

**CALIFORNIA COASTAL COMMISSION**

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# Item W9a

Filed:	9/17/14
180th Day:	3/15/16
Staff:	M. Vaughn-LB
Staff Report:	10/15/13
Hearing Date:	11/3-6/15

## STAFF REPORT: CONSENT CALENDAR

<b>Application No.:</b>	<b>5-15-0420</b>
<b>Applicant:</b>	Alakor Holding Company, L.L.C.
<b>Agent:</b>	Mark Wheeler
<b>Location:</b>	16581 South Pacific Avenue, Sunset Beach, Orange County (APN 178-521-08)
<b>Project Description:</b>	Construction of a 4,331 square foot, 35-foot high, three-story single family residence with an attached 425 square foot, two-car garage on a vacant, 2,250 square foot, beachfront lot.
<b>Staff Recommendation:</b>	Approval with conditions.

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## SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing construction of a new beach-fronting single-family residence, with no encroachments onto the adjacent sandy beach. The major issues of this staff report concern beachfront development that could be affected by wave up rush and flooding during strong storm events.

Staff is recommending APPROVAL of the proposed project with six (6) special conditions regarding: 1) assumption of risk; 2) no future shoreline protective device; 3) conformance with the submitted drainage plan; 4) storage of construction materials, mechanized equipment and

removal of construction debris; 5) future development; and 6) a deed restriction against the property referencing all of the Special Conditions contained in this staff report.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program for the relevant area. The Sunset Beach area was recently annexed to the City of Huntington Beach. Although the City has a certified LCP, the newly incorporated area hasn't been incorporated into certified LCP. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

## TABLE OF CONTENTS

<b>I. MOTION AND RESOLUTION.....</b>	<b>4</b>
<b>II. STANDARD CONDITIONS.....</b>	<b>4</b>
<b>III. SPECIAL CONDITIONS.....</b>	<b>5</b>
<b>IV. FINDINGS AND DECLARATIONS.....</b>	<b>7</b>
A. PROJECT LOCATION AND DESCRIPTION .....	7
B. HAZARDS.....	9
C. DEVELOPMENT.....	10
D. PUBLIC ACCESS.....	10
E. WATER QUALITY.....	10
F. DEED RESTRICTION.....	10
G. LOCAL COASTAL PROGRAM.....	11
H. CALIFORNIA ENVIRONMENTAL QUALITY ACT.....	11

### **APPENDICES**

Appendix A – Substantive File Documents

### **EXHIBITS**

Exhibit 1 – Area Map and Aerial Photos

Exhibit 2 – Project Plans

## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### Resolution:

*The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

## II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion, flooding, wave uprush, and sea level rise; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
2. **No Future Shoreline Protective Device.** By acceptance of this permit, the applicant agrees, on behalf of itself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-15-0420 including, but not limited to, the residence, garage, foundations, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, foundations, and hardscape if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

3. **Drainage Plan.** The applicant shall conform to the site drainage details depicted in the site plan dated 2/12/15 and received in the Commission's office on 4/10/15 indicating use of five French drains (four near the corners of the property and one midway along the property's northwestern side yard) for on-site percolation of runoff from all impervious areas. Any proposed changes to the approved plan shall be reported to the Executive

Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:

- (a) No demolition or construction materials, debris, or waste shall be placed or stored on the beach or anywhere it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity

(m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

5. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-15-0420. Pursuant to Title 14 California Code of Regulations Section 13250(b) (6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-15-0420. Accordingly, any future improvements to the single family residence authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-15-0420 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

6. **Generic Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

#### **IV. FINDINGS AND DECLARATIONS:**

##### **A. PROJECT LOCATION AND DESCRIPTION**

The subject site is located at 16581 South Pacific Avenue in the Sunset Beach community of the City of Huntington Beach, Orange County (Exhibit 1). The project is located within an existing urban residential area, between 19<sup>th</sup> and 20<sup>th</sup> Streets, on a vacant beachfront lot located between the first public road (South Pacific Avenue) and the sea. The subject lot is a 2,250 square feet, near level, rectangular lot (30 feet by 75 feet), flanked by one-to-three level single-family residential development. The site fronts the wide sandy beach (ranging from approximately 395 feet wide [typical winter width] to 470 feet [typical summer width]) located between the subject property and the Pacific Ocean.

The applicant is proposing the construction of a 4,331 square foot, 35-foot high, three-story single-family residence with an attached 425 square foot, two-car garage on the vacant, lot. No

landscaping and only minimal grading for site preparation are proposed. No beach encroachments currently exist at the site and none are proposed. All of the proposed development is located on the subject lot. To address water quality concerns, the applicant is proposing French drains along the side yards to allow for onsite infiltration of surface water and water runoff. No landscaping or irrigation system is proposed. Project plans are included as Exhibit 2.

Sunset Beach is located in an area that was formerly unincorporated Orange County. In August 2011, Sunset Beach was annexed by the City of Huntington Beach. The Sunset Beach area has not yet been incorporated into the City of Huntington Beach LCP, therefore, the Chapter 3 policies of the Coastal Act are the standard of review. However, the County’s previously certified Sunset Beach LCP may be used as guidance.

The formerly certified County of Orange Sunset Beach Local Coastal Program (LCP) designates the site *Sunset Beach Residential – High Density*. The proposed single-family residence is allowable under this higher density designation. The project meets the previously certified Sunset Beach LCP height restriction of 35 feet for the *Sunset Beach Residential* zone. Orange County administered the previously certified Sunset Beach LCP. Previously, the County issued encroachment permits for deck encroachments onto the public beach under a certified LCP beach area regulation which states: “*Permanent above-ground structures on the beach and sand areas shall be prohibited, except for: a) Lifeguard Towers, b) Other facilities necessary for public safety, c) Temporary uses and structures accessory to residential development on contiguous Sunset Beach Residential properties subject to a Coastal Development Permit and a Public Property Encroachment Permit.*”. No encroachments onto the sandy public beach currently exist at the subject site and no new encroachments are proposed.

The setback standards in the previously certified Sunset Beach LCP, and the project’s proposed setbacks, are as follows:

<b>Setback Description</b>	<b>Required</b>	<b>Project Proposal</b>
Minimum Front (street) Setback at 1 <sup>st</sup> Floor	5’ – 0”	5’ at First Floor
Minimum Front Setback at Other Floors	0’ – 6”	Varies: 10” to 2 ½’
Minimum Rear (beach sand/oceanfront) Setback	None required	Varies: 2’-9” and 6’-3”
Side Setback	3’ – 0”	3’ – 0”

Vertical public access to the public beach in front of the site is available approximately 30 feet northwest (upcoast) of the subject site at the end of 20<sup>th</sup> Street and approximately 120 feet downcoast at 19<sup>th</sup> Street. Lateral public access along the wide sandy beach is available seaward of the oceanfront property line at the subject site.

Due to its oceanfront location, the project site must be examined for the potential for wave runup and flooding hazard, including consideration of potential impacts due to severe storm events. Toward that end, the applicant provided a Coastal Hazard and Wave Runup Study dated May 20, 2015 and augmented on 8/13/15 and 9/17/15 by GeoSoils (Study). The Study concludes that coastal hazards will likely not impact the proposed development over the next 75 years and that there is no anticipated need for a shore protection device over the life of the proposed



development. Regarding wave runup, flooding and erosion in the project area and at the project site the GeoSoils Study states:

*“The northwest portion of the beach fronting Surfside Colony [located immediately upcoast of Sunset Beach] has been subject to severe erosion as a result of the wave reflection off of the Anaheim Bay Harbor east jetty (USACOE; 1995, 2002). Properties within this reflection zone have been subject to wave runup and minor flooding. The reflection effect is strongest next to the jetty with some measurable effects extending for about 1.5 times the length of the jetty, or to about 22<sup>nd</sup> street at Sunset Beach. The subject site is located just outside the limit of the influence of the jetty at 21<sup>st</sup> Street. This overall area, Sunset Beach & Surfside Colony, is part of a federally mandated Orange County Beach Erosion Control Project (USACOE, 1995). The US Army Corps of Engineers has maintained the beach in this area through [beach sand] nourishment projects since the early 1960’s. The Corps has monitored the shoreline monthly since July 1979. The beach in front of the site has not experienced significant long term erosion since the sand nourishment activity and has almost always been wider than 300 feet, and in general over 400 feet wide. The wide sandy beach in front of the subject site has provided more than adequate protection for the property over the last several decades. Over this period, no wave runup has reached the property. The site has not been subject to wave runup for at least the last 40 years and probably longer. This includes the winter storms of 1982-83 and the extreme wave event on January 18 & 19, 1988, the coastal engineering design storms for southern California.”*

Furthermore, in past winter months, Orange County has created a temporary sand berm on the fronting beach for additional winter storm protection. It is not yet known whether the City of Huntington Beach will continue this practice in future years. Regardless, because a wide beach is maintained by the federal government, the Study referenced above finds that it is unlikely that the beach will become narrow enough for wave runup and associated flooding to reach the site. Furthermore, the GeoSoils Study has evaluated the site for potential flooding, considering potential future sea level rise. The finished floor elevation of the proposed project is +13.25 feet (NAVD88<sup>1</sup>). In addition, the beach fronting the site is at or above 14 NAVD88. The GeoSoils Study states that “[t]hese grades adjacent to the property are above any potential flood elevation from storm surge or extreme tides (maximum future still water elevation of ~+10.3 feet NAVD88).” The Study concludes: “Due to the elevation of the structure and grades adjacent to the proposed structure above the ocean and above South Pacific Avenue, the proposed development will be reasonably safe from sustained flooding.”

Based on the project engineer’s assertion that no shoreline protection is expected to be needed over the life of the structure, the project can be found to be consistent with 30253 of the Coastal Act. However, such predictions cannot be accepted with certainty and therefore we impose the no future shoreline condition.

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<sup>1</sup> NAVD88: North American Vertical Datum 1988.

**B. HAZARDS**

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned for one or more of the following: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

**C. DEVELOPMENT**

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. Section 30610 of the Coastal Act provides that certain improvements to existing single-family homes do not require a coastal development permit. Section 13250 of the Commission's regulations lists certain improvements to single-family structures that require a coastal development permit, including those improvements to a structure that is located on a beach. The Commission finds that section 30610 does not apply to the proposed single-family structure because it is located on a beach. Thus, to assure that future improvements are consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that it is necessary to impose a special condition prohibiting the construction of future improvements to the proposed single-family structure without first obtaining a coastal development permit. Therefore, as conditioned, the development conforms to the Chapter 3 policies of the Coastal Act.

**D. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**E. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of

the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

#### **F. DEED RESTRICTION**

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability. Therefore, the Commission finds that the proposed development, as conditioned, conforms to the Coastal Act by ensuring that any successors-in-interest have proper actual notice, recorded against the subject parcel, of the proposed development's required mitigation measures that mitigate the development's impacts on coastal resources.

#### **G. LOCAL COASTAL PROGRAM**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Local Coastal Program for Sunset Beach was effectively certified in 1982 and updated in 1992. However, Sunset Beach was annexed into the City of Huntington Beach effective August 2011. This annexation caused the County's LCP for the area to lapse. The Sunset Beach annexation area has not yet been incorporated into the City of Huntington Beach certified Local Coastal Program. Thus, there is no certified LCP for Sunset Beach and, therefore, the Chapter 3 policies of the Coastal Act provide the standard of review for coastal development permits in the area. The previously certified Sunset Beach LCP may be used as guidance. As conditioned, the proposed development is consistent with the Chapter 3 policies of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

#### **H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Huntington Beach is the lead agency responsible for CEQA review. As determined by the City, this project is categorically exempt from CEQA pursuant to section 15303(a) of the CEQA Guidelines because the project consists of the construction of one single-family residence located within an urbanized residential zone. As conditioned, there are no additional

5-15-0420 (Alakor Holding Company, LLC)

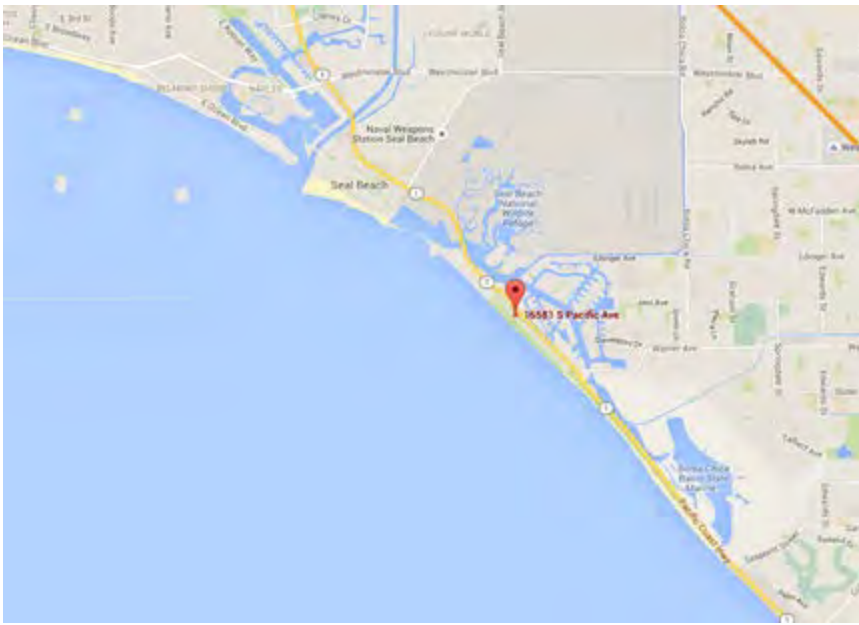
feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified possible impacts, is consistent with CEQA and the policies of the Coastal Act.

5-15-0420 Alakor CnstSR 11.15 mv

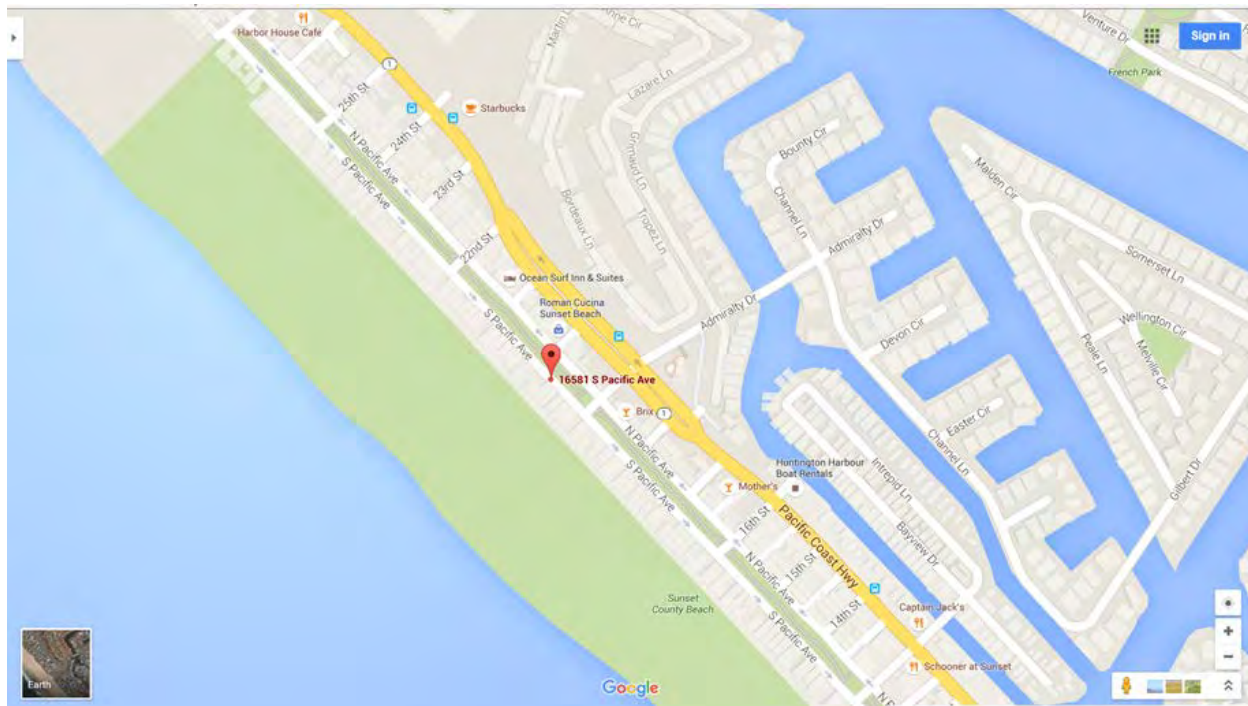
**APPENDIX A**

**SUBSTANTIVE FILE DOCUMENTS**

- 1) Previously Certified Sunset Beach Local Coastal Program
- 2) City of Huntington Beach Administrative Permit No. 15-011 (Smith/Alakor Holding), Approval in Concept
- 3) GeoSoils, May 22, 2015, “Coastal Hazard & Wave Runup Study for 16581 South Pacific Avenue, Sunset Beach, County of Orange, California”
- 4) GeoSoils, August 17, 2015, “Response to California Coastal Commission Letter of Incomplete Application for CDP 5-15-0420
- 4) David Skelly, GeoSoils Inc., September 17, 2015, email to Meg Vaughn, Staff Analyst, California Coastal Commission.



5-15-0420 Alakor Holding Co., L.L.C.  
16581 So. Pacific Avenue, Sunset Beach  
Exhibit 1a Vicinity Map



5-15-0420 Alakor Holding Co., L.L.C.  
16581 So. Pacific Avenue, Sunset Beach  
Exhibit 1b Vicinity Map

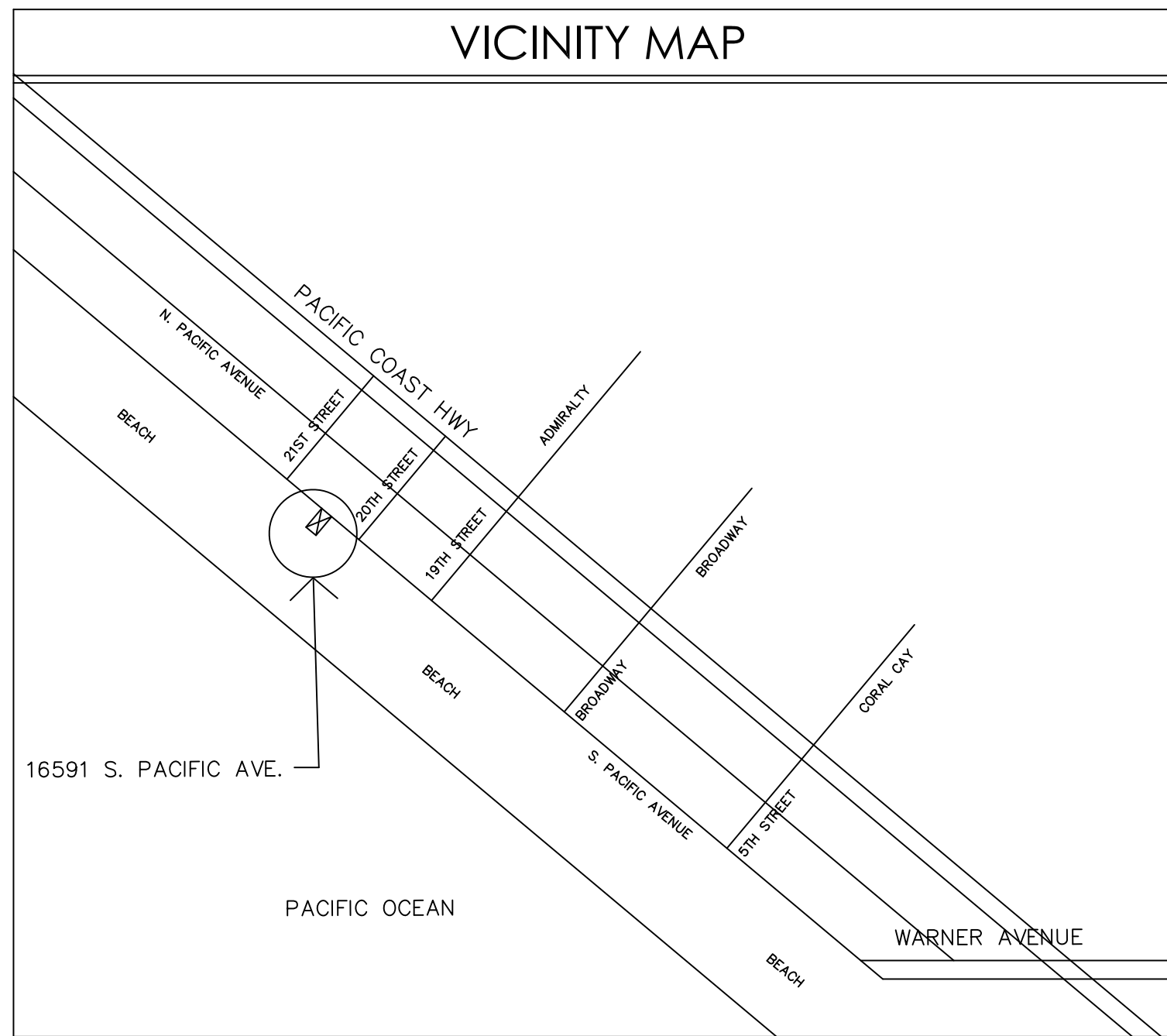
## Exhibit 2

5-15-0420 Alakor Holdings Co., L.L.C.

### Project Plans

Pages 1 -10





**ADDITIONAL NOTES**

**BEST MANAGEMENT PRACTICES NOTE:**  
 AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO EFFECTIVELY MINIMIZE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.

CONSTRUCTION BMPs THAT APPLY:  
 (CA-10, 11, 12, 20, 21, 23, 30, 31, 32, CD-4(2), ECS-1 THRU 56)

NAME \_\_\_\_\_ LICENSE NO. \_\_\_\_\_ EXP. \_\_\_\_\_

**EASEMENT NOTE:**  
 I CERTIFY THAT THE PROPOSED WORK WILL NOT DESTROY OR UNREASONABLY INTERFERE WITH ANY ACCESS OR UTILITY EASEMENT BELONGING TO OTHERS AND LOCATED ON MY PROPERTY, BUT IN THE EVENT SUCH WORK DOES DESTROY OR UNREASONABLY INTERFERE WITH SUCH EASEMENT, A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

**CONSULTANTS**

**ARCHITECTURAL:**  
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**STRUCTURAL:**  
 SCOTT ARMSTRONG ENGINEERING  
 25068 VIA LAS LOMAS  
 MURRIETA, CA  
 (714) 225-7056  
 CONTACT: SCOTT ARMSTRONG

**MECHANICAL (TITLE-24):**  
 ENERGYWISE

CONTACT: MARTY

**CONTRACTOR:**  
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 CONTACT: JIM HASKETT

**ZONING CONFORMANCE MATRIX FOR 16581 S. PACIFIC AVE., SUNSET BEACH**

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
Height	Sunset Beach Specific Plan Page 31, Section 3.3.1, Subsection F-1	Up to 3 stories and not more than 35' as measured from the bottom setback	3 stories and 34'-9" as measured from the centerline of the frontage street
Bottom	Sunset Beach Specific Plan Page 31, Section 3.3.1, Subsection F-2	Minimum 24" above the centerline of the adjacent street	24" above the centerline of the adjacent street
Front (Street) Setback	Sunset Beach Specific Plan Page 32, Section 3.3.1, Subsection F-3a	5'-0" on ground level 6 inches above ground floor	5'-9" on ground level 1'-6" above ground floor
Side Setback	Sunset Beach Specific Plan Page 32, Section 3.3.1, Subsection F-3a	3'-0" on all floors except for decks providing access on ground floor where 2'-0" is allowed	3'-0" on all floors
Rear (Beach) Setback	Sunset Beach Specific Plan Page 32, Section F, Subsection F-3a	None Required	1'-6" on 1st floor 1'-0" on 2nd floor 0" on 3rd floor
Open Area	Sunset Beach Specific Plan Page 34, Section 3.3.1, Subsection F-4	None Required	98 sq. ft. on 1st floor 75 sq. ft. on 2nd floor
Parking	Sunset Beach Specific Plan Page 46, Section 3.3.4, Subsection 1b & 3p	2 spaces per dwelling unit, 9' x 18' each	2 spaces in garage, each stall measures 10' x 20'

**PROJECT DATA**

**SCOPE OF WORK:**  
 NEW 4,331 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH 5 BEDROOMS TOTAL, 5 1/2 BATHS TOTAL, 425 SQUARE FOOT GARAGE. THE NEW STRUCTURE IS BEING BUILT ON AN EMPTY LOT. NO DEMOLITION.

**BUILDING AREA:**  
 LOT AREA: 2,250 SQUARE FEET  
 LOT COVERAGE: 1,073 SQUARE FEET = 48% OF LOT AREA  
 F.A.R.: 1.92

	LIVING	PATIO	GARAGE	TOTAL
EXISTING:	0	0	0	0
NEW:	1,073	98	425	1,596
TOTAL:	1,073	98	425	1,596

	LIVING	BALCONY	TOTAL
EXISTING:	0	0	0
NEW:	1,608	75	1,683
TOTAL:	1,608	75	1,683

	LIVING	BALCONY	TOTAL
EXISTING:	0	0	0
NEW:	1,650	0	1,650
TOTAL:	1,650	0	1,650

	LIVING	PATIO/BAL.	GARAGE	TOTAL
EXISTING:	0	0	0	0
NEW:	4,331	173	425	4,929
TOTAL:	4,331	173	425	4,929

**SHEET INDEX**

T-1	TITLE SHEET / VICINITY MAP
A-1	SITE PLAN
A-2	1ST LEVEL FLOOR PLANS
A-3	2ND LEVEL FLOOR PLANS
A-4	3RD LEVEL FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	SECTIONS
A-8	SECTIONS
A-9	ROOF PLAN
S-1	PRELIMINARY FOUNDATION PLAN

**NOTES**

**FLOOR PLAN NOTES**

- ALL DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS OTHERWISE NOTED.
- VERIFY EXISTING DIMENSIONS FROM EXISTING RESIDENCE
- SLEEP ROOMS: AT LEAST ONE WINDOW WITH CLEAR OPENING SHALL BE AT LEAST 5.75 SQ.FT.(24" HIGH X 20" WIDE) AND FIN. SILL HEIGHT SHALL NOT EXCEED 44" FROM FIN. FLOOR
- SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLASS WINDOWS ADJACENT TO DOORS AND WALKING SURFACES SHALL BE PROVIDED.
- PROVIDE SHATTERPROOF GLASS ENCLOSURE AT SHOWER AND TUB AREAS
- ALL INTERIOR WALLS SHALL HAVE 5/8" GYP. BD.-MINIMUM (U.N.O.)

**PROJECT LEGEND**

**CLIENT & PROJECT ADDRESS:**  
 THE SMITH RESIDENCE  
 16591 S. PACIFIC DRIVE  
 SUNSET BEACH, CA

**THIS PROJECT SHALL COMPLY WITH:**  
 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE  
 2013 EDITION OF THE CALIFORNIA BUILDING CODE  
 2013 EDITION OF THE CALGREEN CODE  
 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE  
 2013 EDITION OF THE CALIFORNIA PLUMBING CODE  
 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE  
 2013 CALIFORNIA ENERGY CODE

**ZONING INFORMATION**  
 ZONE: SBR  
 OCCUPANCY: R-3  
 CONSTRUCTION TYPE: TYPE V-B  
 SPRINKLERS: YES

**LEGAL DESCRIPTION:**  
 APN: 178-521-08

# THE SMITH RESIDENCE 16581 S. PACIFIC DRIVE SUNSET BEACH, CA PROPOSED 3 STORY RESIDENCE

REVISIONS

1	-
2	-
3	-
4	-

*The Smith Residence*

16581 S. PACIFIC DRIVE - SUNSET BEACH

325 ROYCROFT AVENUE  
 LONG BEACH, CA, 90814  
 562-856-5665  
 562-619-3990  
 562-684-0570

**mark wheeler** RESIDENTIAL DESIGN

DATE: 2-12-15  
 SCALE: AS NOTED  
 DRAWN:MMW  
 JOB: SMITH  
 SHEET:  
**T-1**  
 OF - SHEETS

REVISIONS	

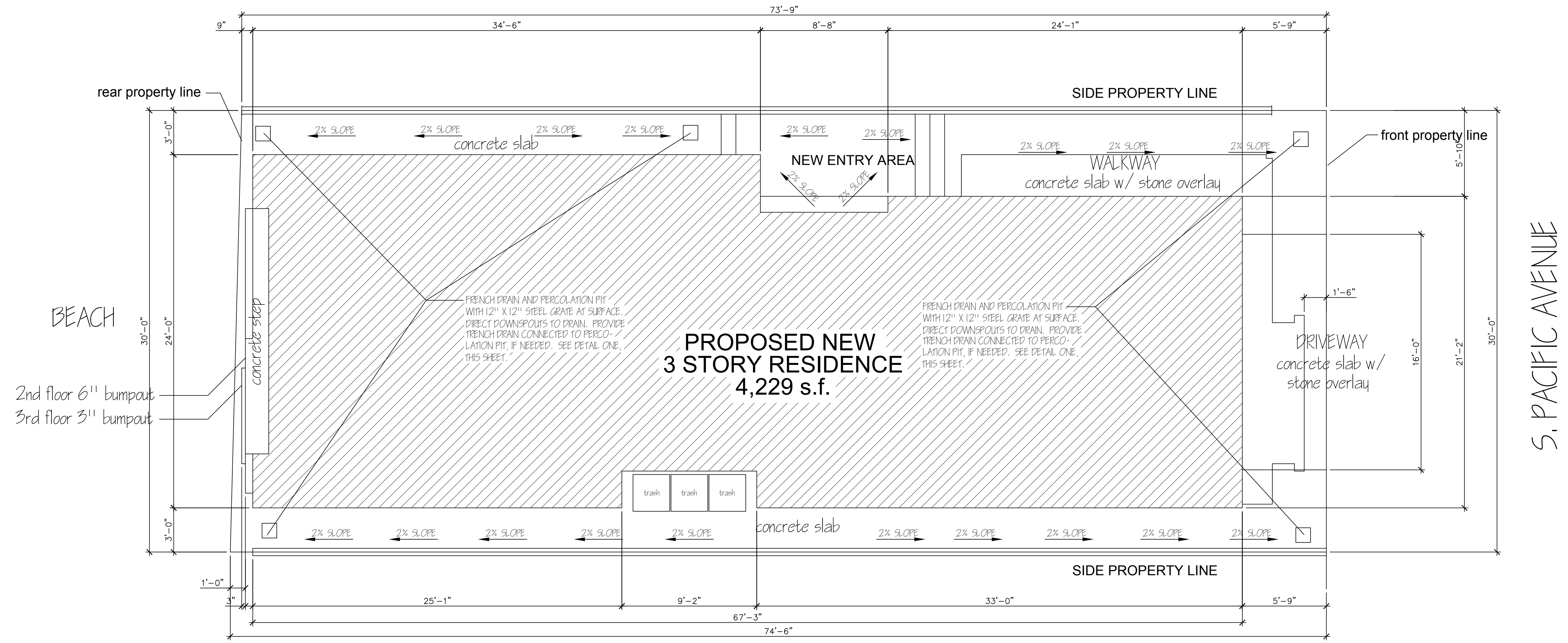
*The Smith Residence*

16681 S. PACIFIC DRIVE ~ SUNSET BEACH

325 ROYCROFT AVENUE  
LONG BEACH, CA 90814  
562-856-5665  
562-619-3990  
562-684-0570

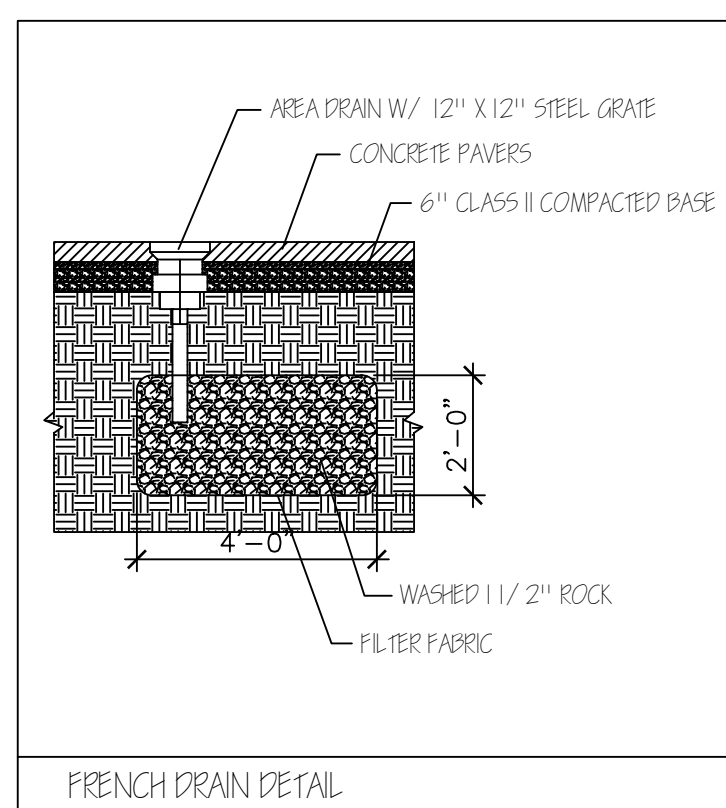
**mark wheeler**  
RESIDENTIAL DESIGN

DATE: 2-12-15  
SCALE: AS NOTED  
DRAWN: MMW  
JOB: SMITH  
SHEET:  
**A-1**  
OF - SHEETS



BEACH

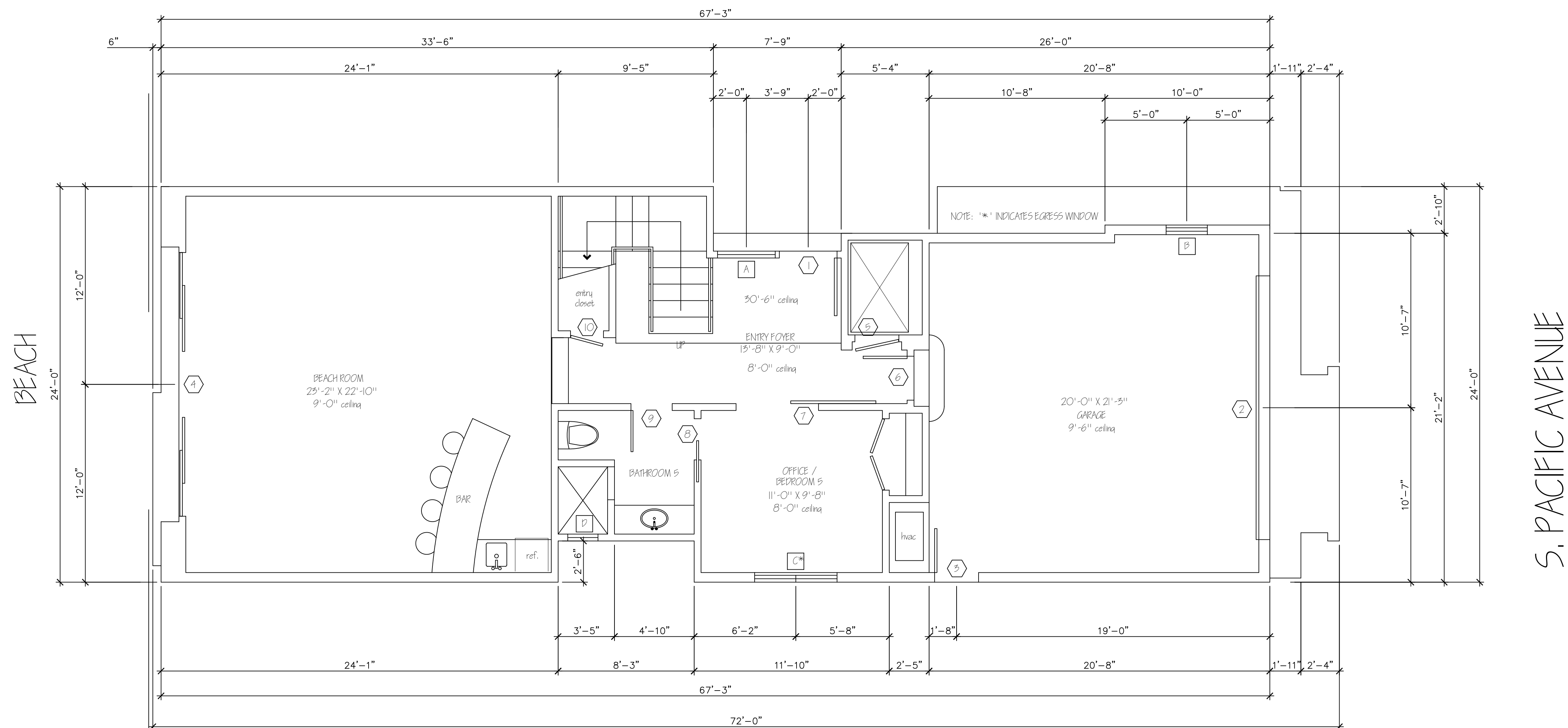
2nd floor 6" bumpout  
3rd floor 3" bumpout



\*NOTE: NO DEMOLITION PLAN NECESSARY AS LOT IS CURRENTLY EMPTY AND SCRAPED CLEAN

**SITE PLAN**  
scale: 1/4" = 1'-0"

REVISIONS	



DOOR MARK	DOOR SIZE		DOOR	FRAME	RATED ASSEMBLY	DETAILS				REMARK					
	WIDTH	HEIGHT				THK.	TYPE	CONST.	FINISH		MAT.	FINISH			
1	3'-6"	8'-0"	3/4"	WD	---	-	-	-	-	-	-	-	-	-	New contemporary solid wood entry door
2	16'-0"	8'-0"	---	WD	---	-	-	-	-	-	-	-	-	-	new roll-up panel garage door
3	2'-8"	7'-0"	3/4"	WD	SC	P	---	---	---	---	---	---	---	---	single exterior door
4	16'-0"	8'-0"	3/4"	WD	SC	P	---	---	---	---	---	---	---	---	french glider OXO---TEMPERED
5	3'-0"	7'-0"	---	WD	SC	P	---	---	---	---	---	---	---	---	elevator exterior door
6	2'-6"	7'-0"	---	---	---	---	---	---	---	---	---	---	---	---	self-closing/self-latching door - 20 min. rating
7	5'-4"	7'-0"	3/4"	WD	SC	P	---	---	---	---	---	---	---	---	sliding barn door w/exterior rolling hardware
8	2'-6"	7'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	pocket door
9	2'-6"	7'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	single interior door
10	2'-0"	7'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	single interior door
11	2'-4"	8'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	single interior door
12	2'-6"	8'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	single interior door
13	2'-0"	8'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	single interior door
14	2'-8"	8'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	single interior door
15	3'-0"	8'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	single interior door
16	5'-0"	8'-0"	3/16"	WD	SC	P	---	---	---	---	---	---	---	---	sliding closet doors
17	3'-3"	8'-0"	3/4"	WD	SC	P	---	---	---	---	---	---	---	---	sliding barn door w/exterior rolling hardware
18	9'-0"	8'-0"	3/4"	---	---	---	---	---	---	---	---	---	---	---	3-panel folding glass doors---TEMPERED

WINDOW MARK	WINDOW SIZE		WINDOW	FRAME	RATED ASSEMBLY	DETAILS			REMARK
	WIDTH	HEIGHT				THK.	TYPE	CONST.	
A	3'-6"	8'-0"	fixed	---	---	-	-	-	fixed storefront window ---TEMPERED
B	2'-6"	4'-9"	fixed	---	---	-	-	-	fixed window
C	5'-0"	5'-0"	dbl case	---	---	-	-	-	double casement window---EGRESS
D	2'-0"	3'-0"	sgl case	---	---	-	-	-	single casement---vinyl interior finish
E	2'-10"	8'-3"	fixed/awning	---	---	-	-	-	storefront---butt condition at corner, RE: plans---TEMPERED
F	7'-9"	9'-9"	fixed	---	---	-	-	-	storefront fixed window, RE: plans---TEMPERED
G	4'-8"	9'-9"	fixed	---	---	-	-	-	storefront---fixed, RE: plans---TEMPERED
H	2'-6"	6'-6"	sgl case/ fixed	---	---	-	-	-	2-6x4-6 single casement EGRESS with 2-6x2-0 fixed above
I	2'-6"	2'-5"	fixed	---	---	-	-	-	storefront---butt condition at corner, RE: plans---TEMPERED
J	2'-9"	9'-9"	fixed/awning	---	---	-	-	-	2-9x7-9 storefront fixed window---TEMPERED over 2-9x2-0 awning
K	1'-8"	2'-6"	sgl case/ fixed	---	---	-	-	-	1-8x5-0 single casement---TEMPERED with 1-8x2-0 fixed above
L	2'-0"	4'-6"	sgl case/ fixed	---	---	-	-	-	2-0x4-6 sgl casement---TEMPERED with 2-0x2-0 fixed above
M	2'-0"	9'-3"	fixed	---	---	-	-	-	storefront---butt condition at corner, RE: plans---TEMPERED
N	5'-8"	9'-3"	fixed/awning	P	HM	P	---	---	5-8x7-9 fixed---TEMPERED over 5-8x1-6 awning
O	3'-0"	9'-3"	fixed/awning	P	HM	P	---	---	3-0x7-9 fixed---TEMPERED over 3-0x1-6 awning
P	2'-0"	2'-6"	fixed	---	---	-	-	-	storefront---butt condition at corner, RE: plans---TEMPERED
Q	2'-0"	6'-6"	sgl case/ fixed	---	---	-	-	-	2-0x4-0 sgl case TEMPERED with 2-0x2-0 fixed above
R	4'-0"	6'-0"	dbl case/ fixed	---	---	-	-	-	4-0x6-0 dbl casement with 2---2-0x2-0 fixed above
S	2'-6"	6'-6"	sgl case/ fixed	---	---	-	-	-	2-6x4-6 single casement EGRESS with 2-6x2-0 fixed above
T	2'-0"	6'-5"	fixed	---	---	-	-	-	storefront---butt condition at corner, RE: plans---TEMPERED
U	5'-8"	6'-3"	fixed	---	---	-	-	-	5-8x4-0 fixed with 5-8x2-3 fixed above
V	2'-0"	9'-9"	fixed/awning	---	---	-	-	-	2-0x7-9 storefront fixed window---TEMPERED over 2-0x2-0 awning
W	3'-0"	9'-9"	fixed/awning	---	---	-	-	-	3-0x7-9 storefront fixed window---TEMPERED over 3-0x2-0 awning
X	2'-6"	2'-5"	fixed	---	---	-	-	-	storefront---butt condition at corner, RE: plans---TEMPERED
Y	5'-0"	5'-0"	skylight	---	---	-	-	-	velux skylight
Z	9'-0"	2'-0"	awning	---	---	-	-	-	TRIPLE awning window, set above doors (3-0x2-0 each)
AA	1'-8"	9'-9"	fixed/awning	---	---	-	-	-	1-6x7-9 storefront fixed window---TEMPERED over 1-6x2-0 awning
BB	2'-9"	2'-9"	fixed	---	---	-	-	-	storefront---butt condition at corner, RE: plans---TEMPERED

FIRST LEVEL FLOOR PLAN  
 living area: 1,052 s.f.  
 patio/ balcony: 98 s.f.

*The Smith Residence*  
 16581 S. PACIFIC DRIVE ~ SUNSET BEACH

325 ROYCROFT AVENUE  
 LONG BEACH, CA. 90814  
 562-856-5665  
 562-619-3990  
 562-684-0570

**mark wheeler**  
 RESIDENTIAL DESIGN

DATE: 2-12-15  
 SCALE: AS NOTED  
 DRAWN:MMW  
 JOB: SMITH  
 SHEET:  
**A-2**  
 OF - SHEETS

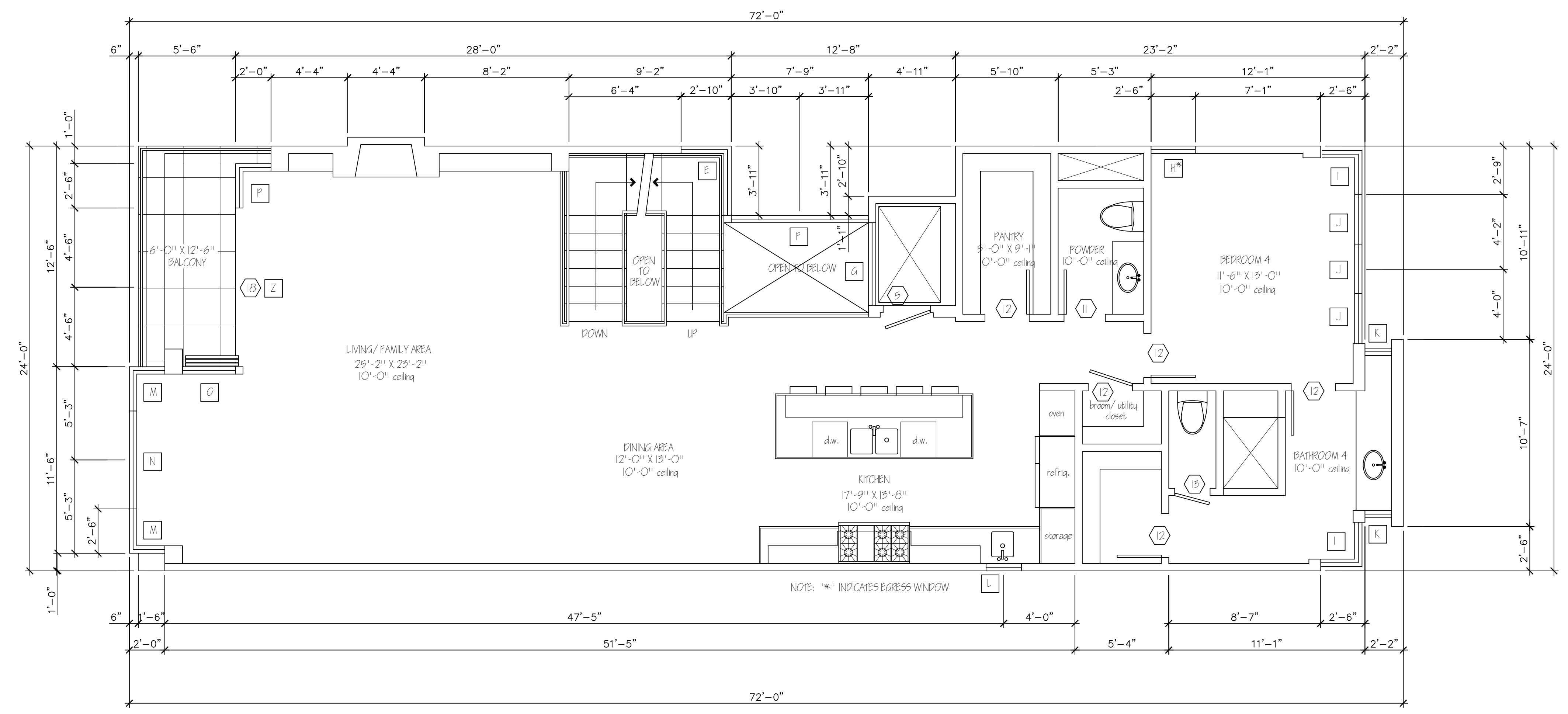
REVISIONS	-

*The Smith Residence*

16581 S. PACIFIC DRIVE ~ SUNSET BEACH  
 325 ROYCROFT AVENUE  
 LONG BEACH, CA. 90814  
 562-856-5665  
 562-619-3990  
 562-684-0570

**mark wheeler**  
 RESIDENTIAL DESIGN

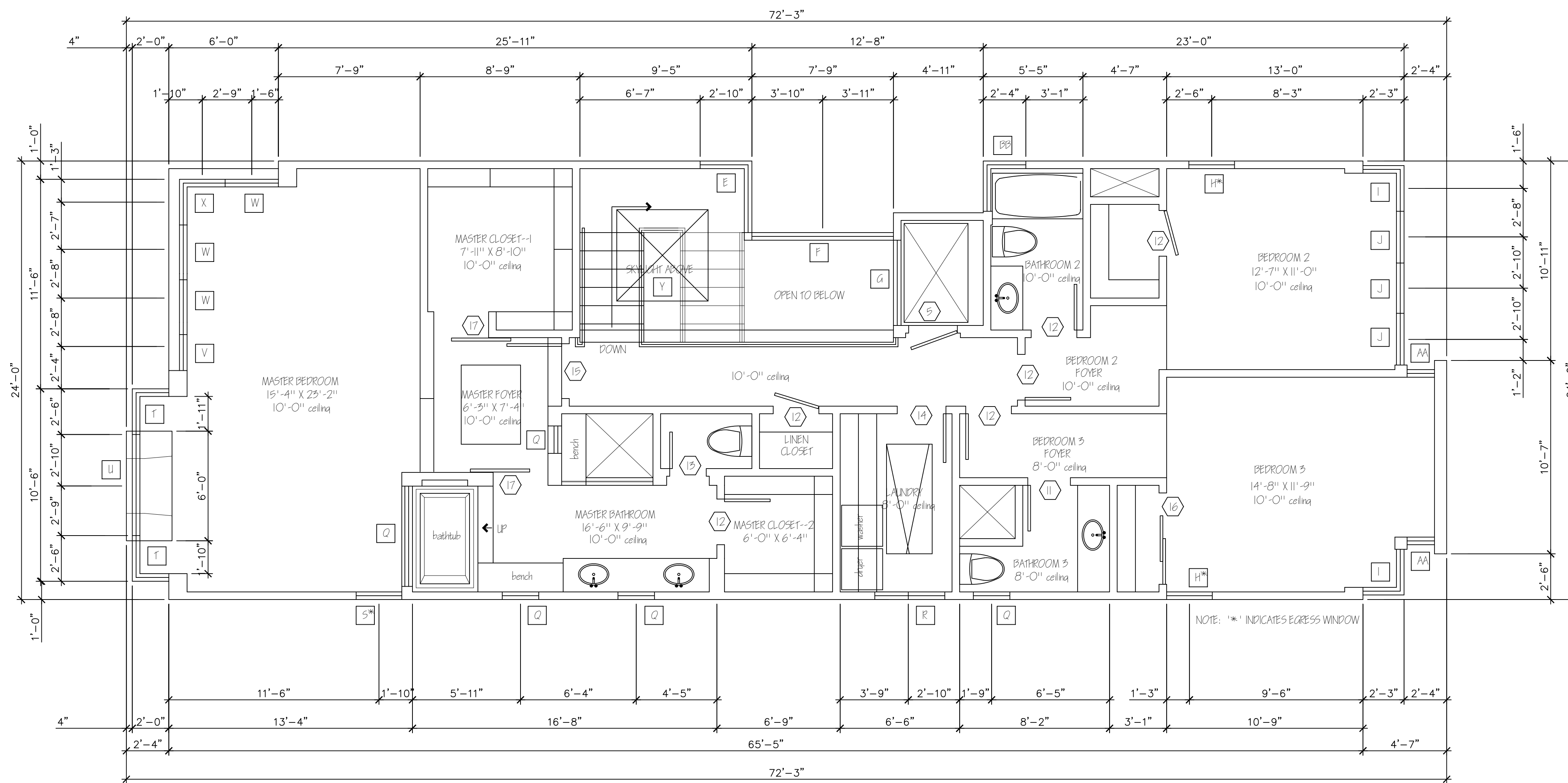
DATE: 2-12-15  
 SCALE: AS NOTED  
 DRAWN:MMW  
 JOB: SMITH  
 SHEET:  
**A-3**  
 OF - SHEETS



DOOR SCHEDULE															
DOOR MARK	DOOR SIZE			DOOR			FRAME		DETAILS				REMARK ALL WINDOWS & DOORS SHALL MEET TITLE 24 ENERGY STANDARDS		
	WIDTH	HEIGHT	THK.	TYPE	CONST.	FINISH	MAT.	FINISH	RATED ASSEMBLY	HEAD	JAMB	THRESH.		HARDWARE	
1	3'-6" new entry	8'-0"	1 3/4"	WD	--	--	WD	--	--	-/-	-/-	-/-	-/-	-	New contemporary solid wood entry door
2	16'-0" garage	8'-0"	--	WD	--	WD	WD	WB	--	-/-	-/-	-/-	-/-	--	new roll-up panel garage door
3	2'-8" ext. single	7'-0"	3/4"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single exterior door
4	16'-0" fr. glider	8'-0"	1 3/4"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	french glider OXO--TEMPERED
5	3'-0" single	7'-0"	--	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	elevator exterior door
6	2'-8" fire	7'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	--	self-closing/self-latching door - 20 min. rating
7	5'-4" barn	7'-0"	3/4"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	sliding barn door w/exterior rolling hardware
8	2'-6" pocket	7'-0"	1 3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	pocket door
9	2'-6" single	7'-0"	1 3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single interior door
10	2'-0" single	7'-0"	3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single interior door
11	2'-4" single	8'-0"	3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single interior door
12	2'-8" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single interior door
13	2'-0" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single interior door
14	2'-8" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single interior door
15	3'-0" single	8'-0"	3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	single interior door
16	5'-0" closet	8'-0"	3/16"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	sliding closet doors
17	3'-3" barn	8'-0"	3/4"	WD	SC	P--	WD	P--	--	-/-	-/-	-/-	-/-	--	sliding barn door w/exterior rolling hardware
18	9'-0" fleetwood	8'-0"	3/4"	--	--	--	--	--	--	-/-	-/-	-/-	-/-	--	3-panel folding glass doors---TEMPERED

WINDOW SCHEDULE														
WINDOW MARK	WINDOW SIZE			WINDOW			FRAME		DETAILS				REMARK ALL WINDOWS & DOORS SHALL MEET TITLE 24 ENERGY STANDARDS	
	WIDTH	HEIGHT	THK.	TYPE	CONST.	FINISH	MAT.	FINISH	RATED ASSEMBLY	HEAD	JAMB	SILL		HARDWARE
A	3'-6" fixed	8'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	fixed storefront window ---TEMPERED
B	2'-8" fixed	4'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	fixed window
C	5'-0" dbl. case	5'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	double casement window---EGRESS
D	2'-0" sgl. case	3'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	single casement---vinyl interior finish
E	2'-10" / 2'-11" fixed/fixed	13'-11" / 13'-11"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---butt condition at corner, RE: plans---TEMPERED
F	7'-9" fixed	9'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront fixed window, RE: plans---TEMPERED
G	4'-8" fixed	9'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---fixed, RE: plans---TEMPERED
H	2'-6" sgl. case	6'-6"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	2-6x4-6 single casement EGRESS with 2-6x2-0 fixed above
I	2'-6" fixed	13'-3"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---butt condition at corner, RE: plans---TEMPERED
J	2'-9" fixed/awning	8'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	2-9x7-9 storefront fixed window---TEMPERED over 2-9x2-0 awning
K	1'-8" sgl. case	7'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	1-8x5-0 single casement---TEMPERED with 1-8x2-0 fixed above
L	2'-0" sgl. case	4'-6"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	2-0x4-6 sgl casement---TEMPERED with 2-0x2-0 fixed above
M	2'-0" fixed	2'-5"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---butt condition at corner, RE: plans---TEMPERED
N	5'-8" fixed/awning	9'-3"	--	P-	HM	P-	--	--	--	-/-	-/-	-/-	-/-	5-8x7-9 fixed---TEMPERED over 5-8x1-6 awning
O	3'-0" fixed/awning	13'-3"	--	P-	HM	P-	--	--	--	-/-	-/-	-/-	-/-	3-0x7-9 fixed---TEMPERED over 3-0x1-6 awning
P	2'-0" fixed	2'-5"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---butt condition at corner, RE: plans---TEMPERED
R	2'-0" sgl. case	6'-6"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	2-0x4-0 sgl case TEMPERED with 2-0x2-0 fixed above
D	4'-0" dbl. case	6'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	4-0x6-0 dbl casement with 2--2-0x2-0 fixed above
S	2'-6" sgl. case	6'-6"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	2-6x4-6 single casement EGRESS with 2-6x2-0 fixed above
T	2'-0" fixed	12'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---butt condition at corner, RE: plans---TEMPERED
U	5'-8" fixed	6'-3"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	5-8x4-0 fixed with 5-8x2-3 fixed above
V	2'-0" fixed/awning	9'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	2-0x7-9 storefront fixed window---TEMPERED over 2-0x2-0 awning
W	3'-0" fixed/awning	9'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	3-0x7-9 storefront fixed window---TEMPERED over 3-0x2-0 awning
X	2'-6" fixed	13'-3"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---butt condition at corner, RE: plans---TEMPERED
Y	5'-0" skylight	5'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	velux skylight
Z	9'-0" awning	2'-0"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	TRIPLE awning window, set above doors (3-0x2-0 each)
AA	1'-8" fixed/awning	8'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	1-6x7-9 storefront fixed window---TEMPERED over 1-6x2-0 awning
BB	2'-9" fixed	2'-9"	--	--	--	--	--	--	--	-/-	-/-	-/-	-/-	storefront---butt condition at corner, RE: plans---TEMPERED

SECOND LEVEL FLOOR PLAN  
 living area: 1,557 s.f.  
 courtyard/ balcony: 68 s.f.



DOOR SCHEDULE														
DOOR MARK	DOOR SIZE			DOOR		FRAME		RATED ASSEMBLY	DETAILS				REMARK ALL WINDOWS & DOORS SHALL MEET TITLE 24 ENERGY STANDARDS	
	WIDTH	HEIGHT	THK.	TYPE	CONST.	FINISH	MAT.		FINISH	HEAD	JAMB	THRESH.		HARDWARE
1	3'-6" new entry	8'-0"	1 3/4"	WD	--	--	WD	1	--	--	--	--	--	New contemporary solid wood entry door
2	16'-0" garage	8'-0"	--	WD	--	WD	WD	1	--	--	--	--	--	new roll-up panel garage door
3	2'-8" ext. single	7'-0"	1 3/4"	WD	SC	P--	WD	1	--	--	--	--	--	single exterior door
4	16'-0" fr. glider	8'-0"	1 3/4"	WD	SC	P--	WD	P--	--	--	--	--	--	french glider OXXO--TEMPERED
5	3'-0" single	7'-0"	--	WD	SC	P--	WD	1	--	--	--	--	--	elevator exterior door
6	2'-8" fire	7'-0"	--	--	--	--	--	1	--	--	--	--	--	self-closing/self-latching door - 20 min. rating
7	5'-4" barn	7'-0"	1 3/4"	WD	SC	P--	WD	P--	--	--	--	--	--	sliding barn door w/exterior rolling hardware
8	2'-6" pocket	7'-0"	1 3/16"	WD	SC	P--	WD	1	--	--	--	--	--	pocket door
9	2'-8" single	7'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	single interior door
10	2'-0" single	7'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	single interior door
11	2'-4" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	single interior door
12	2'-8" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	single interior door
13	2'-0" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	single interior door
14	2'-8" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	single interior door
15	3'-0" single	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	single interior door
16	5'-0" closet	8'-0"	1 3/16"	WD	SC	P--	WD	P--	--	--	--	--	--	sliding closet doors
17	3'-3" barn	8'-0"	1 3/4"	WD	SC	P--	WD	P--	--	--	--	--	--	sliding barn door w/exterior rolling hardware
18	9'-0" feetwood	8'-0"	1 3/4"	--	--	--	--	1	--	--	--	--	--	3-panel folding glass doors--TEMPERED

WINDOW SCHEDULE														
WINDOW MARK	WINDOW SIZE			WINDOW		FRAME		RATED ASSEMBLY	DETAILS				REMARK ALL WINDOWS & DOORS SHALL MEET TITLE 24 ENERGY STANDARDS	
	WIDTH	HEIGHT	THK.	TYPE	CONST.	FINISH	MAT.		FINISH	HEAD	JAMB	SILL		HARDWARE
A	3'-6" fixed	8'-0"	--	--	--	--	--	1	--	--	--	--	--	fixed storefront window --TEMPERED
B	2'-8" fixed	4'-9"	--	--	--	--	--	1	--	--	--	--	--	fixed window
C	5'-0" dbl case	5'-0"	--	--	--	--	--	1	--	--	--	--	--	double casement window--EGRESS
D	2'-0" sgl case	3'-0"	--	--	--	--	--	1	--	--	--	--	--	single casement--vinyl interior finish
E	2'-10" sgl case	3'-11"	--	--	--	--	--	1	--	--	--	--	--	storefront--butt condition at corner, RE: plans--TEMPERED
F	7'-9" fixed	9'-9"	--	--	--	--	--	1	--	--	--	--	--	storefront fixed window, RE: plans--TEMPERED
G	4'-8" fixed	9'-9"	--	--	--	--	--	1	--	--	--	--	--	storefront--fixed, RE: plans--TEMPERED
H	2'-6" sgl case	6'-8"	--	--	--	--	--	1	--	--	--	--	--	2-6x4-6 single casement EGRESS with 2-6x2-0 fixed above
I	2'-6" fixed	9'-9"	--	--	--	--	--	1	--	--	--	--	--	storefront--butt condition at corner, RE: plans--TEMPERED
J	2'-9" fixed/awning	9'-9"	--	--	--	--	--	1	--	--	--	--	--	2-9x7-9 storefront fixed window--TEMPERED over 2-9x2-0 awning
K	1'-8" sgl case	7'-0"	--	--	--	--	--	1	--	--	--	--	--	1-8x5-0 single casement--TEMPERED with 1-8x2-0 fixed above
L	2'-0" sgl case	9'-9"	--	--	--	--	--	1	--	--	--	--	--	2-0x4-6 sgl case--TEMPERED with 2-0x2-0 fixed above
M	2'-0" fixed	2'-6"	--	--	--	--	--	1	--	--	--	--	--	storefront--butt condition at corner, RE: plans--TEMPERED
N	5'-8" fixed/awning	8'-3"	--	--	--	--	--	1	--	--	--	--	--	5-8x7-9 fixed--TEMPERED over 5-8x1-6 awning
O	3'-0" fixed/awning	3'-0"	--	--	--	--	--	1	--	--	--	--	--	3-0x7-9 fixed--TEMPERED over 3-0x1-6 awning
P	2'-0" fixed	2'-6"	--	--	--	--	--	1	--	--	--	--	--	storefront--butt condition at corner, RE: plans--TEMPERED
Q	2'-0" sgl case	9'-9"	--	--	--	--	--	1	--	--	--	--	--	2-0x4-0 sgl case TEMPERED with 2-0x2-0 fixed above
R	4'-0" dbl case	6'-0"	--	--	--	--	--	1	--	--	--	--	--	4-0x6-0 dbl casement with 2--2-0x2-0 fixed above
S	2'-6" sgl case	6'-8"	--	--	--	--	--	1	--	--	--	--	--	2-6x4-6 single casement EGRESS with 2-6x2-0 fixed above
T	2'-0" fixed	2'-6"	--	--	--	--	--	1	--	--	--	--	--	storefront--butt condition at corner, RE: plans--TEMPERED
U	5'-8" fixed	6'-3"	--	--	--	--	--	1	--	--	--	--	--	5-8x4-0 fixed with 5-8x2-3 fixed above
V	2'-0" fixed/awning	8'-9"	--	--	--	--	--	1	--	--	--	--	--	2-0x7-9 storefront fixed window--TEMPERED over 2-0x2-0 awning
W	3'-0" fixed/awning	8'-9"	--	--	--	--	--	1	--	--	--	--	--	3-0x7-9 storefront fixed window--TEMPERED over 3-0x2-0 awning
X	2'-6" fixed	9'-9"	--	--	--	--	--	1	--	--	--	--	--	storefront--butt condition at corner, RE: plans--TEMPERED
Y	5'-0" skylight	5'-0"	--	--	--	--	--	1	--	--	--	--	--	velux skylight
Z	9'-0" awning	2'-0"	--	--	--	--	--	1	--	--	--	--	--	TRIPLE awning window, set above doors (3-0x2-0 each)
AA	1'-8" fixed/awning	9'-9"	--	--	--	--	--	1	--	--	--	--	--	1-8x7-9 storefront fixed window--TEMPERED over 1-6x2-0 awning
BB	2'-9" fixed	2'-9"	--	--	--	--	--	1	--	--	--	--	--	storefront--butt condition at corner, RE: plans--TEMPERED

THIRD LEVEL FLOOR PLAN  
living area: 1,620 s.f.

REVISIONS	-

*The Smith Residence*  
16681 S. PACIFIC DRIVE ~ SUNSET BEACH

325 ROYCROFT AVENUE  
LONG BEACH, CA. 90814  
562-856-5665  
562-619-3990  
562-684-0570

**mark wheeler**  
RESIDENTIAL DESIGN

DATE: 2-12-15  
SCALE: AS NOTED  
DRAWN:MMW  
JOB: SMITH  
SHEET:  
**A-4**  
OF - SHEETS

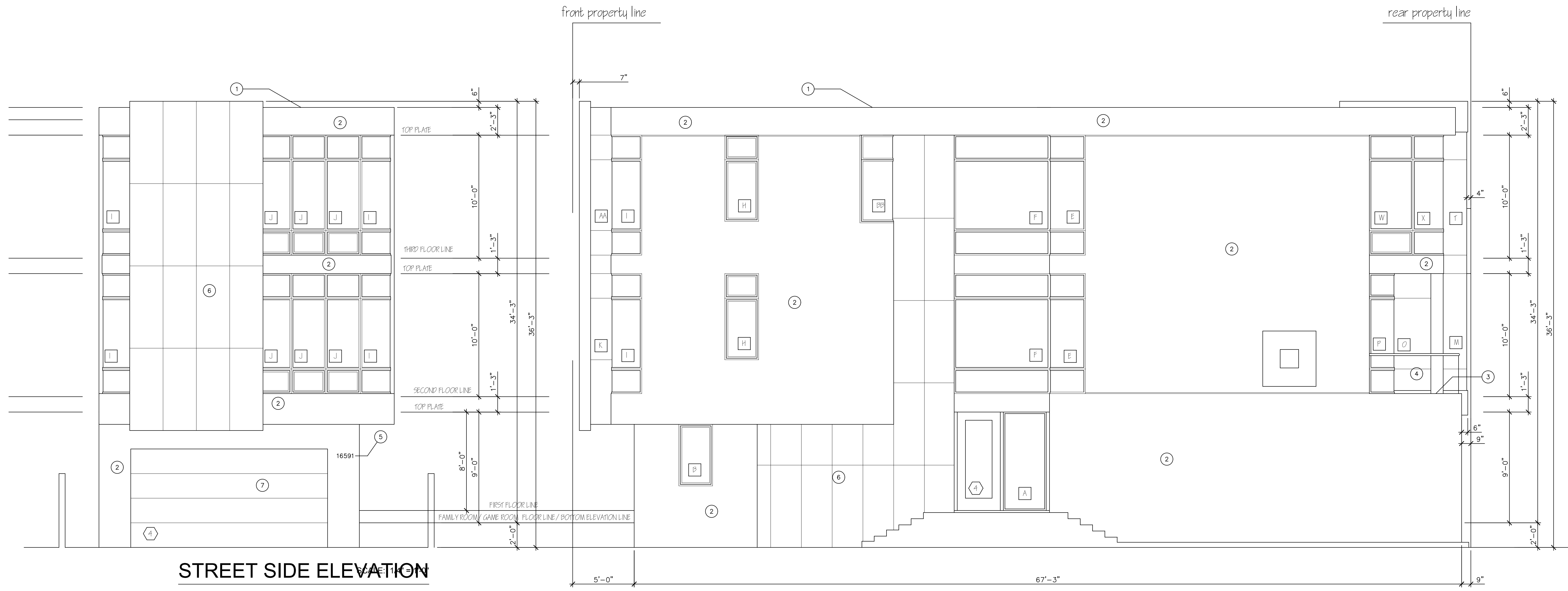
**ROOFING NOTES**

1. PROVIDE ROOF VENTING PER CBC. VERIFY W/ MANUFACTURER FOR ADDITIONAL REQUIREMENTS
2. ROOFING:  
 MANUF: GAF TIMBERLINE ROOFING ESR 1475 OR EQUAL  
 TYPE: ROLL-OUT COMPOSITION  
 COLOR: LIGHT GRAY  
 UNDERLAYMENT: 2 LAYERS BLDG FELT PER MANUF. RECOMMENDATIONS  
 SLOPE: 2% - TO ACCOMMODATE DRAINAGE
3. BALCONY WALKING SYSTEM:  
 DESERT BRAND: DESERT CRETE DECKING SYSTEM (ICC# ESR-1661) (OR EQUAL)  
 1675 N. MAIN STREET  
 ORANGE, CA 92667  
 PHONE# 714-579-3333

**KEYNOTES**

1. ROLL-OUT COMPOSITION ROOFING OVER 1/2" CDX PLYWOOD AND ROOFING PAPER. OVER 2X ROOF FRAMING PER STRUCT. DWGS.
2. SMOOTH COAT STUCCO OVER 1/2" PLYWOOD AND PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING. (CBC 2506.4)  
 COLOR: WHITE
3. BALCONY WALKING SYSTEM.  
 DESERT BRAND: DESERT CRETE DECKING SYSTEM (ICC# ESR-1661) (OR EQUAL)
4. GLASS RAILING W/ STAINLESS GUARDRAILS @ 4'-0" O.C.
5. HOUSE ADDRESS PER CODE.
6. DECORATIVE PORCELAIN TILE ACCENT
7. COPPER-FACED GARAGE DOOR

UNDER FLOOR VENTILATION:  
 1 S.F. OF VENTILATION FOR EVERY 150 S.F. OF UNDER FLOOR AREA.  
 1073 S.F. OF UNDER FLOOR AREA = 7.15 S.F. OF VENT.  
 TOTAL 7.15 S.F. OF VENTS NEEDED.  
 8 VENTS PROVIDED @ 1 S.F. EACH = 8 S.F.  
 TOTAL VENT. S.F. = 8 S.F.



**ELEVATIONS**  
 scale: 1/4" = 1'-0"

REVISIONS	

*The Smith Residence*  
 16581 S. PACIFIC DRIVE ~ SUNSET BEACH

325 ROYCROFT AVENUE  
 LONG BEACH, CA 90814  
 562-856-5665  
 562-619-3990  
 562-684-0570

**mark wheeler**  
 RESIDENTIAL DESIGN

DATE: 2-12-15
SCALE: AS NOTED
DRAWN:MMW
JOB: SMITH
SHEET: <b>A-5</b>
OF - SHEETS

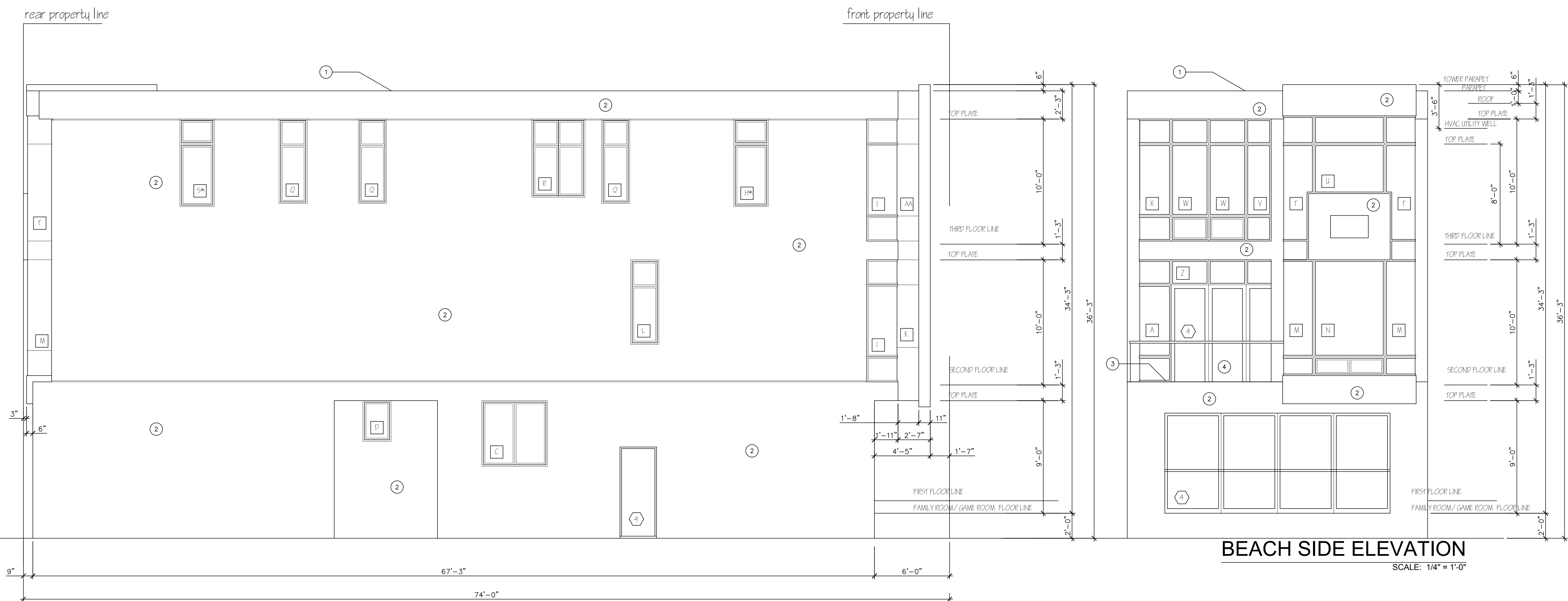
**ROOFING NOTES**

1. PROVIDE ROOF VENTING PER CBC. VERIFY W/ MANUFACTURER FOR ADDITIONAL REQUIREMENTS
2. ROOFING:  
 MANUF: GAF TIMBERLINE ROOFING ESR 1475 OR EQUAL  
 TYPE: ROLL-OUT COMPOSITION  
 COLOR: LIGHT GRAY  
 UNDERLAYMENT: 2 LAYERS BLDG FELT PER MANUF. RECOMMENDATIONS  
 SLOPE: 2% - TO ACCOMMODATE DRAINAGE
3. BALCONY WALKING SYSTEM.  
 DESERT BRAND: DESERT CRETE DECKING SYSTEM (ICC# ESR-1661) (OR EQUAL)  
 1675 N. MAIN STREET  
 ORANGE, CA 92667  
 PHONE# 714-579-3333

**KEYNOTES**

1. ROLL-OUT COMPOSITION ROOFING OVER 1/2" CDX PLYWOOD AND ROOFING PAPER. OVER 2X ROOF FRAMING PER STRUCT. DWGS.
2. SMOOTH COAT STUCCO OVER 1/2" PLYWOOD AND PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING. (CBC 2506.4)  
 COLOR: WHITE
3. BALCONY WALKING SYSTEM.  
 DESERT BRAND: DESERT CRETE DECKING SYSTEM (ICC# ESR-1661) (OR EQUAL)
4. GLASS RAILING W/ STAINLESS GUARDRAILS @ 4'-0" O.C.
5. HOUSE ADDRESS PER CODE.
6. DECORATIVE PORCELAIN TILE ACCENT
7. COPPER-FACED GARAGE DOOR

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 1073 S.F. OF UNDER FLOOR AREA = 7.15 S.F. OF VENT.  
 TOTAL 7.15 S.F. OF VENTS NEEDED.  
 8 VENTS PROVIDED @ 1 S.F. EACH = 8 S.F.  
 TOTAL VENT. S.F. = 8 S.F.



**SOUTHEAST SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

**BEACH SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

**ELEVATIONS**  
 scale: 1/4" = 1'-0"

REVISIONS	-

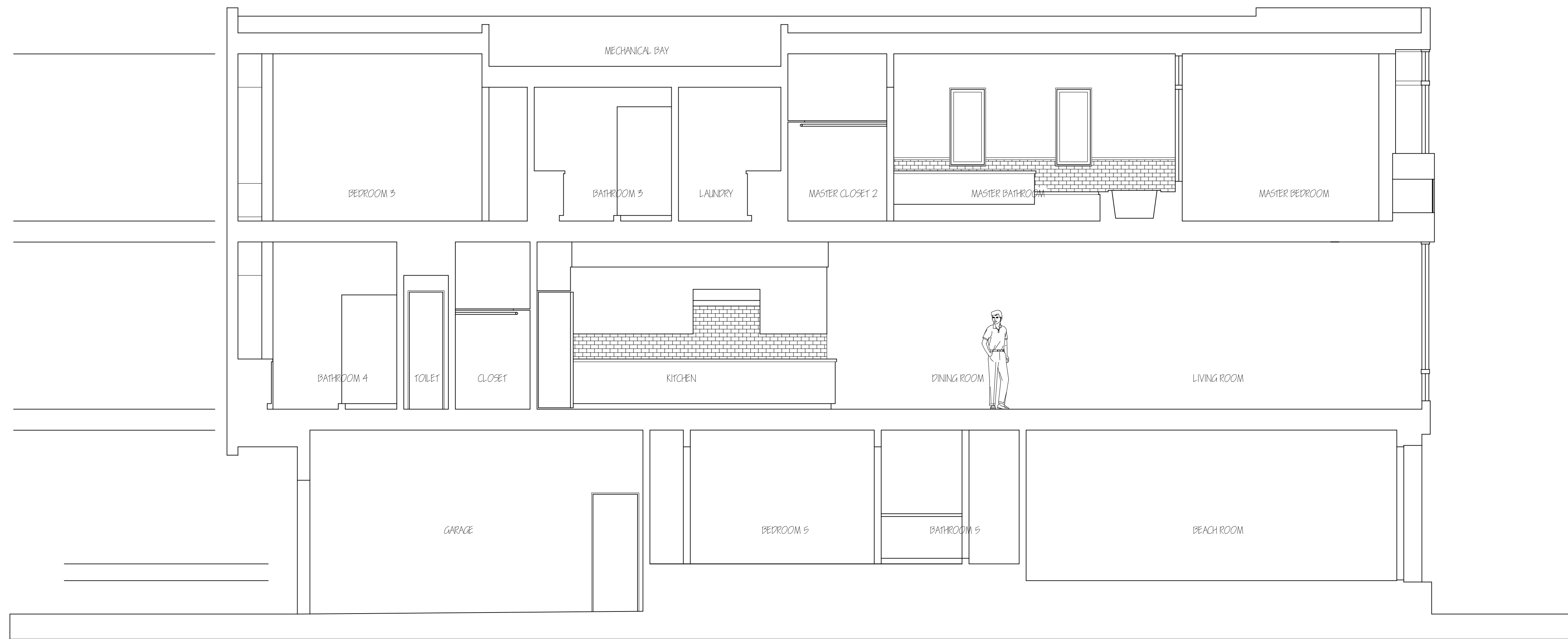
*The Smith Residence*

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325 ROYCROFT AVENUE  
 LONG BEACH, CA 90814  
 562-856-5665  
 562-619-3990  
 562-684-0570

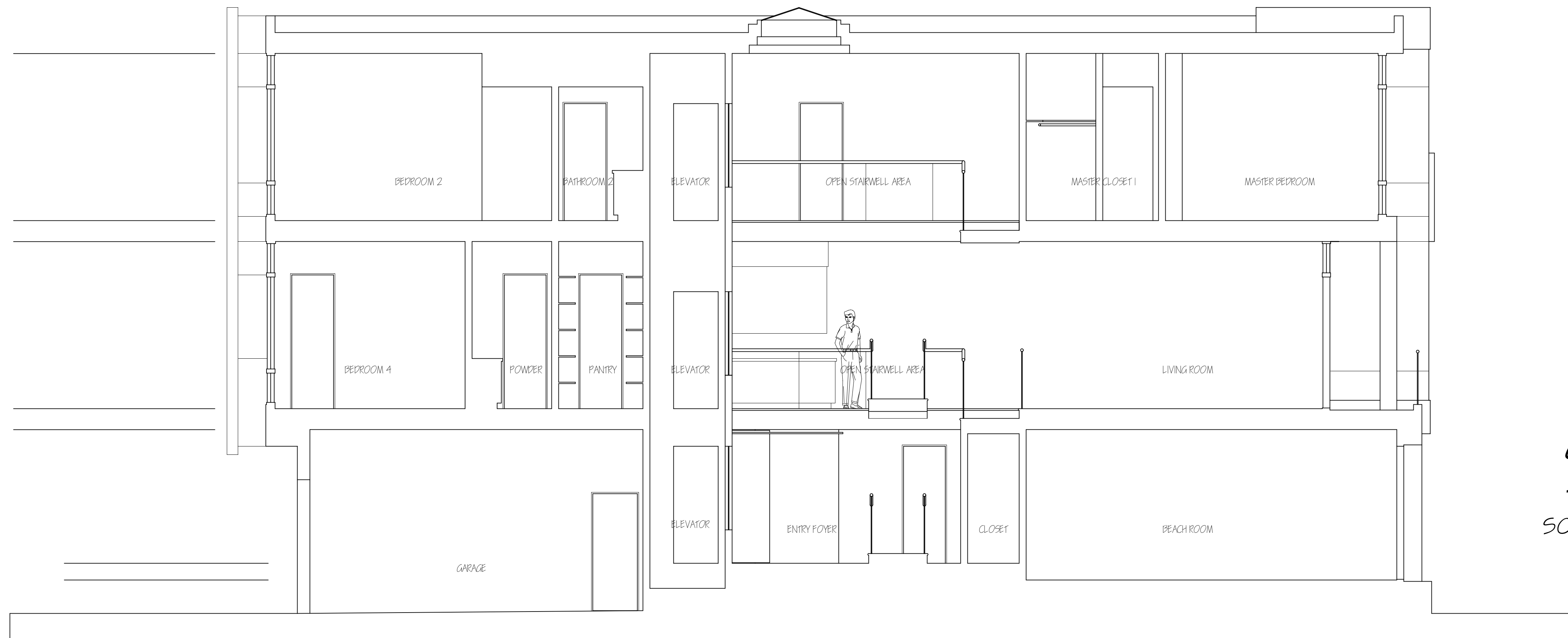
**mark wheeler**  
 RESIDENTIAL DESIGN

DATE: 2-12-15  
 SCALE: AS NOTED  
 DRAWN: MMW  
 JOB: SMITH  
 SHEET:  
**A-6**  
 OF - SHEETS



**SECTION 'E-E'**

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



**SECTION 'D-D'**

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

SECTIONS  
scale: 1/4" = 1'-0"

REVISIONS	

*The Smith Residence*

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325 ROYCROFT AVENUE  
LONG BEACH, CA 90814  
562-856-5665  
562-619-3990  
562-684-0570

**mark wheeler**  
RESIDENTIAL DESIGN

DATE: 2-12-15

SCALE: AS NOTED

DRAWN:MMW

JOB: SMITH

SHEET:

A-7  
OF - SHEETS



REVISIONS	

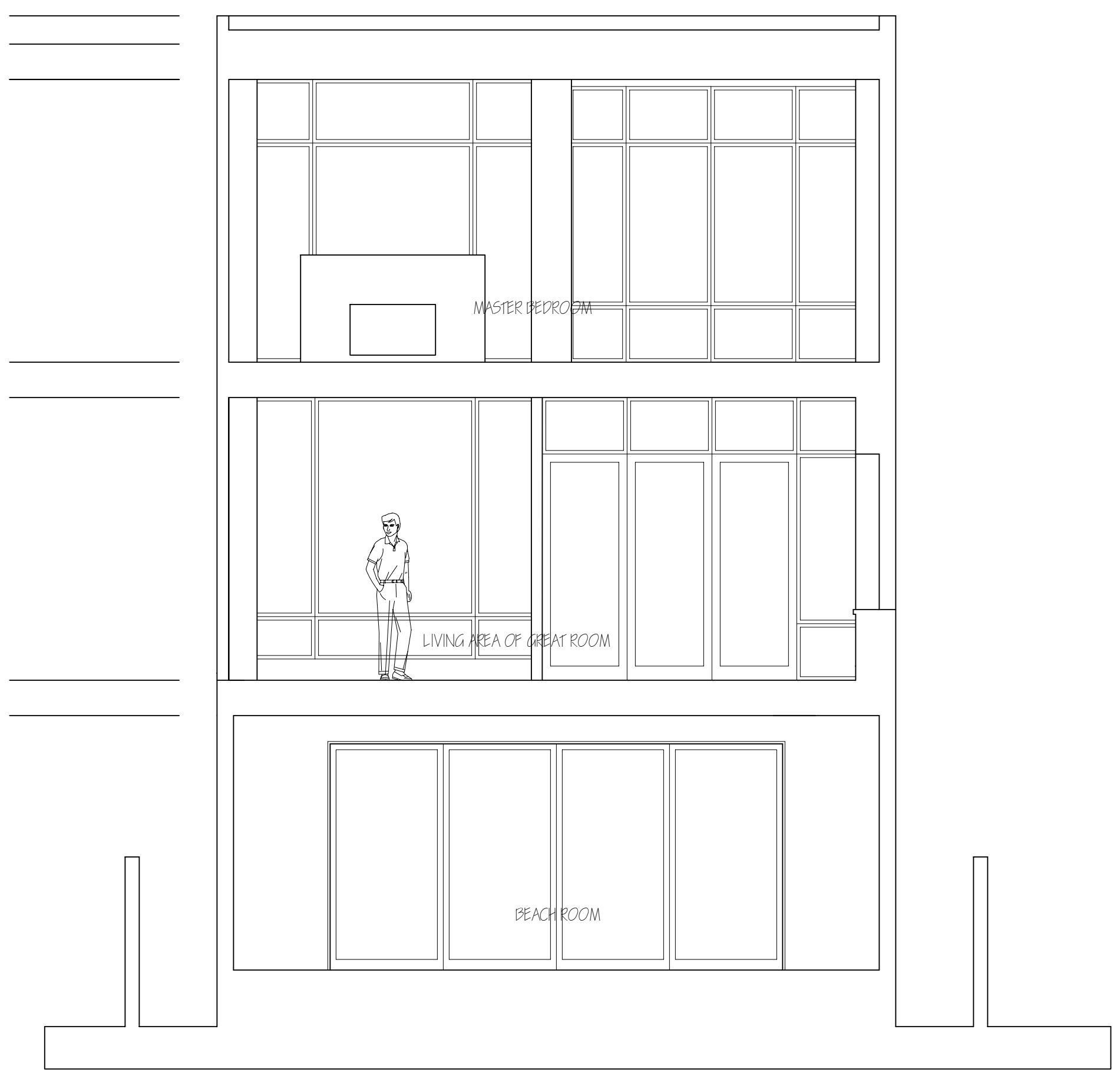
*The Smith Residence*

16681 S. PACIFIC DRIVE ~ SUNSET BEACH

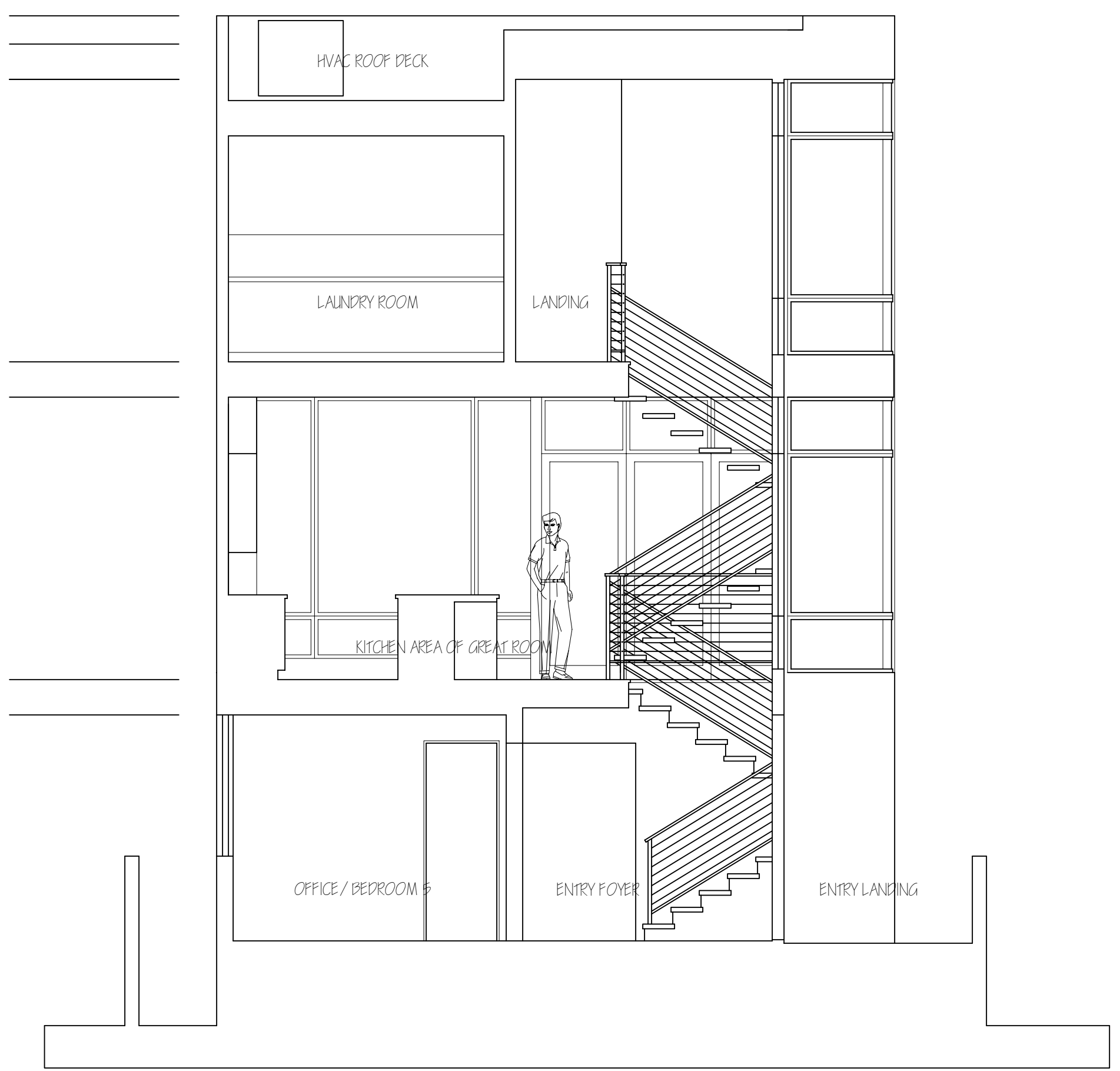
325 ROYCROFT AVENUE  
LONG BEACH, CA 90814  
562-856-5665  
562-619-3990  
562-684-0570

**mark wheeler**  
RESIDENTIAL DESIGN

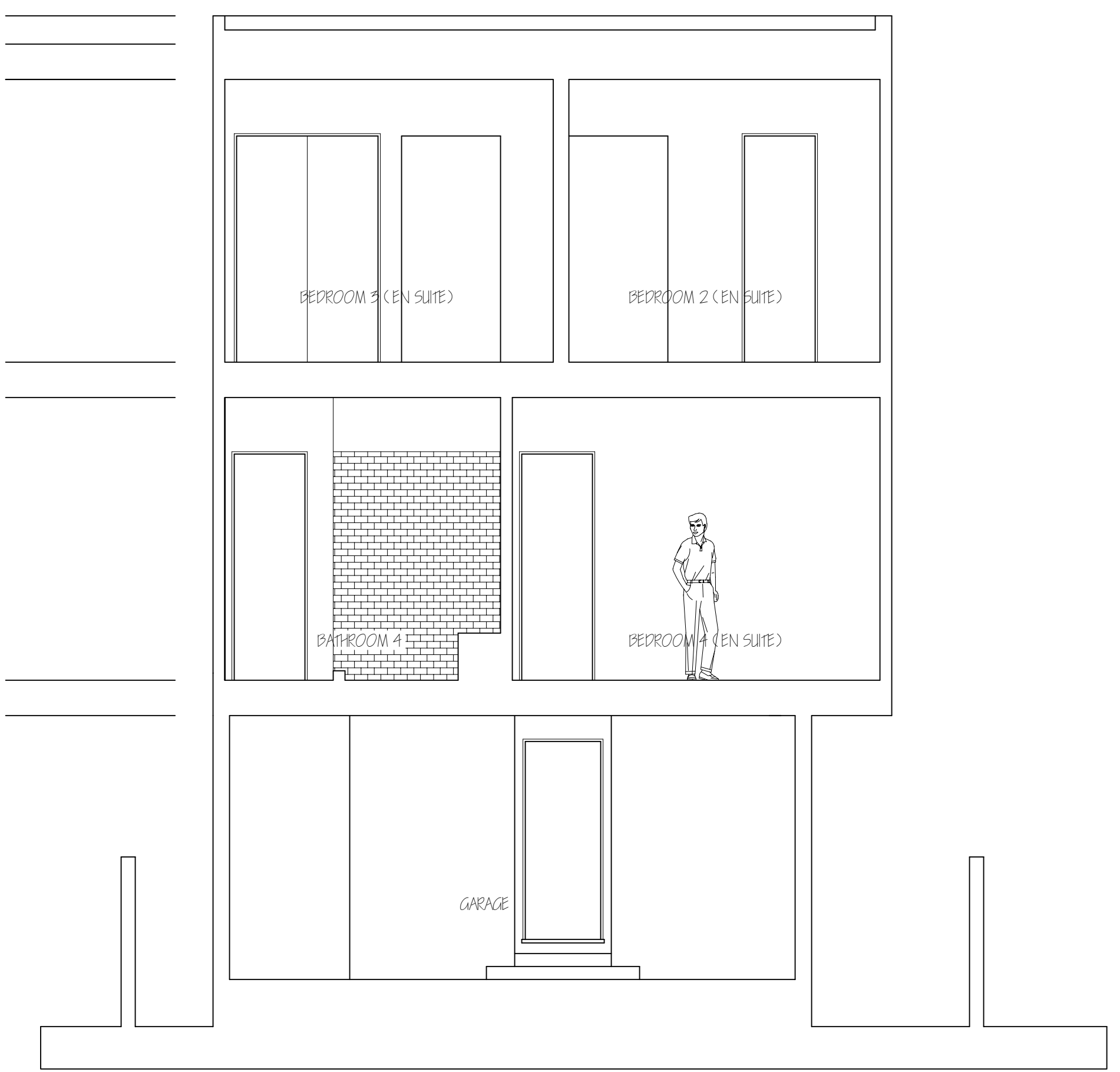
DATE: 2-12-15  
SCALE: AS NOTED  
DRAWN: MMW  
JOB: SMITH  
SHEET:  
**A-8**  
OF - SHEETS



SECTION 'A-A'



SECTION 'B-B'



SECTION 'C-C'

SECTIONS  
scale: 1/4" = 1'-0"

## ROOF AREA VENTING

ROOF AREA: APPROX 1650 SF.

VENT CALCULATION:  
 $1650 / 150 = 11$  S.F. REQ.  
 150 L.F. SOFFIT VENT = 12.75 S.F.

TOTAL FLAT ROOF VENTING = 12.75 S.F.

125 L.F. SOFFIT VENT @ 9 SQ. IN. PER LIN. FT.=11.25 S.F.  
 SOFFIT VENT: CONTINUOUS SOFFIT VENT SYSTEM  
 AIR VENT INC. OR EQUAL  
 800-247-8368 WWW.AIRVENT.COM  
 MODEL #SV352 OR EQUAL

OPENING SHALL HAVE CORROSION-RESISTANT  
 WIRE MESH OR OTHER APPROVED MATERIAL WITH  
 1/8" MINIMUM AND 1/4" MAX OPENING

## GENERAL NOTES

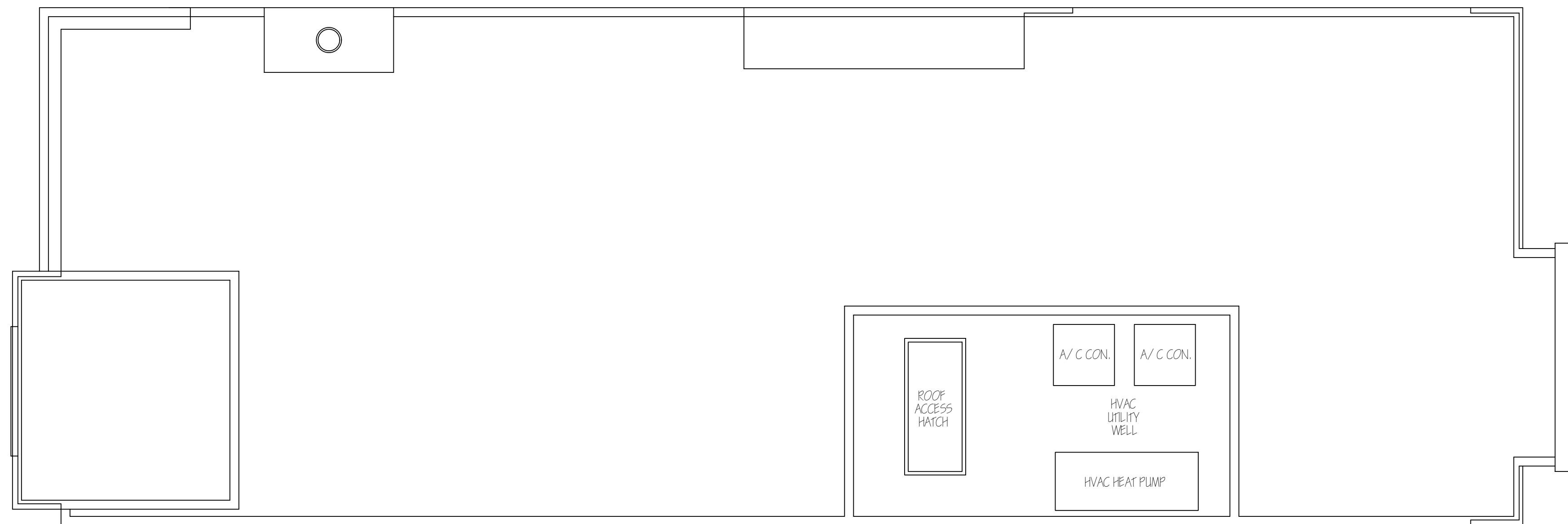
1. PROVIDE ROOF VENTING PER CBC  
 VERIFY W/ MANUFACTURER FOR ADDITIONAL REQUIREMENTS

2. ROOFING:

MANUF: GAF TIMBERLINE ULTRA HD ESR 1475 OR EQUAL  
 TYPE: ROLL-OUT COMPOSITE ROOF-- CLASS-A  
 COLOR: LIGHT GREY  
 UNDERLAYMENT: 2 LAYERS BLDG FELT PER MANUF.  
 RECOMMENDATIONS  
 SLOPE: 2% FOR DRAINAGE

3. EAVE CONDITONS

EAVE OF ROOF: 1-12" OVERHANG AS NOTED (SEE PLAN)



ROOF PLAN

# FLOOR & ROOF PLANS

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



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**mark wheeler**  
 RESIDENTIAL DESIGN

DATE: 2-12-15

SCALE: AS NOTED

DRAWN:MMW

JOB: SMITH

SHEET:

A-9

OF - SHEETS

REVISIONS	
-	-
-	-
-	-
-	-