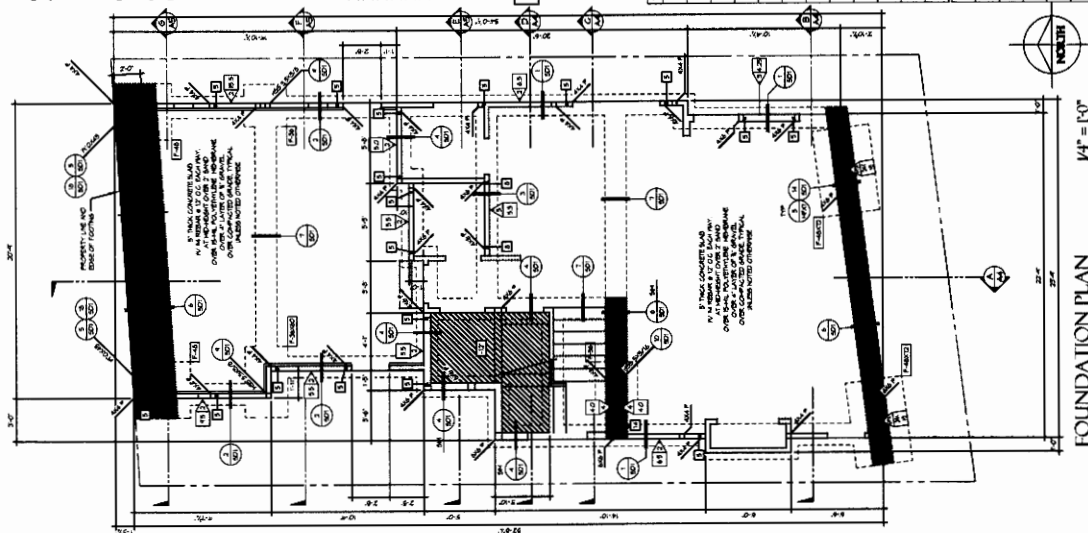
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EXHIBIT # 2
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[illegible]

FOUNDATION NOTES:

- THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
300 FIFTH AVENUE
NEW YORK 10017



PAD FOOTING SCHEDULE	
ITEM NO.	DESCRIPTION
1-1	1.00 YD. 12" DIA. REBAR
2-1	2.00 YD. 12" DIA. REBAR
3-1	3.00 YD. 12" DIA. REBAR
4-1	4.00 YD. 12" DIA. REBAR
5-1	5.00 YD. 12" DIA. REBAR
6-1	6.00 YD. 12" DIA. REBAR
7-1	7.00 YD. 12" DIA. REBAR
8-1	8.00 YD. 12" DIA. REBAR
9-1	9.00 YD. 12" DIA. REBAR
10-1	10.00 YD. 12" DIA. REBAR
11-1	11.00 YD. 12" DIA. REBAR
12-1	12.00 YD. 12" DIA. REBAR
13-1	13.00 YD. 12" DIA. REBAR
14-1	14.00 YD. 12" DIA. REBAR
15-1	15.00 YD. 12" DIA. REBAR
16-1	16.00 YD. 12" DIA. REBAR
17-1	17.00 YD. 12" DIA. REBAR
18-1	18.00 YD. 12" DIA. REBAR
19-1	19.00 YD. 12" DIA. REBAR
20-1	20.00 YD. 12" DIA. REBAR
21-1	21.00 YD. 12" DIA. REBAR
22-1	22.00 YD. 12" DIA. REBAR
23-1	23.00 YD. 12" DIA. REBAR
24-1	24.00 YD. 12" DIA. REBAR
25-1	25.00 YD. 12" DIA. REBAR
26-1	26.00 YD. 12" DIA. REBAR
27-1	27.00 YD. 12" DIA. REBAR
28-1	28.00 YD. 12" DIA. REBAR
29-1	29.00 YD. 12" DIA. REBAR
30-1	30.00 YD. 12" DIA. REBAR
31-1	31.00 YD. 12" DIA. REBAR
32-1	32.00 YD. 12" DIA. REBAR
33-1	33.00 YD. 12" DIA. REBAR
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35-1	35.00 YD. 12" DIA. REBAR
36-1	36.00 YD. 12" DIA. REBAR
37-1	37.00 YD. 12" DIA. REBAR
38-1	38.00 YD. 12" DIA. REBAR
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71-1	71.00 YD. 12" DIA. REBAR
72-1	72.00 YD. 12" DIA. REBAR
73-1	73.00 YD. 12" DIA. REBAR
74-1	74.00 YD. 12" DIA. REBAR
75-1	75.00 YD. 12" DIA. REBAR
76-1	76.00 YD. 12" DIA. REBAR
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78-1	78.00 YD. 12" DIA. REBAR
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80-1	80.00 YD. 12" DIA. REBAR
81-1	81.00 YD. 12" DIA. REBAR
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90-1	90.00 YD. 12" DIA. REBAR
91-1	91.00 YD. 12" DIA. REBAR
92-1	92.00 YD. 12" DIA. REBAR
93-1	93.00 YD. 12" DIA. REBAR
94-1	94.00 YD. 12" DIA. REBAR
95-1	95.00 YD. 12" DIA. REBAR
96-1	96.00 YD. 12" DIA. REBAR
97-1	97.00 YD. 12" DIA. REBAR
98-1	98.00 YD. 12" DIA. REBAR
99-1	99.00 YD. 12" DIA. REBAR
100-1	100.00 YD. 12" DIA. REBAR

JARDY FRAME SCHEDULE (JFX)		@ 30 MINUTUM		@ 15 MINUTUM	
1	1000	1000	1000	1000	1000
2	1000	1000	1000	1000	1000
3	1000	1000	1000	1000	1000
4	1000	1000	1000	1000	1000
5	1000	1000	1000	1000	1000
6	1000	1000	1000	1000	1000
7	1000	1000	1000	1000	1000
8	1000	1000	1000	1000	1000
9	1000	1000	1000	1000	1000
10	1000	1000	1000	1000	1000
11	1000	1000	1000	1000	1000
12	1000	1000	1000	1000	1000
13	1000	1000	1000	1000	1000
14	1000	1000	1000	1000	1000
15	1000	1000	1000	1000	1000
16	1000	1000	1000	1000	1000
17	1000	1000	1000	1000	1000
18	1000	1000	1000	1000	1000
19	1000	1000	1000	1000	1000
20	1000	1000	1000	1000	1000
21	1000	1000	1000	1000	1000
22	1000	1000	1000	1000	1000
23	1000	1000	1000	1000	1000
24	1000	1000	1000	1000	1000
25	1000	1000	1000	1000	1000
26	1000	1000	1000	1000	1000
27	1000	1000	1000	1000	1000
28	1000	1000	1000	1000	1000
29	1000	1000	1000	1000	1000
30	1000	1000	1000	1000	1000
31	1000	1000	1000	1000	1000
32	1000	1000	1000	1000	1000
33	1000	1000	1000	1000	1000
34	1000	1000	1000	1000	1000
35	1000	1000	1000	1000	1000
36	1000	1000	1000	1000	1000
37	1000	1000	1000	1000	1000
38	1000	1000	1000	1000	1000
39	1000	1000	1000	1000	1000
40	1000	1000	1000	1000	1000
41	1000	1000	1000	1000	1000
42	1000	1000	1000	1000	1000
43	1000	1000	1000	1000	1000
44	1000	1000	1000	1000	1000
45	1000	1000	1000	1000	1000
46	1000	1000	1000	1000	1000
47	1000	1000	1000	1000	1000
48	1000	1000	1000	1000	1000
49	1000	1000	1000	1000	1000
50	1000	1000	1000	1000	1000
51	1000	1000	1000	1000	1000
52	1000	1000	1000	1000	1000
53	1000	1000	1000	1000	1000
54	1000	1000	1000	1000	1000
55	1000	1000	1000	1000	1000
56	1000	1000	1000	1000	1000
57	1000	1000	1000	1000	1000
58	1000	1000	1000	1000	1000
59	1000	1000	1000	1000	1000
60	1000	1000	1000	1000	1000
61	1000	1000	1000	1000	1000
62	1000	1000	1000	1000	1000

CALL 800.756.6666 (T) 548 X 1371

COASTAL COMMISSION

EXHIBIT # 2
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