

CALIFORNIA COASTAL COMMISSION

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



F8b

5-16-0637(REEVES)

MAY 12, 2017

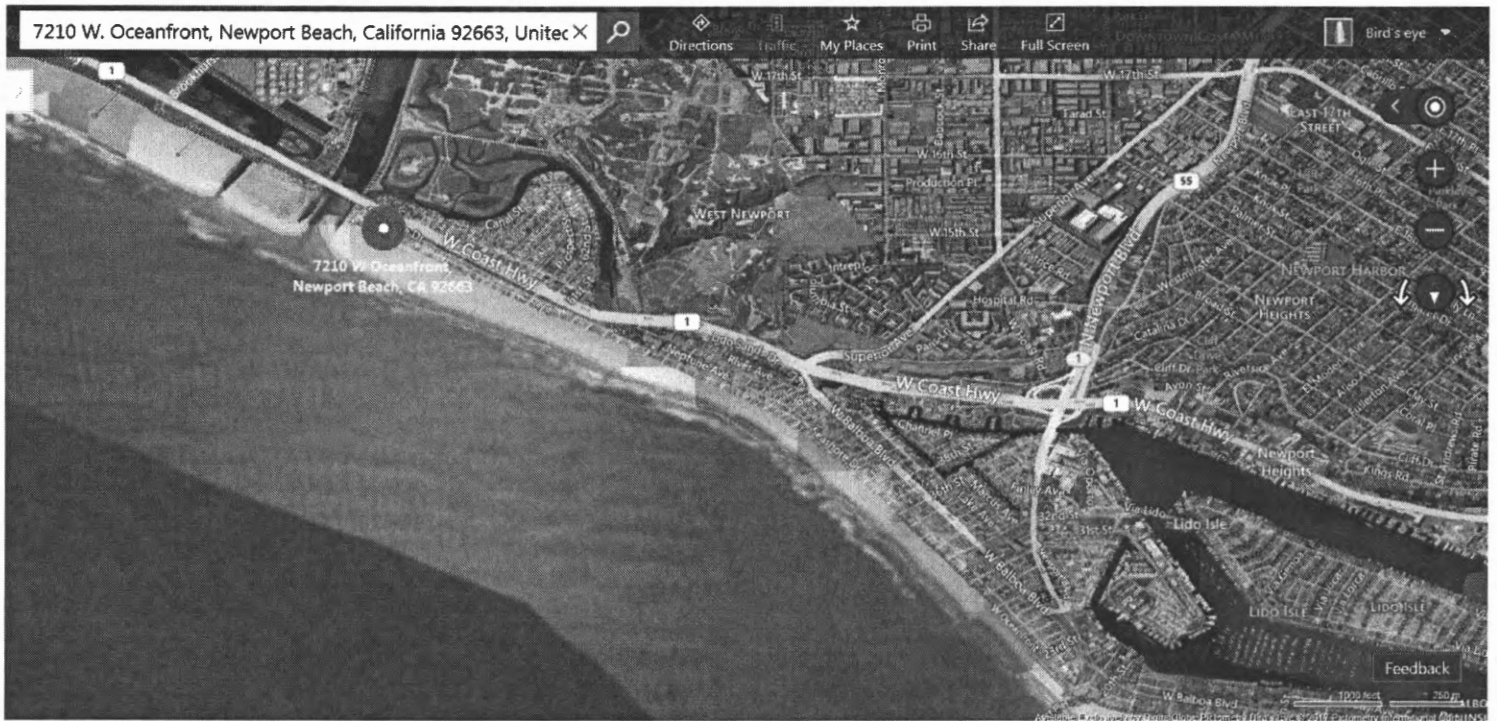
EXHIBITS

Table of Contents

Exhibit 1 – Location/Vicinity Map

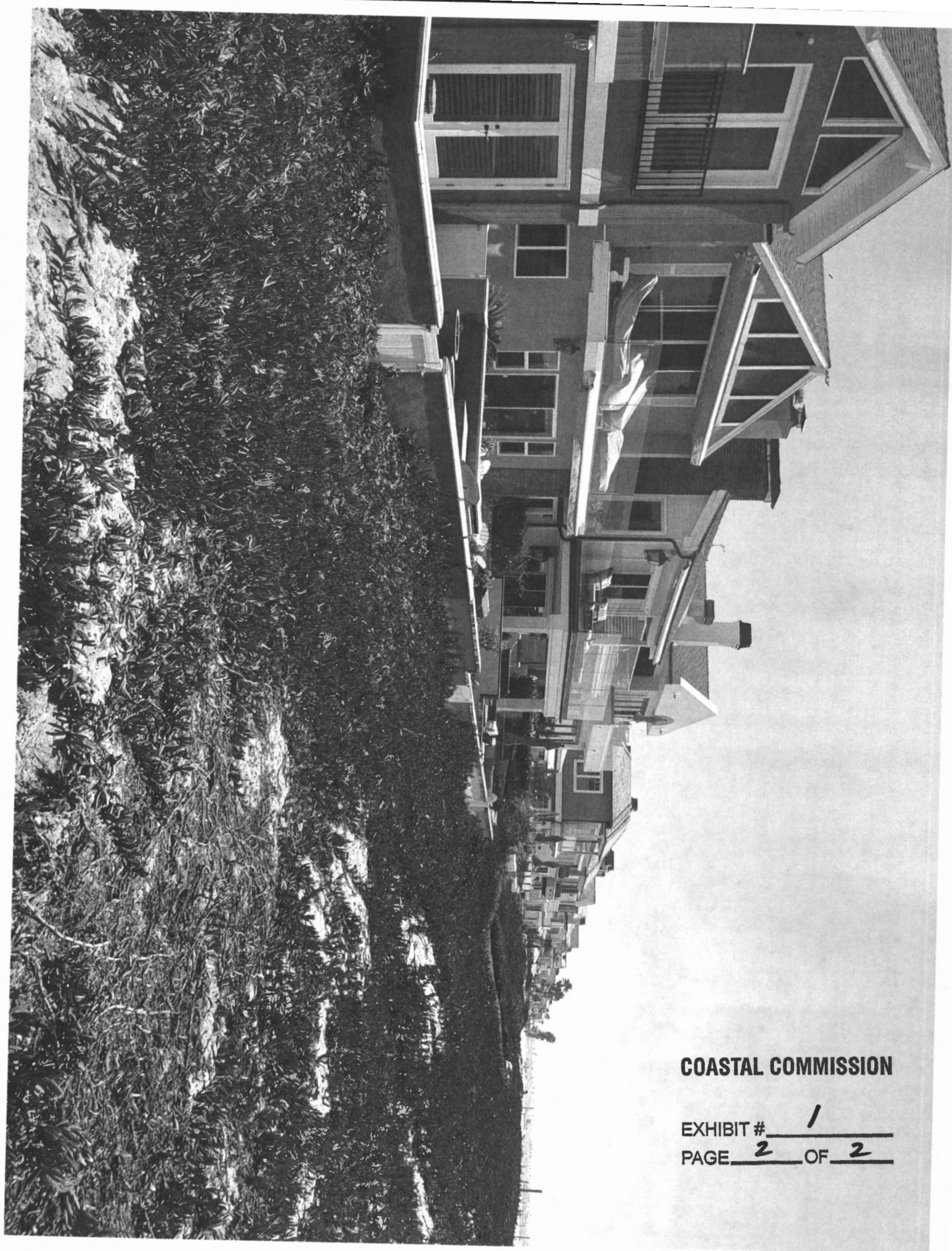
Exhibit 2 – Topographic and Boundary Survey

Exhibit 3 – Project Plans (Architectural, Foundation, Grading/Drainage)



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 2



COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 2

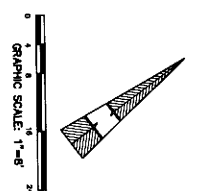


EXHIBIT # 2
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SHEET 1 OF 1



NIQUEL, CA 92677
 ePLSland.com Phone: 949-233-0739

J.N. 2016-5

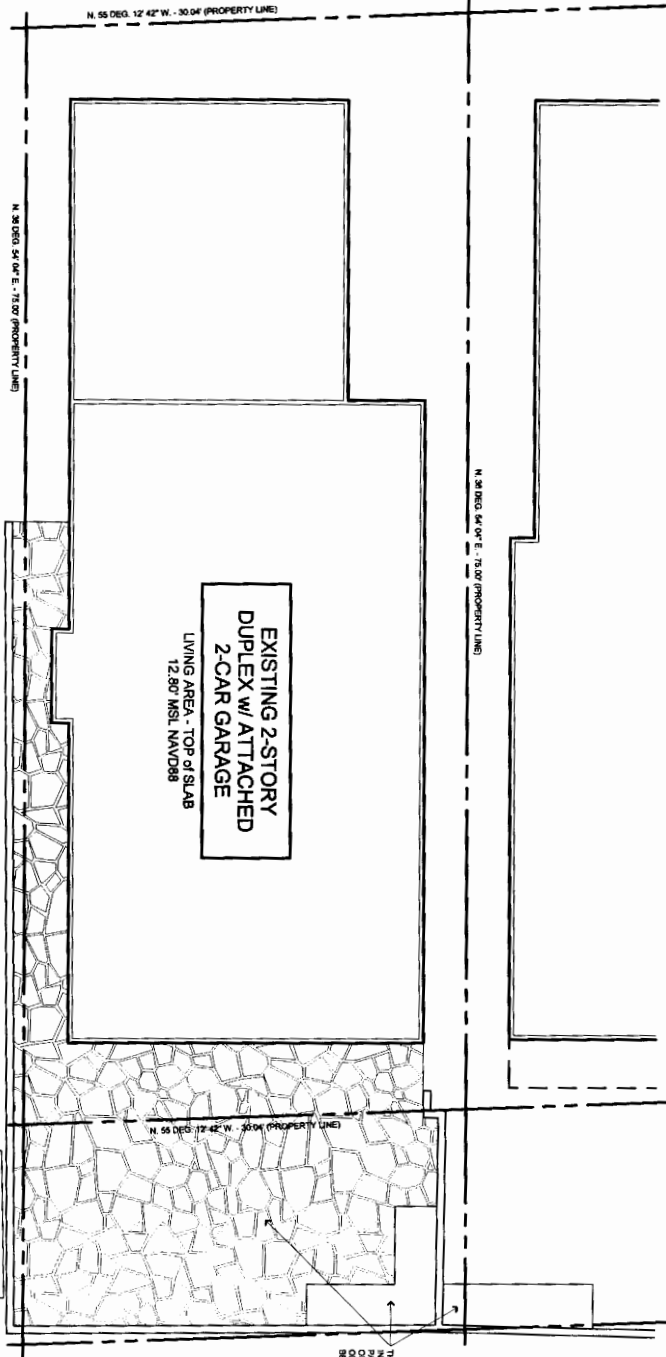
COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 21

ALLEY

SONORA STREET

EXISTING SITE PLAN



THE ENTIRE SITE INCLUDING THE EXISTING GARAGE SHALL BE DEMOLISHED

THIS EXISTING DRIVEWAY AND LATER PUBLIC RIGHT OF WAY AND SHALL REMAIN

Scale: 1/8" = 1'-0"



SP.0

DATE	10/20/2016 1:07 PM
BY	SP.0
REVISIONS	

CUSTOM HOME PLANS FOR
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE

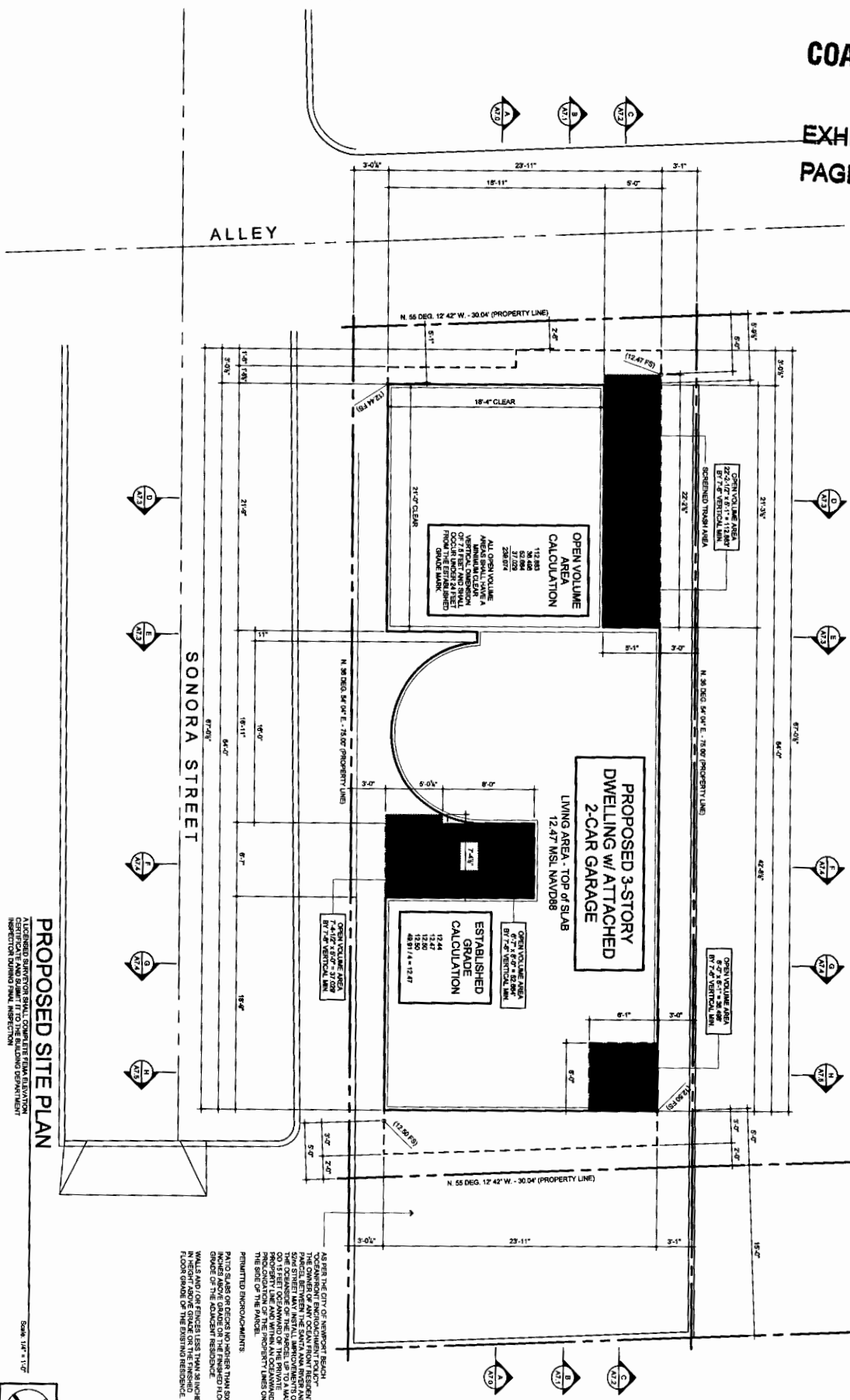
EXISTING SITE PLAN



R. A. JEHEBER
RESIDENTIAL DESIGN, INC.
410 32nd Street, Suite 202
Newport Beach, California 92663
949.723.4393 (rajheber@gmail.com)

COASTAL COMMISSION

EXHIBIT # 3
PAGE 2 OF 21



PLANNING DEPARTMENT NOTES

ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE THE APPLICANT OF LIABILITY TO OBTAIN NECESSARY CONSENTS AND RESTRICTIONS WHICH MAY BE REQUIRED FROM THE APPLICANT'S LOCAL GOVERNMENT OR HOMEOWNERS ASSOCIATION APPROVAL OF PLANS.

PROPOSED SITE PLAN

A LICENSED SURVEYOR SHALL COMPLETE FEMA ELEVATION CERTIFICATE AND SUBMIT IT TO THE BUILDING DEPARTMENT INSPECTOR DURING FINAL INSPECTION

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

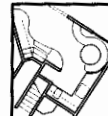


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CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE

PROPOSED SITE PLAN



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COASTAL COMMISSION

EXHIBIT # 3
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EXISTING
STRUCTURE

OUTLINE OF THE EXISTING
STRUCTURE - TYPICAL
OUTLINE OF THE EXISTING
DECK / BALCONY - TYPICAL

BEACH and / or WATER

SUBJECT
PARCEL

SONORA STREET

STRUCTURAL STRING
LINE
DECK STRING LINE

EXISTING
STRUCTURE

OUTLINE OF THE EXISTING
STRUCTURE - TYPICAL
OUTLINE OF THE EXISTING
DECK / BALCONY - TYPICAL

ALLEY

SHORELINE SETBACK

ALLEY

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

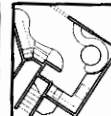


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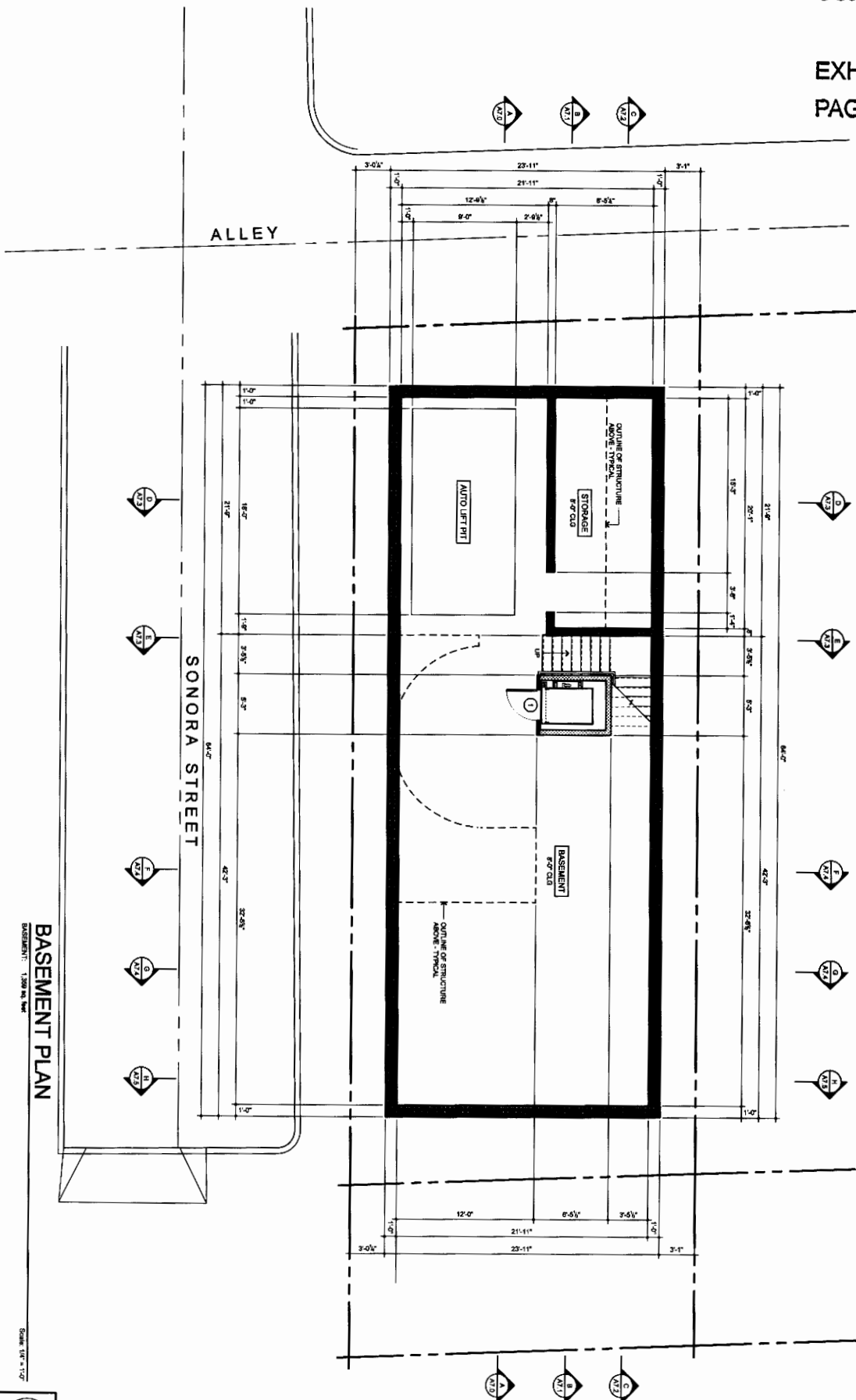
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2016-11
REVISIONS

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE
SHORELINE SETBACK



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BASEMENT PLAN

DATE: 11/10/2016

Scale: 1/8" = 1'-0"



NO. 1	DATE	DESCRIPTION
1	11/10/2016	REVISIONS
2	11/10/2016	REVISIONS
3	11/10/2016	REVISIONS
4	11/10/2016	REVISIONS
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6	11/10/2016	REVISIONS
7	11/10/2016	REVISIONS
8	11/10/2016	REVISIONS
9	11/10/2016	REVISIONS
10	11/10/2016	REVISIONS

CUSTOM HOME PLANS FOR
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE
BASEMENT PLAN



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EXHIBIT # 3
PAGE 5 OF 21

ALLEY

SONORA STREET

FIRST FLOOR PLAN

DATE: 10/20/2016 1:07 PM
DRAWN: J. J. J.
CHECKED: J. J. J.

Scale: 1/8" = 1'-0"

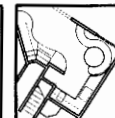


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2	10/20/2016	REVISIONS

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN



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COASTAL COMMISSION

EXHIBIT # 3

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ALLEY

SONORA STREET

SECOND FLOOR PLAN

LIVING: 1,200 sq. ft.
DINING: 100 sq. ft.

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

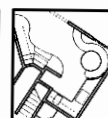


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2016-11
REVISIONS

CUSTOM HOME PLANS FOR
KYLE & JODI REEVES
PROJECT ADDRESS
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE
SECOND FLOOR PLAN



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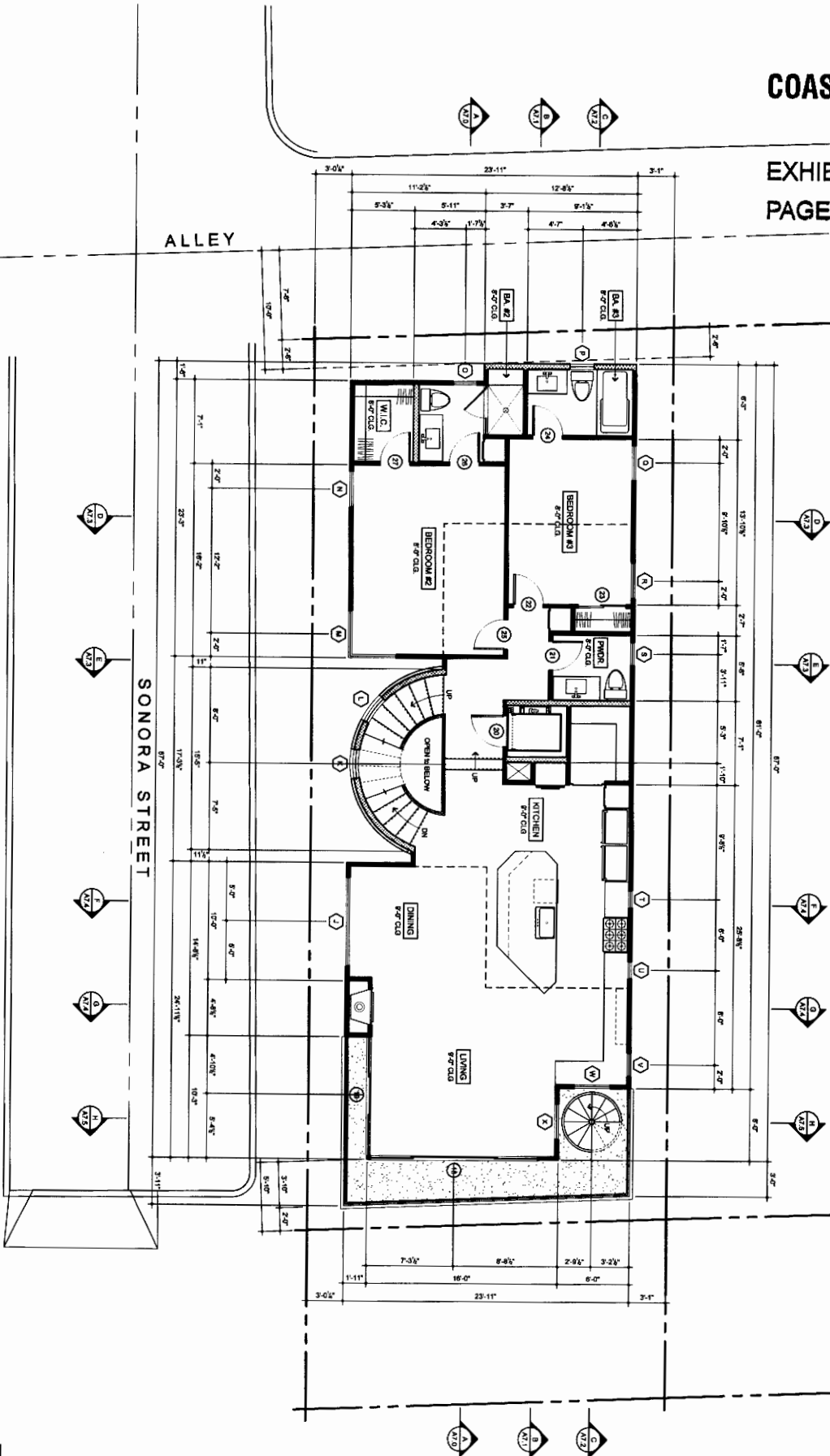
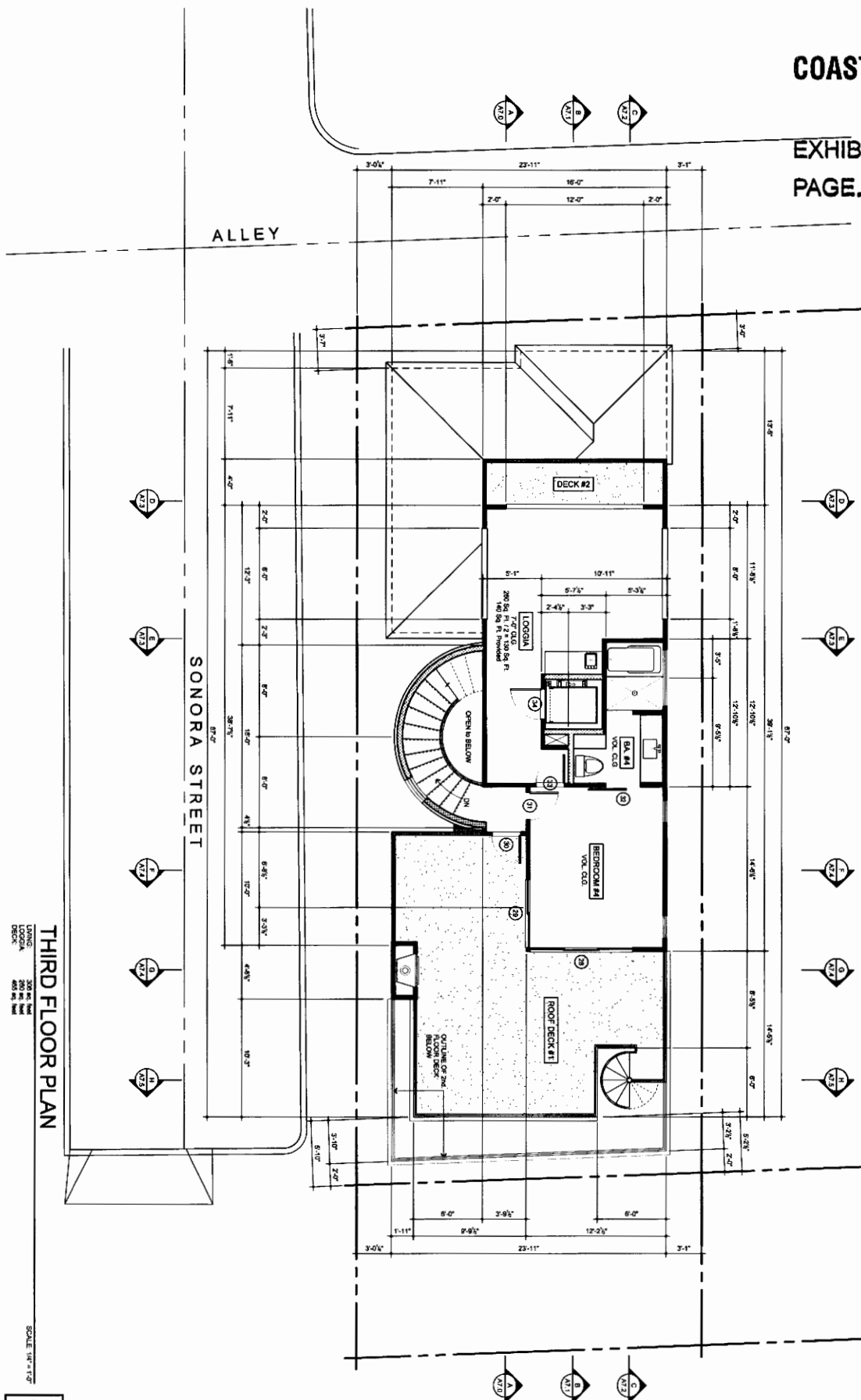


EXHIBIT # 3
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THIRD FLOOR PLAN

LIVING:	308 sq. feet
LOGGIA:	260 sq. feet
DECK:	405 sq. feet

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



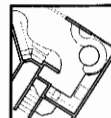
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2016-11	NOA Training & 8
REVISIONS	

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE

THIRD
~~SECOND~~ FLOOR PLAN



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COASTAL COMMISSION

EXHIBIT # 3

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ALLEY

SONORA STREET

ROOF PLAN

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



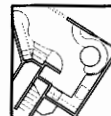
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REVISIONS		

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE

ROOF PLAN



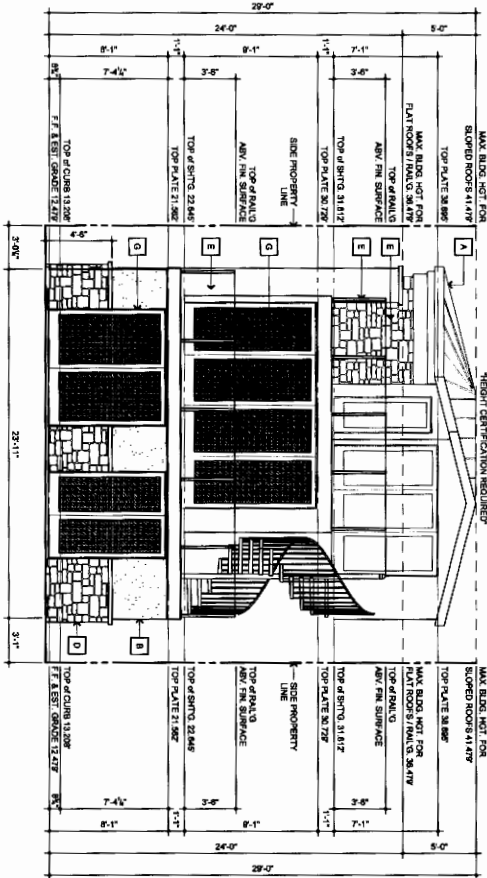
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COASTAL COMMISSION

EXHIBIT # 3
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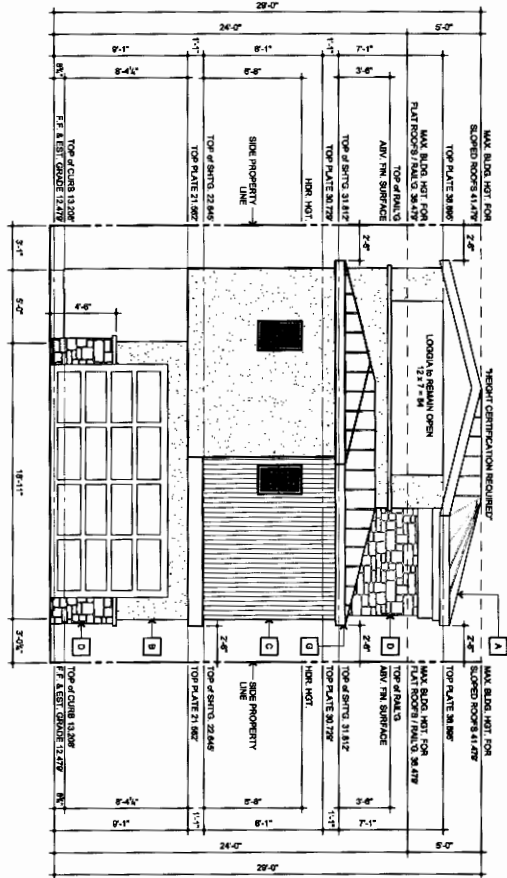
FRONT ELEVATION

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



REAR ELEVATION

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



ELEVATION PLAN NOTES:

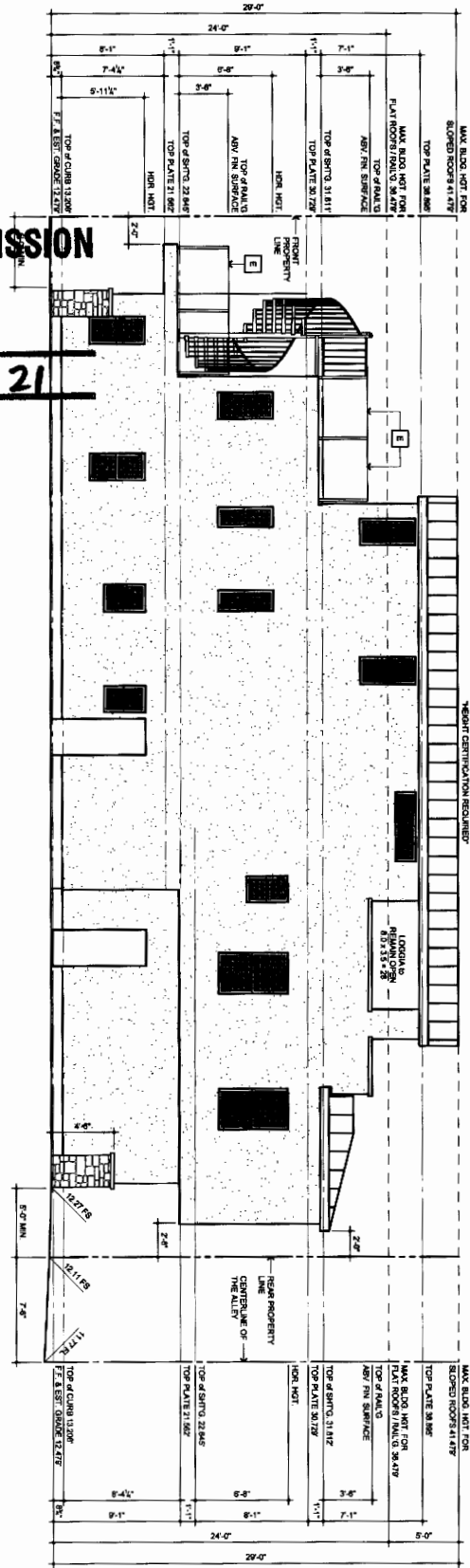
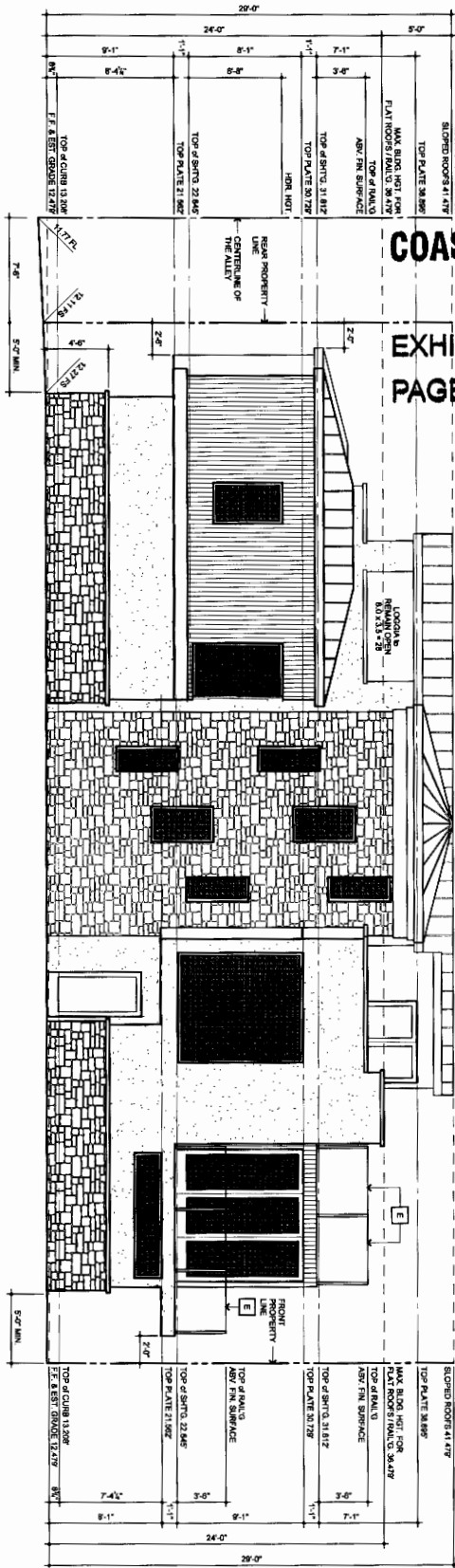
- A. ROOFING MATERIAL, STANDING SEAM METAL, ROOFING BY CUSTOMER. METAL USE THE "C-2600" MECHANICAL SEAM PRODUCT LINE. COLOR: BAKING GREEN OVER 21 LAYERS OF 915 T&T.
- B. SMOOTH STUCCO FINISH, EXTERIOR INTERIOR RESPECTIVELY TO SELECT COLOR INTERIOR DESIGNERS APPROVAL BEFORE APPLYING THE COLOR COAT.
- C. QUALIFIED CARPENTERED SHEET METAL, BOND BY:
- D. 1" THICK FAN-LATED STONE, GREEN BY "TELOMADO STONE CORPORATION" INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- E. 4" TALL STAINLESS STEEL, GUARD RAIL, FRAME WITH TEMPERED GLASS BY "ALUMINUM CO. OF AMERICA" TO PREVENT BRID STAINES AT ICC ESR-1215.
- F. 4" TALL STAINLESS STEEL, GUARD RAIL, FRAME WITH TEMPERED GLASS BY "ALUMINUM CO. OF AMERICA" TO PREVENT BRID STAINES AT ICC ESR-1215.
- G. 4" TALL STAINLESS STEEL, GUARD RAIL, FRAME WITH TEMPERED GLASS BY "ALUMINUM CO. OF AMERICA" TO PREVENT BRID STAINES AT ICC ESR-1215.
- H. 4" TALL STAINLESS STEEL, GUARD RAIL, FRAME WITH TEMPERED GLASS BY "ALUMINUM CO. OF AMERICA" TO PREVENT BRID STAINES AT ICC ESR-1215.

SHEET TITLE
EXTERIOR ELEVATIONS

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
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7210 W. OCEANFRONT
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COASTAL COMMISSION

EXHIBIT # 3
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RIGHT ELEVATION

LEFT ELEVATION

FACING SONGMA STREET

SCALE 1/4"=1'-0"

A6.1

DATE	2016-11-11
DESIGNED BY	RAJEHEBER
CHECKED BY	RAJEHEBER
DATE	2016-11-11
PROJECT ADDRESS	7210 W. OCEANFRONT
CITY	NEWPORT BEACH, CALIFORNIA

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE
EXTERIOR ELEVATIONS

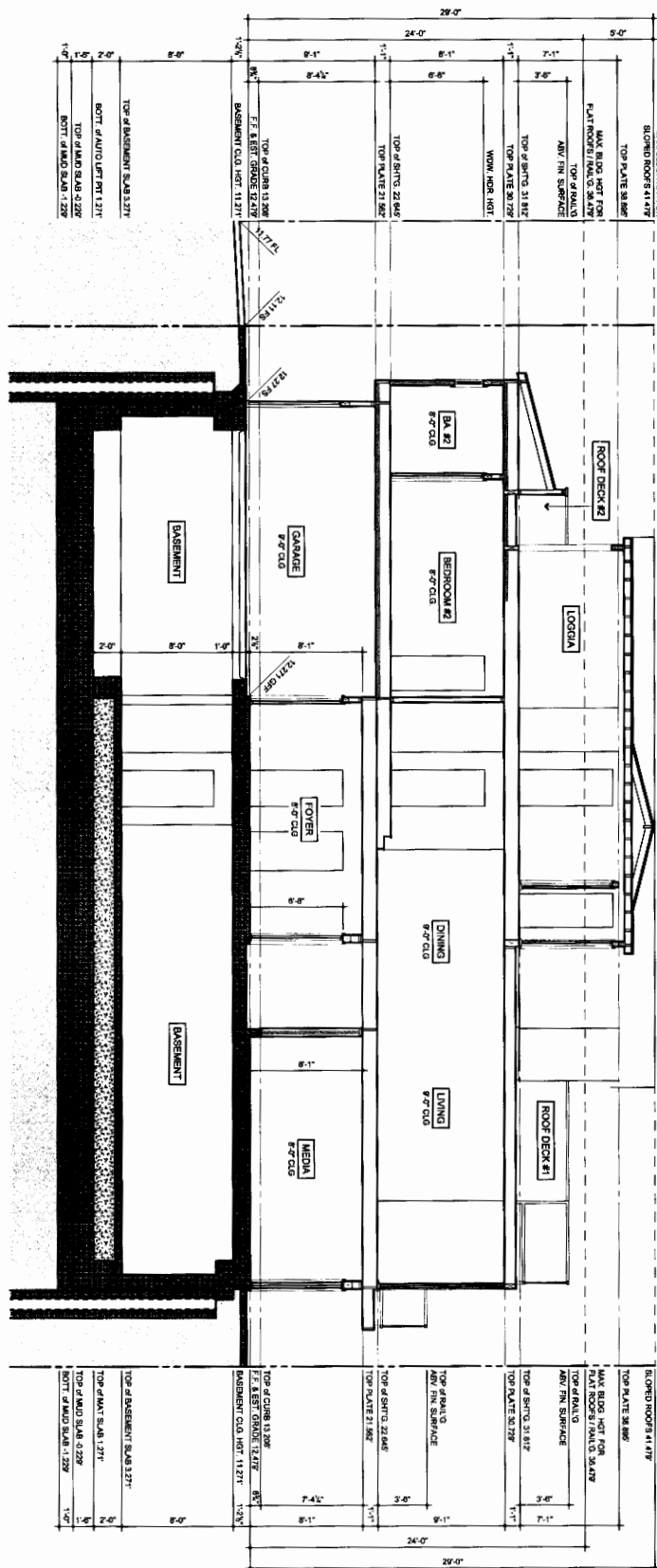


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COASTAL COMMISSION

EXHIBIT # 3

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SECTION "A"

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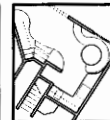


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7	2016-11	REVISED
8	2016-11	REVISED
9	2016-11	REVISED
10	2016-11	REVISED

CUSTOM HOME PLANS FOR
KYLE & JODI REEVES
 PROJECT ADDRESS:
 7210 W. OCEANFRONT
 NEWPORT BEACH, CALIFORNIA

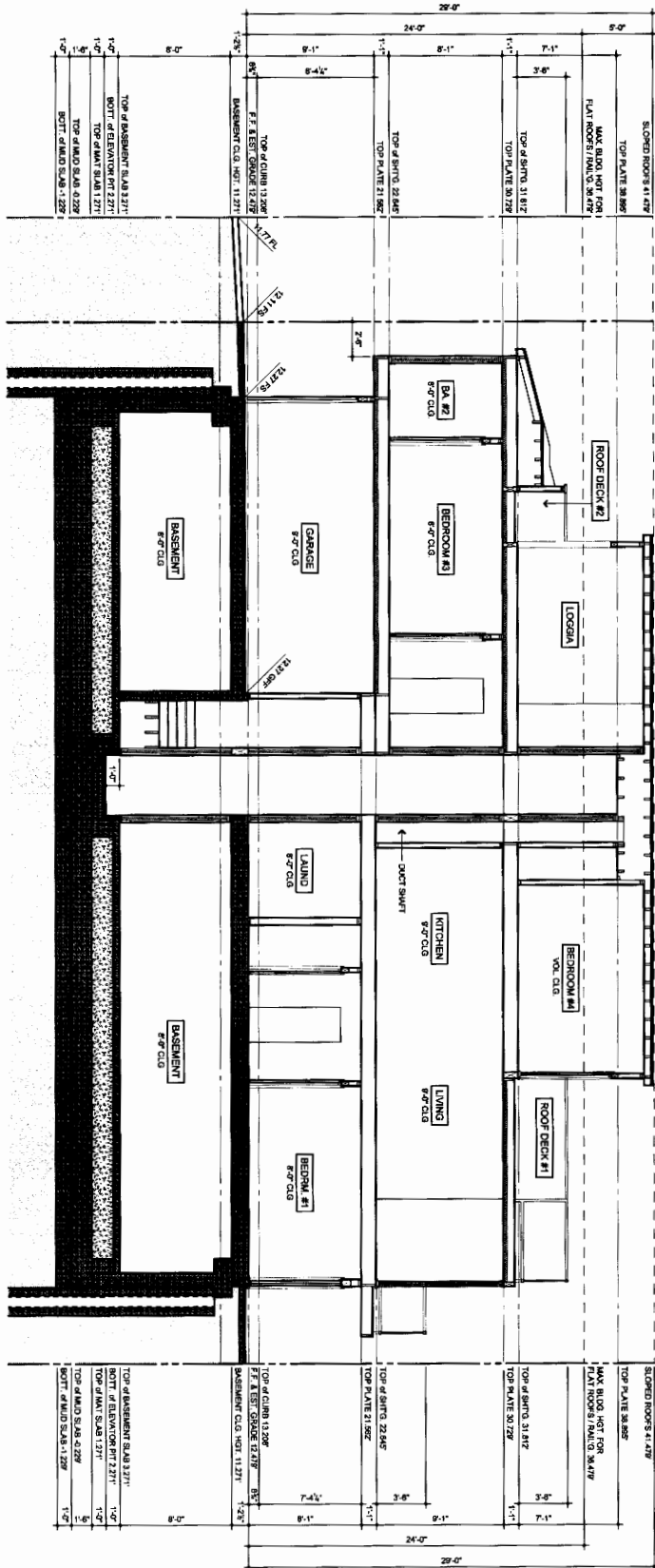
SHEET TITLE
BUILDING SECTIONS



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COASTAL COMMISSION

EXHIBIT # 3
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SECTION "B"

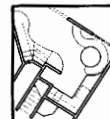
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REVISIONS	
REVISIONS	
REVISIONS	

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

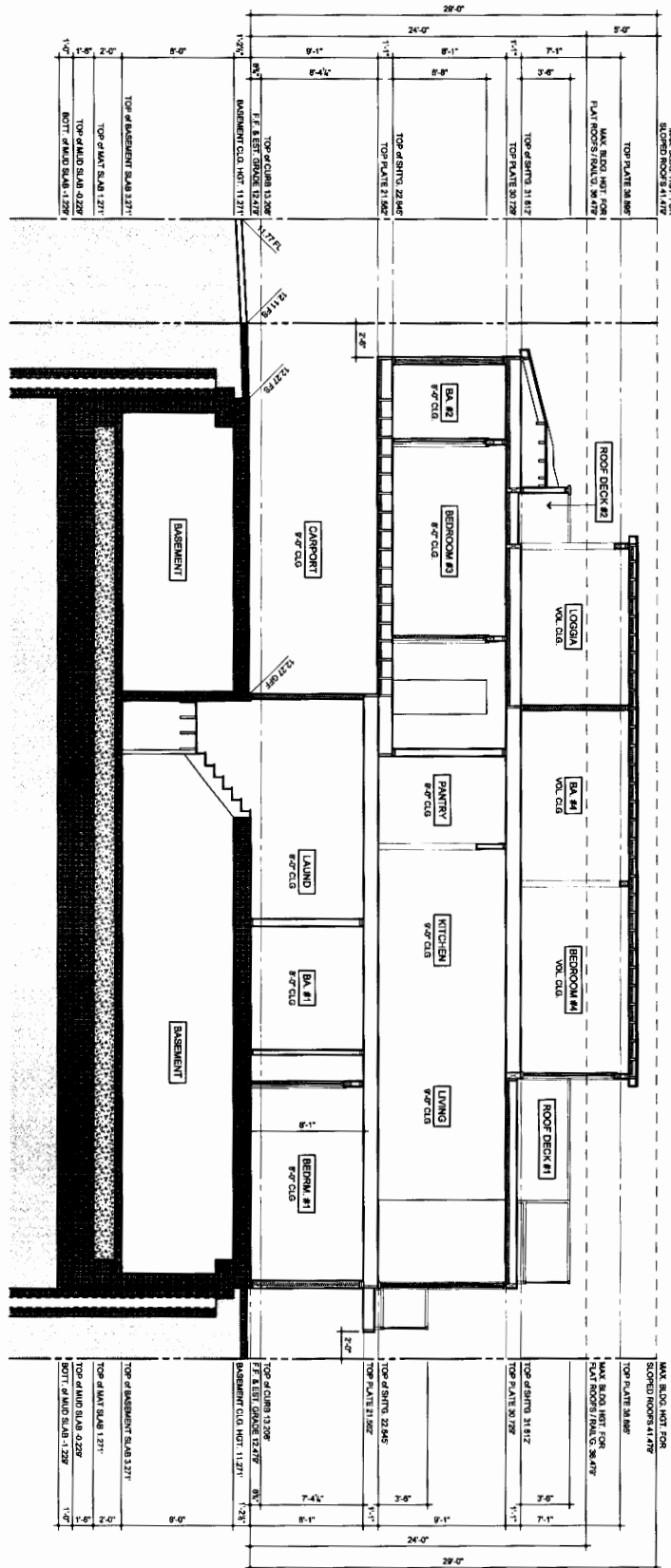
SHEET TITLE
BUILDING SECTIONS



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EXHIBIT # 3
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SECTION "C-C"

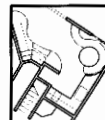
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REVISIONS

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE
BUILDING SECTIONS



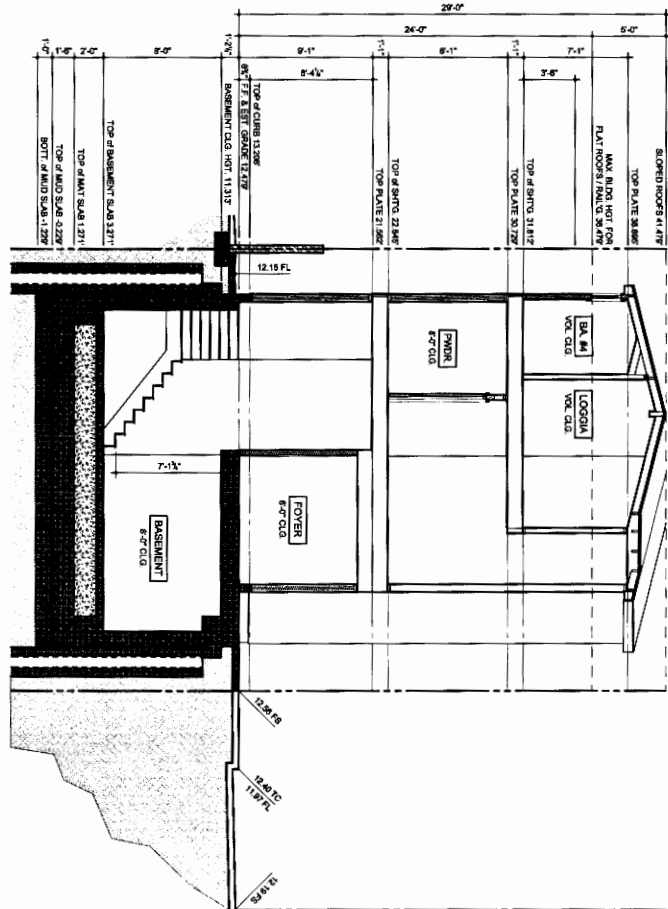
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EXHIBIT # 3
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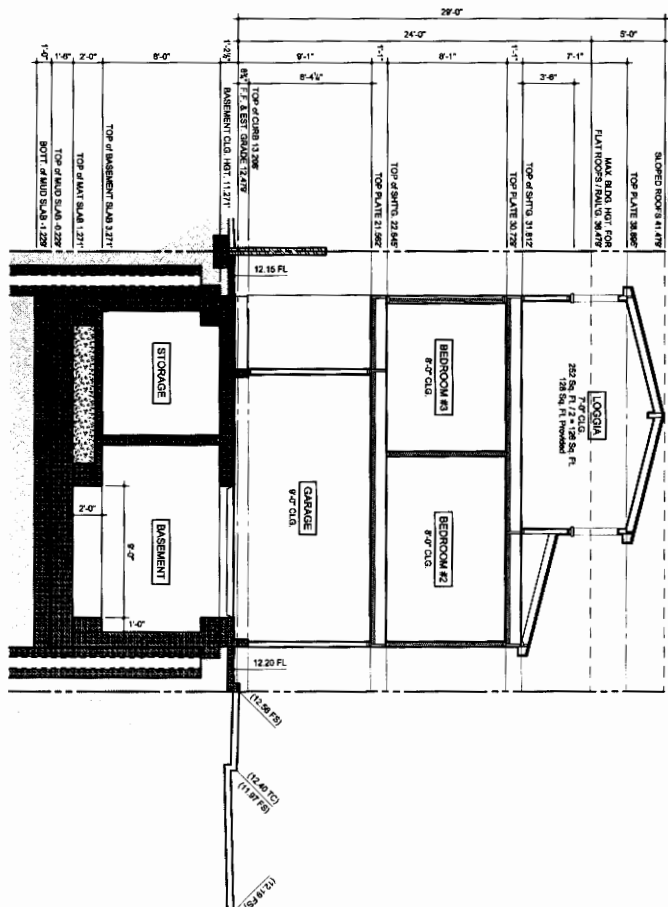
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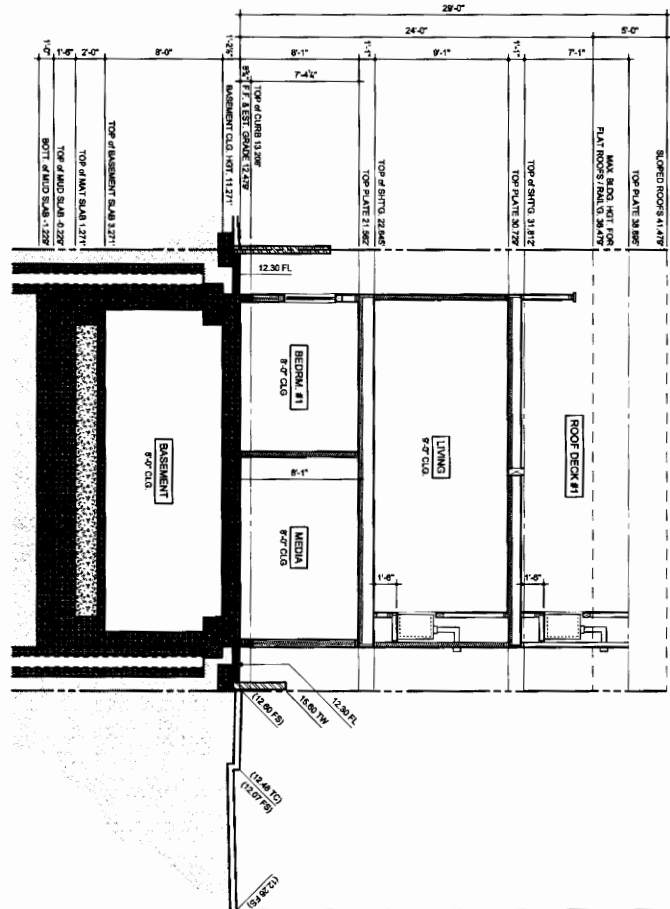


COASTAL COMMISSION

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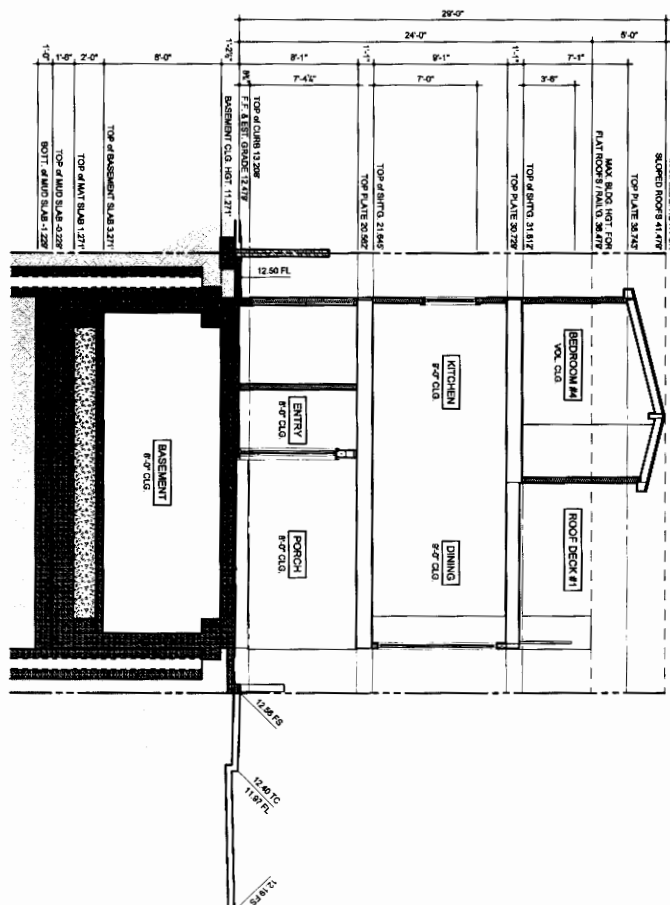
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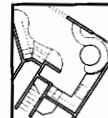


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REVISIONS:

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE
BUILDING SECTIONS



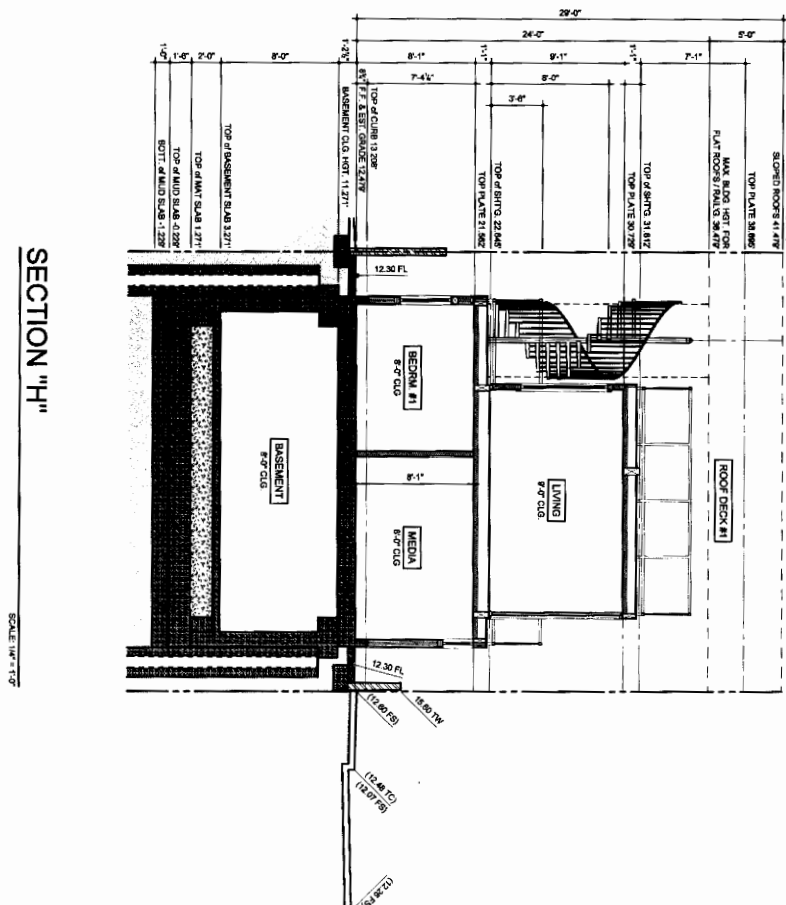
R.A. JEHEBER
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COASTAL COMMISSION

EXHIBIT # 3
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EXHIBIT # 3
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SECTION "H"

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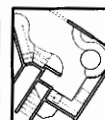
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CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

SHEET TITLE

BUILDING SECTIONS



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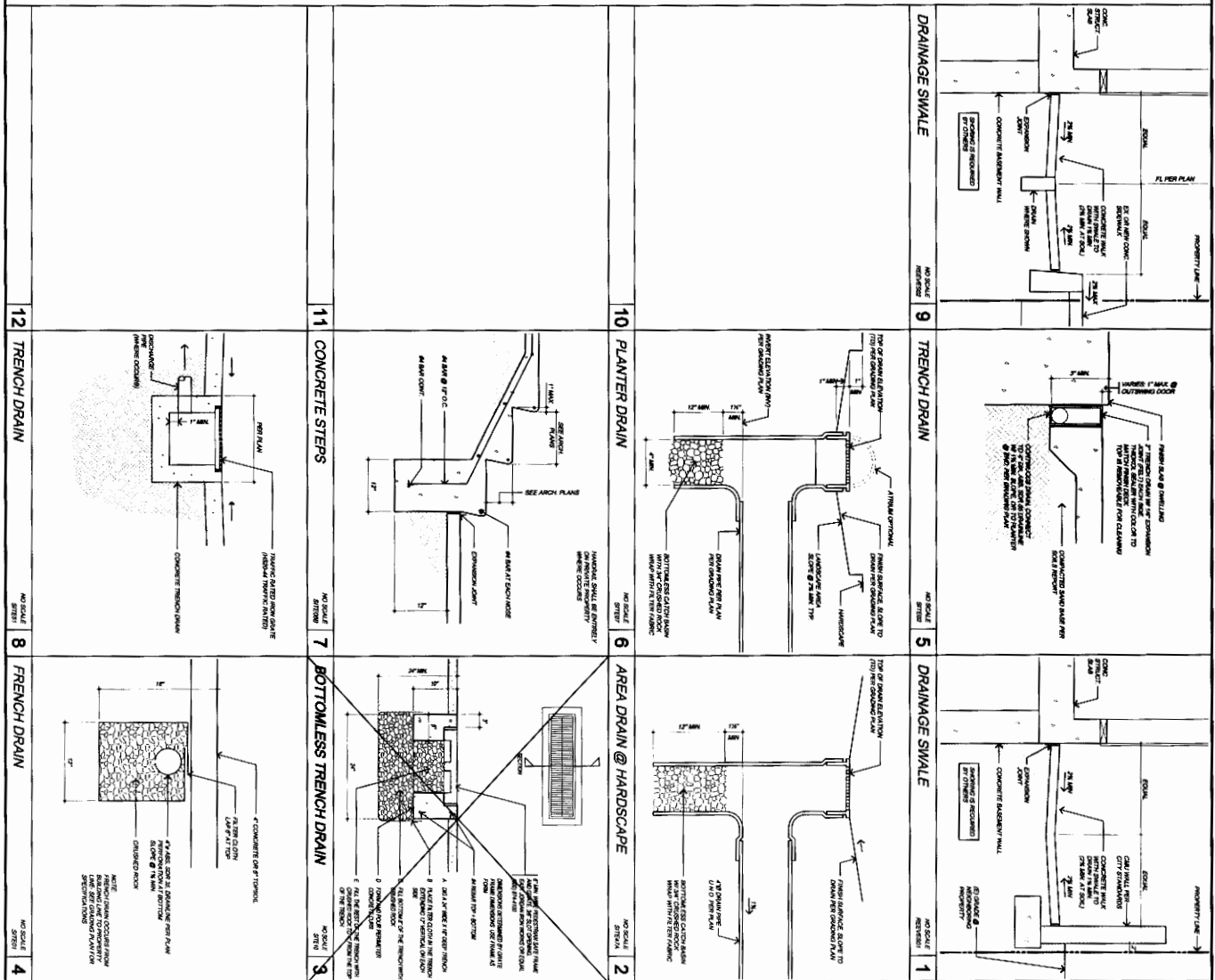
GRADING PLAN

**VICINITY MAP**

PACIFIC

COASTAL COMMISSION

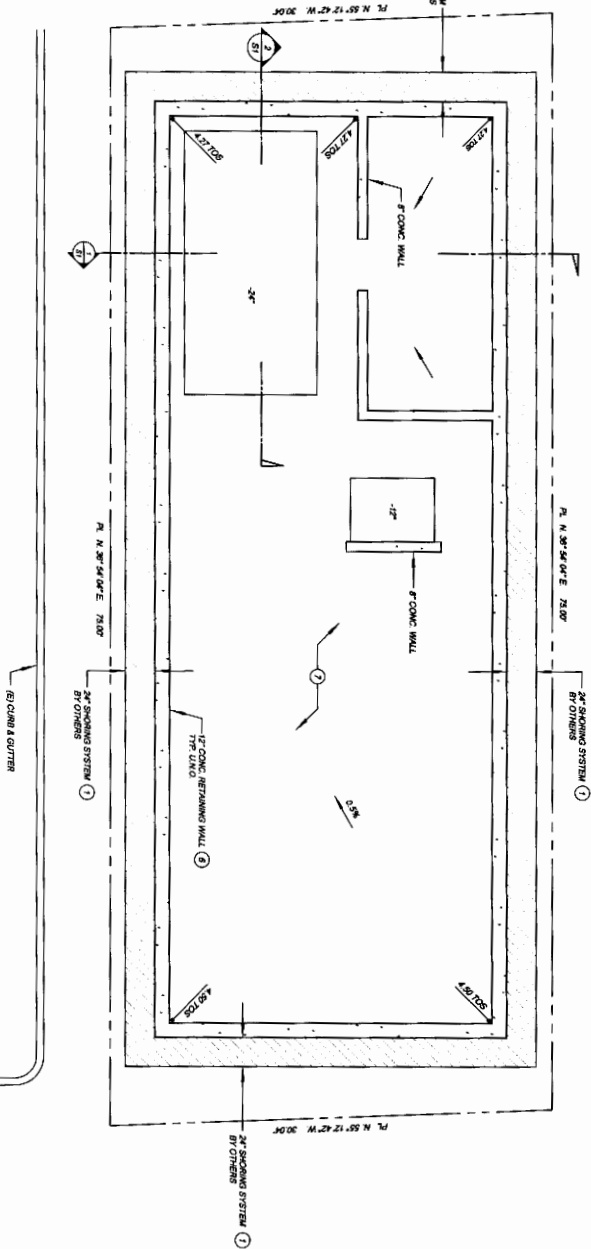
EXHIBIT # 3
PAGE 18 OF 24



COASTAL COMMISSION

EXHIBIT # 3
PAGE 19 OF 21

FOUNDATION PLAN



LONGITUDINAL SECTION

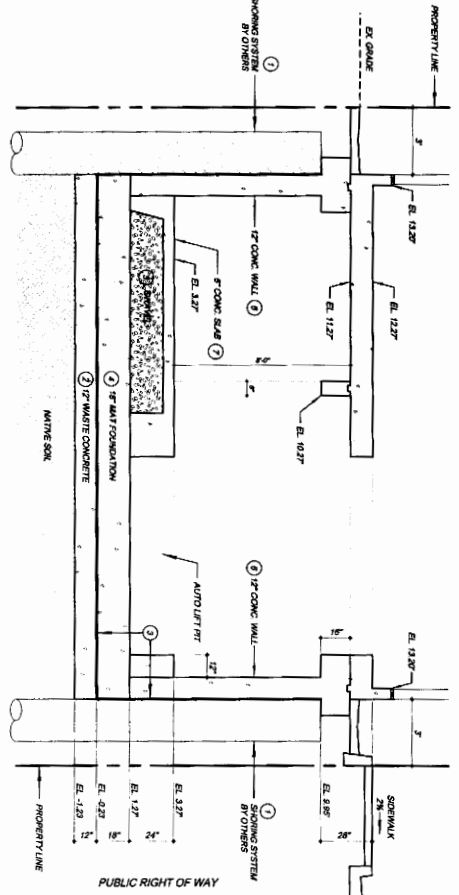
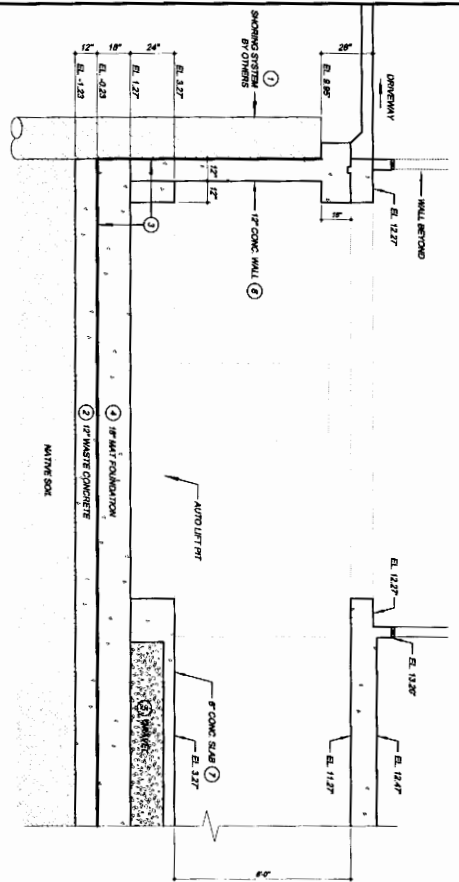
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TRANSVERSE SECTION

3/8\"/>

CONSTRUCTION KEY NOTES & SEQUENCE

1. 24' SHORING SYSTEM BY OTHERS
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3. 12' WASTE CONCRETE
4. 12' WASTE CONCRETE
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100. 12' WASTE CONCRETE



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NO. PROJECT	1000000000
NO. DATE	10/00/2018
REVISIONS	

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

FOUNDATION PLAN



R.C.E. Consultants, Inc.
17421 Irvine Avenue, Suite A
Tustin, CA 92780
Phone (949) 456-9384
info@rce-eng.com

SH-2 : 6/17/16 PP.



7053

SH-2

DES.	P. PETROV	07/05/16
DRAWN	A. AZIMI	
CHK'D.	W.LAWNICZAK	
PROJ. MGR.	M. JAFARI	
DATE	07/05/16	



W WILLIAM SIMPSON
S & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS

23 ORCHARD, SUITE 250 P (949) 206-9829
LAKE FOREST, CA 92630 F (949) 206-9955
WWW.WS2SE.COM mol@ws2se.com

**TEMPORARY SHORING FOR BASEMENT
CONSTRUCTION LOCATED AT:**

**7210 W. OCEANFRONT
NEWPORT BEACH, CA 92663**

SITE PLAN & ELEVATION

OWNER / APPLICANT
KYLE & JODI REEVES
7210 W. OCEANFRONT
NEWPORT BEACH, CA 92663

[illegible]

UNDERGROUND SERVICE ALERT



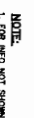
Section 4219a217 of the Government Code requires a Dog Asset Identification Number be issued within a period of 30 calendar days after the date the dog is brought into the state. For your Dog Asset Identification Number visit

CAISSON/PILE SCHEDULE

CAISSON/PILE SCHEDULE					
CHASSIS/PILE NO.	DIAMETER	STRUCTURAL STEEL / SOILLINE FILL	PILE EMBEDMENT LENGTH, "FT" BELOW EMBEDMENT	SHAFT EMBEDMENT LENGTH, "FT" BELOW EMBEDMENT	TOTAL LENGTH OF SHAFT, "FT"
1	24"	W18 x 70	26'	26'	42'
2	24"	W18 x 70	26'	26'	42'
3	24"	W18 x 70	26'	26'	42'
4	24"	W18 x 70	26'	26'	42'
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EXHIBIT # 3
PAGE 21 OF 21

TYPICAL CONSTRUCTION SEQUENCE

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SH-3



**TEMPORARY SHORING FOR BASEMENT
CONSTRUCTION LOCATED AT:
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NEWPORT BEACH, CA 92663**

SITE PLAN & ELEVATION

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