

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Long Beach, CA 90802-4302
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Th9d

Filed: 9/9/2016
180th Day: 3/8/2016
Staff: S. Vaughn-LB
Staff Report: 9/15/2016
Hearing Date: 10/06/2016

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-16-0419

Applicant: William Von Blasingame

Agent: Edward Gulian

Location: 16381 South Pacific Avenue, Sunset Beach, City of Huntington Beach, Orange County (APN 178-512-10)

Project Description: Demolition of a two-story single-family residence and construction of a 3,915 sq. ft., 35-foot high, three-story single-family residence with an attached 600 sq. ft., two-car garage on a, 2,100 sq. ft., beachfront lot.

Staff Recommendation: Approval with conditions.

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.

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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. 5-16-0419 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 9/14/2016 and received in the Commission's office on 9/15/2016 indicating use of bottomless trench drains at the rear and sides of the lot 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. 5-16-0419. 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. 5-16-0419. 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. 5-16-0419 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

6. **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 DESCRIPTION AND LOCATION

The applicant is proposing to demolish a two-story single-family residential structure and to construct a 3,915 square-foot, 35-foot high, three-story single-family residence on a caisson grade beam foundation with an attached 600 square-foot, two-car garage on a 2,100 square-foot beach-front lot. No landscaping and only minimal grading for site preparation are proposed. The beach encroachments, including landscaping and hardscaping, that currently exist seaward of the site are proposed to be removed. All of the proposed new development is located on the subject lot. To address water quality concerns, the applicant is proposing bottomless trench drains along rear of the lot and 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**.

The subject site is located at 16381 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 25th and 26th Streets, on a 2,100 square-foot beachfront lot developed with a two-story single-family residence located between the first public road (South

Pacific Avenue) and the sea. The subject lot is flanked by two-to-three level multi-family residential developments. 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.

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.*”. The applicant is proposing to remove the encroachments seaward of the 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:

Setback Description	Required	Project Proposal
Minimum Front (street) Setback at 1 st Floor	5’ – 0”	5’ at First Floor
Minimum Front Setback at Other Floors	0’ – 6”	6”
Minimum Rear (beach sand/oceanfront) Setback	None required	0’-0”
Side Setback	3’ – 0”	Varies: 3’-1” – 5’

Vertical public access to the public beach in front of the site is available approximately 70 feet southeast (downcoast) of the subject site at the end of 25th Street and approximately 110 feet upcoast at 26th 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 July 6, 2016 by GeoSoils Inc. (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 22nd street at Sunset Beach. The subject site is located near 25th Street and within the influence of the jetty. 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 350 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 +13.30 feet (NAVD88¹). In addition, the beach fronting the site is at or above 13 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 ~+9.7 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.

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

¹ NAVD88: North American Vertical Datum 1988.

development has been conditioned for one or more of the following: require an appropriate setback 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.

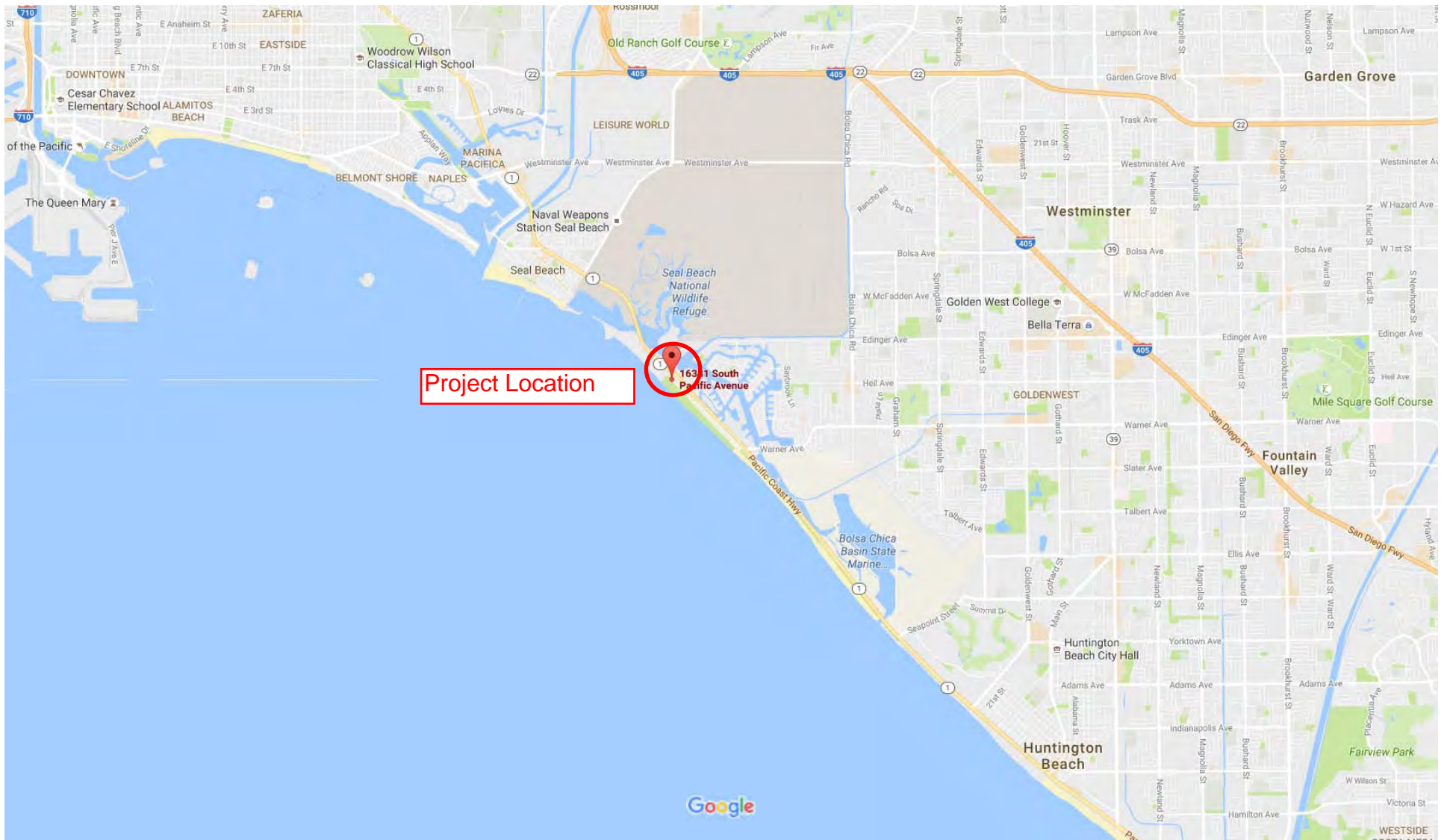
The City of Huntington Beach is the lead agency responsible for CEQA review. As determined by the City, this project is categorically exempt from CEQA pursuant to section 15303(a) of the CEQA Guidelines because the project consists of the construction of one single-family residence located within an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

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

- 1) Previously Certified Sunset Beach Local Coastal Program
- 2) City of Huntington Beach Administrative Permit No. 16-001 (Gulian/von Blasingame) Approval in Concept
- 3) GeoSoils, July 6, 2016, “Coastal Hazard & Wave Runup Study for 16381 South Pacific Avenue, Sunset Beach, County of Orange, California”

Google Maps 16381 S Pacific Ave

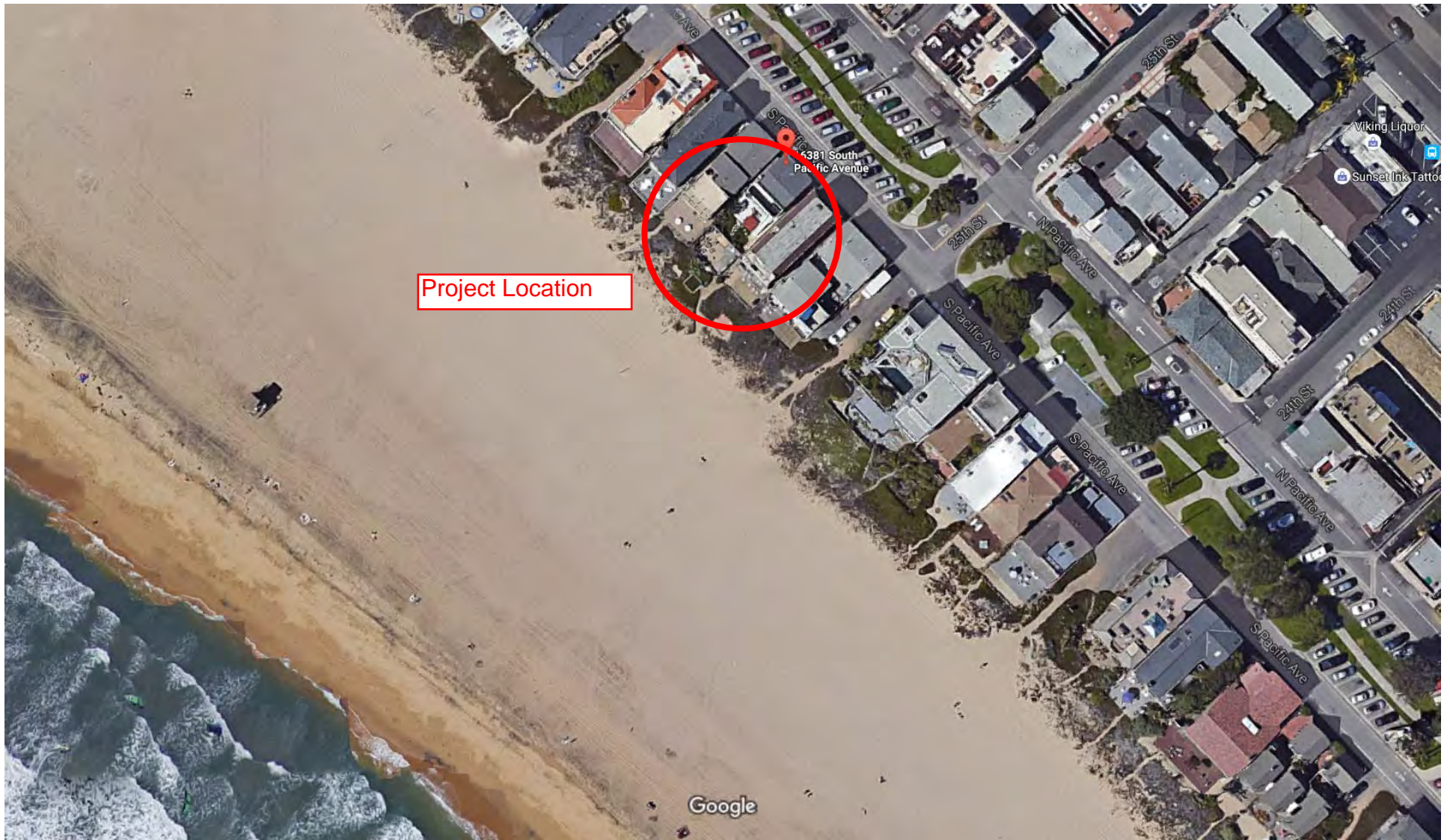


Map data ©2016 Google 1 mi

Coastal Commission
Exhibit #1
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Google Maps 16381 S Pacific Ave



Imagery ©2016 Google, Map data ©2016 Google 50 ft

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PROJECT DATA

ZONING MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
PARKING	231.3.3.4	2/UNIT	2
LANDSCAPING	N/A		
SITE COVERAGE	N/A		
HEIGHTS	3.3.1 F.1	35' / 3-STORIES	35' / 3-STORIES
SETBACKS	3.3.1 F.3.a	F.5' / S.3' / R.0	F.5' / S.3' / R.0

BUILDING AREA:	TOTAL AREA
*FIRST FLOOR AREA:	885 SQ. FT.
*SECOND FLOOR AREA:	1565 SQ. FT.
*THIRD FLOOR AREA:	1465 SQ. FT.
GARAGE AREA:	600 SQ. FT.
* TOTAL LIVABLE:	3415 SQ. FT.

(* ASTERISKS INDICATES LIVABLE AREA FOR CALCULATION)

DESCRIPTION OF WORK:
DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND CONSTRUCTION OF NEW SINGLE FAMILY HOME AND ATTACHED GARAGE

CONSULTANTS

ARCHITECTURAL:
GULIAN DESIGN, INC.
5855 NAPLES PLAZA, SUITE 212
LONG BEACH, CA 90803
(562) 434-6993 FH
(562) 434-1544 FAX
CONTACT: EDWARD GULIAN OR ROBERT TAVASI, AIA
eg@guliandesign.com

STRUCTURAL ENGINEERING:

MECHANICAL (TITLE-24):
PLAR - TITLE 24 EZ
1252 W 22ND STREET
SAN PEDRO, CA 90731
Tel: (424) 241-7659
CONTACT: IGOR PICHKO GENGEPE
SURVEYOR:

PROJECT LEGEND

CLIENT:
WILLIAM VON BLASINGAME AND MICHELLE GILMER
16381 S PACIFIC AVENUE
SUNSET BEACH, CA 90742

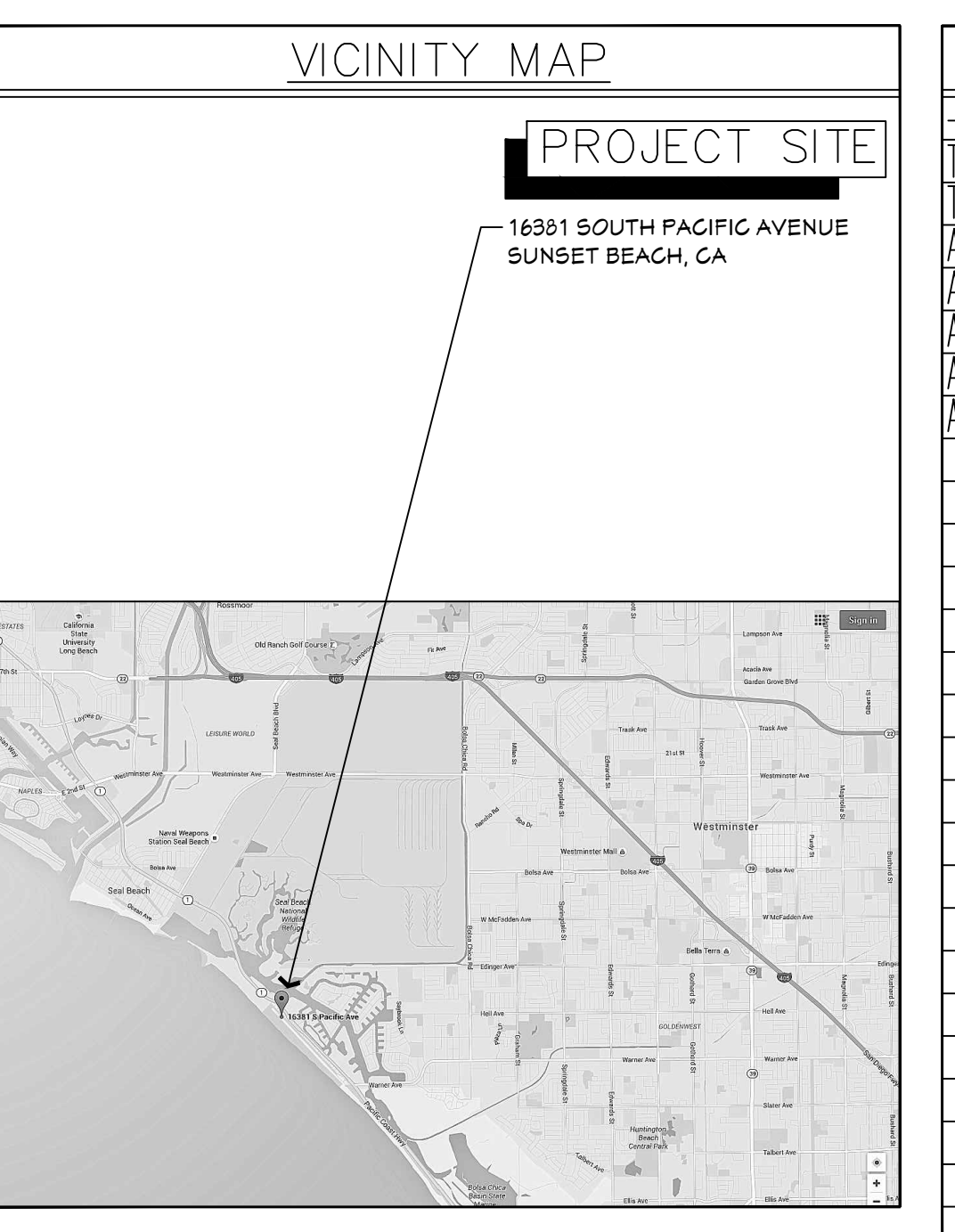
PROJECT ADDRESS:
16381 SOUTH PACIFIC AVENUE
SUNSET BEACH, CA

LEGAL DESCRIPTION:
LOT 3 BLOCK 26 TRACT OF SUNSET BEACH IN THE CITY OF HUNTINGTON BEACH COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 39 AND 40 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.
ASSESSOR'S ID NO: 178-512-10
FIRST FLOOR ELEV 14.18

ZONING INFORMATION
ZONE DISTRICT: R-1 (SP17-C2)
OCCUPANCY: R-3 / U-1
CONSTRUCTION TYPE: TYPE V-B

ENFORCING CODES:
2013 Edition of the California Building Code
2013 Edition of the California Green Code
2013 Edition of the California Mechanical Code
2013 Edition of the California Plumbing Code
2013 Edition of the California Electrical Code
2013 Edition of the California Energy Code
2013 California Fire Code
2013 California RESIDENTIAL Code

SITE PLAN NOTES

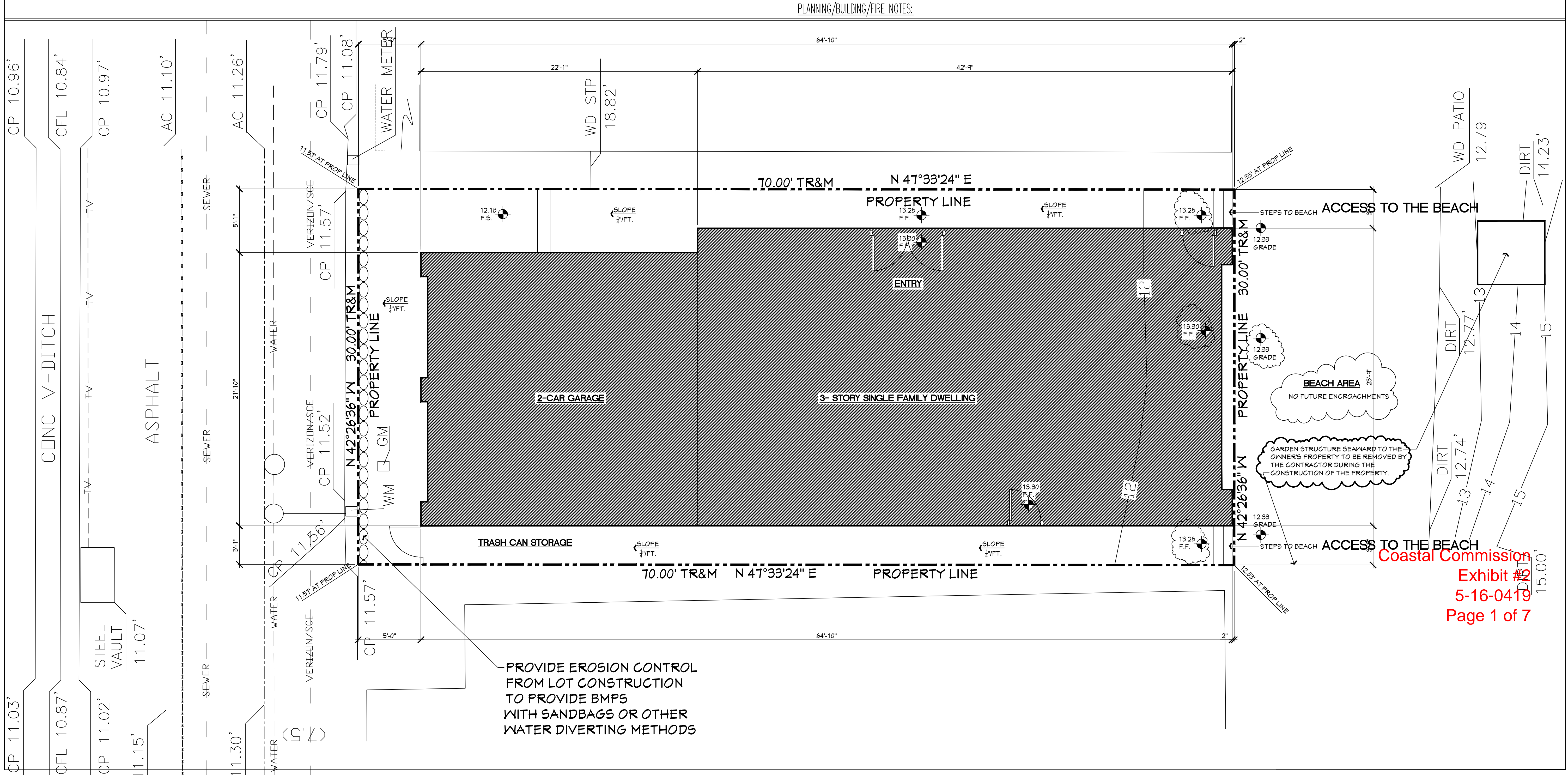


SHEET INDEX

COVERSHEET
T-1.0 TITLE SHEET / PROJECT DATA
T-1.1 SITE PLAN
A-1.0 FIRST FLOOR CONSTRUCTION PLAN
A-1.1 SECOND FLOOR CONSTRUCTION PLAN
A-1.2 THIRD FLOOR CONSTRUCTION PLAN
A-1.3 ROOF PLAN
A-2.0 EXTERIOR ELEVATIONS

GULIAN DESIGN ARCHITECTURE
5855 NAPLES PLAZA, SUITE #212
LONG BEACH, CALIFORNIA 90803
(562) 434-6993

REVISIONS:



VON BLASINGAME RESIDENCE
NEW SINGLE FAMILY HOME

16381 S Pacific Avenue
Sunset Beach, CA 90742

TITLE SHEET
PROJECT INFORMATION

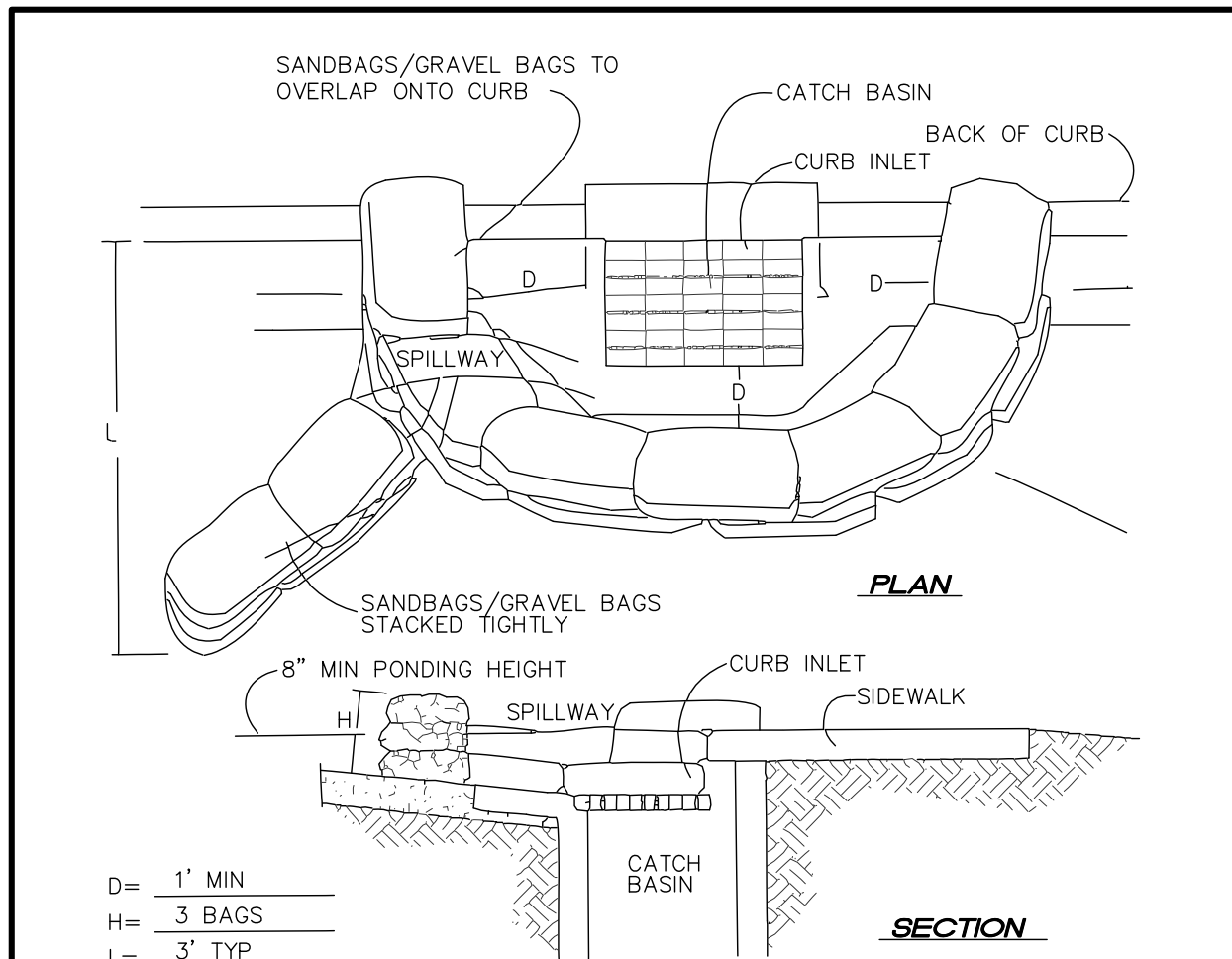
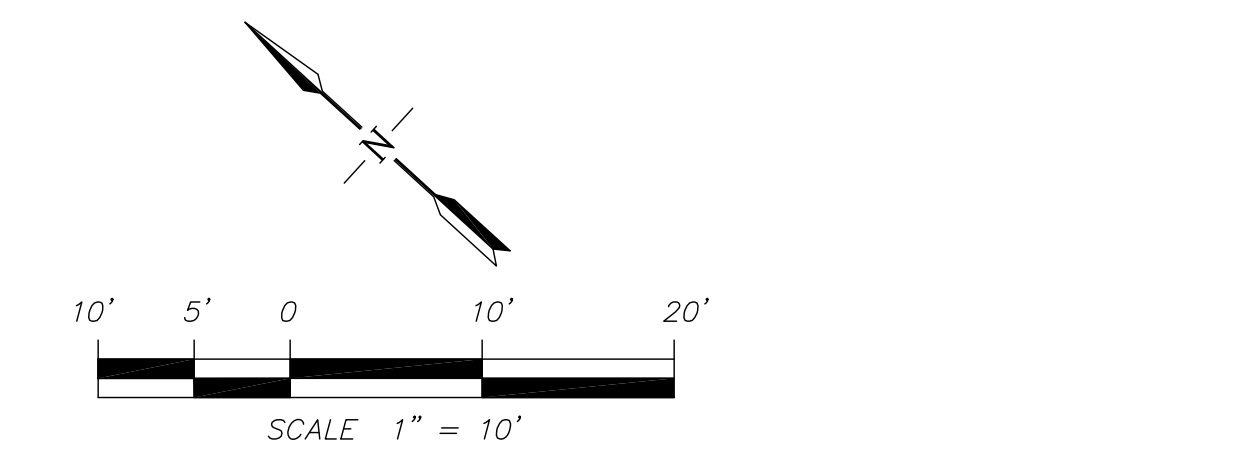
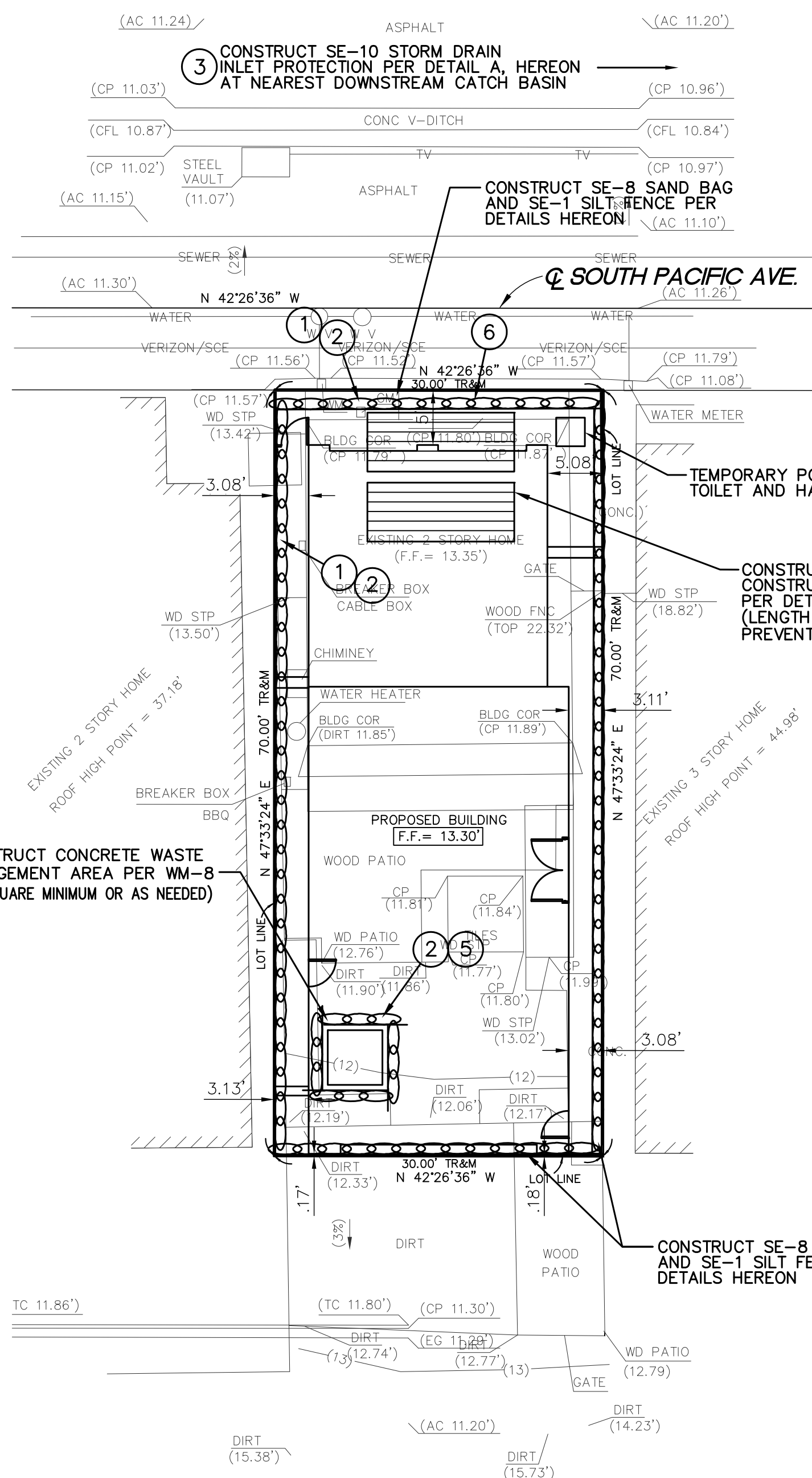
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5-16-0419
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DRAWN BY: EVG
SCALE: NOTED
CAD FILE: xxxxxxxxxx
PROJECT NO.: 15-15
DATE: 9-14-2016

T-1.0

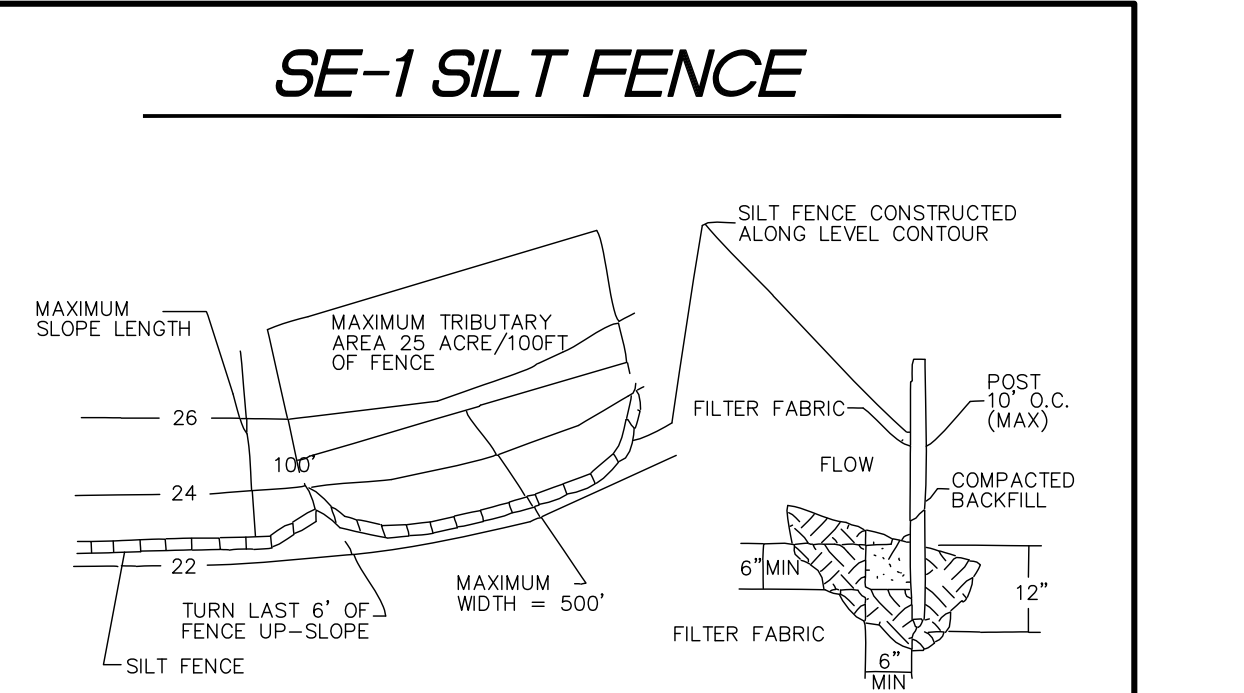
SHEET ____ OF ____

THESE PLANS ARE THE PROPERTY OF GULIAN DESIGN, INC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GULIAN DESIGN, INC.



- NOTES:**
- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
 - INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
 - MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
 - INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
 - INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
 - DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
 - ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

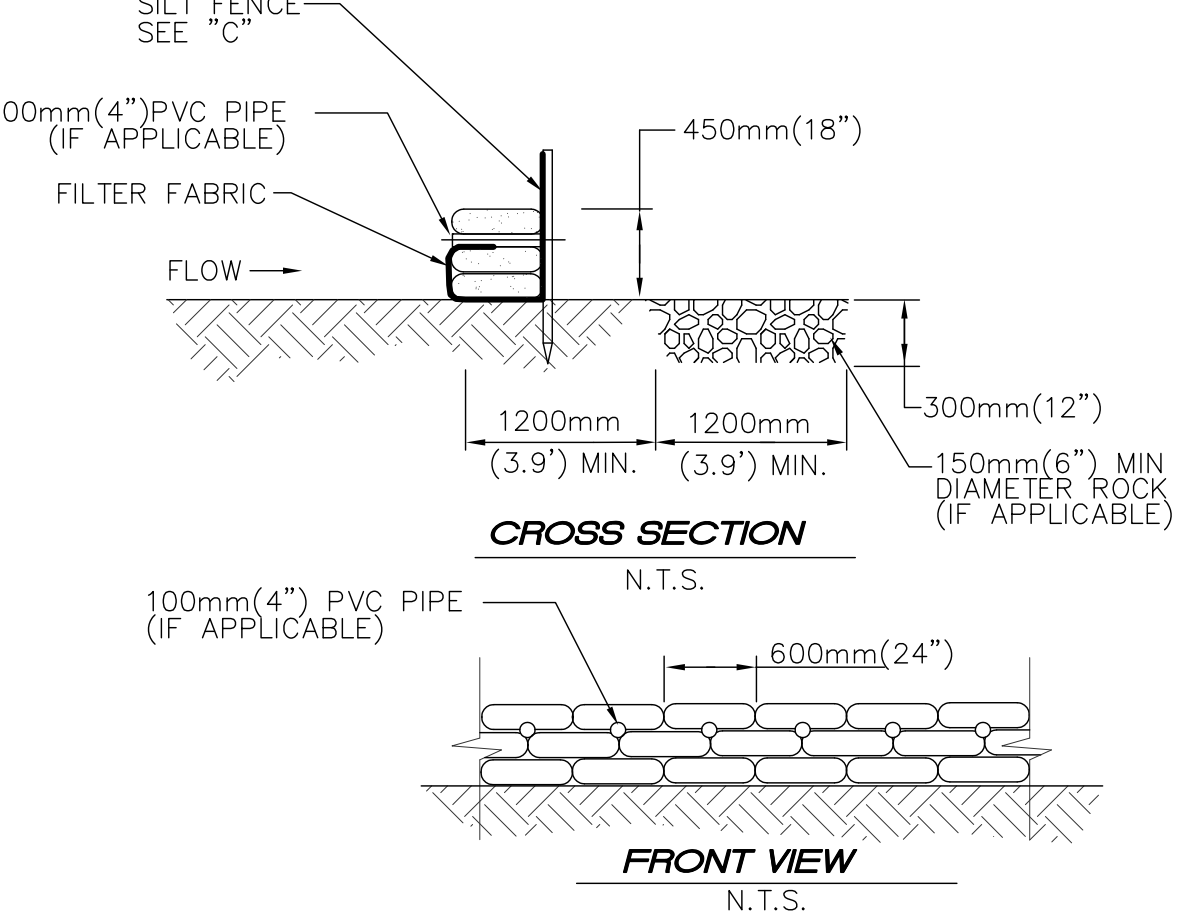
CATCH BASIN/INLET PROTECTION A



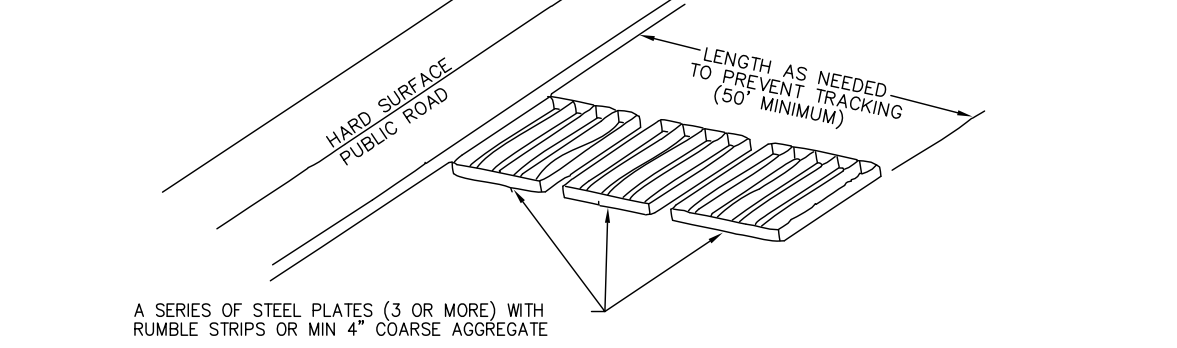
- NOTES:**
- CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER, IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
 - THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE.
 - STAKE DIMENSIONS ARE NOMINAL.
 - DIMENSION MAY VARY TO FIT FIELD CONDITION.
 - STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 - STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
 - STAPLES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAPLES SHALL BE SECURED WITH WIRE.
 - FOR END STAKE, FENCE FABRIC SHALL BE FOLDED BETWEEN TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
 - MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
 - CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR BARRIER.
 - MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE.
 - JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.
 - SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS.

SE-8 SAND BAG BARRIER

- NOTES:**
- CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/2 THE HEIGHT OF THE LINEAR BARRIER, IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
 - PLACE SANDBAGS TIGHTLY.
 - DIMENSION MAY VARY TO FIT FIELD CONDITION.
 - SANDBAG BARRIER SHALL BE A MINIMUM OF 3 BAGS HIGH.
 - THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
 - CROSS BARRIERS SHALL BE A MIN OF 1/2 AND A MAX OF 2/3 THE HEIGHT OF THE LINEAR BARRIER.
 - SANDBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.

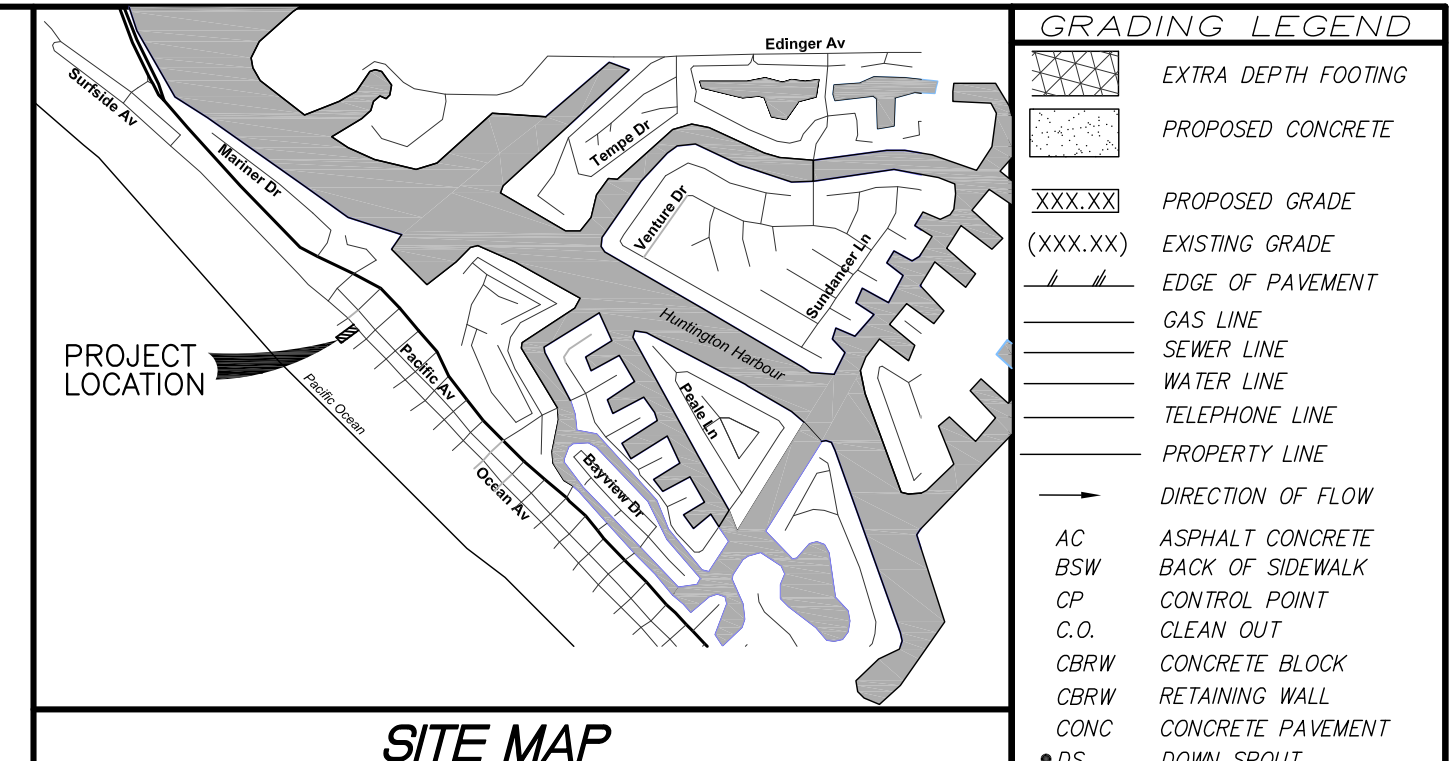


STABILIZED CONSTRUCTION ENTRANCE D

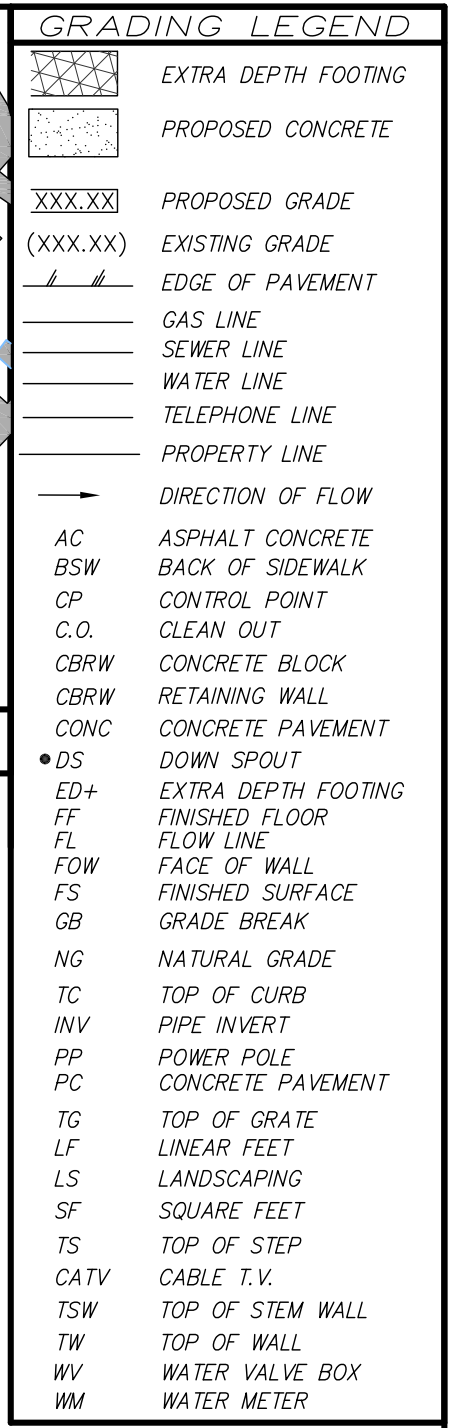


- STREET MAINTENANCE**
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
 - SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
 - PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

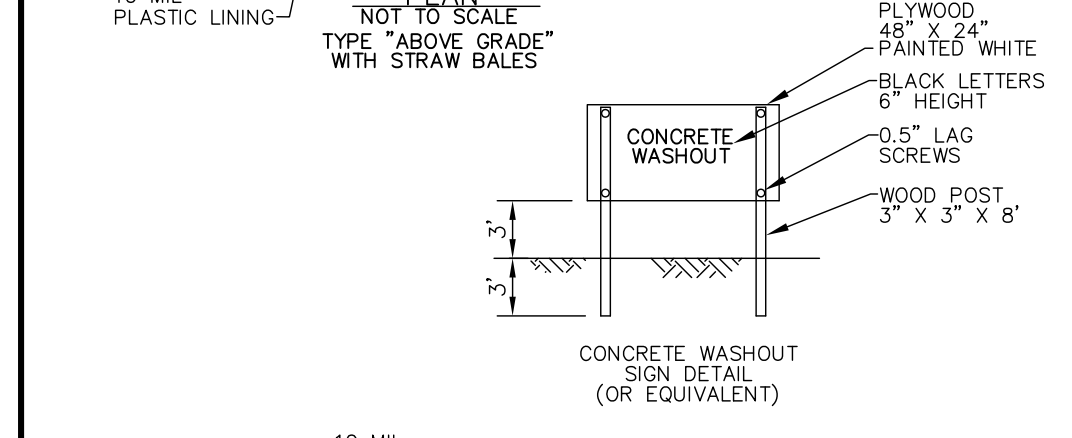
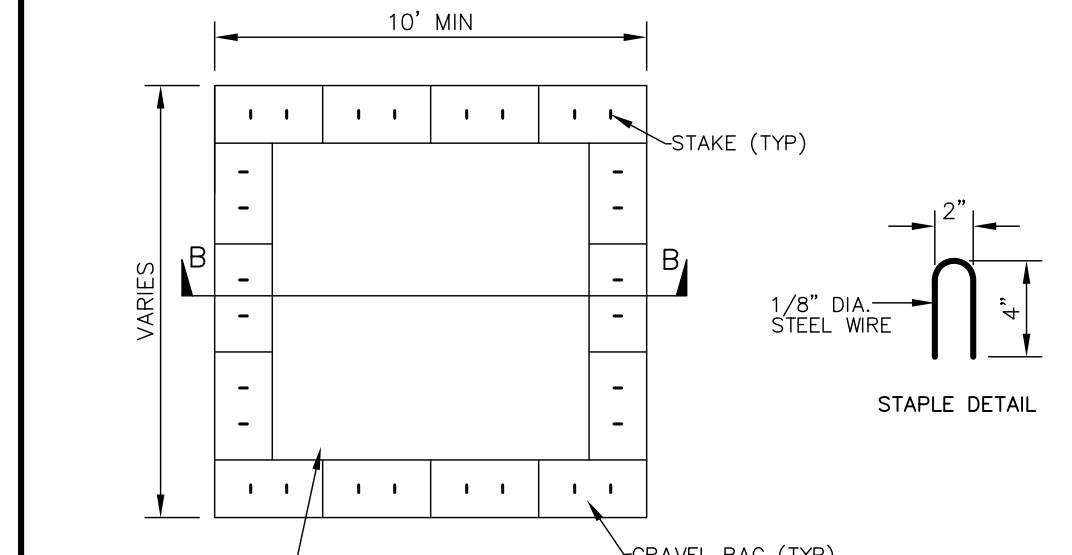
- NOTES:**
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS" AND /OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
 - ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
 - ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



- EROSION & SEDIMENT CONTROL BMP'S**
- SE-1 SILT FENCE PER CALIFORNIA STORMWATER BMP HANDBOOK
 - SE-8 SAND BAG OR SE-6 GRAVEL BAG BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK
 - SE-10 STORM DRAIN INLET PROTECTION PER CALIFORNIA STORMWATER BMP HANDBOOK
 - WE-1 WIND EROSION CONTROL PER CALIFORNIA STORMWATER BMP HANDBOOK
 - WM-8 CONCRETE WASTE MANAGEMENT PER CALIFORNIA STORMWATER BMP HANDBOOK
 - INSTALL CONSTRUCTION FENCE WITH GREEN MESH SCREEN ALONG PROPERTY LINES



WM-8 CONCRETE WASTE MANAGEMENT



- NOTES:**
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

EROSION CONTROL NOTES

- IN CASE OF EMERGENCY CALL: CHUCK MOUNTJOY AT (949) 858-3200.
- EQUIPMENTS AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY PROBABILITY FORECAST EXCEEDS 50%.
- AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS. CHECK BERMS AND BASINS.
- APPLICANT SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREA WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE CITY INSPECTOR.
- EROSION CONTROL DEVICES WILL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE CITY INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- THE UNDERSIGNED CIVIL ENGINEER HAS INSPECTED THE SITE AND THESE PLANS REFLECT THE EXISTING CONDITIONS OF THE PROJECT THAT REQUIRE EROSION PROTECTION.

WM-8 CONCRETE WASTE MANAGEMENT

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT, OFFSITE PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEE AND SUBCONTRACTORS.

WE-1 WIND EROSION CONTROL

WIND EROSION OR DUST CONTROL CONSISTS OF APPLYING WATER OR OTHER DUST PALLIATIVES AS NECESSARY TO PREVENT OR ALLEVIATE DUST NUISANCE GENERATED BY CONSTRUCTION ACTIVITIES. COVERING SMALL STOCKPILES OR AREAS IS AN ALTERNATIVE TO APPLYING WATER OR OTHER DUST PALLIATIVES.

STORMWATER POLLUTANT PLAN NOTES

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND AND WATER.
- FUELS, OILS, SOLVENTS AND OTHER MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATER. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR CONCRETE WASTE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE STRUCTURES. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND OR WATER.
- CONTRACTOR TO INCORPORATE APPROPRIATE STORMWATER BEST MANAGEMENT PRACTICES (BMP) FOR RELEVANT TYPES OF DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE CITY INSPECTOR.

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH. EXACT LOCATION IS TO BE DETERMINED BY THE CONTRACTOR.

BENCH MARK: 1J-62-83 ELEV. = 10.687

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1J-59-83", SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF ANDERSON AVENUE AND NORTH PACIFIC AVENUE, 53 FT. SOUTHEASTERLY OF THE CENTERLINE OF ANDERSON, 10 FT. WESTERLY OF THE CENTERLINE OF NORTH PACIFIC AND 3 FT. SOUTHEASTERLY OF UTILITY POLE #2046754E. MONUMENT IS SET LEVEL WITH THE TOP OF CURB.



SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4353 TWO WORKING DAYS BEFORE YOU DIG

CERTIFICATION STATEMENT:

AS-BUILT: THE UNDERSIGNED STATES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED.

DANIEL RUBIO R.C.E. 60934 DATE
Exp. 12/31/18

APPROVED: HUNTINGTON BEACH DEPT. OF PUBLIC WORKS

APPROVED	DATE
PLANNING DEPT.	DATE
APPROVED	DATE
FIRE DEPT.	DATE



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PA RS GB
JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566

WILLIAM VON BLAINGAME

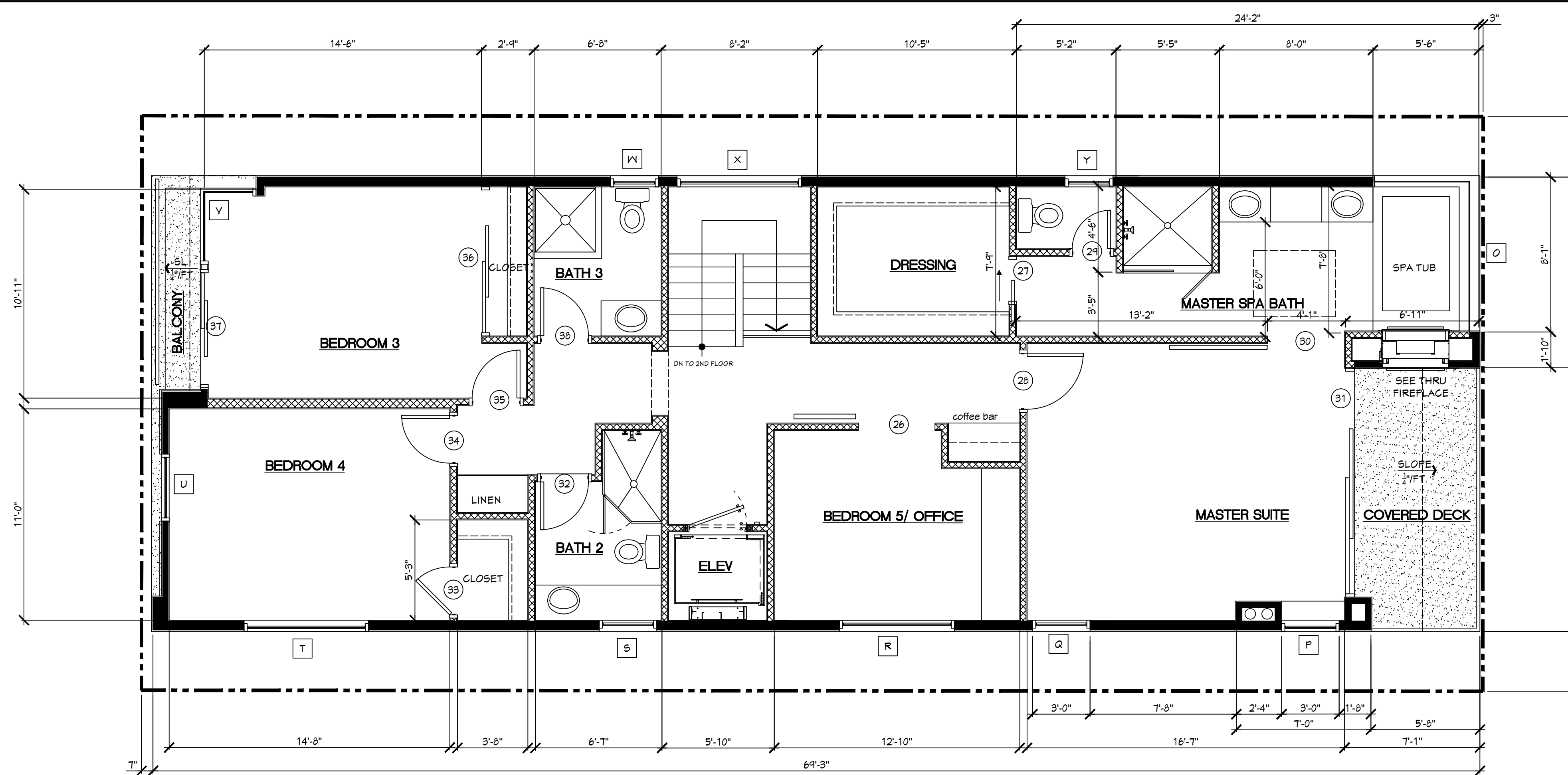
EROSION CONTROL PLAN
16381 S. PACIFIC AVE.

DESIGNED: C.H.	SCALE: N/A
DRAWN: C.H.	DATE: 5/4/2016
CHECKED: D.R.	JOB NO: 16-2192
PREPARED UNDER THE DIRECTION OF: DANIEL RUBIO R.C.E. 60934 DATE	

SUNSET BEACH CALIFORNIA

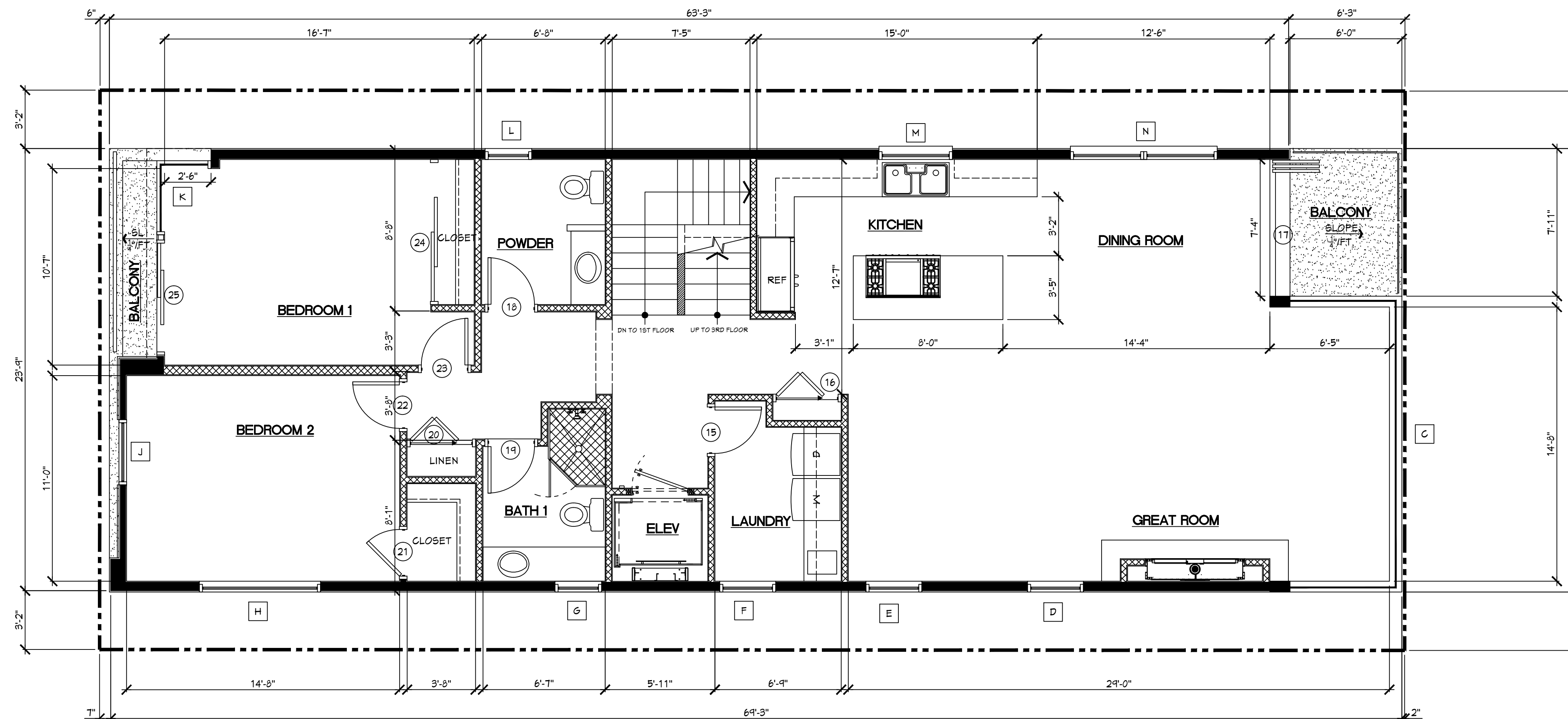
DWG. NO. **16-2192 EC** SHEET **2 OF 2**

REV. NO.	DATE	BY	REVISION



THIRD FLOOR PLAN

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



SECOND FLOOR PLAN

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



- KEYNOTES
(FIRST FLOOR PLAN ONLY)
- 1 GRANITE KITCHEN ISLAND WITH CABINETS BELOW
 - 2 DOUBLE SINK WITH GARBAGE DISP. BY: KINDRED OR EQ.
 - 3 48" 6 BURNER RANGE TOP BY THERMADOR MODEL #248T
 - 4 MICROWAVE OVEN MOUNTED IN CABINET BY KITHENAID #363
 - 5 REFRIGERATOR BY: 48" SUB ZERO MODEL #640
 - 6 DISHWASHER BY FISHER/PAYKEL #1600
 - 7 TOILET WITH LOW FLUSH VALVE BY KOHLER MODEL #805505 ELONGATED 30" (WHITE)
 - 8 LAVATORY BY KOHLER MODEL # K-805505 ELONGATED 30" (WHITE) MOUNTED ON GRANITE COUNTER & CUSTOM CABINET
 - 9 SHOWER ENCLOSURE WITH HOT MOPPED PAN / TILED FROM FLOOR TO CEILING AND SHATTERPROOF ENCLOSURE PER UBC 801.1.3 & 2406.2
 - 10 WOOD HANDRAIL @ 34" ABOVE NOSE OF TREAD AND PICKETS NOT TO ALLOW A 4" SPEAR TO PASS.
 - 11 WOOD FRAMED STAIR TO COMPLY TO UBC 1006. HARDWOOD TREADS TO MATCH FLOOR
 - 12 CONCRETE PORCH OVER COMPACTED SOIL SLOPED TO DRAIN WITH STEPS 6" RISE AND 12" RUN
 - 13 4" THICK SEALED CONCRETE SLAB OVER 6-MIL VISQUEEN AND 2" SAND, PROVIDED CONST. JOINTS @ 5'-0" EACH WAY - CENTERED IN SPACE
 - 14 42" HIGH CUSTOM STAINLESS STEEL GUARDRAIL
 - 15 42" HIGH CUSTOM 1/2" TEMPERED GLASS GUARDRAIL
 - 16 FIREPLACE - PREFAB BY: FMI OR EQ. MODEL #GCR36-2AN (TOP DIRECT VENT) ICC #NER-442
 - 17 4" AREA DRAINS @ 10' O.C. CONNECTED TO 6" MAIN TO DRAIN TOWARD STREET AND EXIT AT FACE OF CURB
 - 18 STONE OR TILE OVER 4" THICK CONCRETE SLAB WITH 6-MIL VISQUEEN VAPOR BARRIER AND 2" SAND (DEPRESS SLAB TO ACCEPT FINISH)
 - 19 CATCH BASIN
 - 20 WATER HEATER BY NORITZ OR EQ. SIZED PER TITLE-24 CALCS MOUNTED ON WALL AND VENTED THRU ROOF

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WALL LEGEND

- NEW EXTERIOR WALL
- EXTERIOR STUCCO - SEE ELEV
- INTERIOR 5/8" TYPE 'X' GYP. BD. EACH SIDE - SEE FINISH SCHEDULE
- R-13 INSULATION MINIMUM-TYPICAL
- NEW INTERIOR WALL
- 5/8" TYPE 'X' GYP. BD. EACH SIDE - SEE FINISH SCHEDULE
- R-13 INSULATION MINIMUM-TYPICAL
- NEW INTERIOR 1-HR SEPARATION WALL
- 5/8" TYPE 'X' GYP. BD. EACH SIDE - SEE FINISH SCHEDULE
- R-13 INSULATION MINIMUM-TYPICAL

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GULIAN DESIGN
ARCHITECTURE

5855 VARELES PLAZA SUITE #312
LONG BEACH, CALIFORNIA 90803
(562) 434-6993

VON BLASINGAME RESIDENCE
NEW SINGLE FAMILY HOME

16381 S Pacific Avenue
Sunset Beach, CA 90742

SECOND AND THIRD FLOOR PLANS

DRAWN BY: EVG
SCALE: NOTED
CAD FILE: xxxxxxxx
PROJECT NO.: 15-15
DATE: 9-14-2016

A-1.1
SHEET OF 35



GULIAN DESIGN
ARCHITECTURE

3855 WAREHOUSES PLAZA SUITE #312
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(562) 434-6993

REVISIONS:

VON BLASINGAME RESIDENCE
NEW SINGLE FAMILY HOME

16381 S Pacific Avenue
Sunset Beach, CA 90742

EXTERIOR ELEVATIONS

DRAWN BY:	EVG
SCALE:	NOTED
CAD FILE:	XXXXXXXXXX
PROJECT NO.:	15-15
DATE:	9-14-2016

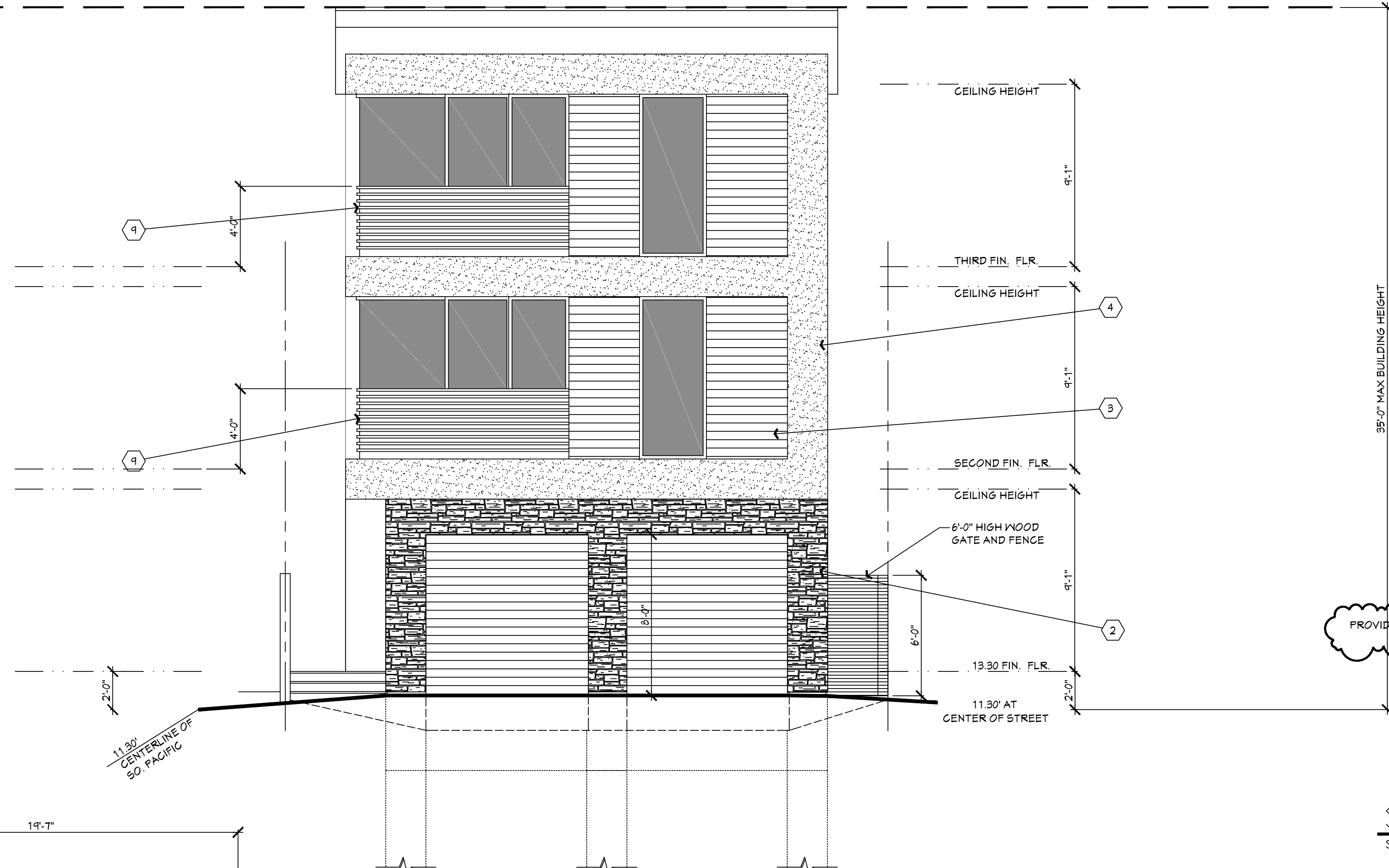
A-20

SHEET OF 35

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KEYNOTE SPECIFICATIONS

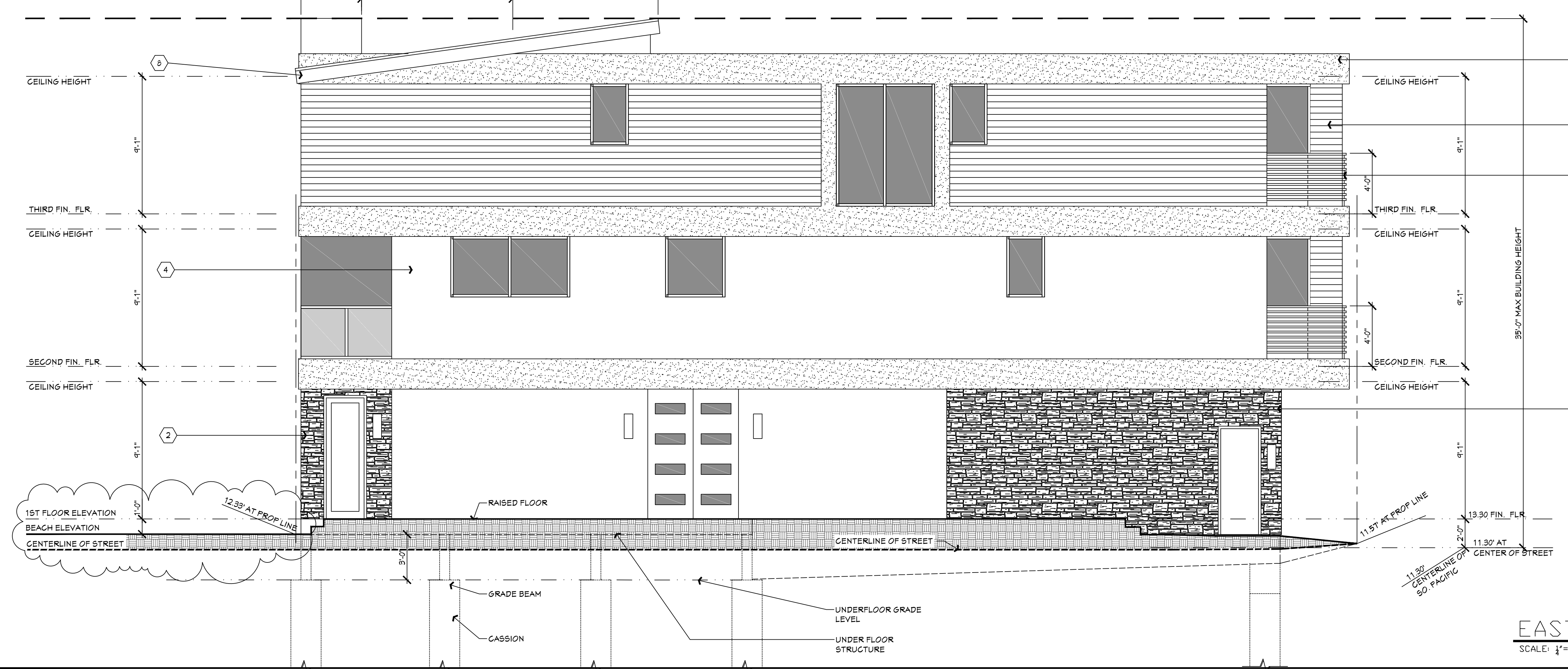
- 1 KAYNEER ALUMINUM STANDING SEAM ROOFING OVER WATER PROOF TORCHDOWN ROOFING. COLOR TO BE SELECTED BY ARCHITECT & OWNERS. CLASS A RATING.
- 2 STONE VENEER OVER BROWN COAT. ANCHOR WITH METAL ANCHORS.
- 3 EXTERIOR SIDING BY JAMES HARDIE COMPANY OVER DUPONT TYVEK WATER PROOF WRAP. SEAL AND TAPE ALL JOINTS AND CAULK ALL PENETRATIONS OVER 5/8" TYPE 'X' MOISTURE RESISTANT GYP BD.
- 4 3" EXTERIOR PLASTER OVER WIRE LATH AND K-LATH VAPOR BARRIER. PROVIDE CRACK ISOLATION WITH SMOOTH TOWELED COLOR FINISH. COLOR TO BE DECIDED.
- 5 CONTINUOUS 6.1. METAL DRIP SCREED
- 6 CHIMNEY: APPROVED SPARK ARRESTOR ICC E5R-2542 BY FMI FIREPLACES. PROVIDE COPPER SHROUD
- 7 2X CLEAR SPRUCE PAINTED TRIM AROUND ALL WINDOWS
- 8 2X10 CLEAR SPRUCE PAINTED FASCIA BOARD
- 9 42" HIGH S.S. METAL GUARD RAIL WITH PICKETS NOT TO ALLOW FOR A 4" SPHERE TO PASS
- 10 42" HIGH 5/8" TEMPERED GLASS GUARD RAIL IN CONTINUOUS METAL CHANNEL ANCHORED TO BALCONY STRUCTURE



STREET ELEVATION

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

BEACH AREA

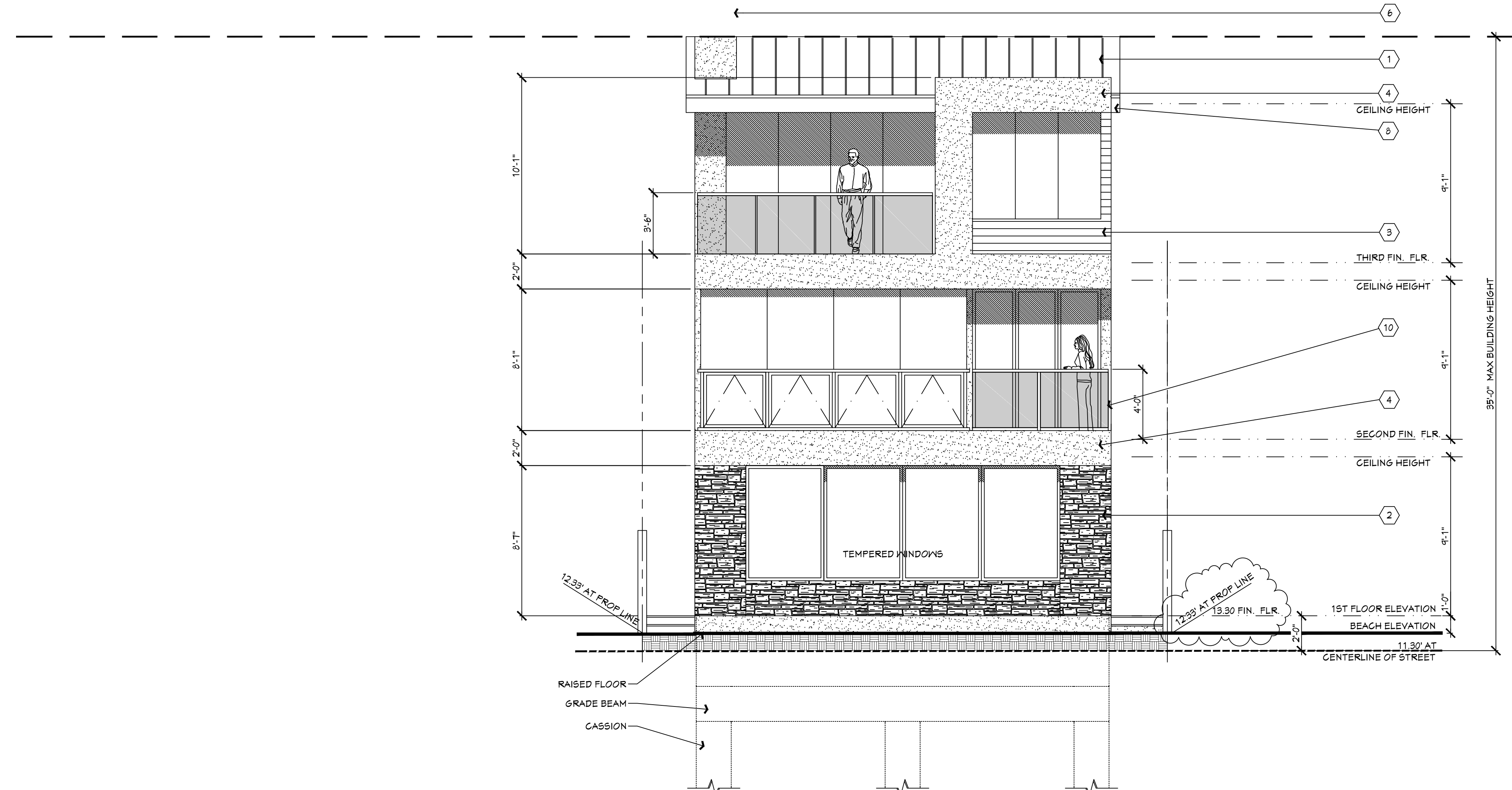


EAST ELEVATION

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

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SOUTH PACIFIC AVENUE



KEYNOTE SPECIFICATIONS

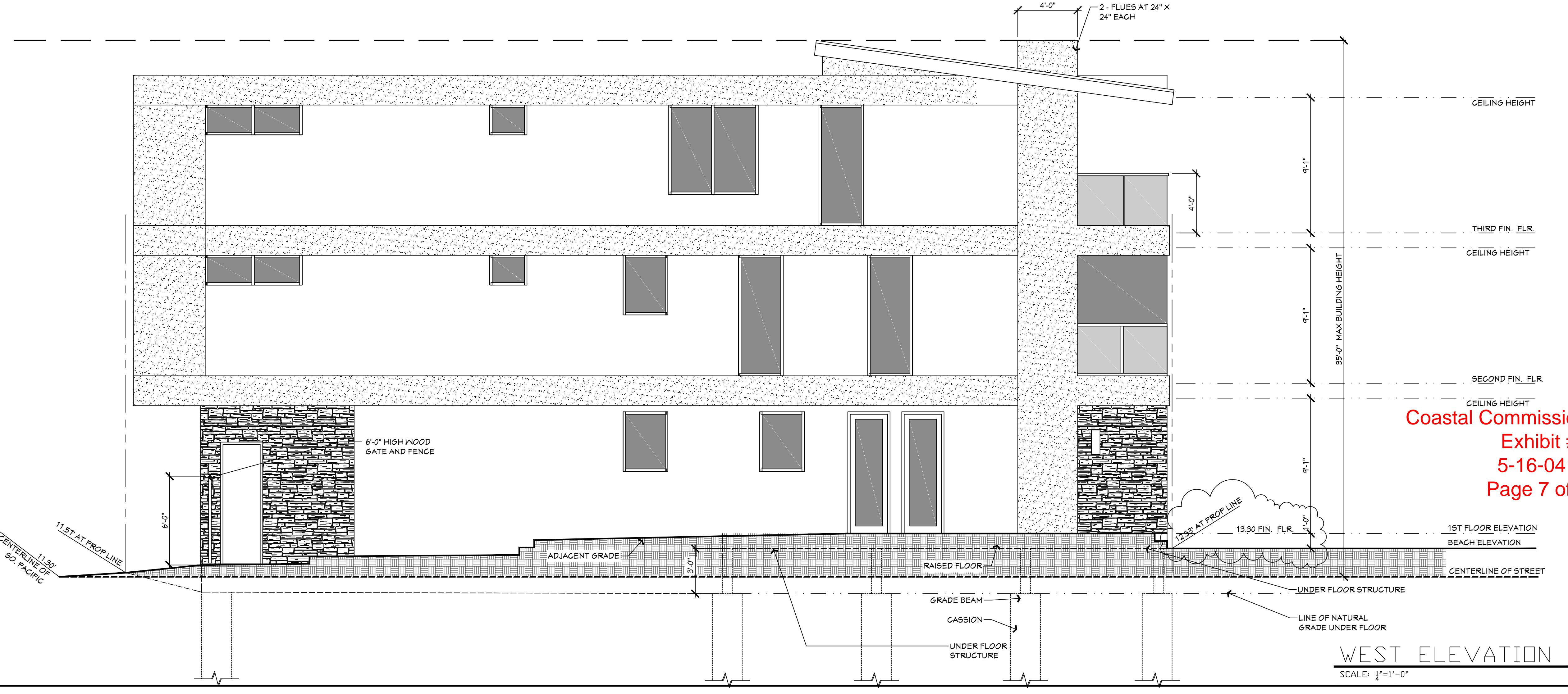
- 1 KAVNEER ALUMINUM STANDING SEAM ROOFING OVER WATER PROOF TORCHDOWN ROOFING. COLOR TO BE SELECTED BY ARCHITECT & OWNERS. CLASS A RATING.
- 2 STONE VENEER OVER BROWN COAT. ANCHOR WITH METAL ANCHORS.
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- 4 3" EXTERIOR PLASTER OVER WIRE LATH AND K-LATH VAPOR BARRIER. PROVIDE CRACK ISOLATION WITH SMOOTH TOWELED COLOR FINISH. COLOR TO BE DECIDED.
- 5 CONTINUOUS G.I. METAL DRIP SCREED
- 6 CHIMNEY: APPROVED SPARK ARRESTOR ICC E5R-2542 BY FMI FIREPLACES. PROVIDE COPPER SHROUD
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GULIAN DESIGN ARCHITECTURE
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REVISIONS:

PROVIDE BIRD SAFE GLASS

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



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

Coastal Commission
 Exhibit #2
 5-16-0419
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 Sunset Beach, CA 90742

ELEVATIONS

BEACH AREA

DRAWN BY: EVG
 SCALE: NOTED
 CAD FILE: XXXXXXXX
 PROJECT NO.: 19-15
 DATE: 9-14-2016

A-21
 SHEET ___ OF 35