

CALIFORNIA COASTAL COMMISSION

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



F8e

5-16-0842 (410 VIACON LLC)

MAY 12, 2017

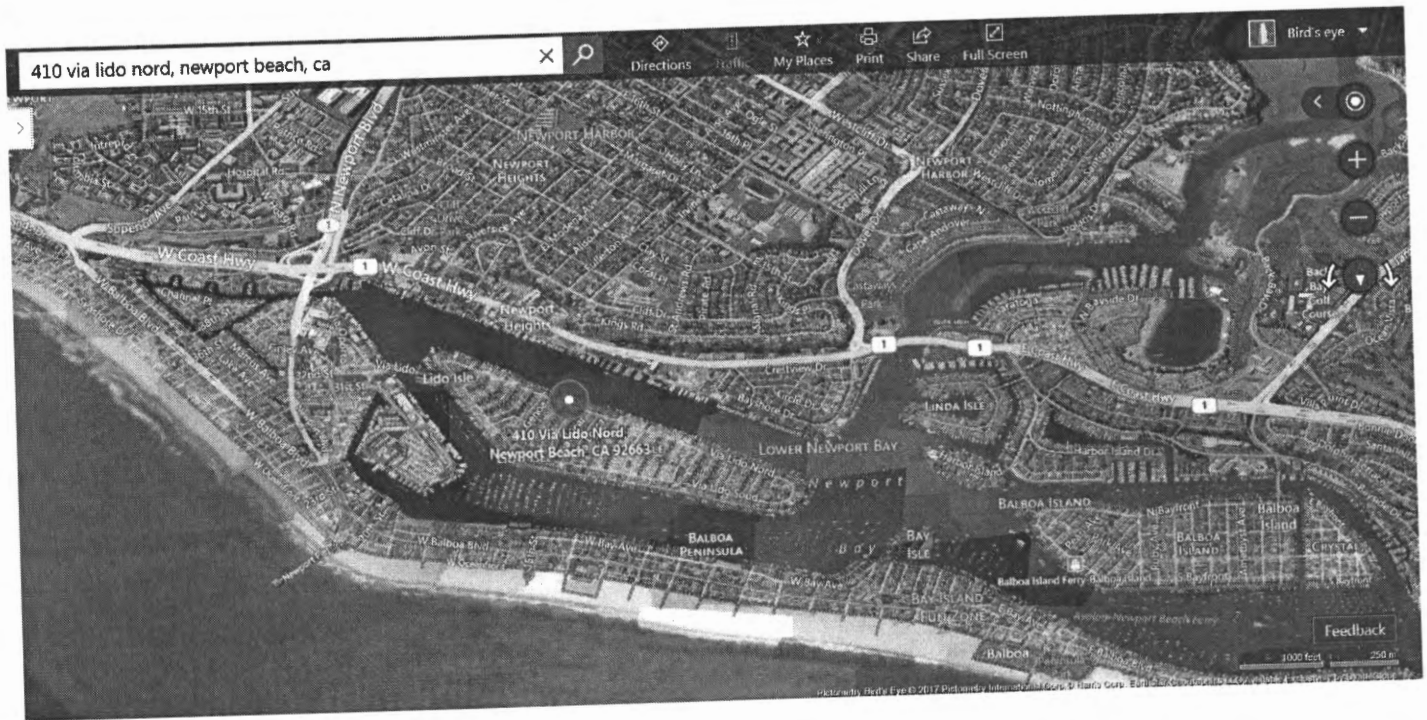
EXHIBITS

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Exhibit 1 – Location/Vicinity Map

Exhibit 2 – Topographic and Boundary Survey

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



COASTAL COMMISSION

EXHIBIT # 1

PAGE 1 OF 1

LEGEND	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
#	BRICK
#	DECK
#	PROPERTY LINE
#	FINISH GRADE
#	POWER POLE
#	WATER METER
#	FINISH FLOOR
#	CONCRETE
#	FINISH SURFACE
#	MAN-HOLE
#	ASPHALT
#	TOP-CURATE

ROM SURVEYING INC.
 23016 LAKE FOREST DR. #409
 LAGUNA HILLS, CA 92653
 (949) 988-2924
 (949) 988-2924
 ROMSURV@YINGCDX.NET

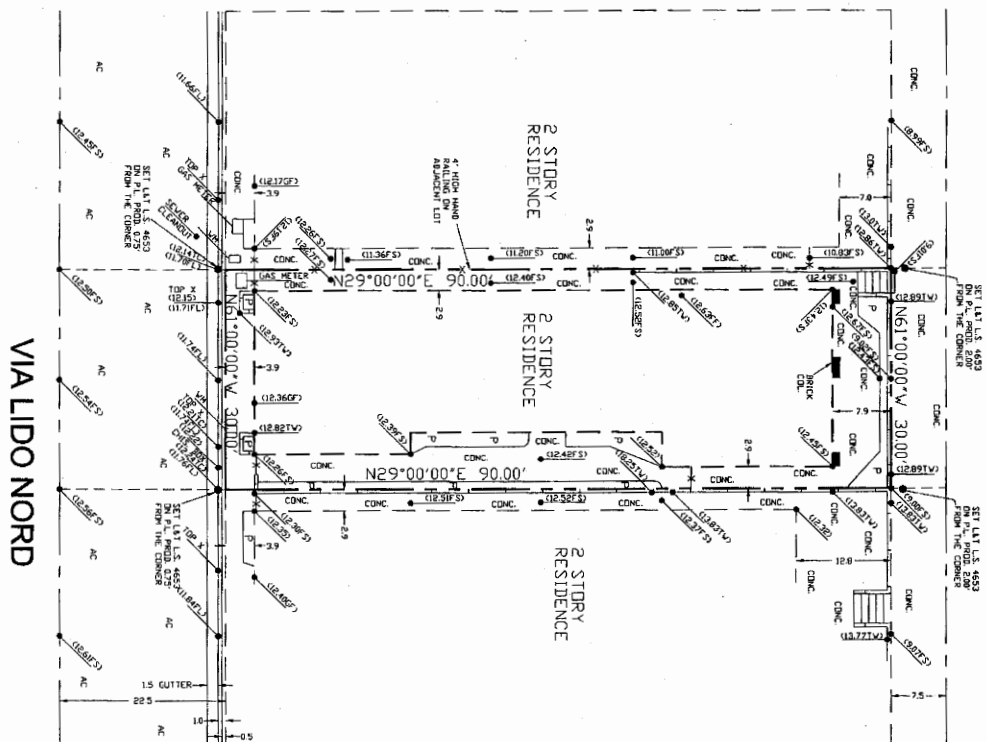
TOPOGRAPHIC SURVEY
 JOB 58-75
 DATE 4/14/16

DRAWN
 JEFF MILLER

LEGAL DESCRIPTION
 1/2 of lot 478 together with
 1/2 of lot 479, Tract No. 907

BENCH MARK
 NAVD83 DATUM
 ELEVATION= 11.912

ADDRESS OF PROJECT
 410 VIA LIDO NORD
 NEWPORT BEACH, CA
 JUN 24 2016

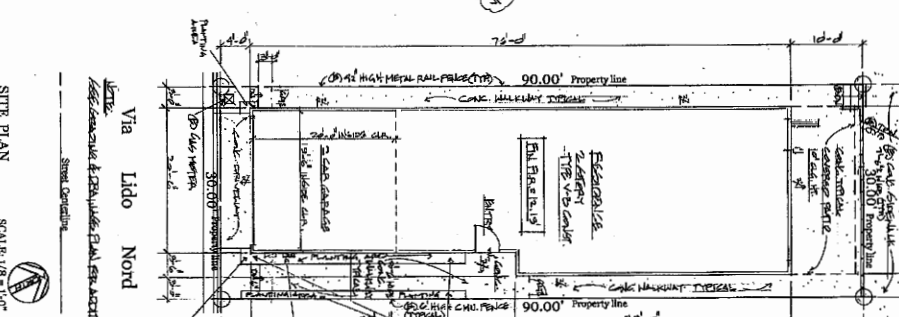
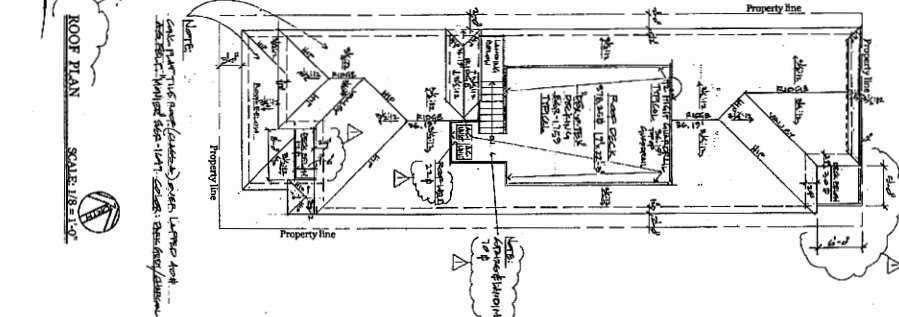
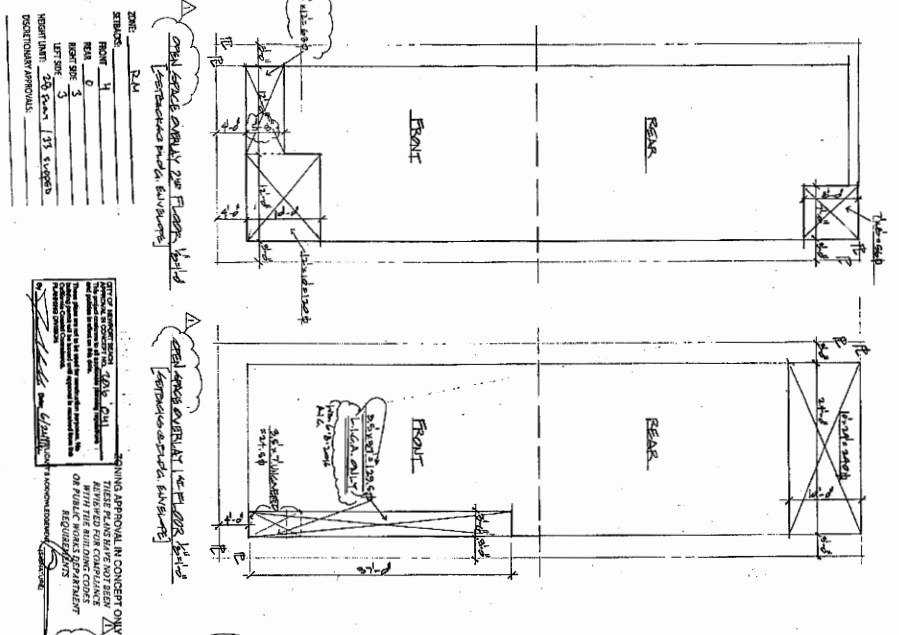


COASTAL COMMISSION

EXHIBIT # 2
 PAGE 1 OF 1



- ### GENERAL NOTES
1. EXISTING SET OF APPROVED PLANS SHALL BE KEPT AT THE SITE AT ALL TIMES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE, CALIFORNIA, AND ALL LOCAL ORDINANCES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE, CALIFORNIA, AND ALL LOCAL AGENCIES.
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VICINITY MAP
NO SCALE

PROJECT CONSULTANTS:

DESIGNER: **WALT BISHOP**
 1000 BISHOP DRIVE
 SAN JOSE, CA 95128
 (408) 291-0884

CLIENT: **NON RESIDENTIAL**
 2000 BISHOP DRIVE, SUITE 400
 SAN JOSE, CA 95128
 (408) 291-0884

PROJECT DATA:

LOT: 12 of 104 lots
 TRACT: 104
 ZONE: R-1
 LOT SIZE: 7700 S.F.
 ACRES: 0.18
 SETBACKS: Front - 4'
 Side - 5'
 Rear - 0'

DESCRIPTION OF THE SINGLE FAMILY RESIDENCE:

CONSTRUCTION OF THE NEW
 2000 BISHOP DRIVE, SUITE 400
 2000 BISHOP DRIVE, SUITE 400
 2000 BISHOP DRIVE, SUITE 400

SCOPE OF WORK:

NEW SINGLE FAMILY RESIDENCE - 2 STORY
 1. Foundation, 2. Structure, 3. Exterior, 4. Interior, 5. Mechanical, 6. Electrical, 7. Plumbing, 8. HVAC, 9. Landscaping, 10. Final Site Work.

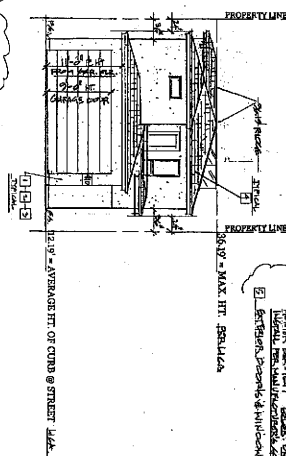
REQUIRED SUBMITTALS:

1. Foundation, 2. Structure, 3. Exterior, 4. Interior, 5. Mechanical, 6. Electrical, 7. Plumbing, 8. HVAC, 9. Landscaping, 10. Final Site Work.
2. Foundation, 3. Structure, 4. Exterior, 5. Interior, 6. Mechanical, 7. Electrical, 8. Plumbing, 9. HVAC, 10. Landscaping, 11. Final Site Work.
3. Foundation, 4. Structure, 5. Exterior, 6. Interior, 7. Mechanical, 8. Electrical, 9. Plumbing, 10. HVAC, 11. Landscaping, 12. Final Site Work.
4. Foundation, 5. Structure, 6. Exterior, 7. Interior, 8. Mechanical, 9. Electrical, 10. Plumbing, 11. HVAC, 12. Landscaping, 13. Final Site Work.
5. Foundation, 6. Structure, 7. Exterior, 8. Interior, 9. Mechanical, 10. Electrical, 11. Plumbing, 12. HVAC, 13. Landscaping, 14. Final Site Work.
6. Foundation, 7. Structure, 8. Exterior, 9. Interior, 10. Mechanical, 11. Electrical, 12. Plumbing, 13. HVAC, 14. Landscaping, 15. Final Site Work.
7. Foundation, 8. Structure, 9. Exterior, 10. Interior, 11. Mechanical, 12. Electrical, 13. Plumbing, 14. HVAC, 15. Landscaping, 16. Final Site Work.
8. Foundation, 9. Structure, 10. Exterior, 11. Interior, 12. Mechanical, 13. Electrical, 14. Plumbing, 15. HVAC, 16. Landscaping, 17. Final Site Work.
9. Foundation, 10. Structure, 11. Exterior, 12. Interior, 13. Mechanical, 14. Electrical, 15. Plumbing, 16. HVAC, 17. Landscaping, 18. Final Site Work.
10. Foundation, 11. Structure, 12. Exterior, 13. Interior, 14. Mechanical, 15. Electrical, 16. Plumbing, 17. HVAC, 18. Landscaping, 19. Final Site Work.

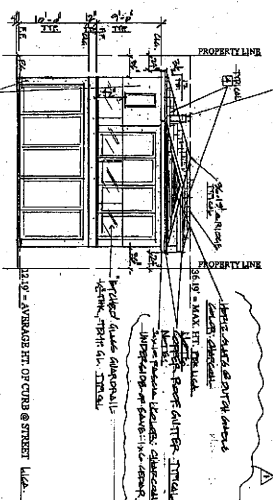
NOTES:

1. All work shall be in accordance with the City of San Jose, California, and all local ordinances.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of San Jose, California, and all local agencies.
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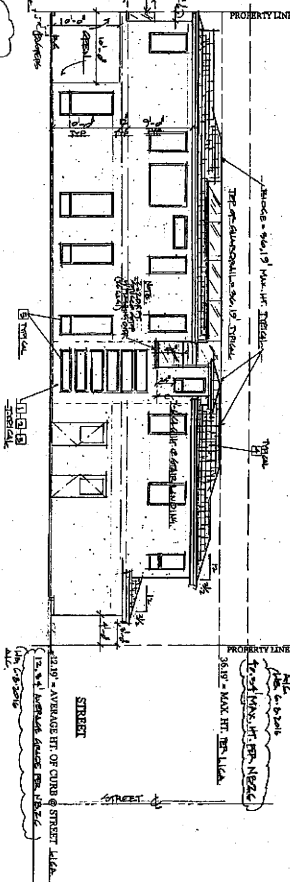
FRONT STREET ELEVATION
1/8"=1'-0"



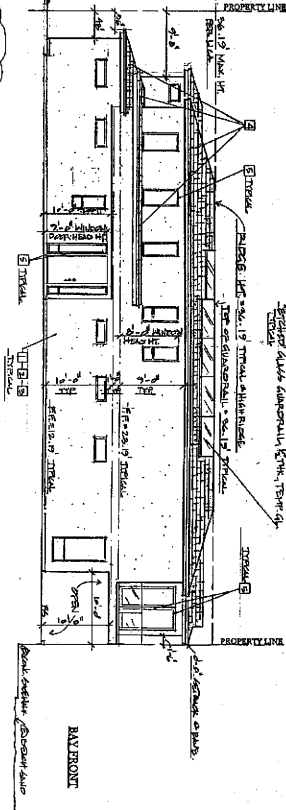
REAR (BAY FRONT) ELEVATION
1/8"=1'-0"



LEFT-SIDE ELEVATION
1/8"=1'-0"



RIGHT-SIDE ELEVATION
1/8"=1'-0"



EXTERIOR ELEVATION NOTES

1. 7/8" thick stone over 1" thick over 1/4" building felt. Smooth finish. Light Sand Color.
2. Bay window and 1/2" thick stone. Provide two layers of 1/4" building felt.
3. Provide a weep screed for stone at the foundation plate line.
4. Provide a 4" x 4" x 1/2" thick stone over 1/4" building felt. Smooth finish. Light Sand Color.
5. Bay window and 1/2" thick stone. Provide two layers of 1/4" building felt.
6. Provide a weep screed for stone at the foundation plate line.
7. Bay window and 1/2" thick stone. Provide two layers of 1/4" building felt.
8. Provide a weep screed for stone at the foundation plate line.
9. Bay window and 1/2" thick stone. Provide two layers of 1/4" building felt.
10. Provide a weep screed for stone at the foundation plate line.

COASTAL COMMISSION

EXHIBIT # 3
PAGE 3 OF 6

MILLER RESIDENCE
410 Via Lido Nord
Newport Beach, CA. 92663

Plans prepared by Walt Bushman @
Custom Home Design

WB & LEO
Certified Green Building Professional
949.274.0824
2480 Santa Ana Ave., Costa Mesa, CA. 92627

Exterior Elevations

APPROVED
JAN 24 2016

A3

GRADING CONSTRUCTION NOTES:

- ① CONSTRUCT 4" DIA. SCHEDULE 40 OR SDR 35 PVC SOLID SUBSURFACE DRAINAGE PIPE LINES PER PLAN
- ② INSTALL 6" DIA. ROUND GRATE INLET NOS TYPE 48 WITH RISER AND ADAPTER OR EQUAL IN CONCRETE PLANTER AREA
- ③ INSTALL 6" DIA. ROUND AT-RIM GRATE INLET NOS TYPE 48 WITH RISER AND ADAPTER OR EQUAL IN PLANTER AREA
- ④ CONSTRUCT 5" THICK CONCRETE PLATWORK PER SOL'S REPORT
- ⑤ CONSTRUCT 6" THICK CONCRETE DRAINWAY PER CITY STANDARD
- ⑥ CONSTRUCT DOWNSPOUT CONNECTION THE INTO SUBSURFACE DRAINAGE SYSTEM
- ⑦ CONSTRUCT 12" WIDE BY 18" DEEP TRENCH DRAIN WITH 4" DIA. PERFORATED PIPE PER SEPARATE DETAIL
- ⑧ CONSTRUCT 24" WIDE BOTTOMLESS TRENCH DRAIN PER SEPARATE DETAIL

NOTE: ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOL'S REPORT FOR THIS PROJECT

LEGEND

AC	ASPHALT
CONC	CONCRETE
DS	DOWN SPOUT
FF	FINISH FLOOR
FL	FINISH LINE
FS	FINISH SURFACE
GFF	GAS FINISH FLOOR
GM	GAS METER
HP	HIGH POINT
IN	INVERT ELEVATION
INVT	INVERT
PL	PROPERTY LINE
PL	TOP OF FOOTING
TF	TOP OF GRADE
TW	TOP OF WALL
WM	WATER METER

(12.05)
EXISTING GRADE ELEVATION
PROPOSED GRADE ELEVATION
13.55

13.55
LIMIT OF GRADING

13.55
SURFACE DRAINAGE GRADIENT AND DIRECTION

13.55
SUBSURFACE SCH. 40 PVC SOLID DRAINAGE PIPE

13.55
WITH SLOPE GRADIENT AND DIRECTION

13.55
6" DIA. DRAINAGE GRATE INLET

13.55
6" DIA. AT-RIM DRAINAGE GRATE INLET

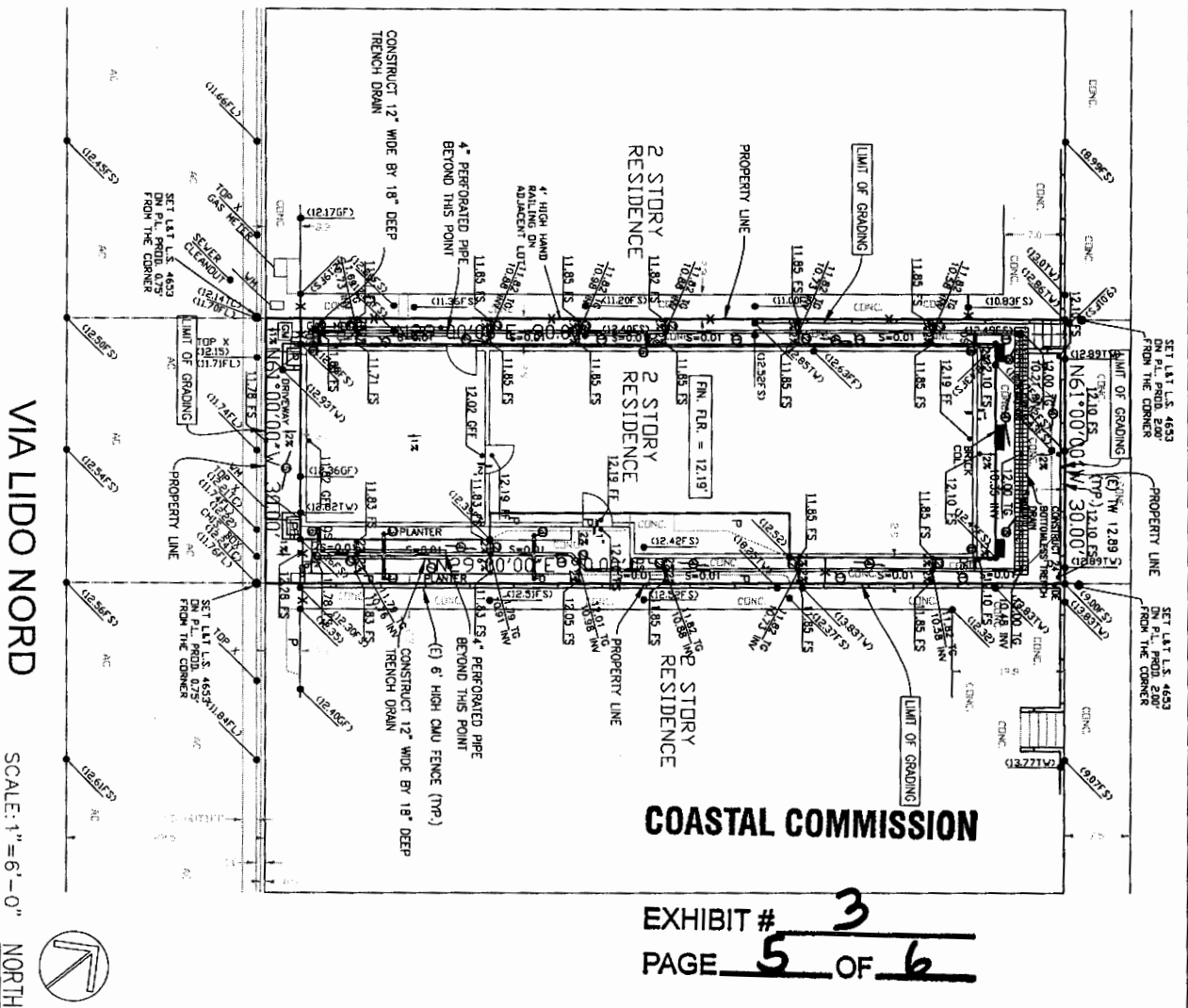
13.55
24" WIDE BY 18" DEEP BOTTOMLESS TRENCH DRAIN

13.55
SCH. 40 PVC PERFORATION @ BOTTOM

13.55
NOTE: AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY

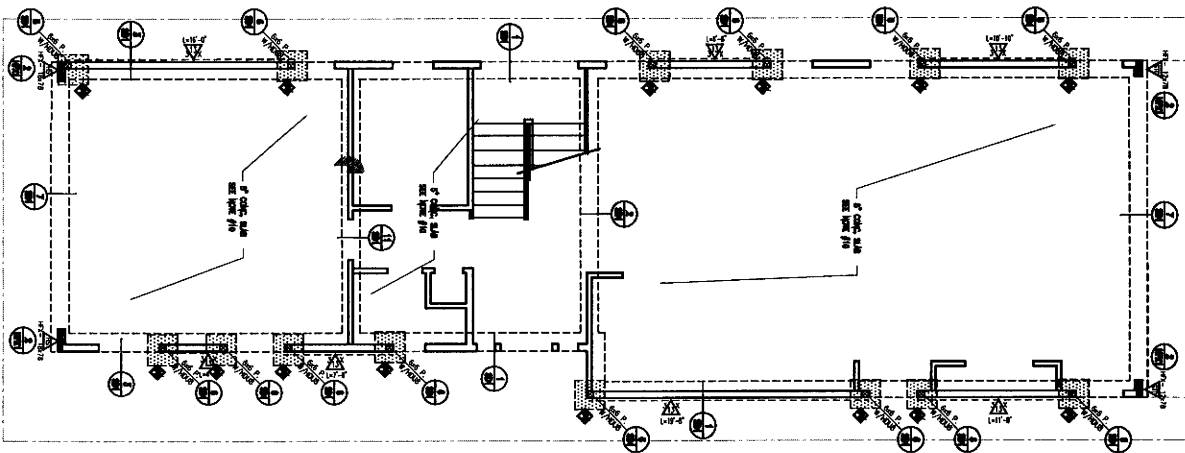
13.55
NOTE: A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER, SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

13.55
NOTE: PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.



C-2	PROJECT NAME MILLER RESIDENCE 410 Via Lido Nord NEWPORT BEACH CALIFORNIA, 92663	AQX ENGINEERING INC. 1520 Brookhollow, Suite #45 Santa Ana, CA 92705 Off: (714) 662-0510 Fax: (714) 662-0559 info@aqxengineering.com	Plans prepared by Walt Bushman @ Custom Home Design WB & LEO Certified Green Building Professional 949.274.0824 2480 Santa Ana Ave., Costa Mesa, CA 92627
	PRECISE GRADING PLAN 2016-2017 07/17/16 AS REVIEWED	REVISION DATE	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

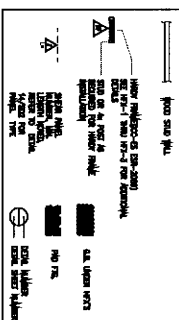
EXHIBIT # 3
PAGE 6 OF 6



FOUNDATION NOTES

- [illegible]

SYMBOLS & LEGENDS



St	Est	workload	independent test per
1	24/24	12/6	24/24 control
2	24/24	12/6	24/24 control
3	24/24	12/6	24/24 control
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84	24/24	12/6	24/24 control
85	24/24	12/6	24/24 control
86	24/24	12/6	24/24 control
87	24/24	12/6	24/24 control
88	24/24	12/6	24/24 control
89	24/24	12/6	24/24 control
90	24/24	12/6	24/24 control
91	24/24	12/6	24/24 control
92	24/24	12/6	24/24 control
93	24/24	12/6	24/24 control
94	24/24	12/6	24/24 control
95	24/24	12/6	24/24 control
96	24/24	12/6	24/24 control
97	24/24	12/6	24/24 control
98	24/24	12/6	24/24 control
99	24/24	12/6	24/24 control
100	24/24	12/6	24/24 control

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" NOTE: COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCHT. DRAWINGS

Plans prepared by Walt Bushman @
Custom Home Design

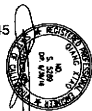
WEB & LEO

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FOUNDATION
PLAN

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