CONCEPTUAL RENDERING

4121 WARNER AVENUE
HUNTINGTON BEACH, CA

SPONSOR
HOWARD MAKLER & JOHN TROMMALD
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JOB NO. A7020.200
DATE: August 04, 2008
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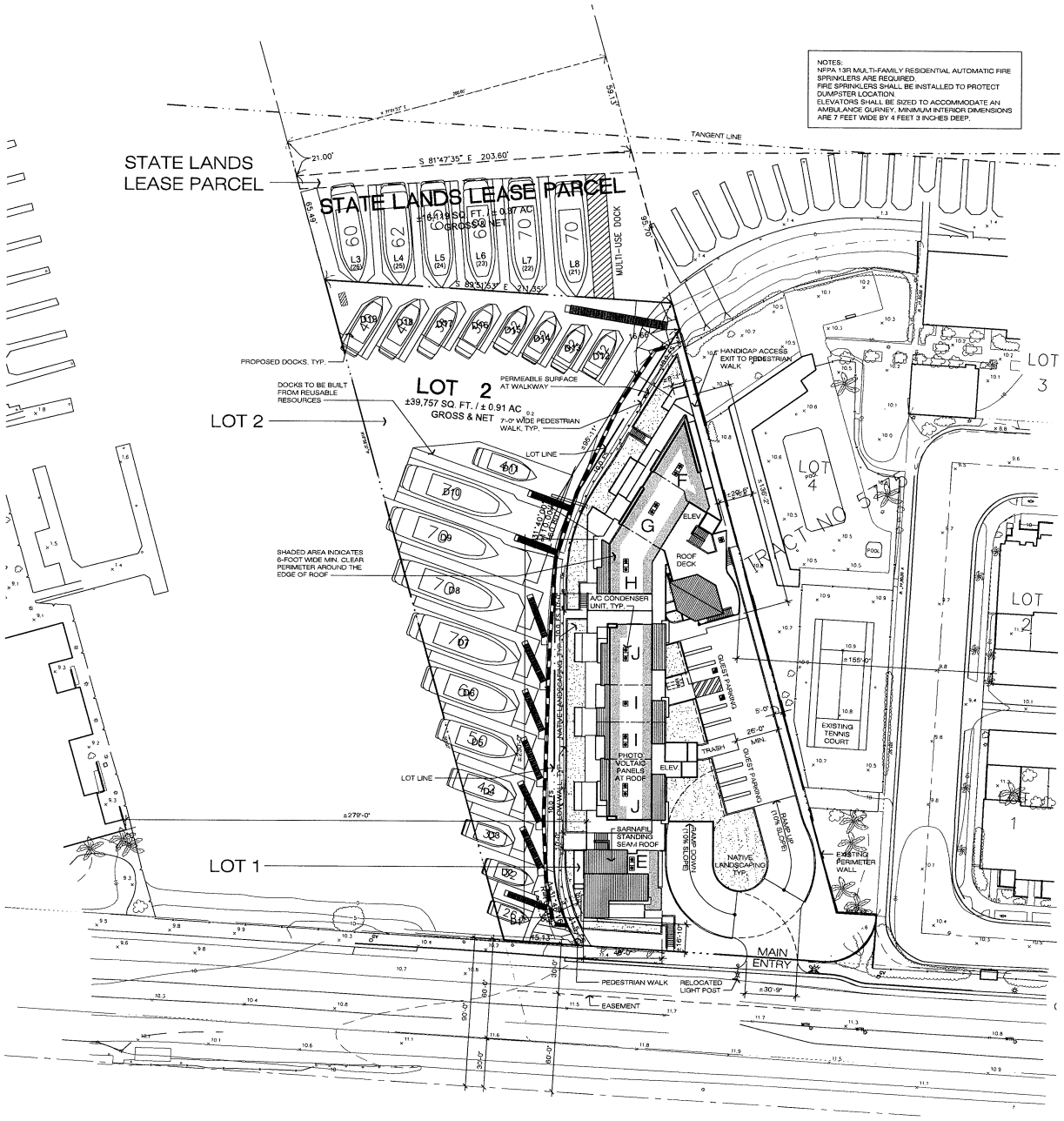
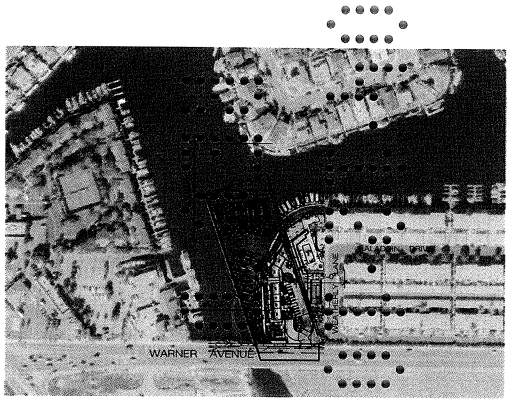
SHEET SD.00

ATTACHMENT NO. 2.1

NOTES:
NFPA 13R MULTI-FAMILY RESIDENTIAL AUTOMATIC FIRE SPRINKLERS ARE REQUIRED.
FIRE SPRINKLERS SHALL BE INSTALLED TO PROTECT DUMPSTER LOCATION.
ELEVATORS SHALL BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY. MINIMUM INTERIOR DIMENSIONS ARE 7 FEET WIDE BY 4 FEET 3 INCHES DEEP.





PROJECT SUMMARY

LOT 1 AREA:	1.02 acres
LOT 2 AREA:	0.89 acre
TOTAL LOT AREA:	1.91 acres
TOTAL UNITS:	15 units
DENSITY:	14.7 du/ac
TOTAL LOT COVERAGE:	21,782 S.F. (49% of lot 1 area)
REQUIRED COMMON OPEN SPACE:	7,039 S.F. (25%)
COMMON OPEN SPACE (10' WIDE OR MORE) C1:	3,827 S.F.
COMMUNITY SPACE (ROOF DECK) C2:	1,948 S.F.
COMMON OPEN LANDSCAPE AREA C3:	3,428 S.F.
TOTAL COMMON OPEN SPACE C1+C2+C3:	9,203 S.F. (32.7%)
TOTAL PRIVATE OPEN SPACE:	4,416 S.F.
TOTAL OPEN SPACE:	13,619 S.F.

UNIT SUMMARY

PLAN	DESCRIPTION	QTY.	GROSS LIVABLE AREA	TOTAL GROSS AREA	DECK	TOTAL DECK
A	Flat 2 BR 2.0 BA	1	1,543 S.F.	1,543 S.F.	250 S.F.	250 S.F.
B	Flat 2 BR 2.0 BA	1	1,294 S.F.	1,294 S.F.	252 S.F.	252 S.F.
C	Flat 2 BR 2.0 BA	1	1,432 S.F.	1,432 S.F.	252 S.F.	252 S.F.
D	Flat 2 BR 2.0 BA	3	1,663 S.F.	4,989 S.F.	255 S.F.	765 S.F.
E - lower	Flat 3 BR 2.5 BA	1	1,849 S.F.	1,849 S.F.	250 S.F.	250 S.F.
E - upper	Flat w/ Mezz. 3 BR 3.0 BA	1	2,385 S.F.	2,385 S.F.	366 S.F.	366 S.F.
F	Townhome 3 BR 2.5 BA	1	2,250 S.F.	2,250 S.F.	552 S.F.	552 S.F.
G	Townhome 3 BR 2.0 BA + LOFT	1	2,267 S.F.	2,267 S.F.	306 S.F.	306 S.F.
H	Townhome 3 BR 3.5 BA + LOFT	1	2,311 S.F.	2,311 S.F.	159 S.F.	159 S.F.
I	Townhome 2 BR 2.5 BA	2	1,500 S.F.	3,000 S.F.	142 S.F.	284 S.F.
J	Townhome 4 BR 3.0 BA	2	2,454 S.F.	4,908 S.F.	490 S.F.	980 S.F.
TOTALS:		15	residential units	28,228 S.F.		4,416 S.F.

MARINE SUMMARY

LOT 2:	19 boat slips (26' - 70')
STATE LANDS LEASE PARCEL:	6 boat slips (60' - 70')
TOTAL:	25 boat marina
MARINE OFFICER:	1,355 S.F.
MULTI-USE DOCK:	600 S.F.

PARKING SUMMARY

REQUIRED PARKING:		
8 - 2 BR UNITS (2.0 spaces per unit)	=	16
7 - 3 BR UNITS (2.5 spaces per unit)	=	18
15 UNITS (0.5 guest space per unit)	=	8
10 - SLIPS x 0.75	=	8
TOTAL REQUIRED PARKING SPACES	=	50 spaces
PROVIDED PARKING:		
RESIDENCE PARKING (garage)	=	34
GUEST PARKING (above garage)	=	10
SLIPS PARKING (garage)	=	9
TOTAL PROVIDED PARKING	=	53 spaces

NORTH

SITE PLAN / ROOF PLAN

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JOB NO. A7020.200
DATE: April 12, 2010
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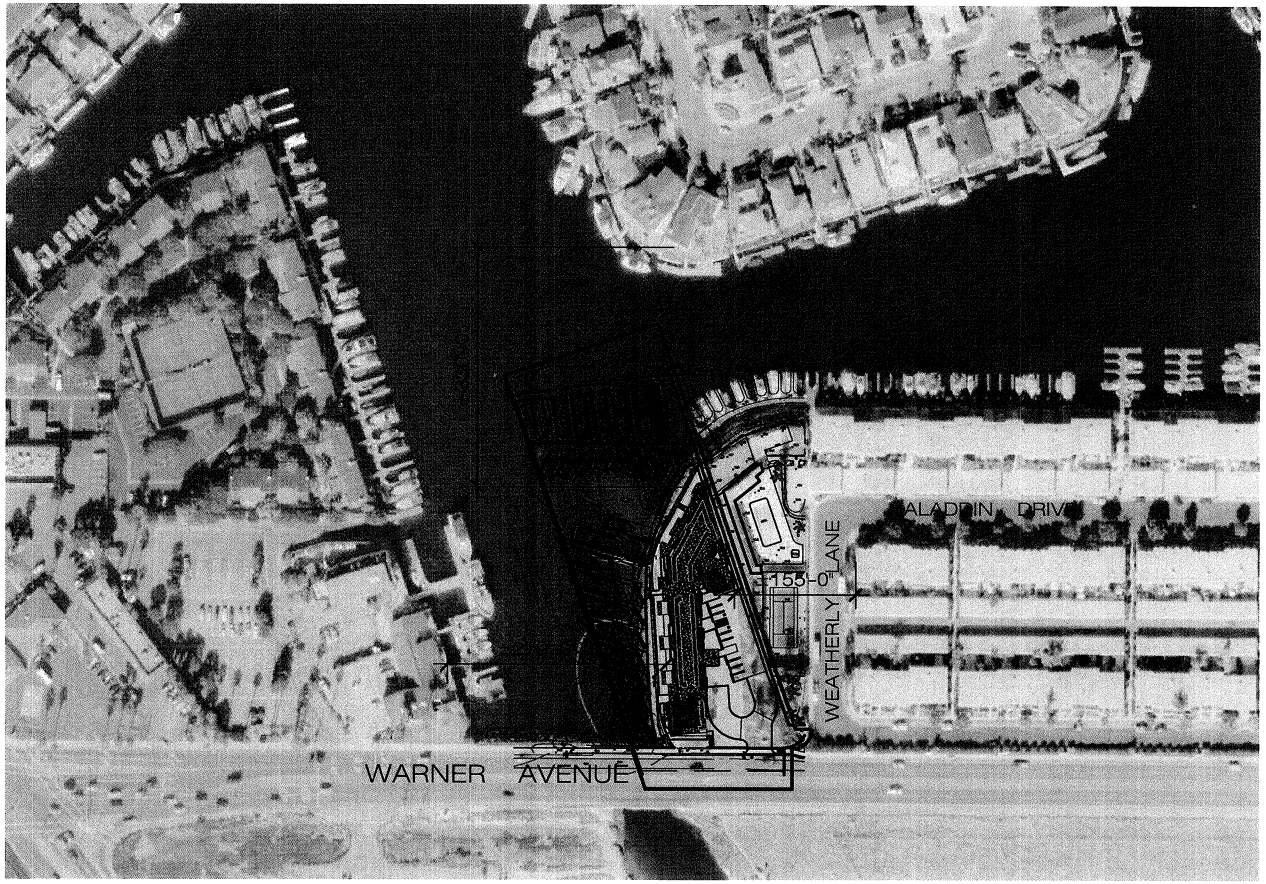
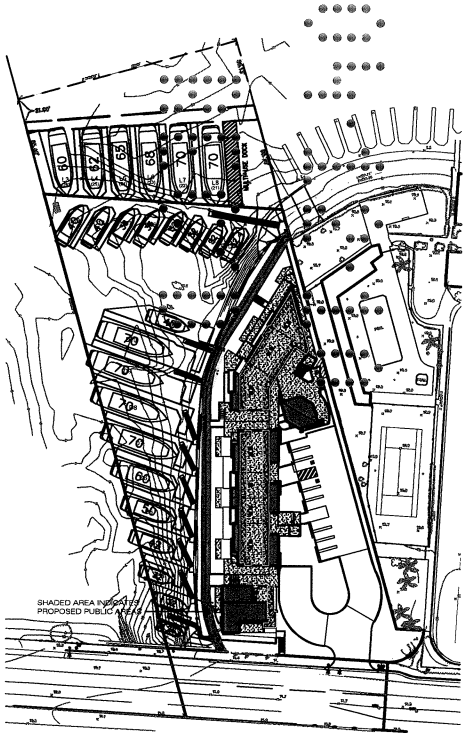
SHEET SD.01

ATTACHMENT NO. 2.2

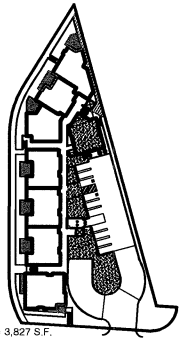


AERIAL PHOTO
SCALE: N.T.S.

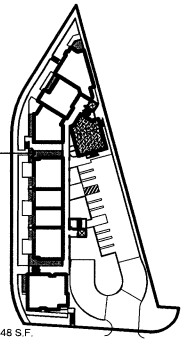


PUBLIC AREAS DIAGRAM
SCALE: N.T.S.

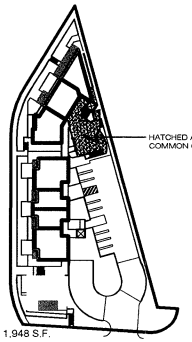
NORTH



FIRST LEVEL
COMMON OPEN SPACE = 3,827 S.F.



SECOND LEVEL
COMMON OPEN SPACE = 1,348 S.F.



THIRD LEVEL
COMMON OPEN SPACE = 1,948 S.F.

TOTAL PRIVATE OPEN SPACE
= 4,416 S.F.

OPEN SPACE ANALYSIS
SCALE: N.T.S.
*SEE UNIT PLANS FOR DECK DIMENSIONS

DIAGRAMS AND AERIAL PHOTO

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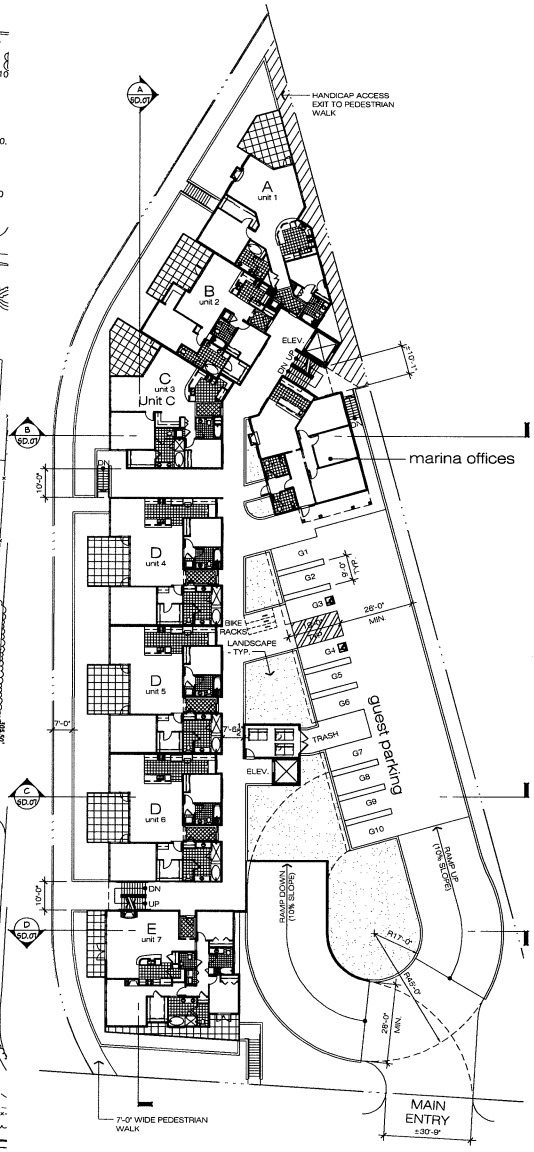
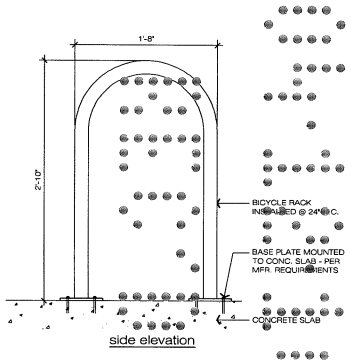
SHEET SD.02

ATTACHMENT NO. 2.3

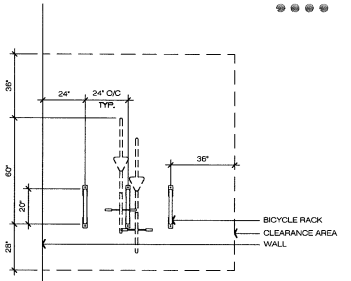
garage plan



level 1 plan



side elevation



rack layout - plan

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NORTH

BUILDING PLANS
garage and first levels

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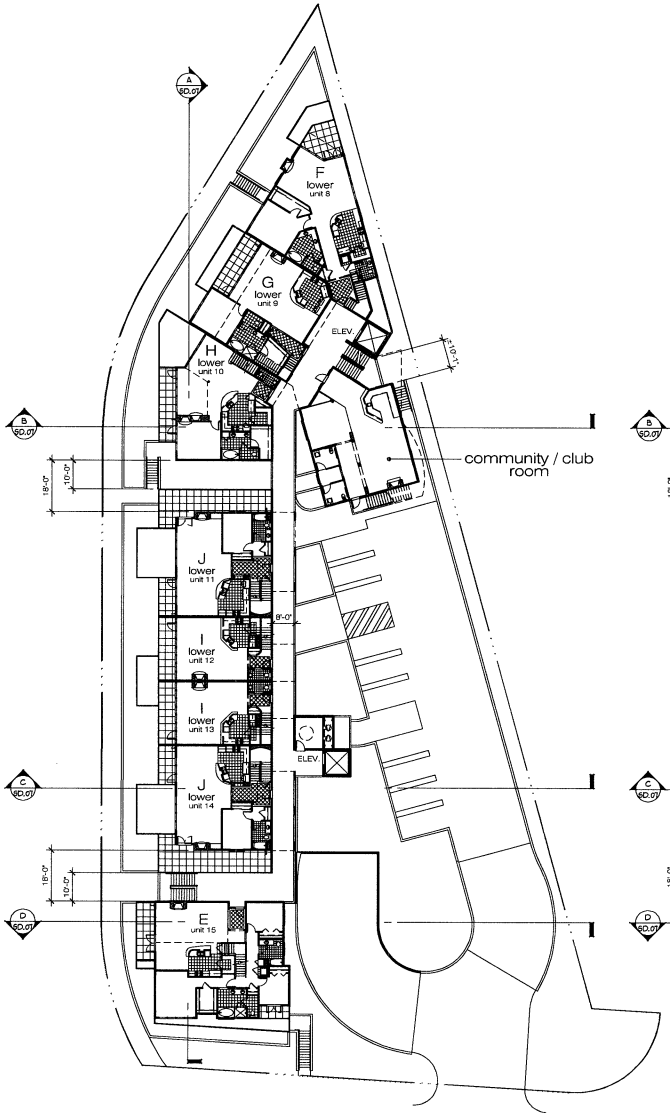
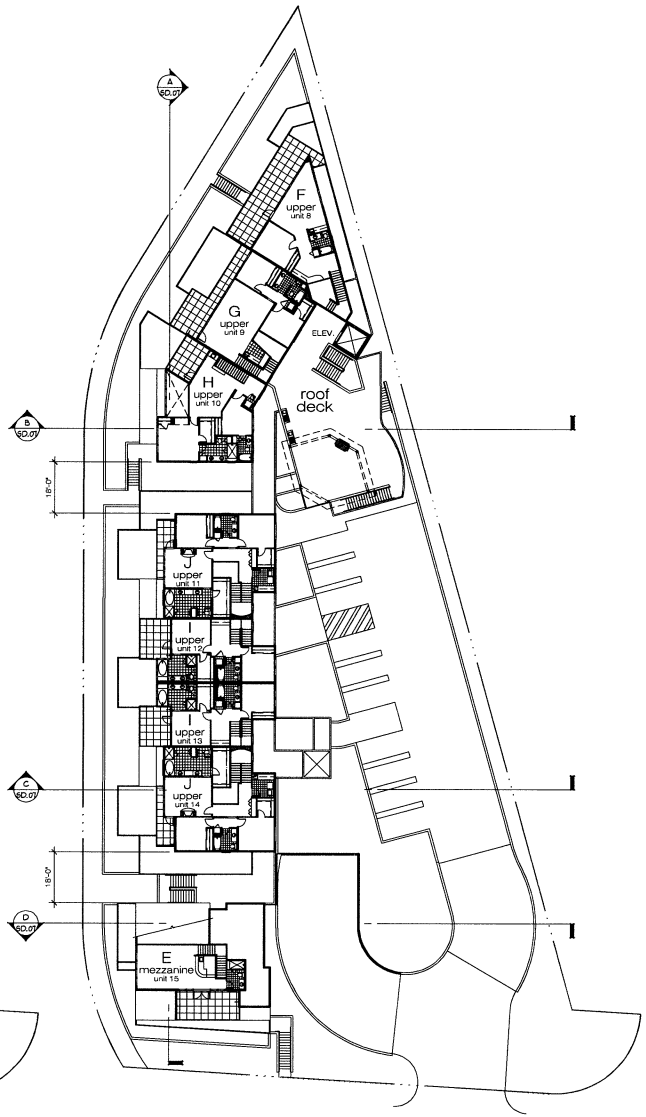
SHEET SD.03

ATTACHMENT NO. 2.4



level 2 building plan



level 3 building plan

NORTH

BUILDING PLANS
second and third levels

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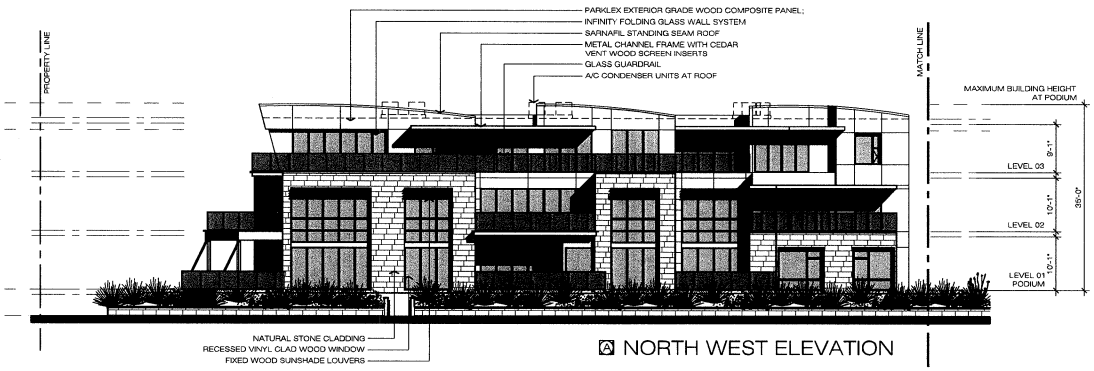
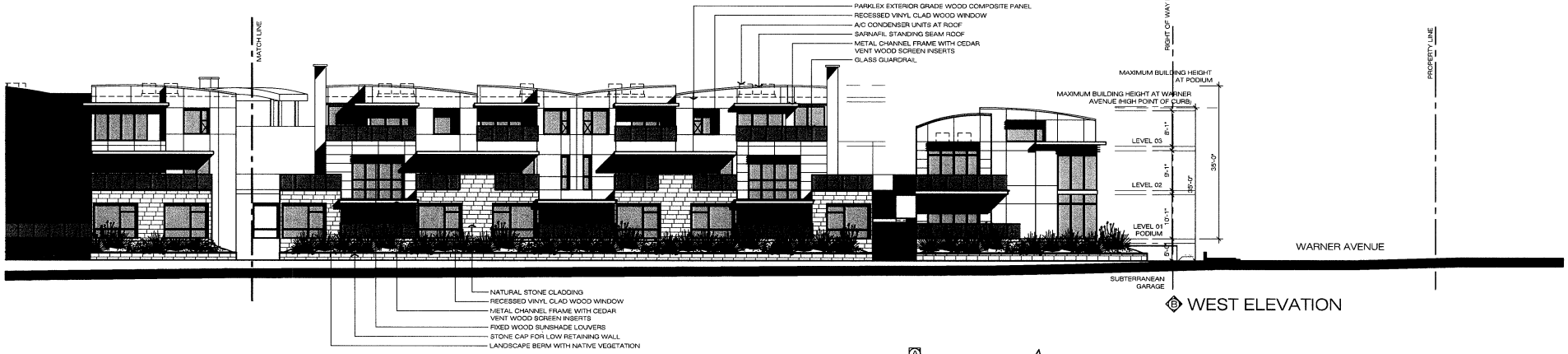
SHEET SD.04

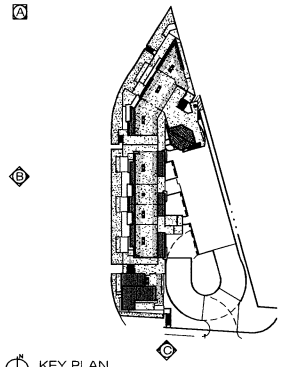
ATTACHMENT NO. 2.5



Ⓐ NORTH WEST ELEVATION



Ⓑ WEST ELEVATION



KEY PLAN
SCALE 1/64" = 1'-0"

BUILDING ELEVATIONS

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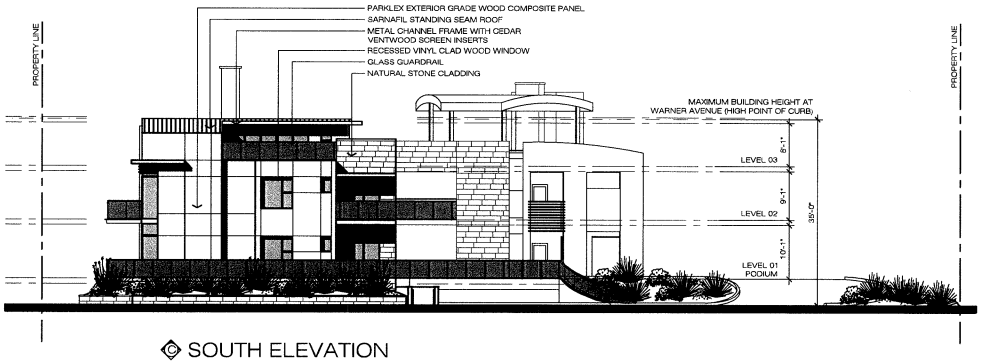
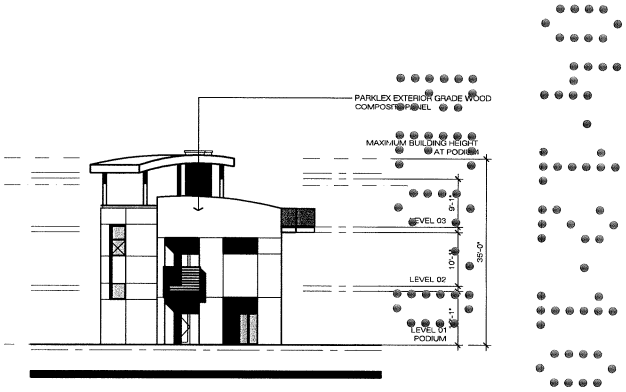
SHEET SD.05

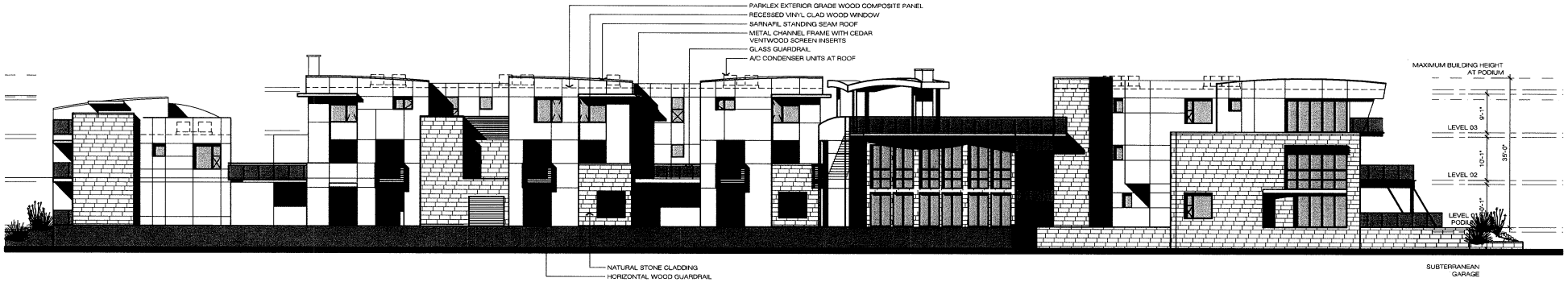
ATTACHMENT NO. 2.6



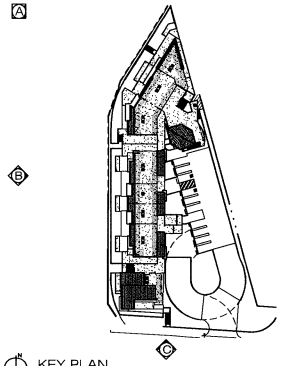
Ⓒ SOUTH ELEVATION



INTERIOR SOUTH ELEVATION (COMMUNITY BUILDING)



Ⓓ EAST ELEVATION



KEY PLAN
SCALE 1/64" = 1'-0"

BUILDING ELEVATIONS

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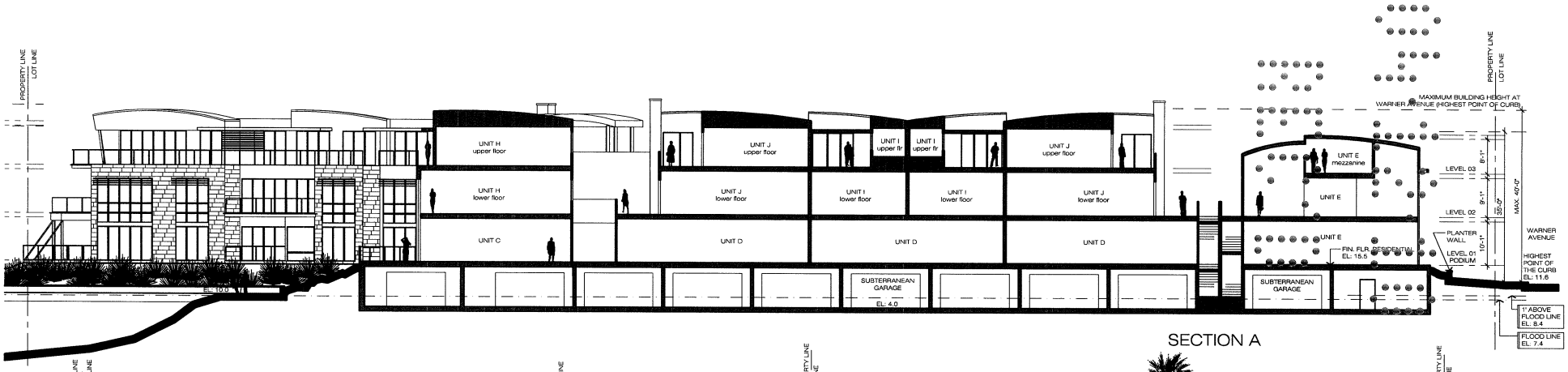
ATTACHMENT NO. 2-7



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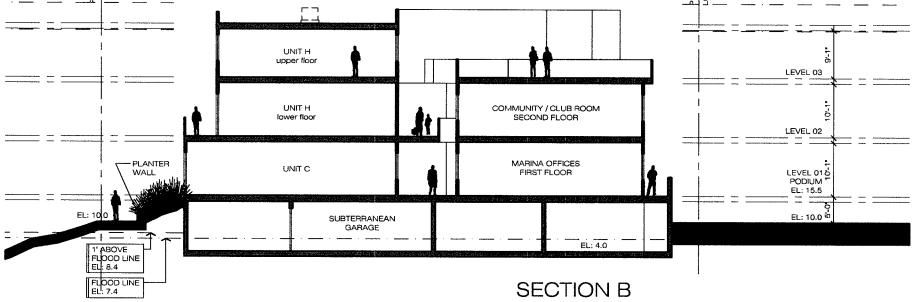
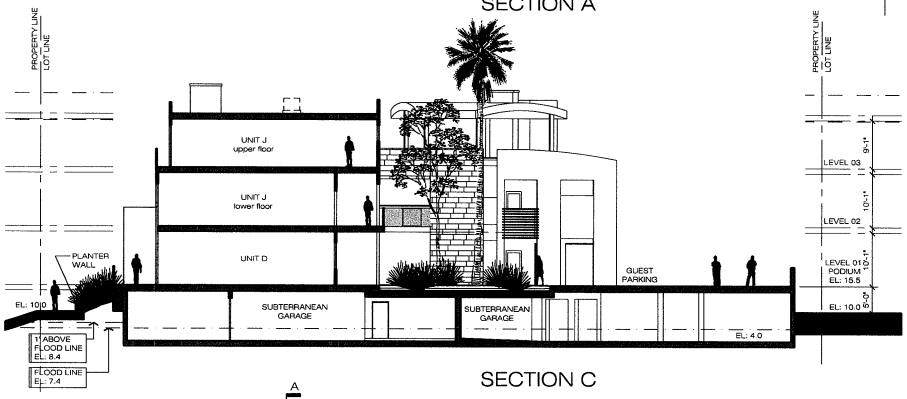


SECTION B



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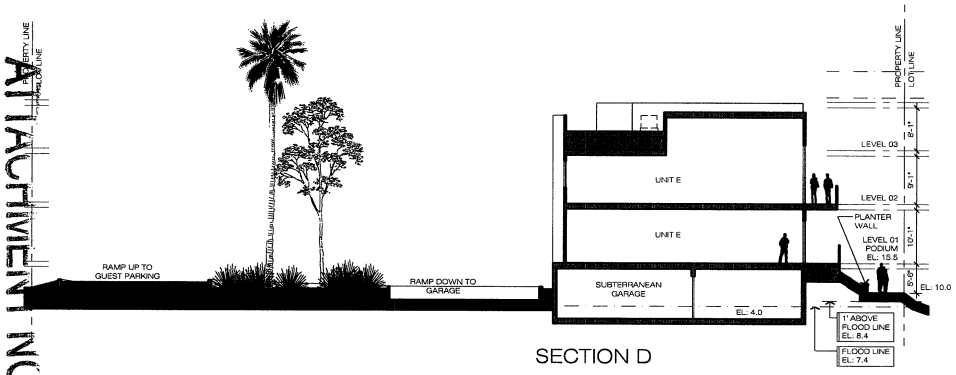

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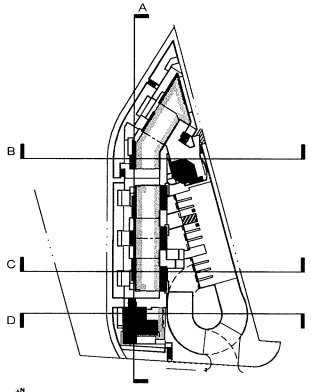

KEY PLAN
SCALE 1/64" = 1'-0"

BUILDING SECTIONS

4121 WARNER AVENUE

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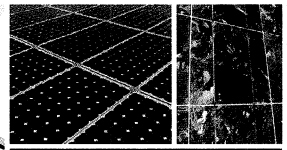
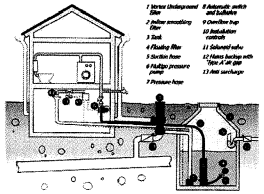
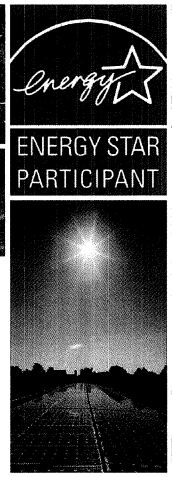
SHEET SD.07

ATTACHMENT NO. 2-8

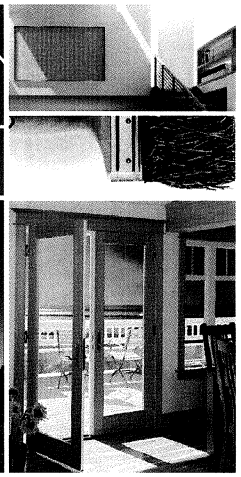


Graywater Collection System Diagram



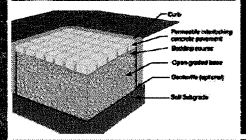


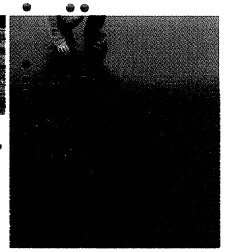
ENERGY STAR PARTICIPANT

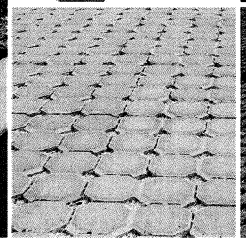


BUILDING TECHNOLOGY

Photo voltaic Panels, Solar Orientation, Vinyl Wood Clad Windows, Low VOC Emitting Interior Finishes (Paints, Flooring, Wall Coverings and Cabinetry), Reusable Resources (Bamboo Flooring and Linoleum), Recyclable Steel Moment Frames, Recyclable Metal Framing, Energy Star Appliances (Lighting, Refrigerator, Dishwasher, and Washer Dryer), Water Efficient Plumbing Fixtures, Bio Based Insulation and Rainwater Collection





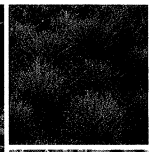


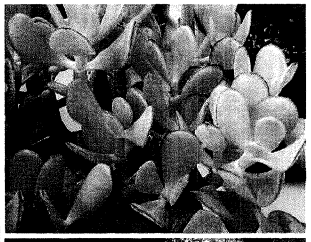
SURFACE MATERIAL INNOVATIONS

Permeable Paving, Drought Resistant Landscaping, High Efficiency Irrigation, Rain Sensors with Irrigation Control, and Decomposed Granite Paths.

LANDSCAPE PALETTE

Drought Tolerant Plants, Shade Trees, Landscaped Paths consisting of Decomposed Granite with varying shades and textures.





SUSTAINABLE IMAGERY

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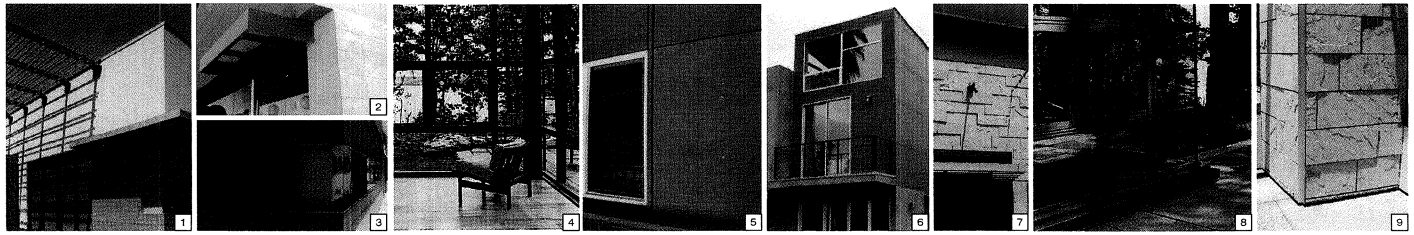
ATTACHMENT NO. 2.9



MATERIALS:

1. METAL CHANNEL FRAME WITH CEDAR VENTWOOD SCREEN INSERTS
2. METAL CHANNEL FRAME AWNING
3. CORNER GLAZING DETAIL
4. INTERIOR WINDOW WOOD TRIM
5. PARKLEX / WINDOW INTERFACE
6. PARKLEX PANELIZED MASSING
7. NATURAL STONE BASE
8. EXTERIOR CORNER GLAZING
9. STONE CORNER DETAIL

CONCEPTUAL IMAGERY

4121 WARNER AVENUE

HUNTINGTON BEACH, CA

SPONSOR

HOWARD MAKLER & JOHN TROMMALD

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Tel. (949) 340-7180

13912 Seal Beach Blvd.,Seal Beach, CA
Tel. (562) 430-3275

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2251 W. 190th Street
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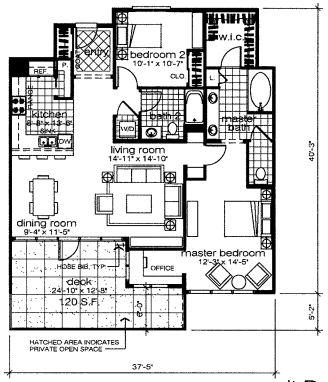
Fax (310) 217-0425

JOB NO. A7020.200
DATE: March 18, 2010
PRINTED: March 19, 2010

SHEET SD.09

ATTACHMENT NO. B.10



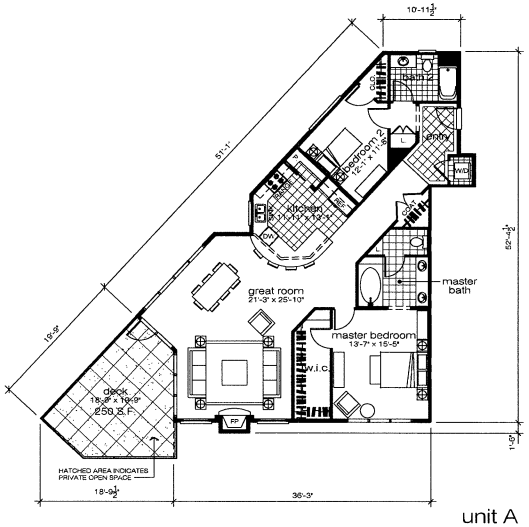
unit B

flat

2 bed / 2 bath

gross livable area: 1,294 s.f.

deck area: 252 s.f.



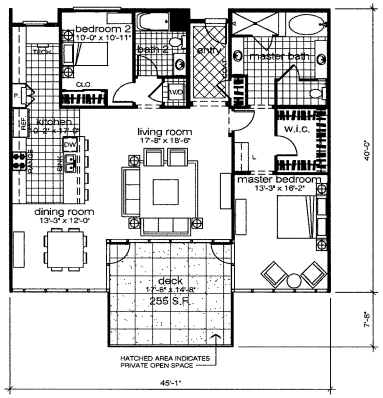
unit A

flat

2 bed / 2 bath

gross livable area: 1,543 s.f.

deck area: 250 s.f.



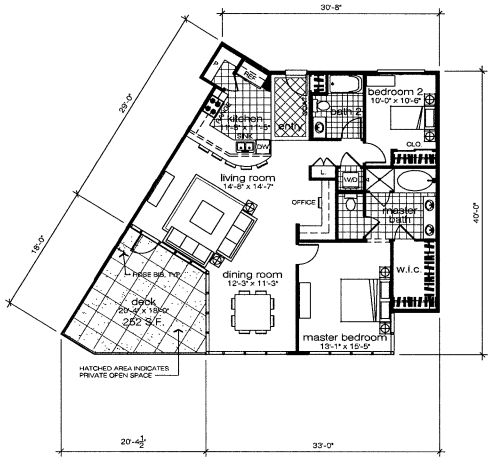
unit D

flat

2 bed / 2 bath

gross livable area: 1,663 s.f.

deck area: 255 s.f.



unit C

flat

2 bed / 2 bath

gross livable area: 1,432 s.f.

deck area: 252 s.f.

UNIT PLANS

4121 WARNER AVENUE

HUNTINGTON BEACH, CA

SPONSOR

HOWARD MAKLER & JOHN TROMMALD

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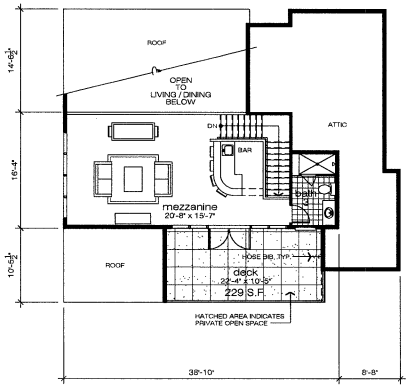
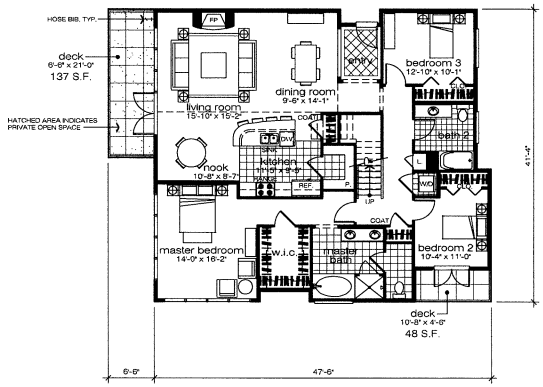
scale: 1/8" = 1'-0"

0 8 16 24 32

SHEET SD.10

ATTACHMENT NO. 2.11



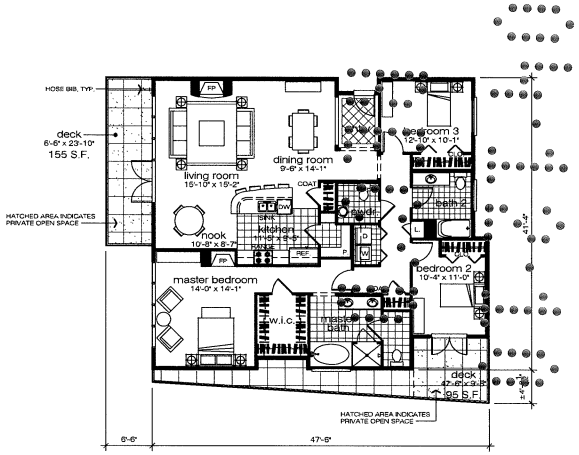


unit E - upper unit

flat with mezzanine

3 bed / 3.0 bath

gross livable area: 2,385 s.f.
deck area: 366 s.f.

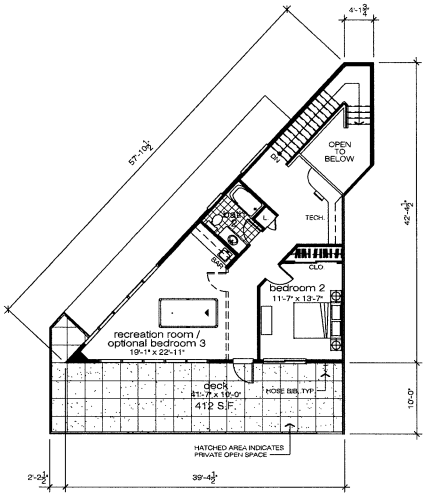


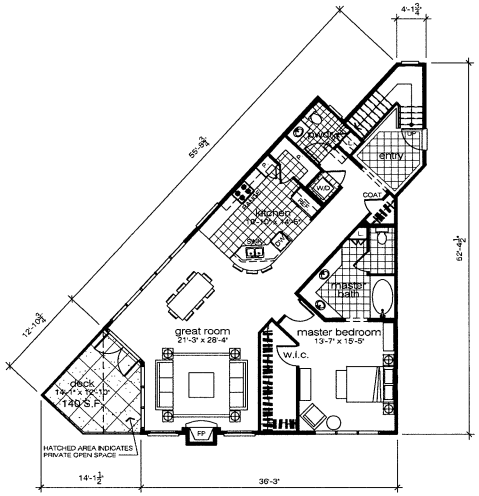
unit E - lower unit

flat

3 bed / 2.5 bath

gross livable area: 1,849 s.f.
deck area: 250 s.f.





unit F

townhome

2 bed / 2.5 bath / recreation room

level 1 gross livable area: 1,493 s.f.
level 2 gross livable area: 757 s.f.
total gross livable area: 2,250 s.f.
total deck area: 552 s.f.

UNIT PLANS

4121 WARNER AVENUE

HUNTINGTON BEACH, CA

SPONSOR

HOWARD MAKLER & JOHN TROMMALD

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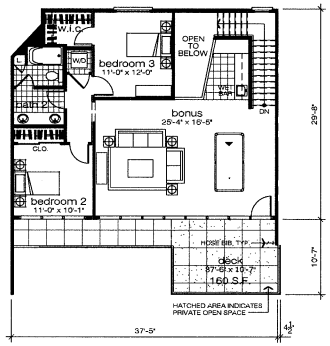
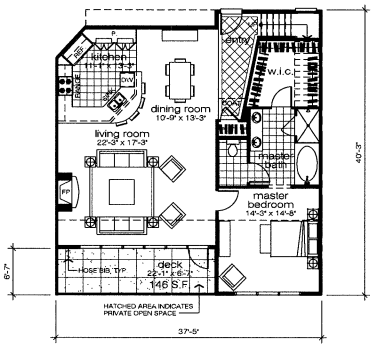
scale: 1/8" = 1'-0"

0 8 16 24 32

SHEET SD.11

ATTACHMENT NO. 2.12



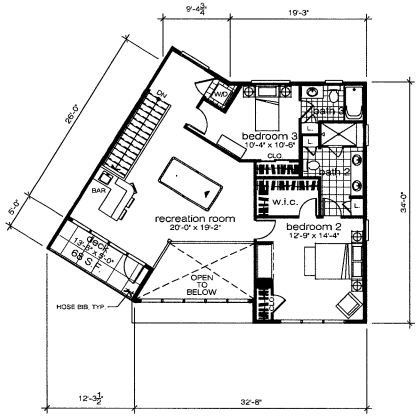


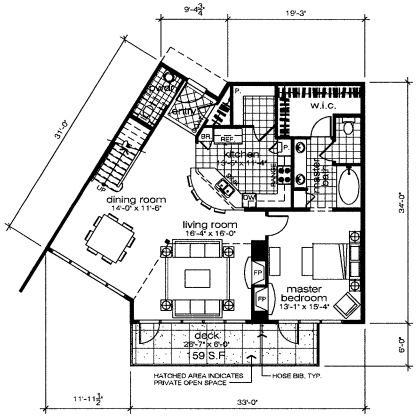
unit G

townhome

3 bed / 2.0 bath / bonus

level 1 gross livable area: 1,299 s.f.
level 2 gross livable area: 968 s.f.
total gross livable area: 2,267 s.f.
total deck area: 306 s.f.





unit H

townhome

3 bed / 3.5 bath / recreation room

level 1 gross livable area: 1,281 s.f.
level 2 gross livable area: 1,030 s.f.
total gross livable area: 2,311 s.f.
total deck area: 159 s.f.

UNIT PLANS

4121 WARNER AVENUE

HUNTINGTON BEACH, CA

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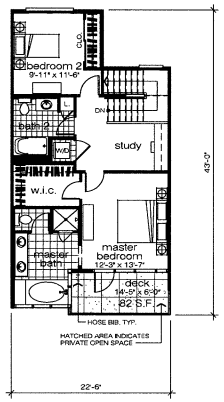
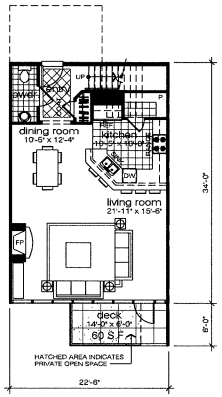
0 8 16 24 32

SHEET SD.12

ATTACHMENT NO. 2.13



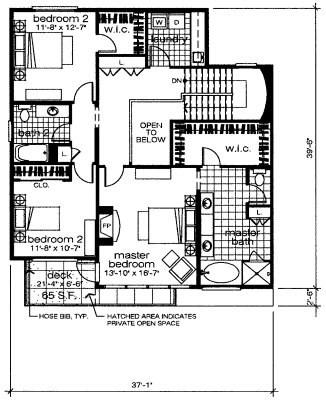


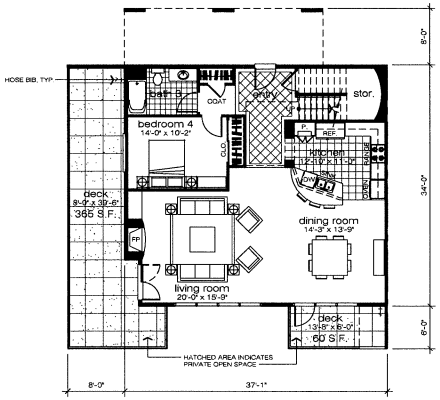
unit I

townhome

2 bed / 2.5 bath / study

level 1 gross livable area:	765 s.f.
level 2 gross livable area:	735 s.f.
total gross livable area:	1,500 s.f.
total deck area:	142 s.f.





unit J

townhome

4 bed / 3.0 bath

level 1 gross livable area:	1,248 s.f.
level 2 grosst livable area:	1,206 s.f.
total gross livable area:	2,454 s.f.
total deck area:	490 s.f.

UNIT PLANS

4121 WARNER AVENUE

HUNTINGTON BEACH, CA

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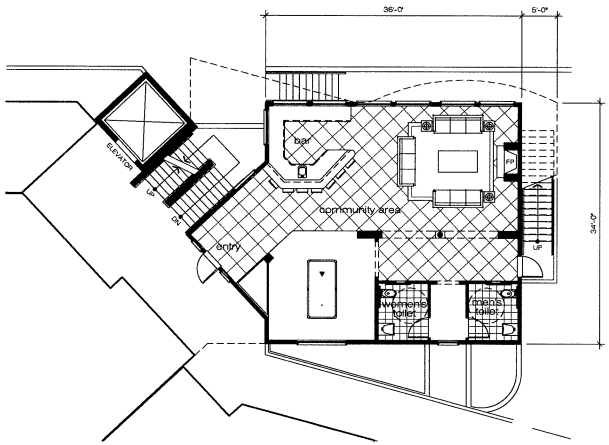
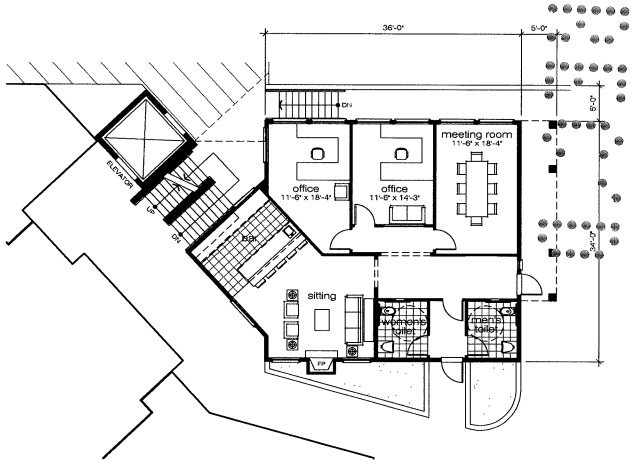
SHEET SD.13

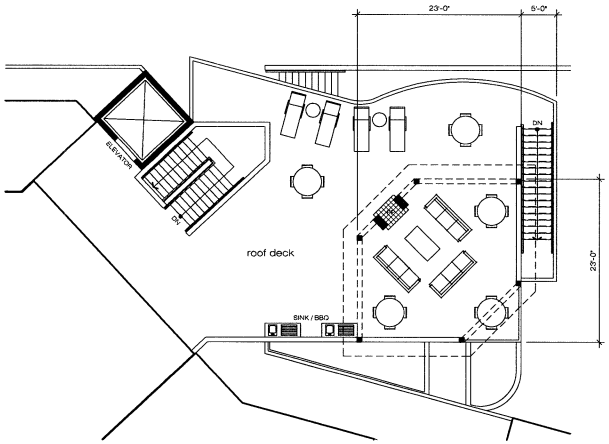
ATTACHMENT NO. 2.14



second floor
community / club room
gross area: 1,348 s.f.



first floor
marina offices
gross area: 1,355 s.f.
total gross area: 4,651 s.f.



third floor
roof deck gross area: 1,948 s.f.

COMMUNITY ROOM BUILDING PLANS

4121 WARNER AVENUE
HUNTINGTON BEACH, CA

SPONSOR
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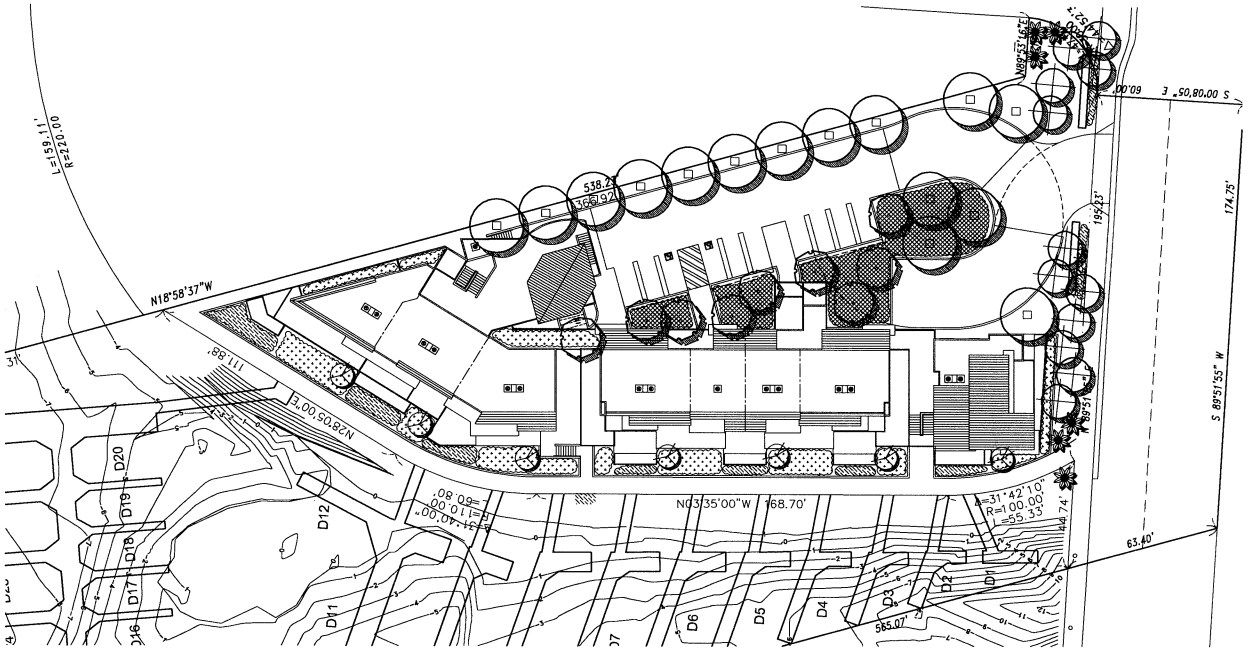
0 8 16 24 32

SHEET SD.14

ATTACHMENT NO. 2-15

WARNER AVENUE
APN 178-301-01
HUNTINGTON BEACH, CA



PLAN VIEW

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
	TREES			
	Melaleuca quinquenervia	Cajeput Tree	36" Box	
	Leptospermum laevigatum	Australian Tea Tree	15 Gal.	Std.
	Metrosideros excelsus	New Zealand Christmas Tree	15 Gal.	Std.
	Phoenix Palms (varieties)			
	Arbutus unedo	Strawberry Tree	15 Gal	Multi
	SHRUBS, VINES AND GROUNDCOVERS			
	Tall Shrub Zone: (Plumbago - Plumbago / Pittosporum)			
	Medium Shrub Zone: (Cistus / Pittosporum / Rhaphiolepis - Sativa)			
	Low Shrub Zone: (Aloe - Cornucopiae / Lantana)			

BAYVIEW HB LLC
Howard Makler
16931 Coral Cay Lane
Huntington Beach, CA

John Trommald
13912 Seal Beach Blvd.
Seal Beach, CA

JON DAVID CICCHETTI
LANDSCAPE ARCHITECT
C.N. 2191

2760 E. SPRING ST., SUITE 110
LONG BEACH, CA 90806
(562) 989-1880
(562) 989-1870 FAX

REVISIONS / SUBMITTALS

SHEET TITLE

CONCEPTUAL PLANTING PLAN

NORTH

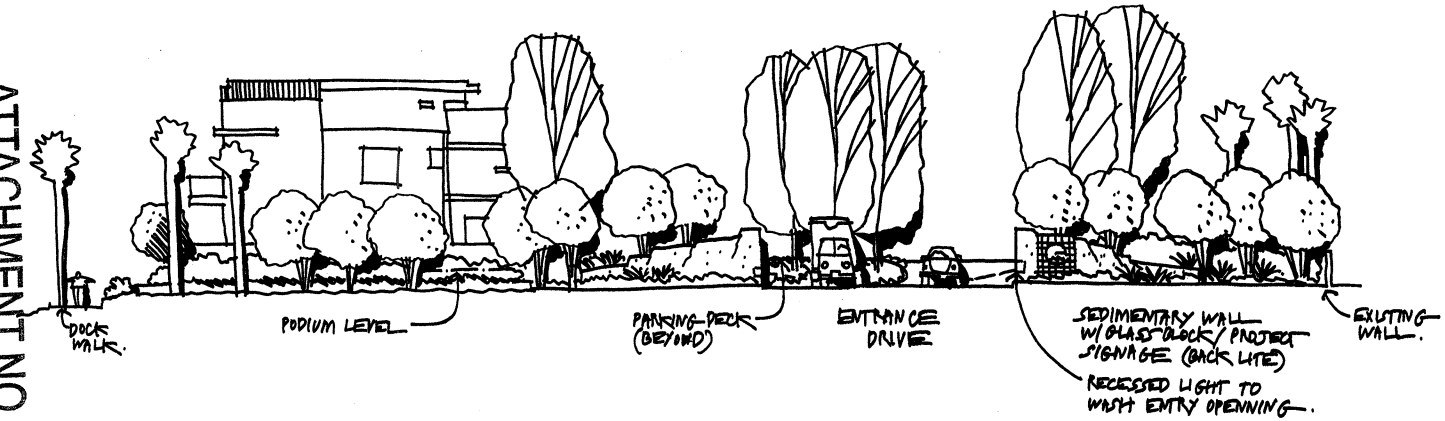
SCALE
1" = 20'-0"

JOB NO.
625

DATE
06-23-08

SHEET NO.
L-1

OF SHEETS



ELEVATION FROM WARNER AVENUE
SCALE: 1/8" = 1'0"

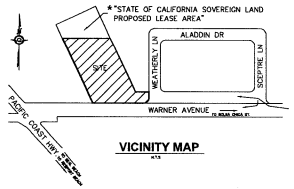
ATTACHMENT NO. 2.16

TRACT MAP NO. 17233

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTHONE HALF OF THE NORTHEAST QUARTER OF THE FRACTIONAL SECTION 30, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIAN

FOR CONDOMINIUM, DOCKOMINIUM AND LEASED MARINA PURPOSES



VICINITY MAP

UTILITY SERVICES

HUNTINGTON BEACH IS SERVED BY THE FOLLOWING UTILITY COMPANIES:

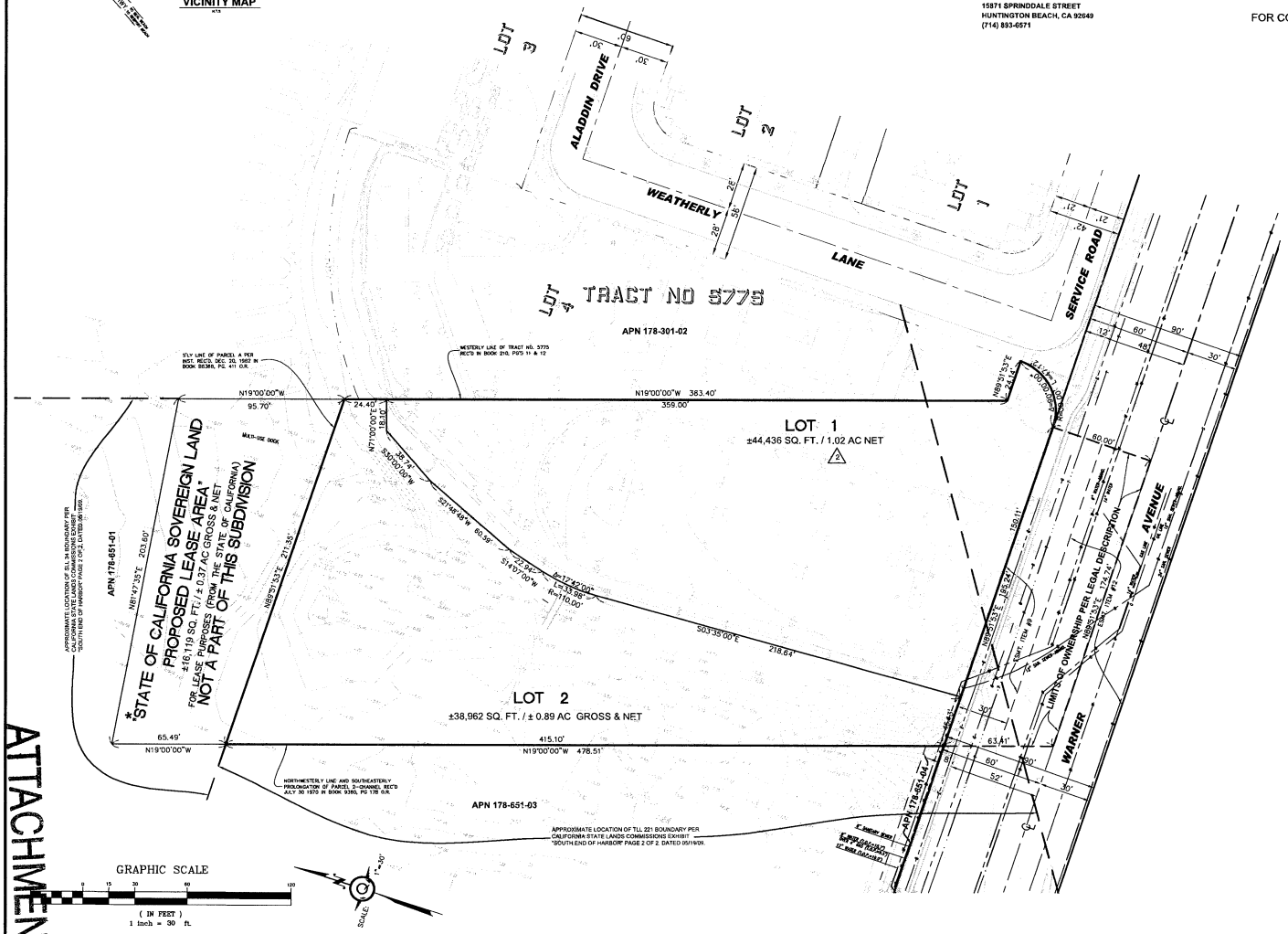
SERVICE	PROVIDER	TELEPHONE #
CABLE TELEVISION	TIME WARNER	(714) 903-4000
ELECTRICITY	SOUTHERN CALIFORNIA EDISON	(800) 409-2365
NATURAL GAS	SOUTHERN CALIFORNIA GAS CO.	(800) 427-2200
WATER/TRASH/SEWER	CITY OF HUNTINGTON BEACH	(714) 536-5919
LOCAL TELEPHONE	VERIZON	(800) 483-4000

SCHOOL DISTRICT - OCEAN VIEW

ELEMENTARY — HARBOR VIEW ELEMENTARY SCHOOL
4343 PICKWICK CIRCLE
HUNTINGTON BEACH, CA
(714) 846-6602

MIDDLE SCHOOL — MARINE VIEW MIDDLE SCHOOL
5682 TILBURG DRIVE
HUNTINGTON BEACH, CA
(714) 846-0624

HIGH SCHOOL — MARINA HIGH SCHOOL
15871 SPRINGDALE STREET
HUNTINGTON BEACH, CA 92649
(714) 893-6571



BASIS OF BEARINGS:

THE BEARING NORTH 89°51'33" EAST ALONG THE CENTERLINE OF WARNER AVENUE AS SHOWN ON TRACT NUMBER 5775 RECORDED IN BOOK 210 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, BOUNDED AS FOLLOWS:

BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL A IN THE DEED TO THE STATE OF CALIFORNIA RECORDED DECEMBER 20, 1962 IN BOOK 6388, PAGE 411 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY;

BOUNDED WESTERLY BY THE NORTHEASTERLY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF, OF THE LAND DESCRIBED IN PARCEL 2-CHANNEL OF THE DEED TO THE CITY OF HUNTINGTON BEACH, RECORDED JULY 30, 1970 IN BOOK 9360, PAGE 178 OF SAID OFFICIAL RECORDS;

BOUNDED EASTERLY BY THE WESTERLY LINE OF TRACT NO. 5775, AS SHOWN ON A MAP RECORDED IN BOOK 210, PAGES 11 AND 12 OF SAID MISCELLANEOUS RECORDS; AND

BOUNDED SOUTHERLY BY THE CENTERLINE OF WARNER AVENUE, AS SAID CENTERLINE IS SHOWN ON SAID TRACT NO. 5775.

SUBDIVIDER:

BAYVIEW HB, LLC
13912 SEAL BEACH BLVD.
SEAL BEACH, CA 90740

NOTES:

A. SEE ARCHITECTS PLANS FOR DETAIL OF SITE

B. SEE MARINE ARCHITECTS PLANS FOR DETAIL OF DOCK SLIPS

RECORDS OWNERS:

LOTS 1 & 2
JOHN & HEATHER TROMMALD
HOWARD & MARIANNE MAKLER
16931 CORAL CAY LN.
HUNTINGTON BEACH, CA 92649

STATE LAND LEASE PARCEL
STATE OF CALIFORNIA

NOTES:

1. ASSESSORS PARCEL: 178-301-01
2. THOMAS BROS.: 857/B1
3. TRACT NO. 17233 AREA:
   LOT 1: ±44, 254 S.F. / ±1.02 AC. NET
   LOT 2 : ±38, 962 S.F. / ±0.89 AC. NET
   WARNER AVENUE: ±11,099 S.F. / ±0.25 AC.
   TOTAL ±94,497 S.F. / ±2.17 AC.
4. PUBLIC UTILITIES ARE EXISTING AND AVAILABLE TO SERVE THIS PROJECT.
5. EXISTING ZONE: RL-CZ AND OSW
6. ALL EXISTING ON SITE IMPROVEMENTS ARE TO BE REMOVED.
7. LAND USE: EXISTING: VACANT
   PROPOSED: LOT 1 ..... RESIDENTIAL CONDOMINIUMS
   LOT 2 ..... BOAT DOCKOMINIUM
   * LEASE PARCEL, , , BOAT DOCK LEASES
8. FLOOD ZONE: "X" (LAND) & "AE" (WATER) PER FEMA MAP 060 59C 0233H DATED 2/18/04, WITH BASIC FLOOD ELEV. 7.4' ASL.
9. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF HUNTINGTON BEACH.
10. PROJECT: 15 RESIDENTIAL CONDOMINIUM UNITS ON TOP OF BELOW GRADE PARKING PLUS 19 DOCKOMINIUM SPACES, AND 8 LEASED BOAT SLIPS.
11. PROPOSED PARKING: 34 RESIDENT SPACES, 10 GUEST SPACES & 9 BOAT SLIP SPACES (53 TOTAL SPACES)
12. EASEMENTS LISTED ARE PER UNITED TITLE COMPANY REPORT NO. 308226332 DATED MAY 21, 2008.
    ITEM 6: AN INTEREST OF THE COUNTY OF ORANGE PER INSTRUMENT RECORDED N BOOK 71, PAGE 16, RECORDED JUNE 17, 1901, OF DEEDS. (PLOTTED)
    ITEM 9: AN EASEMENT TO DRILL, REDRILL, DEEPEN, LINE, CONSTRUCTED AND OPERATE ONE OR MORE WELLS AND MINE TUNNELS PER INSTRUMENT RECORDED IN BOOK 5456, PAGE 410, RECORDED OCTOBER 11, 1960, OF OFFICIAL RECORDS, (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)
    ITEM 12: AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES PER INSTRUMENT RECORDED IN BOOK 8102, PAGE 272, RECORDED NOVEMBER 16, 1966, OF OFFICIAL RECORDS. (PLOTTED)
    ITEM 15: AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR SMALL BOAT LAUNCHING AND ASSOCIATED PARKING PER INSTRUMENT RECORDED AS INSTRUMENT NO. 85-29/401, RECORDED JULY 15, 1985, OF OFFICIAL RECORDS. (BLANKET IN NATURE)
13. PRELIMINARY GRADING QUANTITIES - LOT 1
    OVER-EX ± 7,500 C.Y.
    CUT ± 7,500 C.Y.
    FILL ± 2,000 C.Y.
14. BASE FLOOD ELEVATION = 7'

BENCH MARK FOR TOPOGRAPHY:

NGS BM # DY0906 DESIGNATION 941 0648 TIDAL 2 RESET EL=8.88' NAVD '88 (OCS BM TIDAL-2-R62) LOCATED AT THE NW COR OF PACIFIC COAST HIGHWAY AND WARNER AVE. (TO CHANGE AN ELEVATION SHOWN HEREON FROM NAVD '88 TO MLLW ADD 0.38' (I.E. 10.00 NAVD '88 + 0.38'=10.38' MLLW)
(TO CHANGE AN ELEVATION SHOWN HEREON FROM NAVD '88 TO NGVD '29 SUBTRACT 2.37' (I.E. 10.00 NAVD '88 - 2.37'=8.63' NGVD '29)

TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY ARCHITECT FOR SITE STUDY PURPOSES. TOPO WAS PREPARED BY BILL CARR SURVEYS AND DATED 03/02/06.BOUNDARY WAS REVISED PER BILL CARR, SURVEY DATED 9-11-08

* THE INCLUSION OF THE AREA IS SOLELY FOR INFORMATIONAL PURPOSES AND CONVEYS NO PRESENT OR FUTURE RIGHTS, TITLE OR INTEREST AND THAT THERE IS NO GUARANTEE OR RIGHT ON THE PART OF THIS APPLICANT OR ANY OTHER PARTY THAT THE COMMISSION WILL ISSUE A LEASE FOR THE PROPOSED LEASE AREA.

REVISIONS

Nº	DATE	BY	DESCRIPTION
1	02/22/10	BM	REVISE STATE PROPERTY NOTE
2	04/08/10	BM	REVISE LOT AREA
3			
4			
5			

PLANS PREPARED BY:
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PROJECT: CODOM
PROJ. NUMBER: SCHOLOHN
R.E. & E.M.P. EXP. 12/31/11
DATE: 04-07-09
JOB Nº: 20/027
DRAWN BY: CRT

REGISTERED PROFESSIONAL ENGINEER — ROBERT T. QUINN — No. 24988 — Exp. 12/31/11 — STATE OF CALIFORNIA

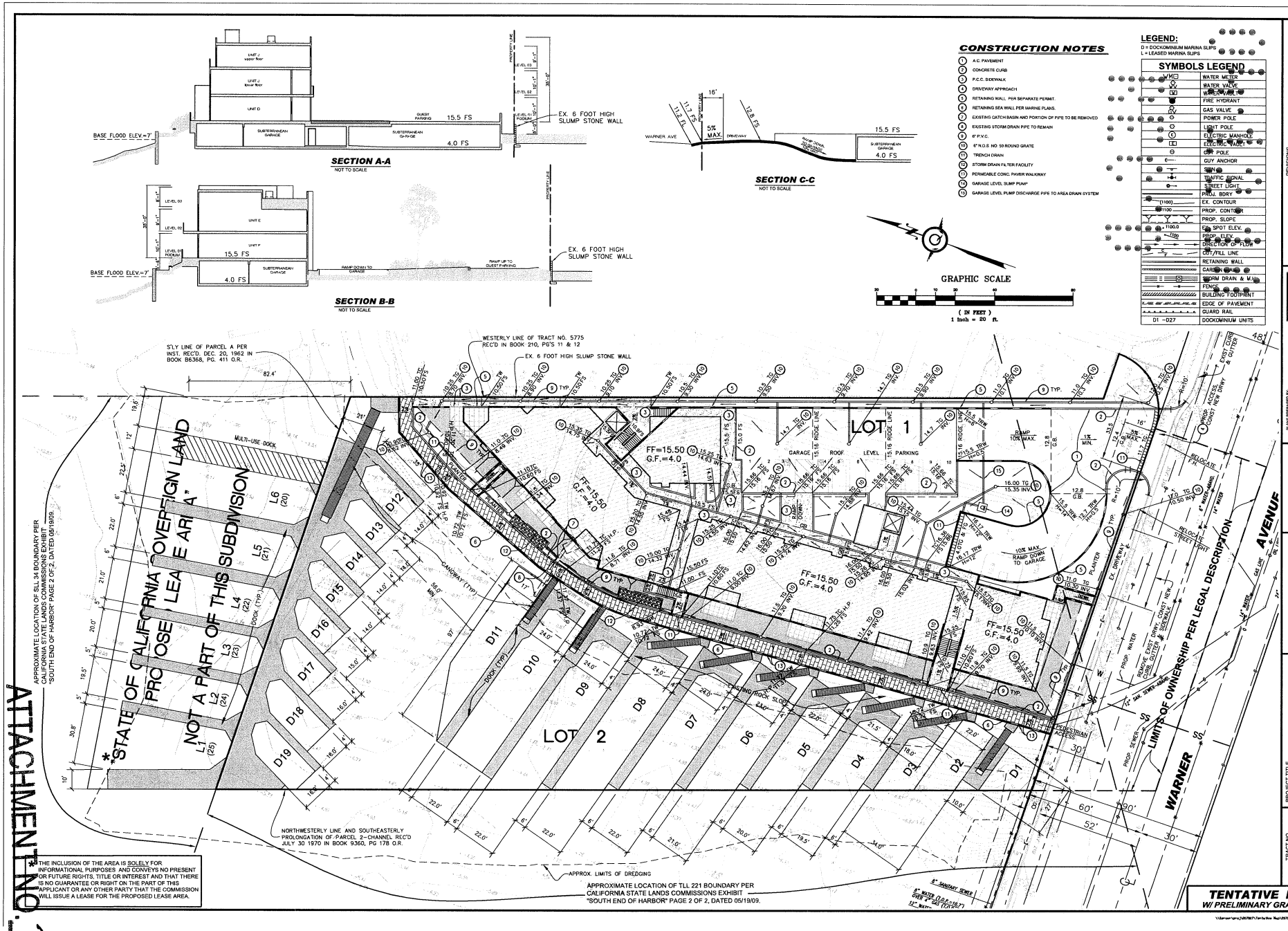
PLANS PREPARED FOR:
BAYVIEW HB, LLC
13912 SEAL BEACH BLVD.
SEAL BEACH, CA 90740

PROJECT TITLE: HARMONY COVE
JOB ADDRESS: 4121 WARNER AVENUE, HUNTINGTON BEACH, CA
LEGAL DESCRIPTION: SEE ABOVE HEREON

TRACT NO. 17233
DRAWING FILE NO.
SCALE:
SHEET 1 OF 2

TENTATIVE MAP
TITLE SHEET

ATTACHMENT NO. 2.17



ATTACHMENT NO. 2.18