

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071

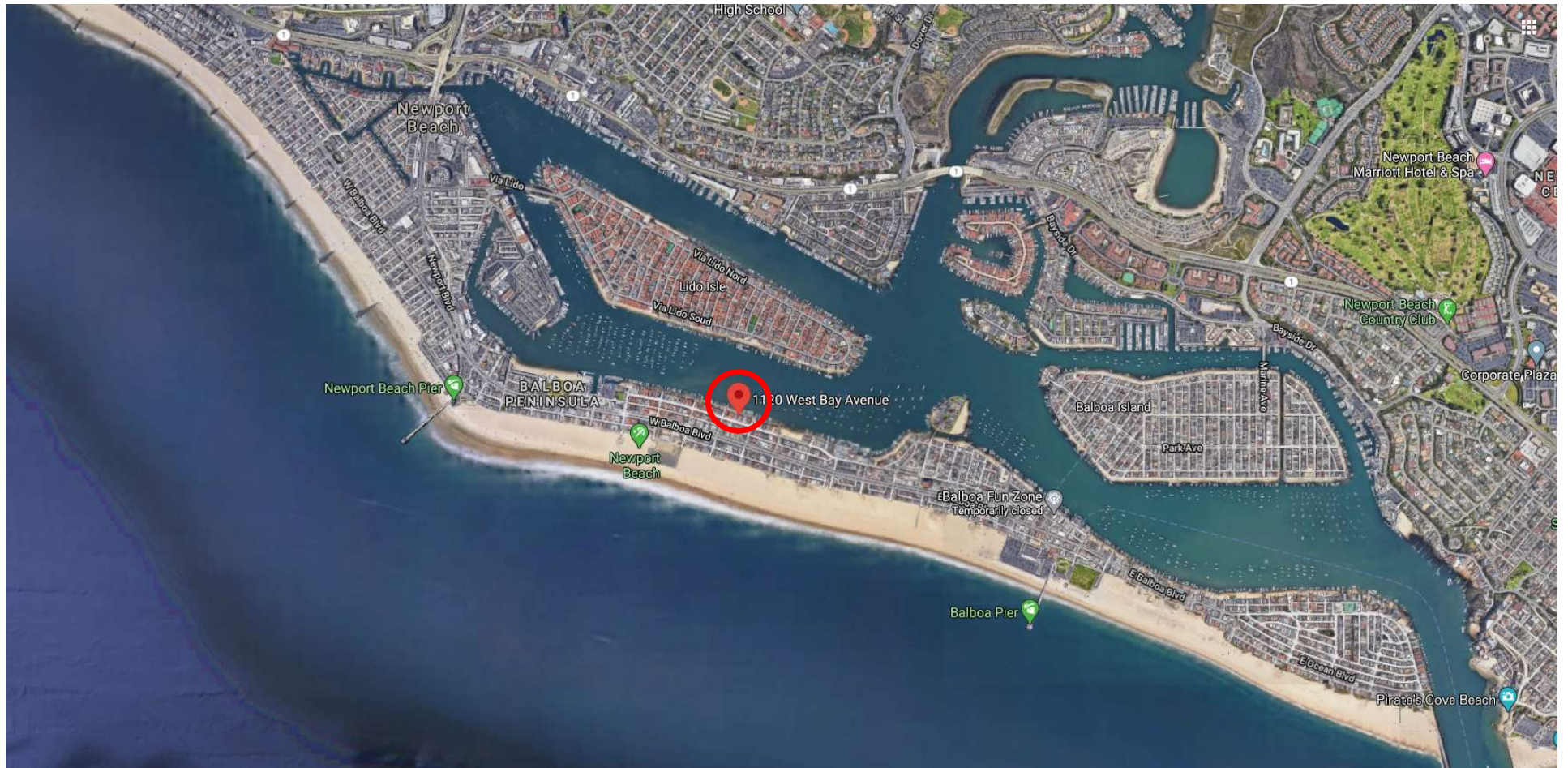


TH12e

5-19-1513 (JL Oceanfront LLC)
August 13, 2020

EXHIBITS

1. Vicinity Map
2. Subject Site Topographical Survey
3. Proposed Project Plans
4. Land Vision Page

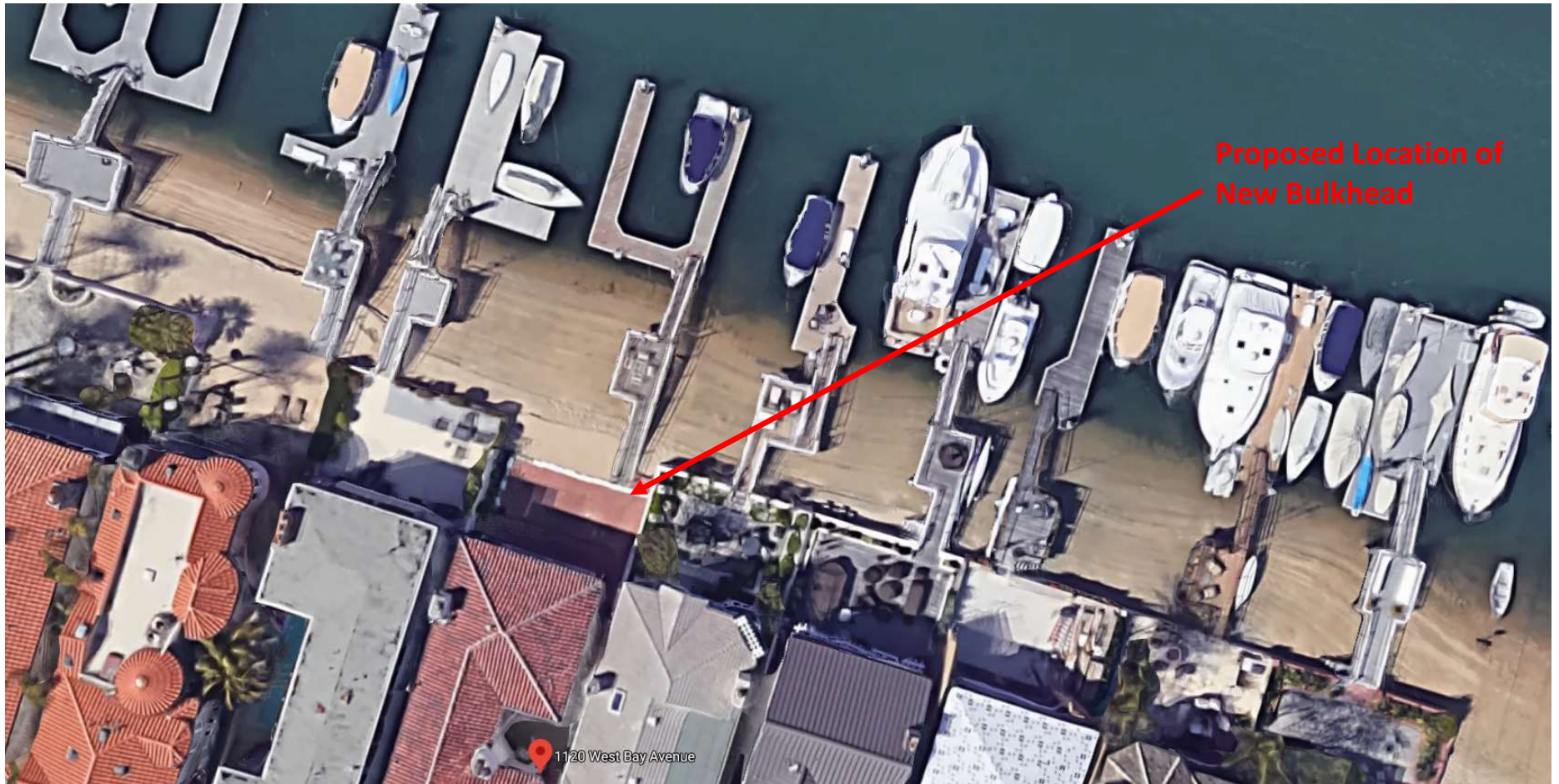


5-19-1513 JL Oceanfront
Vicinity Map
Exhibit 1a



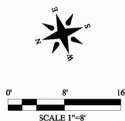
Project Site

5-19-1513 JL Oceanfront
Vicinity Map
Exhibit 1b



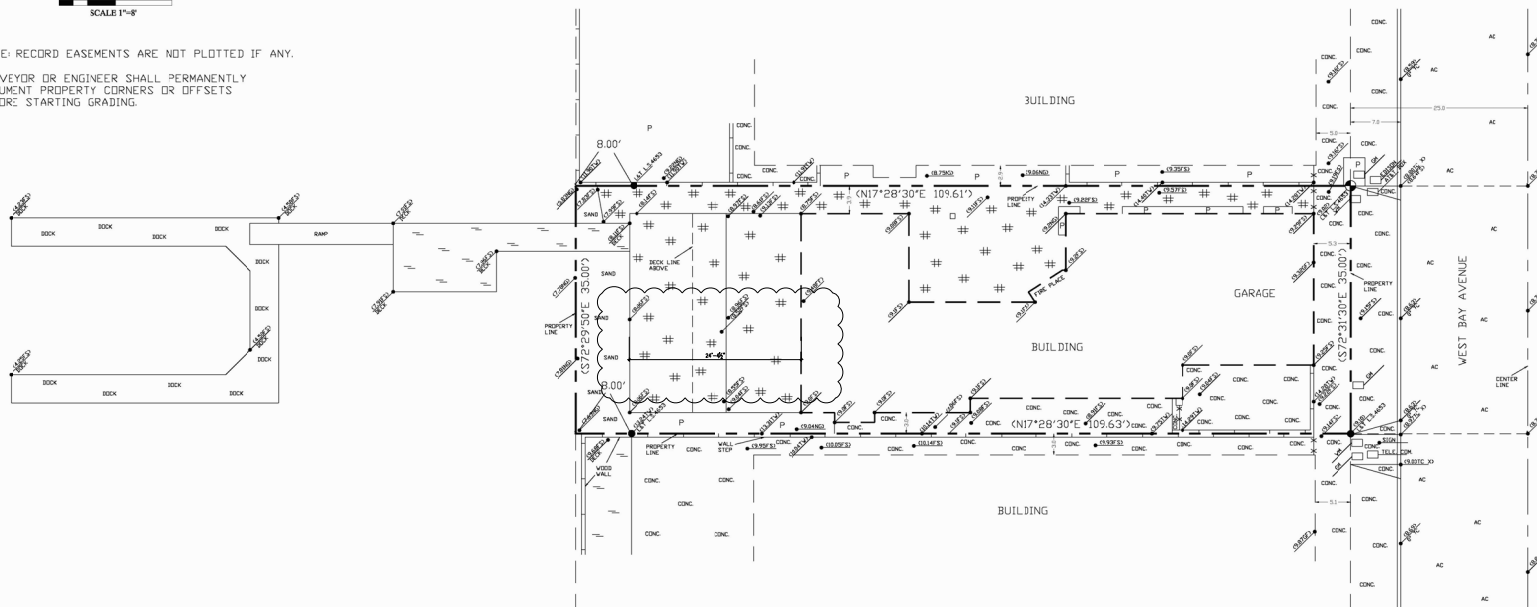
**Proposed Location of
New Bulkhead**

5-19-1513 JL Oceanfront
Vicinity Map
Exhibit 1a



NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.

SURVEYOR OR ENGINEER SHALL PERMANENTLY
MONUMENT PROPERTY CORNERS OR OFFSETS
BEFORE STARTING GRADING.



LEGEND	
DESCRIPTION	
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
—	DECK
—	BRICK
—	WALL
—	BUILDING
—	PROPERTY LINE
—	FENCE
+	BENCH MARK
•	N.G.
•	P.P.
•	WM
•	F.F.
•	G.F.
•	CONC.
•	F.S.
•	M.H.
•	P
•	A.C.
•	T.G.

RdM SURVEYING INC.

RON MIEDEMA L.S. 4633
23016 LAKE FOREST DR. #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 858-3438 FAX
RDMSURVEYING@CDX.NET

TOPOGRAPHIC SURVEY

JOB: 76-14

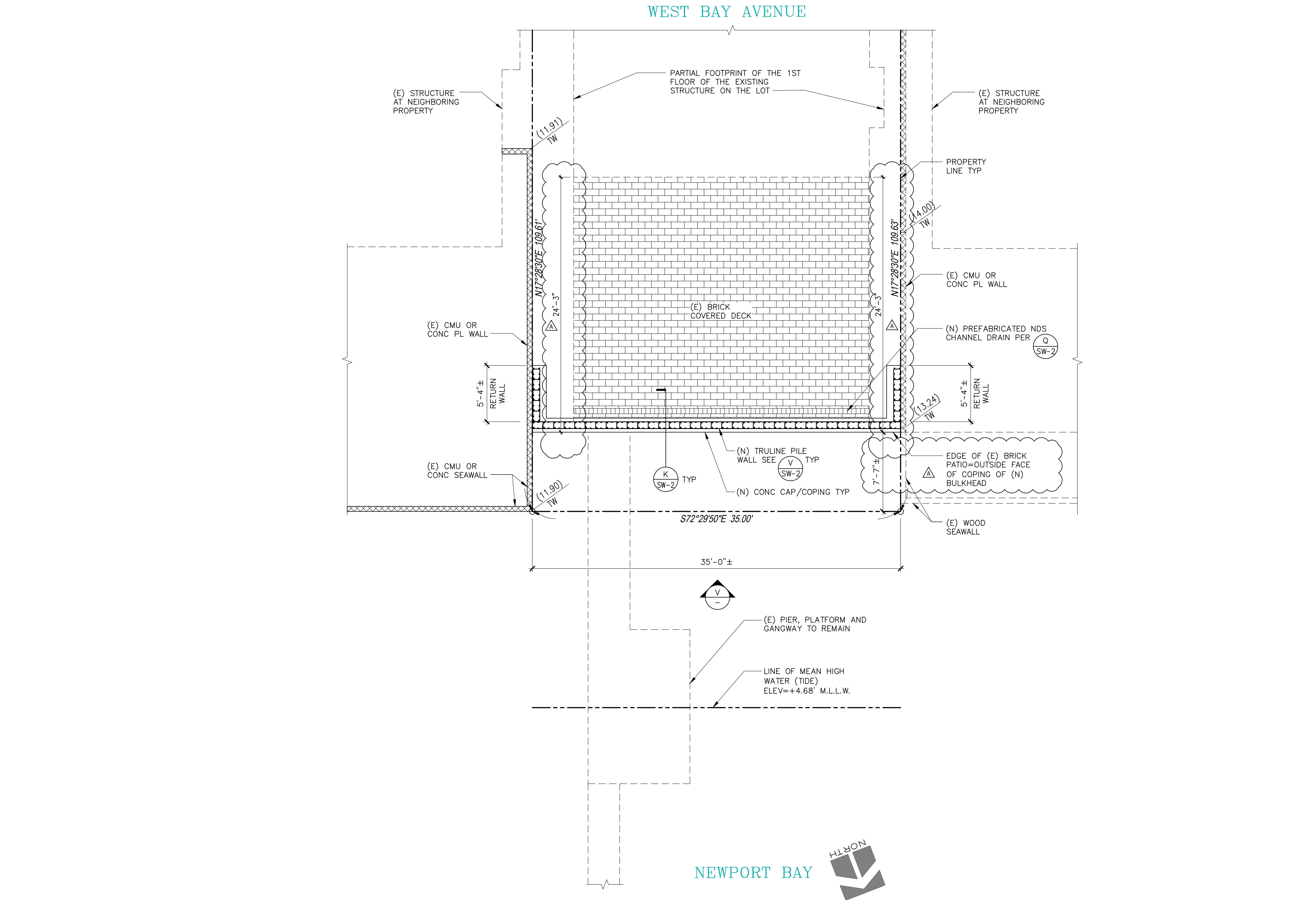
DATE: 6/12/19

OWNER:
JIM COLLINS

LEGAL DESCRIPTION:
LOT 6 OF BLOCK 4 OF TRACT MAP NO. 626

BENCH MARK:
COUNTY OF ORANGE BENCH MARK
BM # 1E 123 14, ELEVATION = 7.22 NAVD 88 DATUM

ADDRESS OF PROJECT:
1120 WEST BAY AVENUE
NEWPORT BEACH, CA

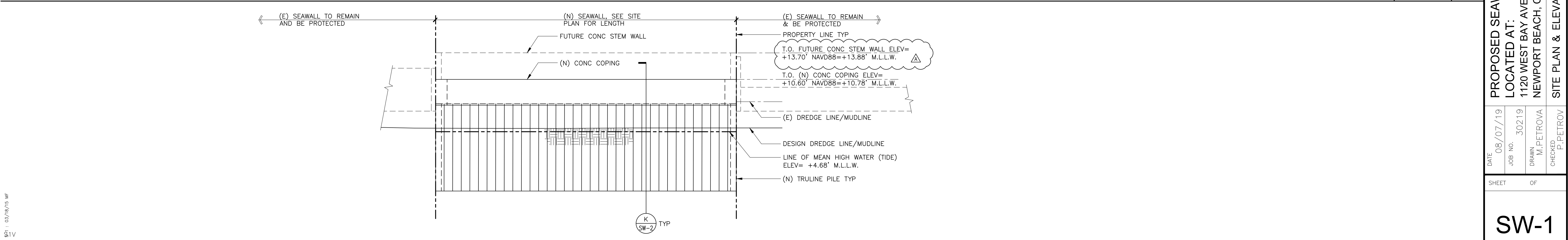


S10

SITE PLAN

3/16"=1'-0"

Q



SEAWALL ELEVATION

3/16"=1'-0"

V

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION

STRUCTURAL OBSERVATION GENERAL NOTES

- STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
- STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
- THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
- THE DESIGN ENGINEER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
- THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING:
 - OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO FINAL CONCRETE POUR.
 - OBSERVATION OF BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH COMPLETE FRAMING INSPECTION, AND.
 - FINAL OBSERVATION OF THE COMPLETED STRUCTURE.ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
- THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF NEWPORT BEACH STRUCTURAL OBSERVATION REPORT FORM OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORTS.
- IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
- ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
- EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
- THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
- THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
- FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYSTEM BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
- THE LICENSED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS, REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE, SHALL BE OBTAIN BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

STRUCTURAL OBSERVATION SCHEDULE

SITE ADDRESS: 1120 W. BAY AVENUE		PC #:
TO BE COMPLETED BY THE DESIGN ENGINEER, AND INCLUDED ON THE CONSTRUCTION DRAWINGS. BASED ON THE PROJECT SCOPE, PLEASE IDENTIFY THE ELEMENTS AND/OR CONNECTIONS THAT REQUIRE STRUCTURAL OBSERVATION. SPECIFY THE INTERVAL OR STAGE OF CONSTRUCTION WHEN THE STRUCTURAL OBSERVATION WILL BE PERFORMED.		
TYPE	STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	☐ FOOTINGS, SLAB FOUNDATION, ANCHORS	
	☐ MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	☐ CAISSON, PILE, GRADE BEAM	
	☒ OTHER: CONCRETE FILL FOR TRULINE PILES & CONCRETE COPING	PRIOR TO POURING CONCRETE
SHEAR WALLS	☐ CONCRETE	
	☐ MASONRY	
	☐ WOOD OR MANUFACTURED SHEAR PANELS	
	☐ OTHER:	
FRAMES	☐ STEEL MOMENT OR BRACED FRAME	
	☐ CONCRETE MOMENT FRAME	
	☐ MASONRY WALL FRAME	
	☐ OTHER:	
DIAPHRAGMS	☐ CONCRETE	
	☐ STEEL DECK	
	☐ WOOD	
	☐ OTHER:	
FINAL	☒ FINAL OBSERVATION & REPORT	

FORMS: STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE 11-20-11

APPLY DETAIL (R) SW-2 AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIANCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET SW-0.

NO	REVISIONS	DATE



02/06/2020

RESPONCO TO COMMENTS BY CCC

UNIVERSITY OF DOCUMENTS

02/06/20

PMA CONSULTING, INC.

P. PETROV

M. PETROVA

30219

08/07/19

DATE

OWNER / APPLICANT
JIM COLLINS
C/O JB COLLINS, INC.
2025 W. BALBOA BLVD., SUITE C
NEWPORT BEACH, CA 92663

PROPOSED SEAWALL
LOCATED AT:
1120 WEST BAY AVENUE
NEWPORT BEACH, CA 92661

SHEET OF
DATE 08/07/19
JOB NO. 30219
DRAWN M. PETROVA
CHECKED P. PETROV

SW-1

1120 W BAY AVE, NEWPORT BEACH, CA 92661

Search Layers List Draw Quick Measure Export Image Print Map View Bookmarks Advanced Help

Include Area Exclude Area Property Type Characteristics Last Market Sale Ownership Property Value Location Apply Filter

1120 W BAY AVE, NEWPORT BEACH, CA 92661

Site Address	1120 W BAY AVE NEWPORT BEACH, CA 92661
Parcel No. (APN)	047-261-06
Land Use Cat.	RESIDENTIAL
Land Use Desc.	SINGLE FAMILY RESIDENCE
Building Area	2,631 SF
Lot Area	3,833 SF (0.09 ACRES)
Building/Lot Ratio	0.69
Year of Units	
Year Built	1936
Total Assd. Value	\$3,777,281
Owner 1	JL OCEANFRONT LLC
Owner 2	WATERFRONT 777 LLC
Owner Address	2025 W BALBOA BLVD STE A NEWPORT BEACH, CA 92663
Last Transfer	
Last Market Sale	8/12/19 for \$5,075,000

[Add to List](#) [Full Property Detail](#) [More](#)

Location

Site Address	1120 W BAY AVE NEWPORT BEACH, CA 92661
Parcel No. (APN)	047-261-06
Legal Information	N TR 626 BLK 4 LOT 6
Subdivision	
Legal Lot	6
Legal Block	4

[Tax Map](#) [Full Property Detail](#)

Ownership

Owner 1	JL OCEANFRONT LLC
Owner 2	WATERFRONT 777 LLC

Lat: N/A Lon: N/A

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5-19-1513 JL Oceanfront LLC
Land Vision Page
Exhibit 4