

CALIFORNIA COASTAL COMMISSION

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



F8f

5-16-0977(BALFANZ)

MAY 12, 2017

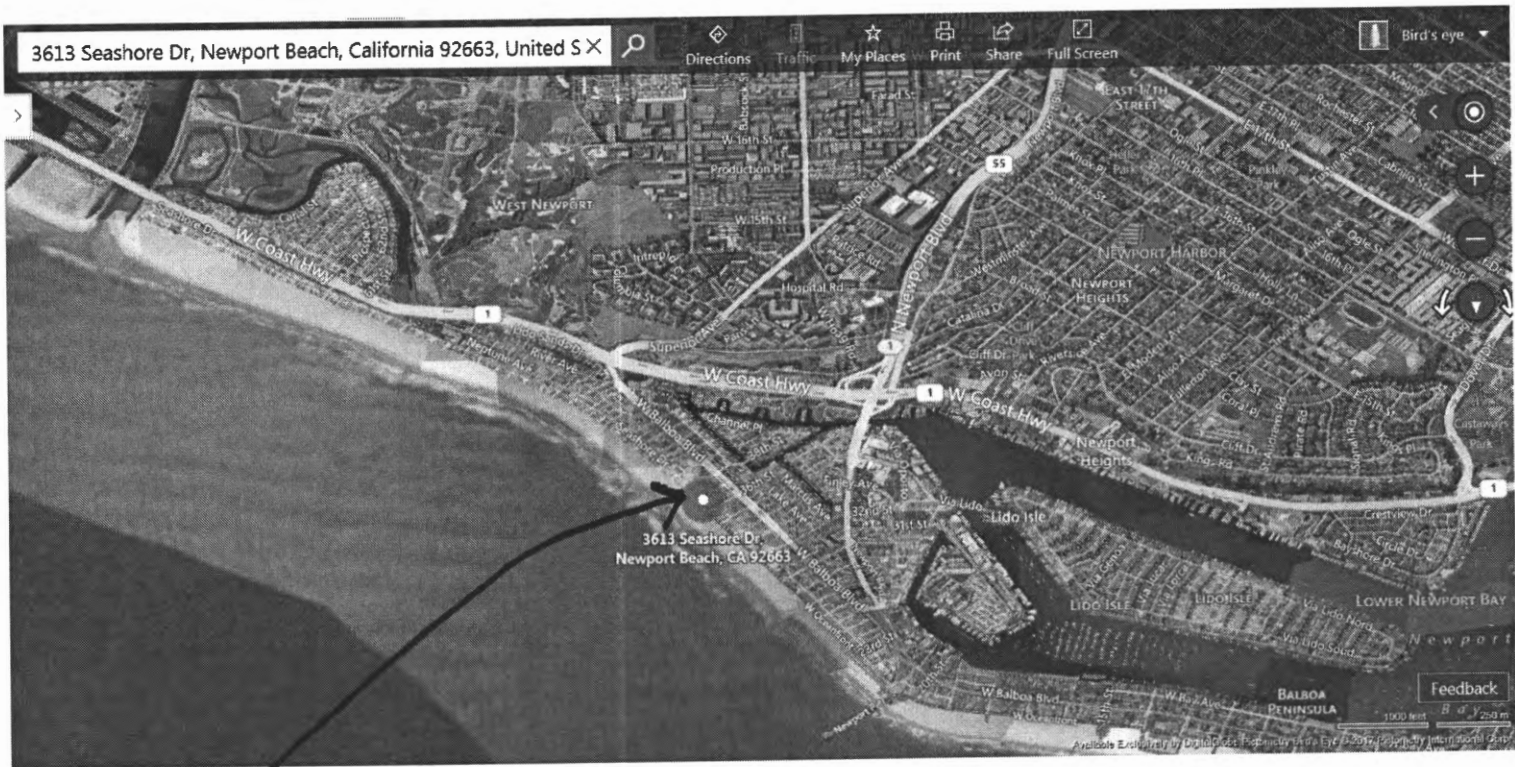
EXHIBITS

Table of Contents

Exhibit 1 – Location/Vicinity Map

Exhibit 2 – Topographic and Boundary Survey

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



subject site



subject site

start of paved
public walkway
at 36th St.
(public lateral and
vertical access)

COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

EXHIBIT # 3
PAGE 1 OF 7

AVERAGE NATURAL GRADE CALCULATIONS

(4) CORNERS

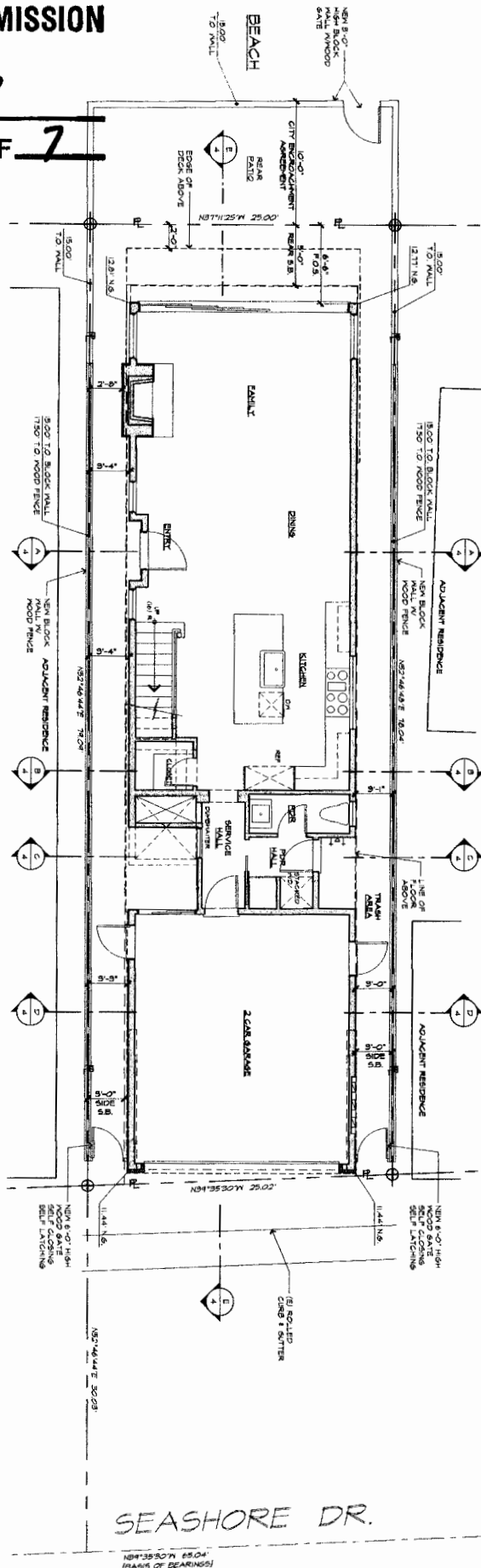
corner 12.81'
corner 12.77'
corner 12.84'
corner

$\frac{12.81 + 12.77 + 12.84}{3} = 12.81$ AVERAGE NATURAL GRADE

SITE PLAN / LOWER FLOOR PLAN

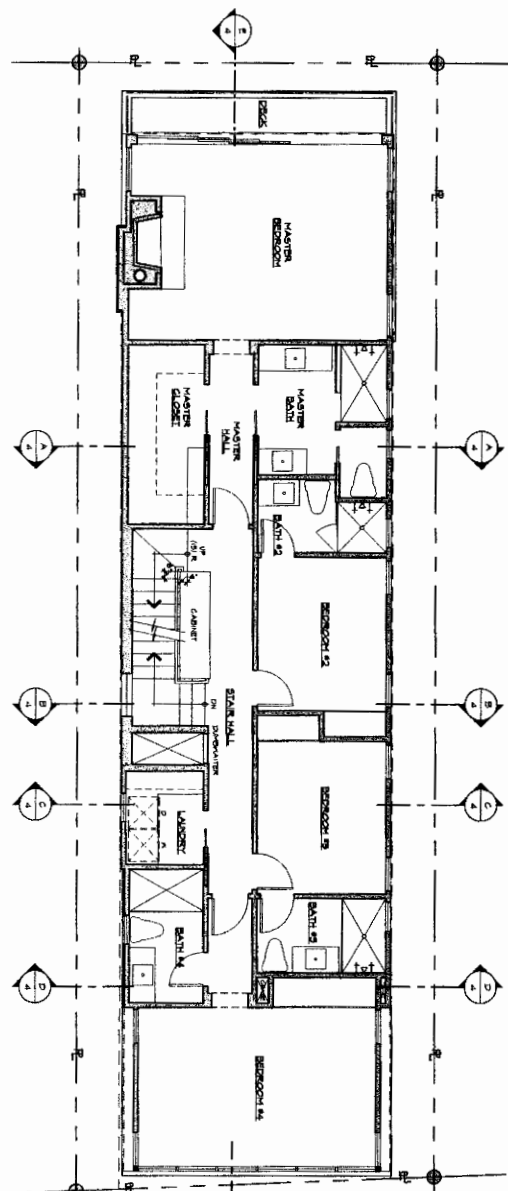
SCALE: 1/4" = 1'-0"

5-16-0977



MAIN FLOOR PLAN

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



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LOT AREA ..... 146334 SQ. FT.
BUILDABLE LOT AREA ..... 124110 SQ. FT.
MAX ALLOWABLE BUILDABLE SQ. FT.
      A-2
      2764 SQ. FT.

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LOWER FLOOR LIVING AREA ..... 862 SQ. FT.
MAIN FLOOR LIVING AREA ..... 246 SQ. FT.
UPPER FLOOR LIVING AREA ..... 246 SQ. FT.
TOTAL LIVING AREA ..... 1354 SQ. FT.
DINING AREA ..... 246 SQ. FT.
TOTAL DINING AREA ..... 246 SQ. FT.
MAIN FLOOR DECK ..... 57 SQ. FT.
UPPER FLOOR COVERED DECK AREA ..... 216 SQ. FT.
UPPER FLOOR OPEN DECK AREA ..... 304 SQ. FT.

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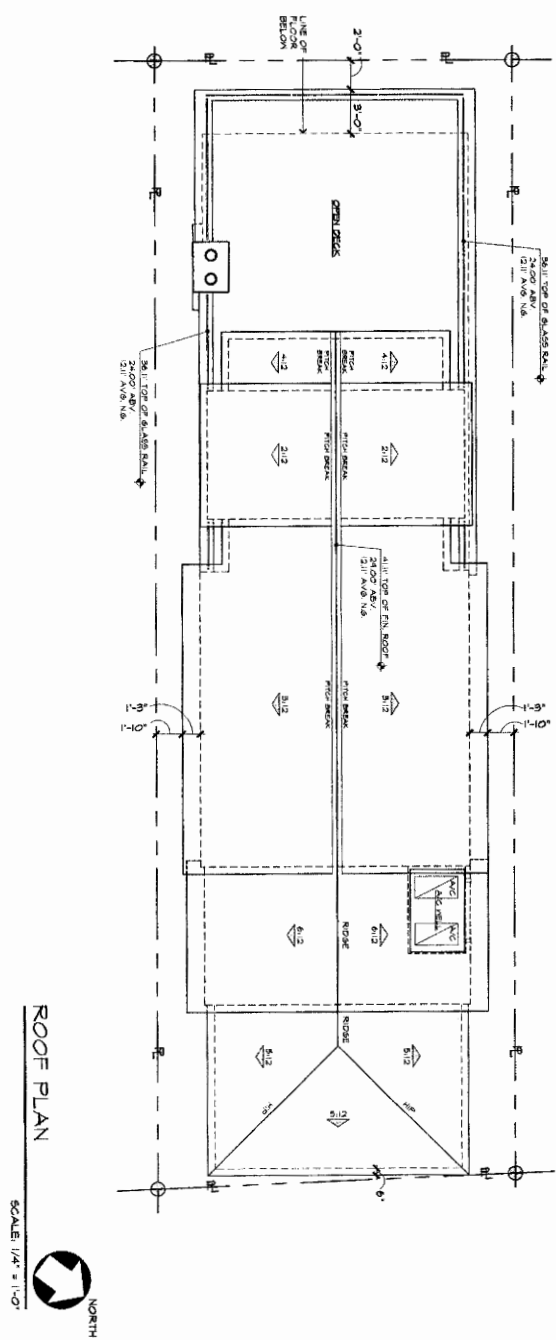
SITE PLAN /
LOWER FLOOR
& MAIN FLOOR PLAN

DATE
10-16-2016

A New Home for:
John & Carrie Balfanz

3613 Seashore Dr., Newport Beach, CA 92663 (661) 747-7826

EXHIBIT # 3
PAGE 2 OF 7

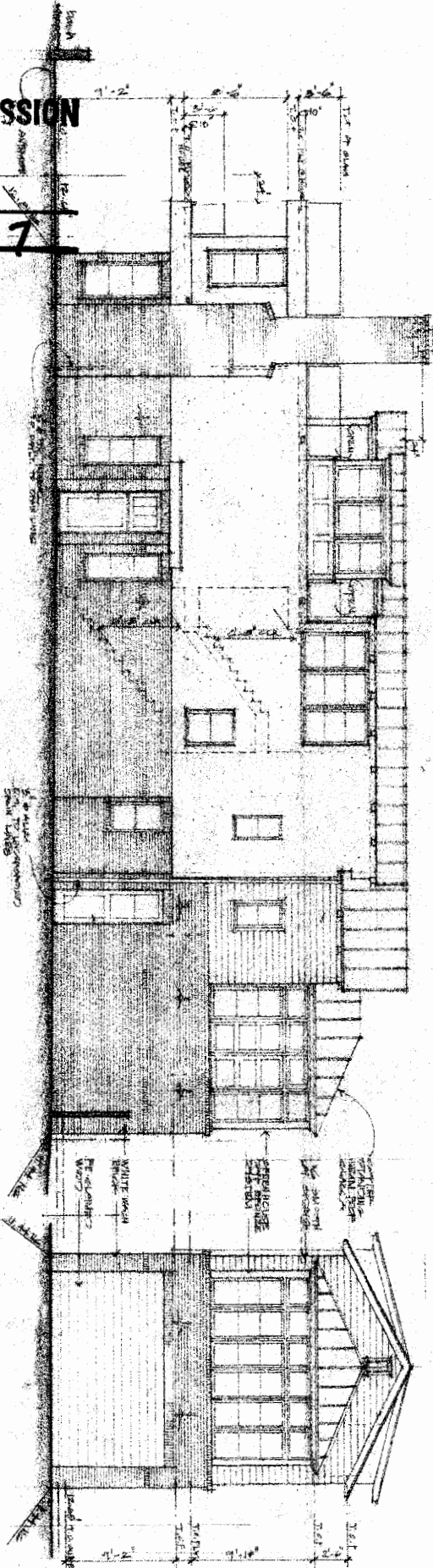


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EXHIBIT # 3
PAGE 4 OF 7

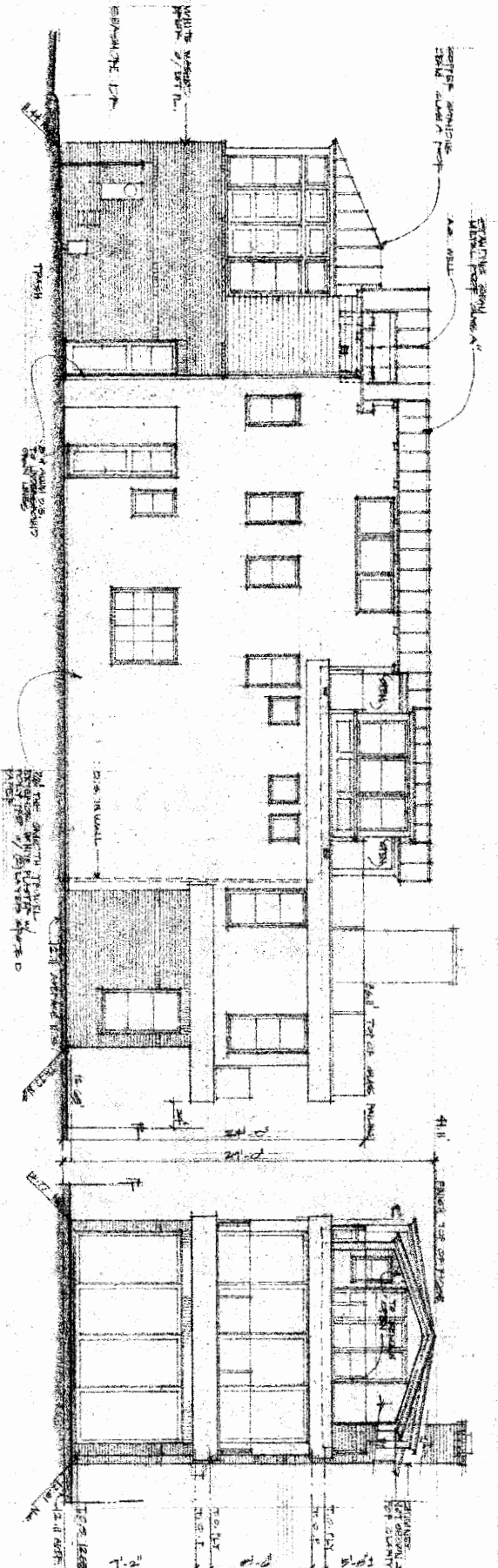
WEST (ENTRY SIDE)

NORTH (SEASHORE SIDE) 1/4" = 1'-0"



WEST (SIDE)

SOUTH (BEACH) 1/4" = 1'-0"



5

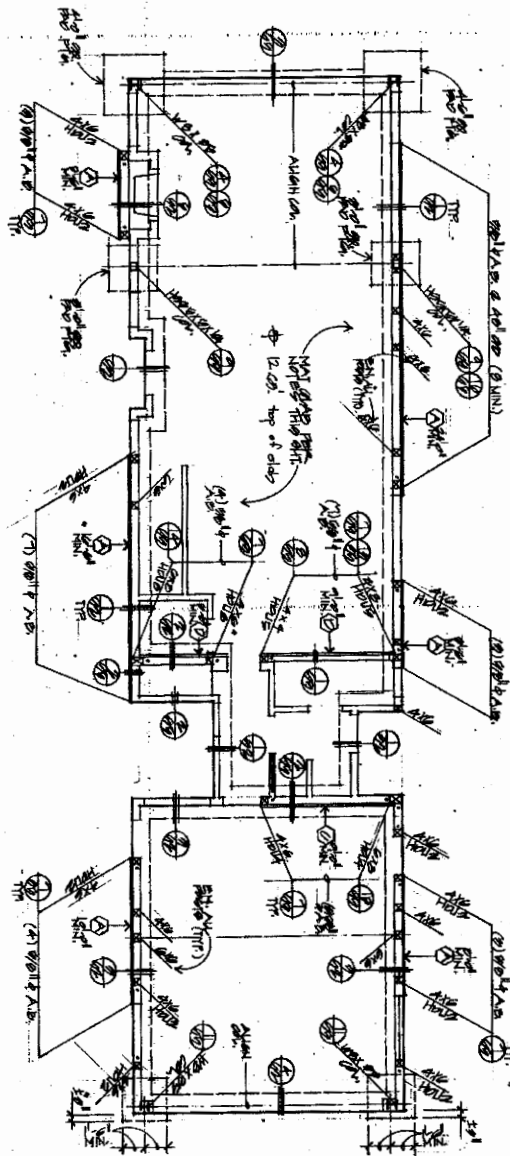


A New Home for:
The Balfanz
3613 Seashore Dr., Newport Beach, CA 92663 (661) 747-7506

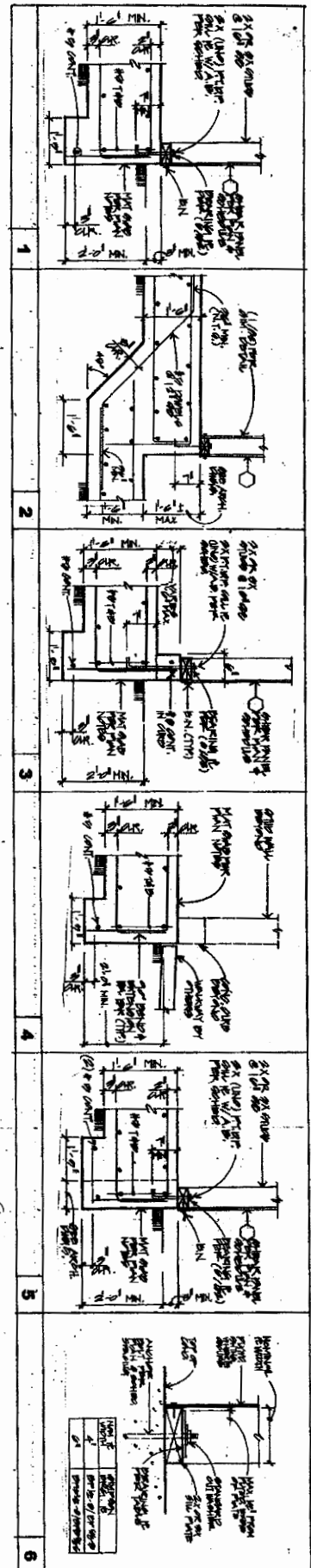


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EXHIBIT # 3
PAGE 6 OF 7



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



EXPLANATION:

1. ALL FOUNDATION AND STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA FOUNDATION CODE, AND THE CALIFORNIA STRUCTURAL CODE.
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6. ALL FOUNDATION AND STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA FOUNDATION CODE, AND THE CALIFORNIA STRUCTURAL CODE.

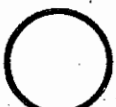
NOTES:

1. ALL FOUNDATION AND STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA FOUNDATION CODE, AND THE CALIFORNIA STRUCTURAL CODE.
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S2

Michael R. Gabriel
Structural Engineer
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Costa Mesa, California 92627
Phone: 949-545-0505
Fax: 949-545-0350

A New Home for
John & Carrie Balfanz
3613 Seashore Dr., Newport Beach, CA 92663 (949) 747-7886

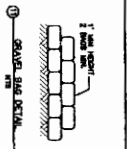
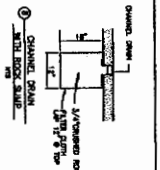
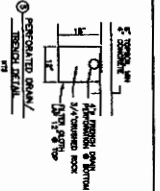
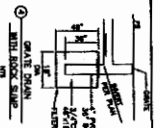
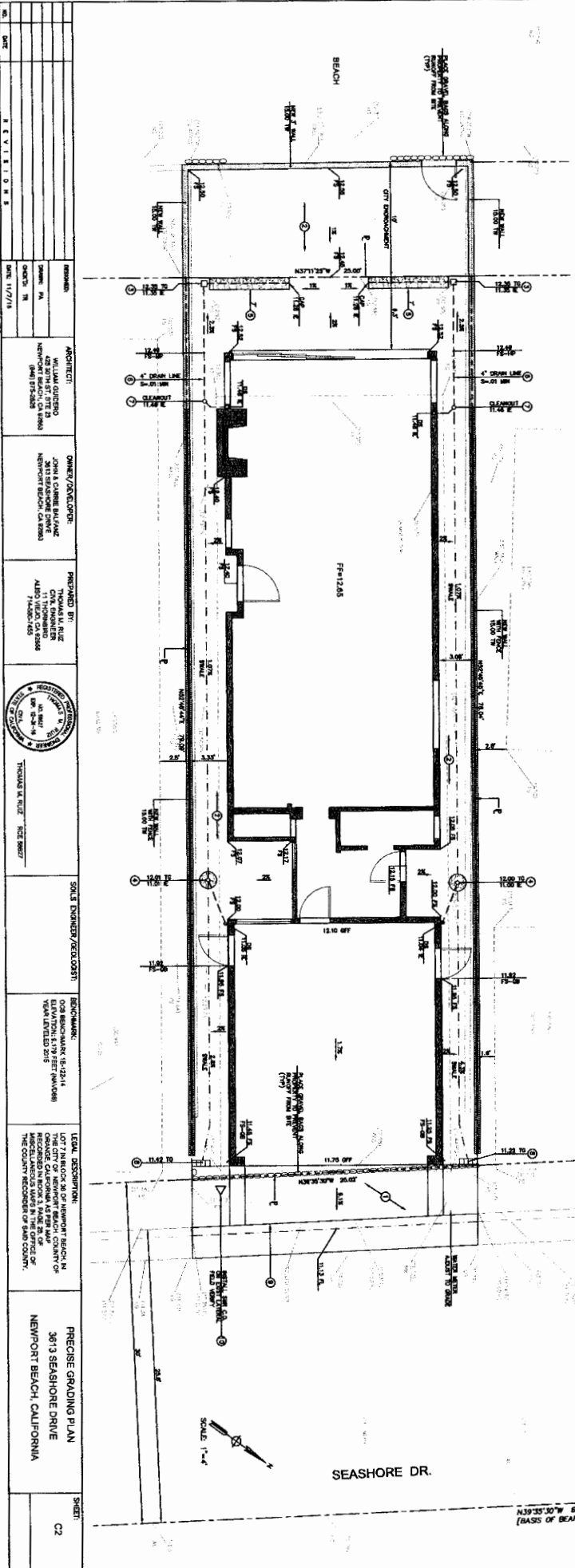


- ① REMOVE AND REPLACE CONCRETE PREVIOUSLY APPLICABLE PER STD PLAN-18-44.
- ② CONCRETE 4" MIN CONCRETE W/OUT.
- ③ SERIAL 2" PLATE SLAB DRAIN
- ④ SERIAL 2" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑤ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑥ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑦ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑧ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑨ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑩ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑪ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑫ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑬ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑭ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑮ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
- ⑯ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB
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- ㊿ SERIAL 4" PLATE SLAB DRAIN WITH ROCK SLAB

PAID FULL: 9.57

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EXHIBIT # 3
PAGE 7 OF 7

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